

**FORM BR-VII**

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

**Occupation Certificate**

To

Joyville Shapoorji Housing Pvt. Ltd.  
Godrej Coliseum, office no.1201,12<sup>th</sup> floor,  
B-Wing, off KJ Somaiya Hospital Road,  
Everard Nagar, Sion, Mumbai-400022

Memo No. ZP-1257-IV/SD(RD)/2025/

5359

Dated

07-02-2025

**Subject: -** Grant of occupation certificate for Tower-6 to 9, part Basement, Primary School and Convenient Shopping of Group Housing Colony an area measuring 17.90 acres (License no. 14 of 2018 dated 07.02.2018) in Sector-102, Gurugram being developed by Joyville Shapoorji Housing Pvt. Ltd.

Please refer to your application dated 18.12.2024 on the matter as subject cited above.

2. The request made vide above referred application to grant Occupation Certificate for Tower-6 to 9, part Basement, Primary School and Convenient Shopping of Group Housing Colony an area measuring 17.90 acres (License no. 14 of 2018 dated 07.02.2018) in Sector-102, 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. 12580 & 12588 dated 13.01.2025 has informed that the External Public Health Services with respect to subject cited colony has 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. 08 dated 02.01.2025 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Mr. Ravinder Kumar, Architect and Sh. Raj Kumar Singh, (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 ₹ 4,90,125/- 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 Area in Sqm.	FAR Achieved Area in Sqm.
Tower-6	112	112	G+18th Floor	14003.044	14003.044
Tower-7	87	87	G+14th Floor	10916.244	10916.244
Tower-8	87	87	G+14th Floor	11028.948	11028.948
Tower-9	118	118	G+14th Floor	9589.621	9589.621
Total	404	404	-	45537.857	45537.857
Convenient Shopping			Ground Floor	907.811	610.788
Non-FAR Area in Sqm.					
Primary School				2149.847	2159.48
Part Basement				57114.215	17311.782
Mumty & Machine Room (Tower 6 to 9)				359.101	359.101

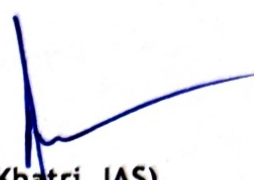


6. The occupation certificate is being issued subject to the following conditions:-

- 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 there under. 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/competent authority 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/competent authority 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 Clearances issued by State Environment Impact Assessment Authority Haryana vide No. SEIAA/HR/2018/1077 dated 20.08.2018.
- XI. That you shall comply with all conditions lay down in the Memo. No. FS/2024/1264 dated 06.12.2024 of the Director General, Fire Services, Haryana, Panchkula with regard to fire safety measures.
- XII. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
- XIII. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
- XIV. 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.



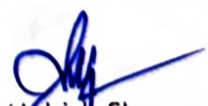
- XV. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
- 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. 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-1257-IV/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/2024/1264 dated 06.12.2024 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. 12580 & 12588 dated 13.01.2025.
3. Senior Town Planner, Gurugram with reference to his office Memo. No. 08 dated 02.01.2025.
4. Superintending Engineer (Plg.), HVPNL, Panchkula with reference to his office email dated 22.01.2024.
5. District Town Planner (P), Gurugram with reference to his office Endst. No. 12839 dated 31.12.2024.
6. Sh. Raj Kumar Singh, (Supervising Engineer), Plot No. 1192, Sector-9A, Gurugram-122001.
7. Mr. Ravinder Kumar, (Architect), Government Middle School, Village Chak Chiriya Gandhi, 9 SDR, Hanumangarh, Rajasthan-335501.
8. Nodal Officer, website updation.

  
(Ashish Sharma),  
District Town Planner (HQ),  
For: Director, Town and Country Planning,  
Haryana, Chandigarh