

**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](mailto:stp4.gurugram.tcp@gmail.com)

Memo No. :STP(G)/2023/

3213

Dated: .....

6/5/23

To

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

**Subject: Request for approval of Demarcation Plan for grant of license under New Integrated Licensing Policy (NILP) dated 11.05.2022 on the land measuring 10.4625 Acres (after migration of license No. 60 of 2022 dated 13.05.2022 granted for setting up of Affordable Plotted Colony over an area measuring 10.4625 acres) in the revenue estate of village-Behrampur, Sector-63A, Gurugram being developed by Pyramid & LID Realtors LLP.**

Reference: LOI issued vide Directorate Memo No. LC-4958-JE(DS)/2023/11406 dated 20.04.2023 and DTP(P), Gurugram memo no. 3806 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.

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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: [dtp6.gurugram.tcp@gmail.com](mailto:dtp6.gurugram.tcp@gmail.com)

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Memo No.DTP (G)/2023/  
Dated:

To

Senior Town Planner  
Gurugram Circle, Gurugram.

**Subject:** Request for approval of Demarcation Plan for grant of license under New Integrated Licensing Policy (NILP) dated 11.05.2022 on the land measuring 10.4625 Acres (after migration of license No. 60 of 2022 dated 13.05.2022 granted for setting up of Affordable Plotted Colony over an area measuring 10.4625 acres) in the revenue estate of village-Behrampur, Sector-63A, Gurugram being developed by Pyramid & LID Realtors LLP

**Reference:** LOI issued vide Directorate Memo No. LC-4958-JE(DS)/2023/11406 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 & LID Realtors LLP has submitted Demarcation Plan in compliance of condition no. 12 imposed in LOI issued vide Directorate Memo No. LC-4958-JE(DS)/2023/11406 dated 20.04.2023 for grant of license under New Integrated Licensing Policy (NILP) dated 11.05.2022 on the land measuring 10.4625 Acres (after migration of license No. 60 of 2022 dated 13.05.2022 granted for setting up of Affordable Plotted Colony over an area measuring 10.4625 acres) in the revenue estate of village-Behrampur, Sector-63A, Gurugram being developed by Pyramid & LID Realtors LLP.

The field official of this office has inspected the subjected site vis-à-vis land schedule mentioned in LOI, Aks-Sajra 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. No HT/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 10.4625 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.

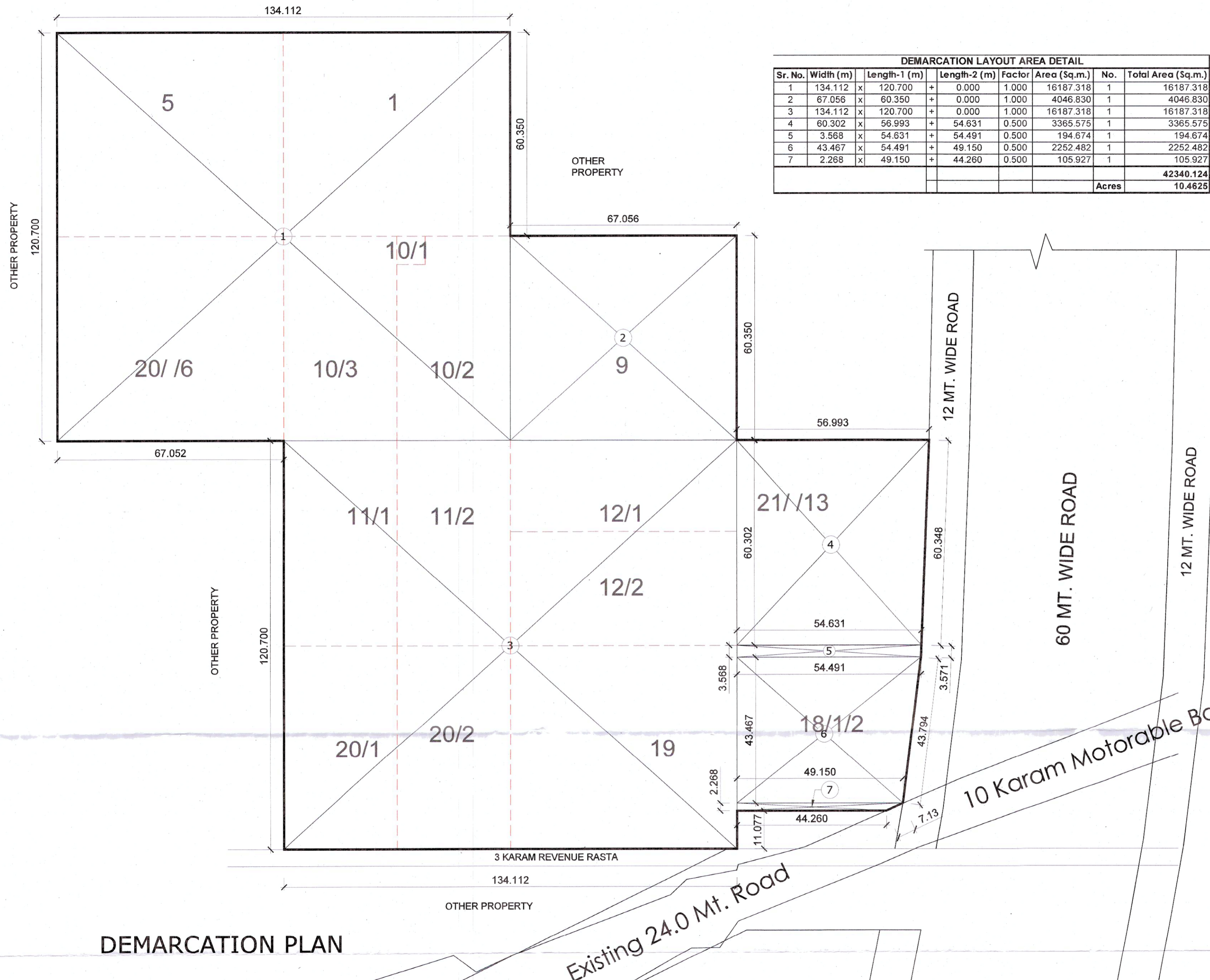
District Town Planner,  
Gurugram.

