

BOCW – Sales Center

Krisumi



(see rule 19(1))

GOVERNMENT OF HARYANA,
OFFICE OF THE REGISTERING OFFICER.



EPID : 10043

Application ID : 388

Date : 14.09.2017

A certificate of Registration is hereby granted under sub-section (3) of section 7 of building and other Construction Work (Regulation of Employment and condition of service) Act, 1996 and the Rules made there under to

M/s. SASKAT Corporation Private Limited

having the following particulars subject to condition laid down in the Annexure :

1.	Postal Address/Location where building or other construction work is to be carried on by the employer.	Sec 36A vil-Sih Teh-Nasser Dist-Gurgaon/Haryana
2.	Name and address of employer including location of the building and other construction work.	Montair X-44, Green Park, New Delhi - 110006
3.	Name and permanent address of the establishment	M/s. SASKAT Corporation Private Limited Sec 36A vil-Sih Teh-Nasser Dist-Gurgaon/Haryana Pin-122007 Plot No. 16, Sector 36A, Gurgaon Teh-Gurgaon Dist-Gurgaon
4.	Nature of work in which building workers are employed or are to be employed.	Residential Group Housing Societies built by Developers/ Builders constructing residential multi-storey flats
5.	Maximum number of building workers to be employed on any day by the employer.	500
6.	Probable date of commencement and completion of work	Date of Commencement 01.04.2017 Date of Completion 31.12.2017
7.	Other particulars relevant to the employment of building workers.	Marketing Office and Sample Apartment

Deepak Malik/ADASH-SG-111

Signature of Registering

Office with seal

ANNEXURE

The registration granted herein above is subject to the following condition namely:-

- The certificate of registration shall be non-transferable.
- The number of workmen employed of building workers in the establishment shall not on any day exceed the maximum number specified in the certificate of registration.
- Save or provided in these Rules, the fees paid for the grant of registration certificate shall be as mentioned in (a) to (d) below:-
- The rate of wages payable to building workers by the employer shall not be less than the rates prescribed under the Minimum Wages Act, 1948 or 1948/56 for such employment where applicable and where the rates have been fixed by agreement; certificate shall not be valid unless the employer complies with the provisions of the act and the rules made there under.

Bluejays Zoning Phase 1

LC 2829

ZONING PLAN OF ADDITIONAL LICENCED AREA MEASURING 2.38125 ACRES (LICENSE NO. 85 OF 2014 DATED 06/12/2014) ADJOINING TO ALREADY LICENCED GRANTED AREA OF GROUP HOUSING COLONY AREA MEASURING 25.10 ACRES (LICENSE NO. 39 OF 2013 DATED 04.06.2013) TOTAL AREA 27.48125 ACRES IN SECTOR-36-A, GURGAON MANASAR URBAN COMPLEX BEING DEVELOPED BY PG PROMART PVT. LTD. (FORMERLY KNOWN AS BLUEJAYS REALTECH PVT. LTD.), NAMO LAND & ENERGY PVT. LTD. (FOR THE PURPOSE OF RULE 38(KIII) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

DRG. NO. DG.TCP 47574 DATED: 11/8/2014

(RAM AVTAR BASSI) AD (HO) (BALWANT SINGH) SD(HO) (R.S. BATHI) ATP(HO) (SANJAY KUMAR) DTP (HO) (JITENDR SINGH) SUP(E&V) (J.S. REDHU) CTP (HR) (ANURAG RASTOGI) AS DG.TCP (HR)

1. SHAPE & SIZE OF SITE
The shape and size of the Group Housing Colony is in accordance with the demarcation plan shown as 1 to 64 as confirmed by DTP Gurgaon vide Enclt. No. 555 Dated 13.02.2014.

2. TYPE OF BUILDING PERMITTED
The type of building permitted on this site shall be buildings designated in the form of flat development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director General, Town and Country Planning, Haryana.

3. GROUND COVERAGE AND FAR
a. Building shall only be permitted with in the portion of the site marked as // build able zone and no where else.
b. The maximum coverage on ground floor shall be 35% and that on subsequent floors shall be 30% on the area of 26.3559 acres.
c. The maximum FAR shall not exceed 1.75 on the area of 26.3559 acres.
d. All building height shall be constructed so as to maintain an intere distance not less the set back required for each building according to the table below:

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT (in meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	14
11.	50	15
12.	55 & above	10

4. HEIGHT OF BUILDING
The height of the building block, subject to the provisions of the site coverage and FAR, shall be governed by the following:-
a. The maximum height of the buildings shall not be more than as allowed by National Airport Authority of India and shall not exceed 1.5 times (The width of the road adjoining) plus the front open space.
b. If building abuts on two or more streets or different widths, the buildings shall be deemed to face upon that street and may be continued to this height to a depth of 24M, along the narrow street.
c. Building/structures which rise to 30 meters or more in height shall be constructed only if no objection certificate has been obtained from the National Airport Authority of India.
d. All building height shall be constructed so as to maintain an intere distance not less the set back required for each building according to the table below:

5. SUB-DIVISION OF SITE
a. The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
b. The site shall not be further subdivided or fragmented in any manner whatsoever.

6. GATE POST AND BOUNDARY WALL
Such boundary wall, hedges or fences along with gates and gate posts shall be constructed as per design approved by DG.TCP, Haryana, in addition to the gates/arcades an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate shall be allowed to open on the sector road/public open space.

7. DENSITY
a. PPA on the area of 26.3559 acres.
b. For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or one person per 80 sq. feet of living area, whichever is more.
8. ACCOMMODATION FOR SERVICE POPULATION
Adequate accommodation shall be provided for domestic servants and other service population of EWS. The number of such dwelling units for domestic servants shall not be less than 10% of the number of main dwelling units and the carpet area of such a unit attached to the main units shall not be less than 140 sq. ft. for EWS category.
9. PARKING
a. Parking space shall be provided @ 1.5 Equivalent Car Space for each dwelling unit. These parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to the third party. The area for parking per car shall be as under:-
i) Basement, 35 sqm.
ii) Sills, 30 sqm.
iii) Open, 25 sqm.
b. At least 75% of the equivalent car spaces shall be provided in the form of covered parking. Further minimum 5% of the total parking will be made available to the EWS category flats.
c. The covered parking in the basement or the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above ground level the floor part of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement / upper stories, the floor to ceiling height of the basement / upper floor may be maximum of 4.5 meter. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4mtr. below the hanging beam.
d. In addition to the minimum 5% of the total parking will be made available to the EWS category flats.

10. LIFTS AND RAMPS
I. In building having more than four storeys, lift with 100% standby generators along with automatic switchover is mandatory alongwith staircases of requisite width and number. At least one lift with minimum size of 1.80 M X 1.00 M shall be provided.
II. In building upto four storeys, if its with 100% standby generators along with automatic switchover are not provided then ramps conforming to clause C-3 of Annexure-D of Part 3 of National Building Code-2005 shall be provided.

11. OPEN SPACES
While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and landscaped according to the plan approved by the DG.TCP, Haryana. At least 15% of the total area shall be developed as greenfield open space (e to 10% and 5% ground).

12. APPROVAL OF BUILDING PLANS
The building plans of the buildings to be constructed at site shall have to be got approved from the DG.TCP, Haryana under section 8(2) of the Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Act No.41 of 1963, before starting the construction.

13. BUILDING BYE-LAWS
The construction of the building/buildings shall be governed by the building rules provided part VII of the Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Rules, 1965 and India Standard Code No. 953-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of sections 46 of the Persons With Disabilities (Equal Opportunities, Access to Public Buildings, Adaptation of Public Buildings, and Full Participation) Act, 1995, which includes provisions for ramps, lifts and other relevant measures. On the points where such rules are silent and stipulate no condition or norm, the model building bye-law issued by the Indian Standard, and as given in the National Building Code of India shall be followed as may be approved by DG.TCP, Haryana.

14. CONVENIENT SHOPPING
0.5% of the area of 26.3559 acres area shall be reserved to cater for essential convenient shopping with the following conditions:
a. The ground coverage of 100% will be permissible. However this will be a part of the permissible ground coverage and FAR of the Group Housing Colony.
b. The site of Kiosk/Shops shall not be more than 2.75 meter x 2.75 meter and 2.75 meter x 8.25 meter.
c. The height of Kiosk/Shops/Departmental store shall not exceed 4.00 meter.

15. PROVISION OF COMMUNITY BUILDINGS
The community buildings shall be provided as per the composite norms in the Group Housing Colony.

16. BASEMENT
a. Four level basements within the building zone of the site, provided, it flushes with the ground and is properly landscaped. The basement in addition to parking could be utilized for generator room, lift room, the fighting pumps, water reservoir, electric sub-station, air-conditioning plants and toilets/urinals, if the water for the public health requirements and for no other purposes. Area under stairs, storage/converted for uses other than specified above.
b. The clear width of the ramp leading to the basement shall be 4.00 meters with an adequate slope not steeper than 1:10. The entry and exit of the ramp in basement shall be separate preferably at opposite ends.
17. APPROACH TO SITE
a. The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DG.TCP, Haryana.
18. FIRE SAFETY MEASURES
a. The owner will ensure the provision of proper fire safety measures in the multi storey buildings conforming to the provisions of Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Rules, 1965/ National Building Code of India and the same should be got certified from the competent authority.
b. Electric sub station / generator room if provided should be on a solid ground near DG/LT Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Director, Urban Local bodies, Haryana.
c. To ensure the fire Fighting Scheme shall be got approved from the Director, Urban Local bodies, Haryana or any person authorized by the Director Urban Local bodies, Haryana. These approvals shall be obtained prior to starting the construction work at site.

19. SOLAR WATER HEATING SYSTEM
The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block before applying for an occupation certificate.

20. RAIN WATER HARVESTING SYSTEM
The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

21. THE COLONER SHALL OBTAIN THE CLEARANCE/NOCS 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.

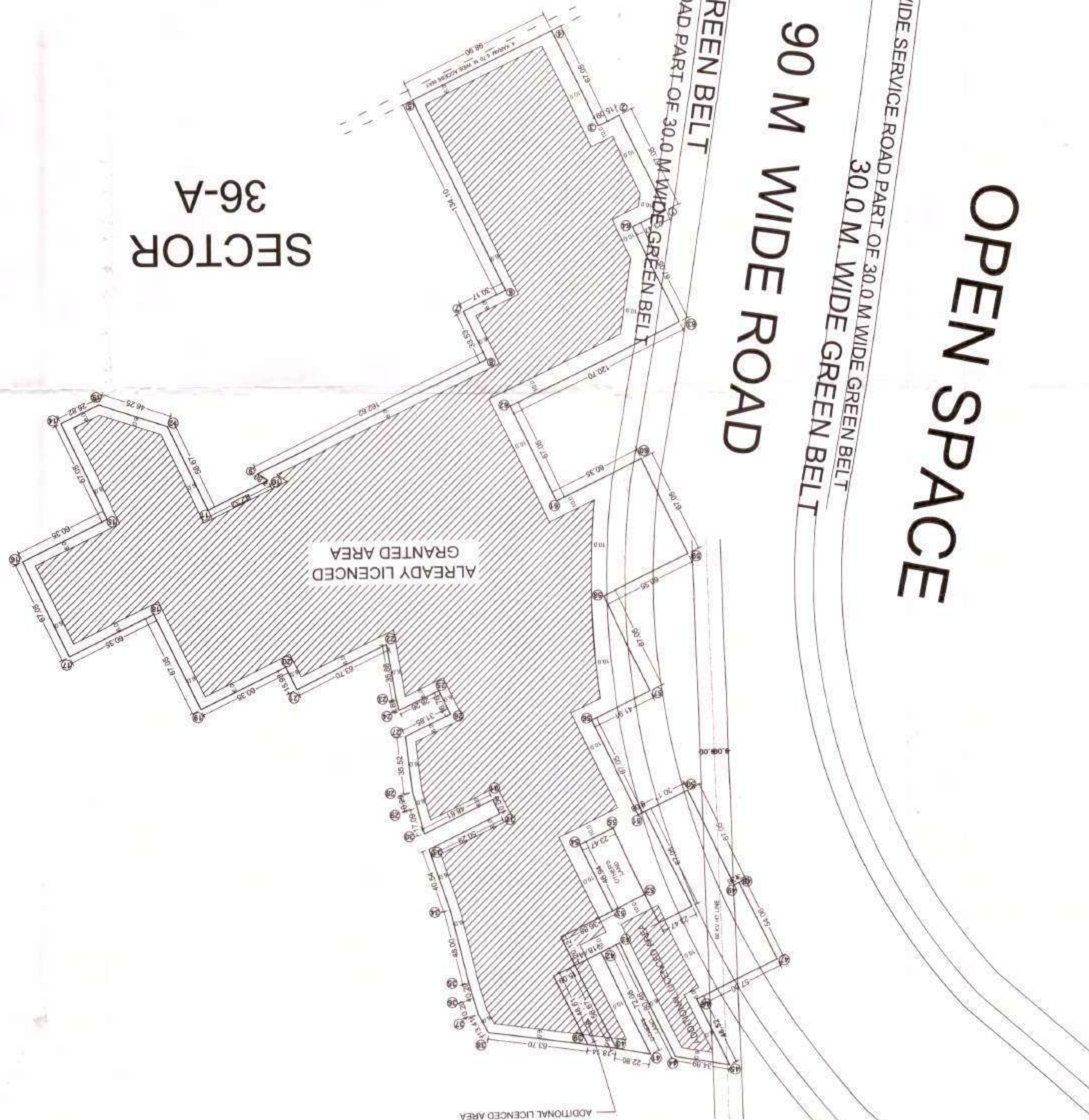
22. THE COLONER/OWNER SHALL USE ONLY COMPACT FLUORESCENT LAMPS FITTINGS FOR INTERNAL LIGHTING AS WELL AS CAMPUS LIGHTING.

