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

S.A Infracon Pvt. Ltd.
904-907 Time Tower, Sector-28,
M.G. Road, Gurugram.

Memo No. ZP-562-Vol-V/JD (RA)/2025/ 7168 Dated: - 27-02-2025

Subject: - **Grant of Occupation Certificate for Tower-T6 (Now renamed as Tower-T15, T16) Tower-T5 (Now renamed as P1, P2, P3, P4, P5, & P6) and T9-EWS (13th to 19th Floor) falling in Group Housing Colony on the area measuring 48.818 acres (Licence no. 44 of 2009 dated 14.08.2009 and Licence No. 68 of 2011 dated 21.07.2011) in Sector-92, Gurugram Manesar Urban Complex developed by S.A. Infracon Pvt. Ltd.**

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

2. The request made vide above referred application to grant occupation certificate for Tower-T6 (Now renamed as Tower-T15, T16) Tower-T5 (Now renamed as P1, P2, P3, P4, P5, & P6) and T9-EWS (13th to 19th Floor) falling in Group Housing Colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer HSVP, Panchkula vide memo dated 277315 dated 18.10.2024 and 277308 dated 18.10.2024 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 and roads. Senior Town Planner, Gurugram vide memo no. 5807 dated 28.10.2024 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Sh. Kulmeet Shangari, Architect and Sh. Raj Kumar Singh, (Empanelled 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.

6. On the basis of above said reports and receipt of composition fees amounting ₹ 83,99,013/-on account of violations committed in said towers and other requisite documents, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	Dwelling Units	No's of Floors	FAR Sanctioned Area in Sqm.	FAR Achieved Area in Sqm.
Tower-T6 (Now renamed as Tower-T15, T16)	228	Stilt/Ground Floor to 19th Floor	23812.53	23495.976
Tower-T5 (Now renamed as P1)	57	Stilt/Ground Floor to 19th Floor	9072.976	9122.678
Tower-T5 (Now renamed as P6)	57	Stilt/Ground Floor to 19th Floor	9072.976	9135.491
Tower-T5 (Now renamed as P3 & P5)	114	Stilt/Ground Floor to 19th Floor	18145.956	18145.956

Tower-T5 (Now renamed as P2 & P4)	114	Stilt/Ground Floor to 19th Floor	18145.956	18145.782
T9-EWS	168	13th to 19th Floor	3683.09	3943.849
Total	570 Main Dwelling units and 168 EWS Units		81933.484	81989.732

7. 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 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.

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 Vide No. SEIAA/HR/2014/935 dated 11.07.2014.

XI. That you shall comply with all conditions laid down in the Director General, Fire Services, Haryana, Panchkula memo no Director General Fire Services, Haryana Panchkula vide memo no. FS/2024/1083 dated 17.10.2024 for Tower-P1 to P6, EWS and Assistant Divisional. Fire officer/Fire Station officer Gurugram vide memo no. FS/2023/830 dated 24.11.2023 for Tower 15 & 16 with regard to fire safety measures.

XII. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA, Primary School Building, Block-C-2, Sushant Lok-I, 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 submit the revalidated NOC for the lifts expired on 14.02.2025, within 30 days from the issuance of the Occupation Certificate.

XVIII. 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-562-Vol.-V/JD (RA)/2025/_____ Dated: -_____

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

1. Director General, Fire Services, Haryana, Panchkula w.r.t. his office memo no FS/2024/1083 dated 17.10.2024 for Tower-P1 to P6, EWS and Assistant Divisional. Fire officer/Fire Station officer Gurugram vide memo no. FS/2023/830 dated 24.11.2023 for Tower 15 & 16 vide which no objection certificate 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. The Member Secretary, State Environment Impact Assessment Authority, Haryana, Bay no. 55-58, Prayatan Bhawan, Sector-2, Panchkula w.r.t. his office memo no. SEIAA/HR/2014/935 dated 11.07.2014.
3. Chief Engineer -I, HSVP, Panchkula vide memo no. 277315 dated 18.10.2024 and 277308 dated 18.10.2024.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 5807 dated 28.10.2024.
5. District Town Planner, Gurugram with reference to his office endst. No. 9579 dated 23.10.2024.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.
8. Sh. Kulmeet Shangari, Architect, E-24, South Extension Part-I, New Delhi-49.
9. Sh. Raj Kumar Singh, (Empanelled Supervising Engineer), Office # 1192, Sector-9A, Gurugram, Haryana.

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