

From

Commissioner,
Municipal Corporation,
Gurgaon.

To

Director,
Urban Local Bodies Department, Haryana,
Panchkula.

Memo No. MCG/TP/DTP/2015/1598

Dated: 15/5/15

Sub:

Demarcation of plotted residential colony under Town Planning Scheme No. 14 on declared un-built area measuring 3.93 acres bearing khasra no. 226/2, 227/2, situated in the revenue estate of Village Basai, part of residential sector-37-D, Gurgaon.

Kindly refer to your office memo no. CTP/A2/2014/4604 dated 26.08.2014, whereby letter of intent for approval of Town Planning Scheme No. 14 (residential plotted colony) on the un-built area, declared by the Govt., vide notification no. 15/114/2012-6C-I dated 12.10.2012, for land measuring 3.93 acres, bearing khasra no. 226/2, 227/2, situated in the revenue estate of Village Basai, part of residential sector-37-D, Gurgaon, belonging to M/s Jubilant Malls Pvt. Ltd., has been issued and as per condition no. 14 of LOI dated 26.08.2014, the applicant company has submitted the demarcation plan in this Corporation.

The field staff of this office has examined the request of the applicant company, in reference to the permission granted by Govt. vis-à-vis revenue documents, submitted by the applicant company and dimensions / area shown in the demarcation plan. It has been observed that the scheme area available at site is 4.27 acres, instead of LOI area 3.93 acres.

Since, the site area is more than 0.34 acres, therefore, this office has sought clarification from revenue authorities and Tehsildar, MCG. They have reported that as per revenue record, the applicant company is owner of 6B-6B-0B, whereas as per demarcation done by Field Kanongo on 25.02.2015, the site area is found to be 6B-17B-0B, which is 11 Biswa, in excess. The applicant company has submitted an undertaking in this Corporation that they will take saleable 55% area, according to the approved area of scheme i.e. 3.93 acres and will transfer the balance area (including excess area at site) to Municipal Corporation, Gurgaon, free of cost, as per requirement of Section - 267 (1) (c) of Haryana Municipal Corporation Act, 1994. The revenue authorities have also reported that there is no encroachment on the adjoining land of other private land owners as well as on Govt. land, by the applicant company. Commissioner, Municipal Corporation, Gurgaon vide orders dated 10.04.2015, has considered the request of the applicant company. Two copies of the demarcation plan of Town Planning Scheme No. 14, on subjected land, bearing drawing no. MCG/CTP/2014/21 dated 09.04.2015, duly signed by the competent authority are enclosed herewith for taking further action on the request of the applicant company.

Recd. On. 6/5/15

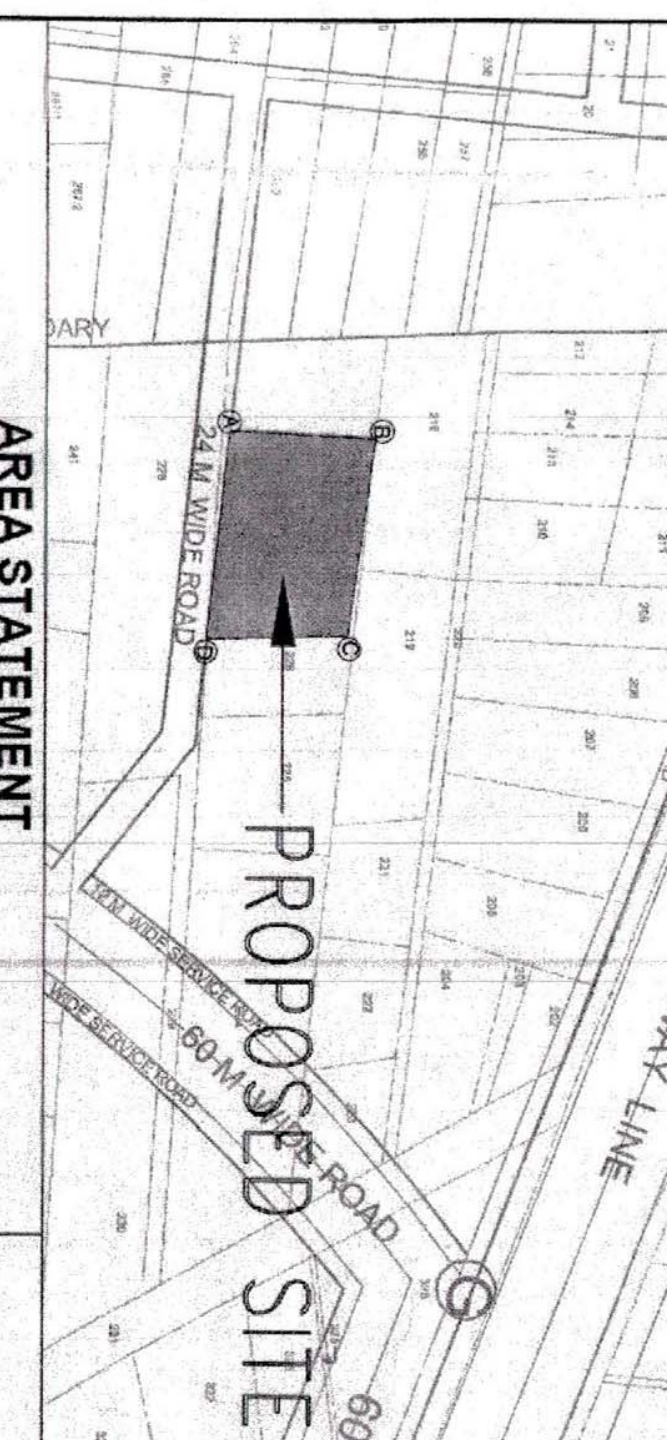
O/O DULB

Distt. Town Planner
for Commissioner

Encl: As above

NOTE 1.
 UNBUILT SCHEME AREA = 13904.10 sq. mt. = 3.93 AC.
 AREA AT SITE = 17280.10 sq. mt. = 4.27 AC.
 SUITABLE AREA = 55% of 3.93 AC = 0.7464058 mt.
 BALANCE AREA UNDER OPEN SPACE /
 CIRCULATION = 17280.10 - 0.74640 = 8533.7058 mt.

DEMARICATION OF SCHEME NO.14 (ON BUILTUP
 AREA DECLARED VIDE NOTIFICATION
 NO.19/114/2012-601 DATED 12-10-2012)
 BEARING KHASARA NO. 226/2, 227/2 VILLAGE
 - BASAI PART OF SECTOR - 37D GURGAON
 Land Around TP Scheme:- NOT TO THE SCALE




