

REGD.

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

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Kamdhenu Projects Pvt. Ltd. & others in collaboration with
Emaar MGF Land Ltd.,
Emaar Business Park, MG Road,
Sikanderpur Chowk, Sector-38,
Gurugram-122002.

Memo No. ZP-835/AD(RA)/2018/ 16816 Dated: - 16-07-2019

Whereas Kamdhenu Projects Pvt. Ltd. & others in collaboration with
Emaar MGF Land Ltd. has applied for the issue of an occupation certificate on
11.02.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 75 of 2012 dated 31.07.2012.
- Total area of the Group Housing Colony measuring 13.531 acres.
- Sector-102, 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.	%
1, 2, 24, 25, 26, 27 (6 No's)	168	168	G+14 th Floor	3633.9334 x 6 = 21803.6004	42.250	3625.531 x 6 = 21753.186	42.152
3 & 4 (2 no's)	52	52	G+13 th Floor	3388.722 x 2 = 6777.444	13.133	3382.317 x 2 = 6764.634	13.108
23	28	28	G+14 th Floor	3652.434	7.077	3644.012	7.062
	248	248		32233.4784	62.461	32161.832	62.322
Non Far Area							
Terrace in 1, 2, 24, 25, 26, 27 (6 No's)						7.14x6=42.84	
Terrace in 3 & 4 (2 no's)						7.14x2=14.28	
Terrace in 23						7.14	
Total						64.26	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services Haryana Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Rajeev Dua, (M.Tech. Structure Engineer), 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 ₹ 11,32,937/- 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 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/State Government 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 clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2013/835 dated 01.10.2013.
 11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/126 dated 30.05.2019 of the Deputy Director-I, Fire Service, 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. 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-835/AD(RA)/2019_____Dated: - _____

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

1. The Deputy Director-I Fire Service, Haryana, Panchkula with reference to his office Memo. No. FS/2019/126 dated 30.05.2019 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-I, HSVP, Panchkula with reference to his office memo no. 106536 & 106604 dated 19.06.2019.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 2919 dated 10.06.2019.
4. District Town Planner, Gurugram with reference to his office endst. No. 5228 dated 03.06.2019.
5. Nodal Officer, website updation.

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

REGD.

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

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Kamdhenu Projects Pvt. Ltd. & others in collaboration with
Emaar MGF Land Ltd.,
Emaar Business Park, MG Road,
Sikanderpur Chowk, Sector-38,
Gurugram-122002.

Memo No. ZP-835/AD(RA)/2018/13010 Dated: - 30/5/2019

Whereas Kamdhenu Projects Pvt. Ltd. & others in collaboration with
Emaar MGF Land Ltd. has applied for the issue of an occupation certificate on
31.12.2018 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence No. 75 of 2012 dated 31.07.2012.
- Total area of the Group Housing Colony measuring 13.531 acres.
- Sector-102, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
8 to 12 (5 no's Towers)	120	Stilt+13 th Floor	3181.298 x 5 = 15906.49	30.823	3175.132 x 5 = 15875.66	30.764
19 to 22 (4 no's Towers)	104	Stilt+13 th Floor	3248.29 x 4 = 12993.160	25.178	3241.115 x 4 = 12964.446	25.122
Communit y Building		G+1	766.404	1.485	869.025	1.684
Convenien t Shopping		Ground Floor	252.153	0.489	230.718	0.447
	224	Total	29918.207	57.975	29939.849	58.017
NON FAR AREA IN SQM.						
Podium-01			7371.630		7228.082	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director, Fire Services Haryana Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Rajeev Dua, (M.Tech. Structure Engineer), 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 ₹ 26,35,670/- 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 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/State Government 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 clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2013/835 dated 01.10.2013.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/62 dated 19.03.2018 of the Deputy Director-I, Fire Service, 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.
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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. 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-835/AD(RA)/2018_____Dated: -_____

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

1. The Deputy Director-I Fire Service, Haryana, Panchkula with reference to his office Memo. No. FS/2019/62 dated 19.03.2019 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-I, HSVP, Panchkula with reference to his office memo no. 55498 dated 22.03.2019.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 57116 dated 27.03.2019.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 2089 dated 22.04.2019.
5. District Town Planner, Gurugram with reference to his office memo. No. 3597 dated 19.04.2019.
6. Nodal Officer, website updation.



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