

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

Universe Heights (India) LLP & Ashiana Housing Ltd.,
Unit no. 4 & 5, 3rd Floor, Southren Park, Plot No. D-2,
Saket District Centre, New Delhi -110017.

Memo No. ZP-994-Vol-III/JD (RA)/2025/ 13134 Dated: - 15/04/2025

Subject: - Grant of Occupation Certificate for Block-6, 7, 8 with part single level Basement and 20 no's of EWS Flats falling in Group Housing Colony area measuring 13.3375 acres (Licence No. 20 of 2014 dated 11.06.2014) in Sector-33, Sohna developed by Universe Heights (India) LLP & Ashiana Housing Ltd.

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

2. The request made vide above referred application to grant occupation certificate for Block-6, 7, 8 with part single level Basement and 20 no's of EWS Flats falling in Group Housing Colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer HSVP, Panchkula vide memo no. 54068 dated 18.02.2025 and 54072 dated 18.02.2025 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, SWD and roads. Senior Town Planner, Gurugram vide memo no. 735 dated 11.02.2025 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Sh. Syed. Mohd. Imran, Architect and Sh. Paresh Jauhri, (Empanelled 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 ₹ 1,45,672/-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.	Dwelling Units	No's of Floors	FAR Sanctioned	FAR Achieved
			Area in Sqm.	Area in Sqm.
Block-6	60	Ground Floor to 14 th Floor	7106.931	7106.931
Block-7	60	Ground Floor to 14 th Floor	5908.976	5908.976
Block-8	60	Ground Floor to 14 th Floor	7372.892	7372.892
EWS	20	Ground Floor to 4 th Floor	3707.221	491.770
Total	180 Main Dwelling units and		24096.02	20880.569

	20 EWS Units		
NON FAR AREA DETAIL			
	Basement	31098.6346	6735.983

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/2015/603 dated 28.12.2015.
- XI. That you shall comply with all conditions laid down in the Director General, Fire Services, Haryana, Panchkula memo no Director General Fire Services, Haryana Panchkula vide memo no. FS/2024/983 dated 13.09.2024 for Block-6, 7, 8 & Basement and Fire Station Officer Gurugram vide memo no. FS/2024/62 dated 09.02.2024 for EWS Block 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-994-Vol.-III/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/2024/983 dated 13.09.2024 for Block-6, 7, 8 & Basement and Fire Station Officer Gurugram vide memo no. FS/2024/62 dated 09.02.2024 for EWS Block 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/2015/603 dated 28.12.2015.
3. Chief Engineer -I, HSVP, Panchkula vide memo no. 54068 dated 18.02.2025 and 54072 dated 18.02.2025.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 735 dated 11.02.2025.
5. District Town Planner, Gurugram with reference to his office endst. No. 1187 dated 05.02.2025.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.
8. Sh. Syed. Mohd. Imran, Architect, BIAS+Architecture, Commonwealth Games Village, Tower-12, Flat-502, New Delhi- 110092.
9. Sh. Paresh Jauhari, (Empanelled Supervising Engineer), 20, Central Lane, Babar Road, New Delhi-110001.

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