

REGD.

FORM BR-VII
(See Code 4.11(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: tcpharyana4@gmail.com
Website www.tcpharyana.gov.in

To

Manglam Multiplex Pvt. Ltd,
Office No. GF-I, Vipul Plaza, Village Haiderpur Viran
Sector 54, Gurgaon-122002, Haryana

Memo No. ZP-357/SD(BS)/2017/_____

Dated:-_____

Whereas Manglam Multiplex Pvt. Ltd. has applied for the issue of an occupation certificate in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Gurugram:-

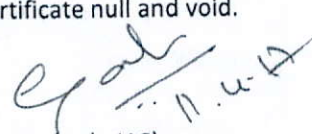
- Licenses No. 234 of 2007 dated 16.10.2007, 52 of 2009 dated 28.08.2009, 35 of 2010 dated 06.05.2010, 114 of 2014 dated 20.08.2014 and 122 of 2014 dated 22.08.2014.
- Total area of the Group Housing Colony measuring 66.51225 acres.
- Sector-65, Gurugram Manesar Urban Complex.
- Indicating description 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.
Tower A-01	66	Stilt/Ground Floor, 1 st Floor to 36 th Floor	8.429	22674.819	8.438	22698.968
Tower B-02	12	Stilt/Ground Floor, 1 st Floor to 6 th Floor	1.100	2960.485	1.098	2952.657
Tower B-03	12	Stilt/Ground Floor, 1 st Floor to 6 th Floor	1.098	2955.174	1.094	2943.341
Tower B-04	12	Stilt/Ground Floor, 1 st Floor to 6 th Floor	1.102	2964.624	1.100	2957.978
Tower F-09	145	Stilt/Ground Floor, 1 st Floor to 42 nd Floor	13.949	37524.517	13.418	36096.604
Tower H-10	32	Stilt/Ground Floor, 1 st Floor to 15 th Floor	2.594	6977.081	2.605	7006.721
Tower G1- 11,12	40	Stilt/Ground Floor, 1 st Floor to 15 th Floor	4.387	11803.188	4.450	11970.124
Tower G- 14,15	40	Stilt/Ground Floor, 1 st Floor to 15 th Floor	4.271	11489.584	4.279	11510.35
Tower C-19	52	Stilt/Ground Floor, 1 st Floor to 27 th Floor	3.851	10360.996	3.869	10407.375
Tower C1-20	52	Stilt/Ground Floor, 1 st Floor to 27 th Floor	3.914	10530.039	3.932	10576.665
Tower M-16	10	Stilt/Ground Floor, 1 st Floor to 8 th Floor	1.042	2802.93	1.049	2822.24
Tower N-17	19	9 th Floor to 15 th Floor	1.680	4520.219	1.816	4885.225
Tower O-18	12	Stilt/Ground Floor, 1 st Floor to 8 th Floor	0.810	2179.6	0.823	2214.49
EWS (T)	322	Ground Floor, 1 st Floor to 14 th Floor	2.972	7995.786	3.085	8300.181
Convenient Shopping		Ground Floor	0.469	1261.496	0.044	117.424
Community Building		Ground Floor & 1 st Floor	0.614	1652.52	1.225	3296.851
Indoor Sports Zone A			0.000	0	0.363	975.597
Toilet Block - B			0.000	0	0.004	12
Entrance Gate (S)			0.017	45.276	0.017	45.276
Landscape feature L-C			0.00			116.00
Landscape feature L-D			0.00			25.00
Swimming Pool & Kids Pool on surface			324.85+32.24			324.85+32.24
Swimming Pool on Fifth Floor of Tower-F09						
Lower Basement			23165.007			23496.339
Upper Basement			21181.000			21561.184

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 Sh. Yudhveer Singh, Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer-II, 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 ₹ 63,18,651/- 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 State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/09/1092 dated 28.10.2009.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/FA/2017/539/39179 dated 11.04.2017 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.



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

Endst. No. ZP-357/SD (BS)/2017/ 7219.

Dated:- 12-04-2017

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

1. The Director, Fire Services, Haryana, Panchkula with reference to his office Memo No. DFS/FA/2017/539/39179 dated 11.04.2017 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-II, HUDA, Panchkula with reference to his office memo no. 54391 dated 28.03.2017.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 40621 dated 06.03.2017.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 44 dated 27.03.2017.
5. District Town Planner, Gurugram with reference to his office Endst. No. 2239 dated 23.03.2017.
6. District Town Planner (Enf.), Gurugram.
- ✓ Nodal Officer, website updation.


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