

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. LC-735-B AD(VK)/2025/ 13115 Dated 15/04/25

To

Elite Home Pvt. Ltd.
Shop No 30, M2K Mall, 16 Mangalam Place,
District Centre, Sector-3, Rohni,
New Delhi-110085.

Subject: Approval of phasing plan of Residential Plotted Colony area measuring 65.84975 acres [Licence No. 189 of 2007 dated 16.06.2007 (64.8685 acres) & License No. 06 of 2020 dated 20.01.2020 (0.98125 acres)] in Sector-5 & 7-A, Dharuhera, Distt. Rewari being developed by Elite Home Pvt. Ltd.

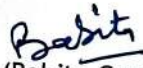
Reference: Your request dated 21.01.2025 on the subject cited above.

It is intimated that the request referred above, for Phasing Plan of Residential Plotted Colony has been considered as per policy dated 24.04.2023.

Please find enclosed herewith a copy of the approved phasing plan of Residential Plotted Colony area measuring 65.84975 acres [Licence No. 189 of 2007 dated 16.06.2007 (64.8685 acres) & License No. 06 of 2020 dated 20.01.2020 (0.98125 acres)] in Sector-5 & 7-A, Dharuhera, Distt. Rewari bearing Drawing No. DTCP-11004 dated 15.04.2025 for further necessary action.

The above Phasing Plan of Residential Plotted Colony is approved with the condition that you shall submit the approved Phasing Plan to 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.

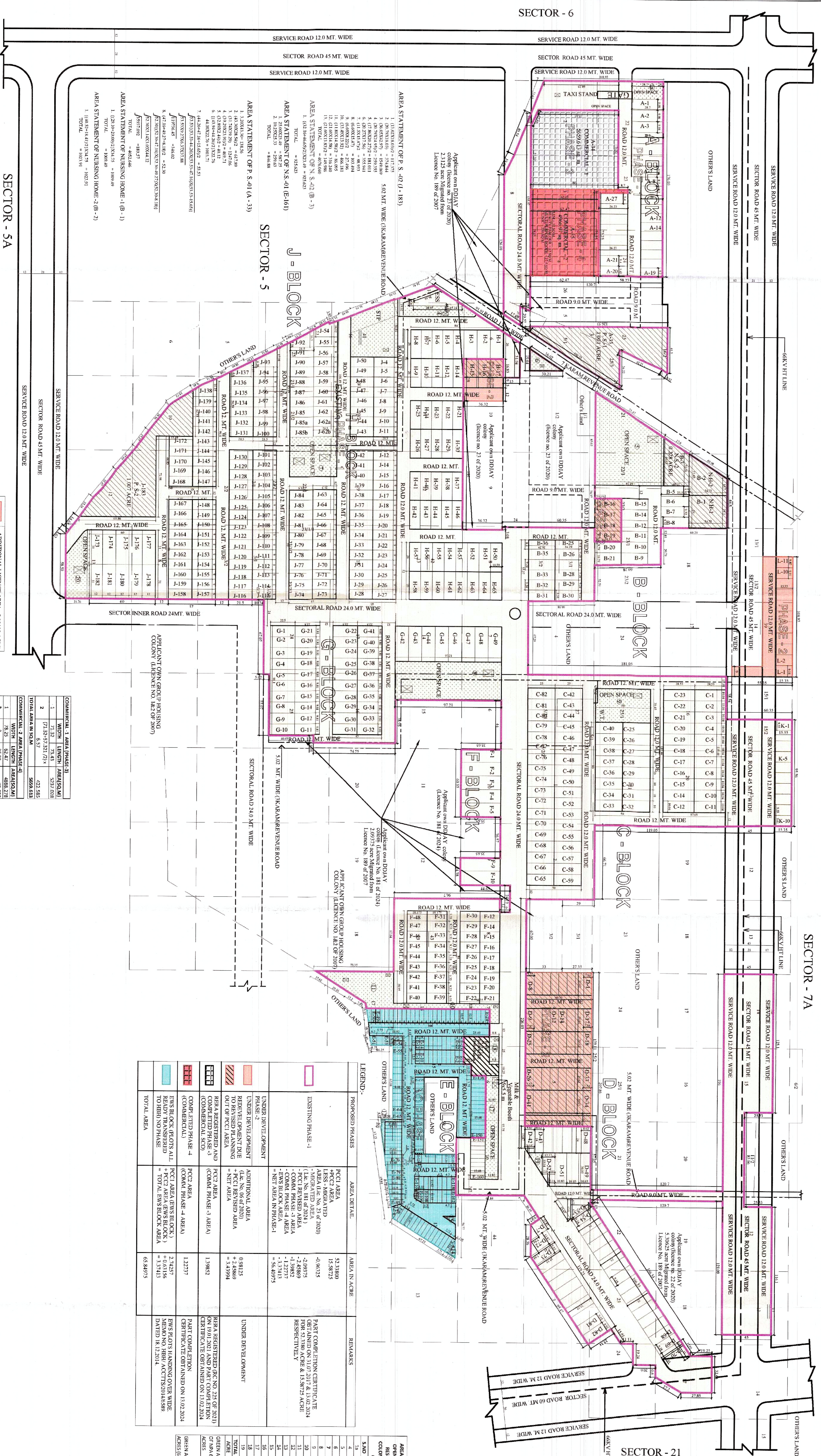
Endst. No. LC-735-B/AD(VK)/2025/ _____ Dated _____

