



हरियाणा शहरीविकासप्राधिकरण

O/o Chief Town Planner,
HARYANA SHEHRI VIKAS PRADHIKARAN

Tel : 0172-2560605
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Address : C-3 HSVP HQ Sector-6Panchkula

FORM BR-VII

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

Occupation Certificate

To

M/s Coral Realtors Pvt. Ltd,
Multiplex site,
Sector-55-56, Gurugram.

Memo. No.: CTP/STP(LH) 205424

Dated: 09/12/26

Subject: Approval of Occupation Certificate for Multiplex site in sector-55-56, Gurugram.

Please refer to your application dated 03.03.2026 on the matter as subject cited above.

- The request made vide above referred application for grant of occupation certificate for Multiplex site in sector-55-56, 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. 3800 dated 29.04.2026 has reported that the Revised Building Plans of subjected site were approved by EO-II, HSVP, Gurugram vide letter dated 18.11.2026 and valid up to 18.11.2024. The detail of covered area as per approved/deviations marked drawings is as under:-

Total Plot area 2700.00 Sqm as per site	2700.00 Sqm
Permissible Ground coverage @100%	6644.25 Sqm
Permissible FAR @ 250%	7470.555
Additional FAR @276	

As per approved Building Plan				As per As-Built Plan		
Attributes	Non FAR	FAR	Total area	Non FAR	FAR	Total area
Basement-1	1211.37	1118.50	2329.87	1211.37	1118.50	2329.87
Basement-2	2407.02	---	2407.02	2407.02	--	2407.02
Basement-3	2318.00	--	2318.00	2318.00	---	2318.00
Ground Floor	58.29	1727.37	1785.66	58.29	1727.37	1785.66
1 st Floor	132.27	1592.08	1724.35	132.27	1592.08	1724.35
2 nd Floor	108.69	1404.62	1513.31	132.27	1592.08	1724.35
3 rd Floor	108.69	668.90	777.59	132.27	1104.705	1236.975
4 th Floor	1267.56	---	1267.56	1722.39	---	1722.39
5 th Floor	125.42	279.50	404.92	272.20	335.82	608.02
Mumty & M.Room	151.573	---	151.573	151.573	---	151.573
Total	7888.883	6790.97	14679.853	8537.653	7470.555	16008.208

Parking detail:-

- | | |
|-------------------------|-----------|
| 1. Car Parking required | =136 Nos. |
| 2. Car Parking provided | =148 Nos. |

List of Violations:-

The violation description is as per the survey conducted on dated 10.04.2026 in compliance of composition rates 07.07.2022.

- Construction without building plan revalidated=8839.97X400= Rs. 35,35,988.00/-
- Construction raised without building plan sanctioned =16008.20x1000=Rs.13,28,360.00



- iii. Excess covered area beyond permissible limit within zoning line
= 678.255×30000.00 Rs. 2,03,47,650.00
- iv. Minor changes like shifting of door & other changes in elevation.
= 100×150.00 Rs. 15000.00

Total Rs. 2,52,26,998.00

3. Accordingly, compoundable deviation amounting to **Rs. 2,52,26,998/-** has been deposited by the allottee/owner.
4. Whereas, the Superintending Engineer (HQ), HSVP, Panchkula vide Memo No. 148855 dated 19.05.2026 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. Pawan Sharma (Architect), Mr. Er. Naveen Kumar, B.Tech (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. 2,52,42,000/- 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 HSVPA/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.



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- 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. 3409 dated 18.05.2026
2. The Superintending Engineer (HQ), HSVP, Panchkula with reference to his office Memo No. 148855 dated 19.05.2026
3. Estate Officer-II, HSVP, Gurugram with reference to his office Memo no. 3800 dated 29.04.2026.


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