

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

To

Fortune Land & Housing Pvt. Ltd.
in collaboration with B. D. Infradevelopers LLP,
Unit No. 131, 1st Floor, Tower-A,
Vatika Tower, Gurugram-122003.

Memo No. ZP-1325-Vol.-II/JD(RA)/2025/ 16744 Dated: - 07-05-2025

Subject: - Grant of Occupation Certificate for Tower-A1 to A6, B-1 to B-2 (8 Towers), Commercial and Community Hall & Crèche in Affordable Group Housing Colony on the area measuring 7.3375 acres (Licence no. 30 of 2019 dated 28.02.2019 & License no. 39 of 2021 dated 19.07.2021) in Sector-90, Gurugram.

Reference:- Your application dated 29.08.2024 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Tower-A1 to A6, B-1 to B-2 (8 Towers), Commercial and Community Hall & Crèche in Affordable Group Housing Colony on the area measuring 7.3375 acres has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer HSVP, Panchkula vide memo 9426 dated 09.01.2025 and 9424 dated 09.01.2025 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, roads, street lighting, Horticulture and storm water. Further, rain water harvesting system is in place and functional. Senior Town Planner, Gurugram vide memo no. 5990 dated 11.11.2024 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Sh. Nitin Gupta, Architect and Sh. Gaurav Sharma, (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 ₹ 5,37,015/- on account of violations committed in said towers and other requisite documents, I hereby grant permission to occupy the buildings described below:-

Tower/Block No.	Dwelling Units	No's of Floors	FAR Sanctioned	FAR Achieved
			Area in Sqm.	Area in Sqm.
Tower-A1	119	Ground Floor to 14 th Floor	7577.3634	7577.3634
Tower-A2	119	Ground Floor to 14 th Floor	7577.3634	7577.3634
Tower-A3	119	Ground Floor to 14 th Floor	7577.3634	7577.3634
Tower-A4	119	Ground Floor to 14 th Floor	7577.3634	7577.3634

Tower-A5	79	Ground Floor to 9 th Floor	5044.6823	5044.6823
Tower-A6	79	Ground Floor to 9 th Floor	5044.6823	5044.6823
Tower-B1	59	Ground Floor to 14 th Floor	3936.4740	3936.4740
Tower-B2	27	Ground Floor to 6 th Floor	1701.4752	1701.4752
Total	720 Units		46036.7674	46036.7674
Commercial	91	Ground Floor to 1 th Floor	1513.518	1513.518
NON FAR AREA				
Community + Crèche Block			371.553	371.553
Terrace + Mumty (Under Tower-A1 to A6, B1, B2, commercial & Community +Crèche)			854.214	854.214
			1225.767	1225.767

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 clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2019/474 dated 18.12.2019.
 - XI. That you shall comply with all conditions laid down in the Director General, Fire Services, Haryana, Panchkula vide memo no FS/2024/569 dated 24.05.2024 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.
- 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. 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-1325-Vol.-II/JD(RA)/2025/ _____ Dated: - _____

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

1. Director General, Fire Services, Haryana, Panchkula w.r.t. his office memo no FS/2024/569 dated 24.05.2024 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.
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 no. SEIAA/HR/2019/474 dated 18.12.2019.
3. Chief Engineer -I, HSVP, Panchkula vide memo no. 9426 dated 09.01.2025 and 9424 dated 09.01.2025.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 5990 dated 11.11.2024.
5. District Town Planner, Gurugram with reference to his office endst. No. 10167 dated 07.11.2024.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.
8. Sh. Nitin Gupta, Architect, Unit No. 131, 1st Floor, Tower-A, Vatika Towers, Gurugram, Haryana.
9. Sh. Gaurav Sharma, (Empanelled Supervising Engineer), Office # 890, Ground Floor, Sector-14, Gurugram, Haryana.

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