

Memo No. ZP-968-IX/SD(RD)/2026/ 24754 Dated 13/07/2026

To

Yaari Digital Integrated Services Ltd.,
(now Known as M/s Indiabulls Ltd.),
5th Floor, Plot No. 108, IT Park Udyog Vihar,
Phase-I, Gurugram-122016.

Subject:- Approval of revised phasing plan of Group Housing Colony (Under TOD Policy-2016) for an area measuring 34.501 acres (License No. 246 of 2007 dated 29.10.2007, License No. 56 of 2011 dated 23.06.2011, License No. 37 of 2012 dated 22.04.2012, License No. 66 of 2012 dated 21.06.2012, License No. 67 of 2012 dated 21.06.2012, License No. 43 of 2014 dated 16.06.2014 and License No. 44 of 2014 dated 16.06.2014, License No. 66 of 2026 dated 16.04.2026) in Sector-104, Gurugram Manesar Urban Complex.

Reference:- Kindly refer your letter dated 12.05.2026 & 04.06.2026 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 phase-4 as per Phasing policy dated 24.04.2023 with the following conditions: -

- (i) That you shall invite objections from each existing allottees of phase-4 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 of phase-4 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 of phase-4.
- (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 of phase-4.
- (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 of phase-4.
- (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 of phase-4.

A copy of in-principle approved revised Phasing Plan bearing Drawing No. DTCP-12364 dated 10.07.2026 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.

Endst. No. ZP-968-IX/SD(RD)/2026/_____ Dated _____

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 of phase-4 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.

Endst. No. ZP-968-IX/SD(RD)/2026/_____ Dated _____

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.



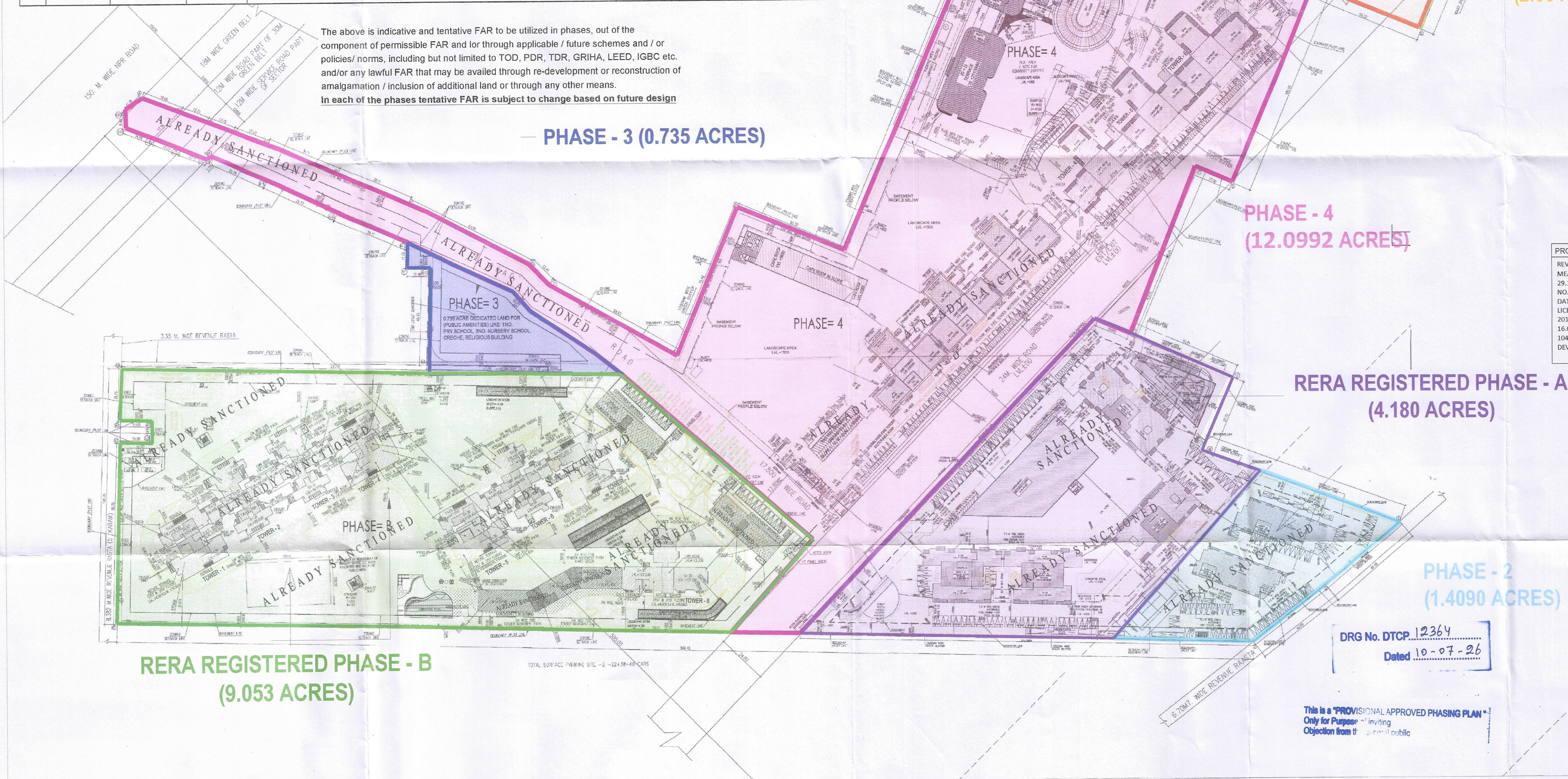
(Narender Kumar)
District Town Planner, (HQ)
For: Director Town & Country Planning,
Haryana, Chandigarh.

