

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

Union Buildmart Pvt. Ltd., and others
in collaboration with Union Buildmart Pvt. Ltd.,
6th Floor, M3M Tee-Point, North Block,
Sector-65, Gurugram-122101.

Memo No. ZP-1531-IV/SD(RD)/2026/ 18314 Dated 26-05-2026

Subject: - Request for grant of Occupation Certificate for Retail area, Lower Ground Floor to 2nd Floor, Lower Basement & Upper Basement of Group Housing Colony under Mixed Land use in TOD zone for an area measuring 15.0625 acres (86% GH Component + 14% Commercial Component) License No. 106 of 2021 dated 16.12.2021 and License No. 214 of 2023 dated 20.10.2023 over area measuring 15.0625 acres falling in Sector-113, Gurugram.

Please refer to your application dated 05.02.2026 & 22.05.2026 on the matter as subject cited above.

2. The request made vide above referred application to grant of Occupation Certificate for Retail area, Lower Ground Floor to 2nd Floor, Lower Basement & Upper Basement of Group Housing Colony under Mixed Land use in TOD zone for an area measuring 15.0625 acres (86% GH Component + 14% Commercial Component) License No. 106 of 2021 dated 16.12.2021 and License No. 214 of 2023 dated 20.10.2023 over area measuring 15.0625 acres falling in Sector-113, Gurugram has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Administrator, HSVP, Panchkula vide memo no. 121494 and 121489 dated 24.04.2026 respectively has informed that the site has confirmed that public health services (Internal & External) with respect to subject cited colony has been got checked and reportedly laid at site and are operational/functional. The services include Water Supply, Sewerage, SWD and Roads. The Senior Town Planner, Gurugram vide memo no. 1845 dated 22.04.2026 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Sh. Gian Prakash Mathur, Architect and Sh. Nairitya Pradhan, (Empaneled Supervising Engineer) has issued completion certificate stating that they have supervised the site and found that the workmanship, material used for construction meets specification laid down in NBC. They have certified that site is completed which confirm the sanctioned building plans and structure designs and HBC-2017.

5. On the basis of above said reports, as you have deposited requisite composition fees amounting ₹ 22,36,730/- on account of violations made viz-a-viz approved building plans. Accordingly, I hereby grant permission to occupy the buildings described below:-

Tower/ Block No.	No of dwelling units sanctioned	No of dwelling units achieved	No. of Floors	FAR Sanctioned	FAR Achieved
				Area in Sqm.	Area in Sqm.
Retail Area	-	-	Lower Ground Floor to 2 nd floor	42775.789	43328.52
Service/ terrace	-	-	-	408.968	417.339
Total (A)	-	-		43184.757	43745.859
Non FAR					
Lower Basement				48409.109	2047.816
Upper Basement				47169.145	46988.432
Ground Floor (Retail Area)				387.310	510.641

First Floor (Retail Area)	329.336	331.986
2 nd Floor (Retail Area)	324.171	326.822
Service/ terrace	4347.355	4436.958
OHT and Mumty	430.429	438.255
Total Non-FAR area	101396.855	55080.91

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 there under. 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/competent authority 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 HSVP/competent authority 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 Clearances issued by State Environment Impact Assessment Authority Haryana vide No. SIA/HR/2024/126 dated 16.12.2024.
- XI. That you shall comply with all conditions lay down in the Memo. No. FS/2026/576 dated 01.05.2026 of the Director General, Fire Service Haryana Panchkula with regard to fire safety measures.
- XII. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
- XIII. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
- XIV. 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.
- XV. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.

- 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-1531-IV/SD(RD)/2026_____ Dated_____

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

1. The Director General, Fire Service Haryana Panchkula with reference to your office Memo. No. FS/2026/576 dated 01.05.2026 vide which no objection certificate for occupation of the above-referred buildings 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 firefighting infrastructure is created at Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation, as HSVP has released the necessary funds.
2. Chief Administrator, HSVP, Panchkula, Panchkula with reference to his office Memo no. 121494 and 121489 dated 24.04.2026.
3. Senior Town Planner, Gurugram with reference to his office Memo. No. 1845 dated 22.04.2026.
4. District Town Planner (P), Gurugram with reference to his office Endst. No. 3232 dated 21.04.2026.
5. Sh. Gian Prakash Mathur, Architect, C-55, East of Kailash, New Delhi-110065.
6. Sh. Nairitya Pradhan, E47, Ground Floor, Sector-70, Gurugram.
7. Nodal Officer, website updation.


(Ashish Sharma),
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh