

Regd.

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

M/s V&M Realcon,
R/o House No. 9, Sector-7,
Ambala.

Memo No.- ZP-332 (Loose) Vol-II/JD(SP)/2025/ 39727 Dated: 15-10-2025

Subject: - Grant of Occupation Certificate for Blocks-A,C,D,E & F of commercial colony measuring 3.64 acres forming part of Residential Plotted Colony area measuring 174.373 acres bearing License No. 256 of 2007 dated 07.11.2007 & License No. 100 of 2014 dated 13.08.2014) in Sector-21, 22, 23 & 25, Ambala granted to Vatika Ltd. - V & M Realcon (Third Party).

Please refer to your applications dated 08.10.2024, 11.06.2025 & 08.07.2025 & 03.10.2025 on the subject cited above.

2. The request made vide above referred applications to grant occupation certificate for subject cited buildings of commercial colony forming part of Residential Plotted Colony has been examined and before considering the same, comments of field offices were sought. Accordingly, in-principle approval was issued vide this office memo no. 33517 dated 27.08.2025.

3. Whereas, Chief Administrator, HSVP, Panchkula vide memo no. 182364 dated 05.06.2025 and memo no. 182368 dated 05.06.2025 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, storm water drainage and roads. Further, rain water harvesting system is in place and functional.

4. Whereas, Superintending Engineer, (Planning), HVPNL, Panchkula vide memo no. Ch-9/SE/PLG/File no.34/UH/44 dated 04.08.2025 has recommended the case for grant of occupation certificate.

5. Whereas, Senior Town Planner, Panchkula vide memo no. 172 dated 14.01.2025 and memo no. 2339 dated 01.08.2025 has intimated about the variations made at site vis-à-vis approved building plans. Further, vide memo no. 3023 dated 06.10.2025, STP, Panchkula has confirmed regarding compliance of in-principle approval by applicant and reported that no objection received from existing allottees.

4. Further, Pankaj Satya Negi, Architect and Sh. Ravikant (Supervising Engineer) has issued completion certificate stating that they have supervised the site and found that the workmanship, material used for construction meet specification laid down in NBC. They have certified that the site is completed which confirm the sanctioned building plans and structure design and HBC-2017.

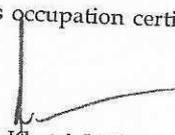
5. On the basis of above said reports and receipt of composition charges amounting to ₹ 1,00,74,285/- received through e-payment dated 13.08.2025/- on account of violations

committed in said buildings viz-a-viz approved building plans and other requisite documents, I hereby grant permission to occupy the buildings as described below:-

Tower/ Block No.	No. of Floors	FAR Sanctioned		FAR Achieved	
		Area in sqm	%	Area in Sqm	%
Block-A	G. Floor to 4 th Floor	13115.914	89.04	13779.565	93.54
Block-C	G. Floor to 2nd Floor	6057.484	41.12	6057.484	41.12
Block-D	G. Floor to 2nd Floor	2032.396	13.80	2032.396	13.80
Block-E	Ground Floor	275.876	1.87	314.994	2.14
Block-F	Ground Floor	72.872	0.49	114.651	0.77
Total		21554.542	146.32	22299.09	151.37
Non-FAR area in Sqm.					
		Sanctioned		Achieved	
Basement		9887.111		9887.111	
Mumty & Machine Room		511.772		209.363	
Total		10398.883		10096.474	

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/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 State Environment Impact Assessment Authority Haryana, Panchkula memo No. SEIAA/HR/2017/682 dated 24.10.2017.
 - xi. That you shall comply with all conditions laid down in the Memo. No. FD/2024/1017 dated 26.09.2024 of the 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, for Chief Inspector of Lifts & Escalators to Govt. Haryana, Chandigarh.
- 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 use Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
- xv. 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.
- xvi. That you shall be fully responsible for making compliance regarding any deficit electrical infrastructure as determined by competent authority/concerned UHBVN in future.
- 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-332 (Loose) Vol-II/JD(SP)/2025/_____ Dated: - _____

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

1. Chief Administrator, HSVP, Panchkula with reference to his office memo no. 182364 dated 05.06.2025 and memo no. 182368 dated 05.06.2025.
2. Superintending Engineer, (Planning), HVPNL, Panchkula with reference to his office memo no. Ch-9/SE/PLG/File no.34/UH/44 dated 04.08.2025.
3. Senior Town Planner, Panchkula with reference to his office memo. no. vide memo no. 172 dated 14.01.2025, memo no. 2339 dated 01.08.2025 and vide memo no. 3023 dated 06.10.2025.
4. District Town Planner, Ambala with reference to his office Endst. No. Endst. No.159 dated 09.01.2024 and endst no. 4832 dated 05.07.2025.
5. Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FD/2025/1211 dated 10.10.2025.
6. Sh. Ravikant (Supervising Engineer), R/o H. No. 249AB, Near Shiv Mandir Block Munak, District Karnal, Haryana.
7. Sh. Pankaj Satya Negi, Architect, 05, Omdham Colony, Babyal, Ambala Cantt. who has given completion certificate.
8. Nodal Officer, website updation.


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