

FORM BR-VII

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

To

Manglam Multiplex Pvt. Ltd.,
GF-I, Vipul Plaza, Village Haiderpur Viran,
Sector-54, Gurugram - 122002.

Memo No. ZP-1605-Vol.-II/PA(DK)/2025/23864 Dated: - 24-06-2025

Subject: - Grant of occupation certificate for Ground Floor to Third Floor with Two Level Basement falling in Commercial Colony measuring 4.0 acres (Licence No. 84 of 2022 dated 06.07.2022 and Licence No. 213 of 2023 dated 20.10.2023) in Sector-65, Gurugram Manesar Urban Complex developed by Manglam Multiplex Pvt. Ltd.

Please refer to your application dated 03.03.2025 & 16.06.2025 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate of Commercial Colony has been examined and before considering the same, comments of field offices were sought.
3. Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no. 179754 dated 03.06.2025 and memo no. 179826 dated 03.06.2025 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. 2815 dated 02.06.2025 has intimated about the variations made at site vis-à-vis approved building plans.
4. Further, Sh. Gyan P Mathur, 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 ₹ 1,98,89,535/- 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 Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Commercial Building	Basement/ Ground Floor to 3 rd Floor	30888.188	190.816	31580.702	195.09

Non-FAR Area (in Sqm.)		
Attributes	Sanctioned	Achieved
Basement-1	9141.598	8405.934
Basement-2	11958.924	11365.775
Mumty/Machine Room and OHT	799.921	928.157
Total	21900.443	20699.866

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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 commercial spaces 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 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 Vide No. SEIAA/HR/2020/132 dated 17.02.2020.
- xi. That you shall comply with all conditions laid down in the Fire NOC issued vide Memo No. FS/2025/490 dated 02.05.2025 by the 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 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. That the recovery of labour cess being made by the Department is interim in nature and that the final estimation of cost of construction and recovery of any deficiency in labour cess shall be done at the level of the 'assessing officer' designated for the purpose by the Labour Department, which shall be final and binding
- xix. That you shall abide by the terms and conditions of GRIHA Council imposed while issuing provisionally certificate for Four Star Rating on 23.05.2025.
- xx. 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-1605-Vol-II/PA(DK)/2025/_____ 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/2025/490 dated 02.05.2025 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. 179754 dated 03.06.2025 and memo no. 179826 dated 03.06.2025.
3. Senior Town Planner, Gurugram with reference to his office memo. no. 2815 dated 02.06.2025.
4. District Town Planner, Gurugram with reference to his office endst. No. 5082 dated 30.05.2025.
5. District Town Planner (Enf.), Gurugram.
6. Sh. Gaurav Sharma, 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.