

REGD.

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

From

Director General,
Town & Country Planning Department,
Nagar Yojna Bhawan Block-A, Sector-18A,
Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851.,

To

Godrej Real View Developers Pvt. Ltd.,
3rd Floor, UM House Plot No. 35, Sector-44,
Gurugram

Memo No. ZP-1128/JD(RD)/2023/ 9355 Dated: - 31-03-2023

2. Whereas, the request for grant of occupation certificate for the buildings raised at the licensed site, License No. 18 of 2008 dated 02.02.2008 granted for setting up of Group Housing Colony on the area measuring 14.793 acres in Sector-106, Gurugram, was received vide application dated 13.01.2023.
3. Chief Engineer-I, HSVP, Panchkula vide memo no. 53215 & 53216 dated 15.03.2023 respectively have confirmed that public health services (Internal & External) with respect to the applied buildings and site area have been got checked and found laid at the site, services include water supply, sewerage, SWD and Roads are functional.
4. Senior Town Planner, Gurugram vide memo no. 1932 dated 17.03.2023 has intimated about the variations made at the site vis-à-vis approved Building plans.
5. Further, Structural Stability Certificate for the building raised at the site has been issued by Sh. Dhananjay Satchidanand Bhosale, M. Tech. (Structure).
6. On the basis of above said reports and as you have su-moto deposited requisite composition fees amounting ₹ 67,143/-, on account of the violation committed at the site and other requisite documents on 31.03.2023, 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.	%
Tower-1	94	94	G + 23	11673.919	19.50	11673.919	19.50
Tower-2	98	98	G + 19	10939.67	18.274	10939.67	18.274
EWS	135	135	G + 7	3339.528	5.578	3339.528	5.578
Total FAR				25953.117	43.352	25953.117	43.352
Non-FAR Area in Sqm.							
Basement				41945.35		27733.528	
Stilt in EWS Block				488.025		488.025	

7. The occupation certificate is being issued subject to the following conditions:-
1. 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.
 2. 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.
 3. 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.

4. 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.
5. 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.
6. 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.
7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
8. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
10. That you shall comply with all the stipulations mentioned in the Environment clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA (127)/HR/2018/235 dated 04.04.2018.
11. That you shall comply with all conditions laid down in the Director General, Fire Services Haryana Panchkula memo no FS/2023/255 dated 30.03.2023 with regard to fire safety measures.
12. 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.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
14. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
15. 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.
16. 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.
17. That you shall complete the finishing work within 30 days before handing over the possession of the units.
18. That you shall submit the NOC from SE HVPNL, Panchkula within 60 days from the issuance of this occupation certificate.
19. That you shall get completed the empanelment of structure Engineer, within 60 days from the date of grant of occupation certificate, failing which the grant of occupation certificate shall be treated as null and void.
20. Any violation of the above said conditions shall render this occupation certificate null and void.


 (T.L. Satyaprakash, IAS)
 Director General,
 Town and Country Planning,
 Haryana, Chandigarh.

Endst. No. ZP-1128/JD(RD)/2023/_____ Dated: - _____

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

1. The Director General, Fire Services Haryana Panchkula with reference to his office memo no. FS/2023/255 dated 30.03.2023 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 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. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 53212 dated 15.03.2023 and 53213 dated 15.03.2023.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 1932 dated 17.03.2023.
4. District Town Planner, Gurugram with reference to his office endst. No. 2184 dated 15.03.2023.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.


 (S.K. Sherawat)
 District Town Planner (HQ),
 For Director General, Town and Country Planning,
 Haryana, Chandigarh

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

To

Godrej Real View Developers Pvt. Ltd.,
3rd Floor, UM House Tower-A,
Plot No. 35P, Gate No. 1, Sector-14,
Gurugram-122002.

Memo No. ZP-1128-III/SD(RD)/2026/ 8828 Dated 13-03-2026

Subject: - Request for grant of Occupation Certificate for Towers-T5, T-6, Community Building, Convenient Shopping and upper Basement in Group Housing Colony an area measuring 14.793 acres (Licence No. 18 of 2008 dated 02.02.2008) in Sector-106, Gurugram Manesar Urban Complex.

Please refer to your application dated 17.10.2025 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Towers-T5, T-6, Community Building, Convenient Shopping and upper Basement in Group Housing Colony an area measuring 14.793 acres (Licence No. 18 of 2008 dated 02.02.2008) in Sector-106, Gurugram Manesar Urban Complex has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Administrator, HSVP, Panchkula vide memo no. 18287 and 18282 dated 15.01.2026 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. 196 dated 14.01.2026 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Ar. Sumit Arora, Architect and Sh. T.D. Aneja, (Empanelled 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 ₹ 62,753/- 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 Sq.m.	%	Area in Sq.m.	%
Tower 05	102	102	G+25 th Floor	13985.172	23.36	13985.172	23.36
Tower 06	94	94	G+23 rd Floor	11673.919	19.50	11673.919	19.50
Community building	-	-	G+2 nd Floor	4010.367	6.70	4041.703	6.75
Convenient shopping			Ground Floor	299.226	0.50	299.563	0.50
Total (A)	196 Main Dwelling Units			29968.684	50.06	30000.357	50.11
				Non FAR			
Part Basement				6116.714		6116.714	

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. SEIAA/HR/2018/235 dated 04.04.20218.
- XI. That you shall comply with all conditions lay down in the Memo. No. FS/2025/1276 dated 28.10.2025 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-1128-III/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/2025/1276 dated 28.10.2025 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 Engineer-I, HSVP, Panchkula with reference to his office Memo no. 18287 and 18282 dated 15.01.2026.
3. Senior Town Planner, Gurugram with reference to his office Memo. No. 196 dated 14.01.2026.
4. Superintending Engineer (Plg.), HVPNL, Panchkula with reference to his office vide email dated 03.02.2026.
5. District Town Planner (P), Gurugram with reference to his office Endst. No. 72 dated 02.01.2026.
6. Sh. T.D. Aneja, 460, Tower-9, HEWO-2, Sector-56, Gurugram, Haryana.
7. Ar. Sumit Arora, B-99, Sushant Lok-1, Gurugram-122002.
8. Nodal Officer, website updation.

(Narender Kumar),
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh