

REGD.

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

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana6@gmail.com
Website www.tcpharyana.gov.in

To

Active Promoters Pvt. Ltd. & others,
C/o Emaar MGF Land Ltd.,
Emaar Business Park, Mehrauli-Gurugram Road,
Sikandarpur Chowk, Sector-28,
Gurugram-122002.

Memo No. ZP-308-Vol-I/SD(BS)/2018/ 3486

Dated: - 25-01-2018

Whereas Active Promoters Pvt. Ltd. & others in collaboration with Emaar MGF Land Ltd. has applied for the issue of an occupation certificate on 01.07.2017 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

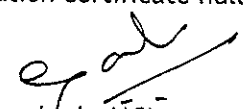
- Licence No. 228 of 2007 dated 27.09.2007, Licence No. 93 of 2008 dated 12.05.2008 & Licence No. 50 of 2010 dated 24.06.2010.
- Total area of the Group Housing Colony measuring 45.4767 acres.
- Sector-66, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Block-F	84	Ground Floor to 17 th Floor	14917.32	8.221	15018.30	8.276
Block-G	100	Ground Floor to 17 th Floor	16566.47	9.129	16620.86	9.159
Block-H	100	Ground Floor to 17 th Floor	16566.47	9.129	16620.86	9.159
Block-U1 (Tower-10, 15, 16, 18, 19 & 21)	60	Ground Floor to 4 th Floor	8817.48	4.859	9051.67	4.988
U1 (Tower-11, 12, 12A, 14, 17 & 20)	60	Ground Floor to 4 th Floor	8817.48	4.859	9081.77	5.005
Block-P	64	Ground Floor to 16 th Floor	10354.41	5.706	10369.55	5.714
Block-Q	64	Ground Floor to 16 th Floor	8906.88	4.908	8921.60	4.916
Villas-V2a	2	Ground Floor to 2 nd Floor	700.62	0.386	701.36	0.387
Villas-V2b	2	Ground Floor to 2 nd Floor	700.62	0.386	701.36	0.387
PTS-1&2	40	Ground Floor to 9 th Floor	7101.60	3.914	7101.60	3.914
PTS-3&4	40	Ground Floor to 9 th Floor	7128.53	3.928	7128.53	3.928
PTS-5&6	48	Ground Floor to 12 th Floor	8716.73	4.804	8716.73	4.804
Total main units	664					
Community Building Z1		Ground Floor to 1 st Floor	328.68	0.181	370.21	0.204
Community Building Z		Ground Floor to 1 st Floor	288.13	0.159	261.20	0.144
Community Building PTS-14		Ground Floor to 2 nd Floor	1058.96	0.584	1135.46	0.626
Shopping Building S		Ground Floor	750.09	0.413	750.09	0.413
Shopping Building S1		Ground Floor	157.22	0.087	157.46	0.087
EWS-2 Building T1	48	Ground Floor to 3 rd Floor	1103.64	0.608	1104.32	0.609
Non-FAR Area						
Basements below building PTS-1 to 12						
Upper Basement			15059.979		15951.67	
Lower Basement			15059.979		15780.09	
Basement (Community Building PTS-14)			0.00		299.027	

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 and Forests, Structure Stability Certificate given by Sh. Himanshu Ginghal, M-Tech.(Structure), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-I, HUDA, 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 ₹ 97,98,664/- 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 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.
3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HUDA 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 HUDA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HUDA 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 Government of India, Ministry of Environment and Forests Vide No. 21-835/2007-IA.III dated 21.04.2008.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/Supdt/2017/716/91001 dated 28.12.2017 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.


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

Endst. No. ZP-308-Vol-I/SD(BS)/2018/ _____ 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. DFS/Supdt/2017/716/91001 dated 28.12.2017 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, HUDA, Panchkula with reference to his office memo no. 216273 dated 16.11.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 201776 dated 27.10.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 5713 dated 04.09.2017.
5. District Town Planner, Gurugram with reference to his office Endst. No. 8701 dated 04.09.2017.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.


 (Hitesh Sharma)
 District Town Planner (HQ),
 For Director, Town and Country Planning,
 Haryana, Chandigarh.

FORM BR-VII
(See Code 4.11(2), (4) and (5))
Form of Occupation Certificate

From

Director,
Town & Country Planning Department,
Haryana, Chandigarh.
SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana3@gmail.com
Website www.tcpharyana.gov.in

To

Active Promoters Pvt. Ltd., Conscient Infrastructure Pvt. Ltd.,
Brijbasi Projects Pvt. Ltd., Sh. Arjun Dev and others,
C/o Emaar MGF Land Ltd.,
Emaar MGF Business Park, Mehrauli Road,
Sikandarpur Chowk, Sector-28,
Gurgaon-122002.