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, Rewari.
3. Nodal Officer, Website Updation.

DA/as above.


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



AREA STATEMENT OF BLOCK - A (PHASE 0)						
S.NO	PLOT NO	WIDTH	LENGTH	NO OF PLOT	AREA	TOTAL AREA
1	A1	2.2	108.00	1	237.60	237.60
2	A2	2.2	108.00	1	237.60	475.20
3	A3	4.0	43.2	8.0	172.80	648.00
4	A4	4.0	43.2	8.0	172.80	820.80
5	A5	4.0	43.2	8.0	172.80	993.60
6	A6	4.0	43.2	8.0	172.80	1166.40
7	A7	4.0	43.2	8.0	172.80	1339.20
8	A8	4.0	43.2	8.0	172.80	1512.00
9	A9	4.0	43.2	8.0	172.80	1684.80
10	A10	4.0	43.2	8.0	172.80	1857.60
11	A11	4.0	43.2	8.0	172.80	2030.40
12	A12	4.0	43.2	8.0	172.80	2203.20
13	A13	4.0	43.2	8.0	172.80	2376.00
14	A14	4.0	43.2	8.0	172.80	2548.80
15	A15	4.0	43.2	8.0	172.80	2721.60
16	A16	4.0	43.2	8.0	172.80	2894.40
17	A17	4.0	43.2	8.0	172.80	3067.20
18	A18	4.0	43.2	8.0	172.80	3240.00
19	A19	4.0	43.2	8.0	172.80	3412.80
20	A20	4.0	43.2	8.0	172.80	3585.60
21	A21	4.0	43.2	8.0	172.80	3758.40
22	A22	4.0	43.2	8.0	172.80	3931.20
23	A23	4.0	43.2	8.0	172.80	4104.00
24	A24	4.0	43.2	8.0	172.80	4276.80
25	A25	4.0	43.2	8.0	172.80	4449.60
26	A26	4.0	43.2	8.0	172.80	4622.40
27	A27	4.0	43.2	8.0	172.80	4795.20
28	A28	4.0	43.2	8.0	172.80	4968.00
29	A29	4.0	43.2	8.0	172.80	5140.80
30	A30	4.0	43.2	8.0	172.80	5313.60
31	A31	4.0	43.2	8.0	172.80	5486.40
32	A32	4.0	43.2	8.0	172.80	5659.20
33	A33	4.0	43.2	8.0	172.80	5832.00
34	A34	4.0	43.2	8.0	172.80	6004.80
35	A35	4.0	43.2	8.0	172.80	6177.60
36	A36	4.0	43.2	8.0	172.80	6350.40
37	A37	4.0	43.2	8.0	172.80	6523.20
38	A38	4.0	43.2	8.0	172.80	6696.00
39	A39	4.0	43.2	8.0	172.80	6868.80
40	A40	4.0	43.2	8.0	172.80	7041.60
41	A41	4.0	43.2	8.0	172.80	7214.40
42	A42	4.0	43.2	8.0	172.80	7387.20
43	A43	4.0	43.2	8.0	172.80	7560.00
44	A44	4.0	43.2	8.0	172.80	7732.80
45	A45	4.0	43.2	8.0	172.80	7905.60
46	A46	4.0	43.2	8.0	172.80	8078.40
47	A47	4.0	43.2	8.0	172.80	8251.20
48	A48	4.0	43.2	8.0	172.80	8424.00
49	A49	4.0	43.2	8.0	172.80	8596.80
50	A50	4.0	43.2	8.0	172.80	8769.60
51	A51	4.0	43.2	8.0	172.80	8942.40
52	A52	4.0	43.2	8.0	172.80	9115.20
53	A53	4.0	43.2	8.0	172.80	9288.00
54	A54	4.0	43.2	8.0	172.80	9460.80
55	A55	4.0	43.2	8.0	172.80	9633.60
56	A56	4.0	43.2	8.0	172.80	9806.40
57	A57	4.0	43.2	8.0	172.80	9979.20
58	A58	4.0	43.2	8.0	172.80	10152.00
59	A59	4.0	43.2	8.0	172.80	10324.80
60	A60	4.0	43.2	8.0	172.80	10497.60
61	A61	4.0	43.2	8.0	172.80	10670.40
62	A					

