

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele -Fax: -0172-2548475; 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. LC-4711-B-II/JD(RD)/2024/ 19974 Dated 03/07/2024

To

Flip Propbuild Pvt. Ltd. and others
in collaboration with Worldwide Resorts and Entertainment Pvt. Ltd.,
SCO No. 2, 3 & 4, Old Judicial Complex,
Sector-15, Civil Lines, Gurugram.

Subject: Approval of Layout plan in respect of licence no. 06 of 2024 dated 19.01.2024 granted for setting up of an Industrial Plotted Colony over an additional area measuring 53.171875 acres (in addition licence no. 136 of 2022 dated 08.09.2022 for an area measuring 118.15 acres) thereby making total area measuring 171.321875 acres falling in the revenue estate of village Bans Haria and Bans Khusla, sector-M9 & M14 of Manesar, District Gurugram - Flip Propbuild Pvt. Ltd. and others in collaboration with Worldwide Resorts and Entertainment Pvt. Ltd.

Reference: In continuation of this office Endst. no. 2219 dated 19.01.2024 on the subject cited above.

Please find enclosed a copy of the approved Layout plan in respect of licence no. 06 of 2024 dated 19.01.2024 granted for setting up of an Industrial Plotted Colony over an additional area measuring 53.171875 acres (in addition licence no. 136 of 2022 dated 08.09.2022 for an area measuring 118.15 acres) thereby making total area measuring 171.321875 acres falling in the revenue estate of village Bans Haria and Bans Khusla, sector-M9 & M14 of Manesar, District Gurugram, bearing drawing no. DTCP-10324 dated 02.07.2024 with a condition that *"the area beyond proposed 24 mtr. wide road towards East as earmarked with blue colour as per earlier approved sectoral plan is frozen till rectification of revised sectoral plan wherein licenced land falls, if required. You shall not create any third-party rights in the frozen area till same gets de-frozen by the competent authority"*.

DA/As above


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

Endst. No. LC-4711-B-II/JD(RD)/2024/ _____ Dated:- _____

A copy of the approved zoning plan of the above-subjected site is forwarded to the following for information and necessary action:-

1. Senior Town Planner, Gurugram;
2. District Town Planner(P), Gurugram.
3. Nodal Officer, Website updation with a request to host the same on website of the Department.