Endst. No. 3807

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.



DEMARICATION LAYOUT AREA DETAIL							
Sr. No.	Width (m)	Length-1 (m)	Length-2 (m)	Factor	Area (Sq.m.)	No.	Total Area (Sq.m.)
1	134.112	x	120.700	+	0.000	1.000	16187.318
2	67.056	x	60.350	+	0.000	1.000	4046.830
3	134.112	x	120.700	+	0.000	1.000	16187.318
4	60.302	x	56.993	+	54.631	0.500	3365.575
5	3.568	x	54.631	+	54.491	0.500	194.674
6	43.467	x	54.491	+	49.150	0.500	2252.482
7	2.268	x	49.150	+	44.260	0.500	105.927
							<b>42340.124</b>
						Acres	<b>10.4625</b>

AREA UNDER ZONING			
NAME OF VILLAGE	KHASRA No	AREA (SQM)	AREA (ACRE)
BEHRAMPUR	20// 5	4046.82	1.0000
	20// 6	4046.82	1.0000
	21// 1	4046.82	1.0000
	21// 9	4046.82	1.0000
	21// 10/1	75.88	0.0187
	21// 10/2	1947.53	0.4812
	21// 10/3	2023.41	0.5000
	21// 11/1	2023.41	0.5000
	21// 11/2	2023.41	0.5000
	21// 12/1	1795.78	0.4437
	21// 12/2	2251.05	0.5562
	21// 13min	3389.21	0.8375
	21// 18/1/2min	2529.26	0.6250
	21// 19	4046.82	1.0000
	21// 20/1	2023.41	0.5000
21// 20/2	2023.41	0.5000	
<b>TOTAL</b>		<b>42340.124</b>	<b>10.4625</b>

DTP = *[Signature]*  
 ATP = *[Signature]*  
 JE/PI = *[Signature]*  
 SD = *[Signature]*

**DEMARICATION PLAN**

PRINCIPAL ARCHITECT

**ACPL** ISO 9001:2015  
 Architecture Management Planning

ACPL Design Ltd  
 1/24 South Extension-1, New Delhi 110048, India  
 T: +91 11 26627908 F: +91 11 26666209  
 www.acplindia.com E: contact@acplindia.com

CLIENT  
 SCJS Buildwell LLP

PROJECT  
 Approval of Demarcation Plan for grant of license under New Integrated Licensing Policy (NILP) dated 11.05.2022 on the land measuring 10.4625 Acres (after migration of license No. 60 of 2022 dated 13.05.2022 granted for setting up of Affordable Plotted Colony over an area measuring 10.4625 acres) in the revenue estate of Village: Behrampur, Sector-63A, Gurugram- being developed by Pyramid & LID Realtors LLP.

OWNER/AUTH. SIGNATURE *[Signature]* ARCHITECT'S SIGNATURE *[Signature]*  
 KULMEET BHANGARI ARCHITECT CA/97/21741

DRAWING TITLE  
 DEMARICATION PLAN

DRAWINGNO. A-2 SCALE: 1 : 600