

**HARYANA STATE INDUSTRIAL & INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED  
PANCHKULA**

**OFFICE ORDER**

The Corporation had introduced a scheme for allotment of industrial plots measuring ten acres & above for setting up of Technology Park Projects under Campus Development Scheme in the year 2005. Chapter-13 of the Estate Management Procedures-2011 (EMP) applicable for Technology Park Projects contained various provisions governing the Technology Park Projects. Clause 13.5 of said EMP inter alia provided that the transfer of built up area up to 50% of the total project area could be allowed by the Corporation after successful running of the project at least for a period of five years and after completion of seven years, the allottee can transfer the balance area as well, subject to the condition that at least 30% of the project area shall be retained by the allottee/single party, which shall be considered as successor in interest and shall be responsible for all matters vis-à-vis the Corporation.

Keeping in view the present economic scenario and to gainfully utilize the built up space in these technology parks, which is presently lying unutilized, the Board of Directors of the Corporation in its meeting held on 05.07.2014 had approved to relax the norms for sale/transfer of built up space in the Technology Parks, developed by the Corporation. Accordingly, clause 13.5 of EMP-2011 related to transfer of built up space is amended as under:


**13.5 Transfer of built up space:**

During the implementation period, no transfer of land/site/built up space under the Technology Park Scheme shall be allowed. For sale of built up space under the Developer Category, the provisions shall be as under:

**A. For sale of Technology Component Area:**

- i. The allottee (Developer) shall be required to obtain occupation certificate from HSIIDC in respect of a minimum of 75% of project area for technology component and the allottee must not be in default of any dues of the Corporation;
- ii. Out of this 75% area, the allottee shall be eligible to sell built up space only to the extent of 50% of the built up area, immediately, after obtaining occupation certificate;
- iii. The allottee shall be entitled to sell balance built up area after three years of obtaining occupation certificate, subject to the condition that a minimum of 30% of the project area shall be retained by the allottee/one single party, which shall be considered successor in interest and shall be responsible for all matters vis-a-vis the Corporation. The allottee/occupants of the building shall also comply with the provisions of the Haryana Apartments Ownership Act;
- iv. The minimum built up space to be sold by the allottee to a single party shall be 2500 sq. feet;
- v. The Developer/Allottee shall remit the transfer fee at the rate of Rs.100/- per sq. feet of the built up space, along with service tax & interest as applicable.
- vi. Any dues becoming payable in future on account of maintenance charges, water charges, sewer charges, etc. shall be payable by the Developer/

allottee or successor in interest.

- B. For sale of Commercial/Recreational/Residential component area:**
- i. The allottee shall be required to obtain occupation certificate of the built up space intended to be disposed of through sale or long lease;
  - ii. The Commercial/Recreational/Residential component area in the Technology Park shall be utilized as a subservient usage to the permissible activity of the Technology Park and the same shall be for the overall benefit of the end users of the Technology Park facilities and not for the general public.
  - iii. The rest of the conditions i.e. payment of transfer fee, minimum space to be disposed of, payment of other dues of the Corporation and applicability of Haryana Apartment Ownership Act shall be as prescribed above for sale of technology component area;
- C. Payment of Enhanced compensation:**
- i. Before transfer/sale of any part of the built up space, the allottee shall be required to pay the entire amount of enhanced compensation demanded by the Corporation; or the allottee may open an escrow account in a bank with an understanding that the sale proceeds of the built up space shall be routed through the said account and the bank shall retain a minimum balance equivalent to the amount of enhanced cost in default along with the next installment of enhancement cost in the said account and release the same to the Corporation on demand/due date. In that case, the allottee shall be eligible for occupation certificate of the built up project area, subject to fulfillment of conditions other than the payment of due enhanced cost. The future demand, if any, towards enhancement cost shall also be required to be paid by the allottee/re-allottee/anchor unit holding a minimum of 30% of the project area or the association of the occupants.
- D.** The self-user category allottees shall not be eligible to transfer the built up space in parts as provided above for the Developer Category and provisions of Chapter-8 of EMP-2011 relating to transfer of plots shall be applicable in such cases. No transfer fee shall be charged for transfer of the self-user category plots after successful running of the project for a period of ten years.
- E.** The allottee shall submit the following documents with the Corporation within sixty days of the execution of the sale deed in favour of the transferee along with applicable transfer fee as prescribed under para A-v above:
- i. Certified copy of registered sale deed;
  - ii. Name & address of the transferee;
  - iii. Proposed activity of the transferee;
  - iv. Undertaking by the transferee to utilize the built up space for specified permissible activities only and to abide by & be bound by the terms of campus development scheme/conditions of allotment and to pay due amount on account of maintenance, water charges, sewer charges, security surveillance etc. to the HSIIDC, association/municipal authorities etc.;
  - v. Undertaking by the allottee/transferee to ensure compliance of the fire safety norms & other relevant acts/rules including applicable building bye laws.
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- F. The allottee shall ensure submission of request for transfer of built up space along with requisite documents along with demand draft towards the applicable transfer fee with service tax @ 12.36% or as amended from time to time, in the office of concerned Estate Manager within sixty days of execution of sale deed in favour of the transferee. In case of failure to submit the transfer request /applicable fee within sixty days, the transfer fee shall be applicable at double the normal rate along with interest @ 12% p.a. from the date of execution of sale deed till the date of actual payment to the Corporation

Further, the concerned Estate Manager, is hereby authorized to allow such transfer of built up space, subject to compliance of aforesaid norms and after charging the applicable transfer fee with service tax & interest, as applicable.

Place: Panchkula  
Dated: 28<sup>th</sup> August, 2014

  
Tarun Bajaj  
Managing Director

Endst.No.:HSIIDC:Estate: 2014: 13758-760

Dated 29/08/14

A copy of the above is forwarded for compliance and information to:-

1. Estate Manager, HSIIDC at IMT Manesar, I.E. Rai & IT Park Panchkula.
2. DGM(E-I, E-II, E-III & E-IV) at Head office Panchkula.
3. PS to MD for kind information of Managing Director please.

  
R.P.Gupta  
General Manager(E)