

FORM BR-VII

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

To

VSR Infratech Pvt. Ltd.,
C/o AMD Estates & Developers Pvt. Ltd.,
Plot No. 14, Ground Floor, Sector-44,
Institutional Area, Gurugram.

Memo No. ZP-744-II/JD(RD)/2023/28378 Dated: 28-08-2023

Subject: - Grant of occupation certificate for Part Lower Ground Floor, Part Ground Floor, Part 1st Floor and 2nd Floor in Commercial Colony area measuring 2.968 acres (Licence No. 72 of 2011 dated 21.07.2011) in Sector-114, Gurugram being developed by VSR Infratech Pvt. Ltd. C/o AMD Estates & Developers Pvt. Ltd.

Please refer to your application dated 16.02.2023 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Part Lower Ground Floor, Part Ground Floor, Part 1st Floor and 2nd Floor in Commercial Colony area measuring 2.968 acres (Licence No. 72 of 2011 dated 21.07.2011) in Sector-114, Gurugram has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula dated 30.09.2020 at the time of earlier Occupation Certificate granted has confirmed that public health services (Internal & External) have been got checked and found laid at site. The services include water supply, sewerage, SWD, roads, street lighting and Horticulture. The Senior Town Planner, Gurugram vide memo Nos. 4127 dated 16.06.2023 & 4601 dated 18.07.2023 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. R.K. Singh, (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 ₹ 1,45,37,967/- 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:-

Sr. No.	Tower/ Block No	FAR Sanctioned	FAR Already achieved and OC granted	Now FAR Archived	Total FAR Achieved	Balance FAR
1	Lower Ground Floor	2591.593	2022.614	525.946	2548.56	43.033
2	Ground Floor	4455.495	4258.589	57.108	4315.697	139.798
3	First Floor	3198.353	2995.369	94.333	3089.702	108.651
4	Second Floor	1776.764	-	2292.986	2292.986	+516.222
5	Third Floor	1946.703	1946.703	-	1946.703	0.000
6	Fourth Floor	1468.046	1468.046	-	1468.046	0.000
7	Fifth Floor	1439.199	1439.199	-	1439.199	0.000
8	Sixth Floor	1501.096	1501.096	-	1501.096	0.000
9	Seventh Floor	1501.096	1501.096	-	1501.096	0.000
10	Eighth Floor	1501.096	1501.096	-	1501.096	0.000
11	Service Floor	-	-	-	-	-
12	Basement-1	-	-	-	-	-
13	Basement-2	-	-	-	-	-
	Total	21379.442	18633.808	2970.373	21604.181	224.5106
		(177.99%)	(155.139%)	(24.73%)	(179.869%)	(1.068%) (Excess FAR)

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 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 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 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 State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA/HR/2022/183 dated 18.01.2023.
- XI. That you shall comply with all conditions laid down in the Memo No. FS/2020/17 dated 15.07.2020 and FS/2020/152 dated 19.09.2020 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 (Khandsa 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. 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-744-II/JD(RD)/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/2020/17 dated 15.07.2020 and FS/2020/152 dated 19.09.2020 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 Fire Officer, Gurugram will be personally responsible for any lapse/violation.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo No. 155444 dated 30.09.2020 & memo no. 154749 dated 30.09.2020.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 4127 dated 16.06.2023 & 4601 dated 18.07.2023.
4. District Town Planner, Gurugram with reference to his office Endst. No. 4583 dated 08.06.2023 & 5496 dated 17.07.2023.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer of Website updation.


(S.K. Sehrawat)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.

Memo No. ZP-744-II/JD(RD)/2023/ 28385 Dated 28/08/23

To

VSR Infratech Pvt. Ltd.,
C/o AMD Estates & Developers Pvt. Ltd.,
Plot No. 14, Ground Floor, Sector-44,
Institutional Area, Gurugram.

Subject: Show Cause Notice for not filling of DOD in respect of occupation certificate granted for Commercial Colony area measuring 2.968 acres (Licence No. 72 of 2011 dated 21.07.2011) in Sector-114, Gurugram being developed by VSR Infratech Pvt. Ltd. C/o AMD Estates & Developers Pvt. Ltd.

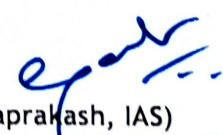
Whereas, the occupation certificate for Commercial Block (Lower Ground Floor to 1st Floor and 3rd Floor to 8th Floor), in the aforesaid Commercial Colony was granted vide this office memo no. 3843 dated 17.02.2021.

2. Whereas while granting the occupation certificate a condition was imposed that you will abide by the provisions of the Haryana Apartment Ownership Act, 1983 and Rules framed thereunder.

3. Whereas as per the provisions of Section 2 of Haryana Apartment Ownership Act, 1983 you were required to file deed of declaration within a period of ninety days after obtaining part completion/completion certificate under the rules framed under the Haryana Development and Regulation of Urban Areas Act, 1975 (8 of 1975), or occupation certificate under the rules framed under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963), whichever is earlier.

4. Whereas, you have not submitted the DOD till date and thus not complied with the provisions of Section 2 of the Haryana Apartment Ownership Act, 1983 and thus you are liable for penal action as per the provisions of 24A of the said Act.


You are hereby called upon to show cause within a period of 15 days as to why further measures as per the Section 24A of the said Act may not be taken against you.


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

Endst No. ZP-744-II/JD(RD)/2023/_____ Dated _____

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

1. The Senior Town Planner, Gurugram.
2. The District Town Planner (P), Gurugram.
3. The District Town Planner (E), Gurugram.


(S.K. Sehrawat)
District Town Planner (HQ),
O/o Director General, Town & Country Planning,
Haryana, Chandigarh.