

District Town Planner, Gurugram (Planning)
DEPARTMENT OF TOWN AND COUNTRY PLANNING
HUDA Office Complex, Sector-14, Gurugram, Tel No.:0124-2320573
E-mail: dtp5.gurugram.tcp@gmail.com

Memo No.DTP (G)/2021/ 1776

Dated: 5/3/2021

To

The Senior Town Planner,
Gurugram Circle, Gurugram.

Subject: - Request for grant of licence for setting up Affordable Plotted Colony DDJAY-2016) over an area measuring 14.7625 acres (after migration part area from licence no. 27 of 2014 dated 12.06.2014 granted for setting up of Group housing Colony over an area 14.76 acres) in Sector 7, Sohna Distt. Gurugram- NB Buildcon Pvt. Ltd.

Reference: - DGTCP letter memo no. LC-4449-J.E. (MK)-2021/ 4607 dated 23.02.2021 received in this office dated 25.02.2021.

On the subject cited above, it is to inform that DTCP, Haryana, Chandigarh vide letter under reference has sought report regarding grant of license for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 14.7625 acres (after migration part area from license no. 27 of 2014 dated 12.06.2014 granted for setting up of Group Housing Colony over an area 14.76 acres) in Sector-7, Sohna, District Gurugram - NB Buildcon Pvt. Ltd., accordingly, the case has been examined and the detailed comments of this office in the present case have been prepared, as detailed below:-

1. APPLICANTS AND THEIR OWNERSHIP:-

Sr. No.	Name Of Owner	AREA	
		K-M-S	Acres
i	Smt. Sharda Yadav W/o Jagdish	60-7-0	7.54375
ii	Sh. Pritam Singh S/o Sh. Dharam Singh	31-2-0	3.8875
iii	Sh. Virender Singh S/o Sh. Dharam Singh	26-12-0	3.325
TOTAL		118-1-0	14.75625

The applied land falls in Khasra nos. 182//20/1(0-5); 183//16/1(5-5), 17/1(7-2), 18/1(7-2), 23(8-0), 24(8-0), 25(4-14); 224//2/2 (3-8), 3 (8-0), 4(8-0), 5 (4-14), 6(1-10), 7(8-0), 8(8-0), 11(7-7), 12(8-0), 13(8-0), 14(6-16), 17(1-13), 18(1-18), 19(0-13) total land 118 Kanal 1 Marla or 14.75625 Acres of village Sohna Tehsil Sohna & Distt. Gurugram.

Request for grant of licence for setting up Affordable Plotted Colony DDJAY-2016) over an area measuring 14.7625 acres (after migration part area from licence no. 27 of 2014 dated 12.06.2014 granted for setting up of Group housing Colony over an area 14.76 acres) in Sector 7, Sohna Distt. Gurugram- NB Buildcon Pvt. Ltd

For NB BUILDCON PVT. LTD.

Authorised Signatory

The details of land ownership documents / collaboration agreement may also be examined in detail at the Directorate level to ascertain the ownership of various companies and their technical/ financial capability for development of the colony.

Further, it is apprised that the subjected case is applied under migration from license no. 27 of 2014 dated 12.06.2014 granted for setting up of Group Housing Colony over an area measuring 14.75625 acres. However, as per the subject of letter under reference, it is mentioned that part area i.e. 14.7625 acres is applied under migration, but after examining the case it is found that whole area i.e. 14.75625 acres of license no. 27 of 2014 is applied under migration to DDJAY. Copy of land schedule of license no. 27 of 2014 is enclosed.

2. LOCATION:-

The locational parameters which depict the extent spread and location of the site is as follows:

- i) Revenue Estate: Located in the revenue estate of Village-Sohna, Sub-Tehsil Sohna, Distt. Gurugram.
- ii) Dev. Plan: Located in Sector-7 (Residential) of FDP-Sohna-2031 AD.
- iii) Municipal limits: Entire area falls within the limit of Municipal Committee, Sohna.
- iv) Surrounding:-
 - North: 8 Karam Wide Pucca Village Road.
 - South: Nallah.
 - East: Others Vacant land.
 - West: Others Vacant Land.

Note:- As per Tentative Sectoral Plan of Sector-5,6,7,8, 9 & 10 & FDP-Sohna-2031AD, the applied site abuts Nallah, however as per aks-sazra received with letter under reference, the Nallah is not shown.

3. APPROACH TO THE SITE AND SITE CONDITIONS / VERIFICATION:

- i) As per aks sajra plan, the site is approachable from existing 8 karam wide Village-Sohna-Baluda Road. Further, as per sectoral plan, the site would be approachable from proposed 12 mtr wide service road along 75 mtr wide sector road and also proposed 24 mtr wide internal circulation road of Sector-7, Sohna, Gurugram.
- ii) The site is leveled.
- iii) Some structures exist at site i.e. 373 sqm., as shown on site plan attached herewith.
- iv) No HT/ IOC pipe line passes through the site.

Request for grant of licence for setting up Affordable Plotted Colony DDJAY-2016) over an area measuring 14.7625 acres (after migration part area from license no. 27 of 2014 dated 12.06.2014 granted for setting up of group housing colony over an area 14.76 acres) in Sector 7, Sohna Distt. Gurugram. NB Buildcon Pvt. Ltd.

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CONFORMITY TO DEVELOPMENT PLAN AND SECTORAL PLAN PROPOSALS:

- i) ~~The~~ Applied site falls in sector-7, FDP-Sohna-2031 AD, which is a Residential Sector, wherein, the development of a Affordable Plotted Colony under DDJAY is a conforming Activity. The site has been indicated on the copy of FDP-Sohna-2031 AD, Gurugram (copy attached).
- ii) Total area of applied site is 14.75625 acres, out of this approx. 0.86906 acres area falls under 12 mtr wide service road (which is part of 50 mtr wide green belt), approx. 2.21652 acres area falls under 38 mtr wide green belt (part of 50 mtr wide green belt), approx. 0.05282 acres land comes under 75 mtr wide sector road and approx. 1.2129 acres land comes under 24 mtr wide internal circulation road. Hence net balance area of applied site is 10.40491 acres.
- iii) The total area of Sector-7 is 428.75 acres and net planned area is 258.85 acres.
- iv) The nearest sector developed by HSPV is Rojaka Meo Industrial area, which is approximately 11.0 KM away from the applied site.
- v) As per the record of this office, no license under DDJAY policy has been granted in this sector. However, the same may be verified at the level of HQ.

5. ACQUISITION STATUS:

Director Urban Estate Haryana, Panchkula and Land Acquisition Officer, Gurugram have been requested vide this office memo no. 1808-09 dated 02.03.2021 respectively to send latest acquisition status directly to Director, Town & Country Planning, Haryana, Chandigarh under intimation to this office.

6. STATUS OF NATURAL CONSERVATION ZONE:

The site has been examined with reference to the Natural Conservation Zone. As per the FDP-GMUC-2031 AD, the final abstract of NCZ Gurugram sent by the committee constituted for delineation of NCZ, Gurugram, on 09.06.2016 & 06.05.2019 duly signed by District Revenue Officer, Gurugram, Divisional Forest officer, Gurugram, District Town Planner, Gurugram & Deputy Commissioner Cum Chairman of the Committee and also checked vis-a-vis Regional Plan-2021AD found that the applied khasra numbers does not fall in any of the category of NCZ areas.

3 Request for grant of licence for setting up Affordable Plotted Colony DDJAY 2010 over an area measuring 14.7625 acres (after migration part area from licence no. 27 of 2014 dated 17.06.2015) over an area measuring 14.7625 acres (after migration part area from licence no. 27 of 2014 dated 17.06.2015) Group housing Colony over an area measuring 14.7625 acres.

For NB BUILDPOON PVT. LTD.

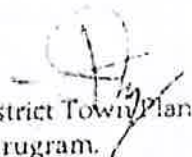
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MISCELLANEOUS

To know the latest status of applicability of any of the Forest law/Act/Notifications, this office has requested to DFO, Gurugram vide this office memo no. 1811 dated 02.03.2021 to send the report directly to HQ.

The detailed report as above alongwith FDP-Sohna-2031 AD, Sectoral plan of sector-5, 6, 7, 8, 9 & 10 District Gurugram, aks-sajra and site plan are attached herewith in triplicate is forwarded for further necessary action please.

DA/As above


District Town Planner,
Gurugram.

Dated:

Endst. No. DTP (G)/

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

/

District Town Planner,
Gurugram.

Dated:

Endst. No. DTP (G)/

A copy is forwarded to the Zonal Administrator, HSVP, Gurugram alongwith one set of FDP-Sohna-2031 AD, Site plan and Sectoral plan of sector-5, 6, 7, 8, 9 & 10 and site plan showing the proposed site for information and necessary action please.

DA/As above

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District Town Planner,
Gurugram.

For NB BUILDCON PVT. LTD.


Authorised Signatory