

REGD.

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

From

Director,  
Town & Country Planning Department, Haryana,  
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

Sh. Virendera Kumar Bhatnagar & others,  
C/o Emaar MGF Land Pvt. Ltd.,  
Emaar Business Park, MG Road, Sikanderpur,  
Sector-28, Gurugram.

Memo No. ZP-847/JD(NC)/2019/ 22246

Dated: - 11-09-2019

Whereas Sh. Virendera Kumar Bhatnagar & others C/o Emaar MGF Land Pvt. Ltd. has applied for the issue of an occupation certificate on 05.04.2019 in respect of the building described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 19 of 2012 dated 03.03.2012.
- Total area of the Commercial Colony measuring 3.833 acres.
- Sector-28, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Commercial Building	Ground Floor to 10th Floor	27124.366	174.865	27121.218	174.845
Non-FAR Area in Sqm.					
		Sanctioned		Achieved	
Basement-1		9418.272		9388.152	
Basement-2		9661.991		9412.084	
Basement-3		9271.369		9051.645	
Mumty/Machine Room		295.422		295.422	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Service, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Vipul Ahuja, M.Sc. (Structure Engineer), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of ₹ 8,81,150/- 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 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 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/GMDA/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 clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2013/476 dated 12.07.2013.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/153 dated 28.06.2019 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. 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-847/JD(NC)/2019/ \_\_\_\_\_

Dated: - \_\_\_\_\_

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

1. The Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2019/153 dated 28.06.2019 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. 133538 dated 25.07.2019 & memo no. 133845 dated 25.07.2019.
3. Senior Town Planner, Gurugram with reference to his office memo. no. 3614 dated 18.07.2019.
4. District Town Planner, Gurugram with reference to his office Endst. No. 7586 dated 16.07.2019.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.



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

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

From

Director,  
Town & Country Planning Department,  
Haryana, Nagar Yojna Bhawan, 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

Sh. Virender Kumar Bhatnagar & others  
C/o Emaar MGF Land Ltd.  
Emaar Business Park, MG Road,  
Sikanderpur Chowk, Sector-28,  
Gurugram-122002.

Memo No. ZP-848/AD(RA)/2020/ 21937 Dated: - 15-12-2020

Whereas Sh. Virender Kumar Bhatnagar & others C/o Emaar MGF Land Ltd. has applied for the issue of an occupation certificate on 19.08.2020 in respect of the building described below: -

**DESCRIPTION OF BUILDING**

City: Gurugram: -

- Licence No. 18 of 2012 dated 03.03.2012.
- Total area of the Commercial Colony (under TOD Policy) area measuring 2.44375 acres.
- Sector-26, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Commercial Block	Ground Floor to 11 <sup>th</sup> Floor	28659.269	289.795	28662.419	289.827
<b>Non-FAR area in Sqm.</b>					
		Sanctioned		Achieved	
Basement-1		5702.607		5702.607	
Basement-2		5702.607		5702.607	
Basement-3		5340.088		5340.088	
Mumty/Machine Room		261.962		261.962	
Site		92.236		100.816	
Total		17099.5		17108.08	

I hereby grant permission for the occupation of the said buildings, after considering Fire NOC issued by Director General, Fire Services, Haryana Panchkula, NOC from Environment issued by State Environment Impact Assessment Authority Haryana, Structure Stability Certificate given by Sh. Vipul Ahuja, M. Sc, Internal & External services report from Chief Engineer, HSVP Panchkula & Certificate of Registration of lift and after charging the composition charges amount of ₹ 1,43,861/- 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 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 still 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 State Environment Impact Assessment Authority, Haryana Memo No. SEIAA/HR/2018/556 dated 05.06.2018.
  11. That you shall comply with all conditions laid down in the Memo. No. FS/2020/157 dated 21.09.2020 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, Chief Inspector of Lifts & Escalators to Government Haryana, Chandigarh.
  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.
  19. That you shall also submit the report from SE HVPNL, Panchkula within 60 days from the issuance of this occupation certificate as per undertaking submitted by you on dated 05.11.2020



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

Endst. No. ZP-848/AD(RA)/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/2020/157 dated 21.09.2020 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, Gurugram will be personally responsible for any lapse/violation.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 149465 dated 21.09.2020.
3. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 150046 dated 22.09.2020.
4. Senior Town Planner, Gurugram with reference to his office memo no. 3508 dated 21.09.2020.
5. District Town Planner, Gurugram with reference to his office endst. no. 6387 dated 12.09.2020.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer of Website updation.



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

