

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](mailto:tcpharyana7@gmail.com), Website [www.tcpharyana.gov.in](http://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-441/SD(DK)/2019/ 5982

Dated: 05-03-2019

Whereas Active Promoters Pvt. Ltd. & others in collaboration with Emaar MGF Land Ltd. has applied for the issue of an occupation certificate on 30.06.2017 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -


- Licence No. 6 of 2008 dated 17.01.2008.
- Total area of the Group Housing Colony measuring 25.499 acres.
- Sector-65, 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-A (Part-1)	72	Ground Floor to 12 <sup>th</sup> Floor	6951.181	6.748	7034.434	6.829
Block-B (Part-1)	72	Ground Floor to 12 <sup>th</sup> Floor	6951.181	6.748	7034.434	6.829
Block-C (Part-1)	72	Ground Floor to 12 <sup>th</sup> Floor	6951.181	6.748	7034.434	6.829
Block-D (Part-1)	72	Ground Floor to 12 <sup>th</sup> Floor	6951.181	6.748	7034.434	6.829
Block-A (17 no. Blocks) (Part-2)	136 (8 no. in each)	Ground Floor to 3 <sup>rd</sup> Floor	18195.593	17.665	18198.245	17.667
Block-A1 (Part-2)	4	Ground Floor to 3 <sup>rd</sup> Floor	582.469	0.565	585.83	0.569
Block-B (1&2) (8 no. Blocks) (Part-2)	64 (8 no. in each)	Ground Floor to 3 <sup>rd</sup> Floor	10432.936	10.128	10313.376	10.012
Block-B (3) (4 no. Blocks) (Part-2)	32 (8 no. in each)	Ground Floor to 3 <sup>rd</sup> Floor	5216.468	5.064	5166.492	5.016
Block-B1 (3 no. Blocks) (Part-2)	12	Ground Floor to 3 <sup>rd</sup> Floor	2113.49	2.052	2093.85	2.033
EWS Block	239	Ground Floor to 8 <sup>th</sup> Floor	5441.603	5.283	5485.26	5.325
Total	536 Main Dwelling Units & 239 EWS Flats		69787.283	67.749	69980.789	67.938
Non-FAR Area						
Upper Basement (Part-1)			12596.103		12995.818	
Lower Basement (Part-1)			12596.103		12995.818	
Basement (Part-2)			30467.45		30371.70	

In the supersession of occupation granted vide memo no. ZP-441/SD(BS)/2017/536 dated 08.01.2018, 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), 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 ₹ 34,89,021/- 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 State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2010/589 dated 20.07.2010.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/Supdt/2017/710/89844 dated 20.12.2017 & Memo No. FS/2019/38 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 + 3<sup>rd</sup> Floor of Block-A (17 Nos.), A1, B (12 Nos.), B1 (3 Nos.) 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/2019/38 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-441/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. DFS/Supdt/2017/710/89844 dated 20.12.2017 & Memo No. FS/2019/38 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. 227308 dated 30.11.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 227298 dated 30.11.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 5819 dated 08.09.2017.
5. District Town Planner, Gurugram with reference to his office memo. No. 8901 dated 08.09.2017.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.

  
 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,  
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

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

Memo No. ZP-441-Vol-II/JD(RD)/2020/ 8294 Dated: -15-05-2020

Whereas Active Promoters Pvt. Ltd. & others in collaboration with Emaar MGF Land Ltd. has applied for the issue of an occupation certificate on 30.06.2017 & 10.01.2020 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 06 of 2008 dated 17.01.2008.
- Total area of the Group Housing Colony measuring 25.499 acres.
- Sector-65, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

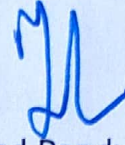
Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Block-A (17 no. Blocks) (Part-2)	68 (4 no. in each)	4 <sup>th</sup> Floor to 6 <sup>th</sup> Floor	10963.844	10.643	10879.167	10.561
Block-A1 (Part-2)	2	4 <sup>th</sup> Floor to 6 <sup>th</sup> Floor	351.610	0.341	352.802	0.343
Block-B (1&2) (8 no. Blocks) (Part-2)	32 (4 no. in each)	4 <sup>th</sup> Floor to 6 <sup>th</sup> Floor	6049.74	5.873	6059.38	5.883
Block-B (3) (4 no. Blocks) (Part-2)	16 (4 no. in each)	4 <sup>th</sup> Floor to 6 <sup>th</sup> Floor	3024.87	2.937	3036.40	2.948
Block-B1 (3 no. Blocks) (Part-2)	6 (2 no. in each)	4 <sup>th</sup> Floor to 6 <sup>th</sup> Floor	1218.72	1.183	1221.04	1.185
<b>Total</b>	<b>124 Main Dwelling Units</b>		<b>21608.784</b>	<b>20.977</b>	<b>21548.789</b>	<b>20.92</b>

