

District Town Planner, Gurugram (Planning)
DEPARTMENT OF TOWN AND COUNTRY PLANNING
HUDA Office Complex, Sector-14, Gurugram, Tel No.:0124-2320573
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Memo No. DTP (G)/2023/ 2790

Dated: 12/4/23

To

Senior Town Planner,
Gurugram Circle, Gurugram.

Subject:

Approval of Revised Layout-cum-Demarcation Plan for setting up of Affordable Plotted Colony (DDJAY-2016) over an area measuring 4.30625 acres (license no. 33 of 2023 dated 16.02.2023) and an area measuring 11.39375 acres (license no. 108 of 2022 dated 05.08.2022), total land of both the licenses is 15.70 acres falling in the revenue estate of Village-Hayatpur & Wazirpur, Sector-93, Gurugram being developed by Ora Land and Housing Pvt. Ltd.

Ref:

Applicant Company's letter dated 24.03.2023 received in this office on 24.03.2023.

With reference to the subject cited above, it is intimated that the applicant company i.e. Ora Land and Housing Pvt. Ltd. has submitted a Revised Layout-cum-Demarcation Plan over an area measuring 15.70 acres (license no. 33 of 2023 dated 16.02.2023 for an area measuring 4.30625 acres) and (license no. 108 of 2022 dated 05.08.2022 for an area measuring 11.39375 acres) for setting up of Affordable Residential Plotted Colony under DDJAY-2016 falling in the revenue estate of Village-Hayatpur & Wazirpur, Sector-93, Gurugram being developed by Ora Land and Housing Pvt. Ltd. Further, it is informed that the Layout Plan of license no. 33 of 2023 for the subjected land was approved vide Directorate drawing no. DGTCP-9015 dated 16.02.2023.

The field official of this office has inspected the subjected site vis-à-vis approved Layout Plan bearing drawing no. DGTCP- 9015 dated 16.02.2023 and the proposed Demarcation Plan submitted by the applicant company and found that the outer dimensions/ areas marked in the proposed Demarcation Plan are correct as per site situations. The outer side of the subjected license granted land and internal blocks of plots have been demarcated with pillar and brick wall. No HT/IOC Gas Pipe line passes through the site and the site is lying vacant and leveled. Out of which total licensed land granted measuring 15.70 acres (11.39375 acres+4.30625), approx. 0.494 acres land falls under proposed 24 mtr. wide internal circulation road of Sector-93, Gurugram.

Total area of the subjected proposed Demarcation Plan is 4.30625 acres (license no. 33 of 2023) + earlier license granted land bearing license no. 108 of 2022 for an area measuring

11.39375 acres. Total land of aforesaid both the licenses is 15.70 acres as per Proposed Demarcation Plan. The detail of provided components w.r.t. approved layout plan bearing drawing no. DGTCP- 9015 dated 16.02.2023 are given below:-

Description	As per aforementioned Approved Layout Plan	As per Demarcation Plan
Community Facilities	1.57 acres (10.00%)	1.57 acres (10.00%)
Commercial area	0.618 acres (3.93%)	0.62 acres (3.93%)
Area under plots	8.257 acres (52.59%)	8.21(52.27%)
Total plots	307 Nos	307 Nos
Area under green	1.178 acres (7.50%)	1.27 acres (8.0%)
Density	307 PPA	263 PPA

However, it has been observed that there is a change in sizes of plots and dimension at some location from the applied layout plan. However, the provided variants components are within the norms/ policy.

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

DA/As above.

District Town Planner,
Gurugram.

Endst. No.

Dated:

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

District Town Planner,
Gurugram.