

DSA/25-26/01

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/25-26/01

Dated.

25/07/2025

Subject:-

Occupation Certificate in respect of Residential building on Plot No.- 538, 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 25.07.2025 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: -

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

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 4<sup>th</sup> Floor/S+4<sup>th</sup> Floor has been approved as independent unit. The registration of the 4<sup>th</sup> Floor/S+4<sup>th</sup> 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  
C-226, UGF, Sushant Shopping Arcade  
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(M)-78385-38599. Ph: 0124-4078-295  
Email: ankutuls@gmail.com

Ar. Ankur Tulsyan,  
CA/2011/54324

Endst. No.

Dated.

25/7/25

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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Email: ankutuls@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	75,591.00
6.	EDC fees (Receipt No. - TCP3490822707111862)	83,380.00*

\*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**

Architect ANKUR TULSYAN  
Regd. No. CA1201154324  
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DSA/25-26/02

**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/25-26/02**

Dated. **25/07/25**

**Subject:-**

**Occupation Certificate in respect of Residential building on Plot No.- 539, 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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<b>First Floor:</b>	<b>Lobby, Kitchen, Three Rooms, Two Toilets, Lift well and Stair case only (Area-69.08 Sqm + 9.34 Sqm)</b>
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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 4<sup>th</sup> Floor/S+4<sup>th</sup> Floor has been approved as independent unit. The registration of the 4<sup>th</sup> Floor/S+4<sup>th</sup> 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. **25/07/25**

**Endst. No.**

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Details of violation compounded: -

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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	75,591.00
6.	EDC fees (Receipt No. - TCP3490822707111862)	83,380.00*

\*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**

Architect ANKUR TULSIYAN  
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DSA/25-26/03

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/25-26/03

Dated.

25/07/25

Subject:-

**Occupation Certificate in respect of Residential building on Plot No.- 540, 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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CA/2011/54324

Endst. No.

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  3. Model Economics Township Limited, Gurugram.

Dated.

25/07/25



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Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
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**Wide memo no. - Misc. 2236/2022/7/25/2022-2TCP, Dated - 28/10/2022**

Architect ANKUR TULSIYAN  
Regd. No. CA1501184334  
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DSA/25-26/04

From

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Memo No.

DSA/25-26/04

Dated.

25/07/25

Subject:-

**Occupation Certificate in respect of Residential building on Plot No.- 541, 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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Details of violation compounded: -

Sr. No.	Particulars	Area/No.	Amount
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DSA/25-26/05

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Memo No.

DSA/25-26/05

Dated.

25/07/25

Subject:-

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Dated.

25/07/25



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C-226, UGF, Sushant Shopping Arcade  
Sushant Lok -1, Gurugram - 122009  
(M)-78385-38599. Ph: 0124-4078-295  
Email: ankutuls@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	75,591.00
6.	EDC fees (Receipt No. - TCP3490822707111862)	83,380.00*

**\*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**

Architect ANKUR TULSYAN  
Regd. No. CA1501154324  
C-236, UOR, Subharti Shopping Arcade  
Subharti Lok - I, Gurgaon - 122002  
(M)-78262-28262, Ph: 0124-4078-202  
Email: ankurul@gnail.com

Architect ANKUR TULSYAN  
Regd. No. CA1501154324  
C-236, UOR, Subharti Shopping Arcade  
Subharti Lok - I, Gurgaon - 122002  
(M)-78262-28262, Ph: 0124-4078-202  
Email: ankurul@gnail.com

DSA/25-26/06

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/25-26/06

Dated.

25/07/25

Subject:-

**Occupation Certificate in respect of Residential building on Plot No.- 543, 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 25.07.2025 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: -

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

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 4<sup>th</sup> Floor/S+4<sup>th</sup> Floor has been approved as independent unit. The registration of the 4<sup>th</sup> Floor/S+4<sup>th</sup> 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  
C-226, UGF, Sushant Shopping Arcade  
Sushant Lok -1, Gurugram - 122009  
(M)-78385-38599. Ph: 0124-4078-295  
Email: ankutuls@gmail.com

Ar. Ankur Tulsyan,  
CA/2011/54324

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.

Dated.

25/07/25



**Architect ANKUR TULSYAN**  
Regd. No. CA/2011/54324  
C-226, UGF, Sushant Shopping Arcade  
Sushant Lok -1, Gurugram - 122009  
(M)-78385-38599. Ph: 0124-4078-295  
Email: ankutuls@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	75,591.00
6.	EDC fees (Receipt No. - TCP3490822707111862)	83,380.00*

**\*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**

Architect ANKUR TULSIYAN  
Regd. No. CA/2012/24324  
C-326, UGF, Sushant Shopping Arcade  
Sushant Lok - I, Gurgaon - 122002  
(M)-76286 38888, Pm: 0124-4078 202  
Email: ankur.tulsi@gmail.com

Architect ANKUR TULSIYAN  
Regd. No. CA/2012/24324  
C-326, UGF, Sushant Shopping Arcade  
Sushant Lok - I, Gurgaon - 122002  
(M)-76286 38888, Pm: 0124-4078 202  
Email: ankur.tulsi@gmail.com

DSA/25-20/07

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.

DBA/25-20/07

Dated.

