

FORM BR-VII

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

To

Sh. Ravinder Singh and others in collaboration with
St. Patricks Reality Pvt. Ltd.,
The Median, Central Park Resorts,
Off Sohna road, Sector-48,
Gurugram.

Memo No. ZP-1018-Vol.-II/JD(RA)/2023/ 1289 Dated: - 13-01-2023

Subject: - Grant of occupation certificate for Tower-A, B & D to J, EWS Block, Convenient Shopping with twin level basement & Swimming pool of Group Housing Colony over an area measuring 10.925 acres (Licence No. 84 of 2014 dated 09.08.2014) in Sector-32, Sohna.

Please refer to your application on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for the Tower-A, B & D to J, EWS Block, Convenient Shopping with twin level basement & Swimming pool constructed in above said group housing colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no 185785 dated 04.11.2022 & 185783 dated 04.11.2022 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. 7534 dated 21.11.2022 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Structural Stability Certificate for the building raised at site has been issued by Abha Gupta, (Structure Engineer) has also confirmed about Structural Stability of building as per certificate issued.

6. On the basis of above said reports and receipt of composition fees amounting ₹ 7,28,248/- on account of violations committed in said towers and other requisite documents on 29.12.2022, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	No's of dwelling units sanctioned	No's of dwelling units achieved	No's of Floors	FAR Sanctioned in Sqm.	FAR Achieved in Sqm.
Tower-A	52	52	G+ 12 th Floor	5353.151	5405.476
Tower-B	52	52	G+ 12 th Floor	5353.151	5405.476
Tower-D	50	50	G+ 12 th Floor	5168.898	5215.758
Tower-E	56	56	G+ 13 th Floor	5761.724	5817.916
Tower-F	56	56	G+ 13 th Floor	5761.724	5817.916
Tower-G	56	56	G+ 13 th Floor	7706.047	8045.534

Tower-H	52	52	G+ 12 th Floor	7159.325	7474.284
Tower-I	52	52	G+ 12 th Floor	7159.325	7474.284
Tower-J	288	288	G+ 13 th Floor	17986.609	17986.609
EWS Block	135	135	G+ 11 th Floor	3140.601	3140.601
Convenient Shopping			Ground Floor	211.74	211.74
Changing Room				94.657	94.657
Guard Room				14.50	14.50
Basements				2082.811	2082.811
Total	714 Main Dwelling Unit & 135 EWS Units			72954.263	74187.562
Non-FAR Area in Sqm					
				Sanctioned	Achieved
Lower Basement				31882.356	31882.356
Upper Basement				31882.356	31882.356
Fire Escape				66.034	66.034
Swimming pool				785.214	785.214
Total				64615.96	62533.148

7. The occupation certificate is being issued subject to the following conditions:-
- I. 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 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 are made available by HSPVA/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. 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. SEIAA/HR/2021/398 dated 26.11.2021.


- XI. That you shall comply with all conditions laid down in the FS/2022/210 dated 14.10.2022 of the Director General, Fire Services Haryana Panchkula with regard to fire safety measures.
- XII. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA, Primary School Building, Block-C-2, Sushant Lok-I, Gurugram.
- XIII. 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.
- 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 the Occupation certificate for the Tower-C for an area measuring 5405.476 Sqm has been kept on hold for non submission of the final rating IGBC certificate as per the request submitted by you. The same will be considered only after submission of the final rating IGBC certificate within 60 days from the issuance of this Occupation certificate and if you fail to submit the same then this Occupation certificate issued will be revoked.
- XVIII. Any violation of the above said conditions shall render this occupation certificate null and void.


(T.L. Satyaparkash, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1018-Vol.-II/JD(RA)/2022/_____ Dated: - _____

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

1. The Director General, Fire Services Haryana Panchkula with reference to his office memo no. FS/2022/210 dated 14.10.2022 vide which no objection certificate for occupation of the above-referred buildings have 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 Engineer-I, HSVP, Panchkula with reference to his office memo no. 185785 dated 04.11.2022 & 185783 dated 04.11.2022 Public Health Internal & External Services.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 7534 dated 21.11.2022.
4. District Town Planner, Gurugram with reference to his office endst. No. 13601 dated 11.11.2022.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.


(R.S. Batth)
District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh.

FORM BR-VII
(See Code 4.10(2), (4) and (5))
Occupation Certificate

To

Sh. Ravinder Singh and others in collaboration with
St. Patricks Reality Pvt. Ltd.,
The Median, Central Park Resorts,
Off Sohna road, Sector-48,
Gurugram.

Memo No. ZP-1018-Vol.-II/JD(RA)/2023/ 8333 Dated: - 21-03-2023

Subject: - Grant of occupation certificate for Tower-C of Group Housing Colony over an area measuring 10.925 acres (Licence No. 84 of 2014 dated 09.08.2014) in Sector-32, Sohna.

