

**FORM LC-V**

**(See Rule-12)**

**Haryana Government**

**Town and Country Planning Department**

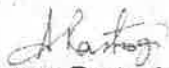
**Licence No. 39 of 2013**

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.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Priyatan Bhawan, 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

LC-2819

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
		12/2	2-10
		19/2	0-9
		19/3	1-4
	1	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
		22	8-0
	8	3	8-0
		13	2-4
	2	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
		1/2	4-0
		2/2	4-0
	7	9	8-0
		10	8-0
		11/1	3-2
		12/1	1-2
		5	8-0
	8	6	8-0
		19/1	1-7
	2	12/5	0-7
		12/1	0-18
		14/1	3-10
	1	25/1	0-9
		14	1-5
	2	17	8-0
		24	8-0
	1	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
		23	8-0
		24	6-18
	122	1/2	2-2
	132	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  
C.U. 67-105

Regd.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
SCO No. 71-75, 2<sup>nd</sup> 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.,  
3<sup>rd</sup> 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. Sehrawat)  
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., 3<sup>rd</sup> Floor, Central Plaza Mall, Sector-53, Gurgaon-122002.

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

**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

<http://tcpharyana.gov.in>

To

Bluejays Realtech Pvt. Ltd.  
3<sup>rd</sup> Floor, Central Plaza Mall,  
Sector 53, Gurugram-122002.

Memo No. LC-2819-Asstt.(RK)/2019/ 14730

Dated: 21-06-2019

**Subject: Renewal of licence No. 39 of 2013 dated 04.06.2013.**

Please refer your application dated 30.04.2019 on the matter as subject cited above.

2. License No. 39 of 2013 dated 04.06.2013 granted for setting up of Group Housing Colony on the land measuring 25.10 acres in Sector 36A, Gurugram Manesar Urban Complex is hereby renewed upto 03.06.2021 on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. That you shall get approved the ultimate power load/service plan estimates within validity period of license.
5. The delay in allotment of EWS flats will be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.
6. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.


  
(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-2819-Asstt.(RK)/2019/

Dated:

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

- i. Chief Administrator, HSVP, Panchkula.
- ii. Senior Town Planner, Gurugram.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Gurugram.

  
(Narender Kumar)  
Distt. Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana, Chandigarh



**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

SCO 71-75, Sector 17C, Chandigarh

Phone: 0172-2549349; e-mail: tcphry@gmail.com

http://tcpharyana.gov.in

**ORDERS**

Whereas, License No. 39 of 2013 dated 04.06.2013 stands granted to Bluejays Realtech Pvt. Ltd., 3<sup>rd</sup> Floor, Central Plaza Mall, Sector 53, Gurugram-122002 for setting up of group housing colony over an area measuring 25.10 acres in Sector 36A, Gurugram Manesar Urban Complex under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976.

And, whereas, for delay in compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2018. As per the rates finalized by the Govt. the composition fee has worked out as Rs. 38,000/-. The company has deposited composition charges amounting Rs. 38,000/- vide online GRN No. 47328414 of Egrass.

Accordingly, 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 committed due to delay in compliance of above said Rules upto 31.03.2018.

(K. Makrand Pandurang, IAS)

Director,

Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-2819-Asstt.(RK)/2019/ 14736

Dated: 21-06-2019

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

1. Chief Accounts Officer, O/o Director, Town and Country Planning Haryana Chandigarh.
2. Bluejays Realtech Pvt. Ltd., B-5, Chirag Enclave, New Delhi-48.

(Narender Kumar)

Distt. Town Planner (HQ)

For Director, Town & Country Planning  
Haryana, Chandigarh

**Directorate of Town & Country Planning, Haryana**  
Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh  
Phone: 0172-2549349; website:-http://tcepharyana.gov.in

To

M/s Krisumi Corporation Pvt. Ltd.,  
3rd floor, Central Plaza Mall,  
Golf Course Road, Sector-53,  
Gurugram-122001.

Memo No. LC-2819 Vol-II/JE(S)/2022/7917 Dated: 24-03-2022

**Subject:-** Renewal of Licence Nos. 39 of 2013 dated 04.06.2013 granted for Group Housing Colony over an area measuring 25.10 acres in Sector-36A, Gurugram Manesar Urban Complex being Krisumi Corporation Pvt. Ltd.

Please refer to your application dated 26.07.2021 on the matter as subject cited above.

Your request for renewal of Licence Nos. 39 of 2013 dated 04.06.2013 granted for Group Housing Colony over an area measuring 25.10 acres in Sector-36A, Gurugram Manesar Urban Complex has been considered on the reason submitted that out of approved towers, total construction work of tower A, E, C and EWS is 20% completed and you shall apply for occupation certificate. The license is hereby renewed upto 03.06.2026 on the same terms & conditions laid down therein.

1. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of licence.
2. You shall get the approval of service plan estimates for the entire colony within six months from issuance of this order.
3. The delay in allotment of EWS flats, if any, shall be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013
4. That you shall get the license renewed till final completion of the colony is granted.

(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning  
Haryana, Chandigarh

Endst. No.LC-2819 Vol-II/JE(S)/2022/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner (P), Gurugram
4. District Town Planner (Enf), Gurugram.
5. Chief Accounts Officer O/o DTCP, Chandigarh.
6. PM (IT) with a request to update the status of renewal of license on the website of the Department.

(Rajesh Kaushik)  
District Town Planner (H)  
For Director, Town & Country Planning  
Haryana, Chandigarh



**ORDER**

Whereas, Licence Nos. 39 of 2013 dated 04.06.2013 was granted to Bluejays Realtech Pvt. Ltd., to develop Group Housing Colony over an area measuring 25.10 acres in sector-36A, of GMUC.

2. Further, the amalgamation of Bluejays Realtech Pvt. Ltd and P.G.Propmart Pvt. Ltd., with Krisumi Corporation Pvt. Ltd. is taken on record vide order dated 28.09.2021. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

3. And, whereas, for non-compliance of the provisions of Rule 24 of the Haryana Development and Regulation of Urban Areas Rules, 1976, upto 2020-21, the licensee has submitted a request as per policy dated 14.06.2012 under Section 13 of Haryana Development and Regulation of Urban Areas Act, 1975. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 2,00,000/-. The same has been deposited vide transaction no TCP31613321111792734 dated 17.11.2021.

4. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby compound the offence of non compliance of the provisions of Rule 24 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 2020-21.

(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning  
Haryana, Chandigarh

Enclst. No. LC-2819 Vol-II/JE(S)/2022/

7927

Dated: 24/03/22

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

1. M/s Krisumi Corporation Pvt. Ltd., 3rd floor, Central Plaza Mall, Golf Course Road, Sector-53, Gurugram-122001
2. Chief Accounts Officer of this Directorate
3. PM (IT Cell) O/o DTCP with request to update the status on website.

(Rajesh Kausnik)  
District Town Planner (HQ)  
Director, Town & Country Planning  
Haryana Chandigarh

**Directorate of Town & Country Planning, Haryana**  
Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - E-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)


**ORDER**

Whereas, the licence no. 39 of 2013 was granted to Bluejays Realtech Pvt. Ltd. to develop group housing colony over an area measuring 25.10 acres in Sector-36A of GMUC.

Further, permission for assignment of joint development/ marketing rights for an area measuring 5.4375 acres in favour of Vision Infra Heights Pvt. Ltd. now known as (Krisumi Corporation Pvt. Ltd.) vide orders dated 05.09.2017 after receipt of administrative charges of Rs. 22,56,600/- deposited vide DD no. 038356 dated 22.03.2016 and Rs. 33,36,150/- vide DD no. 018997 dated 23.06.2017.

On intimation of amalgamation proposal of Bluejays Realtech Pvt. Ltd. and M/s P.G.Propmart Pvt. Ltd with M/s Krisumi Corporation Pvt. Ltd the change in beneficial interest as per policy dated 18.02.2015 was considered subject to payment of administrative charges i.e. Rs. 2,60,41,250/-. The requisite administrative charges stand deposited.

Accordingly, the amalgamation of Bluejays Realtech Pvt. Ltd. and M/s P.G.Propmart Pvt. Ltd with M/s Krisumi Corporation Pvt. Ltd w.r.t. License No. 39 of 2013 dated 04.06.2013 is taken on record.


