



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/062425/1797961

एअरआई/आर.एच.क्यू. | एनआर | एटीएम | एनओसी/2025/752/2468-71

मालिक का नाम एवं पता M/S Eldeco Infrastructure and Properties Ltd. दिनांक/DATE: 08-07-2025  
OWNERS Name & Address 201-212, 2nd Floor Splendor Forum Jasola वैधता/ Valid Up to: 07-07-2033  
District Centre New Delhi (NCT)

## ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	PALM/NORTH/B/062425/1797961
आवेदक का नाम / Applicant Name*	Ankit Sachan
स्थल का पता / Site Address*	GH-3A, Sector 80 Manesar, Gurugram 122051, Gurugram, Gurgaon, Haryana
स्थल के निर्देशांक / Site Coordinates*	28 21 46.19N 76 57 40.73E, 28 21 49.42N 76 57 40.77E, 28 21 46.11N 76 57 44.78E, 28 21 49.36N 76 57 44.83E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	248.16 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	487.67 M (Restricted)

\* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant\*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightning arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.



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ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है, तथा उक्त प्रमाणपत्र जारी करने की तारीख से अधिकतम बारह साल की अवधि के लिए बढ़ाया जाएगा।

h. The certificate is valid for a period of 8 years from the date of its issue & shall be extended for a maximum period of twelve years from the date of its issue.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटो का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट [www.dgca.nic.in](http://www.dgca.nic.in) पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट I, सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: [www.dgca.nic.in](http://www.dgca.nic.in)

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Chillarki, I.G.I Airport, Rohini Heliport, Safdarjung Airport, Sampla विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Chillarki, I.G.I Airport, Rohini Heliport, Safdarjung Airport, Sampla Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR 770(E)



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त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची-IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता हैं, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

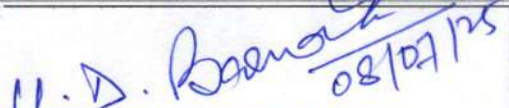

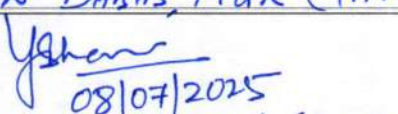
o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

क्षेत्र का नाम / Region Name:

उत्तर/NORTH

पदनामित अधिकारी/Designated Officer	 08/07/25 उत्पल दत्ता बरुआ/UTPAL DUTTA BARUAH महाप्रबन्धक (एटीएम)/General Manager (ATM) भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India क्षेत्रीय मुख्यालय (उ. क्षेत्र)/Regional Headquarters(NR) न.वा.या.से. परिसर, आई.जी.आई. एयरपोर्ट/NATS Complex, IGI Airport नई दिल्ली, New Delhi-110037
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	
द्वारा तैयार Prepared by	 08/07/2025 BHUSHAN DABAS, MGR (ATM)
द्वारा जांचा गया Verified by	 08/07/2025 Yashwant Sharay Jt-Gm(ATM)

ईमेल आईडी / EMAIL ID : noc\_nr@aai.aero

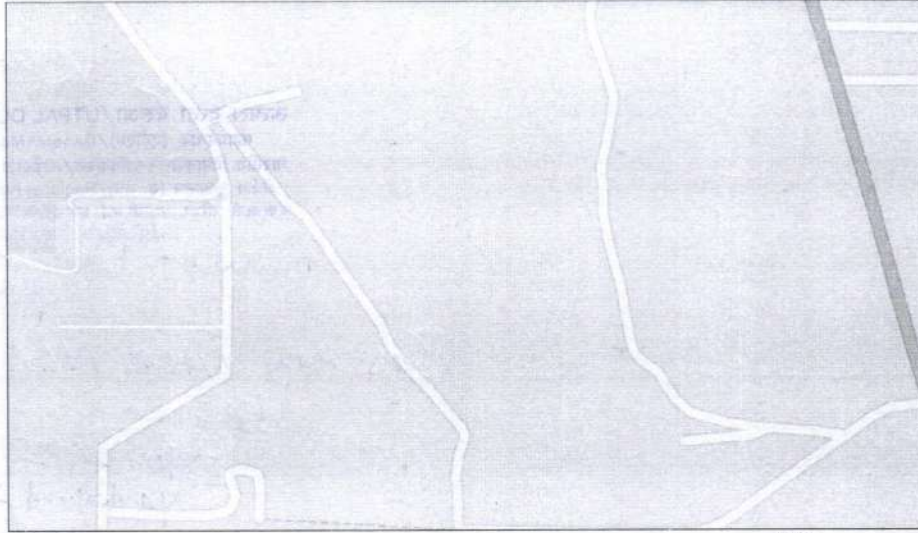
फोन/ Ph: 011-25653551

ANNEXURE/अनुलग्नक

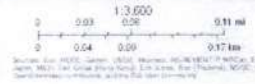
Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Chillarki	28988.29	85.79
I.G.I Airport	27043.88	211.85
Rohini Heliport	44051.82	191.34
Safdarjung Airport	34235.83	223.35
Sampla	52413.33	163.73
NOCID	PALM/NORTH/B/062425/1797961	

Street View



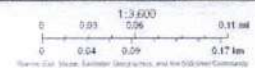
June 24, 2025



Satellite View



June 24, 2025





प्रभागीय वन अधिकारी द्वारा स्पष्टीकरण पत्र  
Clarification letter by  
Concerned Divisional Forest Officer  
हरियाणा सरकार / Government of Haryana



हरियाणा भू-परिक्षण अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) अथवा वन अथवा प्रतिबंधित भूमि से संबंध में निराक्षेप प्रमाण पत्र।  
NOC in respect of Haryana Land and Preservation Act, 1900 (Punjab Act, II of 1900) or Forest or Restricted lands.

नाम Name	अमित कुमार Amit Kumar
संगठन का नाम Organisation Name	Eldeco Infrastructure And Properties Limited
वर्तमान पता Current Address	Plot No. - Gh-3a, Sector-80a, Residential Estate
भूमि स्थान Land Location	Gurgaon, Gurgaon, Manesar
भूमि मापन Land Measurements	2.70 (Acre)
आयत नम्बर / मुरबा नम्बर Rectangle No./ Murba No.	40//4 (8-0), 5/2 (3-14), 6/1 (1-6), 7 (8-0), 40//5/1 (4-0), 40//6/3 (0-13), 40//6/2 (5-13);

Reference No. (SRN):- HRP-NEM-FB4C

जारी करने की तिथि / Date of Issuance: 19-02-2026

जारी करने का स्थान / Place of Issuance: Gurgaon

जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer



This is a Digitally Signed Certificate and does not require physical signature. The authenticity of this certificate can be verified from the verification link mentioned below:

<https://164.100.137.243/eservices/mobileapi/verify/clarification/HRPNEMFB4C>



प्रभागीय वन अधिकारी द्वारा स्पष्टीकरण पत्र  
Clarification letter by  
Concerned Divisional Forest Officer  
हरियाणा सरकार / Government of Haryana



हरियाणा भू-परिक्षण अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) अथवा वन अथवा प्रतिबंधित भूमि से संबंध में निराक्षेप प्रमाण पत्र।  
NOC in respect of Haryana Land and Preservation Act, 1900 (Punjab Act, II of 1900) or Forest or Restricted lands.

किला नम्बर Killa Number	40//4 (8-0), 5/2 (3-14), 6/1 (1-6), 7 (8-0), 40//5/1 (4-0), 40//6/3 (0-13), 40//6/2 (5-13)
प्रयोजन Purpose	Building Construction



जारी करने की तिथि / Date of Issuance: 19-02-2026  
जारी करने का स्थान / Place of Issuance: Gurgaon  
जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer

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प्रभागीय वन अधिकारी द्वारा स्पष्टीकरण पत्र  
Clarification letter by  
Concerned Divisional Forest Officer  
हरियाणा सरकार / Government of Haryana



हरियाणा भू-परिक्षण अधिनियम, 1900 (1900 का पंजाब का अधिनियम II) अथवा वन अथवा प्रतिबंधित भूमि से संबंध में निराक्षेप प्रमाण पत्र।  
NOC in respect of Haryana Land and Preservation Act, 1900 (Punjab Act, II of 1900) or Forest or Restricted lands.  
Applicant Amit Kumar located at village /city Gurgaon district Gurgaon  
made a proposal to use this land for Building Construction. It is made clear that:

- a) As per records available above said land is not part of notified Reserved Forest, Protected Forest under Indian Forest Act, 1927 or any area closed under section 4 of Punjab Land Preservation Act, 1900.
- b) It is clarified that by the Notification No. S.O.8/PA 2/1900/S. 4/2013 dated 4<sup>th</sup> January, 2013, all Revenue Estate of Gurgaon is notified u/s 4 of PLPA 1900 and S.O.81/PA.2/1900/S.3/2012 u/s 3 of PLPA 1900. The area is however not recorded as forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest Officer, Gurgaon.
- c) If approach is required from Protected Forest by the user agency, the clearance/ regularization under Forest Conservation Act 1980 will be required. Without prior clearance from Forest Department, the use of Forest land for approach road is strictly prohibited. M/s Eldeco Infrastructure And Properties Limited whose land is located at village/city, Gurgaon District Gurgaon must obtain clearance as applicable under Forest Conservation Act 1980.
- d) As per the records available with the Forest Department, Gurgaon the area does not fall in areas where plantations were raised by the Forest Department under Aravalli project.
- e) All other statutory clearances mandated under the Environment Protection Act. 1986, as per the notification of Ministry of Environment and Forests, Government of India, dated 07-05-1992 or any other Act/ order shall be obtained as applicable by the project proponents from the concerned authorities.
- f) The project proponent will not violate any Judicial Order/ direction issued by the Hon'ble Supreme Court/ High Courts.
- g) It is clarified that the Hon'ble Supreme Court has issued various judgments dated 07.05.2002, 29.10.2002, 16.12.2002, 18.03.2004, 14.05.2008 etc. pertaining to Aravalli region in Haryana, which should be complied with.
- h) It shall be the responsibility of user agency/ applicant to get necessary clearances/ permissions under various Acts and Rules applicable if any, from the respective authorities/ Department.
- i) This certificate is not applicable in case of Environment Department notification dated 10.03.2016 for Screening Plant, and notification dated 11.05.2016 for Stone Crusher. Investor/Applicant has to take clearance from Environment Department in case of Screening Plant and Stone Crusher .

It is subject to the following conditions:

1. Clarification Is Hereby Issued Subject To The Conditions Mentioned Above And If There Is A Need For Cutting Trees, It Will Be Mandatory To Obtain Separate Permission.

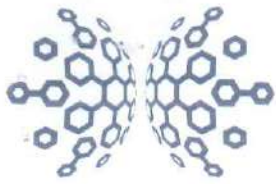


Date: 19-02-2026  
Place: Gurgaon

Raj Kumar  
(Divisional Forest Officer)

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<https://164.100.137.243/eservices/mobileapi/verify/clarification/HRPNEMFB4C>



# HSIIDC

No. HSIIDC/IMT/ESTATE/2026/ = 1476

Dated: 19-2-2026

✓ M/s. Eldeco Infrastructure & Properties Limited  
R/o 201-212, 2<sup>nd</sup> Floor, Splendor Forum,  
Jasola District Centre, New Delhi-110025

Sub: - Request for Confirmation regarding Road access, Service Estimate & Drawings and other points for proposed Group Housing Project located at Plot No. GH-3A, Sector-80, Manesar, Gurugram, Haryana being developed by M/s Eldeco Infrastructure and Properties Limited

Dear Sir,


This has reference to captioned subject received on 11.02.2026, the desire information are as under

Sr. No.	Question	Response
1.	Project Road Access	Information pertains to Engg. Division, HSIIDC, IMT-Manesar
2.	Services Estimate & Drawings	Information pertains to Engg. Division, HSIIDC, IMT-Manesar
3.	No encroachment at Site	As per report of Engineering Division, IMT Manesar dated 02.09.2024; there is no Encroachment on the site.
4.	There is no litigation on the site.	As per report of Engineering Division, IMT Manesar dated 02.09.2024; there is no litigation on the site.
5.	There is no HT line passing through the site	As per report of Electrical Wing, Udyog Vihar, Gurugram dated 24.09.2024. As discussed with Official of HVPN officials, the line will be shifted in 8 months
6.	There is no Haryana City Gas distribution/Petroleum pipeline passing over or under the site	As per report of Engineering Division, IMT Manesar dated 02.09.2024, there is no Gas Distribution pipe line passing over under the site
7.	There is no effect of PLPA Act on the above said site	As per report of Engineering Division, IMT Manesar dated 02.09.2024, there is no effect of PLPA Act on the above said site
8.	There is no forest land on the above said site.	As per report of Engineering Division, IMT Manesar dated 02.09.2024; there is no forest land on the above said site.
9.	There is no effect of Natural Conservation Zone on the said site	As per report of Engineering Division, IMT Manesar dated 02.09.2024; there is no effect of Natural Conservation Zone on the said site.
10.	Confirmation to discharges the	Information pertains to Engg. Division, HSIIDC,

	strom water in the master storm network by HSIIDC	IMT-Manesar
11	Issue No Objection Certificate for Sale	Please refer to relevant clause of RLA & agreement w.r.t. captioned plot and EMP policy amended time to time

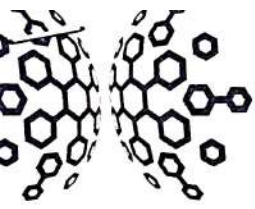
Thanking You,

Yours faithfully,  
For Haryana State Indl. & Infra. Dev. Corpn. Ltd.

  
DGM (Estate)  
IMT-Manesar

CC to:

1.	AGM ( Engg. Wing.), HSIIDC , IMT Manesar	For point no. 1,2,10 and in reference to your green note dated 03.09.2024 on above subject
2.	SE (Electrical), Udyog Vihar, HSIIDC , Gururam	This is in reference to your green note dated 24.09.2024 on above subject



# HSIIDC

M/s Eldeco Infrastructure & Properties Ltd  
201-2012, 2<sup>nd</sup> Floor, Splendor Forum,  
Jasola, District Centre, New Delhi  
India-110025

No. HSIIDC/Engg./26/2390  
Dated: 23/2/2026.

Ref. : Your Application No – 9074 Dated 12.02.2026 address to DGM (Estate)-912 Acre.

Subject:- Request for confirmation regarding road access , service estimate & other points for proposed GH project located at plot no GH – 3A, Sector – 80, Manesar Gurugram.

In this connection it intimated that the point wise reply/ information are sought by you is as under:-

Sr. No.	Information/NOC Sought	Reply of HSIIDC
1	Project Road Access: Confirmation that, as per the approved layout plan of HSIIDC (DRG No.: HSIIDC/IPD/IMT/M/2026/1651, dated: 16.01.2026 copy enclosed), the subject plot [Plot no GH-3A, Sector-80 Manesar Gurugram Haryana; area 10,927 Sq. m] has independent access from the designated sector roads: i.e. 24 m & 30 m wide roads as shown in the approved zoning plan.	Already replied by IPD division vide letter no 1741 – 1742 of dated 18.02.2026
2	Services estimate & drawings: Confirmation that the subject plot forms part of the plotted development of HSIIDC and that HSIIDC does not provide service It related to IPD division/HSTIDC. drawings to the Developers/allottees who have purchased plot from HSIIDC.	Similarly, It is same as site report was given by IPD Division regarding GH-2 on dated 05.09.2024 by mail that HSIIDC does not provide service estimate and drawing to the developers, who have purchased plot from HSIIDC
3	No Encroachment at site: Confirmation that the subject plot forms part of the plotted development of HSIIDC and that said plot of land has no encroachment.	There is no encroachment on the site:
4	No Litigation on site: Confirmation that the subject plot forms part of the plotted development of HSIIDC and that said plot of land has no litigation on it.	There is no litigation on the above said site.
5	No HT line passing through the site: Confirmation that the subject plot forms part of the plotted development of HSIIDC It related to Electrical Division/HSIIDC and that said plot of land has no HT line passing through the site.	It is related to Electrical Division/HSIIDC.

6	No Haryana City Gas distribution pipeline passing Over or under the site: Confirmation that the subject plot forms part of the plotted development of HSIIDC and that said plot of land has no Haryana City Gas Distribution pipeline passing over or under the site.	There is no Gas Distribution pipe line passing over or under the site.
7	No effect of PLPA Act on the site: Confirmation that the subject plot forms part of the plotted development of HSIIDC and that said plot of land has no effect of PLPA Act on the site.	There is no effect of PLPA act on the above said site.
8	No Forest Land: Confirmation that the subject plot forms part of the plotted development of HSDC and that said plot of land does not fall under Forest Land.	There is no forest land on the above said site.
9	No natural Conservation Zone: Confirmation that the subject plot forms part of the plotted development of HSIIDC and that said plot of land does not fall under Forest Land.	There is no effect of natural conservation zone on the said site.
10	Confirmation to discharge the storm water in the master storm network by HSIIDC: Confirmation that the subject plot forms part of the plotted development of HSIIDC and that HSIIDC allow us to discharge Storm water in the master storm network by HSIIDC	HSIIDC shall allow to discharge storm water in the master storm network when fully operational.
11	Issue No Objection Certificate for sale: Provide a no objection certificate stating that HSIIDC has no objection if the unit is sold, BBA/ Conveyance deed is executed It related to Estate Division/HSIIDC with the prospective allottees, for record purposes and submission to RERA and statutory authorities.	It is related to estate division/HSIIDC