23. THAT NO SEPARATE ZONING PLAN IS REQUIRED FOR COMMUNITY STATE REMARKED WITHIN A GROUP HOUSING COLONY. THE COMMUNITY BUILDING/BUILDINGS SHALL BE CONSTRUCTED BY THE COLONER/OWNER AS PER PROVISION OF THE HARYANA DEVELOPMENT AND REGULATION OF URBAN AREAS (AMENDMENT AND VALIDATION) ACT NO. 4 OF 2012, FOLLWING WHICH THE SAID SITE SHALL WEST WITH THE GOVT.

24. THAT YOU SHALL ABIDE BY THE POLICES ISSUED BY THE DEPARTMENT OF TIME REGARDING ALLOTMENT OF EWS FLATS.

25. THE COLONER SHALL CONVEY THE ULTIMATE POWER LOAD REQUIREMENT OF THE PROJECT TO THE CONCERNED POWER UTILITY. IN ADDITION TO THE DIRECTOR, WITHIN TWO MONTHS PERIOD FROM THE DATE OF GRANT OF LICENSE TO ENABLE PROVISION OF SITE UTILITY AT THE TIME OF APPROVAL OF BUILDING PLANS OF THE PROJECT.

ZONED AREA= 20.1451 ACRES
ALL DIMENSIONS ARE IN METERS



Environmental Clearance
Bluejays Realtech Private
Limited

STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY HARYANA
Bay No. 55-58, Prayatan Bhawan, Sector-2, PANCHKULA.

No. SEIAA/HR/2018/55

Dated: 30-01-2018

To

M/s Bluejays Realtech Private Limited,
 3rd floor, Central Plaza Mall,
 Sector-53, (Opp. DLF golf Course),
 Gurgaon, Haryana, 122002

Subject: Environmental Clearance for the proposed Group Housing project at Sector-36A, Gurgaon Manesar urban complex, Haryana.

Dear Sir,

This letter is in reference to your application no. nil dated 07.10.2017 addressed to M.S. SEIAA, Haryana received on 25.10.2017 seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. 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 and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF, GOI vide their Notification 21.08.2015, in its meetings held on 29.11.2017 awarded "Gold" grading to the project.

[2] It is inter-alia, noted that the project involves the construction of Group Housing project at Sector-36A, Gurgaon Manesar urban complex, Haryana on a total plot area of 111213.49 sqm Net plot area is 106698.84 sqm and Area of pocket of phase 1 is 22004.74 sqm. The total built up area shall be 114715.41 sqm. The Project shall comprise of 5 Building Blocks (2 Residential + 1 EWS + 1 Club + 1 Commercial) + 2 Basement + ST/G + 34 floors. The Group Housing project shall have 433 Saleable Dwelling Units and 77 EWS Units. The maximum height of the building shall be 119.10 meter. The total water requirement shall be 301 KLD. The fresh water requirement shall be 178 KLD. The waste water generation shall be 204 KLD, which will be treated in the STP of 245 KLD capacity. The total power requirement shall be 3439 KW which will be supplied by DHBVN. The Project Proponent has proposed to develop green belt on 6204.98 sqm (28.19%) of project area (2733.21 sqm Avenue Area + 2691.235 sqm Lawn Area + 780.54 sqm Periphery Area). The Project Proponent proposed to construct 06 rain water harvesting pits. The solid waste generation will be 1.40 TPD. The bio-degradable waste will be treated in the project area by adopting appropriate technology. The total parking spaces proposed are 697 ECS.

[3] The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations, have recommended the grant of environmental clearance for the project mentioned above, subject to compliance with the stipulated conditions. Accordingly, the State Environment Impact Assessment Authority in its meeting held on 22.12.2017 decided to agree with the recommendations of SEAC to accord necessary environmental clearance for the project under Category 8(a) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned below:-

PART A-

SPECIFIC CONDITIONS:-

Construction Phase:-

- [1] "Consent for Establish" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana before the start of any construction work at site.
- [2] A first aid room as proposed in the project report shall be provided both during construction and operational phase of the project.
- [3] Adequate drinking water and sanitary facilities shall be provided for construction workers at the site. Provision should be made for mobile toilets. Open defecation by the labourers is strictly prohibited. The safe disposal of waste water and solid wastes generated during the construction phase should be ensured.
- [4] All the topsoil excavated during construction activities shall be stored for use in horticulture/landscape development within the project site.
- [5] The project proponent shall ensure that the building material required during construction phase is properly stored within the project area and disposal of construction waste should not create any adverse effect on the neighboring communities and should be disposed of after taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- [6] Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water and any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approval of the Haryana State Pollution Control Board.
- [7] The diesel generator sets to be used during construction phase shall be of ultra low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.

- [8] The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- [9] Ambient noise levels shall conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be taken to reduce ambient air pollution and noise level during construction phase, so as to conform to the stipulated residential standards of CPCB/MoEF.
- [10] Fly ash shall be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and as amended on 27th August 2003.
- [11] Storm water control and its re-use as per CGWB and BIS standards for various applications should be ensured.
- [12] Water demand during construction shall be reduced by use of pre-mixed concrete, curing agents and other best practices.
- [13] Roof must meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.
- [14] Opaque wall must meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is desirable for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- [15] The approval of the competent authority shall be obtained for structural safety of the building on account of earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc. If any forest land is involved in the proposed site, clearance under Forest Conservation Act shall be obtained from the competent Authority.
- [16] In view of the severe constrains in water supply augmentation in the region and sustainability of water resources, the developer will submit the NOC from CGWA specifying water extraction quantities and assurance from HUDA/ utility provider indicating source of water supply and quantity of water with details of intended use of water – potable and non-potable. Assurance is required for both construction and operation stages separately. It shall be submitted to the SEIAA and RO, MOEF, Chandigarh before the start of construction.
- [17] Overexploited groundwater and impending severe shortage of water supply in the region requires the developer to redraw the water and energy conservation plan. Developer shall reduce the overall footprint of the proposed development. Project proponent shall incorporate water efficiency /savings measures as well as water reuse/recycling within 3 months and before start of construction to the SEIAA, Haryana and RO, MOEF, GOI, Chandigarh.
- [18] The Project Proponent as stated in the proposal shall construct total 06 rain water harvesting pits for recharging the ground water within the project premises. Rain

water harvesting pits shall be designed to make provisions for silting chamber and removal of floating matter before entering harvesting pit. Maintenance budget and persons responsible for maintenance must be provided. Care shall also be taken that contaminated water do not enter any RWH pit.

- [19] The project proponent shall provide for adequate fire safety measures and equipments as required by Haryana Fire Service Act, 2009 and instructions issued by the local Authority/Directorate of fire from time to time. Further the project proponent shall take necessary permission regarding fire safety scheme/NOC from competent Authority as required.
- [20] The Project Proponent shall obtain assurance from the DHBVN for supply of 3439 KW of power supply before the start of construction. In no case project will be operational solely on generators without any power supply from any external power utility.
- [21] Detail calculation of power load and ultimate power load of the project shall be submitted to DHBVN under intimation to SEIAA Haryana before the start of construction. Provisions shall be made for electrical infrastructure in the project area.
- [22] The Project Proponent shall not raise any construction in the natural land depression / Nallah/water course and shall ensure that the natural flow from the Nallah/water course is not obstructed.
- [23] The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Project. Levels of the other areas in the Projects shall also be kept suitably so as to avoid flooding.
- [24] Construction shall be carried out so that density of population does not exceed norms approved by Director General Town and Country Department Haryana.
- [25] The Project Proponent shall submit an affidavit with the declaration that ground water will not be used for construction and only treated water should be used for construction.
- [26] The project proponent shall not cut any existing tree and project landscaping plan should be modified to include those trees in green area.
- [27] The project proponent shall provide 3 meter high barricade around the project area, dust screen for every floor above the ground, proper sprinkling and covering of stored material to restrict dust and air pollution during construction.
- [28] The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.
- [29] The project proponent shall provide proper rasta of proper width and proper strength for the project before the start of construction.

- [30] The project proponent shall ensure that the U-value of the glass is less than 3.177 and maximum solar heat gain co-efficient is 0.25 for vertical fenestration.
- [31] The project proponent shall adequately control construction dusts like silica dust, non-silica dust and wood dust. Such dusts shall not spread outside project premises. Project Proponent shall provide respiratory protective equipment to all construction workers.
- [32] The project proponent shall develop complete civic infrastructure of the Group Housing project including internal roads, green belt development, sewerage line, Rain Water recharge arrangements, Storm water drainage system, Solid waste management site and provision for treatment of bio-degradable waste, STP, water supply line, dual plumbing line, electric supply lines etc. and shall offer possession of the units/flats thereafter.
- [33] The project proponent shall provide one refuge area till 24 meter, one till 39 meter and one after 15 meter each, as per National Building Code. The project proponent shall not convert any refuse area in the habitable space and it should not be sold out/commercialized.
- [34] The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.
- [35] The project proponent shall obtain permission of Mines and Geology Department for excavation of soil before the start of construction.
- [36] The project proponent shall seek specific prior approval from concerned local Authority/HUDA regarding provision of storm drainage and sewerage system including their integration with external services of HUDA/ Local authorities beside other required services before taking up any construction activity.
- [37] The site for solid waste management plant be earmarked on the layout plan and the detailed project for setting up the solid waste management plant shall be submitted to the Authority within one month.
- [38] The project proponent shall submit the copy of fire safety plan duly approved by Fire Department before the start of construction.
- [39] The project proponent shall discharge excess of treated waste water/storm water in the public drainage system and shall seek permission of HUDA before the start of construction.
- [40] The project proponent shall maintain the distance between STP and water supply line.
- [41] The project proponent shall ensure that the stack height is 6 meter more than the highest tower.
- [42] The project proponent shall ensure that structural stability to withstand earthquake of magnitude 8.5 on Richter scale.

Operational Phase:

- [a] "Consent to Operate" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana.
- [b] The Sewage Treatment Plant (STP) shall be installed for the treatment of the sewage to the prescribed standards including odour and treated effluent will be recycled to achieve zero exit discharge. The installation of STP shall be certified by an independent expert and a report in this regard shall be submitted to the SEIAA, Haryana before the project is commissioned for operation. Tertiary treatment of waste water is mandatory. The project proponent shall remove not only Ortho-Phosphorus but total Phosphorus to the extent of less than 2mg/liter. Similarly total Nitrogen level shall be less than 2mg/liter in tertiary treated waste water. Discharge of treated sewage shall conform to the norms and standards of CPCB/ HSPCB, whichever is environmentally better. Project Proponent shall implement such STP technology which does not require filter backwash. The project proponent shall essentially provide STP preferably equivalent to 50% of total capacity or as per the initial occupancy as the case may be.
- [c] Separation of the grey and black water should be done by the use of dual plumbing line. Treatment of 100% grey water by decentralized treatment should be done ensuring that the re-circulated water should have BOD level less than 5 mg/litre and the recycled water will be used for flushing, gardening and DG set cooling etc. to achieve zero exit discharge.
- [d] For disinfection of the treated wastewater ultra-violet radiation or ozonization process should be used.
- [e] Diesel power generating sets proposed as source of back-up power for lifts, common area illumination and for domestic use should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The location of the DG sets shall be in the open as promised by the project proponent with appropriate stack height above the highest roof level of the project as per the CPCB norms. The diesel used for DG sets shall be ultra low sulphur diesel (35 ppm sulphur), instead of low sulphur diesel.
- [f] Ambient Noise level should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the Proposed Group Housing project.
- [g] The project proponent as stated in the proposal should maintain at least 28.19% as green cover area for tree plantation especially all around the periphery of the project and on the road sides preferably with local species which can provide protection against noise and suspended particulate matter. The open spaces inside

the project shall be preferably landscaped and covered with vegetation/grass, herbs & shrubs. Only locally available plant species shall be used.

