

REGD.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Madhya Marg, Plot No. 3, Block-A, Sector 18, Chandigarh
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Memo No. LC-5039/AD(VK)/2025/ 4830

Dated: 04-02-25

To

Pyramid Infratech Pvt. Ltd. And others
in collaboration with Pyramid Infratech Pvt. Ltd.
House no H-38, Ground Floor,
M2K White House, Sector-57,
Gurugram-122002

Subject: - Approval of revised layout plan of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) for an area measuring 27.8375 acres (Licence No. 153 of 2023 dated 26.07.2023) in Sector-22 & 33, Rewari being developed by Pyramid Infratech Pvt. Ltd.

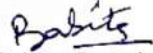
Reference: In continuation of this office memo no. 34406 dated 14.11.2024 and report of STP, Gurugram received vide memo no. 6572 dated 18.12.2024

This is in continuation of the In-principal approval of revised Layout Plan issued vide above referred memo and subsequent issuance of advertisement in the newspapers on 16.11.2024 seeking objections/suggestions on the said revised Layout Plan.

It has been confirmed by STP, Gurugram vide memo dated 18.12.2024 (referred above) that no objection has been received from the public/allottees on the said revision in layout plan.

Accordingly, revised Layout Plan issued vide Drg. No. DTCP-10825 dated 29.01.2025 is considered as Final Approved Revised Layout Plan for all facts and purposes.

DA/AS above


(Babita Gupta)

District Town Planner, (HQ)

For: Director Town and Country Planning,
Haryana, Chandigarh

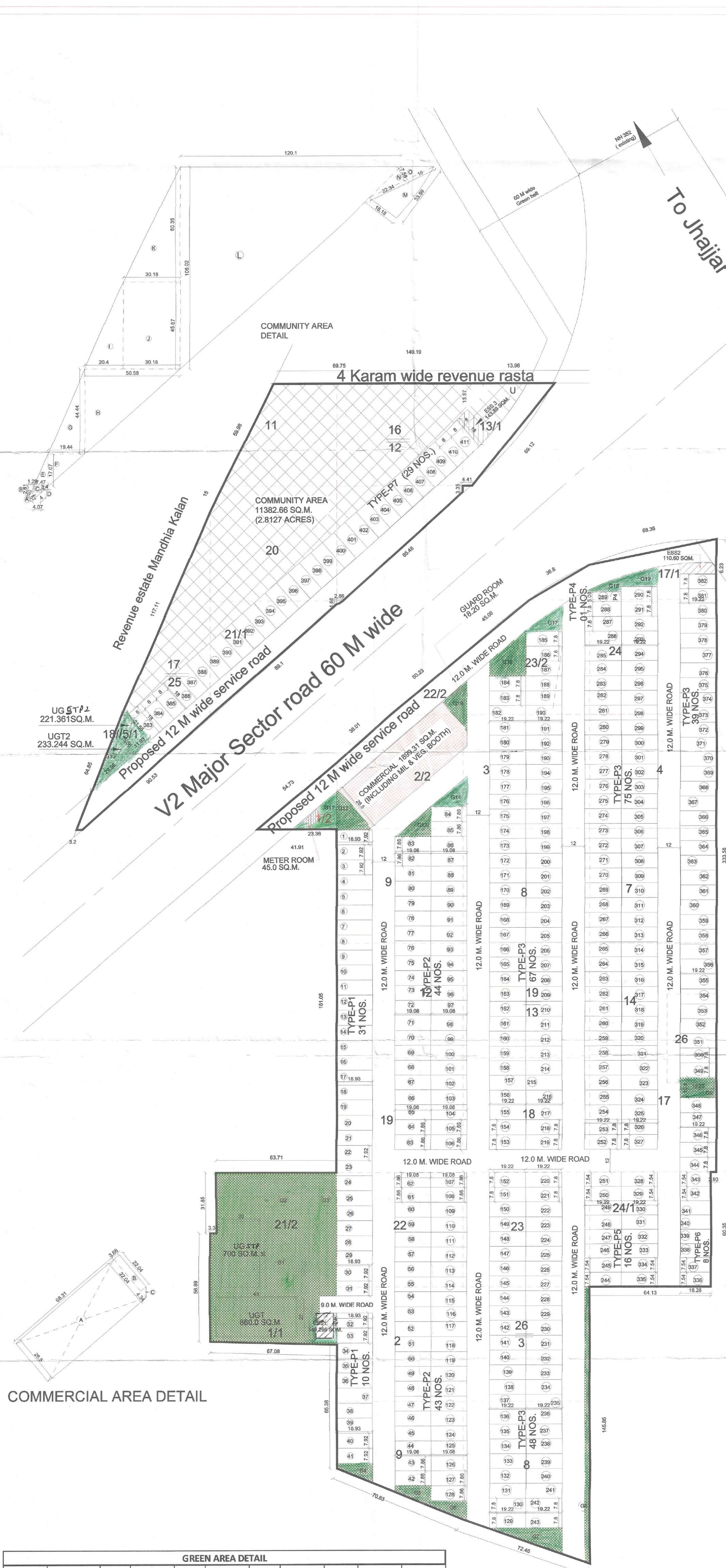
Endst. No. LC-5039/AD(VK)/2025/ _____ Dated _____

