

District Town Planner, Gurugram (Planning)
DEPARTMENT OF TOWN AND COUNTRY PLANNING
HUDA Office Complex, Sector-14, Gurugram, Tel No.:0124-2320573
E-mail: ntp6.gurugram.tcp@gmail.com

Memo No.DTP (G)/2022/
Dated: _____

To

Senior Town Planner,
Gurugram Circle, Gurugram.

Subject:

Approval of Demarcation-cum-Layout Plan for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 5.04375 acres (license no. 120 of 2021) under migration from license no. 40 of 2021 measuring 5.38125 acres in the revenue estate of Village-Palra, Sector-70A, District-Gurugram - Home Surprise Builders LLP C/o Pyramid Infratech Pvt. Ltd.

Ref:

Applicant Company's letter received in this office on 03.01.2022.

With reference to the subject cited above, it is intimated that the applicant company i.e. Home Surprise Builders LLP C/o Pyramid Infratech Pvt. Ltd. has submitted a Demarcation-cum-Layout Plan of subjected colony bearing license no. 120 of 2021 granted for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 5.04375 acres in Sector-70A, Gurugram - Home Surprise Builders LLP C/o Pyramid Infratech Pvt. Ltd. Further, it is informed that layout plan was approved vide drawing no. DTCP-8106 dated 30.12.2021 for an area measuring 5.04375 acres.

The field official of this office has inspected the subjected site and found that the outer dimensions/ areas marked in the Demarcation-cum Layout Plan checked at site vis-à-vis approved layout plan is found correct. The site is lying vacant and leveled. No HT/ IOC gas pipe line passes through the site. The outer boundary of the site has been demarcated with boundary wall/ precast cement panels and internal roads/green area/ community centre of the aforesaid colony have been demarcated with RCC pillars. Part of 24 mtr wide internal circulation road passing through the aforesaid colony is constructed at site by the developer.

Total area of licensed land is 5.04375 acres, out of which 0.285 acres land comes under 24 mtr wide internal circulation road passing through the site. The area wise details in licensed land as per Proposed Demarcation Plan is given below:-

Description	Approved Layout plan (Percentage)	Proposed Demarcation- Plan (Percentage)
Green area	8.061% (0.40657 acres)	8.061% (0.40657 acres)
Community site area	10.00%(0.5045 acres)	10.00%(0.5045 acres)
Commercial area	3.974%(0.18914 acres)	3.974%(0.18914 acres)
Area under residential plots	60.987%(2.90225)	60.987%(2.90225)

The total number of plots are 85 Nos and frozen plots are 28 Nos. it is pertinent to mention here that the freezed plot details table in approved layout plan dated 30.12.2021 wrongly mentions these plot no. 28 to 38 in place of plot no. 38 to 49.

Above report alongwith two copies of duly signed/ verified Demarcation Plan is being sent herewith for your kind information and further necessary action, please.

DA/As above.


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Distt. Town Planner,
Gurugram.

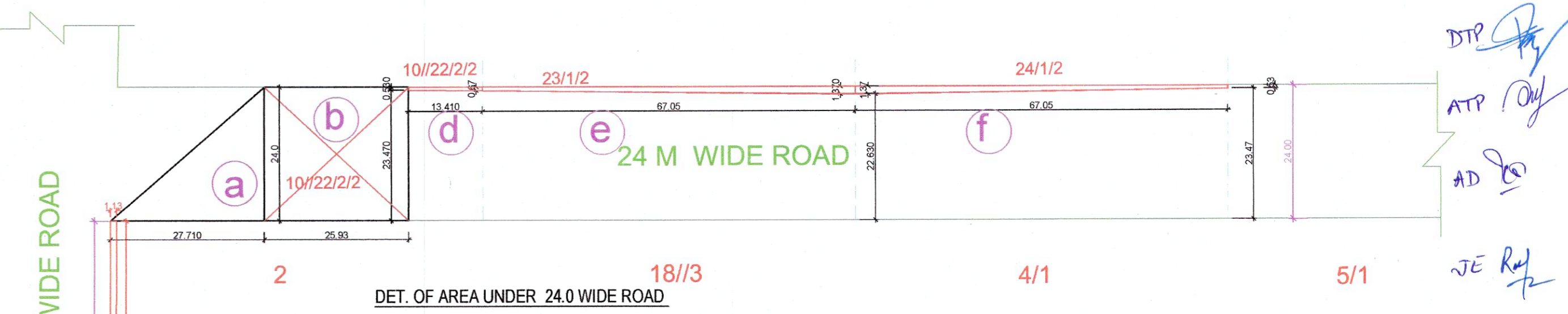
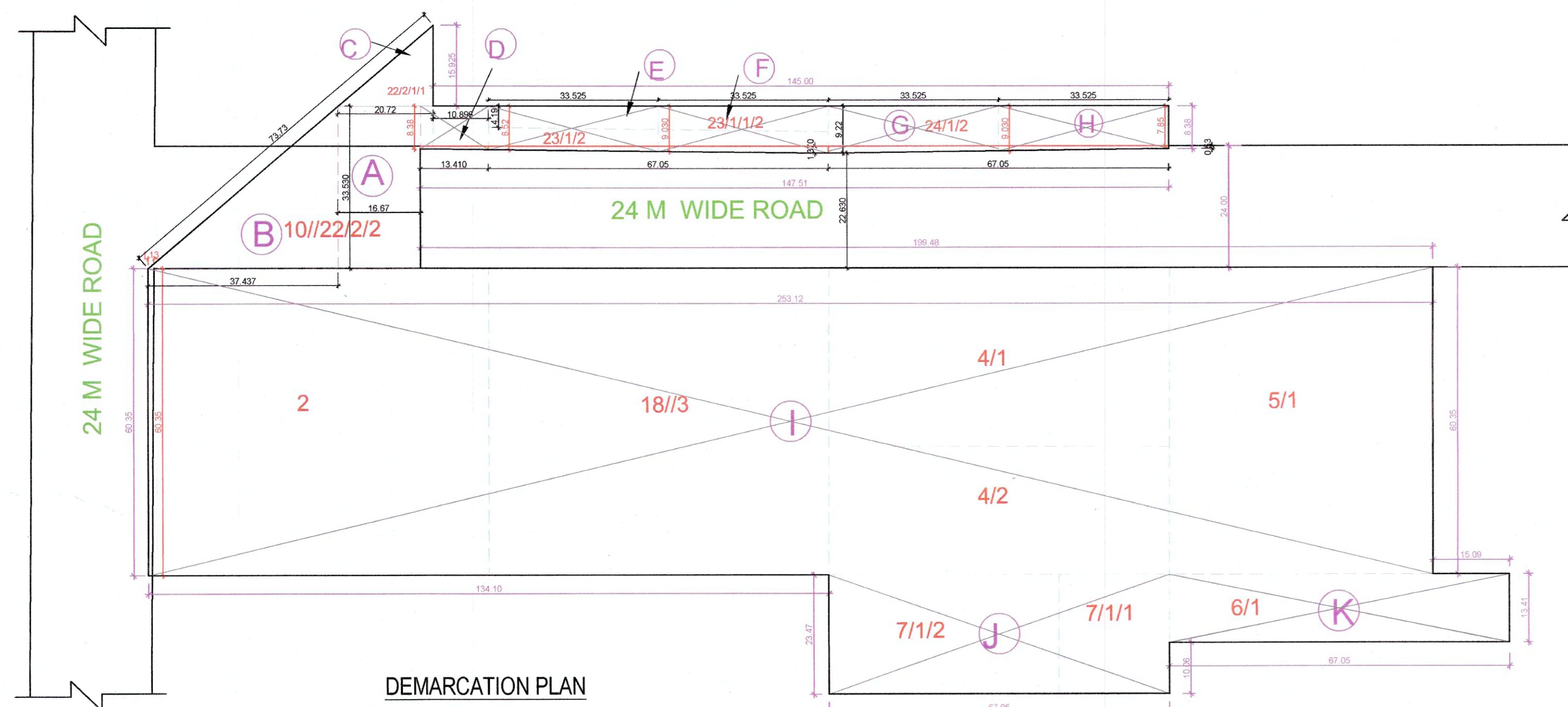
Endst. No. 586

