

REGD.

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

From

Director,  
Town & Country Planning Department,  
Haryana, Nagar Yojna Bhawan, Block-A, Sector-18-A,  
Madhya Marg, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana7@gmail.com  
Website www.tcpharyana.gov.in

To

Martial Buildcon Pvt. Ltd.,  
Regd. Office No. 1221-A, Devika Tower,  
12<sup>th</sup> Floor, Nehru Place,  
New Delhi-19.

Memo No. ZP-693-Vol.-II/PA (DK)/2024/ 9509 Dated: - 14-03-2024

Subject:-

Grant of occupation certificate for Block-Urbana Premium (6<sup>th</sup> Floor to Top Floor (Pocket-2) falling in the Commercial Colony area measuring 11.1375 acres (Licence No. 89 of 2010 dated 24.12.2010, Licence No. 100 of 2010 dated 26.11.2010, Licence No. 101 of 2010 dated 26.11.2010, Licence No. 11 of 2011 dated 28.01.2011 & Licence No. 36 of 2013 dated 31.05.2013) in Sector-67, Gurugram Manesar Urban Complex developed by Martial Buildcon Pvt. Ltd.

Please refer to your application dated 14.05.2021 and subsequent letter dated 12.11.2021 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for the for the Building raised in above Commercial Colony has been examined and before considering the same, comments of field offices were sought.
3. Whereas, Additional Chief Engineer (HQ), HSVP, Panchkula vide memo no. 123917 & 123934 dated 14.07.2021 has confirmed that public health services (Internal & External) with respect to the applied buildings and site area have been got checked and found laid at site. The services include water supply, sewerage, SWD, roads, street lighting, Horticulture and storm water. Further, rain water harvesting system is in place and functional. Senior Town Planner, Gurugram vide memo no. 3164 dated 13.07.2021 has intimated about the variations made at site vis-à-vis approved building plans.
4. Mr. Ajay Gupta has also confirmed about Structural Stability of building as per certificate issued by Perceptive Ideas Consulting Engineers Pvt. Ltd.
5. Further, NOC regarding Fire Safety installations has been issued by Fire Station Officer, Gurugram vide memo no. FS/2021/36 dated 19.07.2021.
6. On the basis of above said reports no violations committed at site and other requisite documents on 12.11.2021, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Urban Premium (pocket-2)	6 <sup>th</sup> Floor to 18 <sup>th</sup> Floor	13357.691	29.63	12912.472	28.649
	<b>Total</b>	<b>13357.691</b>	<b>29.63</b>	<b>12912.472</b>	<b>28.649</b>

7. The occupation certificate is being issued subject to the following conditions:-
- i. The building shall be used for the purposes for which the Occupation Certificate is being granted. Any violations of this condition shall render this Occupation Certificate null and void.
  - ii. That you shall be fully responsible for supply of water as per norms.
  - iii. That you shall obtain the connection for disposal of sewerage and drainage from HSVP after laying the services to the point of external services on payment of prescribed fee and charges including the cost of such connection. You shall also maintain the internal services to the satisfaction of the Director.
  - iv. That you shall be solely responsible for disposal of sewerage and storm water of building till such times these services are made available by HSVP/State Government as per their scheme.
  - v. 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.
  - vi. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time.
  - vii. That the outer façade of the building shall not be used for purposes of advertisement and placement of hoardings.
  - viii. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the buildings blocks.
  - ix. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
  - x. That you shall comply with all the stipulations mentioned in the Environment clearance issued by Ministry of Environment and Forests, Government of India vide memo no. F-No. 21-107/2018-IA-III, dated 17.05.2019.
  - xi. That you shall comply with all the conditions laid down in the memo no. FS/2021/36 dated 19.07.2021 of Fire Station Officer Gurugram with regard to fire safety measures and you shall be fully responsible for fire safety measures.
  - xii. That you shall use Light-Emitting Diode lamps (LED) for its campus as well as building.
  - xiii. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
  - xiv. 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.
  - xv. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
  - xvi. That you shall comply with all the conditions laid down in Form-D issued by under sub section (2) of section 4 of Haryana Lifts and Escalators Act, 2008 (27 of 2008).

- xvii. That provision of parking shall be made within the site earmarked/designated for parking and no vehicle shall be allowed to park outside the premises of the site.
- xviii. Area measuring 2478.69 sqmt. (FAR) in lieu of Khasra No. 53//10/2 (2K-16M) has been deducted from the available FAR.
- xix. That you shall hand over the land under road forming part of Khasra No. 53//10/2 (2K-16M) free of cost to Govt. without obtaining any benefit and execute the mutation on the name of HSVP/GMDA within 60 days. Further, you shall not claim any compensation at any stage for said portion of land.
- xx. All fee/charges already paid for Khasra No. 53//10/2 (2K-16M) stands forfeited.
- xxi. After granting this occupation certificate and deducting 2478.69 sqmt. (FAR) in lieu of 2K-16M land, the balance FAR of the colony will be 2356.066 sqm.
- xxii. Any violation of the above said conditions shall render this occupation certificate null and void.

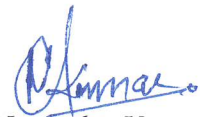
(Amit Khatri, IAS)

Director,  
Town & Country Planning, Haryana,  
Chandigarh.

Endst. No. ZP-693-Vol.-II/PA (DK)/2024/ 9510-9516 Dated: - 14-03-2024

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

1. The Director, Ministry of Environment & Forest and Climate Change, Government of India, (I.A. III Division), Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003 w.r.t his office memo no. F-No. 21-107/2018-IA-III, dated 17.05.2019.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 123917 & 123934 dated 14.07.2021.
3. Senior Town Planner, Gurugram with reference to his office memo no. 3164 dated 13.07.2021.
4. District Town Planner, Gurugram with reference to his office endst. no. 6437 dated 08.0.2021.
5. District Town Planner (Enf.), Gurugram.
6. Fire Station Officer, Gurugram with reference to his office Memo No. FS/2021/36 dated 19.07.2021 of vide which no objection certificate for occupation of the above-referred buildings have been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further in case of any lapse by the owner, necessary action as per rules should be ensured. In addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Gurugram for the high-rise buildings and the concerned Fire Officer, Gurugram will be personally responsible for any lapse/violation.
7. Nodal Officer of Website updation.



(Narender Kumar)

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