

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

Rudraksha Realtors Pvt. Ltd., and others
in collaboration with Habitat Township Pvt. Ltd.,
10th Floor, Tower-D, Global Business Park,
MG Road Gurugram-122002.

Memo No. ZP-1484-II/SD(RD)/2026/ 18879 Dated: 01-06-2026

Subject: - Request for grant of occupation certificate of Affordable Group Housing Colony on the area measuring 9.3625 acres (Licence No. 42 of 2021 dated 27.07.2021) in Sector-102, Gurugram.

Please refer to your application dated 03.07.2025 & 28.07.2025 on the matter as subject cited above.

2. The request made vide above referred application to grant of occupation certificate of Affordable Group Housing Colony on the area measuring 9.3625 acres (Licence No. 42 of 2021 dated 27.07.2021) in Sector-102, Gurugram has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no. 96852 & 96849 dated 02.04.2026 respectively has informed that the External Public Health Services with respect to 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. 1461 dated 06.04.2026 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Ar. Pratima Kaushik, Architect and Sh. Kafeel Ahmad, (Empanelled Supervising Engineer) has issued completion certificate stating that they have supervised the site and found that the workmanship, material used for construction meets 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, as you have deposited requisite composition fees amounting ₹ 9,75,037/- on account of violations made viz-a-viz approved building plans. Accordingly, 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 -A1	174	174	G+21	11149.006	11149.006
Tower -A2 & A3	334	334	G+20	21391.91	21391.91
Tower -A4-A10	833	833	G+14	53431.308	53431.308
Total (A)	1341 Main Dwelling Units			85972.224	85972.224
Commercial (B)			G+1	2833.275	2833.275
Total (A+B)				88805.499	88805.499
Non FAR Area in Sqm.					
Community & Creche building				421.275	431.341
Guard Room				11.60	11.60
Meter Room				39.66	39.66
ESS				189.84	152.312
Fire Control Room				17.44	12.16
Milk & Vegetable Booth				25.50	25.50
Entrance Pergola				-	47.88
Total				705.315	720.453

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 HSVPA/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 Clearances issued by State Environment Impact Assessment Authority Haryana vide No. SIA/HR/MIS/225622/2021 dated 24.08.2021.
- XI. That you shall comply with all conditions lay down in the Memo No. FS/2025/1207 dated 09.10.2025 of the Director General, Fire Services, 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, Near Bakhtawar Bhawan, Police Chowki Wali Gali, Jharsa, Gurugram-I.
- 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 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. 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. Any violation of the above said conditions shall render this occupation certificate null and void.

29/5/26
/s/ (Amit Khatri, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1484-II/SD(RD)/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 your office Memo. No. FS/2025/1207 dated 09.10.2025 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, as HSVP has released the necessary funds.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office Memo no. 96852 & 96849 dated 02.04.2026 respectively.
3. Senior Town Planner, Gurugram with reference to his office Memo. No. 1461 dated 06.04.2026.
4. Superintending Engineer (Plg.), HVPNL, Panchkula with reference to his office memo no.Ch.49/Drg/OCCB dated 18.03.2026.
5. District Town Planner (P), Gurugram with reference to his office Endst. No. 2313 dated 20.03.2026.
6. Sh. Partima Kaushik, (Architect), Plot No. 710, Sector-21C, Faridabad.
7. Sh. Kafeel Ahmad (Empanelled Supervising Engineer), Dasauli, Lucknow.
8. Nodal Officer, website updation.

/ (Narender Kumar),
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh