

REGD.

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

35/2020

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

Monex Infrastructure Pvt. Ltd.,  
C7A, Second Floor, Omaxe City Centre Mall,  
Sohna Road, Sector-49, Gurugram.

Memo No.-ZP-882/PA(DK)/2022/ 37375 Dated: 13-12-2022

Whereas Monex Infrastructure Pvt. Ltd. has applied for the issue of an occupation certificate on 06.05.2022 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 10 of 2013 dated 12.03.2013.
- Total area of the Group Housing Colony measuring 10.5875 acres.
- Sector-99A, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No of dwelling units sanctioned	No of dwelling units achieved	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sq.m.	%	Area in Sq.m.	%
Tower-A	78	78	Stilt/Ground Floor to 20 <sup>th</sup> Floor	11797.10	27.534	11474.94	26.782
Tower-C	78	78	Stilt/Ground Floor to 20 <sup>th</sup> Floor	10921.588	25.49	10600.88	24.742
Tower-D	78	78	Stilt/Ground Floor to 20 <sup>th</sup> Floor	10921.588	25.49	10600.88	24.742
Tower-F (half)	79	79	Stilt/Ground Floor to 20 <sup>th</sup> Floor	8563.035	19.985	8239.309	19.230
EWS Block-I	48	48	Ground Floor to 3 <sup>rd</sup> Floor	1044.60	2.438	1044.60	2.438
EWS Block-II	12	12	Ground Floor to 3 <sup>rd</sup> Floor	261.15	0.61	261.15	0.61
Total	313 Main Dwelling Units and 60 EWS Units			43509.061	101.547	42221.759	98.544
Non-FAR Area in Sq.m.							
Description							
Mumty area /Machine Room	Tower/ Block No.		Sanctioned	Achieved			
	Tower-A		59.996	63.035			
	Tower-C		55.23	56.095			
	Tower-D		55.23	56.095			
	Tower-F		108.99	108.99			
Stilt Area	EWS Block-I		13.88	13.88			
	Tower-A		1230.294	1230.294			
	Tower-C		1163.404	1163.404			
	Tower-D		1163.404	1163.404			
Tower-F		1639.23	819.20				
Basement			20536.801	13282.48			
Total			26026.459	17956.877			

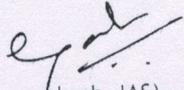
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I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Services, Haryana, Panchkula, Environment Clearance issued State Environment Impact Assessment Authority Haryana, Panchkula, Structure Stability Certificate given by Sh. B.K. Singh, M.Tech. (Structure), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula and after charging the composition charges amount of ₹ 17,39,295/- 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 space 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/competent authority 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/competent authority 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/2013/1235 dated 25.11.2013 and memo no. SEIAA/HR/2020/607 dated 01.12.2020.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2022/317 dated 28.11.2022 of the Director General, Fire Services, Haryana, Panchkula with regard to fire safety measures.
12. That you shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, 526/19, Shivaji Nagar, Opp. S.D. Public School (Khandsa Road), 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. The occupation certificate is granted with the condition that either BG shall be deposited or ESCROW account shall be opened before 02.01.2023. In case of default, OC will be withdrawn.
- 19. That you shall obtain the amended Environment Clearance as per approved building plans dated 25.07.2013 before applying the occupation certificate of remaining towers/buildings.
20. Any violation of the above said conditions shall render this occupation certificate null and void.

  
(T.L. Satyaprakash, IAS)  
Director General, Town and Country Planning,  
Haryana, Chandigarh. 

Endst. No. ZP-882/PA(DK)/2022/ \_\_\_\_\_ Dated: - \_\_\_\_\_

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

1. Member Secretary, State Level Environment Impact, Assessment Authority Haryana, Panchkula w.r.t. NOC issued vide memo no. SEIAA/HR/2013/1235 dated 25.11.2013 and memo no. SEIAA/HR/2020/607 dated 01.12.2020 and compliance of condition no. 19 by colonizer.
2. Director General, Fire Services, Haryana, Panchkula with reference to his memo. no. FS/2022/317 dated 28.11.2022 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.
3. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 203424 dated 02.12.2022 & memo no. 203430 dated 02.12.2022.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 7032 dated 27.10.2022.
5. Superintending Engineer (Planning), HVPNL, Sector-6, Panchkula w.r.t. this office endst. no. 15675 dated 06.06.2022 and compliance of condition no. 18 by the colonizer.
6. District Town Planner, Gurugram with reference to his office Endst. No. 12040 dated 06.10.2022.
7. Nodal Officer, website updation.

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