

ANNEXURE-8

हरियाणा राज्य औद्योगिक

एवं संरचना विकास
निगम लिमिटेडHaryana State Industrial And
Infrastructure Development
Corporation Ltd.

VANIJYA NIKUNJ COMPLEX
Udyog Vihar, Phase-V, Gurgaon
Tel. : 2343402, 2342612 - 13
2342988, Fax : 0124-2341104

(A State Government Undertaking)

To,

Anant Raj Industries Ltd.,
A.R.A. Center, E-2, Jhandewalan Extension,
New Delhi-110055.

No. H.S.I.I.D.C./FC/IMT/09/671

Dated 15/05/09

Sub: - Acceptance of building plans of Technology Park approved by architect under self certification policy of plot no. CP-1, Sector-8, IMT-Manesar.

It is informed that the building plans approved and self certified under self certification policy by you of plot no. CP-1, IMT-Manesar, Gurgaon for building having height less than 60.0 mt. These plans have also been approved by the architect Sh. Rajiv Gandhi enlistment No.-140 under self certification policy.

The aforesaid construction of building is subject to the provisions of Punjab Scheduled Road and Controlled area restriction of unregulated development Act-1963, its rules and the zoning plan framed there under special reference to the following conditions: -

- 1) The plans are valid for a period of 5 years from date of issuance of approval given by the architect, subject to compliance of the agreement executed with the Haryana State Industrial and Infrastructure Development Corporation here in referred as Corporation.
- 2) The structure responsibility of construction shall be entirely of the allottee/ supervising architect/ engineer of the scheme. Since your buildings height is more than 60 mt. therefore the case was discussed in Building Plan Committee meeting also.

Further that: -

- A. A certificate from the recognized structural engineer shall be submitted to the corporation within 60 days of issuance of this letter that the structural design of the building is designed as per the provision of N.B.C. and relevant I.S. code for all seismic load, all dead and live load, wind pressure and structure safety from earthquake of the intensity expected under Zone-IV.
- B. All materials to be used for erection shall confirm to I.S. & N.B.C. standards.
- C. No wall and ceiling shall be constructed of easily inflammable material and staircase shall be built of fire resisting material as per standard specification.
- D. The roof slab of the basement external to building if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

hslide - your partner in progress

REGD. OFFICE: C-13 & 14, Sector 8, Panchkula (Haryana), India
Ph : 0172-590481, Fax : 0172-590474-75

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3) **Fire Safety:** The allottee and supervising architect of the project shall be entirely responsible for taking all fire safety measures and shall abide by all fire safety by laws.

Further allottee shall also prepare and submit the plans in triplicate to Commissioner, Municipal Corporation, Gurgaon clearly marked and indicate the complete fire protection arrangement and means of escape/ access for the proposed building with suitable legend and standard signs.

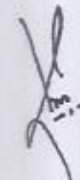
On receipt of above request the Commissioner, Municipal Corporation, Gurgaon after satisfying himself that the entire fire protection measures proposed for the above building area are as per NBC and other fire safety by Laws, forward the same to the Director, Urban Development, Haryana who would issue a NOC from the fire safety and means of escape/ access point of view. This clearance/ NOC from Fire Authority shall be submitted to this office along with a set of plans duly signed by Commissioner Municipal Corporation, Gurgaon and counter signed by the Director, Urban Development, Haryana within a period of 90 days from date of issuance of sanctioned plans. Further it is made clear that no permission for occupancy of building shall be issued by the Director Controlled area cum M.D. HSIIDC unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Manesar, Gurgaon by the Director Urban Development department. A clearance to this effect shall be obtained from the Director Urban Development Department before grant of occupation certificate by the Director controlled area cum M.D. / HSIIDC.

4. No additions and alterations in building plan/ layout plans shall be made without the prior approval of Director Controlled area cum MD/ HSIIDC. Further only figure dimensions shall be followed and in case of any variation in the plans, prior approval of Director Controlled area cum MD/ HSIIDC shall be pre-requisite.

That you shall furnish service plan of the scheme in accordance with approved building plans within 60 days from the date of issuance of this letter.


6. The layout showing electrical installation shall be approved from the Electric Inspector, Haryana before execution of work at site.

7. No person shall occupy or allow any other person to occupy any new building or part of same for any purpose what so ever until such building or part there of has been certified by the Director, Controlled area cum MD/ HSIIDC or a person authorized by him in his behalf as having been complete in accordance with the sanctioned plans and occupation certificate in prescribed from duly issued in your favour.