DA/As above


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



SECTOR-M10

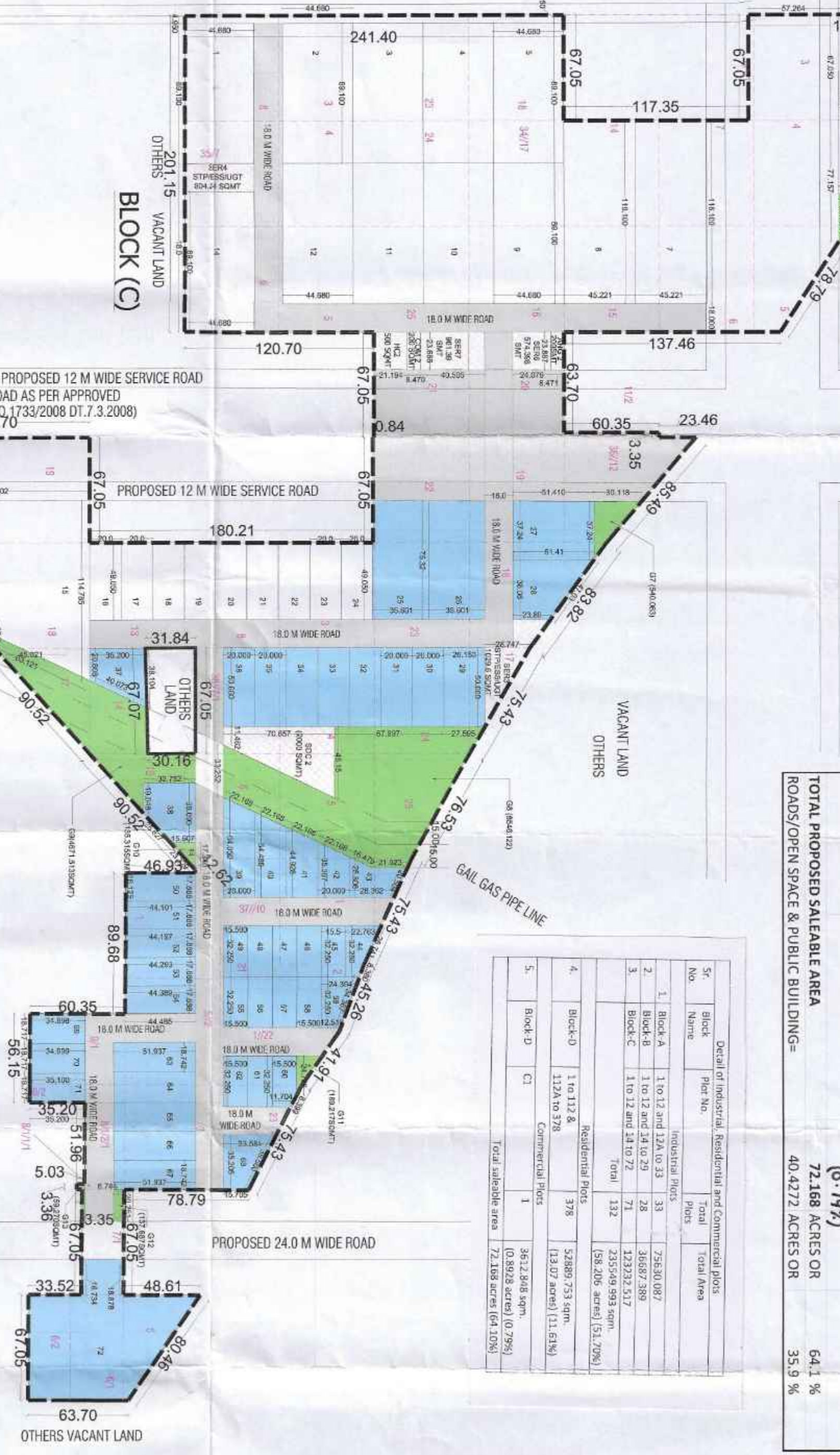
(INDUSTRIAL)



DETAIL OF DOLAY	SALEABLE AREA=	13.07 ACRES
GROSS AREA=	21.4672 ACRES (13.07/61%)	
1	DENSITY (@18 PERSONS)	317.555 PPA
2	ORGANIZED OPEN PERMISSIBLE=1.60 ACRES	1.659 ACRES (6590.751 SQ.MTRS.)
3	10% AREA FOR COMMUNITY PERMISSIBLE=2.1428 ACRES (100%)	2.1428 ACRES (8671.525 SQ.MTRS.)

SECTOR-M13

(INDUSTRIAL)



