MUNICIPAL CORPORATION GURUGRAM

LAYOUT PLAN OF NEW PALAM VIHAR PHASE-I & II IN KHASRA NO-

New Palam Vihar Phase-I

Pawala Khurupur village :- 13//8min, 13,17,18, 22min, 23 min, 24 min, 15//2min,3min,4 min,5,6min,7min,8min,9min.

Choma Village :- 50//12min, 13min, 18min, 19min, 21min, 22, 23, 24min, 25min, 16min, 17min. 51// 11min, 12min, 19min, 20min, 21min, 22min,23min. 62//18min,19min,21min,13//1min ,22min,23min,17min,20min. 63//1min, 2min,10min,11min,12,13, 17min,18 ,19, 20, 21, 22, 23 ,24 min. 64//1, 2 ,3min, 4min, 5, 6, 7min, 8min ,9,10,11,12min,13min, 14, 15min ,16min, 17 ,18 , 19min, 21, 22min, 23min, 24min ,25min. 65//23min, 24, 25. 70// 15min,16min, 24min,25. 71//2min, 3,4,5,6,8,9,10min,11min, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23,24. 72//1, 2, 3min, 4min, 5, 6min,7min,8min, 9, 10, 11, 12, 13min,14min, 15, 16,17min, 18min,9min, 20. 73// 1, 2 , 3, 4min, 7min ,8,9,10,11,12,13min,19min. 74//1min,2min,10min, 9min. 82//1,2,10. 83//3min,4min,5, 6 ,7, 8,14, 15, 17,18,13 .

Sarai Allawardi Village :- 1//15,23,24, 25. 2//16min,17,18min ,19min,20,21,22min ,23min,24, 25. 3//11min,20min. 5//1min, 2min, 3, 4, 5min, 6min,7min, 8,9min, 10min, 11min, 12,13min, 19min, 20min, 21min, 22min. 6//2,3, 4, 5 ,6 ,7 ,8 ,9,10,11, 12 ,13 ,14, 5min, 16min, 17, 18, 19 ,20, 21, 22 ,23min.7//15,16,25. 8//5. 9//1, 2, 7min,8min, 9, 10min, 11min,12min,13min.

New Palam Vihar Phase-II

Choma Village :- 25//2min, 9min,12, 8min, 13, 14, 15 , 16min, 6, 7, 17,18,19, 21, 22, 23, 24min, 25min. 26//1min,11min, 20min, 21,22min,23min. 42//1, 2min,3min,9min,10, 11min,20min.43//1min, 2, 3min, 4min, 5, 6, 7min, 8min, 9min, 10min, 13min, 14, 15, 16min, 17, 18, 19min, 20min, 21min, 22min, 23, 24, 25min. 44//25min. 47//12min, 13,14,16min, 17, 18min,19min,23min,24, 25. 48//5min,6min,11min,20, 21,22min. 49//1min,2, 3, 4min,7min,8min, 9, 10, 12, 13min. 66//1,2min,10min. 67//4min, 5min,6min .0//140, 66//11Min.

Babupur Village:- 12//2min, 3min,6min, 7min, 8min, 9, 10min, 11, 12, 13, 14, 15min,16min, 17min, 19, 20.

Bajghera Village:-53//6min,7min .

Checked & Verified.

HDM.

REVENUE ESTATE OF VILLAGE PAWALA KHUSRUPUR,SARAI ALLAWARDI,CHOMA,BABUPUR & BAJGHERA DISTRICT,GURUGRAM

FORMAT FOR CAPTURING INFORMATION REGARDING UNAUTHORISED COLONY

Sr. No.	Parameter Name	Description	
1	Colony name	NEW PALAM VIHAR PHASE-I & II	
2	Area	PHASE-I : 164.55Acres(665908Sq.m) PHASE-II : 78.15 Acres (316261Sq.m) TOTAL AREA : 242.7Acres	
3	Location of the colony	NEAR DWARKA EXPRESSWAY	
	(i) Within MC	YES	
	(ii) Outside MC	NO	
4	Type of Colony and use (in %)	Residential	421127.91 Sq.m(42.87%)
		Public(PARK) + Vacant	302744.46 Sq.m(30.82%)
		Commercial + Road	258297.13 Sq.m(26.31%)
5	Controlled Area	GURUGRAM	
6	Urban Area	GURUGRAM	
7	Year of establishment	New Palam Vihar PHASE-I : Before 1991 New Palam Vihar PHASE-II : Before 2000	
8	Layout Plan (at 1 cm : 50m)	To be Attached (Note: separate guidelines for layout attached for reference)	
9	Total Plots	PHASE-I : 2836Nos. PHASE-II :1615Nos.	Total :4451Nos.
10	Constructed Plots (Residential + Commercial + Public)	PHASE-I : 2010Nos. PHASE-II :693Nos.	Total :2703Nos.
11	Number of vacant plots	PHASE-I : 826Nos. PHASE-II :922Nos.	Total :1748Nos.
12	Number of families residing in the colony	6100 Approx.	
13	Does the colony have street light?	750 Approx.	
14	Does the colony have water supply through pipelines?	YES (PRIVATE)	
15	Does the colony have underground sewerage facility?	YES (PRIVATE)	
16	If connected to any external Sewage treatment plant? (Y/N)	NO	
17	Does the colony have Park or Open space	YES	
18	Road type on Colony (kacha/pucca)	BOTH	
19	Width of different roads (in meters)	Road Width	Length (in mtrs)
		1) 0 to 3m 2) 3m to 6m 3) 6m to 9m 4) 9m to above	Nil 6215m 17310m 912m
20	Minimum Road width	4.5M	
21	Electricity provided to households through which sub station	NEW PALAM VIHAR,GURUGRAM	
22	Does the colony have community site	No	
23	Area of the community site(in acres)	000	
24	Is the RWA registered	YES	
25	Additional Information, if any	In this colony the part of Chandan Vihar Area measuring 1.19Acres are already notified by the Govt. vide notification dated 7/9/2018.	

