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

Vatika Seven Elements Pvt. Ltd.,
(Formarly known as Strong Infrabuild Pvt. Ltd.) and others,
Unit No. A-002, INXT City Centre,
Ground Floor, Block-A, Sector-83, Vatika India Next,
Gurugram-.122012.

Memo No. ZP-929-Vol.-III/JD (RA)/2026/ 31277 Dated: - 31-08-2026

Subject: - **Grant of Occupation Certificate for Block-B1 to B3 (Type-A), Block-B4 (Type-1B), Tower-A2 to A4, EWS, Community Building under Tower-A4, Community building & Convenient Shopping falling in Group Housing Colony on the area measuring 14.30 acres (Licence No. 41 of 2013 dated 06.06.2013) in Sector-89A, Gurugram developed by Strong Infrabuild Pvt. Ltd and others in collaboration with Vatika Seven Elements Pvt. Ltd.**

Please refer to your application dated 12.11.2025 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate of Block-B1 to B3 (Type-A), Block-B4 (Type-1B), Tower-A2 to A4, EWS, Community Building under Tower-A4, Community building & Convenient Shopping 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 227428 dated 29.07.2026 and 227423 dated 29.07.2026 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. 1592 dated 08.04.2026 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Sh. Rangan Mukherjee, Architect and Sh. T.D. Aneja, (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 ₹ **15,39,990/-** 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 Area in Sqm.	FAR Achieved Area in Sqm.
Block-B1 (Type-A)	32	Ground Floor to 8th Floor	5399.553	5399.553
Block -B2 (Type-A)	32	Ground Floor to 8th Floor	5399.553	5399.553
Block -B3 (Type-A)	32	Ground Floor to 8th Floor	5402.975	5402.975
Block -B4 (Type-1B)	32	Ground Floor to 8th Floor	5607.664	5607.664
Tower-A2	77	Ground Floor to 20th Floor	9986.416	10702.006
Tower-A3	77	Ground Floor to 20th Floor	10027.709	10743.299
Tower A4 &	74	Ground Floor to 20th	10052.365	10766.836

For Vatika Seven Elements Pvt. Ltd.

Authorised Signatory

Community Building under Tower-A4		Floor		
EWS	114	Ground Floor to 6th Floor	2599.090	2599.090
Total	356 Main Dwelling Units & 114 EWS units		54475.325	56620.976
Community building		Ground Floor only	358.844	358.844
Convenient Shopping		Ground Floor only	265.225	265.225
Total			624.069	624.069
NON FAR AREA				
Basement (Lower & Upper)			60099.387	48484.525
Fire Control Room			0.00	12.52
Guard Room			63.226	31.613
Electrical Room			0.00	31.613
Mumty & Machine Room (Tower-B1 to B3 (Type-A), B4 (Type-1B), A2 to A4, Community Building under Tower-A4)			1091.805	1131.873
Total			61254.418	49692.144

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/2016/867 dated 29.09.2016.

XI. That you shall comply with all conditions laid down in the Director General, Fire Services, Haryana, Panchkula memo no Director General Fire Services, Haryana Panchkula vide memo no. FS/2024/1091 dated 18.10.2024 (CP/534) for Tower-A2 & A3 and for Tower-B1 to B4, A4, EWS, Community Building & Convenient Shopping

For Vatika Seven Elements Pvt. Ltd.

Authorised Signatory

issued vide memo no. FS/2024/1091 dated 18.10.2024 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 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.

(Amit Khatri, IAS)
Director,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-929–Vol.-III/JD (RA)/2026/_____ 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/2024/1091 dated 18.10.2024 (CP/534) for Tower-A2 & A3 and for Tower-B1 to B4, A4, EWS, Community Building & Convenient Shopping issued vide memo no. FS/2024/1091 dated 18.10.2024 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/2016/867 dated 29.09.2016.
3. Chief Engineer -I, HSVP, Panchkula vide memo no. 227428 dated 29.07.2026 and 227423 dated 29.07.2026.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 1592 dated 08.04.2026.
5. District Town Planner, Gurugram with reference to his office endst. No. 2353 dated 24.03.2026.
6. District Town Planner (Enf.), Gurugram.
7. PM (IT), for Website updation (HQ).
8. Sh. Rangan Mukherjee, Architect, 04, First Floor, G6, Sector-82, INXT, Gurugram-120012.
9. Sh. T.D. Aneja, (Empanelled Supervising Engineer), 460, Tower-9, HEWO-2, Sector-56, Gurugram, Haryana.

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

For Vatika Seven Elements Pvt. Ltd.

Authorised Signatory