25/07/25

Subject:-

Occupation Certificate in respect of Residential building on Plot No.- 544, 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 25.07.2025 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 4<sup>th</sup> Floor/S+4<sup>th</sup> Floor has been approved as independent unit. The registration of the 4<sup>th</sup> Floor/S+4<sup>th</sup> 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  
C-226, UGF, Sushant Shopping Arcade  
Sushant Lok -1, Gurugram - 122009  
(M)-78385-38599. Ph: 0124-4078-295  
Email: ankutuls@gmail.com

Ar. Ankur Tulsyan,  
CA/2011/54324

Dated.

25/07/25

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.



Architect ANKUR TULSYAN  
Regd. No. CA/2011/54324  
C-226, UGF, Sushant Shopping Arcade  
Sushant Lok -1, Gurugram - 122009  
(M)-78385-38599. Ph: 0124-4078-295  
Email: ankutuls@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	75,591.00
6.	EDC fees (Receipt No. - TCP3490822707111862)	83,380.00*

**\*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**

Architect ANKUR TULSIYAN  
Regd. No. CA/2017/24324  
C-326, UGF, Sushant Shopping Arcade  
Sushant Lok - II, Gurgaon - 122002  
(M)-93992-88288, Pk: 0124-4018-282  
Email: ankur.tulsia@gmail.com

Architect ANKUR TULSIYAN  
Regd. No. CA/2017/24324  
C-326, UGF, Sushant Shopping Arcade  
Sushant Lok - II, Gurgaon - 122002  
(M)-93992-88288, Pk: 0124-4018-282  
Email: ankur.tulsia@gmail.com

DSA/25-26/08

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/25-26/08

Dated.

25/07/25

Subject:-

**Occupation Certificate in respect of Residential building on Plot No.- 545, 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 25.07.2025 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: -

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

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 4<sup>th</sup> Floor/S+4<sup>th</sup> Floor has been approved as independent unit. The registration of the 4<sup>th</sup> Floor/S+4<sup>th</sup> 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  
C-226, UGF, Sushant Shopping Arcade  
Sushant Lok -1, Gurugram - 122009  
(M)-78385-38599. Ph: 0124-4078-295  
Email: ankutuls@gmail.com

Ar. Ankur Tulsyan,  
CA/2011/54324

Dated.

25/07/25

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.



**Architect ANKUR TULSYAN**  
Regd. No. CA/2011/54324  
C-226, UGF, Sushant Shopping Arcade  
Sushant Lok -1, Gurugram - 122009  
(M)-78385-38599. Ph: 0124-4078-295  
Email: ankutuls@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	75,591.00
6.	EDC fees (Receipt No. - TCP3490822707111862)	83,380.00*

**\*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**

Architect ANKUR TULSIYAN  
Regd. No. CA/2011/24324  
C-226, UGF, Sushant Shopping Arcade  
Sushant Lok - I, Gurgaon - 122002  
(M) 98912-28888, PIn 0124-4076-395  
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Architect ANKUR TULSIYAN  
Regd. No. CA/2011/24324  
C-226, UGF, Sushant Shopping Arcade  
Sushant Lok - I, Gurgaon - 122002  
(M) 98912-28888, PIn 0124-4076-395  
Email: ankuruluis@gmail.com

DSA/25-26/09

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/25-26/09

Dated.

25/07/25

Subject:-

Occupation Certificate in respect of Residential building on Plot No.- 546, 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 25.07.2025 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)
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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 4<sup>th</sup> Floor/S+4<sup>th</sup> Floor has been approved as independent unit. The registration of the 4<sup>th</sup> Floor/S+4<sup>th</sup> 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  
C-226, UGF, Sushant Shopping Arcade  
Sushant Lok -1, Gurugram - 122009  
(M)-78385-38599. Ph: 0124-4078-295  
Email: ankutuls@gmail.com

Ar. Ankur Tulsyan,  
CA/2011/54324

Dated.

25/07/25

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.



Architect ANKUR TULSYAN  
Regd. No. CA/2011/54324  
C-226, UGF, Sushant Shopping Arcade  
Sushant Lok -1, Gurugram - 122009  
(M)-78385-38599. Ph: 0124-4078-295  
Email: ankutuls@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	75,591.00
6.	EDC fees (Receipt No. - TCP3490822707111862)	83,380.00*

**\*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**

Architect ANKUR TULSIYAN  
Regd. No. CA1201124324  
C-236, UCF, Sushant Shopping Arcade  
Sushant Lok - I, Gurgaon - 125009  
(M)-78382-38289, Ph-0124-4078-305  
Email: ankurul@gnail.com

Architect ANKUR TULSIYAN  
Regd. No. CA1201124324  
C-236, UCF, Sushant Shopping Arcade  
Sushant Lok - I, Gurgaon - 125009  
(M)-78382-38289, Ph-0124-4078-305  
Email: ankurul@gnail.com

DSA/25-26/10

**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.

DS4/25-26/10

Dated.

25/07/25

**Subject:-**

**Occupation Certificate in respect of Residential building on Plot No.- 547, 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 25.07.2025 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: -

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

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 4<sup>th</sup> Floor/S+4<sup>th</sup> Floor has been approved as independent unit. The registration of the 4<sup>th</sup> Floor/S+4<sup>th</sup> 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**  
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(M)-78385-38599. Ph: 0124-4078-295  
Email: ankutuls@gmail.com

Ar. Ankur Tulsyan,  
CA/2011/54324

Dated.

25/07/25

**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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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	75,591.00
6.	EDC fees (Receipt No. - TCP3490822707111862)	83,380.00*

**\*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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