

FORM-BR-VII
[(See Rule 4.8 (HBC-2017))]

Memo No. : STP (G)/2022/ 1278
Dated: 08/03/2022

To

M/s JMS Buildtech Pvt. Ltd.
Plot NO. 10, 3rd Floor, Sector-44,
Gurugram.

Memo No.

Dated:

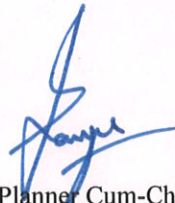
Subject: Grant of Occupation Certificate of Commercial Colony area mesuring 2.0 acres falling in the Residential Plotted Colony measuring 128.594 acres (Licence No. 44 of 2010 dated 09.06.2010), Sector-92, 93 & 95, Gurugram)- M/s JMS Buildtech Pvt. Ltd.

Whereas, you have applied for the issuance of Occupation Certificate for the subject cited building, so, I hereby grant permission for the occupation of the building after charging the composition charges amounting INR 4,72,409/- (Four Lakh Seventy Two Thousand Four Hundred Nine only) for the variations made at site vis-à-vis approved Building Plans subject to the following conditions:-

1. That the building shall be used only for the purpose of Commercial Colony and in accordance with the uses defined in the approved Zoning Regulations/ sanctioned Building Plan.
2. 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.
3. Parking shall be made within the area earmarked/designated for parking only and no vehicle shall be allowed to park outside the premises.
4. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
5. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
6. That you shall use Light-Emitting Diode Lamps (LED) in the building as well as Campus lighting.
7. Any violation of the above said conditions shall render this Occupation Certificate null & void/revoked as per the provisions of HBC-2017.

DESCRIPTION OF BUILDING:-

Basement-3 :	3722.294 Sqm.
Basement-2 :	5150.046 Sqm.
Lower Ground Floor & Basement-I	4961.877 Sqm.
(Lower Ground Floor, FAR = 1196.496 Sqm.+ Basement Non-FAR = 3765.38 Sqm.)	
Upper Ground Floor	3779.354 Sqm.
1st Floor	2894.915 Sqm.
2nd Floor	2108.557 Sqm.
3rd Floor	1271.31 Sqm.
4th Floor	680.202 Sqm.
5th Floor	628.15 Sqm.
Mumty & Machine Room	127.382 Sqm.
Meter room, guard room and panel room	45.705 Sqm.
Total	25369.832 Sqm.


Senior Town Planner Cum-Chairman
Building Plan Composition Committee
Gurugram.

Endst. No. STP(G)/2022/

Dated:

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

1. The Director, Town & Country Planning, Haryana, Chandigarh.
2. SE-II, HSVP, Gurugram w.r.t. office Memo No. 25923 dated 15.02.2022 vide which approval from Public Health Point of view has been accorded.
3. District Town Planner (P), Gurugram w.r.t. office Memo No. 1889 dated 17.02.2022.
4. District Town Planner (E), Gurugram.
5. Fire Officer, Gurugram w.r.t. memo no. FS-2022/11 dated 19.01.2022.

Senior Town Planner Cum-Chairman
Building Plan Composition Committee
Gurugram.

[E-Payment Receipt]

(To be retained by applicant)

Case Type	Licence	Application Type	Occupation Certificate
Charges Type	Labour Cess		

Purpose	Commercial	Case Id	LC-2098
Application Id	LC-2098A	Licence No.	44 OF 2010
		Mobile No.	9958000777
Email Id	pushpender@jmsgroup.co.in		

- | | |
|--------------------------|---|
| (1.)Transaction No. | TOWNPLAN3000053409 |
| (2.)Transaction Date. | 05/03/2022 18:01:59 |
| (3.)GR No / Txn. No | OL6853917336858450343 |
| (4.)Status | Success |
| (5.)Received Amount Date | 05/03/2022 |
| (6.)Payment Agreegator | PNB |
| (8.)Total Amount | 5510500.00 |
| (9.)1% Amount | 55105(Transferred to Director Town & Country Planning Haryana) |
| (10.)99% Amount | 5455395(Transferred to Secretary, Haryana Building and Other Construction Workers Welfare Board) |
| (11.)Remarks | BALANCE LABOUR CESS REGARDING OBTAINING OCCUPATION CERTIFICATE FOR COMMERCIAL COMPLEX (CROSS WALK) 2.0 ACRE, SECTOR-93 (PART OF LICENCED PLOTTED COLONY LICENCE NO. 44 OF 2010), BEING DEVELOPED BY M/s. JMS BUILDTECH PVT. LTD., AS DESIRED BY STP GURGAON LETTER MEMO NO. 1099 DTD. 25.02.2022 |
| (12.)Payment Mode | Net Banking/Debit Card/Credit Card |

NOTE1: This is subjected to realization/credit of the payment to Department Account.



