DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
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FORM BR-VII
(See Code 4.10 (2), (4) and (5))
Occupation Certificate

To

Sobha Ltd.,
Rider House, 5th Floor,
Plot No. 136-P, Sector 44,
Gurugram.

Memo No. ZP-622-Vol.-VII/JD (RA)/2026/34976 Dated: - 29-09-2026

Subject: - **Grant of Occupation Certificate for Tower –D-2, & Z-1 with EWS Block-01 (Second Floor & Third Floor) falling in Group Housing Colony over an area measuring 39.375 acres (License no. 107 of 2008 dated 27.05.2008) in Sector-108, Gurugram developed by Sobha Ltd.**

Please refer to your application dated 18.09.2026 on the matter cited above.

2. The request made vide above referred application to grant occupation certificate of Tower –D-2, & Z-1 with EWS Block-01 (Second Floor & Third Floor) part of Group Housing Colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer HSVP, Panchkula vide memo dated 274283 dated 11.09.2026 and 274273 dated 11.09.2026 has confirmed that public health services (Internal & External) with respect to the applied buildings and site area have been got checked and found laid at site. The services include water supply, sewerage, SWD and roads. Senior Town Planner, Gurugram vide memo no. 5201 dated 16.09.2026 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Sh. Lokmani Sharma, Architect and Sh. Raj Kumar Singh, (Empanelled Supervising Engineer) has issued completion certificate stating that they have supervised the site and found that the workmanship, material use for construction meet specification laid down in NBC. They have certified that site is completed which confirm the sanctioned building plans and structure designs and HBC-2017.

6. On the basis of above said reports and receipt of composition fees amounting ₹ 1,51,136/- on account of violations committed in said towers and other requisite documents, I hereby grant permission to occupy the buildings described below:-

Tower No.	Dwelling Units	No's of Floors	FAR Sanctioned Area in Sqm.	FAR Achieved Area in Sqm.
Tower –D2	72	1st to 18th Floor	13273.970	13270.970
Tower –Z1	54	1st to 18th Floor	10798.476	10798.476
Stilt		Stilt Floor	338.18	420.69
EWS (Tower-1)	28	2nd Floor to 3rd Floor	672.634	693.214
Total	126 Main Dwelling Units & 28 EWS units		25083.26	25183.35

NON FAR AREA		
Basement	73431.168	6589.638
Stilt	36663.544	3846.36
Total	110094.712	10435.998

7. 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 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.

III. 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.

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 HSVPA/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 Environment Clearances issued by Ministry of Environment & Forest Govt. of India vide memo no. 21-183/2017-IA-III dated 29.08.2017.

XI. That you shall comply with all conditions laid down in the Director General, Fire Services, Haryana, Panchkula memo no FS/2026/1294 dated 21.09.2026 for Tower-D2, Tower-Z1, EWS (2nd & 3rd Floor) & Stilt & Basement with regard to fire safety measures.

XII. 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.

XIII. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.

SOHNA LIMITED

XIV. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.

XV. 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.

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.

(Dr. J. Ganesan, IAS)
Director General
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-622-Vol.-VII/JD (RA)/2026/_____ Dated: -_____

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

1. The Joint Secretary, Ministry of Environment & Forest, Government of India, (I.A. Division), Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003 w.r.t. his office memo no. 21-183/2017-IA-III dated 29.08.2017.
2. Director General, Fire Services, Haryana, Panchkula w.r.t. his office memo no FS/2026/1294 dated 21.09.2026 for Tower-D2, Tower-Z1, EWS (2nd & 3rd Floor) & Stilt & Basement, vide which no objection certificate 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.
3. Chief Engineer -I, HSVP, Panchkula vide memo no. 274283 dated 11.09.2026 and 274273 dated 11.09.2026.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 5201 dated 16.09.2026.
5. District Town Planner, Gurugram with reference to his office endst. No. 7757 dated 16.09.2026.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.
8. Sh. Lokmani Sharma, Architect, Sobha Limited, Rider House, 5th Floor, Plot No. 136-P, Sector 44, Gurugram.
9. Sh. Raj Kumar Singh, (Empanelled Supervising Engineer), Office # 1192, Sector-9A, Gurugram, Haryana.

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

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