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, Panchkula, Structure Stability Certificate given by Sh. Himanshu Singhal, 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

₹ 8,22,267/- 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 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 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/2010/589 dated 20.07.2010.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2020/24 dated 19.02.2020 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, 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 and Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-441-Vol-II/JD(RD)/2020/\_\_\_\_\_ 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/2020/24 dated 19.02.2020 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. 227308 dated 30.11.2017.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 227298 dated 30.11.2017.
4. Senior Town Planner, Gurugram with reference to his office memo No. 1029 dated 17.02.2020.
5. District Town Planner, Gurugram with reference to his office endst. No. 1502 dated 13.02.2020.
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,  
Nagar Yojna Bhawan Block-A, Sector-18A,  
Madhya Marg, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana7@gmail.com  
Website www.tcpharyana.gov.in

To

Active Promoters Pvt. Ltd. & others,  
in collaboration with Emaar MGF Land Ltd  
Emaar Business Park, MG Road,  
Sikanderpur Chowk, Sector-38,  
Gurugram-122002.

Memo No. ZP-441-Vol.-II/AD(RA)/2020/ 20094 Dated: - 11-11-2020

Whereas Active Promoters Pvt. Ltd. & others in collaboration with Emaar MGF Land Ltd. has applied for grant of an occupation certificate on 21.07.2020 in respect of the buildings described below: -

**DESCRIPTION OF BUILDING**

City: Gurugram: -

- Licence No. 06 of 2008 dated 17.01.2008.
- Total area of the Group Housing Colony measuring 25.499 acres.
- Sector- 65, Gurugram.
- 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-E	24	24	Stilt/G+6 <sup>th</sup> Floor	2551.374	2.476	2591.872	2.516
Tower-F	72	72	Stilt/G +12 <sup>th</sup> Floor	6951.181	6.748	7048.310	6.843
Tower-G	72	72	Stilt/G +12 <sup>th</sup> Floor	7768.600	7.542	7824.054	7.596
Tower-H	72	72	Stilt/G +12 <sup>th</sup> Floor	7359.889	7.145	7418.48	7.202
Tower-J	72	72	Stilt/G +12 <sup>th</sup> Floor	6951.181	6.748	7042.945	6.837
Tower-K	72	72	Stilt/G +12 <sup>th</sup> Floor	7359.889	7.145	7418.480	7.202
Block-C (6 Blocks)	12 x 6	72	G+6 <sup>th</sup> Floor	9170.604	8.903	9117.630	8.852
Block-D (5 Blocks)	12 x 5	60	G+6 <sup>th</sup> Floor	8518.275	8.270	8552.920	8.303
Block-E (9 Blocks)	12 x 9	108	G+5 <sup>th</sup> Floor	17355.906	16.849	17346.492	16.840
Block-E1 (1 Block)	6	6	G+5 <sup>th</sup> Floor	1042.250	1.012	1045.668	1.015
Block-E2 (3 Blocks)	12 x 3	36	G+5 <sup>th</sup> Floor	5785.302	5.616	5782.164	5.613
Commercial building (1 Block)			Ground only	157.547	0.153	209.544	0.203

Community Building	G+1 <sup>st</sup> Floor	789.135	0.766	831.926	0.807
<b>Total</b>	<b>666 Main Dwelling Units</b>	<b>81761.133</b>	<b>79.373</b>	<b>82230.485</b>	<b>79.829</b>
<b>Non-FAR Area in Sqm.</b>					
			Sanctioned	Achieved	
For 2 <sup>nd</sup> Stair case (15 no's) & Entrance Gate				182.915	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services Haryana Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Lokesh Kumar Tyagi, (Structure Engineer, M.Tech), 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 ₹ 30,41,267/- 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 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 HSVPA/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/2010/589 dated 20.07.2010.
11. That you shall comply with all conditions laid down in the FS/2020/24 dated 19.02.2020, FS/2020/117 dated 16.07.2020 & FS/2020/164 dated 25.09.2020 of the Director, 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 you shall also submit the DOD for already OC granted towers.
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.
20. That you shall also get further renewed, the Environment Clearance from MOEF, if required.
21. Any violation of the above said conditions shall render this occupation certificate null and void.

