

From

Ar. Ankur Tulsyan (CA/2011/54324)
R/o - B - 503, Basement, Sushant Lok - 1, Gurgaon.

To

JMK BUILDCON PRIVATE LIMITED, a company incorporated,
Through its authorized Director, Shri Dipak Chakraborty.
O/o - Unit No.-912, Tower- B, Emaar Digital Greens, Sector-61,
Golf Course Extension Road, Gurugram -122011, Haryana.

Memo No. DSA/25-26/11

Dated. 22/12/2025

Subject:-

Occupation Certificate in respect of Residential building on Plot No.- 548, Street No.- Cross-14, Pocket - L, Sector - 8, Met City, Model Economic Township, Village - Yakubpur, Tehsil - Badli, District - Jhajjar, Haryana. (Plot Area-109.48 Sqm).

Ref:-


Your application dated 22/12/2025 for issuance of O.C. Through Ar. Ankur Tulsyan, CA/2011/54324.

Whereas JMK BUILDCON PRIVATE LIMITED, a company incorporated, Through its authorized Director, Shri Dipak Chakraborty. has applied for the issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No.41 of 1963 through Ar. Ankur Tulsyan, CA/2011/54324 under self-certification policy as per amendment in Chapter-4 of HBC-2017 (wide Memo No. Misc-2484-D/2022/34493-94, Dated: 16.11.2022), in respect of the building described below: -

Ground/Stilt Floor:	Lift well and Stair case only (Area-12.62 sqm) Stilt for parking only (Area-65.80 sqm)
First Floor:	Drawing cum Dining, Kitchen, Three Rooms, Two Toilets, Lift well and Stair case only (Area-69.08 Sqm + 9.34 Sqm)
Second Floor:	Drawing cum Dining, Kitchen, Three Rooms, Two Toilets, Lift well and Stair case only (Area-69.08 Sqm + 9.34 Sqm)
Third Floor:	Drawing cum Dining, Kitchen, Three Rooms, Two Toilets, Lift well and Stair case only (Area-69.08 Sqm + 9.34 Sqm)
Fourth Floor:	Drawing cum Dining, Kitchen, Three Rooms, Two Toilets, Lift well and Stair case only (Area-69.08 Sqm + 9.34 Sqm)
Terrace Floor:	Mumty & Machine Room only (Area-12.62 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by Architect and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th Floor/S+4th Floor has been approved as independent unit. The registration of the 4th Floor/S+4th floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.


Architect ANKUR TULSYAN
Regd. No. CA/2011/54324
B 503, Sushant Lok -1, Gurugram
(M)-78385-38599. Ph: 0124-4078-295
Email: ankurtuls@gmail.com


Ar. Ankur Tulsyan,
CA/2011/54324

Dated. 22/12/25

Endst. No.

A copy of the above is forwarded to the following for information and further necessary action please.

1. District Town Planner (P), Jhajjar.
2. District Town Planner (Enf.), Jhajjar.
3. Model Economics Township Limited, Gurugram.


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Ar. Ankur Tulsyan,
CA/2011/54324

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1.	DPC not taken	78.42 Sqm	1569.00
2.	Door/window Size/position change	15 No's	
3.	Gate & boundary wall not as per std. design		
4.	Change in elevation	2 No's	
		Total	1569.00

Say Rs. 1600/-

5.	Purchasable FAR	75,700.00
6.	EDC fees (Receipt No. - TCP3490724930170724, TCP336230251217202961)	56,500.00*

***This amount is subject to audit and reconciliation.**

Note: - violation of serial no. – 2 to 4 are non-chargeable as per under revised composition policy under clause 7
Wide memo no. – Misc. 2236/2022/7/25/2022-2TCP, Dated - 28/10/2022

From

Ar. Ankur Tulsyan (CA/2011/54324)
R/o - B - 503, Basement, Sushant Lok - 1, Gurgaon.

To

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Through its authorized Director, Shri Dipak Chakraborty.
O/o - Unit No.-912, Tower- B, Emaar Digital Greens, Sector-61,
Golf Course Extension Road, Gurugram -122011, Haryana.

