

Interim compliance Report dated 16.02.2024

As per

Hon'ble National Green Tribunal

(Order dated 08 Jan, 2024)

IN THE MATTER OF

Sunil Kumar Nigam V/s

State of Haryana

IN

Original Application No.

648/2023

Interim compliance Report of Hon'ble NGT order dated 08.01.2024 in the matter of Sunil Kumar Nigam V/s State of Haryana OA No. 648/2023

1. Background:-

The Complainant, an allottee of an apartment in Windchants apartment in Sector 112 Gurugram, Haryana has complained that in the Windchants Group Housing Colony project, the builder, Experion Developers Pvt Ltd., in order to earn unlawful gains, has violated existing laws pertaining to protection of environment and maintenance of Green Area.

The applicant has referred to the following violations:-

- i. Illegally constructing a high-speed Diesel Tank on the notified Green Area (30%) with concrete structure and equipment protruding above ground level near tower WT07.
- ii. Illegally constructing a Gas Bank on the notified Green Area (30%) with concrete structure and equipment protruding above ground level near tower WT07.
- iii. Reducing the sanctioned Green Area and constructing more than permissible FAR of 175 without revision of sanctioned plans.
- iv. Altering the plan and encroaching green area and reducing the number of visitor's car parking slots (ECS) around various towers including tower no. WTO7.
- v. Altering the circulation roads around residential towers including tower WTO7 in violation of norms, of having concrete black top, required to be followed for movement of fire tenders in case of fire.
- vi. Constructed STP in violation of EC conditions. The recirculated water being supplied in apartments contains fecal matter. The water is of dark colour and stinks badly.
- vii. The Promoter has failed to get water supply from Municipal Corporation. Water is being sourced from tankers which contains an alarmingly high TDS of over 450.
- viii. Possession is being offered without Consent of SPCB.
- ix. Builder illegally built 20 additional EWS units, which had to be demolished after objections by residents.
- x. The builder is extracted Ground Water without permission. The applicant has further submitted that the construction is still on going in spite of the fact that EC granted in 2012 has expired. As of now, construction is without any EC and / or CTE issued by HSPCB. The applicant has further submitted that complaints were made to the concerned statutory authorities but no action has been taken on the same.

Hon'ble National Green Tribunal vide order dated 08.01.2024 has directed as follows:-

In view of the averments made in the application, we also consider it appropriate that a Joint Committee be constituted to verify the factual position and suggest appropriate remedial action. Accordingly, we constitute a Joint Committee comprising of representatives of the Central Pollution Control Board (CPCB), Haryana State Pollution Control Board (HSPCB) and District Magistrate, Gurugram and direct the same to undertake visits to the site, look into the grievances of the applicant, associate the applicant and representative of the concerned project proponent, verify

the factual position and suggest appropriate remedial action. The State PCB will be the nodal agency for coordination and compliance. Factual and Action taken Report may be submitted on or before 15.02.2024 by e-mail at judicialngt@gov.in preferably in the form of searchable PDF/OCR Supported PDF and not in the form of Image PDF..

2. Compliance of Hon'ble National Green Tribunal directions:-

In compliance of Hon'ble NGT directions issued vide order dated 08.01.2024, Joint committee was constituted of following officers to verify the factual position and suggest appropriate remedial action:-

Sr. No.	Name of Officer & Designation	Representative/Nominee
1.	Sh. Hitesh Kumar, IAS, Additional Deputy Commissioner, Gurugram	Deputy Commissioner, Gurugram
2.	Sh. Danish Meena, Scientist C, CPCB, New Delhi	CPCB, New Delhi
3.	Sh. Vikas Grewal, Scientist B, Gurugram Region (N)	HSPCB

The Joint Commissioner, Municipal Corporation Gurugram , The District Town Planner (Planning) Town & Country Planning Department, Gurugram ,The Estate Officer-I, Haryana Shehri Vikas Pradhikaran , Gurugram, M/s Experion Developers Pvt. Ltd., Developer and Sh. Sunil Kumar Nigam, applicant were requested to attend the inspection scheduled on 13.02.2024 & applicant vide his Email dated 12.02.2024 has informed that his authorized representatives Mr. Manoj Kumar, R/o T2/302, Experion Windchants sector -112, Gurugram & Mr. Gopal Arora, R/o C-1/7 Rana Partap Bagh, Delhi shall attend the inspection alongwith joint team. Following assisted joint committee during inspection on 13.02.2024:-

Sr. No.	Name of Officer & Designation	Deptt.
1.	Sh. Rajesh Kaushik, District Town Planner (Planning), Gurugram	Department of Town & Country Planning, Gurugram
2.	Sh. Satya Narayan, SDE, HSVP, Gurugram	Representative of HSVP, Gurugram
3.	Sh. Anand Saini, JE, HSVP, Gurugram	HSVP, Gurugram

Observations and Findings:-

As per site observation, interim report is as under:-

Sr. No.	Violation referred by Applicant	Reply
1	Illegally constructing a high-speed Diesel Tank on the notified Green Area (30%) with	DTP (Planning), Gurugram has send its report on the

	concrete structure and equipment protruding above ground level near tower WT07.	available records to DTP Enforcement for verification and facts finding.
2	Illegally constructing a Gas Bank on the notified Green Area (30%) with concrete structure and equipment protruding above ground level near tower WT07.	Report of DTP Enforcement is awaited. Joint committee will analyze the reply received for Town planning department and submit final report before Hon'ble NGT
3	Reducing the sanctioned Green Area and constructing more than permissible FAR of 175 without revision of sanctioned plans.	
4	Altering the plan and encroaching green area and reducing the number of visitor's car parking slots (ECS) around various towers including tower no. WTO7.	DTP (Planning), Gurugram has sent the detail of car parking achieved to DTP (Enforcement), Gurugram which will be verified by DTP (Enforcement)
5	Altering the circulation roads around residential towers including tower WTO7 in violation of norms, of having concrete black top, required to be followed for movement of fire tenders in case of fire.	DTP (Planning), Gurugram submitted site plan duly showing the deviations and it has been noticed that rear side setback has been encroached.
6	Constructed STP in violation of EC conditions. The recirculated water being supplied in apartments contains fecal matter. The water is of dark colour and stinks badly.	Sampling of the STP installed has been conducted and samples has been collected and sent to Board's Lab, Faridabad for analysis. The treated water is not of dark colour and not stinks badly. Moreover, as per sample report No. 4100, 4101 & 4102 dated 12.01.2024 (Annexure-1), fecal matter as well as other parameters within the prescribed limits.
7	The Promoter has failed to get water supply from Municipal Corporation. Water is being sourced from tankers which contain an alarmingly high TDS of over 450.	Water is being supplied by GMDA through metered pipe line, as a stop gap arrangement in case of insufficient water supply from GMDA; water is being procured through tanker, details thereof is yet to be submitted by the Builder.
8	Possession is being offered without Consent of SPCB.	After obtaining Occupation Certificate, project proponent is eligible to obtain Consent to Operate. Possession is not related to consent of HSPCB.
9	Builder illegally built 20 additional EWS units, which had to be demolished after objections by residents.	It is already demolished.

