

OFFICE OF SENIOR TOWN PLANNER, GURUGRAM CIRCLE 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/ 8016
Dated:

16-12-22

To

Director General,
Town & Country Planning,
Haryana, Chandigarh.

Subject: Approval of Demarcation Plan of proposed Affordable Residential Plotted Colony under (DDJAY-2016) over an area measuring 19.70 Acres in the revenue estate of village Harsaru, Sector-88B, Gurugram being developed by Vatika Ltd. & others collaborators company.

Reference: District Town Planner (P), Gurugram memo no. 14854 dated 12.12.2022.

The report received from District Town Planner (P), Gurugram, vide letter under reference, has been examined in this office and informed that the applicant company i.e. Vatika Ltd. vide above referred application, has submitted the proposed Demarcation Plan of subjected colony bearing License No. 13 of 2022 dated 24.02.2022 (12.20 Acres) and License No. 152 of 2022 dated 29.09.2022 (additional area measuring 7.50 Acres) granted for setting up of an Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 19.70 Acres in the revenue estate of village-Harsaru, Sector-88B, Distt. Gurugram. It is relevant to mention here that the Revised Layout Plan bearing Drawing No. 29597 dated 29.09.2022 of the subjected colony has also been approved and issued with the License No. 152 of 2022 dated 29.09.2022 circulated vide Directorate Endst. No. LC-4560-B-JE(SB)/2022/29597-611 dated 29.09.2022. .

DTP(P), Gurugram has informed that the applied site has been inspected by the field official of their office and the proposed Demarcation plan has been examined vis-à-vis the Land Schedule alongwith approved Revised Layout Plan issued with the aforementioned License No. 152 of 2022 and found that the dimensions shown on the proposed Demarcation Plan are correct. The outer boundary of the subjected Affordable Residential Plotted Colony are found demarcated with burjis. The internal roads/plots of the subjected colony have also been demarcated with burjis. The applied site is lying vacant. No Oil/ Gas pipeline passes through the applied site however, 1 no. of 400 KV HT line, 1 no. 220 KV HT line & 1 no. 66 KV HT line passes through the applied site, as shown on the proposed Demarcation Plan.

DTP (P), Gurugram has also informed that the 110 no's plots as shown with red colour (Frozen plots) have been provided under the ROW of aforesaid 3 no's H.T. line

further, Commercial Site and Land to be handed over to Govt. for Common facility also falls under aforesaid 66 KV, 220 KV & 400 KV HT Lines as per proposed Demarcation Plan submitted by the applicant company, as shown in the proposed Demarcation Plan. In this regard Circle office is of the view that colonizer may be asked to relocate the plots, commercial sites, community sites, outside the ROW of 400 KV, 220 KV, 66 KV HT lines.

Total area of the subjected site as per approved Revised Layout Plan is 19.70 acres the component-wise area details proposed in the proposed Demarcation Plan vis-à-vis approved layout plan area given below:-

Description	Area as per Approved layout Plan	Proposed Demarcation Plan.
Total area of the applied land.	19.70 acres or 79723.063 Sqm.	19.70 acres or 79723.063 Sqm.
Area under common facilities.	1.97 acres i.e. 10% of site area handed over to Govt.	1.97 acres i.e. 10% of site area handed over to Govt.
Area under open space/green	1.48 acres i.e. 7.5% of site area	1.48 acres i.e. 7.5% of site area.
Area under plots (61% of NPA)	38482.88Sqm. or 11.20 acres (total-304 Plots).	38482.88Sqm. or 11.20 acres (total-304 Plots).
Area under Booth	55.00 Sqm. (2 Plots).	55.00 Sqm. (2 Plots)

Apart from the above, the area details for the area falling under sector road/green belt/railway corridor is as below:-

Area falls under Railway corridor	0.455 acres
Area falls in sector dividing road of Sector-88A & 88 B	1.044 acres.
Area falls un 30 mtr. wide green belt including 12 mtr. wide service road along Railway Corridor.	1.639 acres.
Area falls in 12 mtr. wide service road along 75 mtr. wide sector dividing road of Sector-88A & 88 B.	0.483 acres.

