

Memo No. : STP(G)/2012 113

Dated: 9-3-12

To

The Director General,
Town & Country Planning, Haryana,
Madhya Marg, Sector-18,
Chandigarh.

Subject: Approval of demarcation/zoning plan of the Commercial Colony additional area measuring 0.60 acres (LOI) adjoining to the already licensed area measuring 2.75 acres falling in the revenue estate of village Ullawas, Sector-62, District Gurgaon – M/s S U Estate Pvt. Ltd.

Reference: District Town Planner Gurgaon memo No. 1123 dated 27.02.2012.

It is intimated that zoning plan for 2.75 acres licence No. 51 of 2009 dated 27.08.2009 has already been approved by DGTCP (refer drawing No. DTCP-2714 dated 13.07.2010). Now, the applicant company has applied for approval of demarcation plan of additional area for which LOI has been issued vide DGTCP memo No. LC-1611/DS(R)-2011/19684 dated 28.12.2011.

The report received from District Town Planner Gurgaon reveals that the dimensions shown on the demarcation plan have been found correct on the ground. As per dimensions shown on the plan, the total area of the site works out to 0.595 acres against the 0.60 acres shown in LOI. Out of this 0.595 acres, an area measuring 0.349 acres comes under 24 m wide internal circulation road. Hence, net area of the site is 0.246 acres. No HT /IOC pipe line passes over/through the site. The site has been demarcated by wire fencing and concrete pillars. The site is reported to be levelled and vacant.

A copy of the demarcation plan received from DTP(P) Gurgaon is enclosed for further necessary action please.

DA/as above.

M
913
Senior Town Planner,
Gurgaon Circle, Gurgaon.

Endst. No. STP(G)2012/ 114

Dated 9-3-12

A copy is forwarded to District Town Planner, Gurgaon w.r.t. his office memo No. 1123 dated 27.02.2012 for information.

From

Senior Town Planner,
Gurgaon Circle, Gurgaon.

To

The Director,
Town & Country Planning,
Haryana, Madhya Marg, Sector-18,
Chandigarh.

Memo No. 1454

Dated 17-2-10

Subject: Approval of demarcation /zoning plan of Commercial Colony on the land measuring 2.751 acres (licence no. 51 of 2009 dated 27.8.2009) in Sector-62, Gurgaon Manesar Urban Complex being developed by M/s Regal Green Land Pvt. Ltd. & M/s High Star Builders Pvt. Ltd. in collaboration with M/s S.U. Estate Pvt. Ltd.

Please refer to DTP Gurgaon Memo No. 653 dated 5.2.2010, on the matter cited as subject above.

The Circle Office has examined the report received from D.T.P. Gurgaon. The report has been checked with the details of the dimensions on the demarcation plan duly signed by the Distt. Town Planner, Gurgaon and found to be correct. The total area of the site as per demarcation comes to 2.771 acres against 2.751 acres for which licence has been granted. Out of this 2.771 acres of land an area measuring 0.33 acres comes under 24 mts wide internal circulation road. A 22 feet wide revenue rasta passes through the site and divides into two parts. There is no H.T./IOC line passes through the site. The site is leveled and vacant.

A copy of demarcation plan along with report of Distt. Town Planner, Gurgaon are enclosed herewith.

Endst. No.

