

Memo No. ZP-1671/AD(VK)/2024/ 14022 Dated:- 09/05/2024

To

Skywhales Developers LLP  
1032A/1,MM Tower, 3<sup>rd</sup> floor,  
Railway Road, Dayanand Colony,  
Gurugram-122001.


Subject: - Approval of demarcation-cum-zoning plan for additional area measuring 7.7222 acres (Licence No. 256 of 2023 dated 17.11.2023) adjoining to the already licence area measuring 6.00625 acres (Licence No. 78 of 2022 dated 27.06.2022) thereby making total area measuring 13.72845 acres for development of Affordable Residential Plotted Colony (Under DDJAY-2016) in Sector-99A, Gurugram being developed by Skywhales Developers LLP.

Please find enclosed a copy of approved demarcation-cum-zoning plan for additional area measuring 7.7222 acres (Licence No. 256 of 2023 dated 17.11.2023) adjoining to the already licence area measuring 6.00625 acres (Licence No. 78 of 2022 dated 27.06.2022) thereby making total area measuring 13.72845 acres for development of Affordable Residential Plotted Colony (Under DDJAY-2016) in Sector-99A, Gurugram bearing Drawing No. DTCP- 10212 dated 09.05.2024 for further necessary action.

The above said demarcation-cum-zoning plan are approved with following conditions:-

1. That, you shall transferred the land forming part of sector road, service roads, green belts and 24/18 mtr. wide road. As per the office order dated 16.05.2022, demarcation-cum-zoning plan of Affordable Residential Plotted Colony (Under DDJAY-2016) may be approved with the condition that the applicant shall transfer the land forming part of sector road, service roads, green belts and 24/18 mtr. wide road within a period of 30 days, in favour of the Govt from the date of approval of above plans.
2. However, as per amendment dated 25.08.2022, you have an option to develop community facilities area at your own cost or through third party.
3. Nos. of Dwelling units permitted on each plot is 3 (Three).
4. Provided that in case the decision dated 23.02.2023 to keep in abeyance the approvals of stilt+4 dwelling units is revoked by the competent authority and building plans approvals for such stilt+4 units is allowed, the number of dwelling unit permitted on each plot shall be restored to 4 (four) dwelling units.

DA/As above.

  
(Ashish Sharma)  
District town Planner (HQ)  
For: Director Town and Country Planning,  
Haryana, Chandigarh.