From

Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
O/o Director, Town & Country Planning Department, Haryana,
Nagar Yojna Bhawan, Madhya Marg, Sector-18, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

To

Elan Avenue Ltd. and others,
15th Floor, Two Horizon Centre, DLF Phase-V,
Sector-43, Golf Course Road, Gurugram-122002.

Memo No. ZP-1629-III/SD(RD)/2026/ 40310 Dated 17-11-2026

Subject:- **Approval of Revised/Additional Building plans of Group Housing Colony under Mixe Land use (96.10% GH Component + 3.90% Commercial Component) under TO Policy 2016 (License no 80 of 2012 dated 17.08.2012 and 194 of 2024 date 31.12.2024) over an area measuring 33.45625 acres falling in Sector-106 Gurugra being developed by Elan Avenue Ltd.**

Reference: Your letter dated 02.12.2025 & 28.10.2026 and PSTCP Memo No. Misc-2295/2021/177 dated 25.01.2021 and Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023 c the subject cited above.

The revised building plans are approved in-principle for the purpose of considerir objections/suggestions as per policy dated 25.01.2021 & 24.04.2023 of the allottees with th following conditions:-

I. That you shall invite objections from each existing allottee regarding the said amendment the building plan through an advertisement to be issued at least in three National newspape widely circulated in District, of which one should be in Hindi Language, within a period of 1 days from the issuance of approval.

II. Each existing allottee shall also be informed about the proposed revision through registere post with a copy endorsed to the Senior Town Planner, Gurugram in case of building pla within two days from the advertisement as per (i) above clearly indicating the last date f submission of objection. A certified list of all existing allottees shall also be submitted to th Senior Town Planner, Circle office.

III. A copy of the earlier approved building plan and the revised building plan being approved i principle shall be hosted on your website and site office for information of all such existir allottees.

IV. That you shall submit certificate from the Senior Town Planner, Gurugram about hosting th revised building plan showing changes in the earlier approved plan on the website of th company.

V. To display the revised building plan showing changes from the approved building plan at yo site office.

VI. That the allottees may be granted 30 days' time to file their objections in the office of th Senior Town Planner, Gurugram. During this 30 days' period the original building plan as we as the revised building plan shall be available in the office of the colonizer as well as in th office of the Senior Town Planner, Gurugram for reference of the allottees.

VII. The objections received, if any, shall be examined by the office of the Senior Town Planne Gurugram. The Senior Town Planner, Gurugram shall give an opportunity of hearing to th colonizer and objector to explain their position regarding revised building plan and sha submit the recommendation to the Competent Authority, within a period of 90 days from th issuance of the advertisement. The Competent Authority may decide to make amendments the building plan, which shall be binding upon the colonizer.

VIII. That you shall submit a report clearly indicating the objection if any, received by you from the allottees and action taken thereof alongwith undertaking to the effect that the rights of the allottees have not been infringed, and that no objection on the changes has been received from any existing allottee.

IX. That you shall not give the advertisement for booking/sale of flats/space till the final approval of revised building plan.

X. That you shall submit consent of at least 2/3rd of existing allottees of the colony as per policy dated 24.04.2023.

XI. That you shall transfer the land forming part of sector road, service roads, green belts and 24/18 mtr. wide road within a period of 30 days, in favour of the Govt from the date of approval of building plans alongwith mutation.

Thereafter, "Final" approval of the "Provisional" revised building plans along with sanction letter (BR-III) will be conveyed after examination of the objections.

A copy of the revised building plans approved in-principle for the purpose of inviting objections as per policy dated 25.01.2021 and 24.04.2023 is enclosed for further necessary action and for submission of necessary compliances.

(Hitesh Sharma)
Senior Town Planner (HQ)
Member Secretary
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.

Endst. No. ZP-1629-III/SD(RD)/2026/_____Dated _____

A copy is forwarded to the Senior Town Planner, Gurugram with the request that the end of thirty-day period from the issue of advertisement seeking objection you are requested to ascertain that all existing allottees have been served the information about revision in buildings. Any objections received within 30 days of publication of notice may be forwarded to this office along with your comments on the same specifically as per instructions dated 25.01.2021 and 24.04.2023 to enable final decision in the matter.

(Hitesh Sharma)
Senior Town Planner (HQ)
Member Secretary
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.

Endst. No. ZP-1629-III/SD(RD)/2026/_____Dated _____

A copy is forwarded to the Nodal Officer, Website Updation along with scanned approved provisional revised/additional building plan in CD format with a request to host the list of such revised/additional building plan mentioning the name of the licensee, license number, sector number/Town, Date of earlier approval and date of in-principle approval on the website of the Department. After the expiry of the thirty-days period the name of that licensee will be removed from this list and additional cases if any should be added.
DA/As above.

(Hitesh Sharma)
Senior Town Planner (HQ)
Member Secretary
For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.