

Memo No.DTP (G)/2022/
Dated: _____

To Senior Town Planner,
Gurugram Circle, Gurugram.

Subject: Demarcation plan for Residential Plotted Colony measuring 5.00 acres (under DDJAY) in the revenue estate of Village-Maidawas, Sector-65, Gurugram being developed by Countryside Properties Pvt. Ltd.

Ref: Applicant Company's letter received in this office on 08.02.2022.

With reference to the subject cited above, it is intimated that the applicant company i.e. Countryside Properties Pvt. Ltd. has submitted a Demarcation Plan of subjected colony bearing license no. 10 of 2022 dated 31.01.2022 granted for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 5.00 acres in the revenue estate of Village-Maidawas, Sector-65, Gurugram being developed by Countryside Properties Pvt. Ltd. Further, it is informed that layout plan was approved vide drawing no. DTCP-8146 dated 01.02.2022 for the subjected licensed land.

The field official of this office has inspected the subjected site and found that the outer dimensions/ areas marked in the Demarcation Plan have been checked at site vis-à-vis approved layout plan bearing Drawing No. DTCP-8146 dated 01.02.2022 and the same are found correct. However, temporary structures exist at site, as shown on demarcation plan. The site has been demarcated with Iron bars and brick wall and internal plots, commercial, community site and green area have been demarcated at site. No HT Line, gas pipeline is passes through the site.

Total area of licensed land is 5.00 acres, out of the total licensed area 83.49 sqmtr. is under UD. The area wise details in license land as per Proposed Demarcation Plan is given below:-

Description	As per Approved Layout Plan (Percentage)	Proposed Demarcation- Plan (Percentage)
Open space or parks	7.54%(1525.92 Sqmtr.)	7.50% (1517.93 Sqmtr.)
Community Facilities	10.04%(2031.24 Sqmtr.)	10.00%(2023.46 Sqmtr.)
Commercial area	4.0%(809.30 Sqmtr.)	4.0%(808.65 Sqmtr.)
Area under plots	58.23%(11377.81 Sqmtr.)	56.00%(11332.13 Sqmtr.)

As per approved layout plan total number of frozen plots are 44 nos and same as proposed in Demarcation Plan. Total number of plots as per approved layout plan is 83 Nos and as per proposed demarcation plan it is 84 Nos. Further, it is informed that the green area has been adjacent to commercial-1 and eliminated from green area adjacent to Commercial-2.

Above report alongwith two copies of duly signed/ verified Demarcation Plan is being sent herewith for your kind information and further necessary action, please.

DA/ As above.

Encl. No. 2546

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

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Distt. Town Planner,
Gurugram.

Dated: 10/3/2022


Distt. Town Planner,
Gurugram.

DTP
ATP/ML
JE
AD/VELL

AREA DETAIL			
S.No.	PARTICULARS	(IN ACRES)	(IN SQ.MT.)
I	Plot Area	5.00	20234.25
PERMISSIBLE OR REQUIRED			
S.No.	PARTICULARS	(IN ACRES)	(IN SQ.MT.)
II	Area Under Plots	3.05	12344.88
III	Area Under Commercial	0.20	800.37
IV	Total Saleable Area (VT + VU)	3.25	13145.25
V	Open Space or Parks	0.37	1517.93
VI	Area Under Community Facility	0.50	2023.42
VII	Density	240	TC
VIII	Units	66.7	TC
UNDERTAKEN AREA			
S.No.	PARTICULARS	(IN ACRES)	(IN SQ.MT.)
IX	Undertaken Area	0.02	83.94
TOTAL			
		5.02	20318.19

DETAILS OF PLOTS			
S.No.	Type	Plot No.	Area (sq.mt.)
1	A	30 to 50 & 66 to 69	150.00
2	B	21 to 29	105.82
3	C	7 to 11	101.58
4	D	12 to 20	128.33
5	E	10 & 11	128.13
6	F	9	114.35
7	G	1 to 8	632.60
8	H	1 to 8	632.60
9	I	51 to 65 & 70 to 74	149.01
Total			
			11332.13

DETAILS OF 50% RESIDENTIAL PLOTTED AREA REQUIRED TO BE PREZEEZ AS PER POLICY			
S.No.	Type	Plot No.	Area (sq.mt.)
A			11332.13
B			5666.07
Total			
			11332.13

