

# Greater Noida Industrial Development Authority

Plot No. -01, Knowledge Park-4, Greater Noida

PLG/(BP)...3.7.8.0.5 - 35 09

Dated...16/06/2017

CONDITIONAL with respect point no 17 vis-à-vis notification 60(A) dated 27-1-1994 and its amendment from time to time and notification dated 14-09.2006 issued by Ministry of Environment & Forest and point no. 18 vis-à-vis guidelines dt.15.11.2012 of C.G.W.A.

To,

**M/s Ocean Infraheights Pvt. Ltd.**  
**A60C, 1st floor,**  
**Sector - 63, Noida**  
**Distt. G.B.Nagar (U.P.)**

Sir,

With reference to your application no- 23123, dated- 05-06-2017 for grant of **Sanction of Building Plan of IT/ITES on Plot no. 11, Sector- Techzone-IV, Greater Noida** This is to inform you that the sanction is being granted by the Authority with the following conditions:

1. This sanction is being granted under the provision of 'The Greater Noida Industrial Development Area Building Regulation 2010.
2. The validity of this sanction is **up to-5 Years**
3. In case allotment is cancelled/lease in determine for whatsoever reason by functional department, aforesaid sanction shall automatically be deemed to have been withdrawn.
4. During this period, after the completion of construction it is necessary to apply for occupancy certificate. **Time extension charge shall be payable as applicable.**
5. If demanded by the Authority. You shall be liable to pay charges for the provision of any further facilities/development/improvement.
6. A copy of the sanction drawing shall always be kept at site and shall be made available to any officer of the Authority on demand.
7. No addition/alteration is permitted in the sanctioned drawings. For any changes prior permission form the Authority required.
8. You shall be responsible for carrying out the work in accordance with the requirements of Greater Noida Industrial Development Building Regulation 2010. And direction made form time to time.
9. Prior permission is required before digging an under ground bore well.
10. No activity other than as specified in lease deed shall be permitted in the premises. And where height of ground floor is 6.0 mtr. No mezzanine or storage floor shall be permitted.
11. Prior permission is permission from the Authority is required for temporary structure also like labour huts & site office
12. Gate shall open on to the service road only. Direct access to the main carriageway shall not be provided.
13. Services, rain water harvesting shall be laid as per approval of Authority.
14. No parking of any kind shall be permitted on r/w of road.
15. Pejometer shall have to be installed as per direction issued by Authority.
16. Complying with all the requirement for obtaining NOC from various departments prior to submission of application for occupancy shall be the responsibility of allottee irrespective of the proposal sanctioned by GNIDA.
17. **Before starting construction, the NOC is required from Ministry of Environment & Forest under notification no-60(A) dated 27-1-1994 and its amendment from time to time or under notification dated 14-09-2006 which ever is applicable. The copy of shall be submitted to the Authority. If construction is started before obtaining the NOC, the sanction shall be treated as cancelled.**
18. **Before starting construction, the NOC is required from Central Ground Water Authority under notification dated 15.11.2012. The copy of N.O.C. from C.G.W.A. shall be submitted to the Authority. If construction is started before obtaining the NOC, the sanction shall be treated as cancelled.**
19. Mechanical ventilation to be provided in the basement as per I.S Code
20. The promotrs shall follow provisions of UP Appartment Act, 2010 and its applicability to the project as per defined rules and amendments made in future. As per the provision of UP Appartment Rules 2011.
21. The construction on the plot shall have to be done in accordance with the provision of MOEF Guidelines 2010 and Hon'ble NGT orders form time to time in this regard.
22. The promoter shall inform the office of GM (Plng) for site visite when construction upto plinth level and Gr. Floor Slab level is reached. After clearance from planning department the promoter can go ahead with Construction beyond plinth level & Ground Floor Slab.

LEENU SAHGAL  
G.M. (Plng&Arch)

G.M. (Plng&Arch)

Encl: Copy of sanctioned drawings ( )  
Copy to: G.M. (Engg.) for information and n.a./ Manager (Commercial) for information and n.a

INITIALLY BUILDING PLANS WERE SANCTIONED VIDE LETTER NO. 37805-3509 DATED 16.06.2017, A COPY OF SANCTION LETTER AND SANCTIONED PLAN IS BEING SUBMITTED HEREWITH. FURTHER REQUEST FOR REVISION OF SANCTIONED PLANS WERE MADE VIDE LETTER DATED 16.10.2017 AND IN CONTINUATION LATEST REVISED PLANS HAVE BEEN SUBMITTED. COPY OF SUBMISSION SLIP ALONGWITH PLANS PROPOSED FOR REVISION ARE BEING SUBMITTED HEREWITH. REVISION IS UNDER PROCESS.

Dated:-16<sup>th</sup> October 2017

To,

G.M(Plannning)

Greater Noida Industrial Development Authority

Greater Noida

**Subject:-Regarding Revise approval for I.T. project "GOLDEN I" for M/S OCEAN INFRAHEIGHTS (P) Ltd on Plot No.11, Sector-Techzone -IV., Greater Noida**

Madam,

We are enclosing herewith the following documents required to get the plans reapproved for the above mentioned project which are as mentioned below:-

1. Copy of Registration Certificate of project in RERA.
2. Appendix- 1
3. Appendix -2
4. Appendix-3
5. Appendix-4
6. Appendix-5
7. Appendix-6
8. Appendix-7 in duplicate
9. Appendix 8A,8B,8C&8D
10. Copy of Council of Architecture of the Architect.
11. Copy of Degree of Civil Engineer.
12. Copies of previous sanction letter.
13. Copy of Labour cess registration.
14. Copy of Airport N.O.C.

*[Handwritten Signature]*  
24-10-17

ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण  
ए-01, सेक्टर-नॉलवे पार्क-4, ग्रेटर नोएडा सिटी, पिन-201311  
बिहार-नोएडा नगर (उत्तर प्रदेश)

**SARVOTTAM  
GROUP**  
where dreams come true

**OCEAN INFRAHEIGHTS PVT. LTD.**

Corp. off.: A-60c, 1st floor, sec-63, Noida-201301 | Site off.: Plot no.11, sec Techzone4, Gr. Noida (west), U.P.  
Ph: 0120-4249270 | E: info@sarvottamindia.com | CIN No.: U45400UP2013PTC054586

www.sarvottamindia.com

15. Copy of Resolution for signing authority on behalf of company

16. challan copy regarding the fee submission.

17. One set of drawings.

18. Copy of lease deed, lease plan of the plot.

You are requested to grant us revise approval of the above-mentioned project at the earliest.

Thanking You,

For Ocean Infraheights (P) Ltd

A handwritten signature in black ink, consisting of several overlapping, stylized lines that form a cursive or scribbled name.

Authorized Signatory

Dated :- 03.04.18

To,  
The G.M Planning,  
Greater Noida Industrial Development Authority,  
Greater Noida

**Subject:-Regarding revised sanction of I.T. Project for M/S Ocean  
Infraheights Pvt ltd" On Plot No -11,Sector-Techzone -IV,Greater Noida**

Dear Sir,

Please find enclose herewith the following documents which were pending for  
the sanction of revise approval of the above mention project: -

1. Fire NOC along with once set of fire drawings dully stamped and signed.
2. Structural vetting certificate from Jamia Millia Islima along with area chart and structural drawings dully signed.
3. One set of revised submission drawings.
4. N.D.C. from property department.

Other NOC 'S and documents have already being submitted at our end.

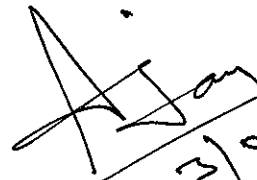
You are requested to release the revised sanction plans along with sanction  
letter at the earliest.

Thanking you,

Thanking You,

For Ocean Infraheights (P) LTD

(Director)

  
03/04/18

प्रेसर ग्रीडोज औद्योगिक विकास प्राधिकरण  
ए-60, सैक्टर-टेकजोन्-4, ग्रेटर नोएडा सिटी, नोएडा-201301  
विस्तार-नौकामुख नगर (विस्तार प्रकल्प)

Encl: - As mentioned above

# ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण,

भूखण्ड संख्या-01, सैक्टर-नॉलेज पार्क-4,  
ग्रेटर नौएडा सिटी, जिला-गौतमबुद्ध नगर, उ०प्र०।

पत्रांक:-ग्रे.नो./आई०टी०/2018/2778

दिनांक:-29/06/2018

सेवा में,

मैसर्स ओसियन इन्फ्राहाइट्स प्राइवेट लिमिटेड,  
ए-60सी, प्रथम तल,  
सैक्टर-63, नौएडा-201301,  
जिला-गौतमबुद्ध नगर, उ०प्र०।

विषय:-अदेयता प्रमाण पत्र के सम्बन्ध में।

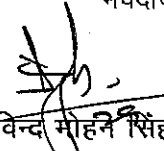
महोदय,

कृपया अपने पत्र दिनांक 22.05.2018 का सन्दर्भ ग्रहण करना चाहें, जिसके माध्यम से आपके द्वारा भूखण्ड संख्या-11, सैक्टर-टेकजोन-4, ग्रेटर नौएडा के सापेक्ष अदेयता प्रमाण-पत्र दिए जाने हेतु अनुरोध किया गया है।

अवगत कराना है कि आपको आवंटित भूखण्ड के प्रीमियम के सापेक्ष दिनांक 29.06.2018 तक कोई देयता नहीं है। यह अदेयता प्रमाण-पत्र सम्परीक्षा के अधीन होगा। यदि भविष्य में कोई देयता बनती है तो नियमानुसार देयों का भुगतान करना होगा।

कृपया उपरोक्तानुसार अवगत होना चाहें।

भवदीय,

  
(अरविन्द मोहन सिंह)

वरिष्ठ कार्यपालक (आई०टी०)