

FORM LC-V

(See Rule-12)

Haryana Government  
Town and Country Planning Department

Licence No. 39 of 2013

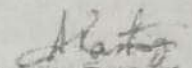
- 1 This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Bluejays Realtech Pvt. Ltd., B-5, Chirag Enclave, New Delhi-110048, to develop a Group Housing on the land measuring 25.10 acres falling in the revenue estate of village 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 05/06/2017

Dated: 04/06/2015  
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, Pryatan 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. 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	
	7	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	
		9	8-0	
		10	8-0	
		11/1	3-2	
		12/1	1-2	
	8	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	
		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	
		2	8-0	
	132	9	1-7	
		3/1	4-2	
	Total			200-16 or 25.10 acres

*Al*  
Director General  
Town and Country Planning,  
Haryana, Chandigarh  
C-1167-42



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

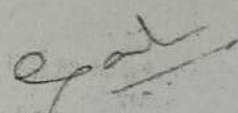
To

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. Sehrawat)  
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

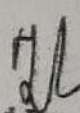
Dated: 21-06-201

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.

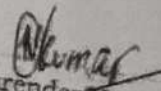
  
(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning  
Haryana, Chandigarh

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)  
Dist. Town Planner (H.O.)



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

SCO 71-75, Sector 17C, Chandigarh

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

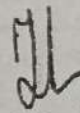
<http://tcpharyana.gov.in>

**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,

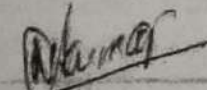
Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-2819-Assst.(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 (HO)

**Directorate of Town & Country Planning, Haryana**  
Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh  
Phone: 0172-2549349; website: <http://tcpharyana.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)/2022/797 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-I/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 (HQ)  
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 Padurang, IAS)  
Director,  
Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-2819 Vol-II/JE(S)/2022/ 7922

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 Kaushik)  
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 [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.

(Lalinder 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 [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/ 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

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

Ayodhya Bhawan, Sector -18, Madhya Marg, Chandigarh  
Phone: 0172-2549349, Email: [tcp\\_hry@gmail.com](mailto:tcp_hry@gmail.com), [www.tcp\\_haryana.gov.in](http://www.tcp_haryana.gov.in)

Memo No:-LC-2819-DS (R)-2013/ 34864

To

Dated: 28/3/13

Bluejays Realtech Pvt. Ltd.,  
B-5, Chirag Enclave,  
New Delhi-110048.

**Subject: - Letter of Intent---Grant of license for setting up of a Group Housing Colony on the land measuring 25.10 acres out of 25.2969 acres falling in the revenue estate of village Sihi & Harsaru, Sector-36A, Gurgaon-Manesar Urban Complex to Bluejays Realtech Pvt. Ltd.**

**Reference: -** Your application dated 08.11.2012 received on 16.11.2012 on the subject noted above.

Your request for grant of licence Under Section-3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of a Group Housing Colony on the area measuring 25.10 acres falling in the revenue estate of village Sihi & Harsaru, Sector-36A, Gurgaon-Manesar Urban Complex has been examined /considered by the Department with the condition that the ground coverage and FAR is permissible on the net planned area available in Group Housing Colony, subject to actual demarcation at site. The schedule of land is enclosed. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this notice, failing which the grant of licence shall be refused.

1. To furnish 25% bank guarantee on account of internal development works for the amount calculated as under:-


**INTERNAL DEVELOPMENT WORKS:**

i)	Area under Group Housing	= 25.10 acres
ii)	Interim rate for development	= Rs. 50.00 Lac per acre
iii)	Total cost of development	= Rs. 1255 lac
iv)	Total cost of Community site	= Rs. 89.40 Lacs
v)	Grand Total cost of Development	= Rs. 1344.4 Lacs
iv)	25% bank guarantee required	= Rs. 336.10 lacs

**EXTERNAL DEVELOPMENT WORKS:**

i)	Area under Group Housing Component	=24.9745 acres
ii)	Interim rate for development	=Rs.258.093 lacs per acre
iii)	Total cost of development	=Rs. 6445.74 lacs
iv)	Area under 0.5 % commercial	=0.1255 acres (1.5 FAR)
v)	Interim rate for development	=Rs. 344.38 lacs per acre
vi)	Total cost	=Rs.43.22 lacs
vii)	Grand total	=Rs.6488.96 lacs
viii)	25% bank guarantee required	=Rs.1622.24 lacs

It is made clear that the bank guarantee of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any, required at the time of approval of service plan/estimates according to the approved layout plan/ building plan.

  
J. S. Hadhu  
CPH



2. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs.3/-. Copies of specimen of the said agreements are enclosed for necessary action.
3. The in-principle approval of the Government for revision in the rates of licence fees stand received. You are accordingly required to submit an undertaking to the effect that the difference in licence fees as per revised rates shall be deposited as and when demanded by the Director.
4. To deposit the balance licence fee amounting to Rs. 1,45,35,265/- (Rs. One crore Forty Five Lac Thirty Five Thousand Two Hundred Sixty Five only) on account of licence fee through bank draft in favour of Director General, Town and Country Planning, Haryana payable at Chandigarh.
5. To deposit the conversion charges amounting to Rs. 1,82,54,888/- (Rs. One Crore Eighty Two Lac Fifty Four Thousand Eight Hundred Eighty Eight only) on account of conversion charges through bank draft in favour of Director General, Town and Country Planning, Haryana payable at Chandigarh.
6. To furnish an undertaking that you shall pay the Infrastructure Development Charges @ Rs.1000/- per sq meters (150 FAR) for commercial area & charges @ Rs.625/- per sq meter (175 FAR) for Group Housing component in two equal installments on total covered area. First installment will be within sixty 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.
7. To furnish an undertaking that you shall construct 24 mtrs wide service roads along the 60 mtrs wide development plan road, if any, passing through your site at your own cost and the entire area under said roads shall be transferred free of cost to the Govt.
8. To furnish Deed of undertaking that there is no other litigation/dispute pending before any court of law or any other authority on the applied land, if at any stage, this statement is found to be false, they shall be responsible for any loss/damage.
9. To furnish an undertaking that you shall integrate the services with the HUDA services as and when made available.
10. That the colonizer will be required to increase the paid up capital from Rs. 14 crores to Rs. 16 crores before grant of licence.
11. The applicant would submit an Affidavit to provide dedicated rasta from the licenced land of this colony to its other colony applied by Delta Propcon Pvt. Ltd., as per undertaking provided in the said (LC-2822) case.
12. The applicant will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
13. Applicant will submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and Applicant Company is absolute owner of the land.
14. To submit an undertaking that you shall obtain the NOC/Clearance as per provision of notification no.SO-1533 (E) dated 14.9.2006 issued by the Ministry of Environment and Forest Govt. of India before execution of development works at site.
15. To submit an undertaking 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.
16. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DG, TCP Haryana till these services is made available from external infrastructure to be laid by HUDA.



17. To submit an undertaking to the effect that you will follow the directions of HUDA for taking necessary services required for the proposed colony.
18. To furnish an undertaking that the rain water harvesting system shall be providing as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
19. To furnish an undertaking that the provision of solar water heating system shall be as per by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
20. You will complete the demarcation at site within 7 days from the date of issuance of LOI & will submit the same in the office of DTP (Gurgaon) within 15 days from the date of issuance of LOI.
21. To furnish an undertaking 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 shop holders for meeting the cost of internal development works in the colony.
22. To submit an undertaking to the effect that you 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.
23. To furnish an undertaking that I understand that the development/construction cost of 24/18 m major internal roads is not included in the EDC rates.
24. To furnish an undertaking that I shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24/18 m wide major internal roads as and when finalized and demanded by the Department.
25. To furnish an undertaking that you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP Haryana till these services are made available from External Infrastructure to be laid by HUDA.
26. To furnish an undertaking that you 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.
27. To furnish an undertaking that the pace of the construction should be at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
28. To furnish an undertaking that you shall maintain the RoW along HT line
29. To furnish an undertaking that you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
30. Applicant will obey all the directions/restriction given by this Department time to time in public interest. The collaborator company Bluejays Realtech Pvt. Ltd. will be responsible to deposit the entire dues and liabilities against the licence.



To be read with LOI No. 34864 of 2013 Dated 28/3/13

(1) Detail of Land owned by Bluejays Realtech (P) Ltd.

Village	Rect. No.	Killa No.	Acre
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
		2	2-4
	7	13	2-2
		15/1	4-0
		16/2	8-0
		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
		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
		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 acre

*For...*  
Chief Town Planner  
& Country Planning Dept.

31. You will intimate your official Email ID and the correspondence to this ID by the Department will be treated legal.

32. The above demanded fee and charges are subject to audit and reconciliation of accounts.

*J.S. Redhu*

(J.S. Redhu)

Chief Town Planner,  
Town & Country Planning,  
Haryana, Chandigarh.

Dated:

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

A copy is forwarded to the following for information and to ensure the compliance of condition no. 20 of LOI and to send report as per instructions dated 20.12.2012.

- i) Senior Town Planner Gurgaon
- ii) District Town Planner (P) Gurgaon.

(Devendra Nimbokar)

District Town Planner (HQ),

For Director General, Town and Country Planning,  
Haryana, Chandigarh



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

Licence No. 85 of 2014

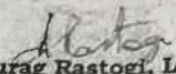
1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to P G Propmart Pvt. Ltd. in collaboration with Bluejays Realtech Pvt. Ltd., B-5, Chirag Enclave, New Delhi-110048, to develop a Group Housing on the land measuring 2.38125 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 fulfil 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 2014/8 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> <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

**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

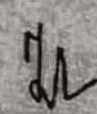
Subject:

Renewal of license No. 85 of 2014 dated 08.08.2014- P.G.Promart. 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 **07.08.2024** 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.

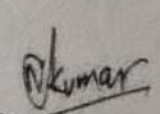
  
(K. Makrand Pandurang, IAS)  
Director  
Town & Country Planning  
Haryana, Chandigarh

Dated:

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

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**  
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**

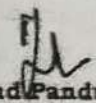
Whereas, the licence no. 85 of 2014 was granted to P.G. Propmart Pvt. Ltd. in collaboration with Bluejays Realtech Pvt. Ltd. to develop group housing colony over an area measuring 2.38125 acres in Sector-36A of GMUC.

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.

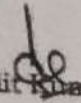
  
(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning,  
Haryana, Chandigarh

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

Dated: 08-10-2024

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 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**  
Ayojna Bhawan, Plot no.3, Sector-18-A, Madhya Marg, Chandigarh  
Phone: 0172-2549349; <http://tcp.haryana.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

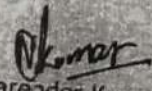
Town & Country Planning  
Haryana, Chandigarh

Dated: 21-01-2020

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

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**

SCO No.71to75(1<sup>st</sup> to 3rd floor), Sector -17C, Chandigarh

Phone: 0172-2549349, Email: tcephry@gmail.com, www.tcepharyana.gov.in

Memo No:-LC-2879-B DS (R) 2013/

61886

Dated:

27/12/13

To

P G Propmart Pvt. Ltd.,  
Bluejays Realtech Pvt. Ltd.,  
B-5, Chirag Enclave,  
New Delhi-110048.

**Subject: - Letter of Intent-- Grant of license to develop a Group Housing Colony on the additional land measuring 2.38125 acres in addition to earlier licence no. 39 dated 04.06.2013 of 25.10 acres in the revenue estate of village Sihi, Gurgaon, Sector-36A, Gurgaon-Manesar Urban Complex. P G Propmart Pvt. Ltd. in collaboration with Bluejays Realtech Pvt. Ltd.**

**Reference: -** Your application dated 27.12.2012 received on 31.12.2012 on the subject noted above.

Your request for grant of licence Under Section-3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of a Group Housing Colony on the additional land measuring 2.38125 acres in addition to earlier licence no. 39 dated 04.06.2013 of 25.10 acres in the revenue estate of village Sihi, Gurgaon, Sector-36A, Gurgaon-Manesar Urban Complex has been examined /considered by the Department with the condition that the ground coverage and FAR is permissible on the net planned area available in Group Housing Colony, subject to actual demarcation at site. The schedule of land is enclosed. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this notice, failing which the grant of licence shall be refused.

1. To furnish 25% bank guarantee on account of internal development works for the amount calculated as under:-

**INTERNAL DEVELOPMENT WORKS:**

i)	Area under Group Housing	= 2.38125 acres
ii)	Interim rate for development	= Rs. 50.00 Lac per acre
iii)	Total cost of development	= Rs. 119.0625 lac
iv)	25% bank guarantee required	= Rs. 29.7656 lacs

**EXTERNAL DEVELOPMENT WORKS:**

i)	Area under Group Housing Component	=2.36935 acres
ii)	Interim rate for development	=Rs.258.093 lacs per acre
iii)	Total cost of development	=Rs. 611.512 lacs
iv)	Area under 0.5 % commercial	=0.0119 acres (1.5 FAR)
v)	Interim rate for development	=Rs. 344.38 lacs per acre
vi)	Total cost	=Rs.4.098 lacs
vii)	Grand total	=Rs.615.61 lacs
viii)	25% bank guarantee required	=Rs.153.9025 lacs

It is made clear that the bank guarantee of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any, required at the time of approval of service plan/estimates according to the approved layout plan/ building plan.

*A. K. Singh*  
D.G.T.C.P. Haryana

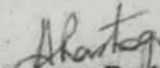


2. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs.3/- . Copies of specimen of the said agreements are enclosed for necessary action.
3. To deposit the balance licence fee amounting to Rs. 45,09,094/- (Rs. Forty Five Lac Nine Thousand Ninety Four only ) on account of licence fee through bank draft in favour of Director General, Town and Country Planning, Haryana payable at Chandigarh.
4. To deposit the conversion charges amounting to Rs. 15,75,705/- (Rs. Fifteen Lac Seventy Five Thousand Seven Hundred Five only) on account of conversion charges through bank draft in favour of Director General, Town and Country Planning, Haryana payable at Chandigarh.
5. You shall submit a fresh agreement in continuation of the collaboration agreement submitted earlier may be entered into that the Bluejays Realtech Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of Act-1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.
- 5 The above agreement shall also contain a clause to the effect that such agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DGTCP, Haryana.
- 6 Applicant will complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
- 7 You shall submit the following undertakings.
  - a. Applicant shall pay the Infrastructure Development Charges- @ Rs.1000/- per sq meters (150 FAR) for commercial area & charges @ Rs.625/- per sq meter (175 FAR) for Group Housing component in two equal installments on total covered area. First installment will be within sixty 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. Applicant shall construct 24 mtrs wide service roads along the 60 mtrs wide development plan road, if any, passing through your site at your own cost and the entire area under said roads shall be transferred free of cost to the Govt.
  - c. Applicant shall not claim any damages against Department for non execution of construction work of 24 mtrs wide road & service road along Northern Periphery Road (NPR).
  - d. Applicant shall have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
  - e. Applicant shall obtain the NOC/Clearance as per provision of notification no.SO-1533 (E) dated 14.9.2006 issued by the Ministry of Environment and Forest Govt. of India before execution of development works at site
  - f. Applicant will comply with conditions of the Forest Department, if any before execution of development works at site.



- g. Applicant will make arrangement for water supply, sewerage drainage etc to the satisfaction of DG, TCP Haryana till these services is made available from external infrastructure to be laid by HUDA.
- h. Applicant will follow the directions of HUDA for taking necessary services required for the proposed colony.
- i. The rain water harvesting system shall be providing as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
- j. The provision of solar water heating system shall be as per by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
- k. 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 shop holders for meeting the cost of internal development works in the colony.
- l. Applicant 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.
- m. Applicant understand that the development/construction cost of 24/18 m major internal roads is not included in the EDC rates.
- n. Applicant will pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24/18 m wide major internal roads as and when finalized and demanded by the Department.
- o. Applicant will make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP Haryana till these services are made available from External Infrastructure to be laid by HUDA.
- p. Applicant will 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.
- q. The pace of the construction should be at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- r. Applicant will not create 3<sup>rd</sup> party right before approval of Building Plan.
- s. Applicant will specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

- t. Applicant will obey all the directions/restriction given by this Department time to time in public interest. Further, the collaborator company Delta Propcon Pvt. Ltd. will be responsible to deposit the entire dues and liabilities against the licence.
- u. Applicant will no claim any damages against Department/Director /Government for non execution of sector Roads/NPR Service Road.
- v. 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.
- w. You will intimate your official Email ID and the correspondence to this ID by the Department will be treated legal.
- x. The above demanded fee and charges are subject to audit and reconciliation of accounts.

  
(Anurag Rastogi)

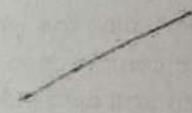
Director General, Town & Country Planning  
Haryana Chandigarh

Dated: 

Endst. LC-2819-B-DS(R)-2013/

A copy is forwarded to the following for information and to ensure the compliance of condition no. 6 of LOI and to send report as per instructions dated 20.12.2012.

- i) Senior Town Planner Gurgaon
- ii) District Town Planner (P) Gurgaon.

  
(Sanjay Kumar)

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



To be read with the LOI memo No. 61886 dated 27/12/13

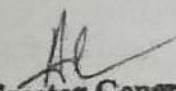
1. Detail of land owned by Bluejays Realtech Pvt. Ltd., District Gurgaon

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

2. 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	K-M 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  
*CHG*



सत्यमेव जयते  
GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies  
4th Floor, IFCI Tower 61, New Delhi, Delhi, India, 110019

**Certificate of Incorporation pursuant to change of name**  
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U70200HR2012PTC064545 ✓

I hereby certify that the name of the company has been changed from VISION INFRAHEIGHTS PRIVATE LIMITED to KRISUMI CORPORATION PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name VISION INFRAHEIGHTS PRIVATE LIMITED.

Given under my hand at New Delhi this Thirteenth day of June two thousand seventeen.

DS Ministry of  
Corporate Affairs  
(Govt of India) 23

RAKESH KUMAR TIWARI

Registrar of Companies

RoC - Delhi

Mailing Address as per record available in Registrar of Companies office:

KRISUMI CORPORATION PRIVATE LIMITED

3RD FLOOR, CENTRAL PLAZA MALL,, GOLF COURSE ROAD, SECTOR -53,, GURGAON,  
Gurgaon, Haryana, India, 122001





**(THE COMPANIES ACT, 2013)**  
**MEMORANDUM OF ASSOCIATION**  
**OF**  
**KRISUMI CORPORATION PRIVATE LIMITED**  
**(COMPANY LIMITED BY SHARES)**

- I. The Name of the Company is KRISUMI CORPORATION PRIVATE LIMITED.
- II. The Registered Office of the Company will be situated in the State of HARYANA.
- III. The objects for which the Company is established are:-
  - (A) THE MAIN OBJECTS TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE :-**
    1. To carry on the business as builders, consultants, civil engineers, architects, surveyors, designers, town planners, estimators, valuers, interior and exterior decorators, general and govt civil contractors of immovable properties, all types of structural and pilling engineering work, interior designing, land scaping and graphic.
    2. To buy, exchange purchase, or otherwise acquire and interest in any immovable property such as houses, building, market, cinema halls, multiplexes, shopping malls, shops, townships, housing projects, industrial sheds & lands within or outside the limits of municipal corporation or such other local bodies and to provide roads, drains, water supply, electricity and lights, within these areas, to divide the same into suitable plots and rent or sell the plots to the people for building, houses, villas, bungalows and colonies for workmen according to schemes approved by improvement trusts, development boards and municipal boards there on and to rent or sell the same to the public and realize cost in lump sum or on instalments or by hire purchase system; or otherwise to start any housing scheme in India or abroad.
    3. To construct, execute, carry out, equip, maintain, improve, develop civil and constructional work relating to roads, electric, power, heat and light supply work, hotels, buildings, godowns, pleasure grounds, parks, gardens, docks, jitries, embankments, bunds, bridges, wharves, canals, irrigation reclamations improvement, sewage, sanitary telegraphic, telephone works, warehouses, markets, public buildings and all other such civil and related constructional works.







## PALM/NORTH/B/111122/725860

रजरासाहि/भा.पु.कप्र/स्यमात्र/एटीएम/स्यमोबी/२०२२/१५५/५०३८-५०४१

मालिक का नाम एवं पता

Krisumi Corporation Private Limited

दिनांक/DATE:

07-12-2022

OWNERS Name &amp; Address

3rd Floor, Central Plaza Mall, DLF Golf Course Road, Sector 53,  
Gurugram, Haryana- 122001

वैधता/ Valid Up to:

06-12-2030

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

1) यह अन्नापति 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/111122/725860
आवेदक का नाम / Applicant Name*	Ashwani Tyagi
स्थल का पता / Site Address*	Rect. No. 122, Killa No. 13/2, 13/3, 18min, 19/2, 20/2, 21, 22min, 23min, 24, and Rect. No. 132, Killa No. 1/1min, 1/2min, 2min, 3/1min, 3/2min, Village Harsaru, Sector 36A, Near Dwarka expressway, Gurgaon., village Harsaru, Gurgaon, Haryana
स्थल के निर्देशांक / Site Coordinates*	28 25 07.21N 76 58 07.10E, 28 25 08.06N 76 58 07.86E, 28 25 08.46N 76 58 08.18E, 28 25 05.33N 76 58 08.78E, 28 25 07.18N 76 58 08.81E, 28 25 11.45N 76 58 10.50E, 28 25 05.30N 76 58 10.76E, 28 25 05.41N 76 58 10.77E, 28 25 08.08N 76 58 10.82E, 28 25 08.52N 76 58 10.83E, 28 25 05.38N 76 58 13.23E, 28 25 06.52N 76 58 13.25E, 28 25 10.56N 76 58 14.82E, 28 25 09.06N 76 58 14.84E
स्थल की ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	220.62 M
अनुमन्य अधिकतम ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	380.62 M

\* 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:

की 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 हैं, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (अवन, वृक्षां 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<sup>29</sup>.

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।

h. 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 प्रांतनिधि, 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.





भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA  
PALM/NORTH/B/111122/725860

रजिस्ट्रार/भार. एन. एच. / रजि. आर. / रजि. एन. एच. / 2022/1445 / 5038-5041

मालिक का नाम एवं पता  
OWNERS Name & Address

Krisumi Corporation Private Limited  
3rd Floor, Central Plaza Mall, DLF Golf Course Road, Sector 53,  
Gurgaon, Haryana- 122001

दिनांक/DATE: 07-12-2022  
वैधता/ Valid Up to: 06-12-2030

क्राइड की अनुमति हेतु अनिवार्य प्रमाण पत्र (एनओसी)  
No Objection Certificate for Height Clearance

1) यह अनिवार्य 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 जारी किया है।  
I. 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.

यह प्रस्तावित संरचना के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।  
The proposed structure as per the following details:





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

PALM/NORTH/B/111122/725860

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, सीढ़िया, मुम्टी, 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, lightening 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.

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। एक बार रिवैलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

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 गाउन्ड 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 श्रृंखला 'बी' पार्ट 1।

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)

द) 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)

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 है, 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 GSR 770(E). As per rule 13 of GSR 751 E amended by GSR 770(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 GSR 770(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.





PALM/NORTH/B/111122/725860

पदनामित अधिकारी/Designated Officer

नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date

द्वारा तैयार Prepared by

द्वारा जाँचा गया Verified by

धीरज कुमार / Dheeraj Kumar

जय महामुखाय (ए.टी.एम.) / DGM (A.T.M.)

महोदय विमानतल इन्डिया, Airport Authority, New Delhi  
महोदय विमानतल इन्डिया, Airport Authority, New Delhi

प्रधान कार्यपालक, वीपी प्रकाशक (नं. 44) / UCE-1, New Delhi

Platynotus Dev

ACM (ATM)

Ishwar Chandra

AGM (A-M)

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

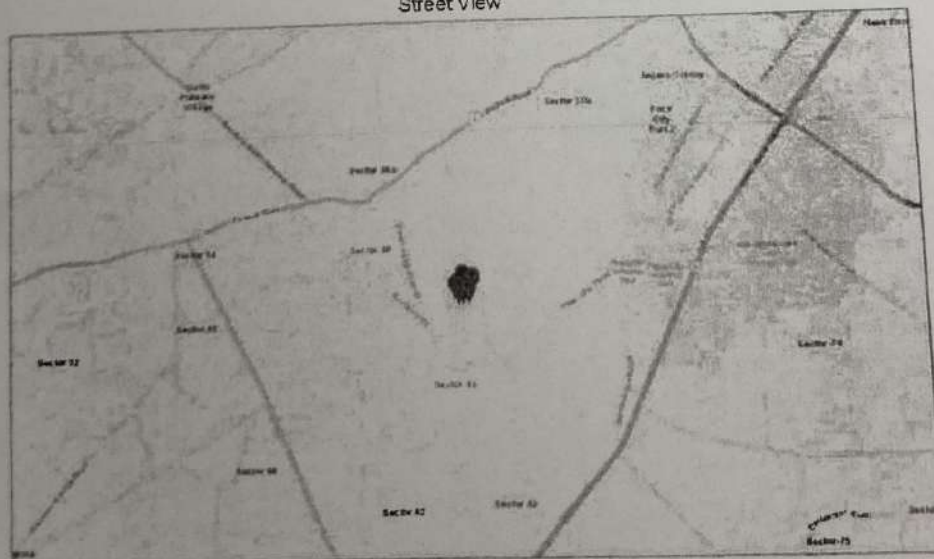
फोन/ Ph: 011-25653551

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 में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Chillarki	30678.81	74.24
I.G.I Airport	21560.47	218.97
Rohini Heliport	37829.15	192.13
Safdarjung Airport	29466.81	230.67
Sampla	46691.6	160.76
NOCID	PALM/NORTH/B/111122/725860	

### Street View



November 11, 2022



Annexure-V

From: Dy. Conservator of Forests,  
Gurgaon, Haryana.

To, M/s Bluejays Realtech Pvt. Ltd.,  
B-5, Chirag Enclave,  
New Delhi-110048

No: - 1894


Date:- 6/3/13

Sub.: Clarification regarding Applicability of forest laws on Non Forest land Applied by M/s Bluejays Realtech Pvt. Ltd., land located at Village Sihi (21.80208 Acres) and Harsaru (6.00625 Acres), District-Gurgaon.

Applicant M/s Bluejays Realtech Pvt. Ltd. B-5, Chirag Enclave, New Delhi-110048 vide letter no. Nil dated 19.02.2013 made a request in connection with land measuring 21.80208 Acres having Rect. No. 1 Killa No. 14/1, 14/2, 15/1, 15/2, 15/3, 15/4, 16/1, 16/2, 16/5, 17/1/1, 17/2, 24/2/2, 24/2/3 25/1, 25/2, 25/3 Rect. No. 2 Killa No. 11/1, 11/3, 12/1, 12/2, 12/3, 12/4, 12/5, 13, 14, 15/1, 16/2, 17, 18, 19/1, 19/2, 19/3, 19/4, 19/5, 19/6, 20, 21/1, 22, 23, 24, 25/1, Rect. No. 7 Killa No. 1/2, 2/2, 9, 10, 11/1, 12/1 Rect. No. 8 Killa No. 3, 5, 6 Rect. No. 9 Killa No. 4/2/2, 5/1 land located at village Sihi District Gurgaon. and Rect. No. 122 Killa No. 11, 12, 13, 18, 22, 23, 24 Rect. No. 132 Killa No. 1/2, 2, 3/1, 9, land measuring 6.00625 Acres, located at village Harsaru, District Gurgaon. Total land measuring is 27.80833 Acres. Applicant made a proposal to use this land for Group Housing Project. In continuation of report submitted by RFO, Gurgaon vide Letter No. 1221 dated 06.03.2013 and approval from C.F. South Circle, Gurgaon vide letter No. 4877 dated 06.03.2013 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 & 5 of Punjab Land Preservation Act, 1900.
- b) It is clarified that by the Notification No. S.O.8/P.A 2/1900/S.4/2013 dated 4th 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 dated 19th December, 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 Bluejays Realtech Pvt. Ltd. whose land is located at village Sihi (21.80208 Acres) and Village Harsaru (6.00625 Acres), 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, 14-5.2008 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.

Date: 6/3/13  
Place: Gurgaon.


  
Dy. Conservator of Forest,  
Gurgaon.

Endst.No.

Dated:

A copy is forwarded to:-

1. D.G, T.C.P, Ayojana Bhawan, Sec-18, Madhya Marg, Chandigarh for kind information,
2. Conservator of Forests, South Circle, Gurgaon for Kind information,
3. Guard File.

  
Dy. Conservator of Forest,  
Gurgaon.





भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA  
PALM/NORTH/B/111122/725859

रुशमई/भार एन.क्यू/रुकर/रुटीएम/रुन भीसी/2022/941/5042-5045

मालिक का नाम एवं पता  
OWNER'S Name & Address

Krisumi Corporation Private Limited  
3rd Floor, Central Plaza Mall, DLF Golf Course Road, Sector 53,  
Gurgaon, Haryana- 122001

दिनांक/DATE: 07-12-2022  
वैधता/ Valid Up to: 06-12-2030

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

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा पदतल 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/111122/725859
आवेदक का नाम / Applicant Name*	Ashwani Tyagi
स्थल का पता / Site Address*	Rect. No. 2, Killa No 11/3, 12/1, 12/2, 12/3min, 12/4, 12/5, 13min, 14, 15/1, 16/2min, 17min, 18min, 19/1min, 19/2min, 19/3min, 19/4, 19/5, 19/6, 20min, 21/1min, 22, 23min, 24min, 25/1 min, and Rect. No. 8, Killa No. 3min Village Sihi, Rect. No. 132, Killa No. 1/1min, 1/2min, 9min Village Harsaru, Sector 36A, Near Dwarka expressway, Gurgaon, village Sihi and Harsaru, Gurgaon, Haryana
स्थल के निर्देशांक / Site Coordinates*	28 25 06.52N 76 58 13.25E, 28 25 09.06N 76 58 14.83E, 28 25 10.46N 76 58 15.19E, 28 25 09.05N 76 58 15.20E, 28 25 05.12N 76 58 15.69E, 28 25 06.49N 76 58 15.72E, 28 25 09.91N 76 58 17.64E, 28 25 03.13N 76 58 18.12E, 28 25 05.09N 76 58 18.15E, 28 25 03.09N 76 58 20.58E, 28 25 05.05N 76 58 20.62E, 28 25 05.00N 76 58 24.31E, 28 25 10.28N 76 58 24.41E
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*	221.44 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	381.44 M

\* 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 जायेगी।  
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 higher 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 (एएमएसएल) 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 सेक्शन 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, सीढ़िया, मुम्टी, 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, lightening 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.
- 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। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।  
h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.
- ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउंड 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 श्रृंखला 'बी' पार्ट 1 सेक्शन-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 नक्शों 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 अड्डों) 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 GSR770(E)
- 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 है, 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.



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

AAI/RHQ/NR/ATM/NOC/2022/१५१/5०५२-५५

1. The Distt. Town Planner, Gurugram, HUDA Complex, Sector-14, Gurugram (HR).
2. The Chief Executive Officer, Delhi International Airport, New Uddan Bhawan, Terminal -3, IGI Airport, New Delhi-110037.
3. Guard File.





OFFICE OF THE EXECUTIVE ENGINEER-III, DRAINAGE DIVISION, GMDA, GURUGRAM  
E-mail - [xe2infra2.gmda@gov.in](mailto:xe2infra2.gmda@gov.in)

To,

M/s Krisumi Corporation Pvt. Ltd.  
3<sup>rd</sup> floor, Central Plaza mall, Golf Course Road,  
Sector-53, Gurugram

Memo No. GMDA/Drainage/2022/1782

Dated. 16.11.2022

**Sub: - Assurance for Storm water connection of Group Housing over an measuring 27.48125 Acres in the revenue estate village Sihi & Harsaru, Sector 36A, Gurugram (Licence No 39 of 2013 dated 04.06.2013, 85 of 2014 dated 08.08.2014) being developed by M/s Krisumi Corporation Pvt. Ltd.**

**Ref:-** Your office letter on dated 15.11.2022.

In this regard, it is submitted that the Storm water connection in Master Storm water drainage sector-36A, of Group Housing over an measuring 27.48125 Acres in the revenue estate village Sihi & Harsaru, Sector 36A, Gurugram being developed by your firm will be accorded after completion of your project and after proper verification of document as per requirement. The Storm water drain connection for your above said project will be accorded after execution of laying of storm water drain in the respective area meanwhile drainage network is made planning stage in department. After completion of drain, GMDA will initiate connection process.

Executive Engineer -III,  
Drainage Division, GMDA  
Gurugram



OFFICE OF THE EXECUTIVE ENGINEER-V, SEW. DIVISION, GMDA, GURUGRAM  
Address : 6<sup>th</sup> Floor, Plot No. 3, Sector-44, Gurugram, E-mail -[xen4infra2.gmda@gov.in](mailto:xen4infra2.gmda@gov.in)

To,

M/s Krisumi Corporation Private Limited,  
3<sup>rd</sup> Floor, Central Plaza Mall,  
Golf Course Road, Sector - 53,  
Gurugram - 122001

Memo No. GMDA/SEW/2022/1282

Dated. 16-11-2022

Sub: -

Assurance for Sewerage Connection for discharge of 100 KLD surplus treated domestic effluent from proposed STP of capacity 390 KLD in Master Sewer line after commissioning of proposed Group Housing Project on land measuring 27.48125 Acres (25.10 Acres of License No. 39 of 2013 valid till 03.06.2026 & 2.38125 Acres of License No. 85 of 2014 valid upto 07.08.2024) falling in village - Sihi, Harsaru, Sector - 36A, Gurugram, Haryana being developed by M/s Krisumi Corporation Private Limited,

Ref:-

Your office latter on dated 16.11.2022.

In this regard, it is submitted that the Sewerage connection in Master Sewer line for disposal of 100 KLD surplus domestic treated from proposed STP of capacity 390 KLD after commissioning of proposed Group Housing Project on land measuring 27.48125 Acres (25.10 Acres of License No. 39 of 2013 valid till 03.06.2026 & 2.38125 Acres of License No. 85 of 2014 valid upto 07.08.2024) falling in village - Sihi, Harsaru, Sector - 36A, Gurugram, Haryana being developed by your firm could be given after completion of the Master Sewer line in the area.

The sewerage connection for your above said project for discharge of surplus treated waste water will only be accorded after applied on Online portal of GMDA.

Executive Engineer -V  
Sew. Division, GMDA  
Gurugram

C.C. :-

1. The Chief Engineer, Infra -II, GMDA, Gurugram.
2. The Superintending Engineer -III, Infra -II, GMDA, Gurugram.
3. The Head I.T., GMDA, Gurugram





GURUGRAM METROPOLITAN DEVELOPMENT AUTHORITY, GURUGRAM

E-mail - xen4infra2.gmda@gov.in

M/s Krisumi Corporation Private Limited,  
3<sup>rd</sup> Floor, Central Plaza Mall,  
Golf Course Road, Sector - 53,  
Gurugram, Haryana - 122001  
E-mail - [info@krisumi.com](mailto:info@krisumi.com)

Memo No. GMDA/Sew/2022/1335

Dated 30-11-2022

**Subject:** NOC for use of treated waste water for construction of proposed Group Housing Project on land measuring 27.48125 acres (25.10 acre of License No. 39 of 2013 valid upto 03.06.2026 and 2.38125 acre of License No. 85 of 2014 valid upto 07.08.2024) falling in village - Sihi & Harsaru, Sector - 36A, Gurugram, Haryana being developed by M/s Krisumi Corporation Private Limited.

**Reference:-** Your application dated 21.11.2022 on the subject cited above.

Keeping in view the undertaking given by you that you will not use underground water for construction purpose and treated waste water (TWW) available at GMDA STPs shall be carried and retreat it by package units or any other alternative ways to make suitable for construction purpose.

**No Objection Certificate** is hereby issued subject to the following terms & conditions

1. This NOC is issued only for the purpose of approval of Building Plan only.
2. That the colonizer/developer will install the package unit at sites based on estimated water demand for construction purpose.
3. The colonizer / developer shall get him registered in the GMDA online portal for drawl of treated waste water (TWW) from GMDA.
4. The GMDA can visit the site at any time and collect the sample of treated waste water used for construction.
5. That the colonizer/developer will produce certified details of the actual consumed treated waste water w.r.t. total water requirement for construction purpose for the project, while applying for occupation certificate of the project to the DTCP, Haryana.
6. This NOC will be cancel immediately, if any discrepancies found in the documents as submitted by you.

Executive Engineer -V,  
Sew. Division, Infra-II,  
GMDA, Gurugram

Endst No. GMDA/Sew/2022/ 1336-41

Dated 30-11-2022

A copy of the above is forwarded to the following for information and further necessary action.

1. Chief Executive officer, GMDA, Gurugram.
2. Director General, Town & Country Planning, Haryana Sector - 17-C, Chandigarh.
3. Deputy Commissioner, Gurugram
4. Chief Engineer, Infra -II, GMDA, Gurugram.
5. Senior Town Planner, Gurugram.
6. Superintending Engineer (Sewerage), Infra -II, GMDA, Gurugram.

Executive Engineer -V,  
Sew. Division, Infra-II,  
GMDA, Gurugram

Plot No. 3, Sector -44, Gurugram,



**GURUGRAM METROPOLITAN DEVELOPMENT AUTHORITY**

To

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

Memo No. EE (Proj)/GMDA/2022/ 760

Dated: 29-11-2022

**Sub:-**


**Assurance of drinking water supply during construction for labour (12 KLD) for phase 1 & phase 2 and after completion of phase 1 & phase 2 project (750 KLD) for group housing project on land measuring 27.48125 acres (25.10 acre of license no. 39 of 2013 valid till 03.06.2026 and 2.38125 acre of license no. 85 of 2014 valid till 07.2024 situated in village Sihi, Harsaru, Sector-36A, Distt. Gurugram being developed by Krisumi Corporation Pvt Ltd.**

**Ref:**

**Your application dated 21.11.2022**

With reference to the cited subject, the regular water supply of drinking water will be provided after completion of water supply distribution networks, which will take minimum six months or as per availability of clearance of hindrances.

Meanwhile, fresh water is available at Boosting Station, Sector-16 or Water Treatment Plant, Basai, Gurugram. You can get the water from these locations by making your own arrangement of transportation.

  
**Executive Engineer-I  
W/S, Division, GMDA,  
Gurugram**



ENVIRONMENTAL  
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,  
and Virtuous Environmental Single-Window Hub)



Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority(SEIAA), HARYANA)

To,

The CEO  
KRISUMI CORPORATION PRIVATE LIMITED  
3rd Floor, Central Plaza Mall, Golf Course Road, Sector -53, Gurgaon-  
122001, Haryana India -122001

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity  
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/HR/INFRA2/402959/2022 dated 12 Oct 2022. The particulars of the  
environmental clearance granted to the project are as below.

- |   |  |
|---|--|
| 1. EC Identification No.                      | EC23B038HR172193   |
| 2. File No.                                   | SEIAA/HR/2022/207  |
| 3. Project Type                               | Expansion  |
| 4. Category                                   | B  |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects  |
| 6. Name of Project                            | Environment Clearance for Expansion of<br>Proposed Group Housing Project at<br>Sector 36A, Gurgaon Manesar Urban<br>Complex, Haryana by M/S Krisumi<br>Corporation Private Limited |
| 7. Name of Company/Organization               | KRISUMI CORPORATION PRIVATE<br>LIMITED   |
| 8. Location of Project                        | HARYANA  |
| 9. TOR Date                                   | N/A  |

The project details along with terms and conditions are appended herewith from page  
no 2 onwards.

Date: 05/04/2023

(e-signed)  
Pardeep Kumar, IAS  
Member Secretary  
SEIAA - (HARYANA)

*Note: A valid environmental clearance shall be one that has EC identification  
number & E-Sign generated from PARIVESH. Please quote identification  
number in all future correspondence.*

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आज़ादी का  
अमृत महोत्सव



State Environment Impact Assessment Authority, Haryana,  
Bays No.55-58, Prayatan Bhawan, Sector-2 Panchkula.

Tel: 0172-2565232, 4043956

E-mail Id: seiaa-21.env@hry.gov.in

**Subject: Environment Clearance for Expansion of Proposed Group Housing Project at Sector 36A, Gurgaon Manesar Urban Complex, Haryana by M/s Krisumi Corporation Private Limited.**

1.	Project Proponent	M/s Krisumi Corporation Private Limited
2.	Project Consultant	M/s Ind Tech House Consult
3.	NABET, ACCREDITATION	(No. NABET/EIA/2023/SA 0174 Valid upto : 29-04-2023)
4.	Applied Category of the Project	8(b)
5.	Location of the Project	Sector 36A, Gurgaon Manesar Urban Complex, Haryana
6.	Longitude Latitude	28°25'7.66"N 76°58'19.24"E
7.	Total Cost of the Project	275.24 Crore
8.	Validity of the Environment Clearance letter	10 Years from the date of issuance in accordance with the MoEF & CC, GoI Notification No. S.O.1807 (E), dated the 12th April, 2022.

1. This has reference to your Proposal No. SIA/HR/INFRA2/402959/2022 dated 12.10.2022 and subsequent letter dated 21.10.2022, 18.11.2022, 01.12.2022, 17.01.2023 & 20.01.2023 for obtaining Environmental Clearance under category 8(b) of EIA Notification dated 14.09.2006 along with submission of due Scrutiny fee (as applicable) of ₹ 2,00,000/- vide DD No. 907042 dated 26.05.2022 (in compliance of Haryana Government, Environment & Climate Change, Department Notification No. DE&CCH/3060 dated 14.10.2021). The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan, EIA/EMP on the basis of approved TOR and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF & CC, GoI vide their Notification dated 21.02.2022, in its meeting held on 21.10.2022, 01.12.2022 & 20.01.2023 awarded "Gold" rating / grading to the Project.
2. It is inter-alia, noted that the project involves the EC for Expansion of Proposed Group Housing Project at Sector 36A, Gurgaon Manesar Urban Complex, Haryana.



3. The details of project are as under:

Sr. No.	Particulars	As per Existing EC	Modification & Expansion	Total
1.	Online Proposal Number	SIA/HR/INFRA2/402959/2022		
2.	Latitude	28°25'7.66"N		
3.	Longitude	76°58'19.24"E		
4.	Total Plot Area (Sqm)	111213.4966	No Change	111213.4966
5.	Net Plot Area (Sqm)	106698.8424	No Change	106698.8424
6.	Pocket Area for Development (Sqm)	22004.74	16515	38519.74
7.	Achieved Ground Coverage (Sqm)	6092.74	2019.94	8112.68
8.	Achieved FAR (Sqm)	64718.987	29080.14	93799.13
9.	Non FAR Area (Sqm)	49996.423	33591.59	83588.01
10.	Built up area (Sqm)	114715.41	62671.73	177387.14
11.	Total Green Area (Sqm) with Percentage	30,078.40 Sqm (28.19%) of Total Plot Area		
12.	Rain Water Harvesting (Nos.)	6	4	10
13.	STP Capacity	245	130	375
14.	Total Parking (ECS)	697	558	1255
15.	Organic Waste Converter (Nos.)	1	1	2
16.	Maximum height & number of floors (in meter)	119.1		
17.	Power Requirement	3439	2075	5514
18.	Power Backup (KVA)	3510	3051	6561
19.	Total Water Requirement (KLD)	301	149.57	450.57
20.	Fresh Water Requirement (KLD)	178	94.19	272.19
21.	Recycled/Treated Water Requirement (KLD)	123	55.38	178.38
22.	Waste Water Generated (KLD)	204	101.81	305.81
23.	Solid Waste Generated (TPD)	1.4	0.70	2.10
24.	Biodegradable Waste ( TPD)	0.84	0.42	1.26
25.	Number of Towers (Nos.)	5	2	7
26.	Main Dwelling Units (Nos.)	433	346	779
27.	EWS Units (Nos.)	77	62	139
28.	Stories	2B/ST/G+34	3B+G+35	3B+G+35
29.	Total Cost of the project:	153.81	121.43	275.24
30.	Incremental Load in respect of:	PM <sub>10</sub> (µg/m <sup>3</sup> )	0.357 µg/m <sup>3</sup>	
		PM <sub>2.5</sub> (µg/m <sup>3</sup> )	0.199 µg/m <sup>3</sup>	
		SO <sub>2</sub> (µg/m <sup>3</sup> )	1.08 µg/m <sup>3</sup>	
		NO <sub>2</sub> (µg/m <sup>3</sup> )	5.71 µg/m <sup>3</sup>	
		CO (mg/m <sup>3</sup> )	0.00168 mg/m <sup>3</sup>	

### EMP Budget

Item	Budget During Construction Phase	
	Capital / Investment Cost (Rs Lacs)	Recurring / Maintenance Cost per year (Rs Lacs/yr)
Barricading of Construction Site	1.5	0.33
Anti - Smog Gun with Complete Assembly	5	2.4
Dust Mitigation Measures		
Site Sanitation	1.5	0.25
Mobile STP	2	1
Disinfection/ Pest Control	3	1
Labour Health Check Up & First Aid Facility		0.5
	1	0.5
Labor Welfare (Canteen, Creche, Safe access Road - Water Power, Cooking Kerosene/Gas)	2.5	1.5
Wheel Washing	1	0.5
Waste Storage Bins - Labour Camp/Site Offices	1.5	0.75
Traffic Management Signages	1.5	0.15
Safety Training to Workers		1
Environment Monitoring & 6 Monthly Compliance Report of EC Conditions		2
<b>TOTAL</b>	<b>20.5</b>	<b>11.88</b>

### EMP Budget

Item	Budget During Operation Phase	
	Capital / Investment Cost (Rs Lacs)	Recurring / Maintenance Cost per year (Rs Lacs/yr)
Sewage Treatment Plant	65.00	10.40
Rain Water Harvesting System	30.00	6.00
Solid Waste Storage Bins & Composter (Organic Waste Converter)	15	4.71
Horticulture Development (Tree Plantation & Landscaping)	30	0.47
Environment Monitoring & 6 Monthly Compliances Of Environment Clearance Conditions		2.00
<b>TOTAL</b>	<b>140</b>	<b>23.59</b>

4. In view of the recommendations made by State Expert Appraisal Committee (SEAC) in the said case and further consideration of the documents/details submitted by the Project Proponent; the Authority after discussions decided during 153<sup>rd</sup> Meeting held on 15.02.2023 to **"GRANT ENVIRONMENT CLEARANCE" TO THE PROJECT, UNDER CATEGORY 8(b) of EIA NOTIFICATION, 2006 within the scope & meaning of EIA Notification dated 14.09.2006,** subject to the conditions listed below:



#### **A. Specific Conditions:-**

1. Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NGT/CPCB/HSPCB. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
10. 

**That the Project Proponent shall maintain 28.19% of the Gross Plot Area as Green Area i.e. 30,078.40 Sqm (as committed, at the time of presentation, before the Appraisal Committee, without any deviation). The 30,078.40 Sqm (28.19%) Green Area, shall not be reduced/ modified or put to use for any other use / purposes.**
11. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
12. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.



13. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
14. The PP shall obtain the Fire NoC from the Competent Authority before taking the occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency.
16. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
17. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
18. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
19. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
20. **10 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms
21. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
22. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant to the project.
23. The PP may provide electric charging stations to facilitate electric vehicle commuters.
24. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
25. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
26. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

**B. Statutory Compliance:**

- [1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- [2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- [3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- [4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- [5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
- [6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- [7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- [8] All other statutory clearances such as the approvals for storage of diesel from Chief



Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

- [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules 2001 as amended in 2020) shall be followed.
- [10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

#### **I. Air Quality Monitoring and Preservation**

- 1) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- 2) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- 3) The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM<sub>10</sub> and PM<sub>2.5</sub>) covering upwind and downwind directions during the construction period.
- 4) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- 5) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- 6) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- 7) Wet jet shall be provided for grinding and stone cutting.
- 8) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- 9) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- 10) The diesel generator sets to be used during construction phase shall be ultra lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- 11) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- 12) For indoor air quality the ventilation provisions as per National Building Code of India.

#### **II. Water Quality Monitoring and Preservation**

- 1) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other



- sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- 2) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
  - 3) Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
  - 4) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
  - 5) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
  - 6) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
  - 7) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
  - 8) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
  - 9) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
  - 10) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
  - 11) The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
  - 12) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
  - 13) All recharge should be limited to shallow aquifer.
  - 14) No ground water shall be used during construction phase of the project.
  - 15) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
  - 16) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
  - 17) Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
  - 18) No sewage or untreated effluent water would be discharged through storm water drains.
  - 19) Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be



reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

- 20) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- 21) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

### **III. Noise Monitoring and Prevention**

- 1) Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- 2) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- 3) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

### **IV. Energy Conservation Measures**

- 1) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
- 2) Outdoor and common area lighting shall be LED.
- 3) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.
- 4) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- 5) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- 6) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
- 7) The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

### **V. Waste Management**

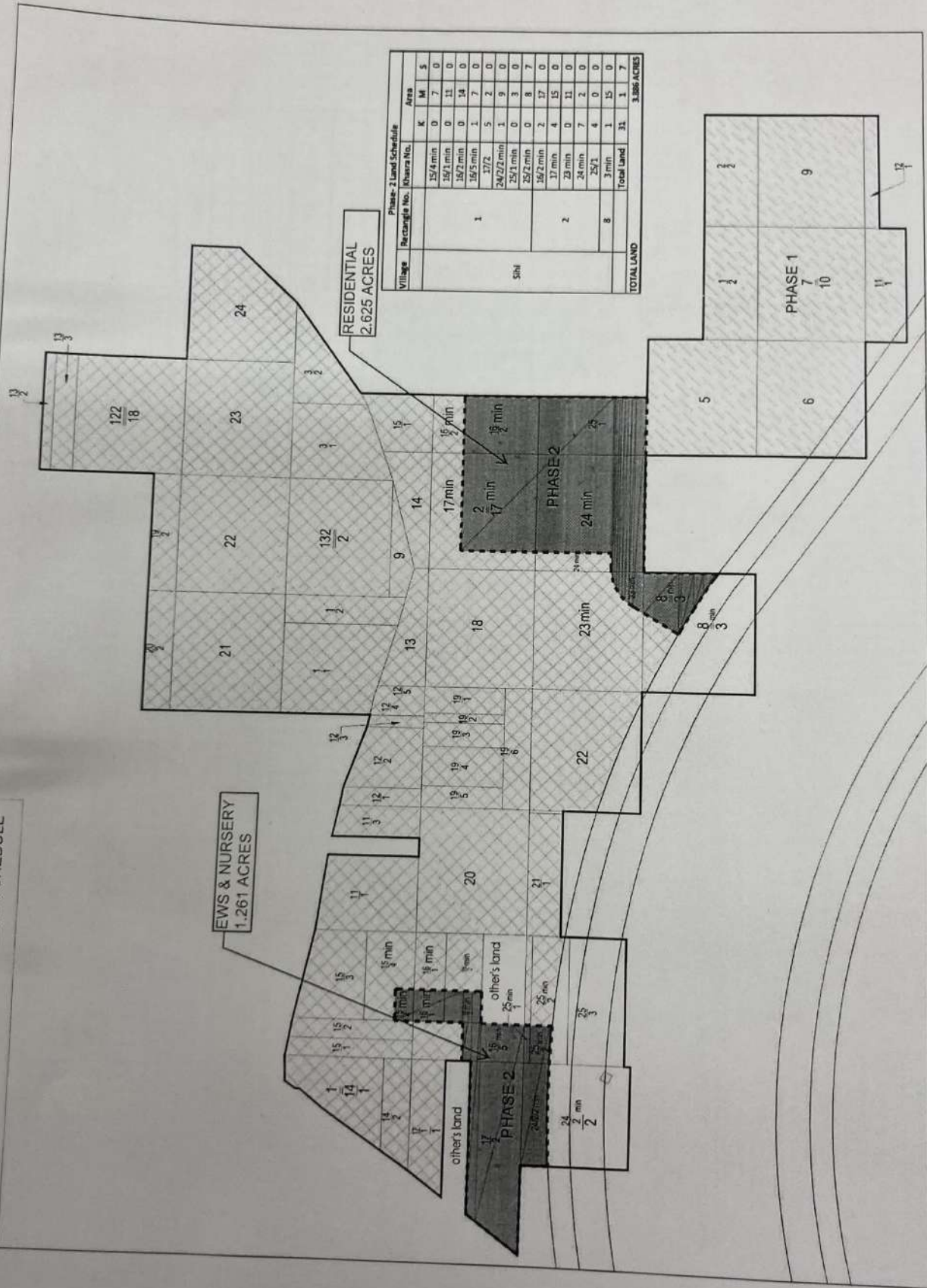
- 1) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- 2) Disposal of muck during construction phase shall not create any adverse effect on

