

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](mailto:tcpharyana7@gmail.com), Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

To

✓ Mapsko Builders Pvt. Ltd.,  
52, North Avenue Road,  
Punjabi Bagh,  
West New Delhi-110026.

Memo No. ZP-801/JD(RD)/2020/ 9328 Dated 03-06-2020

Whereas Mapsko Builders Pvt. Ltd. has applied for grant of an occupation certificate on 17.10.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- License No. 38 of 2012 dated 22.04.2012.
- Total area of the Group Housing Colony measuring 16.369 acres.
- Sector-78 & 79, Gurugram
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units Sanctioned	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Cluster-1A	100	100	Stilt Floor to 25 <sup>th</sup> Floor	10718.80	17.601	10718.80	17.601
Cluster-1B	96	96	Stilt Floor to 24 <sup>th</sup> Floor	10293.03	16.902	10293.03	16.902
Cluster-1C	120	120	Stilt Floor to 30 <sup>th</sup> Floor	12838.35	21.082	12838.35	21.082
Cluster-1D	108	108	Stilt Floor to 27 <sup>th</sup> Floor	11570.35	19.000	11570.35	19.000
Cluster-1E	84	84	Stilt Floor to 21 <sup>st</sup> Floor	9015.71	14.805	9015.71	14.805
Cluster-1F	96	96	Stilt Floor to 24 <sup>th</sup> Floor	10293.03	16.902	10293.03	16.902
Cluster-2	68	68	Stilt Floor to 17 <sup>th</sup> Floor	8956.60	14.708	8956.60	14.708
Cluster-3	84	84	Stilt Floor to 21 <sup>st</sup> Floor	13562.34	22.271	13562.34	22.271
EWS Block-cum-Convenient Shopping (at Stilt Floor)	150 EWS Flats & 12 Shops	138 EWS Flats & 13 Shops	Stilt Floor to 6 <sup>th</sup> Floor	3902.83 (Convenient Shopping = 300.60)	6.409	3638.35 (Convenient Shopping = 294.51)	5.975
Community Building (below Cluster-1E & 1F)			Ground Floor	1308.66	2.149	715.58	1.175
Total	756 Dwelling Units, 138 EWS Flats & 13 Shops			92459.70	151.829	91602.14	150.421


Non-FAR area in Sqm.

		Sanctioned	Achieved
Two level Basements		48908.54	42103.792
Stilt Area	Cluster-1A	457.441	457.441
	Cluster-1B	457.441	457.441
	Cluster-1C	453.577	453.577
	Cluster-1D	457.441	457.441
	Cluster-1E	457.441	457.441
	Cluster-1F	457.441	457.441
	Cluster-2	559.56	559.56
	Cluster-3	719.898	719.898
EWS Block		612.385	635.83
Total Area		53541.165	46759.862

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. Manish Kumar Gupta, 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 ₹ 59,46,947/- 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/competent authority 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/competent authority 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 Clearances issued by State Environment Impact Assessment Authority, Haryana, Panchkula vide No. SEIAA/HR/2013/703 dated 06.09.2013.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2020/29 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. That you shall obtain the water connection from GMDA/competent authority within 30 days of issuance of this letter.
19. That you shall obtain the amended Environment Clearance as per approved building plans dated 20.09.2012 before grant of Occupation Certificate for the remaining blocks/buildings.
20. That you shall get the licence renewed within time period as decided by the Government as a relief measure for Real Estate Industry due to Covid-19 Pandemic. If the Government doesn't approve the proposal of the Department then you shall get the licence renewed within a period of 30 days failing which the Occupation Certificate shall be deemed to be revoked.
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-801/JD(RD)/2020/\_\_\_\_\_ Dated \_\_\_\_\_

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

1. Member Secretary, State Level Environment Impact, Assessment Authority Haryana, Panchkula w.r.t. NOC issued vide no. SEIAA/HR/2013/703 dated 06.09.2013 and compliance of condition no. 19 by colonizer.
2. The Director General, Fire Services, Haryana, Panchkula with reference to his office Memo. No. FS/2020/29 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.
3. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 21118 dated 04.02.2020.
4. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 20315 dated 03.02.2020.
5. Senior Town Planner, Gurugram with reference to his office memo. No. 1218 dated 27.02.2020.
6. District Town Planner, Gurugram with reference to his office Endst. no. 1990 dated 26.02.2020.
7. Nodal Officer, website updation.

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