OFFICE OF SENIOR TOWN PLANNER, GURUGRAM
Department of Town & Country Planning, Haryana
Sector-14, HUDA Complex, 3rd floor, Gurugram.
Tel-0124-4014776
E-mail: stp4.Gurugram .tcp@gmail.com

Memo No. : STP(G)/2021/3263
Dated: 20/7/21

To

The Director,
Town & Country Planning Department, Nagar Yojna Bhawan,
Plot No. 3, Block-A, Sector-18A, Madhya Marg,
Chandigarh.

Subject: **Request for grant of Licence for setting up of Affordable Group Housing Colony over an area measuring 6.225 acres (an area measuring 6.21875 acres migrated from license no. 63 of 2009 & 107 of 2010) in revenue estate of village-Ullawas Sector-59, District Gurugram-Commander Realtors Pvt. Ltd.**

Reference: Directorate office Endst. No. LC-4489/JE(VA)/2021/14388 dated 21.06.2021 and DTP(P), Gurugram Memo No. 6646 dated 12.07.2021.

The report received from DTP (P), Gurugram vide letter under reference, has been examined in this office. DTP (P), Gurugram has prepared the report on the basis of the documents received from the Directorate and after proper inspection of the site by field official of that office. Detailed report has already been given in the letter under reference, so the same is not being reproduced. It is also requested that the case may be examined with respect to 2 (vi) of policy amendment dated 19.08.2013 at HQ level. This office agrees with the report of the DTP (P), Gurugram, and the same alongwith one set of enclosures received from DTP (P), Gurugram, is being sent herewith for further necessary action please.
DA/As above.

Senior Town Planner,
Gurugram Circle, Gurugram.

Endst. STP(G)/2021/ Dated:

A copy is forwarded to District Town Planner (P), Gurugram w.r.t. letter under reference for information please.

Senior Town Planner,
Gurugram Circle, Gurugram.

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District Town Planner, Gurugram (Planning)
DEPARTMENT OF TOWN AND COUNTRY PLANNING
HUDA Office Complex, Sector-14, Gurugram, Tel No.:0124-2320573
E-mail: dtp6.gurugram.tcp@gmail.com

Memo No.DTP (G)/2021/
Dated: _____

To

The Senior Town Planner,
Gurugram Circle, Gurugram.

Subject: - **Request for grant of licence for setting up of Affordable Group Housing Colony on the land measuring 6.225 acres (an area measuring 6.21875 acres migrated from licence no. 63 of 2009 & 107 of 2010) in revenue estate of village UllawasSector-59, District Gurugram – Commander Realtors Pvt. Ltd.**

Reference: - DTCP letter memo no. LC-4489-JE (VA)/2021/14387 dated 21.06.2021 received in this office dated 28.06.2021.

On the subject cited above, it is to inform that DGTCP, Haryana, Chandigarh vide letter under reference has sought report regarding grant of licence for setting up of Affordable Group Housing Colony on the land measuring 6.225 acres (an area measuring 6.21875 acres migrated from licence no. 63 of 2009 & 107 of 2010) in revenue estate of village UllawasSector-59, District Gurugram – Commander Realtors Pvt. Ltd. in collaboration with their associate companies, accordingly, the case has been examined and the detailed comments of this office in the present case have been prepared, as detailed below:-

1. **APPLICANTS AND THEIR OWNERSHIP:-**

VILLAGE- BEHRAMPUR				
Sr. No.	NAME OF OWNER	Khasra Nos.	AREA	
			K-M-S	ACRES
i.	Fiverivers Township Pvt. Ltd.	34//15 min (0-3)	0-3-0	0.01875
VILLAGE- ULLAWAS				
Sr. No.	NAME OF OWNER	Khasra Nos.	AREA	
			K-M-S	ACRES
i.	Fiverivers Developers Pvt. Ltd.	24//25/1/2min(3-10); 25//22/2min(1-10).	5-0-0	0.625
ii.	Fiverivers Township Pvt. Ltd.	25//16min(6-18), 25/1(7-2), 25/2(0-18); 27//1/1(4-15), 1/2(2-16), 10(8-0); 28//5(7-7)	37-16-0	4.725
iii.	IREO Pvt. Ltd.	24//16/1min(1-19); 25//21/1/1min(1-16), 21/2/1min(1-4)	4-19-0	0.61875
iv.	Commander Realtors Pvt. Ltd.	25//23/1min(0-9), 23/2min(0-10), 24/1min(0-4), 24/2min(0-15)	1-18-0	0.2375
TOTAL			**49-16-0**	**6.225**

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The applied land falls in Khasra nos. 34//15 min (0-3) total 0Kanal -3 Marla or 0.01875 Acres of Village-Behrampur, Tehsil-Wazirabad & Distt. Gurugram and Khasra nos.24//16/1min(1-19),25/1/2min(3-10); 25//16min(6-18),21/1/1min(1-16), 21/2/1min (1-4) ,22/2min(1-10); 23/1min (0-9), 23/2min (0-10), 24/1min (0-4), 24/2min (0-15), 25/1 (7-2), 25/2(0-18); 27//1/1(4-15), 1/2(2-16), 10(8-0); 28//5(7-7) total 49 Kanal-16 Marla or 6.20625 Acres of Village-Ullawas, Tehsil-Wazirabad & Distt. Gurugram. Total land of both villages is 6.225 Acres.

