

**FORM BR-VII**

(See Code 4.10(2), (4) and (5))

Occupation Certificate

To

Prime Infradevelopers Pvt. Ltd.,  
10<sup>th</sup> floor, Tower-D, Global Business Park,  
MG Road, Gurugram-122002.

Memo No. ZP-1448-II/SD(RD)/2025/

43148

Dated:

14-11-2025

**Subject: -** Grant of occupation certificate of Tower-A-1 to A-8 and crèche-cum-angawadi falling in Affordable Group Housing Scheme measuring 6.46875 acres (License no. 38 of 2020 dated 25.11.2020) in Sector-99A, Gurugram.

Please refer to your application dated 09.10.2024 on the matter as subject cited above.

2. The request made vide above referred application to grant Occupation Certificate for Tower-A-1 to A-8 and crèche-cum-angawadi falling in Affordable Group Housing Scheme measuring 6.46875 acres (License no. 38 of 2020 dated 25.11.2020) in Sector-99A, Gurugram has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no. 65967 & 65968 dated 28.02.2025 has informed that the public health services (Internal & External) with respect to the applied buildings and site area have been got checked and reportedly laid at site and are operational/functional. The services include Water Supply, Sewerage, SWD and Roads. The Senior Town Planner, Gurugram vide memo no. 1813 dated 16.04.2025 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Ar. Labib Alam, Architect and Sh. Kafeel Ahmed, (Empanelled Supervising Engineer) has issued completion certificate stating that they have supervised the site and found that the workmanship, material used for construction meets specification laid down in NBC. They have certified that site is completed which confirm the sanctioned building plans and structure designs and HBC-2017.

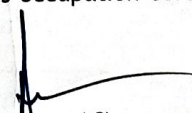
5. On the basis of above said reports, as you have deposited requisite composition fees amounting ₹ 9,22,069/- on account of violations made viz-a-viz approved building plans. Accordingly, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	No of dwelling units sanctioned	No of dwelling units achieved	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sqm.	%	Area in Sqm.	%
Tower -A1, Fire control room & Milk and Veg Booth	112	112	G+14	7420.85	31.31	7420.85	31.31
Tower -A2, A4 & A8	336	336	G+14	22262.550	93.93	22262.550	93.93
Tower -A3 & A7	236	236	G+14	15601.270	65.82	15601.270	65.82
Tower -A5 & Creche-cum-Anganwadi	42	42	G+14	2551.555	10.77	2539.264	10.71
Tower -A6	118	118	G+14	6733.107	28.41	6733.107	28.41
Total	844 Dwelling Units			54569.332	230.24	54557.041	230.18
Non FAR Area in Sqm.							
Tower A1				934.812			
Tower A2, A4, A8				2804.436			
Tower A3 & A7				1110.054			
Tower A5				692.107			
Tower A6				536.672			
Community Building				185.349			
HT meter Room				50.848			
ESS				94.64			
Guard Room				2.993			
Expansion Joint				11.847			
Total				6423.758			



The occupation certificate is being issued subject to the following conditions:-

- I. 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.
- II. 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.
- III. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HSPVA/State Government 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.
- IV. 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 HSPV/State Government as per their scheme.
- V. That in case some additional structures are required to be constructed as decided by HSPV at later stage, the same will be binding upon you.
- VI. 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.
- VII. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
- VIII. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
- IX. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
- X. That you shall comply with all the stipulations mentioned in the Environment Clearances issued by State Environment Impact Assessment Authority Haryana vide No. SEIAA(127)/HR/2021/335 dated 20.04.2021.
- XI. That you shall comply with all conditions lay down in the Memo. No. FS/2024/877 dated 08.08.2024 of the Director General, Fire Services, Haryana, Panchkula with regard to fire safety measures.
- XII. That you shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, 526/19, Shivaji Nagar, Opp. S.D. Public School (Khandsa Road), Gurugram.
- XIII. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
- XIV. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
- XV. That you shall impose a condition in the allotment/possession letter that the allottee shall used Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
- XVI. 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.
- XVII. That you shall be fully responsible for making compliance regarding any deficit electrical infrastructure as determined by competent authority/concerned DISCOM in near future.
- XVIII. Any violation of the above said conditions shall render this occupation certificate null and void.

  
(Amit Khatri, IAS)  
Director, Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-1448-II/SD(RD)/2025

Dated

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

1. The Director General, Fire Services, Haryana Panchkula with reference to your office Memo. No. FS/2024/877 dated 08.08.2024 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 firefighting infrastructure is created at Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation, as HSVP has released the necessary funds.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo no. 65967 & 65968 dated 28.02.2025.
3. Senior Town Planner, Gurugram with reference to his office Memo. No. 1813 dated 16.04.2025.
4. Superintending Engineer (Plg.), HVPNL, Panchkula with reference to his office memo no. 148 dated 30.07.2025.
5. District Town Planner (P), Gurugram with reference to his office Endst. No. 2971 dated 31.03.2025 and email dated 09.10.2025.
6. Sh. Kafeel Ahmed, (Supervising Engineer), Dasauli Lucknow.
7. Ar. Labib Alam, (Architect), A-15, Pamposh Enclave, GK-1, New Delhi-110048.
8. Nodal Officer, website updation.

*Babita*

(Babita Gupta),

District Town Planner (HQ),

For: Director, Town and Country Planning,  
Haryana, Chandigarh