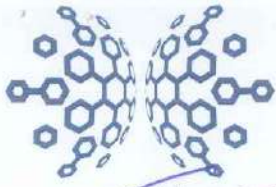
This is for kind information & necessary action, please.

Thanking You,

Yours faithfully,

**For Haryana State Ind. & Infra. Dev. Corp. Ltd.**

  
**Asstt. General Manager (Engg.)**  
**IMT Manesar**



# HSIIDC

Eldeco Infrastructure & Properties Ltd.  
201-2012, 2<sup>nd</sup> Floor, Splendor Forum,  
Jasola, District Centre, New Delhi  
India-110025.

Memo NO: HSIIDC/IPD/IMT/M/2026/1741

Dated:- 18/02/2026

**Subject: - Request for confirmation regarding road access and service estimate & drawings for proposed group housing project located at Plot No. GH-3A, Sector-80, Manesar Gurugram being developed by M/s Eldeco Infrastructure and Properties Limited.**

Sir/Madam,

With reference to your application dated 30.01.2026 received in this office on 18.02.2026 regarding the project located at Plot No. GH-3A, Sector-80, IMT Manesar, Gurugram, Haryana, forming part of the plotted development of HSIIDC, the requisite confirmations are provided below for record purposes:


**1. Project Road Access:-**

As per the approved HSIIDC layout plan bearing Drawing No. HSIIDC/IPD/1717 dated 08.01.2026 (copy attached), the subject plot is a corner plot having roads on three sides and abutting Plot No. 3B & 3C on the remaining side.

**2. Services Estimate & Drawings: -**

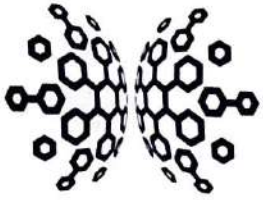
Since this matter pertains to the Engineering Division, the Engineering Division is requested to provide the reply directly to the applicant.

This is for your information & necessary action please.

  
Senior Town Planner  
HSIIDC, Manesar

CC to:-

AGM, Engg. Div. HSIIDC, IMT Manesar for kind information & necessary action please.



# HSIIDC

No.: HSIIDC/Est/Manesar/2025/ = 303

Date: 4/7/2025

M/s Eldeco Infrastructure and Properties Ltd,  
S-16, 2<sup>nd</sup> Floor, Eldeco Station 1,  
Sector-12, Faridabad, Haryana-121007

Sub: Plot No. GH-03A, Sector-80, IMT Manesar ("Plot")

Dear Sir,

This is in reference to your letter dated 23.06.2025 (received on 24.06.2025). In this regard, we acknowledge the aforesaid letter and hereby confirm No Objection of the Corporation for creation of charge by way of mortgage on aforesaid Plot in favour of M/s Vistra ITCL (India) Limited, Mumbai subject to terms & conditions of allotment, agreement and conveyance deed executed in your favour by Corporation. Please refer to the clause no. 8 & 9 of the conveyance deed dated 03.06.2025 executed by Corporation in your favour, which is reproduced as under:

