

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)/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 6.0 acres (License No. 160 of 2023 dated 11.08.2023) falling in the revenue estate of Village-Farukhnagar, Sector-3, District-Gurugram being developed by AJK Developers Pvt. Ltd.**

Ref:

Applicant company application dated 21.08.2023 received in this office on 24.08.2023.

With reference to the subject cited above, it is intimated that the applicant company i.e. AJK Developers Pvt. Ltd. has submitted a Demarcation Plan for setting up Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 6.0 acres (license no. 160 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. 9486 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 informed 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. 9486 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. 11 KV LT Line & 1 No. 400 KV HT line passes through the site as shown on attached Demarcation Plan. The site is vacant and leveled.

Total area of licensed granted land is 6.0 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 0.357 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	0.48109 acres (8.02%)	0.48117 acres (8.02%)
Community site area	0.66 acres (10%)	0.60005 acres (10%)
Commercial area	0.12158 acres (2.03%)	0.12158 acres (2.03%)
Total Nos of Plots	108 Nos (51.60%)	108 Nos (51.61%)

Further, it is intimated that partly area of common facility/community and 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 bearing drawing no. 9486 dated 11.08.2023. However, the same may be re-checked/verified at HQ level regarding considering the same in 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. 6952

Dated: 08-09-23

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

  
Distt. Town Planner,  
Gurugram.