

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojana Bhavan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No: ZP-2107/JD(SP)/2026/ 6565 Dated 23-02-26

To

Trident Hills Pvt. Ltd.
(Formerly known as Ireo Five Rivers Pvt. Ltd.),
Regd. Office 310,Prakash Deep Building,
7 Tolystoy Marg, New delhi-110001.

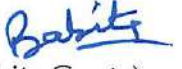
Subject: Approval of Phasing plan for setting up of Integrated Residential Colony (Under NILP Policy) measuring 68.21874 acres bearing licence no. 135 of 2022 dated 26.08.2022 for 66.04167 acres and Licence No. 21 of 2025 dated 28.02.2025 for 2.17708 acres, in Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District Panchkula.

Reference:- Your request dated 18.12.2025 & 04.02.2026 on the matter cited above.

Please find enclosed a copy of approved Phasing Plan of Integrated Residential Colony (Under NILP Policy) measuring 68.21874 acres bearing licence no. 135 of 2022 dated 26.08.2022 for 66.04167 acres and Licence No. 21 of 2025 dated 28.02.2025 for 2.17708 acres, in Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District Panchkula bearing drawing no. DTCP-11913 dated 19.02.2026 for further necessary action.

The above Phasing Plan of Integrated Residential Colony (Under NILP Policy) is approved with the condition that you shall submit the approved Phasing Plan in the RERA Authority and get the RERA registration as per the approved Phasing Plan.

DA/As above.



(Babita Gupta)
District Town Planner, (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh.

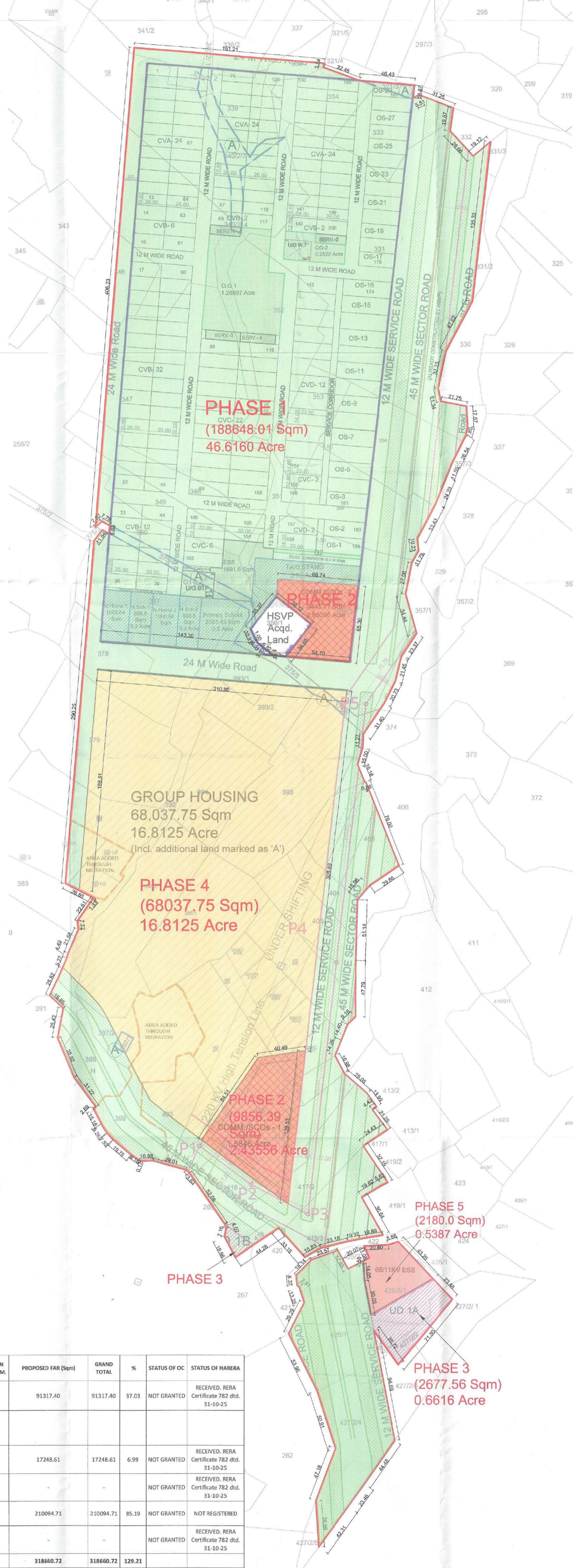
Endst. No. ZP-2107/JD(SP)/2026/ _____ Dated _____

A copy is forwarded to the following alongwith a copy of approved Phasing Plan for information and necessary action:-

1. The Senior Town Planner, Panchkula.
2. The District Town Planner, Panchkula.
3. Nodal Officer, Website Updation with a request to host the same on website of the Department.

