

Regd.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
SCO No. 71-75, 2nd Floor, Sector -17-C, Chandigarh
Phone: 0172-2549349, Email: tcpharyana5@gmail.com, www.tcpharyana.gov.in

Memo No: LC-2819-II/PA(RB)/2017/ 16666

Dated: 14-07-2017

To

Bluejays Realtech Pvt. Ltd.,
3rd Floor, Central Plaza Mall,
Sector-53, Gurgaon-122002.

Subject: Renewal of Licence No. 39 of 2013 dated 04.06.2013 granted for development of Group Housing Colony over an area measuring 25.10 acres in Sector-36A, Gurugram- Bluejays Realtech Pvt. Ltd.

Please refer your letter dated 02.05.2017 on the matter cited as subject above.

1. Licence No. 39 of 2013 dated 04.06.2013 granted for development of Group Housing Colony over an area measuring 25.10 acres in Sector-36A, Gurugram is hereby renewed upto **03.06.2019** on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. You shall required to complete the construction of community building as the provisions of Section-3(3)(a)(iv) of Act no. 8 of 1975.
4. The development works at site shall be started within six months from issuance of renewal of licence.



(T. L. Satyaprakash, IAS),
Director,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-2819-II/PA(RB)/2017/

Dated:


A copy is forwarded to the following for information and necessary action:-

- i. Chief Administrator, HUDA, Panchkula.
- ii. Chief Engineer, HUDA, Panchkula.
- iii. Senior Town Planner, Gurugram.
- iv. District Town Planner, Gurugram.
- v. Chief Account Officer O/o DTCP, Chandigarh with the information that the request for grant of EDC relief policy dated 12.04.2016 has been approved by DTCP alongwith renewal of licence.
- vi. Website Admin with a request to update the status on website.


(S. K. Sehwat)
District Town Planner (HQ)
O/o Director, Town & Country Planning
Haryana, Chandigarh.

ORDER

1. Whereas, Licence No. 39 of 2013 dated 04.06.2013 granted for development of Group Housing Colony over an area measuring 25.10 acres in Sector-36A, Gurugram under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975. As per terms & conditions of the licence and of the agreement executed on LC-IV, the licensee is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976 thereof.
2. Accounts Division of the Directorate has conducted an audit and it has been noticed that the licensee had not complied with the provisions of Rule-24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2014. The licensee vide letter dated 08.04.2016 submitted a request to compound the offence of earlier not complying with the provisions of Rule-24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.
3. The Government vide Memo No. PH-68/2012/5138/2012-2TCP has prescribed the composition rates for compounding the offence of non compliance of Rule-24, 26(2), 27 & 28. As per these composition rates, the composition fee worked out to be ₹ 7,50,000/-. The licensee vide DD No. 008799 dated 07.04.2016 has deposited the composition fee of ₹ 7,50,000/-.
4. In view of above, in exercise of power conferred under Section 13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of earlier not complying with the provisions of Rule-24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.



(T. L. Satyaprakash, IAS),
Director,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-2819-II/PA(RB)/2017/ 16674

Dated: 14-07-2017

A copy is forwarded to the following for information and necessary action:-

1. Chief Accounts Officer O/o Director, Town and Country Planning, Haryana, Chandigarh.
- ✓ 2. Bluejays Realtech Pvt. Ltd., 3rd Floor, Central Plaza Mall, Sector-53, Gurgaon-122002.


(S. K. Sehrawat)
District Town Planner (HQ),
O/o Director, Town & Country Planning,
Haryana, Chandigarh.

(See Rule-12)
Haryana Government
Town and Country Planning Department

Licence No. 39.-----of 2013

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Bluejays Realtech Pvt. Ltd., B-5, Chirag Enclave, New Delhi-110048, to develop a Group Housing on the land measuring 25.10 acres falling in the revenue estate of village Sihi & Harsaru, Sector-36A, Gurgaon-Manesar Urban Complex.
2. The particulars of land wherein the aforesaid Group Housing Colony is to be set up are given in the schedule annexed here to and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Group Housing Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there under are duly complied with.
 - c) That the cost of 24/18 mtrs wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any, along with 24/18 mtrs. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning, Haryana.
 - d) That the portion of sector/master plan road, service/internal circulation road which shall form part of the licenced area if any shall be transferred free of cost to the Govt. in accordance with the provisions of section 3 (3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e) That you shall derive permanent approach from the Internal Service Road only.
 - f) That you shall comply with conditions of letter dated 06.03.2013 of Forest Department which is issued to company by Forest Department before execution of development works at site.
 - g) That you shall not give any advertisement for sale of Flats/floor area in group housing colony before the approval of building plans.
 - h) That you shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
 - i) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - j) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
 - k) That you shall use only CFL fittings for internal lighting as well as in campus lighting.
 - l) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - m) That you shall provide the Solar Water Heating System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 - n) That in compliance of Rule-27 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the buyers for meeting the cost of internal development works in the colony.

- o) That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the Building plan of the project.
- p) That at the time of booking of the flats/commercial spaces in the licensed colony, if the specified rates of flats/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the flats/commercial spaces owners, you shall also provide details of calculations per sq. mtrs./per sq. ft. to the allottee while raising such demand from the flats owners. However, the demand of EDC and bank guarantee thereon shall be subject to the interim and final orders of Hon'ble High Court in CWP No. 5835 of 2013.

The licence is valid upto 03/6/2017.

Dated: 04/6/2013.