## Construction Linked Payment Plan

Payment Plan		ESTIMATED DATES
Advance amount on Booking	% due	
Booking amount - Within 30 days from Booking	Rs. 3,60,000	May-23
	10% of Sale Consideration (Less Advance amount of Rs. 3,60,000) + GST + Registration & Stamp Duty on Agreement for Sale	Jun-23
On Completion of Upper Basement Roof Slab	10% of Sale Consideration + GST	Jun-24
On Completion of 6th Floor Roof Slab	10% of Sale Consideration + GST	Oct-24
On Completion of 12th Floor Roof Slab	10% of Sale Consideration + GST	Jan-25
On Completion of 20th Floor Roof Slab	10% of Sale Consideration + GST	Apr-25
On Completion of 30th Floor Roof slab	10% of Sale Consideration + GST	Aug-25
On Completion of Super Structure	10% of Sale Consideration + GST	Nov-25
On Commencement of External painting of Tower	10% of Sale Consideration + GST	Nov-24
On Application of OC	10% of Sale Consideration + GST	May-27
On Offer of Possession	10% of Sale Consideration + GST + IFMSD+ Registration & Stamp Duty on Conveyance Deed	Aug-27



# KRISUMI PHASE-2 LAND DETAIL WITH LAND SCHEDULE







# UNIT-WISE INVENTORY - Waterfall Suites (Phase 2)

S.No.	UNIT_CATEGORY	FLOOR_NO	UNIT_NO	OWNERSHIP* (In case of joint development)	UNIT_CONFIGURATION	BUILT-UP AREA (In Sqft)	CARPET AREA (In Sqft)	SUPER BUA (In Sqft)	PLOT AREA
1	FLAT	01	WS 101		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
2	FLAT		WS 102		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
3	FLAT		WS 103		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
4	FLAT		WS 104		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
5	FLAT		WS 105		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	
6	FLAT		WS 106		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
7	FLAT		WS 107		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
8	FLAT		WS 108		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
9	FLAT		WS 109		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
10	FLAT		WS 110		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	
11	FLAT	2	WS 201		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
12	FLAT		WS 202		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
13	FLAT		WS 203		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
14	FLAT		WS 204		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
15	FLAT		WS 205		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	
16	FLAT		WS 206		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
17	FLAT		WS 207		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
18	FLAT		WS 208		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
19	FLAT		WS 209		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
20	FLAT		WS 210		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	
21	FLAT	3	WS 301		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
22	FLAT		WS 302		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
23	FLAT		WS 303		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
24	FLAT		WS 304		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
25	FLAT		WS 305		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	
26	FLAT		WS 306		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
27	FLAT		WS 307		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
28	FLAT		WS 308		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
29	FLAT		WS 309		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
30	FLAT		WS 310		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	
31	FLAT	4	WS 401		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
32	FLAT		WS 402		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
33	FLAT		WS 403		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
34	FLAT		WS 404		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
35	FLAT		WS 405		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	
36	FLAT		WS 406		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
37	FLAT		WS 407		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
38	FLAT		WS 408		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
39	FLAT		WS 409		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
40	FLAT		WS 410		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	
41	FLAT	5	WS 501		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
42	FLAT		WS 502		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
43	FLAT		WS 503		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
44	FLAT		WS 504		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
45	FLAT		WS 505		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	
46	FLAT		WS 506		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
47	FLAT		WS 507		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
48	FLAT		WS 508		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
49	FLAT		WS 509		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
50	FLAT		WS 510		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	
51	FLAT	6	WS 601		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
52	FLAT		WS 602		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
53	FLAT		WS 603		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
54	FLAT		WS 604		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
55	FLAT		WS 605		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	
56	FLAT		WS 606		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
57	FLAT		WS 607		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
58	FLAT		WS 608		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
59	FLAT		WS 609		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
60	FLAT		WS 610		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	
61	FLAT	7	WS 701		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
62	FLAT		WS 702		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
63	FLAT		WS 703		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
64	FLAT		WS 704		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
65	FLAT		WS 705		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	
66	FLAT		WS 706		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
67	FLAT		WS 707		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
68	FLAT		WS 708		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
69	FLAT		WS 709		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
70	FLAT		WS 710		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	
71	FLAT	8	WS 801		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
72	FLAT		WS 802		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
73	FLAT		WS 803		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
74	FLAT		WS 804		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
75	FLAT		WS 805		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	
76	FLAT		WS 806		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
77	FLAT		WS 807		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
78	FLAT		WS 808		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
79	FLAT		WS 809		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
80	FLAT		WS 810		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	
81	FLAT	9	WS 901		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
82	FLAT		WS 902		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
83	FLAT		WS 903		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
84	FLAT		WS 904		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
85	FLAT		WS 905		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	
86	FLAT		WS 906		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
87	FLAT		WS 907		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
88	FLAT		WS 908		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
89	FLAT		WS 909		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
90	FLAT		WS 910		1 LDK+1 TOILET TYPE-2	692.340	493.530	979.660	



S.No.	UNIT_CATEGORY	FLOOR_NO	UNIT_NO	OWNERSHIP* (In case of joint development)	UNIT_CONFIGURATION	BUILT-UP AREA (In Sqft)	CARPET AREA (In Sqft)	SUPER BUA (In Sqft)	PLOT AREA
91	FLAT	10	WS 1001		1 LDK+ 2 TOILET				
92	FLAT		WS 1002		1 LDK+1 TOILET TYPE-1				
93	FLAT		WS 1003		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
94	FLAT		WS 1004		1 LDK+ 2 TOILET	650.900	464.140	921.020	
95	FLAT		WS 1005		1 LDK+1 TOILET TYPE-2	650.900	464.140	921.020	
96	FLAT		WS 1006		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
97	FLAT		WS 1007		1 LDK+1 TOILET TYPE-1	692.340	493.530	979.660	
98	FLAT		WS 1008		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
99	FLAT		WS 1009		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
100	FLAT		WS 1010		1 LDK+ 2 TOILET	650.900	464.140	921.020	
101	FLAT	11	WS 1101		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
102	FLAT		WS 1102		1 LDK+ 2 TOILET	692.340	493.530	979.660	
103	FLAT		WS 1103		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
104	FLAT		WS 1104		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
105	FLAT		WS 1105		1 LDK+ 2 TOILET	650.900	464.140	921.020	
106	FLAT		WS 1106		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
107	FLAT		WS 1107		1 LDK+ 2 TOILET	692.340	493.530	979.660	
108	FLAT		WS 1108		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
109	FLAT		WS 1109		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
110	FLAT		WS 1110		1 LDK+ 2 TOILET	650.900	464.140	921.020	
111	FLAT	12	WS 1201		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
112	FLAT		WS 1202		1 LDK+ 2 TOILET	692.340	493.530	979.660	
113	FLAT		WS 1203		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
114	FLAT		WS 1204		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
115	FLAT		WS 1205		1 LDK+ 2 TOILET	650.900	464.140	921.020	
116	FLAT		WS 1206		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
117	FLAT		WS 1207		1 LDK+ 2 TOILET	692.340	493.530	979.660	
118	FLAT		WS 1208		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
119	FLAT		WS 1209		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
120	FLAT		WS 1210		1 LDK+ 2 TOILET	650.900	464.140	921.020	
121	FLAT	14	WS 1401		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
122	FLAT		WS 1402		1 LDK+ 2 TOILET	692.340	493.530	979.660	
123	FLAT		WS 1403		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
124	FLAT		WS 1404		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
125	FLAT		WS 1405		1 LDK+ 2 TOILET	650.900	464.140	921.020	
126	FLAT		WS 1406		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
127	FLAT		WS 1407		1 LDK+ 2 TOILET	692.340	493.530	979.660	
128	FLAT		WS 1408		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
129	FLAT		WS 1409		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
130	FLAT		WS 1410		1 LDK+ 2 TOILET	650.900	464.140	921.020	
131	FLAT	15	WS 1501		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
132	FLAT		WS 1502		1 LDK+ 2 TOILET	692.340	493.530	979.660	
133	FLAT		WS 1503		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
134	FLAT		WS 1504		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
135	FLAT		WS 1505		1 LDK+ 2 TOILET	650.900	464.140	921.020	
136	FLAT		WS 1506		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
137	FLAT		WS 1507		1 LDK+ 2 TOILET	692.340	493.530	979.660	
138	FLAT		WS 1508		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
139	FLAT		WS 1509		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
140	FLAT		WS 1510		1 LDK+ 2 TOILET	650.900	464.140	921.020	
141	FLAT	16	WS 1601		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
142	FLAT		WS 1602		1 LDK+ 2 TOILET	692.340	493.530	979.660	
143	FLAT		WS 1603		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
144	FLAT		WS 1604		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
145	FLAT		WS 1605		1 LDK+ 2 TOILET	650.900	464.140	921.020	
146	FLAT		WS 1606		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
147	FLAT		WS 1607		1 LDK+ 2 TOILET	692.340	493.530	979.660	
148	FLAT		WS 1608		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
149	FLAT		WS 1609		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
150	FLAT		WS 1610		1 LDK+ 2 TOILET	650.900	464.140	921.020	
151	FLAT	17	WS 1701		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
152	FLAT		WS 1702		1 LDK+ 2 TOILET	692.340	493.530	979.660	
153	FLAT		WS 1703		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
154	FLAT		WS 1704		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
155	FLAT		WS 1705		1 LDK+ 2 TOILET	650.900	464.140	921.020	
156	FLAT		WS 1706		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
157	FLAT		WS 1707		1 LDK+ 2 TOILET	692.340	493.530	979.660	
158	FLAT		WS 1708		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
159	FLAT		WS 1709		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
160	FLAT		WS 1710		1 LDK+ 2 TOILET	650.900	464.140	921.020	
161	FLAT	18	WS 1801		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
162	FLAT		WS 1802		1 LDK+ 2 TOILET	692.340	493.530	979.660	
163	FLAT		WS 1803		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
164	FLAT		WS 1804		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
165	FLAT		WS 1805		1 LDK+ 2 TOILET	650.900	464.140	921.020	
166	FLAT		WS 1806		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
167	FLAT		WS 1807		1 LDK+ 2 TOILET	692.340	493.530	979.660	
168	FLAT		WS 1808		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
169	FLAT		WS 1809		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
170	FLAT		WS 1810		1 LDK+ 2 TOILET	650.900	464.140	921.020	
171	FLAT	19	WS 1901		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
172	FLAT		WS 1902		1 LDK+ 2 TOILET	692.340	493.530	979.660	
173	FLAT		WS 1903		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
174	FLAT		WS 1904		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
175	FLAT		WS 1905		1 LDK+ 2 TOILET	650.900	464.140	921.020	
176	FLAT		WS 1906		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
177	FLAT		WS 1907		1 LDK+ 2 TOILET	692.340	493.530	979.660	
178	FLAT		WS 1908		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
179	FLAT		WS 1909		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
180	FLAT		WS 1910		1 LDK+ 2 TOILET	650.900	464.140	921.020	



