

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA

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FORM BR-VII

(See Code 4.10(2), (4) and (5))
Occupation Certificate

To

Heritage Max Realtech Pvt. Ltd,
Hi Energy Realtors Pvt. Ltd and others
C/o Buzz Hotels Pvt. Ltd.,
Regd Office - 305, 3rd Floor, Kanchan House,
Karampura Commercial Complex,
New Delhi - 110015.

Memo No. ZP-409-II/PA (DK)/2025/ 17048 Dated: - 08-05-2025

Subject: - Grant of occupation certificate for Tower-D & E (Part of Phase-4) falling in Group Housing Colony measuring 7.782 acre out 34.175 acres (License No. 16 of 2008 dated 31.01.2008, License No. 28 of 2008 dated 17.02.2008, License No. 44 of 2011 dated 13.05.2011), Sector-59, Gurugram being developed by Heritage Max Realtech Pvt. Ltd, Hi Energy Realtors Pvt. Ltd and others C/o Buzz Hotels Pvt. Ltd.

Please refer to your application dated 07.11.2024 & 13.01.2025 on the subject cited matter.

- The application received vide memo under reference for grant of occupation certificate of Group Housing Colony has been examined and before considering the same, comments of field offices were sought.
- Whereas, Chief Administrator, HSVP, Panchkula vide memo no. 48479 dated 11.02.2025 and memo no. 48513 dated 11.02.2025 has confirmed that public health services (Internal & External) with respect to the applied buildings and site area have been got checked and found laid at site. The services include water supply, sewerage, SWD, roads, street lighting, Horticulture and storm water. Further, rain water harvesting system is in place and functional. Senior Town Planner, Gurugram vide memo no. 833 dated 18.02.2025 has intimated the variations made at site vis-à-vis approved building plans.
- Further, Sh. Labib Alam, Architect and Sh. Kafeel Ahmed (Supervising Engineer) has issued completion certificate stating that they have supervised the site and found that the workmanship, material use for construction meet specification laid down in NBC. They have certified that site is completed which confirm the sanctioned building plans and structure designs and HBC-2017.
- On the basis of above said reports and receipt of composition charges amounting ₹ 16,37,240/- on account of violations committed in said building viz-a-viz approved building plans and other requisite documents, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	No of dwelling units sanctioned	No of dwelling units achieved	No. of Floors	FAR Sanctioned Area in Sqm.	FAR Achieved Area in Sqm.
Tower-D	128	128	Stilt/Ground floor to 33 th floor	19905.402	19907.742
Tower-E	120	120	Stilt/Ground floor to 31 st floor	19090.73	19093.07
Total	248 nos. Main Units			38996.132	39000.812

Non-FAR Area in Sqm.		
	Sanctioned	Achieved
Pedestrian Arcade	109.463	109.463
Mumty & Machine Room (Tower-D)	119.40	119.40
Mumty & Machine Room (Tower-E)	121.136	121.136
Total	349.999	349.999

6. The occupation certificate of the aforesaid buildings is being issued, subject to the following conditions:-
- That the building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
 - That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the flats/space spaces for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
 - That you shall apply for the connection for disposal of sewerage, drainage & water supply from HSVP as and when the services are made available, within 15 days from its availability. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
 - That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services is made available by HSVP/State Government as per their scheme.
 - That in case some additional structures are required to be constructed as decided by HSVP at later stage, the same will be binding upon you.
 - That you shall maintain roof top rain water harvesting system properly and keep it operational all the time as per the provisions of Haryana Building Code, 2017.
 - That the basements and stilt shall be used as per provisions of approved zoning plan and building plans.
 - That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
 - That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
 - That you shall comply with all the stipulations mentioned in the Environment clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2018/697 dated 13.07.2018 & SEIAA/HR/2019/22 dated 18.03.2019.
 - That you shall comply with all conditions laid down in the FS/2024/1322 dated 20.12.2024 of Director General, Fire Service, Haryana, Panchkula with regard to fire safety measures.
 - That you shall comply with all the conditions laid down in Form-D issued by Executive Engineer, Electrical Inspectorate, Haryana, Gurugram-II, near Bakhtawar Bhawan, Police Chowki Wali Gali, Jharsa, Sector-39, Gurugram.
 - That the day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
 - That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.

- xv. That you shall impose a condition in the allotment/possession letter that the allottee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
- xvi. That provision of parking shall be made within the area earmarked/designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- xvii. That you shall be fully responsible for making compliance regarding any deficit electrical infrastructure as determined by competent authority/concerned DISCOM in near future.
- xviii. That any violation of the above said conditions shall render this occupation certificate null and void.

(Amit Khatri, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-409-II/PA (DK)/2025/_____ Dated: - _____

A copy is forwarded to the following for information and necessary action: -

1. The Director General, Fire Services Haryana Panchkula, w.r.t. his office memo no. FS/2024/1322 dated 20.12.2024 vide which no objection certificate for occupation of the above-referred buildings has been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further, in case of any lapse by the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
2. Chief Administrator, HSVP, Panchkula with reference to his office memo no: 48479 dated 11.02.2025 and memo no. 48513 dated 11.02.2025.
3. Senior Town Planner, Gurugram with reference to his office memo. No: 833 dated 18.02.2025.
4. District Town Planner, Gurugram with reference to his office endst. No. 1467 dated 17.02.2025 and memo no. 2365 dated 17.03.2025.
5. District Town Planner (Enf.), Gurugram.
6. Sh. T Kafeel Ahmed (Supervising Engineer), R/o Dasauli, Lakhnow.
7. PM (IT) of this Directorate for updation the same on Departmental website.

(Narender Kumar)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.