

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
 Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
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FORM BR-VII

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

To

✓ Kashish Developers Ltd.,
 Manor One, Sector-111,
 Dwarka Expressway, Gurugram-122017.

Memo No. ZP-775-II/SD(RD)/2025/ 43421 Dated: 14-11-2025

Subject: - Grant of occupation certificate for Tower-A, B1, B2, C1, C2, EWS & Part Basement of Group Housing Colony measuring 14.843 acres under TOD policy dated 09.02.2016 (License No 110 of 2011 dated 14.12.2011) in Sector-111, Gurugram Manesar Urban Complex.

Please refer to your application dated 28.03.2025 & 30.10.2025 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Tower-A, B1, B2, C1, C2, EWS & Part Basement of Group Housing Colony measuring 14.843 acres under TOD policy dated 09.02.2016 (License No 110 of 2011 dated 14.12.2011) in Sector-111, Gurugram Manesar Urban Complex has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no. 311575 & 311573 dated 24.09.2025 has informed that the site has confirmed that public health services (Internal & External) 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. 5111 dated 08.10.2025 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Sh. Vaibhav Tyagi, Architect and Sh. Vineet Lochan Gupta, (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 ₹ 21,15,680/- 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		FAR Achieved				
				Area in Sqm.	%	Area in Sqm.	%			
Tower-A	124	124	G+15 th Floor	7508.05	12.78	7947.522	13.53			
Tower- B1	75	75	G+18 th Floor	8111.01	13.81	8321.188	14.16			
Tower- B2	75	75	G+18 th Floor	8111.01	13.81	8321.188	14.16			
Tower- C1	37	37	G+18 th Floor	5747.47	9.79	6018.778	10.24			
Tower- C2	37	37	G+18 th Floor	5747.47	9.79	6018.778	10.24			
EWS	189	62	G+5 th Floor	4411.01	7.51	1732.02	2.95			
Total	348 Main Dwelling Units and 62 EWS Units			39636.02	67.49	38359.474	65.28			
Non FAR Area in Sqm.										
Part 1 st Basement				45398.46		9172.80				

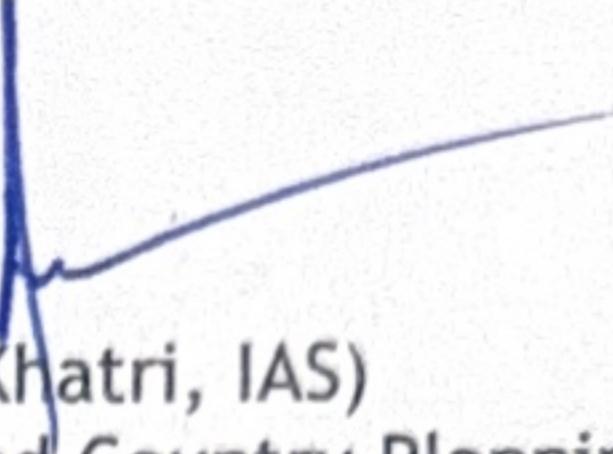
6. The occupation certificate is being issued, subject to the following conditions:-

- 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 thereunder. All the flats/space 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/State Government 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, Panchkula vide No. SEIAA/HR/2023/425 dated 25.06.2024.
- XI. That you shall comply with all conditions laid down in the FS/2025/396 dated 04.04.2025 & FS/2025/1071 dated 12.09.2025 of Director General, Fire Service, Haryana, Panchkula with regard to fire safety measures.
- XII. That you shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, Gurugram-II, Near Bakhtawar Bhawan, Police Chowki Wali Gali, Jharsa, Sector-39, 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 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. That you shall be fully responsible for making compliance regarding any deficit electrical infrastructure as determined by competent authority/concerned DISCOM in near future.

XVIII. That you shall submit the gift deed of land falling under sector roads, service road, green belts, 24.00/18.00 mtr wide roads free of cost to the Government in compliance of the order dated 16.05.2022 and submit the mutation within 30 days.

XIX. 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-775-II/SD(RD)/2025/_____ Dated: -_____

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

1. The Director General, Fire Service Haryana Panchkula with reference to your office Memo. No. FS/2025/396 dated 04.04.2025 & FS/2025/1071 dated 12.09.2025 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. 311575 & 311573 dated 24.09.2025.
3. Senior Town Planner, Gurugram with reference to his office Memo. No. 5111 dated 08.10.2025.
4. Superintending Engineer (Plg.), HVPNL, Panchkula with reference to his office vide memo no. 191 dated 12.09.2025.
5. District Town Planner (P), Gurugram with reference to his office Endst. No. 10022 dated 25.09.2025 and vide email dated 31.10.2025.
6. Sh. Vaibhav Tyagi, 408, 4th floor, Sun City Trade Tower, Sector-21, Gurugram.
7. Sh. Vineet Lochan Gupta, House No. 614P, Sector-22A, Gurugram
8. Nodal Officer, website updation.



Babita Gupta

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