

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

Godrej Real View Developers Pvt. Ltd.,
3rd Floor, UM House Plot No.-35, Sector-44,
Gurugram.

Memo No. ZP-1128-II/JD(RD)/2024/30896 Dated 30-09-24

Subject: - Grant of Occupation Certificate for Towers-3, 7 and part basement in Group Housing Colony for an area measuring 14.793 acres (Licence No. 18 of 2008 dated 02.02.2008) in Sector-106, Gurugram Manesar Urban Complex being developed by Godrej Real View Developers Pvt. Ltd.

Please refer to your application dated 29.02.2024 on the matter as subject cited above.

2. The request made vide above referred application to grant Occupation Certificate for Towers-3, 7 and part basement in Group Housing Colony an area measuring 14.793 acres (Licence No. 18 of 2008 dated 02.02.2008) in Sector-106, Gurugram Manesar Urban Complex has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no. 103641 & 103633 dated 24.04.2024 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, flushing water supply sewerage, SWD and Roads. The Senior Town Planner, Gurugram vide memo no. 4214 dated 30.07.2024 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Mr. Sumit Arora, Architect and Sh. T.D. Aneja, (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 deposited requisite composition fees amounting ₹ 97,331/- 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 dwelling units sanctioned	No of dwelling units achieved	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Tower-03	134	134	G+34 TH floor	21621.748	36.12	21621.748	36.12
Tower-07	98	98	G+19 TH floor	10939.67	18.27	10939.67	18.27
Total unit		232		32561.418		32561.418	
Non FAR Area in Sqm.							
Part Basement (in Upper Basement)				6492.692		6492.692	

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 there under. 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/competent authority 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/competent authority 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 Clearances issued by State Environment Impact Assessment Authority Haryana vide No. SEIAA/HR/2018/235 dated 04.04.2018.
- XI. That you shall comply with all conditions lay down in the Memo. No. FS/2024/475 dated 25.04.2024 of the Director General Fire Services, Haryana, Panchkula with regard to fire safety measures.
- XII. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
- XIII. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
- XIV. That you shall impose a condition in the allotment/possession letter that the allottee shall used Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
- XV. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
- 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 submit the final rating certificate from GRIHA authority as per GRIHA certificate. The same shall be submitted before applying the final occupation certificate. However, if the final rating achieved is lesser than as evaluated in the certificate, you shall get the additional FAR compounded acquired by you, at ten times the rates of EDC applicable at the time of submission of the certificate from GRIHA Council.
- XVIII. That you shall submit the mutation of gift Deed No. 6881 dated 02.09.2024 regarding transfer the area under 18/24 mtr. wide road within 30 days after issuance of this Occupation Certificate.
- XIX. Any violation of the above said conditions shall render this occupation certificate null and void.


(Dr. Chander Shekhar Khare, IAS)-L.O.
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1128-II/JD(RD)/2024_____ Dated_____

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

1. The Director General, Fire Services, Haryana Panchkula with reference to your office Memo. No. FS/2024/475 dated 25.04.2024 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 firefighting infrastructure is created at Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation, as HSVP has released the necessary funds.

2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo no. 103641 & 103633 dated 24.04.2024.
3. Senior Town Planner, Gurugram with reference to his office Memo. No. 4214 dated 30.07.2024.
4. Superintending Engineer (Plg.), HVPNL, Panchkula with reference to his office Memo no. Ch./33/Drg/OCCB dated 23.04.2024.
5. District Town Planner (P), Gurugram with reference to his office Endst. No. 6679 dated 18.07.2024.
6. Sh. T.D. Aneja, (Empanelled Supervising Engineer), 460, Tower-9, Hewo-2, Sector-56, Gurugram.
7. Sh. Mr. Sumit Arora, (Architect), B-99, Sushant Lok-I, Gurugram-122002.
8. Nodal Officer, website updation.

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