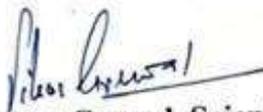
10	The builder is extracted Ground Water without permission. The applicant has further submitted that the construction is still ongoing in spite of the fact that EC granted in 2012 has expired. As of now, construction is without any EC and / or CTE issued by HSPCB. The applicant has further submitted that complaints were made to the concerned statutory authorities but no action has been taken on the same.	During inspection, no bore well found. No construction activity is going on. The Project proponent has been asked to submit compliance status of Environmental Clearance conditions during operation phase of project. Reply is awaited.
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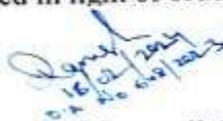
1. As per Environmental Clearance total water requirement will be 345 KLD and fresh water requirement shall be 303 KLD which will be met from HUDA water supply. The 380 KLD of waste water shall be treated in STP of 475 KLD. 342 KLD of treated waste water shall be recycled /reused for flushing, horticulture DG cooling etc leading to zero exist discharge from SEIAA vide No. SEIAA/HR/2012/488 dated 27.12.2012 for built up area 243005 sqm and waste water discharge 380 KLD and obtained CTE from the Board vide No. HSPCB/Consent/:2821213GUNOCTE254308 dated 25.09.2019 valid upto 24.09.2015, extended CTE vide No. HSPCB/Consent/ : 2821216GUNOCTE2371618 dated 19.02.2016 valid upto 24.09.2016, extended CTE vide No. HSPCB/Consent/ : 2821216GUNOCTE3224267 dated 31.08.2016 valid upto 07.02.2018 & extended vide No. HSPCB/Consent/ : 329962318GUNOCTE4959419 dated 30.01.2018 valid upto 26.12.2019 and obtained 1st CTO vide No. HSPCB/Consent/ : 329962319GUNOCTO6349727 dated 28.02.2019 valid upto 30.09.2019, CTO renewed vide No. HSPCB/Consent/ : 329962319GUNOCTO6886410 dated 27.09.2019 valid upto 30.09.2020, CTO renewed vide No. HSPCB/Consent/ : 329962320GUNOCTO7774473 dated 28.07.2020 valid upto 30.09.2022 & CTO renewed vide No. HSPCB/Consent/ : 329962322GUNOCTO26218249 dated 25.07.2022 valid upto 30.09.2023. Applied for CTO renewal vide application No. 40070021 dated 30.06.2023 which was refused vide No. HSPCB/Consent/ : 329962323GUNOCTO40070021 dated 14.08.2023 & applied for CTO renewal vide No. 47781293 dated 30.09.2023 which was again refused vide No. HSPCB/2023/47781293REFCTO00 dated 08.11.2023 & again applied for CTO renewal vide application No. 57140727 dated 17.01.2024 which is under process. Case for levy of Environmental Compensation has already been sent to HSPCB, Head Office which is under process for finalization and will be concluded in due course of time.
2. Total 663 no. of units has been developed at site and about 350 units are occupied. Unit has obtained water supply connection from GMDA with flow meter and provided copy of water & sewerage bill for the month of June, 2023 (Average 396 KLD), July, 2023 (Average 621 KLD & Dec, 2023 (Average 408 KLD). As per details provided by Project Proponent, 475 KLD capacity STP is installed.
3. STP treated domestic effluent is being partially reused for flushing & gardening and discharged outside premises in nearby farm lands through pipe line which is in violation of condition of EC/CTE/CTO wherein zero liquid discharge and treated waste water shall

have to recycle and reuse for flushing, horticulture, DG cooling etc. Show Cause Notice for levy of Environmental Compensation, Environment Protection Act 1986 & Water Act, 1974 issued to M/s Experion Developers Pvt Ltd. Village Chouma, Sector 112, Gurugram & President, Windchants Condominium Association, Windchants Community Centre, Windchants, sector-112, Gurugram vide this office letter dated 15.02.2024. Although, flow meters installed at inlet & outlet of STP but not installed at pipe line for flushing and gardening/horticulture and pipe line through which a part is being discharged outside the premises for agriculture use by the land owner.

4. Diesel storage tank and Gas bank/storage tank has been installed and as per detail supplied by the Fire Department, Gurugram vide letter No. FS/DDT/2024/696 dated 15.02.2024 (Annexure-2) that " दमकल केंद्र अधिकारी, दमकल केंद्र, भीमनगर गुरुग्राम द्वारा मौके का निरीक्षण किया गया व नक्शो का अवलोकन किया गया व पाया गया की नक्शो में डीजल टैंक अप्रूव्ड है व एक्सप्लोसिव डिपार्टमेंट द्वारा भी पास किया गया है तथा गैस बैंक के पास फायर रिकम अनुसार फायर सिस्टम भी लगा हुआ"
5. Department of Town & Country Planning was requested to submit report vide letter dated 13.02.2024. DTP (Planning), Gurugram has submitted report vide letter dated 16.02.2024 (Annexure-3) to DTP (Enforcement), Gurugram and action taken report of DTP (Enforcement), Gurugram is being procured to ascertain facts.
6. Written submission given by the applicant during visit has been sent to the concerned for their response which is awaited.

The interim report is being submitted in light of order of Hon'ble Tribunal, please.


Vikas Grewal, Scientist 'B'
Gurugram Region (N)


16/02/2024
S.A. No. 69/2023
Danish Meena, Scientist C
CPCB, New Delhi


Hitesh Kumar, IAS
ABC, Gurugram

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Form J



Report No- 4100

(See Rule 36)



TC-11969

Dated: 12.01.2024

Type of Sample: Legal

I hereby, certify that I Neeraj Bala Board Analyst duly appointed under sub section (3) of section 53 of the Water (Prevention and Control of Pollution) Act 1974 (06 of 1974), received a sample on the 02th day of January, 2024, collected by Sh. Vikash Grewal, Sc.B accompanied by Sh. Aparnesh, Sc.B dated 01st day of January, 2024 of M/s Experion Developers Pvt. Ltd. Sector-112, Gurugram for analysis.