- [h] The project proponent shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.
- [i] Rain water harvesting for roof run-off and surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre-treatment through sedimentation tanks must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging shall be kept at least 5 mts. above the highest ground water table. Care shall be taken that contaminated water do not enter any RWH pit. The project proponent shall avoid Rain Water Harvesting of first 10 minutes of rain fall. Roof top of the building shall be without any toxic material or paint which can contaminate rain water. Wire mesh and filters should be used wherever required.
- [j] The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- [k] A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the SEIAA, Haryana in three months time.
- [l] Energy conservation measures like installation of LED only for lighting the areas outside the building and inside the building should be integral part of the project design and should be in place before project commissioning. Use of solar panels must be adapted to the maximum energy conservation.
- [m] The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide Halon free fire suppression system.
- [n] The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2000 and as amended from time to time. The bio-degradable waste should be treated by appropriate technology at the site ear-marked within the project area and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- [o] The provision of the solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block.
- [p] The traffic plan and the parking plan proposed by the Project Proponent should be adhered to meticulously with further scope of additional parking for future requirement. There should be no traffic congestion near the entry and exit points

from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be used.

- [q] The Project shall be operationalized only when HUDA/local authority will provide domestic water supply system in the area.
- [r] Operation and maintenance of STP, solid waste management and electrical Infrastructure, pollution control measures shall be ensured even after the completion of project.
- [s] Different type of wastes should be disposed off as per provisions of municipal solid waste, biomedical waste, hazardous waste, e-waste, batteries & plastic rules made under Environment Protection Act, 1986. Particularly E-waste and Battery waste shall be disposed of as per existing E-waste Management Rules 2011 and Batteries Management Rules 2001. The project proponent should maintain a collection center for E-waste and it shall be disposed of to only registered and authorized dismantler / recycler.
- [t] Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.
- [u] Water supply shall be metered among different users and different utilities.
- [v] The project proponent shall ensure that the of DG sets is more than the highest tower and also ensure that the emission standards of noise and air are within the CPCB latest prescribed limits. Noise and Emission level of DG sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.
- [w] All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.
- [x] The project proponent shall not use fresh water for HVAC and DG cooling. Air based HVAC system should be adopted and only treated water shall be used by project proponent for cooling, if it is at all needed. The Project Proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimal level. Variable speed drive, best Co-efficient of Performance (Cop), as well as optimal Integrated Point Load Value and minimum outside fresh air supply may be resorted for conservation of power and water. Coil type cooling DG Sets shall be used for saving cooling water consumption for water cooled DG Sets.
- [y] The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that.

- [z] The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down-wash under any meteorological conditions.
- [aa] The project proponent shall provide water sprinkling system in the project area to suppress the dust in addition to the already suggested mitigation measures in the Air Environment Chapter of EMP.
- [ab] The project proponent shall ensure proper Air Ventilation and light system in the basements area for comfortable living of human being and shall ensure that number of Air Changes per hour/(ACH) in basement never falls below 15. In case of emergency capacity for increasing ACH to the extent of 30 must be provided by the project proponent.
- [ac] The project proponent shall ensure drinking/ domestic water supply as per prescribed standards till treated water supply is made available by HUDA.
- [ad] The project proponent shall provide green area on terrace and roof top.
- [ae] The project proponent shall install solar panel for energy conservation.

PART-B. GENERAL CONDITIONS:

- [i] The Project Proponent shall ensure the commitments made in Form-1, Form-1A, EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent.
- [ii] The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the northern Regional Office of MoEF HSPCB and SEIAA Haryana.
- [iii] STP outlet after stabilization and stack emission shall be monitored monthly. Other environmental parameters and green belt shall be monitored on quarterly basis. After every 3 (three) months, the project proponent shall conduct environmental audit and shall take corrective measure, if required, without delay.
- [iv] The SEIAA, Haryana reserves the right to add additional safeguard measures subsequently, if found necessary. Environmental Clearance granted will be revoked if it is found that false information has been given for getting approval of this project. SEIAA reserves the right to revoke the clearance if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF.
- [v] The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal.

- [vi] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972, Forest Act, 1927, PLPA 1900, etc. shall be obtained, as applicable by project proponents from the respective authorities prior to construction of the project.
- [vii] The Project proponent should inform the public that the project has been accorded Environment Clearance by the SEIAA and copies of the clearance letter are available with the Haryana State Pollution Control Board & SEIAA. This should be advertised within 7 days from the date of issue of the clearance letter at least in two local newspapers that are widely circulated in the region and the copy of the same should be forwarded to SEIAA Haryana. A copy of Environment Clearance conditions shall also be put on project proponent's web site for public awareness.
- [viii] Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.
- [ix] Any appeal against the this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- [x] The project proponent shall put in place Corporate Environment Policy as mentioned in MoEF, GoI OM No. J-11013/41/2006-1A II (I) dated 26.4.2012 within 3 months period. Latest Corporate Environment Policy should be submitted to SEIAA within 3 months of issuance of this letter.
- [xi] The fund ear-marked for environment protection measures should be kept in separate account and should not be diverted for other purposes and year wise expenditure shall be reported to the SEIAA/RO MOEF GOI under rules prescribed for Environment Audit.
- [xii] The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.
- [xiii] The Project Proponent shall ensure that no vehicle during construction/operation phase enter the project premises without valid 'Pollution Under Control' certificate from competent Authority.
- [xiv] The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent can not absolve himself /herself of the responsibility by shifting it to any contractor engaged by project proponent.
- [xv] The project proponent shall seek fresh Environmental clearance if at any stage there is change in the planning of the proposed project.

- [xvi] Besides the developer/applicant, the responsibility to ensure the compliance of Environmental Safeguards/ conditions imposed in the Environmental Clearance letter shall also lie on the licensee/licensees in whose name/names the license/CLU has been granted by the Town & Country Planning Department, Haryana.
- [xvii] The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; $PM_{2.5}$, PM_{10} , SO_x , NO_x , Ozone, Lead, CO, Benzene, Ammonia, Benzopyrine, arsenic and Nickel. (Ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- [xviii] The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the HSPCB Panchkula as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of the EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- [xix] The project proponent shall conduct environment audit at every three months interval and thereafter corrected measures shall be taken without any delay. Details of environmental audit and corrective measures shall be submitted in the monitoring report.
- [xx] Corporate Environment and Social Responsibility (CSER) shall be laid down by the project proponent (2% shall be earmarked) as per guidelines of MoEF, GoI Office Memorandum No. J-11013/41/2006-IA.II(I) dated 18.05.2012 and Ministry of Corporate Affairs, GoI Notification Dated 27.02.2014. A separate audit statement shall be submitted in the compliance. Environment related work proposed to be executed under this responsibility shall be undertaken simultaneously. The project proponent shall select and prepare the list of the work for implementation of CSER of its own choice and shall submit the same before the start of construction.
- [xxi] The validity of this environment clearance letter is valid up to 7 years from the date of issuance of EC letter. The environment clearance conditions applicable till

life space project in case of Residential project will continue to apply. The resident welfare association/Housing co-operative societies shall responsible to comply conditions laid down in EC. In case of violation the action would be taken as per the laid down law of land. Compliance report should be sent to this office till life of the project.

- [xxii] If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance i.e. 7 years.

**Member Secretary,
State Level Environment Impact
Assessment Authority, Haryana, Panchkula.**

Endst. No. SEIAA/HR/2018/

Dated:.....

A copy of the above is forwarded to the following:

1. The Additional Director (IA Division), MoEF&CC, GoI, Indra Paryavaran Bhavan, Zor bagh Road-New Delhi.
2. The Regional office, Ministry of Environment, Forests & Climate Change, Govt. of India, Bay's no. 24-25, Sector 31-A, Dakshin Marg, Chandigarh.
3. The Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Pkl.

**Member Secretary,
State Level Environment Impact
Assessment Authority, Haryana, Panchkula.**

Building Plan Approval

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, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana6@gmail.com
Website www.tcparyana.gov.in

To

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

Memo No. ZP-915/AD(RA)/2018/ 1568 Dated:- 12-01-2018

Subject: - Approval of revised building plans of Group Housing Scheme measuring 27.48125 acres (Licence No. 39 of 2013 dated 04.06.2013 and Licence No. 85 of 2014 dated 08.08.2014) in Sector-36-A, Gurugram Manesar urban Complex being developed by Bluejays Realtech Pvt. Ltd. and Krisumi Corporation Pvt. Ltd.

Reference your letter dated 27.12.2017 for permission to re-erect the revised building plans of Group Housing Scheme measuring 27.48125 acres (Licence No. 39 of 2013 dated 04.06.2013 and Licence No. 85 of 2014 dated 08.08.2014) in Sector-36-A, Gurugram Manesar urban Complex in accordance with the plans submitted with it.

The building plans were approved provisionally vide this office memo no. 28382 dated 10.11.2017 for the purpose of for the purpose of inviting objections/suggestions. The STP, Gurugram vide memo no. 7708 dated 29.12.2017 has informed that no objection has been received in respect of the amendments made in the building plans. Hence, 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 plans are valid for a period of 2 years from the date of issuance of sanction, subject to validity of licenses granted for this scheme.
3. 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 submitted by you and as prepared by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2), as per the provisions of

NBC and relevant IS Code for all seismic load, all dead and live loads wind pressure and structural safety from earthquake of the intensity expected under Zone-IV.

- 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.

4. 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, before starting the construction work at site.
- 5. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
 - 6. That you shall furnish the service plan/estimate of this scheme in accordance with approved building plans.
 - 7. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee, if required, before approval of service plan estimates.
 - 8. The revenue Rasta if any passing through the site shall be kept unobstructed.
 - 9. 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.
 - 10. The layout showing the electric installation shall have to be got approved from the Chief Electrical Inspector before execution of work at site.
 - 11. No person shall occupy or allow any other person to occupy any new building or part thereof for any purpose whatsoever until such building or part thereof has been certified by the Director or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.
 - 12. 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:

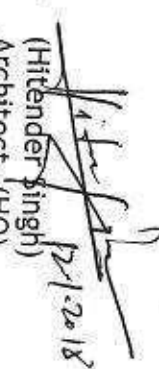
- (i) DPC certificate issued by DTP.
 - (ii) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
 - (iii) A clearance from Fire Safety point of view from the competent authority.
13. The basement shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots shall form part of common areas along with other common uses or as provided, in the declaration to be filed under Apartment Ownership Act, 1983.
14. You shall comply with the conditions laid down in the Memo No. 188404 dated 10.10.2017 of Superintending Engineer (HQ), HUDA, Panchkula & Fire Officer, (HQ), DULB, Panchkula vide memo no. 79971 dated 24.10.2017 (copy enclosed).
15. GENERAL: -
- (i) That the coloniser/owner 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 Forests, Government of India before starting the construction/execution of development works at site.
 - (ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - (iii) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - (iv) That the coloniser/owner 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.
 - (v) That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
 - (vi) That the coloniser/owner 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.
 - (vii) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
 - (viii) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.
 - (ix) 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.

- (x) You shall abide the terms and conditions of the undertaking/affidavit submitted in the office of Administrator, HUDA, Gurugram in compliance of order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
- (xi) The responsibility of laying and maintaining (including quality and design etc.) of internal public health services shall be entirely of the owner/supervising architect/engineer of the scheme.
- (xii) 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.
- (xiii) That you shall not construct the building having height more than 30 meters without obtaining the NOC from AAI.
- (xiv) That you shall submit electric service plan estimate for approval to concerned power utility under intimation to this office within 30 days from the issuance of this letter & get the electrical service plan estimates/power load requirement approved from the concerned power utility.
16. Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. 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 at URL :https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOL_ors.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 relatable 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.