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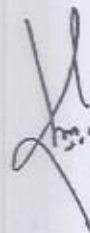
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8. Before grant of occupation certificate you shall have to submit a notice of completion of the building plans and it shall be accompanied by: -
- A) Structure stability certificate duly signed by recognized structural engineer.
 - B) A clearance from the fire safety points of view from the concerned fire authority.
9. The basement shall be used for parking and services as prescribed in the approved zoning plans and building plans. Not more than 75% of the parking space within the complex shall be allotted and this allotment shall be made only to the person to whom space has been leased, no parking spaces shall be allottee, leased out, sold or transferred in any manner to any third party.
10. The public health services comprising of water supply, sewerage and storm water drainage shall be provided as per approval this regard to public health services accorded by industrial area division of corporation. The owner/ architect/ engineer of the project shall ensure that provision of public health services are as per the Punjab Scheduled Roads and Controlled Area Restrictions of unregulated development rules 1965.
11. **Generals: -**
- A) Alternative source of electricity shall be compulsorily arranged and provided by the allottee for the functioning of lifts, common area lights, water supply, sewerage and storm water drainage scheme by providing gensets of required capacity.
 - B) The pipes fixture fitting, pump gensets shall be confirming to relevant IS specifications and ISI marked.
 - C) The down take system shall be provided by allottee by providing clear water storage tank of not less than one day storage of water for domestic use on the top of building block.
 - D) No construction above 75 mt. height shall be used for any kind of habitable use.
 - E) Clock room shall be provided.
 - F) Provision of crèche with wash room with minimum height of 12'0" applicable where more than 30 workers are employed.
 - G) Provision of separate canteen with dining hall, kitchen store room, pantry and washing space separately for workers utensils if the workers are more than 250 in no.
 - H) You shall obtain the clearance / NOC from the Ministry of Environment and forest as per the provisions of notification no. S.O. 1553, dated 14-09-2006 issued by the Ministry of
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Environment and forest, Govt. of India before starting of construction/ development works at site.

- I) The use of solar water heating systems per norms specified by HAREDA is mandatory and shall be made operational in each building block before applying for the occupation certificate.
 - J) You shall dispose off the replacement water by using the same for the watering of landscaped area in the colony or the same be disposed of into rainwater harvesting system.
 - K) It shall be the sole responsibility of the owner/ allottee to undertake precautionary measures to ensure the safety of men and material during the complete construction period of building and also after the completion of building shall also ensure the compliance of Labour Laws & Rules for ensuring Labour safety while constructing the building.
 - L) The allottee shall provide rain water harvesting system and shall ensure recycling of the waste water.
 - M) The allottee will get the plinth level checked and shall obtain DPC certificate before going for the further construction as per the approved plans.
 - N) The allottees shall take approval of Explosive Department and no objection certificate from the District Magistrate and inform this office before storing any inflammable item within the plot area.
 - O) If any infringement of by Laws remains unnoticed, corporation reserves the right to amend the plan as and when such infringement comes to its notice after giving an opportunity of being heard and corporation shall stand indemnified against any claim on this account.
 - P) If you fail to obtain fire scheme approval from the competent authority within 60 days from the date of issuance of this letter or prior to start the construction whichever is earlier in such case this sanction of building will automatically become void and ab initio and plans will be treated as cancel.
12. You shall use CFL and T5, 28 watt energy saving lights.
13. The complete responsibility of building plan approval and compliance of Controlled Area Rules-1965 and Zoning Plan of the architect and owner of the plot who has self certified plans under self certification policy.



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14. Group Housing, commercial and recreational area should not exceed from as given in approved Zoning Plan.

Those sanction will be null and void abinitio if any of the condition mentioned above area not complied with.



Divisional Town Planner
HSI IDC, IMT-Manesar
Chairman, Building Plan Committee



A copy is forwarded to the following for information: -

- 1) MD/ HSI IDC.
- 2) Director Urban Development, Haryana, Chandigarh.
- 3) Municipal Commissioner, Gurgaon.
- 4) Chief Town Planner, HSI IDC.
- 5) Additional General Manager (IA).
- 6) DGM (Estate), IMT-Manesar.
- 7) AGM (IA) IMT-Manesar.
- 8) EO M.C., Gurgaon/ Fire Officer, Gurgaon.
- 9) General Manager (AERO) Northern Region, Airport Authority India with reference to letter no. AAI/NOC/2006/237/1376-78, dated 14-11-2006.