

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. & others,
Regd. Office F-022, LG, Sushant Arcade,
Sushant Lok-I, Gurugram.

Memo No. ZP-777/JD(RD)/2020/ 16842 Dated: - 22-09-2020

Whereas Martial Buildcon Pvt. Ltd. & others has applied for the issue of an occupation certificate on 14.02.2020 in respect of the building described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 117 of 2011 dated 23.12.2011.
- Total area of the IT Park measuring 5.025 acres.
- Sector-67, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Floors	Land Use/ Component	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Tower-A	Ground Floor to 10 th Floor	Commercial Component	0.00	0.00	383.64	47.164
		IT Component	18650.31	95.535	17270.90	88.469
Tower-B	Ground Floor to 19 th Floor	Commercial Component	1199.02	147.405	836.42	102.828
		IT Component	32505.35	166.506	31209.54	159.868
Non-FAR Area in Sqm.						
			Sanctioned		Achieved	
Service Block			1391.95		1391.95	
Basement-1			11437.96		11437.96	
Basement-2			11437.96		11437.96	
Basement-3			11437.96		11437.96	
Basement-4			3967.82		3967.82	

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 State Environment Impact Assessment Authority Haryana, Panchkula, Structure Stability Certificate given by Sh. R.K. Bholra, M.Tech. (Structure), Public Health Functional report from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift and after charging the composition charges amount of ₹ 11,50,381/- 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.

Martial Buildcon Private Limited


Authorized Signatory

2. That you shall abide by the provisions of the Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the IT/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 Clearances issued by State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA/HR/2017/802 dated 30.11.2017.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2020/48 dated 06.03.2020 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 (Four Star Rating) from GRIHA authority as per GRIHA certificate dated 25.07.2017. 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 25.07.2017, 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. That you shall obtain the water connection from GMDA/competent authority.

20. The Occupation Certificate is subject to the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process.
21. 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-777/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. FS/2020/48 dated 06.03.2020 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 will be personally responsible for any lapse/violation.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 87384 dated 18.06.2020 & memo no. 87120 dated 18.06.2020.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 1829 dated 29.05.2020.
4. District Town Planner, Gurugram with reference to his office Endst. No. 3353 dated 23.05.2020.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer of Website updation.

Martial Buildcon Private Limited

Authorized Signatory

(S.K. Sehwat)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.