Memo No. ZP-308/SD(BS)/2017/ 2699.Dated:- 13-02-2017

Whereas Active Promoters Pvt. Ltd., Conscient Infrastructure Pvt. Ltd., Brijbasi Projects Pvt. Ltd., Sh. Arjun Dev and others C/o Emaar MGF Land Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Gurugram:-

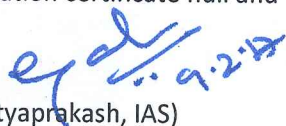
- Licence No. 228 of 2007 dated 27.09.2007, Licence No. 93 of 2008 dated 12.05.2008 & Licence No. 50 of 2010 dated 24.06.2010.
- Total area of the Group Housing Colony measuring 45.4767 acres.
- Sector-66, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			%	Area in Sqm.	%	Area in Sqm.
Y	144	Ground Floor, 1 st Floor to 18 th Floor	7.584	13761.72	7.602	13794.38
J	84	Ground Floor, 1 st Floor to 17 th Floor	8.221	14917.32	8.275	15016.65
K	100	Ground Floor, 1 st Floor to 17 th Floor	9.129	16566.47	9.160	16622.14
U1 (S1A)	10	Ground Floor, 1 st Floor to 4 th Floor	0.81	1469.594	0.834	1513.21
U1 (S1B)	10	Ground Floor, 1 st Floor to 4 th Floor	0.81	1469.594	0.83	1505.90
U1 (S1C)	10	Ground Floor, 1 st Floor to 4 th Floor	0.81	1469.594	0.83	1505.90
U1 (S1D)	10	Ground Floor, 1 st Floor to 4 th Floor	0.81	1469.594	0.834	1513.21
U1 (S1E)	10	Ground Floor, 1 st Floor to 4 th Floor	0.81	1469.594	0.834	1513.21
Total	378		28.984	52593.48	29.199	52984.6
Upper Basement				15059.979		2754.45

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Commissioner, Municipal Corporation, Gurugram, Environment Clearance issued by Ministry of Environment & Forests, Government of India & State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Lalan Prasad Singh, B.Sc. (Engg.), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-I, HUDA, 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 ₹ 11,53,284/- 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 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.
3. That you shall be fully responsible for supply of water as per norms till such time the colony is handed over after final completion. Till a regular piped supply is made available to the colony by HUDA, as agreed by you, you shall bring the potable water through tankers. Further, you will not charge extra charges from allottees more than the charges levied by HUDA for providing the water. You shall apply for water connection within 15 days, whenever the regular piped supply line is laid by HUDA upto colony.
4. That you shall be solely responsible for disposal of sewerage and storm water of your colony till such time these services are made available by HUDA/State Government as per their scheme.

5. That you shall obtain the connection for disposal of sewerage and drainage from HUDA within 15 days 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 till the colony is handed over after granting final completion.
6. That in case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.
7. 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, 2016.
8. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
9. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
10. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
11. That you shall comply with all the stipulations mentioned in the Environment clearance issued by Government of India, Ministry of Environment and Forests vide No. 21-835/2007-IA.III dated 21.04.2008 and State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2012/80 dated 11.07.2012.
12. That you shall comply with all conditions laid down in the Memo. No. MCG/FS/SFSO/2017/36 dated 19.01.2017 of the Commissioner, Municipal Corporation, Gurugram with regard to fire safety measures.
13. 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.
14. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
15. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
16. 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.
17. 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.
18. 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.
19. Any violation of the above said conditions shall render this occupation certificate null and void.


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

Endst. No. ZP-308/SD(BS)/2017/_____

Dated:- _____

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

1. The Commissioner, Municipal Corporation, Gurugram with reference to his office Memo No. MCG/FS/SFSO/2017/36 dated 19.01.2017 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, HUDA, Panchkula with reference to his office memo no. 54692 dated 26.08.2016.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 83841 dated 03.10.2016.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 1403 dated 11.11.2016.
5. District Town Planner, Gurugram with reference to his office Endst. No. 4400 dated 26.09.2016.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.

(Hitesh Sharma)
 District Town Planner (HQ),
 For Director, Town and Country Planning,
 Haryana, Chandigarh.

REGD.

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

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com, Website www.tcpharyana.gov.in

To

Active Promoters Pvt. Ltd. & others,
C/o Emaar MGF Land Ltd.,
Emaar Business Park, MG Road,
Sikandarpur, Sector-28, Gurugram-122002.