Memo No. DSA/25-26/12

Dated. 22/12/2025

Subject:-

Occupation Certificate in respect of Residential building on Plot No.- 549, Street No.- Cross-14, Pocket - L, Sector - 8, Met City, Model Economic Township, Village - Yakubpur, Tehsil - Badli, District - Jhajjar, Haryana. (Plot Area-109.48 Sqm).

Ref:-

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Fourth Floor:	Lobby, Kitchen, Three Rooms, Two Toilets, Lift well and Stair case only (Area-69.08 Sqm + 9.34 Sqm)
Terrace Floor:	Mumty & Machine Room only (Area-12.62 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by Architect and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

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CA/2011/54324

Endst. No.

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3. Model Economics Township Limited, Gurugram.

Dated. 22/12/25

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3.	Gate & boundary wall not as per std. design	-	
4.	Change in elevation	2 No's	
		Total	1569.00

Say Rs. 1600/-

5.	Purchasable FAR	75,700.00
6.	EDC fees (Receipt No. - TCP3490724930170724, TCP336230251217202961)	56,500.00*

***This amount is subject to audit and reconciliation.**

Note: - violation of serial no. – 2 to 4 are non-chargeable as per under revised composition policy under clause 7
Wide memo no. – Misc. 2236/2022/7/25/2022-2TCP, Dated - 28/10/2022

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O/o - Unit No.-912, Tower- B, Emaar Digital Greens, Sector-61,
Golf Course Extension Road, Gurugram -122011, Haryana.

Memo No. DSA/25-26/13

Dated. 22/12/2025

Subject:-

Occupation Certificate in respect of Residential building on Plot No.- 550, Street No.- Cross-14, Pocket - L, Sector - 8, Met City, Model Economic Township, Village - Yakubpur, Tehsil - Badli, District - Jhajjar, Haryana. (Plot Area-109.48 Sqm).

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Terrace Floor:	Mumty & Machine Room only (Area-12.62 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by Architect and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

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CA/2011/54324

Endst. No.

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6.	EDC fees (Receipt No. - TCP3490724930170724, TCP336230251217202961)	56,500.00*

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Note: - violation of serial no. – 2 to 4 are non-chargeable as per under revised composition policy under clause 7
Wide memo no. – Misc. 2236/2022/7/25/2022-2TCP, Dated - 28/10/2022

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O/o - Unit No.-912, Tower- B, Emaar Digital Greens, Sector-61,
Golf Course Extension Road, Gurugram -122011, Haryana.

Memo No. DSA/25-26/14

Dated. 22/12/2025

Subject:-

Occupation Certificate in respect of Residential building on Plot No.- 551, Street No.- Cross-14, Pocket - L, Sector - 8, Met City, Model Economic Township, Village - Yakubpur, Tehsil - Badli, District - Jhajjar, Haryana. (Plot Area-109.48 Sqm).

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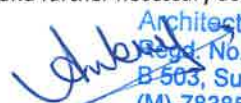
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Details of violation compounded: -

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1.	DPC not taken	78.42 Sqm	1569.00
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Wide memo no. – Misc. 2236/2022/7/25/2022-2TCP, Dated - 28/10/2022

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R/o - B - 503, Basement, Sushant Lok - 1, Gurgaon.

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Golf Course Extension Road, Gurugram -122011, Haryana.

Memo No. DSA/25-26/15

Dated. 22/12/2025

Subject:-

Occupation Certificate in respect of Residential building on Plot No.- 552, Street No.- Cross-14, Pocket - L, Sector - 8, Met City, Model Economic Township, Village - Yakubpur, Tehsil - Badli, District - Jhajjar, Haryana. (Plot Area-109.48 Sqm).