  
(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning,  
Haryana, Chandigarh

Endst. No. LC-2819 Vol-II/JE(S)/2021/ 24523

Dated: 28-09-2024

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

1. P.G. Propmart Pvt. Ltd. In collaboration with Bluejays Pvt. Ltd. 3rd Floor, Central Plaza Mall, Sector 53, Gurugram
2. Krisumi Corporation Pvt. Ltd., 3rd Floor, Central Plaza Mall, Golf Course Road, Sector No. 53, Gurugram alongwith copy of LC-IV & LC-IVA agreements.
3. Chief Administrator, HSVP, Panchkula.
4. Addl. Director, Urban Estates Department, Haryana, Panchkula.
5. Superintending Engineer, HSVP, Gurugram.
6. Land Acquisition Officer, Gurugram.
7. Senior Town Planner, Gurugram.
8. District Town Planner, Gurugram; and
9. Accounts Officer of this Directorate.
10. Nodal Officer (IT) for updation the same on departmental website.

  
(Lalit Kumar)  
District Town Planner (HQ)  
For Director, Town & Country Planning,  
Haryana, Chandigarh

**Directorate of Town & Country Planning, Haryana**  
Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh  
Web site [tcp.haryana.gov.in](http://tcp.haryana.gov.in) - E-mail: [tcp.haryana7@gmail.com](mailto:tcp.haryana7@gmail.com)


**ORDER**

Whereas, the licence no. 39 of 2013 was granted to Bluejays Realtech Pvt. Ltd. to develop group housing colony over an area measuring 25.10 acres in Sector-36A of GMUC.

Further, permission for assignment of joint development/ marketing rights for an area measuring 5.4375 acres in favour of Vision Infra Heights Pvt. Ltd. now known as (Krisumi Corporation Pvt. Ltd.) vide orders dated 05.09.2017 after receipt of administrative charges of Rs. 22,56,600/- deposited vide DD no. 008356 dated 22.03.2016 and Rs. 33,36,150/- vide DD no. 018997 dated 23.06.2017.

On intimation of amalgamation proposal of Bluejays Realtech Pvt. Ltd. and M/s P.G.Propmart Pvt. Ltd with M/s Krisumi Corporation Pvt. Ltd the change in beneficial interest as per policy dated 18.02.2015 was considered subject to payment of administrative charges i.e. Rs. 2,60,41,250/-. The requisite administrative charges stand deposited.

Accordingly, the amalgamation of Bluejays Realtech Pvt. Ltd. and M/s P.G.Propmart Pvt. Ltd with M/s Krisumi Corporation Pvt. Ltd w.r.t. License No. 39 of 2013 dated 04.06.2013 is taken on record.

  
(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning,  
Haryana, Chandigarh

Endst. No. LC-2819 Vol-II/JE(S)/2021/ 24522

Dated: 28-09-2024

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

1. P.G. Propmart Pvt. Ltd. In collaboration with Bluejays Pvt. Ltd. 3rd Floor, Central Plaza Mall, Sector 53, Gurugram
2. Krisumi Corporation Pvt. Ltd.; 3rd Floor, Central Plaza Mall, Golf Course Road, Sector No. 53, Gurugram alongwith copy of LC-IV & LC-IVA agreements.
3. Chief Administrator, HSVP, Panchkula.
4. Addl. Director, Urban Estates Department, Haryana, Panchkula.
5. Superintending Engineer, HSVP, Gurugram.
6. Land Acquisition Officer, Gurugram.
7. Senior Town Planner, Gurugram.
8. District Town Planner, Gurugram; and
9. Accounts Officer of this Directorate.
10. Nodal Officer (IT) for updation the same on departmental website.

  
(Lalit Kumar)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana, Chandigarh

**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-tcp@hry@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, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Priyatan Bhawan, 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. 65 of 2014/8 8 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>
Sihi	1	14/2	<u>K-M</u> 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>
Sihi	1	17/2	<u>K-M</u> 5-2
		24/2/2	5-19
		16/5	2-8
		25/3	<u>4-0</u>
		Total	17-9

Grand Total 19-1 or 2.38125 Acres

  
Director General  
Town and Country Planning,  
Haryana, Chandigarh

## Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Plot no.3, Sector-18-A, Madhya Marg, Chandigarh

Phone: 0172-2549349; <http://tcpharyana.gov.in>

To

P.G Propmart Pvt. Ltd.  
In collaboration with Bluejays Pvt. Ltd.  
3<sup>rd</sup> Floor, Central Plaza Mall,  
Sector-53, Gurugram.


Memo. No. LC-2879-Asstt.(RK)-2019/ 1692 Dated: 21-01-2020

**Subject: Renewal of license No. 85 of 2014 dated 08.08.2014- P.G.Propmart. Pvt. Ltd. In collaboration with Bluejays Realtech Pvt. Ltd.**

Please refer to your application dated 15.07.2019 on the matter cited as subject above.

1. Licence No. 85 of 2014 dated 08.08.2014, granted for setting up of group housing colony on the land measuring 2.38125 acres in Sector 36-A, Gurugram is hereby renewed upto 08.08.2024 on the same terms & conditions laid down therein.
2. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
3. The ultimate power load/service plan estimates will be approved within validity of license.
4. The delay in allotment of EWS flats, will be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.
5. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
6. That you shall get the license renewed till the final completion of the colony is granted.
7. That the amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited by you in accordance with the final notification or as decided by the Department.

The renewal of licence will be void ab-initio, if any of the above conditions are not complied with.


  
(K. Makrand Pandurang, IAS)  
Director  
Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-2879-Asstt.(RK)-2019/

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Gurugram.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Gurugram.
- v. Chief Account Officer of this Directorate.

  
(Narender Kumar)  
Distt. Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana, Chandigarh

## Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Plot no.3, Sector-18-A, Madhya Marg, Chandigarh

Phone: 0172-2549349; <http://tcpharyana.gov.in>

### ORDERS

Whereas, Licence No. 85 of 2014 dated 08.08.2014, granted to P.G. Propmart Pvt. Ltd. in collaboration with Bluejays Realtech Pvt. Ltd. for setting up of group housing colony on the land measuring 2.38125 acres in Sector 36-A, Gurugram under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976.

And, whereas, for delay in compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2019. As per the rates finalized by the Govt. the composition fee has worked out as Rs. 3,12,000/-. The company has deposited composition charges amounting Rs. 3,12,000/- through online transaction no. TCP31941981444346 dated 14.08.2019.

Accordingly, 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 committed due to delay in compliance of above said Rules upto 31.03.2019.

(K. Makrand Pandurang, IAS)

Director

Town & Country Planning

Haryana, Chandigarh

Endst. No. LC-2879- (RK)/2019/ 1699

Dated: 21-01-2020

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. P.G Propmart Pvt. Ltd. in collaboration with Bluejays Pvt. Ltd. 3<sup>rd</sup> Floor, Central Plaza Mall, Sector-53, Gurugram.

(Harender Kumar)

Distt. Town Planner (HQ)

For Director, Town and Country Planning,  
Haryana, Chandigarh

**Directorate of Town & Country Planning, Haryana**  
Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - E-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

**ORDER**


Whereas, the license no. 85 of 2014 was granted to P.G. Propmart Pvt. Ltd. in collaboration with Bluejays Realtech Pvt. Ltd. to develop group housing colony over an area measuring 2.38125 acres in Sector-36A of GMUC.

Further, permission for change in beneficial interest was granted for the entire area measuring 2.38125 acres in favour of Krisumi Corporation Pvt. Ltd vide orders dated 21.05.2020 after receipt of administrative charges of Rs. 24,70,547/-, which had acquired 99.99% beneficial interest in the developer, i.e. P.G.Propmart Pvt. Ltd.

On intimation of amalgamation proposal of Bluejays Realtech Pvt. Ltd. and P.G.Propmart Pvt. Ltd with Krisumi Corporation Pvt. Ltd has been observed that there is no change in the overall beneficial interest and the same continues to remain with Krisumi Corporation Pvt. Ltd consequent to such amalgamation.

Accordingly, the amalgamation of P.G. Propmart Pvt. Ltd. and Bluejays Realtech Pvt. Ltd. with Krisumi Corporation Pvt. Ltd w.r.t. License No. 85 of 2014 dated 08.08.2014 is taken on record.

Fresh LC-IV and LC-IVA agreement is also enclosed for information & record.


  
(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning,  
Haryana, Chandigarh

Endst. No. LC-2879/JE(S)/2021/ 25571-78

Dated: 08-10-2021

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

1. Krisumi Corporation Pvt. Ltd., 3rd Floor, Central Plaza Mall, Golf Course Road, Sector No. 53, Gurugram alongwith copy of LC-IV & LC-IVA agreements.
2. Chief Administrator, HSVP, Panchkula.
3. Addl. Director, Urban Estates Department, Haryana, Panchkula.
4. Superintending Engineer, HSVP, Gurugram.
5. Land Acquisition Officer, Gurugram.
6. Senior Town Planner, Gurugram.
7. District Town Planner, Gurugram.
8. PM (IT) for updation the same on departmental website.

  
(Lalit Kumar)  
District Town Planner (HQ)  
For Director, Town & Country Planning,  
Haryana, Chandigarh

# Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail: tcpharyana7@gmail.com

website: -http://tcpharyana.gov.in

Regd.

To

Krisumi Corporation Pvt. Ltd.,  
3<sup>rd</sup> Floor, Central Plaza Mall,  
Golf Course Road, Sector-53,  
Gurugram-122001.

Memo No. LC-2879-JE (SK)-2023/ 28664

Dated: 12-09-2024

**Subject: - Renewal of license No. 85 of 2014 dated 08.08.2014 granted for setting up of Residential Group Housing Colony under TOD on the land measuring 2.38125 acres in Sector-36/A, Gurugram - Krisumi corporation Pvt. Ltd**

**Reference: Your application dated 13.05.2024 on the subject cited above.**

Your request for renewal of license No. 85 of 2014 dated 08.08.2014 granted for setting up of Residential Group Housing Colony under TOD on the land measuring 2.38125 acres in Sector-36/A, Gurugram has been considered and licence is hereby renewed upto **07.08.2029** on the terms & conditions laid down in the licence and following conditions:

1. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license of further period.
2. That you shall renew the BG of IDW, before its expiry.
3. That you shall transfer area falling under sector road/green belt/road widening/internal circulation road etc. (if any) forming part of license land free of cost to Govt. within a period of 30 days from issuance of this renewal.
4. That you shall get approved the Service Plan Estimate of the colony within validity of this renewal.
5. That you shall get the licence renewed till final completion of the colony is granted.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

(Amit Khatri, IAS)

Director,

Town & Country Planning  
Haryana Chandigarh

Dated:

Endst. No. LC-2879/JE(SK)-2024/

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website

(Sunena)

District Town Planner (HQ)

For Director, Town & Country Planning  
Haryana Chandigarh



## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg

Chandigarh; Phone:0172-2549349

e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

### ORDER

Whereas, License No. 85 of 2014 dated 08.08.2014 granted for setting up of Residential Group Housing Colony under TOD on the land measuring 2.38125 acres in Sector-36/A, Gurugram under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rule 28 of Rules 1976 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs.3,000/- for period upto 31.03.2024. Colonizer has deposited the composition fee of Rs.3,000/- vide GR No. 119965457 dated 10.08.2024.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 28 of Rules 1976 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2024.

(Amit Khatri, IAS)

Director,

Town & Country Planning  
Haryana Chandigarh

Endst.no. LC-2879-JE (SK)/2024/ 28671

Dated: 11-09-2024

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

1. Krisumi Corporation Pvt. Ltd., 3rd Floor, Central Plaza Mall, Golf Course Road, Sector-53, Gurugram-122001.
2. Chief Accounts Officer of this Directorate.

(Sunena)

District Town Planner (HQ)

O/o Director, Town & Country Planning  
Haryana, Chandigarh

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg  
Chandigarh; Phone: 0172-2549349

e-mail: tcpharyana7@gmail.com; http://tcpharyana.gov.in

### ORDER

Whereas, Licence No. License No. 85 of 2014 dated 08.08.2014 granted for setting up of Residential Group Housing Colony under TOD on the land measuring 2.38125 acres in Sector-36/A, Gurugram.

2. In case colonizer fails to complete development works within the validity period of licence, then the colonizer has to apply for renewal of licence atleast 30 days before the expiry of the licence in accordance with Rule 13 of Haryana Development and Regulation of Urban Areas Rules, 1976. The delay in submitting request for renewal of Licence No. 85 of 2014 dated 08.08.2014 is  $32+5=37$  days.

3. Whereas, colonizer has deposited the deficit licence renewal fees with 18% interest on the applicable licence renewal fees for the delayed period. The total interest amount deposited by colonizer is ₹ 3,048/- + 138/- = ₹ 3186/-.

4. In exercise of powers conferred by Section 13 of Haryana Development and Regulation of Urban Areas Act, 1975, I hereby compound the aforesaid offence of delay in filing the application for renewal of licence complete in all respect by charging the composition amount equivalent to 18% interest per annum on the applicable renewal fee for the delayed period.

(Amit Khatri, IAS)  
Director,  
Town & Country Planning  
Haryana Chandigarh

Endst.no. LC-2879-JE (SK)/2024/ 28673

Dated: 12-09-2024

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

1. Krisumi Corporation Pvt. Ltd., 3rd Floor, Central Plaza Mall, Golf Course Road, Sector-53, Gurugram-122001.
2. Chief Accounts Officer of this Directorate.

(Sunena)  
District Town Planner (HQ)  
O/o Director, Town & Country Planning  
Haryana, Chandigarh

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh  
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com  
website:-http://tcpharyana.gov.in

Regd.

To

Krisumi Corporation Pvt. Ltd.,  
3<sup>rd</sup> Floor, Central Plaza Mall,,  
Golf Course Road, Sector-53,  
Gurugram-122001

Memo No. LC-2879-JE (SK)-2023/ 27385 Dated: 21-08-2023

Subject: -

Grant of additional FAR of 1.75 and 0.75 under Transit Orient Development Policy dated 09.02.2016 for Mix Land Use (2.25% Commercial and 97.75% Group Housing) over an area measuring 27.48125 acres forming part of already granted license of the Residential Group Housing Colony on the land measuring 27.48125 acres (License No. 39 of 2013 dated 04.06.2013 & license no. 85 of 2014 dated 08.08.2014) in Sector-36/A, Gurugram - Krisumi corporation Pvt. Ltd

Ref:


This office memo dated 02.06.2023 and your application dated 21.06.2023 & 26.07.2023 on the matter as subject cited above.

Your request to avail benefit of additional FAR of 1.75 and 0.75 under Transit Orient Development Policy dated 09.02.2016 for Mix Land Use (2.25% Commercial and 97.75% Group Housing) over an area measuring 27.48125 acres forming part of already granted license of the Residential Group Housing Colony on the land measuring 27.48125 acres (License No. 39 of 2013 dated 04.06.2013 & license no. 85 of 2014 dated 08.08.2014) in Sector-36/A, Gurugram being developed by Krisumi corporation Pvt. Ltd has been considered and permission for the same is hereby granted after receipt of requisite fee & charges. This permission is granted is subject to the following conditions: -

- That you shall pay the requisite amount of EDC in 12 equal quarterly installments with interest @ 12% per annum and 3% per annum additional on delayed period. The schedule for payment of the same will be issued separately.
- That you shall deposit an amount of ₹ 9,21,59,032/- on account of Infrastructure Development Charges in two installments, first within 60 days from issuance of licence/permission and second within six months. Any default in this regard will attract interest @18% per annum for the delayed period.
- That you shall get approve the zoning/building plans as per the policy parameters after payment of requisite fee & charges as mentioned above.
- That you will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-S/25/2008TCP dated 25.02.2010.
- That clearance from MoEF, GOI shall be obtained, if necessary in terms of notification dated 14.09.2006.

- f) That the licensee shall ~~wholly~~ responsible for litigation/court case/complaint pending in any Department/court, if any.
- g) That the benefit of the increase in FAR under TOD policy shall be utilized only in phases 3 & 4 of approved building plans of license no. 39 of 2013 & 85 of 2014 and you shall not alter or change the building plans of phases 1 & 2 without consent of 2/3rd allottees of the respective phase as per policy dated 25.07.2011.
- h) That the licensee shall abide by all the terms and conditions of letter memo no. CED/BS/Const./2013 dated 04.07.2013 issued from HT, Roohi and submit the structural stability certificate as per Haryana Building Code-2015 at the time of approval of building plans of Phase-I and Phase-II.
- i) That you shall abide by the terms and conditions of the policy dated 09.02.2015 and subsequent amendments made therein from time to time.
- j) That the fee/charges are subject to re-conciliation and in case of any difference, licensee shall pay the differential amount within 30 days from its demand.

Dated: The 18/08/2023  
Chandigarh

  
(T.E. Satyaprakash, IAS)  
Director General,  
Town & Country Planning,  
Haryana, Chandigarh

Encl. No. LC-2879-JE (SK)-2023/

Dated:

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
4. PM(II) O/o DGTCP for updation on departmental website.

