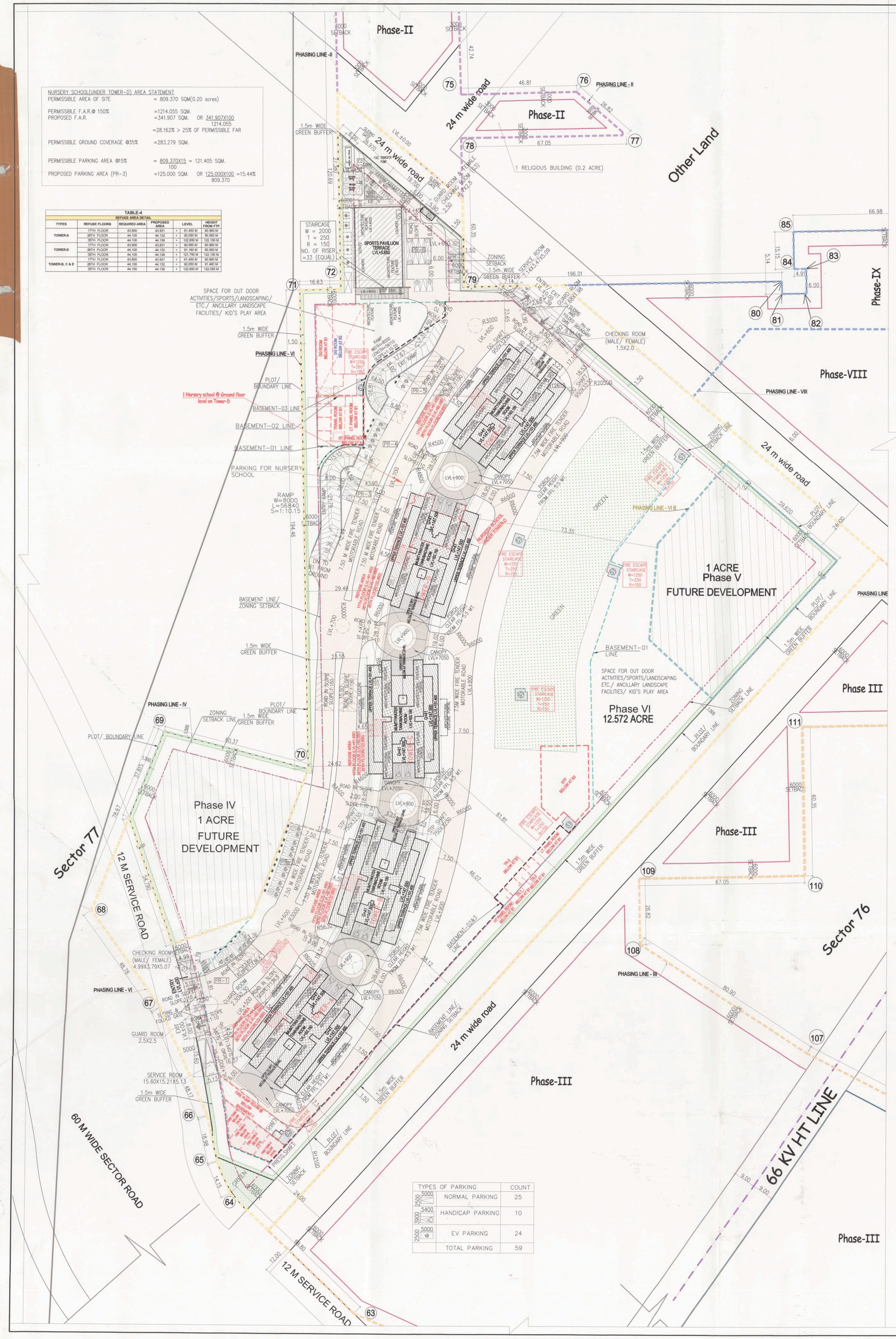


NURSERY SCHOOL(UNDER TOWER-D) AREA STATEMENT

PERMISSIBLE AREA OF SITE	= 809.370 SQM(0.20 acres)	
PERMISSIBLE F.A.R.@ 150%	=1214.055 SQM.	
PROPOSED F.A.R.	=341.907 SQM.	OR 341.907X100 / 1214.055
	=28.162% > 25% OF PERMISSIBLE FAR	
PERMISSIBLE GROUND COVERAGE @35%	=283.279 SQM.	
PERMISSIBLE PARKING AREA @15%	= 809.370X15 / 100 = 121.405 SQM.	
PROPOSED PARKING AREA (PR-3)	=125.000 SQM.	OR 125.000X100 / 809.370 =15.44%