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Email: ankurtuls@gmail.com

Ar. Ankur Tulsyan,
CA/2011/54324

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1.	DPC not taken	78.42 Sqm	1569.00
2.	Door/window Size/position change	15 No's	
3.	Gate & boundary wall not as per std. design	-	
4.	Change in elevation	2 No's	
		Total	1569.00

Say Rs. 1600/-

5.	Purchasable FAR		75,700.00
6.	EDC fees (Receipt No. - TCP3490724930170724, TCP336230251217202961)		56,500.00*

***This amount is subject to audit and reconciliation.**

Note: - violation of serial no. – 2 to 4 are non-chargeable as per under revised composition policy under clause 7
Wide memo no. – Misc. 2236/2022/7/25/2022-2TCP, Dated - 28/10/2022

From

Ar. Ankur Tulsyan (CA/2011/54324)
R/o - B - 503, Basement, Sushant Lok - 1, Gurgaon.

To

JMK BUILDCON PRIVATE LIMITED, a company incorporated,
Through its authorized Director, Shri Dipak Chakraborty.
O/o - Unit No.-912, Tower- B, Emaar Digital Greens, Sector-61,
Golf Course Extension Road, Gurugram -122011, Haryana.

Memo No. DSA/25-26/17

Dated. 22/12/2025

Subject:-

Occupation Certificate in respect of Residential building on Plot No.- 554, Street No.- Cross-14, Pocket - L, Sector - 8, Met City, Model Economic Township, Village - Yakubpur, Tehsil - Badli, District - Jhajjar, Haryana. (Plot Area-109.48 Sqm).

Ref:-

Your application dated 22/12/2025 for issuance of O.C. Through Ar. Ankur Tulsyan, CA/2011/54324.

Whereas JMK BUILDCON PRIVATE LIMITED, a company incorporated, Through its authorized Director, Shri Dipak Chakraborty. has applied for the issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No.41 of 1963 through Ar. Ankur Tulsyan, CA/2011/54324 under self-certification policy as per amendment in Chapter-4 of HBC-2017 (wide Memo No. Misc-2484-D/2022/34493-94, Dated: 16.11.2022), in respect of the building described below: -

Ground/Stilt Floor:	Lift well and Stair case only (Area-12.62 sqm) Stilt for parking only (Area-65.80 sqm)
First Floor:	Lobby, Kitchen, Three Bed Rooms, Two Toilets, Lift well and Stair case only (Area-69.08 Sqm + 9.34 Sqm)
Second Floor:	Lobby, Kitchen, Three Bed Rooms, Two Toilets, Lift well and Stair case only (Area-69.08 Sqm + 9.34 Sqm)
Third Floor:	Lobby, Kitchen, Three Bed Rooms, Two Toilets, Lift well and Stair case only (Area-69.08 Sqm + 9.34 Sqm)
Fourth Floor:	Lobby, Kitchen, Three Bed Rooms, Two Toilets, Lift well and Stair case only (Area-69.08 Sqm + 9.34 Sqm)
Terrace Floor:	Mumty & Machine Room only (Area-12.62 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by Architect and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th Floor/S+4th Floor has been approved as independent unit. The registration of the 4th Floor/S+4th floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.


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Ar. Ankur Tulsyan,
CA/2011/54324

Dated. 22/12/2025

Endst. No.

A copy of the above is forwarded to the following for information and further necessary action please.

1. District Town Planner (P), Jhajjar.
2. District Town Planner (Enf.), Jhajjar.
3. Model Economics Township Limited, Gurugram.


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Ar. Ankur Tulsyan,
CA/2011/54324

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1.	DPC not taken	78.42 Sqm	1569.00
2.	Door/window Size/position change	15 No's	
3.	Gate & boundary wall not as per std. design	-	
4.	Change in elevation	2 No's	
		Total	1569.00

Say Rs. 1600/-

5.	Purchasable FAR		75,700.00
6.	EDC fees (Receipt No. - TCP3490724930170724, TCP336230251217202961)		56,500.00*

***This amount is subject to audit and reconciliation.**

Note: - violation of serial no. – 2 to 4 are non-chargeable as per under revised composition policy under clause 7
Wide memo no. – Misc. 2236/2022/7/25/2022-2TCP, Dated - 28/10/2022

From

Ar. Ankur Tulsyan (CA/2011/54324)
R/o - B - 503, Basement, Sushant Lok - 1, Gurugram.

To

JMK BUILDCON PRIVATE LIMITED, a company incorporated,
Through its authorized Director, Shri Dipak Chakraborty.
O/o - Unit No.-912, Tower- B, Emaar Digital Greens, Sector-61,
Golf Course Extension Road, Gurugram -122011, Haryana.

Memo No. DSA/25-26/18

Dated. 22/12/2025

Subject:-

Occupation Certificate in respect of Residential building on Plot No.- 555, Street No.- Cross-14, Pocket - L, Sector - 8, Met City, Model Economic Township, Village - Yakubpur, Tehsil - Badli, District - Jhajjar, Haryana. (Plot Area- 109.48 Sqm).

Ref:-

Your application dated 22/12/2025 for issuance of O.C. Through Ar. Ankur Tulsyan, CA/2011/54324.

Whereas JMK BUILDCON PRIVATE LIMITED, a company incorporated, Through its authorized Director, Shri Dipak Chakraborty. has applied for the issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No.41 of 1963 through Ar. Ankur Tulsyan, CA/2011/54324 under self-certification policy as per amendment in Chapter-4 of HBC-2017 (wide Memo No. Misc-2484-D/2022/34493-94, Dated: 16.11.2022), in respect of the building described below: -

Ground/Stilt Floor:	Lift well and Stair case only (Area-12.62 sqm) Stilt for parking only (Area-65.80 sqm)
First Floor:	Lobby, Kitchen, Three Rooms, Two Toilets, Lift well and Stair case only (Area-69.08 Sqm + 9.34 Sqm)
Second Floor:	Lobby, Kitchen, Three Rooms, Two Toilets, Lift well and Stair case only (Area-69.08 Sqm + 9.34 Sqm)
Third Floor:	Lobby, Kitchen, Three Rooms, Two Toilets, Lift well and Stair case only (Area-69.08 Sqm + 9.34 Sqm)
Fourth Floor:	Lobby, Kitchen, Three Rooms, Two Toilets, Lift well and Stair case only (Area-69.08 Sqm + 9.34 Sqm)
Terrace Floor:	Mumty & Machine Room only (Area-12.62 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by Architect and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th Floor/S+4th Floor has been approved as independent unit. The registration of the 4th Floor/S+4th floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.


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Ar. Ankur Tulsyan,
CA/2011/54324

Dated. 22/12/2025

Endst. No.

A copy of the above is forwarded to the following for information and further necessary action please.

1. District Town Planner (P), Jhajjar.
2. District Town Planner (Enf.), Jhajjar.
3. Model Economics Township Limited, Gurugram.


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Ar. Ankur Tulsyan,
CA/2011/54324

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1.	DPC not taken	78.42 Sqm	1569.00
2.	Door/window Size/position change	15 No's	
3.	Gate & boundary wall not as per std. design	-	
4.	Change in elevation	2 No's	
		Total	1569.00

Say Rs. 1600/-

5.	Purchasable FAR	75,700.00
6.	EDC fees (Receipt No. - TCP3490724930170724, TCP336230251217202961)	56,500.00*

***This amount is subject to audit and reconciliation.**

Note: - violation of serial no. – 2 to 4 are non-chargeable as per under revised composition policy under clause 7
Wide memo no. – Misc. 2236/2022/7/25/2022-2TCP, Dated - 28/10/2022

From

Ar. Ankur Tulsyan (CA/2011/54324)
R/o - B - 503, Basement, Sushant Lok - 1, Gurgaon.

To

JMK BUILDCON PRIVATE LIMITED, a company incorporated,
Through its authorized Director, Shri Dipak Chakraborty.
O/o - Unit No.-912, Tower- B, Emaar Digital Greens, Sector-61,
Golf Course Extension Road, Gurugram -122011, Haryana.

Memo No. DSA/25-26/19

Dated. 22/12/2025

Subject:-

Occupation Certificate in respect of Residential building on Plot No.- 556, Street No.- Cross-14, Pocket - L, Sector - 8, Met City, Model Economic Township, Village - Yakubpur, Tehsil - Badli, District - Jhajjar, Haryana. (Plot Area-109.48 Sqm).