AREA STATEMENT OF BLOCK - B (PHASE 0)						
S.NO	PLOT NO	WIDTH	LENGTH	NO OF PLOT	AREA	TOTAL AREA
1	B1	2.2	108.00	1	237.60	237.60
2	B2	2.2	108.00	1	237.60	475.20
3	B3	4.0	43.2	8.0	172.80	648.00
4	B4	4.0	43.2	8.0	172.80	820.80
5	B5	4.0	43.2	8.0	172.80	993.60
6	B6	4.0	43.2	8.0	172.80	1166.40
7	B7	4.0	43.2	8.0	172.80	1339.20
8	B8	4.0	43.2	8.0	172.80	1512.00
9	B9	4.0	43.2	8.0	172.80	1684.80
10	B10	4.0	43.2	8.0	172.80	1857.60
11	B11	4.0	43.2	8.0	172.80	2030.40
12	B12	4.0	43.2	8.0	172.80	2203.20
13	B13	4.0	43.2	8.0	172.80	2376.00
14	B14	4.0	43.2	8.0	172.80	2548.80
15	B15	4.0	43.2	8.0	172.80	2721.60
16	B16	4.0	43.2	8.0	172.80	2894.40
17	B17	4.0	43.2	8.0	172.80	3067.20
18	B18	4.0	43.2	8.0	172.80	3240.00
19	B19	4.0	43.2	8.0	172.80	3412.80
20	B20	4.0	43.2	8.0	172.80	3585.60
21	B21	4.0	43.2	8.0	172.80	3758.40
22	B22	4.0	43.2	8.0	172.80	3931.20
23	B23	4.0	43.2	8.0	172.80	4104.00
24	B24	4.0	43.2	8.0	172.80	4276.80
25	B25	4.0	43.2	8.0	172.80	4449.60
26	B26	4.0	43.2	8.0	172.80	4622.40
27	B27	4.0	43.2	8.0	172.80	4795.20
28	B28	4.0	43.2	8.0	172.80	4968.00
29	B29	4.0	43.2	8.0	172.80	5140.80
30	B30	4.0	43.2	8.0	172.80	5313.60
31	B31	4.0	43.2	8.0	172.80	5486.40
32	B32	4.0	43.2	8.0	172.80	5659.20
33	B33	4.0	43.2	8.0	172.80	5832.00
34	B34	4.0	43.2	8.0	172.80	6004.80
35	B35	4.0	43.2	8.0	172.80	6177.60
36	B36	4.0	43.2	8.0	172.80	6350.40
37	B37	4.0	43.2	8.0	172.80	6523.20
38	B38	4.0	43.2	8.0	172.80	6696.00
39	B39	4.0	43.2	8.0	172.80	6868.80
40	B40	4.0	43.2	8.0	172.80	7041.60
41	B41	4.0	43.2	8.0	172.80	7214.40
42	B42	4.0	43.2	8.0	172.80	7387.20
43	B43	4.0	43.2	8.0	172.80	7560.00
44	B44	4.0	43.2	8.0	172.80	7732.80
45	B45	4.0	43.2	8.0	172.80	7905.60
46	B46	4.0	43.2	8.0	172.80	8078.40
47	B47	4.0	43.2	8.0	172.80	8251.20
48	B48	4.0	43.2	8.0	172.80	8424.00
49	B49	4.0	43.2	8.0	172.80	8596.80
50	B50	4.0	43.2	8.0	172.80	8769.60
51	B51	4.0	43.2	8.0	172.80	8942.40
52	B52	4.0	43.2	8.0	172.80	9115.20
53	B53	4.0	43.2	8.0	172.80	9288.00
54	B54	4.0	43.2	8.0	172.80	9460.80
55	B55	4.0	43.2	8.0	172.80	9633.60
56	B56	4.0	43.2	8.0	172.80	9806.40
57	B57	4.0	43.2	8.0	172.80	9979.20
58	B58	4.0	43.2	8.0	172.80	10152.00
59	B59	4.0	43.2	8.0	172.80	10324.80
60	B60	4.0	43.2	8.0	172.80	10497.60
61	B61	4.0	43.2	8.0	172.80	10670.40
62	B					

