

OFFICE OF SENIOR TOWN PLANNER, GURUGRAM CIRCLE 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)/2023/ 3211

Dated: 6/5/23

To


Director General,
Town & Country Planning,
Haryana, Chandigarh.

Subject: Request for approval of Demarcation Plan for setting up of Group Housing Colony under TOD policy over an area measuring 4.525 acres falling in the revenue estate of village-Begampur Khatola, Sector-71, Gurugram being developed by Pyramid Infratech Pvt. Ltd.

Reference: LOI issued vide Directorate Memo No. LC-4786-JE(DS)/2023/11401 dated 20.04.2023 and DTP(P), Gurugram memo no. 3808 dated 06.05.2023.

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 copy of duly verified demarcation 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)/2023/

Dated:

A copy is forwarded to the District Town Planner (P), Gurugram their memo under reference for information & necessary action.

1
Senior Town Planner
Gurugram Circle, Gurugram

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)/2023/
Dated:

To

Senior Town Planner
Gurugram Circle, Gurugram.

Subject: Request for approval of Demarcation Plan for setting up of Group Housing Colony under TOD policy over an area measuring 4.525 acres falling in the revenue estate of village-Beampur Khatola, Sector-71, Gurugram being developed by Pyramid Infratech Pvt. Ltd.

Reference: LOI issued vide Directorate Memo No. LC-4786-JE(DS)/2023/11401 dated 20.04.2023 and Applicant Company's application dated 04.05.2023.

With reference to the subject cited above, it is intimated that the applicant company i.e. Pyramid Infratech Pvt. Ltd. has submitted Demarcation Plan in compliance of condition no. 9 imposed in LOI issued vide Directorate Memo No. LC-4786-JE(DS)/2023/11401 dated 20.04.2023 for setting up of Group Housing Colony under TOD policy over an area measuring 4.525 acres in the revenue estate of village Begampur Khatola, Sector-71, Gurugram.

The field official of this office has inspected the subjected site vis-à-vis land schedule mentioned in LOI and proposed Demarcation Plan submitted by the applicant company and found that the outer dimensions shown on the proposed Demarcation Plan is as per site. The subjected site is demarcated with precast wall and tin sheets. The site is lying vacant and leveled. 1 No. 66 KV HT line passes through the site, as shown on the proposed Demarcation Plan. No IOC/Gas Pipeline passes through the site.

As per LOI issued vide Directorate Memo No. LC-4786-JE(DS)/2023/11401 dated 20.04.2023, the total area of the applied site is 4.525 acres, which is same as per proposed Demarcation Plan submitted by the applicant company.

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

DA/As above.

-sd-
District Town Planner,
Gurugram.

