



हरियाणा राज्य औद्योगिक एवं
आधारभूत संरचना विकास
निगम लिमिटेड
आई.एम.टी. मानेसर



Haryana State Industrial &
Infrastructure Development
Corporation Ltd.

IMT, Manesar, Distt. - Gurugram
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Regd. Post

(A State Government Undertaking)

HSIDC/IPD/IMT/18/2954/ID/m/ 919
Dated :- 31-10-2018

BR-VII

(See Code 4.II(2), (4) and (5))

M/s. Anant Raj Industries Limited,
Plot no. CP-1, Sector - 8,
IMT Manesar.

Subject: -Occupation Certificate for Technology Park Building erected on Plot no. CP-1, Sec-8, IMT -
Manesar

Reference: - Your application received on 01.10.2018 and subsequent letter received on dated 25.10.2018.

Whereas M/s. Anant Raj Industries Limited, has applied for the issuance of an occupation certificate along with Fire NOC, Lift NOC, Structure Stability Certificate issued by ShVidya Prakash Agarwal, M.E. (Structure), Reg. no. FI14325/1, and relevant documents in respect of the building under subject. Further, in view of the documents submitted with respect to this office letter dated 11/10/2018 & in reference to Estate Division letter dated 30/10/2018 regarding opening of ESROW account for outstanding dues. As per advise of head office, The Occupation Certificate for the building area mentioned in table below is granted with certain given conditions:-

Plot No.: CP - 1, Sector:-8, IMT-Manesar, District:-Gurugram

Details of the construction are given below as under:-

Sr. No.	Level	Area under I.T.	Area Under Residential	Area Under Commercial	Area Under Recreational	Total area under FAR
1.	Lower Basement	Existing O.C. (23647.510 sq m) (For Parking & services only)				---
2.	Middle Basement	Existing O.C. (23647.510 sq m) (For Parking & services only)				---
3.	Upper Basement	22470.510 sq m (For Parking & services only)				---
4.	Ground Floor	Existing O.C. (6225.390sq m)	521.705 sq m	Existing O.C. (895.60 sq m) + 1779.070 sq m	1109.447 sq m	10531.212sq m + 9.00 sq m (Guard Room) = 10540.212sq m
5.	First Floor	Existing O.C. (5165.43 sq m)	1177.09 sqm	---	Mumty & Machine Room	6342.52 sqm
6.	Second Floor	Existing O.C. (7151.390sq m)	1197.640 sqm	---	---	8349.03 sqm
7.	Third Floor	Existing O.C. (7151.390 sq m)	1197.640 sqm	---	---	8349.03 sq m
8.	Fourth Floor	Existing O.C. (2820.780sqm) 4330.610 sq m	1102.33 sqm	---	---	8253.72 sq m

hsidc - your partner in progress

पंजीकृत कार्यालय : सी 13-14, सेक्टर-6, पंचकुला-134106

REGD. OFFICE : C 13-14, Sector-6, Panchkula TEL. : 0172-2590481-83 Fax No. : 0172-2590474, Email : hsidc@chd.nic.in Grams : Udyogvikas
New Delhi Office : Tel. : 23347680-82, 23347688, Fax : 91(11)23347688, E-mail : hsidcdel@vsnl.net, Website : www.hsidc.org.in
CIN : U29199HR1967SGC034545

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Sr. No.	Level	Area under I.T.	Area Under Residential	Area Under Commercial	Area Under Recreational	Total area under FAR
9.	Fifth Floor	Existing O.C. (2737.580sqm) + 4204.73 sq m	877.160sqm	---	---	7819.470sq m
10.	Sixth Floor	Existing O.C. (2737.58 sqm) + 4204.73 sq m	618.79 sq m	---	---	7561.10 sq m
11.	Seventh Floor	Existing O.C. (2737.580sqm) + 4204.730sq m	2 Nos. Mumties & Machine Rooms	---	---	6942.310 sq m
12.	Eighth Floor	Existing O.C. (2737.580sqm) + 4204.730sq m	---	---	---	6942.310 sq m
13.	Ninth Floor	Existing O.C. (1403.405 sqm) + 2786.940 sq m	---	---	---	4190.345 sq m
14.	Tenth Floor	Existing O.C. (1403.405 sqm) + 2786.940 sq m	---	---	---	4190.345 sq m
15.	Eleventh Floor	Existing O.C. (1403.405 sqm) + 2786.940 sq m	---	---	---	4190.345 sq m
16.	Twelfth Floor	Existing O.C. (2 nos mumties & M. Room) + 1546.970 sq m	---	---	---	1546.970 sq m
17.	Thirteenth Floor	1546.970 sq m	---	---	---	1546.970 sq m
18.	Fourteenth Floor	1546.970sq m	---	---	---	1546.970 sq m
19.	Fifteenth Floor	3 Nos. mumties & machine rooms				---

The mentioned condition are as under the following conditions:-

- 1) You shall abide by your undertaking & affidavit submitted in this office on dated 25/10/2018 regarding clearance of outstanding dues with Estate Division through ESCROW account within six months from issuance of O.C. failing which this Occupation Certificate issued will be considered null & void.
- 2) You shall abide by your undertaking regarding compliance of Building by laws/applicable rules w.r.t. provision of toilets etc, in the building.
- 3) You shall not undertake any further construction or alterations except in accordance with the approved Building plans failing which this certificate shall be null & void ab-initio.
- 4) Further this issuance of occupation certificate is subject to that the allottee shall deposit cess @ 1% of the estimated cost of construction with Deputy Director, Industrial Safety & Health, Labour Department, Gurgaon, Haryana as applicable under the building and other Construction Workers Welfare Cess Act 1996 as amended from time to time.

- 5) You shall further undertake to use solar water heater if manufacturing process requires so.
- 6) You shall be responsible for ensuring safety of men and material within the plot under subject.
- 7) You shall install Solar Photovoltaic Power Plant (if applicable) for the building which should be in accordance with the order bearing no 22/52/2005-5 Power, Dated 21.03.2016 issued by Renewable Energy Department, Haryana and as amended from time to time.
- 8) You shall not park any vehicle outside the premises.

AM (APD)
Prepared By

ATP

Senior Town Planner
HSIDC, IMT - Manesar

CC to:- A copy is forwarded to the following for information & further necessary action:-

1. a) G.M. (E), HSIIDC, IMT-Manesar.
- b) S.M. (IA), HSIIDC, IMT-Manesar.
- b) Deputy Director, Industrial (Health & Safety) Fourth Floor, Mini Secretariat, Gurugram - for charging the Cess.
- c) Senior Fire Station Officer, Gurugram, - with reference to letter no. no. FS/2018/693 dt.11/10/2018, vide which No Objection Certificate has been granted.
- d) Project Officer, HAREDA, ADC office, Mini Secretariat, Gurgaon.
- e) The Inspector of lifts, cum Executive Engineer, Electrical Inspectorate, Haryana, Block-C-2, Sushant Lok, Huda Primary School Building, Gurgaon - w.r.t. Registration of lift issued vide registration no. GO 4065/L-12 vide memo no. 8289, dated 14/06/2018 and GO 4066/L-12 vide memo 8289-1, dated. 14/06/2018 and GO 4067/L-12 vide memo 8289-2, dated. 14/06/2018 and GO 4068/L-12 vide memo 8289-3, dated. 14/06/2018 and GO 4069/L-12 vide memo 8289-4, dated. 14/06/2018 and GO 4070/L-12 vide memo 8289-5, dated. 14/06/2018.