

REGD.

FORM BR-VII  
(See Code 4.10(Z), (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](mailto:tcpharyana7@gmail.com), Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

To

Sh. Sanjay Passi and others in collaboration with  
Emaar MGF Land Ltd.,  
Business Park, MG road, Sikandarpur  
Sector-28, Gurugram.

Memo No. ZP-567-Vol-I/JD(RD)/2019/ 31934 Dated:- 24-12-2019

Whereas Sh. Sanjay Passi and others in collaboration with Emaar MGF Land Ltd. has applied for grant of an occupation certificate on 08.05.2018, 02.01.2019, 20.02.2019 & 21.02.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 56 of 2009 dated 31.08.2009, Licence No. 62 of 2013 dated 05.08.2013.
- Total area of the Group Housing Colony measuring 29.34675 acres.
- Sector-77, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units Sanctioned	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Tower-A1 (06 to 08) (3 Blocks)	36	36	4 <sup>th</sup> Floor to 9 <sup>th</sup> Floor	5703.48	4.802	5700.60	4.800
Tower-A2 (01 to 03) (3 Blocks)	36	36	4 <sup>th</sup> Floor to 9 <sup>th</sup> Floor	5675.22	4.779	5672.592	4.776
Tower-A3-01(1 Block)	6	6	4 <sup>th</sup> Floor to 9 <sup>th</sup> Floor	1021.320	0.860	1021.320	0.860
Tower-B4 (01 to 06) (6 Blocks)	60	60	4 <sup>th</sup> Floor to 8 <sup>th</sup> Floor	6779.04	5.708	6784.77	5.713
Tower-B5 (01 to 11) (11 Blocks)	110	110	4 <sup>th</sup> Floor to 8 <sup>th</sup> Floor	12360.15	10.408	12438.745	10.474
Tower-A1-01 to 05 (T-67, T-69, T-71, T-76 & T-78) (5 Blocks)	90	90	Ground Floor to 9 <sup>th</sup> Floor	14497.105	12.207	14491.53	12.202
Tower-A2-04 to 05 (T-68 & T-77) (2 Blocks)	36	36	Ground Floor to 9 <sup>th</sup> Floor	5770.628	4.859	5768.41	4.857
Tower-A4-01 to 02 (T-58 & T-61) (2 Blocks)	40	40	Ground Floor to 10 <sup>th</sup> Floor	6416.889	5.403	6416.889	5.403

Tower-B9-01 to 02 (T-64 & T-66B) (2 Blocks)	40	40	Ground Floor to 10 <sup>th</sup> Floor	4649.562	3.915	4649.562	3.915
Tower-B10-01 to 03 (T-65, T-66 & T-66A) (3 Blocks)	60	60	Ground Floor to 10 <sup>th</sup> Floor	6955.923	5.857	6953.249	5.855
Tower-B11-01 to 02 (T-82 & T-83) (2 Blocks)	44	44	Ground Floor to 11 <sup>th</sup> Floor	5104.746	4.298	5422.824	4.566
Community Building			Ground Floor to 1 <sup>st</sup> Floor	1136.005	0.957	1128.436	0.950
Convenient Shopping (25 no. shops)			Ground Floor	593.056	0.499	593.056	0.499
MLCP Block (1 <sup>st</sup> Floor)				46.343	0.039	46.343	0.039
Total		558 Main Dwelling unit		76709.467	64.591	77088.326	64.909
NON-FAR AREA IN SQM							
				Sanctioned	Achieved		
MLCP Block (OC for Basement-1, 2 & Ground Floor already granted)		1 <sup>st</sup> Floor to 4 <sup>th</sup> Floor & Terrace		22658.37	22658.37		

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Services Haryana Panchkula, Environment Clearance issued by Government of India, Ministry of Environment, Forest and Climate Change, Structure Stability Certificate given by Er. Himanshu Singhal, M.Tech.(Structure Engineer), Public Health Functional reports received from Superintending Engineer (HQ), HSVP, Panchkula & Chief Engineer-I, HSVP, Panchkula and Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 69,26,482/- for the variations vis-à-vis approved building plans with following conditions:-

- 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.
- That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the flats 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.
- 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.
- 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.
- 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.
- 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.
- The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
- That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
- 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 Government of India, Ministry of Environment, Forest and Climate Change Vide No. 21-234/2017-IA-III dated 10.10.2017.
11. That you shall comply with all conditions laid down in the FS/2019/296 dated 12.12.2019 & FS/2019/22 dated 08.02.2019 of the Director General, Fire Services, 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, HUDA, 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. Any violation of the above said conditions shall render this occupation certificate null and void.



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

Endst. No. ZP-567-Vol-II/JD(RD)/2019/\_\_\_\_\_ Dated: - \_\_\_\_\_

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

1. The Director General, Fire Services, Haryana, Panchkula with reference to his office memo no. Memo. No. FS/2019/296 dated 12.12.2019 & FS/2019/22 dated 08.02.2019 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 concerned Fire Officer will be personally responsible for any lapse/violation.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 160535 dated 08.08.2018, memo no. 106535 dated 19.06.2019, memo no. 106597 dated 19.06.2019, memo no. 219177 dated 06.12.2019 & memo no. 219365 dated 06.12.2019.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 159024 dated 07.08.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 2921 dated 10.06.2019, memo no. 5993 dated 02.12.2019 & memo no. 5951 dated 02.12.2019.
5. District Town Planner, Gurugram with reference to his office endst. no. 5226 dated 03.06.2019, endst. no. 11466 dated 25.11.2019 & endst. No. 11631 dated 29.11.2019.
6. Nodal Officer, website updation.

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