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


(Hitender Singh)
Architect, (HQ),
Building Plan Approval Committee.

Memo No. ZP-915/AD(RA)/2017/ _____

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 shall be monitored and strict compliance to be ensured.
2. Administrator, HUDA, Gurugram.
3. Senior Town Planner, Gurugram.
4. Superintending Engineer (HQ) HUDA, Panchkula.
5. District Town Planner, Gurugram.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, Website Updation.
8. Fire Officer O/o Director, Urban Local Bodies, Haryana, Panchkula.


(Hitender Singh)
Architect, (HQ),
For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee.

Form BR- III

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, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana6@gmail.com
Website www.tcpharyana.gov.in

To

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

Memo No. ZP-915/AD(RA)/2018/ 1568 Dated:- 12-01-2018

Subject: - Approval of revised building plans of Group Housing Scheme measuring 27.48125 acres (Licence No. 39 of 2013 dated 04.06.2013 and Licence No. 85 of 2014 dated 08.08.2014) in Sector-36-A, Gurugram Manesar urban Complex being developed by Bluejays Realtech Pvt. Ltd. and Krisumi Corporation Pvt. Ltd.

Reference your letter dated 27.12.2017 for permission to re-erect the revised building plans of Group Housing Scheme measuring 27.48125 acres (Licence No. 39 of 2013 dated 04.06.2013 and Licence No. 85 of 2014 dated 08.08.2014) in Sector-36-A, Gurugram Manesar urban Complex in accordance with the plans submitted with it.

The building plans were approved provisionally vide this office memo no. 28382 dated 10.11.2017 for the purpose of for the purpose of inviting objections/suggestions. The STP, Gurugram vide memo no. 7708 dated 29.12.2017 has informed that no objection has been received in respect of the amendments made in the building plans. Hence, 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 plans are valid for a period of 2 years from the date of issuance of sanction, subject to validity of licenses granted for this scheme.
3. 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 submitted by you and as prepared by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2), as per the provisions of

NBC and relevant IS Code for all seismic load, all dead and live loads wind pressure and structural safety from earthquake of the intensity expected under Zone-IV.

- 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.

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- (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, before starting the construction work at site.
5. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
 6. That you shall furnish the service plan/estimate of this scheme in accordance with approved building plans.
 7. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee, if required, before approval of service plan estimates.
 8. The revenue Rasta if any passing through the site shall be kept unobstructed.
 9. 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.
 10. The layout showing the electric installation shall have to be got approved from the Chief Electrical Inspector before execution of work at site.
 11. No person shall occupy or allow any other person to occupy any new building or part thereof for any purpose whatsoever until such building or part thereof has been certified by the Director or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.
 12. 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) DPC certificate issued by DTP.
 - (ii) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
 - (iii) A clearance from Fire Safety point of view from the competent authority.
13. The basement shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots shall form part of common areas along with other common uses or as provided, in the declaration to be filed under Apartment Ownership Act, 1983.
14. You shall comply with the conditions laid down in the Memo No. 188404 dated 10.10.2017 of Superintending Engineer (HQ), HUDA, Panchkula & Fire Officer, (HQ), DULB, Panchkula vide memo no. 79971 dated 24.10.2017 (copy enclosed).
15. GENERAL: -
- (i) That the coloniser/owner 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 Forests, Government of India before starting the construction/execution of development works at site.
 - (ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - (iii) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - (iv) That the coloniser/owner 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.
 - (v) That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
 - (vi) That the coloniser/owner 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.
 - (vii) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
 - (viii) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.
 - (ix) 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.


- (x) You shall abide the terms and conditions of the undertaking/affidavit submitted in the office of Administrator, HUDA, Gurugram in compliance of order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
- (xi) The responsibility of laying and maintaining (including quality and design etc.) of internal public health services shall be entirely of the owner/supervising architect/engineer of the scheme.
- (xii) 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.
- (xiii) That you shall not construct the building having height more than 30 meters without obtaining the NOC from AAI.
- (xiv) That you shall submit electric service plan estimate for approval to concerned power utility under intimation to this office within 30 days from the issuance of this letter & get the electrical service plan estimates/power load requirement approved from the concerned power utility.
16. Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. 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 at URL :[https://tcpharyana.gov.in/Policy/Misc 392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI ors.pdf](https://tcpharyana.gov.in/Policy/Misc%20392%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.

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

DA/As above



(Hitender Singh)
Architect, (HQ),

For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee.

Memo No. ZP-915/AD(RA)/2017/ _____ 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 shall be monitored and strict compliance to be ensured.
2. Administrator, HUDA, Gurugram.
3. Senior Town Planner, Gurugram.
4. Superintending Engineer (HQ) HUDA, Panchkula.
5. District Town Planner, Gurugram.
6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, Website Updation.
8. Fire Officer O/o Director, Urban Local Bodies, Haryana, Panchkula.


(Hitender Singh)
Architect, (HQ),
For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee.

CTE



HARYANA STATE POLLUTION CONTROL BOARD
Haryana State Pollution Control Board, 3rd Floor,
HSI IDC Office Complex, IMT Manesar, Gurugram
Website: www.hspcb.gov.in E-Mail - hspcb.pkl@sifymail.com
Telephone No.: 0172-2577870-73



No. HSPCB/Consent/ : 329962318GUSOCTE5062011

Dated:07/03/2018

To.

M/s : Bluejays Realtech Private Limited
Proposed Group Housing Project at Sector-36A, GMUC, Gurgaon
GURGAON
122001

Sub. : Grant of consent to Establish to M/s Bluejays Realtech Private Limited

Please refer to your application no. 5062011 received on dated 2018-02-05 in regional office Gurgaon South.

With reference to your above application for consent to establish, M/s Bluejays Realtech Private Limited is hereby granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	07/03/2018 - 06/03/2023
Industry Type	Building and construction project more than 20,000 sq.m built up area having waste water generation more than 100 KLD
Category	RED
Investment(In Lakh)	42509.0
Total Land Area (Sq. meter)	111213.4
Total Builtup Area (Sq. meter)	114715.4
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	204.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	Recycle/ Reuse
2. Trade	
Permissible Domestic Effluent Parameters	
1. BOD	30 mg/l
2. COD	250 mg/l
3. TSS	100 mg/l
Permissible Trade Effluent Parameters	
1. BOD	00 mg/l

Number of stacks	1
Height of stack	
1. Stack attached to DG Sets	125.10 Meter
Permissible Emission parameters	
1. SPM	150 mg/m ³
Capacity of boiler	
1. NA	00 Ton/hr
Type of Furnace	
1. NA	00 NA
Type of Fuel	
1. Diesel	0.570 KL/day

Regional Officer, Gurgaon South
Haryana State Pollution Control Board.

Terms and conditions

1. The industry has declared that the quantity of effluent shall be 2.4 KL/Day i.e 0KL/Day for Trade Effluent, 0 KL/Day for Cooling, 2.4 KL/Day for Domestic and the same should not exceed .
2. The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience
8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.
9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.

11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in an residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in an residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws CLU or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution control Board and Haryana State Pollution Control Board.
14. That of the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. then the permission of the Competent Authority owing and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.
15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution; the Consent to Establish so granted shall be revoked.
16. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.
17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
18. Industry should adopt water conservation measures to ensure minimum consumption of water in their Process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority for scientific development of previous resource.
19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.
22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.
23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.
26. That unit will obtain consent to operate from the board before the start of product activity.

Specific Conditions

Other Conditions :

1. Unit will not do any construction activity at site without valid license of Town & Country Planning Department, Haryana and during construction phase.
2. Unit will comply with the norms prescribed by MoEF for construction project and order of NGT issued in original application no. 21 of 2014 titled as Vardhman Kaushik V/s Union of India please.
3. Unit will comply with the provisions of Construction and Demolition waste rules.

Shakti Singh Digitally signed by Shakti Singh
Date: 2018.03.07 13:15:39
+05'30'
Regional Officer, Gurgaon South

Haryana State Pollution Control Board.



Certificate of Registration -
Labour License

Office of
Labour Commissioner, Haryana
&
Registering Officer

Under The Contract Labour
(Regulation & Abolition) Act, 1970



CERTIFICATE OF REGISTRATION

Under Section 6 of the Contract Labour (Regulation & Abolition) Act, 1970



Regn. No. CLA/ PSA/REG/GGN/LC-cum-CIF/000096 Dated: 29-12-2017

A certificate containing the following particulars is hereby granted under sub-section(2) of section 7 of the Contract Labour (Regulation and Abolition) Act, 1970 and the rules made there under to

Krisumi Corporation Private Limited
Vil:Sihi, Teh:Gurgaon, Distt:Gurugram
State:Haryana

PARTICULARS OF CONTRACTORS AND CONTRACT LABOUR

Nature of work of P.E.	No of Contractor	Total no of workers
Developer Of Real Estate	2	500

Checked and Verified

Addl. Labour Commissioner
Haryana, Chandigarh



Pankaj Agarwal
(LC-cum-CIF)

Labour Commissioner, Haryana and
Registering Officer, Haryana, Chandigarh
Under Section 6 of the Contract Labour
(Regulation & Abolition) Act, 1970

★ ★ ★ ★ ★
LABOUR DEPARTMENT
HARYANA, CHANDIGARH

To check & verify please login to <http://hrylabour.gov.in> with license verify no : 06b5 f675 1c28 dfce

NOTE: This is a computer generated certificate and does not require any signature of the authority. The Occupier/Employer is required to inform any change in respect of information contained in above statement in form 'G' prescribed under Rule 13 of the Punjab Shops & Commercial Establishments Rules, 1958 to the concerned authority/Labor Inspector.



GOVERNMENT OF HARYANA

LABOUR DEPARTMENT, HARYANA

Sr. No.	Name & Address	Nature of work of Contractor	Worker
1	SMCC CONSTRUCTION INDIA LTD, 440/11, Rathan Garden, Old Railway Road	Finishing & MEP Work at Krisumi Site Sec 36A GGN	250
2	AHLUWALIA CONSTRUCTION GROUP	Civil Structure work at Krisumi Sec 36A GGN	250

*** Terms & Conditions**

- The payment of wages would be atleast minimum wages fixed by the Haryana Government. In case there is regular workers also working in the establishment then the payment to the contract worker of similar category would be equivalent to the regular worker.
- Each and every worker would be issued identity card signed by the Contractor and Principle Employer.
- All Workers should be got covered under ESI and identity card from ESI be applied within 7 days of the issuance of this certificate and be got issued within prescribed time.
- Two workshops for awareness regarding the Labour Laws and scheme Relating to Health, Safety and Welfare of worker would be organized by the Principle Employer in a year in consultation with the Department wherein each of the contract worker would participate.
- The payment of wages to the workers shall be made through a bank and account of workers shall be opened in the bank immediately.

Note:-

In the event of any change in the list of contractor(s) or number of workers, an amendment will be required to be made, otherwise, this Registration Certificate will remain valid.

List Of Consultants

LIST OF CONSULTANTS

S.N.	DISCIPLINE	CONSULTANT	REGISTERED ADDRESS
1	CONCEPT ARCHITECT	Nikken Sekkei	2-18-3 lidabashi,Chiyoda-ku,Tokyo,Japan
2	CONCEPT INTERIOR DESIGN CONSULTANT	Nikken Sekkei	2-18-3 lidabashi,Chiyoda-ku,Tokyo,Japan
3	CONCEPT LANDSCAPE DESIGN CONSULTANT	Nikken Sekkei	2-18-3 lidabashi,Chiyoda-ku,Tokyo,Japan
4	LOCAL ARCHITECT	Rajeev Aggarwal Architects	J-1963, CR Park, New Delhi 110019
5	LOCAL INTERIOR DESIGN CONSULATANT	Rajeev Aggarwal Architects	J-1963, CR Park, New Delhi 110019
6	LOCAL LANDSCAPE DESIGN CONSULTANT	Sanju Bose Landscape consultants	E-47, Panchsheel Park,New Delhi
7	MEP CONSULTANT	Think Bim	Unit 228-236, 2nd Floor Tower A SPAZE I Tech Park, Sohna Road, sector-49, Gurgaon 122018
8	STRUCTURE CONSULTANT	Vintech consultants	C-35 Pamposh Enclave,Greater Kailash-1 New Delhi-110048
9	STRUCTURE PROOF CONSULTANT	Semac Consultants Private Limited	Block E, Saiyad ul Ajaib, Sainik Farm, New Delhi, 110030
10	LIGHTING CONSULTANT	Lirio Lopez Lighting Design	B-17/4 N.E.A Rajendra Nagar New Delhi 110060
11	GRIHA CONSULTANT	GreenTree Building Energy Pvt Ltd	B-67, sector 67, Noida 201301
12	COST CONSULATANT	Qonquests Technical Solutions Pvt Ltd	346A, First Floor, Udyog Vihar Phase 4, Gurugram, Haryana 122016
13	ENVIRONMENT CLEARANCE CONSULTANT	Ind Tech House Consult	G-8/6 Ground floor, sector-11 Rohini,Delhi 110085
14	PLUMBING AND FIREFIGHTING PROOF CHECK CONSULTANT	Kambo Design Studio	209/1, Street no. 3 Varinder Nagar, New Delhi-110058
15	HVAC PROOF CHECK CONSULTANT	Envirocon	225, Krishi Apartments, D Block Vikash Puri, New Delhi-18
16	ELECTRICAL PROOF CHECK CONSULTANT	Ampower Consultancy Services	B-222, Second Floor,Naraina Ind. Area, Phase-1, New Delhi-110028
17	GEOTECHNICAL CONSULTANT	Prof. V.S Raju	Plot no. 09,102 Novajyot, Telecom Nagar, Gachibowli, Hyderabad-500032

RERA



HARERA
GURUGRAM

CONDITIONS OF REGISTRATION

This registration is granted subject to the following conditions, namely: —

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government;
- (ii) The promoter shall offer to execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the unit/ apartment, plot or building as the case may be;
- (iii) The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- (iv) The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4;
- (v) The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (vii) The promoter shall comply with all other terms and conditions as conveyed by the Authority.
- (viii) The promoter shall comply with all other provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

REVOCATION OF REGISTRATION

If, the above-mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

FORM 'REP-III' [See rule 5 (1)]

**HARYANA REAL ESTATE
REGULATORY AUTHORITY
GURUGRAM**



NO. RC/REP/HARERA/GGM/2018/	03
DATE	08-05-2018

**REGISTRATION CERTIFICATE
REAL ESTATE PROJECT
WATERFALL RESIDENCE**

This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project under project registration number as mentioned above

PARTICULARS OF THE NEW PROJECT	
S. N.	Particular
1.	Name of the project/phase Waterfall residence
2.	Location Sector -36A, Gurugram
3.	Total licensed area of the project 25.10 Acres
4.	Area of phase for registration 5.4375 Acres
5.	Type of Project Residential Project
6.	Total FAR of the phase registered 64716.08 sq. mtrs.
7.	Number of Towers 3 + 1 (EWS)
8.	Number of Units 433 apartments + 77 EWS units
9.	Height of Building/No. of Storeys (West Tower) G+34, 119.10 mtrs (East Tower, L) G+24, 86.10 mtrs (East Tower, R) G+27, 96 mtrs. (EWS) S+4, 15.9 mtrs.

PARTICULARS OF THE PROMOTER		
S.N.	Particular	Detail
1.	Name	Krisumi Corporation Private Limited
2.	Registered Address	3rd Floor, Central Plaza Mall, Golf Course Road, Sector- 53, Gurgaon, Haryana- 122001
3.	Corporate Office Address	461-462, Udyog Vihar, Phase -3 Gurgaon
4.	Local Address	461-462, Udyog Vihar, Phase -3 Gurgaon
5.	CIN	U70200HR2012PTC064545
6.	PAN	AAECV0565A
7.	Status	Private Limited
8.	Mobile No.	+91-9873439282
9.	Landline No.	+91-124-4776600
10.	Email-Id	akash@krisumi.com
11.	Authorized Signatory	Mr. Akash Khurana

FINANCIAL DETAILS		
S.N.	Particular	Amount (in lakhs)
1.	Estimated Cost	35,711.00 (Approx.)
2.	Amount spent up to December quarter	8,821.00
3.	Balance to be spent on the project	26,890.00 (Approx.)
4.	Cost of infrastructure	639.00 (Approx.)
5.	Remaining expenditure on infrastructure	639.00 (Approx.)
6.	No. of units sold	Nil

This registration certificate is based on the information supplied by the promoter and an authenticated brief of which is annexed herewith.

(Dr. K.K. Khandelwal)

Chairman
Haryana Real Estate Regulatory Authority
Gurugram

Dated: 08.05.2018
Place: Gurugram

Registration Of Project - 2018



Haryana Government Gazette

EXTRAORDINARY

Published by Authority

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No. 26-2018/Ext.] CHANDIGARH, FRIDAY, FEBRUARY 16, 2018 (MAGHA 27, 1939 SAKA)

THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM

Notification

The 16th February, 2018

The Haryana Real Estate Regulatory Authority, Gurugram (Registration of Projects), Regulations, 2018.

No. 03/RERA GGM Regulations 2018.— In exercise of the powers conferred on it under Section-85 of the Real Estate (Regulation and Development) Act, 2016 and all others powers enabling it in that behalf, the Real Estate Regulatory Authority, Gurugram hereby makes the following regulations:

Short Title, Object, Commencement and Extent:

1. (a) These Regulations may be called The Haryana Real Estate Regulatory Authority, Gurugram, (Registration of Projects) Regulations, 2018.
- (b) These Regulations are meant to establish procedures for filing of the applications for registration of the real estate projects, and for processing the applications and all matters connected therewith or incidental thereto;
- (c) These Regulations will come into force on the date of their notification in the Official Gazette;
- (d) These Regulations shall apply to all the matters and the projects falling within the jurisdiction of the Real Estate Regulatory Authority, Gurugram as notified by the State Government of Haryana *vide* its notification No. 1/92/2017-ITCP dated 14/12/2017, which comprises entire area of Gurugram District.

Definitions

2. (a) Unless the context otherwise requires in these regulations:-
 - (i) “Act” means the Real Estate (Regulations and Development) Act, 2016 as amended from time to time;
 - (ii) “Authority” means the Haryana Real Estate Regulatory Authority, Gurugram;
 - (iii) “Consultant” includes any person or organisation not in the employment of the Authority who may be appointed or engaged as such to assist the Authority on any matter required to be dealt with by the Authority under the Act, or the Rules, or the Regulations;
 - (iv) “Proceedings” means and include proceeding of all nature that the Authority may conduct in discharge of its functions under the Act, or the Rules, or the Regulations;
 - (v) “Regulations” means the Haryana Real Estate Regulatory Authority, Gurugram (Registration of Projects), Regulations, 2018 as amended from time to time;
 - (vi) “Rules” means the Haryana Real Estate (Regulation and Development) Rules, 2017 as amended from time to time;

- (vii) "Apartment" shall have the same meaning as is assigned to it under sub-section (e) of Section-2 of the Act;
- (viii) "Plot" means a parcel of land carved out of a larger piece of land as a part of a real estate project which is intended to be used for residential, or commercial use such as residence, office, shop, show-room, or godown or for carrying out any business, occupation, profession or trade or for any other type of use ancillary to these purposes;
- (ix) "Carpet area" shall have the same meaning as is assigned to it under Sub-section (k) of Section-2 of the Act;
- (x) "Price" means the total price of an apartment or a plot inclusive of price of land; construction of apartment/ building; development of internal development works as approved in the service plan estimates; development of common areas; development of external development works; all kinds of taxes; levying of statutory fees; or any other charge payable to the State, Local Authority or any other authority or organisation concerned in any manner with development of the project. It shall also include cost of development of electrical infrastructure including electrical wiring; electrical appliances connected to the apartments; lifts, plumbing, the cost of finishing of the apartment(including painting, flooring, tiling, fixation of doors, windows, fire fighting system and all other facilities and amenities) as approved by the competent Authority;
- (xi) "Advertisement" shall have the same meaning as is assigned to it under Sub-section (b) of Section-2 of the Act;
- (xii) "Promoter" shall have the same meaning as is assigned to it under Sub-section (zk) of Section-2 of the Act;
- (xiii) Common areas shall have the same meaning as has been assigned to it in sub-section (n) of Section-2 of the Act.
- (xiv) The words or expressions occurring in these Regulations and not defined herein but defined in the Act or the Rules shall bear the same meanings as assigned to them in the Act and the Rules;

Sale price of apartment/ plot and funding of the project:

3. (a) Price of an apartment in a real estate project shall be charged by the promoter from the apartment buyers only on the basis of carpet area of the apartment.
- (b) Price of the plot in any real estate project shall be charged by the promoter from the plot buyers only on the basis of per square meter of net usable area of the plot i.e. actual dimensions of plot.
- (c) Apart from the price of the apartment or the plot, the promoter shall not demand or receive from the buyers of the apartment or plot any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
- (d) The promoter shall be responsible for all the obligations, responsibilities and functions provided under the provisions of the Act or the Rules or the Regulations. He shall also be accountable to the allottees as per provisions of the agreement for sale to be executed/ has been executed between promoters and buyers of the apartment/plot, and to the Association of allottees till the registration conveyance deeds of all the apartments or plots of the project to the allottees; or the common areas to the Association of allottees or to the competent authority, as the case may be.
- (e) The promoter shall pay all outgoing charges until he transfers physical possession of the real estate project to the allottees or the Association of allottees. The 'outgoings' includes the land cost, ground rent, municipal or other local taxes, charges for supply of water or electricity; maintenance charges; including mortgage loans and interest on mortgages, or encumbrances, liabilities payable to competent authorities, banks and financial institutions related to the project.
4. The promoter shall be responsible for providing and maintaining essential services and common facilities on reasonable charges till taking over of the maintenance of the project by the Association of allottees.
5. The promoter shall not charge more than 10% of the price of the Apartment/Plot as booking amount.
6. The promoter shall file a statement before the Authority, and also host on the website, about funding of the project along with projected cash flow. Responsibility for lesser cash flow on account of non-booking of the apartments or plots or for any other reason shall be that of the promoter. Promoter will have to bear the consequences of delay in completion or escalation of cost on account of problems of funding of the project.
7. The promoter shall maintain his books of accounts and other record in a transparent manner or in such manner as directed by the Authority from time to time.

Schedule of completion of the project:

8. The promoter in his application for registration of the project shall provide:
 - (a) Scheduled date of commencement of construction of the project.
 - (b) Scheduled date of completion of the project.
 - (c) Milestones of construction proposed to be achieved in each quarter from the scheduled date of commencement up to the scheduled date of completion of the project, separately in respect of infrastructure, apartments and other amenities.
9. The scheduled date of completion of the project shall not be extended or altered for the reason of non-receipt of any statutory approval. The responsibility for obtaining all approvals shall be that of the promoter and the apartment/plot buyers shall not be asked to bear any liability for the same either on account of delay in the completion of the project or escalation of cost of the construction.

Advertisement and website:

10. No advertisement shall be issued in any manner including by way of issuance of brochures, pamphlets, words of mouth, or in any other manner, for booking of the apartments or plots or building in any real estate project without getting the project registered with the Authority.
11. The advertisement, pamphlets, brochures or any other literature published for inviting buyers for purchase of apartments/ plot, shall be truthful and based on facts as have been revealed to the Authority, and there shall be no exaggeration or misrepresentation which may lead to creation of any incorrect or false impression in the mind of the buyers about nature of the project and the property. The liability for any such incorrect or false statement shall be exclusively of the promoter.
12. Each advertisement of the project, shall prominently show its registration number and on the website where details of the project could be accessed, as per regulations or as directed by the Authority.
13. A copy of the prospectus or brochure or any pamphlet vide which an information relating to the project is sought to be conveyed to the allottees of the apartment or prospective buyers of the apartments/ Plots shall be submitted to the Authority as soon as possible but not later than 15 days of its publication.
14. The Authority shall create its website within the time schedule prescribed in the Act. In the website, the Authority shall provide details of each registered real estate project. Till such time as the website of the Authority becomes operational, the promoter(s) of the real estate project shall create their own website containing, inter alia, following information:
 - i. Name, address, phone number, photograph, email Id of all the promoter in the case of individuals; or the name of partners, directors, associates etc. in case the promoter is other than an individual.
 - ii. Information relating to the real estate projects developed by the promoter in past five years, as submitted to the Authority.
 - iii. Location and geographical map of the site of the project. Landmarks near the site should also be given.
 - iv. Copy of the registration certificate granted by the Authority.
 - v. List of conditions prescribed by the Authority in the registration certificate.
 - vi. Specifications of the project including:
 - (a) Size of the land of the project
 - (b) Number and types of the apartments/ plots proposed to be constructed in whole of the project. If the project is proposed to be constructed in phases, the number of apartment/ plots to be constructed in each phase.
 - (c) Comprehensive list of the infrastructural facilities and amenities to be provided as a part of the project which shall be passed on to the Resident Welfare Association after completion of the project.
 - vii. Copy of the sanctioned layout plans, and all other plans which the promoter has submitted to the State Government while seeking licence for the project as well as to the Authority for getting the project registered.
 - viii. Facilities to be provided by the promoter on the additional land/ area/ space, if any, which is not included in the total cost of the project, which the promoter will retain and operate on commercial basis.
 - ix. Detailed specifications and quality of construction of the various infrastructural facilities and amenities as per provision and approval of the service plan estimates by the competent Authority.