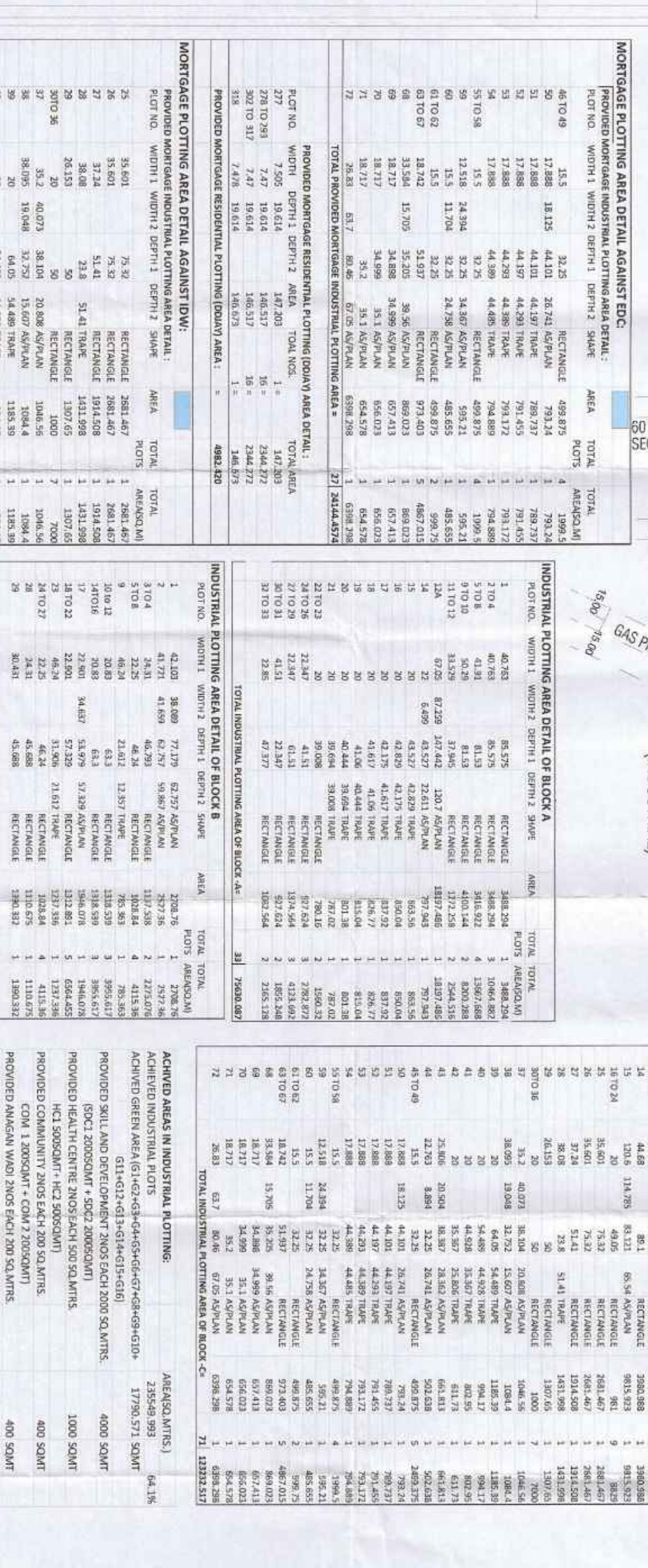
TOTAL AREA DETAIL	TOTAL APPLIED AREA OF SCHEME	118.15 ACRES OR 478135.326 SQ.MTRS.
AREA FALLING IN SECTOR	8.45 ACRES OR 34195.888 SQ.MTRS.	
ROAD/GREEN BELT	109.70 ACRES OR 44399.941 SQ.MTRS.	
BALANCE AREA	4.225 ACRES OR 17087.947 SQ.MTRS.	
50% AREA OF SECTOR ROAD & GREEN BELT (PLANNED CONSIDERATION AREA)	1.33 ACRES OR 5382.311 SQ.MTRS.	
UNDETERMINED AREA	112.595 ACRES OR 453655.074 SQ.MTRS.	
NET PLANNED AREA	45.038 ACRES OR 182762.09 SQ.MTRS.	
PERMISSIBLE 40% INDUSTRIAL COMPONENT (BLOCK A-B-C)	58.206 ACRES OR 235549.999 SQ.MTRS.	
PERMISSIBLE 20% RESIDENTIAL COMPONENT (PLOTS UNDER DOLAY)	22.519 ACRES OR 91131.015 SQ.MTRS.	
PROPOSED RESIDENTIAL COMPONENT	13.07 ACRES OR 52889.793 SQ.MTRS.	
PERMISSIBLE 5% COMMERCIAL COMPONENT	5.62975 ACRES OR 22782.754 SQ.MTRS.	
PROPOSED COMMERCIAL COMPONENT	0.6928 ACRES OR 3612.848 SQ.MTRS.	
TOTAL PROPOSED SALEABLE AREA	72.168 ACRES OR 3612.848 SQ.MTRS.	
ROADS/OPEN SPACE & PUBLIC BUILDING=	40.4272 ACRES OR 35.9 %	

60.0 M WIDE SECTOR ROAD

(ACQUIRED AND CONSTRUCTED)

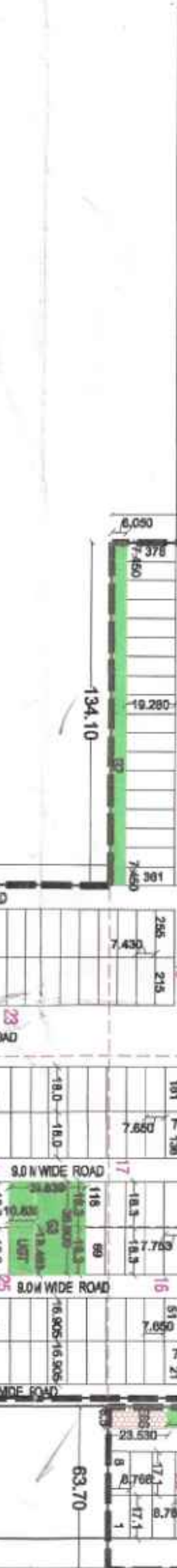
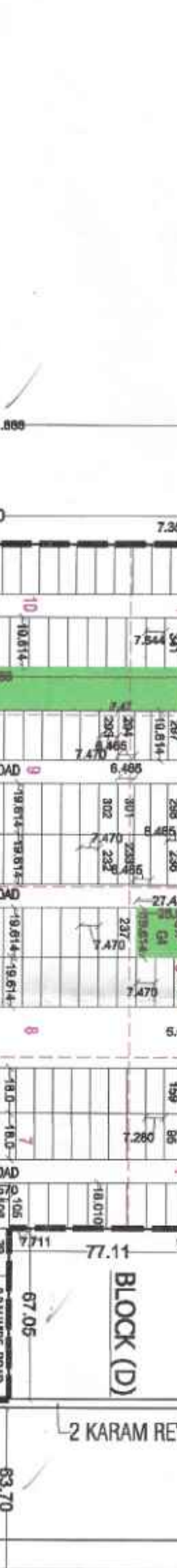
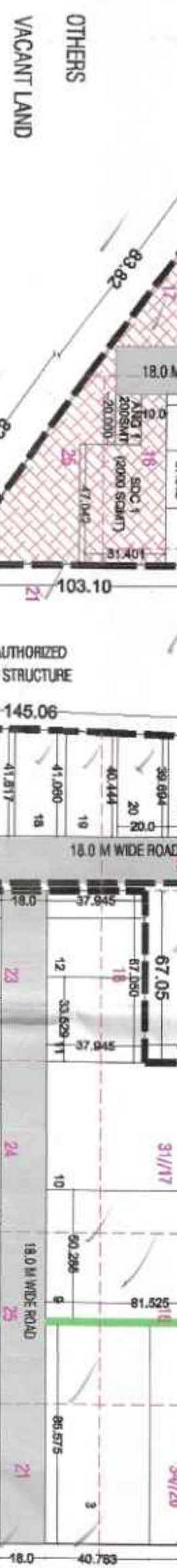
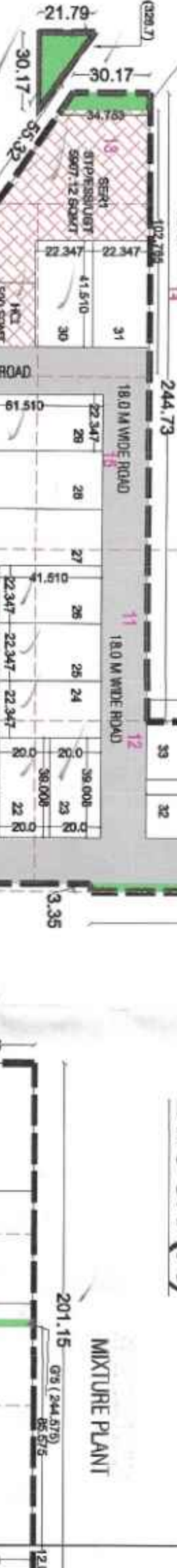
SECTOR-M14

(INDUSTRIAL)



