

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

From

Director,
Town & Country Planning Department,
Nagar Yojna Bhawan Block-A, Sector-18A,
Madhya Marg, Chandigarh.

To

Logical Developers Pvt. Ltd
In collaboration with Emaar MGF Land Ltd.,
Emaar Business Park, MG Road, Sikanderpur,
Sector-28, Gurugram -122022.

Memo No. ZP-493-Vol.-II / AD(RA)/2022/ 8793 Dated: 31-03-2022

Subject:- Grant of occupation certificate for the Building raised in Commercial Colony developed under TOD Policy over an area measuring 2.25 acres (Licence No. 163 of 2008 dated 19.08.2008), Sector-66, Gurugram Manesar Urban Complex.

Please refer to your application dated 14.12.2021 and subsequent letter dated 17.02.2022 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for the for the Building raised in above Commercial Colony has been examined and before considering the same, comments of field offices were sought.

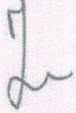
3. Whereas, Additional Chief Engineer (HQ), HSVP, Panchkula vide memo no. 18421 & 18466 dated 03.02.2022 has confirmed that public health services (Internal & External) with respect to the applied buildings and site area have been got checked and found laid at site. The services include water supply, 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. 406 dated 20.01.2022 has intimated about the variations made at site vis-à-vis approved building plans.

4. Mr. Amardeep Nandrajog has also confirmed about Structural Stability of building as per certificate issued on 30.11.2021.

5. Further, NOC regarding Fire Safety installations has been issued by Fire Station Officer, Gurugram vide memo no. FS/2021/173 dated 31.12.2021.

6. On the basis of above said reports and receipt of composition fees amounting ₹ 1,54,183/- on account of violations committed at site and other requisite documents on 17.02.2022, 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.	%
Building Tower	Ground Floor to 18 th Floor + 1 st Basement FAR	20685.668	227.17	20681.106	227.12
	Total	20685.668	227.17	20681.106	227.12
Non-FAR area in Sqm.					
		Sanctioned		Achieved	
Basement-1		3943.51		3943.51	


Director
Town & Country Planning
Haryana, Chandigarh

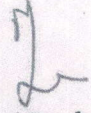
Basement-2	4597.32	4597.32
Basement-3	4169.75	4169.75
Basement-4	3551.45	3551.45
Mumty/Machine Room	261.33	261.33
Total	16523.36	16523.36

7. 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. Any violations of this condition shall render this Occupation Certificate null and void.
- ii. That you shall be fully responsible for supply of water as per norms.
- iii. That you shall obtain the connection for disposal of sewerage and drainage from HSVP after laying the services to the point of external services on payment of prescribed fee and charges including the cost of such connection. You shall also maintain the internal services to the satisfaction of the Director.
- iv. That you shall be solely responsible for disposal of sewerage and storm water of building till such times 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.
- vii. That the outer façade of the building shall not be used for purposes of advertisement and placement of hoardings.
- viii. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the buildings blocks.
- ix. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
- 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/2020/274 dated 17.06.2021.
- xi. That you shall comply with all the conditions laid down in the memo no. FS/2021/173 dated 31.12.2021 of Fire Station Officer Gurugram with regard to fire safety measures and you shall be fully responsible for fire safety measures.
- xii. That you shall use Light-Emitting Diode lamps (LED) for its campus as well as building.
- xiii. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
- xiv. That you shall impose a condition in the allotment/possession letter that the allottee shall used Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
- xv. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
- xvi. That you shall comply with all the conditions laid down in Form-D issued by under sub section (2) of section 4 of Haryana Lifts and Escalators Act, 2008 (27 of 2008).
- xvii. That provision of parking shall be made within the site earmarked/designated for parking and no vehicle shall be allowed to park outside the premises of the site.

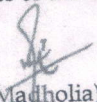
- xviii. That electrical infrastructure shall be completed as per approved scheme and verification report through SE, HVPNL, Panchkula shall be submitted within 90 days from issuance of this letter.
- xix. Any violation of the above said conditions shall render this occupation certificate null and void.

Dated:
Place: Chandigarh


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

Endst. No. ZP-493-Vol.-II/AD(RA)/2022/_____ Dated: _____
A copy is forwarded to the followings for information and necessary action please:

1. Chief Engineer (HQ), HSVP, Panchkula w.r.t. his office memo no. vide 18421 & 18466 dated 03.02.2022.
2. Senior Town Planner, Gurugram w.r.t. his office memo no. 406 dated 20.01.2022.
3. District Town Planner, Gurugram w.r.t. his office Endst. no. 923 dated 20.01.2022.
4. Fire Station Officer Gurugram, w.r.t. memo no. FS/2021/173 dated 31.12.2021
5. Nodal Officer, Website Updation for hosting on website of the Department.


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

