

FORM BR-VII
(See Code 4.11(2), (4) and (5))
Form of Occupation Certificate

From

Director,
Town & Country Planning Department,
Haryana, Chandigarh.
SCO-71-75, Sector-17-C, Chandigarh.
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To

Active Promoters Pvt. Ltd., Conscient Infrastructure Pvt. Ltd.,
Brijbasi Projects Pvt. Ltd., Sh. Arjun Dev and others,
C/o Emaar MGF Land Ltd.,
Emaar MGF Business Park, Mehrauli Road,
Sikandarpur Chowk, Sector-28,
Gurgaon-122002.

Memo No. ZP-308/SD(BS)/2017/ 2699.Dated:- 13-02-2017

Whereas Active Promoters Pvt. Ltd., Conscient Infrastructure Pvt. Ltd., Brijbasi Projects Pvt. Ltd., Sh. Arjun Dev and others C/o Emaar MGF Land Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Gurugram:-

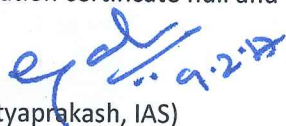
- Licence No. 228 of 2007 dated 27.09.2007, Licence No. 93 of 2008 dated 12.05.2008 & Licence No. 50 of 2010 dated 24.06.2010.
- Total area of the Group Housing Colony measuring 45.4767 acres.
- Sector-66, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwelling Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			%	Area in Sqm.	%	Area in Sqm.
Y	144	Ground Floor, 1 st Floor to 18 th Floor	7.584	13761.72	7.602	13794.38
J	84	Ground Floor, 1 st Floor to 17 th Floor	8.221	14917.32	8.275	15016.65
K	100	Ground Floor, 1 st Floor to 17 th Floor	9.129	16566.47	9.160	16622.14
U1 (S1A)	10	Ground Floor, 1 st Floor to 4 th Floor	0.81	1469.594	0.834	1513.21
U1 (S1B)	10	Ground Floor, 1 st Floor to 4 th Floor	0.81	1469.594	0.83	1505.90
U1 (S1C)	10	Ground Floor, 1 st Floor to 4 th Floor	0.81	1469.594	0.83	1505.90
U1 (S1D)	10	Ground Floor, 1 st Floor to 4 th Floor	0.81	1469.594	0.834	1513.21
U1 (S1E)	10	Ground Floor, 1 st Floor to 4 th Floor	0.81	1469.594	0.834	1513.21
Total	378		28.984	52593.48	29.199	52984.6
Upper Basement			15059.979		2754.45	

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Commissioner, Municipal Corporation, Gurugram, Environment Clearance issued by Ministry of Environment & Forests, Government of India & State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Lalan Prasad Singh, B.Sc. (Engg.), 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 ₹ 11,53,284/- 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 be fully responsible for supply of water as per norms till such time the colony is handed over after final completion. Till a regular piped supply is made available to the colony by HUDA, as agreed by you, you shall bring the potable water through tankers. Further, you will not charge extra charges from allottees more than the charges levied by HUDA for providing the water. You shall apply for water connection within 15 days, whenever the regular piped supply line is laid by HUDA upto colony.
4. That you shall be solely responsible for disposal of sewerage and storm water of your colony till such time these services are made available by HUDA/State Government as per their scheme.

5. That you shall obtain the connection for disposal of sewerage and drainage from HUDA within 15 days after laying the services to the point of external services on payment of prescribed fee and charges including the cost of such connection. You shall also maintain the internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
6. 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.
7. 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, 2016.
8. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
9. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
10. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
11. 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 and State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2012/80 dated 11.07.2012.
12. That you shall comply with all conditions laid down in the Memo. No. MCG/FS/SFSO/2017/36 dated 19.01.2017 of the Commissioner, Municipal Corporation, Gurugram with regard to fire safety measures.
13. 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.
14. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
15. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
16. 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.
17. 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.
18. 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.
19. Any violation of the above said conditions shall render this occupation certificate null and void.


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

Endst. No. ZP-308/SD(BS)/2017/_____

Dated:-_____

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

1. The Commissioner, Municipal Corporation, Gurugram with reference to his office Memo No. MCG/FS/SFSO/2017/36 dated 19.01.2017 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. 54692 dated 26.08.2016.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 83841 dated 03.10.2016.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 1403 dated 11.11.2016.
5. District Town Planner, Gurugram with reference to his office Endst. No. 4400 dated 26.09.2016.
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.