Dated: 17/1/2022

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


Distt. Town Planner,
Gurugram.

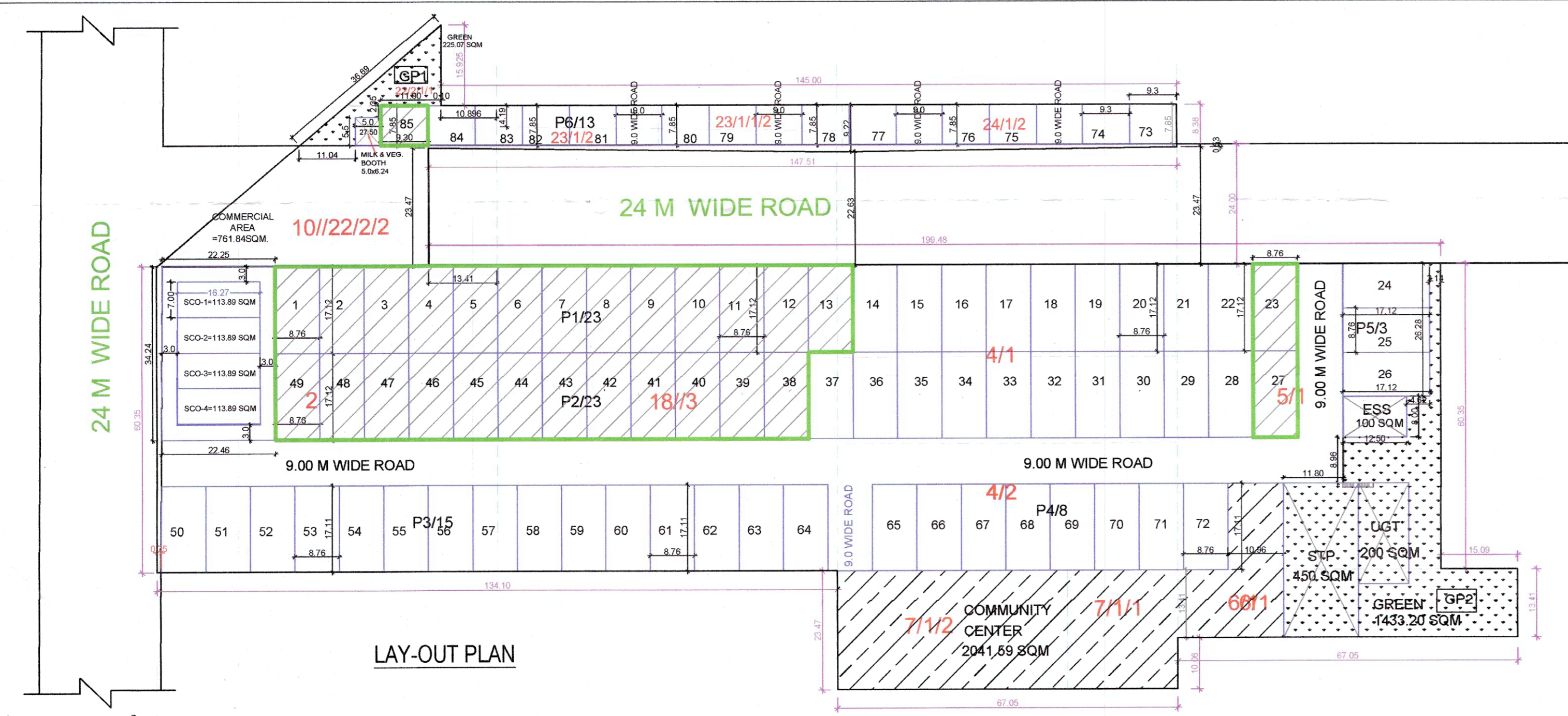
PROPOSED LAY-OUT CUM DEMARCATION PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME -2016 IN REVENUE ESTATE, VILLAGE PALRA, SECTOR- 70A, DISTT. GURUGRAM (HR) LAND MEASURING 5.04375 ACRES (LC NO.-LC-4345-JE.(VA)-2021/26969 DATED 21-10-2021 BELONGING TO HOMES SURPRISE BUILDERS LLP C/O PYRAMID INFRATECH PVT. LTD.