(Narender Kumar)  
District Town Planner (HQ)  
For: Director General, Town & Country Planning,  
Haryana, Chandigarh

**LC - V**  
(See Rule 12)  
**HARYANA GOVERNMENT**  
**TOWN AND COUNTRY PLANNING DEPARTMENT**

Licence No. 166 of 2023

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under by Krisumi Corporation Pvt. Ltd., Regd. Office 3rd Floor, Central Plaza Mall, Opposite DLF Golf Course, Sector-53, Gurugram for setting up of Mix Land Use Colony (under TOD policy dated 09.02.2016) for an additional area measuring 2.90 acres (2.25% Commercial and 97.75% Residential) in addition to Group Housing Colony measuring 27.48125 acres (License no. 39 of 2013 dated 04.06.2013 (25.10 acres) and license no. 85 of 2014 dated 08.08.2014 (2.38125 acres), thereby making total area 30.38125 acres in the revenue estate of village Sitini & Harsaru, Sector-36/A, GMUC.

1. The particulars of the land, wherein the aforesaid Mix Land Use Colony (under TOD Policy) is to be set up, are given in the schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - a) That the licensee shall deposit the Internal Development Charges amounting to ₹ 2,14,90,503/- in two equal installments. First Installment will be due within 60 days of grant of licence and second Installment within six months of grant of licence failing which 18% PA interest will be liable for the delayed period.
  - b) That the licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you will be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
  - c) That the licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - d) That the licensee shall construct at their own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centres and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act / Rules shall be initiated. The land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or institution

  
Director General  
Town & Country Planning  
Haryana, Chandigarh



including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.


- e) That the licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the licence granted.
- f) That area coming under the sector road/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards covered area is being granted, shall be transferred to the Govt. free of cost.
- g) That licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran as and when made available.
- h) That no other application has been submitted for grant of licence for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- i) That the licensee understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- j) That NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India shall be obtained before execution of development works at site.
- k) That the licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
- l) That clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law shall be obtained.
- m) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.
- n) That the instructions issued by Haryana Renewable Energy Development Agency in respect of making provision of Solar Energy Plant etc. in the licenced colony shall be followed.
- o) That only LED lamps fitting for internal lighting as well as campus lighting shall be used.
- p) That the licensee shall convey the '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 licenced land for Transformers/Switching Stations/ Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

*goh*

- q) That compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975 shall be submitted and account number and full particulars of the scheduled bank wherein company have to deposit seventy per centum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony shall be informed.
- r) That the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 shall be paid.
- s) That pace of development at least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched shall be kept.
- t) That licensee shall construct and allot EWS category flats as per departmental policy dated 26.02.2021 and as amended from time to time.
- u) That licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- v) That licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- w) That licensee shall not pre-launch/sale of flats/commercial space before the approval of building plans.
- x) That the area under mortgage shall be developed on priority and mortgaged built-up area shall be completed and fit for issuance of occupation certificate along with the first half of the project considered for grant of occupation certificate.
- y) That the licensee shall comply all the terms & conditions as stipulated in the notification regarding TOD policy dated 09.02.2016 and its corrigendum dated 16.11.2016 and amendment of zoning regulations of the Development Plan - GMUC dated 24.01.2017 shall be complied with.
- z) That the benefit of the increase in FAR under TOD policy shall be utilized only in phases 3 & 4 of approved building plans of license no. 39 of 2013 & 85 of 2014 and you shall not alter or change the building plans of phases 1 & 2 without consent of 2/3rd allottees of the respective phase as per policy dated 25.01.2021.
3. The licence is valid up to 17/08/2028.

Dated: 18/08/2023

Chandigarh

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

Endst No. LC-4161-JE (SK)-2023/ 27372

Dated: 21-08-2023

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

1. Krisumi Corporation Pvt. Ltd., Regd. Office 3rd Floor, Central Plaza Mall, Opposite DLF Golf Course, Sector-53, Gurugram alongwith a copy of agreement, LC-IV Bilateral agreement & Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Executive Office, GMDA, Gurugram.
4. Chief Administrator, Housing Board, Panchkula.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Superintending Engineer, HSVF, Gurugram.
9. Land Acquisition Officer, Gurugram.
10. Senior Town Planner, Gurugram.
11. District Town Planner, Gurugram.
12. Chief Accounts Officer (Monitoring) O/o DGTCF, Haryana.
13. PM(II) O/o DGTCF for updation on departmental website.

  
(Narender Kumar)



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

To be read with License No. 166 Dated 18/08/2023 of 2023

Detail of land owned by Krisumi Corporation Pvt. Ltd

Village	Rect.No.	Killa No.	Area (K-M)
Harsaru	122	13/3	1-12
Shini	2	12/3	0-8
		12/4	0-12
Harsaru	122	13/2	0-16
		19/2	2-0
		20/2	2-0
		21	8-0
	132	1/1	5-15
		3/2	2-1
		<b>Total</b>	<b>23-4</b>

or 2.90 Acres

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  


**FORM LC -V**  
**(See Rule 12)**  
**HARYANA GOVERNMENT**  
**TOWN AND COUNTRY PLANNING DEPARTMENT**

Licence No. 71 of 2024

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Namo Lands Pvt. Ltd. in collaboration with Krisumi Corporation Pvt. Ltd. Regd. off. 3rd Floor, Central Plaza, Sector-53, (opp. DLF Golf Course), Gurugram-122002 for setting up of Group Housing Colony (99.5% Residential and 0.5% Commercial component) under TOD Zone over an additional area measuring 3.0 acres in addition to License no. 39 of 2013 dated 04.06.2013, 85 of 2014 dated 08.08.2014 and license no. 166 of 2023 dated 18.08.2023) in the revenue estate of village Harsaru, Sector-36A, Gurugram.

1. The particulars of the land, wherein the aforesaid Group Housing Colony under TOD Zone Policy is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions: -
  - i. That the licensee will pay the Infrastructure Development Charges amounting to **Rs. 2,66,38,114/- @** (Rs. 625 x 3.5 per sq. mtr for Residential component and Rs. 1000 x 3.5 per sq. mtr for commercial component) in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - ii. That area coming under the sector roads and restricted belt/ green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
  - iii. That the licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - iv. That licenced land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975 from the date of approval of Zoning Plan, if any.
  - v. That the licensee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP, Haryana.
  - vi. That the licensee shall integrate the services with Haryana ShehriVikasPradhikaran services as and when made available.

Director  
Town & Country Planning  
Haryana, Chandigarh



- vii. That the licensee have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- viii. That the licensee have understood that the development /construction cost of 24 m/18m major internal roads is not included in the EDC rates and applicant company shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- ix. That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- x. That the licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran.
- xi. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xii. That the licensee shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xiii. That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xiv. That the licensee shall convey the '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 license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- xv. That the licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein applicant company has to deposit seventy percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xvi. That the licensee shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- xvii. That the licensee shall not give any advertisement for sale of applied /licensed area before the approval of layout plan / building plans of the same.
- xviii. That the licensee shall pay the labourcess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 and its subsequent amendments.
- xix. That the licensee shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

- xx. That the licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, applicant company would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- xxi. That the licensee shall specify the detail of calculations per Sqm/per sqft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxii. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed there under shall be followed by the applicant in letter and spirit.
- xxiii. That no pre-launch/sale of applied/licensed area will be undertaken before approval of the layout plan.
- xxiv. That the licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- xxv. That the licensee shall abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.
- xxvi. That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- xxvii. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- xxviii. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- xxix. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxx. The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own

Director  
Town & Country Planning  
Haryana, Chandigarh

funds to ensure that by the EDC instalments that are due for payment get paid as per the prescribed schedule.

- xxxi. That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.
- xxxii. That the licensee shall abide by all the provisions of Act no. 8 of 1975 and Rules framed there under as amended time to time.
- xxxiii. That the licensee shall complete the project as per the policy dated 09.02.2016 and as amended time to time.
- xxxiv. That you shall not encroach the revenue rasta passes through the applied site and keep it thoroughfare movement of general public.
- xxxv. That the licensee will be liable for inviting objections/suggestions from existing allottees at the time of approval of building plans, in accordance with the policy dated 24.04.2023.

3. The licence is valid up to 27/06/2029.

Dated: 28/06/2024  
Place:

(Amit Khatri, IAS)  
Director,  
Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-2819-C/JE(SK)/2024/ 19090

Dated: 01-07-2024

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

1. ✓ Namo Lands Pvt. Ltd. in collaboration with Krisumi Corporation Pvt. Ltd. Regd. off. 3rd Floor, Central Plaza, Sector-53, (opp. DLF Golf Course), Gurugram-122002 alongwith a copy of agreement, LC-IV B, Bilateral agreement & zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Panchkula.
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith zoning plan.
13. District Town Planner, Gurugram along with a copy of agreement and zoning plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

(Sunena)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana Chandigarh

To be read with License No. 71 Dated 28/06/2021

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Harsaru	Namo Lands Pvt. Ltd.	122	15	8-0
			16	8-0
			17	8-0
			Total	24-0 Or 3.0 Acres

Director  
Town & Country Planning  
Haryana