

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

To

Pareena Infrastructure Pvt. Ltd. and others,
C7A, IInd floor, OMAXE City Centre,
Gurugram.

Memo No. ZP-973/JD(RA)/2022/ 217 Dated: - 03-01-2023

Subject: - Grant of occupation certificate for Tower-I, II & III with Podium 56 No's EWS falling in Group Housing Colony on the area measuring 13.48275 acres (Licence No. 111 of 2013 dated 27.12.2013, Licence No. 92 of 2014 dated 13.08.2014 and Licence No. 94 of 2014 dated 13.08.2014) in Sector-68 (HD Zone), Gurugram developed by Pareena Infrastructure Pvt. Ltd. and others.

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-I, II & III with Podium 56 No's 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-I, HSVP, Panchkula vide memo no 217768 dated 27.12.2022 & 217773 dated 27.12.2022 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. 3757 dated 07.06.2022 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. B.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 ₹ 26,71,183/- on account of violations committed in said towers and other requisite documents on 27.12.2022, 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-I	136	136	Stilt + 34 th Floor	19188.255	17959.275
Tower-II	66	66	Stilt + 22 th Floor	6361.267	5994.617
Tower-III	66	66	Stilt + 22 th Floor	6361.267	5994.617
EWS	56	56	Stilt + 2 nd Floor	1308.215	1261.465
Total	268 Main Dwelling Unit & 56 EWS Units			33219.004	31209.974
Non-FAR Area in Sqm.					

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	Sanctioned	Achieved
Basement-1	19114.503	18548.99
Podium	13624.376	5276.54
Podium	0.00	27.80
Mumty & Machine Room Tower-I	91.114	91.114
Mumty & Machine Room Tower-II	59.662	59.662
Mumty & Machine Room Tower-II	59.662	59.662
Guard room/Meter Room/WC	0.0	25.0
Total	32949.317	24088.768

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 HSVP/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 State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2016/388 dated 20.05.2016.
 - XI. That you shall comply with all conditions laid down in the FS/2022/182 dated 20.07.2022 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. That you shall also submit the report from SE HVPNL, Panchkula within 60 days from the issuance of this occupation certificate.
- XVIII. 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-973/JD(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. 217768 dated 27.12.2022 & 217773 dated 27.12.2022 Public Health Internal & External Services.
2. Senior Town Planner, Gurugram with reference to his office memo. No. 3757 dated 07.06.2022.
3. District Town Planner, Gurugram with reference to his office endst. No. 6374 dated 01.06.2022.
4. District Town Planner (Enf.), Gurugram.
5. The Fire Station Officer MC, Gurugram with reference to his office memo no. FS/2022/182 dated 20.07.2022 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.


(R.S. Batth)
District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh.