1455

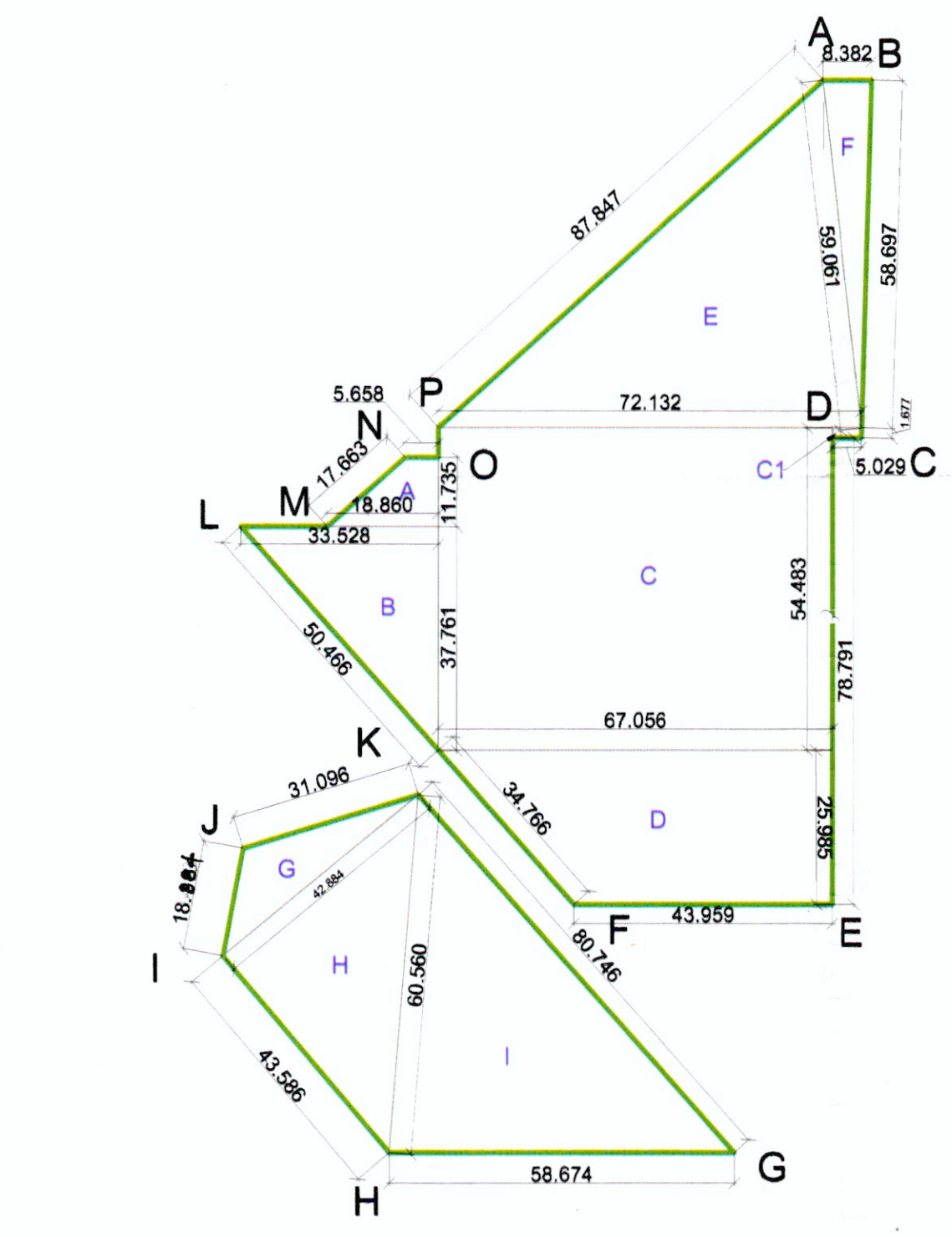
Dated

17-2-10

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Senior Town Planner,
Gurgaon Circle, Gurgaon.

A copy is forwarded to Distt. Town Planner, Gurgaon w.r.t. her office memo no. 653 dated 5.2.2010 for information.