Place: Chandigarh


(Anurag Rastogi, IAS)

Director General,
Town and Country Planning,
Haryana, Chandigarh.
E-mail-tcphry@gmail.com

Endst No. LC-2819/DS(R)/2013/ 41770

Dated:- 5-6-13

A copy is forwarded to the following for information and necessary action:-

1. Bluejays Realtech Pvt. Ltd. B-5, Chirag Enclave, New Delhi-110048, Haryana along with copy of Agreement LC-IV, Bilateral Agreement, Land Schedule & Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Prayatan Bhavan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
3. Administrator, HUDA, Gurgaon.
3. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner, Gurgaon along with a copy of zoning plan. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (g) above before starting the Development Works at site.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
3. Land Acquisition Officer, Gurgaon.
4. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
5. Chief Accounts Officer (Monitoring Cell) along with original Bank Guarantees (IDW & EDC) and copy of Agreements.
6. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.



(Sanjay Kumar)

District Town Planner (HQ)
For Director General, Town and Country Planning
Haryana, Chandigarh

To be read with Licence No. 39 of 2013/04 6/13

1. Detail of land owned by Bluejays Realtech Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>	
Sihi	2	11/1	4-4	
		11/3	1-11	
	1	12/2	2-10	
		19/2	0-9	
		19/3	1-4	
		19/4	1-19	
		15/1	1-7	
		15/4	2-10	
		16/1	1-11	
		16/2	1-17	
		2	19/6	2-0
		8	22	8-0
	2	3	8-0	
		13	2-4	
		15/1	2-2	
		16/2	4-0	
		18	8-0	
		23	8-0	
		25/1	4-0	
		19/5	1-1	
		20	8-0	
		21/1	2-9	
		7	1/2	4-0
			2/2	4-0
			9	8-0
			10	8-0
	11/1		3-2	
	8	12/1	1-2	
		5	8-0	
		6	8-0	
	2	19/1	1-7	
		12/5	0-7	
		12/1	0-18	
	1	14/1	3-10	
		25/1	0-9	
	2	14	1-5	
17		8-0		
1	24	8-0		
	15/3	3-2		
	17/1/1	2-8		
	25/2	2-13		
	15/2	1-6		
Harsaru	122	18	8-0	
		22	8-0	
122	23	8-0		
132	24	6-18		
	1/2	2-2		
	2	8-0		
	9	1-7		
	3/1	4-2		
		Total	200-16 or 25.10 acres	


Director General
Town and Country Planning,
Haryana, Chandigarh
Chh. G. T. W. P.

FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department


Licence No. 85 of 2014

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to P G Propmart Pvt. Ltd. in collaboration with Bluejays Realtech Pvt. Ltd., B-5, Chirag Enclave, New Delhi-110048, to develop a Group Housing on the land measuring 2.38125 acres in addition to earlier licence no. 39 dated 04.06.2013 of 25.10 acres falling in the revenue estate of village Sihi & Harsaru, Sector-36A, Gurgaon-Manesar Urban Complex.
2. The particulars of land wherein the aforesaid Group Housing Colony is to be set up are given in the schedule annexed here to and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Group Housing Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there under are duly complied with.
 - c) That the cost of 24/18 mtrs wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any, along with 24/18 mtrs. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning, Haryana.
 - d) That the portion of sector/master plan road, service/internal circulation road which shall form part of the licenced area if any shall be transferred free of cost to the Govt. in accordance with the provisions of section 3 (3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e) That you shall derive permanent approach from the Internal Service Road only.
 - f) That you shall comply with conditions of letter dated 06.03.2013 of Forest Department which is issued to company by Forest Department before execution of development works at site.
 - g) That you shall not give any advertisement for sale of Flats/floor area in group housing colony before the approval of building plans.
 - h) That you shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
 - i) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - j) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till the services are made available from external infrastructure to be laid by HUDA.
 - k) That you shall use only CFL fittings for internal lighting as well as in campus lighting.
 - l) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - m) That you shall provide the Solar Water Heating System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 - n) That in compliance of Rule-27 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the buyers for meeting the cost of internal development works in the colony.
 - o) That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the Building plan of the project.

- p) That you shall extend the validity of BG's on account of EDC & IDW upto 5 years period within 3 months from the date of issuance of licence.
- q) That at the time of booking of the flats/commercial spaces in the licensed colony, if the specified rates of flats/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the flats/commercial spaces owners, you shall also provide details of calculations per sq. mtrs./per sq. ft. to the allottee while raising such demand from the flats owners.

The licence is valid upto 07/8/2019.

Dated: 8/8/2014.
Place: Chandigarh

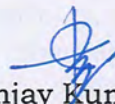

(Anurag Rastogi, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh.
E-mail-tcphry@gmail.com

Endst No. LC-2879/DS(R)/2014/ 17885

Dated:- 11/8/14.

A copy is forwarded to the following for information and necessary action:-

1. Bluejays Realtech Pvt. Ltd. B-5, Chirag Enclave, New Delhi-110048, Haryana along with copy of Agreement LC-IV, Bilateral Agreement, Land Schedule & Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Setor-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Pryatan Bhavan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner, Gurgaon alongwith a copy of zoning plan. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (g) above before starting the Development Works at site.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Land Acquisition Officer, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer (Monitoring Cell) alongwith original Bank Guarantees (IDW & EDC) and copy of Agreements.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


(Sanjay Kumar)
District Town Planner (HQ)
For Director General, Town and Country Planning
Haryana, Chandigarh

To be read with Licence No. 85. of 2014/88
2014


1. Detail of land owned by Bluejays Realtech Pvt. Ltd., District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Sihi	1	14/2	1-12

2. Detail of land owned by P G Propmart Pvt. Ltd., District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Sihi	1	17/2	5-2
		24/2/2	5-19
		16/5	2-8
		25/3	4-0
		Total	17-9

Grand Total 19-1 or 2.38125 Acres


Director General
Town and Country Planning,
Haryana, Chandigarh
Chandigarh