

OFFICE OF SENIOR TOWN PLANNER, GURUGRAM

Department of Town & Country Planning, Haryana

Sector-14, HSVP complex, 3rd floor, Gurugram

TEL -0124-4014776

E-mail : stp4.gurugram.tcp@gmail.com

Memo No. :STP(G)/2021/ 19

Dated:

4-1-2022

To

Director,

Town & Country Planning Department, Nagar Yojna Bhawan,
Plot No. 3, Block-A, Sector-18A, Madhya Marg,
Chandigarh.

Subject: Approval of Demarcation-cum-layout plan for setting up of Commercial Plotted Colony on the land measuring 2.16875 acres (Licence No. 107 of 2021 dated 20.12.2021) in the revenue estate of Village-Begumpur Khatola, Sector-73, Gurugram-Pyramid Infratech Pvt. Ltd.

Reference: District Town Planner (P), Gurugram memo no. 35 dated 03.01.2021.

The report received from District Town Planner (P), Gurugram, vide letter under reference, has been examined in this office. DTP (P), Gurugram has informed that this report has been sent after properly inspecting the site by field official of that office. Detailed report has already been given in the letter under reference, so the same is not being reproduced. This office agrees with the report of DTP (P), Gurugram and the same alongwith one set of duly verified demarcation-cum-layout plan/ received from DTP (P), Gurugram is being sent herewith for further necessary action please.

