

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: tcparyana6@gmail.com
Website www.tcparyana.gov.in

To

Active Promoters Pvt. Ltd. & others,
C/o Emaar MGF Land Ltd.,
Emaar Business Park, Mehrauli-Gurgaon Road,
Sikandarpur Chowk, Sector-28,
Gurgaon-122002.

Memo No. ZP-308-Vol-I/SD(BS)/2018/ 3486 Dated: - 25-01-2018

Whereas Active Promoters Pvt. Ltd. & others in collaboration with Emaar MGF Land Ltd. has applied for the issue of an occupation certificate on 01.07.2017 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurgaon: -

- Licence No. 228 of 2007 dated 27.09.2007, Licence No. 93 of 2008 dated 12.05.2008 & Licence No. 50 of 2010 dated 24.06.2010.
- Total area of the Group Housing Colony measuring 45.4767 acres.
- Sector-66, Gurgaon Manesar Urban Complex.
- 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.	%
Block-F	84	Ground Floor to 17 th Floor	14917.32	8.221	15018.30	8.276
Block-G	100	Ground Floor to 17 th Floor	16566.47	9.129	16620.86	9.159
Block-H	100	Ground Floor to 17 th Floor	16566.47	9.129	16620.86	9.159
Block-U1 (Tower-10, 15, 16, 18, 19 & 21)	60	Ground Floor to 4 th Floor	8817.48	4.859	9051.67	4.988
U1 (Tower-11, 12, 12A, 14, 17 & 20)	60	Ground Floor to 4 th Floor	8817.48	4.859	9081.77	5.005
Block-P	64	Ground Floor to 16 th Floor	10354.41	5.706	10369.55	5.714
Block-Q	64	Ground Floor to 16 th Floor	8906.88	4.908	8921.60	4.916
Villas-V2a	2	Ground Floor to 2 nd Floor	700.62	0.386	701.36	0.387
Villas-V2b	2	Ground Floor to 2 nd Floor	700.62	0.386	701.36	0.387
PTS-1&2	40	Ground Floor to 9 th Floor	7101.60	3.914	7101.60	3.914
PTS-3&4	40	Ground Floor to 9 th Floor	7128.53	3.928	7128.53	3.928
PTS-5&6	48	Ground Floor to 12 th Floor	8716.73	4.804	8716.73	4.804
Total main units	664					
Community Building Z1		Ground Floor to 1 st Floor	328.68	0.181	370.21	0.204
Community Building Z		Ground Floor to 1 st Floor	288.13	0.159	261.20	0.144
Community Building PTS-14		Ground Floor to 2 nd Floor	1058.96	0.584	1135.46	0.626
Shopping Building S		Ground Floor	750.09	0.413	750.09	0.413
Shopping Building S1		Ground Floor	157.22	0.087	157.46	0.087
EWS-2 Building T1	48	Ground Floor to 3 rd Floor	1103.64	0.608	1104.32	0.609
Non-FAR Area						
Basements below building PTS-1 to 12						
Upper Basement			15059.979		15951.67	
Lower Basement			15059.979		15780.09	
Basement (Community Building PTS-14)			0.00		299.027	

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 Government of India, Ministry of Environment and Forests, Structure Stability Certificate given by Sh. Himanshu Gingham, M-Tech.(Structure), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-I, HUDA, 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 ₹ 97,98,664/- 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 clearance issued by Government of India, Ministry of Environment and Forests Vide No. 21-835/2007-IA.III dated 21.04.2008.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/Supdt/2017/716/91001 dated 28.12.2017 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.
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.


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

Endst. No. ZP-308-Vol-I/SD(BS)/2018/

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/2017/716/91001 dated 28.12.2017 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. 216273 dated 16.11.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 201776 dated 27.10.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 5713 dated 04.09.2017.
5. District Town Planner, Gurugram with reference to his office Endst. No. 8701 dated 04.09.2017.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.

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