STEPS TO VERIFY PAYMENT STATUS WITH THE HELP OF QR CODE:

1. Install QR scanner app on your mobile, which can be downloaded free from App Store/Play Store.
2. Once QR scanner app is installed, open the app and point it to code on the receipt.
3. The application will scan the QR code and a page will open with, <Open Website>, <Open URL>. This option is app dependent.
4. Click on this option. Payment status Verification page will open



[E-Payment Receipt]

(To be retained by applicant)

Case Type	Licence	Application Type	Occupation Certificate
Charges Type	Composition Fee		

Mobile No.	9958000777	Email Id	pushpender@jmsgroup.co.in
Licence No.	44 OF 2010	Licence year	2010
Case Id	LC-2098	Application Id	LC-2098A

(1.)Transaction No.	TCP33156622303100095
(2.)Transaction Date.	03/03/2022 13:39:47
(3.)GR No / Txn. No	87889507
(4.)Status	Success
(5.)Received Amount Date	03/03/2022
(6.)Payment Agreegator	PNB
(8.)Total Amount	472409.00
(9.)Remarks	COMPOSITION FEES REGARDING OBTAINING OCCUPATION CERTIFICATE FOR COMMERCIAL COMPLEX (CROSSWALK)2.0 ACRES, SECTOR 93 (PART OF LICENCED PLOTTED COLONY LICENCE NO. 44 OF 2010), BEING DEVELOPED BY M/S JMS BUILDTECH PVT LTD
(10.)Payment Mode	Net Banking/Debit Card/Credit Card

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Requirement:

- 1: User needs to have a QR scanner in his mobile. QR scanner apps are free and can be downloaded from the App store on your mobile.
- 2: Internet connection on Mobile

From Senior Town Planner,
Gurugram Circle, Gurugram

To M/s JMS Buldtech Pvt. Ltd.
Plot No. 10, 3rd Floor, Sector-44,
Gurugram.

Memo No.

1099

Dated:

25/1/22

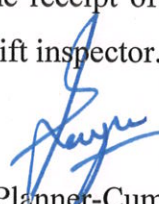
Subject: **Grant of Occupation Certificate of Commercial Colony area measuring 2.0 acres falling in Residential Plotted Colony measuring 128.594 acres (License no. 44 of 2014 dated 09.06.2010), Sector-92, 93 & 95, Gurugram)- M/s JMS Buildtech Pvt. Ltd.**

Ref: Your application dated 25.01.2022.

Whereas, your application for issuance of Occupation certificate has been considered by Building Plan Composition Committee in its meeting dated 24.02.2022 on the basis of reports received from District Town Planner (P), Gurugram & SE, HSVP, Circle-I, Gurugram. As per the site report the violations/deviations found at site w.r.t. the Building Plans sanctioned vide STP, Gurugram office Memo No. 1150 dated 01.03.2019 are as under:-

Sr. No.	Description of violation/deviation.	Area/Units/Nos.
1.	DPC certificate not taken.	3779.354 Sqm.
2.	Area added during course of construction	45.705 Sqm.
3.	Internal changes	1623.367 Sqm.
4.	Position change in door and windows	12 Nos.
5.	Gate and boundary wall not as per std. design	-
6.	Elevation change	3 Blocks.

It was further decided to direct you to either remove/rectify the above mentioned compoundable violations/deviations and bring the building in conformity with the sanctioned Building Plans and thereafter, submit the compliance report within fifteen days from the date of issuance of this letter or deposit Rs. 4,72,409 /- as Composition fees, 1% Labour Cess & Administrative charges amounting Rs. 70,62,044/- through online mode on the Departmental website i.e. www.tcparyana.gov.in. and submit the receipt of payment in this office within 30 days and also submit the copy of NOC issued by lift inspector.


Senior Town Planner-Cum-Chairman
Building Plans Composition Committee
Gurugram