Plot Area	=	5.04375	ACRES	=	20411.300	SQM
A	16.670	X	33.530	X	558.9451	SQM
B	37.437	X	33.530	X 0.500	627.6313	SQM
C	20.720	X	15.925	X 0.500	164.9830	SQM
D	8.380	+	8.520 + 2	X 13.410	113.3145	SQM
E	8.520	+	9.030 + 2	X 33.525	294.1819	SQM
F	9.030	+	9.220 + 2	X 33.525	305.9156	SQM
G	9.220	+	9.030 + 2	X 33.525	305.9156	SQM
H	9.030	+	8.380 + 2	X 33.525	291.8351	SQM
I	253.120	X	60.350	=	15275.7920	SQM
J	67.050	X	23.470	=	1573.6635	SQM
K	67.050	X	13.410	=	899.1405	SQM
TOTAL				OR	5.04375	ACRES

Area Under Zoning	=	5.04375	ACRES	=	20411.300	SQM
a	27.710	X	24.00	X	0.500	332.520
b	25.930	X	24.00	X	0.500	622.320
c	0.860	+	1.130 + 2	X	60.350	60.350
d	0.530	+	0.670 + 2	X	13.410	8.095
e	0.670	+	1.370 + 2	X	67.050	68.39
f	1.370	+	0.530 + 2	X	67.050	63.70
NET PLANNED AREA	=	5.04375	ACRES	=	20411.3182	SQM