Please refer to your application on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for the Tower-C constructed in above said group housing colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no 185785 dated 04.11.2022 & 185783 dated 04.11.2022 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. 7534 dated 21.11.2022 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Structural Stability Certificate for the building raised at site has been issued by Abha Gupta, (Structure Engineer) has also confirmed about Structural Stability of building as per certificate issued.

6. On the basis of above said reports and receipt of composition fees on account of violations committed in said tower and other requisite documents on 13.03.2023, I hereby grant permission to occupy the building described below:-


Tower/ Block No.	No's of dwelling units sanctioned	No's of dwelling units achieved	No's of Floors	FAR Sanctioned in Sqm.	FAR Achieved in Sqm.
Tower-C	52	52	G+ 12 th Floor	5353.151	5405.476

7. The occupation certificate is being issued subject to the following conditions:-

- I. 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 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 are made available by HSVPA/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. 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. SEIAA/HR/2021/398 dated 26.11.2021.
- XI. That you shall comply with all conditions laid down in the FS/2022/210 dated 14.10.2022 of the Director General, Fire Services Haryana Panchkula with regard to fire safety measures.
- XII. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA, Primary School Building, Block-C-2, Sushant Lok-I, Gurugram.
- XIII. 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.
- 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. Any violation of the above said conditions shall render this occupation certificate null and void.


(T.L. Satyaparkash, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1018-Vol.-II/JD(RA)/2023/_____ Dated: -_____

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

1. The Director General, Fire Services Haryana Panchkula with reference to his office memo no. FS/2022/210 dated 14.10.2022 vide which no objection certificate for occupation of the above-referred buildings have 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 Engineer-I, HSPV, Panchkula with reference to his office memo no. 185785 dated 04.11.2022 & 185783 dated 04.11.2022 Public Health Internal & External Services.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 7534 dated 21.11.2022.
4. District Town Planner, Gurugram with reference to his office endst. No. 13601 dated 11.11.2022.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.

(R.S. Batth)

District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh.

FORM BR-VII

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

To

St. Patricks Realty Pvt. Ltd.
The Room, Wing 2 and Wing 1,
Central Park -II, Sector -48, Sohna Road,
Gurugran -122018.

Memo No. ZP-1018-Vol-II/JD (RA)/2024/ 38929 Dated: - 10-12-24

Subject: - Grant of Occupation Certificate for Community building (Excluding Swimming Pool and Changing Room) falling in the Group Housing Colony over an area measuring 10.925 acres (License No. 84 of 2014 dated 09.08.2014) in Sector-32, Sohna, District Gurugram.

Please refer to your application on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Community building (Excluding Swimming Pool and Changing Room) falling in the Group Housing Colony over an area measuring 10.925 acres (License No. 84 of 2014 dated 09.08.2014) in Sector-32, Sohna has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer HSVP, Panchkula vide memo dated 234249 dated 29.08.2024 and 234245 dated 29.08.2024 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 and roads. Senior Town Planner, Gurugram vide memo no. 4673 dated 21.08.2024 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Sh. Gian P. Mathur, Architect and Sh. Naveen, (Empanelled 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.

6. On the basis of above said reports and receipt of composition fees amounting ₹ 42,06,354/-on account of violations committed in said towers and other requisite documents, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	No's of Floors	FAR Sanctioned in Sqm.	FAR Achieved in Sqm.
Community building	Ground + 1 st Floor	839.782	1032.636
Total		839.782	1032.636

7. The occupation certificate is being issued subject to the following conditions:-

- I. 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 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 are made available by HSVPA/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. 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. SEIAA/HR/2021/398 dated 26.11.2021.
- XI. That you shall comply with all conditions laid down in the Director General, Fire Services, Haryana, Panchkula memo no FS/2024/713 dated 20.06.2024 with regard to fire safety measures.
- XII. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA, Primary School Building, Block-C-2, Sushant Lok-I, Gurugram.
- XIII. 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.
- 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. 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-1018-Vol.-II/JD (RA)/2024/_____ Dated: - _____

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

1. Director General, Fire Services, Haryana, Panchkula w.r.t. his office memo no FS/2024/713 dated 20.06.2024 vide which no objection certificate have 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. The Member Secretary, State Environment Impact Assessment Authority, Haryana, Bay no. 55-58, Prayatan Bhawan, Sector-2, Panchkula w.r.t. his office memo no. SEIAA/HR/2021/398 dated 26.11.2021.
3. Chief Engineer-I, HSVP, Panchkula vide memo no. 234249 dated 29.08.2024 and 234245 dated 29.08.2024.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 4673 dated 21.08.2024.
5. District Town Planner, Gurugram with reference to his office endst. No. 7718 dated 14.08.2024.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.
8. Sh. Gian P. Mathur, Architect, C-55, East of Kailash, New Delhi-110065.
9. Sh. Naveen, (Empanelled Supervising Engineer), C-55, East of Kailash, New Delhi-110065.

(Sunena)
District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh.