

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

Juventus Estate Ltd. & others,
India Bulls House, 448-451,
Udyog Vihar, Phase-V Gurugram.

Memo No. - ZP-968-Loose Vol.-I/SD(RD)/2026/ 660 Dated: 07-01-2026

Subject: - Grant of occupation certificate of Tower-5 to 7, Nursery School (under Tower-6), Convenient Shopping-1 & 2 and part Basement for an area measuring 9.053 acres part of Group Housing Colony under TOD Policy dated 09.02.2016 area measuring 34.0229 acres (Licence No. 246 of 2007 dated 29.10.2007, Licence No. 56 of 2011 dated 23.06.2011, Licence No. 37 of 2012 dated 22.04.2012, Licence No. 66 & 67 of 2012 dated 21.06.2012 and Licence No. 43 & 44 of 2014 dated 16.06.2014), Sector-104, Gurugram.

Please refer to your application dated 07.03.2025 and 29.12.2025 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Group Housing Colony under TOD Policy dated 09.02.2016 has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide his office memo no. 141420 dated 02.05.2025 and memo no. 141474 dated 02.05.2025 has informed that the External Public Health Services with respect to subject cited colony have 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. 2806 dated 30.05.2025 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Sh. Pankaj Sanon, Architect and Sh. Revati Raman Singh, (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.

5. On the basis of above said reports and receipt of composition charges amounting ₹ 10,48,055/- on account of violations committed in said building viz-a-viz approved building plans and other requisite documents, 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-05 | 140 | 140 | G+36 th floor | 15715.062 | 11.43 | 15790.627 | 11.49 |
| Tower-06 | 157 | 157 | G+27 th floor | 14439.768 | 10.50 | 14459.050 | 10.52 |
| Tower-07 | 140 | 140 | G+36 th floor | 14633.678 | 10.65 | 14652.961 | 10.68 |
| Nursery school (under Tower-6) | -- | -- | G+1 st Floor | 206.531 | 0.15 | 206.531 | 0.15 |
| Convenient Shopping-1 | -- | -- | Ground Floor | 324.00 | 0.24 | 324.00 | 0.24 |
| Convenient Shopping-2 | -- | -- | Ground Floor | 273.285 | 0.20 | 273.285 | 0.20 |
| Total dwelling units achieved 437 | | | -- | 45592.324 | 33.17 | 45736.454 | 33.28 |
| Non FAR Area in Sqm. | | | | | | | |
| Basement-1 | | | | 28001.539 | | 10186.118 | |
| Basement-2 | | | | 26584.310 | | 10186.118 | |

6. 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/space 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/State Government 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/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 clearance issued by State Environment Impact Assessment Authority Haryana, vide No. SEAC/HR/2024/141 dated 03.01.2025.
 - XI. That you shall comply with all conditions laid down in the FS/2025/32 dated 08.01.2025 & FS/2025/162 dated 13.02.2025 of Director General, Fire Service Haryana Panchkula with regard to fire safety measures.
 - XII. That you shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, Gurugram-II, Near Bakhtawar Bhawan, Police Chowki Wali Gali, Jharsa, Sector-39, Gurugram.
 - XIII. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
 - 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 use 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. That you shall be fully responsible for making compliance regarding any deficit electrical infrastructure as determined by competent authority/concerned DISCOM in near future.

- XVIII. That you shall obtain the Occupation Certificate of the proportionate EWS flats within validity of Bank Guarantee.
- XIX. That you shall transferred the land falling under sector roads, service road, green belts, 24.00/18.00 mtr wide roads free of cost to the Government and submit the mutation within 30 days.
- XX. 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-968-Loose Vol.-I/SD(RD)/2025/_____ Dated: - _____

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

1. Senior Town Planner, Gurugram with reference to his office memo. no. 2806 dated 30.05.2025.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 141420 dated 02.05.2025 and memo no. 141474 dated 02.05.2025.
3. District Town Planner, Gurugram with reference to his office Endst. No. 4911 dated 27.05.2025 & vide email dated 25.06.2025.
4. District Town Planner (Enf.), Gurugram.
5. The Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2025/32 dated 08.01.2025 & FS/2025/162 dated 13.02.2025 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.
6. Sh. Revati Raman Singh, (Supervising Engineer), Flat No.24A, Arawali Apartment, Sector-52, Noida, UP-201301.
7. Ar. Pankaj Sanon, Plot No. 791, Sector-4, Railway Road, Gurugram.
8. Nodal Officer, website updation.

