

Memo No. ZP-968/SD(BS)/2017/ 3051.

Dated:- 16-02-2017

To

Mebon Properties & others,
C/o Juventus Estate Ltd.,
Indiabulls House, 448-451,
Udyog Vihar, Phase-V,
Gurugram-122001.

Subject: - Approval of revised building plans of Tower-4, 5, 6, 7, 8, 9, 10, EWS, Community Building (under Tower-4), Community Building (under Tower-5), Community Building (under Tower-6), Community Building (under Tower-7), Community Building (under Tower-8), Community Building (under Tower-9), Community Building (under Tower-10), Dispensary, Convenient Shopping, Security Cabin, Basement-1, Basement-2 & Basement-3 for setting up of Group Housing Scheme measuring 34.0229 acres (Licence No. 246 of 2007 dated 29.10.2007, Licence No. 56 of 2011 dated 23.06.2011, Licence No. 37 of 2012 dated 22.04.2012, Licence No. 66 of 2012 dated 21.06.2012, Licence No. 67 of 2012 dated 21.06.2012, Licence No. 43 of 2014 dated 16.06.2014 & Licence No. 44 of 2014 dated 16.06.2014) in Sector-104, Gurugram Manesar Urban Complex being developed by Juventus Estate Ltd. & others.

Reference:- Your letter received in this office on 23.08.2016 and PSTCP memo no. Misc-2157/7/16/2006-2TCP dated 28.01.2013 on the subject cited above.

With reference to the revision made in the building from the approved building plan you are required to fulfill the following conditions:-

- a. Invite objections from the existing allottees regarding changes through an advertisement to be issued in at least three of the following daily newspapers Times of India, Hindustan times, Indian Express, The Tribune, (English) Dainik Jagran, Dainik Bhaskar and Hindustan (Hindi) having wide circulation, within a period of 10 days from the issuance of letter.
- b. Each existing allottee shall also be informed about the changes through registered post with a copy endorsed to Senior Town Planner, Gurugram during the period of \pm 2 days from the issues of advertisement as per (a) above clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to Senior Town Planner, Gurugram.
- c. Certificate from concerned Senior Town Planner about hosting the revised building plans showing changes in the earlier approved plan on the website of the licensee.
- d. To display the revised building plans showing changes from the approved building plan at the site office of the licensee.
- e. The list of all such revised building plans mentioning the name of the Licensee, Licence Number, Sector Number/Town, Date of earlier approval on the website of the Department. After expiry of thirty days period the name of that licensee will be removed from this list and additional case if any should be added.
- f. A copy of the earlier approved building plans and revised plans shall be hosted on the coloniser company's website and site office for information of all such existing allottees.

- g. The revised building plans mentioning the name of the licensee, licence number, sector number/Town, Date of earlier approval shall be hosted on the Department website. After expiry of the thirty days period the name of that licensee will be removed from website and additional case if any should be added.
- h. The allottees may be granted 30 days time to file their objections in the office of Senior Town Planner, Gurugram. During this 30 days period the original building plans as well as the revised building plans shall be available in the office of the colonizer as well as in the office of Senior Town Planner, Gurugram for reference of the general public.
- i. The objections received, if any, shall be examined by the office of Senior Town Planner, Gurugram and report shall be forwarded to DTCP, Haryana. After giving an opportunity to the colonizer to explain its position in the matter, the DTCP, Haryana, within a period of 90 days from the issuance of the advertisement, may decide to make amendments in the building, which shall be binding upon the coloniser.
- j. That you shall submit a report clearly indicating the objection if any, received by the coloniser from the allottees and action taken thereof alongwith undertaking to the effect that the rights of the allottees have not been infringed, and that no objection on the changes in the buildings has been received from any existing allottee.
- k. That you shall not give the advertisement for booking/sale of flats and shall not book any flat till the date up to which objection can be filed by existing allottees or till the decision on objections received, If any, by the office of Senior Town Planner, Gurugram.



(Ravi Sihag)
District Town Planner (HQ),
For Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-968/SD(BS)/2017/_____

Dated:-

A copy is forwarded to the Senior Town Planner, Gurugram with the request that at the end of thirty days period from the issue of advertisement seeking objection you are requested to ascertain that all existing allottees have been served the information about revision in buildings. Any objections received within 30 days of publication of notice may be forwarded to this office along with your comments on the same to enable final decision on the matter.



(Ravi Sihag)
District Town Planner (HQ),
For Director, Town & Country Planning,
Haryana, Chandigarh.