Memo No. ZP-308-Vol-I/SD(DK)/2019/ 6902

Dated: - 08-03-2019

Whereas Active Promoters Pvt. Ltd. & others in collaboration with Emaar MGF Land Ltd. has applied for the issue of an occupation certificate on 01.07.2017, 11.01.2018 & 27.02.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -


- Licence No. 228 of 2007 dated 27.09.2007, Licence No. 93 of 2008 dated 12.05.2008 and Licence No. 50 of 2010 dated 24.06.2010.
- Total area of the Group Housing Colony measuring 45.4767 acres.
- Sector-66, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sq.m.	%	Area in Sq.m.	%
Block PTS-8, PTS-9 & PTS-10	24 (8 no. in each)	Ground Floor to 3 rd Floor	4341.021	2.392	4341.021	2.392
Block PTS-7, PTS-11 & PTS-12	24 (8 no. in each)	Ground Floor to 3 rd Floor	4313.004	2.377	4313.004	2.377
Block-W (S8 & S9)	16 (8 no. in each)	Ground Floor to 3 rd Floor	2432.492	1.340	2444.97	1.347
Total	64		11086.517	6.109	11098.995	6.116

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 State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Himanshu Ginghal, M-Tech.(Structure), Public Health Functional reports received from Superintending Engineer (HQ), HSVP, Panchkula & 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 ₹ 4,78,762/- 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 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.
3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HUDA 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 HUDA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HUDA 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 Ministry of Environment & Forests, Govt. of India vide No. 21-835/2007-IA.III dated 21.04.2008 and by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2012/80 dated 11.07.2012.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/40 dated 27.02.2019 & Memo No. FS/2019/41 dated 27.02.2019 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. That the occupation certificate is granted with the condition that upper portion floors above than Ground + 3rd Floor shall not be used until and unless Second Staircase is provided for upper floors, as per NOC issued by Director General, Fire Services, Haryana, Panchkula vide Memo No. FS/2019/40 dated 27.02.2019 & FS/2019/41 dated 27.02.2019.
19. 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. *Cz*

Endst. No. ZP-308-Vol-I/SD(DK)/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. FS/2019/40 dated 27.02.2019 & Memo No. FS/2019/41 dated 27.02.2019 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, HUDA, Panchkula with reference to his office memo no. 216273 dated 16.11.2017 & memo no. 203755 dated 11.10.2018.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 201776 dated 27.10.2017 & memo no. 158068 dated 06.08.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 5713 dated 04.09.2017 & memo no. 4091 dated 12.05.2018.
5. District Town Planner, Gurugram with reference to his office Endst. No. 8701 dated 14.09.2017, Endst. No. 3785 dated 15.04.2018 & e-mail dated 08.01.2019.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.


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

REGD.

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

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com, Website www.tcpharyana.gov.in

To

Active Promoters Pvt. Ltd. & others,
C/o Emaar MGF Land Ltd.,
Emaar Business Park, MG Road,
Sikandarpur, Sector-28, Gurugram-122002.

Memo No. ZP-308-Vol-I/SD(DK)/2019/ 19101

Dated: - 08-08-2019

Whereas Active Promoters Pvt. Ltd. & others in collaboration with Emaar MGF Land Ltd. has applied for the issue of an occupation certificate on 01.07.2017, 11.01.2018, 27.02.2019 & 07.06.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 228 of 2007 dated 27.09.2007, Licence No. 93 of 2008 dated 12.05.2008 and Licence No. 50 of 2010 dated 24.06.2010.
- Total area of the Group Housing Colony measuring 45.4767 acres.
- Sector-66, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Block PTS-8, PTS-9 & PTS-10	54 (18 no. in each)	4 th Floor to 13 th Floor	9883.76	5.447	9883.76	5.447
Block PTS-7, PTS-11 & PTS-12	48 (16 no. in each)	4 th Floor to 13 th Floor	8734.08	4.813	8734.08	4.813
Block-W (S8 & S9)	40 (20 no. in each)	4 th Floor to 13 th Floor	6020.62	3.318	6033.12	3.325
Total	142		24638.46	13.578	24650.96	13.585

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 State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Himanshu Ginghal, M-Tech.(Structure), Public Health Functional reports received from Superintending Engineer (HQ), HSVP, Panchkula & 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 ₹ 10,39,563/- 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 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.
3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HUDA 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 HUDA/State Government as per their scheme.
5. That in case some additional structures are required to be constructed as decided by HUDA 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 Ministry of Environment & Forests, Govt. of India vide No. 21-835/2007-IA.III dated 21.04.2008 and by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2012/80 dated 11.07.2012.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/133 dated 04.06.2019 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-308-Vol-I/SD(DK)/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. FS/2019/133 dated 04.06.2019 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, HUDA, Panchkula with reference to his office memo no. 216273 dated 16.11.2017 & memo no. 203755 dated 11.10.2018.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 201776 dated 27.10.2017 & memo no. 158068 dated 06.08.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 3204 dated 27.06.2019 & memo. No. 3612 dated 18.07.2019.
5. District Town Planner, Gurugram with reference to his office Endst. No. 6155 dated 25.06.2019 & Endst. No. 7609 dated 18.07.2019.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.

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

REGD.

