

FORM BR-VII
(See Code 4.10(2), (4) and (5))
Occupation Certificate

To

Shivnandan Buildtech Pvt. Ltd
4, Battery Lane, Rajpur Road,
Civil Lines, Delhi-110054.

Memo No. ZP-742-II/SD(RD)/2025/ 29557 Dated 01-08-2025

Subject: - Grant of Occupation Certificate for part Tower-1, Tower-2, Tower-4, Tower-5, Tower-S (Service Personals), part EWS & Basement of Group Housing Colony on land measuring 13.32 acres of License no. 70 of 2011 dated 22.07.2011 and License no. 82 of 2012 dated 27.08.2012 in Sector 99, Gurugram.

Please refer to your application dated 18.02.2025 on the matter as subject cited above.

2. The request made vide above referred application to grant Occupation Certificate for part Tower-1, Tower-2, Tower-4, Tower-5, Tower-S (Service Personals), part EWS & Basement of Group Housing Colony on land measuring 13.32 acres of License no. 70 of 2011 dated 22.07.2011 and License no. 82 of 2012 dated 27.08.2012 in Sector 99, 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. 176001 & 175996 dated 30.05.2025 has informed that the site has confirmed that public health services (Internal & External) with respect to the applied buildings and site area have 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. 3460 dated 03.07.2025 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Ar. Chetan Pal Singh, 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 ₹ 29,93,670/- on account of violations made viz-a-viz approved building plans. Accordingly, I hereby grant permission to occupy the buildings described below:-

1.

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.	%
Part Tower-1,	52	52	Stilt+14 th Floor	12667.710	24.636	6044.82	11.62
Tower-2	26	26	Stilt+14 th Floor	5041.600	9.69	5268.28	10.13
Tower-4	104	104	Stilt+14 th Floor	9630.50	18.52	9597.695	18.46
Tower-5	104	104	Stilt+14 th Floor	11560.90	22.23	11594.71	22.30
Tower-S (Service Personals)	64	64	Stilt+8 th Floor	3454.40	6.64	3429.79	6.59
Part EWS	124 (OC for 44 & 32 units already granted)	48	G +3 rd Floor	2861.28	5.50	1186.04	2.28

	vide memo dated 09.11.2022 & 13.12.2022)						
Total (A)	350 Main Dwelling Units and 48 EWS Units	45216.39	87.216	37121.335	71.38		
Non FAR Area in Sqm.							
Basement							
Description	Tower/Block no.		Area achieved				
Stilt & Mumty and Machine Room	Tower-2		1177.39				
	Tower-4		1761.86				
	Tower-5		2052.34				
	Tower-S (Service Personals)		738.39				
	EWS		83.5				
Basement			Total Non-FAR Area		11140.20		
					16953.68		

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. 21-183/2017-IA-III dated 29.08.2017.
- XI. That you shall comply with all conditions lay down in the Memo. No. FS/2025/54 dated 11.01.2025 and FS/2022/230 dated 01.09.2022 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 use 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. That you shall transfer the area 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.
- XVIII. 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-742-II/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/2025/54 dated 11.01.2025 and FS/2022/230 dated 01.09.2022 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. 176001 & 175996 dated 30.05.2025.
3. Senior Town Planner, Gurugram with reference to his office Memo. No. 3460 dated 03.07.2025.
4. Superintending Engineer (Pig.), HVPNL, Panchkula with reference to his office memo no. 62 dated 07.04.2025.
5. District Town Planner (P), Gurugram with reference to his office Endst. No. 6258 dated 28.06.2025.
6. Sh. Raj Kumar Singh, (Supervising Engineer), Plot No. 1192, Sector-9A, Gurugram-122001.
7. Mr. Chetan Singh, (Architect), Kaddar BhadarWali Gali, #17497 BIBI Wala Road, Bathinda -151001.
8. Nodal Officer, website updation.

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