Note:- As per jamabandi, the applied land in khasra no. 34//15 of village Behrampur, 25//21/1/1, 25//21/2/1 is under rehan. The same may be verified at the level of HQ.

The details of land ownership documents may also be examined in detail at the Directorate level to ascertain the ownership of various applicants 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 Village Ullawas & Behrampur, Sub-Tehsil -Wazirabad and District Gurugram.

ii) Dev. Plan: Located in Sector-59 (Residential) of FDP-GMUC-2031 AD.

iii) Municipal limits: Entire area falls outside the limits of Municipal Corporation, Gurugram.

iv) Surrounding area:-

- North: Other's vacant land.
- South: Other's vacant land & existing Group Housing
- East: Other's vacant land.
- West: Existing 60 mtr wide Sector Dividing Road.

3. **APPROACH TO THE SITE AND SITE CONDITIONS / VERIFICATION:**

i) As per aks-sazra, the applied land abuts 3 karam wide strip (nature of strip not mentioned). As per the official website hsac.org.in wherein the mussvies of all Gurugram District are available, the above said strip is revenue rasta. As per sectoral plan, the applied site is having approach from 12 mtr wide service road (acquired but not constructed) alongwith existing 60 mtr wide sector dividing road of Sector-59/60, Gurugram, As shown on approved layout plan & Site Plan and Sectoral Plan attached herewith.

ii) The site is lying Vacant and Leveled.

iii) No unauthorized construction at site.

iv) No HT line passes through the site.

v) Gas pipe line passes through the site, as shown on site plan.

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

i) The applied site falls within the Sector-59 of FDP-GMUC-2031 AD is a Residential Sector, wherein, the development of Affordable Group Housing Colony is a conforming Activity. The site has been indicated on the copy of FDP-GMUC-2031AD (copy attached)

ii) The total area of Sector-59 is 234.80 acres. Out of which 21.40 acres area falls under Village Abadi. Hence net planned area is 213.40 acre.

iii) Total applied land is 6.225 Acres thus shown with red line in the approved layout plan is attached herewith, out of which 5.98125 acres land part of license no. 63 of 2009 shown with black hatch, 0.2375 acres land part of license no. 107 of 2010 shown with red hatch and 0.00625 acres land fresh applied as shown in green hatch.

iv) As per Departments website, the following licenses have been granted for Affordable Group Housing in Sector-59, Gurugram:-

Sr. No.	Name of colony	Total area (Area in acres)	License no.
1	M/s Pyramid Homes Developers Pvt. Ltd.	5.6972 acres	133 of 2019

However, the same may be got verified at HQ level.

v) The nearest acquired HUDA sector- 55-56, Gurugram, which is approximately 2.5 KM away from the applied site.

5. **ACQUISITION STATUS:**

Director Urban Estate Haryana, Panchkula and Land Acquisition Officer, Gurugram have been requested vide this office memo no6344-45 dated 05.07.2021 respectively to send latest acquisition status directly to Director, Town & Country Planning, Haryana, Chandigarh under intimation to this office.

6. **STATUS OF APPLIED SITE W.R.T. NATIONAL CONSERVATION ZONE:**

The status of applied site with respect to the Natural Conservation Zone has been examined, 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 (NCR)-2021AD & Haryana Sub-Regional Plan-2021AD and found that the applied Khasra No's do not fall in any of the category of NCZ areas..

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7. **MISCELLANEOUS:**

To know the latest status of applicability of any of the Forest law/Act/Notifications, this office has requested to DFO, Gurugram vide this office memo no. 6347 dated 05.07.2021 to send the report directly to HQ.

The detailed report as above alongwith site marked on FDP-GMUC-2031 AD, Site Plan and Revised Tentative Sectoral plan of sector-58 to 67A, District Gurugram site has been shown on the relevant plans attached herewith in two sets is being forwarded for further necessary action please.

DA/ As above.

District Town Planner,
Gurugram.

Endst. No. DTP (G)/ 6647 Dated: 12/07/2021

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

District Town Planner,
Gurugram.

Endst. No. Dated:-

A copy is forwarded to CEO, GMDA, Gurugram alongwith the copy of FDP-GMUC-2031 AD, Revised Tentative Sectoral Plan of Sector-58 to 67A & site plan showing the site 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 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.

DA/As above

District Town Planner,
Gurugram.

Endst. No. DTP (G)/ Dated:

A copy is forwarded to the Zonal Administrator, HSVP, Gurugram alongwith one set of FDP-GMUC-2031 AD, Site plan and Revised Tentative Sectoral plan of sector-58 to 67A and site plan showing the proposed site for information and necessary action please.

DA/As above

District Town Planner,
Gurugram.

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