

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

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

To

B.M. Gupta Pvt. Ltd.,
5th floor, BMG City Centre, Elegant City,
Sector-26, Garhi Bolni Road,
Rewari-123401.

Memo No.ZP-1034-II/JD(RD)/2023/ 31512 Dated: 21-09-2023

Subject: - Grant of part occupation certificate for C-1 (Ground Floor) & C-2 (Ground Floor) falling in Affordable Group Housing colony area measuring 5.975 acres (Licence No. 73 of 2014 dated 01.08.2014) in Sector-26 & 27, Rewari being developed by B.M. Gupta Pvt. Ltd.

Please refer to your application dated 31.05.2023 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for C-1 (Ground Floor) & C-2 (Ground Floor) falling in 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 dated 04.08.2023 has confirmed that the external and internal services with respect to aforesaid Towers in Affordable Group Housing Colony area measuring 5.975 acres have been got checked and reportedly laid at site and are operational/functional. The services include Water Supply, Sewerage, SWD, Roads, Street Lighting & Horticulture. The Senior Town Planner, Gurugram vide memo no. 5056 dated 11.08.2023 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. Rakesh Kumar, who is MS Structure has also confirmed about Structural Stability of building as per certificate issued.

5. On the basis of above said reports, composition fees amounting ₹ 1,52,145/- 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 Sqm.	%	Area in Sqm.	%
Commercial -C1	-	-	GF	1142.602	4.949	1175.191	5.09
Commercial -C2	-	-	GF	263.14	1.14	263.14	1.14
Total (A)				1405.742	6.089	1438.331	6.23
OC already granted for Towers P-01 (Tower-01), P-03 (Tower-02), & P-04 (Tower-03 and Tower-04) and Basement vide memo No. 31254 dated 14.10.2022	932	934		49862.69	215.97	47764.419	206.89
Grand Total (A+B)				51268.432	222.059	49202.75	213.12

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 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, Panchkula vide No. SEIAA/HR/2016/824 dated 27.09.2016.
 - XI. That you shall comply with all conditions laid down in the Memo No. FS/2023/602 dated 04.07.2023 to his office of the Director General, Fire Services, Haryana Panchkula and Memo No. FS/2023/1 dated 22.07.2023 to his office of the Fire Station Officer Rewari 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 be obtained amended environment clearance before applying the occupation certificate of remaining area of the buildings.
- 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-1034-II/JD(RD)/2023/_____ Dated: -_____

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

1. Senior Town Planner, Gurugram with reference to his office memo. No. 5056 dated 11.08.2023.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo nos. 168490 and 168643 dated 04.08.2023.
3. District Town Planner, Rewari with reference to his office Endst. No. 3494 dated 26.07.2023.
4. The Director General, Fire Services, Haryana Panchkula with reference to his office Memo No. FS/2023/602 dated 04.07.2023 and Fire Station Officer Rewari to his office Memo No. FS/2023/1 dated 22.07.2023 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 concerned Fire Officer will be personally responsible for any lapse/violation.
5. Nodal Officer, website updation.


(SK Sehwat)
District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh.