

**FORM BR-VII**

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

Occupation Certificate

To

Elan Ltd.  
L-1/1100, First Floor, Street No. 25, Sangam Vihar,  
South Delhi, New Delhi -110062.

Memo No. ZP-1261-Vol.-II/JD(RA)/2023/ 37024 Dated: - 31-10-2023

**Subject: - Grant of occupation certificate for Commercial Colony area measuring 4.00 acres (Licence No. 148 of 2008 dated 02.08.2008) in Sector-70, Gurugram Manesar Urban Complex.**

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 Commercial Colony area measuring 4.00 acres (Licence No. 148 of 2008 dated 02.08.2008) in Sector-70, Gurugram has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no 229692 dated 26.10.2023 & 229685 dated 26.10.2023 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. 5995 dated 22.09.2023 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Sh. Kulmeet Shangari, Architect and Sh. Ravi Shankar, (Structure Engineer) has issued completion certificate stating that they have supervised the site and found that the workmanship, material use for construction meet specification laid down in NBC. They have certified that site is completed which confirm the sanctioned building plans and structure designs and HBC-2017.

6. On the basis of above said reports and receipt of composition fees amounting to ₹ 15,41,195/- on account of violations committed in said tower and other requisite documents, I hereby grant permission to occupy the building described below:-

Tower/ Block No.	No. of Floors	FAR Sanctioned	FAR Achieved
		Area in Sqm.	Area in Sqm.
Commercial Block	Lower Ground Floor, Ground Floor, Mezzanine Floor 1 <sup>st</sup> Floor to 4 <sup>th</sup> Floor	30201.306	30289.754
	Total	30201.306	30289.754
<b>Non FAR area</b>			
	Mumty/Machine Room	350.947	350.947
	Basement 1 & 2	19422.505	19422.505
	Total	19773.452	19773.452

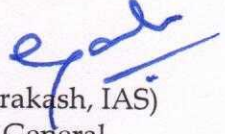


7. The occupation certificate is being issued subject to the following conditions:-
- I. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
  - II. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed there under. All the commercial spaces 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/2019/238 dated 22.08.2019.
  - XI. That you shall comply with all conditions laid down in the FS/2023/26 dated 11.07.2023 of the Director General, Fire Services, Haryana, Panchkula with regard to fire safety measures.
  - 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 allottees 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

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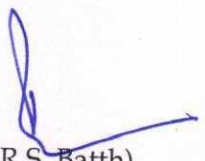
- thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
- XVII. That provision of parking shall be made within the area earmarked/designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- XVIII. That you shall also submit the NOC/report 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 & Country Planning, Haryana,  
Chandigarh.

Endst. No. ZP-1261-Vol.-II/JD(RA)/2023/\_\_\_\_\_ Dated: - \_\_\_\_\_

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

1. Director General, Urban Estate Haryana, Sector-6, Panchkula in continuation to this office memo no. 537 dated 05.01.2023 and their office memo no. 2783 dated 07.06.2023 with the request to recover/get back the compensation from the colonizer for the area acquired forming part of Licence no. 148 of 2008 dated 02.08.2008, vide award no. 44 dated 09.12.2016, if disbursed/ deposited in District Court Gurugram.
2. Director General, Fire Services, Haryana, Panchkula with reference to his office Memo No. FS/2023/26 dated 11.07.2023 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.
3. Land Acquisition Officer, Urban Estates Haryana, Gurugram in reference to their office endst. no. 1098 dated 10.02.2023 with the request to recover/get back the compensation from the colonizer for the area acquired forming part of Licence no. 148 of 2008 dated 02.08.2008, vide award no. 44 dated 09.12.2016, if disbursed/ deposited in District Court Gurugram
4. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 229692 dated 26.10.2023 & 229685 dated 26.10.2023.
5. Senior Town Planner, Gurugram with reference to his office memo no. 5995 dated 22.09.2023.
6. District Town Planner, Gurugram with reference to his office endst. no. 6230 dated 14.08.2023.
7. District Town Planner (Enf.), Gurugram.
8. Nodal Officer of Website updation.

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