

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

To

Sh. Jagdish Khattar & others
C/o Bestech India Pvt. Ltd.
Bestech House, 51, Sector-44,
Gurugram -122002.

Memo No. ZP-949/JD(RA)/2023/ 8382 Dated: 21-03-2023

Subject: - Grant of occupation certificate for Tower-1 (Ground to 6th Floor & 13th to 18th Floor), 2, 4 to 7, EWS Block, Convenient Shopping, Community Building, Nursery School, single level Basement & Swimming Pool, Gate Post falling in Group Housing Colony Measuring 10.10 acres (License No. 22 of 2012 dated 27.03.2012) in Sector-79, Gurugram developed by Sh. Jagdish Khattar and others in collaboration with Bestech India 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-1 (Ground to 6th Floor & 13th to 18th Floor), 2, 4 to 7, EWS Block, Convenient Shopping, Community Building, Nursery School, single level Basement & Swimming Pool, Gate Post falling in Group Housing Colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer Inra-II, GMDA, Gurugram vide memo dated 05.12.2022 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. 35 dated 02.01.2023 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Structural Stability Certificate for the building raised at site has been issued by Sh. Jayant V. Inamdar, (Structure Engineer) has also confirmed about Structural Stability of building as per certificate issued.

6. On the basis of above said reports and receipt of composition fees amounting ₹ 5,15,770/- on account of violations committed in said towers and other requisite documents on 30.01.2023, I hereby grant permission to occupy the buildings described below:-

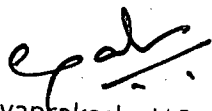
Tower/ Block No.	No's of dwelling units sanctioned	No's of dwelling units achieved	No's of Floors	FAR Sanctioned in Sqm.	FAR Achieved in Sqm.
Tower-1	49	49	Ground + 6 th Floor & 13 th Floor to 18 th Floor	6016.082	6016.082
Tower-2	78	78	Ground + 19 th Floor	9471.600	9471.600
Tower-4	78	78	Ground + 19 th Floor	9471.600	9471.600
Tower-5	73	73	Ground + 18 th Floor	8901.796	8901.796

Tower-6	70	70	Ground + 19 th Floor	10059.926	10059.926
Tower-7	70	70	Ground + 19 th Floor	10059.926	10059.926
EWS Block	92	92	Ground + 8 th Floor	2178.944	2178.944
Community Building			Ground + 1 st Floor	1092.92	1092.92
Convenient Shopping			Ground Floor only	191.265	191.265
Total	418 no's Main Dwelling Unit & 92 no's EWS Units			57444.059	57444.059
Non-FAR Area in Sqm.					
				Sanctioned	Achieved
Basement-1				31056.79	31056.79
Nursery School				761.85	778.225
Total				32889.655	24035.968

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 (125)/HR/2020/583 dated 23.11.2020.
 - XI. That you shall comply with all conditions laid down in the Fire Station Officer Gurugram memo no FS/2022/162 dated 29.06.2022 with regard to fire safety measures.


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- 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 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 also submit the NOC from SE HVPNL, Panchkula within 60 days from the issuance of this occupation certificate.
- XVIII. That you have submitted an agreement with Mapsko Pvt. Ltd. for Electrical Infrastructure, However, in case you have failed to provide Electrical Infrastructure, the cost of Electrical Infrastructure will be recovered from Bestech India (P) Ltd.
- 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-949/JD(RA)/2023/ 8383-88 Dated: - 21-03-2023

- A copy is forwarded to the following for information and necessary action: -
1. Chief Engineer Infra-II, GMDA, Gurugram vide memo dated 05.12.2022.
 2. Senior Town Planner, Gurugram with reference to his office memo. No. 35 dated 02.01.2023.
 3. District Town Planner, Gurugram with reference to his office endst. No. 15448 dated 26.12.2022.
 4. District Town Planner (Enf.), Gurugram.
 5. The Fire Station Officer Gurugram memo no FS/2022/162 dated 29.06.2022 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
 6. Nodal Officer, website updation.


 (R.S. Batth)
 District Town Planner (HQ),
 For Director General, Town and Country Planning,
 Haryana, Chandigarh.