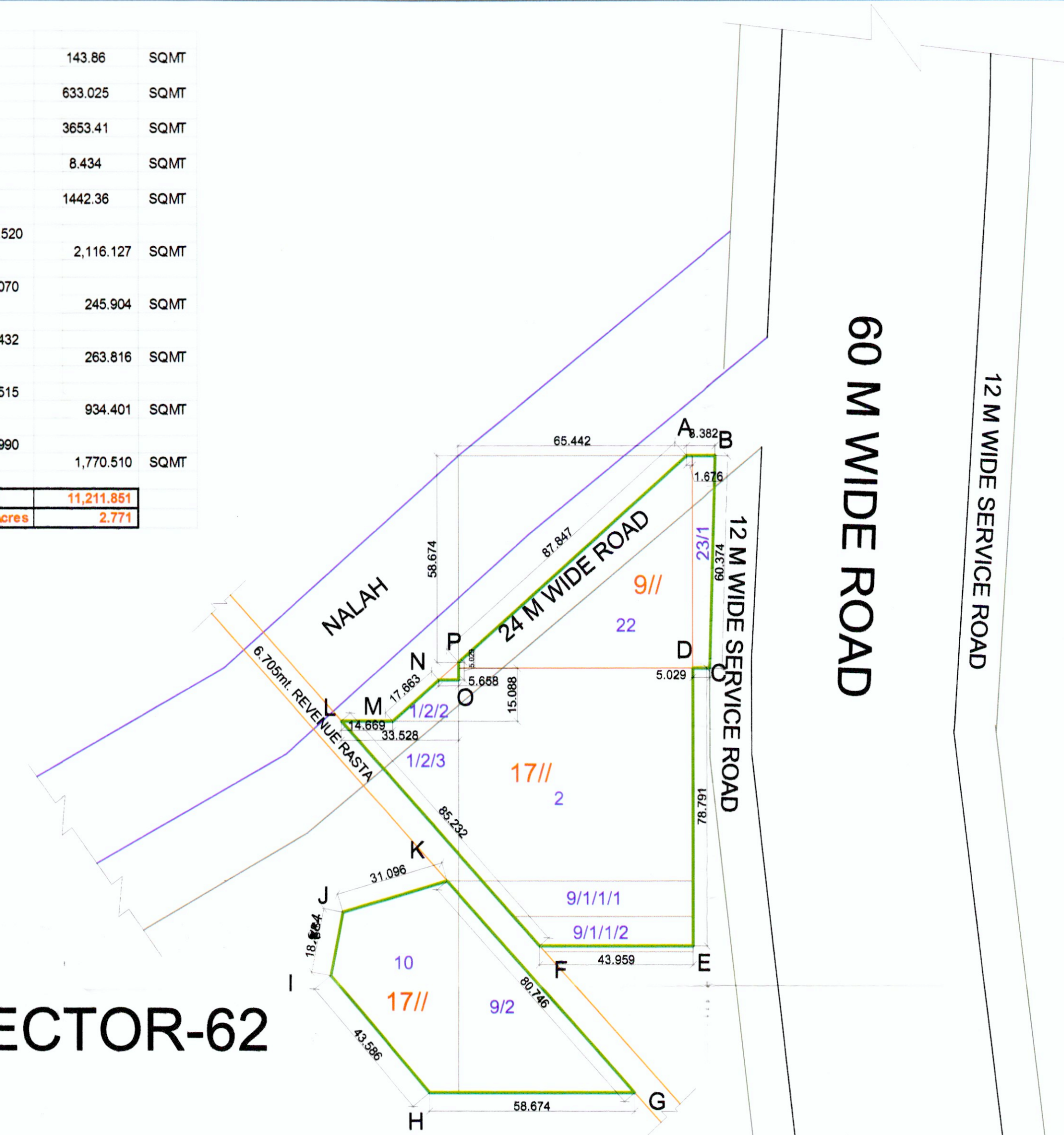
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Gurgaon Circle, Gurgaon.



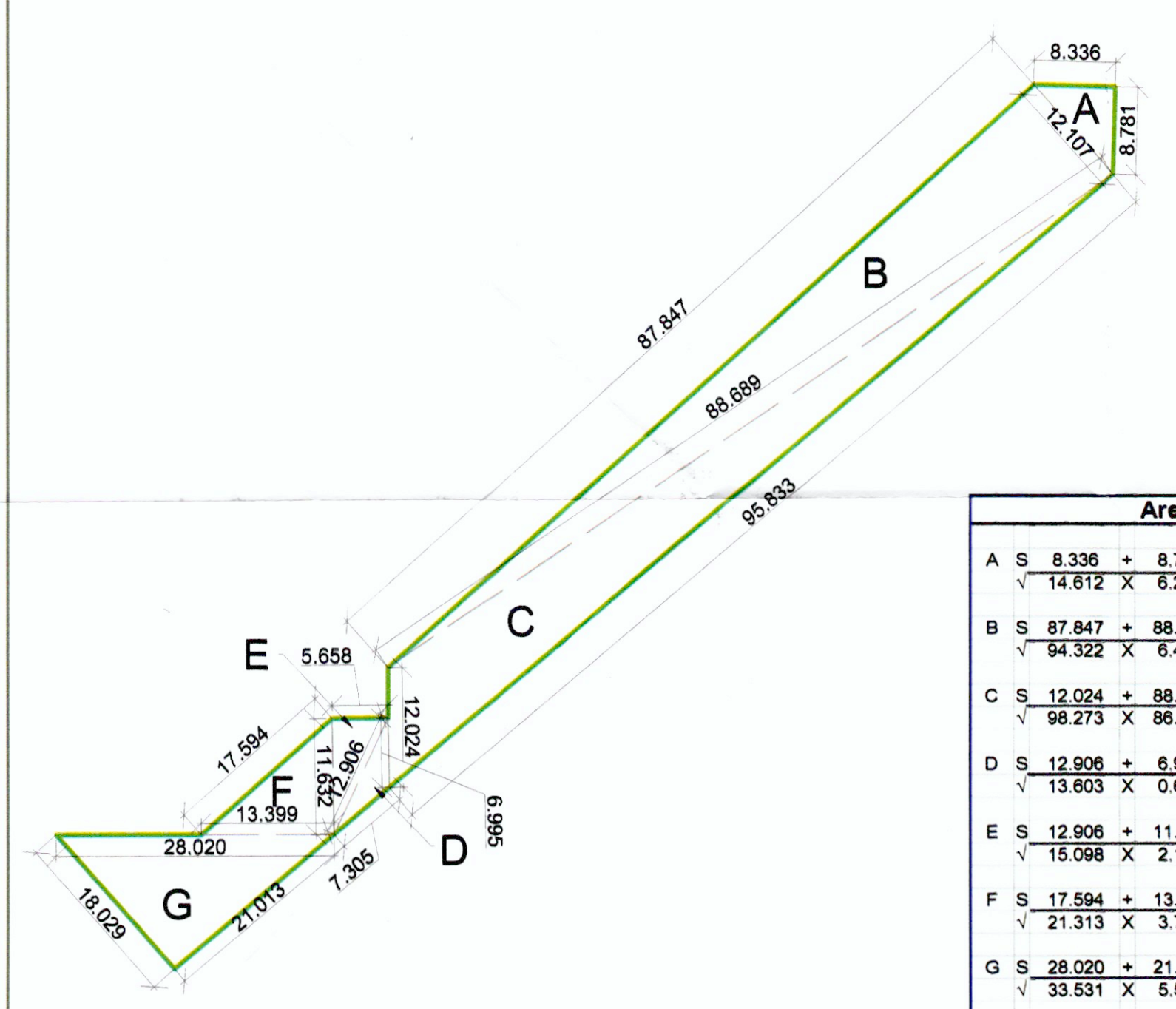
AREA DIAGRAM

A	5.658	+	18.860	X	11.735	/2	=	143.86	SQMT	
B	33.528			X	37.761	/2	=	633.025	SQMT	
C	67.056			X	54.483		=	3653.41	SQMT	
C1	5.029			X	1.677		=	8.434	SQMT	
D	67.056	+	43.959	X	25.985	/2	=	1442.36	SQMT	
E	87.847	+	72.132	+	59.061	/2	=	109.520		
	109.520	X	21.673	X	37.388	X	50.459	=	2,116.127	SQMT
F	8.382	+	59.061	+	58.697	/2	=	63.070		
	63.070	X	54.688	X	4.009	X	4.373	=	245.904	SQMT
G	31.096	+	18.884	+	42.884	/2	=	46.432		
	46.432	X	15.336	X	27.548	X	3.548	=	263.816	SQMT
H	42.884	+	43.596	+	60.560	/2	=	73.515		
	73.515	X	30.631	X	29.929	X	12.955	=	934.401	SQMT
I	80.746	+	60.560	+	58.674	/2	=	99.990		
	99.990	X	19.244	X	39.430	X	41.316	=	1,770.510	SQMT
Total								11,211.851		
Net Acres								2.771		