Further certify that I have analyzed the above mentioned sample on 02nd -January-2024 to 12th -January-2024 and declare the result of analysis to be as follows:

Sr. No.	Parameter Name	Result	Result	Limit	Test Method
1.	Sample Code	5959	5960		
2.	Sample Collected from	Inlet of STP	Outlet of STP (after UV for Gardening line)		
3.	pH value at 25°C	6.60	7.00	5.5-9.0	APHA,4500H+B(24th Edition)
4.	BOD (mg/l)	68.0	4.0	10	IS:3025(Part-44)
5.	COD (mg/l)	244.0	20.0	50	APHA,5220-B(24th Edition)
6.	Total Suspended Solids mg/l	180.0	14.0	20	APHA,2540-D(24th Edition)
7.	Oil and Grease (mg/l)	12.5	BDL(DL=2)	10	APHA,5520-B(24th Edition)
8.	Conductivity (u S/cm) at 25°C	758.0	730.0	-	IS:3025(Part-14):2013
9.	Chloride (mg/l)	77.97	91.97	-	-
10.	Total Dissolved Solids mg/l	446.0	392.0	-	APHA,2540-C(24th Edition)

The Conditions of the seals, listening and container on receipt was as follows:

Container had its seal found intact and in order, slip on the container had the signature of the representative of the industry and the Board.

Signed this 12th day of January, 2024

Haryana State Pollution Control Board Laboratory,
SCO-115, 1st & 2nd Floor, Sector-25, Panchkula, Haryana

To

The Member Secretary, HSPCB, Panchkula

CC to Regional Office: Gurugram. This test report relate only to the particular sample submitted for testing.

Neeraj Bala
Board Analyst



Form J

(See Rule 36)

Report No- 4100

Type of Sample: Legal

Dated: 12.01.2024

I hereby, certify that I Neeraj Bala Board Analyst duly appointed under sub section (3) of section 53 of the Water (Prevention and Control of Pollution) Act 1974 (06 of 1974), received a sample on the 02th day of January, 2024, collected by Sh. Vikash Grewal, Sc.B accompanied by Sh. Aparnesh, Sc.B dated 01st day of January, 2024 of M/s Experion Developers Pvt. Ltd. Sector-112, Gurugram for analysis.

Further certify that I have analyzed the above mentioned sample on 02nd -January-2024 to 12th -January-2024 and declare the result of analysis to be as follows:

Sr. No.	Parameter Name	Result	Result	Limit	Test Method
1.	Color	Greyish	S.Hazy	-	-
2.	Odour	Foul	Mild	-	-
3.	Fecal Coliform (MPN/100 ml)	-	50.0	<100	-
4.	Sulphate (mg/l)	184.70	183.0	-	-
5.	Sulphide (mg/l)	4.6	0.6	-	-

The Conditions of the seals, listening and container on receipt was as follows:

Container had its seal found intact and in order, slip on the container had the signature of the representative of the industry and the Board.

Signed this 12th day of January, 2024

Haryana State Pollution Control Board Laboratory,
SCO-115, 1st& 2nd Floor, Sector-25, Panchkula, Haryana

To

The Member Secretary, HSPCB, Panchkula
CC to Regional Office: Gurugram. This test report relate only to the particular sample submitted for testing.

Neeraj Bala
Board Analyst

End of the Report

Form J



Report No- 4101

(See Rule 36)



TC-11969

Type of Sample: Legal

Dated: 12.01.2024

I hereby, certify that I Neeraj Bala Board Analyst duly appointed under sub section (3) of section 53 of the Water (Prevention and Control of Pollution) Act 1974 (06 of 1974), received a sample on the 02th day of January, 2024, collected by Sh. Vikash Grewal, Sc.B accompanied by Sh. Aparnesh, Sc.B dated 01st day of January, 2024 of M/s Experion Developers Pvt. Ltd. Sector-112, Gurugram for analysis.

Further certify that I have analyzed the above mentioned sample on 02nd -January-2024 to 12th -January-2024 and declare the result of analysis to be as follows:

Sr. No.	Parameter Name	Result	Limit	Test Method
1.	Sample Code	5961		
2.	Sample Collected from	Outlet of STP (After UF for Flushing line)		
3.	pH value at 25 ^o C	7.36	5.5-9.0	APHA,4500H+B(24th Edition)
4.	BOD (mg/l)	5.0	10	IS:3025(Part-44)
5.	COD (mg/l)	28.0	50	APHA,5220-B(24th Edition)
6.	Total Suspended Solids mg/l	18.0	20	APHA,2540-D(24th Edition)
7.	Oil and Grease (mg/l)	BDL(DL=2)	10	APHA,5520-B(24th Edition)
8.	Conductivity (u S/cm) at 25 ^o C	750.0	-	IS:3025(Part-14):2013
9.	Chloride (mg/l)	96.96	-	-
10.	Total Dissolved Solids mg/l	434.0	-	APHA,2540 C(24th Edition)

The Conditions of the seals, listening and container on receipt was as follows:

Container had its seal found intact and in order, slip on the container had the signature of the representative of the industry and the Board.

Signed this 12th day of January, 2024

Haryana State Pollution Control Board Laboratory,
SCO-115, 1st& 2nd Floor, Sector-25, Panchkula, Haryana

To

The Member Secretary, HSPCB, Panchkula

CC to Regional Office: Gurugram. This test report relate only to the particular sample submitted for testing.

Neeraj Bala
Board Analyst



Form J

(See Rule 36)

Report No- 4101

Type of Sample: Legal

Dated: 12.01.2024

I hereby, certify that I Neeraj Bala Board Analyst duly appointed under sub section (3) of section 53 of the Water (Prevention and Control of Pollution) Act 1974 (06 of 1974), received a sample on the 02th day of January, 2024, collected by Sh. Vikash Grewal, Sc.B accompanied by Sh. Aparnesh, Sc.B dated 01st day of January, 2024 of M/s Experion Developers Pvt. Ltd. Sector-112, Gurugram for analysis.

Further certify that I have analyzed the above mentioned sample on 02nd -January-2024 to 12th -January-2024 and declare the result of analysis to be as follows:

Sr. No.	Parameter Name	Result	Limit	Test Method
1.	Color	S.Hazy	-	-
2.	Odour	Mild	-	-
3.	Fecal Coliform (MPN/100 ml)	60.0	-	<100
4.	Sulphate (mg/l)	186.41	-	-
5.	Sulphide (mg/l)	ND	-	-

The Conditions of the seals, listening and container on receipt was as follows:

Container had its seal found intact and in order, slip on the container had the signature of the representative of the industry and the Board.

Signed this 12th day of January, 2024

Haryana State Pollution Control Board Laboratory,
SCO-115, 1st& 2nd Floor, Sector-25, Panchkula, Haryana

To

The Member Secretary, HSPCB, Panchkula

CC to Regional Office: Gurugram. This test report relate only to the particular sample submitted for testing.

