

REGD.

FORM BR-VI

[See Rule-47 (1)]

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO-71-75, SECTOR-17-C, CHANDIGARH.

Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com

Website www.tcpharyana.gov.in

Memo No. ZP-308/SD(BS)/2015/ 52053

Dated:-

14/15

To

Active Promoters Pvt. Ltd., Consient 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.

Whereas Active Promoters Pvt. Ltd., Consient 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, I hereby grant permission for the occupation of the buildings after charging the composition charges amounting to ₹ 64,64,972/- for the variations vis-à-vis approved building plans subject to the 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. Any violations of this condition shall render this occupation certificate null and void.
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 apartment will have to be filed by you with in 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 to supply of water as per norms till such time the colony is handed over after final completion.
4. That you shall obtain the connection for disposal of sewerage and drainage from HUDA 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.
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.
7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
8. That you shall comply with all the conditions laid down in the Memo No. DFS/FA/2014/32486 dated 09.07.2014 of the Director Haryana Fire Service, Haryana, Panchkula with regard to fire safety measures.
9. That you shall comply with all the stipulations mentioned in the Environment clearance issued by Ministry of Environment and Forest Vide No. 21-835/2007-IA.III dated 21.04.2008.
10. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
11. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
12. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
13. That you shall use Compact Fluorescent Lamps (CFL) in the building as well as street lighting.
14. That you shall impose a condition in the allotment/possession letter that the allottee shall used Compact Fluorescent Lamps (CFL) for internal lighting, so as to conserve energy.
15. That you shall apply for connection for services within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office.
16. That provision of parking shall be made within the area earmarked/ designated for parking in the colony and no vehicle shall be allow to park outside the premises.
17. That the Service Plans/Estimates for electrical infrastructure shall be submitted to the concerned authority within sixty days of this approval.

18. That you shall handover the land measuring 361 sqm. or as may be required, out of the licence land for construction of service road along Southern Periphery Road free of cost to the Government and if required, the construction if any falling in the alignment of service road shall also be removed free of cost as undertaken dated 11.03.2015.

DESCRIPTION OF BUILDING

City: Gurgaon:-

- Licence no. 228 of 2007 dated 27.09.2007, 93 of 2008 dated 12.05.2008 and Licence No. 50 of 2010 dated 24.06.2010.
- Total area of the group housing colony measuring 45.4767 acres.
- Sector-66, Gurgaon.
- Occupation certificate is granted for following towers as per following details:

Tower/ Block No.	Number of Units	Height /G+	FAR Sanctioned		FAR Achieved	
			%	Area in Sqm.	%	Area in Sqm.
A	34	59.9 / S+17	5.227	9484.46	5.267	9557.78
B	34	59.9 / S+17	4.614	8372.099	4.644	8427.449
C	34	59.9 / S+17	4.614	8372.099	4.644	8427.449
D	34	59.9 / S+17	4.614	8372.099	4.644	8427.449
E	34	59.9 / S+17	5.227	9484.46	5.258	9542.14
L	94	58.7 / G+17	8.705	15797.065	9.001	16334.425
M	100	58.7 / G+17	9.129	16566.468	9.179	16656.213
N	84	58.7 / G+17	8.221	14917.324	8.280	15024.664
U	56	11.10 / G+3	7.395	13418.759	7.413	13452.209
EWS	262	12.95 / G+3	3.286	5962.881	3.286	5962.881
(Community Centre) R		11.95 / G+2	1.054	1912.22	1.038	
TOTAL			62.086	112659.934	62.654	113696.78

(Arun Kumar Gupta, IAS)
Director General, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-308/SD(BS)/2015/_____

Dated:-_____

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

1. CA, HUDA, Panchkula with reference to his office memo no. 421 dated 13.01.2015.
2. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 21 dated 12.01.2015.
3. Senior Town Planner, Gurgaon with reference to his office memo. No. 1460 dated 30.10.2014.
4. District Town Planner, Gurgaon.
5. District Town Planner (E), Gurgaon.
6. The Director Haryana Fire Service, Haryana, Panchkula with reference to his office Memo No. DFS/FA/2014/32486 dated 09.07.2014 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 Gurgaon for the high-rise buildings and you will be personally responsible for any lapse/violation, as HUDA has released the necessary funds.

(Vijay Kumar)
District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh.