

21/2-18

FORM BR-VII
(See Code 4.10(2), (4) and (5))
Occupation Certificate

To

Ramprastha Promoters and Developers Pvt. Ltd.,
114, Sector-44,
Gurugram - 122002.

Memo No. - ZP-695/PA(DK)/2023/ 9616 Dated: 05-04-2023

Subject: - Grant of occupation certificate for Tower-A, B, C, D, Convenient Shopping and EWS Block falling in Group Housing Colony measuring 13.156 acres (Licence No. 12 of 2009 dated 21.05.2009), Sector-37D, Gurugram being developed by Ramprastha Promoters and Developers Pvt. Ltd.

Please refer to your application dated 04.04.2022 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for the Tower-A, B, C, D, Convenient Shopping and EWS Block constructed in above said group housing colony has been examined and before considering the same, comments of field offices were sought.
3. Whereas, Superintending Engineer, Infra-I, GMDA dated 20.12.2022 has confirmed that public health services (Internal & External) with respect to the applied buildings and site area have been got checked and found laid at site. The services include water supply, sewerage, SWD, roads, street lighting, Horticulture and storm water. Further, rain water harvesting system is in place and functional. The Senior Town Planner, Gurugram vide memo no. 677 dated 25.01.2023 has intimated about the variations made at site vis-à-vis approved building plans.
5. Further, Structural Stability Certificate for the building raised at site has been issued by Sh. R.K. Singh, (Structure Engineer) has also confirmed about Structural Stability of building as per certificate issued.
6. On the basis of above said reports, composition fees amounting ₹ 9,67,828/- is liable to be charged on account of violations made viz-a-viz approved building plans. Accordingly, I hereby grant permission to occupy the buildings described below:-


epd

Tower/ Block No.	No of dwelling units sanctioned	No of dwelling units achieved	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in Sq.m.	%	Area in Sq.m.	%
Tower-A	92	92	Ground Floor to 22 th Floor	10614.27	19.936	10557.82	19.830
Tower-B	92	92	Ground Floor to 22 th Floor	10614.27	19.936	10547.70	19.811
Tower-C	92	92	Ground Floor to 22 th Floor	10614.27	19.936	10547.70	19.811
Tower-D	92	92	Ground Floor to 22 th Floor	10614.27	19.936	10557.82	19.830
EWS Block	119	119	Stilt/Ground Floor to 4 th Floor	3132.46	5.884	3132.46	5.884
Convenient Shopping			Ground Floor	160.0	0.301	171.01	0.321
Total	368 Main Dwelling Units and 119 EWS Units			45749.54	85.929	45514.51	85.487

Non-FAR Area in Sqm.		
Floors	Sanctioned	Achieved
Stilt area (EWS Block)	705.59	705.59
Basement-1	12644.32	10337.78
Basement-2	11671.04	9905.52
Basement-3	12254.78	9916.94
Guard Room - 1	--	5.936
Guard Room - 2	--	8.95
Meter Room	--	20.07
VCB Room	--	37.47
Fire Control Room	--	16.91
Stair - 1	--	15.42
Stair-2	--	15.88
Stair-3	--	13.31
Stair-4	--	14.98
Stair-5	--	14.90
Total	37275.73	31029.656

7. 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 HSPVA/State Government as per their scheme.
 - V. That in case some additional structures are required to be constructed as decided by HSVP 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 clearance issued by State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA/HR/2014/862 dated 30.06.2014.
 - XI. That you shall comply with all conditions laid down in the FS/2022/56 dated 03.03.2022 and Memo No. FS/2022/84 dated 14.04.2022 of the Fire Station Officer, MC Gurugram 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 use 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.


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

Endst. No. ZP-695/PA(DK)/2023/_____ Dated: -_____

- A copy is forwarded to the following for information and necessary action: -
1. Senior Town Planner, Gurugram with reference to his office memo. No. 677 dated 25.01.2023.
 2. Superintending Engineer, Infra-I, GMDA with reference to his office memo dated 20.12.2022.
 3. District Town Planner, Gurugram with reference to his office Endst. No. 622 dated 24.01.2023.
 4. District Town Planner (Enf.), Gurugram.
 5. The Fire Station Officer, MC Gurugram with reference to his office Memo No. FS/2022/56 dated 03.03.2022 and Memo No. FS/2022/84 dated 14.04.2022 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.
 6. Nodal Officer, website updation.

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

