

**FORM BR-VII**

(See Code 4.10(2), (4) and (5))  
Occupation Certificate

To

✓ Manglam Multiplex Pvt. Ltd.,  
Cabin-1, LGF, F-22, Sushant Shopping Arcade,  
Sushant Lok Phase-1, Gurugram - 122002.

Memo No.-ZP-1147-V/PA(DK)/2024/ 28212 Dated: 09-09-24

**Subject: -** Grant of occupation certificate for Tower-2, Tower-3, Tower-4 and Tower-5 in Mixed Land Use Colony (under TOD Policy) area measuring 14.4125 acres (Licence No. 15 of 2017 dated 02.05.2017) in Sector-65, Gurugram being developed by Manglam Multiplex Pvt. Ltd.

Please refer to your application dated 01.03.2024 and 08.08.2024 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Mixed Land Use Colony (under TOD Policy) has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide his office memo no. 203851 dated 22.07.2024 and memo no. 203674 dated 22.07.2024 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, 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. 3850 dated 11.07.2024 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Sh. Kulmeet Shangari, Architect and Sh. Gaurav Sharma, (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.

5. On the basis of above said reports and receipt of composition charges amounting ₹ 42,756/- on account of violations committed in said building viz-a-viz approved building plans and other requisite documents, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	No of dwelling units sanctioned	No of dwelling units achieved	No. of Floors	FAR Sanctioned Area in Sqm.	FAR Achieved Area in Sqm.
Tower-2, 3, 4 & 5	Lobby area		Ground Floor	-	83.833
Tower-2	180	180	3 <sup>rd</sup> floor to 48 <sup>th</sup> floor	22115.606	22115.606
Tower-3	180	180	3 <sup>rd</sup> floor to 48 <sup>th</sup> floor	20816.274	20816.274

Tower-4	180	180	3 <sup>rd</sup> floor to 48 <sup>th</sup> floor	22115.606	22115.606
Tower-5	180	180	3 <sup>rd</sup> floor to 48 <sup>th</sup> floor	20701.016	20701.016
<b>Total</b>	<b>720</b>	<b>720</b>		<b>85748.502</b>	<b>85832.335</b>
Non-FAR Area in Sqm.					
				Sanctioned	Achieved
Tower-2, 3, 4 & 5 (Lobby and Service area at 2 <sup>nd</sup> Floor)				830.373	830.373
Tower-2, 3, 4 & 5 (3 <sup>rd</sup> floor to 48 <sup>th</sup> floor)				2133.565	2133.565
<b>Total</b>				<b>2963.938</b>	<b>2963.938</b>

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 flats/space 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/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 HSVP/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, Panchkula vide No. SEIAA/HR/2022/197 dated 17.11.2022.
  - XI. That you shall comply with all conditions laid down in the FS/2024/03 dated 02.01.2024 of Director General, Fire Service, 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 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 be fully responsible for making compliance regarding any deficit electrical infrastructure as determined by competent authority/concerned DISCOM in near future.
- 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-1147-V/PA(DK)/2024/\_\_\_\_\_ Dated: - \_\_\_\_\_

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

1. Senior Town Planner, Gurugram with reference to his office memo. no. 3850 dated 11.07.2024.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 203851 dated 22.07.2024 and memo no. 203674 dated 22.07.2024.
3. District Town Planner, Gurugram with reference to his office Endst. No. 6183 dated 05.07.2024.
4. District Town Planner (Enf.), Gurugram.
5. The Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2024/03 dated 02.01.2024 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. Sh. Gaurav Sharma, (Supervising Engineer), H. No. 890, Ground Floor, Sector-14, Gurugram.
7. Nodal Officer, website updation.

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