

REGD.

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

From

Director,
Town & Country Planning Department,
Nagar Yojna Bhawan Block-A, Sector-18A,
Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Jubilant Malls Pvt. Ltd. & others,
B-418, New Friends Colony,
New Delhi-110025.

Memo No. ZP-370 Vol-IV/AD(RA)/2021/ 15763 Dated: - 02/07/2021

Whereas Jubilant Malls Pvt. Ltd. & others has applied for grant of an occupation certificate on 06.08.2020 & 24.02.2021 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- License no. 13 of 2008 dated 31.01.2008, 96 of 2010 dated 03.11.2010 & 118 of 2011 dated 26.12.2011.
- 21.1804 acres in sector-37-C, Gurugram.
- 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 Sq.m.	%	Area in Sq.m.	%
Tower-6	72	72	G+17 th Floor	8507.05	10.08	8507.05	10.08
Tower-7	76	76	G+18 th Floor	6971.97	8.26	6971.97	8.26
EWS	24	24	3 rd & 4 th Floor	608.26	0.72	608.26	0.72
Total	148 Main Dwelling Units & 24 EWS units			16087.28	19.06	16087.28	19.06
Non FAR area							
				Sanctioned		Achieved	
Basement-1				8325.30		8325.30	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, Gurugram, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sanjeev Jain & Amit Pal Singh, (M.Tech, Structure), 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 ₹ 79,747/- 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 there under. 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 HSVPA/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/2013/707 dated 06.09.2013.
 11. That you shall comply with all conditions laid down in the FS/2021/116 dated 14.01.2021 issued by Assistant Divisional, Fire Office, Gurugram & FS/2021/54 dated 16.03.2021 issued by Fire Station Officer, Gurugram 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, Block-C2, Sushant Lok-1, 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 also submit the report from SE HVPNL, Panchkula within 60 days from the issuance of this occupation certificate as per undertaking submitted by you on dated 30.06.2021.
19. That you shall also get further renewed, the Environment Clearance from MOEF, if required.
20. 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-370 Vol-IV/AD(RA)/2021/ _____ Dated: - _____

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

1. The Fire Officer, Gurugram & Assistant Divisional, Fire Office, Gurugram with reference to his office memo no. FS/2021/54 dated 16.03.2021 & FS/2021/116 dated 14.01.2021 respectively 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. 17555 dated 01.02.2021 & 100739 dated 09.06.2021.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 12863 dated 22.01.2021 & 92170 dated 27.05.2021.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 204 dated 15.01.2021 & memo no. 1316 dated 17.03.2021.
5. District Town Planner, Gurugram with reference to his office endst no. 405 dated 15.01.2021 & endst. No. 2688 dated 15.03.2021.
6. NoCA Officer, website updation.

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