

FORM BR-VII

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

To

Prompt Engineering Pvt. Ltd.,
GF-I, Vipul plaza,
Village Haiderpur Viran, Sector-54,
Gurugram-122002.

Memo No. ZP-455-Vol.-III/AD(RA)/2022/

30029

Dated: -

04-10-2022

Subject: - Grant of occupation certificate for Tower-1 & 2 (3rd Floor to 30th Floor and Machine Room level including Community at 4th floor) & EWS (4th floor to 7th floor & Machine Room OHT) falling in Commercial Colony under TOD Policy for Mix Land Use (70% Commercial + 30% Residential) area measuring 7.44375 acres (Licence No. 121 of 2008 dated 14.06.2008) in Sector-74, Gurugram Manesar Urban Complex developed by Prompt Engineering Pvt. Ltd.

Please refer to your application dated 10.05.2022 & 19.09.2022 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for the Tower-1 & 2 (3rd Floor to 30th Floor and Machine Room level including Community at 4th floor) & EWS (4th floor to 7th floor & Machine Room OHT) falling in Commercial Colony under TOD Policy for Mix Land Use (70% Commercial + 30% Residential) area measuring 7.44375 acres in Sector-74, Gurugram Manesar Urban Complex 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. 14046 dated 17.08.2022 & 15814 dated 09.09.2022 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. Senior Town Planner, Gurugram vide memo no. 4397 dated 28.06.2022 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. Kushant Kumar, M.Tech. (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 ₹ 2,48,966/- on account of violations committed at site and other requisite documents on 17.09.2022, 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.	%
Tower-1 & 2	3 rd Floor (Service Floor)	77.495	0.857	77.495	0.857
	4 th Floor (Community Building)	964.274	10.670	883.136	9.219
Tower-1	4 th Floor to 30 th Floor	14970.802	165.658	15050.506	166.540
Tower-2	5 th Floor to 30 th Floor	14398.536	159.326	14475.288	160.175
EWS	4 th Floor to 7 th Floor	1189.815	13.165	1189.815	13.165
		31600.922	349.676	31676.24	349.956

NON FAR AREA		
Tower-1 & 2 (3 rd floor Service Floor)	5260.889	5260.889
Tower-1 & 2 /4 th Floor (Community)	472.679	472.679
Tower-1/Machine room	106.670	106.670
Tower-2/Machine room	106.670	106.670
EWS/ Machine room & OHT	52.138	52.138
		5999.046

I hereby grant permission for the occupation of the said buildings, after considering Fire NOC issued by Fire Station Officer, Gurugram vide memo no. FS/2022/152 dated 21.06.2022, Environment clearance issued by Ministry of Environment and Forests, Government of India vide memo no. 21-106/2018-IA.III dated 21.01.2019, Structure Stability Certificate given by Sh. Kushant Kumar, M. Tech. (Structure), Internal & External services report from Chief Engineer, HSVP Panchkula & Certificate of Registration of lift and after charging the composition charges amount of ₹ 2,48,966/- 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 commercial spaces 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 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.
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 HSVP/State Government as per their scheme.
5. 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.
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 clearance issued by Ministry of Environment and Forests, Government of India vide memo no. F-No. 21-1056/2007-IA.III dated 26.05.2008.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2022/152 dated 21.06.2022 of the Fire Station Officer, Gurugram 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, Chief Inspector of Lifts & Escalators to Government Haryana, Chandigarh.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.

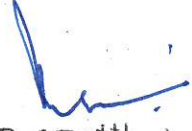
14. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
15. That you shall impose a condition in the allotment/possession letter that the allottee shall use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
16. That you shall 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 General, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-455-Vol.-III/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. 14046 dated 17.08.2022 & 15814 dated 09.09.2022.
2. Senior Town Planner, Gurugram with reference to his office memo no. 4397 dated 28.06.2022.
3. District Town Planner, Gurugram with reference to his office endst. no. 7620 dated 28.06.2022.
4. District Town Planner (Enf.), Gurugram.
5. Fire Station Officer, Gurugram with reference to his office Memo No. FS/2022/152 dated 21.06.2022 of 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 the concerned Fire Officer, Gurugram will be personally responsible for any lapse/violation.
6. Nodal Officer of Website updation.


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