

From

District Town Planner
Gurgaon.

To

The Senior Town Planner,
Gurgaon.

Memo No. DTP(G)/ Dated :

SUBJECT:

GRANT OF LICENCE FOR DEVELOPMENT OF GROUP HOUSING COLONY ON THE LAND MEASURING 15.00 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE NAURANGPUR, SECTOR-79, GURGAON MANESAR URBAN COMPLEX- M/S MAPSKO BUILDERS PVT. LTD.

Ref:

DTCP office memo No. LC-2438A/ Asstt -R-/2010/ 17573 dated 17.12.2010 on the subject mentioned above.

The following individual land owners in collaboration with M/s Mapsko Builders Pvt. Ltd. have applied for grant of licence for 15.00 acres to develop an integrated group housing colony in sector-78 & 79 in the revenue estate of village Naurangpur, Distt. Gurgaon under the Haryana Development and Regulation of Urban Areas Act, 1975:-

1. Sh. Subhash Chand- Lillu Ram-Suresh Chand (1.9 acre)
2. Ram Kishan, Smt. Prem Devi and others (0.05 acre)
3. Ram Kishan , Prem Devi, Surender Sing etc(9.2875 acres)
4. Sh. Rajiv Kumar- Sanjay Kumar ss/o Raj Singh (3.53125 acres)

The detailed comments of this office in the present case have been prepared, as detailed below:-

1. **APPLICANTS AND THEIR OWNERSHIP:** The applied land falls in Khasra No . 48//8, 13, 28, 9, 1/3, 3/2, 3/1, 2, 37//8/2, 12, 19, 27, 6/4, 7, 8/1/1, 10, 11, 13/1, 20/1, 38//13, 37//21/2, 22, 23/2 aggregating 14.769 acres land of village Naurangpur, Distt. Gurgaon. It is informed that the applicants have applied for license for 15.00 acres land for development of a group housing colony. But as per revenue documents received vide letter under reference, the total applied land is 14.769 acres. Hence the field report on 14.769 acres is being forwarded by this office.

The land ownership documents and the collaboration agreement may be examined in detail at the Directorate to ascertain the ownership of applicant and their technical/financial capability for development of the colony.

2. LOCATION:

The locational parameters which depict the extent, spread and location of the site is as follows:-

- i.) Revenue Estate: located in the revenue estate of vill Naurangpur
- ii) Dev Plan: located in Sector 78 & 79 [78 is Residential-cum-Open-cum- Institutional sector and 79 is Residential -cum- Open Space Sector] of Gurgaon Manesar Urban Complex FDP 2021
- iii) Municipal limits: Entire area falls outside the limit of Municipal Corporation, Gurgaon.
- iv) Surrounding areas:
 - North: Other's vacant land .
 - South: Other's vacant land .
 - East: Other's vacant land.
 - West: Other's vacant land.

3. APPROACH TO THE SITE AND SITE CONDITIONS:

- i) The site of the applicant presently derives approach from the existing 2 karam wide revenue rasta, as indicated on the sectoral plan and site plan (Annex-B & C).
- ii) The site would derive its approach from the 12 m wide service road proposed along 60 m wide sector dividing (78/79) road and 24 m wide internal circulation plan, as proposed in the sectoral plan (Annex B).
- iii) As per the sectoral plan, the area detail is as under:-

			(area in acre)
Area falls in	Sector-78	Sector-79	Total area
Area falls in sector including service road and sector road	5.20	9.569	14.769
Area falls in 12 m wide service road	0.904	0.371	1.275
Area falls in 24 m wide internal road	--	1.13	1.13
Area falls in 60 m wide sector dividing road	2.85	1.49	4.34

- iv) The site is in contiguity but falls in two parts on account of existing revenue rasta, as indicated on the sectoral plan(annex-B)

4. SITE VERIFICATION :

- i) No construction exists at site.
ii) No HI/ IOC gas pipe line passes through the site

5. CONFORMITY TO DEVELOPMENT PLAN AND SECTORAL PLAN PROPOSALS:

- i. The site of the applicant is located in the residential zone of sector-78 & 79 of FDP Gurgaon 2021, wherein the development of a residential group housing colony is a conforming activity. The site has been indicated on the copy of FDP 2021 Gurgaon placed below at Annex-A.
- ii. The total area of Sector-78 is 922.96 acres; out of which area under institutional belt is 75.88 acres and area under green belt is 209.84 acres. Hence net planned area is 637.24 acres and the total area of Sector-79 is 430 acres; out of which area under village abadhi is 21.40 acres and area under green belt is 101.60 acres. Hence net planned area is 307.00 acres.

As per the licencing policy approved by the Government, 20% of the said area can be considered for grant of group housing licence (on first-come-first-served basis). Since the application for grant of licences are received at the Directorate, the eligibility of the applicant for grant of licence vis-à-vis the approved licencing policy may be examined at the Directorate.

- iii. There is no existing group housing development of HUDA in the said sector. As per record of this office, the following license for development of group housing scheme in the said sectors has been granted. However, the same may be verified as HQ level also:-

Sector-78

Sr.No.	Name of Licensee	Licence No. & Date	Area (in acre)
1	M/s Uppal Housing Ltd.	38/2.3.2008	12.514

Sector-79:-

Sr.No.	Name of Licensee	Licence No. & Date	Area (in acre)
1	M/s DLF Ltd.	127/21.6.2008	10.00

- 6. ACQUISITION PROCEEDINGS:** No area falling within Sector 78 & 79 is under acquisition proceedings by HUDA. However, for the latest status on the matter, a report from LAO Gurgaon has been sought vide this office memo No. 7043 dated

18.12.2010 with a request to forward his report directly to Director, Town & Country Planning, Haryana, Chandigarh under intimation to this office..

7. MISCELLANEOUS:

- i) The site is not covered under the Ministry of Environment and Forests notification dated 7.5.92. However, for the latest status on the matter, a report from DFO Gurgaon has been sought vide this office endst. No. 7045 dated 18.12.2010 with a request to forward his report directly to Director, Town & Country Planning, Haryana, Chandigarh under intimation to this office.

The detailed report as above alongwith a copy of Annexures A, B and C is hereby forwarded for your information and further necessary action please.

DA/As above.


/

District Town Planner
Gurgaon

Endst no. DTP(G)/ 7045

Dated: 18-12-10

A copy is forwarded to the Director, Town & Country Planning, Haryana, Chandigarh for information and necessary action please.


District Town Planner
Gurgaon