

FORM BR-VII

(See Code 4.10(2), (4) and (5))
Occupation Certificate

To

Sh. Satpal Singh and others,
In collaboration with Pyramid Infratech Pvt. Ltd.,
H-38, Ground Floor, M2K White House,
Sector-57, Gurugram -122002.

Memo No.ZP-1068/PA(DK)/2023/ 19327 Dated: 16/06/2023

Subject: - Grant of occupation certificate for Tower-11, 12 and Commercial Block in Affordable Group Housing Colony over an area measuring 6.7875 acres (Licence No. 154 of 2014 dated 09.09.2014 and Licence No. 78 of 2018 dated 17.11.2018) in Sector-86, Gurugram being developed by Pyramid Infratech Pvt. Ltd.

Please refer to your application dated 08.06.2022 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for the Tower-11, 12 and Commercial Block constructed in above said Affordable Group Housing Colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Superintending Engineer, Infra-I, GMDA dated 03.10.2022 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. The Senior Town Planner, Gurugram vide memo no. 7509 dated 18.11.2022 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Structural Stability Certificate for the building raised at site has been issued by Sh. Maqsd E Nazar, (Structure Engineer) has also confirmed about Structural Stability of building as per certificate issued.

5. On the basis of above said reports, composition fees amounting ₹ 1,32,606/- is liable to be charged 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-11	118	118	Ground Floor to 14 th Floor	8058.451	30.56	8058.451	30.56
Tower-12	70	70	Ground Floor to 8 th Floor	4801.453	18.208	4801.453	18.208
Total	188	188		12859.904	48.768	12859.904	48.768
Commercial Block			Ground floor to 2nd Floor	1918.343	174.598	747.719 sqm. (303.49 sqm. at 1st Floor & 444.229 at 2nd floor) [OC for 1170.624 sqm. (772.318 sqm at ground floor &	174.598

			398.306 sqm at 1st floor) already granted vide memo no. 16969 dated 25.09.2020], total constructed area = 1918.343 sqm. (747.719 + 1170.624)
Non-FAR Area in Sqm.			
Floors	Sanctioned	Achieved	
Stilt area (Tower-11 & 12)	307.88	307.88	
Mumty area (Tower-11)	59.384	59.384	
Mumty area (Tower-12)	59.384	59.384	
Meter room	-	48.192	
Ele. Panel/VCB Room	-	151.84	

6. 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 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, Panchkula vide No. SEIAA(126)/HR/2021/113 dated 01.02.2021.
 - XI. That you shall comply with all conditions laid down in the Memo No. FS/2020/134 dated 17.08.2020 and Memo No. FS/2022/295 dated 22.11.2022 of the Director General, Fire Services, Haryana Panchkula with regard to fire safety measures.

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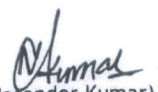
- XII. That you shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, 526/19, Shivaji Nagar, Opp. S.D. Public School (Khandsa Road), Gurugram.
- XIII. The day & night marking shall be maintained and operated as 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. 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. This occupation certificate is granted subject to condition that Structure Engineer Sh. Maqsd E Nazar shall be got empanelled within a period of 60 days from the issue of this occupation certificate.
- XIX. Any violation of the above said conditions shall render this occupation certificate null and void.


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

Endst. No. ZP-1068/PA(DK)/2023/ _____ Dated: - _____

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

1. Senior Town Planner, Gurugram with reference to his office memo. No. 7509 dated 18.11.2022.
2. Superintending Engineer, Infra-I, GMDA with reference to his office memo dated 03.10.2022.
3. District Town Planner, Gurugram with reference to his office Endst. No. 13804 dated 17.11.2022.
4. District Town Planner (Enf.), Gurugram.
5. The Director General, Fire Services, Haryana Panchkula with reference to his office Memo No. FS/2020/134 dated 17.08.2020 and Memo No. FS/2022/295 dated 22.11.2022 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 fire fighting infrastructure is created at Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
6. Sh. Maqsd E Nazar, Plot No- 25, Ground Floor, Pocket 2nd, Jasola, New Delhi. Delhi - 110025.
7. Nodal Officer, website updation.


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