

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

From

Director,
Town & Country Planning Department,
Nagar Yojna Bhawan Block-A, Sector-18A,
Madhya Marg, Chandigarh.

To

Gentle Realtors Pvt. Ltd. and another,
in collaboration with Gentle Realtors Pvt. Ltd.,
GF-I, Vipul Plaza, Village Haiderpur Viren, Sector-54,
Gurugram-122002.

Memo No. ZP-515/AD(RA)/2022/25688 Dated: 25-08-2022

Subject:- Grant of occupation certificate of Tower-1 (23rd Floor to Terrace Floor) situated in the Commercial Colony being developed under TOD policy bearing licence no. 165 of 2008 dated 08.09.2008 having area measuring 4.843 acres, Sector-66, Gurugram.

Please refer to your application dated 29.04.2022 and subsequent letter dated 02.08.2022 on the matter as subject cited above.

2. The request made vide above referred applications to grant occupation certificate for the Tower-1 (23rd Floor to Terrace Floor) constructed in above said Commercial Colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer (HQ)-I, HSVP, Panchkula vide memo no. 130159 & 130167 dated 29.07.2022 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. 43877 dated 28.06.2022 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Structural Stability Certificate for the building raised at site has been issued by Sh. Hari Om Gera, who has confirmed about Structural Stability of building raised at site.

5. On the basis of above said reports and receipt of composition fees amounting ₹ 15,05,000/- on account of violations committed at site and other requisite documents on 02.08.2022, I hereby grant permission to occupy the buildings described below:-

Director
Town & Country Planning
Department, Chandigarh

Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Tower- 1	23 rd Floor to Terrace Floor	22347.186	118.569	22802.852	120.986
Total		22347.186	118.569	22802.852	120.986

6. 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.
 - ii. That you shall be fully responsible for supply of water as per norms.
 - iii. 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.
 - iv. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
 - v. That the outer façade of the building shall not be used for purposes of advertisement and placement of hoardings.
 - vi. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the buildings blocks.
 - vii. That you shall comply with all the stipulations mentioned in the Environment clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2018/247 dated 04.04.2018.
 - viii. That you shall comply with all conditions laid down in the memo no. FS//37 dated 19.07.2021 of the Fire Station Officer, Gurugram with regard to fire safety measures.
 - ix. That you shall use Light-Emitting Diode lamps (LED) for its campus as well as building.
 - x. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
 - xi. 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.
 - xii. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
 - xiii. That you shall comply with all the conditions laid down in Form-D issued by under sub section (2) of section 4 of Haryana Lifts and Escalators Act, 2008 (27 of 2008).
 - xiv. That provision of parking shall be made within the site earmarked/designated for parking and no vehicle shall be allowed to park outside the premises of the site.

- xv. 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.
- xvi. Any violation of the above said conditions shall render this occupation certificate null and void.

(K. Makrand Pandurang, IAS)
Director,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-515/AD(RA)/2022/_____ Dated: - _____

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

1. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 130159 & 130167 dated 29.07.2022.
2. Senior Town Planner, Gurugram with reference to his office memo. No. 4387 dated 28.06.2022.
3. District Town Planner, Gurugram with reference to his office memo. No. 7618 dated 28.06.2022.
4. The Fire Station Officer, Gurugram with reference to his office memo no. FS/2021/37 dated 19.07.2021 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.
5. PM (IT) O/o DTCP with request to update the same on the Departmental website..

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

