



FORM BR-VII

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

To

M/s Lekh Buildtech Pvt. Ltd,
41st floor, Tower-01,
M3M International Financial Centre,
Sector-66, Gurugram - 122101.

Memo. No.: CTP/STP(LH) 272357

Dated: 09/9/26

Subject: Regarding approval of issuance/grant of Occupation Certificate of Commercial site no. 1 in sector-25, Gurugram.

Please refer to your application dated 05.05.2026 on the matter as subject cited above.

- The request made vide above referred application for grant of occupation certificate for Commercial site no. 1 in sector-25, Gurugram has been examined and before considering the same, comments of Committee Members/Concerned officers have been received as under:-
- Whereas, EO-II, HSVP, Gurugram vide Memo No. 4808 dated 15.06.2026 has reported that the Building Plans of subjected site were approved by EO-II, HSVP, Gurugram vide letter dated 28.02.2023 and valid up to 27.02.2028. The detail of covered area as per approved/deviations marked drawings is as under:-

Total Plot area	5344.610 Sqm as per site	
Permissible Ground coverage @ 60%		3206.766 Sqm
Permissible FAR @ 350%		18706.135 Sqm
Additional 12% FAR of plot area for ghira		641.353 Sqm
Total Permissible FAR (350.12 = 362%)		19347.488 Sqm

As per Approved Building Plan				As per As-Built Plan			Excess area in Sqm.
Attributes	FAR	Non FAR	Total area	FAR	Non FAR	Total area	
Basement-3rd	--	3464.761	3464.761	--	3464.761	3464.761	--
Basement-2 nd	--	3608.464	3608.464	--	3608.464	3608.464	--
Lower Ground	1362.843	2128.481	3491.324	1373.352	2117.972	3491.324	--
Ground Floor	3182.603	18.353	3200.956	3196.022	18.353	3214.375	13.419
G.F. Mezzanine	1299.427	226.599	1526.026	1299.526	227.309	1526.835	0.809
1st Floor	2371.469	250.331	2621.800	2400.994	250.828	261.822	30.022
2 nd Floor	2351.888	250.331	2602.219	2381.413	250.828	2632.241	30.022
3 rd Floor	1390.920	266.108	1657.028	1448.422	268.040	1716.462	59.434
4 th Floor	1601.517	259.735	1861.252	1600.424	261.303	1861.727	0.475
Projector Floor	89.463	229.391	318.854	89.463	297.445	386.908	68.054
5 th floor	1405.120	116.209	1521.328	1439.500	116.494	1555.994	34.666
6 th floor	1404.922	115.219	1520.140	1439.302	115.504	1554.806	34.666
7 th floor	1404.29	114.240	1518.535	1438.675	114.526	1553.201	34.666



8 th floor	1337.38 6	114.240	1451.627	1364.961	108.504	1473.465	21.838
Mumty & M. room	--	295.290	295.290	--	189.337	189.337	--
Total	19201.8 53	11457.752	30659.60 5	19472.05 4	11409.66 8	30881.722	328.07 1

List of Violations:-

The violation description is as per the survey conducted on dated 20.05.2026 in compliance of composition rates 07.07.2022.

1. Excess covered area beyond permissible limit within zoned area compoundable up to 10% of the total permissible FAR
Area = 19472.054-19347.488 = 124.56 Sqmtr.
 2. Construction raised without building plan sanctioned
Area = 328.071-124.56= 203.511 Sqmtr.
 3. Minor changes like shifting of door & other changes in elevation
163 Nos.
 4. For not taking D.P.C. certificate - Construction as per approved plan
3214.375 Sqmtr.
3. Accordingly, compoundable deviation amounting to Rs. 43,10,648.50/- has been deposited by the allottee/owner.
4. Whereas, the Superintending Engineer (HQ), HSVP, Panchkula vide Memo No. 183537 dated 19.06.2026 has reported that "Executive Engineer, (HQ), HSVP Panchkula has submitted the report which is as under:-
"The subjected site has been inspected and found that all the Public Health Internal Services have been completed/laid by the firm as per approved Building Plan HSVP expect some minor variations."
5. Moreover, Mr. Gian P. Mathur (Architect), Mr. Er. Nairitya radhan, B.E (Civil), (Structural Engineer) have issued completion certificates stating that they have supervised the site and found that the workmanship, material used for construction meets specification laid down in NBC, BISC & HBC-2017. They have certified that site is completed in accordance with the sanctioned Building Plans and Structure Designs and HBC-2017. No rules/conditions prescribed or order issued there under in the aforesaid Codes have been transgressed in the course of work.
6. On the basis of above said reports, as you have suo-moto deposited requisite composition fees amounting of Rs. 43,10,648.50/- on account of deviations/ violations made viz-a-viz approved Building Plans, accordingly, I hereby grant permission to occupy the subjected site.
7. This 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 Allotment Letter.
 - II. That you shall abide by the provisions of Haryana Urban Development Authority Act, 1977 and Rules framed thereunder. 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/State Government 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 Chief Administrator till the final completion.
 - IV. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of the aforementioned Blocks of subjected site till these services are made available by HSVP/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 State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA/HR/2020/228 dated 03.06.2020.
- XI. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
- XII. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting, so as to conserve energy.
- XIII. That provision of parking shall be made within the area earmarked designated for parking and no vehicle shall be allowed to park outside the designated parking area.
- XIV. That you shall be fully responsible for making compliance regarding any deficit electrical infrastructure as determined by competent authority/ concerned DISCOM In near future.
- XV. That you shall submit the recommendation, if any, of HVPNL, within period of 60 days from the issuance of this occupation certificate
- XVI. That you shall submit the proof of water connection from concerned Authority within 30 days from the date of grant of occupation certificate.
- XVII. Any violation of the aforesaid conditions shall render this occupation certificate Null and Void.


(Dr. Chander Shekhar Khare, IAS)
Chief Administrator, HSVP, Panchkula.

Endst no. CTP/STP(LH)

Dated:

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

1. The Fire Officer (HQs) O/o Director, Urban Local Bodies/ Directorate of Fire Services, Panchkula with reference to his office Memo No. 3890 dated 09.06.2026
2. The Superintending Engineer (HQ), HSVP, Panchkula with reference to his office Memo No. 183537 dated 19.06.2026.
3. Estate Officer-II, HSVP, Gurugram with reference to his office Memo no. 4808 dated 05.06.2026.


(Lata Hooda)
Senor Town Planner (HQ)
Member Secretary
for Chief Town Planner, HSVP-cum-Chairman,
Building Plan Approval Committee.