

To

Senior Town Planner
Gurugram Circle, Gurugram

Subject: - Request for grant of license for setting up of Plotted Commercial Colony on an area measuring 2.1 acres (under migration of license no. 67 of 2013 dated 22.07.2013) falling in the revenue estate of Village-Naharpur, Sector-81, Gurugram Manesar Urban Complex - Action constructwell Pvt. Ltd.

Reference: - DTCP, Haryana office letter memo no. LC-4548/Asstt.(MS)/2021/24110 dated 24.09.2021 received in this office on 30.09.2021.

On the subject cited above, it is to inform that the Directorate has sought report vide letter under reference for grant of license for setting up of Plotted Commercial Colony on an area measuring 2.1 acres (under migration of license no. 67 of 2013 dated 22.07.2013) falling in the revenue estate of Village-Naharpur, Sector-81, Gurugram Manesar Urban Complex - Action constructwell Pvt. Ltd. Accordingly, the case has been examined and the detailed comments of this office in the present case have been prepared, as detailed below:-

1. APPLICANTS AND THEIR OWNERSHIP:-

Sr. No.	Name of Owner	Area K-M-S	Acres
1	Action Constructwell Pvt. Ltd.	16-16	2.1
	Total	16 K- 16 M	2.1 acres

The applied land falls in Khasra nos. 2//21/2 (1-9), 22 (0-18), 8//1/2/2 (2-10), 2 (5-9), 8/3 (1-5), 9/1 (3-8), 12/1/2 (1-17) total 16 Kanal- 16 Marla or 2.1 acre of Village-Naharpur Kasan, Tehsil-Manesar, Distt. Gurugram.

The details of land ownership documents 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 site is as follows:

- i) Revenue Estate: Located in the revenue estate of Village-Naharpur Kasan, Tehsil-Manesar & Distt. Gurugram.
- ii) Dev. Plan: Located in Sector-81 (Residential) of FDP- GMUC-2031 AD.
- iii) Municipal limits: Entire area falls within the limit of Municipal Corporation, Manesar.

- iv) Surrounding areas: The applied land falls in two pockets i.e. Pockets-'A' & Pockets-'B' (as shown on site plan & sectoral plan) details are given below:-

Pockets 'A'

- North: Vacant land and others property.
- South: Proposed 12 mtr wide service road along existing sector road and vacant land.
- East: 4 karam wide revenue rasta, others property and existing road.
- West: Proposed 12 mtr wide service road along existing sector road and vacant land.

Pockets 'B'

- North: Others property.
- South: Vacant land and existing road.
- East: Existing road.
- West: 4 Karam wide revenue rasta.

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

The field official visited the site & found that:-

- i) As per aks-sajra, the site is approachable from constructed road, width of road is not mentioned in sajra. But, as per site both the pockets i.e. Pocket-A and Pocket-B are approachable from 4 karam wide revenue rasta and pocket-B is also approachable from existing road as shown on the sazra plan and site plan. As per sectoral plan, Pocket-B is approachable from proposed 12 mtr wide service road (not constructed) alongwith constructed 60 mtr wide sector road of Sector-81, Gurugram.
- ii) The site is lying vacant and leveled.
- iii) No unauthorized construction exist at site.
- iv) No HT/IOC pipe line passes through the site.

4. CONFORMITY TO DEVELOPMENT PLAN AND SECTORAL PLAN PROPOSALS:

- i) The applied site falls within the Residential Zone in Sector-81 of FDP-GMUC-2031 AD which is a Residential Sector, wherein, the development of a Plotted Commercial Colony is a conforming Activity. The site has been indicated on the copy of FDP-GMUC-2031, Gurugram (copy attached).
- ii) As per the sectoral plan, out of the total land approx. 0.18 acre land comes under 12 mtr wide service road along 60 mtr wide road and approx. 0.015 acres land comes under 60 mtr wide sector road of Sector-81, Gurugram.
- iii) The total area of Sector-81 is 413.50 acres and Net Planned area is 413.50 acres as per approved drawing no. DTP(G)2071/2012 dated 02.07.2012.
- iv) As per record of this office and record available in Department website, the following commercial license in Residential Zone have been granted in Sector-81, Gurugram:-

Sr. No.	Name of colony	Total area (Area in acres)	License no.
1	Dhampur Alco Chem	3.17 acres	71 of 2012
2	Bestech India	3.99 acres	88 of 2012
3	Bestech India	2.18 acres	89 of 2012
4	Action Constructwell Pvt. Ltd.	2.1 acres	67 of 2013 (the same license is under migration in LC No.4548)

However, the same may be got verified at HQ level.

- v) The nearest acquired HSIIDC, Manesar, Sector-M-6, Gurugram, which is approximately 1.0 KM away from the applied site.

5. ACQUISITION STATUS:

Director Urban Estate, Haryana, Panchkula and Land Acquisition Officer, Gurugram have been requested vide this office Memo No. 10549-50 dated 12.10.2021 respectively to send latest acquisition status directly to Director, Town & Country Planning, Haryana, Chandigarh under intimation to this office.

6. STATUS OF THE APPLIED SITE W.R.T. NATURAL CONSERVATION ZONE, NCR REGIONAL PLAN-2021AD AND SRP, HARYANA-2021AD:-

The status of applied site w.r.t. the Natural Conservation Zone has been examined 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, Gurugram-Cum-Chairman of the Committee and also checked vis-à-vis Regional Plan-2021AD & Sub-Regional Plan (Haryana)-2021AD and found that the applied site 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, the DFO, Gurugram has been requested vide this office Memo No. 10552 dated 12.10.2021 to send the report directly to HQ.

The above report alongwith two sets of FDP-GMUC-2031 AD, Sectoral plan of Sector-81, 81A, 82, 82A & 83, Gurugram and Site Plan (showing/marking the applied site) is being sent herewith for your kind perusal and further necessary action please.

DA/ As above.

Endst. No. DTP (G)/ 117950

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

District Town Planner,
Gurugram.

Dated: 12/11/2021

District Town Planner,
Gurugram.

Endst. No. DTP (G)/

Dated:

A copy is forwarded to CEO, GMDA, Gurugram alongwith enclosed copy of FDP-GMUC-2031AD, Sectoral Plan of Sector-81, 81A, 82, 82A & 83 and the Site Plan showing the applied site, with the request to sent report on the following points directly to the Directorate under intimation to Circle office as well as this office:-

- ii. Distance of the applied site 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;

District Town Planner,
Gurugram.

SITE PLAN OF LAND APPLIED FOR LICENSE FOR SETTING UP OF PLOTTED COMMERCIAL COLONY ON AN AREA MEASURING 2.1 ACRES (UNDER MIGRATION OF LICENSE NO.67 OF 2013 DATED 22.07.2013) FALLING IN THE REVENUE ESTATE OF VILLAGE NAHARPUR SECTOR-81, GURUGRAM MANESAR URBAN COMPLEX ACTION CONSTRUCTWELL PVT. LTD.

