REGD.

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

RMG Developers Pvt. Ltd.,
SF-05, Ninex City Mart,
Sector-49, Gurugram.

Memo No. ZP-1102/JD(G)/2026/ 8454 Dated 11-03-2026

Whereas, RMG Developers Pvt. Ltd has applied for the issue of an occupation certificate on 15.10.2020 & 22.07.2021 in respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Gurugram: -

- Licence no. 12 of 2015 dated 09.10.2015.
- Total area of the Affordable Group Housing Colony measuring 5.00 acres.
- Sector-37-C, Gurugram.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No.	No's of dwelling units sanctioned	No's of dwelling units achieved	No's of Floors	FAR Sanctioned Area in Sqm.	FAR Achieved Area in Sqm.
Tower-1, 2, 3	112 x 3 = 336	112 x 3 = 336	Stilt Floor to 7th Floor	23283.733	23255.667
Tower-4 & 5	128x2=256	128x2=256	Ground Floor to 7th Floor	13506.376	13216.24
Tower-6	132	132	Ground Floor to 10th Floor	6977.416	6780.603
Total	**724 no's Main Dwelling Units**			43688.075	43252.51
Commercial	Ground Floor to 1st Floor (44 no's of shops)			1415.338	1450.101
Total				1415.338	1450.101
Non FAR					
Community Hall	Ground Floor only			195.111	185.998
Crèche/ Anganwari	Ground Floor only			194.565	186.109
	Total			389.676	372.107

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Service, Haryana Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority Haryana, Structure Stability Certificate given by Sh. Raj Kumar Singh (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 Gurugram Zone-1, Haryana and after charging the composition charges amount of ₹ 1,19,47,101/- 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 No. SEIAA/HR/2017/30 dated 31.01.2017.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2026/339 dated 05.02.2026 of the Director General, Fire Service, 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 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.
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. 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-1102/JD(G)/2026/ Dated

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

1. The Director General, Fire Services, Haryana Panchkula with reference to Fire Station Officer, Gurugram office Memo. No. FS/2026/339 dated 05.02.2026 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 fire fighting 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. 11708 dated 21.01.2021 & 11688 dated 21.01.2021.
3. Senior Town Planner, Gurugram with reference to his office Memo. No. 2031 dated 15.04.2021, Memo No. 612 dated 31.01.2024 and Memo No. 2209 dated 28.04.2025.
4. District Town Planner (P), Gurugram with reference to his office Endst. No. 3713 dated 08.04.2021, Endst. No. 947 dated 30.01.2024 & Endst No. 3596 dated 24.04.2025.
5. Nodal Officer, website updation.

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