Ref:-

Your application dated 22/12/2025 for issuance of O.C. Through Ar. Ankur Tulsyan, CA/2011/54324.

Whereas JMK BUILDCON PRIVATE LIMITED, a company incorporated, Through its authorized Director, Shri Dipak Chakraborty. has applied for the issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No.41 of 1963 through Ar. Ankur Tulsyan, CA/2011/54324 under self-certification policy as per amendment in Chapter-4 of HBC-2017 (wide Memo No. Misc-2484-D/2022/34493-94, Dated: 16.11.2022), in respect of the building described below: -

Ground/Stilt Floor:	Lift well and Stair case only (Area-12.62 sqm) Stilt for parking only (Area-65.80 sqm)
First Floor:	Lobby, Kitchen, Three Bed Rooms, Two Toilets, Lift well and Stair case only (Area-69.08 Sqm + 9.34 Sqm)
Second Floor:	Lobby, Kitchen, Three Bed Rooms, Two Toilets, Lift well and Stair case only (Area-69.08 Sqm + 9.34 Sqm)
Third Floor:	Lobby, Kitchen, Three Bed Rooms, Two Toilets, Lift well and Stair case only (Area-69.08 Sqm + 9.34 Sqm)
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Terrace Floor:	Mumty & Machine Room only (Area-12.62 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by Architect and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects. Further it is informed that overall maximum 4 dwelling units are only allowed and you cannot further exceed for usage of any additional dwelling unit.

Note:- In subjected case the 4th Floor/S+4th Floor has been approved as independent unit. The registration of the 4th Floor/S+4th floor shall be done by the registration authority. Not more than one dwelling unit per floor shall be registered by the registration authority.

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Ar. Ankur Tulsyan,
CA/2011/54324

Dated. 22/12/2025

Endst. No.

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CA/2011/54324

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1.	DPC not taken	78.42 Sqm	1569.00
2.	Door/window Size/position change	15 No's	
3.	Gate & boundary wall not as per std. design	-	
4.	Change in elevation	2 No's	
		Total	1569.00

Say Rs. 1600/-

5.	Purchasable FAR	75,700.00
6.	EDC fees (Receipt No. - TCP3490724930170724, TCP336230251217202961)	56,500.00*

***This amount is subject to audit and reconciliation.**

Note: - violation of serial no. – 2 to 4 are non-chargeable as per under revised composition policy under clause 7
Wide memo no. – Misc. 2236/2022/7/25/2022-2TCP, Dated - 28/10/2022

From

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R/o - B - 503, Basement, Sushant Lok - 1, Gurugram.

To

JMK BUILDCON PRIVATE LIMITED, a company incorporated,
Through its authorized Director, Shri Dipak Chakraborty.
O/o - Unit No.-912, Tower- B, Emaar Digital Greens, Sector-61,
Golf Course Extension Road, Gurugram -122011, Haryana.

Memo No. DSA/25-26/20

Dated. 22/12/2025

Subject:-

Occupation Certificate in respect of Residential building on Plot No.- 557, Street No.- Cross-14, Pocket - L, Sector - 8, Met City, Model Economic Township, Village - Yakubpur, Tehsil - Badli, District - Jhajjar, Haryana. (Plot Area-109.48 Sqm).

Ref:-

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Whereas JMK BUILDCON PRIVATE LIMITED, a company incorporated, Through its authorized Director, Shri Dipak Chakraborty. has applied for the issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No.41 of 1963 through Ar. Ankur Tulsyan, CA/2011/54324 under self-certification policy as per amendment in Chapter-4 of HBC-2017 (wide Memo No. Misc-2484-D/2022/34493-94, Dated: 16.11.2022), in respect of the building described below: -

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CA/2011/54324

Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
1.	DPC not taken	78.42 Sqm	1569.00
2.	Door/window Size/position change	15 No's	
3.	Gate & boundary wall not as per std. design	-	
4.	Change in elevation	2 No's	
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Wide memo no. – Misc. 2236/2022/7/25/2022-2TCP, Dated - 28/10/2022