

REGD.

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

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana5@gmail.com
Website www.tcpharyana.gov.in

To

Reach Promoters Pvt. Ltd.,
315, 3rd Floor, Time Tower Building, MG Road,
Gurugram-122002.

Memo No. ZP-603/SD(BS)/2017/ 18007

Dated: - 27/07/2017

Whereas Reach Promoters Pvt. Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -


- Licence No. 17 of 2010 dated 13.02.2010.
- Total area of the Commercial Site measuring 6.26 acres.
- Sector-68, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Commercial Building Block	Lower Ground Floor (part 302.364 Sqm.), 3 rd Floor to 8 th Floor (including terraces)	17026.20	67.761	9924.881	39.499
Basement-1		16355.07		16335.07	
Basement-2		15560.732		15560.732	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Haryana Fire Service, Panchkula, Environment Clearance issued by Government of India, Ministry of Environment & Forests, Structure Stability Certificate given by Sh. Dinesh Kumar Goel, BE (Civil), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-I, HUDA, Panchkula & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 25,95,183/- for the variations vis-à-vis approved building plans with following conditions: -

1. 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.
2. 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.
3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HUDA 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.
4. 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 HUDA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.
6. 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.
7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
8. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.

10. That you shall comply with all the stipulations mentioned in the Environment clearance issued by Government of India, Ministry of Environment & Forests Vide No. 374/SEIAA(H)/2011-IA-III dated 08.08.2011.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/FA/2017/615/53394 dated 04.07.2017 of the Director, Haryana Fire Service, Panchkula with regard to fire safety measures.
12. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Chief Inspector of Lifts & Escalators to Government Haryana, Chandigarh.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
14. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
15. 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.
16. 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.
17. 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.
18. Any violation of the above said conditions shall render this occupation certificate null and void.



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

Endst. No. ZP-603/SD(BS)/2017/_____

Dated: - _____

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

1. The Director, Haryana Fire Service, Panchkula with reference to his office Memo No. DFS/FA/2017/615/53394 dated 04.07.2017 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.
2. Chief Engineer-I, HUDA, Panchkula with reference to his office memo no. 106753 dated 12.06.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 96846 dated 29.05.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 3141 dated 05.06.2017.
5. District Town Planner, Gurugram with reference to his office Endst. No. 5447 dated 25.05.2017.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.


 (Hitesh Sharma)
 District Town Planner (HQ),
 For Director, Town and Country Planning,
 Haryana, Chandigarh.

REGD.

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

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

✓ Reach Promoters Pvt. Ltd.,
315, 3rd Floor, Time Tower Building,
MG Road, Gurugram-122002.

Memo No. ZP-603-Vol-II/SD(DK)/2019/ 19762

Dated: - 16-08-19

Whereas Reach Promoters Pvt. Ltd. has applied for the issue of an occupation certificate on 09.04.2019 in respect of the building described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -


- Licence No. 17 of 2010 dated 13.02.2010.
- Total area of the Commercial Colony measuring 6.26 acres.
- Sector-68, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Office Block	Part Lower Ground Floor, Part Ground Floor, 1 st & 2 nd Floor	38531.493	153.347	34607.06	137.729
Retail Block	Part Lower Ground Floor, Ground Floor to 4 th Floor & Terrace				
Non-FAR Area in Sqm.					
		Sanctioned		Achieved	
Lower Ground Floor (Office Block/Retail Block)		3465.403		3465.403	
Guard room		---		13.57	
Terrace Floor (Mumty/Machine Room)		197.42		197.42	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Service, Haryana, Panchkula, Environment Clearance issued by Ministry of Environment & Forests, Government of India, Structure Stability Certificate given by Sh. Pankish Goel, M.Sc. (Structure Engineer), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 3,39,49,662/- for the variations vis-à-vis approved building plans with following conditions:-

1. 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.
2. 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.
3. That you shall apply for the connection for disposal of sewerage, drainage 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.
4. 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/GMDA/State Government as per their scheme.
5. 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.

