

FORM BR-VII

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

To

P.P Estates Pvt. Ltd.
18, Chinar Drive, DLF Chattarpur Farms,
Chattarpur, New Delhi-110074.

Memo No. ZP-593/AD(RA)/2022/ 31385 Dated: - 17-10-2022

Subject: - Grant of occupation certificate for Commercial Colony on the area measuring 2.9875 acres (Licence No. 82 of 2009 dated 08.12.2009) in Sector-80, Gurugram Manesar Urban Complex developed by R.P Estates Pvt. Ltd.

Please refer to your application dated 17.02.2020 & 21.09.2022 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for above said Commercial colony has been examined and before considering the same, comments of field offices were sought.
3. Whereas, Additional Chief Engineer (HQ), HSVP, Panchkula vide memo no. 103019 dated 10.07.2020 & 103105 dated 10.07.2020 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. Senior Town Planner, Gurugram vide memo no. 1839 dated 30.05.2020 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. Parvinder Singh, (Structure Engineer) has also confirmed about Structural Stability of building as per certificate issued.
6. On the basis of above said reports and receipt of composition fees amounting ₹ 18,55,059/- on account of violations committed at site and other requisite documents on 28.09.2022, I hereby grant permission to occupy the buildings described below:-

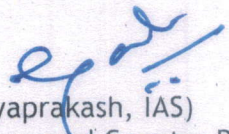
Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in Sqm.	%	Area in Sqm.	%
Commercial Block	Ground Floor to 17 th Floor	19673.093	0.857	19688.974	0.857
		19673.093	349.676	19688.974	349.956
NON FAR AREA					
Basement-1		5213.383		5098.843	
Basement-2		5028.511		5136.785	
Basement-3		5444.814		5444.814	
Muinty/Machine room		270.261		158.659	
Service Floor		902.683		897.033	
		16859.652		16736.134	

g.d.

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 HSVP 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 HSVP/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 Vide No. SEIAA/HR/2016/863 dated 29.09.2016.
- XI. That you shall comply with all conditions laid down in the FS/2020/31 dated 19.02.2020 of the Fire Station Officer, Gurugram with regard to fire safety measures.
- XII. 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.
- 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.

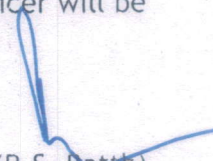
- XV. That you shall impose a condition in the allotment/possession letter that the allottee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
- XVI. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office.
- XVII. 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.
- XVIII. That you shall also submit the report from SE HVPNL, Panchkula within 90 days from the issuance of this occupation certificate
- XIX. Any violation of the above said conditions shall render this occupation certificate null and void.


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

Endst. No. ZP-593/AD(RA)/2022/ _____ Dated: - _____

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

1. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 103019 dated 10.07.2020 & 103105 dated 10.07.2020.
2. Senior Town Planner, Gurugram with reference to his office memo. No. 1839 dated 30.05.2020.
3. District Town Planner, Gurugram with reference to his office endst. No. 3549 dated 28.05.2020.
4. The Fire Station Officer, Gurugram with reference to his office FS/2020/31 dated 19.02.2020 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.
5. Nodal Officer, website updation.


(R.S. Batth)
District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh.

that you shall impose a condition in the document possession letter that the applicant shall spend light emitting diode (LED) for interior lighting to save energy.

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.

Justification of existing shall be made within the area designated for parking in the colony and no vehicle shall be allowed to park outside the premises.

That you shall also submit the report from IITM, Gandhinagar within 15 days from the receipt of the occupation certificate.

Any violation of the above said conditions shall render the occupant certificate null and void.

[Handwritten signature]

(T. J. Srinivasan, IAS)

Deputy Director, Town and Country Planning

Hyderabad, Chandrababu

Order No. 2233/ABR/2011 dated _____

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

1. Chief Engineer, IITM, Gandhinagar with reference to the office memo no. 103019 dated 10.07.2010 & 103020 dated 10.07.2010.

2. Deputy Town Planner, Gandhinagar with reference to the office memo no. 103019 dated 10.07.2010.

3. Deputy Town Planner, Gandhinagar with reference to the office memo no. 103020 dated 10.07.2010.

4. The Area Officer, Gandhinagar with reference to the office memo no. 103019 dated 10.07.2010 and 103020 dated 10.07.2010.

Occupation of the above referred buildings have been granted. It is requested to ensure compliance of the conditions mentioned in the above letter reference therein in case of any lapse by the owner. Necessary action as per rules should be initiated in addition to the above, you are requested to ensure that adequate fire fighting installations are provided for the night time buildings and concerned fire officer will be personally responsible for any lapse/violation.

5. Local Officer, ward's location.

(T. J. Srinivasan)

Deputy Director, Town and Country Planning

Hyderabad, Chandrababu