AREA STATEMENT OF BLOCK - C (PHASE 0)						
S.NO	PLOT NO	WIDTH	LENGTH	NO OF PLOT	AREA	TOTAL AREA
1	C1	2.2	108.00	1	237.60	237.60
2	C2	2.2	108.00	1	237.60	475.20
3	C3	4.0	43.2	8.0	172.80	648.00
4	C4	4.0	43.2	8.0	172.80	820.80
5	C5	4.0	43.2	8.0	172.80	993.60
6	C6	4.0	43.2	8.0	172.80	1166.40
7	C7	4.0	43.2	8.0	172.80	1339.20
8	C8	4.0	43.2	8.0	172.80	1512.00
9	C9	4.0	43.2	8.0	172.80	1684.80
10	C10	4.0	43.2	8.0	172.80	1857.60
11	C11	4.0	43.2	8.0	172.80	2030.40
12	C12	4.0	43.2	8.0	172.80	2203.20
13	C13	4.0	43.2	8.0	172.80	2376.00
14	C14	4.0	43.2	8.0	172.80	2548.80
15	C15	4.0	43.2	8.0	172.80	2721.60
16	C16	4.0	43.2	8.0	172.80	2894.40
17	C17	4.0	43.2	8.0	172.80	3067.20
18	C18	4.0	43.2	8.0	172.80	3240.00
19	C19	4.0	43.2	8.0	172.80	3412.80
20	C20	4.0	43.2	8.0	172.80	3585.60
21	C21	4.0	43.2	8.0	172.80	3758.40
22	C22	4.0	43.2	8.0	172.80	3931.20
23	C23	4.0	43.2	8.0	172.80	4104.00
24	C24	4.0	43.2	8.0	172.80	4276.80
25	C25	4.0	43.2	8.0	172.80	4449.60
26	C26	4.0	43.2	8.0	172.80	4622.40
27	C27	4.0	43.2	8.0	172.80	4795.20
28	C28	4.0	43.2	8.0	172.80	4968.00
29	C29	4.0	43.2	8.0	172.80	5140.80
30	C30	4.0	43.2	8.0	172.80	5313.60
31	C31	4.0	43.2	8.0	172.80	5486.40
32	C32	4.0	43.2	8.0	172.80	5659.20
33	C33	4.0	43.2	8.0	172.80	5832.00
34	C34	4.0	43.2	8.0	172.80	6004.80
35	C35	4.0	43.2	8.0	172.80	6177.60
36	C36	4.0	43.2	8.0	172.80	6350.40
37	C37	4.0	43.2	8.0	172.80	6523.20
38	C38	4.0	43.2	8.0	172.80	6696.00
39	C39	4.0	43.2	8.0	172.80	6868.80
40	C40	4.0	43.2	8.0	172.80	7041.60
41	C41	4.0	43.2	8.0	172.80	7214.40
42	C42	4.0	43.2	8.0	172.80	7387.20
43	C43	4.0	43.2	8.0	172.80	7560.00
44	C44	4.0	43.2	8.0	172.80	7732.80
45	C45	4.0	43.2	8.0	172.80	7905.60
46	C46	4.0	43.2	8.0	172.80	8078.40
47	C47	4.0	43.2	8.0	172.80	8251.20
48	C48	4.0	43.2	8.0	172.80	8424.00
49	C49	4.0	43.2	8.0	172.80	8596.80
50	C50	4.0	43.2	8.0	172.80	8769.60
51	C51	4.0	43.2	8.0	172.80	8942.40
52	C52	4.0	43.2	8.0	172.80	9115.20
53	C53	4.0	43.2	8.0	172.80	9288.00
54	C54	4.0	43.2	8.0	172.80	9460.80
55	C55	4.0	43.2	8.0	172.80	9633.60
56	C56	4.0	43.2	8.0	172.80	9806.40
57	C57	4.0	43.2	8.0	172.80	9979.20
58	C58	4.0	43.2	8.0	172.80	10152.00
59	C59	4.0	43.2	8.0	172.80	10324.80
60	C60	4.0	43.2	8.0	172.80	10497.60
61	C61	4.0	43.2	8.0	172.80	10670.40
62	C					