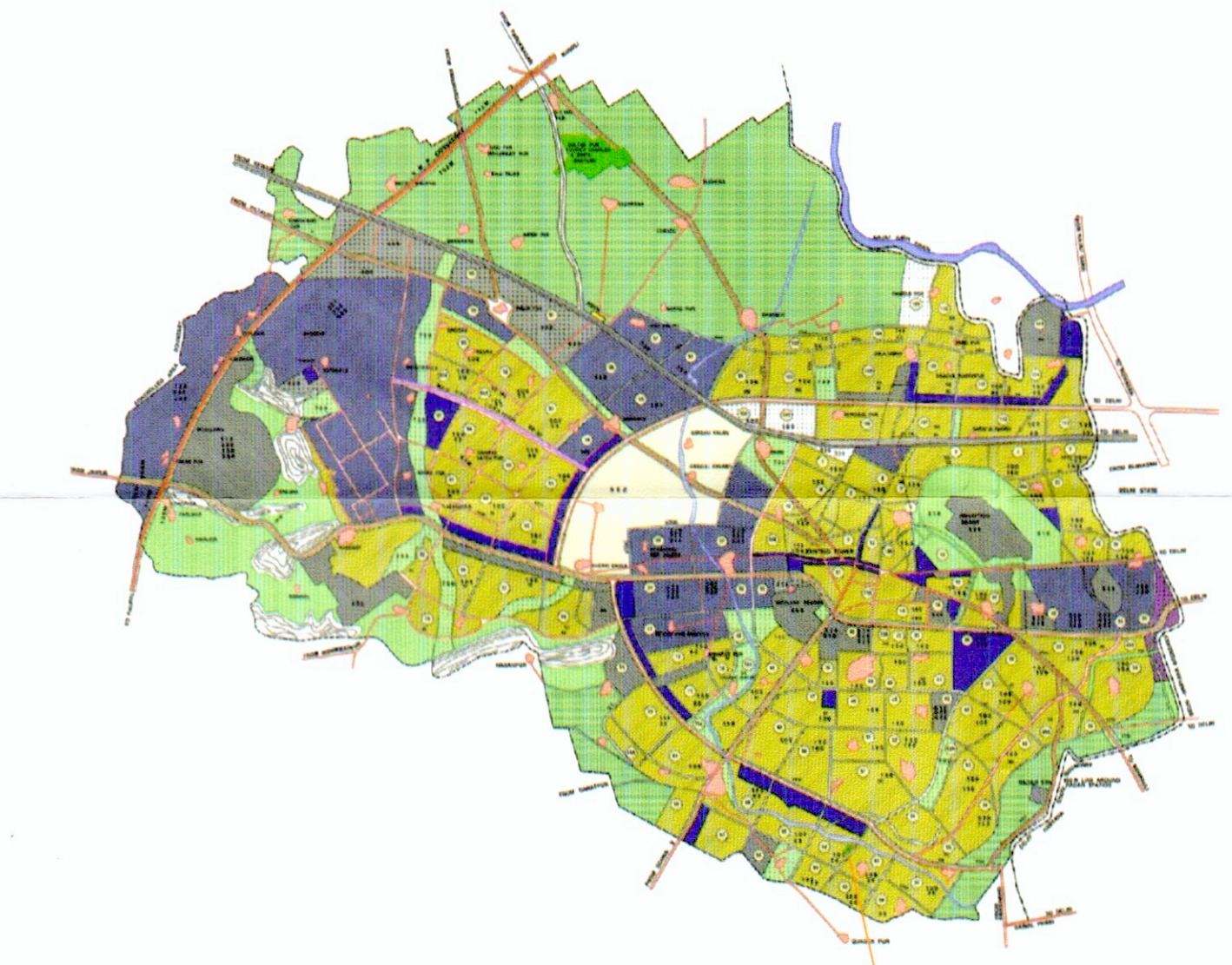
SECTOR-62



JE *[Signature]*
 A-D *[Signature]*
 P-A *[Signature]*
 A.T.P *[Signature]*
 D.T.P *[Signature]*



Area detail of 24 Mt. wide Service Road										
A	8.336	+	8.781	+	12.107	/2	=	14.612		
	14.612	X	6.276	X	5.831	X	2.505	=	36.599	SQMT
B	87.847	+	88.689	+	12.107	/2	=	94.322		
	94.322	X	6.475	X	5.633	X	82.215	=	531.782	SQMT
C	12.024	+	88.689	+	95.833	/2	=	98.273		
	98.273	X	88.249	X	9.584	X	2.440	=	445.207	SQMT
D	12.908	+	6.995	+	7.305	/2	=	13.603		
	13.603	X	0.697	X	6.608	X	6.298	=	19.864	SQMT
E	12.908	+	11.632	+	5.658	/2	=	15.098		
	15.098	X	2.192	X	3.466	X	9.440	=	32.906	SQMT
F	17.694	+	13.399	+	11.632	/2	=	21.313		
	21.313	X	3.719	X	7.914	X	9.681	=	77.917	SQMT
G	28.020	+	21.013	+	18.029	/2	=	33.531		
	33.531	X	5.511	X	12.518	X	15.502	=	189.365	SQMT
Total								1,333.841	SQMT	
Net Acres								0.330	ACRES	



LOCATION PLAN

PROPOSED SITE

DRG. TITLE
DEMARICATION PLAN

PROJECTS NAME:
 COMMERCIAL COLONY MEASURING 2.75 ACRES (LICENCE NO. 51 OF 2009 DATED 27-8-2009) IN SEC-62, FALLING IN THE REVENUE ESTATE OF VILLAGES ULLAWAS GURGAON.

