

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

To

✓ **Jubilant Malls Pvt. Ltd. and others,**
B-418, New Friends Colony,
New Delhi-110025.

Memo No. ZP-370-Vol-IV/JD (RA)/2024/26807 Dated: - 21-08-2024

Subject: - Grant of occupation certificate for Tower-A, B & C, Proportionate EWS units, Community Building and basements falling in Group Housing Colony on the area measuring 21.1804 acres (Licence no. 13 of 2008 dated 31.01.2008, Licence No. 96 of 2010 dated 03.11.2010 and Licence No. 118 of 2011 dated 26.12.2011) in Sector-37-C, Gurugram Manesar Urban Complex developed by Jubilant Malls Pvt. Ltd. and others.

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-A, B & C, Proportionate EWS units, Community Building and basements 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 no. 158931 dated 12.06.2024 and 161758 dated 14.06.2024 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. Senior Town Planner, Gurugram vide memo no. 3329 dated 18.06.2024 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Sh. Rajiva Kumar, Architect and Sh. Raj Kumar Singh, (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 ₹ 2,22,837/- 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.	No's of dwelling units sanctioned	No's of dwelling units achieved	No's of Floors	FAR Sanctioned	FAR Achieved
				Area in Sqm	Area in Sqm.
Tower-A	144	144	G + 26 th Floor	17667.969	17667.969
Tower-B	126	126	G + 23 rd Floor	15540.862	15540.862
Tower-C	64	64	G + 17 th Floor	5825.849	5825.849
EWS	68	68	5 th to 10 th Floor	1722.44	1722.44
Community Building	Ground Floor only under Tower-A			354.731	354.731
Total	334 no's Main Dwelling Units and 68 no's EWS units			41111.851	41111.851

NON FAR AREA DETAIL		
Tower-A	548.923	548.923
Tower-B	575.127	575.127
Tower-C	372.333	372.333
Basement (A+B)	8572.807	8572.807
Basement-Tower-C	3754.047	3754.047
Extended Stilt/Podium	0.0	3160.0
Meter Room	0.0	156.80
Total	13823.237	17140.037

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/2013/313 dated 06.09.2013.
 - XI. That you shall comply with all conditions laid down in the Director General Fire Services, Haryana Panchkula memo no FS/2023/1104 dated 17.11.2023 (Tower-A, B, C and Upper Basement & Lower Basement, Basement) with regard to fire safety measures.
 - XII. That you shall comply with all conditions laid down in the Fire Station Officer Gurugram memo no FS/2024/179 dated 04.05.2024 (for EWS) with regard to fire safety measures
 - XIII. 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.

- XIV. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
- XV. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
- XVI. 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.
- XVII. 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.
- XVIII. That you shall submit the valid NOC from MOEF within 90 days from the issuance of this Occupation Certificate.
- XIX. 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-370-Vol.-IV /JD(RA)/2024/ _____ Dated: - _____

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 FS/2023/1104 dated 17.11.2023 (Tower-A, B, C and Upper Basement & Lower Basement, Basement) 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. 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/2013/313 dated 06.09.2013.
3. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 158931 dated 12.06.2024 and 161758 dated 14.06.2024.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 3329 dated 18.06.2024.
5. District Town Planner, Gurugram with reference to his office endst. No. 5342 dated 12.06.2024.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.
8. The Fire Station Officer Gurugram with reference to his office memo no FS/2024/179 dated 04.05.2024 (for EWS) 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
9. Sh. Rajiva Kumar, Architect, 702, T-3, Takshila Heights, Sector-37C, Gurugram.
10. Sh. Raj Kumar Singh, (Empanelled Supervising Engineer), Office # 1192, Sector-9A, Gurugram, Haryana.

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