DA/As above

Senior Town Planner
Gurugram Circle, Gurugram

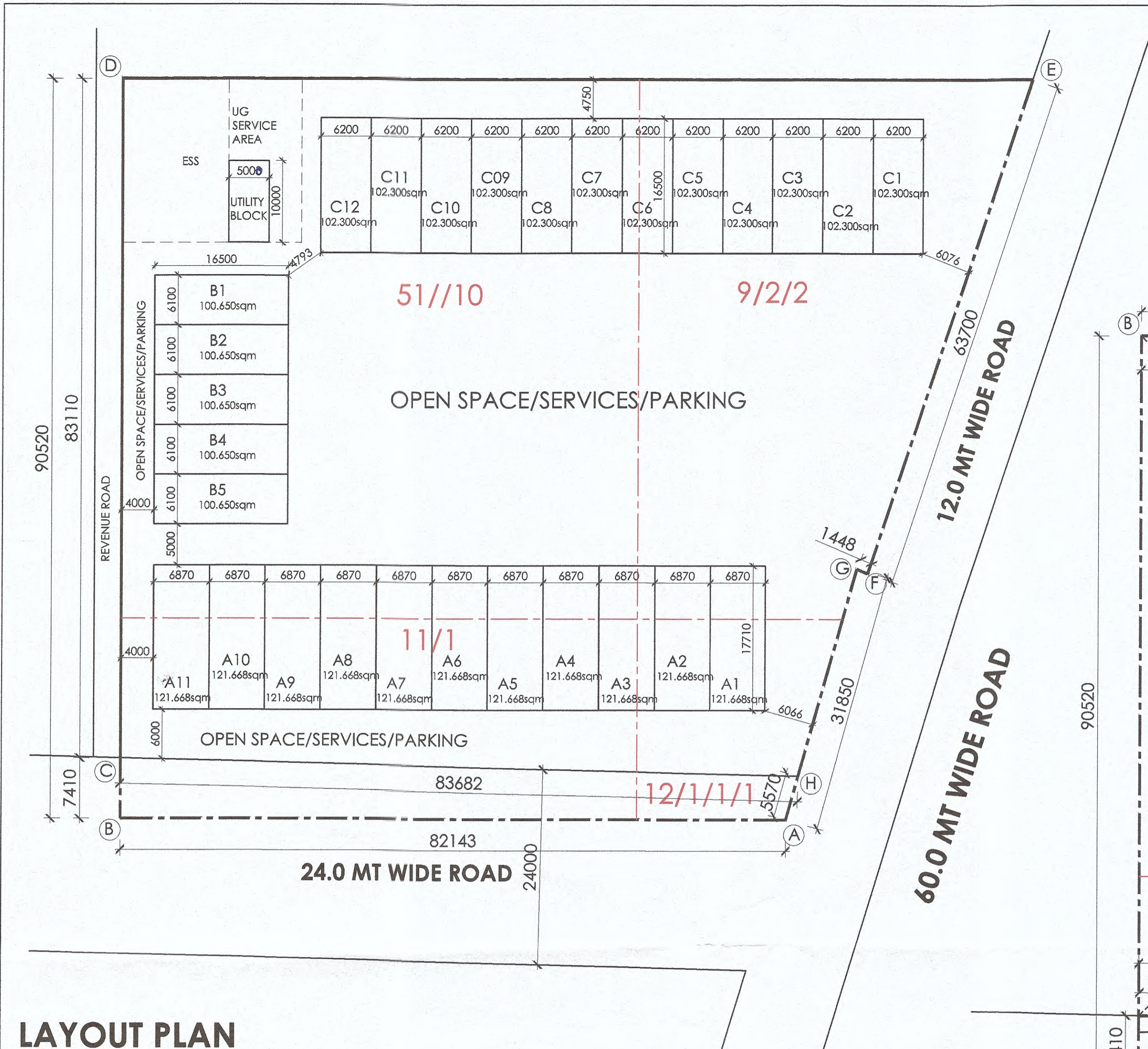
Endst. No. STP (G)/2021/

Dated:

A copy is forwarded to District Town Planner (P), Gurugram with respect to your office letter under reference for information.

Senior Town Planner
Gurugram Circle, Gurugram

DTP : *[Signature]*
 ATP : *[Signature]*
 AD : *[Signature]*
 JE : *[Signature]*



LAYOUT PLAN

AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
TOTAL AREA		2.16875	8776.619
PROPOSED AREA UNDER 24M ROAD (24 M)		0.13112	530.630
PERMISSIBLE G.C.	35.00%	0.759	3071.817
PERMISSIBLE F.A.R.	1.500		13164.928
PROPOSED G.C.	34.970%		3069.195
PROPOSED F.A.R.	1.499		13153.692
TOTAL NO. OF PLOTS			28
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GROUND COVERAGE			
			4.286

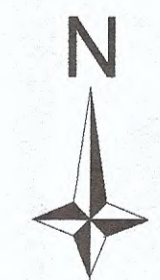
BLOCK SUMMARY			
BLOCK NAME	PLOT NO.	NO. OF PLOTS	PROPOSED F.A.R.
BLOCK-A	A1-A11	11	1338.345
BLOCK-B	B1-B5	5	503.250
BLOCK-C	C1-C12	12	1227.600
TOTAL		28	3069.195
FACTOR			34.97%
BALANCE			2.622

UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.			
PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
5.000 X 10.000	50.000	1	50.000

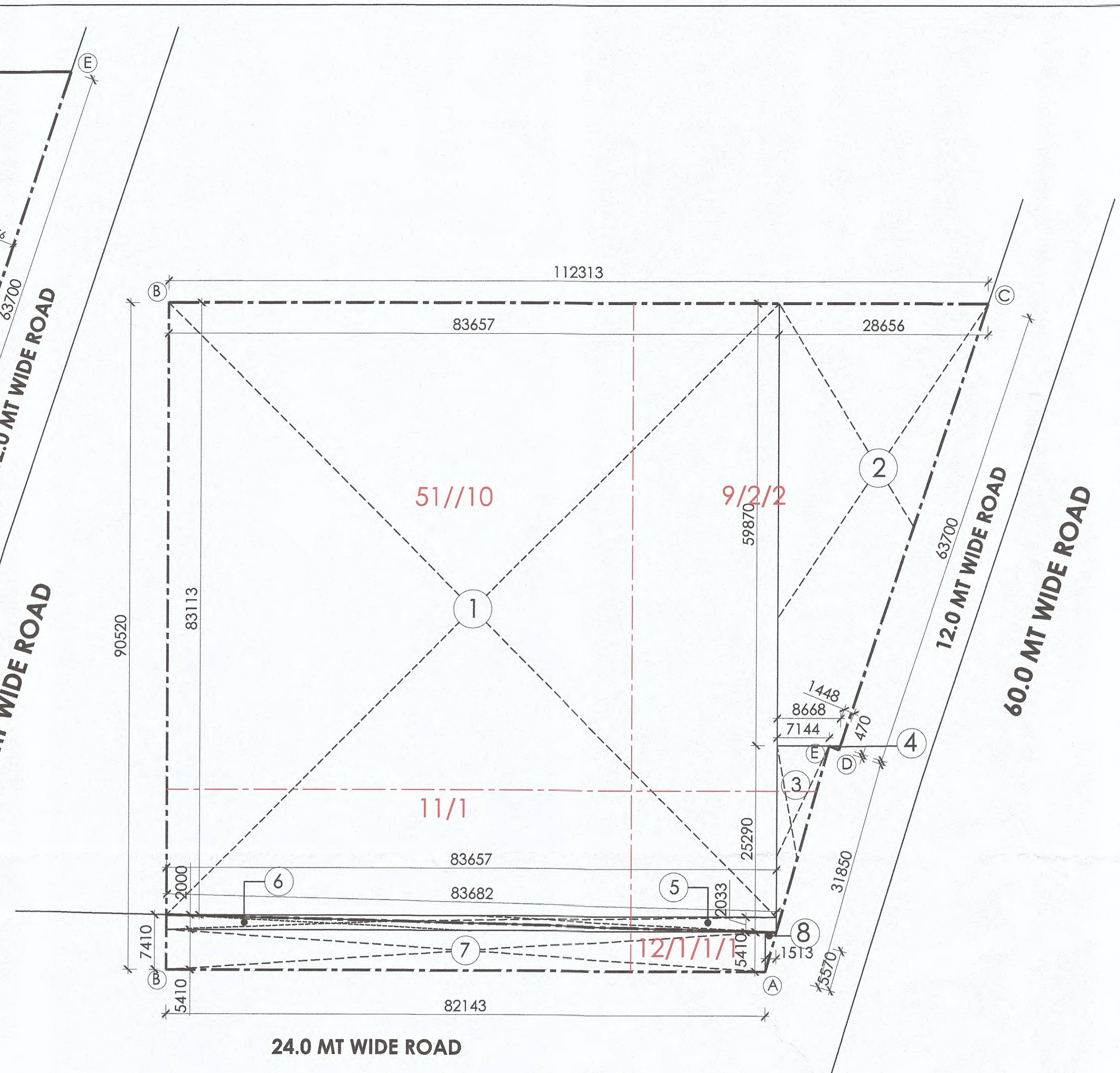
BLOCK-A AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS
A1-A11	6.870 X 17.710	121.668	11
TOTAL			11

BLOCK-B AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS
B1-B5	6.100 X 16.500	100.650	5
TOTAL			5

BLOCK-C AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS
C1-C12	6.200 X 16.500	102.300	12
TOTAL			12



DEMARICATION PLAN



Detail of Area Calculation				
Description	L	X	B	AREA SQM
1	83.657	X	83.113	6952.984
2	(28.656+8.668)X59.870X0.5			1117.294
3	25.290X7.144X0.5			90.336
4	0.47X1.448X0.5			0.340
5	83.657X2.033X0.5			85.035
Total				8245.989

Area Falling Under 24M wide Road				
Description	L	X	B	AREA SQM
6	82.143X2.0X0.5			82.14
7	82.143 X 5.41			444.39
8	1.513X5.41X0.5			4.09
Total				530.63

AREA UNDER 24M WIDE ROAD			
Name of Village	Kh. No.	Area in Sqm	Area in Acre
Begumpur	11/1	422.860	0.104
Khatola	12/1/1/1	107.770	0.027
Total		530.630	0.131

PRINCIPAL ARCHITECT

ACPL ISO 9001:2015
 Architecture Management Planning

ACPL Design Ltd
 E-24 South Extension-1 New Delhi 110049, India
 T: +91 11 24623195 F: +91 11 24646709
 www.acplonline.com E: contact@acplonline.com

PROJECT:-
 LAYOUT CUM DEMARICATION PLAN OF COMMERCIAL PLOTTED COLONY ON THE LAND MEASURING 2.16875 ACRES IN THE REVENUE ESTATE OF VILLAGE BEGUMPUR KHATOLA SECTOR-73, DISTRICT GURUGRAM FOR PYRAMID INFRATECH PVT. LTD.

For Pyramid Infratech Pvt. Ltd.
[Signature]
 Authorised Signatory

[Signature]
 ARCHITECT'S SIGNATURE

DRAWING TITLE
 LAYOUT & DEMARICATION PLAN

DRAWING NO. A-2 SCALE: 1 : 400