

REGD.

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

From

Director,
Town & Country Planning Department,
Nagar Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com, Website www.tcpharyana.gov.in

To

Martial Buildcon Pvt. Ltd.,
F-022, LG, Sushant Arcade,
Sushant Lok-1, Gurugram, Haryana-122002.

Memo No. ZP-693-Vol-II/JD(RD)/2020/11468 Dated: - 03-07-2020

Whereas Martial Buildcon Pvt. Ltd. has applied for the issue of an occupation certificate on 12.05.2017 in respect of the building described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- (Licence No. 89 of 2010 dated 28.10.2010, Licence No. 100 of 2010 dated 26.11.2010, Licence No. 101 of 2010 dated 26.11.2010, Licence No. 11 of 2011 dated 28.01.2011 and Licence No. 36 of 2013 dated 31.05.2013).
- Total area of the Commercial Colony measuring 11.1375 acres.
- Sector-67, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Block-2	2 nd Floor only	0.00	0.00	237.594	0.527
Block-7	Ground to 17 th Floor	13425.45	29.787	14503.562	32.179
Block-8	Ground & 1 st Floor				
Total		13425.45	29.787	14741.156	32.706
Non-FAR area in Sqm.					
		Sanctioned		Achieved	
Three No's Connecting Bridge		102.29		102.29	
Mumty (Block-2)		--		44.37	

I hereby grant permission for the occupation of the said buildings, after considering Fire NOC issued by Director General, Fire Service, Haryana, Panchkula, NOC from Environment issued by Ministry of Environment, Forest and Climate Change, Government of India, Structure Stability Certificate given by Dr. Vinod Jain, M.Tech. (Structure), Public Health Functional report from Superintending Engineer(HQ), HSVP, Panchkula & Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift and after charging the composition charges amount of ₹ 44,82,093/- for the variations vis-à-vis approved building plans with following conditions:-

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.

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8. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
10. That you shall comply with all the stipulations mentioned in the Environment Clearances issued by Ministry of Environment, Forest and Climate Change, Government of India vide No. 21-107/2018-IA-III dated 17.05.2019.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/SF/2018/862 dated 02.07.2018 of the Director General, Fire Service, Haryana, Panchkula with regard to fire safety measures.
12. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HSVP Primary School Building, Block-C-2, Sushant Lok-I, Gurugram.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
14. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
15. 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.
16. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
17. 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.
18. That you shall submit the final rating certificate from GRIHA Council as per GRIHA provisional certificate dated 16.03.2017. The same shall be submitted within 12 months after the building is fully commissioned and operated as the design intent. However, if the final rating achieved is lesser than as evaluated in the certificate dated 16.03.2017, you shall get the additional FAR compounded acquired by you, at ten times the rates of EDC applicable at the time of submission of the certificate from GRIHA Council.
19. Any violation of the above said conditions shall render this occupation certificate null and void.



(K. Makrand Pandurang, IAS)
Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-693-Vol-II/JD(RD)/2020/_____

Dated: - _____

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

1. Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. DFS/SF/2018/862 dated 02.07.2018 of 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 the Fire Officer, Gurugram will be personally responsible for any lapse/violation, as HSVP has released the necessary funds.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo No. 12153 dated 18.01.2018.
3. Superintending Engineer(HQ) HSVP, Panchkula with reference to his office Memo No. 202933 dated 30.10.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 2283 dated 27.03.2018.
5. District Town Planner, Gurugram with reference to his office Endst. No. 3134 dated 26.03.2018.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer of Website updation.

Martial Buildcon Private Limited



Authorized Signatory

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

REGD.

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

From

Director,
Town & Country Planning Department,
Haryana, Nagar Yojna Bhawan, Block-A, Sector-18-A,
Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Martial Buildcon Pvt. Ltd.,
Regd. Office No. 1221-A, Devika Tower,
12th Floor, Nehru Place,
New Delhi-19.

Memo No. ZP-693-Vol.-II/AD(RA)/2021/ 4712 Dated: - 24-02-2021

Whereas Martial Buildcon Pvt. Ltd. has applied for the issue of an occupation certificate on 23.10.2020 & 21.12.2020 in respect of the building described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 89 of 2010 dated 28.10.2010, Licence No. 100 of 2010 dated 26.11.2010, Licence No. 101 of 2010 dated 26.11.2010, Licence No. 11 of 2011 dated 28.01.2011 and Licence No. 36 of 2013 dated 31.05.2013.
- Total area of the Commercial Colony 11.1375 acres.
- Sector-67, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area Sqm.	in %	Area Sqm.	in %
Block-8	2 nd Floor to 16 th Floor	11716.024	0.00	11059.918	0.527
Retail	Lower Ground Floor + Upper Ground Floor + 1 st to 5 th Floor	21329.202	29.787	19613.449	32.179
	Total	33045.226	29.787	30673.367	32.706
Non-FAR area in Sqm.					
		Sanctioned		Achieved	
	Basement-1	6220.00		6220.00	
	Basement-2	6662.00		6662.00	
	Basement-3	6805.00		6805.00	
	Lower Ground Floor	2449.00		2449.00	
	Total	22136.00		22136.00	

I hereby grant permission for the occupation of the said buildings, after considering Fire NOC issued by Fire Station Officer, Gurugram, Environment clearance issued by Ministry of Environment and Forests, Government of India vide memo no. F-No. 21-107/2018-IA-III, dated 17.05.2019, Structure Stability Certificate given by Sh. Ajay Gupta, M. Tech. (Structure) & Sh. Hariom Gera, M. Tech. (Structure), Internal & External services report from Chief Engineer, HSVP Panchkula & Certificate of Registration of lift and after charging the composition charges amount of ₹ 33,88,321/- for the variations vis-à-vis approved building plans with following conditions:-

1. 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.


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2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
8. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
10. That you shall comply with all the stipulations mentioned in the Environment clearance issued by Ministry of Environment and Forests, Government of India vide memo no. F-No. 21-107/2018-IA-III, dated 17.05.2019.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2021/23 dated 27.01.2021 & FS/2021/22 dated 27.01.2021 of the Fire Station Officer, Gurugram with regard to fire safety measures.
12. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Chief Inspector of Lifts & Escalators to Government Haryana, Chandigarh.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
14. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
15. 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.
16. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
17. 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.
18. That you shall also submit the report from SE HVPNL, Panchkula within 30 days from the issuance of this occupation certificate.
19. Any violation of the above said conditions shall render this occupation certificate null and void.

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Authorized Signatory


(K. Makrand Pandurang, IAS)
Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-693-Vol. -II/AD(RA)/2021/ _____ Dated: - _____

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

1. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 12153 dated 18.01.2018 and 19595 dated 03.02.2021.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 19404 dated 03.02.2021 and .
3. Senior Town Planner, Gurugram with reference to his office memo no. 212 dated 18.01.2021 and memo no. 452 dated 01.02.2021.
4. District Town Planner, Gurugram with reference to his office endst. no. 431 dated 15.01.2021 and endst. no. 895 dated 29.01.2021.
5. District Town Planner (Enf.), Gurugram.
6. Fire Station Officer, Gurugram with reference to his office Memo No. FS/2021/23 dated 27.01.2021 & FS/2021/22 dated 27.01.2021 of 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 the concerned Fire Officer, Gurugram will be personally responsible for any lapse/violation.
7. Nodal Officer of Website updation.

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

Martial Buildcon Private Limited



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