

OFFICE OF SENIOR TOWN PLANNER, GURUGRAM

Department of Town & Country Planning, Haryana
Sector-14, HSVP complex, 3rd floor, Gurugram, TEL 0124-4014776
E-mail : stp4.gurugram.tcp@gmail.com

FORM-BR-VII
[(See Code 4.10(2), (4) and (5))]
HBC-2017

To

M/s Adhikaansh Realtors Pvt. Ltd.,
in collaboration with Aawam Residency Pvt. Ltd. & others,
12A Floor, Tower-2, M3M International Finance, Sector-66,
Gurugram-122002, Haryana..

Memo no. 1742 Dated: 15/4/26

Sub: Grant of Occupation Certificate of Commercial -4 of area measuring 0.1406 acres part of affordable residential plotted colony (under DDJAY) over an area measuring 57.40 acres (license no. 32 of 2021 dated 03.07.2021 & 102 of 2022 dated 27.07.2022) in sector-89 District Gurugram being developed by Adhikaansh Realtors Pvt. Ltd. in collaboration with Aawam Residency Pvt. Ltd.


Ref:- Your application dated 02.03.2026 and undertaking dated 08.04.2026 submitted vide application dated 08.04.2026.

Whereas, you have applied for the issuance of Occupation Certificate of Commercial-4 site, so permission for the occupation of the subjected building is granted after receiving the composition charges amounting Rs. 85,750/- (Eighty Five thousand Seven hundred Fifty only) for the variations made at site vis-à-vis approved Building Plans. The permission is further subject to the following conditions:-

1. That the building shall be used only for the purpose of Commercial site and in accordance with the uses defined in the approved Zoning Regulations/ sanctioned Building Plan.
2. That you 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 you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
6. That you shall comply with all the conditions laid down in the memo no. FS/2026/32 dated 23.02.2026 of Fire Station Officer, Gurugram with regard to fire safety measures and you shall be fully responsible for fire safety measures.
7. That you shall use Light-Emitting Diode (LED) Lamps in the building as well as for Campus lighting.
8. The occupation certificate is being issued subject to audit.
9. You shall comply with all the condition laid down in Form-D issued by Executive Engineer, Electrical Inspectorate, Gurugram-I, Haryana vide memo no. memo no. 2026/GGM-1/N/L/00413 dated 06.03.2026.

Final Discription

Description	Sanctioned Area (in Sqm.)	Achieved Area (In Sqm.)
Ground Coverage @60%	259.56	259.56
FAR @150%	639.261	639.061


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

Endst. No. STP(G)/2026/

Dated:

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

1. Director General, Town & Country Planning, Haryana, Chandigarh.
2. Fire Station Officer, Gurugram w.r.t. their office memo no. FS/2026/32 dated 23.02.2026.
3. Superintending Engineer, HSVP, Circle-I, Gurugram w.r.t. their office memo no. 94186 dated 01.04.2026, vide which approval from Public Health Point of view has been accorded.
4. District Town Planner (Enf.), Gurugram.
5. District Town Planner (P), Gurugram that office Memo No. 2653 dated 03.04.2026.

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