DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele -Fax: -0172-2548475: 0172-2549851. E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

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

To

Sepset Properties Pvt. Ltd.
448-451, Udyog Vihar, Phase-V,
Gurugram.

Memo No. ZP-839/JD(RD)/2024/ 29327 Dated 17-09-24

Subject: - **Grant of occupation certificate of Commerical-2 in Group Housing Colony area measuring 13.762 acres (License No. 61 of 2012 dated 13.06.2012) in Sector-106 Gurugram developed by Sepset Properties Pvt. Ltd.**

Please refer to your application dated 22.12.2022 & 05.09.2024 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Commerical-2 in Group Housing Colony area measuring 13.762 acres (License No. 61 of 2012 dated 13.06.2012) in Sector-106 Gurugram has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula dated 08.02.2023 has confirmed that public health services (Internal & External) have been got checked and found laid at site. The services include water supply, sewerage, SWD, roads, street lighting and Horticulture. The Senior Town Planner, Gurugram vide memo Nos. 2025 dated 21.03.2023 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Sh. Aakash Panwar, 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 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.

5. On the basis of above said reports, composition fees is liable to be charged on account of violations made viz-a-viz approved building plans, which has already been deposited while grant of occupation certificate vide memo no. 11969 dated 26.04.2023. 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.	%
Commercial-2	-	-	Ground Floor	52.28	0.094	52.28 (an area measuring 79889.22 sqm. FAR already achieved vide occupation certificate granted dated 15.01.2019 & an area measuring 17408.288 sqm. vide occupation certificate granted dated 26.04.2023 total FAR achieved 97349.788 sqm.)	0.094

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

1. 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/2013/687 dated 06.09.2013.

XI. That you shall comply with all conditions lay down in the Memo. No. FS/2022/328 dated 02.12.2022 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. Any violation of the above said conditions shall render this occupation certificate null and void.

XVIII. You shall submit the verification report from HSVP confirming the installation of STP having a capacity of 650 KLD before grant of completion certificate of the project.

(Amit Khatri, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-839/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/2022/328 dated 02.12.2022 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, as HSVP has released the necessary funds.

2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo no. 26813 dated 08.02.2023 and 26856 dated 08.02.2023.
3. Senior Town Planner, Gurugram with reference to his office Memo. No. 2025 dated 21.03.2023.
4. Superintending Engineer (Plg.), HVPNL, Panchkula with reference to his office Memo no. 325 dated 20.02.2023.
5. District Town Planner (P), Gurugram with reference to his office Endst. No. 2346 dated 20.03.2023.
6. Sh. T.D. Aneja, (Empanelled Supervising Engineer), 460, Tower-9, Hewo-2, Sector-56, Gurugram.
7. Sh. Aakash Panwar, (Architect), 13, jai Laxmi Apptt., 59, I.P. Extn. Patparganj, New Delhi-110092.
8. Nodal Officer, website updation.

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