

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. ZP-968-VIII/JD(RD)/2024/ 30188 Dated 24-09-24

To

Juventus Estate Ltd and others.
5th floor, Plot No. 108, IT Park,
Udyog Vihar Phase-I,
Gurugram-122016.

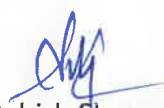
Subject: Approval of revised phasing plan part of Group Housing Colony under TOD Policy dated 09.02.2016 over an area measuring 34.0229 acres (Licence No. 246 of 2007 dated 29.10.2007, Licence No. 56 of 2011 dated 23.06.2011, Licence No. 37 of 2012 dated 22.04.2012, Licence No. 66 & 67 of 2012 dated 21.06.2012 and Licence No. 43 & 44 of 2014 dated 16.06.2014), Sector-104, Gurugram being developed by Juventus Estate Ltd and others.

Reference: Your request dated 13.05.2024 on the subject cited above.

Please find enclosed herewith a copy of the approved revised phasing plan part of Group Housing Colony under TOD Policy dated 09.02.2016 over an area 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 & 67 of 2012 dated 21.06.2012 and Licence No. 43 & 44 of 2014 dated 16.06.2014), Sector-104, Gurugram bearing Drawing No. 10509 dated 20.09.2024 for further necessary action.

The above Revised Phasing Plan of Group Housing Colony is approved with the condition that you shall submit the approved Revised Phasing Plan to the RERA Authority and get the RERA registration as per the approved Revised Phasing Plan.

DA/as above


(Ashish Sharma)
District Town Planner; (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-968-VIII/ JD(RD)/2024/ _____ Dated _____

A copy along with a copy of above said approved Revised Phasing Plan is forwarded to the following for information and necessary action: -

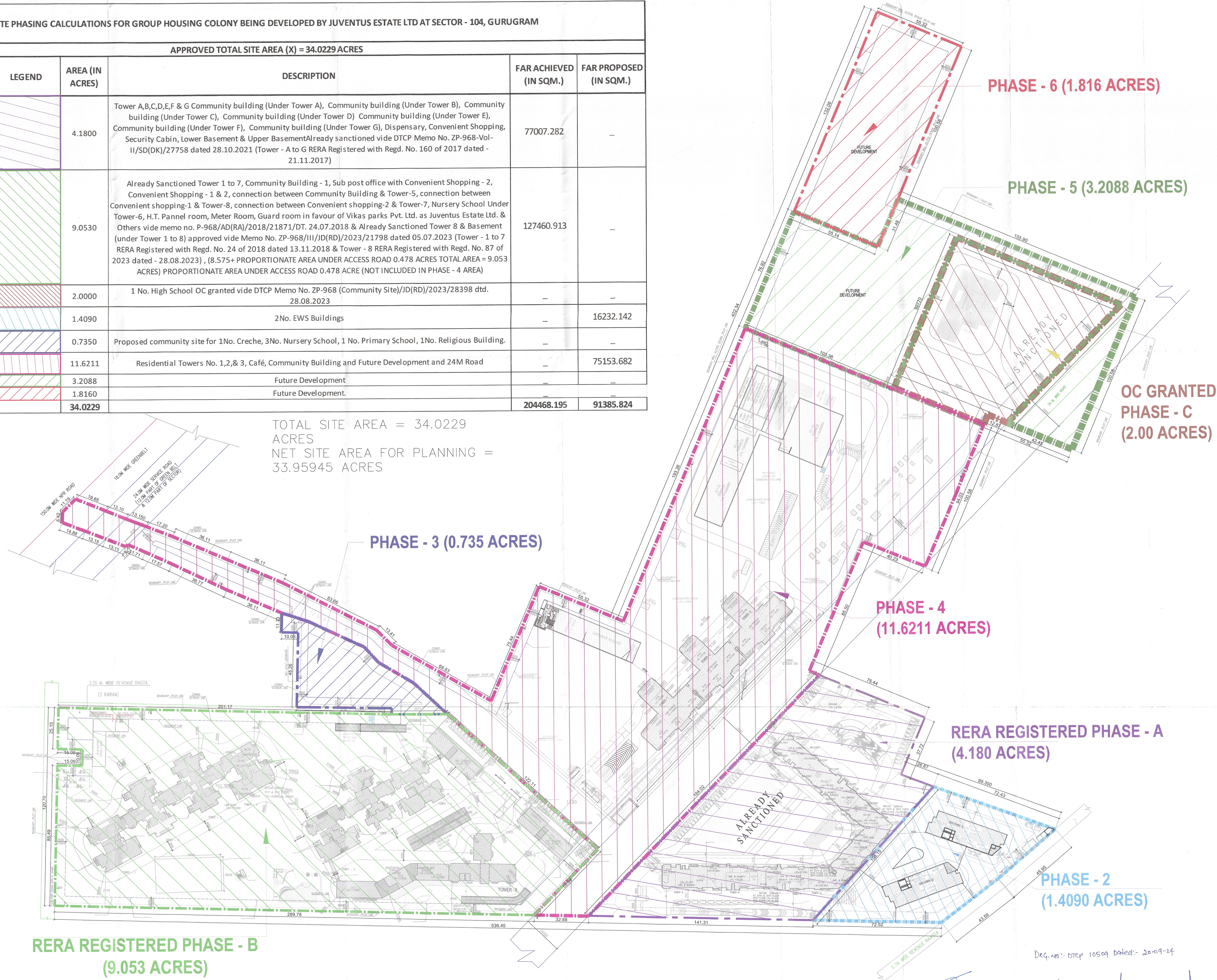
1. The Senior Town Planner, Gurugram.
2. The District Town Planner (P), Gurugram.
3. Nodal Officer, Website Updation.

DA/as above.


(Ashish Sharma)
District Town Planner, (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh.

SITE PHASING CALCULATIONS FOR GROUP HOUSING COLONY BEING DEVELOPED BY JUVENTUS ESTATE LTD AT SECTOR - 104, GURUGRAM					
APPROVED TOTAL SITE AREA (X) = 34.0229 ACRES					
PHASE	LEGEND	AREA (IN ACRES)	DESCRIPTION	FAR ACHIEVED (IN SQM.)	FAR PROPOSED (IN SQM.)
RERA REGISTERED PHASE - A		4.1800	Tower A,B,C,D,E,F & G Community building (Under Tower A), Community building (Under Tower B), Community building (Under Tower C), Community building (Under Tower D) Community building (Under Tower E), Community building (Under Tower F), Community building (Under Tower G), Dispensary, Convenient Shopping, Security Cabin, Lower Basement & Upper BasementAlready sanctioned vide DTCP Memo No. ZP-968-Vol-II/SD(DK)/27758 dated 28.10.2021 (Tower - A to G RERA Registered with Regd. No. 160 of 2017 dated - 21.11.2017)	77007.282	—
RERA REGISTERED PHASE - B		9.0530	Already Sanctioned Tower 1 to 7, Community Building - 1, Sub post office with Convenient Shopping - 2, Convenient Shopping - 1 & 2, connection between Community Building & Tower-5, connection between Convenient shopping-1 & Tower-8, connection between Convenient shopping-2 & Tower-7, Nursery School Under Tower-6, H.T. Pannel room, Meter Room, Guard room in favour of Vikas parks Pvt. Ltd. as Juventus Estate Ltd. & Others vide memo no. P-968/AD(RA)/2018/21871/DT. 24.07.2018 & Already Sanctioned Tower 8 & Basement (under Tower 1 to 8) approved vide Memo No. ZP-968/III/JD(RD)/2023/21798 dated 05.07.2023 (Tower - 1 to 7 RERA Registered with Regd. No. 24 of 2018 dated 13.11.2018 & Tower - 8 RERA Registered with Regd. No. 87 of 2023 dated - 28.08.2023) , (8.575+ PROPORTIONATE AREA UNDER ACCESS ROAD 0.478 ACRES TOTAL AREA = 9.053 ACRES) PROPORTIONATE AREA UNDER ACCESS ROAD 0.478 ACRE (NOT INCLUDED IN PHASE - 4 AREA)	127460.913	—
OC GRANTED PHASE - C		2.0000	1 No. High School OC granted vide DTCP Memo No. ZP-968 (Community Site)/JD(RD)/2023/28398 dtd. 28.08.2023	—	—
PHASE - 2		1.4090	2No. EWS Buildings	—	16232.142
PHASE - 3		0.7350	Proposed community site for 1No. Creche, 3No. Nursery School, 1 No. Primary School, 1No. Religious Building.	—	—
PHASE - 4		11.6211	Residential Towers No. 1,2,& 3, Café, Community Building and Future Development and 24M Road	—	75153.682
PHASE - 5		3.2088	Future Development	—	—
PHASE - 6		1.8160	Future Development.	—	—
TOTAL AREA		34.0229		204468.195	91385.824

TOTAL SITE AREA = 34.0229 ACRES
NET SITE AREA FOR PLANNING = 33.95945 ACRES



NOTE:
THE PHASING PLAN SUPERIMPOSED ON THE REVISED SITE PLAN

PROJECT
REVISED PHASING PLAN
(COMPRISES OF 8 PHASES) FOR AN AREA MEASURING 34.0229 ACRES
(LICENSE 246 OF 2007 DATED 29.10.2007, LICENSE NO. 56 OF 2011 DATED 23.06.2011, LICENSE NO. 37 OF 2012 DATED 22.04.2012, LICENSE NO. 66 OF 2012 DATED 21.06.2012, LICENSE NO. 67 OF 2012 DATED 21.06.2012, LICENSE NO. 43 OF 2014 DATED 16.06.2014 AND LICENSE NO. 44 OF 2014 DATED 16.06.2014) UNDER TOD POLICY DATED 09.02.2016 IN SECTOR - 104, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY JUVENTUS ESTATE LTD. AND OTHERS.

ARCHITECT'S SEAL & SIGNATURE
OWNER/AUTH. SIGN.
C/2014/64/201
8.5.2014/64/201

Scale :
Drawing Title:-
REVISED PHASING PLAN
Drawing No:-
A-001

Dec. no:- DTCP 10509 dated:- 20-09-24
(RAJESH DUTT) JD (HQ)
(JAHANVI) ATP(HQ)
(ASHISH SHARMA) DTP (HQ)
(VIJENDER SINGH) STP (E&V)
(JITENDER SINGH) CTP (HR)
(AMIT KHATRI, IAS) DTCP (HR)