S.No.	UNIT_CATEGORY	FLOOR_NO	UNIT_NO	OWNERSHIP* (In case of joint development)	UNIT_CONFIGURATION	BUILT-UP AREA (In Sqft)	CARPET AREA (In Sqft)	SUPER BUA (In Sqft)	PLOT AREA
						856.170	591.580	1181.510	
180	FLAT	20	WS 2001		1 LDK+ 2 TOILET	650.900	464.140	921.020	
181	FLAT		WS 2002		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
182	FLAT		WS 2003		1 LDK+1 TOILET TYPE-1	856.170	591.580	979.660	
183	FLAT		WS 2004		1 LDK+ 2 TOILET	692.340	493.530	1181.510	
184	FLAT		WS 2005		1 LDK+1 TOILET TYPE-2	856.170	591.580	921.020	
185	FLAT		WS 2006		1 LDK+ 2 TOILET	650.900	464.140	921.020	
186	FLAT		WS 2007		1 LDK+1 TOILET TYPE-1	650.900	591.580	1181.510	
187	FLAT		WS 2008		1 LDK+1 TOILET TYPE-1	856.170	591.580	979.660	
188	FLAT		WS 2009		1 LDK+ 2 TOILET	692.340	591.580	1181.510	
189	FLAT		WS 2010		1 LDK+1 TOILET TYPE-2	856.170	591.580	921.020	
190	FLAT	21	WS 2101		1 LDK+ 2 TOILET	650.900	464.140	921.020	
191	FLAT		WS 2102		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
192	FLAT		WS 2103		1 LDK+1 TOILET TYPE-1	856.170	591.580	979.660	
193	FLAT		WS 2104		1 LDK+ 2 TOILET	692.340	493.530	1181.510	
194	FLAT		WS 2105		1 LDK+1 TOILET TYPE-2	856.170	591.580	921.020	
195	FLAT		WS 2106		1 LDK+ 2 TOILET	650.900	464.140	921.020	
196	FLAT		WS 2107		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
197	FLAT		WS 2108		1 LDK+1 TOILET TYPE-1	856.170	591.580	979.660	
198	FLAT		WS 2109		1 LDK+ 2 TOILET	692.340	591.580	1181.510	
199	FLAT		WS 2110		1 LDK+1 TOILET TYPE-2	856.170	591.580	921.020	
200	FLAT	22	WS 2201		1 LDK+ 2 TOILET	650.900	464.140	921.020	
201	FLAT		WS 2202		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
202	FLAT		WS 2203		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
203	FLAT		WS 2204		1 LDK+ 2 TOILET	692.340	493.530	979.660	
204	FLAT		WS 2205		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
205	FLAT		WS 2206		1 LDK+ 2 TOILET	650.900	464.140	921.020	
206	FLAT		WS 2207		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
207	FLAT		WS 2208		1 LDK+1 TOILET TYPE-1	856.170	591.580	979.660	
208	FLAT		WS 2209		1 LDK+ 2 TOILET	692.340	591.580	1181.510	
209	FLAT		WS 2210		1 LDK+1 TOILET TYPE-2	856.170	591.580	921.020	
210	FLAT	23	WS 2301		1 LDK+ 2 TOILET	650.900	464.140	921.020	
211	FLAT		WS 2302		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
212	FLAT		WS 2303		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
213	FLAT		WS 2304		1 LDK+ 2 TOILET	692.340	493.530	979.660	
214	FLAT		WS 2305		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
215	FLAT		WS 2306		1 LDK+ 2 TOILET	650.900	464.140	921.020	
216	FLAT		WS 2307		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
217	FLAT		WS 2308		1 LDK+1 TOILET TYPE-1	856.170	591.580	979.660	
218	FLAT		WS 2309		1 LDK+ 2 TOILET	692.340	591.580	1181.510	
219	FLAT		WS 2310		1 LDK+1 TOILET TYPE-2	856.170	591.580	921.020	
220	FLAT	24	WS 2401		1 LDK+ 2 TOILET	650.900	464.140	921.020	
221	FLAT		WS 2402		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
222	FLAT		WS 2403		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
223	FLAT		WS 2404		1 LDK+ 2 TOILET	692.340	493.530	979.660	
224	FLAT		WS 2405		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
225	FLAT		WS 2406		1 LDK+ 2 TOILET	650.900	464.140	921.020	
226	FLAT		WS 2407		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
227	FLAT		WS 2408		1 LDK+1 TOILET TYPE-1	856.170	591.580	979.660	
228	FLAT		WS 2409		1 LDK+ 2 TOILET	692.340	591.580	1181.510	
229	FLAT		WS 2410		1 LDK+1 TOILET TYPE-2	856.170	591.580	921.020	
230	FLAT	25	WS 2501		1 LDK+ 2 TOILET	650.900	464.140	921.020	
231	FLAT		WS 2502		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
232	FLAT		WS 2503		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
233	FLAT		WS 2504		1 LDK+ 2 TOILET	692.340	493.530	979.660	
234	FLAT		WS 2505		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
235	FLAT		WS 2506		1 LDK+ 2 TOILET	650.900	464.140	921.020	
236	FLAT		WS 2507		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
237	FLAT		WS 2508		1 LDK+1 TOILET TYPE-1	856.170	591.580	979.660	
238	FLAT		WS 2509		1 LDK+ 2 TOILET	692.340	591.580	1181.510	
239	FLAT		WS 2510		1 LDK+1 TOILET TYPE-2	856.170	591.580	921.020	
240	FLAT	26	WS 2601		1 LDK+ 2 TOILET	650.900	464.140	921.020	
241	FLAT		WS 2602		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
242	FLAT		WS 2603		1 LDK+1 TOILET TYPE-1	856.170	591.580	1181.510	
243	FLAT		WS 2604		1 LDK+ 2 TOILET	692.340	493.530	979.660	
244	FLAT		WS 2605		1 LDK+1 TOILET TYPE-2	856.170	591.580	1181.510	
245	FLAT		WS 2606		1 LDK+ 2 TOILET	650.900	464.140	921.020	
246	FLAT		WS 2607		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
247	FLAT		WS 2608		1 LDK+1 TOILET TYPE-1	856.170	591.580	979.660	
248	FLAT		WS 2609		1 LDK+ 2 TOILET	692.340	591.580	1181.510	
249	FLAT		WS 2610		1 LDK+1 TOILET TYPE-2	856.170	591.580	921.020	
250	FLAT	27	WS 2701		1 LDK+ 2 TOILET	650.900	464.140	921.020	
251	FLAT		WS 2702		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
252	FLAT		WS 2703		1 LDK+1 TOILET TYPE-1	856.170	591.580	979.660	
253	FLAT		WS 2704		1 LDK+ 2 TOILET	692.340	493.530	1181.510	
254	FLAT		WS 2705		1 LDK+1 TOILET TYPE-2	856.170	591.580	921.020	
255	FLAT		WS 2706		1 LDK+ 2 TOILET	650.900	464.140	921.020	
256	FLAT		WS 2707		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
257	FLAT		WS 2708		1 LDK+1 TOILET TYPE-1	856.170	591.580	979.660	
258	FLAT		WS 2709		1 LDK+ 2 TOILET	692.340	591.580	1181.510	
259	FLAT		WS 2710		1 LDK+1 TOILET TYPE-2	856.170	591.580	921.020	
260	FLAT	28	WS 2801		1 LDK+ 2 TOILET	650.900	464.140	921.020	
261	FLAT		WS 2802		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
262	FLAT		WS 2803		1 LDK+1 TOILET TYPE-1	856.170	591.580	979.660	
263	FLAT		WS 2804		1 LDK+ 2 TOILET	692.340	493.530	1181.510	
264	FLAT		WS 2805		1 LDK+1 TOILET TYPE-2	856.170	591.580	921.020	
265	FLAT		WS 2806		1 LDK+ 2 TOILET	650.900	464.140	921.020	
266	FLAT		WS 2807		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
267	FLAT		WS 2808		1 LDK+1 TOILET TYPE-1	856.170	591.580	979.660	
268	FLAT		WS 2809		1 LDK+ 2 TOILET	692.340	591.580	1181.510	
269	FLAT		WS 2810		1 LDK+1 TOILET TYPE-2	856.170	591.580	921.020	



S.No.	UNIT_CATEGORY	FLOOR_NO	UNIT_NO	OWNERSHIP* (In case of joint development)	UNIT_CONFIGURATION	BUILT-UP AREA (In Sqft)	CARPET AREA (In Sqft)	SUPER BUA (In Sqft)	PLOT AREA
270	FLAT	29	WS 2901		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
271	FLAT		WS 2902		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
272	FLAT		WS 2903		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
273	FLAT		WS 2904		1 LDK+ 2 TOILET	856.170	591.580	1181.510	
274	FLAT		WS 2906		1 LDK+ 2 TOILET	856.170	591.580	921.020	
275	FLAT		WS 2907		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
276	FLAT		WS 2908		1 LDK+1 TOILET TYPE-1	650.900	464.140	1181.510	
277	FLAT		WS 2909		1 LDK+ 2 TOILET	856.170	591.580	979.660	
278	FLAT		WS 2910		1 LDK+1 TOILET TYPE-2	692.340	493.530	1181.510	
279	FLAT		WS 3001		1 LDK+ 2 TOILET	856.170	591.580	921.020	
280	FLAT	30	WS 3002		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
281	FLAT		WS 3003		1 LDK+1 TOILET TYPE-1	650.900	464.140	1181.510	
282	FLAT		WS 3004		1 LDK+ 2 TOILET	856.170	591.580	979.660	
283	FLAT		WS 3005		1 LDK+1 TOILET TYPE-2	692.340	493.530	1181.510	
284	FLAT		WS 3006		1 LDK+ 2 TOILET	856.170	591.580	921.020	
285	FLAT		WS 3007		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
286	FLAT		WS 3008		1 LDK+1 TOILET TYPE-1	650.900	464.140	1181.510	
287	FLAT		WS 3009		1 LDK+ 2 TOILET	856.170	591.580	979.660	
288	FLAT		WS 3010		1 LDK+1 TOILET TYPE-2	692.340	493.530	1181.510	
289	FLAT		WS 3101		1 LDK+ 2 TOILET	856.170	591.580	921.020	
290	FLAT	31	WS 3102		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
291	FLAT		WS 3103		1 LDK+1 TOILET TYPE-1	650.900	464.140	1181.510	
292	FLAT		WS 3104		1 LDK+ 2 TOILET	856.170	591.580	979.660	
293	FLAT		WS 3105		1 LDK+1 TOILET TYPE-2	692.340	493.530	1181.510	
294	FLAT		WS 3106		1 LDK+ 2 TOILET	856.170	591.580	921.020	
295	FLAT		WS 3107		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
296	FLAT		WS 3108		1 LDK+1 TOILET TYPE-1	650.900	464.140	1181.510	
297	FLAT		WS 3109		1 LDK+ 2 TOILET	856.170	591.580	979.660	
298	FLAT		WS 3110		1 LDK+1 TOILET TYPE-2	692.340	493.530	1181.510	
299	FLAT		WS 3201		1 LDK+ 2 TOILET	856.170	591.580	921.020	
300	FLAT	32	WS 3202		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
301	FLAT		WS 3203		1 LDK+1 TOILET TYPE-1	650.900	464.140	1181.510	
302	FLAT		WS 3204		1 LDK+ 2 TOILET	856.170	591.580	979.660	
303	FLAT		WS 3205		1 LDK+1 TOILET TYPE-2	692.340	493.530	1181.510	
304	FLAT		WS 3206		1 LDK+ 2 TOILET	856.170	591.580	921.020	
305	FLAT		WS 3207		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
306	FLAT		WS 3208		1 LDK+1 TOILET TYPE-1	650.900	464.140	1181.510	
307	FLAT		WS 3209		1 LDK+ 2 TOILET	856.170	591.580	979.660	
308	FLAT		WS 3210		1 LDK+1 TOILET TYPE-2	692.340	493.530	1181.510	
309	FLAT		WS 3301		1 LDK+ 2 TOILET	856.170	591.580	921.020	
310	FLAT	33	WS 3302		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
311	FLAT		WS 3303		1 LDK+1 TOILET TYPE-1	650.900	464.140	1181.510	
312	FLAT		WS 3304		1 LDK+ 2 TOILET	856.170	591.580	979.660	
313	FLAT		WS 3305		1 LDK+1 TOILET TYPE-2	692.340	493.530	1181.510	
314	FLAT		WS 3306		1 LDK+ 2 TOILET	856.170	591.580	921.020	
315	FLAT		WS 3307		1 LDK+1 TOILET TYPE-1	650.900	464.140	921.020	
316	FLAT		WS 3308		1 LDK+1 TOILET TYPE-1	650.900	464.140	1181.510	
317	FLAT		WS 3309		1 LDK+ 2 TOILET	856.170	591.580	979.660	
318	FLAT		WS 3310		1 LDK+1 TOILET TYPE-2	692.340	493.530	1181.510	
319	FLAT		WS 3401		Penthouse	9272.863	6353.180	12240.283	
320	FLAT	34+35	WS 3402		Penthouse	9272.863	6353.180	12240.283	
Total Nos.						2,54,375.766	1,78,437.380	3,54,343.325	

Note- Built-Up Area mentioned is same as Exclusive Area in our Inventory.

i.e. Built-Up Area= FAR Area+Balcony Area/ Terrace Area,

& FAR Area= Carpet Area+External Wall Area.



FORM BR III  
(See Code 4.2 (4))  
Form of Sanction

From

Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
O/o Director, Town & Country Planning Department,  
Haryana, Nagar Yojna Bhavan,  
Madhya Marg, Sector 18, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana7@gmail.com  
Website www.tcpharyana.gov.in.

To

Krisumi Corporation Pvt. Ltd.,  
3<sup>rd</sup> Floor, Central Plaza,  
Sector-53, Gurugram.

Memo No. ZP-915-II/PA(DK)/2023/2405

Dated

25/01/2023

**Subject:** Approval of revised building plans of Group Housing Colony on the area measuring 27.48125 acres (License No. 39 of 2013 dated 04.06.2013 and Licence No. 85 of 2014 dated 08.08.2014) in Sector-36-A Gurugram being developed by Krisumi Corporation Pvt. Ltd.

Reference your application dated 07.12.2022 submitted in the office STP, Gurugram) for permission to erect the buildings in Group Housing Colony on the area measuring 27.48125 acres (License No. 39 of 2013 dated 04.06.2013 and Licence No. 85 of 2014 dated 08.08.2014) in Sector-36-A Gurugram in accordance with the plans submitted with it.

It is to inform you that the "Provisional" revised building plans were approved vide this office memo No. 37600 dated 14.12.2022 with a condition that the variations should be published in three Newspapers and displayed at various locations. As per report of the STP, Gurugram vide his office memo No. 498 dated 19.01.2023 you had invited objections from all existing allottees through a Public Notice on 16.12.2022 about the building plans in three Newspapers namely 'The Indian Express' (English), 'Financial Express' (English) & 'Jansatta' (Hindi). Further, you have informed all the existing allottees through registered post also and submitted an undertaking 19.01.2023 to the effect that the rights of the allottee have not been infringed and one objection on the changes was received from one of the existing allottees, which has been withdrawn.

In view of above your request to consider the earlier approved "Provisional" building plans as "Final" has been examined and it has been decided to consider the earlier approved "Provisional" building plans vide this office memo No. 37600 dated 14.12.2022 as "Final" building plans and permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 and Haryana Building Code-2017 subject to the following amendments, terms and conditions:-

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme.

2. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ Engineer of the scheme.

Further that: -

- a) The building shall be constructed in accordance to the Structure Design by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2).
  - b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
  - c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
  - d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.
3. FIRE SAFETY:
- (i) The colonizer and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire-fighting measures and shall abide by all fire safety bye laws.
  - (ii) That you shall get approved the fire-fighting scheme in accordance with the Section 15 of the Haryana Fire Safety Act-2009 and directions issued by the Director, Haryana Fire Services, Haryana, before starting the construction work at site.
4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DGTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DGTCP shall be pre-requisite.
  5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans.
  6. Based on the actual estimated cost of internal development of the colony you shall furnish additional bank guarantee, if required.
  7. The revenue Rasta if any passing through the site shall be kept unobstructed.
  8. If any infringement of byelaws remains unnoticed, the Department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the Department shall stand indemnified against any claim on this account.
  9. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
  10. No person shall occupy or allow any other person to occupy any new building and before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
    - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
    - (ii) A clearance from Fire Safety point of view from the competent authority.



11. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
12. The basements shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex.
13. That you shall comply with the conditions laid down in the Memo dated 07.11.2022 of Chief Engineer (Infra-II), GMDA (Copy enclosed).
14. That you shall comply with the conditions laid down in the Memo No. 11232 dated 31.10.2022 of Deputy Director, Directorate Fire Service, Haryana, Panchkula (Copy enclosed).
15. GENERAL: -
  - (i) That you shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
  - (ii) That you shall strictly comply with the directions of MoEF Guidelines, 2010 while raising construction and comply with the instructions of Director, Town and Country Planning, Haryana, Chandigarh issued vide orders dated 14.5.2015 which is also available on the departmental website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).
  - (iii) That you shall submit the fire-fighting scheme duly approved in accordance with the section 15 of the Haryana Fire Safety Act 2009 and directions issued by Director, Urban Local Bodies Haryana before starting the construction work at site.
  - (iv) That you shall submit the approved Electrical Service Plan from competent authority and certificate to this effect that adequate arrangement has been put in place before grant of occupation certificate.
  - (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  - (vi) That you shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
  - (vii) That you shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
  - (viii) That you shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
  - (ix) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.

- (x) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
  - (xi) That you shall follow provisions of section 46 of 'The Persons with Disabilities (Equal Opportunities, protection of Rights and full Participation) Act, 1995' which includes construction of Ramps in public buildings, adaption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centre and other medical care and rehabilitation units.
  - (xii) That you shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, HSVP, Gurugram in compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
  - (xiii) That you shall abide by the policies issued by the Department regarding allotment of EWS flats time to time.
  - (xiv) That you shall not construct the building beyond 30.0 mtrs. without getting the valid NOC from AAI.
  - (xv) That you shall submit the scanned copy of the approved building plans in CD format within one week to this office from the issuance of this letter.
16. Environment: That you shall raise construction as per guidelines of MoEF-2010 issued regarding Building, Construction, Township and Area Development Projects.
17. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in) at URL <https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI%20ors.pdf> in compliance of the orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which are as under:
- (i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.
  - (ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
  - (iii) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
  - (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
  - (v) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.



- (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- (vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- (viii) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015 referred above.
- (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.
- (x) Compulsory use of wet jet in grinding and stone cutting.
- (xi) Wind breaking walls around construction site.
- (xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
- (xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate. The width of green belt will be kept 1.5 meter along boundary wall within site, along periphery.
- (xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.
- (xv) All the owners/builders shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.
- (xvi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.

18. As per the condition of the licence, you were required to convey ultimate power load requirement to the Department. The same may be supplied within a month from the issuance of this letter.
19. That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.
20. That the colonizer shall transfer the land forming part of sector road, service roads, green belts and 24/18 mtr. wide road as the case may be, shall be transferred within a period of 30 days, in favour of the Govt from the date of approval of building plan.

*This sanction will be void abinitio, if any of the conditions mentioned above are not complied with.*

DA/As above & One set of Building Plans.

*H. Sharma*

(Hitesh Sharma)

Senior Town Planner (HQ),  
Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
Town & Country Planning Department,  
Haryana, Chandigarh.

Endst. No. ZP-915-II/PA(DK)/2023/\_\_\_\_\_ Dated:- \_\_\_\_\_

A copy is forwarded to the following for information:-

1. Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT be monitored and strict compliance to be ensured.
2. MD, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.
3. Administrator, HSVP, Gurugram.
4. Senior Town Planner, Gurugram.
5. Superintending Engineer (HQ), HSVP, Panchkula.
6. District Town Planner, Gurugram along with one set of approved building plans.
7. Nodal Officer, website updation.
8. Deputy Director, Directorate Fire Service, Haryana, Panchkula.

Encl: as above

*H. Sharma*

(Hitesh Sharma)  
Senior Town Planner (HQ),  
Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
Town & Country Planning Department,  
Haryana, Chandigarh.