

Recd. To

Juventus Estates Ltd. & others,
 India Bulls House, 448-451,
 Udyog Vihar, Phase-V, Gurugram.

Memo No. ZP-968/PA(SN)/2018/ 4921

Dated: 06-02-18

Subject: Request of grant of benefit under Transit Orient Development policy dated 09.02.2016 for Residential Group Housing colony measuring 34.0229 acres under Licence no. 246 of 2004 dated 29.10.2007, 56 of 2011 dated 23.06.2011, 37 of 2012 dated 22.04.2012, 66 of 2012 dated 21.06.2012, 67 of 2012 dated 21.06.2012, 43 & 44 of 2014 dated 16.06.2014 in Sector 104, Gurugram being developed by Juventus Estate Ltd.

Please refer your application dated 26.02.2016 & 02.05.2017 on the matter as subject cited above.

2. Your above referred application for grant of benefit under TOD policy for enhancement of FAR from existing 1.75 to 3.5 for an area under Intense zone and 1.75 to 2.5 for an area under Transit zone, for the license granted for development of Residential Group Housing colony measuring 34.0229 acres under Licence no. 246 of 2004 dated 29.10.2007, 56 of 2011 dated 23.06.2011, 37 of 2012 dated 22.04.2012, 66 of 2012 dated 21.06.2012, 67 of 2012 dated 21.06.2012, 43 & 44 of 2014 dated 16.06.2014 in Sector 104, Gurugram Manesar Urban Complex has been considered and in-principle approval in this regard is hereby granted subject to fulfillment of following conditions within a period of 60 days:-

- i) To deposit an amount of Rs. 1022.89 lacs on account of balance license fee through online e-payment module available on department website. This entire payment shall either be made within 60 days from issuance of this in-principle approval in one go or to pay of Rs. 332.36 Lacs within 60 days from issuance of this in-principle approval and balance amount of Rs. 690.52 lacs in two equal quarterly installments with interest @ 12% per annum and on delay with additional 3% per annum for delayed period. However, building plans will be approved only after recovery of full fee & charges.
- ii) To deposit an amount of Rs. 222.49791 lacs on account of conversion charges and Rs. 4719.678176 lacs on account of Infrastructure Augmentation Charges through online e-payment module available on departmental website. This entire payment shall either be made within 60 days from issuance of this in principle approval in one go or to pay 50% of same within 60 days from issuance of this in principle approval and balance 50% in two equal quarterly installments with interest @ 12% per annum and on delay with additional 3% per annum for delayed period. However, building plans will be approved only after recovery of full fee & charges.
- iii) To furnish bank guarantees on account of External Development Charges and Internal Development Works for the amount calculated as under:-

EXTERNAL DEVELOPMENT CHARGES:

particulars	Area	Rate per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	(in Lac)
GH Component (under intense zone)	32.4239	312.3/1.75 x 1.75	10125.98	2602.33
Commercial Component (under intense zone)	0.162	486.13/1.75 x 2.0	90.00	

GH Component (under transit zone)	1.43	312.3/1.75 x 0.75	191.395
Commercial Component (under transit zone)	0.007	486.13/1.75 x 1.0	1.944
		Total	10409.319

INTERNAL DEVELOPMENT WORKS:

Area	Rate per acre	Amount	25% bank guarantee required
(in acres)	(In Lac)	(in Lac)	(in Lac)
34.0229	50.00	1701.145	425.28625

- iv) To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-
- That you shall pay the entire amount of EDC as calculated above in lump sum within 30 days from issuance of final permission or pay the same as per existing procedure in 10 equal half yearly installments with interest @ 12% per annum and 3% per annum additional on delayed period.
 - That you shall deposit an amount of Rs. 1475.73665 Lacs on account of Infrastructure Development Charges in two installments, first within 60 days from issuance of license and second within six months. Any default in this regard will attract interest @ 18% per annum for the delayed period.
 - That you shall abide by the terms and conditions of the policy dated 09.02.2016 and subsequent amendments made therein from time to time.
 - That you shall get approve the zoning/building plans as per the policy parameters after payment of requisite fee & charges as mentioned above.
 - That you will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
 - That consent of all stake holders shall be obtained in accordance with the clause 10(3) of policy dated 09.02.2016 and procedure prescribed in the departmental policy issued by the department vide memo dated 28.01.2013, before approval of building plans.
- v) To furnish an indemnity bond indemnifying the department that in case of any third party dispute, the colonizer shall be wholly responsible for it and also from any loss occurring to the colonizer on account of loss of FAR eventually.
- vi) The above said amounts of fee & charges are subject to re-conciliation and in case of any difference, you have to pay the differential amount within 30 days from its demand.

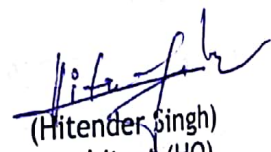

(T.L. Satyaprakash, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst. No ZP-968/PA(SN)/2018/ 4922-23

Dated: 06-02-18

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

- Senior Town Planner, Gurugram.
- District Town Planner, Gurugram.


(Hitender Singh)
Architect (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh