REGD.

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

From

Director,
Town & Country Planning Department, Haryana,
Nagar Yojna Bhawan, Plot No. 3, Block-A,
Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com, Website www.tcpharyana.gov.in

To

Sh. Satpal Singh and others
In collaboration with Pyramid Infratech Pvt. Ltd.,
H.No. H-38, Ground Floor, M-2K, White House,
Sector-67, Gurugram.

Memo No. ZP-1068/AD(RA)/2020/16969 Dated: - 25-09-2020

Whereas Sh. Satpal Singh and others in collaboration with Pyramid Infratech Pvt. Ltd. has applied for the issue of an occupation certificate on 19.09.2019 in respect of the buildings described below: -

DESCRIPTION OF BUILDING

City: Sohna: -

- Licence No. 154 of 2014 dated 09.09.2014 & 78 of 2018 dated 07.11.2018.
- Total area of the Affordable Group Housing Colony measuring 6.7875 acres.
- Sector-86, Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

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	110	110	G + 13th Floor	6122.645	23.219	5884.559	22.316
Tower- 2	110	110	G + 13th Floor	6087.365	23.085	5860.759	22.226
Tower- 3	110	110	G + 13th Floor	6122.645	23.219	5884.559	22.316
Tower- 4	110	110	G + 13th Floor	6122.645	23.219	5884.559	22.316
Tower- 5	110	110	G + 13th Floor	6087.365	23.085	5860.759	22.226
Tower- 6	110	110	G + 13th Floor	6122.645	23.219	5884.559	22.316
Tower- 7	110	110	G + 13th Floor	6122.645	23.219	5884.559	22.316
Tower-8	32	32	G + 3rd Floor	1175.508	4.458	1165.223	4.419
Tower-9	32	32	G + 3rd Floor	1175.508	4.458	1165.223	4.419
Tower-10	29	29	G + 3rd Floor	1075.158	4.077	1063.341	4.033
Total	**863**	**863**		**46214.129**	**175.258**	**44538.1**	**168.903**
Commercial Block			G + 1st Floor (partly)	1918.343	174.598	1170.624	106.544

NON FAR AREA IN SQM.		
Community Building (Ground Floor)	200.61	203.453
Anganwari (Ground Floor)	204.61	191.259
Basement under commercial	748.934	748.934
Mumty /Machine Room (In Towers)	446.801	359.17
Mumty /Machine Room(In Commercial)	59.869	59.869
Stilt	698.53	694.75
Stair well (In Tower)	0.00	1880.102
Stair Well (In Commercial)	82.058	82.058

Guard Room	9.51	9.51
Total	2450.922	4229.105

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Director General, Fire Services, Haryana, Panchkula, Environment Clearance issued by State Environment Impact Assessment Authority, Haryana, Structure Stability Certificate given by Sh. Maqsud E Nazar, M.Tech. (Structure), Public Health Functional reports received from Chief Engineer-I, HSVP, Panchkula & Certificate of Registration of lift issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of **₹ 11,42,056/-** for the variations vis-à-vis approved building plans with following conditions: -

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
8. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
10. That you shall comply with all the stipulations mentioned in the Environment Clearances issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2016/25 dated 22.01.2016.
11. That you shall comply with all conditions laid down in the Memo. No. FS/2019/282 dated 02.12.2019 and FS/2020/134 dated 17.08.2020 of the Director General, Fire Services, Haryana, Panchkula with regard to fire safety measures.
12. You shall comply with all the conditions laid down in Form-D issued by Inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana, HSVP Primary School Building, Block-C-2, Sushant Lok-I, Gurugram.
13. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
14. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.

15. 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.
16. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.
17. 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.
18. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Acts.
19. That you shall get renew the license 154 of 2014 dated 09.09.2014, as per approval of the policy dated 28.07.2020 as a relief measure for Real Estate Industry due to Covid-19 Pandemic, failing which the occupation certificate shall be void ab-initio.
20. Any violation of the above said conditions shall render this occupation certificate null and void.

(K. Makrand Pandurang, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1068/AD(RA)/2020/_____ Dated: -_____

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

1. The Director General, Fire Services, Haryana, Panchkula with reference to his office Memo. No. FS/2019/282 dated 02.12.2019 and FS/2020/134 dated 17.08.2020 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.
2. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 137746 dated 02.09.2020 & memo no. 137817 dated 02.09.2020.
3. Senior Town Planner, Gurugram with reference to his office memo. No. 5989 dated 02.12.2020 & 5989 dated 04.09.2020.
4. District Town Planner, Gurugram with reference to his office Endst. No. 11651 dated 29.11.2019 & 5868 dated 29.08.2020.
5. District Town Planner (Enf.), Gurugram.
6. Nodal Officer, website updation.

(Rajesh Kaushik),
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.