6. 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.
7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
8. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
10. That you shall comply with all the stipulations mentioned in the Environment clearance issued by Ministry of Environment & Forests, Government of India Vide No. 374/SEIAA(H)/2011-IA-III dated 08.08.2011.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/FA/2017/615/53394 dated 04.07.2017 of Director, Fire Service, Haryana, Panchkula and memo no. FS/2019/53 dated 07.03.2019 of the Director General, Fire Service, Haryana, Panchkula with regard to fire safety measures.
12. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HSVP Primary School Building, Block-C-2, Sushant Lok-I, Gurugram.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
14. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
15. 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.
16. 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.
17. 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.
18. That you shall obtain the water connection from GMDA within 30 days of issuance of this letter in reference to GMDA memo no. 3582 dated 27.06.2019. Further, no possession shall be offered to the allottees before obtaining the water connection from GMDA.
19. Any violation of the above said conditions shall render this occupation certificate null and void.



 (K. Makrand Pandurang, IAS)
 Director, Town & Country Planning,
 Haryana, Chandigarh.

Endst. No. ZP-603-Vol-II/SD(DK)/2019/_____

Dated: - _____

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

1. The Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. DFS/FA/2017/615/53394 dated 04.07.2017 & memo no. FS/2019/53 dated 07.03.2019 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.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 93169 dated 23.05.2019 & memo no. 93184 dated 23.05.2019.
3. Senior Town Planner, Gurugram with reference to his office memo. no. 2698 dated 29.05.2019.
4. District Town Planner, Gurugram with reference to his office Endst. No. 4742 dated 22.05.2019.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.


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

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

Reach Promoters Pvt. Ltd.,
410, 4th Floor, Ambadeep Building, 14 KG Marg,
New Delhi -110001.

Memo No. ZP-603-Vol-IV/PA(DK)/2025/ 24726 Dated: - 01-07-2025

Subject: - Grant of Occupation Certificate for part area at Lower Ground Floor, Ground Floor and Basement-1 in Commercial Colony measuring 8.9375 acres (Licence No. 17 of 2010 dated 13.02.2010 & Licence No. 150 of 2022 dated 28.09.2022), Sector-68, Gurugram Manesar Urban Complex being developed by Reach Promoters Pvt. Ltd.

Please refer to your application dated 15.10.2024 & 07.05.2025 on the subject cited matter.

- 2. The application received vide memo under reference for grant of occupation certificate of 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. 320820 dated 28.11.2024 and memo no. 320267 dated 28.11.2024 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. Senior Town Planner, Gurugram vide memo no. 6016 dated 14.11.2024 has intimated the variations made at site vis-à-vis approved building plans.
- 4. Further, Sh. Ravi Kumar Garg, Architect and Sh. Ajay Kumar Maanocha (Supervising 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.
- 5. On the basis of above said reports and receipt of composition charges amounting ₹ 53,54,792/- on account of violations committed in said building viz-a-viz approved building plans and other requisite documents, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Retail Block	Lower Ground Floor & Ground Floor	19185.46	53.04	15918.33 (already OC granted 13541.45 sqm. + 2376.883 sqm. applied for OC)	44.01
Non-FAR Area in Sqm.					
Floor		Sanctioned		Achieved	
Basement -1		29.028		29.028	

6. The occupation certificate of the aforesaid buildings is being issued, subject to the following conditions:-
 - i. That 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 HSP 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 is made available by HSP/State Government as per their scheme.
 - v. That in case some additional structures are required to be constructed as decided by HSP 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. That 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 Forest, Government of India vide No. SEAC/HR/2024/088 dated 31.08.2024.
 - xi. That you shall comply with all conditions laid down in the Fire NOC issued vide Memo No. FS/2024/1092 dated 18.10.2024 by 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 Executive Engineer, Electrical Inspectorate, Haryana, Gurugram-II, near Bakhatawar Bhawan, Police Chowki Wali Gali, Jharsa, Sector-39, Gurugram.
 - xiii. That 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 solely responsible and resolve the objection if any, received from the existing allottees.
- xix. That 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-603-Vol-IV/PA(DK)/2025/_____ Dated: - _____

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

1. The Director General, Fire Services Haryana Panchkula, w.r.t. his office memo no FS/2024/1092 dated 18.10.2024 vide which no objection certificate for occupation of the above-referred buildings has 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.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 320820 dated 28.11.2024 and memo no. 320267 dated 28.11.2024.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 6016 dated 14.11.2024.
4. District Town Planner, Gurugram with reference to his office endst. No. 10548 dated 13.11.2024.
5. District Town Planner (Enf.), Gurugram.
6. Sh. Ajay Kumar Maanocha , D-57, Greenwood City, Sector -46 Gurugram. .
7. PM (IT) of this Directorate for updation the same on Departmental website.

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

