

**DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA**  
 Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh  
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**FORM BR-VII**

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

To

Signature Infabuild Pvt. Ltd.,  
 1310, 13th Floor, Dr. Gopal Das Bhawan,  
 28, Barakhamba Road, New Delhi - 110001.

Memo No.-ZP-1359/PA(DK)/2024/ 11048 Dated: 28/03/2024

**Subject: -** Grant of occupation certificate for Affordable Group Housing Colony area measuring 5.05595 acres (Licence No. 121 of 2019 dated 14.09.2019 & Licence No. 6 of 2021 dated 05.03.2021) in Sector-89, Gurugram Manesar Urban Complex developed by Signature Infabuild Pvt. Ltd.

Please refer to your application dated 07.02.2024 & 27.03.2024 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Affordable Group Housing 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. 74616 dated 21.03.2024 and memo no. 74614 dated 21.03.2024 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. 1705 dated 21.03.2024 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. Paresh Jauhari, (Supervising Engineer) has also confirmed about Structural Stability of building as per certificate issued.
5. On the basis of above said reports, composition fees amounting ₹ 3,21,795/- 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 dwelling units sanctioned	No of dwelling units achieved	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sq.m.	%	Area in Sq.m.	%
Tower-T1	120	120	Ground to 14 <sup>th</sup> Floor	7521.059	38.29	7521.059	38.29
Tower-T2	120	120	Ground to 14 <sup>th</sup> Floor	7521.059	38.29	7521.059	38.29
Tower-T3	120	120	Ground to 14 <sup>th</sup> Floor	7521.059	38.29	7521.059	38.29
Tower-T4	120	120	Ground to 14 <sup>th</sup> Floor	7521.059	38.29	7521.059	38.29
Tower-T5	111	111	Ground to 13 <sup>th</sup> Floor	6966.975	35.47	6966.975	35.47
Tower-T6	106	106	Stilt/Ground to 13 <sup>th</sup> Floor	6702.823	34.12	6702.823	34.12
Tower-T7	38	38	Ground to 9 <sup>th</sup> Floor	2664.418	13.56	2664.418	13.56
<b>Total</b>	<b>735</b>	<b>735</b>		<b>46418.452</b>	<b>236.31</b>	<b>46418.452</b>	<b>236.31</b>

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 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/2021/376 dated 22.11.2021.
  - xi. That you shall comply with all conditions laid down in the Memo. No. FS/2023/1064 dated 03.11.2023 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 (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. That you shall demolish the ESS within 7 days and develop the green area as per approved building plans within 15 days from the issue of this occupation certificate.
- xix. That you shall construct the ESS as per approved building plans within 90 days from the issue this occupation certificate.
- xx. That you shall submit the report from Superintending Engineer (Planning), HVPNL, Panchkula regarding provisioning of electrical infrastructure within a period of 90 days from the issue of this occupation certificate.
- xxi. Any violation of the above said conditions shall render this occupation certificate null and void.

(Amit Khatri, IAS)  
Director,  
Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-1359/PA(DK)/2024/\_\_\_\_\_ Dated: - \_\_\_\_\_

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

1. Chief Engineer-I, HSVP, Panchkula with reference to his office vide memo no. 74616 dated 21.03.2024 and memo no. 74614 dated 21.03.2024.
2. Senior Town Planner, Gurugram with reference to his office memo. no. 1705 dated 21.03.2024.
3. District Town Planner, Gurugram with reference to his office Endst. No. 2348 dated 21.03.2024.
4. District Town Planner (Enf.), Gurugram.
5. Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2023/1064 dated 03.11.2023 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.
6. Sh. Paresh Jauhari, Supervising Engineer, 20, Central Lane, Babar Road, New Delhi - 110001.
7. Nodal Officer, website updation.

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