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
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Memo No. ZP-1629-III/SD(RD)/2026/ 23583 Dated 06-07-2026

To

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

Subject: **Approval of revised Phasing Plan of Group Housing Colony under Mixed Land use (96.10% GH Component + 3.90% Commercial Component) under TOD Policy 2016 (License no 80 of 2012 dated 17.08.2012 and 194 of 2024 dated 31.12.2024) over an area measuring 33.45625 acres falling in Sector-106 Gurugram.**

Reference: Kindly refer your letter dated 02.06.2026 and PSTCP Memo No. Misc-2295/2021/1775 dated 25.01.2021 and Phasing policy dated 24.04.2023 on the subject cited above.

The phasing plan are approved in-principle for the purpose of considering objections/suggestions of the allottees as per policy dated 25.01.2021 and submit consent of 2/3rd allottees of the colony as per Phasing policy dated 24.04.2023 with the following conditions: -

(i) That you shall invite objections from each existing allottees regarding the said phasing plan through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of approval.

(ii) Each existing allottee shall also be informed about the proposed phasing through registered post with a copy endorsed to the Senior Town Planner, Gurugram, within two days from the advertisement as per (a) above clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to the Senior Town Planner, Circle office.

(iii) A copy of the phasing plan being approved in-principle shall be hosted on your website and site office for information of all such existing allottees.

(iv) That you shall submit certificate from the Senior Town Planner, Gurugram about hosting the phasing plan on the website of the company.

(v) To display the phasing plan at your site office.

(vi) That the allottees may be granted 30 days' time to file their objections in the office of the Senior Town Planner, Gurugram. During this 30 days' period the phasing plan shall be available in the office of the colonizer as well as in the 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 Planner, Gurugram. The Senior Town Planner, Gurugram shall give an opportunity of hearing to the colonizer and objector to explain their position regarding phasing plan and shall submit the recommendation to the Competent Authority, within a period of 90 days from the issuance of the advertisement. The Competent Authority may decide to make amendments in the phasing plan, which shall be binding upon the colonizer.

(viii) That you shall submit a report clearly indicating the objection if any, received by him 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 phasing 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.

A copy of in-principle approved revised Phasing Plan bearing Drawing No. DTCP-12338 dated 03.07.2026 for the purpose of inviting objections is enclosed for further necessary action and for submission of necessary compliances.

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

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

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

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

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