Neeraj Bala
Board Analyst

End of the Report

Form J



Report No- 4102

(See Rule 36)



TC-11969

Dated: 12.01.2024

Type of Sample: Legal

I hereby, certify that I Neeraj Bala Board Analyst duly appointed under sub section (3) of section 53 of the Water (Prevention and Control of Pollution) Act 1974 (06 of 1974), received a sample on the 02th day of January, 2024, collected by Sh. Vikash Grewal, Sc.B accompanied by Sh. Aparnesh, Sc.B dated 01st day of January, 2024 of M/s Experion Developers Pvt. Ltd. Sector-112, Gurugram for analysis.

Further certify that I have analyzed the above mentioned sample on 02nd -January-2024 to 12th -January-2024 and declare the result of analysis to be as follows:

<u>Sr. No.</u>	<u>Parameter Name</u>	<u>Result</u>	<u>Limit</u>	<u>Test Method</u>
1.	Sample Code	5962		
2.	Sample Collected from	Outlet of the unit for Horticulture in adjacent from Lands		
3.	pH value at 25°C	7.10	5.5-9.0	APHA,4500H+B(24th Edition)
4.	BOD (mg/l)	5.8	10	IS:3025(Part-44)
5.	COD (mg/l)	32.0	50	APHA,5220-B(24th Edition)
6.	Total Suspended Solids mg/l	15.0	20	APHA,2540-D(24th Edition)
7.	Oil and Grease (mg/l)	BDL(DL=2)	10	APHA,5520-B(24th Edition)
8.	Conductivity (u S/cm) at 25°C	739.0	-	IS:3025(Part-14):2013
9.	Chloride (mg/l)	97.96	-	-
10.	Total Dissolved Solids mg/l	410.0	-	APHA,2540-C(24th Edition)

The Conditions of the seals, listening and container on receipt was as follows:

Container had its seal found intact and in order, slip on the container had the signature of the representative of the industry and the Board.

Signed this 12th day of January, 2024

Haryana State Pollution Control Board Laboratory,
SCO-115, 1st& 2nd Floor, Sector-25, Panchkula, Haryana

To

The Member Secretary, HSPCB, Panchkula
CC to Regional Office: Gurugram. This test report relate only to the particular sample submitted for testing.

Neeraj Bala
Board Analyst



Form J

(See Rule 36)

Report No- 4102

Type of Sample: Legal

Dated: 12.01.2024

I hereby, certify that I Neeraj Bala Board Analyst duly appointed under sub section (3) of section 53 of the Water (Prevention and Control of Pollution) Act 1974 (06 of 1974), received a sample on the 02th day of January, 2024, collected by Sh. Vikash Grewal, Sc.B accompanied by Sh. Aparnesh, Sc.B dated 01st day of January, 2024 of M/s Experion Developers Pvt. Ltd. Sector-112, Gurugram for analysis.

Further certify that I have analyzed the above mentioned sample on 02nd -January-2024 to 12th -January-2024 and declare the result of analysis to be as follows:

<u>Sr. No.</u>	<u>Parameter Name</u>	<u>Result</u>	<u>Limit</u>	<u>Test Method</u>
1.	Color	S.Hazy	-	-
2.	Odour	Mild	-	-
3.	Fecal Coliform (MPN/100 ml)	80.0	-	<100
4.	Sulphate (mg/l)	186.75	-	-
5.	Sulphide (mg/l)	ND	-	-

The Conditions of the seals, listening and container on receipt was as follows:

Container had its seal found intact and in order, slip on the container had the signature of the representative of the industry and the Board.

Signed this 12th day of January, 2024

Haryana State Pollution Control Board Laboratory,
SCO-115, 1st & 2nd Floor, Sector-25, Panchkula, Haryana

To

The Member Secretary, HSPCB, Panchkula

CC to Regional Office: **Gurugram**. This test report relate only to the particular sample submitted for testing.

Neeraj Bala
Board Analyst

End of the Report

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प्रेषक

उप निदेशक (तकनीकी),
दमकल केन्द्र सैक्टर-29,
गुरुग्राम।

प्रेषित

✓ Regional Office, Gurugram (N),
Haryana Pollution Control Board,
Vikas Sadan, Opposite New Court,
Gurugram

कमांक-FS/DDT/2024/696

दिनांक 15/02/2024

विषय:- Original application No.648 of 2023 titled as Sunil Kumar Nigam Verses State of Haryana.

उपरोक्त विषय पर आपके कार्यालय के पत्र दिनांक 13.02.2024 के संदर्भ में।

उपरोक्त विषय के संदर्भ में लिखा जाता है कि उपरोक्त शिकायत जो कि शिकायतकर्ता द्वारा दिनांक 07.07.2023 को M/s Experion Windchants, Sector 112, Gurugram के विरुद्ध उनके द्वारा ग्रीन एरिया पर अवैध डीजल व गैस बैंक निर्मित कर किए गए अतिक्रमण बारे है।

उपरोक्त बारे अवगत करवाया जाता है कि दमकल केन्द्र अधिकारी, दमकल केन्द्र, भीमनगर, गुरुग्राम द्वारा मौके का निरीक्षण किया गया व नक्शों का अवलोकन किया गया व पाया गया कि नक्शों में डीजल टैंक अप्रुवड है व एक्सप्लोसिव डिपार्टमेंट द्वारा भी पास किया गया है तथा गैस बैंक के पास अप्रुवड फायर स्कीम अनुसार फायर सिस्टम भी लगा हुआ।

रिपोर्ट सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है।


दमकल केन्द्र अधिकारी,
कृते उप निदेशक तकनीकी,
दमकल विभाग गुरुग्राम।

कमांक-FS/DDT/2024/

दिनांक

उपरोक्त की एक प्रति Additional Deputy Commissioner, Gurugram को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है।

उपरोक्त की एक प्रति District Attorney, Municipal Corporation, Gurugram को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है।

-sd-

दमकल केन्द्र अधिकारी,
कृते उप निदेशक तकनीकी,
दमकल विभाग गुरुग्राम।

22

District Town Planner, Gurugram (Planning)
 DEPARTMENT OF TOWN AND COUNTRY PLANNING
 HUDA Office Complex, Sector-14, Gurugram, Tel No.: 0124-2320573
 E-mail: ntp6.gurugram.tcp@gmail.com

Memo No.DTP(G)/2024/ 1325
 Dated:-.....16.12.2024

To

District Town Planner (Enforcement),
 Gurugram.

Sub.: Inspection of M/s Experion Developers pvt. Ltd. (windchats), Village-Choma, Sector-112, Gurugram in compliance of the NGT Order dated 08.01.2024 in OA No. 648 of 2023 titled as Sunil Kumar Nigam Vs State of Haryana & Others.

Ref.:- Regional Officer, Gurugram (Region N) letter dated 12.02.2024.

