

Memo No.ZP-2017/PA(DK)/2025/ 2956 Dated 23-01-25

To

Riverday Infrastructure Pvt. Ltd.,
Regd. Office - 12A Floor, Tower-2,
M3M Internation Financial Center,
Sector-66, Gurugram - 122002.

Subject: Approval of revised Phasing Plan of Mixed Land Use Colony (98% Residential and 2% Commercial) under TOD Policy over an area measuring 11.66875 acres (Licence No. 90 of 2024 dated 18.07.2024), Sector-69, Gurugram being developed by Riverday Infrastructure Pvt. Ltd.

Reference:- Your request dated 13.01.2025 & 16.01.2025 on the matter cited above.

Please find enclosed a copy of approved Phasing Plan of Mixed Land Use Colony (98% Residential and 2% Commercial) under TOD Policy over an area measuring 11.66875 acres (Licence No. 90 of 2024 dated 18.07.2024), Sector-69, Gurugram bearing drawing no. DTCP-10796 dated 23.01.2025 for further necessary action.

The above Phasing Plan of Mixed Land Use Colony (98% Residential and 2% Commercial) under TOD 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.



(Narender Kumar)

District Town Planner, (HQ)

For: Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No.ZP-2017/PA(DK)/2025/ _____ 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, Gurugram.
2. The District Town Planner (P), Gurugram.
3. Nodal Officer, Website Updation with a request to host the same on website of the Department.

DA/as above



District Town Planner, (HQ)

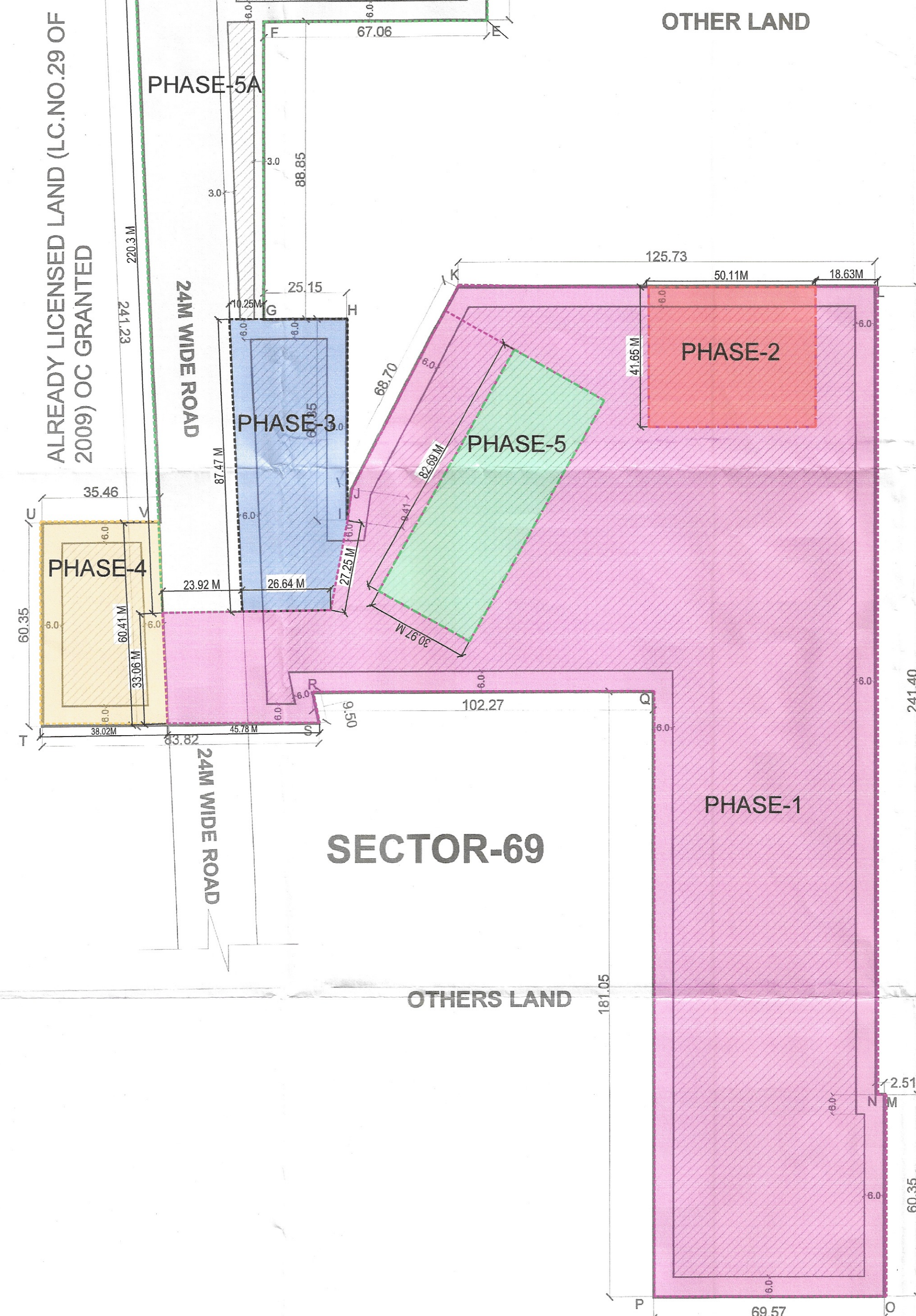
For: Director, Town & Country Planning,
Haryana, Chandigarh.