- x. Detailed specifications and quality of construction of apartments.
 - xi. The proforma of the allotment letter.
 - xii. Proforma of the agreement for sale of apartment/ plot.
 - xiii. Details of the bank account in which 70% of the receipts from the apartment/plot allottees will be kept.
 - xiv. Quarterly schedule of construction of infrastructure facilities.
 - xv. Quarterly schedule of construction of the apartments.
 - xvi. List of approvals already received from the State or Local Authorities.
 - xvii. List of approvals which are yet to be received/ obtained.
 - xviii. The name, address, phone number and email Id of the registered real estate agents, if any, through whom booking for the project shall be done.
 - xix. Quarterly updated list of the number and types of apartments/ plots or garages booked.
 - xx. Details of ongoing litigation relating the project and to the real estate projects developed in last five years or being developed by the promoter in the state of Haryana or outside the state.
 - xxi. Particulars of the Consultants, Contractors, Architects, Structural Engineers, Proof Consultants, or other persons involved in the development of the project.
 - xxii. Quarterly progress of various components of the project.
15. Information on the website will be updated at least once in a quarter, including the number of apartments/ plots booked. If an event occurs which is likely to affect favourably or unfavourably the interest of the apartment/plot buyers, it should be uploaded immediately on the website.
 16. Form REP-'I' prescribed in the Rules has been elaborated to make it consistent with the provisions of the Act. Till website of the Authority becomes operational, applications for registration of projects shall be filed in Form REP-I PART-A to PART-G, annexed with these Regulations. Three copies of the application shall be submitted on paper along with a soft copy of the same. The Forms may be retyped.
 17. All parts of the Form REP-I from Part-'A' to Part-'G' must be filled in legibly. All documents required as annexures must be annexed. The applications not accompanied by the requisite information shall be considered incomplete. Only the applications complete in all respects shall be taken up for consideration by the Authority.
 18. All pages of the application including annexures should be serial numbered and an index should be provided as covering page of the application.
 19. Along with the application, the promoter/ applicant shall furnish a declaration in Form REP-II.
 20. If an application is found to be complete and in order, the Authority shall grant a Registration Certificate in Form REP-III after incorporating further information and terms & conditions as deemed appropriate. Inter-alia Authority may incorporate following information in the Registration Certificate:
 - i. Relevant facts contained in the application received for registration of the real estate project.
 - ii. Time frame for uploading relevant facts on the website of the Authority, or on the website of the applicant promoter till website of the Authority becomes operational.
 - iii. Information furnished by the promoter regarding funding the project, especially the anticipated cash flow for completion of the infrastructure, amenities and apartments within the given time schedule.
 - iv. Status regarding various approvals required for the project.
 - v. Status of pending litigation against the project or against land of the project, as provided by the applicant which in any manner may hamper its progress during the period of its construction.
 - vi. Information relating to specifications of the infrastructure, amenities and apartments etc. so as to inform apartment/ plot buyers detailed nature of project.

Agreement and Letter of Allotment:

21. Along with the application form, the promoter shall furnish a copy of the draft allotment letter to be issued to the buyers. The conditions listed in the allotment letter shall be consistent with the information and averments made in the applications filed before the Authority for registration of the project.
22. Before receipt of any amount more than 10% of the price of the apartment/ plot, an agreement shall be made in accordance with Rule 8 of the Rules. No provision, inconsistent with the provisions of the Act, or the Rules, or the Regulations, shall be incorporated in the agreement.

Penalties:

23. If any promoter fails to comply with or contravenes any of the orders or directions of the Authority, he shall be liable to a penalty for everyday during which such default continues, which may cumulatively extend upto 5% of the estimated cost of the real estate project as determined by the Authority.
24. If any promoter provides false information or contravenes the provisions of Section-4 of the Act he shall be liable to a penalty which may extend upto 5% of the estimated cost of the real estate project.

General:

25. The Authority may choose any procedure it deems appropriate for processing the applications for granting registration; and adopt any means necessary to ascertain truthfulness of the averments made in the application.
26. The Authority may hire or engage consultants, advocates, engineers or any other expert, agencies or persons on the terms it considers appropriate to assist it in discharge of its functions under the Act, or the Rules or the Regulations.
27. The Authority may adopt any means it considers appropriate to enforce provisions of the Act, Rules, and Regulations, including for getting the unregistered projects registered.

K. K. KHANDELWAL,
Chairman,
Haryana Real Estate Regulatory Authority,
Gurugram.

Form REP-I
PART-A

To

The Haryana Real Estate Authority
Gurugram _____

Sir,

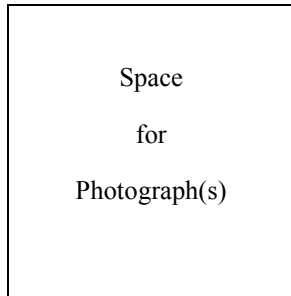
[I/We] hereby apply for the grant of registration of my/our project to be set up at _____
Tehsil _____ District _____ State _____.

1. The requisite particulars are as under:-

Status of the applicant [Individual/ Company/
Proprietorship firm/Societies/ Partnership firm/
Competent Authority etc.];

(I) In case of Individual –

- (a) Name
- (b) Father's Name
- (c) Occupation
- (d) Address
- (e) Contact Details (Phone number, E-mail,
Fax Number etc.)
- (f) Name, photograph, contact details
and address of the promoter(s)



OR

(II) In case of [Firm/ Societies/ Trust/ Companies/ Limited Liability Partnership/Competent Authority etc.] –

- (a) Name
- (b) Address
- (c) Copy of registration certificate
- (d) Main objects
- (e) Contact Details (Phone Number, E-mail,
Fax Number etc.)

- (f) Name, photograph, contact details and address
of [Chairman/ Partners/ Directors] and
Authorised person(s).

<p>Space for Photograph(s)</p>
--

- (III) PAN No. _____ of the promoter organisation.

(Similar details in respect of the Managing Director and Authorised Signatory be given along with a resolution of the Board of Director/ Governing body).

2. Registration fee by way of a Demand Draft/ Bankers Cheque or through online payment, as the case may be, (Give details of online payment such as date paid, transaction no. etc.) in favour of "Haryana Real Estate Regulatory Authority" Gurugram dated _____ drawn on _____ bearing no. _____ for an amount of _____/- payable at Gurugram, calculated as per sub-rule (2) of rule 3.

Signature.....

Seal

Date.....

Form REP-I**PART-B****Brief of the projects launched by the promoter in last five years:****Project 1:**

- (1) Name and location of the project
- (2) Particulars of the project in brief:
- (State the total area of the project;
number of apartments/plots and the infrastructure planned
to be created)
- (3) Initial estimated cost
- (4) Cost likely to be incurred till the completion
of the project
- (5) Cost incurred upto the date of application
or upto the last quarter prior to the date
of application
- (6) Total amount of sale price to be collected
from the allottees of the apartment till the
date of filing this application or upto the last
quarter prior to the date of application
- (7) Total amount of sale price to be collected
from the allottees of the apartment in whole
of the project
- (8) Loans sanctioned by the Banks/ other Financial
Institutions against the project
- (9) The amount drawn from the Banks/ other
Financial Institutions till the date of application
- (10) Sources of the deficit and/ or application of
surplus against the cost incurred and the funds
generated from all sources [4-(6+7+8)]
- (11) Whether any litigation is pending against the
project. If yes, detail thereof.
- (12) Initial schedule of completion of the project/
handing over of the apartments
- (13) Likely schedule of completion the project/
handing over of the apartments
- (In case of delay, explain reasons)

It is hereby declared that above information and particulars based on record and they are true to the best of my knowledge and belief and nothing has been concealed.

Signature and Seal of the Chartered Accountant

Signature and Seal of the Applicant

Project number 2, 3 and onwards:

Give similar details as in the case of Project number 1

Signature.....

Seal

Date.....

Form REP-I
PART-C

- | | | |
|------|--|--|
| I. | Total area of the project
on which the project will be set up | |
| II. | Name and address of the Person(s)/
Company/ Firm who owns the land
and in whose favour license has
been granted by the Town and Country
Planning Department. If the developer/
promoter is other than the owner of the
land give his name, address and
telephone number.
(If land owned by multiple owners add
annexure containing all the details) |
.....
.....
.....
.....
..... |
| III. | Licence number for the project granted
by the State Government of Haryana
(Attach a copy of the licence) | |
| IV. | Estimated cost of the project | |
| V. | Name of the agencies which will be
undertaking external development works | |
| | • Roads | |
| | • Power | |
| | • Water supply | |
| | • Sewerage system | |
| | • Storm water drainage | |
| | • Any other components as per the provision
of Section- 2(g) of the Haryana
Development and Regulation of
Urban Areas Act, 1975) |
.....
..... |
| VI. | Approved layout plans
(Annex a copy of the plans approved
by the competent Authority). | |
| VII. | Allocation of the Project land in various land uses and activities. | |
| | 1. Plots (if it is a plotted colony) |acres/sq,mtrs..... |
| | 2. Apartments |acres/sq,mtrs..... |
| | 3. Roads and green belts |acres/sq,mtrs..... |
| | 4. Play ground/ parks |size & facilities..... |
| | 5. Hospitals/ Dispensaries | ...Building size & facilities.... |
| | 6. Club house/ Community centre | ...Building size & facilities.... |
| | 7. Schools and other community | ...Building size & facilities.... |
| | 8. Water supply system |Details..... |
| | 9. Infrastructural sites like electricity sub-station/
installations, sewage treatment plant, solid waste
management plant etc. |Details..... |
| | 10. Parking |Details..... |
| | 11. Any other use(All relevant details should be given) |Details..... |

- VIII. If any facility proposed exclusively on commercial basis or otherwise will be provided by the promoter, the development cost of which will not be passed on to the plots/ apartments allottees, (If yes, give details along with the land earmarked for this purpose)
- IX. Number of phases in which the project will be developed
- X. Detail of plans for development of whole or each phase of the project
- (a) Phase 1:
- | | | |
|------------------|---------------------|----------------|
| Plots | size X |(number) |
| | size Y | (number) |
| | size Z |(number) |
| Apartments | size/ carpet area X |(number) |
| | size/ carpet area Y | (number) |
| | size/ carpet area Z |(number) |
- Following facilities, with details, to be provided in the project in this phase of the project:
- i. Roads hierarchy including pavements (As per approved layout plan)
 - ii. Water supply system
 - iii. Sewerage system
 - iv. Storm water drainage
 - v. Shopping area
 - vi. Club house/ Community centre
 - vii. Play ground and parks
 - viii. Schools and other community buildings
 - ix. Dispensary/ hospital
 - x. Electricity supply system
 - xi. Fire fighting
 - xii. Internal solid waste collection system
 - xiii. Rain water harvesting
 - xiv. Street lights
 - xv. Renewable energy
 - xvi. Emergency evacuation
 - xvii. Any other facility

(Please add or delete in accordance with the facilities proposed to be provided in the approved plans as well as in the service plan estimates, and environment clearance)

XI. Time schedule for completing the project:

Ongoing projects:

- Start date
- Earlier scheduled date of completion
- Revised scheduled date of completing the project
- Percentage work of the project already completed
{Give additional information as in the annexure REP-I
Part B-X}

New projects:

- Likely start date
- Likely date of finishing the project

(Quarterly schedule of construction of the main block and common facilities, should be annexed)

Signature.....

Seal

Date.....