AREA STATEMENT OF BLOCK - D (PH						
---------------------------------	--	--	--	--	--	--

OWNER: **PHASING PLAN**

ARCHITECT: **ARCHITECT**

FOR ELITE HOMES PVT. LTD.

Authorized Signatory

[Signature]

24/06/2022

PROJECT

PROPOSED RESIDENTIAL PLOTTED COLONY
OVER AN AREA MEASURING 65.88/97.5 ACRES
SITUATED AT SECTOR-5 & 7A (A1-MALPURA
& GHRIH ALWALPUR,
DIARUHERA DISTRICT) HARYANA

DATE: 15-04-25

TIME: 11:00 AM

LOCATION: 30, WORK MALL, IN MANGALAM PALACE DISTRICT
CENTER MCHIN, NEW DELHI-110

AREA STATEMENT OF INFRASTRUCTURE

S.NO	COMMUNITY'S SITES	REQUIRED	PROVIDED
1	PRIMARY SCHOOL (8928/5000 = 1.79)	1	2
2	NURSERY SCHOOL (8928/2500 = 3.57 less 2 P.S. = 1.57)	2	2
3	NURSING HOME	2	2
4	TAX STAND	1	1
5	CLINIC (250 sqm)	1	1
6	A1M (125qm)	1	1
7	BEAUTY PARLOUR (125qm)	1	1
8	MULTI PURPOSE BOOTH (5mx5.50m)	1	1
9	MILK & VEGETABLE BOOTH (5mx5.5m)	2	2
10	ESS (418.84sqm)	1	1

