

Office of Senior Town Planner, Gurugram
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
SECTOR-14, HUDA COMPLEX, 3RD FLOOR, GURUGRAM.
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FORM-BR-VII
[(See Code 4.10(2), (4) and (5)]
HBC-2017

To

M/s DLF Limited.
3rd Floor, Shopping Mall, Arjun Marg,
DLF City- Phase-I, Gurugram.

Memo no. STP(G)/2025/

1853

Dated. 17-4-25

Sub.:

Issuance of Occupation Certificate of Commercial-2 site measuring 1.42 acres falling in Residential colony measuring 180.3115 acres (Licence No. 59 of 2011 dated 28.06.2021, 14 of 2012 dated 27.02.2012 & 13 of 2019 dated 06.02.2019) in Sector-91 & 92, Gurugram being developed by M/s DLF Utilities Ltd. & Others.

Ref.:

Your application dated 26.03.2025 & 23.12.2024 and Suerintending Engineer, HSVP, Gurugram office memo no. 10872 dated 10.01.2025 and fire NOC issued by Director General, Fire Service, Panchkula, vide memo no. FS/2024/293 dated 05.03.2024.

Whereas, you have applied for the issuance of Occupation Certificate of subjected Commercial building, so permission for the occupation certificate of the subjected building is granted after receiving the composition charges amounting Rs. 18,84,824/- (Eighteen Lacs Eighty Four Thousand Eight Hundred Twenty Four only) for the variations made at site vis-à-vis approved Building Plans subject to the following conditions:-

1. That the building shall be used only for the purpose of Commercial building and in accordance with the uses defined in the approved Zoning Regulations/ sanctioned Building Plan.
2. That you shall maintain roof top rain water harvesting system and keep it operational all the time, as per the provisions of Haryana Building Code- 2017.
3. Parking shall be made within the area earmarked/designated for parking only and no vehicle shall be allowed to park outside the premises.
4. That the outer facades of the building shall not be used for the purpose of advertisement and placement of hoardings.
5. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
6. That you shall comply with all the conditions laid down in the memo no. FS/2024/293 dated 05.03.2024 of Director General, Fire Service, Panchkula with regard to fire safety measures and you shall be fully responsible for fire safety measures.
7. You shall comply with all the condition laid down in memo no. 8387 dated 24.06.2024 Form-D issued by Inspector of Lifts-cum-Executive Engineer, Chief Inpspector of Lifts & Escalators to Government Haryana, Chandigarh.



Details of compounded violation area as under:-

Sr. No.	Violation/Deviation	Area in Sqm.	Compounding amount (INR)
1.	Area added without plan sanctioned	996.574	996574/-
2.	Internal Change	1317.894	-
3.	Elevation changes	04 Block	80000/-
4.	Construction without revalidation of Building Plans	10103.125	808250/-
Total			1884824

Fees verified by




Clerk/S.O.



8. That you shall use Light-Emitting Diode (LED) Lamps in the building as well as for Campus lighting.
9. The occupation certificate is being issued subject to audit.

DISCRIPTION OF BUILDING

Basment (FAR)	=	1200.499 Sqm.
Basment (Non-FAR)	=	2677.862 Sqm.
Ground (FAR)	=	3215.392 Sqm.
1 st Floor (FAR)	=	2383.843 Sqm.
2 nd Floor (FAR)	=	1068.574 Sqm.
Mumty/Machine Room (Non FAR)	=	243.056
Fire Conrolled Room (Non FAR)	=	13.651 Sqm.
Meter & HT Panel Room	=	51.721 Sqm.
Ground Coverage	=	3336.104 sqm
FAR	=	7868.308 sqm



Senior Town Planner -Cum-Chairman
Building Plan Composition Committee
Gurugram

Endst. No. STP(G)/2025/

Dated:

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

1. Director, Town & Country Planning, Haryana, Chandigarh.
2. Director General, Fire Service, Panchkula, vide w.r.t. their office memo no. FS/2024/293 dated 05.03.2024.
3. Superintending Engineer, HSVP Circle-I, Gurugram Memo No. 10872 dated 10.01.2025 vide which approval from Public Health Point of view has been accorded.
4. District Town Planner (Enf.), Gurugram.
5. District Town Planner (P), Gurugram this office Memo No. 1860 dated 03.03.2025.


Senior Town Planner Cum-Chairman
Building Plan Composition Committee
Gurugram.