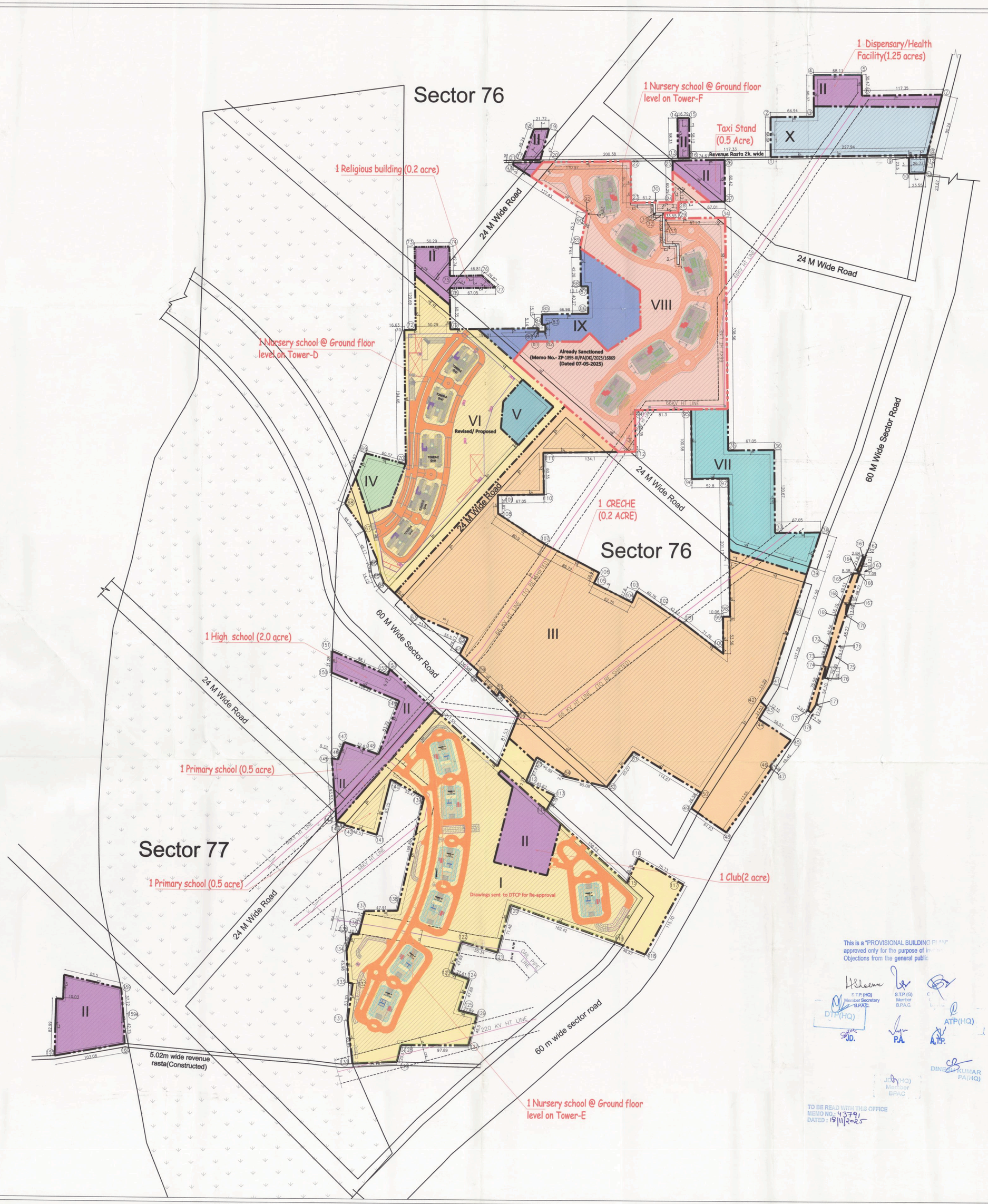

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. — B.T.P.(G) Member B.P.A.C. — ATP(HQ)

DTP(HQ) — P.A. — A.T.P.