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

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

Juventus Estate Ltd. & others,
India Bulls House, 448-451,
Udyog Vihar, Phase-V Gurugram.

Memo No. - ZP-968-Loose/SD(RD)/2025/2603 Dated: 20-01-2025

Subject: - Grant of occupation certificate of Tower-1 to 4 and part of Basement 1 & 2 part of an area measuring 9.053 acres part of Group Housing Colony under TOD Policy dated 09.02.2016 over an area measuring 34.0229 acres (Licence No. 246 of 2007 dated 29.10.2007, Licence No. 56 of 2011 dated 23.06.2011, Licence No. 37 of 2012 dated 22.04.2012, Licence No. 66 & 67 of 2012 dated 21.06.2012 and Licence No. 43 & 44 of 2014 dated 16.06.2014), Sector-104, Gurugram being developed by Juventus Estate Ltd and others.

Please refer to your application dated 09.07.2024 and 07.01.2025 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Group Housing Colony under TOD Policy dated 09.02.2016 has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide his office memo no. 235708 dated 30.08.2024 and memo no. 247118 dated 12.09.2024 has confirmed that public health services (Internal & External) with respect to the applied tower have 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. 4513 dated 13.08.2024 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Sh. Pankaj Sanon, Architect and Sh. Revati Raman Singh, (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.

5. On the basis of above said reports and receipt of composition charges amounting ₹ 3,42,692/- on account of violations committed in said

building viz-a-viz approved building plans and other requisite documents, 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-01 | 144 | 144 | G+37 TH floor | 16155.857 | 11.76 | 16231.086 | 11.81 |
| Tower-02 | 159 | 159 | G+27 TH floor | 14633.678 | 10.65 | 14682.961 | 10.68 |
| Tower-03 | 159 | 159 | G+27 TH floor | 14633.678 | 10.65 | 14682.961 | 10.68 |
| Tower-04 | 140 | 140 | G+36 TH floor | 15715.062 | 11.43 | 15790.019 | 11.49 |
| Total unit | | 602 | | 61138.275 | 44.49 | 61387.027 | 44.66 |
| Non FAR Area in Sqm. | | | | | | | |
| Basement-1 | | | | 28001.539 | | 14146.86 | |
| Basement-2 | | | | 26584.310 | | 14146.86 | |

6. 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/space 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/State Government 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/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 clearance issued by State Environment Impact Assessment Authority Haryana, Panchkula vide No. 21-23/2022-IA-III dated 15.04.2021.
- XI. That you shall comply with all conditions laid down in the FS/2024/82 dated 17.01.2024 of Director General, Fire Service, Haryana, Panchkula with regard to fire safety measures.

- XII. That you shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer; Electrical Inspectorate, Haryana, Gurugram-II, Near Bakhtawar Bhawan, Police Chowki Wali Gali, Jharsa, Sector-39, Gurugram.
- XIII. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
- 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 use 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. That you shall be fully responsible for making compliance regarding any deficit electrical infrastructure as determined by competent authority/concerned DISCOM in near future.
- XVIII. That you shall obtain the Occupation Certificate of the proportionate EWS flats within validity of Bank Guarantee
- XIX. 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-968-Loose/SD(RD)/2025/2604-10 Dated: - 20-01-25

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

1. Senior Town Planner, Gurugram with reference to his office memo. no. 4513 dated 13.08.2024.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 235708 dated 30.08.2024 and memo no. 247118 dated 12.09.2024.
3. District Town Planner, Gurugram with reference to his office Endst. No. 7396 dated 08.08.2024.
4. District Town Planner (Enf.), Gurugram.
5. The Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2024/82 dated 17.01.2024 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.
6. Sh. Revati Raman Singh, (Supervising Engineer), Flat No.24A, Arawali Apartment, Sector-52, Noida, UP-201301.
7. Nodal Officer, website updation.

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