

## **District Town Planner, Faridabad (Planning)**

DEPARTMENT OF TOWN AND COUNTRY PLANNING  
HSVP Office Complex, Sector-12, Faridabad, Tel No.:0129-2986341  
E-mail: [dtpt7.faridabad.tcp@gmail.com](mailto:dtpt7.faridabad.tcp@gmail.com)

To,

Senior Town Planner,

Faridabad.

Memo No.

Dated

**Subject :-** Letter of Intent for grant of license for setting up of Retirement Housing Project under policy dated 04.11.2024 over an area measuring 4.59375 acres (4.59375 acres migration from license no.126 of 2024 dated 23.10.2024) in the revenue estate of village Bhupani, Sector - 89, District-Faridabad- Emerald Infraland LLP.

**Ref: -** Applicant's application dated 20.01.2025 received in this office on 01.02.2025.

With reference to subjected matter, it is intimated that the documents submitted with application under reference, have been examined and observed that the applicant company has applied for the approval of Demarcation Plan of LOI granted land for setting up of Retirement Housing Project under policy dated 04.11.2024 over an area measuring 4.59375 acres (4.59375 acres migration from license no. 126 of 2024 dated 23.10.2024) in the revenue estate of village Bhupani, Sector-89, District-Faridabad, issued vide HQ memo no. LC-5539/PA (SK)-2025/2156 dated 16.01.2025. The submitted Demarcation Plan has been inspected and as per the site report, the details are as under:-

1. Letter of Intent for the land measuring 4.59375 acres to develop Retirement Housing Project situated in khasra no. 76//21/2(3K-16M), 78//5/2(4K-12M), 79//1(8K-00M), 10(8K-00M), 11/2/1/2(2K-6M), 11/2/2(2K-17M), 12/1/1(2K-18M), 20/1/1(2K-10M), 77//25/2(1K-16M) total land measuring 36K-15M or 4.59375 acres in the revenue estate of village Bhupani, Sector-89, Faridabad has been granted after migration from license no. 126 of 2024 dated 23.10.2024.
2. Total area of LOI granted site is 4.59375 acres out of which an area measuring 144.00 sqm. falls under proposed road widening of existing Faridabad-Dankaur road, an area measuring 1063.158 sqm. falls under 30. mtr wide green belt and an area measuring 4255.132 sqm. falls under 24.0 mtr. wide road.
3. The subjected site has inspected w.r.t. submitted demarcation plan and found that applicant has demarcated the site by fixing concrete pillars on the outer corners of LOI granted area. As per site, the entrance width at Faridabad-Dankaur road is 24.0 mt. whereas the same is 23.47 mt. as per aks sajra plan of applied site. Therefore, this may be decided at higher level.

4. The applied land is vacant and no development works have been commenced on the applied land.

5. No HT Line or Gas Pipeline is passing through the applied site.

Above report along with two no. copies of verified demarcation plan of LOI granted land is being sent herewith for kind information and further necessary action please.

DA/as above

District Town Planner,  
Faridabad.

Dated 14/02/2025

Endst. No. 740

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

District Town Planner,  
Faridabad.

**Office of Senior Town Planner, Faridabad Circle  
Faridabad**

HSVP Office Complex, Sector-12, Faridabad

Tel. No. 0129- 2220705

E-mail: stp5.faridabad.tcp@gmail.com

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To

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

Memo No.

456

Dated:

14/02/2025


**Sub:- Letter of Intent for grant of license for setting up of Retirement Housing Project under policy dated 04.11.2024 over an area measuring 4.59375 acres (4.59375 acres migration from license no. 126 of 2024 dated 23.10.2024) in the revenue estate of village Bhupani, Sector -89, District -Faridabad - Emerald Infraland LLP.**

**Ref:- Directorate office Memo No. LC-5539-PA(SK)-2025/2156 dated 16.01.2025 & DTP(P), Faridabad office Memo No. 739 dated 14.02.2025.**

On the subjected matter & reference, it is intimated that the Demarcation Plan received from DTP(P), Faridabad vide above referred letter has been examined. DTP(P), Faridabad has informed that the subjected site stands duly demarcated by fixing concrete burjis. Detailed site report is given in the referred report of DTP (P), Faridabad.

Above report along with Demarcation Plan of the subjected site, duly verified by DTP(P), Faridabad is being sent herewith for further necessary action please.

**DA/As above**

  
Senior Town Planner,  
Faridabad Circle,  
Faridabad.

Endst. No.

Dated:

A copy is forwarded to District Town Planner (P), Faridabad for information please.