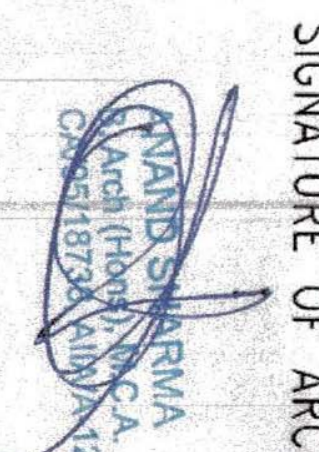
AREA STATEMENT

NO.	DESCRIPTION	AREA (SQ. MT.)	AREA (ACRE)
1	TOTAL PLOT AREA =	17280.10	4.27
2	NET PLANNED AREA =	15804.10	4.00
3	DENSITY AS PER HUDA @ 20/3.93	471.6	0.11
4	PERMISSIBLE PROVIDED	108.779	0.027
5	PERMISSIBLE PROVIDED IN	2004	0.51
6	AREA UNDER COMMERCIAL @ 4% (B)	811.11	0.20
7	AREA UNDER COMMERCIAL @ 4% (A)	0.157	0.004
8	TOTAL AREA (A+B)	2.162	0.005
9	AREA UNDER COMMERCIAL @ 4% (B)	811.11	0.20
10	AREA UNDER COMMERCIAL @ 4% (A)	0.157	0.004
11	TOTAL AREA (A+B)	2.162	0.005
12	AREA UNDER COMMERCIAL @ 4% (B)	811.11	0.20
13	AREA UNDER COMMERCIAL @ 4% (A)	0.157	0.004
14	TOTAL AREA (A+B)	2.162	0.005
15	AREA UNDER COMMERCIAL @ 4% (B)	811.11	0.20
16	AREA UNDER COMMERCIAL @ 4% (A)	0.157	0.004
17	TOTAL AREA (A+B)	2.162	0.005
18	AREA UNDER COMMERCIAL @ 4% (B)	811.11	0.20
19	AREA UNDER COMMERCIAL @ 4% (A)	0.157	0.004
20	TOTAL AREA (A+B)	2.162	0.005
21	AREA UNDER COMMERCIAL @ 4% (B)	811.11	0.20
22	AREA UNDER COMMERCIAL @ 4% (A)	0.157	0.004
23	TOTAL AREA (A+B)	2.162	0.005
24	AREA UNDER COMMERCIAL @ 4% (B)	811.11	0.20
25	AREA UNDER COMMERCIAL @ 4% (A)	0.157	0.004
26	TOTAL AREA (A+B)	2.162	0.005
27	AREA UNDER COMMERCIAL @ 4% (B)	811.11	0.20
28	AREA UNDER COMMERCIAL @ 4% (A)	0.157	0.004
29	TOTAL AREA (A+B)	2.162	0.005
30	AREA UNDER COMMERCIAL @ 4% (B)	811.11	0.20
31	AREA UNDER COMMERCIAL @ 4% (A)	0.157	0.004
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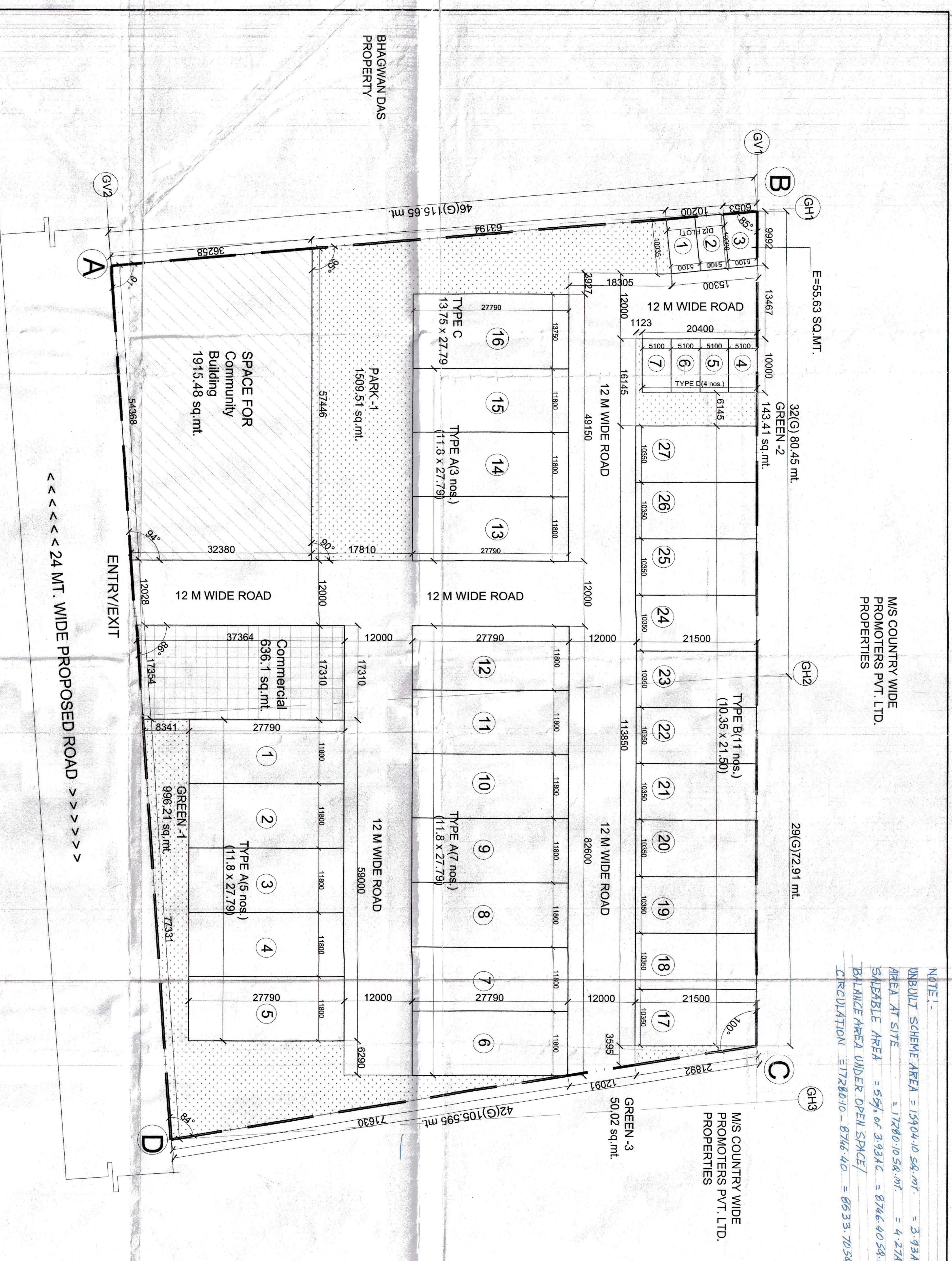
NOTE: MILK & VEGETABLE BOOTH SHALL BE PROVIDED IN COMMERCIAL
 ORGANISED GREEN 4% OF TOTAL AREA REQUIRED AREA PROVIDED
 LAND 3.93 ACRE - AREA REQUIRED AREA PROVIDED
 PARK AREA DETAIL:- AREA IN SQ.MT. AREA IN ACRE
 1.00 PARK - 1 1,509.51 0.373
 TOTAL AREA = 1,509.51 0.373

