

District Town Planner, Gurugram (Planning)
DEPARTMENT OF TOWN AND COUNTRY PLANNING
HUDA Office Complex, Sector-14, Gurugram, Tel No.:0124-2320573
E-mail: ntp6.gurugram.tcp@gmail.com

Memo No.DTP (G)/JE(A)/2023/

Dated: _____

To

Senior Town Planner,
Gurugram Circle, Gurugram.

Subject: **Approval of Demarcation Plan of Affordable Residential Plotted Colony under (DDJAY-2016) area measuring 12.2875 acres (License No. 161 of 2023 dated 11.08.2023) falling in the revenue estate of Village-Farukhnagar, Sector-3, District-Gurugram being developed by Yashvi Homes Pvt. Ltd.**

Ref: Applicant company application dated 21.08.2023 received in this office on 22.08.2023.

With reference to the subject cited above, it is intimated that the applicant company i.e. Yashvi Homes Pvt. Ltd. has submitted a Demarcation Plan for setting up Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 12.2875 acres (license no. 161 of 2023 dated 11.08.2023) in the revenue estate of Village-Farukhnagar, Sector-3, Gurugram. The Layout Plan of the subjected colony was approved vide drawing no. 9487 dated 11.08.2023.

The revenue official of this office has examined the Demarcation Plan vis-à-vis aks-shajra & found the outer dimension of demarcation plan as per aks-shajra. Further, the field official of this office has inspected the subjected site and reported that the outer dimensions/ area marked in the Demarcation Plan have been checked at site vis-à-vis Aks-sajra & Approved Layout Plan bearing drawing no. 9487 dated 11.08.2023 and found in order. The outer boundary of subjected site as well as internal roads, plots and commercial site have been demarcated with burji's. No Gas pipe line passes through the site. 1 No. 400 KV HT line passes through the site as shown on attached Demarcation Plan. It is also mentioned that the existing structures has been demolished at site by builder and now the site is lying vacant and leveled.

Total area of licensed granted land is 12.2875 acres and the same is found at site as per Demarcation Plan as submitted by the applicant company. Out of the total aforementioned License granted land, an area measuring 0.034 acres comes under proposed 24 mtr. wide internal circulation road. The area wise details of components

of licensed land as per Approved Layout Plan dated 11.08.2023 vis-a-vis the Demarcation Plan is as under:-

| Description | As per Approved Layout Plan | As per Demarcation Plan |
|---------------------|-----------------------------|-------------------------|
| Green area | 0.9253 acres (7.53%) | 0.9253 acres (7.53%) |
| Community site area | 1.2286 acres (10%) | 1.2286 acres (10%) |
| Commercial area | 0.4728 acres (3.85%) | 0.4729 acres (3.85%) |
| Total Nos of Plots | 253 Nos (57.07%) | 253 Nos (57.08%) |

Further, it is intimated that as per approved layout plan dated 11.08.2023, 31 Nos. plots were freezed under the alignment of 11 KV HT line. Now, the concerned field official has reported that the above said 11 KV HT line has been shifted and accordingly, the applicant company has submitted a Demarcation Plan vide letter under reference without showing the freezed plots. It is also intimated that partly area of commercial site falls under the ROW of 400 KV HT line and the same has been approved by Directorate in the aforementioned approved Layout Plan dated 11.08.2023. However, the same may be re-checked/verified at HQ level regarding considering the same as ROW of 400 KV HT line.

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

Distt. Town Planner,
Gurugram.

Endst. No. 7014

Dated: 11-09-23

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

Distt. Town Planner,
Gurugram.

OFFICE OF SENIOR TOWN PLANNER, GURUGRAM

Department of Town & Country Planning, Haryana

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Memo No. :STP(G)/2023/

Dated:11-8-23

To

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

Subject:- Approval of Demarcation Plan of Affordable Residential Plotted Colony under (DDJAY-2016) area measuring 12.2875 acres (License No. 161 of 2023 dated 11.08.2023) falling in the revenue estate of Village-Farukhnagar, Sector-3, District-Gurugram being developed by Yashvi Homes Pvt. Ltd.

Reference: District Town Planner (P), Gurugram office memo no. 7013 dated 11.09.2023.

The report received from DTP (P), Gurugram vide letter under reference, has been examined in this office. DTP (P), Gurugram has prepared the report on the basis of the documents received from the applicant vis-a-vis due site inspection. Detailed report has already been given in the letter under reference, so the same is not being reproduced. This office agrees with the report of the DTP (P), Gurugram, and the same alongwith one set of duly verified demarcation plan received from DTP(P), Gurugram is sent herewith for further necessary action please.

DA/As above

Senior Town Planner,
Gurugram Circle, Gurugram

Endst. No. STP(G)/2023/

Dated

A copy is forwarded to District Town Planner(P), Gurugram in reference to their office memo under reference for information.

1

Senior Town Planner,
Gurugram Circle, Gurugram