

**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

Haamid Real Estates Pvt. Ltd. & others  
C/o DLF Home Developers Ltd.,  
Regd. Office The Masterpiece,  
Golf Course Road, Sector-54,  
Gurugram-122002.

Memo No. ZP-545-Vol.-III/AD(RA)/2022/ 11331 Dated: 26-04-2022

**Subject:-** Grant of occupation certificate for Tower-Z1 & EWS 1 no's unit, Basement 1 & 2, (Part-2) falling in Group Housing Colony Measuring 27.7163 acres (Licence No. 16 of 2009 dated 29.05.2009 and Licence No. 73 of 2013 dated 30.07.2013) in Sector-70A, Gurugram Manesar Urban Complex.

Please refer to your application dated 11.01.2022 and subsequent letter & 18.04.2022 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for the Tower-Z1 & EWS 1 no's unit, Basement 1 & 2, (Part-2) buildings constructed in above said group housing colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Additional Chief Engineer (HQ), HSVP, Panchkula vide memo no. 27221 & 27233 dated 18.02.2022 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. 1157 dated 02.03.2022 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. Bhola has also confirmed about Structural Stability of building as per certificate issued on 15.04.2022.

6. On the basis of above said reports and receipt of composition fees amounting ₹ 1,87,851/- on account of violations committed at site and other requisite documents on 18.04.2022, 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.	%

Tower-Z1	108	108	Ground Floor to 27 <sup>th</sup> Floor	11305.46	10.17	10625.58	9.55
EWS Block	253	1 (OC for 252 units already granted)	Ground Floor to 7 <sup>th</sup> Floor	6149.144	5.531	20.108 (OC for 6129.036 Sqm. already granted)	0.018
<b>Total</b>	<b>108 Main Dwelling Unit &amp; 1 EWS Units</b>			<b>17454.604</b>	<b>15.701</b>	<b>10645.688</b>	<b>9.568</b>
<b>Non-FAR Area in Sqm.</b>							
				Sanctioned	Achieved		
Basement-1 (part-2)				24550.132	2700.96		
Basement-2 (part-2)				24550.132	2700.96		
<b>Total</b>				<b>49100.264</b>	<b>5401.92</b>		

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. Any violations of this condition shall render this Occupation Certificate null and void.
- ii. That you shall be fully responsible for supply of water as per norms.
- iii. That you shall obtain the connection for disposal of sewerage and drainage from HSVP after laying the services to the point of external services on payment of prescribed fee and charges including the cost of such connection. You shall also maintain the internal services to the satisfaction of the Director.
- iv. That you shall be solely responsible for disposal of sewerage and storm water of building till such times 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.
- vii. That the outer façade of the building shall not be used for purposes of advertisement and placement of hoardings.
- viii. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the buildings blocks.
- ix. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
- 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/2013/627 dated 04.09.2013.
- xi. That you shall comply with all the conditions laid down in the memo no. FS/2022/58 dated 03.03.2022 of Fire Station Officer, MC, Gurugram with regard to fire safety measures and you shall be fully responsible for fire safety measures.
- xii. That you shall use Light-Emitting Diode lamps (LED) for its campus as well as building.
- xiii. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.

- xiv. 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.
- xv. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
- xvi. 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).
- xvii. 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.
- xviii. That you shall obtain the amended Environment Clearance before grant of occupation certificate for the remaining blocks.
- xix. Any violation of the above said conditions shall render this occupation certificate null and void.


**Dated:**  
**Place: Chandigarh**

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

Endst. No. ZP-545-Vol.-III/AD(RA)/2022/\_\_\_\_\_ Dated:\_\_\_\_\_

A copy is forwarded to the followings for information and necessary action please:

1. Chief Engineer (HQ), HSVP, Panchkula w.r.t. his office memo no. vide 27221 & 27233 dated 18.02.2022.
2. Senior Town Planner, Gurugram w.r.t. his office memo no. 1157 dated 02.03.2022.
3. District Town Planner, Gurugram w.r.t. his office Endst. no. 2106 dated 28.02.2022.
4. Fire Station Officer, MC, Gurugram, w.r.t. memo no. FS/2022/58 dated 03.03.2022
5. Nodal Officer, Website Updation for hosting on website of the Department.

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