

DEP.
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24/8/21

ACE	STP	CE	PA
Memo No: DTP (G)/2021/	OK		
Dated: DTP (P)	DDA	PA	

Immediate necessary action as per rules and relevant Court orders.

To

The Senior Town Planner,
Gurugram Circle, Gurugram.

Subject: - Request for grant of license for setting up of Affordable Group Housing Colony on the land measuring 6.1487 acres in the revenue estate of Village-Badshshpur, Sector-70, District Gurugram - Riseonic Realty Pvt. Ltd.

Reference: - DTCP, Haryana Memo No. LC-4486-JE(VA)/2021/14121 dated 17.06.2021 received in this office 27.07.2021.

On the subject cited above, it is to inform that DTCP, Haryana, Chandigarh vide letter under reference has sought the report regarding grant of license for setting up of Affordable Group Housing Colony on the land measuring 6.1487 acres in the revenue estate of Village-Badshshpur, Sector-70, District Gurugram - Riseonic Realty Pvt. Ltd. Accordingly, the case has been examined and the detailed comments of this office are given below:-

1. APPLICANTS AND THEIR OWNERSHIP:-

Sr. No.	NAME OF OWNER	Khasra Nos.	AREA	
			K-M-S	ACRES
i.	Jagdish S/o Sh. Laxminarayan	58//8/2 (4-0), 13 (8-0), 18 (8-0)	20-0-0	2.5
ii.	Rajesh S/o Sh. Jai Singh	58//3/2 (7-8), 7 (8-0), 8/1 (4-0)	19-8-0	2.425
iii.	Sh. Narender Singh S/o Sh. Hargian Singh	58//14/1 (0-4), 17/2 (0-4), 23/1 (1-12)	2-0-0	0.25
iv.	Gurugram Land & Flat Developers	58//14/2 (7-16)	7-16-0	0.975
TOTAL			49-4-0	6.15

The applied land falling in Khasra Nos. 58//3/2 (7-8), 7 (8-0), 8/1 (4-0), 8/2 (4-0), 13 (8-0), 14/1 (0-4), 14/2 (7-16), 17/2 (0-4), 18 (8-0), 23/1 (1-12), total land 49 Kanal- 04 Marla or 6.15 Acres of Village-Badshshpur, Distt. Gurugram.

Note:- As per the mutations shown in Jamabandi, There is subdivision of land resulting in violation of Sector 7(i) of Act No. 8 of 1975.

The details of land ownership documents / collaboration agreement 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 applied site is as follows:

- Revenue Estate: Located in the Revenue Estate of Village-Badshshpur, Tehsil-Badshshpur, Distt. Gurugram.
- Development Plan:- Located in Sector-70 (Residential) of FDP- GMUC-2031 AD.
- Municipal limits: Entire area of the applied site falls within the limits of Municipal Corporation, Gurugram.

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iv) Surroundings:-

- North: 3 karam wide revenue rasta.
- South: 9 Karam wide revenue rasta.
- East: Vacant land.
- West: Vacant land.

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

- i) As per Aks-Sajra, the applied land is having approach from 9 Karam & 3 karam wide revenue rasta. As per Sectoral Plan, the applied site will be approachable from proposed 24 mtr wide internal circulation road, as shown on Site Plan & Sectoral Plan attached herewith.
- ii) The applied site is lying vacant and leveled.
- iii) No unauthorized construction exists at site.
- iv) No HT/Oil / Gas pipe line passes through the site.

4. CONFORMITY TO DEVELOPMENT PLAN AND SECTORAL PLAN PROPOSALS:

- i) The applied site falls in Sector -70 of FDP-GMUC-2031 AD, which is a Residential Sector, wherein, the development of a Affordable Group Housing Colony is a Conforming Activity. The site has been indicated with Red colour on the copy of FDP-GMUC-2031AD, Gurugram (copy attached).
- ii) The total area of Sector-70 is 538.55 Acres; out of which 10.30 Acres area comes under Green Belt. Hence, the Net Planned Area is 528.25 Acres.
- iii) Total applied land is 6.15 Acres, out of which 1.51 Acres area comes under 24 mtr wide internal circulation road.
- iv) The nearest acquired HSVP Sector is Sector-48, Gurugram, which is approximately 2 KM away from the applied site.
- v) As per Departmental website, following licenses for development of Affordable Housing Colonies have been granted in the Sector-70, Gurugram:-

Sr.No.	Name of colony	Total area	License No.
1	Infinitive Analytics Pvt. Ltd.	5.0375 Acres	7 of 2017
2	Ocean Seven Buildtech Pvt. Ltd.	5.1 Acres	103 of 2019
3	Pyramid Dream Homes LLP	5.5625 Acres	109 of 2019
4	Pyramid Dream Homes LLP	4.3375 Acres	26 of 2020

However, the same may be verified at HQ level.

5. ACQUISITION STATUS:

Director Urban Estate Haryana, Panchkula and Land Acquisition Officer, Gurugram has been requested vide this office Memo No. 8001-02 dated 17.08.2021 respectively (copy enclosed), to send latest acquisition status of the applied land directly to Director, Town & Country Planning, Chandigarh, Haryana under intimation to this office.

6. STATUS w.r.t. NATURAL CONSERVATION ZONE AS PER RRP(NCR)-2021AD AND SRP (HARYANA-2021AD):-

The applied site has been examined with reference to the 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 (NCR)-2021AD and found that the applied Khasra No's do not fall in any of the category of NCZ areas.

7. MISCELLANEOUS:

To know the latest status of applicability of any of the Forest law/Act/Notifications, this office vide office Memo No. 8004 dated 17.08.2021 (copy enclosed) has requested DFO, Gurugram to send the report directly to the Directorate under intimation to this office.

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The above detailed report alongwith two sets of duly verified Site Plan, copies of FDP-GMUC-2031AD, Sectoral Plan of Sector-68, 69, 70, 70A & 75 showing the applied site is being sent herewith for your kind perusal & further necessary action, please.
DA/ As above.

District Town Planner,
Gurugram.

Dated:

Endst. No. DTP (G)/

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

District Town Planner,
Gurugram.

Dated:

Endst. No. DTP (G)/

A copy is forwarded to CEO, GMDA, Gurugram alongwith enclosed the copy of FDP-GMUC-2031 AD, Sectoral plan of Sector-68, 69, 70, 70A & 75 and the Site Plan with a request to send report on the following points directly to the Directorate under intimation to 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.

Dated:

Endst. No. DTP (G)/ 8/23

✓ A copy is forwarded to the Zonal Administrator, HSVP, Gurugram alongwith one set of FDP-GMUC-2031 AD, Sectoral Plan of Sector-68, 69, 70, 70A & 75 and Site Plan showing the applied site for information and necessary action please.

DA/As above

District Town Planner,
Gurugram.