

Directorate of Town and Country Planning, Haryana,
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Memo No. ZP-71-Vol-II-A-I /JD(G)/2026/ 6491

Dated: 20-1-2026

To

DLF Cyber City Developers Limited,
DLF Centre, Sansad Marg
New Delhi-110001.

Subject: - Approval of building plans of Retail Block (Pratham) near Building -8 falling in Cyber City under Transit Oriented Development (TOD) policy for Mix Land Use Colony (70% IT/ITES + 30% Commercial) measuring 108.55922 acres in Sector-24, 25 & 25A, Gurugram Manesar Urban Complex being developed by DLF Cyber City Developers Ltd.

Reference: - Your letter dated 18.07.2025 and PSTCP memo no. Misc-2295/2022/1775 Dated: 25/01/2021 & policy dated 24.04.2023 on the subject cited above.

2. The request made vide above referred application to approve the building plans for Retail Block (Pratham) near Building -8 falling in Cyber City under Transit Oriented Development (TOD) policy for Mix Land Use Colony (70% IT/ITES + 30% Commercial) measuring 108.55922 acres in Sector-24, 25 & 25A, Gurugram Manesar Urban Complex has been considered and accordingly, in-principle approval for said proposed plans vis-à-vis already approved layout/site plan of the colony is hereby issued subject to fulfillment of following conditions:-

- a. You shall invite objections from each existing allottees of cyber city colony regarding the said amendment in the layout/site 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.
- b. A copy of the earlier approved layout/site plan and the revised layout/site plan being approved in-principle shall be hosted on company website and site office for information of all such existing allottees of the cyber city colony.
- c. You shall submit certificate from the Senior Town Planner, Gurugram about hosting the revised building plan showing changes in the earlier approved layout/site plan on the website of the company.
- d. To display the revised layout/site plan showing changes from the approved layout/site plan at his site office.
- e. 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 original layout/site plan as well as the revised layout/site 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.
- f. 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 revised layout/site 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 layout/site plan, which shall be binding upon the colonizer.

- g. You shall submit a report clearly indicating the objection if any, received by him from the allottees of cyber city colony 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 allottees of cyber city colony.
- h. You shall submit the written consent of 2/3rd allottees of cyber city colony as per phasing policy dated 24.04.2023 alongwith the certified list of existing allottees of cyber city colony.
- i. You shall not give the advertisement for booking/sale of commercial /IT space till the final approval of revised layout/site plan.

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

A copy of the building plan approved in principle for the purpose of inviting objections as per the policy dated 25.01.2021 and 2/3rd consent of existing allottees as per provisions of Section 14 of Real Estate (Regulation & Development) Act, 2016, for further necessary action and for submission of necessary compliances.
DA/one set of approved building plans.



(Hitesh Sharma)

Senior Town Planner (M)HQ,
Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
Town & Country Planning Department,
Haryana, Chandigarh.

Endst. No. ZP-71-Vol-II-A-I/JD(G)/2026

Dated:-

A copy is forwarded to the following for information and necessary action:-

- i. Senior Town Planner, Gurugram alongwith a copy of the provisional approved building plan. The same shall be made available to general public for inspection during the period specified in the instructions dated 25.01.2021. Any objections received within 30 days of publication of notice may be forwarded to this office along with your comments on the same, to enable final decision in the matter.
- ii. PM (IT) of this Directorate for website updation.
DA/As above.



(Hitesh Sharma)

Senior Town Planner (M)HQ,
Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,
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