FORM BR-VI

[See Rule-47 (1)]

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO-71-75, SECTOR-17-C, CHANDIGARH.

Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com

Website www.tcpharyana.gov.in

Memo No. ZP-308/SD(BS)/2015/

5253

Dated:-

1/4/15

To

Active Promoters Pvt. Ltd., Conscient Infrastructure Pvt. Ltd.,
Brijbasi Projects Pvt. Ltd., Sh. Arjun Dev and others,
C/o Emaar MGF Land Ltd.,
Emaar MGF Business Park, Mehrauli Road,
Sikandarpur Chowk, Sector-28,
Gurgaon-122002.

Whereas Active Promoters Pvt. Ltd., Conscient Infrastructure Pvt. Ltd., Brijbasi Projects Pvt. Ltd., Sh. Arjun Dev and others C/o Emaar MGF Land Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below, I hereby grant permission for the occupation of the buildings after charging the composition charges amounting to ₹ 64,64,972/- for the variations vis-à-vis approved building plans subject to the 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. Any violations of this condition shall render this occupation certificate null and void.
2. 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 apartment will have to be filed by you with in 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 be fully responsible to supply of water as per norms till such time the colony is handed over after final completion.
4. That you shall obtain the connection for disposal of sewerage and drainage from HUDA 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 till the colony is handed over after granting final completion.
5. That in case some additional structures are required to be constructed as decided by HUDA 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.
7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
8. That you shall comply with all the conditions laid down in the Memo No. DFS/FA/2014/32486 dated 09.07.2014 of the Director Haryana Fire Service, Haryana, Panchkula with regard to fire safety measures.
9. That you shall comply with all the stipulations mentioned in the Environment clearance issued by Ministry of Environment and Forest Vide No. 21-835/2007-IA.III dated 21.04.2008.
10. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
11. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
12. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
13. That you shall use Compact Fluorescent Lamps (CFL) in the building as well as street lighting.
14. That you shall impose a condition in the allotment/possession letter that the allottee shall used Compact Fluorescent Lamps (CFL) for internal lighting, so as to conserve energy.
15. That you shall apply for connection for services within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office.
16. That provision of parking shall be made within the area earmarked/ designated for parking in the colony and no vehicle shall be allow to park outside the premises.
17. That the Service Plans/Estimates for electrical infrastructure shall be submitted to the concerned authority within sixty days of this approval.

18. That you shall handover the land measuring 361 sqm. or as may be required, out of the licence land for construction of service road along Southern Periphery Road free of cost to the Government and if required, the construction if any falling in the alignment of service road shall also be removed free of cost as undertaken dated 11.03.2015.

DESCRIPTION OF BUILDING

City: Gurgaon:-

- Licence no. 228 of 2007 dated 27.09.2007, 93 of 2008 dated 12.05.2008 and Licence No. 50 of 2010 dated 24.06.2010.
- Total area of the group housing colony measuring 45.4767 acres.
- Sector-66, Gurgaon.
- Occupation certificate is granted for following towers as per following details:

Tower/ Block No.	Number of Units	Height /G+	FAR Sanctioned	FAR Achieved
A	34	59.9 / S+17	5.227	5.267
B	34	59.9 / S+17	4.614	4.644
C	34	59.9 / S+17	4.614	4.644
D	34	59.9 / S+17	4.614	4.644
E	34	59.9 / S+17	5.227	5.258
L	94	58.7 / G+17	8.705	9.001
M	100	58.7 / G+17	9.129	9.179
N	84	58.7 / G+17	8.221	8.280
U	56	11.10 / G+3	7.395	7.413
EWS	262	12.95 / G+3	3.286	3.286
(Community Centre) R		11.95 / G+2	1.054	1.038
TOTAL			62.086	62.654
			112659.934	113696.78
			1912.22	1884.121
			5962.881	5962.881
			13418.759	13452.209
			14917.324	15024.664
			16566.468	16656.213
			15797.065	16334.425
			9484.46	9542.14
			8372.099	8427.449
			8372.099	8427.449
			8372.099	8427.449
			9484.46	9557.78
			%	%
			Area in Sqm.	Area in Sqm.

(Arun Kumar Gupta, IAS)
Director General, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-308/SD(BS)/2015/

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

1. CA, HUDA, Panchkula with reference to his office memo no. 421 dated 13.01.2015.
2. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 21 dated 12.01.2015.
3. Senior Town Planner, Gurgaon with reference to his office memo. No. 1460 dated 30.10.2014.
4. District Town Planner, Gurgaon.
5. District Town Planner (E), Gurgaon.
6. The Director Haryana Fire Service, Panchkula with reference to his office Memo No. DFS/FA/2014/32486 dated 09.07.2014 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 Gurgaon for the high-rise buildings and you will be personally responsible for any lapse/violation, as HUDA has released the necessary funds.

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