8. That the Transferee may mortgage or create any right/interest on the to secure the financial assistance from banks/FIs after execution of Conveyance Deed and subject to the condition that irrespective of the provisions of the Insolvency and Bankruptcy Code 2016, The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and other related Acts, the HSIIDC shall have first charge on the plot/site for recovery of its dues and the charge of the bank/FI shall be second/sub- servient. The mortgage to be created by the Transferee in favour of Bank/FI shall be without prejudice to the rights of the HSIIDC in terms of the RLA/deed of conveyance in respect of the site in question.
9. That in the event of auction of the site by the mortgagee bank/FI for recovery of its dues, the Bank/auction purchaser who purchases the property in auction from bank/FI shall be required to clear the dues of the HSIIDC in respect of the site as the purchaser shall be stepping into the shoes of the original Transferee. Such auction purchaser shall utilize the plot/site/premises for permissible activities only and in case the project was not completed by the previous Transferee, such auction purchaser shall be required to complete the project within the time period available to the original Transferee failing which the provisions relating to grant of extension as provided in Estate Management Procedures, 2015 (EMP) of HSIIDC, applicable for group housing plots, as amended from time to time shall be applicable. Such auction purchaser shall be required to abide by the terms and conditions of allotment of this site and must continue to abide by the third-party rights/ agreements entered into by the original Transferee with third parties and obtain necessary approvals in this regard from all concerned departments/ authorities (including but not limited to HRERA), as applicable, as it shall be stepping into shoes of the Transferee. Moreover, building violations, if any, shall be the sole responsibility of the new buyer.

Thanking You,  
Yours Faithfully,

For Haryana State Indl. & Infra. Dev. Corpn. Ltd.,

  
DGM (Estate)  
IMT Manesar

✓ CC: M/s Vistra ITCL (India) Limited, 505- A-2, The Capital, G Block, Bandra Kurla Complex, Bandra (East) Mumbai-400051

Haryana State Industrial and Infrastructure Development Corporation Limited (A State Government Undertaking)

Field Office: Estate Office, Sector-02,  
IMT Manesar, Distt. - Gurugram (Hr.)  
Tel No. 0124 - 2290351, Fax : 0124 - 2291351  
Email : estate.manesar@hsiidc.org.in

Regd. Office: C 13-14, Sector-6, Panchkula - 134109, Haryana, INDIA  
Tel : 0172-2590481-83, E-mail : contactus@hsiidc.org.in  
Website : www.hsiidc.org.in, hsiidcesewa.org.in  
CIN No. U29199HR1967SGC034545



Azadi Ka  
Amrit Mahotsav

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



HSI IDC

Haryana State Industrial &  
Infrastructure Development  
Corporation Ltd.

IMT Manesar, Distt. - Gurugram (Hr.)  
Tel No. 0124 - 2290326, Fax : 0124 - 2291698  
Email : ia.manesar@hsiidc.org.in

( A State Government Undertaking )

HSI IDC/Engg./IMT/25/1811.

Dated: 16/12/2025.

M/s Eldeco Infrastructure & Properties Ltd.,  
201-212, 2<sup>nd</sup> Floor, Splendor Forum,  
Jasola District Centre, New Delhi.

Subject: - Power Assurance of 3080KW Switching from HSI IDC Substation w.r.t. GH. 03A site  
situated in the Residential Estate, Sector-80, IMT Manesar

Sir,

This is in reference to your letter dated 01.12.2025 on the subject cited above. In this  
regard, the reply is as under:

S. No.	Information/NOC Sought	Reply of HSI IDC
01	For Electrification of our projects site, we require a 3080 KW load from your substation located in sector 80 Manesar	It has been assured by electrical division HSI IDC that the power requirement of tentative load of 3080 KW will be provided to M/s Eldeco Infrastructure & Properties Limited, Plot No. GH-3A, Sector-80 Manesar through 33 KV Switching Station.

Thanking you,  
Yours faithfully,  
For Hr. State Ind. & Infra. Dev. Corp. Ltd.

Asstt. General Manager (Engg.)  
IMT-Manesar

**HSI IDC - Your partner in progress**

पंजीकृत कार्यालय : नं. सी. 13-14, सेक्टर-6, पंचकुला-134109.

Regd Office : No. C-13-14, Sector-6, Panchkula, Tel : 2590481-83, Fax : 91(172) 2590474, E-mail : contactus@hsiidc.org.in

Website : www.hsiidc.org.in, New Delhi Office : Tel 23347680-81-82, Fax : 91 (11) 23347688

Corporate Identity Number : U29199HR1967SGC034545



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Azadi Ka  
Amrit Mahotsav

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



HSI IDC

Haryana State Industrial &  
Infrastructure Development  
Corporation Ltd.

IMT Manesar, Distt - Gurugram (Hr.)  
Tel No. 0124 - 2290326, Fax : 0124 - 2291698  
Email : ia.manesar@hsiidc.org.in

( A State Government Undertaking )

HSI IDC/Engg./IMT/25/ 1769  
Dated: 12/12/25

M/s Eldeco Infrastructure & Properties Ltd.,  
201-212, 2<sup>nd</sup> Floor, Splendor Forum,  
Jasola District Centre, New Delhi.

Sub: -Request for assurance of treated water for construction of Proposed Group Housing Project located at Plot No. GH-3A, Sector-80, Manesar, Gurugram being developed by M/s Eldeco Infrastructure and Properties Limited.

Dear Sir,

This has reference to your request dated 01.12.2025 for the subject cited above.

In this connection, it is intimated that HSI IDC have no objection for taking treated water for construction purpose from the CETP/STP of GMDA.

Thanking you,  
Yours faithfully,  
For Hr. State Ind. & Infra. Dev. Corp. Ltd.

  
Asstt. General Manager (Engg.)  
IMT-Mannesar

**HSI IDC - Your partner in progress**

पंजीकृत कार्यालय : नं. सी. 13-14, सैक्टर-6, पंचकुला-134109.

Regd Office : No. C-13-14, Sector-6, Panchkula, Tel : 2590481-83, Fax : 91(172) 2590474, E-mail : contactus@hsiidc.org.in

Website : www.hsiidc.org.in, New Delhi Office : Tel 23347680-81-82, Fax : 91 (11) 23347688

Corporate Identity Number : U29199HR1967SGC034545



Azadi Ka  
Amrit Mahotsav

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



HSI IDC

Haryana State Industrial &  
Infrastructure Development  
Corporation Ltd.

IMT Manesar, Distt. - Gurugram (Hr.)  
Tel No. 0124 - 2290326, Fax : 0124 - 2291698  
Email : ia.manesar@hsiidc.org.in

( A State Government Undertaking )

HSI IDC/Engg./IMT/25/1811.

Dated: 16/12/2025.

M/s Eldeco Infrastructure & Properties Ltd.,  
201-212, 2<sup>nd</sup> Floor, Splendor Forum,  
Jasola District Centre, New Delhi.

Subject: - Power Assurance of 3080KW Switching from HSI IDC Substation w.r.t. GH. 03A site  
situated in the Residential Estate, Sector-80, IMT Manesar

Sir,

This is in reference to your letter dated 01.12.2025 on the subject cited above. In this  
regard, the reply is as under:

S. No.	Information/NOC Sought	Reply of HSI IDC
01	For Electrification of our projects site, we require a 3080 KW load from your substation located in sector 80 Manesar	It has been assured by electrical division HSI IDC that the power requirement of tentative load of 3080 KW will be provided to M/s Eldeco Infrastructure & Properties Limited, Plot No. GH-3A, Sector-80 Manesar through 33 KV Switching Station.

Thanking you,  
Yours faithfully,  
For Hr. State Ind. & Infra. Dev. Corp. Ltd.

Asstt. General Manager (Engg.)  
IMT-Manesar

**HSI IDC - Your partner in progress**

पंजीकृत कार्यालय : नं. सी. 13-14, सेक्टर-6, पंचकुला-134109.

Regd Office : No. C-13-14, Sector-6, Panchkula, Tel : 2590481-83, Fax : 91(172) 2590474, E-mail : contactus@hsiidc.org.in

Website : www.hsiidc.org.in, New Delhi Office : Tel 23347680-81-82, Fax : 91 (11) 23347688

Corporate Identity Number : U29199HR1967SGC034545



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Azadi Ka  
Amrit Mahotsav

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



Haryana State Industrial &  
Infrastructure Development  
Corporation Ltd.

IMT Manesar, Distt. - Gurugram (Hr.)  
Tel No. 0124 - 2290326, Fax : 0124 - 2291698  
Email : la.manesar@hsiidc.org.in

( A State Government Undertaking )

HSI IDC/Engg./IMT/25/ 1767

Dated: 12/12/25

M/s Eldeco Infrastructure & Properties Ltd.,  
201-212, 2<sup>nd</sup> Floor, Splendor Forum,  
Jasola District Centre, New Delhi.

Sub: -Request for Assurance for sewerage connection for discharge of 100 KLD surplus treated domestic effluent after commissioning for proposed Group Housing Project located at Plot No. GH-3A, Sector-80, Manesar Gurugram Haryana being developed by M/s Eldeco Infrastructure and Properties Limited.

Dear Sir,


This has in reference to your request dated 01.12.2025 for the subject cited above.