DEMARCATION PLAN



LAY-OUT PLAN

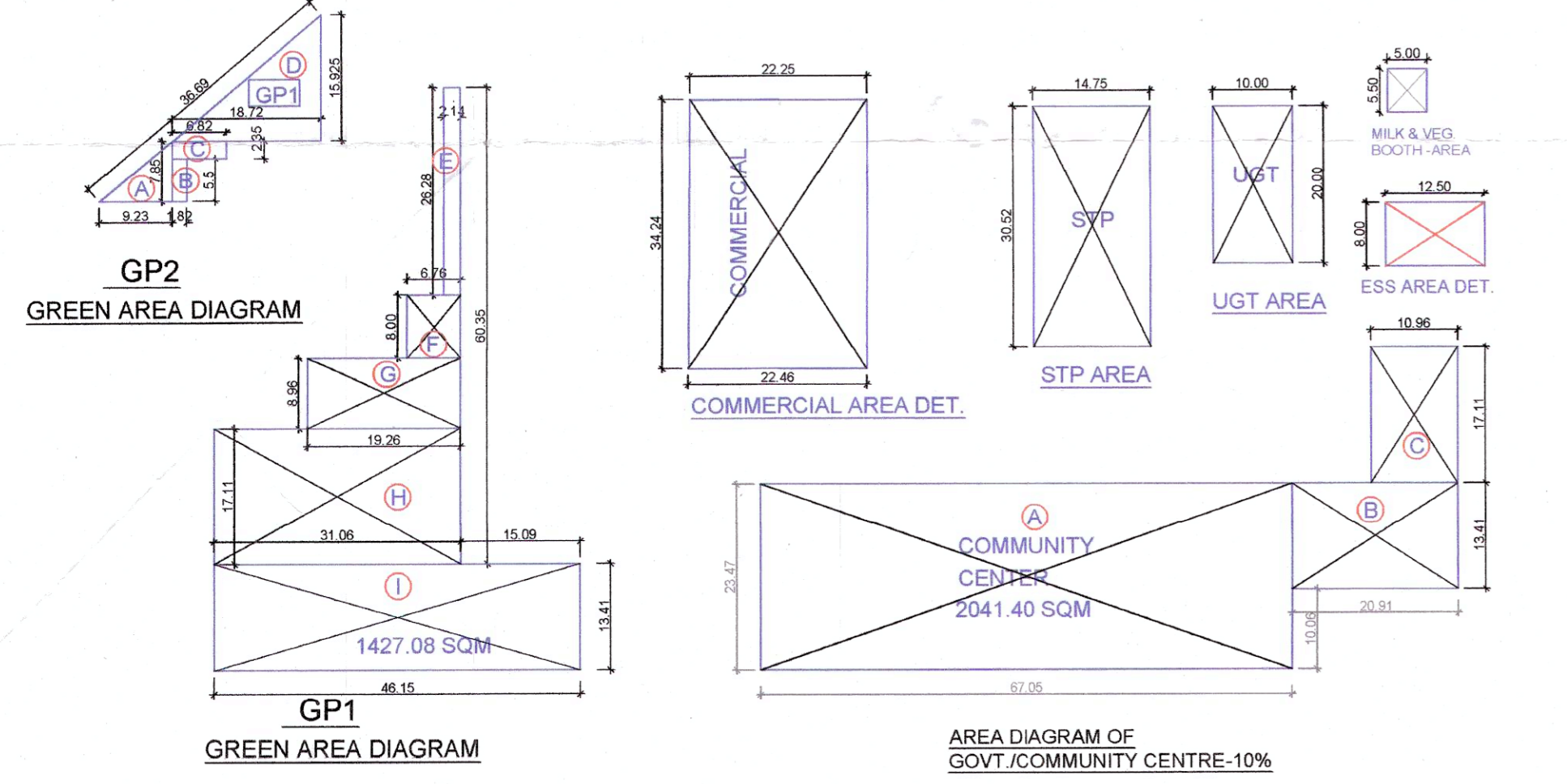
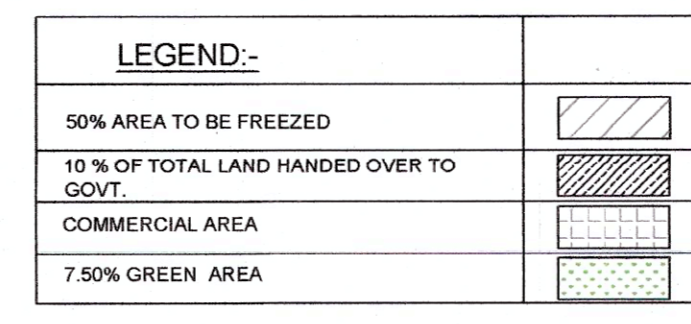
DESCRIPTION	Area in Acres	Area in Sqm.
Total Plot Area	5.04375	20411.300
Area under internal 24.0 m. wide Sector Road	0.285	1153.352
Net Plan Area	4.75875	19257.947
Required Green Area (7.50%)	0.37828	1530.847
Proposed Green Area (8.061%)	0.40657	1645.320
Required 10% Area to be transferred free of cost to the Government for Community Site	0.50438	2041.130
Proposed Area to be transferred free of cost to the Government for Community Site (10%)	0.5045	2041.590
Permissible Area Under Plots (61%)	2.90284	11747.348
Proposed Area Under Plots (60.987%)	2.90235	11744.977
Permissible Commercial Area (4%)	0.19035	770.318
Proposed Commercial Area (3.974%)	0.18914	765.435
Area for STP (2.204%)	0.1112	450.17
Area for UGT (0.979%)	0.0494	200.00
Area for Milk & Vegetable booth (0.134%)	0.0068	27.50
ESS	0.0247	100.00
Total area for other services (3.808%)	0.1922	777.67
Proposed Plots	85	
Permissible Density	240-400 PPA	85 Plots
Total Population (@ 13.5 Persons per Plot)	1147.5	
Proposed Density	241.13	
50% Area to be Freezed of Area under Plotted Development required	1.45113	5872.489
Proposed 50% Area to be Freezed of Area under Plotted Development	1.4575	5898.115
Total saleable area (60.987+3.974=64.961%)	3.0914	12510.412

