

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: tcpharyana5@gmail.com  
Website www.tcpharyana.gov.in

To

Mapsko Builders Pvt. Ltd.,  
52, North Avenue Road,  
Punjabi Bagh West,  
New Delhi.

Memo No. ZP-487/SD(BS)/2017/

Dated: -

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

DESCRIPTION OF BUILDING

City: Gurugram: -


- Licence No. 114 of 2008 dated 01.06.2008.
- Total area of the Group Housing Colony measuring 17.168 acres.
- Sector-82 & 83, 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.	%
Cluster-3A (Block-1)	76	Ground Floor to 18 <sup>th</sup> Floor	10694.245	16.224	10657.67	16.169
Cluster-3A (Block-2)	76	Ground Floor to 18 <sup>th</sup> Floor	10694.245	16.224	10657.67	16.169
Cluster-3A (Block-3)	76	Ground Floor to 18 <sup>th</sup> Floor	10694.245	16.224	10657.67	16.169
Cluster-3A (Block-4)	76	Ground Floor to 18 <sup>th</sup> Floor	10694.245	16.224	10657.67	16.169
Cluster-3B (Block-1)	56	Ground Floor to 13 <sup>th</sup> Floor	7879.97	11.955	7853.02	11.914
Cluster-3B (Block-2)	56	Ground Floor to 13 <sup>th</sup> Floor	7879.97	11.955	7853.02	11.914
Cluster-5 (Block-1)	28	Ground Floor to 13 <sup>th</sup> Floor	9628.85	14.608	9628.85	14.608
EWS Block	83	4 <sup>th</sup> Floor to 9 <sup>th</sup> Floor	1938.239	2.941	1990.682	3.02
Convenient Shopping Basement		Ground Floor	327.369	0.497	327.369	0.497
			36322.47		26484.32	9838.15 already OC granted

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. Mahavir Prasad, 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 40,54,867/- 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 still 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/2012/230 dated 30.08.2012 and the Indemnity Bond by means of an affidavit dated 19.07.2017 submitted by you in this regard.
11. That you shall comply with all conditions laid down in the Memo. No. DFS/FA/2016/493/7765 dated 03.02.2017 & Memo No. DFS/FA/2017/622/56074 dated 13.07.2017 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.

Dated: 20/7/17

Endst. No. ZP-487/SD(BS)/2017/17341

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/2016/493/7765 dated 03.02.2017 & Memo No. DFS/FA/2017/622/56074 dated 13.07.2017 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. The Member Secretary, State Level Environment Impact Assessment Authority Haryana in reference to his letter no. SEIAA/HR/2012/230 dated 30.08.2012 in which interalia it has been mentioned that total built up area is 152598.43 sqm and reference of 3 no. of towers (Basement-GF+13 Floor) and 2 tower (Basement -GF+18 floors). As per approved building plans, the total built up area is 150351.098 sqm, which is within the range of built up area mentioned in the aforesaid environmental clearance. However, instead of 5 towers, six clusters having 16 towers have been provided in the approved building, having built up area measuring 150351.098 sqm. Since, proposed built up area in the approved building plans is within permissible limit of 152598.43 sqm mentioned in the environmental clearance, therefore, there appears some inadvertent error in mentioning of five towers in environmental clearance. In view of the above, the instant request for grant of OC for has been considered keeping in view the total built up area as mentioned above. However, if the SEIAA has any objection on this interpretation, the same may be conveyed to this office within one month.
3. Chief Engineer-I, HUDA, Panchkula with reference to his office memo no. 129646 dated 12.07.2017.
4. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 129610 dated 12.07.2017.
5. Senior Town Planner, Gurugram with reference to his office memo No. 4118 dated 10.07.2017.
6. District Town Planner, Gurugram with reference to his office Endst. No. 7104 dated 10.07.2017.
7. District Town Planner (Enf.), Gurugram.
8. ~~Notal Officer, website updation.~~

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