It is undertaken that along with plots/ apartments all facilities listed in this Part-C of 'REP-I' will be provided in the project. Cost of the above facilities will be a part of the cost to be charged from the apartment buyers. Further, in accordance with the provisions of the Section 17 of the Act, these facilities after completion of the project will be handed over to the Resident Welfare Association.

Signature.....

Seal

Date.....

Form REP-I**PART-B-X****Additional information in respect of ongoing/ new project:**

Particular	Planned		Actual	
	Physical	Financial	Physical	Financial
A. Infrastructure				
i. Internal roads hierarchy (Different sizes)				
ii. Water supply system (Pump house, lines of different sizes, tube wells)				
iii. Sewerage system (Details of each installations like sewerage lines, pump house, processing of sewage treatment plant)				
iv. Electricity (Sub-station, transformers, 11KV lines, distribution lines and street lights)				
v. Clubhouse				
vi. Schools and other community buildings.				
vii. Neighbourhood shopping				
viii. Green areas				
• Parks				
• Playground				
• Green belt				
ix. Storm drainage.				
x. Solid waste collection and management				
xi. Parking				
(a) Covered parking				
(b) Open parking				
xii. Garages				
xiii. Security system				
xiv. Any other facilities/ infrastructure as per approved service plan estimates)				
B. External development works				
C. Apartments (Give details)				
D. Plots (Give details)				
E. Shops				
F. Showrooms				
G. Any other Commercial sites				
H. Community buildings like schools (Nursery, Primary and High school)				
I. Club/Community centre				
J. Any other				

<p>Financial progress:</p> <ul style="list-style-type: none"> i. Total amount which was to be collected from the allottees ii. The amount already collected upto the date of application iii. Amount of money invested in the project upto the date of application iv. Balance amount to be collected from the allottees v. Balance cost to be incurred for completion of the project and delivery of possession vi. The amount of loan raised from the Banks/ Financial Institutions against the project (The securities furnished with the Banks/ Financial Institutions against the aforesaid loans) vii. If there is any gap in the funding, proposed plan to bridge the gap 	
--	--

Signature.....

Seal

Date.....

Form REP-I
PART-D

- I. Location of the land along with its boundaries on all sides. (Details should be given so that the location of the land could be easily be identified)
- II. Name, address, telephone number and email of the Architect/s and Structural Engineers of the project.
- III. Name, address, telephone number and email of each of the Contractors (If a contractor for a particular purpose not engaged say yet to be engaged).
- IV. Name, address, telephone number and email of the Real Estate Agents.
- V. (a) A copy of the building plans and floor plan of Type A Apartment (.....) Sft. carpet area (Copy to be annexed)
- (b) Building plan and floor plan of Type B apartment Sft. (Copy to be annexed) (Provide similar details in respect of each category of the apartment).

VI. Specification of the apartment:

The details of specification and information regarding apartment may be given under the following heads:

Architectural details	(I)	Plan of the Unit
	(II)	Carpet Area
	(III)	Area of balconies
	(IV)	Area & size of various units <i>i.e.</i> Drawing Room, Bed Room, Kitchen, Toilet etc.
	(V)	Details of parking per apartment
	(VI)	Size and type of parking
	(VII)	Common area details
	(VIII)	Common facilities like club, community center, Gym, common area etc.

Structural Details	(1)	Type of structural RCC frame structure
	(2)	Design for Earth-quake Zone III/ IV/ V.

Construction specification of	I	Type of Foundation
	II	Specification of frame structure
	III	Partition walls
	IV	Structural walls, if any

Finishing Details	(1)	Details of Flooring in Drawing Room/ Bed Room, Kitchen/ Common area etc.
	(2)	Details of Plastering/ Finishing
	(3)	Details of Wood work/ door window
	(4)	Details of Cup boards with specification (Nos. & Size)
	(5)	Details of Kitchen finishing
	(6)	Toilet details

Service	I	Provision of adequate drinking water
	II	Details type of pipes used for Water Supply
	III	Capacity of Raw Water/ Treated Water Tanks
	IV	Sewage System Details
	V	Capacity/ Size of STP
	VI	Treatment up to secondary/ tertiary level
	VII	Recycling system/ Dual piping system or not

Lifts	1)	Details, Nos. & capacity
-------	----	--------------------------

Fire	I	Fire Safety Measures
------	---	----------------------

Electrical	1)	Nos. of points/ apartment (5 Amp & 15 Amp.) provisions
	2)	Type of electrical wires used
	3)	Power back up details along with Genset etc
	4)	Solar Panel provision
	5)	SLD of Electrical wiring system.

- The list may be altered in accordance with actual plans.
- Quality of Construction and Fittings etc. should be specified in detail.

Signature.....

Seal

Date.....

**Form REP-I
PART-E**

Details of the statutory approvals:

1. That the following statutory approvals have already been obtained:
 - i.
 - ii.
 - iii.
 -so on

2. That the following statutory approvals have been applied for but are yet to be received:
 - i. Name.....(Date when filed)
 - ii.
 - iii.
 -so on

3. Applications for following statutory approvals are yet to be filed and will be filed in the time schedule given below:
 - i. Name..... {To be filed by (Date)}
 - ii.
 - iii.
 -so on

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law will be given to the apartment allottees.

Signature.....

Seal.....

Date.....

Form REP-I
PART-F

Finance and Accounts related information:

1. PAN Card number of the promoter.
2. Name of the bank, IFSC code, Branch code, MICR code and account name and number to which the deposits received from the apartment buyers will be credited.
 - Bank and Branch address
 - Bank Account number
 - IFSC code
 - MICR code
 - Branch code
3. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority).
4. Whether there is any outstanding liability against the land of the project on the date of application(If yes, the nature and amount of outstanding liability).Yes/No.....
5. Sources of funds from which outstanding liability of the land will be met.
6. Amount of preliminary development expenditure likely to be incurred prior to commencement of booking of the apartments.
7. Sources of funding of the preliminary development expenditure (Attach Supporting document).
8. Details of outstanding dues Towards the Govt. (Like EDC, IDC License fee etc.
9. Estimated cost of the project.
10. Sources of funding the project (Details)
11. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years.
(In case of default, give details)

Signature.....

Seal

Date.....

Form REP-I

PART-G

1. A copy of the draft allotment letter on which the apartment shall be allotted/ booked in favour of the apartment buyers Annexed.Annexure
2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment, based on the modal of the agreement prescribed in the Rules is annexed.Annexure

Signature.....

Seal

Date.....

Site Office Approval

Office of Senior Town Planner, Gurgaon
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
SECTOR-14, HUDA COMPLEX, 3RD FLOOR, GURGAON
TEL+FAX-0124-2305872
E-MAIL: stp2.gurgaon.tcp@gmail.com

Memo No. STP (G)/2016/
Dated:

924

To

M/s Bluejays Realtech Pvt. Ltd.
3rd Floor, Central Plaza,
Sector-53, (Opp. DLF Golf Course),
Gurgaon.

9-8-16

Subject: Approval of temporary site office & store for Group Housing colony on area measuring 27.48125 acres (license no. 39 of 2013 dated 04.06.2013 and Licence No. 85 of 2014 dated 08.08.2014) sector-36-A, Gurgaon being developed by Bluejays Realtech Pvt. Ltd.

Reference: Your letter dated 22.6.2016 and 28.07.2016

The building plans of temporary structure on an area measuring 2162.10 sq m are hereby approved subject to the following conditions:-

1. The temporary structure shall be demolished and debris shall be removed from the site, before applying for occupation certificate.
2. The sanction of the building plan will be valid till the completion of the project.
3. The building shall be constructed strictly as per the provision of Rule 38 (XXXIX) of the Controlled Area Rules 1965.
4. The sanction of the building plans will be subject to the provisions of the Punjab Schedule Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 and rules framed there under 1965.
5. You will not use underground water for construction of temporary site office.

DA/As above.

Senior Town Planner
Gurgaon Circle Gurgaon

Endst. No. STP(G)/2016

Dated

A copy is forwarded to District Town Planner (Enforcement), Gurgaon along with a copy of building plans for information.

Senior Town Planner
Gurgaon Circle Gurgaon

Water Assurance Letter



OFFICE OF THE EXECUTIVE ENGINEER, HUDA DIVISION NO.II, GURUGRAM

Off Tel:-0124-4083140

E-mail-xenggn2@gmail.com

To

M/s Bluejays Realtech Pvt. Ltd.,
3rd Floor, Central Piazza Mall,
Sector-53, Gurugram.

Memo No. 224066

Dated. 27/11/2017

Sub: - Assurance for Provide 90 KLD STP treated water for construction of Group Housing project area measuring 25.10 Acres under license No. 39 of 2013 dt. 04.06.2013 falling in village Sihi and Harsuru in the Sector-36A, Gurugram.

Ref:- Your office on dated 27.11.2017.

With reference to the above cited subject, it is intimated that the treated water as required for your above said project for construction purpose/activities i.e 90.00 KL on daily basis is available at STP Dhanwapur or Behrampur Gurugram. Your firm can purchase the treated water from STP's and supply to your project by your own arrangement.


Executive Engineer,
HUDA Division No. II,
Gurugram.

ARCHITECT'S STAMP



PROFESSIONAL ARCHITECTS & LANDSCAPE CONSULTANTS
NIKKEN SERKE LTD

PROJECT ARCHITECTS
Rajeev Agarwal Architects
 Rajeev Agarwal
 100, WILSON AVENUE, SUITE 100, MISSISSAUGA, ONTARIO L4X 1L7
 TEL: (905) 876-1111
 WWW.RAJEEVAGARWAL.COM

STRUCTURAL
VINTECH
 CONSULTING ENGINEERS
 100, WILSON AVENUE, SUITE 100, MISSISSAUGA, ONTARIO L4X 1L7
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 WWW.VINTECH-CA.COM

MVP CONSULTANTS
thinkBIM
 100, WILSON AVENUE, SUITE 100, MISSISSAUGA, ONTARIO L4X 1L7
 TEL: (905) 876-1111
 WWW.THINKBIM-CA.COM

PROJECT LANDSCAPE CONSULTANTS
S. ROSE LANDSCAPE CONSULTANTS
 100, WILSON AVENUE, SUITE 100, MISSISSAUGA, ONTARIO L4X 1L7
 TEL: (905) 876-1111
 WWW.SROSELANDSCAPE.COM

PROJECT TITLE
 Preliminary Plans Of Group Housing Colony
 Area Measuring 27,481.25 Acres
 (S1, 13 Acres Under License No. 38 of 2013 Dated 04.08.2013
 License No. 06 of 2014 Dated 08.08.2014) In Sectors 36-A,
 36-B, 36-C, 36-D, 36-E, 36-F, 36-G, 36-H, 36-I, 36-J,
 36-K, 36-L, 36-M, 36-N, 36-O, 36-P, 36-Q, 36-R,
 36-S, 36-T, 36-U, 36-V, 36-W, 36-X, 36-Y, 36-Z
 Being Collocated By
 (ARILUM CORPORATION PVT. LTD.)

