

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, 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-1953-II/JD(RD)/2024/ 31972 Dated 21-10-24

To

Newage Infraprojects Pvt. Ltd. and others
in collaboration with Hero Reality Pvt. Ltd,
264, Okhla Industrial Estate.
Phase-III, New Delhi-110020.

Subject: Request for revised phasing plan of Mix Land Use Colony (87% Residential and 13 % commercial component) under TOD Policy for an area measuring 11.901 acres (licence no. 199 of 2023 dated 05.10.2023 and licence no. 15 of 2024 dated 30.01.2024) in sector-104, GMUC being developed by Newage Infraprojects Pvt. Ltd. and others in collaboration with Hero Reality Pvt. Ltd.

Reference: Your request dated 05.09.2024 on the subject cited above.

It is intimated that the request referred above, for revised Phasing Plan of Mix Land Use Colony has been considered as per policy dated 24.04.2023.

Please find enclosed herewith a copy of the approved revised Phasing Plan of Mix Land Use Colony (87% Residential and 13 % commercial component) under TOD Policy for an area measuring 11.901 acres (licence no. 199 of 2023 dated 05.10.2023 and licence no. 15 of 2024 dated 30.01.2024) in sector-104, GMUC bearing Drawing No. DTCP-10537 dated 21.10.2024 for further necessary action.

The above Revised Phasing Plan of Mix Land Use Colony is approved with the condition that you shall submit the approved revised Phasing Plan to the RERA Authority and get the RERA registration as per the approved Phasing Plan.

DA/as above


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

Endst. No. ZP-1953-II/JD(RD)/2024/ _____ Dated _____

A copy along with a copy of above said approved Phasing Plan is forwarded to the following for information and necessary action: -

1. The Senior Town Planner, Gurugram.
2. The District Town Planner (P), Gurugram.
3. Nodal Officer, Website Updation.

DA/as above.

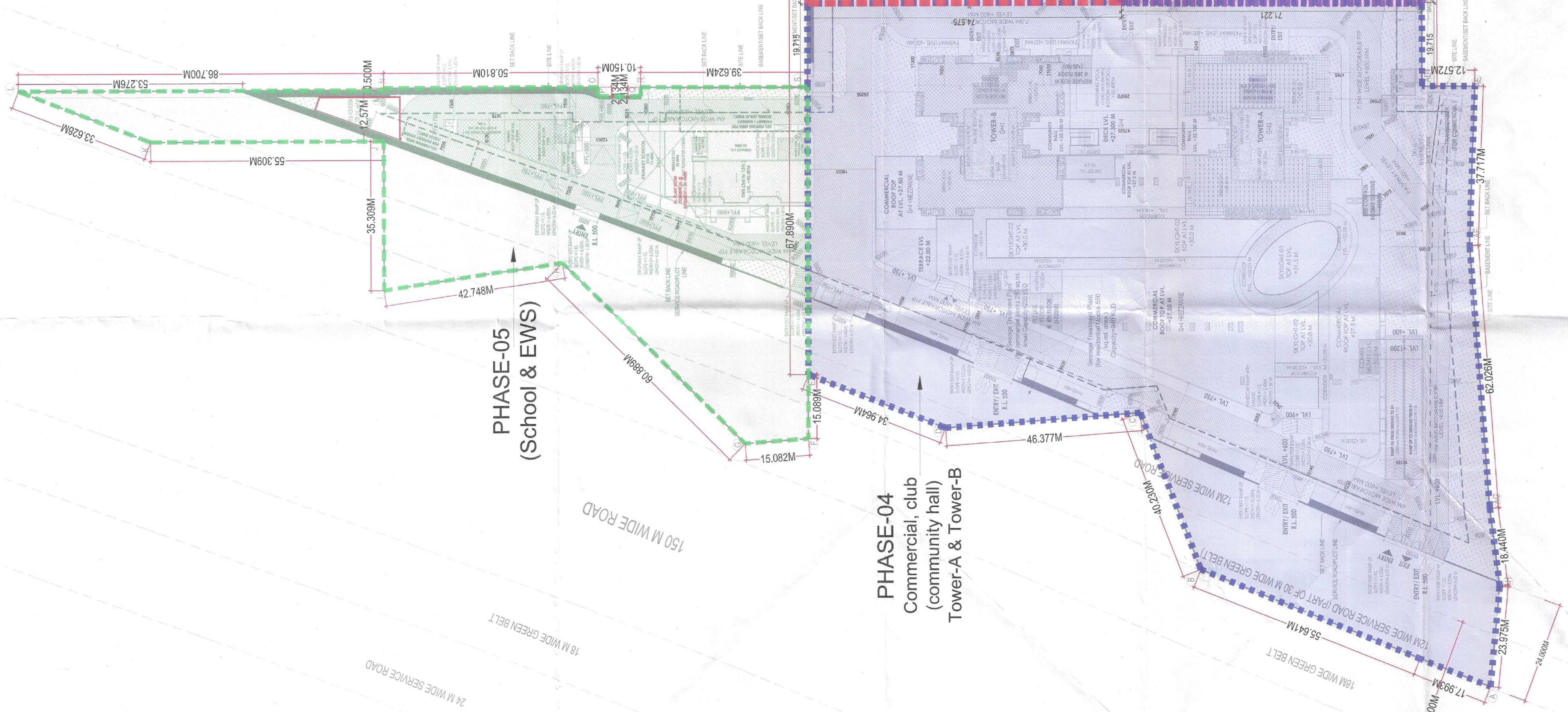

(Ashish Sharma)
District Town Planner, (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh.

REVISED PHASING PLAN

PHASE - WISE AREA DETAIL						
PHASE	LEGEND	DESCRIPTION	AREA (IN ACRE)	FAR PROPOSED (sqmt.)	(%) CALCULATED ON NET PLANNED AREA	RERA REGISTERED OR NOT
PHASE-01		Tower-E	1.3980	28507.02	65.686%	
PHASE-02		Tower-D	1.0768	29141.25	67.148%	
PHASE-03		Tower-C	1.2585	13509.65	31.129%	
PHASE-04		Tower-A	4.6531	27035.85	62.286%	RERA NOT REGISTERED YET
		Tower-B		25526.22	58.818%	
		CLUB (community hall)		4505.84	10.382%	
		COMMERCIAL		19266.43	44.394%	
PHASE-05		EWS	1.6039	3639.40	8.386%	
		METER & VCB ROOM		76.59	0.176%	
PHASE-06		School				
		Future expansion	1.0998			
GRAND TOTAL			11.0901	151208.25	348.416%	

Note:- 12% FAR (5207.83 SQM) WILL BE AVOIDED ON ACCOUNT PRE-CERTIFICATION OF GBC (4 STAR RATING) AS PER THE NORMS OF HARYANA BUILDING CODE -2017. THIS FAR WILL BE UTILIZED IN PHASE-1,2,3,4 & 5 OF THE COLONY.

TOTAL SITE AREA - 11.0910 ACRES
NET SITE AREA FOR PLANING - 10.72405 ACRES



NOTE:- THE PHASING PLAN IS SUPERIMPOSED ON THE SITE PLAN

PRINCIPAL ARCHITECT:
ACPL
ACPL Design Ltd
C-24, Sector-46, Gurgaon
Haryana
122002
www.acpldesign.com
P: +91 98100 25000
F: +91 122 4250000

PROJECT:-
APPROVAL OF REVISED PHASING PLAN ON
TOWER A, B, C, D, E AND FUTURE EXPANSION
11.0901 ACRES ENCLING UNDER LICENSE NO.
199 OF 2023 AND 15 OF 2024 IN SECTOR-104
GURUGRAM BEING DEVELOPED BY MS HERO
REALTY PVT. LTD.

OWNER/AUTH. SIGNATURE

ARCHITECTS SIGNATURE

DRAWING TITLE
REVISED PHASING PLAN
DRAWING NO. SP-AR-01
SCALE :- 1:500

(RAJESH DUTT)
JD (HQ)

(JATANYI)
ATP (HQ)

(ASHISH SHARMA)
DTP (HQ)

(HITESH SHARMA)
STP (HQ)

(JITENDER SHAG)
CTP (HR)

(AMIT KHATRI, IAS)
DTP (HR)

DRG NO:- STP 10537
Date:- 24-04-24