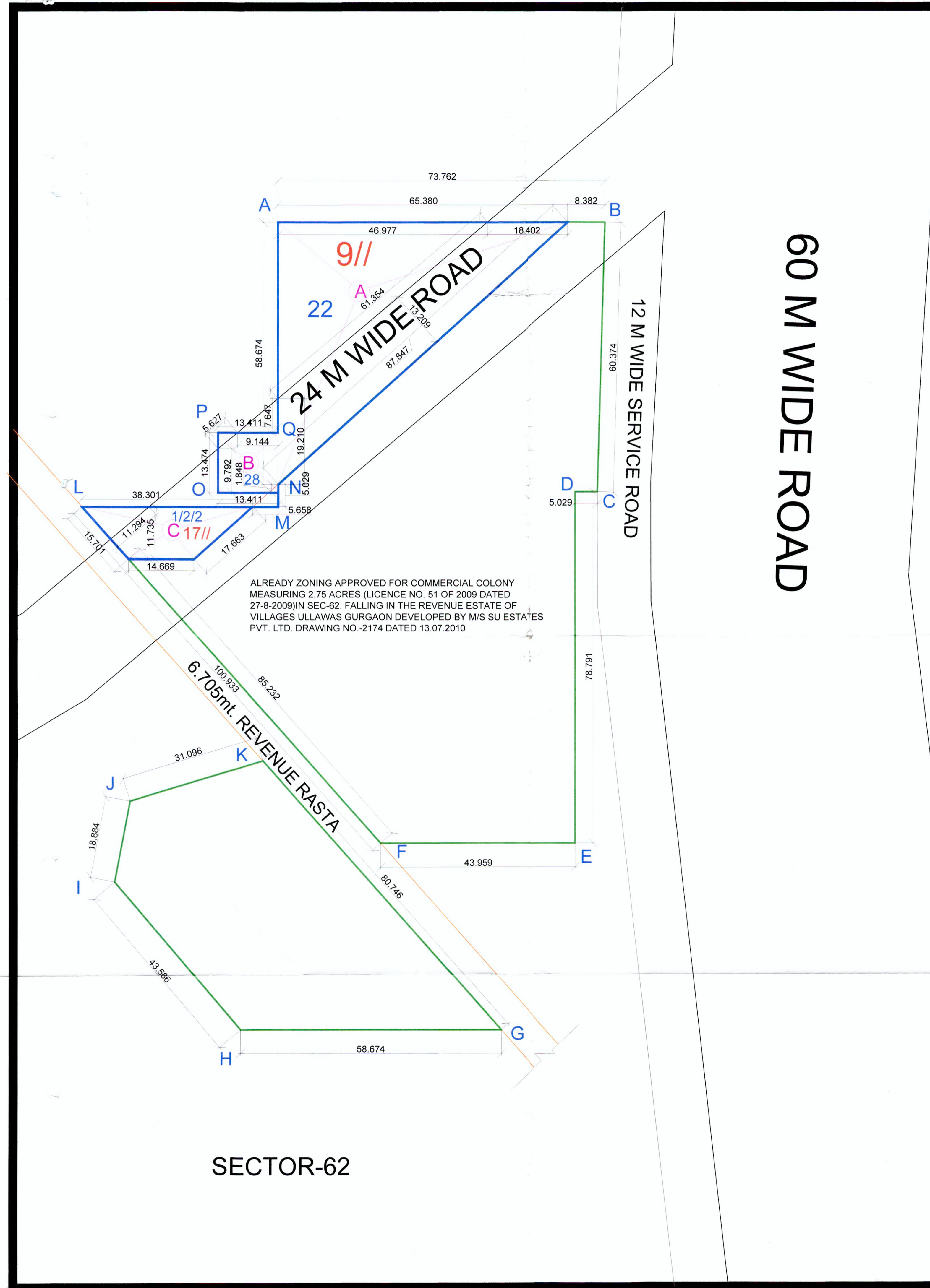
OWNERS:- (M/S SU ESTATES PVT. LTD.)
 A-11 ,1st FLOOR NEETI BAGH
 NEW DELHI-110049

1. M/S REGAL GREEN LANDS PVT. LTD.
 2. M/S HIGH STAR BUILDERS PVT. LTD.

ARCH TECTS S.GNATURE
[Signature]
 Ashok Choudhury
 CA/2001/27298

OWNER'S SEAL & SIGNATURE
 For Su Estates Pvt. Ltd.
[Signature]
 Authorized Signatory

