

**Office of Senior Town Planner, Gurgaon**  
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA  
SECTOR-14, HUDA COMPLEX, 3RD FLOOR, GURGAON  
TEL + FAX : 0124-2305872  
E-mail : stp.gurgaon.tcp@gmail.com

Memo No. : STP(G)/2012-526/86

Dated: 23.2.2012

To

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

Subject: Approval of Demarcation Plan for Commercial Colony on the land measuring 5.90 acres in the revenue estate of village Pawla Khusrupur, Sector-109, District Gurgaon – M/s Citra Properties Ltd.

Reference: District Town Planner Gurgaon memo No. 833 dated 21.02.2012.


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 5.90 acres whereas LOI has been issued for 5.90. Out of total area measuring 5.90 acres, the areas of the site falling under roads and green belt is given below in the table:-

S. No.	Use type	Area in acres
1.	18 m width of 30 m wide green belt	0.21
2.	12m width (part of green belt) of 24 m wide service road	0.26
3.	12 m width (part of sector) of 24 m wide service road proposed along 150 m wide NPR	0.34
4.	24 m wide internal circulation road	0.19
Total (1+2+3+4)		1.00

Hence, net balance area of the site is 4.90 acres. No HT/IOC pipe line passes through/over the site. The site has been demarcated with RCC pillars and wire fencing. 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.

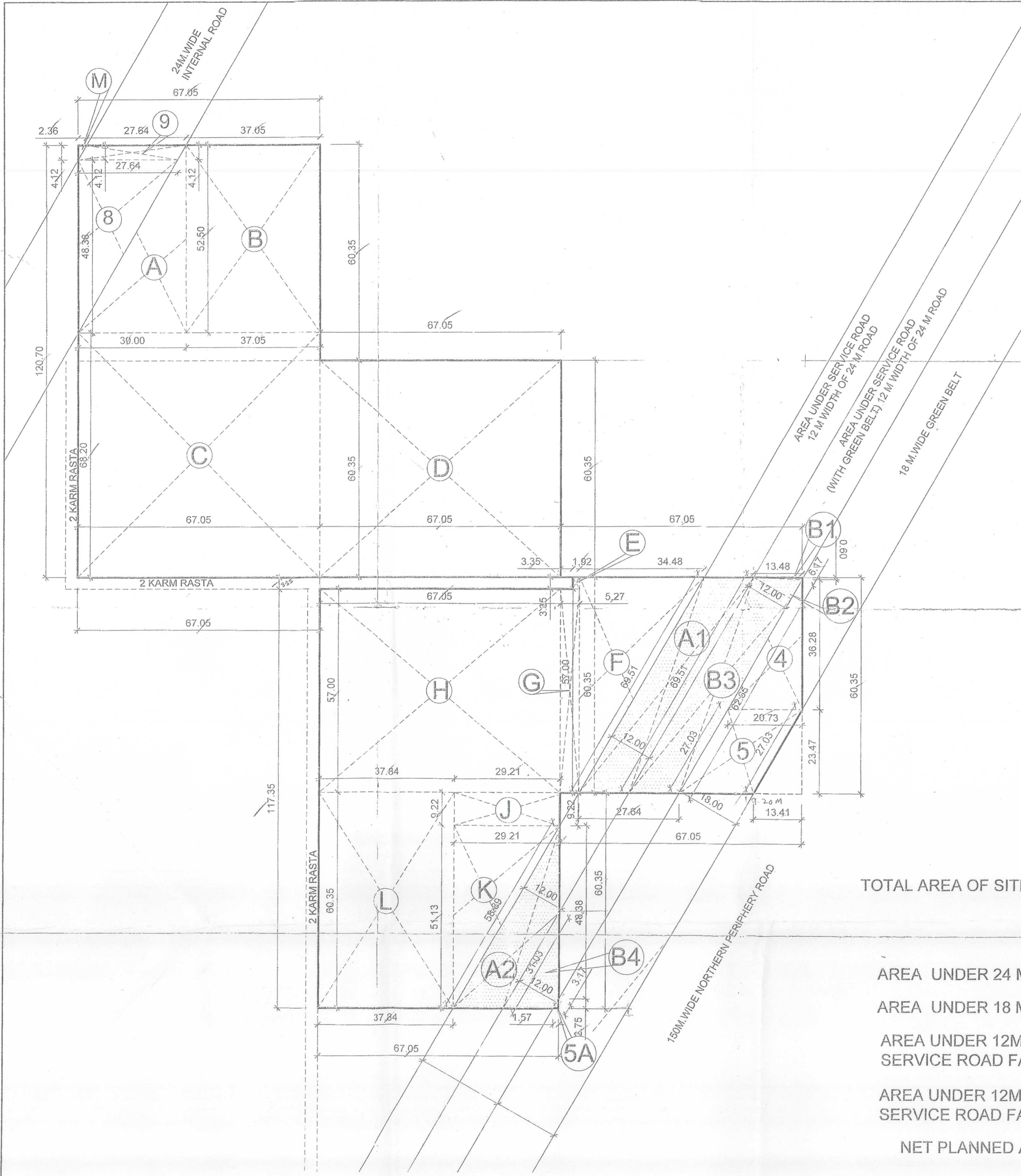
  
Senior Town Planner,  
Gurgaon Circle, Gurgaon.

Endst. No. STP(G)2012/

Dated

A copy is forwarded to District Town Planner, Gurgaon w.r.t. his office memo No. 833 dated 21.02.2012 for information.

  
Senior Town Planner,  
Gurgaon Circle, Gurgaon.



**ADDITION-(1) NET PLOT AREA**

A = 0.5 X 30.00 X 52.50	=	787.50 SQM.
B = 37.05 X 52.50	=	1945.13 SQM.
C = 67.05 X 68.20	=	4572.81 SQM.
D = 67.05 X 60.35	=	4046.47 SQM.
E = 1.92 X 3.35	=	6.43 SQM.
F = 0.50 X 34.48 X 60.35	=	1040.43 SQM.
G = 5.27 X 57.00	=	300.39 SQM.
H = 67.05 X 57.00	=	3821.85 SQM.
J = 29.21 X 9.22	=	269.32 SQM.
K = 0.50 X 29.21 X 51.13	=	746.75 SQM.
L = 37.84 X 60.35	=	2283.64 SQM.
M = 0.50 X 2.36 X 4.12	=	4.86 SQM.
<b>TOTAL ADDITION</b>	=	<b>19825.58 SQM. or 4.90 ACRES</b>

**ADDITION-(2) 24 M. WIDE INTERNAL ROAD.**

8 = 0.50 X 27.64 X 48.38	=	668.61 SQM.
9 = 27.64 X 4.12	=	113.87 SQM.
<b>TOTAL ADDITION</b>	=	<b>782.48 SQM or 0.19 ACRES</b>

**ADDITION-(3) 18 M.WIDE GREEN BELT**

4 = 0.50 X 20.73 X 36.28	=	376.04 SQM.
5 = 18.00 X 27.03	=	486.54 SQM.
5A = 0.50 X 1.57 X 2.75	=	2.16 SQM.
<b>TOTAL ADDITION</b>	=	<b>864.74 SQM or 0.21 ACRES</b>

**ADDITION-(4) 12 M WIDE ROAD PART OF SERVICE ROAD**

A1 = 12.00 X 69.51	=	834.12 SQM.
A2 = 0.50 X (58.89+31.03) X 12.00	=	539.52 SQM.
<b>TOTAL ADDITION</b>	=	<b>1373.64 SQM or 0.31 ACRES</b>

**ADDITION-(5) 12 M.WIDE ROAD PART OF GREEN BELT**

B1 = 0.50 X 13.48 X 0.60	=	4.04 SQM.
B2 = 0.50 X 12.00 X 6.17	=	37.02 SQM.
B3 = 0.50 X (69.51+62.65) X 12.00	=	792.96 SQM.
B4 = 0.50 X (31.03+3.17) X 12.00	=	205.20 SQM.
<b>TOTAL ADDITION</b>	=	<b>1039.22 SQM or 0.26 ACRES</b>

**TOTAL AREA OF SITE = ADDITION-1+ ADDITION-2+ ADDITION-3+ ADDITION-4+ ADDITION-5**  
 = 19825.58 + 782.48 + 864.74 + 1373.64 + 1039.22 = **23885.66 SQM.**

OR = **5.90 ACRES.**

AREA UNDER 24 M. WIDE INTERNAL ROAD	=	<b>782.48 SQM.</b>
AREA UNDER 18 M. WIDE GREEN BELT	=	<b>864.74 SQM.</b>
AREA UNDER 12M WIDTH OF 24 M WIDE SERVICE ROAD FALLING IN SECTOR 109	=	<b>1373.64 SQM.</b>
AREA UNDER 12M WIDTH OF 24 M WIDE SERVICE ROAD FALLING IN GREEN BELT	=	<b>1039.22 SQM.</b>

**NET PLANNED AREA = 23885.66 - ( 782.48 +864.74+1373.64 + 1039.22 )**  
 = 23885.66 - 4060.08  
 = **19825.58 SQM or 4.90 ACRES.**

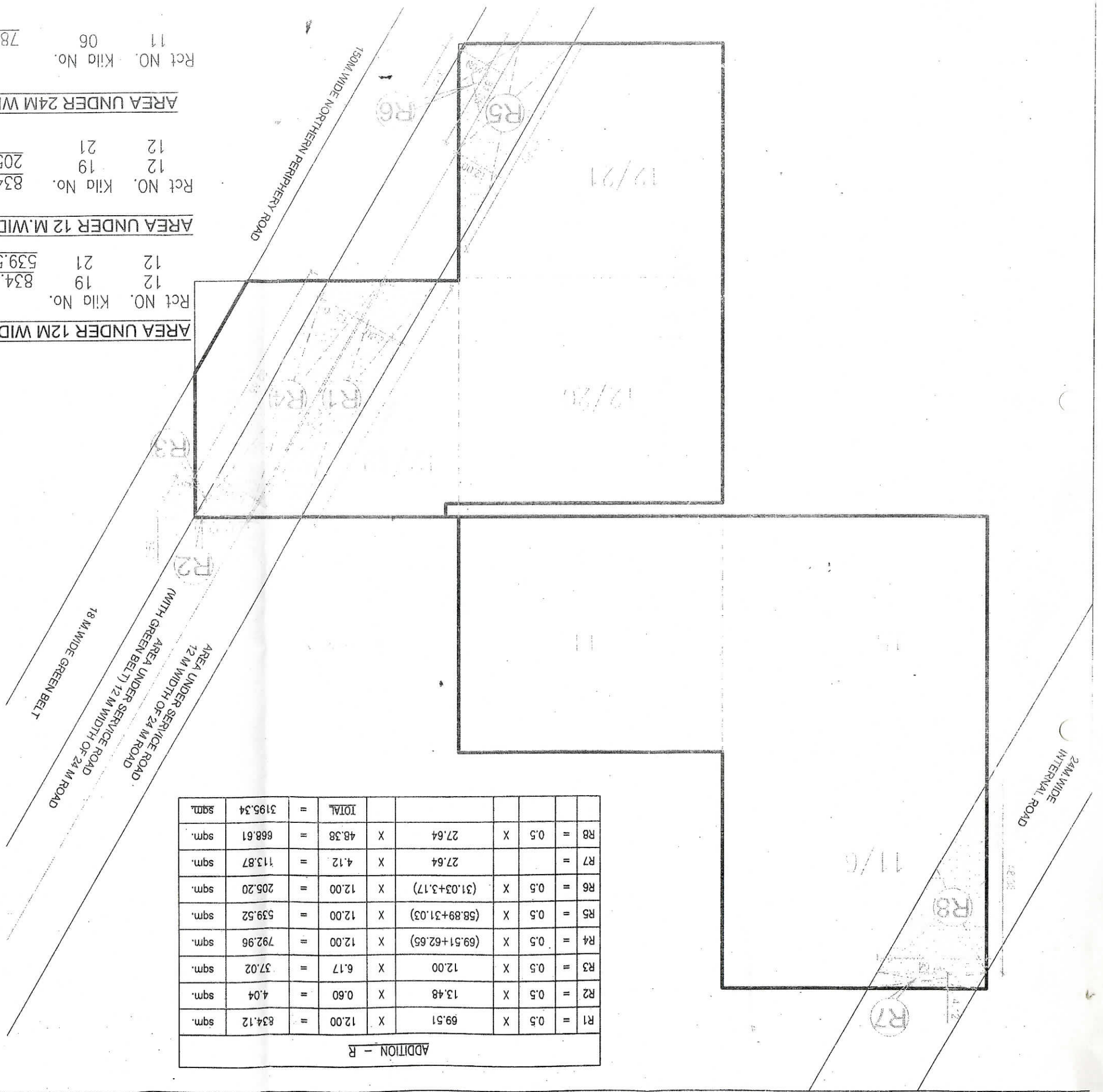
Pl. *[Signature]*  
 JE *[Signature]*  
 AD *[Signature]*  
 SD *[Signature]*  
 AT *[Signature]*  
 DT *[Signature]*

**PROJECT :-**  
 DEMARCATION PLAN -  
 COMMERCIAL COLONY ON THE LAND  
 5.90 ACRES (LOI  
 NO-LC-1680-JE(VA)-2011/15068  
 DATE 10-10-11) SECTOR-109,  
 VILLAGE PAWALA KHUSRUPUR, TEHSIL  
 & DISTRICT GURGAON,  
 FOR M/S CITRA PROPERTIES LTD.

Associate Architects  
**RISIMIS ARCHITECTS**  
 RSMS ARCHITECTS PVT. LTD.  
 69, Nora Niwas Bhawani Kunj  
 (Behind D2), Vasant Kunj,  
 New Delhi-110070.  
 Tel.: 011-26598616, 26898617  
 www.rsms-arch.com

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
<i>[Seal]</i>	<i>[Signature]</i>
DEC.2011	Scale: 1:500
Drawing Title:- DEMARCATION PLAN	Drawing No:- DP-01

ADDITION - R									
R1	=	0.5	X	69.51	X	12.00	=	834.12	sqm.
R2	=	0.5	X	13.48	X	0.60	=	4.04	sqm.
R3	=	0.5	X	12.00	X	6.17	=	37.02	sqm.
R4	=	0.5	X	(69.51+62.65)	X	12.00	=	792.96	sqm.
R5	=	0.5	X	(58.89+31.03)	X	12.00	=	539.52	sqm.
R6	=	0.5	X	(31.03+3.17)	X	12.00	=	205.20	sqm.
R7	=			27.64	X	4.12	=	113.87	sqm.
R8	=	0.5	X	27.64	X	48.38	=	668.61	sqm.
				TOTAL	=	3195.34	sqm.		



Rct NO. Kila No. 11 06  
782.48 SQM or 0.9 ACRES

Rct NO. Kila No. 12 12  
834.02 SQM or 0.21 ACRES  
205.20 SQM or 0.05 ACRES

Rct NO. Kila No. 12 12  
834.12 SQM or 0.21 ACRES  
539.52 SQM or 0.13 ACRES

AREA UNDER 12M WIDE SERVICE ROAD

AREA UNDER 24M WIDE INTERNAL ROAD

AREA UNDER 12 M.WIDE ROAD PART OF GREEN BELT

PROJECT :-

DEMARCATION PLAN -  
COMMERCIAL COLONY ON THE LAND  
5.90 ACRES (LOI)  
NO-LC-1680-JE(VA)-2011/15068  
DATE 10-10-11) SECTOR-109,  
VILLAGE PAWALA KHUSRUPUR, TEHSIL  
& DISTRICT GURGAON,  
FOR M/S CITRA PROPERTIES LTD.



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Associate Architects

ARCHITECT'S SEAL & SIGNATURE  
OWNER'S SEAL & SIGNATURE

JAN 2012  
Scale: 1:1200

Drawing Title:-  
ROAD AREA

Drawing No:- RA-01