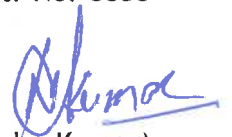


(K. Makrand Pandurang, IAS)  
Director, Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-441-Vol.-IIAD(RA)/2020/\_\_\_\_\_ Dated: - \_\_\_\_\_

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

1. The Director, Fire Services, Haryana, Panchkula with reference to his office FS/2020/24 dated 19.02.2020, FS/2020/117 dated 16.07.2020 & FS/2020/164 dated 25.09.2020 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, HSVP, Panchkula with reference to his office memo no. 150733 & 150733 dated 24.09.2020 & 22.09.2020.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 3532 dated 23.09.2020.
4. District Town Planner, Gurugram with reference to his office endst. No. 6638 dated 21.09.2020.
5. Nodal Officer, website updation.



(Narender 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,  
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

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

Memo No. ZP-441-Vol-II/JD(RD)/2020/ 8294 Dated: - 15-05-2020

Whereas Active Promoters Pvt. Ltd. & others in collaboration with Emaar MGF Land Ltd. has applied for the issue of an occupation certificate on 30.06.2017 & 10.01.2020 in respect of the buildings described below: -

**DESCRIPTION OF BUILDING**

City: Gurugram: -

- Licence No. 06 of 2008 dated 17.01.2008.
- Total area of the Group Housing Colony measuring 25.499 acres.
- Sector-65, 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-A (17 no. Blocks) (Part-2)	68 (4 no. in each)	4 <sup>th</sup> Floor to 6 <sup>th</sup> Floor	10963.844	10.643	10879.167	10.561
Block-A1 (Part-2)	2	4 <sup>th</sup> Floor to 6 <sup>th</sup> Floor	351.610	0.341	352.802	0.343
Block-B (1&2) (8 no. Blocks) (Part-2)	32 (4 no. in each)	4 <sup>th</sup> Floor to 6 <sup>th</sup> Floor	6049.74	5.873	6059.38	5.883
Block-B (3) (4 no. Blocks) (Part-2)	16 (4 no. in each)	4 <sup>th</sup> Floor to 6 <sup>th</sup> Floor	3024.87	2.937	3036.40	2.948
Block-B1 (3 no. Blocks) (Part-2)	6 (2 no. in each)	4 <sup>th</sup> Floor to 6 <sup>th</sup> Floor	1218.72	1.183	1221.04	1.185
<b>Total</b>	<b>124 Main Dwelling Units</b>		<b>21608.784</b>	<b>20.977</b>	<b>21548.789</b>	<b>20.92</b>

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, Panchkula, Structure Stability Certificate given by Sh. Himanshu Singhal, 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

₹ 8,22,267/- 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 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 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/2010/589 dated 20.07.2010.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2020/24 dated 19.02.2020 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, 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

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-441-Vol-II/JD(RD)/2020/\_\_\_\_\_ 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/2020/24 dated 19.02.2020 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. 227308 dated 30.11.2017.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 227298 dated 30.11.2017.
4. Senior Town Planner, Gurugram with reference to his office memo No. 1029 dated 17.02.2020.
5. District Town Planner, Gurugram with reference to his office endst. No. 1502 dated 13.02.2020.
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,  
Nagar Yojna Bhawan Block-A, Sector-18A,  
Madhya Marg, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana7@gmail.com  
Website www.tcpharyana.gov.in

To

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

Memo No. ZP-441-Vol.-III/AD(RA)/2021/ 27457 Dated: - 26-10-2021

Whereas Active Promoters Pvt. Ltd. and others in collaboration with Emaar MGF Land Ltd. has applied for grant of an occupation certificate on 06.04.2021 & 11.08.2021 in respect of the buildings described below: -

**DESCRIPTION OF BUILDING**

**City: Gurugram: -**

- Licence No. 06 of 2008 dated 17.01.2008.
- Total area of the Group Housing Colony 25.499 acres.
- Sector-65, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.


Tower/ Block No.	No of dwelling units sanctioned	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sq.m.	%	Area in Sq.m.	%
Tower- Block-P1 & P2	20	20	G+3 <sup>rd</sup> Floor	3702.573	3.59	3778.813	3.66
Total	20 MDU			3702.573	3.59	3778.813	3.66
NON-FAR AREA IN SQM							
Basement-1				3440.677		3385.728	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Fire Station Officer, Gurugram vide memo no. FS/2021/79 dated 15.04.2021 and FS/2021/39 dated 19.07.2021, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana vide memo no. SEIAA/HR/2010/589 dated 20.07.2010, Structure Stability Certificate given by Structure Engineer, Public Health Functional reports internal & external 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 ₹ 4,34,400/- 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 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 HSVPA/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/2010/589 dated 20.07.2010.
11. That you shall comply with all conditions laid down in the memo no. FS/2021/79 dated 15.04.2021 and FS/2021/39 dated 19.07.2021 of the Fire Station Officer, Gurugram 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 you shall rectify the existing club building to conform to the requirements of building bye laws, if so required, within a period of 15 days from the date of conveying the observation in this regard. Demolition, if so required shall also be carried out.
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.

Endst. No. ZP-441-Vol.-III/AD(RA)/2021/\_\_\_\_\_ Dated: - \_\_\_\_\_

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

1. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 128330 dated 23.07.2021 & 128467 dated 23.07.2021.
2. Senior Town Planner, Gurugram with reference to his office memo. No. 3436 dated 28.07.2021 and 4837 dated 11.10.2021.
3. District Town Planner, Gurugram with reference to his office endst. No. 7030 dated 26.07.2021 and 10365 dated 08.10.2021.
4. The Fire Station Officer, Gurugram with reference to his office memo no. FS/2021/79 dated 15.04.2021 and FS/2021/39 dated 19.07.2021 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
5. Nodal Officer, website updation.

(Narender 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: tcpharyana6@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-441/SD(BS)/2017/

536

Dated: -

08-01-2018

Whereas Active Promoters Pvt. Ltd. & others in collaboration with Emaar MGF Land Ltd. has applied for the issue of an occupation certificate on 30.06.2017 in respect of the buildings described below: -

**DESCRIPTION OF BUILDING**

City: Gurugram: -

- Licence No. 6 of 2008 dated 17.01.2008.
- Total area of the Group Housing Colony measuring 25.499 acres.
- Sector-65, 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-A (Part-1)	72	Ground Floor to 12 <sup>th</sup> Floor	6951.181	6.748	7034.434	6.829
Block-B (Part-1)	72	Ground Floor to 12 <sup>th</sup> Floor	6951.181	6.748	7034.434	6.829
Block-C (Part-1)	72	Ground Floor to 12 <sup>th</sup> Floor	6951.181	6.748	7034.434	6.829
Block-D (Part-1)	72	Ground Floor to 12 <sup>th</sup> Floor	6951.181	6.748	7034.434	6.829
Block-A (17 no. Blocks) (Part-2)	204	Ground Floor to 6 <sup>th</sup> Floor	29159.44	28.308	29077.41	28.229
Block-A1 (Part-2)	6	Ground Floor to 6 <sup>th</sup> Floor	934.079	0.907	938.572	0.911
Block-B (1&2) (8 no. Blocks) (Part-2)	96	Ground Floor to 6 <sup>th</sup> Floor	16482.68	16.002	16373.03	15.895
Block-B (3) (4 no. Blocks) (Part-2)	48	Ground Floor to 6 <sup>th</sup> Floor	8241.34	8.001	8202.45	7.963
Block-B1 (3 no. Blocks) (Part-2)	18	Ground Floor to 6 <sup>th</sup> Floor	3332.21	3.235	3312.27	3.216
Total main units	660					
EWS Block	239	Ground Floor to 8 <sup>th</sup> Floor	5441.603	5.283	5485.26	5.325
Non-FAR Area						
Upper Basement (Part-1)			12596.103		12995.818	
Lower Basement (Part-1)			12596.103		12995.818	
Basement (Part-2)			30467.45		30371.70	

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), 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 ₹ 34,89,021/- 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 State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2010/589 dated 20.07.2010.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/Supdt/2017/710/89844 dated 20.12.2017 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-441/SD(BS)/2017/\_\_\_\_\_

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/2017/710/89844 dated 20.12.2017 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. 227308 dated 30.11.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 227298 dated 30.11.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 5819 dated 08.09.2017.
5. District Town Planner, Gurugram with reference to his office memo. No. 8901 dated 08.09.2017.
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.