SI. NO.	Type of Plot	No. of Plots	WIDTH (IN M)	LENGTH (IN M)	PLOT AREA (SQM)	TOTAL NO. OF PLOTS	AREA (SQM)
1	P1, P2, P5	1	8.760	17.120	149.971	49	7348.889
2	P3, P4	1	8.760	17.110	149.884	23	3447.323
3	P6	1	7.850	9.300	73.005	13	949.065
					372.860	85	11744.977
4	GOVERNMENT				2041.590		
5	GREEN POCKET - (GP1 + GP2)				1644.520		
6	AREA OF U.G.T				450.170		
7	AREA OF U.G.T				200.000		
8	AREA OF MILK & VEG BOOTH				27.500		
9	ESS				100.000		
10	COMMERCIAL				450.170		

SI. NO.	Type of Plot	No. of Plots	PLOT AREA (SQM)	Total area (Sqm)	TOTAL NO. OF PLOTS	Rectangle / Killa No.
1	P1, P2, P5	33	X	149.971	4940.050	1 to 13 & 23, 27 & 38 to 49
2	P6	13	X	73.005	949.065	85
				1898.135		10/22/2/2, 23/1/2, 24/1/2

CATEGORY	WIDTH	DEPTH	AREA IN SQM
A	8.76	17.12	149.97
B	8.76	17.11	149.88
C	7.85	9.30	73.01
TOTAL			372.86

CATEGORY	NOS.	WIDTH	DEPTH	AREA IN SQM		
GREEN (GP1A)	0.5	X	8.23	X	7.85	36.23
B	1	X	1.82	X	5.50	10.01
C	1	X	6.82	X	2.35	16.03
D	0.5	X	18.72	X	15.925	149.96
GP2 (E)	1	X	2.14	X	26.28	56.24
F	1	X	6.76	X	8.00	54.08
G	1	X	15.26	X	8.96	137.57
H	1	X	31.06	X	17.11	531.44
I	1	X	46.15	X	13.41	618.87
TOTAL						1644.52



DRG. TITLE
LAY-OUT CUM DEMARCATION PLAN

OWNER'S SIGNATURE
For Pyramid Infratech Pvt. Ltd.
[Signature]

ARCHITECT'S SIGNATURE
[Signature]
VIVEK SINGH RAO
B. ARCH. M.E.A. 5114
C.O.A. Reg. No. CA952540
RAO AND ASSOCIATE
374, U.V., Ph-NY, Gurgaon-15
Ph-2347759-57, 9811150887

(AR. VIVEK SINGH RAO)

PROJECT NO.	DRG. NO.	NORTH
RA-	A-1	

SCALE 1:700 DATE -OCT. 2021
DRAWN BY -R.B. CKD.BY-- V.S. RAO

ARCHITECTS
RAO AND ASSOCIATE

ARCHITECTS PLANNERS ENGINEERS INTERIORS VALUERS
374,UDYOG VIHAR, PHASE-4,SEC-18 GURGAON,HARYANA(INDIA)
PH. (0124) - 2347706

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