INCIDENTAL GREEN 1% OF TOTAL LAND 3.93 ACRE - 0.39 ACRE
 DETAIL OF INCIDENTAL GREEN:-
 S.NO. GREEN NO. AREA IN SQ.MT. AREA IN ACRE
 1.00 GREEN - 1 996.21 0.246
 2.00 GREEN - 2 1,43.41 0.035
 3.00 GREEN - 3 50.02 0.012
 TOTAL AREA = 1,189.64 0.294

DENSITY 27 X 13.5 + 7 X 9 = 333.5 = 108.779 PPA
 DETAIL AREA PERMISSIBLE PROVIDED
 PLOTTED(A) 51% 50.996%
 COMMERCIAL(B) 4% 4.000%
 TOTAL AREA(A+B) 55% 54.996%

NOTE: A) ALL DIMENSION IN MM.
 B) SCHEME BOUNDARY AS SHOWN BOUNDED BY LETTERS A,B,C,D ON THE PLAN
 SIGNATURE OF OWNER: SIGNATURE OF ARCHITECT:



SCALE: 1:500 NORTH:
 DRG. NO. :- MCG/CTP/2014/ 21 DT: 09-11-2015
 DRAWN BY: ATP
 Senior Town Planner Chief Town Planner
 MUNICIPAL CORPORATION, GURGAON



M/S COUNTRY WIDE PROMOTERS PVT. LTD. PROPERTIES

M/S COUNTRY WIDE PROMOTERS PVT. LTD. PROPERTIES

BHAGWAN DAS PROPERTY

M/S COUNTRY WIDE PROMOTERS PVT. LTD. PROPERTIES

<<<<<< 24 MT. WIDE PROPOSED ROAD >>>>>>

ENTRY/EXIT

Demarcation done as per plan dated 01/11/15