

FORM BR-VII

(See Code 4.10(2), (4) and (5))
Occupation Certificate

To

Indian Airlines Pilot Co-operative House Building Society Ltd and others
C/o Essel Housing Projects Pvt. Ltd
LGF-10, Vasant Square, Plot A, Sector-B, Pocket-V,
Community Centre, Vasant Kunj,
New Delhi -110070.

Memo No. ZP-20-Vol.-IV/JD(RA)/2022/

345

Dated: -

04-01-2023

Subject:-

Grant of occupation certificate for Tower-Q1 (Platinum-A), Q2 (Platinum-F), Tower-R1 (Platinum-B), Tower-R2 (Platinum-C), Tower-R3, (Platinum-D), Tower-R4 (Platinum-E), Community Building in Tower-Q1, Q2 (Platinum A & F), Commercial component and Tower-S1 (EWS) falling in Group Housing Colony an area measuring 36.51875 acres (License No. 48 of 1995 dated 20.12.1995, 61 of 2004 dated 01.06.2004, 32 & 33 of 2009 dated 11.07.2009 and 21 & 22 dated 17.11.2016) in Sector-28, Gurugram.

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

2. The request made vide above referred application to grant occupation certificate for the Tower-Q1 (Platinum-A), Q2 (Platinum-F), Tower-R1 (Platinum-B), Tower-R2 (Platinum-C), Tower-R3, (Platinum-D), Tower-R4 (Platinum-E), Community Building in Tower-Q1, Q2 (Platinum A & F), Commercial component and Tower-S1 (EWS) constructed in above said group housing colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer, Infra-II, GMDA, Gurugarm vide memo dated 03.10.2022 has confirmed that public health services (Internal & External) with respect to the applied buildings and site area have been got checked and found laid at site. The services include water supply, sewerage, SWD, roads, street lighting, Horticulture and storm water. Further, rain water harvesting system is in place and functional. Senior Town Planner, Gurugram vide memo no. 7215 dated 04.11.2022 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Structural Stability Certificate for the building raised at site has been issued by Sh. R.K. Singh, (Structure Engineer) has also confirmed about Structural Stability of building as per certificate issued.

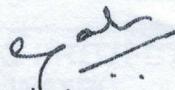
6. On the basis of above said reports and receipt of composition fees amounting ₹ 2,12,778/- on account of violations committed in said towers and other requisite documents on 17.12.2022, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	No's of dwelling units sanctioned	No's of dwelling units achieved	No's of Floors	FAR Sanctioned in Sqm.	FAR Achieved in Sqm.
Tower-Q1 (Platinum-A) & Tower-Q2 (Platinum-F)	80	80	2 nd Floor to 21 st Floor	24404.298	24469.774

Tower-R1 (Platinum -B)	46	46	S + 23 rd Floor	8563.993	8563.993
Tower-R2 (Platinum -C)	46	46	S + 23 rd Floor	9317.549	9317.549
Tower-R3, (Platinum -D)	46	46	S + 23 rd Floor	9317.549	9317.549
Tower-R4 (Platinum E)	46	46	S + 23 rd Floor	8563.993	8563.993
Tower-S1 (EWS)	12	12	S + 3 rd Floor	273.273	274.383
Community Building in Tower-Q1, Q2 (Platinum A & F),			G + 1 st Floor	1979.996	2025.223
Total	264 Main Dwelling Units & 12 EWS Units			62420.651	62532.464
Commercial component in Tower-R2 (Platinum-C)			Ground Floor only	46.50	46.500
Commercial component in Tower-R3 (Platinum-D)			Ground Floor only	46.50	46.500
Commercial component in Tower-S1 (EWS)			Ground Floor only	21.917	21.917
Total				114.917	114.917
Non-FAR Area in Sqm.					
Lower Basement				13286.882	13286.882
Upper Basement				13685.909	13336.437
Total				26972.791	26623.319

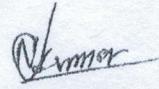
7. The occupation certificate is being issued subject to the following conditions:-
- I. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
 - II. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the flats 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 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 HSVPA/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 Environment clearance issued by Ministry of Environment and Forests, Government of India vide memo no. F-No. 21-140/2017-IA-III, dated 15.05.2018.
- XI. That you shall comply with all conditions laid down in the FS/2022/95 dated 27.04.2022 of the Fire Station Officer MC, Gurugram with regard to fire safety measures.
- XII. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA, Primary School Building, Block-C-2, Sushant Lok-I, 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. Any violation of the above said conditions shall render this occupation certificate null and void.


 (T.L. Satyaparkash, IAS)
 Director General,
 Town and Country Planning,
 Haryana, Chandigarh.

Endst. No. ZP-20-Vol-IV/JD(RA)/2022/_____ Dated: -_____

- A copy is forwarded to the following for information and necessary action: -
1. Chief Engineer, Infra-II, GMDA, Gurugram with reference to his office memo no. 03.10.2022 Public Health Internal & External Services.
 2. Senior Town Planner, Gurugram with reference to his office memo. No. 7215 dated 04.11.2022.
 3. District Town Planner, Gurugram with reference to his office endst. No. 12912 dated 20.10.2022.
 4. District Town Planner (Enf.), Gurugram.
 5. The Fire Station Officer MC, Gurugram with reference to his office memo no. FS/2022/95 dated 27.04.2022 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
 6. Nodal Officer, website updation.


 (NARENDER KUMAR)
 District Town Planner (HQ),
 For Director General, Town and Country Planning,
 Haryana, Chandigarh.