

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

Logical Developers Pvt. Ltd. & others,
in collaboration with Emaar MGF Land Ltd.,
ECE House, 28, KG Marg,
New Delhi.

Memo No. ZP-692/AD(RA)/2019/ 11046 Dated: - 02-05-2019

Whereas Logical Developers Pvt. Ltd. & others in collaboration with Emaar MGF Land Ltd. has applied for grant of an occupation certificate on 30.03.2018 & 21.12.2018 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

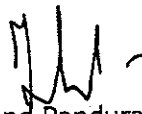
- Licence No.108 of 2010 dated 18.12.2010.
- Total area of the Group Housing Colony measuring 21.90 acres.
- Sector- 83, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units Sanctioned	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area Sqm.	in %	Area Sqm.	in %
6	90	90	G+15 th Floor	12509.695	14.115	12518.071	14.125
8	91	91	G+15 th Floor	12518.894	14.125	12518.071	14.125
9	91	91	G+15 th Floor	12518.894	14.125	12518.071	14.125
10	87	87	G+15 th Floor	12570.776	14.184	12579.199	14.193
	359	359		50118.259	56.549	50133.412	56.568
EWS Block (4 th floor & above)	126	126	4 th Floor to 10 th Floor	2980.541	3.363	3077.738	3.472
Community Building (part of FAR)			Ground Floor to 1 st Floor	1370.690	1.536	1387.071	1.565
Total FAR				54469.49	61.448	54598.221	61.605
Non FAR Area							
Community Building				Ground Floor		166.546	

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 Himanshu Singhal, (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 ₹ 12,88,959/- 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 HSVPA/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/2013/603 dated 04.09.2013.
11. That you shall comply with all conditions laid down in the DFS/Supdt/2017/698/85809 & FS/2019/47 dated 29.01.2017 & 07.03.2019 of the Director, 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, HUDA 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-692/AD(RA)/2019/_____ Dated: - _____

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

1. The Director, Fire Services, Haryana, Panchkula with reference to his office DFS/Supdt/2017/698/85809 & FS/2019/47 dated 29.01.2017 & 07.03.2019 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. 57114 & 55487 dated 27.03.2019 & 22.03.2019.
3. Superintending Engineer (HQ), HSVP, Panchkula with reference to his office memo no. 199730 dated 05.10.2018.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 586 dated 6217 & 1383 dated 26.07.2018 & 14.03.2019.
5. District Town Planner, Gurugram with reference to his office endst. No. 7474 & 2098 dated 11.07.2018 & 06.03.2019.
6. 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,
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, Website www.tcpharyana.gov.in

To

Logical Developers Pvt. Ltd. & others,
in collaboration with Emaar MGF Land Ltd.,
Emaar Business Park, MG Road,
Sikandarpur, Sector-28, Gurugram-122002.

Memo No. ZP-692/AD(RA)/2019/ 25824

Dated: - 17-10-2019

Whereas Logical Developers 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. 108 of 2010 dated 18.12.2010.
- Total area of the Group Housing Colony measuring 21.90 acres.
- Sector-83, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Tower-1	89	Ground Floor to 15 th Floor	12588.868	14.204	12638.043	14.260
Tower-2	87	Ground Floor to 15 th Floor	12570.776	14.184	12579.1985	14.194
Tower-11	81	Ground Floor to 13 th Floor	10995.592	12.407	11004.015	12.416
Tower-12	81	Ground Floor to 13 th Floor	10995.592	12.407	11004.015	12.416
Convenient Shopping		Ground Floor	439.874	0.496	439.874	0.496
Basement below Community Building			--	--	704.397	0.795
Total	338 Main Dwelling Units		47590.702	53.698	48369.5425	54.577

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, Structure Stability Certificate given by Sh. Himanshu Ginghal, M-Tech.(Structure), Public Health Functional reports received from 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 ₹ 12,27,173/- 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 HUDA 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 HUDA/State Government as per their scheme.

5. That in case some additional structures are required to be constructed as decided by HUDA 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 Vide No. SEIAA/HR/2013/603 dated 04.09.2013.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/Supdt./2017/968/85809 dated 29.11.2017 & memo no. FS/2019/169 dated 05.07.2019 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, HUDA 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-692/AD(RA)/2019/_____

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. DFS/Supdt./2017/968/85809 dated 29.11.2017 & memo no. FS/2019/169 dated 05.07.2019 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, HUDA, Panchkula with reference to his office memo no. 133534 dated 25.07.2019 & memo no. 133849 dated 25.07.2019.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 3610 dated 18.07.2019.
4. District Town Planner, Gurugram with reference to his office Endst. No. 7584 dated 16.07.2019.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.



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