DINESH KUMAR PA(HQ)

ATP(HQ) Member BPAC

TO BE READ WITH THIS OFFICE MEMO NO.: 43791 DATED : 19/11/2025

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%	=	2.328	ACRE	OR	9421.067	SQM.	
E	MAXIMUM PERMISSIBLE TDR FAR OF RESIDENTIAL COMPONENT @ 100 % OF 111.67325 ACRES	=	451924.892	SQM.				
F	MAXIMUM PERMISSIBLE GROUND COVERAGE OF RESIDENTIAL COMPONENT @35% OF 111.67325 ACRES	=	158173.712	SQM.				
G	MAXIMUM PERMISSIBLE BASE FAR OF COMMERCIAL COMPONENT @ 1.75% OF 2.328 ACRE OR 9421.067 SQM.	=	16486.867	SQM.				
H	MAXIMUM PERMISSIBLE GROUND COVERAGE OF COMMERCIAL COMPONENT @ 50% 2.328 ACRE OR 9421.067 SQM.	=	4710.533	SQM.				
J	MAXIMUM PERMISSIBLE INCENTIVE FAR FOR IGBC PRECERTIFICATIONS OF RESIDENTIAL COMPONENT @ 15% of 37.720 ACRES {PHASE-I = 25.148 ACRES (REG. NO: GH240444)+ PHASE-VI = 12.572 ACRES(REG. NO: GH240675)}	=	22897.077	SQM.				
K	MAXIMUM PERMISSIBLE BASE FAR OF RESIDENTIAL COMPONENT @ 125% OF 111.67325 ACRES	=	564906.115	SQM.				
L	MAXIMUM PERMISSIBLE PDR FAR OF RESIDENTIAL COMPONENT @ 25 % OF 116.29625 ACRES MEMO NO LC-5120/JE(RK)/2024/2305 DATED 17/01/2025	=	117658.369	SQM.				
M	PROPOSED INCENTIVE FAR FOR IGBC PRECERTIFICATIONS OF RESIDENTIAL COMPONENT @ 12 % of 37.720 ACRES (PHASE-I = 25.148 ACRES+ PHASE-VI = 12.572 ACRES)	=	18317.662	SQM.				
N	F.A.R. PURCHASED UNDER TDR (CERTIFICATE NO.1-6319 of 77/2024, Dated 26-12-2024)	=	152908.760	SQM.	or	33.835	%	
P	TOTAL PERMISSIBLE FAR (K+L+M+N)	=	853790.906	SQM.				
Q	PREVIOUSLY APPROVED FAR FAR RESIDENTIAL COMPONENT (PHASE VI) SANCTIONED (ZP-1895/PA(DK)/2024/12245, DATED 18-04-2024)	=	208579.048	SQM.	or	46.153	%	
R	PROPOSED FAR OF RESIDENTIAL COMPONENT (PHASE VI)	=	208443.508	SQM.				

AREA DETAIL OF COLONY

RESIDENTIAL COMPONENT

No.	PARTICULARS	PERMISSIBLE	PROPOSED			TOTAL ACHIEVED	TOTAL BALANCE
			DWGS SENT APPROVAL VIA MEMO NO. ..... DATED	(REVISED / PROPOSED)	(SANCTIONED)		
			PHASE-I	PHASE-VI	PHASE-VIII		
S	TOTAL PERMISSIBLE FAR ON RESIDENTIAL COMPONENT (REFER "P")	853,790.906	290,230.804	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	8,857.380	11,698.980	32,915.467	125,258.245
U	TOTAL OCCUPANCY @5/MAIN UNIT (PERMISSIBLE DENSITY @ 300PPA ON 111.67325 + ADDITIONAL PERMISSIBLE DENSITY ON TDR 152908.760 SQM OR 37.785 ACRES) @ 125PPA	38225	1113 MAIN UNIT@5 5565	795 MAIN UNIT @5 3975	1164MAIN UNIT @5 5820	3072@MAIN UNIT@5 15360	22865

COMMERCIAL COMPONENT

V	PERMISSIBLE FAR OF COMMERCIAL COMPONENT (REFER "G")		16,486.867	202.968	210.963	1,307.956	1,721.887	14,764.98
W	PERMISSIBLE GROUND COVERAGE OF COMMERCIAL COMPONENT (REFER "H")		4,710.533	NIL	NIL	NIL	NIL	4,710.533

