

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

To

Smt. Manesh Yadav and others,
In collaboration with Pyramid Infratech Pvt. Ltd.,
H-38, G-Floor, M2K White House,
Sector-57, Gurugram

Memo No. -ZP-1299/PA(DK)/2024/ 5708 Dated: 11-02-2025

Subject: - Grant of occupation certificate for Affordable Group Housing Colony for an area measuring 5.0 acres (Licence No. 26 of 2019 dated 25.02.2019) in Sector-76, Gurugram Manesar Urban Complex being developed by Smt. Manesh Yadav and others in collaboration with Pyramid Infratech Pvt. Ltd.

Please refer to your application dated 26.05.2023 & 14.12.2023 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. 72603 dated 19.03.2024 and memo no. 72605 dated 19.03.2024 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. 1182 dated 26.2.2024 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 ₹ 1,50,882/- 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 Sq.m.	%	Area in Sq.m.	%
Tower-1	118	118	G+14 th Floor	7117.813	36.643	7117.813	36.643
Tower-2	118	118	G+14 th Floor	7117.813	36.643	7117.813	36.643
Tower-3	118	118	G+14 th Floor	7117.813	36.643	7117.813	36.643
Tower-4	118	118	G+14 th Floor	7117.813	36.643	7117.813	36.643
Tower-5	118	118	G+14 th Floor	7117.813	36.643	7117.813	36.643
Tower-6	118	118	G+14 th Floor	7117.813	36.643	7117.813	36.643

Tower-7	14	14	G+1 st Floor	882.851	4.545	882.851	4.545
Total	722	722		43589.729	224.403	43589.729	224.403
Commercial Block			G+1 st Floor	1318.608	162.918	1318.608	162.918
Non-FAR Area in Sqm.							
Attributes				Sanctioned		Achieved	
Community Hall				205.594		205.594	
Anganwadi				192.992		192.992	
Guard Room				14.563		14.563	
VCB Room				38.766		38.766	
ESS Room				145.583		145.583	
Fire Cont.				9		9	
Stilt Tower Joint				48.529		48.529	
Stilt				791.139		791.139	
Mumty/Machine Room				408.792		408.792	
Stair well				2218.686		2218.686	
Total				4073.644		4073.644	

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/HR/2019/393 dated 10.10.2019.
 - xi. That you shall comply with all conditions laid down in the Memo. No. FS/2024/649 dated 07.06.2024 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, 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. That you shall abide by the terms and conditions of IGBC Council imposed while issuing Final Certificate (IGBC Registration No. GAH211143) for Gold Rating on June, 2024.
- xix. That you shall obtain the Environment Clearance for excess built up area 2602.82 sqm. as constructed over and above the permissible limit of MoEF Clearance and the occupation certificate of Tower-7 (2nd Floor to 7th Floor & Mumty) and Convenient Shopping (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-1299/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/HR/2019/393 dated 10.10.2019 and compliance of condition no. xix. by colonizer
2. Chief Engineer-I, HSVP, Panchkula with reference to his office vide memo no. 72603 dated 19.03.2024 and memo no. 72605 dated 19.03.2024.
3. Senior Town Planner, Gurugram with reference to his office memo. no. 1182 dated 26.2.2024.
4. District Town Planner, Gurugram with reference to his office Endst. No. 1612 dated 23.02.2024.
5. District Town Planner (Enf.), Gurugram.
6. Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2024/649 dated 07.06.2024 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)
 District Town Planner (HQ),
 For Director, Town and Country Planning,
 Haryana, Chandigarh.