DATE:- JUNE 2009 SCALE:- 1: 2000



60 M WIDE ROAD

12 M WIDE SERVICE ROAD

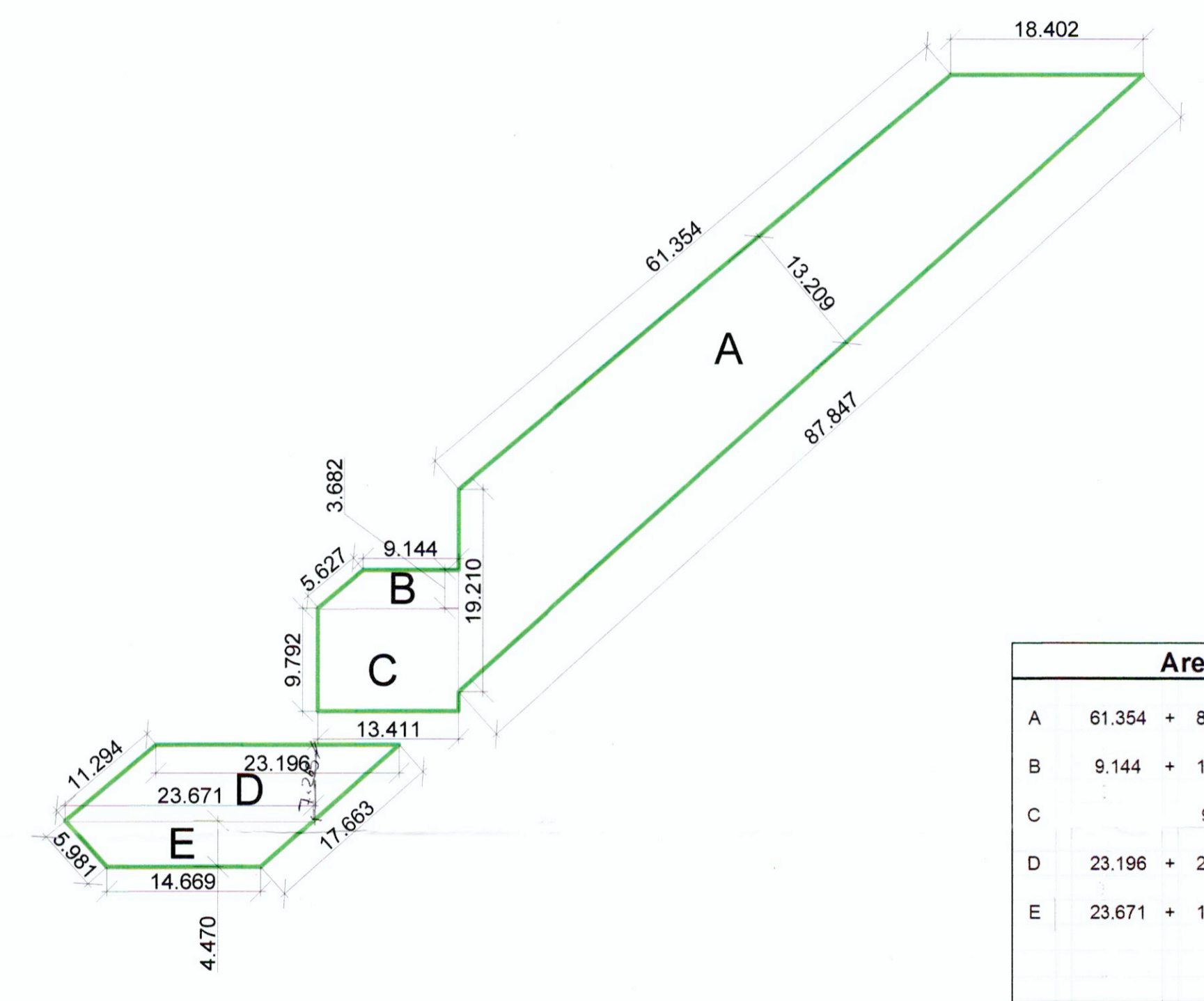
12 M WIDE SERVICE ROAD

SECTOR-61

AREA DETAIL

A	65.380 X 58.674 /2	=	1918.05	SQMT
B	13.411 X 13.474	=	180.699	SQMT
C	38.301 + 14.669 X 11.735 /2	=	310.80	SQMT
			Total	2.40554
			Net Acres	0.5954