On the subject cited above, it is intimated that vide above referred letter this office was requested to attend the inspection alongwith joint team licenses/clearance issued by the concerned Departments to subject cited company on 13.02.2024 at 1:00 PM in compliance of the NGT Order dated 08.01.2024 in OA No. 648 of 2023 titled as Sunil Kumar Nigam Vs State of Haryana & Others.

The same was attended by the undersigned alongwith ADC Gurugram, wherein worthy ADC, Gurugram directed to clarify some points raised in the aforesaid OA No. 648 of 2023 concerning to this department. In this regard, Regional Officer, Gurugram (Region N) vide letter dated 13.02.2024 has also asked you to submit action taken report in consonance with NGT Order dated 08.01.2024, the relevant details/as-built site plan required for ascertaining the violations at site are as under:-

1. Part Occupation Certificate for Tower- T1 (G+27), T5 (S+27), T15 (S+27), Community Building, 15 Nos Villas(G+2) V-7, V-8, V-9, V-10, V-11, V-12, V-12A, V-14, V-15, V-16, V-17, V-18, V-19, V-20, V-21 (Total 221 Dwelling units), Partial EWS Blocks (G+3) (64 DU) & Part Basement-1 & Complete Basement-2 was granted vide Directorate office Memo no: ZP-595/SD (BS) /2017/31249 dated 06.12.2017(copy attached).
2. Part Occupation Certificate for Tower- T2(G+27), T12(S+27), T13(G+7), T14(G+7) {total 171 Dwelling units}, Part Basement level-1" Additional 12nos EWS dwelling units (G+3) partially applied in phase-2 was granted vide Memo no: ZP-595/SD (BS) /2018/21631 dated 23.07.2018 (copy attached).
3. Occupation Certificate for Tower- T7(S+27), T8(S+27), Villa V2(G+2), V3(G+2), V5A(G+2), Townhouse TH-2(G+2), TH-3(G+2), TH-12(G+2), TH-12A(G+2), TH-14(G+2) {total 104 Dwelling units}, Balance 24 nos. EWS dwelling units (G+3), complete convenient shopping (9 Shops) & Balance Basement level-1 was granted vide Directorate memo no. ZP-595-Vol.-II/AD (RA)/2018/34668 dated 24.12.2018 (copy enclosed)
4. Occupation certificate of Tower- T3(G+7), T4(G+7), T16(G+7), T17(G+7), Villa V1(G+2), V4(G+2), V5(G+2), Townhouse TH-1(G+2), TH-4(G+2), TH-5(G+2), TH-6(G+2), TH-7(G+2), TH-8(G+2), TH-9(G+2), TH-10(G+2), TH-11(G+2) and Basement was granted vide Directorate memo dated 09.03.2022 (copy attached).

Issue raised in the complaint and pointwise reply/remarks are as under:

Points under query	Remarks
HSD/Gas storage tank in green area	While sending the site report vide dated 31.10.2019, HSD/Gas storage tank was shown in

	approved plan with deviation in red colour and OC was granted vide Directorate memo dated 09.03.2022 (copy enclosed).
Total Nos. of car parking approved/achieved	As per the site report vide dated 31.10.2019, the detail of car parking achieved is enclosed as Annexure-A. The same may be verified at site.
Set back areas of villas mentioned in approved drawing	The copy of the site plan while sending the site report vide dated 31.10.2019 duly showing the deviations is enclosed for ready reference and it has been noticed that rear side setback has been encroached.
Total green area of project	The copy of the site plan while sending the site report vide dated 31.10.2019 duly showing the deviations is enclosed for ready reference.
Summary of total FAR /Ground Coverage utilized at site vis-à-vis permissible	The detail of total FAR /Ground Coverage utilized at site vis-à-vis permissible is enclosed as Annexure-B.

In view of above, it is requested to verify the aforesaid points on site which were asked by worthy ADC Gurugram and submit your action taken report to Regional Officer, Gurugram (Region N). Further, if any assistance/documents are required, same shall be provided by this office on priority basis.

DA/As above

Endst. No. 1326-1327

Dated: 16/2/2024

A copy is forwarded to the following w.r.t letter under reference for information please:

1. W/Deputy Commissioner, Gurugram
2. Regional Officer, Gurugram (Region North)


District Town Planner,
Gurugram.


District Town Planner,
Gurugram.

ANNEXURE-A**PARKING**

Sr no.	LOCATION	Permissible	APPROVED	Already Achieved parking	Achieved in phase-4 parking	Balance car parking vis-a-vis minimum required
1	SURFACE PARKING		62	24	51	
2	Stilt Parking		112	75	17(OC APPLIED TOWERS)	
3	SURFACE PARKING FOR EWS		44	44		
4	COVERED PARKING IN VILLAS & TOWN HOUSES		35	23(OC RECIEVED VILLAS& TOWN HOUSES)	12(OC APPLIEDVILLAS & TOWN HOUSES)	
5	1 st basement parking		677	658		
6	2nd basement parking		672	696		
	Total	845 ECS	1602	1520	80	755 ECS(EXTRA THAN REQUIRED)

ANNEXURE-B

Detail of ground coverage and FAR achieved at site:

FAR UNDER RESIDENTIAL USE-167933.719					
Sr no.	Permissible F.A.R of whole project (Sqm)	Sanctioned F.A.R of whole project(Sqm)	Already Achieved F.A.R in Phase-1 O.C., Phase-2 and Phase-3	Achieved F.A.R in Phase-4	Balance F.A.R (Sqm)
1	165938.05	165408.120	138585.109 {61381.26(Phase-1)+42307.247(PHASE-2)+34896.602(PHASE-3)}	17455.94	9897.001

GROUND COVERAGE:					
Sr no.	Permissible Ground Coverage of whole project (Sqm)	Sanctioned Ground Coverage of whole project (Sqm)	Already Achieved Ground Coverage	Achieved Ground Coverage in Phase-4	Balance Ground coverage.(Sqm)
1	33187.61	20160.199	12894.81 (7100.289 PHASE-1 O.C.+2752.45 PHASE-2+3042.071 PHASE-3)	4035.905	16256.895

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: tcpharyana6@gmail.com
Website www.tcpharyana.gov.in

To

KNS Nirman Pvt. Ltd. and others,
C/o Experion Developers Pvt. Ltd.,
F-9, 1st Floor, Manish Plaza-1,
Plot No. 7, MLU, Sector-10, Dwarka,
New Delhi-75.

Memo No. ZP-595/SD(BS)/2017/ 31249Dated: - 6-12-2017.

