

**In furtherance to Industrial Policy – 2005, broad policy provisions/ parameters for campus planning are as under :**

**WHO CAN APPLY:-**

- 1. There must be an Anchor Unit.**
- 2. Minimum Land Requirement and Allotment**
  - i) Individual anchor unit and the developer** can apply for allotment of land for campus development if minimum area requirement is 10 acres.
  - ii) If a developer seeking** allotment of land to develop a Technology Park as a Campus, shall have to bring an anchor unit to the satisfaction of the HSIDC. Such an anchor unit shall utilize at least 30% of the total constructed area of the campus area for its own unit as well as its vendors/ subsidiaries/ancillaries. An undertaking by the Anchor unit if not accompanied with the application must be submitted within 30 days of approval conveyed in principle.

**HOW TO APPLY:-**

**Project proposals may specify the following: -**

- a) the area requirement and its utilization proposals i. e. proportionate area proposed to be put under different uses/components of the Park,
- b) total project cost including land cost, cost of internal development of the campus, construction cost of buildings,
- c) means of financing,
- d) phased development program i.e. the targets set to be achieved over a period of time (within five years)
- e) proof of financial soundness,
- f) experience in the field of infrastructure development with details of urban development projects,
- g) in the case of an Anchor unit, details of such projects developed elsewhere and details of the vendors proposed to be brought in the Park,
- h) generation of employment, business returns and anticipated direct/indirect taxes,
- i) any other information the applicant deems relevant for the project may also be attached.

## **PERMISSIBLE UNITS IN TECHNOLOGY PARK**

- i) IT, IT Enabled Services including services defined as ITES in notifications and Communications Technology,
- ii) Robotics, Nano Technology, Mobile Computing, Mobile Communications, other frontier technologies,
- iii) Chip Manufacturing,
- iv) Bio-Technology including Genetics,
- v) Research and Development facilities.
- vi) Or any other units notified from time to time by IT Department.

## **PROCEDURE OF ALLOTMENT AND TERMS OF PAYMENT.**

- i) There will be a Committee to examine the proposals and HSIDC will allot land on such terms and conditions as stipulated by the Committee in addition to the standard terms and conditions of allotment of land.
- ii) After approval of the project in principle the applicant will be required to deposit 25% cost of land within 60 days from the date of dispatch of the letter conveying the approval,
- iii) In case the applicant fails to deposit 25% cost of land within stipulated period extension of 30 days could be allowed with interest chargeable @ 14% from the date of communication of approval. This extension is subject to the condition that the applicant must inform HSIDC for extension within 60 days otherwise the approval shall lapse automatically.

## **PERIOD OF PROJECT IMPLEMENTATION :-**

The allottee must achieve the following targets: -

- i) 30% in two years, 50% in three years and 75% in five years from the date of offer of possession of land,
- ii) Extension for another five years could be given provided that 50% of project area of Technology component excluding housing, commercial and recreation components has been implemented.

## **PERMISSIBLE FLOOR AREA RATIO (FAR) AND USES**

- i) FAR 250 on the total Park area,
- ii) 3-Tier Basement for parking and utilities not to be counted in FAR,

- iii) Maximum 4% of the total site is allowed for Commercial use with 175% FAR,
- iv) Maximum 2% of the total site is allowed for Recreational use with FAR 150%,
- v) Maximum 10% of the total site is allowed for group housing with FAR 175 for the workers employed within the Campus,
- vi) The balance FAR of commercial, recreational and group housing to be used for the Technology related activities.

### **HEIGHT OF BUILDINGS**

**i) For land mark building**

Subject to the provisions of National Building Code and clearance by the relevant authority concerning civil aviation, structure stability, earthquake, fire etc. a height upto 75 mtrs for only one building will be allowed. In addition a height not exceeding 15 mtrs for architectural features to improve the skyline will be permissible that will not be approachable to a common man i.e. other than maintenance technical staff.

**ii) For other buildings**

Habitable building height (not including height of staircase, mummy, lift room and other architectural features as per provisions of National Building code) upto 60 mtrs for Technology Parks will be permissible.

**iii) Zoning Plan**

In addition to the height regulations specified in (i) and (ii) above, the site shall also be governed by the zoning plan stipulating various conditions on the use of site and of the buildings.

**iv) These Parks must harness renewal energy source in consultation with HAREDA.**

### **LEASING:-**

The developer and the anchor unit will have the freedom of renting and leasing, both land and building, subject to the condition that such renting and leasing will only be permitted to units necessary for the functioning of anchor unit/ units and for purposes defined for Technology City/ Parks.

## **SELF CERTIFICATION**

- i) Before initiating any activity at site the developer shall be required to get the layout plan of the park approved from the MD, HSIDC enabling integration with the planning of surrounding area.
- ii) The promoters of Technology Park may start the development works after receiving the zoning plan of the park certifying that development so carried shall be in accordance with the zoning regulations, building Rules and as per terms and conditions of allotment.
- iii) The building plans/service plans must be submitted and got approved from MD, HSIDC before laying the roof of ground floor so that any rectification required could be complied with without endangering structural stability.
- iv) Damp Proof Course (DPC) certificate and occupation certificates can be self-certified by the developer (allottee) with the recommendations of the Architect or construction supervision/civil/structural Engineer that will be verified by HSIDC and, thereafter certificates will be issued.

## **COMPOUNDING PROVISIONS:-**

- i) Any deviation/variation from the approved plans observed during inspection, if not sanctionable, shall have to be compulsorily rectified to conform to norms otherwise self-certified DPC and Occupation Certificates shall be void ab-initio. Resultantly the entire building shall be a compoundable offence, if not violating zoning regulations, at double the rates, fixed from time to time, by the Department of Town and country Planning, Haryana.
- ii) Fixing of machinery and other attachments necessary for the industrial unit shall not be considered as the building occupied.
- iii) All sanctionable constructions will not be compoundable offence where self-certification has not been availed.
- iv) In case a certificate issued by the Architect is found contrary to the ground realities, a complaint will be sent to the Council of Architects and will be barred from dealing with the building plans preparation, supervision and certification so far as Estates of HSIDC in the State of Haryana are concerned.

### **VALIDITY OF SANCTIONED PLANS**

- i) The validity of sanctioned building plans of Technology Park will be for a period of 5 years,
- ii) In case the revalidation of building plans after five years is required without any changes in the earlier approved plan no scrutiny fee shall be charged.
- iii) In the case of any change(s) in the building plans the approval will be of the revised building plans with full scrutiny fee.

### **PARKING NORMS**

- i) For Hardware Manufacturing Unit one car space after 75 Sq mtrs of built space or fraction thereof which ever is minimum,
- ii) For Software development/ITES one car space after 50 sq mtrs of built area or fraction thereof.
  - iii) For Group Housing and commercial site parking norms will be as per the provisions of the zoning plans.