COMMUNITY FACILITY

X	NURSERY SCHOOL	F.A.R (REFER "Y")	3,642.165	329.003	341.907	303.937	-	-
		GROUND COVERAGE (REFER "Y")	849.837	-	-	-	-	-

COMMUNITY FACILITY PROPOSED

REQUIRED PUBLIC AMENITIES	PERMISSIBLE / REQUIRED		PROPOSED					TOTAL ACHIEVED	TOTAL BALANCE
			PHASE-I	PHASE-II	PHASE-III	PHASE-VI	PHASE-VIII		
NURSERY SCHOOL	3 NO. OF 0.2 ACRE EACH	-	DWGS SENT FOR APPROVAL VIA MEMO NO._____ DATED_____ (AT STILT OF TOWER-E) 1	-	-	REVISED/ PROPOSED (AT STILT OF TOWER-D) 1	ALREADY APPROVED (AT STILT OF TOWER F) 1	3	-
PRIMARY SCHOOL	2 NO. OF 0.5 ACRE EACH	ONLY SITE PROPOSED	1	1	-	-	-	2	-
CLUB	1 NO. OF 2.0 ACRE		-	1	-	-	-	1	-
TAXI STAND	1 NO. OF 0.5 ACRE		-	1	-	-	-	1	-
DISPENSARY/ HEALTH FACILITY	1 NO. OF 1.25 ACRE		-	1	-	-	-	1	-
HIGH SCHOOL	1 NO. OF 2.0 ACRE		-	1	-	-	-	1	-
RELIGIOUS BUILDING	1 NO. OF 0.2 ACRE		-	1	-	-	-	1	-
CRECHE	1 NO. OF 0.2 ACRE		-	-	1	-	-	1	-
SUB POST OFFICE	1 NO. OF 0.01 ACRE		TO BE PART ALONG WITH THE COMMERCIAL BUILDING						

CAR PARKING CALCULATIONS

REQUIRED ECS PARKING FOR MAIN UNITS @ 1.5 ECS PER MAIN UNITS	1670	-	-	1193	1746	4609	-
PROPOSED PARKING	3630	-	-	2580	3644	9854	-

ORGANIZED OPEN SPACE .i.e. TOT LOT AND PLAY GROUND CALCULATION

REQUIRED ORGANIZED OPEN SPACE .i.e. TOT LOT AND PLAY GROUND @ 15% OF SITE AREA OF EACH PHASE INDIVIDUALLY	SITE AREA IN ACRE	22.292	-	-	10.323	16.822	-	ACRE
	SITE AREA IN SQM.	90212.380	-	-	41775.633	68076.1107	-	SQM.
	REQUIRED AREA @15%	13531.857	-	-	6266.345	10211.416	-	30,009.618
	PROPOSED AREA @ %	13858.267	-	-	6280.916	10331.818	-	30,471.001
		15.361%	-	-	15.035%	15.176%	-	-

LEGEND

No.	PHASE NO.	PHASE AREA (ACRES)	STATUS
1	I	25.148	DWGS SENT FOR APPROVAL VIA MEMO NO..... .....DATED.....
2	II	11.088	FUTURE
3	III	35.826	FUTURE
4	IV	1.000	FUTURE
5	V	1.000	FUTURE
6	VI	12.572	REVISED /PROPOSED
7	VII	4.662	FUTURE
8	VIII	17.701	APPROVED
9	IX	3.231	FUTURE
10	X	4.068	FUTURE
	TOTAL	116.29625	

LIST OF PHASES

S. No.	PHASE NO.	AREA (acres)	LAND USE	STATUS		DATE	RERA No.	RERA DATE	FAR ACHIEVED (SQM)
	RESIDENTIAL								
1	I	25.148	Residential	DWGS SENT FOR APPROVAL VIA MEMO NO..... .....DATED.....					290,230.804
2	VI	12.572	Residential	REVISED /PROPOSED					208,440.863
3	VIII	17.701	Residential	Approved	ZP-1895-III/PA (DK) /2025/16869	07.05.2025	-	-	346,343.364

		PHASE	MEMO. NO.	PERMISSIBLE F.A.R.	PROPOSED F.A.R.	PERMISSIBLE GROUND COVERAGE	PROPOSED GROUND COVERAGE
Y	NURSERY SCHOOL	SOUTH (PHASE-I)	DWGS SENT FOR APPROVAL VIA MEMO NO..... ..... DATED..... (REFER ST-01)	150% OF 0.2 ACRE =1214.055 (EACH)	329.003	35% OF 0.2 ACRE = 283.279 (EACH)	-
		WEST (PHASE-VI)	ZP-1895/PA(DK)/2024/12245 DATED-18.04.2024 (REFER ST-01)		341.907		-
		NORTH (PHASE-VIII)	ZP-1895-III/PA(DK)/2025/16869 DATED -07.05.2025 (REFER ST-01)		303.937		-
			TOTAL	3642.165	974.847	849.837	-

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

DWG NO. LP- 02	N	OWNER'S SEAL & SIGNATURE	ARCHITECT'S SEAL & SIGNATURE
SCALE : N.T.S.		For DLF Limited Authorised Signatory	
DATE : 15-05-2025			