

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

To

B. D. Infradevelopers LLP,
Unit No. 131, 1st Floor, Tower-A,
Vatika Tower, Gurugram-122003.

Memo No. ZP-1325-Vol.-II/JD(RA)/2026/28370 Dated: - 07-08-2026

Subject: - Grant of Occupation Certificate for Tower-C1 to C2, D1 & Convenient Shopping falling 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 developed by B.D. Infradevelopers LLP.

Reference:- Your application dated 20.08.2025 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Tower-C1 to C2, D1 & Convenient Shopping falling 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 has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer HSVP, Panchkula vide memo 151335 dated 21.05.2026 and 151393 dated 21.05.2026 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, roads, street lighting, Horticulture and storm water. Further, rain water harvesting system is in place and functional. Senior Town Planner, Gurugram vide memo no. 2646 dated 01.06.2026 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Sh. Nitin Gupta, Architect and Sh. Sunil Kumar, (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 ₹ 3,38,582/- 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-C1	118	Ground Floor to 14 th Floor	7477.427	7477.427
Tower-C2	118	Ground Floor to 14 th Floor	7477.427	7477.427
Tower-D1	108	Ground Floor to 13 th Floor	7114.895	7114.895

Total	344 Units		22069.749	22069.749
Commercial		Ground Floor	740.478	740.478
NON FAR AREA				
Ground floor + Mumty (Tower-C1, C2 & Tower-D1)			392.907	392.907
UGT & STP				251.248
Total			392.907	644.155

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/2021/459 dated 24.11.2021.
- XI. That you shall comply with all conditions laid down in the Director General, Fire Services, Haryana, Panchkula vide memo no FS/2026/333 dated 10.03.2026 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)/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/2026/333 dated 10.03.2026 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/2021/459 dated 24.11.2021.
3. Chief Engineer -I, HSVP, Panchkula vide memo no. 151335 dated 21.05.2026 and 151393 dated 21.05.2026.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 2646 dated 01.06.2026.
5. District Town Planner, Gurugram with reference to his office endst. No. 4533 dated 27.05.2026.
6. District Town Planner (Enf.), Gurugram.
7. PM IT, for updating the same on the Website of the Department.
8. Sh. Nitin Gupta, Architect, Unit No. 131, 1st Floor, Tower-A, Vatika Towers, Gurugram, Haryana.
9. Sh. Sunil Kumar, (Empanelled Supervising Engineer), PO Siwari, Shekhupur Majri, Farukhnagar, Gurugram, Haryana -122506.

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