

**Office of Senior Town Planner, Gurugram**  
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA  
SECTOR-14, HUDA COMPLEX, 3RD FLOOR, GURUGRAM  
TEL + FAX : 0124-4014776  
E-mail : [stp4.gurugram.tcp@gmail.com](mailto:stp4.gurugram.tcp@gmail.com)

Memo No. : STP(G)/2019/  
Dated: .....

5294

17/11/19

To

The Director,  
Town & Country Planning Department,  
Nagar Niyojan, Sector-18A, Madhya Marg,  
Chandigarh.

**Subject:** Approval of Demarcation Plan for grant of license for setting up of Affordable Group Housing Colony over an area measuring 5.6972 acres (after migration from plotted colony granted vide license no. 63 of 2009 & 60 of 2012) under migration policy dated 18.02.2016 in the revenue estate of Village Uallawas & Behrampur, Sector-59, Gurugram.

**Ref:** DTP(P), Gurugram office memo no. DTP(G)/2019/10543 dated 17.10.2019 and Directorate memo no. LC-4025+4026-JE(VA)/2019/22736 dated 12.09.2019.

The Circle office has examined the report received from DTP (P), Gurugram through vide memo under reference and the comments of this office are as under:-

1. As per field office report the applicant has submitted the Demarcation Plan in compliance of condition no. 12 of LOI. Accordingly, the demarcation plan of Affordable Group Housing colony over an area measuring 5.6972 acres in the revenue estate of village Ullawas & Behrampur, Sector-59, Gurugram received vide letter under reference has been got verified at site by field office.
2. The outer dimensions/areas marked in the demarcation plan of proposed colony has been checked vis-à-vis aks-sajra plan and found correct. The total land area works out to be 5.6972 acres. Out of this, approx. 0.25 acres area falls under 24 mtr wide internal circulation road. Hence net planned area 5.446 acres.
3. As per DTP(P), Gurugram office report no Oil/Gas pipe line/HT line passes through the site. the site has been demarcated with Burji. The site is lying vacant & leveled.

The copy of demarcation plan duly signed are enclosed herewith for information and further necessary action please.

DA/As above.

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Senior Town Planner,  
Gurugram Circle, Gurugram.

Endst. No. STP(G)/2019/

Dated:

A copy is forwarded to the District Town Planner (P), Gurugram their office memo under reference for information.

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Senior Town Planner,  
Gurugram Circle, Gurugram.

District Town Planner, Gurugram (Planning)  
DEPARTMENT OF TOWN AND COUNTRY PLANNING  
HUDA Office Complex, Sector-14, Gurugram, Tel No.:0124-2320573  
E-mail: dtp5.gurugram.tcp@gmail.com

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Memo No.DTP (G)/2019/  
Dated: \_\_\_\_\_

To

The Senior Town Planner,  
Gurugram.

Subject:

**Approval of Demarcation Plan for grant of license for setting up of Affordable Group Housing Colony over an area measuring 5.6972 acres (after migration from plotted colony granted vide license no. 63 of 2009 & 60 of 2012) under migration policy dated 18.02.2016 in the revenue estate of Village Ullawas & Behrampur, Sector-59, Gurugram.**

Ref:

LOI issued by Directorate vide memo no. LC-4025+4026-JE(VA)/2019/22736 dated 12.09.2019 and Applicant application received in this office on 22.09.2019.

On the subject cited above, it is informed that the LOI in subjected case has been issued by DTCP, Haryana, Chandigarh vide letter under reference. The applicant has submitted the demarcation plan vide letter under reference in compliance of condition no. 12 of LOI. Accordingly, the demarcation plan of Affordable Group Housing Colony over an area measuring 5.6972 acres in the revenue estate of Village Ullawas & Behrampur, Sector-59, Gurugram received vide letter under reference has been got verified at site by field official and report is submitted below:-

The outer dimensions / areas marked in the demarcation plan of proposed colony has been checked vis-à-vis aks-sajra plan and found correct. The total land works out to be 5.6972 acres. out of which, approx. 0.25 acres area falls under 24 mtr wide internal circulation road. Hence net planned area 5.446 acres.

