

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.

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

Memo No. ZP-567-Vol.-III/AD(RA)/2022/ 12920 Dated: 13-05-2022

Subject:- Grant of occupation certificate for Primary School-1 & 2 falling in Group Housing Colony area measuring 29.34675 acres (Licence No. 56 of 2009 dated 31.08.2009 & Licence No. 62 of 2013 dated 05.08.2013) in Sector-77, Gurugram Manesar Urban Complex.

Please refer to your application dated 18.03.2021 and subsequent letter & 14.01.2022 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for the Primary School-1 & 2 buildings constructed in above said group housing 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. 128324 & 128463 dated 23.07.2021 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. 4240 dated 10.09.2021 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Structural Stability Certificate for the building raised at site has been issued by Structural Engineer.

6. On the basis of above said reports and receipt of composition fees amounting ₹ 9,52,529/- on account of violations committed at site and other requisite documents on 14.01.2022, I hereby grant permission to occupy the buildings described below:-


Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Primary School-1	G+1 st floor	2654.108	65.58	1062.0	26.24
Primary School-2	G+1 st floor	2654.108	65.58	1062.0	26.24
Total		5308.216		2124.0	

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 Clearances issued by Ministry of Environment and Forests, Government of India vide memo no. F-No. 21-237/2017-IA-III, dated 10.10.2017.
- xi. That you shall comply with all the conditions laid down in the memo no. FS/2019/296 dated 12.12.2019 & FS/2021/28 dated 08.07.2021 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. That you shall abide by the outcome of appeal filed against order dated 25.09.2020 of the DTCP regarding composition of offence for pre-launching of the project.
- xx. 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-567-Vol.-III/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 128324 dated 23.07.2021 & 128463 dated 23.07.2021.
2. Senior Town Planner, Gurugram w.r.t. his office memo no. 4240 dated 10.09.2021.
3. District Town Planner, Gurugram w.r.t. his office Endst. no. 8956 dated 07.09.2021.
4. Fire Station Officer, Gurugram, w.r.t. memo no. FS/2019/296 dated 12.12.2019 & FS/2021/28 dated 08.07.2021.
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.