MORTGAGE PLOTTING AREA DETAIL AGAINST EDC	AREA	TOTAL
46 TO 49	15.5	15.5
50 TO 53	17.888	17.888
54 TO 57	17.888	17.888
58 TO 61	17.888	17.888
62 TO 65	17.888	17.888
66 TO 69	17.888	17.888
70 TO 73	17.888	17.888
74 TO 77	17.888	17.888
78 TO 81	17.888	17.888
82 TO 85	17.888	17.888
86 TO 89	17.888	17.888
90 TO 93	17.888	17.888
94 TO 97	17.888	17.888
98 TO 101	17.888	17.888
102 TO 105	17.888	17.888
106 TO 109	17.888	17.888
110 TO 113	17.888	17.888
114 TO 117	17.888	17.888
118 TO 121	17.888	17.888
122 TO 125	17.888	17.888
126 TO 129	17.888	17.888
130 TO 133	17.888	17.888
134 TO 137	17.888	17.888
138 TO 141	17.888	17.888
142 TO 145	17.888	17.888
146 TO 149	17.888	17.888
150 TO 153	17.888	17.888
154 TO 157	17.888	17.888
158 TO 161	17.888	17.888
162 TO 165	17.888	17.888
166 TO 169	17.888	17.888
170 TO 173	17.888	17.888
174 TO 177	17.888	17.888
178 TO 181	17.888	17.888
182 TO 185	17.888	17.888
186 TO 189	17.888	17.888
190 TO 193	17.888	17.888
194 TO 197	17.888	17.888
198 TO 201	17.888	17.888
202 TO 205	17.888	17.888
206 TO 209	17.888	17.888
210 TO 213	17.888	17.888
214 TO 217	17.888	17.888
218 TO 221	17.888	17.888
222 TO 225	17.888	17.888
226 TO 229	17.888	17.888
230 TO 233	17.888	17.888
234 TO 237	17.888	17.888
238 TO 241	17.888	17.888
242 TO 245	17.888	17.888
246 TO 249	17.888	17.888
250 TO 253	17.888	17.888
254 TO 257	17.888	17.888
258 TO 261	17.888	17.888
262 TO 265	17.888	17.888
266 TO 269	17.888	17.888
270 TO 273	17.888	17.888
274 TO 277	17.888	17.888
278 TO 281	17.888	17.888
282 TO 285	17.888	17.888
286 TO 289	17.888	17.888
290 TO 293	17.888	17.888
294 TO 297	17.888	17.888
298 TO 301	17.888	17.888
302 TO 305	17.888	17.888
306 TO 309	17.888	17.888
310 TO 313	17.888	17.888
314 TO 317	17.888	17.888
318 TO 321	17.888	17.888
322 TO 325	17.888	17.888
326 TO 329	17.888	17.888
330 TO 333	17.888	17.888
334 TO 337	17.888	17.888
338 TO 341	17.888	17.888
342 TO 345	17.888	17.888
346 TO 349	17.888	17.888
350 TO 353	17.888	17.888
354 TO 357	17.888	17.888
358 TO 361	17.888	17.888
362 TO 365	17.888	17.888
366 TO 369	17.888	17.888
370 TO 373	17.888	17.888
374 TO 377	17.888	17.888
378 TO 381	17.888	17.888
382 TO 385	17.888	17.888
386 TO 389	17.888	17.888
390 TO 393	17.888	17.888
394 TO 397	17.888	17.888
398 TO 401	17.888	17.888
402 TO 405	17.888	17.888
406 TO 409	17.888	17.888
410 TO 413	17.888	17.888
414 TO 417	17.888	17.888
418 TO 421	17.888	17.888
422 TO 425	17.888	17.888
426 TO 429	17.888	17.888
430 TO 433	17.888	17.888
434 TO 437	17.888	17.888
438 TO 441	17.888	17.888
442 TO 445	17.888	17.888
446 TO 449	17.888	17.888
450 TO 453	17.888	17.888
454 TO 457	17.888	17.888
458 TO 461	17.888	17.888
462 TO 465	17.888	17.888
466 TO 469	17.888	17.888
470 TO 473	17.888	17.888
474 TO 477	17.888	17.888
478 TO 481	17.888	17.888
482 TO 485	17.888	17.888
486 TO 489	17.888	17.888
490 TO 493	17.888	17.888
494 TO 497	17.888	17.888
498 TO 501	17.888	17.888
502 TO 505	17.888	17.888
506 TO 509	17.888	17.888
510 TO 513	17.888	17.888
514 TO 517	17.888	17.888
518 TO 521	17.888	17.888
522 TO 525	17.888	17.888
526 TO 529	17.888	17.888
530 TO 533	17.888	17.888
534 TO 537	17.888	17.888
538 TO 541	17.888	17.888
542 TO 545	17.888	17.888
546 TO 549	17.888	17.888
550 TO 553	17.888	17.888
554 TO 557	17.888	17.888
558 TO 561	17.888	17.888
562 TO 565	17.888	17.888
