

**FORM BR-VII**

(See Code 4.10(2), (4) and (5))  
Occupation Certificate

To

Juhi Promoters Pvt. Ltd. and others,  
Emaar MGF Land Ltd.  
Emaar Business Park, MG road, Sikanderpur  
Sector-28, Gurugram.

Memo No. ZP-391/JD(RA)/2023/ 10/05 Dated: - 11-04-2023

**Subject: - Grant of occupation certificate for Tower-A, B, C, EWS, Community building, Basement-1 & 2 falling in the Group Housing Colony measuring 14.025 acres (Licence No. 265 of 2007 dated 02.12.2007) in Sector-62, Gurugram Manesar Urban Complex developed by.**

Please refer to your application on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Tower-A, B, C, EWS, Community building, Basement-1 & 2 falling in Group Housing Colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer Infra-II, GMDA, Gurugram vide memo no. EIC-II-214001/10/2022 dated 07.11.2022 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. 7181 dated 03.11.2022 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Structural Stability Certificate for the building raised at site has been issued by Sh. Vinod Kumar Jain, (Structure Engineer) has also confirmed about Structural Stability of building as per certificate issued.

6. On the basis of above said reports and receipt of composition fees amounting ₹ 2,15,279/- on account of violations committed in said towers and other requisite documents on 31.03.2023, I hereby grant permission to occupy the buildings described below:-


Tower/ Block No.	No of dwelling units sanctioned	No of dwelling units achieved	No. of Floors	FAR	
				Sanctioned Area in Sqm.	Achieved Area in Sqm.
Tower-A	123	123	Ground floor to 32 <sup>nd</sup> floor	19534.333	19638.154
Tower- B	123	123	Ground floor to 32 <sup>nd</sup> floor	12587.371	12692.954
Tower-C	123	123	Ground floor to 32 <sup>nd</sup> floor	12593.295	12700.079
EWS	135	135	1 <sup>st</sup> Floor to 5 <sup>th</sup>	3096.525	3121.678

		Floor		
Convenient Shops	Ground floor		282.893	294.583
Community building	Ground floor + 2 <sup>nd</sup> floor		1498.383	1491.329
Gate House			9.0	9.0
<b>Total</b>	<b>369 Main Dwelling Units &amp; 135 no's EWS units</b>		<b>49601.8</b>	<b>49947.777</b>
<b>NON FAR AREA (In SQM.)</b>				
Basement-1			14425.164	14353.328
Basement-2			14425.164	14353.328
<b>Total</b>			<b>28850.328</b>	<b>28706.656</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 and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
  - II. 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.
  - III. 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.
  - IV. 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.
  - 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 as per the provisions of Haryana Building Code, 2017.
  - VII. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
  - VIII. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
  - IX. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
  - X. 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/2017/520 dated 31.07.2017.
  - XI. That you shall comply with all conditions laid down in the Director General, Fire Services, Haryana, Panchkula memo no FS/2022/226 dated 20.10.2022 with regard to fire safety measures.

*epal*


- XII. 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.
- XIII. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
- XIV. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
- XV. 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.
- XVI. 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.
- XVII. 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.
- XVIII. That you shall also submit the NOC from SE HVPNL, Panchkula within 90 days from the issuance of this occupation certificate.
- XIX. Any violation of the above said conditions shall render this occupation certificate null and void.

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

Endst. No. ZP-391/JD(RA)/2023/\_\_\_\_\_ 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/2022/226 dated 20.10.2022 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 Infra-II, GMDA, Gurugram vide memo no. EIC-II-214001/10/2022 dated 07.11.2022.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 7181 dated 03.11.2022.
4. District Town Planner, Gurugram with reference to his office endst. No. 12869 dated 21.10.2022.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.

  
(R.S. Batth)  
District Town Planner (HQ),  
For Director General, Town and Country Planning,  
Haryana, Chandigarh.