No OIL/Gas pipe line/HT Line passes through the site. The site has been demarcated with Burji. The site is lying vacant & leveled.

Two copies of demarcation plan duly signed are enclosed herewith for information and further necessary action please.  
DA/As above.

Endst. No. ✓ 10544

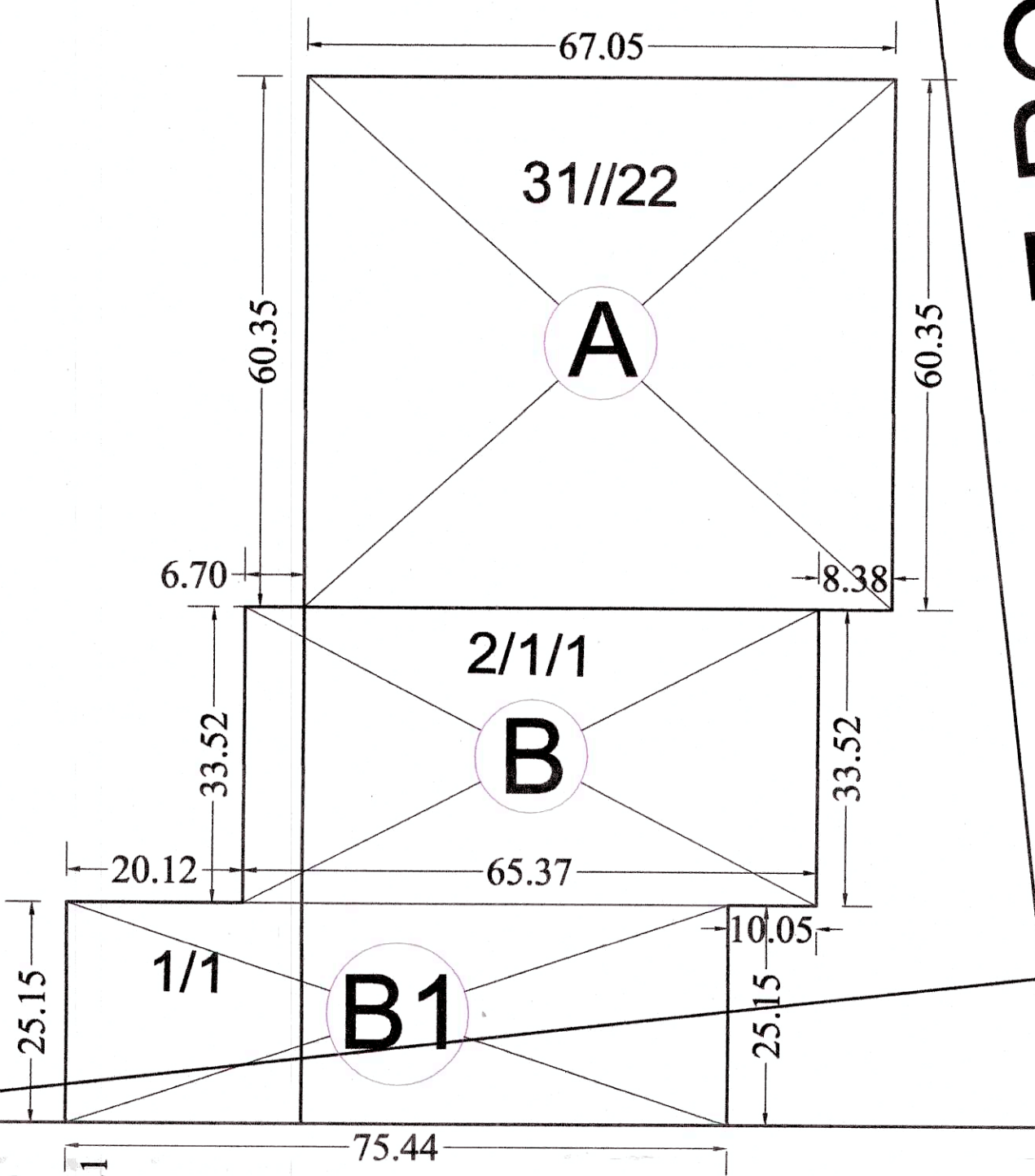
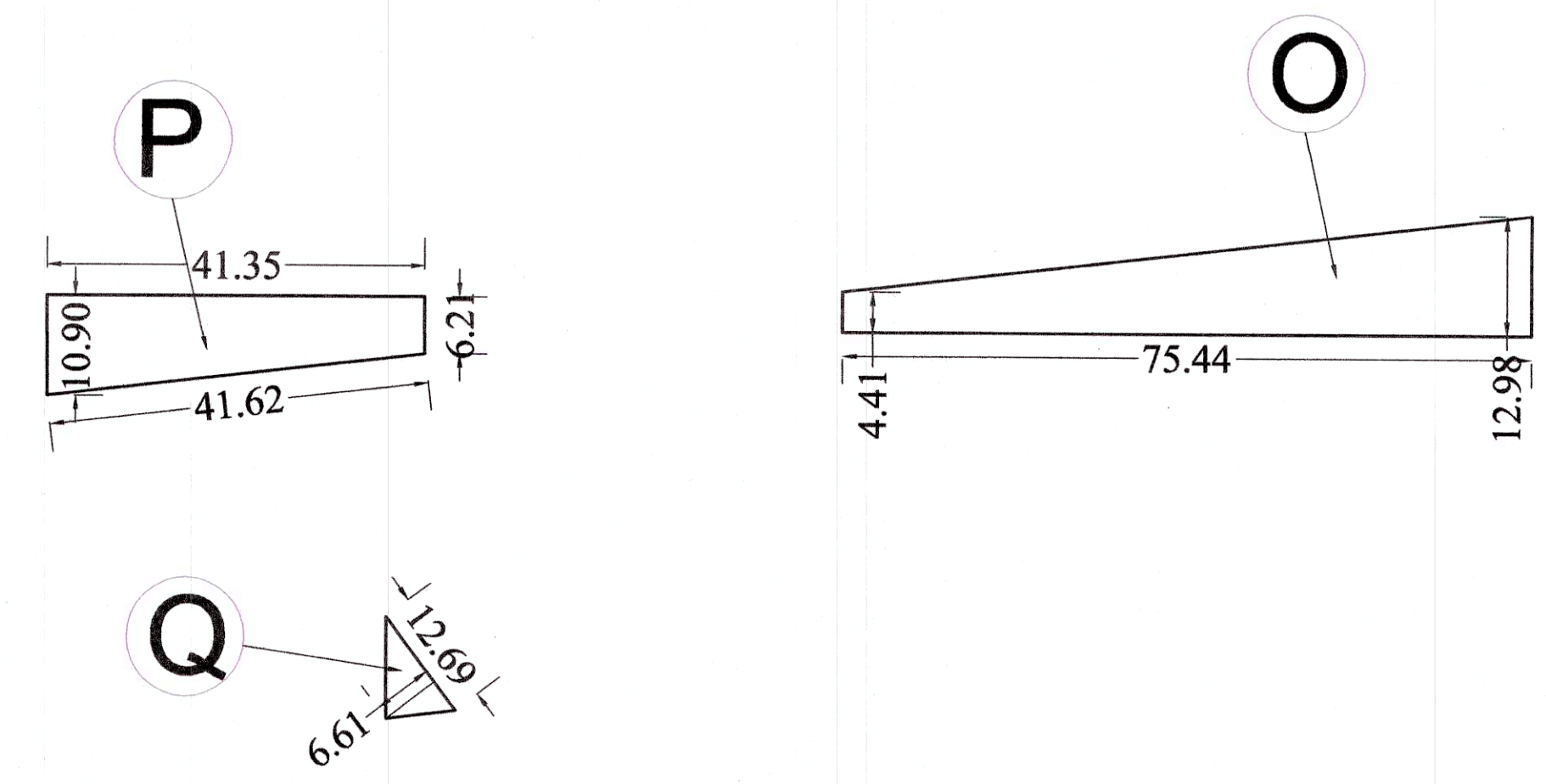
✓ A copy is forwarded to the Director, Town & Country Planning, Haryana, Chandigarh w.r.t. letter mentioned under reference for information and necessary action please.

Distt. Town Planner,  
Gurugram.

Dated: 17/10/19

Distt. Town Planner,  
Gurugram.

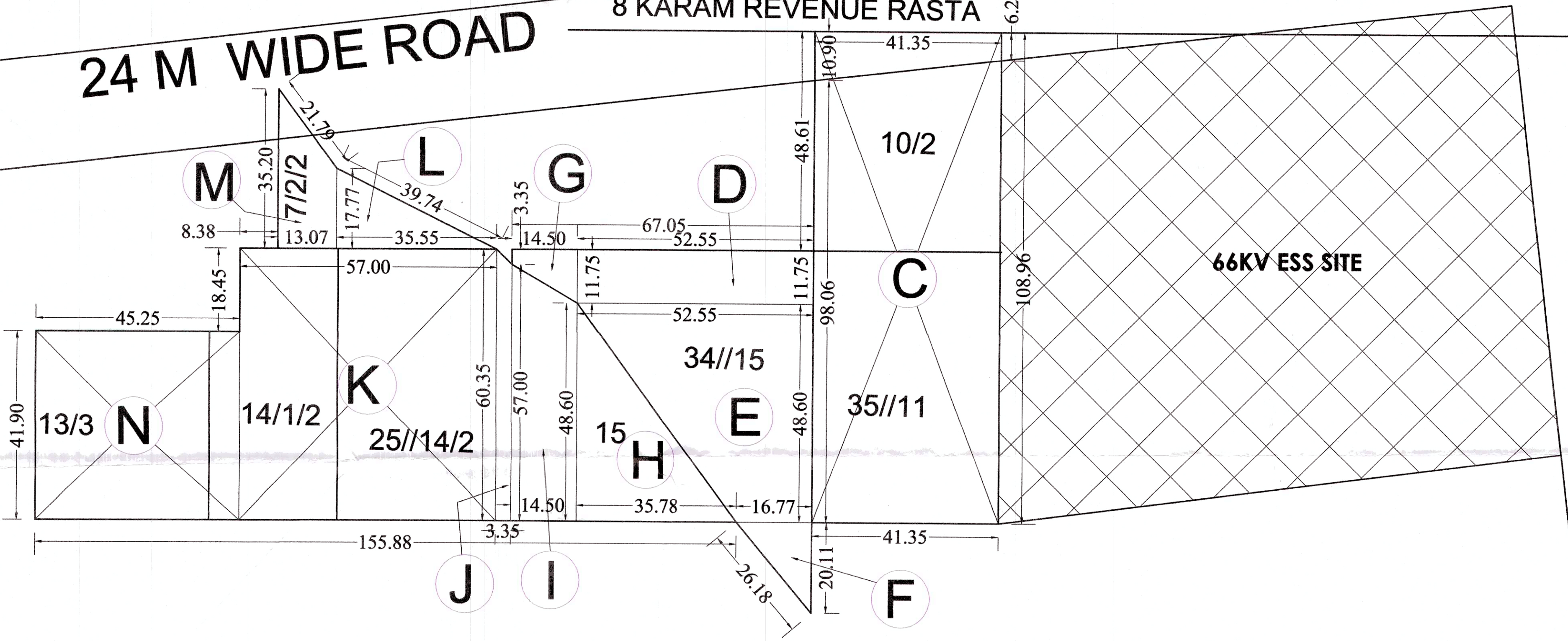
# AREA UNDER 24 M WIDE ROAD



24 M WIDE ROAD

FI AD ATP DTP


# 24 M WIDE ROAD



PLOT AREA	=	5.6972	ACRES	=	23056.568	SQM
<b>AREA UNDER ZONNING</b>						
A	67.05	X	60.35	=	4046.468	SQM
B	33.52	X	65.37	=	2191.202	SQM
B1	25.15	X	75.44	=	1897.316	SQM
C	41.35	X	108.96	=	4505.496	SQM
D	52.55	X	11.75	=	617.463	SQM
E	16.77	+	52.55	÷ 2	X 48.600	= 1684.476 SQM
F	16.77	X	20.11	÷ 2	=	168.622 SQM
G	3.35	+	11.75	÷ 2	X 14.500	= 109.475 SQM
H	35.78	X	48.60	÷ 2	=	869.454 SQM
I	48.60	+	57.00	÷ 2	X 14.500	= 765.600 SQM
J	57.00	+	60.35	÷ 2	X 3.350	= 196.561 SQM
K	57.00	X	60.35	=	3439.950	SQM
L	17.77	X	35.55	÷ 2	=	315.862 SQM
M	17.77	+	35.20	÷ 2	X 13.070	= 346.159 SQM
N	41.90	X	45.25	=	1895.975	SQM
<b>TOTAL</b>					<b>=</b>	<b>23050.079 SQM</b>
					<b>=</b>	<b>5.696 ACRES</b>
<b>AREA UNDER 24.0 MTR WIDE ROAD</b>						
O	4.41	+	12.98	÷ 2	X 75.440	= 655.951 SQM
P	6.21	+	10.90	÷ 2	X 41.350	= 353.749 SQM
Q	6.61	X	12.69	÷ 2	=	41.940 SQM
<b>TOTAL</b>					<b>=</b>	<b>1009.700 SQM</b>
					<b>=</b>	<b>0.250 ACRES</b>
