

From

District Town Planner (P),
Gurugram

To

M/s Emaar MGF Land Ltd.
306-308, 3rd Floor Square One,
C-2, District Centre, Saket, New Delhi-110017.

Memo No.

12934

Dated.

3/12/2018

Subject:-

Occupation Certificate in respect of Residential building on plot No- MMD-45 (Type-D) in Plotted Colony, 'Marbella' in Sector-65 & 66, Gurugram (License No.97 of 2010 dt.18.11.2010 and 41 of 2011 dated 03.05.2011) being developed by M/s Emaar MGF Land Ltd..

Ref:-

Your application dated.26.09.2018 for issuance of O.C. through K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram.

Whereas M/s Emaar MGF Land Ltd has applied for the issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No.41 of 1963 through K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower.Sector-30 Gurugram under self certification policy as per amendment in Chapter-4 of HBC-2017, in respect of the building described below:-

Basement:	Basement for domestic storage purpose only (Area-154.309 Sqm)
Ground Floor:	Lounge/ Dining, Lobby, Living, Ent. Lobby, Powder Room, Lift, Kitchen, Bed Room, Two Toilets, Utility, Passage and Stair case only (Area-155.158 Sqm)
First Floor:	Lounge, Lift, Passage, Store, Two Dress, Toilet, Master Toilet, Bed Room, Master Bed Room and Stair case only (Area-138.119 Sqm)
Second Floor:	Two Bed Rooms, Two Toilets, Store, Dress, Lounge, Lift, Lift Lobby and Stair case only (Area-86.628 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by Architect and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects.

District Town Planner (P),
Gurugram.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. District Town Planner (Enf), Gurugram.
2. K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram.

District Town Planner (P),
Gurugram.

Details of violation compounded:-

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	155.158 Sqm	776.00
2	Area added without sanction plan.	15.554 Sqm	1556.00
3	Gate and boundary wall not as per std. design.		2000.00
4	Other internal changes.	3.486 Sqm	192.00
5	Position changes of door /window.	10 Nos	1000.00
6	Elevation changes.	3 Nos	300.00
7	Shifting of boundary wall.	1 Nos	2000.00
8	Architectural features	3 Nos	3000.00
		Total	10824.00

Say Rs.10824/-

From

District Town Planner (P),
Gurugram

To

M/s Emaar MGF Land Ltd.
306-308, 3rd Floor Square One,
C-2, District Centre, Saket, New Delhi-110017.

Memo No.

12925

Dated.

3/12/2018

Subject:-

Occupation Certificate in respect of Residential building on plot No- MBL-64 (Type-B) in Plotted Colony, 'Marbella' in Sector-65 & 66, Gurugram (License No.97 of 2010 dt.18.11.2010 and 41 of 2011 dated 03.05.2011) being developed by M/s Emaar MGF Land Ltd..

Ref:-

Your application dated.26.09.2018 for issuance of O.C. through K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram.

Whereas M/s Emaar MGF Land Ltd has applied for the issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No.41 of 1963 through K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram under self certification policy as per amendment in Chapter-4 of HBC-2017, in respect of the building described below:-

Basement:	Basement for domestic storage purpose only (Area-171.294 Sqm)
Ground Floor:	Living Room, Lobby, Lounge, Bed Room, Toilet, Dress, W.C., Utility, Kitchen, Lift, Powder Room, Foyer, Store, Verandah and Stair case only (Area-200.424 Sqm)
First Floor:	Master Bed Room, Two Dress, Two Toilets, Master Toilet, Passage, Two Store, Lift Lobby, Lift, Family Lounge and Stair case only (Area-180.401 Sqm)
Second Floor:	Two Bed Rooms, Suite, Lounge, Dress, Two Toilets, Lift, Lift Lobby, Passage, Store and Stair case only (Area-114.943 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by Architect and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects.

District Town Planner (P),
Gurugram.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. District Town Planner (Enf), Gurugram.
2. K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram.

District Town Planner (P),
Gurugram.

Details of violation compounded:-

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	200.785 Sqm	1004.00
2	Area added without sanction plan.	23.761 Sqm	2377.00
3	Gate and boundary wall not as per std. design.		2000.00
4	Other internal changes.	6.803 Sqm	375.00
5	Position changes of door /window.	8 Nos	800.00
6	Elevation changes.	2 Nos	200.00
7	Shifting of boundary wall.	1 No	2000.00
8	Architectural features	3 Nos	3000.00
		Total	11756.00

Say Rs.11756/-

From

District Town Planner (P),
Gurugram

To

M/s Emaar MGF Land Ltd.
306-308, 3rd Floor Square One,
C-2, District Centre, Saket, New Delhi-110017.

