

FORM BR-VII

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

To

Pyramid Dream Homes LLP,
H-38, Ground Floor, M2K White House,
Sector-57, Gurugram.

Memo No.-ZP-1355-II/PA(DK)/2025/ 35429 Dated: 09-09-2025

Subject: - Grant of occupation certificate for Affordable Group Housing Colony measuring 5.5625 acres (Licence No. 109 of 2019 dated 11.09.2019) in Sector-70, Gurugram being developed by Pyramid Dream Homes LLP.

Please refer to your application dated 07.07.2025 & 29.08.2025 on the matter as subject cited above.

2. The request made vide above referred application to grant occupation certificate for Affordable Group Housing Colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Chief Engineer-I, HSVP, Panchkula vide memo no. 285490 dated 29.08.2025 and memo no. 285553 dated 29.08.2025 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. 4336 dated 25.08.2025 has intimated about the variations made at site vis-à-vis approved building plans.

4. Further, Sh. Vivek Singh Rao, Architect and Sh. Raj Kumar Singh (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.

5. On the basis of above said reports and receipt of composition charges amounting ₹ 23,03,467/- on account of violations committed in said building viz-a-viz approved building plans and other requisite documents, 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-1	118	118	G+14 th Floor	8058.451	37.29	8058.451	37.29
Tower-2	118	118	G+14 th Floor	8049.099	37.247	8049.099	37.247
Tower-3	118	118	G+14 th Floor	8049.099	37.247	8049.099	37.247
Tower-4	118	118	G+14 th Floor	8049.099	37.247	8049.099	37.247
Tower-5	118	118	G+14 th Floor	8049.099	37.247	8049.099	37.247
Tower-6	118	118	G+14 th Floor	4250.157	19.667	4250.157	19.667
Tower-7	110	110	G+13 th Floor	3965.059	18.348	3965.059	18.348
Total	818	818		48470.063	224.293	48470.063	224.293
Commercial-A			G+1 st Floor	1011.878	112.378	1011.878	112.378
Commercial-B			Ground Floor	265.35	29.469	265.35	29.469

Non-FAR Area in Sqm.		
Attributes	Sanctioned	Achieved
Community Building	218.785	218.785
Anganwadi	222.025	222.025
Guard Room	9	9
Meter/VCV Room	9	37.2062
ESS Room	145.92	145.92
Fire Control Room	9	9
Stilt (Tower-1 to 7)	730.35	730.35
Mumty/Machine Room (Tower-1 to 7)	524.589	524.589
Stair well (Tower-1 to 7)	2828.732	2828.732
Total	4697.401	4725.6072

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 & commercial space 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/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 State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA(124)/HR/2020/353 dated 27.08.2020.
 - xi. That you shall comply with all conditions laid down in the Memo. No. FS/2025/1002 dated 28.08.2025 of the Director General, Fire Service, 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, Block-C-2, Sushant Lok-I, HUDA Primary School Building, Gurugram - II.
 - 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. That you shall abide by the terms and conditions of IGBC Council imposed while issuing Final Certificate (IGBC Registration No. GAH221151) for Gold Rating on July, 2025.
- xix. That you shall obtain the Environment Clearance for excess built up area 3195.369 sqm as constructed over and above the permissible limit of MoEF Clearance and the occupation certificate of Tower-8, Commercial-A (2nd Floor), and Commercial-B (first floor and 2nd Floor) shall be granted after obtaining of amended Environment Clearance from MoEF.
- xx. 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-1355-II/PA(DK)/2025/ _____ Dated: - _____

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

1. Member Secretary, State Level Environment Impact, Assessment Authority Haryana, Panchkula w.r.t. NOC issued vide no. SEIAA(124)/HR/2020/353 dated 27.08.2020 and compliance of condition no. xix. by colonizer
2. Chief Engineer-I, HSVP, Panchkula with reference to his office vide memo no. 285490 dated 29.08.2025 and memo no. 285553 dated 29.08.2025.
3. Senior Town Planner, Gurugram with reference to his office memo. no. 4336 dated 25.08.2025.
4. District Town Planner, Gurugram with reference to his office Endst. No. 8823 dated 22.08.2025 and endstt. no. 9251 dated 02.09.2025.
5. District Town Planner (Enf.), Gurugram.
6. Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2025/1002 dated 28.08.2025 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 fire fighting infrastructure is created at Gurugram for the high-rise buildings and the Fire Officer, Gurugram will be personally responsible for any lapse/violation.
7. Sh. Raj Kumar Singh, Plot No. 1192, Sector-9A, Gurugram - 122001.
8. Nodal Officer, website updation.

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