

FORM BR-VII

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

To

Roshni Builders Pvt. Ltd and Highrise Propbuild Pvt. Ltd.,
LGF, F-22, Sushant Shopping Arcade,
Sushant Lok, Phase-I,
Gurugram-122002.

Memo No. ZP-1267-Vol.-II/JD(RA)/2023/ 33748 Dated: - 10-10-23

Subject: - Grant of occupation certificate of Retail area (Basement 1) & 3rd Floor, Cinema (3rd & 4th Floor), Club (4th Floor) and Service Apartment (5th Floor to 14th Floor with Mezzanine) in Commercial Colony (Mix Land Use) on the area measuring 7.84875 acres (Licence no. 71 of 2018 dated 25.10. 2018) in Sector-71, Gurugram developed by Roshni Builders Pvt. Ltd.

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 **Retail area (Basement 1) & 3rd Floor, Cinema (3rd & 4th Floor), Club (4th Floor) and Service Apartment (5th Floor to 14th Floor with Mezzanine)** constructed in above said 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 203583 dated 20.09.2023 & 203583 dated 20.09.2023 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. Senior Town Planner, Gurugram vide memo no. 5467 dated 31.08.2023 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Sh. Abhushek Tiwari, Architect and Sh. Hari Om Gera, (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 ₹ 4,11,079/- on account of violations committed in said tower and other requisite documents, I hereby grant permission to occupy the building described below:-

Retail:-

Sr. No.	Floors	Sanctioned FAR	Achieved FAR
1	Basement-1	1354.39	1354.39
2	3 rd Floor	1268.60	1273.19
Total		2622.99	2627.58

Cinema

Sr. No.	Floors	Sanctioned FAR	Achieved FAR
1	3 rd Floor	2413.541	2454.50
2	4 th Floor	1387.219	1420.517
3	Projection Room level	0.00	162.289
4	Terrace Floor	0.00	15.93
Total		3800.76	4053.236

Clubs

Sr. No.	Floors	Sanctioned FAR	Achieved FAR
1	4 th Floor	1524.334	1603.340
Total		1524.334	1603.34

Service Apartment

Sr. No.	Floors	Sanctioned FAR	Achieved FAR
1.	Lower Ground Floor	321.00	321.00
2.	5 th Floor Level (Refuge Office & Refuge Ser. Appt.)	1121.394	1121.394
3.	5 th Floor Mezzanine Level (Ser. Appt.)	409.906	409.906
4.	6 th Floor Level (TYP Office & Ser. Appt.)	1121.394	1121.394
5.	6 th Floor Mezzanine Level (Ser. Appt.)	409.906	409.906
6.	7 th Floor Level (TYP Office & Ser. Appt.)	1121.394	1121.394
7.	7 th Floor Mezzanine Level (Ser. Appt.)	409.906	409.906
8.	8 th Floor Level (TYP Office & Refuge Ser. Appt.)	1121.394	1121.394
9.	8 th Floor Mezzanine Level (TYP Ser. Appt.)	409.906	409.906
10.	9 th Floor Level (TYP Office & Refuge Ser. Appt.)	1121.394	1121.394
11.	9 th Floor Mezzanine Level (TYP Ser. Appt.)	409.906	409.906
12.	10 th Floor Level (TYP Office & Refuge Ser. Appt.)	1121.394	1121.394
13.	10 th Floor Mezzanine Level (TYP Ser. Appt.)	409.906	409.906
14.	11 th Floor Level (TYP Office & Ser. Appt.)	1121.394	1121.394
15.	11 th Floor Mezzanine Level (TYP Ser. Appt.)	409.906	409.906
16.	12 th Floor Level (TYP Office & Ser. Appt.)	1121.394	1121.394
17.	12 th Floor Mezzanine Level (TYP Ser. Appt.)	409.906	409.906
18.	12A/13 th Floor Level (Refuge Office & Refuge Ser. Appt.)	1121.394	1121.394
19.	12A/13 th Floor Mezzanine Level (TYP Refuge Ser. Appt.)	409.906	409.906
20.	14 th Floor Level (TYP Office & Ser. Appt.)	1121.394	1121.394

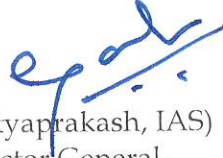
gpd

21.	14 th Floor Mezzanine Level (GYP Ser. Appt.)	409.906	409.906
Total		15634.0	15634.0

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 Ministry of Environment and Forests, Government of India vide memo no. F-No. 21-81/2018-IA-III, dated 21.01.2019.
 - XI. That you shall comply with all conditions laid down in the FS/2023/668 dated 25.07.2023 of the Director General, Fire Service, 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.

Signature

- 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.



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

Endst. No. ZP-1267-Vol.-II/JD(RA)/2023/_____ Dated: - _____

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

1. Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2023/668 dated 25.07.2023 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. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 203583 dated 20.09.2023 & 203583 dated 20.09.2023.
3. Senior Town Planner, Gurugram with reference to his office memo no. 5467 dated 31.08.2023.
4. District Town Planner, Gurugram with reference to his office endst. no. 6575 dated 25.08.2023.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer of Website updation.

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