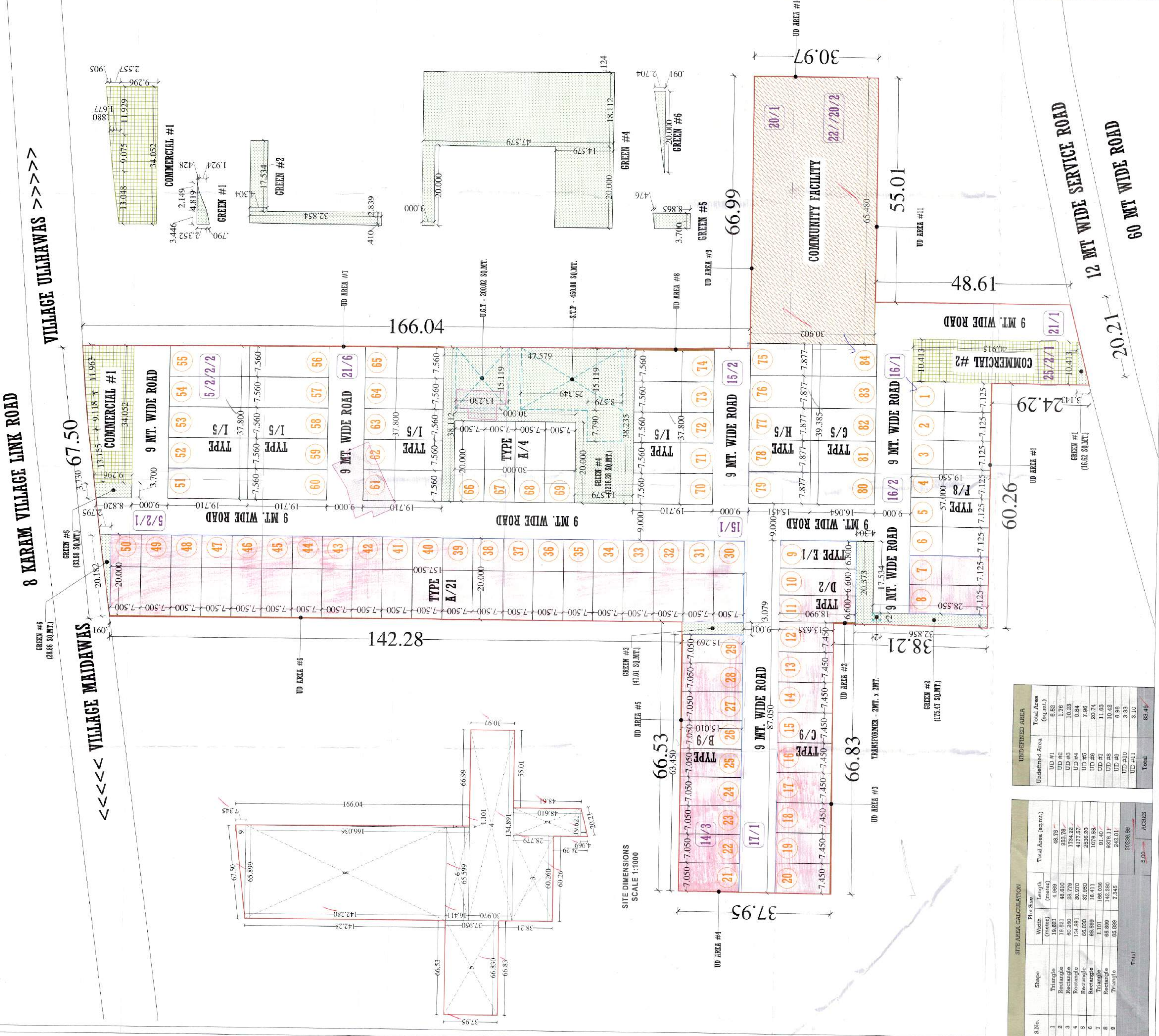
COMMERCIAL			
S.No.	Description	Area (sq.mt.)	Units
1	Commercial # 2	40.815	426.05
2	Commercial # 1	10.000	100.00
3	Commercial # 1	10.000	100.00
4	Commercial # 1	10.000	100.00
5	Commercial # 1	10.000	100.00
6	Commercial # 1	10.000	100.00
7	Commercial # 1	10.000	100.00
8	Commercial # 1	10.000	100.00
9	Commercial # 1	10.000	100.00
Total			
		110.815	1126.05

COMMUNITY			
S.No.	Description	Area (sq.mt.)	Units
1	Community	65.480	30.902
Total			
		65.480	30.902