JE AD SD ATP DJA



Area detail of 24 Mt. wide Service Road

A	61.354 + 87.847 X 13.209 /2	=	985.40	SQMT
B	9.144 + 13.411 X 3.682 /2	=	41.52	SQMT
C	9.792 X 13.411	=	131.32	SQMT
D	23.196 + 23.671 X 7.225 /2	=	174.249	SQMT
E	23.671 + 14.669 X 4.470 /2	=	85.69	SQMT
			Total	1414.174
			Net Acres	0.327

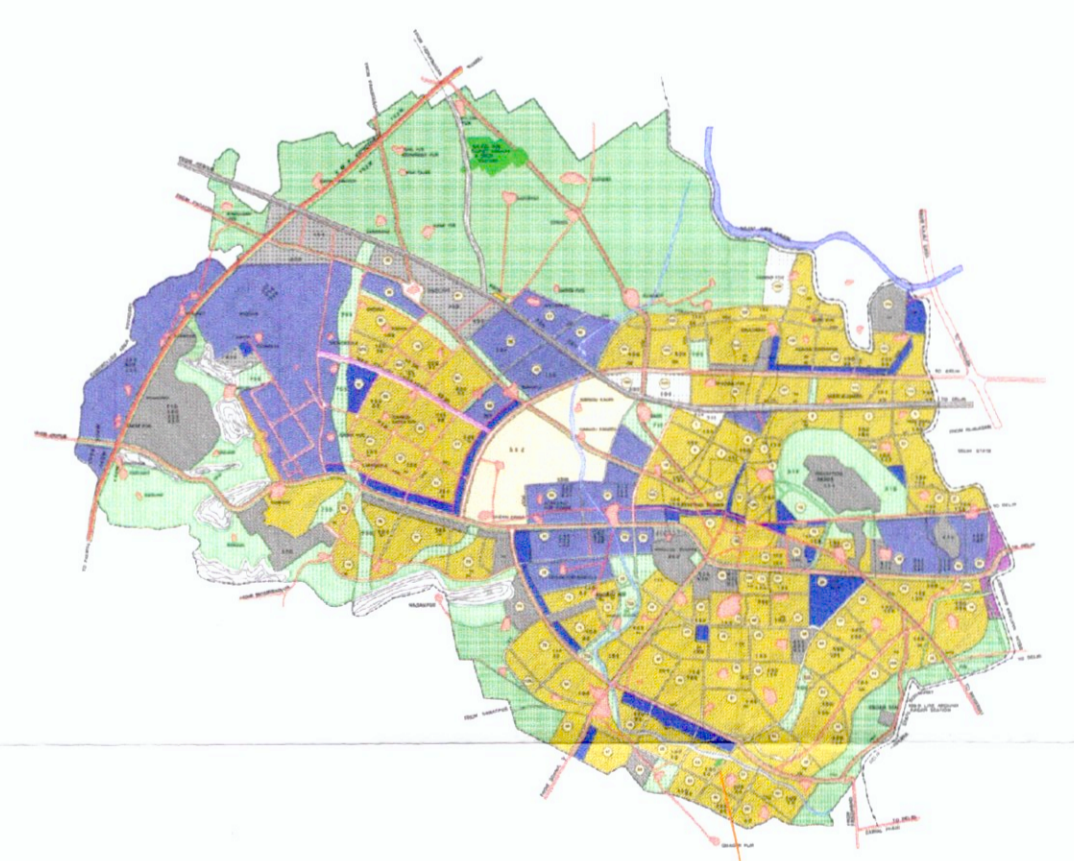
DRG. TITLE

REVISED DEMARCATION PLAN

PROJECTS NAME:
COMMERCIAL COLONY MEASURING 2.751 + 0.60 ACRES (LICENCENO.51OF 2009 DATED 27-8-2009+LOI,LC-1611/DS(R)-2011/19684 DATED 28-12-11) INSEC-62, FALLING IN THE REVENUE ESTATE OF VILLAGE ULLAWAS GURGAON.

OWNERS:- (M/S SU ESTATES PVT. LTD.)
A-11, 1st FLOOR NEETI BAGH
NEW DELHI-110049

- M/S REGAL GREEN LANDS PVT. LTD.
- M/S HIGH STAR BUILDERS PVT. LTD.



LOCATION PLAN

PROPOSED SITE

ARCHITECTS SIGNATURE
Ashok Choudhury
CA/2001/27288

OWNER'S SEAL & SIGNATURE
For SU ESTATES PVT. LTD.
Director Auth./Sign.

SECTOR-62