A set of documents received from DTP (P), Gurugram is being sent herewith for further necessary action please.

DA/As above

[Signature]
16/12/2022
Senior Town Planner
Gurugram Circle, Gurugram

Endst. No. STP (G)/2022/

Dated:

A copy is forwarded to the following District Town Planner (P), Gurugram in the reference to their office memo no. 14854 dated 12.12.2022 for information & necessary action.

Senior Town Planner
Gurugram Circle, Gurugram

03.10.2022

To

The District Town Planner
Sector-14,
Gurugram.

Subject: Approval of demarcation plan/zoning plan w.r.t proposed plots within the affordable plotted colony (DDJAY-2016) over an area measuring 19.70 Acres in the revenue estate of village Harsaru, Sector-88B, Distt. Gurugram

**Ref: 1. License no.13 of 2022 dated 24.02.2022 for area measuring 12.20 acres
2. License no.152 of 2022 dated 29.09.2022 for an area measuring 7.50 acres**

Dear Sir,

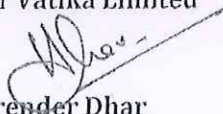
We refer this to the licenses issued by the office of Director General, Town & Country Planning, Chandigarh vide License no. 13 of 2022 dated 24.02.2022 (12.20 acres) and License no.152 of 2022 dated 29.09.2022 (7.50 acres) for setting up of Affordable Plotted Colony under DDJAY over an area measuring 19.70 acres in the revenue estate of Village Harsaru, Sector- 88B, Gurugram Manesar Urban Complex.

With regard to condition laid down in the Licenses, we are enclosing the following demarcation plan of the proposed Affordable Plotted Colony under DDJAY along with copy of licenses issued by the office of Director General, Town & Country Planning Haryana, Chandigarh for your necessary approval please.

It is requested to approve the Demarcation/ Zoning plan at the earliest.

Thanking You,

Yours Sincerely,
For **Vatika Limited**


Virender Dhar
Authorized Signatory

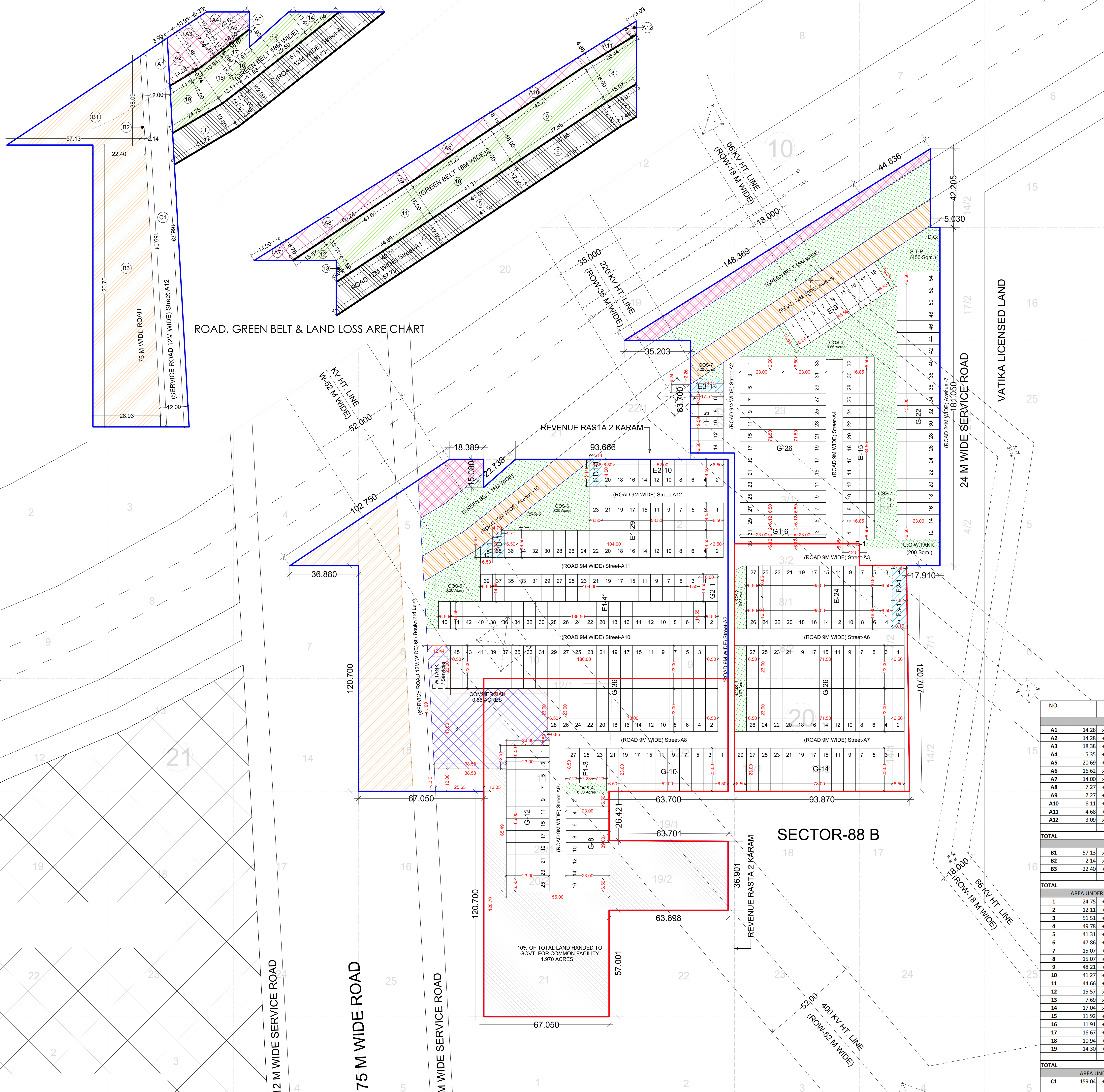
Encls : As stated above

cc 1 : Director General, Town & Country Planning Haryana, Chandigarh.
2 : Senior Town Planner, Gurugram.

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31/10/2022

For VATIKA LIMITED

Authorized Signatory



ROAD, GREEN BELT & LAND LOSS ARE CHART

TOTAL PLOT AREA DETAIL												
PLOT NO.	CATEGORY	PLOTS SIZE (METERS)				AREA IN SQMT	NOS. OF PLOT	TOTAL AREA IN SQMT.				
PL40 - A11	A	5.67	+	10.78	/	2	x	6.50	=	53.46	1	53.46
PL2 - A4	B	5.35	x	12.50					=	66.88	1	66.88
PL38 - A11	D	10.78	+	14.55	/	2	x	4.79	+			
		1.71	x	14.55					=	85.55	1	85.55
PL22 - A12	D1	13.60	+	14.50	/	2	x	1.14	+			
		5.36	x	14.50					=	93.74	1	93.74
	E	6.50	x	16.85						109.53	48	5,257.44
	E1	6.50	x	14.55						94.58	70	6,620.60
	E2	6.50	x	14.50						94.25	10	942.50
PL4 - A2	E3	14.15	+	17.57	/	2	x	2.26	+			
		4.24	x	17.57					=	110.34	1	110.34
	F	6.50	x	17.57						114.21	5	571.05
	F1	7.23	x	18.50						133.76	3	401.28
PL1 - A3	F2	7.92	+	7.69	/	2	x	16.85	=	131.51	1	131.51
PL2 - A6	F3	7.92	+	8.16	/	2	x	16.85	=	135.47	1	135.47
	G	6.50	x	23.00						149.50	154	23,023.00
	G1	6.12	x	23.00						140.76	6	844.56
PL1 - A11	G2	10.00	x	14.55						145.50	1	145.50
Grand Total										304		38,482.88

LEGEND :-

- AREA COMMERCIAL = 0.66 acre
- AREA UNDER COMMON FACILITY = 1.97 acre
- AREA UNDER GREENS = 1.48 acre

NO.	Area (SQM.)	Area (Acres)
LAND LOSS IN GREEN BELT (Railway Corridor)		
A1	14.28 x 0.74 / 2	5.28
A2	14.28 + 3.90 / 2 x 18.38	167.07
A3	18.38 + 17.64 / 2 x 10.91	196.49
A4	5.35 + 20.69 / 2 x 10.23	133.19
A5	20.69 + 16.62 / 2 x 6.11	113.98
A6	16.62 x 1.31 / 2	10.89
A7	14.00 x 8.78 / 2	61.46
A8	7.27 + 8.78 / 2 x 60.24	483.43
A9	7.27 + 6.11 / 2 x 41.57	278.10
A10	6.11 + 4.68 / 2 x 48.21	260.09
A11	4.68 + 4.94 / 2 x 26.44	127.18
A12	3.09 x 4.94 / 2	7.63
TOTAL		1844.80
AREA UNDER SECTOR DIVIDING ROAD		
B1	57.13 x 38.09 / 2	1088.04
B2	2.14 x 38.09 / 2	40.76
B3	22.40 + 28.93 / 2 x 120.70	3097.77
TOTAL		4226.56
AREA UNDER 30 mtr. WIDE GREEN BELT (Including 12 mtr. Wide service road)		
1	24.75 + 31.72 / 2 x 12.00	338.82
2	12.11 + 12.89 / 2 x 12.00	150.00
3	51.51 + 66.83 / 2 x 12.00	710.04
4	49.78 + 57.75 / 2 x 12.00	645.18
5	41.31 + 41.36 / 2 x 12.00	496.02
6	47.86 + 47.64 / 2 x 12.00	573.00
7	15.07 + 7.49 / 2 x 12.00	135.36
8	15.07 + 26.44 / 2 x 18.00	373.59
9	48.21 + 47.86 / 2 x 18.00	864.63
10	41.27 + 41.31 / 2 x 18.00	743.22
11	44.66 + 44.69 / 2 x 18.00	804.15
12	15.57 x 10.31 / 2	80.26
13	7.69 x 5.09 / 2	19.57
14	17.04 x 13.40 / 2	114.17
15	11.92 + 13.40 / 2 x 22.50	284.85
16	11.91 + 11.98 / 2 x 11.92	142.38
17	16.67 + 11.91 / 2 x 6.08	86.88
18	10.94 + 12.11 / 2 x 18.00	207.45
19	14.30 + 24.75 / 2 x 18.00	351.45
TOTAL		6632.80
AREA UNDER 12 mtr. SERVICE ROAD (along with Sector dividing Road)		
C1	159.04 + 166.78 / 2 x 12.00	1954.92
TOTAL		1954.92

DEMARICATION OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA (DDJAY) LAND MEASURING 19.700 ACRES AT SECTOR -88 B, GURUGRAM, HARYANA

DEVELOPED BY :
VATIKA LIMITED
 UNIT NO. A-002, INXT CITY CENTRE
 GROUND FLOOR, BLOCK - A, SECTOR-83
 VATIKA INDIA NEXT, GURUGRAM 122012

SR.NO.	DATE	REVISION
01	-	-

AUTH'S SIGN. _____ ARCHITECT'S SIGN. _____
 DRAWN BY P.Jangra CKD. BY GM APPROVED BY GM
 DATE: 30 Sep. 2022 SCALE: 1 : 1000 DRG. NO. DDJAY-E1/DEM/R0

DEMARICATION PLAN