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

R.C. Sood and Company Pvt. Ltd.
C/o Advance India Projects Ltd.,
232-B, 4th Floor, Okhla Industrial Area,
Phase-III, New Delhi.

Memo No.-ZP-572-II/PA(DK)/2024/ 14007 Dated: 09-05-2024

Subject: - **Grant of Occupation Certificate for Commercial Colony (under TOD) area measuring 4.418 acres (Licence No. 197 of 2008 dated 05.12.2008) in Sector-66, Gurugram developed by R.C. Sood and Company Pvt. Ltd. C/o Advance India Projects Ltd.**

Please refer to your application dated 23.08.2023 & 20.03.2024 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for 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. 267154 dated 14.12.2023 and memo no. 267147 dated 14.12.2023 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. The Senior Town Planner, Gurugram vide memo no. 2030 dated 05.04.2024 and memo no. 2530 dated 01.05.2024 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. Raj Kumar Singh, (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 ₹ **2,30,031/-** 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 Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Commercial Building	Ground floor to 3rd floor	22398.625	130.853	19710.66	115.15
Non-FAR Area (in Sqm.)					
Attributes		Sanctioned		Achieved	
Basement-1		9534.859		9534.859	
Basement-2		10073.599		10073.599	

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(124)/HR/2020/329 dated 17.08.2020.

xi. That you shall comply with all conditions laid down in the Memo. No. FS/2023/1188 dated 15.12.2023 of the Director General, Fire Services, 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, Gurugram-II, Near Bakhtawar Bhawan, Police Chowki Wali Gali, Jharsa, Sector-39, 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 used 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 submit the the final certificate of Gold Rating from LEED before apply of final occupation certificate.

xix. 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-572-II/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. 267154 dated 14.12.2023 and memo no. 267147 dated 14.12.2023.
2. Senior Town Planner, Gurugram with reference to his office memo. no. 2030 dated 05.04.2024 and memo no. 2530 dated 01.05.2024.
3. District Town Planner, Gurugram with reference to his office Endst. No. 2618 dated 04.04.2024 and endst no. 3396 dated 01.05.2024.
4. District Town Planner (Enf.), Gurugram.
5. Director General, Fire Services, Haryana, Panchkula with reference to his office Memo No. FS/2023/1188 dated 15.12.2023 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. Raj Kumar Singh, (Supervising Engineer), House No. 1192, Sector-9A, Gurugram - 122001.
7. Nodal Officer, website updation.

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