A copy along with a copy of each approved revised layout plan is forwarded to the following for information and necessary action.

1. Senior Town Planner, Gurugram.
2. District Town Planner, Rewari.
3. Nodal Officer, for updation of website.

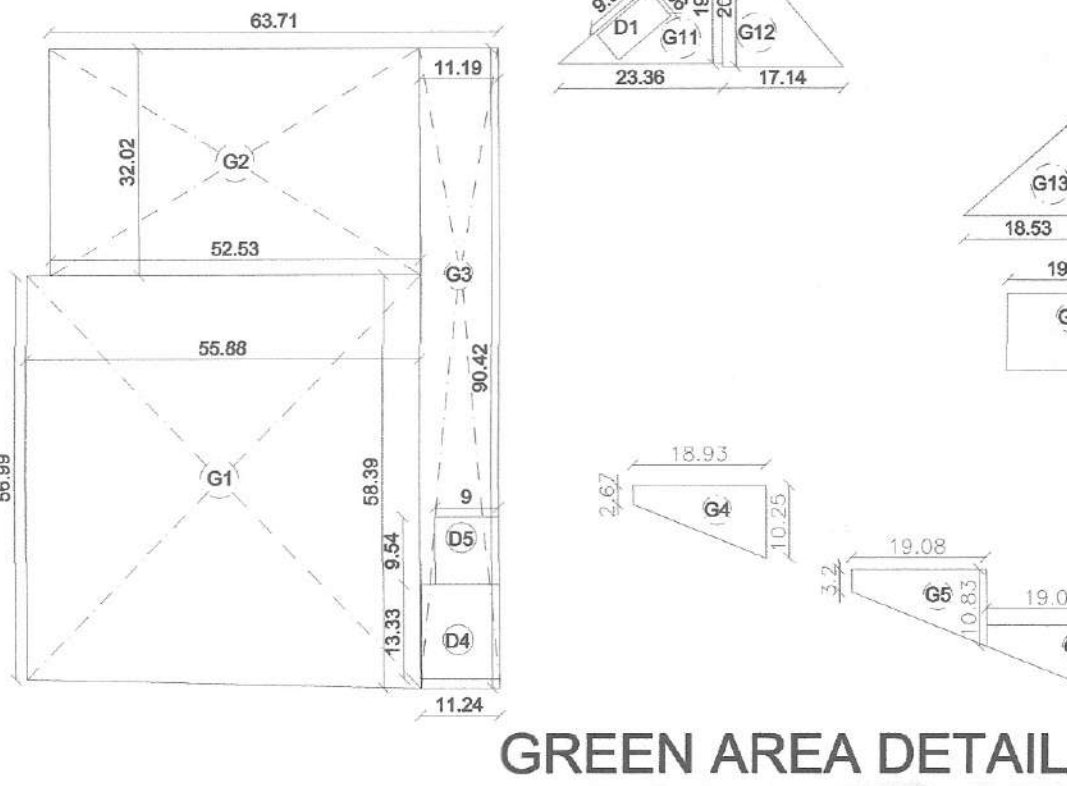
DA/AS above


(Babita Gupta)
District Town Planner, (HQ)
For: Director Town and Country Planning,
Haryana, Chandigarh



GREEN AREA DETAIL						
POCKET N	LENGTH	WIDTH	±	HEIGHT	AREA	
G1	56.990	+	58.390	±	3223.72	SQM
G2	52.53	X	32.02	1.00	1682.011	SQM
G3	11.19	X	90.42	1.00	1011.800	SQM
G4	2.670	+	10.250	±	122.29	SQM
G5	3.200	+	10.830	±	133.85	SQM
G6	2.970	+	10.500	±	128.50	SQM
G7	0.320	+	13.770	±	270.81	SQM
G8	2.590	X	144.940	1.000	375.39	SQM
G9	18.170	X	10.800	1.000	196.24	SQM
G10	41.910	X	21.540	0.500	451.37	SQM
G11	23.360	X	19.810	0.500	231.38	SQM
G12	17.140	X	20.210	0.500	173.20	SQM
G13	18.530	X	15.720	0.500	145.65	SQM
G14	19.080	X	16.190	0.500	154.45	SQM
G15	21.830	X	18.610	0.500	203.13	SQM
G16	7.980	+	23.870	±	306.08	SQM
G17	0.450	+	13.980	±	138.67	SQM
G18	19.220	X	7.950	0.500	76.40	SQM
G19	7.950	+	10.320	±	175.57	SQM
TOTAL(A)						9200.509
DEDUCTION						
D1	9.690	X	4.660	1.000	45.16	SQM
D2	7.350	X	2.560	1.000	18.82	SQM
D3	5.500	X	5.000	1.000	27.50	SQM
D4	11.240	X	13.330	1.000	149.83	SQM
D5	9.000	X	9.540	1.000	85.86	SQM
TOTAL(B)						327.161
GREEN AREA = A-B						8873.348

SITE PLAN



PROJECT AREA DETAIL		
Description	Area in Acres	Area in Sqm.
Total Plot Area(A)	27.8375	112654.1869
Area Falling under 60.0 mtr. Wide green belt of NH 352 (B)	0.018	72.8433
Balance area (A-B) = C	27.8195	112581.3436
50% Benefit of area falling under 60.0 mtr. Wide green belt of NH 352 (D)	0.009	36.4216
area falling under 12m wide service road	1.697	6867.5045
Net Plan Area (C+D)	2.78285	112617.7652
Required Green Area (7.50%)	2.08781	8449.064
Proposed Green Area (7.87%)	2.19266	8873.348
Required 10% Area to be transferred free of cost to the Government for Community Site	2.78285	11261.7760
Proposed Area to be transferred free of cost to the Government for Community Site (10.10%)	2.8127	11382.666
Permissible Area Under Plots (61%)	16.97539	68719.054
Proposed Area Under Plots (54.25%)	15.09800	61099.35
Permissible Commercial Area (4%)	1.11314	4506.167
Proposed Commercial Area (1.68 %)	0.46933	1899.31
Proposed Plots	411	Plots
Permissible Density	240-400 PPA	
Total Population (@ 18Persons per Plot)	7398	
Proposed Density	265.84	
Total saleable area (54.25+1.68=55.93%)	15.56733	62998.658