<b>NET PLANNED AREA =</b>					<b>5.696</b>	<b>- 0.250 = 5.446 ACRES</b>


**PROJECT NAME & ADDRESS :**  
**Demarcation plan of Affordable Group Housing colony over an area measuring 5.6972 acres.**  
 (LOI No.LC-4025+4026-JE(VA)/2019/22736 Dated.12.09.2019)  
 Site measuring = 5.6972 acres  
 [Rect/Killa No.25//7/2/2 (1-11), 13/3 (3-0), 14/1/2 (3-3), 14/2 (4-12), 15 (3-8) of village Ullawas and 31//22 (8-0), 34//15 (4-15-0), 35//1/1 (1-17), 2/1/1(6-6), 10/2 (3-17-7), 11(5-1-7) of village Behrampur total Land 45K-11M-5 falling in the Revenue Estate of Village Ullawas and Behrampur in Sector-59, District, Gurugram- **Golden View Builders Pvt. Ltd., Bulls Realtors Pvt. Ltd., Five Rivers Developers Pvt. Ltd., Five Rivers Township Pvt. Ltd. C/o Commander Realtors Pvt. Ltd.**

**OWNER NAME :**  
**Commander Realtors Pvt. Ltd.**

**ARCHITECT'S SIGNATURE :**  
  
 VIVEK SINGH RAO  
 B. Arch, M.C.A., F.I.A.  
 C.O.A. Reg. No. CA/6925049  
 RAO AND ASSOCIATE  
 374, U.V., Ph-IV, Gurgaon-15  
 Ph- 2347708-07, 9811130867

**REVISION :**

**DRAWING TITLE :**  
**DEMARICATION PLAN**

**NORTH :**  


**SCALE :**  
**1 : 700**