



A	LICENSED AREA OF SITE	=	116.29625	ACRES OR	470633.479	SQM.
B	TOTAL NET PLANNED AREA OF COLONY (C+D)	=	114.00125	ACRES OR	461345.959	SQM.
C	AREA OF RESIDENTIAL COMPONENT	=	111.67325	ACRE OR	451924.892	SQM.
D	AREA OF COMMERCIAL COMPONENT	=	2.328	ACRE OR	9421.087	SQM.
E	MAXIMUM PERMISSIBLE TDR FAR OF RESIDENTIAL COMPONENT @ 2%	=	451924.892	SQM.		
F	MAXIMUM PERMISSIBLE GROUND COVERAGE OF RESIDENTIAL COMPONENT @ 35% OF 111.67325 ACRES	=	158173.712	SQM.		
G	MAXIMUM PERMISSIBLE FAR OF COMMERCIAL COMPONENT @ 25% OF 2.328 ACRE OR 9421.087 SQM.	=	16868.867	SQM.		
H	MAXIMUM PERMISSIBLE GROUND COVERAGE OF COMMERCIAL COMPONENT @ 35% OF 2.328 ACRE OR 9421.087 SQM.	=	4710.533	SQM.		
I	MAXIMUM PERMISSIBLE INCENTIVE 14% FOR PHASES OF RESIDENTIAL COMPONENT @ 15% OF 37.270 ACRES (PHASE-I = 35.148 ACRES (REG. NO. GR420444/H/2024/12245), NO. GR420444/2024/12245)	=	22887.077	SQM.		
J	MAXIMUM PERMISSIBLE INCENTIVE 14% FOR PHASES OF COMMERCIAL COMPONENT @ 15% OF 2.328 ACRES (PHASE-I = 2.328 ACRES (REG. NO. GR420444/H/2024/12245), NO. GR420444/2024/12245)	=	564906.115	SQM.		
K	MAXIMUM PERMISSIBLE BASE FAR OF RESIDENTIAL COMPONENT @ 25% OF 111.67325 ACRES (MEMO NO. ZP-1885/H/PA/2024/12245)	=	117658.369	SQM.		
L	MAXIMUM PERMISSIBLE FAR OF RESIDENTIAL COMPONENT @ 12% OF 37.270 ACRES (MEMO NO. ZP-1885/H/PA/2024/12245)	=	18317.662	SQM.		
M	PROPOSED INCENTIVE FAR FOR IGRCC PRECERTIFICATIONS OF RESIDENTIAL COMPONENT @ 12% OF 37.270 ACRES (PHASE-I = 35.148 ACRES, PHASE-VI = 12.572 ACRES)	=	152908.760	SQM.		
N	F.A.R. PURCHASED UNDER TDR (CERTIFICATE NO. 1.43.19.077.2024, DATED 26-12-2024)	=	853790.906	SQM.		
O	TOTAL PERMISSIBLE FAR (K+L+M+N)	=	208843.508	SQM.		
P	PREVIOUSLY APPROVED FAR FOR FAR COMMERCIAL COMPONENT (PHASE VI) SANCTIONED (ZP-1885/PA/2024/12245, DATED 18-04-2024)	=	208843.508	SQM.		
Q	PREVIOUSLY APPROVED FAR FOR FAR RESIDENTIAL COMPONENT (PHASE VI)	=	208843.508	SQM.		
R	PROPOSED FAR OF RESIDENTIAL COMPONENT (PHASE VI)	=	208843.508	SQM.		

RESIDENTIAL COMPONENT NO. PARTICULARS	PERMISSIBLE COMPONENT OF 111.67325 ACRE OR 451924.892 SQM	PROPOSED			TOTAL ACHIEVED	TOTAL BALANCE
		PHASE-I	PHASE-VI	(SANCTIONED) PHASE-VIII		
S	TOTAL PERMISSIBLE FAR ON RESIDENTIAL COMPONENT (REFER "P")	853,790.906	208,443.508	346,343.364	845,017.676	8,773.23
T	PERMISSIBLE GROUND COVERAGE OF RESIDENTIAL COMPONENT (REFER "F")	158,173.712	12,359.107	11,698.980	32,915.467	125,258.245
U	TOTAL OCCUPANCY @ 57/MAN UNIT (PERMISSIBLE DENSITY @ 300PPA ON 111.67325 + ADDITIONAL PERMISSIBLE DENSITY ON TDR @ 152908.760 SQM OR 37.785 ACRES) @ 125PPA COMMERCIAL COMPONENT	38225	1113 MAIN UNIT @ 5565	116 MAIN UNIT @ 5820	3072 @ MAIN UNIT @ 5	22865
V	PERMISSIBLE FAR OF COMMERCIAL COMPONENT (REFER "G")	16,486.867	202.968	1,307.956	1,721.887	14,764.98
W	PERMISSIBLE GROUND COVERAGE OF COMMERCIAL COMPONENT (REFER "H")	4,710.533	NIL	NIL	NIL	4,710.533
X	COMMUNITY FACILITY F.A.R. (REFER "Y")	3,642.165	329.003	341.907	303.937	-
Y	COMMUNITY FACILITY PROPOSED AMENITIES REQUIRED	849.837				

COMMUNITY FACILITY PROPOSED AMENITIES REQUIRED	PHASE-I APPROVAL VIA MEMO NO. DATED	PHASE-II	PHASE-III	PHASE-IV	PHASE-V	PHASE-VI	PHASE-VII	PHASE-VIII	TOTAL ACHIEVED	TOTAL BALANCE
NURSERY SCHOOL	3 NO. OF 0.2 ACRE EACH	-	-	-	-	1	-	-	3	-
PRIMARY SCHOOL	2 NO. OF 0.5 ACRE EACH	1	-	-	-	-	-	-	2	-
CLUB	1 NO. OF 2.0 ACRE	-	-	-	-	-	-	-	1	-
TAXI STAND	1 NO. OF 0.5 ACRE	-	-	-	-	-	-	-	1	-
DISPENSARY/ HEALTH FACILITY	1 NO. OF 1.25 ACRE	-	-	-	-	-	-	-	1	-
HIGH SCHOOL	1 NO. OF 2.0 ACRE	-	-	-	-	-	-	-	1	-
RELIGIOUS BUILDING	1 NO. OF 0.2 ACRE	-	-	-	-	-	-	-	1	-
CRECHE	1 NO. OF 0.2 ACRE	-	-	-	-	-	-	-	1	-
SUB POST OFFICE	1 NO. OF 0.01 ACRE	-	-	-	-	-	-	-	1	-

PHASE NO.	PHASE AREA (ACRES)	STATUS	DATE	RERA NO.	RERA DATE	FAR ACHIEVED (SQM)
1	25.148	Residential				290,230.804
2	11.088	Residential				208,440.863
3	35.826	Residential	07.05.2025			346,343.364
4	1.000	Residential				
5	1.000	Residential				
6	12.572	Residential				
7	4.662	Residential				
8	17.701	Residential				
9	3.231	Residential				
10	4.068	Residential				
TOTAL	116.29625					

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OVERALL SITE PLAN OF PRIVANA FALLING UNDER NILP POLICY FOR AN AREA MEASURING 116.29625 ACRES (LICENCE NO. 219 OF 2023 DATED 25-10-23), IN SECTORS - 76 & 77, GURUGRAM MANESAR URBAN COMPLEX.

DLF LIMITED

DLF SHOPPING MALL, 3RD FLOOR, ARJUN MARG, DLF CITY, PHASE-1, GURUGRAM, HARYANA, PIN - 122002

OWNER'S SEAL & SIGNATURE

ARCHITECT'S SEAL & SIGNATURE

SCALE : N.T.S.

DATE : 15-05-2025