

FORM BR-VII

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

To

Sh. Dharam Singh,
In collaboration with Home Town Property Pvt. Ltd.,
8556, Manglapuri, Gurugram to Mehrauli Road, New Delhi.

Memo No.-ZP-879/PA(DK)/2023/ 36244 Dated: 26-10-2023

Subject: - Grant of occupation certificate for Commercial Colony area measuring 3.0326 acres (Licence No. 8 of 2013 dated 05.03.2013) Sector-83, Gurugram Manesar Urban Complex being developed by Sh. Dharam Singh in collaboration with Home Town Property Pvt. Ltd.

Please refer to your application dated 19.07.2023, 06.09.2023 & 25.10.2023 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Commercial 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. 190596 dated 05.09.2023 and memo no. 190590 dated 05.09.2023 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. The Senior Town Planner, Gurugram vide memo no. 6209 dated 29.09.2023 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. Naveen, (Structure Engineer) has also confirmed about Structural Stability of building as per certificate issued.

5. On the basis of above said reports, composition fees amounting ₹ 4,44,738/- is liable to be charged on account of violations made viz-a-viz approved building plans. Accordingly, I hereby grant permission to occupy the buildings described below:-

Tower/Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area (in Sqm.)	%	Area (in Sqm.)	%
Block-1	Ground Floor to 10 th floor	18040.593	147.0	17932.721	146.12
Block-2	Ground Floor to 3 rd floor	1722.413	14.03	1811.694	14.76
	Total	19763.006	161.03	19744.415	160.88
Non-FAR Area (in sqm.)					
	Attributes	Sanctioned		Achieved	
	Block-1 (Ground Floor to 10 th Floor)	2309.258		2422.406	
	Block-2	110.172		163.166	
	Lower Basement under Block-1	5749.582		5749.582	
	Upper Basement under Block-1	5847.857		5847.857	
	Basement under Block-2	788.754		788.754	
	Meter Room	0.0		46.35	
	Total	14805.623		15018.115	

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 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 commercial spaces 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 HSVPA/State Government 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 HSVPA 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 State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA/HR/2013/1055 dated 23.10.2013.
 - xi. That you shall comply with all conditions laid down in the Memo. No. FS/2023/829 dated 06.09.2023 of the Director General, Fire Service, Haryana, Panchkula with regard to fire safety measures.
 - xii. That you shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, 526/19, Shivaji Nagar, Opp. S.D. Public School, Khandas Road, 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 be fully responsible for making compliance regarding any deficit electrical infrastructure as determined by competent authority/concerned DISCOM in near future.
- xviii. This occupation certificate is granted subject to the following conditions:-
- That you shall complete the pending finishing works & car parking marking points and shall submit the compliance report in the office of DTP, Gurugram within a period of 90 days from issue of this occupation certificate.
 - That you shall submit the report from Power Department/Agencies regarding provisioning of electrical infrastructure at site within a period of 90 days from issue of this occupation certificate.
 - That you shall install the balance lifts and shall submit the compliance report in the office of DTP, Gurugram alongwith valid certificate regarding registration of lifts within a period of 90 days from issue of this occupation certificates.
 - That you shall submit the amended environment clearance for the total built up area as constructed at site.
- xix. Any violation of the above said conditions shall render this occupation certificate null and void.


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

Endst. No. ZP-879/PA(DK)/2023/_____ Dated: - _____

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

- Chief Engineer-I, HSVP, Panchkula with reference to his office vide memo no. 190596 dated 05.09.2023 and memo no. 190590 dated 05.09.2023.
- Senior Town Planner, Gurugram with reference to his office memo. No. 6209 dated 29.09.2023.
- District Town Planner, Gurugram with reference to his office Endst. No. 7437 dated 20.09.2023.
- District Town Planner (Enf.), Gurugram.
- Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2023/829 dated 06.09.2023 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 the Fire Officer, Gurugram will be personally responsible for any lapse/violation.
- Sh. Naveen S/o Sh. Jaipal Singh Village Bhatgaon, Maliyan, Sonipat, Haryana.
- Nodal Officer, website updation.


Assistant Town Planner (HQ),
For: Director General, Town and Country Planning,
Haryana, Chandigarh.