

FORM BR-VII

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

Occupation Certificate

To

Sweta Estate Pvt. Ltd
The Median, Central Park Resorts, Off Sohna Road,
Sector -48, Gurugram -122002.

Memo No. ZP-26-Vol.-V/JD(RA)/2025/ 16797 Dated: - 07/05/2025

Subject: - Grant of occupation certificate for Tower-Alfa with twin level basements and 66 no's EWS units falling in Group Housing Colony an area measuring 47.418 acres (Licence No. 117 to 119 of 2004 dated 16.08.2004, Licence No. 02 of 1995 dated 10.03.1995 & Licence No. 35-37 of 1996 dated 17.04.1996) in Sector-48, Gurugram.

Reference:- Your application dated 05.11.2024 & 19.03.2025 on the matter as subject cited above.

2. The request made vide above referred application to grant of occupation certificate for Tower-Alfa with twin level basements and 66 no's EWS units falling in Group Housing Colony an area measuring 47.418 acres has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer HSVP, Panchkula vide memo 10502 dated 10.01.2025 for Tower-Alfa & 130178 dated 23.04.2025 for EWS and 10504 dated 10.01.2025 for Tower-Alfa & 130156 dated 23.04.2025 for EWS 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, SWD, roads, street lighting, Horticulture and storm water. Further, rain water harvesting system is in place and functional. Senior Town Planner, Gurugram vide memo no. 227 dated 15.01.2025 for Tower-Alfa & 2145 dated 25.04.2025 for EWS has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Sh. Gian P. Mathur, Architect and Dr. Sadanand Ojha, (Supervising Engineer) has issued completion certificate stating that they have supervised the site and found that the workmanship, material use for construction meet specification laid down in NBC. They have certified that site is completed which confirm the sanctioned building plans and structure designs and HBC-2017.

6. On the basis of above said reports and receipt of composition fees amounting ₹ 3,10,104/- on account of violations committed in said towers and other requisite documents, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	No. of Dwelling Units Sanctioned	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned	FAR Achieved
				Area in Sqm.	Area in Sqm
Tower- Alfa	375	375	Ground Floor	1138.533	1157.271
			Upper Ground Floor	898.391	898.910
			Lower/upper Typical floor (Upper Ground	26620.816	26934.255

			Floor to 26 th Floor & Refuge Floors		
			Terrace	0.00	42.731
Addition EWS	66	66	Ground Floor + Lower Typical floor, 1 st Floor to 10 th Floor	1408.99	1408.99
Total	375 Main Dwelling Unit & 66 EWS units			30066.73	30442.157
Non FAR area detail					
Lower Basement				19338.508	18210.952
Upper Basement				21275.750	20148.194
Service Floor				3086.406	2857.386
Machine Room & Terrace				296.17	296.17
Total				43996.834	41512.702

7. 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 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 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 HSVPA/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 Vide No. SEIAA/HR/2022/200 dated 08.12.2023.
 - XI. That you shall comply with all conditions laid down in the Director General, Fire Services, Haryana, Panchkula vide memo no FS/2024/1098 dated 23.10.2024 for Tower-Alfa and FS/2025/419 dated 11.04.2025 for EWS with regard to fire safety measures.

- XII. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HUDA, Primary School Building, Block-C-2, Sushant Lok-I, 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. 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-26-Vol.-V/JD(RA)/2025/_____ Dated: - _____

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

1. Director General, Fire Services, Haryana, Panchkula w.r.t. his office memo no FS/2024/1098 dated 23.10.2024 for Tower-Alfa and FS/2025/419 dated 11.04.2025 for EWS vide which no objection certificate 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 fire fighting infrastructure is created at Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
2. The Member Secretary, State Environment Impact Assessment Authority, Haryana, Bay no. 55-58, Prayatan Bhawan, Sector-2, Panchkula w.r.t. his office memo no. SEIAA/HR/2022/200 dated 08.12.2023.
3. Chief Engineer -I, HSVP, Panchkula vide memo no. 10502 dated 10.01.2025 for Tower-Alfa & 130178 dated 23.04.2025 for EWS and 10504 dated 10.01.2025 for Tower-Alfa & 130156 dated 23.04.2025 for EWS.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 227 dated 15.01.2025 for Tower-Alfa & 2145 dated 25.04.2025 for EWS.
5. District Town Planner, Gurugram with reference to his office endst. No. 202 dated 08.01.2025 for Tower-Alfa & 3563 dated 24.04.2025 for EWS.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.
8. Sh. Gian P Mathur, Architect, C-55, East of Kailash, New Delhi-110065.
9. Dr. Sadanand Ohja, (Empanelled Supervising Engineer), Swati Structure Solutions Pvt. Ltd. 503, Sachdeva Corporate Tower, Plot no. 8, Community Centre, Sector-8, Rohini, Delhi-110085.