DETAIL OF PLOT AREA									
SL. NO.	TYPE	NOS. OF PLOTS	TOTAL NOS. OF PLOTS	WIDTH	LENGTH	PLOT AREA in Sqm.	PLOT AREA in Sq. Yards	TOTAL AREA in Sqm.	TOTAL AREA in Sqm.
1	P1	1 TO 41	41	X	7.92	18.93	149.926	179.31	7351.75
2	P2	42 to 128	87	X	7.86	19.08	149.969	179.36	15604.55
3	P3	129 to 243 & 252 TO 288 & 290 TO 327 & 344 TO 382	229	X	7.80	19.22	149.916	179.30	41059.59
4	P4	289	1	X	5.08	19.22	97.638	116.77	34330.76
5	P5	244 TO 251 & 328 TO 335	16	X	7.54	19.22	144.919	173.32	11677.97
6	P6	336 TO 343	8	X	7.54	16.28	122.751	146.81	2731.70
6	P7	383 TO 411	29	X	8.00	18	144.000	172.22	4994.50
TOTAL			411				959.118	1147.11	73074.82

COMMERCIAL AREA DETAIL INCLUDING MILK & VEG. BOOTH				
SR NO.	NOS	WIDTH	DEPTH	AREA IN SQM
A	1	68.310	X	36.500
B	1	3.680	X	22.040
C	0.5	3.680	X	4.340
TOTAL COMMERCIAL AREA				1899.308
ESS AREA DETAIL				
ESS1	1	11.200	X	13.330
ESS2	1	5.754	X	19.220
ESS3	1	8.000	X	18.000
TOTAL ESS AREA				403.888
STP1		20.000	X	35.000
STP2		11.990	X	18.555
TOTAL STP AREA				53.555
UGT1	1	43.000	X	20.000
UGT2	0.5	29.980	X	15.560
TOTAL UGT AREA				1093.244

COMMUNITY AREA DETAIL				
CATEGORY	NOS.	WIDTH	DEPTH	AREA IN SQM
A	0.5	3.570	X	4.000
B	0.5	1.290	X	2.810
C	1	4.070	X	2.810
D	0.5	3.400	X	4.777
E	0.5	7.470	X	17.070
F	0.5	19.440	X	17.070
G	0.5	19.440	X	44.440
H	0.5	50.580	X	44.440
I	0.5	20.400	X	45.670
J	1	30.180	X	45.670
K	0.5	30.180	X	60.350
L	0.5	120.100	X	106.020
M	0.5	33.590	X	18.180
N	0.5	22.340	X	84.669
O	0.5	16.000	X	60.640
TOTAL				11382.666

That this revised layout plan for an area of 27.8375 acres (Drawing No. dated) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) Licence No.153 of 2023 dated 26.07.2023, being developed by Pyramid Infratech Pvt. Ltd. companies falling in Sector-22 & 33-Rewari hereby approved subject to the following conditions:-

- That this revised layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTC, H for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan. The colonizer shall abide by the directions of the DTC, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director Town & Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads, green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 2(3)(iii) of the act No.6 of 1975.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSP is finally able to acquire in the interest of planning, development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/92/2005-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued side Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PRIYA SONI) (BABITA GUPTA) (VINEET SINGH) (JITENDRA SINGH) (AMIT KHATRI) (VARINDER KUMAR) (ADHIQ) (DTP (HQ)) (STP (HQ)) (CTPHR) (DTP (HR))

DRG. TITLE

SITE PLAN

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

VIVEK SINGH RAO
C.O.A. Reg. No. 0050500
RAO AND ASSOCIATE
37A, U.N. Ph-4, Gurgaon-15
Ph: 4569374, 8011130867

PROJECT NO.

RA-

DRG. NO.- 001

NORTH

SCALE 1:1000

DATE-JULY-2024

DRAWN BY -Rishi Raj

OKD. BY-V.S. RAO

ARCHITECTS :-



RAO AND ASSOCIATE

ARCHITECTS | PLANNERS | ENGINEERS | INTERIORS | VALUERS
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REVISED LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA - 2016 OVER AN AREA MEASURING 27.8375 ACRES, LICENSE NO. 153 OF 2023 DATED 26.07.2023 IN REVENUE VILLAGE- BAMBAR, SECTOR -22 & 33 REWARI BEING DEVELOPED BY PYRAMID INFRA TECH PVT.LTD. AND OTHERS IN COLLABORATION WITH PYRAMID INFRA TECH PVT.LTD.