REVISED PHASING PLAN

TOTAL SITE AREA = 34.5010 ACRES (139620.372 SQM.)
NET PLANNED AREA = 34.43755 ACRES (139363.599 SQM.)
PERMISSIBLE FAR
(1) 300% ON THE AREA ON 32.57945 ACRES = 395532.439 SQM.
(2) 250% ON THE AREA ON 1.38 ACRES = 13961.632 SQM.
(3) 350% ON THE AREA ON 0.4781 ACRES = 6771.796 SQM.
TOTAL PERMISSIBLE FAR(1+2+3) = 416265.867 SQM.

SR.NO	PHASE DETAIL	LAND AREA		STATUS OF BUILDING PLAN	STATUS OF OC	STATUS OF RERA
		ACRES	SQM			
1	PHASE- A	4.180	16915.833	Already approved vide Memo No. ZP-968-IX/SD(RD)/2025/11259 dated 27.03.2025	Not yet Received	Registered
2	PHASE- B	9.053	36636.133	Already approved vide memo no. P-968/AD(RA)/2018/21871 dated 24.07.2018 & Already Sanctioned Tower 8 & Basement (under Tower 1 to 8) approved vide Memo No. ZP-968-III/ID(RD)/2023/21798 dated 05.07.2023	OC granted for Tower 1 to 4 & part of Basement 1 & 2 OC granted for Tower 5 to 7, Nursery School (under tower 6), Convenient Shopping 1 & 2 and part Basement OC Not granted for Tower 8	Registered
3	PHASE- C	2.000	8093.700	Already approved vide memo no. P-968/AD(RA)/2018/21871 dated 24.07.2018	OC granted vide Memo No. ZP-968-(Community Site)/ID(RD)/2023/28398 dated 28.08.2023	Not yet registered
5	PHASE- 2	1.4090	5702.012	Revised Building Plans approved vide Memo No. ZP-968-VIII/ID(RD)/2024/30500 dated 26.09.2024 & Memo No. ZP-968-IX/SD(RD)/2025/11259 dated 27.03.2025	Not yet granted	Registered
6	PHASE- 3	0.73500	2974.435	Revised Building Plans approved vide Memo No. ZP-968-IX/SD(RD)/2025/11259 dated 27.03.2025	Not yet granted	Not yet registered
7	PHASE- 4	12.0992	48963.648	Revised Building Plans approved vide Memo No. ZP-968-VIII/ID(RD)/2024/30500 dated 26.09.2024	Not yet granted	Registered
8	PHASE- 5	3.2088	12985.532	Not yet Approved	Not yet granted	Not yet registered
9	PHASE- 6	1.8160	7349.080	Not yet Approved	Not yet granted	Not yet registered
	TOTAL	34.50100	139620.372			