DA/As above


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



AREA CALCULATION	
DESCRIPTION	AREA
TOTAL AREA	68.21874 Acre
NET PLANNED AREA	60.9421 Acre
PERMISSIBLE FAR	FAR 125 permitted on Net Planned area of 60.9421 Acres
Perm. Area for Residential FAR	58.5044
Perm. Area for Comercial FAR	2.4377
Total Area utilized	60.9421
Perm. Residential FAR @ 125	2,95,948.16 Sqm (Res. Plots- 82,851.53 Sqm+ N.Home1-1500.96 Sqm+ N.Home2- 1500.96 Sqm+ GH- 2,10,094.71 Sqm)

S. NO.	PHASE NO.	STATUS OF BUILDING PLAN	AREA		SANCTION FAR IN SQM.	PROPOSED FAR (Sqm)	GRAND TOTAL	%	STATUS OF OC	STATUS OF HARERA
			SQM.	ACRE						
1	PHASE-1	YET TO BE APPROVED	193319.31	47.7703	-	91317.40	91317.40	37.03	NOT GRANTED	RECEIVED, RERA Certificate 782 dtd. 31-10-25
Note: Area taken of Plots+ Nursing Home- 1 & 2+ Community sites+ Green areas+ Serv. Parcels+ ESS+ Roads. FAR taken of Plots, N.Home 1 & 2 and Community sites.										
2	PHASE-2	YET TO BE APPROVED	9856.39	2.43556	-	17248.61	17248.61	6.99	NOT GRANTED	RECEIVED, RERA Certificate 782 dtd. 31-10-25
3	PHASE-3	YET TO BE APPROVED	2677.56	0.6616	-	-	-	-	NOT GRANTED	RECEIVED, RERA Certificate 782 dtd. 31-10-25
4	PHASE-4	YET TO BE APPROVED	68037.75	16.8125	-	210094.71	210094.71	85.19	NOT GRANTED	NOT REGISTERED
5	PHASE-5	YET TO BE APPROVED	2180.0	0.5387	-	-	-	-	NOT GRANTED	RECEIVED, RERA Certificate 782 dtd. 31-10-25
TOTAL			276071.01	68.21874	-	318660.72	318660.72	129.21		

TENTATIVE/ INDICATIVE FAR INTENDED TO BE UTILIZED IN FUTURE

Below is the indicative and tentative FAR proposed to be utilized through balance component of permissible FAR and / or through applicable / future scheme (s) and / or policies / norms, including but not limited to TOD, TDR, GRIHA, IGBC, LEED etc. and / or any lawful FAR that may be availed through re-development or reconstruction or amalgamation / inclusion of additional land or through any other means.

SHEET TITLE: PHASING PLAN

For Trident Hills Private Ltd. (Formerly known as IREO FIVERIVER PVT. LTD.)

TANUJ KAPUR
ARCHITECT
C/A No. 0637602

Authorized Signature

PROJECT: INTEGRATED RESIDENTIAL PLOTTED COLONY UNDER NHP POLICY 2022 FOR ALREADY APPROVED LIC. NO. 135 OF 2022 DTD. 26-08-2022 AND ADDITIONAL LIC. NO. 21 OF 2025 DTD. 18-02-2025. TOTAL AREA MEASURING 68.21874 ACRES IN SECTOR 3, 4 & 4A, PINKIE KALSA URBAN COMPLEX BEING DEVELOPED BY 'TRIDENT HILLS PVT. LTD.' (FORMERLY KNOWN AS IREO FIVERIVER PVT. LTD.)

DEVELOPER: **THPL** (Formerly known as IREO Fiveriver Pvt. Ltd.)

TRIDENT REALTY

DRG. NO: DTCP 1912 Dt 19-02-2026

(SATYA PAL) JD (HQ)

(RAMAN KUMAR) ATP (HQ)

(BABITA GUPTA) DTP (HQ)

(HITESH SHARMA) STP (HQ)

(BHUVNESH KUMAR) CTP (HR)

(AMIT KHATRI, IAS) DTCP (HR)