

# DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA

Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh  
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FORM BR-VII  
(See Code 4.10(2), (4) and (5))  
Occupation Certificate

To

RPS Infrastructure Ltd.,  
Regd. Office: 1123, DLF Tower-B,  
Jasola District Center,  
New Delhi - 110025.

Memo No. ZP-471-Vol.-III/PA (DK)/2025/ 22139 Dated: 12-06-2025

Subject: - Grant of occupation certificate for Tower-T1, T3 & T5 with Basement (part), Support & Recreational Building and EWS Block falling in Group Housing Colony measuring 11.9188 acre out of 25.2618 acres (Licence No. 124 of 2008 dated 14.06.2008), Sector-88, Faridabad being developed by RPS Infrastructure Ltd.

Please refer to your application dated 07.04.2025, 06.06.2025 & 10.06.2025 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 Engineer-I, HSVP, Panchkula vide memo no. 131112 dated 24.04.2025 and memo no. 131128 dated 24.04.2025 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, Faridabad vide memo no. 1072 dated 20.05.2025 has intimated the variations made at site vis-à-vis approved building plans.
- Further, Smt. Rashika Gupta, Architect and Sh. Raj Kumar Singh (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 ₹ 34,72,301/- 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		FAR Achieved	
				Area Sqm.	in %	Area Sqm.	in %
Tower-T1	116	58	Stilt + 14 <sup>th</sup> Floor	12948.561	12.666	13333.419	13.042
Tower-T3	118	59	Stilt + 14 <sup>th</sup> Floor	13153.874	12.866	13538.42	13.243
Tower-T5	114	57	Stilt + 14 <sup>th</sup> Floor	12742.208	12.464	13116.582	12.830
EWS Block (Type-B)	16	16	Ground + 3 <sup>rd</sup> Floor	352.588	0.345	335.362	0.328
EWS Block (Type-B)	16	12	Ground + 2 <sup>nd</sup> Floor	352.588	0.345	252.957	0.247
Supports and Reactional Building			Ground + 1 <sup>st</sup> Floor	966.341	0.945	1212.054	1.185
Total	174 nos. Main Units units	88 nos. Main Units units	and 28 nos. EWS	40516.16	39.631	41788.794	40.875

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Non-FAR Area in Sqm.		
	Sanctioned	Achieved
Stilt (Tower-T1)	399.418	185.009
Stilt (Tower-T3)	194.105	0.0
Stilt (Tower-T5)	605.771	156.28
Extended parking/stilt	0.0	2418.0
Mumty/Machine (Tower-T1)	79.408	31.68
Mumty/Machine (Tower-T3)	79.408	31.68
Mumty/Machine (Tower-T5)	79.408	31.68
Non FAR area (Tower-T1)	286.353	421.109
Non FAR area (Tower-T3)	286.353	421.109
Non FAR area (Tower-T5)	286.353	421.109
Part Basement under Tower-T1, T3 & T5	8848.27	8848.27

6. The occupation certificate of the aforesaid buildings is being issued, subject to the following conditions:-

- i. 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.
- ii. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the flats/space 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.
- iii. 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.
- iv. 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.
- v. 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.
- vi. 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.
- vii. That the basements and stilt shall be used as per provisions of approved zoning plan and building plans.
- viii. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
- ix. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
- x. That you shall comply with all the stipulations mentioned in the Environment clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. DEH/09/SEIAA/287 dated 04.05.2009.
- xi. That you shall comply with all conditions laid down in the Fire NOC issued vide Memo No. FS/2025/478 dated 01.05.2025 by the Director General, Fire Service, Haryana, Panchkula with regard to fire safety measures
- xii. That you shall comply with all the conditions laid down in Form-D issued by Executive Engineer, Electrical Inspectorate, Haryana, Gurugram-I, near Bakhtawar Bhawan, Police Chowki Wali Gali, Jharsa, Sector-39, Gurugram.
- xiii. That the day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
- xiv. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.

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- 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 the recovery of labour cess being made by the Department is interim in nature and that the final estimation of cost of construction and recovery of any deficiency in labour cess shall be done at the level of the 'assessing officer' designated for the purpose by the Labour Department, which shall be final and binding.
- xix. 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-471-Vol-III/PA (DK)/2024/\_\_\_\_\_ 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/2025/478 dated 01.05.2025 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 Faridabad for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 131112 dated 24.04.2025 and memo no. 131128 dated 24.04.2025.
3. Senior Town Planner, Faridabad with reference to his office memo. No. 1072 dated 20.05.2025.
4. District Town Planner, Faridabad with reference to his office endst. No. 2342 dated 20.05.2025.
5. District Town Planner (Enf.), Faridabad.
6. Sh. Raj Kumar Singh, Plot No. 1192, Sector-9A, Gurugram - 122001.
7. PM (IT) for updation the same on Departmental website.

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

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