566 TO 569	17.888	17.888
570 TO 573	17.888	17.888
574 TO 577	17.888	17.888
578 TO 581	17.888	17.888
582 TO 585	17.888	17.888
586 TO 589	17.888	17.888
590 TO 593	17.888	17.888
594 TO 597	17.888	17.888
598 TO 601	17.888	17.888
602 TO 605	17.888	17.888
606 TO 609	17.888	17.888
610 TO 613	17.888	17.888
614 TO 617	17.888	17.888
618 TO 621	17.888	17.888
622 TO 625	17.888	17.888
626 TO 629	17.888	17.888
630 TO 633	17.888	17.888
634 TO 637	17.888	17.888
638 TO 641	17.888	17.888
642 TO 645	17.888	17.888
646 TO 649	17.888	17.888
650 TO 653	17.888	17.888
654 TO 657	17.888	17.888
658 TO 661	17.888	17.888
662 TO 665	17.888	17.888
666 TO 669	17.888	17.888
670 TO 673	17.888	17.888
674 TO 677	17.888	17.888
678 TO 681	17.888	17.888
682 TO 685	17.888	17.888
686 TO 689	17.888	17.888
690 TO 693	17.888	17.888
694 TO 697	17.888	17.888
698 TO 701	17.888	17.888
702 TO 705	17.888	17.888
706 TO 709	17.888	17.888
710 TO 713	17.888	17.888
714 TO 717	17.888	17.888
718 TO 721	17.888	17.888
722 TO 725	17.888	17.888
726 TO 729	17.888	17.888
730 TO 733	17.888	17.888
734 TO 737	17.888	17.888
738 TO 741	17.888	17.888
742 TO 745	17.888	17.888
746 TO 749	17.888	17.888
750 TO 753	17.888	17.888
754 TO 757	17.888	17.888
758 TO 761	17.888	17.888
762 TO 765	17.888	17.888
766 TO 769	17.888	17.888
770 TO 773	17.888	17.888
774 TO 777	17.888	17.888
778 TO 781	17.888	17.888
782 TO 785	17.888	17.888
786 TO 789	17.888	17.888
790 TO 793	17.888	17.888
794 TO 797	17.888	17.888
798 TO 801	17.888	17.888
802 TO 805	17.888	17.888
806 TO 809	17.888	17.888
810 TO 813	17.888	17.888
814 TO 817	17.888	17.888
818 TO 821	17.888	17.888
822 TO 825	17.888	17.888
826 TO 829	17.888	17.888
830 TO 833	17.888	17.888
834 TO 837	17.888	17.888
838 TO 841	17.888	17.888
842 TO 845	17.888	17.888
846 TO 849	17.888	17.888
850 TO 853	17.888	17.888
854 TO 857	17.888	17.888
858 TO 861	17.888	17.888
862 TO 865	17.888	17.888
866 TO 869	17.888	17.888
870 TO 873	17.888	17.888
874 TO 877	17.888	17.888
878 TO 881	17.888	17.888
882 TO 885	17.888	17.888
886 TO 889	17.888	17.888
890 TO 893	17.888	17.888
894 TO 897	17.888	17.888
898 TO 901	17.888	17.888
902 TO 905	17.888	17.888
906 TO 909	17.888	17.888
910 TO 913	17.888	17.888
914 TO 917	17.888	17.888
918 TO 921	17.888	17.888
922 TO 925	17.888	17.888
926 TO 929	17.888	17.888
930 TO 933	17.888	17.888
934 TO 937	17.888	17.888
938 TO 941	17.888	17.888
942 TO 945	17.888	17.888
946 TO 949	17.888	17.888
950 TO 953	17.888	17.888
954 TO 957	17.888	17.888
958 TO 961	17.888	17.888
962 TO 965	17.888	17.888
966 TO 969	17.888	17.888
970 TO 973	17.888	17.888
974 TO 977	17.888	17.888
978 TO 981	17.888	17.888
982 TO 985	17.888	17.888
986 TO 989	17.888	17.888
990 TO 993	17.888	17.888
994 TO 997	17.888	17.888
998 TO 1001	17.888	17.888
1002 TO 1005	17.888	17.888
1006 TO 1009	17.888	17.888
1010 TO 1013	17.888	17.888
1014 TO 1017	17.888	17.888
1018 TO 1021	17.888	17.888
1022 TO 1025	17.888	17.888
1026 TO 1029	17.888	17.888
1030 TO 1033	17.888	17.888
1034 TO 1037	17.888	17.888
1038 TO 1041	17.888	17.888
1042 TO 1045	17.888	17.888
1046 TO 1049	17.888	17.888
1050 TO 1053	17.888	17.888
1054 TO 1057	17.888	17.888
1058 TO 1061	17.888	17.888
1062 TO 1065	17.888	17.888
1066 TO 1069	17.888	17.888
1070 TO 1073	17.888	17.888
1074 TO 1077	17.888	17.888
1078 TO 1081	17.888	17.888
1082 TO 1085	17.888	17.888