The above is indicative and tentative FAR to be utilized in phases, out of the component of permissible FAR and for through applicable / future schemes and / or policies/ norms, including but not limited to TOD, PDR, TDR, GRIHA, LEED, IGBC etc. and/or any lawful FAR that may be availed through re-development or reconstruction of amalgamation / inclusion of additional land or through any other means.
In each of the phases tentative FAR is subject to change based on future design



PHASE - 6 (1.816 ACRES)

PHASE - 5 (3.2088 ACRES)

OC GRANTED
PHASE - C
(2.00 ACRES)

PHASE - 3 (0.735 ACRES)

PHASE - 4
(12.0992 ACRES)

RERA REGISTERED PHASE - A
(4.180 ACRES)

RERA REGISTERED PHASE - B
(9.053 ACRES)

PHASE - 2
(1.4090 ACRES)

DRG No. DTCP. 12364
Dated 10-07-26

This is a "PROVISIONAL APPROVED PHASING PLAN"
Only for Purpose of inviting
objection from the public

This is a "PROVISIONAL BUILDING PLAN"
approved only for the purpose of inviting
objection from the ground public.

STP (HQ)
Municipal
B.P.A.C.
STP (HR)
Municipal
B.P.A.C.
CTP (HR)
Municipal
B.P.A.C.
AD
PA
ATP
STP (HQ)
Municipal
B.P.A.C.
STP (HR)
Municipal
B.P.A.C.

OWNER / AUTHORISED SIGN.

ARCHITECT'S SEAL & SIGN.



PROJECT
REVISED PHASING PLAN (COMPRISES OF 8 PHASES) FOR AN AREA MEASURING 34.5010 ACRES (LICENSE 246 OF 2007 DATED 29.10.2007, LICENSE NO. 56 OF 2011 DATED 23.06.2011, LICENSE NO. 37 OF 2012 DATED 22.04.2012, LICENSE NO. 66 OF 2013 DATED 21.06.2012, LICENSE NO. 67 OF 2012 DATED 21.06.2012, LICENSE NO. 43 OF 2014 DATED 16.06.2014, LICENSE NO. 44 OF 2014 DATED 16.06.2014 AND LICENSE NO. 66 OF 2026 DATED 16.04.2026) UNDER TOD POLICY DATED 09.02.2016 IN SECTOR-304, GURUGRAM, MANESAR URBAN COMPLEX BEING DEVELOPED BY INDIABULT LTD.

Note :-
1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NCC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER ILLUMINANCE CODES FOR SAFETY GUIDANCE
3. DESIGNING BACK PARKING FOR SINGLE UNIT OWNER ITS NOT COUNTED IN NOS. OF CAR/BAYS
PROJECT:

OWNER'S SEAL & SIGNATURE	
ARCHITECT'S SEAL & SIGNATURE	
Scale : 1:500	North
Drawing Title : SITE PLAN KEY PLAN	ST-02

(RAJESH DUTT) SD (HQ)
(SHIVAM ROHILLA) ATP (HQ)
(NARENDER KUMAR) DTP (HQ)
(VIJENDER SINGH) STP (HQ)
(BHUVANESH KUMAR) CTP (HR)
(AMIT KHATRI, IAS) DTCP (HR)