In this connection, it is intimated that sewerage connection will be provided after completion of infrastructure services.

Thanking you,

Yours faithfully,

For Hr. State Ind. & Infra. Dev. Corp. Ltd.

  
Asstt. General Manager (Engg.)  
IMT-Mannesar

**HSI IDC - Your partner in progress**

पंजीकृत कार्यालय : नं. सी. 13-14, सैक्टर-6, पंचकुला-134109.

Regd Office : No. C-13-14, Sector-6, Panchkula, Tel : 2590481-83, Fax : 91(172) 2590474, E-mail : contactus@hsiidc.org.in

Website : www.hsiidc.org.in, New Delhi Office : Tel 23347680-81-82, Fax : 91 (11) 23347688

Corporate Identity Number : U29199HR1967SGC034545



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Azadi Ka  
Amrit Mahotsav

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



HSI IDC

Haryana State Industrial &  
Infrastructure Development  
Corporation Ltd.

IMT Manesar, Distt - Gurugram (Hr.)  
Tel No. 0124 - 2290326, Fax : 0124 - 2291698  
Email : ia.manesar@hsiidc.org.in

( A State Government Undertaking )

HSI IDC/Engg./IMT/25/ 1769

Dated: 12/12/25

M/s Eldeco Infrastructure & Properties Ltd.,  
201-212, 2<sup>nd</sup> Floor, Splendor Forum,  
Jasola District Centre, New Delhi.

**Sub: -Request for assurance of treated water for construction of Proposed Group Housing Project located at Plot No. GH-3A, Sector-80, Manesar, Gurugram being developed by M/s Eldeco Infrastructure and Properties Limited.**

Dear Sir,

This has reference to your request dated 01.12.2025 for the subject cited above.

In this connection, it is intimated that HSI IDC have no objection for taking treated water for construction purpose from the CETP/STP of GMDA.

Thanking you,  
Yours faithfully,  
For Hr. State Ind. & Infra. Dev. Corp. Ltd.

  
Asstt. General Manager (Engg.)  
IMT-Mannesar

**HSI IDC - Your partner in progress**

पंजीकृत कार्यालय : नं. सी. 13-14, सैक्टर-6, पंचकुला-134109.

Regd Office : No. C-13-14, Sector-6, Panchkula, Tel : 2590481-83, Fax : 91(172) 2590474, E-mail : contactus@hsiidc.org.in

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Corporate Identity Number : U29199HR1967SGC034545



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Azadi Ka  
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हरियाणा राज्य औद्योगिक एवं  
आधारमूल संरचना विकास  
निगम लिमिटेड  
आई.एम.टी. मानेसर



Haryana State Industrial &  
Infrastructure Development  
Corporation Ltd.

IMT Manesar, Distt. - Gurugram (Hr.)  
Tel No. 0124 - 2290326, Fax : 0124 - 2291698  
Email : ia.manesar@hsiidc.org.in

( A State Government Undertaking )

HSI IDC/Engg./IMT/25/ 1768  
Dated: 12/12/25

M/s Eldeco Infrastructure & Properties Ltd.,  
201-212, 2<sup>nd</sup> Floor, Splendor Forum,  
Jasola District Centre, New Delhi.


Sub: -Request for Assurance for water supply of 25 KLD drinking water for labours/staffs during construction phase and 150 KLD water during operation phase for proposed Group Housing Project located at Plot No. GH-3A, Sector-80, Manesar Gurugram Haryana being developed by M/s Eldeco Infrastructure and Properties Limited.

Dear Sir,

This has in reference to your request dated 01.12.2025 for the subject cited above.

In this connection, it is intimated that required quantity of water will be supplied after completion of infrastructure services.

Thanking you,  
Yours faithfully,  
For Hr. State Ind. & Infra. Dev. Corp. Ltd.

  
Asstt. General Manager (Engg.)  
IMT-Mannesar

**HSI IDC - Your partner in progress**

पंजीकृत कार्यालय : नं. सी. 13-14, सैक्टर-6, पंचकुला-134109.

Regd Office : No. C-13-14, Sector-6, Panchkula, Tel : 2590481-83, Fax : 91(172) 2590474, E-mail : contactus@hsiidc.org.in

Website : www.hsiidc.org.in, New Delhi Office : Tel 23347680-81-82, Fax : 91 (11) 23347688

Corporate Identity Number : U29199HR19675GC034545