

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

To

M/s Sadan Realtech Pvt. Ltd.  
Regd. Office: M2K Corporate Park,  
4<sup>th</sup> Floor, Block-N, Mayfield Garden,  
Sector-51, Gurugram, Haryana-122003.

Memo No. 5356

Dated: 16-10-25

**Sub: Grant of Occupation Certificate of 10% Community site as Club/Community Building on Land measuring 1.4138 acres in our Affordable Residential Plotted Colony under DDJAY-16 on land measuring 14.1375 acres situated at village Dhanwapur, Sector-104, Gurugram being developed by M/s Sadan Realtech Pvt. Ltd.**

**Ref.:** The applicant application dated 20.08.2025, S.E., HSVP, Circle-I, Gurugram office memo no. 290613 dated 03.09.2025 and DTP(P), Gurugram memo no. 10346 dated 09.10.2025.

Whereas, you have applied for the issuance of Occupation Certificate of 10% Community site as Club/Community Building so permission for the occupation certificate of the subjected building is granted after receiving the composition charges amounting Rs. 34,197.00/- (Thirty Four Thousand One Hundred Ninety Seven 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 10% Community site as Club/Community Building and in accordance with the uses defined in the approved Zoning Regulations/ sanctioned Building Plan.
2. That the applicant 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 the applicant shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
6. That the applicant shall comply with all the conditions laid down in the memo no. FS/2025/ 1122 dated 27.09.2025 of Director General, Fire Service, Haryana 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 Form-D issued by Executive Engineer, Electrical Inspectorate, Haryana, Gurugram-I, Gurugram vide memo no. L-002730 dated 23.08.2025.



Details of compounded violation area report provided by the DTP (P), Gurugram as under:-

1.	DPC certificate not taken.	1209.854 Sqm.	24,197.00
2.	Change in Elevation	1Block	10,000.00
	<b>Total</b>		<b>34,197.00</b>

Fees verified by



Clerk/S.O.

8. That the applicant 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.

**Final Description**

Attributes	Permissible Area (sqm)	Sanctioned area (sqm)	Achieved Area (Sqm)
FAR@ 150%	8582.235	1990.542	1990.542
Ground Coverage @35%	2002.522	1209.854	1209.854

  
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, Haryana Panchkula w.r.t. vide memo no. FS/2025/ 1122 dated 27.09.2025.
3. Superintending Engineer, HSVP Circle-I, Gurugram w.r.t their office Memo No. 290613 dated 03.09.2025 vide which approval from Public Health Point of view has been accorded.
4. District Town Planner (Enf.) Gurugram.
5. District Town Planner (P), Gurugram w.r.t. their office Memo No. 10346 dated 09.10.2025.

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