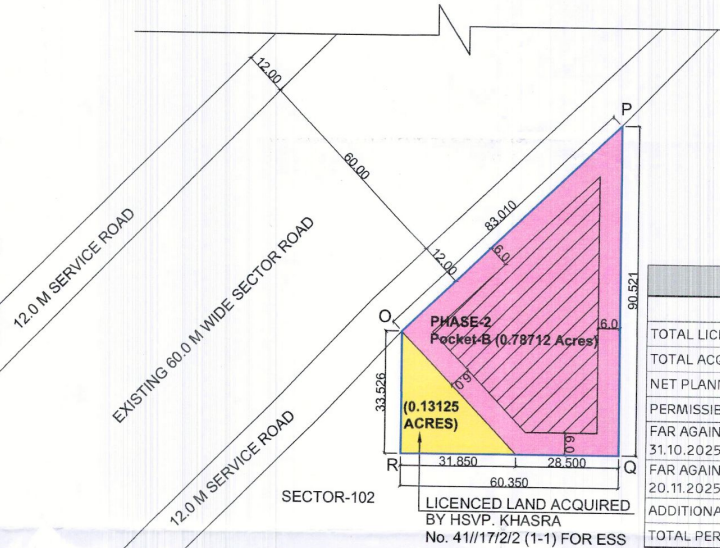
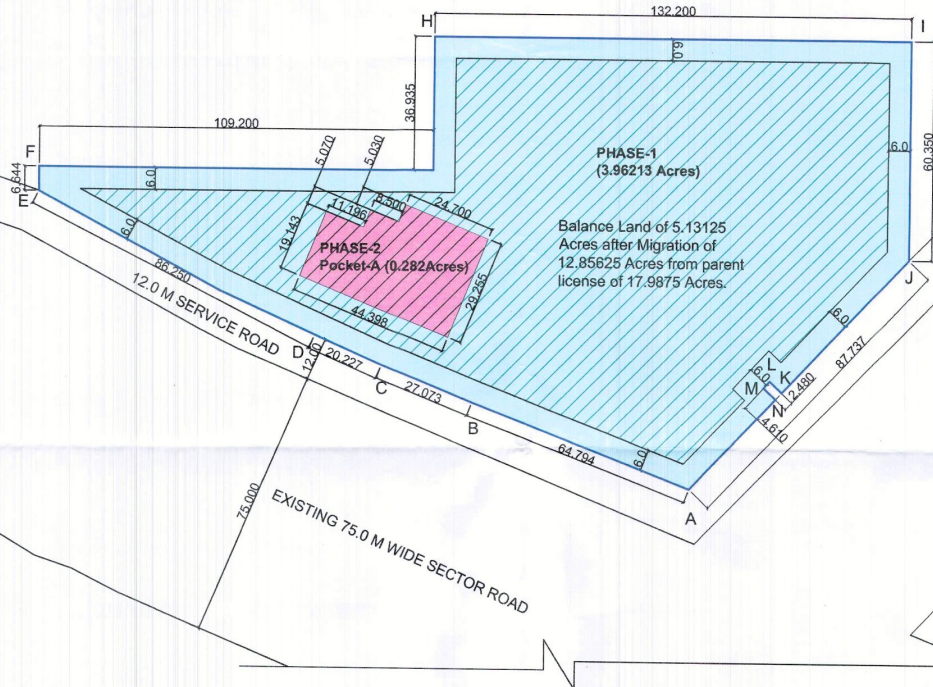


PHASING PLAN

LEGEND	
PLOT BOUNDARY	
LICENCED LAND ACQUIRED BY HSVP, KHASRA No. 41/17/2/2 (1-1) FOR ESS	

SECTOR-102-A



PHASE WISE AREA SUMMARY		
	ACRES	SQM
TOTAL LICENCED AREA : A	5.16250	20891.863
TOTAL ACQUIRED LICENCED AREA FOR ESS : B	0.13125	531.149
NET PLANNED AREA : (A-B)	5.03125	20360.714
PERMISSIBLE FAR (175%)		35631.250
FAR AGAINST TDR-U282A3/CTP/41715/2025 DATED 31.10.2025		24989.021
FAR AGAINST TDR-U322A1/CTP/44053/2025 DATED 20.11.2025		461.133
ADDITIONAL FAR AGAINST GRIHA/IGBC/LEAD (12%)		2443.286
TOTAL PERMISSIBLE FAR		63524.689

SR. No.	COLOR	PHASE No.	PLOT AREA		O.C. GRANTED FAR IN SQM.	TENTATIVE PROPOSED FAR (SQM.)	GRAND TOTAL IN SQM.	STATUS OF O.C.	STATUS HRERA NO.
			ACRES	SQM.					
1		Phase-1 (BP not Approved)	3.96213	16034.146	Not Granted	60425.772	60425.772	Not Granted	Not Registered
2		Phase-2 (BP not Approved) Pocket-A + Pocket-B 0.282+0.78712 = 1.06912 Acres	1.06912	4326.568	Not Granted	3098	3098	Not Granted	Not Registered
3		Licensed land acquired by HSVP, Khasra No. 41/17/2/2(1-1) for ESS (BP not Approved)	0.13125	531.149	Not Granted	0.000	0.000	Not Granted	Not Registered
Total Areas			5.1625	20891.863	-	63523.772	63523.772	-	-

- PHASE-1 = 3.96213 Acres
 - PHASE-2 = Pocket-A + Pocket-B = 0.282 + 0.78712 = 1.06912 Acres
 - LICENCED LAND ACQUIRED BY HSVP, KHASRA No. 41/17/2/2 (1-1) FOR ESS = 0.13125 Acres
- TOTAL LAND = 5.1625 Acres**

TENTATIVE/INDICATIVE FAR INTENDED TO BE UTILIZED IN FUTURE

Above 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 others means.

FAR IS TENTATIVE AND SUBJECT TO CHANGE BASED ON FUTURE DESIGN.

PROPOSED PHASING PLAN SUPERIMPOSED ON APPROVED ZONING PLAN VIDE DRG. NO. 11302 DATED 30.07.2024 OF RESIDENTIAL GROUP HOUSING COLONY OVER AN ADDITIONAL AREA MEASURING 5.1625 ACRE(5.13125 ACRES IN LICENSE NO. 24 OF 2012 DATED 27.03.2012 AND 0.03125 ACRE IN ADDITIONAL LICENSE NO. 131 OF 2005 DATED 29.07.2025) IN SECTOR 102 & 102A, GURUGRAM BEING DEVELOPED BY M/S RADHEY BUILDHOME PVT. LTD. IN COLLABORATION WITH M/S ADANI M2K REALTORS LLP

ARCHITECT :
RATTAN PAL SINGH
ARCHITECT
CA/2011/51128

OWNER :
P. S. Radhey
For Adani M2K Realtors LLP
Authorised Signatory

DRG. NO. - DTCP 11723 DATED - 18-12-25

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-796/SD(RD)/2025/ 48077

Dated:- 18-12-25

To

Radhey Buildhome Pt. Ltd.
in collaboration with M/s Adani M2K Realtors LLP.,
Miracle Mile, 3rd Floor, Sector-60,
Golf Course Extension Road, Gurugram-122002.

Subject: Approval of Phasing Plan of Residential Group Housing Colony over an measuring area measuring 5.1625 acres (licence no. 24 of 2012 dated 27.03.2012 and licence no. 131 of 2025 dated 29.07.2025) in Sector-102 & 102-A, Distt. Gurugram.


Reference: Your request dated 21.11.2025 on the subject cited above.

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

Please find enclosed herewith a copy of the approved Phasing Plan of Residential Group Housing Colony over an measuring area measuring 5.1625 acres (licence no. 24 of 2012 dated 27.03.2012 and licence no. 131 of 2025 dated 29.07.2025) in Sector-102 & 102-A, Distt. Gurugram bearing drawing No. DTCP-11723 dated 18.12.2025 for further necessary action.

The above Phasing Plan of Residential Group Housing 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



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

Endst. No. ZP-796/SD(RD)/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 (P), Gurugram.
3. Nodal Officer, Website Updation.

DA/as above.


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