/   
Senior Town Planner,  
Faridabad Circle,  
Faridabad



FARIDABAD DANKAUR ROAD

6.0M WIDE ROAD WIDENING

30.0M WIDE GREEN BELT

# LEGEND

- ROAD WIDENING
- 24.0M ROAD
- GREEN BELT AREA

## AREA DETAIL ROAD 24.0M

S. No.	Description	WIDTH	LENGTH	FACTOR	NO.	Sq. Mtr.	Acres
1	R1	24.000	1.500	0.5	1	18.000	0.00445
2	R2	24.000	155.498	1.0	1	3731.952	0.92219
3	R3	3.200	6.422	0.5	1	10.275	0.00254
4	R4	20.800	6.422	1.0	1	133.578	0.03301
5	R5	20.800	34.743	0.5	1	361.327	0.0893
TOTAL						4255.132	1.05146

## PROJECT

**DEMARICATION PLAN OF RETIREMENT GROUP**  
HOUSING PROJECT UNDER POLICY DATED 04-11-2024  
OVER AN AREA MEASURING 4.59375 ACRES IN THE  
REVENUE ESTATE OF VILLAGE BHUPANI,  
SECTOR - 89, FARIDABAD- EMERALD INFRALAND LLP.

## DRAWING TITLE

## DEMARICATION PLAN

## CLIENT NAME

M/s EMERALD INFRALAND LLP

## DATE

04.02.2025

## DWG.NO

01

## SCALE

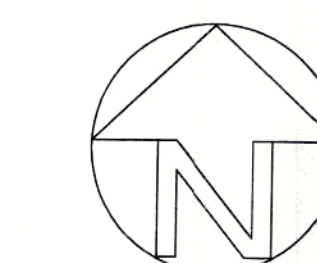
NTS

## ARCHITECT SIGNATURE

MANISH JAIN  
(ARCHITECT)  
Regd. No. - CA/2001/28163  
E-131, East of Kailash,  
Lower Ground Floor,  
New Delhi-110055

## OWNERS SIGNATURE

EMERALD INFRALAND LLP  
Authorised Signatory



PATWARI  
JE AD ATP  
DTP

## DEMARICATION PLAN OF RETIREMENT HOUSING PROJECT UNDER POLICY DATED 04-11-2024 OVER AN AREA MEASURING 4.59375 ACRES IN THE REVENUE ESTATE OF VILLAGE BHUPANI, SECTOR - 89, FARIDABAD- EMERALD INFRALAND LLP.

S. No.	Description	WIDTH	LENGTH	FACTOR	NO.	Sq. Mtr.	Acres
1	A1	24.000	1.500	0.5	1	18.000	0.00445
2	A2	24.000	32.045	1.0	1	769.080	0.19005
3	A3	24.000	1.500	0.5	1	18.000	0.00445
4	A4	45.133	3.431	0.5	1	77.426	0.01913
5	A5	8.512	21.872	0.5	1	93.087	0.02300
6	A6	45.133	18.440	1.0	1	832.253	0.20566
7	A7	80.467	5.029	0.5	1	202.334	0.05000
8	A8	80.467	11.735	1.0	1	944.280	0.23334
9	A9	0.234	11.732	0.5	1	1.373	0.00034
10	A10	53.645	11.732	1.0	1	629.363	0.15552
11	A11	23.704	38.560	0.5	1	457.013	0.11293
12	A12	30.175	38.560	1.0	1	1163.548	0.28752
13	A13	80.467	100.584	1.0	1	8093.693	2.0000
14	A14	52.234	43.870	1.0	1	2291.506	0.56625
15	A15	33.528	40.234	1.0	1	1348.966	0.33334
16	A16	3.200	6.422	0.5	1	10.275	0.00254
17	A17	49.034	6.422	1.0	1	314.896	0.0778
18	A18	20.800	34.743	0.5	1	361.327	0.08929
19	A19	28.234	33.528	1.0	1	946.630	0.23392
20	A20	28.234	1.215	0.5	1	17.152	0.00424
TOTAL						18590.201	4.59375

## AREA DETAIL ROAD WIDENING

S. No.	Description	WIDTH	LENGTH	FACTOR	NO.	Sq. Mtr.	Acres
1	W1	24.000	1.500	0.5	2	36.000	0.00890
2	W2	24.000	4.500	1.0	1	108.000	0.02669
TOTAL						144.000	0.03558

## AREA DETAIL 30.0M GREEN BELT

S. No.	Description	WIDTH	LENGTH	FACTOR	NO.	Sq. Mtr.	Acres
1	G1	24.000	1.500	0.5	2	36.000	0.00890
2	G2	24.000	28.500	1.0	1	684.000	0.16902
3	G3	28.234	1.765	0.5	4	99.666	0.02463
4	G4	28.234	0.690	1.0	2	38.963	0.00963
5	G5	45.133	3.431	0.5	1	77.426	0.01913
6	G6	45.133	1.311	1.0	1	59.169	0.01462
7	G7	45.133	2.821	0.5	1	63.660	0.01573
8	G8	1.802	4.630	0.5	1	4.172	0.00103
9	G9	1.802	0.113	0.5	1	0.102	0.00003
TOTAL						1063.158	0.26271