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

From

Director,
Town & Country Planning Department,
Nagar Yojana Bhavan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com, Website
www.tcpharyana.gov.in

To

Ashiana Housing Ltd.,
304, Southern Park, Saket District Centre,
Saket New Delhi-110014.

Memo No. ZP-994 Vol-IV/JD(G)/2026/ 26576 Dated 27-07-2026

Whereas Universe Heights (India) LLP (Formally known as Universe Heights (India) Pvt. Ltd.) & Ashiana Housing Ltd. has applied for the issue of an occupation certificate on 08.01.2026 in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Gurugram: -

- License No. 20 of 2014 dated 11.06.2014.
- Tower-9, 10, 11, 12, 13 with part Single level basement and 50 nos. EWS of Group Housing colony.
- Sector-33, Sohna, District-Gurugram
- Indicating description of building, covered area, blocks, nature of building etc.

Tower/ Block No.	No. of Dwelling Units Sanctioned	No. of Dwelling Units constructed	No. of Floors	FAR Sanctioned Area in Sqm.	FAR Achieved Area in Sqm.
Tower- 9	60	60	Ground Floor to 14th Floor	5916.536	5916.536
Tower- 10	60	60	Ground Floor to 14th Floor	6609.153	6609.153
Tower- 11	60	60	Ground Floor to 14th Floor	7372.895	7372.895
Tower- 12	60	60	Ground Floor to 14th Floor	5219.985	5219.985
Tower- 13	60	60	Ground Floor to 14th Floor	7107.619	7107.619
EWS	138	50	Ground Floor to 4th Floor	3707.121	1312.170
Total	300 Main Dwelling Unit & 50 EWS Unit			35933.309	33538.358
Non FAR area detail					
Basement				31098.635	11693.581
Machine Room & Terrace				889.876	889.876

I hereby grant permission for the part occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Services, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority Haryana, Structure Stability Certificate given by T.D. Aneja, (Supervising Engineer), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Lift Inspector-cum-Executive Engineer Electrical Inspectorate, Haryana, Gurugram, Haryana and after charging the composition charges amount of ₹ 1,12,960/- for the variations vis-à-vis approved building plans with 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 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.
3. 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.
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 HSVP/competent authority 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 Clearances issued by State Environment Impact Assessment Authority Haryana vide dated 10.07.2007.
11. That you shall comply with all conditions lay down in the Memo. No. FS/2026/311 dated 26.02.2026 of the Director General, Fire Services, Haryana, Panchkula with regard to fire safety measures.
12. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
13. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
14. 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.
15. 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.
16. Any violation of the above said conditions shall render this occupation certificate null and void.
17. You shall abide by the final outcome/decision of Hon'ble Punjab and Haryana High Court in CWP No. 8530 of 2025 titled as Bellevue Central Park II Condominium Associations V/s State of Haryana.

(Amit Khatri, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-994 Vol-IV/JD(G)/2026/ Dated: -

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

1. Director General, Fire Services, Haryana, Panchkula memo no. FS/2026/311 dated 26.02.2026 of 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 the concerned Fire Officer, Gurugram 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 dated 10.07.2007.
3. Chief Administrator, HSVP, Panchkula with reference to his office memo no. 111211 dated 16.04.2026 and 112390 dated 17.04.2026.
4. Senior Town Planner, Gurugram with reference to his office memo no. 2322 dated 15.05.2026.
5. District Town Planner, Gurugram with reference to his office endst. no. 3783 dated 01.05.2026.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer of Website updation.

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(Sunena)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.