Memo No. 12928

Dated. 3/12/2018

Subject:- Occupation Certificate in respect of Residential building on plot No- MBL-65 (Type-B) in Plotted Colony, 'Marbella' in Sector-65 & 66, Gurugram (License No.97 of 2010 dt.18.11.2010 and 41 of 2011 dated 03.05.2011) being developed by M/s Emaar MGF Land Ltd..

Ref:- Your application dated.26.09.2018 for issuance of O.C. through K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram.

Whereas M/s Emaar MGF Land Ltd has applied for the issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No.41 of 1963 through K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram under self certification policy as per amendment in Chapter-4 of HBC-2017, in respect of the building described below:-

Basement:	Basement for domestic storage purpose only (Area-171.294 Sqm)
Ground Floor:	Lounge, Bed Room, Kitchen, Lift, Powder Room, Foyer, Store, Verandah, Living Room, Lobby, Toilet, Dress, W.C., Utility and Stair case only (Area-200.785 Sqm)
First Floor:	Master Bed Room, Bed Room, Two Toilets, Two Dress, Two Store, Master Toilet, Lift, Lift Lobby, Family Lounge and Stair case only (Area-180.401 Sqm)
Second Floor:	Two Bed Rooms, Two Toilets, Suite, Lounge, Dress, Lift, Lift Lobby, Store and Stair case only (Area-125.241 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by Architect and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects.

District Town Planner (P),
Gurugram.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. District Town Planner (Enf), Gurugram.
2. K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram.

District Town Planner (P),
Gurugram.

Details of violation compounded:-

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	200.785 Sqm	1004.00
2	Area added without sanction plan.	16.001 Sqm	1600.00
3	Gate and boundary wall not as per std. design.		2000.00
4	Other internal changes.	6.803 Sqm	375.00
5	Position changes of door /window.	8 Nos	800.00
6	Elevation changes.	2 Nos	200.00
7	Shifting of boundary wall.	1 No	2000.00
8	Architectural features	3 Nos	3000.00
		Total	10979.00

Say Rs.10979/-

9	Purchasable FAR	0.246 Sqm	1324.00
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From

District Town Planner (P),
Gurugram

To

M/s Emaar MGF Land Ltd.
306-308, 3rd Floor Square One,
C-2, District Centre, Saket, New Delhi-110017.

Memo No.

12931

Dated.

3/12/2018

Subject:-

Occupation Certificate in respect of Residential building on plot No- MBL-66 (Type-B) in Plotted Colony, 'Marbella' in Sector-65 & 66, Gurugram (License No.97 of 2010 dt.18.11.2010 and 41 of 2011 dated 03.05.2011) being developed by M/s Emaar MGF Land Ltd..

Ref:-

Your application dated.26.09.2018 for issuance of O.C. through K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram.

Whereas M/s Emaar MGF Land Ltd has applied for the issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No.41 of 1963 through K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram under self certification policy as per amendment in Chapter-4 of HBC-2017, in respect of the building described below:-

Basement:	Basement for domestic storage purpose only (Area-171.294 Sqm)
Ground Floor:	Lounge, Bed Room, Kitchen, Lift, Powder Room, Foyer, Store, Verandah, Living Room, Lobby, Toilet, Dress, W.C., Utility and Stair case only (Area-200.785 Sqm)
First Floor:	Master Bed Room, Bed Room, Two Toilets, Two Dress, Two Store, Master Toilet, Lift, Lift Lobby, Family Lounge and Stair case only (Area-180.401 Sqm)
Second Floor:	Two Bed Rooms, Two Toilets, Suite, Lounge, Dress, Lift, Lift Lobby, Store and Stair case only (Area-125.241 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by Architect and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects.

District Town Planner (P),
Gurugram.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. District Town Planner (Enf), Gurugram.
2. K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram.

District Town Planner (P),
Gurugram.

Details of violation compounded:-

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	200.424 Sqm	1002.00
2	Area added without sanction plan.	15.638 Sqm	1564.00
3	Gate and boundary wall not as per std. design.		2000.00
4	Other internal changes.	9.65 Sqm	531.00
5	Position changes of door /window.	8 Nos	800.00
6	Elevation changes.	3 Nos	300.00
7	Shifting of boundary wall.	1 No	2000.00
8	Architectural features	3 Nos	3000.00
		Total	11197.00

Say Rs.11197/-

9	Purchasable FAR	0.246 Sqm	1324.00
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From

District Town Planner (P),
Gurugram

To

M/s Emaar MGF Land Ltd.
306-308, 3rd Floor Square One,
C-2, District Centre, Saket, New Delhi-110017.

Memo No.

12937

Dated.

3/12/2018

Subject:-

Occupation Certificate in respect of Residential building on plot No- MBL-73 (Type-B) in Plotted Colony, 'Marbella' in Sector-65 & 66, Gurugram (License No.97 of 2010 dt.18.11.2010 and 41 of 2011 dated 03.05.2011) being developed by M/s Emaar MGF Land Ltd..

Ref:-

Your application dated.26.09.2018 for issuance of O.C. through K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram.

Whereas M/s Emaar MGF Land Ltd has applied for the issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No.41 of 1963 through K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram under self certification policy as per amendment in Chapter-4 of HBC-2017, in respect of the building described below:-

Basement:	Basement for domestic storage purpose only (Area-171.294 Sqm)
Ground Floor:	Living Room, Foyer, Store, Verandah, Powder Room, Lobby, Kitchen, Lounge, Bed Room, Toilet, W.C., Puja, Lift Well and Stair case only (Area-199.646 Sqm)
First Floor:	Family Lounge, Lift Lobby, Two Store, One Master Bed Room, Bed Room, Two Toilets, Two Dress, One Master Toilet, Lift Well and Stair case only (Area-180.401Sqm)
Second Floor:	Lounge, Suite, Two Bed Rooms, Two Toilets, One Dress, Passage, Lift Well and Mumty only (Area-125.241 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by Architect and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects.

District Town Planner (P),
Gurugram.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. District Town Planner (Enf), Gurugram.
2. K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram.

District Town Planner (P),
Gurugram.

Details of violation compounded:-

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	200.424 Sqm	1003.00
2	Area added without sanction plan.	12.318 Sqm	1232.00
3	Gate and boundary wall not as per std. design.		3000.00
4	Other internal changes.	9.65 Sqm	531.00
5	Position changes of door /window.	8 Nos	800.00
6	Elevation changes.	2 Nos	200.00
7	Shifting of boundary wall.	1 No	2000.00
8	Architectural features	3 Nos	3000.00
		Total	11766.00

Say Rs.11766/-

From

District Town Planner (P),
Gurugram

To

M/s Emaar MGF Land Ltd.
306-308, 3rd Floor Square One,
C-2, District Centre, Saket, New Delhi-110017.

Memo No.

12940

Dated.

3/12/2018

Subject:-

Occupation Certificate in respect of Residential building on plot No- MBL-074 (Type-B) in Plotted Colony, 'Marbella' in Sector-65 & 66, Gurugram (License No.97 of 2010 dt.18.11.2010 and 41 of 2011 dated 03.05.2011) being developed by M/s Emaar MGF Land Ltd..

Ref:-

Your application dated.26.09.2018 for issuance of O.C. through K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram.

Whereas M/s Emaar MGF Land Ltd has applied for the issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No.41 of 1963 through K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram under self certification policy as per amendment in Chapter-4 of HBC-2017, in respect of the building described below:-

Basement:	Basement for domestic storage purpose only (Area-171.294 Sqm)
Ground Floor:	Living Room, Foyer, Store, Verandah, Powder Room, Lobby, Kitchen, Lounge, Bed Room, Toilet, W.C., Puja, Lift Well and Stair case only (Area-200.424 Sqm)
First Floor:	Family Lounge, Lift Lobby, Two Store, One Master Bed Room, Bed Room, Two Toilets, Two Dress, One Master Toilet, Lift Well and Stair case only (Area-180.401Sqm)
Second Floor:	Lounge, Suite, Two Bed Rooms, Two Toilets, One Dress, Passage, Lift Well and Mumty only (Area-125.910 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by Architect and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects.

District Town Planner (P),
Gurugram.

Endst. No.

Dated.

- A copy of the above is forwarded to the following for information and further necessary action please.
1. District Town Planner (Enf), Gurugram.
 2. K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram.

District Town Planner (P),
Gurugram.

Details of violation compounded:-

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	200.424 Sqm	1003.00
2	Area added without sanction plan.	12.318 Sqm	1232.00
3	Gate and boundary wall not as per std. design.		3000.00
4	Other internal changes.	9.65 Sqm	531.00
5	Position changes of door /window.	8 Nos	800.00
6	Elevation changes.	2 Nos	200.00
7	Shifting of boundary wall.	1 No	2000.00
8	Architectural features	3 Nos	3000.00
		Total	11766.00

Say Rs.11766/-

9	Purchasable FAR	0.554 Sqm	2981.00
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From

District Town Planner (P),
Gurugram

To

M/s Emaar MGF Land Ltd.
306-308, 3rd Floor Square One,
C-2, District Centre, Saket, New Delhi-110017.

Memo No. 7937

Dated. 24/7/2018

Subject:- Occupation Certificate in respect of Residential building on plot No- MMD-040 (Type-D) in Plotted Colony, 'Marbella' in Sector-65 & 66, Gurugram (License No.97 of 2010 dt.18.11.2010 and 41 of 2011 dated 03.05.2011) being developed by M/s Emaar MGF Land Ltd.

Ref:- Your application dated 31.05.2018 and 03.07.2018 for issuance of O.C. through K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram.

Whereas M/s Emaar MGF Land Ltd has applied for the issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No.41 of 1963 through K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram under self certification policy as per amendment in Chapter-4 of HBC-2017, in respect of the building described below:-

Basement:	Basement for domestic storage purpose only (Area- 154.308 Sqm)
Ground Floor:	Living, Lounge / Dining, Bed Room, Kitchen, Ent. Lobby, Powder Room, Two Toilets, Utility, Lift Well and Stair case only (Area-155.158 Sqm)
First Floor:	Master Bed Room, Bed Room, Lounge, Verandah, Store, Dress, Master Toilet, Toilet, Passage, Lift Well and Stair case only (Area-138.119 Sqm)
Second Floor:	Lounge, Two Bed Rooms, Two Toilets, Dress, Store, Lift Lobby, Lift Well and Stair case only (Area-86.122 Sqm)
Terrace Floor:	Mumty only (Area-10.934 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by Architect and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects.

District Town Planner (P),
Gurugram.

Endst. No.

Dated.

A copy of the above is forwarded to the following for information and further necessary action please.

1. District Town Planner (Enf), Gurugram.
2. K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram.

-sd-
District Town Planner (P),
Gurugram.

Details of violation compounded:-

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	156.00 Sqm	780.00
2	Area added without sanction plan.	16.823 Sqm	1682.50
3	Gate and boundary wall not as per std. design.		2000.00
4	Wicket gate provided	14.33 Sqm	788.15
5	Non provision of exhaust fan in kitchen.	20 Nos	2000.00
6	Open steps provided.	3 Nos	3000.00
7	Elevation changes.	3 Nos	300.00
8	Shifting of boundary wall.	1 No	2000.00
9	Architectural features	3 Nos	3000.00
		Total	15550.65

Say Rs.15551 /-

From

District Town Planner (P),
Gurugram

To

M/s Emaar MGF Land Ltd.
306-308, 3rd Floor Square One,
C-2, District Centre, Saket, New Delhi-110017.

Memo No.

Dated.

Subject:-

Occupation Certificate in respect of Residential building on plot No- MMD-040 (Type-D) in Plotted Colony, 'Marbella' in Sector-65 & 66, Gurugram (License No.97 of 2010 dt.18.11.2010 and 41 of 2011 dated 03.05.2011) being developed by M/s Emaar MGF Land Ltd.


Ref:-

Your application dated 31.05.2018 and 03.07.2018 for issuance of O.C. through K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram.

Whereas M/s Emaar MGF Land Ltd has applied for the issuance of occupation certificate as required under Rule 47 (1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules 1965 of Act No.41 of 1963 through K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram under self certification policy as per amendment in Chapter-4 of HBC-2017, in respect of the building described below:-

Basement:	Basement for domestic storage purpose only (Area- 154.308 Sqm)
Ground Floor:	Living, Lounge / Dining, Bed Room, Kitchen, Ent. Lobby, Powder Room, Two Toilets, Utility, Lift Well and Stair case only (Area-155.158 Sqm)
First Floor:	Master Bed Room, Bed Room, Lounge, Verandah, Store, Dress, Master Toilet, Toilet, Passage, Lift Well and Stair case only (Area-138.119 Sqm)
Second Floor:	Lounge, Two Bed Rooms, Two Toilets, Dress, Store, Lift Lobby, Lift Well and Stair case only (Area-86.122 Sqm)
Terrace Floor:	Mumty only (Area-10.934 Sqm)

The permission for the occupation of the above building is hereby granted by the undersigned as per report plans regarding violations / deviations at site, as verified by Architect and violations are mentioned overleaf, subject to the condition that this occupation certificate will stand automatically cancelled if you change the permitted use of the building or part thereof or raise any additional construction or alteration in the said building without approval of the competent authority and occupy the portion of the said building for which occupation certificate has not been granted and in that case action shall be initiated as per law. Further this permission is granted with the condition that once you install the lift, you will obtain the clearance from competent authority. You have also given affidavits regarding the above aspects.


District Town Planner (P),
Gurugram.

Endst. No.


7939

Dated.

24/7/2018

A copy of the above is forwarded to the following for information and further necessary action please.

1. District Town Planner (Enf), Gurugram.
2. K. Gaurav Sharma, Architect CA/2001/27075, 303-304, Star Tower Sector-30 Gurugram.


District Town Planner (P),
Gurugram.

Details of violation compounded:-

Sr. No.	Particulars	Area/No.	Amount
1	DPC certificate not taken.	156.00 Sqm	780.00
2	Area added without sanction plan.	16.823 Sqm	1682.50
3	Gate and boundary wall not as per std. design.		2000.00
4	Wicket gate provided	14.33 Sqm	788.15
5	Non provision of exhaust fan in kitchen.	20 Nos	2000.00
6	Open steps provided.	3 Nos	3000.00
7	Elevation changes.	3 Nos	300.00
8	Shifting of boundary wall.	1 No	2000.00
9	Architectural features	3 Nos	3000.00
		Total	15550.65

Say Rs.15551 /-

FORM-BR-VII
[(See Rule 47 (1))]

Memo No. : STP (G)/2021/ 2317
Dated:

12-5-2021

To

Emaar MGF Land Ltd.
Emaar MGF Business Park,
Mehrauli-Gurugram Road, Sikandarpur Chowk,
Sector-28, Gurugram.

Subject:


Grant of Occupation Certificate of Nursery School over an area measuring 0.216 acres falling in Residential Plotted Colony, Marbela (Licence No. 97 of 2010 dated 18.11.2010 & Licence No. 41 of 2011 dated 03.05.2011) in Sector-65 & 66 Gurugram being developed by M/s Active Promoters Pvt. Ltd. and others in collaboration with M/s EMAAR MGF Land Ltd.

Whereas, you have applied for the issuance of Occupation Certificate with respect to the subject cited building, I hereby grant permission for the occupation of the building after charging the composition charges amounting INR Rs. 31,947/- (Thirty One Thousand Nine Hundred Forty Seven only) for the variations made at site vis-à-vis approved Building Plans subject to the following conditions:-

1. That the building shall be used only for the purpose of Nursery School and in accordance with the uses defined in the approved Zoning Regulations/ sanctioned Building Plan.
2. 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.
3. Parking shall be made within the area earmarked/designated for parking only and no vehicle shall be allowed to park outside the premises.
4. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
5. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
6. That you shall use Light-Emitting Diode Lamps (LED) in the building as well as Campus lighting.
7. Any violation of the above said conditions shall render this Occupation Certificate null & void/revoked as per the provisions of HBC-2017.

DESCRIPTION OF BUILDING:-

Ground Floor: Four Class Rooms, Staff Room with attached toilet, Service Room, Toilet, Toilet for Disabled Persons, Passage Lobby (Area=206.711 Sqm.).


Senior Town Planner Cum-Chairman
Building Plan Composition Committee
Gurugram.

Endst. No. STP(G)/2021/

Dated:

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

1. The Director, Town & Country Planning, Haryana, Chandigarh.
2. Superintending Engineer-II, HSVP, Gurugram w.r.t. office Memo No. 996 dated 30.03.2021 vide which approval from Public Health Point of view has been accorded.
3. District Town Planner (P), Gurugram w.r.t. office Memo No. 3194 dated 27.03.2021.
4. District Town Planner (E), Gurugram.

1
Senior Town Planner Cum-Chairman
Building Plan Composition Committee
Gurugram.

October 22, 2021

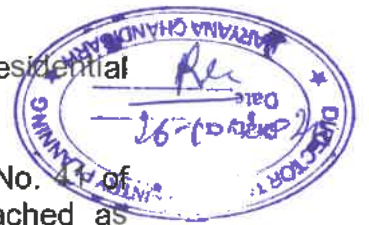
To
Director, Town and Country Planning, Haryana
Plot No.3, Sector-18-A
Madhya Marg,
Chandighr-160018

Subject: **Application for issuance of Part Completion Certificate for area measuring 53.593 Acres falling in the Residential Plotted Colony "Marbella" being developed over an area measuring 106.856 & 1.063 Acres, Licence no 97 of 2010 dated 18/11/2010 & 41 of 2011 dated 03/05/2011 in the revenue estate of Village Maidawas, Sector-65 & 66, Gurugram (LC No. 2169).**

Dear Sir,

This is with reference to the Residential Plotted Colony "Marbella" being developed over an area measuring 106.856 & 1.063 Acres, Licence no 97 of 2010 dated 18/11/2010 & 41 of 2011 dated 03/05/2011 in the revenue estate of Village Maidawas, Sector-65 & 66, Gurugram (LC No. 2169), we have completed services in part area of the project in all respect for area measuring 53.593 Acres. We wish to submit that earlier we had applied for part completion certificate for area measuring 47.393 acres vide our application dated 19/07/2019. However, the completion certificate has not been issued till date. In the meantime, the layout plan has been revised and approved on vide memo No. LC-2169-B/SD(DK)/2020/17224 dated 29/09/2020 and revised zoning plans was issued on 28/04/2021 vide memo no. ZP-690/AD(RA)/2021/10711 and revised Service Plans were approved vide memo No. LC-2169-JE(VA)/2021/23918 dated 22/09/2021. Accordingly, we are submitting a consolidated application for part Completion Certificate for an area measuring 53.593 acre which includes the earlier applied area measuring 47.393 acres. In view of the same we are hereby submitting application for issuance of part Completion Certificate of the Colony in the prescribed format LC-VIII along with the required documents / drawings as per details below:

1. Application form LC-VIII for area measuring 53.593 Acres of the residential Plotted Colony.
2. The License No. 97 of 2010 is valid till 18.11.2022 and Licence No. 41 of 2011 is valid till 02.05.2024. Copies of the licenses are attached as **Annexure -A**.
3. Copy of approved revised Service Plan Estimates is attached as **Annexure-B**.



EMAAR INDIA LIMITED

(Formerly Emaar MGF Land Limited)

EMAAR BUSINESS PARK, MG ROAD, SIKANDERPUR, SECTOR 28, GURUGRAM - 122002, HARYANA.

TEL.: +91 124 442 1155 | FAX: +91 124 479 3401

REGISTERED OFFICE: 306-308, SQUARE ONE, C-2, DISTRICT CENTRE, SAKET, NEW DELHI - 110 017. TEL.: +91 11 4152 1155

CIN: U45201DL2005PLC133161 | EMAIL: ENQUIRIES@EMAAR-INDIA.COM | WWW.EMAAR-INDIA.COM

4. The Load sanctioned issued by DHBVN vide letter dated 16/10/2017 is attached as **Annexure-C**. The internal and external electrical infrastructure has been completed and the connection has been released on 33 KV level through switching station established by our company at Sector-65.
5. We have offered part of the licensed land falling in Green belt and 24 mtrs road to Authority.
6. Copies of Occupation Certificate of Nursery School is attached as **Annexure-D**.
7. EDC / IDC is fully paid. Copies of the schedules are attached as **Annexure-E**.
8. Compliance of Rule 24, 26(2), 27 & 28 have been uploaded on the website and reports generated from the website are attached as **Annexure-F**.
9. We have made the payment of Infrastructure Augmentation Charges Fee calculation for part completion area 53.593 Acres (including Marbella Zone-4) is as under:

Residential Component 53.08 x5,00,000	Rs.2,65,40,000/-
Commercial Component 1.462 x 20,00,000/-	Rs.29,24,000/-
Total	Rs.2,94,64,000/-
Less already paid vide DD No. 492692 dt 27/07/2017 (deposited at the time of initial application)	Rs.2,75,00,000/-
Balance amount payable	Rs.19,64,000/-
Amount deposited online on 06/10/2021	Rs.19,65,000/-

We have made online payment of Rs.19,65,000/- vide Transaction ID No. TOWNIAC3000047175 dt. 06/10/2021 on a/c of balance Infrastructure Augmentation Charges in favour of Director Town and Country Planning Haryana as **Annexure – F 1**.