Endst. No. 3809

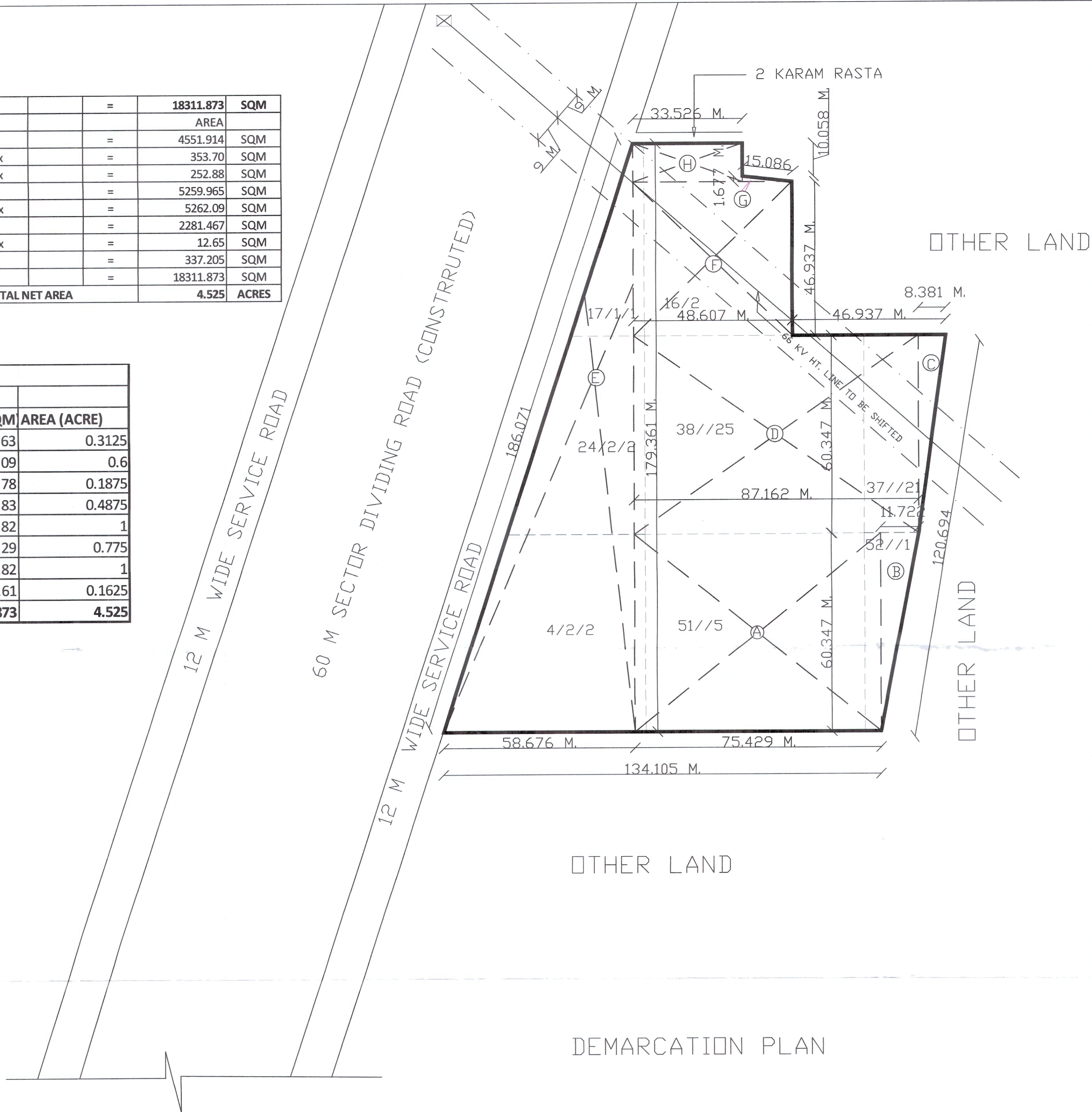
Dated: 06/05/23

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


District Town Planner,
Gurugram.

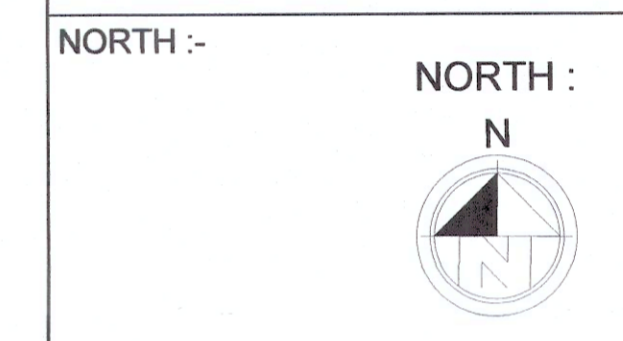
PLOT AREA		4.5250	ACRES			=	18311.873	SQM
AREA UNDER ZONING							AREA	
A	75.429	X	60.347			=	4551.914	SQM
B	11.722	X	60.347	÷ 2	x	=	353.70	SQM
C	8.381	X	60.347	÷ 2	x	=	252.88	SQM
D	87.162	X	60.347			=	5259.965	SQM
E	58.676	X	179.361	÷ 2	x	=	5262.09	SQM
F	48.61	X	46.94			=	2281.467	SQM
G	15.086	X	1.677	÷ 2	x	=	12.65	SQM
H	33.53	X	10.06			=	337.205	SQM
			TOTAL			=	18311.873	SQM
			TOTAL NET AREA			=	4.525	ACRES

AREA UNDER ZONING			
NAME OF VILLAGE	KHASRA No	AREA (SQM)	AREA (ACRE)
BEGAMPUR KHATOLA	37//21	1264.63	0.3125
	38//16/2	2428.09	0.6
	38//17/1/1	758.78	0.1875
	38//24/2/2	1972.83	0.4875
	38//25	4046.82	1
	51//4/2/2	3136.29	0.775
	51//5	4046.82	1
TOTAL		18311.873	4.525



DEMARICATION PLAN FOR SETTING UP OF GROUP HOUSING COLONY UNDER TOD POLICY OVER AN AREA MEASURING 4.525 ACRES IN THE REVENUE ESTATE OF VILLAGE -BEGAMPUR KHATOLA, SECTOR-71,GURUGRAM BEING DEVELOPED BY M/S PYRAMID INFRATECH PVT. LTD.ON BEARING KH. NOS. 37//21, 38//16/2,17/1/1,24/2/2,25, 51//4/2/2,5, 52//1,

DRAWING TITLE :
DEMARICATION PLAN



SCALE :-
1:500

OWNER SIGN :-
[Signature]

ARCH. SIGN :-
[Signature]
VIVEK SINGH RAO
B. Arch, M.C.A., F.I.I.A.
C.O.A. Reg. No. CA9925040
RAO AND ASSOCIATE
374, U.V., Ph-IV, Gurgaon-15
Ph:- 2347706-07, 9811130887

PROJECT NO. RA-5027	DRG. NO. A-1	NORTH
SCALE- 1:1000	DATE MAY-2023	
DRAWN BY- RISHI	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, 2347707 FAX 0124 - 2347707

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DTP = *[Signature]*
ATP = *[Signature]*
JE = *[Signature]*
JD = *[Signature]*

DEMARCATION PLAN