

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

To

Citra Properties Ltd.,
Regd. Office No. 202, 2nd floor,
A-18, Rama House, Middle Circle,
Connaught Place, New Delhi-110001.

Memo No. ZP-1082-II/JD(RD)/2024/ 22357 Dated: - 19-07-2024

Subject: - Grant of Part Occupation Certificate for Block-1 [1B (G+1), 1C (G+1)], Block-2 [2A (G+4), 2B (G+1) & 2C (G+2)], with three Level Basements (under Block-1 & 2) falling in Commercial Colony area measuring 5.90 acres (License No. 43 of 2012 dated 05.05.2012) in sector-109, Gurugram being developed by Citra Properties Ltd.

Please refer to your application dated 25.09.2023 and 02.07.2024 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Block-1 [1B (G+1), 1C (G+1)], Block-2 [2A (G+4), 2B (G+1) & 2C (G+2)], with three Level Basements (under Block-1 & 2) falling in Commercial Colony area measuring 5.90 acres (License No. 43 of 2012 dated 05.05.2012) in sector-109, Gurugram has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no. 273138 & 273139 dated 21.12.2023 has confirmed that public health services (Internal & External) with respect to the applied buildings and site area have been got checked and reportedly laid at site and are operational/functional. The services include Water Supply, Sewerage, SWD, Roads are operational/functional. The Senior Town Planner, Gurugram vide memo no. 1235 dated 28.02.2024 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Mr. Vikkey, Architect and Sh. Binayak Swain, (Empanelled Supervising Engineer) has issued completion certificate stating that they have supervised the site and found that the workmanship, material used for construction meets specification laid down in NBC. They have certified that site is completed which confirm the sanctioned building plans and structure designs and HBC-2017.

5. On the basis of above said reports, as you have suo-moto deposited requisite composition fees amounting ₹ 14,56,830/- on 28.05.2024 on account of violations made viz-a-viz approved building plans. Accordingly, I hereby grant permission to occupy the buildings described below:-

Tower/Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Block-1 (1B)	G+1	7704.091	32.27	4306.826	18.04
Block-1 (1C)	G+1				
Block-2 (2A)	G+4	7066.434	29.60	7066.434	29.60
Block-2 (2B)	G+1				
Block-2 (2C)	G+2				
Total		14770.525	61.87	11373.26	47.63
Non-FAR Area in Sqm.					
		Sanctioned		Achieved	
Three Level Basements (under Block-1 & 2)		27901.523		27901.523	

6. 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, apartments 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/State Government 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 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. 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 State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA/HR/2019/77 dated 06.05.2019.
 - XI. That you shall comply with all conditions laid down in the Memo No. FS/2023/742 dated 16.08.2023 of 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 Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, 526/19, Shivaji Nagar, Opp. S.D. Public School (Khandsa Road), 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.

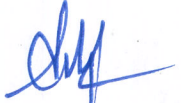
- XVI. That provision of parking shall be made within the area earmarked/designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- XVII. That you shall be fully responsible for making compliance regarding any deficit electrical infrastructure as determined by competent authority/concerned DISCOM in near future.
- XVIII. That you shall transfer the land forming part of sector road, service road, green belt and 24/18 mtr wide road within a period of 30 days in favour of the Govt. from the date of grant of this permission.
- XIX. 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-1082-II/JD(RD)/2024/ _____ Dated: - _____

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

1. Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2023/742 dated 16.08.2023 of 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 the Fire Officer, Gurugram will be personally responsible for any lapse/violation.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo No. 273138 & 273139 dated 21.12.2023.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 1235 dated 28.02.2024.
4. District Town Planner, Gurugram with reference to his office Endst. No. 1580 dated 22.02.2024.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer of Website updation.
7. Sh. Binayak Swain, (Supervising Engineer), Shop No. 2, First Floor, Gupta Complex, Opposite HUDA Office, Sector-14, Gurugram.
8. Sh. Vikkey, (Architect), Off. No. 313, AKD Tower, Sector-14, Gurugram.


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