90M WIDE SOUTHERN PERIPHERY ROAD

18 M WIDE GREEN BELT

12 M WIDE SERVICE ROAD

12 M WIDE SERVICE ROAD



SECTOR-69

OTHERS LAND

OTHER LAND

PROPOSED REVISED PHASING PLAN SUPERIMPOSED ON APPROVED ZONING PLAN VIDE DRG. NO 10372 DATED 18.07.2024 OF MIXED LAND USE COLONY (UNDER TOD POLICY DATED 09.02.2016) (98% RESIDENTIAL COMPONENT AND 2% COMMERCIAL COMPONENT) FOR AN AREA MEASURING 11.66875 ACRES. (LICENSE NO 90 OF 2024 DATED 18.07.2024) IN THE REVENUE ESTATE OF VILLAGE FAZILPUR JHARSA & BADSHAHAPUR, SECTOR-69 GURUGRAM, BEING DEVELOPED BY RIVERDAY INFRASTRUCTURE PRIVATE LIMITED .

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, LEED, IGBC etc. and / or any lawful FAR that may be availed through re-development or reconstruction or amalgamation / inclusive of additional land or through any other means.

Total area = 11.66875 acres
Net Planned area = 11.66875 acres (47221.681sqmt)
Permissible FAR=165275.88 SQM (350%)

S.No.	PHASE NO.	AREA		TENTATIVE FAR TO BE UTILIZED (3.50 TOD+1.5 TDR+0.12 Green Building) IN SQM 5.12%	STATUS OF HRERA NO.
		(ACRES)	SQM		
1	Phase-1	6.97635	28232.243	158719.87 (3.361%)	Registered
2	Phase-2	0.5157	2086.96	3509.83 (0.074%)	Not registered
3	Phase-3	0.7062	2857.885	4980.74 (0.105%)	Not registered
4	Phase-4	0.5479	2217.269	2084.39 (0.044%)	Not registered
5	Phase-5	0.633	2561.656	69200.00 (1.465%)	To be applied after approval of building plan.
6	Phase-5A	2.2896	9265.668	3281.04 (0.069%)	
Total		11.66875	47221.681	241775.87 (5.12%)	

Status

PHASING PLAN

Owner's Sign

For M/s Riverday Infrastructure Private Limited
(Authorized Signatory)

Architect's Sign

SHIV KUMAR
CA/2016/75356

SCALE:- 1:100

DATE:-



DRG. NO.1- DTP 10796 DATED:- 23-01-25

(DINESH KUMAR)
PA(HQ)

(RAJAT CHAUHAN)
ATP (HQ)

(NARENDER KUMAR)
DTP(HQ)

(HITESH SHARMA)
STP(HQ)

(JITENDER SIHAG)
CTP(HR)

(AMIT KHATRI, IAS)
DTP (HR)