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

REGD.

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

From

Director,
Town & Country Planning Department,
Nagar Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com, Website www.tcpharyana.gov.in

To

Sweta Estate Pvt. Ltd.,
The Median, Central Park Resort,
Sohna Road, Sector-48,
Gurugram-122018.

Memo No. ZP-26 Vol-VI/JD(G)/2026/7115 Dated 27-02-2026

Whereas Sweta Estate Pvt. Ltd. has applied for the issue of an occupation certificate on 02.02.2026 in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Gurugram: -


- License No. 02 of 1995 dated 10.03.1995 & 35-37 of 1996 dated 17.04.1996 & 117 to 119 of 2004 dated 16.08.2004.
- Tower- B (Ground Floor to 27th Floor) falling in Group Housing Colony measuring 47.418 acres.
- Sector-48, Gurugram.
- Indicating description of building, covered area, blocks, nature of building etc.

Tower/ Block No.	No. of Dwelling Units Sanctioned	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned	FAR Achieved
				Area in Sqm.	Area in Sqm.
Tower- B	120	120	Ground Floor	1248.837	1349.194
			Upper Ground Floor-1	949.180	1002.781
			Typical (Upper Ground 2 Floor to 27 th Floor (including Refuge Floors at 13 th ,20 th & 27 th Floor)	30815.344	30313.186
Total	120 Main Dwelling Unit			33013.361	32665.161
Non FAR area detail					
Service Floor 1, 2, 3 & 4				4402.192	5151.22
Machine Room & Terrace				633.638	633.638
Total				5035.83	5784.858

I hereby grant permission for the part occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Services, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority Haryana, Structure Stability Certificate given by Dr. Sadanand Ojha, (Supervising Engineer), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Lift Inspector-cum-Executive Engineer Electrical Inspectorate, Haryana, Gurugram, Haryana and after charging the composition charges amount of ₹ 26,77,817/- for the variations vis-à-vis approved building plans with 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. SEIAA/HR/2022/200 dated 10.02.2016.
- XI. That you shall comply with all conditions lay down in the Memo. No. FS/2026/178 dated 05.02.2026 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 used 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. Any violation of the above said conditions shall render this occupation certificate null and void.
- XVII. You shall abide by the final outcome/decision of Hon'ble Punjab and Haryana High Court in CWP No. 8530 of 2025 titled as Bellevue Central Park II Condominium Associations V/s State of Haryana.



(Amit Khatri, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-26-Vol-VI/JD (G)/2026/

Dated: -

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

1. Director General, Fire Services, Haryana, Panchkula memo no. FS/2026/178 dated 05.02.2026 of 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 fire fighting infrastructure is created at Gurugram for the high-rise buildings and the concerned Fire Officer, Gurugram will be personally responsible for any lapse/violation.
2. The Member Secretary, State Environment Impact Assessment Authority, Haryana, Bay no. 55-58, Prayatan Bhawan, Sector-2, Panchkula w.r.t. his office memo no. SEIAA/HR/2022/200 dated 10.02.2016.
3. Chief Administrator, HSVP, Panchkula with reference to his office memo no. 52311 dated 19.02.2026 and 52301 dated 19.02.2026.
4. Senior Town Planner, Gurugram with reference to his office memo no. 721 dated 18.02.2026.
5. District Town Planner, Gurugram with reference to his office endst. no. 1442 dated 17.02.2026.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer of Website updation.


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