DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
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FORM BR-VII
(See Code 4.10(2), (4) and (5))
Occupation Certificate

To

Abjayoni Estates Developers Pvt. Ltd. and others,
In collaboration with Pyramid Infratech Pvt. Ltd.,
Unit No. 131, 1st Floor, Vatika Tower,
Sector-54, Gurugram.

Memo No.-ZP-1269/PA(DK)/2024/22293 Dated: 19-07-2024

Subject: - **Grant of occupation certificate of Affordable Group Housing Colony measuring 5.6125 acres (Licence No. 77 of 2018 dated 17.11.2018), Sector-86, Gurugram Manesar Urban Complex being developed by Abjayoni Estates Developers Pvt. Ltd. and others in collaboration with Pyramid Infratech Pvt. Ltd.**

Please refer to your application dated 26.05.2023, 16.05.2024 & 12.06.2024 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. 49987 dated 28.02.2024 and memo no. 49985 dated 28.02.2024 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. 959 dated 19.02.2024 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. Raj Kumar Singh, (Supervising Engineer) has also confirmed about Structural Stability of building as per certificate issued.

5. On the basis of above said reports and receipt of composition charges amounting ₹ 4,29,469/- 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+14th Floor	7117.813	32.644	7117.813	32.644
Tower-2	118	118	G+14th Floor	7117.813	32.644	7117.813	32.644
Tower-3	102	102	G+12th Floor	6169.605	28.295	6169.605	28.295
Tower-4	118	118	G+14th Floor	7117.813	32.644	7117.813	32.644

Tower-5	118	118	G+14th Floor	7117.813	32.644	7117.813	32.644
Tower-6	118	118	G+14th Floor	7117.813	32.644	7117.813	32.644
Tower-7	118	118	G+14th Floor	7117.813	32.644	7117.813	32.644
Total	810	810		48876.483	224.159	48876.483	224.159
Commercial Block			G+1st Floor	1587.085	174.689	1587.085	174.689

Non-FAR Area in Sqm.		
Floors	Sanctioned	Achieved
Anganwadi/Community	383.959 (190.268 + 193.691)	383.959 (190.268 + 193.691)
ELE/DG. Guard and Meter Room	116.0664	116.0664
Stilt	791.139	791.139
Mumty/Machine Room	459.990	459.990
Stair Well	2325.907	2325.907
Total	4077.0614	4077.0614

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 State Environment Impact Assessment Authority Haryana, Panchkula vide No. SEIAA/HR/2019/254 dated 30.08.2019.

xi. That you shall comply with all conditions laid down in the Memo. No. FS/2024/120 dated 22.01.2024 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 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. 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-1269/PA(DK)/2024/_____ Dated: -_____

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

1. Chief Engineer-I, HSVP, Panchkula with reference to his office vide memo no. 49987 dated 28.02.2024 and memo no. 49985 dated 28.02.2024.
2. Senior Town Planner, Gurugram with reference to his office memo. no. 959 dated 19.02.2024.
3. District Town Planner, Gurugram with reference to his office Endst. No. 1329 dated 16.02.2024.
4. District Town Planner (Enf.), Gurugram.
5. Director General, Fire Service, Haryana, Panchkula with reference to his office Memo No. FS/2024/120 dated 22.01.2024 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.
6. Sh. Raj Kumar Singh, Plot No. 1192, Sector-9A, Gurugram - 122001.
7. Nodal Officer, website updation.

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