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

Memo No. ZP-968/PA(SN)/2018/ 11767

Dated: 11-04-2018

subject:

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, 27.02.2018 & 13.03.2018 on the matter as subject cited above.

2. Permission to avail benefit under TOD policy for enhancement of FAR from existing 1.75 to 3.0 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 is hereby granted after receipt of requisite fee & charges subject to following conditions:-

- i) That you shall pay the requisite amount of EDC in 10 equal half yearly installments with interest @ 12% per annum and 3% per annum additional on delayed period. The schedule for payment of the same will be issued separately.
- ii) That you shall deposit an amount of Rs. 1062.39757 Lacs (Rupees Ten Crores Sixty Two Lacs Thirty Nine Thousand Seven Hundred Fifty Seven only) on account of Infrastructure Development Charges in two installments, first within 60 days from issuance of this permission and second within six months. Any default in this regard will attract interest @ 18% per annum for the delayed period.
- iii) 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.
- iv) That you shall get approved the building plans as per the policy parameters after payment of requisite fee & charges as mentioned above.
- v) 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.
- vi) 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.
- vii) That you shall be sole responsible, in case, of any third party dispute arises in the said colony and any loss occurring on account of loss of FAR eventually.

DA/Zoning plan.

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

Dated: 11-04-2018

Endst. No ZP-968/PA(SN)/2018/ 11768-769
A copy is forwarded to the following for information and necessary action:-

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.

(Hinder Singh)
Architect (HQ)

For: Director General, Town & Country Planning
Haryana, Chandigarh