Whereas KNS Nirman Pvt. Ltd. and others in collaboration with Experion Developers 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. 21 of 2008 dated 08.02.2008 & 28 of 2012 dated 07.04.2012.
- Total area of the Group Housing Colony measuring 23.431 acres.
- Sector-112, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

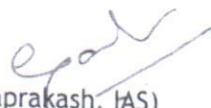
Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Tower-T1 (Type-B)	110	Ground Floor to 27 th Floor	20601.425	21.726	21036.448	22.185
Tower-T5 (Type-A)	48	Stilt to 27 th Floor	15136.802	15.963	15342.928	16.181
Tower-T15 (Type-A)	48	Stilt to 27 th Floor	15136.802	15.963	15342.928	16.181
Villas-V7 to V12, V12 A & V14 to V21	15	Ground Floor to 2 nd Floor	6728.355	7.096	6318.60	6.664
EWS Block	64	Ground Floor to 3 rd Floor	2274.137	2.398	1379.041	1.454
Community Building	Ground Floor		1934.798	2.040	1961.315	2.068
Non-FAR Area						
1 st Basement			31432.474		17818.584	
2 nd Basement			31432.474		29841.448	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Services, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Gyanendra Sharma, M-Tech.(Structure), 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 ₹ 57,00,484/- 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 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.
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 State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2012/488 dated 27.12.2012.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/Supdt/2017/689/84081 dated 17.11.2017 of the Director General, Fire Services, 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, HUDA 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. 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-595/SD(BS)/2017/ 31256

Dated: - 6/12/17

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

1. The Director General, Fire Services, Haryana, Panchkula with reference to his office Memo No. DFS/Supdt/2017/689/84081 dated 17.11.2017 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. 125538 dated 06.07.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 125332 dated 06.07.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 4837 dated 08.08.2017.
5. District Town Planner, Gurugram with reference to his office Endst. No. 7714 dated 31.07.2017.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.


(Sanjay Kumar)
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

Experion Developers Pvt Ltd. and others,
F-9, 1st Floor, Manish Plaza-1,
Plot No. 7, MLU, Sector-10, Dwarka,
New Delhi-110075.

Memo No. ZP-595/SD(BS)/2018/ 21631Dated: - 23-07-18

Whereas Experion Developers Pvt Ltd. and others has applied for the issue of an occupation certificate on 16.01.2018 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

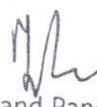
- Licence no. 21 of 2008 dated 08.02.2008 & Licence no. 28 of 2012 dated 07.04.2012.
- Total area of the Group Housing Colony measuring 23.431 acres.
- Sector-112, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No of dwelling units sanctioned	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Tower-T2	110	110	Stilt /Ground Floor to 27 th Floor	20601.425	21.726	21036.448	22.185
Tower-T12	48	48	Stilt /Ground Floor to 27 th Floor	15136.802	15.963	15342.928	16.181
Tower-T13	6	6	Stilt /Ground Floor to 7 th Floor	2526.403	2.664	2711.706	2.860
Tower-T14	7	7	Stilt /Ground Floor to 7 th Floor	2959.987	3.122	2955.823	3.117
EWS Block	100	12	Ground Floor to 3rd Floor	2274.137	2.398	260.342	0.275
NON FAR AREA IN SQM.							
Basement-1	9282.385						

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 State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Gyanendra Sharma, (M-Tech. & MIE), Public Health Functional reports received from Superintending Engineer (HQ), HSVP, Panchkula & 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 ₹ 38,88,774/- 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 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.
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 State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2012/488 dated 27.12.2012.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/Supdt/2018/759/14431 dated 12.03.2018 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, HUDA 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. Any violation of the above said conditions shall render this occupation certificate null and void.


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

Endst. No. ZP-595/SD(BS)/2018

21637

Dated: - 23-07-18

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/Supdt/2018/759/14431 dated 12.03.2018 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. 62582 dated 02.04.2018.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 62276 dated 02.04.2018
4. Senior Town Planner, Gurugram with reference to his office memo. No. 2254 dated 27.03.2018.
5. District Town Planner, Gurugram with reference to his office memo. No. 3108 dated 25.03.2018.
6. Nodal Officer, website updation.


(Sanjay Kumar)
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

Experion Developers Pvt. Ltd. and others
F-9, 1st Floor, Manish Plaza-1,
Plot No. 7, MLU, Sector-10, Dwarka,
New Delhi-110075.

Memo No. ZP-595-Vol.-II/AD(RA)/2018/ 34668 Dated: - 24-12-18

Whereas Experion Developers Pvt. Ltd. and others has applied for the issue of an occupation certificate on 21.02.2018 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 21 of 2008 dated 08.02.2008 & Licence No. 28 of 2012 dated 07.04.2012.
- Total area of the Group Housing Colony measuring 23.431 acres.
- Sector- 112, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwellin g Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
T7 & T8	96	Stilt/Ground Floor to 27 th Floor	30273.60 4	31.926	30685.856	32.361
Villas V2, V3, V5A	3	Ground Floor to 2nd Floor	1345.671	1.419	1345.92	1.419
Townhouses (TH-2, TH- 3,m TH-12, TH-12A & TH-14	5	Ground Floor to 2nd Floor	2069.99	2.183	2015.07	2.125
EWS Block (part)	24	Ground Floor to 3rd Floor	2274.137	2.398	581.48	0.613
	128		35963.40 2		34628.326	
Convenient (9 shops)	Shopping	Only Ground	278.229	0.293	268.276	0.283
NON FAR AREA IN SQM.						
1st Basement			31432.474		3689.179	
Basement in Townhouses			109.136		110.759	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Deputy Director-I, Fire Service, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Gyanendra Sharma, M.Tech. (Civil Engineering) (Building Engineering) Public Health Functional reports received from Superintending Engineer (HQ), HSVP, Panchkula & 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 ₹ 21,00,635/- 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 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.
3. 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.
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/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 State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2012/488 dated 27.12.2012.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2018/45 dated 11.07.2018 of the Deputy Director-I, 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. Any violation of the above said conditions shall render this occupation certificate null and void.



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

Endst. No. ZP-595-Vol.-II/AD(RA)/2018 34674 Dated: - 24-12-18

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

1. The Deputy Director-I Fire Service, Haryana, Panchkula with reference to his office Memo. No. FS/2018/45 dated 11.07.2018 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. 154991 dated 01.08.2018.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 141596 dated 13.07.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 7885 dated 23.10.2018.
5. District Town Planner, Gurugram with reference to his office memo. No. 10845 dated 11.10.2018.
6. Nodal Officer, website updation.



(Rajesh Kaushik)
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,
Nagar Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com, Website www.tcpharyana.gov.in

To

Experion Developers Pvt. Ltd.,
F-9, 1st Floor, Manish Plaza-1,
Plot No. 7, MLU, Sector-10, Dwarka,
New Delhi-110075.

Memo No. ZP-595-Vol-II/SD(DK)/2022/_____ Dated:_____

Whereas Experion Developers Pvt. Ltd. has applied for the issue of an occupation certificate on 08.04.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 21 of 2008 dated 08.02.2008 & Licence No. 28 of 2012 dated 07.04.2012.
- Total area of the Group Housing Colony measuring 23.431 acres.
- Sector-112, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

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.	%
T3	7	7	Ground Floor to 7 th Floor	2933.101	3.093	3005.706	3.170
T4	7	7	Ground Floor to 7 th Floor	2959.987	3.122	2955.823	3.117
T16	7	7	Ground Floor to 7 th Floor	2933.101	3.093	3005.706	3.170
T17	7	7	Ground Floor to 7 th Floor	3006.486	3.171	3074.592	3.242
Villa-V1	1	1	Ground Floor to 2 nd Floor	448.557	0.473	448.64	0.473
Villa-V4	1	1	Ground Floor to 2 nd Floor	448.557	0.473	448.64	0.473
Villa-V5	1	1	Ground Floor to 2 nd Floor	448.557	0.473	448.64	0.473
Townhouse TH1	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Townhouse TH4	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Townhouse TH5	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Townhouse TH6	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Townhouse TH7	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Townhouse TH8	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Townhouse TH9	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Townhouse TH10	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Townhouse TH11	1	1	Ground Floor to 2 nd Floor	413.998	0.437	403.014	0.425
Total	40 Main Dwelling Units			16904.328	17.831	17014.873	17.943

Non-FAR Area in Sqm.			
		Sanctioned	Achieved
Basement	Villas V1	138.076	146.361
	Villas V4	138.076	146.361
	Villas V5	138.076	146.361
	Townhouse TH1	109.136	110.759
	Townhouse TH4	109.136	110.759
	Townhouse TH5	109.136	110.759
	Townhouse TH6	109.136	110.759
	Townhouse TH7	109.136	110.759
	Townhouse TH8	109.136	110.759
	Townhouse TH9	109.136	110.759
	Townhouse TH10	109.136	110.759
	Townhouse TH11	109.136	110.759
Stilt	Tower-T3	207.572	260.679
	Tower-T4	228.951	260.931
	Tower-T16	207.572	260.679
	Tower-T17	211.363	258.395

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 State Environment Impact Assessment Authority Haryana, Panchkula, Structure Stability Certificate given by Sh. Puneet Kumar, ME (Structure), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula and after charging the composition charges amount of ₹ 21,37,596/- 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 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.
3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HSVP/competent authority 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/competent authority 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 Clearances issued by State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA/HR/2012/488 dated 27.12.2012 & memo no. SEIAA/HR/2018/80 dated 08.02.2018.

11. That you shall comply with all conditions laid down in the Memo. No. DFS/Supdt/2017/689/84081 dated 17.11.2017 & FS/2019/181 dated 11.07.2019 of the Director General, Fire Service, Haryana, Panchkula with regard to fire safety measures.
12. That 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 abide by the order passed by Hon'ble Punjab and Haryana High Court in CWP No. 23526 of 2021 as per your undertaking dated 17.12.2021.
19. Any violation of the above said conditions shall render this occupation certificate null and void.


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

Endst. No. ZP-595-Vol-II/SD(DK)/2022/ 6346 Dated: - 09/03/22

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/Supdt/2017/689/84081 dated 17.11.2017 & FS/2019/181 dated 11.07.2019 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. 140540 dated 05.08.2019 & memo no. 140390 dated 05.08.2019.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 5547 dated 07.11.2019 and memo no. 3432 dated 28.07.2021.
4. Superintending Engineer (Planning), HVPNL, Sector-6, Panchkula w.r.t. his office memo no. Ch-21/SE/PLG/File No. 34/DH/94 dated 06.10.2021.
5. District Town Planner, Gurugram with reference to his office Endst. No. 10882 dated 31.10.2019 and memo no. 10332 dated 08.10.2021.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.


 (S.K. Sehrawat),
 District Town Planner (HQ),
 For: Director, Town and Country Planning,
 Haryana, Chandigarh.

