

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

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

To

Lalwani Brothers Buildcon LLP.
C/o Sternal Buildcon Pvt. Ltd
12th Floor, Dr. Gopal Dass Bhawan,
28 Barakhamba Road, Cannaught Place,
New Delhi -110001.

Memo No. ZP-1425-Vol.-II/JD(RA)/2025/ 18027 Dated: - 14-05-25

Subject: - Grant of Occupation Certificate for Affordable Group Housing Colony on the area measuring 9.103 acres (Licence no. 17 of 2020 dated 17.07.2020) in Sector-37-D, Gurugram developed by Lalwani Brothers Buildcon LLP in collaboration with Sternal Buildcon Pvt. Ltd.

Reference:- Your application dated 28.01.2025 & subsequent letter dated 08.05.2025 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Affordable Group Housing Colony on the area measuring 9.103 acres has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer HSVP, Panchkula vide memo 137527 dated 30.04.2025 and 137520 dated 30.04.2025 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, roads, street lighting, Horticulture and storm water. Further, rain water harvesting system is in place and functional. Senior Town Planner, Gurugram vide memo no. 2280 dated 02.05.2025 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Sh. Gian P. Mathur, Architect and Sh. Paresh Jauhari, (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 ₹ 4,64,975/- 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.
Tower-1	66	Ground Floor to 16 th Floor	4607.677	4618.234
Tower-2, 3 & 4	336	Ground Floor to 13 th Floor	21131.666	21131.666
Tower-5, 6, 7, 8 & 9	600	Ground Floor to 14 th Floor	37722.271	37722.271
Tower-10 & 11	320	Ground Floor to 19 th Floor	20316.118	20316.118
Commercial Block -1		Ground Floor to	2490.202	2490.202

	3 rd Floor		
Commercial Block -2	Ground Floor to 1 st Floor	261.874	261.874
Total	1322 Units	86529.808	86540.365
NON FAR AREA DETAIL			
Ancillary Services		---	445.137
Anganwari /Community Hall		377.198	377.198
Total		377.198	822.335

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 (126)/HR/2021/160 dated 05.02.2021.
- XI. That you shall comply with all conditions laid down in the Director General, Fire Services, Haryana, Panchkula vide memo no FS/2025/211 dated 18.02.2025 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 used 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-1425-Vol.-II/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/2025/211 dated 18.02.2025 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 (126)/HR/2021/160 dated 05.02.2021.
3. Chief Engineer -I, HSVP, Panchkula vide memo no. 137527 dated 30.04.2025 and 137520 dated 30.04.2025.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 2280 dated 02.05.2025.
5. District Town Planner, Gurugram with reference to his office endst. No. 3733 dated 01.05.2025.
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. 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.