DENSITY CALCULATION			
S.No.	Description	Area (sq.mt.)	Units
1	Total Number of Plots	94	94
2	Number of Persons in 1 Plot	18	18
3	Total Number of Persons	1512	1512
4	Net Planned Area	5.00	5.00
5	Density Achieved	302.4	302.4
Total			
		302.4	302.4

GREEN AREA CALCULATION			
S.No.	Description	Area (sq.mt.)	Units
1	Green #1	3.446	3.446
2	Green #2	4.819	4.819
3	Green #3	2.820	2.820
4	Green #4	16.112	16.112
5	Green #5	3.700	3.700
6	Green #6	20.000	20.000
Total			
		46.897	46.897

AREA PROVIDED OTHER THAN GREEN FOR SERVICES			
S.No.	Description	Area (sq.mt.)	Units
1	Space for Under Ground Tank (U.G.T.)	15.119	15.119
2	Space for Sewage Treatment Plant (S.T.P.)	7.740	7.740
3	Space for Transformer	2.0	2.0
Total			
		24.859	24.859



LEGENDS

- SCHEME BOUNDARY LINE
- COMMUNITY COMPONENT
- COMMERCIAL COMPONENT
- RESIDENTIAL COMPONENT
- GREEN AREA
- SERVICES AREA

PROJECT

LAYOUT PLAN CUM DEMARCATION PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEAN DAYAL JAN AWAS YOJANA (DDJAY) 2016 OVER AN AREA MEASURING 500 ACRES IN THE REVENUE ESTATE OF VILLAGE MAIDAWAS - SECTOR 65, GURUGRAM (HARYANA)

CLIENT: M/S COUNTRYSIDE PROPERTIES PVT. LTD.

ARCHITECT: RPS ARCHITECTURE

DATE: FEBRUARY 2022

SHEET TITLE: LAYOUT CUM DEMARCATION PLAN

SCALE: 1:350

SHEET SIZE: A0

CLIENT SIGNATURE: [Signature]

ARCHITECT SIGNATURE: [Signature]

SITE AREA CALCULATION			
S.No.	Shape	Plot Size (m x m)	Total Area (sq.mt.)
1	Triangle	18.621 x 4.959	46.75
2	Triangle	18.621 x 4.959	46.75
3	Rectangle	60.260 x 28.779	1734.32
4	Rectangle	18.891 x 36.970	696.57
5	Rectangle	68.899 x 16.441	1132.29
6	Rectangle	1.101 x 166.036	182.88
7	Triangle	68.899 x 142.280	9781.17
8	Triangle	68.899 x 7.545	519.61
Total			
			20238.39

UNDERTAKEN AREA			
S.No.	Shape	Plot Size (m x m)	Total Area (sq.mt.)
1	Triangle	18.621 x 4.959	46.75
2	Triangle	18.621 x 4.959	46.75
3	Rectangle	60.260 x 28.779	1734.32
4	Rectangle	18.891 x 36.970	696.57
5	Rectangle	68.899 x 16.441	1132.29
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7	Triangle	68.899 x 142.280	9781.17
8	Triangle	68.899 x 7.545	519.61
Total			
			20318.19

OFFICE OF SENIOR TOWN PLANNER, GURUGRAM

Department of Town & Country Planning, Haryana

Sector-14, HSVP complex, 3rd floor, Gurugram

TEL -0124-4014776

E-mail : stp4.gurugram.tcp@gmail.com

Memo No. :STP(G)/2022/ 1355

Dated: 11-3-22

To

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

Subject: Demarcation Plan for Residential Plotted Colony measuring 5.00 acres (under DDJAY) in the revenue estate of Village-Maidawas, Sector-65, Gurugram being developed by Countryside Properties Pvt. Ltd.

Reference: District Town Planner (P), Gurugram memo no. 2545 dated 10.03.2022.

The report received from District Town Planner (P), Gurugram, vide letter under reference, has been examined in this office. DTP (P), Gurugram has informed that this report has been sent after properly inspecting 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. This office agrees with the report of DTP (P), Gurugram and the same alongwith one set of duly verified demarcation plan received from DTP (P), Gurugram is being sent herewith for further necessary action please.

DA/As above


Senior Town Planner
Gurugram Circle, Gurugram

Endst. No. STP (G)/2022/

Dated:

A copy is forwarded to District Town Planner (P), Gurugram with respect to your office letter under reference for information.

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Senior Town Planner
Gurugram Circle, Gurugram