

REGD.

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

From

Director,
Town & Country Planning Department,
Nagar Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com, Website www.tcpharyana.gov.in

✓ To

Prime IT Solution Pvt. Ltd and
Apex Buildwell Pvt. Ltd.
Phoenix Datatech Services Pvt. Ltd.
(Now known as Imperia Structure Ltd)
In collaboration with Apex Buildwell Pvt. Ltd
14A/36, WEA Karol Bagh,
New Delhi

Memo No. ZP-793/JD(NC)/2019/ 29480

Dated: - 29/11/2019

Whereas Prime IT Solution Pvt. Ltd and others. In collaboration with Apex Buildwell Pvt. Ltd has applied for the issue of an occupation certificate on 18.03.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- License No 13 of 2012 dated 22.02.2012.
- Total area of the Group Housing Colony measuring 10.144 acres.
- Sector-37-C, 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.	%
Type- 1 (5 nos Towers)	220	Ground/stilt Floor to 11 th Floor	12085.0	30.665	12085.0	30.665
Type- 1 (3 nos Towers)	132	Ground /stilt Floor to 11 th Floor	7251.00	18.399	7251.00	18.399
Type- 2 (2nos Towers)	80	Ground/Stilt Floor to 10 th Floor	4390.16	11.140	4390.16	11.140
Stilt	0	Stilt	21.72	0.055	21.72	0.055
Total	432		23747.88	60.259	23747.88	60.259
Non-FAR Area in Sqm.						
			Sanctioned		Achieved	
Basement-A			7478.06		7478.06	
Stilt			3992.53		3992.53	

I hereby grant permission for the occupation of the said buildings, after considering Environment Clearance issued by Ministry of Environment and Forest Govt of India, Structure Stability Certificate given by Sh. Lokesh Kumar Tyagi, M-Tech.(Structure), Public Health Functional reports received from Chief Engineer-I, HSVP, 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 ₹ 11,82,731/- 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 Clearances issued by Ministry of Environment and Forest Govt of India vide no. SEIAA/HR/2013/364 dated 26.06.2013.
11. That you shall comply with all conditions laid down in the FS/2019/279 dated 26.11.2019 of the Director General, 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, HSVP 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.



(K. Makrand Pandurang, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-793/JD(NC)/2019/_____ Dated: - _____

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

1. The Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2019/279 dated 26.11.2019 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 Administrator HSVP, Panchkula with reference to his office memo no. 208746 dated 22.11.2019 and 208751 dated 22.11.2019.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 4143 dated 14.08.2019.
4. District Town Planner, Gurugram with reference to his office Endst. No. 8403 dated 13.08.2019.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.

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

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

From

Director,
Town & Country Planning Department,
Nagar Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com, Website www.tcpharyana.gov.in

To

Prime IT Solution Pvt. Ltd and
Apex Buildwell Pvt. Ltd.
Phoenix Datatech Services Pvt. Ltd.
(Now known as Imperia Structure Ltd)
In collaboration with Apex Buildwell Pvt. Ltd
14A/36, WEA Karol Bagh,
New Delhi

Memo No. ZP-793/JD(NC)/2020/ 4962

Dated: - 24-02-2020

Whereas Prime IT Solution Pvt. Ltd and others in collaboration with Apex Buildwell Pvt. Ltd has applied for the issue of an occupation certificate on 04.10.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Gurugram: -

- License No 13 of 2012 dated 22.02.2012.
- Total area of the Group Housing Colony measuring 10.144 acres.
- Sector-37-C, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No. of Dwellin g Units	No. of Floors	FAR Sanctioned		FAR Achieved	
			Area in Sqm.	%	Area in Sqm.	%
Type- 1 (16 nos Towers)	704	Ground/ stilt Floor to 11 th Floor	38672.00	98.129	38672.00	98.129
Commercial	132 Shops	Ground /stilt Floor to 2nd Floor	2435.50	148.320	2444.39	148.862
Total			41107.50	246.449	41116.39	246.991
Non-FAR Area in Sqm.						
			Sanctioned		Achieved	
Basement			13574.87		13574.87	
Stilt			8080.53		8080.53	

I hereby grant permission for the occupation of the said buildings, after considering Environment Clearance issued by State Environment Impact Assessment Authority, Structure Stability Certificate given by Sh. Lokesh Kumar Tyagi, M-Tech.(Structure), Public Health Functional reports received from Chief Engineer-I, HSVP, 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 ₹ 44,02,792/- 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 Clearances issued by State Environment Impact Assessment Authority, Haryana vide no. SEIAA/HR/2013/364 dated 26.06.2013.
11. That you shall comply with all conditions laid down in the FS/2019/279 dated 26.11.2019 of the Director General, 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, HSVP 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.



(K. Makrand Pandurang, IAS)
Director General, Town and Country Planning,
Haryana, Chandigarh.



Endst. No. ZP-793/JD(NC)/2020/_____

Dated: - _____

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

1. The Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2019/279 dated 26.11.2019 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 Administrator HSVP, Panchkula with reference to his office memo no. 8370 dated 14.01.2020 and 8681 dated 15.01.2020.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 5881 dated 25.11.2019.
4. District Town Planner, Gurugram with reference to his office Endst. No. 11432 dated 23.11.2019.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.

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