SECTION-1

SECTION- 21

SECTION- 21

S.NO	DESCRIPTION	AREA (SQM)	AREA (ACRES)	AREA (IN%)	REQUIRED/PERMISSIBLE
1	ORIGINAL LICENSE AREA (LICENSE NO. 13070/2007)	30318.120	74.5310		
2	ADDITIONAL LICENSE AREA (LICENSE NO. 6 OF 2007)	9793.972	0.98915		
3	RETRACTED AREA UNDER EODM LICENSE (NO.20 OF 2007)	36570.001	75.54275		
4	MIGRATED AREA UNDER EODM LICENSE (NO.20 OF 2007)	9358.341	2.31250		
5	MIGRATED AREA UNDER EODM LICENSE (NO.20 OF 2007)	21071.596	5.30625		
6	PROPOSED MIGRATION IN DUDAY APPLICATION FROM LICENSE NO. -- OF BALANCE AREA OF LICENSE NO. 189 OF 2007 AND LICENSE NO. 06 OF 2000 (B-64.5-6)	8671.052	2.09375		
7	AREA PLANNING WITHIN SECTION ROAD (NO. 189 OF 2007 ACQUIRED BY LICENSEE HSNIC/TRANSFERRED FRIE OF COST TO GOVT.)	266484.061	65.88975		
8	AREA PLANNING WITHIN SECTION ROAD (NO. 189 OF 2007 ACQUIRED BY LICENSEE HSNIC/TRANSFERRED FRIE OF COST TO GOVT.)	18664.671	4.11250		
9	ALONG WITH SERVICE ROAD IN LICENSE NO. 6 OF 2000 ACQUIRED BY HSNIC/TRANSFERRED FRIE OF COST TO GOVT.	1618.740	0.40000		
10	50% AREA WITHIN SECTION ROAD ALONG WITH SERVICE ROAD IN LICENSE NO. 6 OF 2000 ACQUIRED BY HSNIC/TRANSFERRED FRIE OF COST TO GOVT.	889.370	0.20000		
11	RETRACTED AREA OF COLONY (P-10)	265676.691	65.6498		
12	RETRACTED AREA OF COLONY (P-10)	133669.890	31.1614		
13	SCALENCE AREA UNDER COMMERCIAL (A)	10626.888	2.6360	4.000%	10626.881 2.6359 4.000%
14	SCALENCE AREA UNDER RESIDENTIAL (A)	145982.979	35.1374	55.000%	145982.977 35.1373 55.000%
15	TOTAL SCALENCE AREA (A)				
16	POPULATION				
17	TOTAL NOS OF PLOTS				
18	GENERAL @ 13.5 person per plot				
19	EWS @ 9 person per plot				
20	TOTAL POPULATION				
21	PERMISSIBLE DENSITY PER ACRE				
22	PROPOSED DENSITY PER ACRE				
23	DETAIL OF EWS				
24	DETAIL OF EWS, PLOTS				
25	DETAIL OF M.N.L. PLOTS				
26	AREA STATEMENT OF COMMERCIAL AREA A-34				
27	COMMERCIAL A-35				
28	TOTAL COMMERCIAL AREA				
29	AREA STATEMENT OF TOTAL RESIDENTIAL PLOT & MH NOT (AREA 65.88975 ACRES)				
30	NO. OF PLOTS				
31	NO. OF PLOT				
32	AREA				
33	SQM				
34	ACRES				
35	PERCENT				
36	PERCENT				
37	PERCENT				
38	PERCENT				
39	PERCENT				
40	PERCENT				
41	PERCENT				
42	PERCENT				
43	PERCENT				
44	PERCENT				
45	PERCENT				
46	PERCENT				
47	PERCENT				
48	PERCENT				
49	PERCENT				
50	PERCENT				
51	PERCENT				
52	PERCENT				
53	PERCENT				
54	PERCENT				
55	PERCENT				
56	PERCENT				
57	PERCENT				
58	PERCENT				
59	PERCENT				
60	PERCENT				
61	PERCENT				
62	PERCENT				
63	PERCENT				
64	PERCENT				
65	PERCENT				
66	PERCENT				
67	PERCENT				
68	PERCENT				
69	PERCENT				
70	PERCENT				
71	PERCENT				
72	PERCENT				
73	PERCENT				
74	PERCENT				
75	PERCENT				
76	PERCENT				
77	PERCENT				
78	PERCENT				
79	PERCENT				
80	PERCENT				
81	PERCENT				
82	PERCENT				
83	PERCENT				
84	PERCENT				
85	PERCENT				
86	PERCENT				
87	PERCENT				
88	PERCENT				
89	PERCENT				
90	PERCENT				
91	PERCENT				
92	PERCENT				
93	PERCENT				
94	PERCENT				
95	PERCENT				
96	PERCENT				
97	PERCENT				
98	PERCENT				
99	PERCENT				
100	PERCENT				