LEGEND-CALCULATIONS FOR BUILDING APPLIED FOR OCCUPATION CERTIFICATE IN PHASE-4

LEGEND-BUILDING RECEIVED OCCUPATION CERTIFICATE IN PHASE-3

LEGEND-BUILDING RECEIVED OCCUPATION CERTIFICATE IN PHASE-2

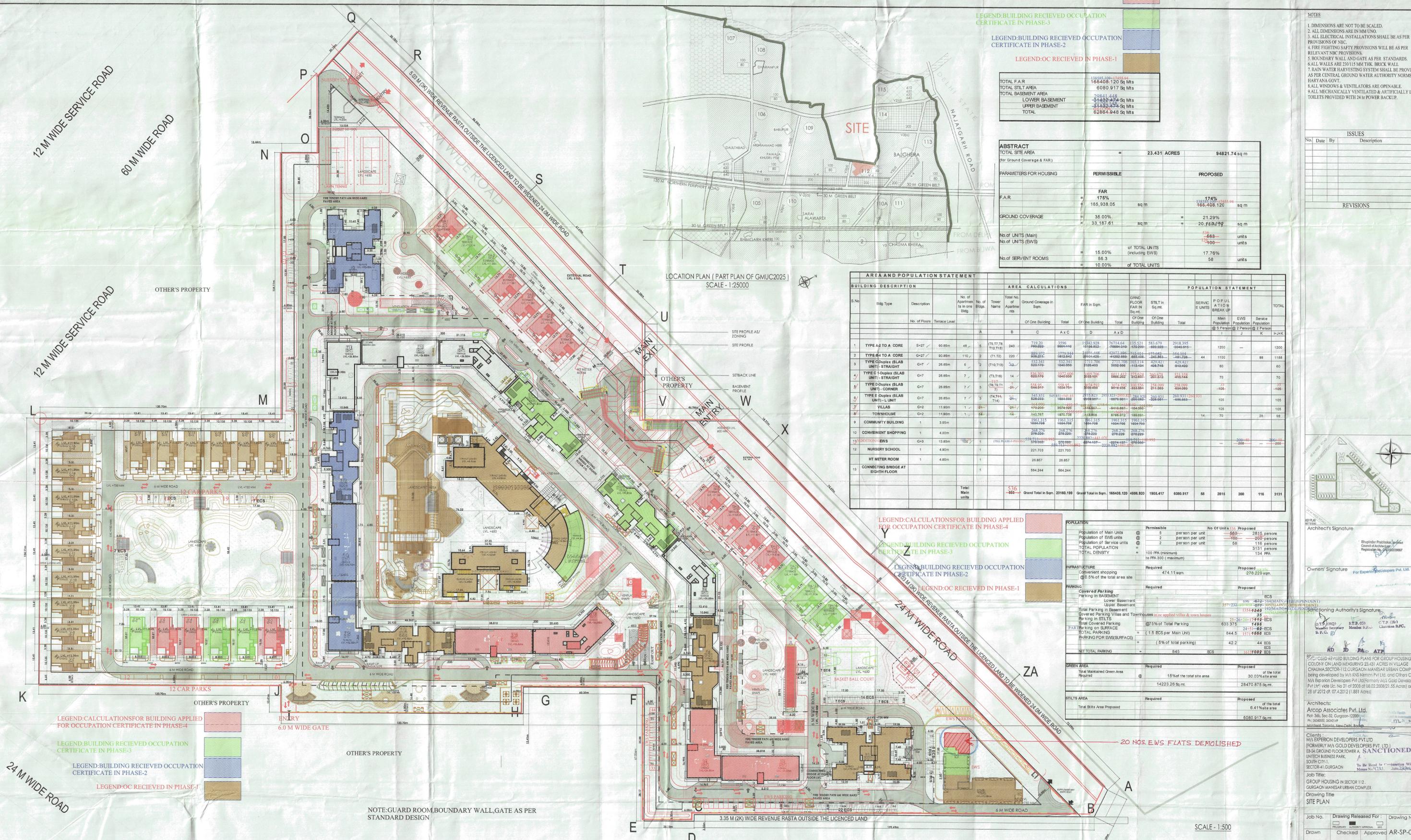
LEGEND-OC RECEIVED IN PHASE-1

TOTAL F.A.R	13888.109-12484.04
TOTAL SITE AREA	166408.120 Sq Mts
TOTAL BASEMENT AREA	6080.917 Sq Mts
LOWER BASEMENT	3432.772 Sq Mts
UPPER BASEMENT	2648.145 Sq Mts
TOTAL	6280.917 Sq Mts

ABSTRACT		TOTAL SITE AREA = 23.431 ACRES = 94821.74 sq m	
PARAMETERS FOR HOUSING			
F.A.R	PERMISSIBLE	PROPOSED	
17.76%	17.76%	17.76%	
185,938.05	sq m	166,408,120	sq m
GROUND COVERAGE	PERMISSIBLE	PROPOSED	
35.00%	35.00%	21.29%	
33,187.61	sq m	20,76,817.99	sq m
No. of UNITS (Main)		536	units
No. of UNITS (EWS)		116	units
No. of SERVANT ROOMS		58	units

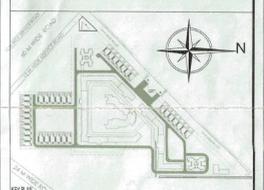
LOCATION PLAN (PART PLAN OF GMUC2025) SCALE - 1:25000

BUILDING DESCRIPTION		AREA CALCULATIONS				POPULATION STATEMENT							
S.No	Bldg Type	Description	No. of Apartments	No. of Bldgs	Total No. of Apartments	Ground Coverage in Sq.m	FAR in Sq.m	GRND FLOOR FAR in Sq.m	STILT in Sq.m	SERVIC E UNITS	POPUL ATION BREAK UP	TOTAL	
1	TYPE A2 TO A CORE	G+27	80.85m	48	5	15,77.78	240	719.20	1512.928	70714.64	135,521	583,679	2918,395
2	TYPE B4 TO A CORE	G+27	80.85m	110	2	(11.72)	220	719.20	1512.928	70714.64	135,521	583,679	2918,395
3	TYPE C DUPLEX (SLAB UNIT) - STRAIGHT	G+7	28.85m	6	2	(11.7103)	32	103.23	206.46	103.115	416.23	1,664.92	
4	TYPE C DUPLEX (SLAB UNIT) - STRAIGHT	G+7	28.85m	7	2	(11.7103)	14	45.36	90.72	45.18	180.36	721.44	
5	TYPE C DUPLEX (SLAB UNIT) - CORNER	G+7	28.85m	7	3	(16.7911)	21	67.44	134.88	67.22	269.44	1,077.76	
6	TYPE E Duplex (SLAB UNIT) - L UNIT	G+7	28.85m	7	3	(14.714)	21	67.44	134.88	67.22	269.44	1,077.76	
7	VILLAS	G+2	11.80m	1	48	14.000	48	14.000	14.000	14.000	14.000	14.000	
8	TOWNHOUSE	G+2	11.80m	1	48	14.000	48	14.000	14.000	14.000	14.000	14.000	
9	COMMUNITY BUILDING	1	3.05m	1	1	1001.315	1	1001.315	1001.315	1001.315	1001.315	1001.315	
10	CONVENIENT SHOPPING	1	4.00m	1	1	278.220	1	278.220	278.220	278.220	278.220	278.220	
11	ADDITIONAL EWS	G+3	13.85m	100	1	(STEL PLAN) 100	100	100	100	100	100	100	
12	NURSERY SCHOOL	1	4.90m	1	1	221.703	1	221.703	221.703	221.703	221.703	221.703	
13	HT METER ROOM	1	4.85m	1	1	28.887	1	28.887	28.887	28.887	28.887	28.887	
	CONNECTING BRIDGE AT EIGHTH FLOOR					564.244		564.244	564.244	564.244	564.244	564.244	
Total Main Units						536							
Grand Total in Sqm						20160.189							
Grand Total in Sqm						166408.120							



- NOTES
1. DIMENSIONS ARE NOT TO BE SCALED
 2. ALL DIMENSIONS ARE IN MM UNO.
 3. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISIONS OF NBC.
 4. FIRE FIGHTING SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
 5. BOUNDARY WALL AND GATE AS PER STANDARDS.
 6. WALL WALLS ARE 230/15 MM THK. BRICK WALL.
 7. RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS / HARYANA GOVT.
 8. ALL WINDOWS & VENTILATORS ARE OPENABLE.
 9. ALL MECHANICALLY VENTILATED & ARTIFICIALLY LIT TOILETS PROVIDED WITH 24 hr POWER BACKUP.

ISSUES		
No.	Date	Description
REVISIONS		



Architect's Signature
 Owners Signature
 Sanctioning Authority's Signature

Architects:
 Arcop Associates Pvt. Ltd.
 Clients:
 M/S EXPERION DEVELOPERS PVT LTD
 (FORMERLY M/A GOLD DEVELOPERS PVT. LTD.)
 10/24 GROUND FLOOR TOWER A, UNITECH BUSINESS PARK, SOUTH CITY-1, SECTOR-41 GURGAON
 Job Title:
 GROUP HOUSING IN SECTOR 112, GURGAON HANSEAR URBAN COMPLEX
 Drawing Title:
 SITE PLAN
 Job No. Drawing Released For: Drawing No.
 Drawn Checked Approved AR-SP-01
 Date Scale Revisions

SCALE - 1:500

NOTE: GUARD ROOM BOUNDARY WALL, GATE AS PER STANDARD DESIGN