

Memo No. DTP (G)/2022/

Dated: _____

To

Senior Town Planner,
Gurugram Circle, Gurugram.

Subject: - Request for grant of license for setting up of an Affordable Plotted Colony (DDJAY) over an area measuring 7.94375 acres in the revenue estate of Village-Naurangpur, Sector-78, Gurugram- Mapsko Builders Pvt. Ltd. in collaboration with individual land owners.

Reference: - Directorate Memo No. LC-4895/JE(VA)/2022/24666 dated 18.08.2022.

With reference to the subject cited above, it is intimated that the Directorate vide above referred letter, has sought the report regarding grant of license for setting up of an Affordable Plotted Colony (DDJAY) over an area measuring 7.94375 acres in the revenue estate of Village-Naurangpur, Sector-78, Gurugram- Mapsko Builders Pvt. Ltd. in collaboration with individual land owners. Accordingly, the case has been examined in this office and the detailed report is given as under:-

1. APPLICANTS AND THEIR OWNERSHIP:-

Sr. No.	Name Of Owner	KHASRA NOS.	AREA	
			K-M-S	Acres
i.	Mapsco Builders Pvt. Ltd.	38//3 (8-0), 8/1(4-11), 8/2 (2-16), 9/1(4-0), 12/2 (7-6), 13/1 (0-12), 13/2/1(5-6), 13/3/1(1-9), 14/1(5-16), 15/1 min west(1-4)	41-0-0	5.125
ii.	Smt. Kailash Bati Wd/o Ranveer, Randhir Ss/o Late Lilu Ram 75/451 Share, Smt. Prem Devi Wd/o Surender Singh, Ravinder Singh Ss/o Late Ramesh Chand 113/451 share, Mukesh Kumar, Deshraj, Ved Prakash Ss/o Late Ram Kishan 113/451 share, Satish Kumar S/o Subhash Chand 75/451 share and Rajbir Singh S/o Suresh Chand 75/451 share	30//16/3(0-18), 17/3(2-1), 24(8-0), 25/1(3-12), 38//4(8-0)	22-11-0	2.81875
TOTAL			63-11	7.94375

The applied land falls in Khasra nos. 38//3 (8-0), 4 (8-0), 8/1(4-11), 8/2 (2-16), 9/1(4-0), 12/2 (7-6), 13/1 (0-12), 13/2/1(5-6), 13/3/1(1-9), 14/1(5-16), 15/1 min west(1-4); 30//16/3(0-18), 17/3(2-1), 24(8-0), 25/1(3-12) total land 63 Kanal- 11 Marla or 7.94375 Acres of village Naurangpur Tehsil-Manesar & Distt. Gurugram.

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

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 Village-Naurangpur, Tehsil — — Manesar, District Gurugram.
- ii) Dev. Plan: Located in Sector-78 (Residential) of FDP-GMUC-2031 AD.
- iii) Municipal limits The applied site falls within the limit of Municipal Corporation, Manesar.
- iv) The detail of surrounding area as per site is given below:-
 - North: Other's land.
 - South: 2 Karam wide revenue rasta and proposed 12 mtr. wide service road along 60 mtr. wide sector dividing road constructed upto WBM.
 - East: Other's land.
 - West: 8 karam wide Naurangpur road and acquired 60 mtr. wide sector dividing road

2. APPROACH TO THE SITE AND SITE CONDITIONS / VERIFICATION:

- i) As per aks-sazra, the applied site is having approach from 2 karam wide revenue rasta. But, as per Site Plan prepared by the field official of this office on the basis of site situations and as per Sectoral Plan, the applied land is approachable from proposed 12 mtr. wide service road (not constructed) along 60 mtr. wide sector sector dividing road in South Side (acquired and constructed upto WBM level) of Sector-79/78, Gurugram and on west side also approachable from proposed 12 mtr. wide service road along proposed 60 mtr. wide sector dividing road (acquired but not constructed) of Sector-80/78, Gurugram.
- ii) The site is lying vacant and leveled.
- iii) Some Structures (1016 Sqmtr.) have been constructed at site, as shown on the site plan.
- iv) No HT line / IOC gas pipe line passes through the site.

3. **CONFORMITY TO DEVELOPMENT PLAN AND SECTORAL PLAN PROPOSALS:**

- i) The applied site falls in sector-78 of FDP-GMUC-2031 AD, which is a Residential Sector, wherein, the development of an Affordable Plotted Colony under DDJAY is permissible. The site has been indicated on the copy of FDP of GMUC-2031, Gurugram (copy attached).
- ii) The total area of Sector-78 is 869.10 acres; out of which 76.13 acre is under Institutional, 211.42 acres area comes under open space/ green belt. Hence, the net planned area is 581.55 acres.
- iii) As per available record of this office and the Departmental website, the following license for development of an Affordable Plotted Colony under DDJAY have already been granted in Sector-78, Gurugram:-

Sr. No.	Name of colony	Total area (Area in acres)	License no.
1	Conmin Infra Developers	6.3 acres	18 of 2022

However, the same may be verified at HQ level.

- iv) The nearest acquired HUDA sector- 48, Gurugram, which is approximately 4.5 KM away from the applied site.

4. **ACQUISITION STATUS:-**

Land Acquisition Officer, Gurugram is being requested to send the latest acquisition status of the applied site alongwith the acquisition status of both the proposed 12 mtr. wide service roads abutting the site on the South and West side directly to Director, Town & Country Planning, Haryana, Chandigarh under intimation to this office regarding the khasra no's as mentioned at Para No. 1 & 2(i) above.

5. **STATUS OF NATURAL CONSERVATION ZONE:**

The applied site has been examined w.r.t Natural Conservation Zone as per the FDP GMUC-2031 AD, the final abstract of NCZ Gurugram sent by the committee constituted for delineation of NCZ, Gurugram, on 09.06.2016 & 06.05.2019 duly signed by District Revenue Officer, Gurugram, Divisional Forest officer, Gurugram, District Town Planner, Gurugram & Deputy Commissioner-Cum-Chairman of the Committee and also checked vis-à-vis Revised Regional Plan of NCR-2021AD and Sub-Regional Plan(Haryana Sub-Region)-2021AD and found that the applied Khasra No.'s does not fall under any category of NCZ areas.

6. **MISCELLANEOUS:-** To know the latest status of applicability of any of the Forest law/ Act/ Notifications, regarding the khasra no's as mentioned at Para No. 1 above to send the report directly to HQ under intimation to this office.

The above report alongwith two sets of FDP-GMUC-2031 AD, Sectoral Plan of Sector-77, 78, 79, 79A, 79B & 80, Gurugram and Site Plan (showing/marking the applied site) is being sent herewith for your kind perusal and further necessary action please.

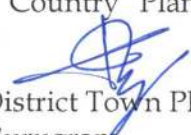
DA/ As above.

Endst. No. DTP (G)/ 10328

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

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District Town Planner,
Gurugram.

Dated: 26/8/2022


District Town Planner,
Gurugram.

Dated:

Endst. No. DTP (G)/

A copy of above report alongwith enclosed copy of FDP-GMUC-2031AD, Sectoral Plan of Sector-77, 78, 79, 79A, 79B & 80 and the Site Plan showing the applied site is being forwarded to CEO, GMDA, Gurugram, with the request to send report on the following points directly to the Directorate under intimation to Circle office as well as this office:-

- ii. Distance of the applied site from the master services i.e. sewer, water supply and storm water drains;
- iii. Time by which master services are likely to reach the site under consideration for license;
- iv. Details regarding planning done/ tenders invited or allotted for providing services in the site under consideration for license;

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District Town Planner,
Gurugram.

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A copy of the above report is being forwarded to the LAO, Gurugram with the request to clarify the status of acquisition aforementioned khasra nos. as mentioned at Para No. 1 and also regarding acquisition of sector dividing roads/ service roads as mentioned in Para no.2(i) above directly to the Director, Town & Country Planning, Chandigarh, Haryana under intimation to this office.

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District Town Planner,
Gurugram.

Dated:-

Endst. No. DTP (G)/

A copy of the above report is being forwarded to the DFO, Gurugram with the request to clarify the status of applicability of any of the Forest law/ Act/ Notifications aforementioned khasra nos. as mentioned at Para No. 1, directly to the Director, Town & Country Planning, Chandigarh, Haryana under intimation to this office.

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District Town Planner,
Gurugram.