SECTOR-M10
(INDUSTRIAL)



LAND USE	PERMISSIBLE	PROPOSED
1. Industrial	35%	35.00%
2. Residential	65%	64.99%
3. Commercial	30%	30.00%
4. Agricultural	30%	30.00%
5. Other	30%	30.00%

INDUSTRIAL PLOTTING AREA DETAIL OF BLOCK C	AREA	TOTAL
1. Industrial	117.00	117.00
2. Residential	44.68	44.68
3. Commercial	8.11	8.11
4. Agricultural	11.70	11.70
5. Other	11.70	11.70
TOTAL	193.19	193.19

INDUSTRIAL PLOTTING AREA DETAIL OF BLOCK D	AREA	TOTAL
1. Industrial	117.00	117.00
2. Residential	44.68	44.68
3. Commercial	8.11	8.11
4. Agricultural	11.70	11.70
5. Other	11.70	11.70
TOTAL	193.19	193.19

INDUSTRIAL PLOTTING AREA DETAIL OF BLOCK E	AREA	TOTAL
1. Industrial	117.00	117.00
2. Residential	44.68	44.68
3. Commercial	8.11	8.11
4. Agricultural	11.70	11.70
5. Other	11.70	11.70
TOTAL	193.19	193.19

INDUSTRIAL PLOTTING AREA DETAIL OF BLOCK F	AREA	TOTAL
1. Industrial	117.00	117.00
2. Residential	44.68	44.68
3. Commercial	8.11	8.11
4. Agricultural	11.70	11.70
5. Other	11.70	11.70
TOTAL	193.19	193.19

INDUSTRIAL PLOTTING AREA DETAIL OF BLOCK G	AREA	TOTAL
1. Industrial	117.00	117.00
2. Residential	44.68	44.68
3. Commercial	8.11	8.11
4. Agricultural	11.70	11.70
5. Other	11.70	11.70
TOTAL	193.19	193.19

INDUSTRIAL PLOTTING AREA DETAIL OF BLOCK H	AREA	TOTAL
1. Industrial	117.00	117.00
2. Residential	44.68	44.68
3. Commercial	8.11	8.11
4. Agricultural	11.70	11.70
5. Other	11.70	11.70
TOTAL	193.19	193.19

INDUSTRIAL PLOTTING AREA DETAIL OF BLOCK I	AREA	TOTAL
1. Industrial	117.00	117.00
2. Residential	44.68	44.68
3. Commercial	8.11	8.11
4. Agricultural	11.70	11.70
5. Other	11.70	11.70
TOTAL	193.19	193.19

INDUSTRIAL PLOTTING AREA DETAIL OF BLOCK J	AREA	TOTAL
1. Industrial	117.00	117.00
2. Residential	44.68	44.68
3. Commercial	8.11	8.11
4. Agricultural	11.70	11.70
5. Other	11.70	11.70
TOTAL	193.19	193.19

INDUSTRIAL PLOTTING AREA DETAIL OF BLOCK K	AREA	TOTAL
1. Industrial	117.00	117.00
2. Residential	44.68	44.68
3. Commercial	8.11	8.11
4. Agricultural	11.70	11.70
5. Other	11.70	11.70
TOTAL	193.19	193.19

INDUSTRIAL PLOTTING AREA DETAIL OF BLOCK L	AREA	TOTAL
1. Industrial	117.00	117.00
2. Residential	44.68	44.68
3. Commercial	8.11	8.11
4. Agricultural	11.70	11.70
5. Other	11.70	11.70
TOTAL	193.19	193.19

REVISIONS

NO.	DESCRIPTION	DATE
1	Initial Design	10/10/2023
2	Revised Design	11/10/2023
3	Final Design	12/10/2023

APPROVED BY

[Signature]

DESIGNED BY

[Signature]

DRAWN BY

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CHECKED BY

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APPROVED BY

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DESIGNED BY

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