ARCHITECT'S SIGNATURE & STAMP
 ARCHITECT (CANNADA)

DATE
 09-SEP-2017

SCALE
 1:500

DRAWING FILE
 SITE PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	09-SEP-2017
2	ISSUED FOR PERMIT	09-SEP-2017
3	ISSUED FOR PERMIT	09-SEP-2017
4	ISSUED FOR PERMIT	09-SEP-2017

LEGEND

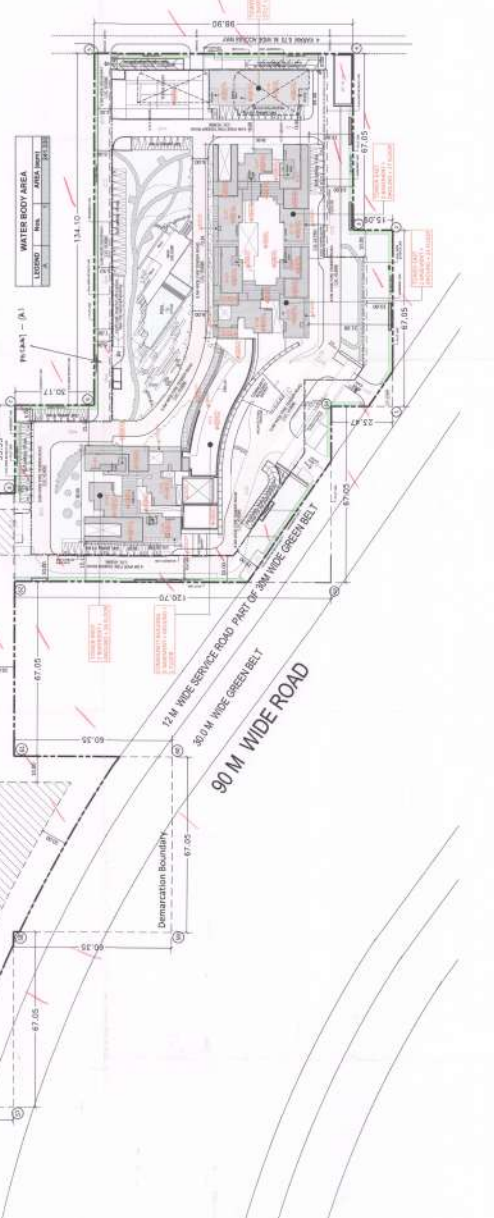
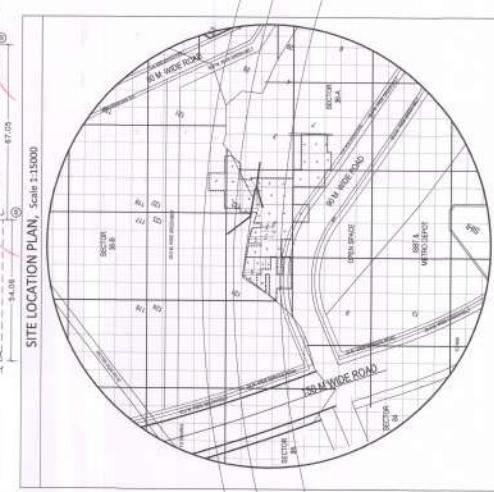
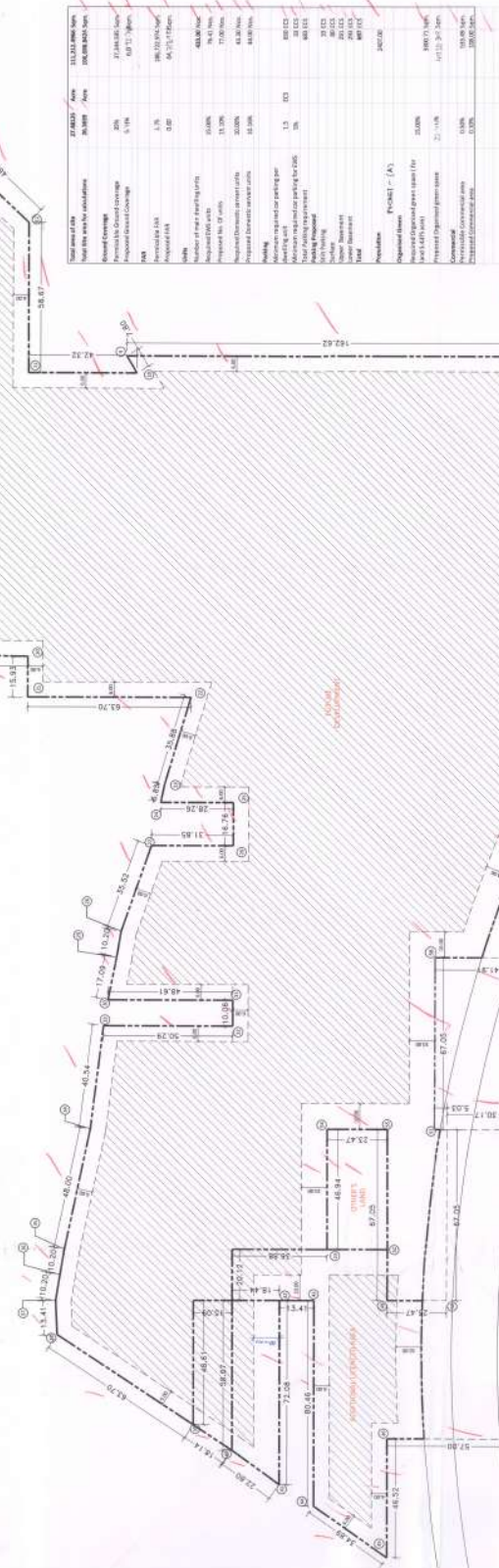
- Demarcation line
- Setback line
- Basement profile
- Organized greens line
- 6.0m wide firm tender path
- 1.5M wide green
- Organized greens
- Organized hard greens

NOTES

1. All dimensions are in meters unless otherwise specified.
2. All dimensions are in meters unless otherwise specified.
3. All dimensions are in meters unless otherwise specified.
4. All dimensions are in meters unless otherwise specified.

AREA STATEMENT AND POPULATION CHART

BUILDING DESCRIPTION	GROUND COVER (%)	FAR (PERM)	USE OF APARTMENTS	POPULATION BREAK UP	TOTAL POPULATION
TOWER EAST	0-22	2.50	250	Service Population (22 persons / Unit) 1000 x 22 = 22,000 400 x 40 = 16,000 = 48,000	48,000
TOWER WEST	0-24	2.50	250	Service Population (22 persons / Unit) 1000 x 22 = 22,000 400 x 40 = 16,000 = 48,000	48,000
LANDING + STAIR	0-1	0.25	25	Service Population (22 persons / Unit) 1000 x 22 = 22,000 400 x 40 = 16,000 = 48,000	48,000
SHOPPING	0	0.25	25	Service Population (22 persons / Unit) 1000 x 22 = 22,000 400 x 40 = 16,000 = 48,000	48,000
EVIS	0-4	0.25	25	Service Population (22 persons / Unit) 1000 x 22 = 22,000 400 x 40 = 16,000 = 48,000	48,000
GRAND TOTAL	6.082347	64718.267	610	2185	242



AREA STATEMENT AND POPULATION CHART - (ALREADY SANCTION) PHASE 1

BUILDING DESCRIPTION	BUILDING TYPE	CONSTRUCTION	SHEDDING CODE	AREA CALCULATION (SQ. METERS)	NO. OF APARTMENTS	NO. OF UNITS	POPULATION SERVICE	TOTAL POPULATION
TOWER EAST	RESIDENTIAL	2017	1	10,000	100	100	100	100
TOWER WEST	RESIDENTIAL	2017	1	10,000	100	100	100	100
SHEDDING	INDUSTRIAL	2017	1	10,000	100	100	100	100
GRAND TOTAL								

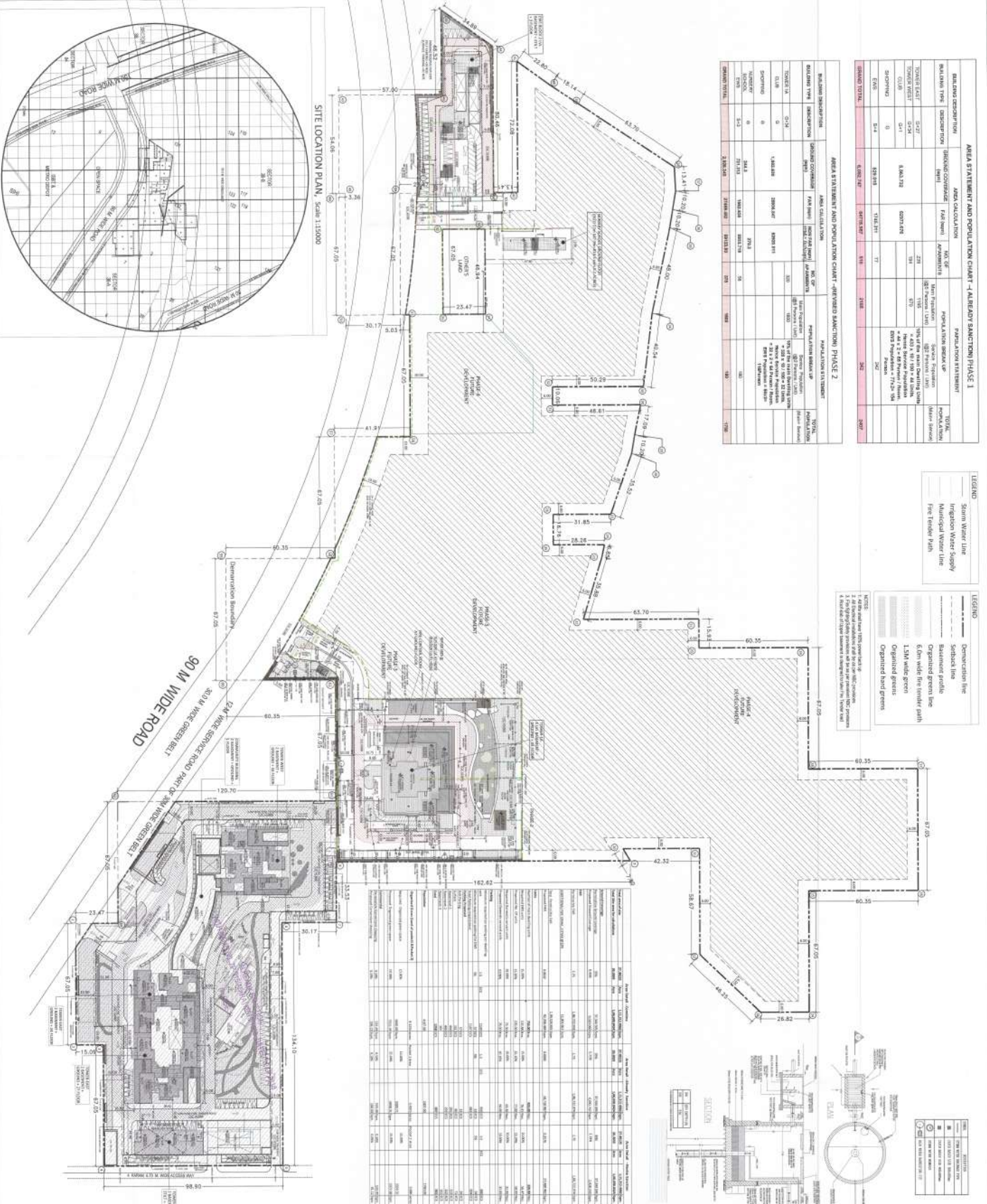
AREA STATEMENT AND POPULATION CHART - (PENDING SANCTION) PHASE 2

BUILDING DESCRIPTION	BUILDING TYPE	CONSTRUCTION	SHEDDING CODE	AREA CALCULATION (SQ. METERS)	NO. OF APARTMENTS	NO. OF UNITS	POPULATION SERVICE	TOTAL POPULATION
TOWER 1A	RESIDENTIAL	2017	1	10,000	100	100	100	100
TOWER 1B	RESIDENTIAL	2017	1	10,000	100	100	100	100
SHEDDING	INDUSTRIAL	2017	1	10,000	100	100	100	100
GRAND TOTAL								

LEGEND

- - - - - Section line
 - - - - - Boundary profile
 - - - - - Organized green line
 - - - - - 0.5m wide fire tender path
 - - - - - 1.5m wide green
 - - - - - Organized green
 - - - - - Organized hard green

- - - - - Construction line
 - - - - - Section line
 - - - - - Boundary profile
 - - - - - Organized green line
 - - - - - 0.5m wide fire tender path
 - - - - - 1.5m wide green
 - - - - - Organized green
 - - - - - Organized hard green



CLIENT'S REQUIREMENTS

1. The site plan should be submitted for approval by the Council of the City of Vancouver.

CLIENT'S COMMENTS

1. The site plan should be submitted for approval by the Council of the City of Vancouver.

CLIENT'S APPROVALS

1. The site plan should be submitted for approval by the Council of the City of Vancouver.

CLIENT'S REVISIONS

1. The site plan should be submitted for approval by the Council of the City of Vancouver.

CLIENT'S SIGNATURE

1. The site plan should be submitted for approval by the Council of the City of Vancouver.

CLIENT'S DATE

1. The site plan should be submitted for approval by the Council of the City of Vancouver.

CLIENT'S PROJECT NO.

1. The site plan should be submitted for approval by the Council of the City of Vancouver.

CLIENT'S SHEET NO.

1. The site plan should be submitted for approval by the Council of the City of Vancouver.

CLIENT'S SCALE

1:500

CLIENT'S DATE

19 - MAY 7 2022

CLIENT'S DRAWING NO.

SP-1

CLIENT'S PROJECT NO.

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