BR-VII

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

Occupation Certificate

From

Director,
Town & Country Planning Department,
Nagar Yojna Bhawan Block-A, Sector-18A,
Madhya Marg, Chandigarh.

To

Pyramid Infratech Pvt. Ltd.,
Unitech Trade Centre,
501-508, 5th Floor,
Sector-43, Gurugram.

Memo No. ZP-1124/AD(RA)/2022/14597 Dated: - 26-05-2022

Subject:- **Grant of Occupation Certificate for Tower-1 to 12, Commercial Block, With Basement Anganwari/Crèche and Community Hall falling in the Affordable Group Housing Colony area measuring 9.83125 acres (Licence No. 10 of 2016 dated 26.08.2016), Sector-67-A, Gurugram Manesar Urban Complex.**

Please refer to your application dated 25.05.2021 and subsequent letter dated 10.02.2022 & 27.04.2022 on the matter as subject cited above.

2. The request made vide above referred applications to grant occupation certificate for the Tower-1 to 12, Commercial Block, Basement, Anganwari/Crèche and Community Hall constructed in above said Affordable Group Housing Colony has been examined and before considering the same, comments of field offices were sought.

3. Whereas, Additional Chief Engineer (HQ), HSVP, Panchkula vide memo no. 10589 & 10622 dated 20.01.2022 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. Senior Town Planner, Gurugram vide memo no. 5521 dated 17.11.2021 has intimated about the variations made at site vis-à-vis approved building plans.

5. Further, Structural Stability Certificate for the building raised at site has been issued by Sh. Maqsud E Nazar has also confirmed about Structural Stability of building.

6. On the basis of above said reports and receipt of composition fees amounting **₹ 56,06,072/-** on account of violations committed at site and other requisite documents on 27.04.2022 & 02.05.2022, 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	32	32	G + 3rd Floor	1971.314	5.506	1990.709	5.561
Tower- 2	118	118	G + 14th Floor	7129.234	19.916	7129.234	19.916
Tower- 3	118	118	G + 14th Floor	7116.214	19.879	7116.214	19.879
Tower- 4	118	118	G + 14th Floor	7116.214	19.879	7116.214	19.879
Tower- 5	118	118	G + 14th Floor	7116.214	19.879	7116.214	19.879
Tower- 6	118	118	G + 14th Floor	7116.214	19.879	7116.214	19.879
Tower- 7	118	118	G + 14th Floor	7116.214	19.879	7116.214	19.879
Tower-8	118	118	G + 14th Floor	7116.214	19.879	7116.214	19.879
Tower-9	118	118	G + 14th Floor	7116.214	19.879	7116.214	19.879
Tower-10	118	118	G + 14th Floor	7116.214	19.879	7116.214	19.879
Tower-11	118	118	G + 14th Floor	7116.214	19.879	7116.214	19.879
Tower-12	118	118	G + 14th Floor	7116.214	19.879	7116.214	19.879
Total	**1330**	**1330**		**80262.688**	**224.212**	**80282.083**	**224.267**
Commercial Block			G + 2nd Floor	2603.501	174.55	2709.702	181.67

NON FAR AREA IN SQM		
Community Hall on Ground floor	187.210	225.15
Anganwari /Crèche on Ground floor	186.905	217.008
Guard Room (1+2)	0.00	18.819
Meter /VCB Rm	0.00	34.962
L.T. Panel room	0.00	158.10
Basement under commercial	1500.512	1798.937

7. 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. Any violations of this condition shall render this Occupation Certificate null and void.

ii. That you shall be fully responsible for supply of water as per norms.

iii. That you shall obtain the connection for disposal of sewerage and drainage from HSVP after laying the services to the point of external services on payment of prescribed fee and charges including the cost of such connection. You shall also maintain the internal services to the satisfaction of the Director.

iv. That you shall be solely responsible for disposal of sewerage and storm water of building till such times 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.

vii. That the outer façade of the building shall not be used for purposes of advertisement and placement of hoardings.

viii. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the buildings blocks.

ix. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.

x. That you shall comply with all the stipulations mentioned in the Environment clearance issued by State Environment Impact Assessment Authority, Haryana Vide No. SEIAA/HR/2018/102 dated 13.02.2018.

xi. That you shall comply with all conditions laid down in the memo no. FS/2022/28 dated 28.01.2022 of the Fire Station Officer, Gurugram with regard to fire safety measures.

xii. That you shall use Light-Emitting Diode lamps (LED) for its campus as well as building.

xiii. In case the electricity is supplied through Generators then the tariff charges should not exceed the tariff being charged by DHBVN.

xiv. 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.

xv. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.

xvi. That you shall comply with all the conditions laid down in Form-D issued by under sub section (2) of section 4 of Haryana Lifts and Escalators Act, 2008 (27 of 2008).

xvii. That provision of parking shall be made within the site earmarked/designated for parking and no vehicle shall be allowed to park outside the premises of the site.

xviii. That you shall install the fixtures regarding dual plumbing system in all the toilets before offer of possession to the allottees.

xix. 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-1124/AD(RA)/2022/_____Dated: -_____

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

1. Chief Engineer-I, HSVP, Panchkula with reference to his office memo no. 10589 & 10622 dated 20.01.2022.
2. Senior Town Planner, Gurugram with reference to his office memo. No. 5521 dated 17.11.2021.
3. District Town Planner, Gurugram with the request to complete all proceedings regarding transfer of land falling within alignment of 24 m/12 m service road and green belt within 15 days from issuance of this letter under intimation to this Directorate.
4. The Fire Station Officer, Gurugram with reference to his office memo no. FS/2022/28 dated 28.01.2022 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
5. Nodal Officer, website updation.

26/5/22

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