

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

To

JMS Buildtech Pvt. Ltd.,
E-24, South Extension Part-01,
New Delhi-10049.

Memo No. ZP-1182-II/SD(RD)/2024/ 41712 Dated: - 27-12-2024

Subject: - Grant of occupation certificate of Commercial Colony an area measuring 2.00 acres (Licence No. 99 of 2014 dated 13.08.2014) in Sector-102, Gurugram being developed by Smt. Kusum Lata W/o Sh. R.C. Vashisth in collaboration with JMS Buildtech Pvt. Ltd. (Formally known as Aristocrat Home Developers Pvt. Ltd).

Please refer to your application dated 02.08.2024 & 03.09.2024 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate of Commercial Colony an area measuring 2.00 acres (Licence No. 99 of 2014 dated 13.08.2014) in Sector-102, 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. 324424 & 324471 dated 12.07.2024 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. The Senior Town Planner, Gurugram vide memo no. 5856 dated 04.11.2024 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Ar. Kulmeet Shangari and Ajay Kumar Maanocha, (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 ₹ 30,33,994/- on 26.12.2024 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.	%
Commercial Block	Ground Floor to 4 th Floor	15120.14	186.81	15134.56	186.99
NON FAR AREA					
Commercial Block 1 st		3350.99		3350.99	
Basement-1		2326.80		2326.80	
Basement-2		5208.90		5208.90	
Basement-3		4722.07		4722.07	
Mumty		291.55		291.55	
Guard & Meter Room		-		38.65	
		15900.31		15938.96	

6. The occupation certificate is being issued subject to the following conditions:-
- 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/2018/118 dated 13.02.2018.
- XI. That you shall comply with all conditions laid down in the Memo No. FS/2024/885 dated 14.08.2024 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. That you shall submit the clear report from Chief Administrator, HSVP, Panchkula regarding dual flushing system as per minutes of meeting dated 09.07.2024 within a period of 10 days from the date of grant of this permission.
- XX. That you shall submit the final rating certificate from GRIHA Council as per letter dated 30.10.2024. The same shall be submitted within 12 months after the building is fully commissioned and operated as the design intent. However, if the final rating achieved is lesser than as evaluated in the pre-certification & letter dated 30.10.2024, the colonizer shall get the additional FAR compounded acquired by him, at ten times the rates of EDC applicable at the time of submission of the certificate from GRIHA Council.
- XXI. 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-1182-II/SD(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/2024/885 dated 14.08.2024 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. 324424 & 324471 dated 12.07.2024.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 5856 dated 04.11.2024.
4. District Town Planner, Gurugram with reference to his office Endst. No. 9603 dated 23.10.2024.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer of Website updation.
7. Sh. Ajay Kumar Maanocha, (Empanelled Supervising Engineer), D57, Ground Floor, Greenwood City, Sector-46, Gurugram-122001.
8. Sh. Kulmeet Shangari, (Architect), E-24, South Extension Part I, New Delhi-110049.

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