Note:

1)New Palam Vihar Phase-II derives it's approach through proposed green belt of 150m wide NPR(DWARKA EXPRESSWAY).Therefore, the area shall require relaxation in the zoning regulations of the respective development plan at the level of Govt.

2) Ventilation Street not to be maintained by MCG in any respect.

a) Ventilation Street do not provide any approach to any plot, but provides public health services/utilities to the respective plot.

3) Area Not to be Regularized in Phase-II.(Area :13629.61 Sq.m)

4) Area Not to be Regularized in Phase-I Under Acquistion (Khasra No.63//8,9 & 3) Area:9900.74Sq.m) i.e 2.44 Acre./

5) Area Under Govt. Land falls in Khasra No. 83//15 not to be Regularized(100Sq. yd).

6) The plots (Partially/Wholly) falling under influence Zone of High tension Line or gas/petroleum pipe line, alignment of proposed road, green belt/restricted belt shown in layout plan/approved Sectoral plan and Development Plan shall not be considered for regularization till removal of high tension line and revision in Development plan.

7) The commercial , industrial, institutional and other uses other than residential shall not be considered for regularisation till seeking permission for residential use.

8) Survey Plan is subject to the Final Demarcation at site.

9) As per the report of DTP (P) GGM Dated 16.06.2023 the colony falls in Residential Sector - 109,110 & 112 Gurugram as per the Final FDP-2031AD.

10)Total 84 Plots(Phase-I & II) exist in commercial establishment & the same are not to be regularized.

MUNICIPAL CORPORATION GURUGRAM

PATWARI (1) (Vill. Choma)	PATWARI (2) (Vill. Babupur & Sarai Allawardi)	PATWARI (3) (Vill. Pawala Khusrupur)
(PLANNING OFFICIAL) (Pankaj Arora JE)	JE (FIELD) (Ritesh JE)	JE (FIELD) (Aman Phogat JE)
JE(P)	HDM	PA
ATP,MCG	DTP(MCG)	DTP(P),GGM
DRO,MCG	STP(MCG)	CTP(MCG)
COMMISSIONER,MCG	DIV.COMMISSIONER,GGM	

SURVEY OF UN-AUTHORISED COLONY -NEW PALAM VIHAR PHASE-I & II

Phase Wise Area Detail				
Sr. No.	Category	Phase-I	Phase-II	Total
1.	Residential	338052.05 sq.m	83075.86sq.m	421127.91sq.m
2.	Public(PARK) + Vacant	168288.5 sq.m	134455.96 sq.m	302744.46sq.m
3.	Commercial + Road	159598.44sq.m	98698.69 sq.m	258297.13sq.m
Total Area of Serial No. 1 to 3				982169.50 sq.m(242.7Acre)

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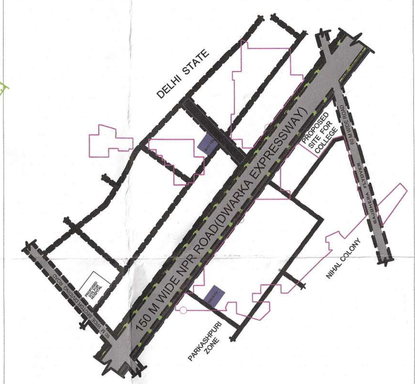
ALL THE DIMENSION AND AREA IN METER ONLY

LEGEND

- Vacant Land
- Built Up Area/Residential
- Khasra Line
- HT Line
- Colony Boundary
- Kuccha Road
- Pucca Road
- Ventilation Street
- LAND UNDER ACQUISTION
- AREA ALREADY NOTIFIED BY THE GOVT. VIDE NOTIFICATION DATED 07/9/2013 (CHANDAN VIHAR)
- AREA UNDER GOVT. LAND NOT TO BE REGULARIZED
- RELIGIOUS BUILDING(TEMPLE, CHURCH,GURUDWARA ETC.
- COMMERCIAL ESTABLISHMENTS
- MIX - LAND USE (MILK DAIRY)
- FARMHOUSES ESTABLISHMENTS
- VACANT AREA(MORE THAN 4000SQ. M)NOT TO BE NOTIFIED
- INSTITUTIONAL BUILDINGS

KEY PLAN



SIGNATURE OF RWA/PLOT OWNER'S COMMITTE/ DEVELOPER'S /5 REPRESENTATIVE MEMBERS OF COLONY

This layout plan of unauthorised colony is approved and notified by the Government vide notification no. **09/46/2024 - 4C - II** dated 6th March, **2024**. The same be scanned for uploading on the web portal.

PE Consultant/PE ATP

MCG MUNICIPAL CORPORATION of GURUGRAM NURTURING GURUGRAM

ADDRESS:
PLOT NO. C1,INFOCITY-I,SEC-34,GURUGRAM

SHEET NO.:02