10. Since we have paid Infrastructure Augmentation Charges, so third party audit on 15% profitability and CA certificate regarding 15% profit is not required.
11. Regarding status of development work – Site photographs and CD/DVD of regarding completion of public health services, internal roads are attached as **Annexure-G**.
12. We are submitting an undertaking that we will not be doing unauthorized construction / addition / alternation after the issuance of part completion certificate on the applied area as **Annexure – H**.

13. As per the condition of Environmental Clearance, the treated waste water is being recycled and reused for flushing, DG cooling, gardening etc. leading to zero exit discharge. The Company has got the water supply connection approval vide memo no. 12821 dt. 13/11/2108 from HSVP copy of the same is attached as **Annexure-I**.
14. Copy of the Environment Clearance issued by State Environment Impact Assessment Authority Haryana is attached as **Annexure- J**.
15. Copy of approval of Fire NOC – not applicable.
16. Status of complaint if any – No complaints received or pending at our end.
17. There are two Nursery Schools and one Primary School in the site. The OC for one Nursery School is granted by your good office on 12/05/2021 and copy of the same is attached as **Annexure - K**.
18. Status of NPNL plots – Rates are approved vide DTCP Memo No. LC-2169-JE(VA)-2021/25520 dated 07/10/2021, Copy is attached as **Annexure – L**.
19. Status of handing over EWS plot to Housing Board / allottees - As per revised layout plan approved by DTCP there are 174 EWS plots approved from which out of 67 plots services have been laid and part completion of the same has been applied. The handing over process of said 67 EWS plots has also been started with Housing Board Haryana as per latest EWS policy dated 26/02/2021 applicable to Residential Plotted Colony.
20. Undertaking that the land shown in schedule of licence is still in favour of said landowner and there is no dispute at all is enclosed **Annexure – M**.

In view of the above you are kindly requested to process our application for issuance of part completion certificate for the above said area measuring 53.593 Acres falling in the Residential Plotted Colony Sector-65 & 66, Gurugram.

Thanking you,

Yours Sincerely,
For Emaar India Limited
(Formerly known as Emaar MGF Land Limited)



(Purushottam Grover)
Authorised Signatory

Encl: As above.



July 16, 2019

Director General
Town & Country Planning
Chandigarh.

Sub : Part completion of services w.r.t Plotted Residential Colony measuring 107.919 acres (Licence no.97 of 2010 dt. 18/11/2010 for 106.856 acres and Licence No. 41 of 2011 dt 03.05.2011 for 1.063 acres) in village Maidawas Sector- 65 & 66, Gurugram.

Sir,

We have been granted a license no. 97 of 2010 dt. 18/11/2010 and License No. 41 of 2011 dt 03.05.2011 to develop a plotted colony in village Maidawas Sector-65 & 66, Gurugram.

The service Plan Estimates of the project have been approved by the office of Director Town & Country Planning, Haryana vide memo no. LC-2169B (Vol.-II) – JE (B) -2012/9426 dated 30.05.2012. (Copy Enclosed)

We would like to inform you that as per terms and conditions of the license, the services has been laid out and completed in part of the colony as per the approved service plan estimate and the same is marked on the enclosed plan. We have already applied for part completion of 37.31 acres vide our letter dated 19.09.2018 which is under process . Further we are now submitting application for part completion for an area 10.083 acres.

It is further pertinent to mention that License no. 97 of 2010 dt. 18/11/2010 vaild upto 17.11.2018 and License No. 41 of 2011 dt 03.05.2011 vaild till 02.05.2019. Further to inform you that the application to renewal of both above License's has already been submitted on 16.10.2018 & 05.04.2019.(Copy Enclosed)

You are requested to issue part completion certificate for area measuring 47.393 in respect of the colony as shown in enclosed layout plan may kindly be issued at the earliest.

Thanking you,

Yours Sincerely,
For Emaar MGF Land Ltd


Rohit Mehta
GM-Govt. Affairs



Encl: As above.

C.C: DTP, Gurugram - For information please

Emaar MGF Land Limited

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Registered Office: 306-308, Square One, C-2, District Centre, Saket, New Delhi 110 017. Tel.: +91 11 4152 1155, 4948 3100

Fax: +91 11 4152 4619 | CIN: U45201DL2005PLC133161 | Email: enquiries@emaar-india.com