

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg Chandigarh;  
Phone:0172-2549349 e-mail:tcpharyana7@gmail.com;  
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LC-IX  
(See Rule 16 (2))

To

Pyramid Infratech Pvt. Ltd.,  
H-38, Ground floor, M2K White House,  
Sector-57, Gurugram.

Memo No. LC-3185/JE(DS)/2023/9718 Dated: 06-04-2023

Subject: - Request for grant of completion certificate for Affordable Group Housing Colony over an area measuring 9.83125 acres bearing Licence no. 10 of 2016 dated 26.08.2016 in Sector 67A, Gurugram being developed by Pyramid Infratech Pvt. Ltd.

Please refer to your application dated 06.06.2022 on the subject cited above.


Whereas, Chief Engineer, GMDA, vide memo no. 1/5147/2022 dated 20.10.2022 has confirmed that the services with respect to above said colony have been got checked and found that all the public health services have been laid as per approved service plan estimates. Senior Town Planner, Gurugram vide their office memo no. 5125 dated 03.08.2022, SE, HVPNL, Panchkula vide their report dated 23.08.2022 has also confirmed about laying of the colony as per approved plans.

In view of above said reports, it is hereby certified that the required development works in the aforesaid colony having area 9.83125 acres (10 of 2016 dated 26.08.2016), as indicated on the enclosed plans duly signed by me read in conjunction with the following terms and conditions, have been completed to my satisfaction. The development works are water supply, sewerage, storm water drainage, roads and horticulture. The completion certificate is granted on the following terms and conditions:-

1. That the building shall be used for the purpose, for which occupation certificate has been granted vide dated 26.05.2022.
2. That you shall comply with all the conditions laid down in the occupation certificates granted by the department in respect of aforesaid licensed colony.
3. That you will be fully responsible for supply of water as per norms till such time the colony is handed to the local authority or any other Govt. agency and till such time, you shall maintain the internal services to the satisfaction of the Director.
4. The services will be laid by the colonizer upto alignment of proposed external services of the town and connection with the GMDA system will be done with the prior approval of the competent authority. In case pumping is required, the same will be done by the colonizer at its own cost. The services will be provided as per provision in the EDC of Gurugram.
5. That you shall be solely responsible for making arrangement of water supply and disposal of sewage and storm water of their colony as per

- requirement/guidelines of HSPCB/Environment Department till such time, the external services are provided by GMDA/State Government as per their scheme.
6. Level/Extent of the services to be provided by GMDA i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
  7. That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
  8. That in case some additional structures are required to be constructed and decided by GMDA at a later stage, the same will be binding upon you. Flow control valves will be installed, preferably of automatic type on water supply connection with GMDA water supply line.
  9. That the NSL formation level of roads have been verified and are correct. You shall be responsible in case of any mistake in levels etc.
  10. That you shall be fully responsible for operation, upkeep and maintenance of all roads, open spaces, public parks and public health services like water supply, sewerage and drainage etc. for a period as approved in the service plan estimates of your colony from the date of issuance of final completion certificate or earlier relieved of said responsibility and thereupon transfer all such roads open spaces, public parks and public health services like water supply, sewerage and drainage etc. free of cost to the Government or the Local Authority as directed.
  11. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
  12. That you shall use LED fittings for street lighting in the licenced colony.
  13. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 24.12.2020 and the conditions imposed by CA-HSVP, Panchkula in the letter annexed as Annexure A-1.
  14. That you shall abide by all prevailing norms/rules and regulations as fixed by GMDA.
  15. That Bank Guarantee equivalent to 1/5th on account of IDW will be kept unreleased as per provisions of Rule 20 of Haryana Development and Regulations of Urban Area Rules 1976.
  16. ✓ That you shall submit mutation of the gift deed no. 4085 dated 07.07.2022 within 30 days of this completion certificate.

This completion certificate shall be void-ab-initio, if any of the conditions mentioned above is not complied with. Further, this approval will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question. DA/As above.

  
(T.L. Satyaprakash, IAS)  
Director General  
Town and Country Planning  
Haryana, Chandigarh

Endst. No. LC-3185-JE(DS)-2023/

Date:

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

1. CEO, GMDA, Gurugram.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Chief Account Officer O/o DGTCP, Haryana, Chandigarh.
5. SE, HVPNL, Gurugram.
6. Project Manager (IT) of this Directorate.

  
(R.S. Batth)

District Town Planner (HQ)  
For: Director General, Town and Country Planning  
Haryana, Chandigarh