

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

Licence No. 85 of 2014

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

For KRISUMI CORPORATION PVT. LTD.


Authorised Signatory



- 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, Sector-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

For KRISUMI CORPORATION PVT. LTD.

Authorized Signatory

To be read with Licence No. B5 of 2014/8/2014


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

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

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

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

Grand Total 19-1 or 2.38125 Acres

  
Director General  
Town and Country Planning,  
Haryana, Chandigarh

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory



## Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Plot no.3, Sector-18-A, Madhya Marg, Chandigarh  
Phone: 0172-2549349; http://tcpharyana.gov.in

To

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

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

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

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

1. Licence No. 85 of 2014 dated 08.08.2014, granted for setting up of group housing colony on the land measuring 2.38125 acres in Sector 36-A, Gurugram is hereby renewed upto 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  
For KPSIL CORPORATION PVT. LTD.  
Town & Country Planning  
Haryana, Chandigarh

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

Dated:

Authorised Signatory

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

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

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


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

ORDERS

Whereas, Licence No. 85 of 2014 dated 08.08.2014, granted to P.G. Propmart Pvt. Ltd. in collaboration with Bluejays Reaitech 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

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory



**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. 85 of 2014 was granted to P.G. Propmart Pvt. Ltd. in collaboration with Bluejays Realtech Pvt. Ltd. to develop group housing colony over an area measuring 2.38125 acres in Sector-36A of GMUC.

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

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

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

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

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

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


Dated: 08-10-2021

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

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

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory

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

## Directorate of Town & Country Planning, Haryana

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

Regd.

To

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

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

Subject: -

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

Ref:

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

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


- That you shall pay the requisite amount of EDC in 12 equal quarterly installments with interest @ 12% per annum and 3% per annum additional on delayed period. The schedule for payment of the same will be issued separately.
- That you shall deposit an amount of ₹ 9,21,59,032/- on account of Infrastructure Development Charges in two installments, first within 60 days from issuance of licence/permission and second within six months. Any default in this regard will attract interest @18% per annum for the delayed period.
- That you shall get approve the zoning/building plans as per the policy parameters after payment of requisite fee & charges as mentioned above.
- That you will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-S/25/20082TCP dated 25.02.2010.
- That clearance from MoEF, GOI shall be obtained, if necessary in terms of notification dated 14.09.2006.

For KRISUMI CORPORATION PVT. LTD.

  
Authorised Signatory

- f) That the licensee shall wholly responsible for litigation/court case/complaint pending in any Department/court, if any.
- g) That the benefit of the increase in FAR under TOD policy shall be utilized only in phases 3 & 4 of approved building plans of license no. 39 of 2013 & 85 of 2014 and you shall not alter or change the building plans of phases 1 & 2 without consent of 2/3rd allottees of the respective phase as per policy dated 25.01.2017.
- h) That the licensee shall abide by all the terms and conditions of letter memo no. CED/BS/Const./2023 dated 04.07.2023 issued from IIT, Roorkee and submit the structural stability certificate as per Haryana Building Code-2016 at the time of approval of building plans of Phase-I and Phase-II.
- i) That you shall abide by the terms and conditions of the policy dated 09.02.2016 and subsequent amendments made therein from time to time.
- j) That the fee/charges are subject to re-conciliation and in case of any difference, licensee shall pay the differential amount within 30 days from its demand.

Dated: The 18/08/2023  
Chandigarh


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

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

Dated:

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

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

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

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory