

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

To

Anant Raj Ltd
CP-1, Sector-8, IMT Manesar,
Gurugram -122052.

Memo No. ZP-780-Vol.-II/JD(RA)/2023/ 38323 Dated: 09-11-2023

Subject: - Grant of occupation certificate for Commercial Site-II for an area measuring 2.838 acres part of Residential Plotted Colony measuring 110.20575 acres (Licence no. 119 of 2011 dated 28.12.2011 and Licence No. 104 of 2019 dated 07.09.2019) in Sector-63-A, 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 Commercial Site-II for an area measuring 2.838 acres part of Residential Plotted Colony measuring 110.20575 acres (Licence no. 119 of 2011 dated 28.12.2011 and Licence No. 104 of 2019 dated 07.09.2019) in Sector-63-A, Gurugram has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no 181866 dated 23.08.2023 & 181857 dated 23.08.2023 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. Senior Town Planner, Gurugram vide memo no. 6969 dated 30.10.2023 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Sh. Abhisek Jain, Architect and Sh. Raj Kumar Singh, (Structure Engineer) has issued completion certificate stating that they have supervised the site and found that the workmanship, material use for construction meet specification laid down in NBC. They have certified that site is completed which confirm the sanctioned building plans and structure designs and HBC-2017.

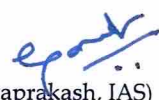
6. On the basis of above said reports and receipt of composition fees amounting to ₹ 2,50,812/- on account of violations committed in said tower and other requisite documents, I hereby grant permission to occupy the building described below:-

Tower/ Block No.	No. of Floors	FAR Sanctioned	FAR Achieved
		Area in Sqm.	Area in Sqm.
Commercial Block	Basement-1	1002.687	1012.064
	Ground Floor to 2 nd Floor	14166.502	14124.324
	Studio apartments 3 rd Floor to 10 th Floor	4887.554	4886.258
	Total	20056.743	20022.646

Non FAR area		
Mumty/Machine Room & Non FAR area on floors	877.977	877.977
Service Floor 1 & 2	828.611	828.611
Basement 1, 2 & 3	23740.27	23812.024
Total	25446.858	25518.612

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 there under. 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 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 State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2013/1091 dated 23.10.2013 and amended vide no. SEIAA/HR/2021/480 dated 11.05.2021.
 - XI. That you shall comply with all conditions laid down in the FS/2023/661 dated 21.07.2023 of the Director General, Fire Services, Haryana, Panchkula 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 allottees shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
- XVI. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
- XVII. 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.
- XVIII. Any violation of the above said conditions shall render this occupation certificate null and void.
- XIX. That you shall clear the outstanding dues within one month of such intimation in case your request for adjustment of interest payment is turned down.
- XX. That you shall abide by the orders of Hon'ble Supreme Court of India in SLP filed by the Haryana Govt. regarding notification u/s 4 & 6 subject to any portion of applied land falling under notification of Section 4 & 6.


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

Endst. No. ZP-780-Vol.-II/JD(RA)/2023/_____ Dated: - _____

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

1. Director General, Fire Services, Haryana, Panchkula with reference to his office Memo No. FS/2023/661 dated 21.07.2023 of 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 concerned Fire Officer, Gurugram will be personally responsible for any lapse/violation.
2. The Member Secretary, State Environment Impact Assessment Authority, Haryana, Bay no. 55-58, Prayatan Bhawan, Sector-2, Panchkula w.r.t. No. SEIAA/HR/2013/1091 dated 23.10.2013 and amended vide no. SEIAA/HR/2021/480 dated 11.05.2021.
3. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 181866 dated 23.08.2023 & 181857 dated 23.08.2023.
4. Senior Town Planner, Gurugram with reference to his office memo no. 6969 dated 30.10.2023.
5. District Town Planner, Gurugram with reference to his office endst. no. 8193 dated 27.10.2023.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer of Website updation.


District Town Planner (HQ),
for: Director General, Town and Country Planning,
Haryana, Chandigarh.