

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
SECTOR-18, CHANDIGARH.
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Website www.tcpharyana.gov.in

Memo No. RCP-29 (Loose)/JD(BS)/2010/ 15510

Date:- 29.10.2010

To

The Senior Town Planner,
Gurgaon.

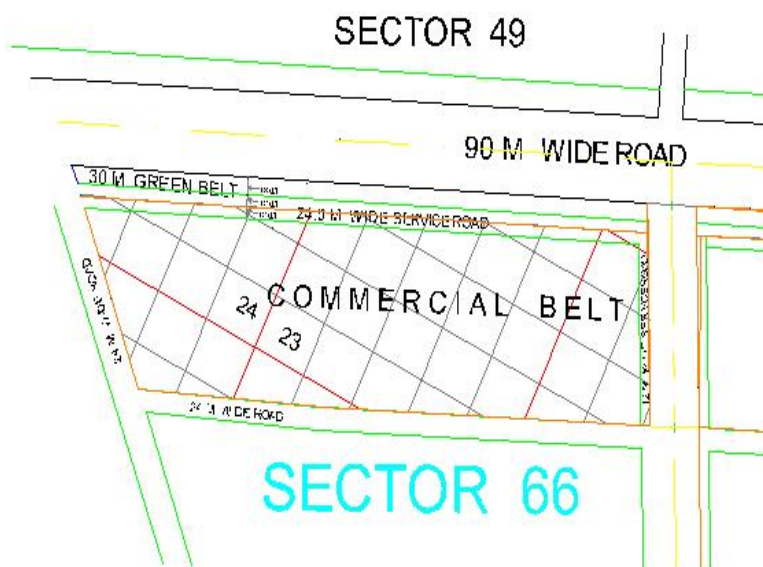
Subject:- Verification of area detail of Sector-37-C, 37-D and Sector-58 to 115 of Final Development Plan of Gurgaon Manesar Urban Complex-2021AD.

Please refer to your office memo no. STP(G)/214-Vol-III/2010/5564 dated 04.05.2010 and DTP (G) Memo No. 3275 dated 0306.2010 on the subject cited above.

It has been decided while preparing the Sectoral Plan the following parameter be followed:-

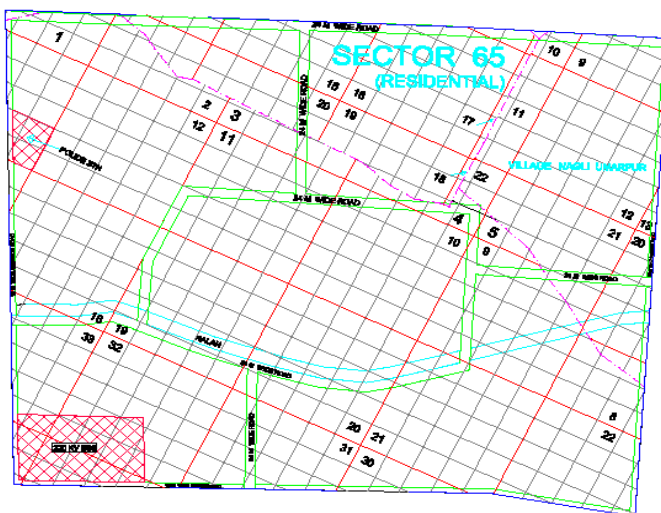
- I. The areas falling under the commercial belt, institutional belt, sector roads, green belts, village abadi, open spaces, utility corridor, SEZ, drain, nallah are not included in the net planned area.
- II. The net planned area is the area available for grant of licence for developing of various type of colonies under the provisions of the Haryana Development & Regulation of Urban Areas Act, 1975.
- III. The sectoral plans includes following:
 - a. Area under sector road.
 - b. Total area of sector
 - c. Village abadi and other non planned areas mentioned above.
 - d. Net planned area.
 - e. Infrastructure provided like Hospital, Police Station, Electric Sub-Station, College, Fire Station, Trauma Centre etc.
- IV. The net planned area of commercial belt in Gurgaon-Manesar Urban Complex includes the following which are located along green belt and sector roads:-
 - a. 12 metres width of 24 metres wide service road along green belt.
 - b. 12 metres wide service road along both the 60 metres wide Sector roads.
 - c. Commercial belt marked as follow:

Auto-Cad Image of Commercial belt area.

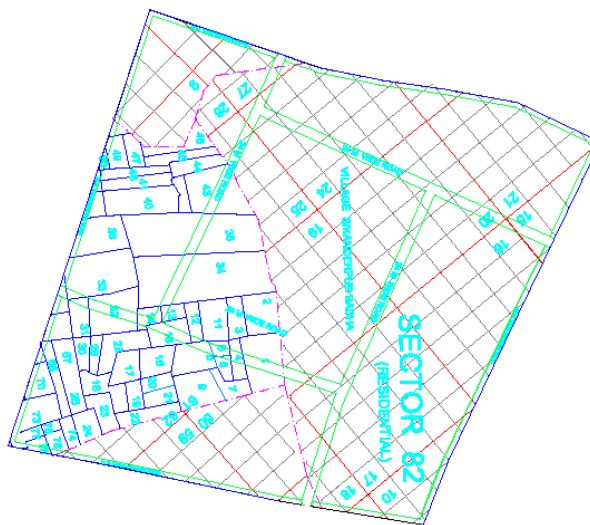


- V. Area of Residential Zone of Sector, wherein commercial belt is earmarked which includes the following:
- a. 24 metres wide road between commercial belt and Residential Zone.
 - b. 12 metres wide service road along remaining three 60 metres wide sector roads.
 - c. Residential area marked as below:-

Auto-Cad Image of Sector area where in Commercial belt is located.



Auto- Cad image of Sector area without Commercial belt



- VI. The FAR and density is calculated on the area falling in net planned area of sector and 50% area of sector road/green belt in case of group housing and plotted colony and Industrial Colonies.
- VII. As far as Commercial Colonies and IT Park Colony, the benefit of the FAR to the extent of 10% of total site area + net planned area (whichever is less) is to be considered for the area located within the greenbelt and the sector road. This 10% benefit is available over and above the area of the site located within the net planned area.

It is further informed that the revised area indicated in DTP, Gurgaon office memo no. 3275 dated 3.6.2010, which is duly forwarded vide your office memo referred above, is hereby approved.

Sd/-
 (Devendra Nimbokar)
 District Town Planner (HQ),
 For Director Town and Country Planning,
 Haryana, Chandigarh.

Endst. No. RCP-29 (Loose)/JD(BS)/2010/ 15511-42

Date:- 29.10.2010

A copy is forwarded to the all Senior Town Planners and all District Town Planners for necessary action.

Sd/-
(Devendra Nimbokar)
District Town Planner (HQ),
For Director Town and Country Planning,
Haryana, Chandigarh.

Endst. No. RCP-29 (Loose)/JD(BS)/2010/15543-544

Date:- 29.10.2010

A copy is forwarded to the DTP(HQ)SA and DTP(HQ)HS alongwith copy of STP, Gurgaon memo no. STP(G)/214-Vol-III/2010/5564 dated 04.05.2010 and DTP, Gurgaon memo no. 3275 dated 3.6.2010 for information and necessary action.

DA/as above.

Sd/-
(Devendra Nimbokar)
District Town Planner (HQ),
For Director Town and Country Planning,
Haryana, Chandigarh.