

ORDER

In exercise of the power conferred by Sub-section 3 of Section 267 of the Haryana Municipal Corporation Act, 1994 the Governor of Haryana hereby sanctions the Town Planning Scheme No. 14 bearing drawing No. MCG/CTP/2014/19 dated 11.08.2014, over land measuring 3.93 acres comprising Khasra Nos. 226/2 and 227/2 in the revenue estate of Village - Basal, Sector 37D, Gurgaon for the Un-built area within the limits of Municipal Corporation, Gurgaon notified vide Notification No. 15/114/2012-6C1 dated 12.10.2012, subject to the following conditions:

1. That the applicant company shall comply with the terms and conditions conveyed vide memo CTP/A2/2014/4604 dated 26.08.2014 and agreement executed on **27.08.2014**.
2. That the applicant company shall pay the Infrastructure Development Charges through Bank Draft in favour of Chief Administrator, Haryana Urban Infrastructural Development Board, payable at Chandigarh in two equal instalments, as per schedule conveyed vide Director, Urban Local Bodies, Haryana memo no. CTP/A2/2014/4604 dated 26.08.2014.
3. That the applicant company shall deposit the EDC amount mentioned in Director, Urban Local Bodies, Haryana Memo No. CTP/A2/2014/4604 dated 26.08.2014 either in lump sum within 30 days from the date of approval of T.P. Scheme or in six equal six monthly instalments i.e.
 - First instalment of 10% of the total amount of EDC shall be payable within a period of 30 days from the date of approval of T.P. Scheme.
 - Balance 90% in six equal six monthly instalments alongwith interest at the rate of 12% per annum which shall be charged on the unpaid portion of amount worked out at the tentative rate of Rs. 94.63 lacs per gross acre on the area measuring 3.78 acres of total Plotted Residential T.P. Scheme and Rs.441.94 lacs per gross acre on the area measuring 0.157 acres for commercial component. However, at the time of grant of occupation certificate nothing will be due on account of EDC.
4. That applicant company shall transfer land required for roads, parks, open spaces, public utilities and other basic utilities as per layout plan of the scheme approved by the Government, to the Municipal Corporation Gurgaon free of cost through Hibbanma / Gift Deed and mutation of the said land shall be registered in the concerned Tehsil office and the company shall not claim any compensation for the same.
5. That the applicant company shall get the Demarcation Plan, Service Plan and Service Estimates approved from the Director, Urban Local Bodies, Haryana Panchkula within sixty days of issue of this order.
6. That the applicant company shall carry out the Internal Development Works in the scheme as per Service Design and Estimates approved by the Director.
7. That the building activity in the scheme shall be regulated by the Demarcation Plan and Zoning Plan to be got approved from the Director for plots in the Scheme. No construction shall be raised without prior approval of Building Plans.
8. The Development works shall be completed within the period of three years from the date of issuance of this order and such period may be extended by the Government but not exceeding five years.
9. 20% plots earmarked in the layout plan for Economically Weaker Section of the society shall be allotted through draw of lots on reserve price to be fixed by the Directorate.

10. The applicant company shall be liable to pay fee / charges if any, decided by the Government for this T.P. Scheme at the later stage. The fee / charges conveyed vide DULB memo/ LOI CTP/A2/2014/4604 dated 26.08.2014 are subject to audit and reconciliation of account. The applicant company shall be liable to pay charges for any variation detected at later stage.

P. R. Khosla

Dated: 28.8.2014
Chandigarh

Additional Chief Secretary to Government Haryana
Urban Local Bodies Department, Chandigarh *E*

Endst. No. DULB/CTP/A2/2014/ 4470 - 4473

Dated: 28/8/14

A copy each along with a print of sanctioned Town Planning Scheme bearing drawing no. MCG/CTP/2014/19 dated 11.08.2014 is forwarded to the following for information and necessary action:-

1. Director, Urban Local Bodies, Haryana, Panchkula
2. Commissioner, Municipal Corporation, Gurgaon
3. District Town Planner, Gurgaon
- ✓ 4. M/s. Jubilant Malls Pvt. Ltd., G-100, Road No. 13A, Kalindi Kunj, Jasola, New Delhi-110025

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Assistant Town Planner
for Additional Chief Secretary to Government Haryana
Urban Local Bodies Department, Chandigarh