TABLE-4
REFUGE AREA DETAIL

TYPES	REFUGE FLOORS	REQUIRED AREA	PROPOSED AREA		LEVEL	HEIGHT FROM FTP
TOWER-A	15TH FLOOR	43.800	43.837	=	51.450 M	50.300 M
	26TH FLOOR	44.100	44.158	=	82.050 M	80.900 M
	36TH FLOOR	44.100	44.158	=	122.650 M	122.100 M
	17TH FLOOR	43.800	43.837	=	60.900 M	60.900 M
TOWER-D	28TH FLOOR	44.100	44.152	=	91.300 M	90.900 M
	38TH FLOOR	44.100	44.158	=	121.750 M	122.150 M
	17TH FLOOR	43.800	43.837	=	61.400 M	60.900 M
TOWER-B, C & E	28TH FLOOR	44.100	44.152	=	92.000 M	91.400 M
	38TH FLOOR	44.100	44.158	=	122.650 M	122.000 M

TABLE-1						
LICENSED AREA OF SITE	=	116.29625	ACRES	OR	470633.479	SQM.
TOTAL NET PLANNED AREA OF COLONY	=	114.00125	ACRES	OR	461345.959	SQM.
AREA OF RESIDENTIAL COMPONENT	=	111.67325	ACRE	OR	451924.892	SQM.
AREA OF COMMERCIAL COMPONENT @ 2%	=	2.328	ACRE	OR	9421.067	SQM.
MAXIMUM PERMISSIBLE TDR FAR OF RESIDENTIAL COMPONENT @ 100 % OF 111.67325 ACRES		451924.892	SQM.			
MAXIMUM PERMISSIBLE INCENTIVE FAR FOR IGBC PRECERTIFICATIONS OF RESIDENTIAL COMPONENT @ 15% OF 37.735 ACRES (PHASE I + 25.148 ACRES (REF. NO. GH204445)+ PHASE VI = 12.572 ACRES)(REF. NO. GH204675))	=	22857.077	SQM.			
MAXIMUM PERMISSIBLE BASE FAR OF RESIDENTIAL COMPONENT @ 123% OF 111.67325 ACRES **(A)**	=	564906.115	SQM.			
MAXIMUM PERMISSIBLE FOR FAR OF RESIDENTIAL COMPONENT @ 25 % OF 118.29625 ACRES MEANS NO LC-5120/(E)(R)/2024/23/05 DATED 17/01/2025 **(B)**	=	117658.369	SQM.			
PROPOSED INCENTIVE FAR FOR IGBC PRECERTIFICATIONS OF RESIDENTIAL COMPONENT @ 12 % of 37.735 ACRES (PHASE I + 25.148 ACRES+ PHASE VI = 12.572 ACRES) **(C)**	=	18317.662	SQM.			
F.A.R. PURCHASED UNDER TDR (CERTIFICATE NO.1-6319 of 77/2024, Dated 26-12-2024) **(D)**	=	152908.760	SQM.			
TOTAL PERMISSIBLE FAR (A+B+C+D)	=	**853790.906**	**SQM.**			
PROPOSED FAR OF RESIDENTIAL COMPONENT (PHASE VI)	=	**208443.508**	**SQM.**	**OR**	**46.12**	**%**
PERMISSIBLE GROUND COVERAGE OF RESIDENTIAL COMPONENT @ 33%	=	161471.085	SQM.			
PROPOSED GROUND COVERAGE OF RESIDENTIAL COMPONENT (PHASE VI)	=	8817.380	SQM.	OR	1.96	%
PERMISSIBLE FAR OF COMMERCIAL COMPONENT @ 175%	=	16488.867	SQM.			
PERMISSIBLE GROUND COVERAGE OF COMMERCIAL COMPONENT @ 50%	=	4710.533	SQM.			
PROPOSED FAR OF COMMERCIAL COMPONENT (PHASE VI)	=	210.963	SQM.	OR	2.24	%
PROPOSED GROUND COVERAGE OF COMMERCIAL COMPONENT	=	NIL	SQM.			
DENSITY CALCULATION :						
PERMISSIBLE DENSITY @ 300 PPA ON 111.67325	=	33502	PERSONS			
NUMBERS OF MAIN UNITS (PHASE VI)	=	795	NOS.			
TOTAL OCCUPANCY @ 5/MAIN UNITS	=	795 X 5	PERSONS			
PROPOSED DENSITY (PHASE VI)	=	91.595	PPA			
REQUIRED PUBLIC AMENITIES						
NURSERY SCHOOL	=	1 NO. OF 0.2 ACRE				
PRIMARY SCHOOL	=	-				
PROVIDED PUBLIC AMENITIES						
NURSERY SCHOOL (PHASE VI)	=	1 NO. (UNDER STILT OF TOWER-D)				
PRIMARY SCHOOL (PHASE VI)	=	-				
CAR PARKING CALCULATIONS:						
REQUIRED PARKING FOR MAIN UNITS (PHASE VI)	=	795 X 1.5	ECS PER MAIN UNITS			
	=	1193	ECS.			
PROPOSED PARKING FOR MAIN UNITS (PHASE VI)	=	2580	NOS.			
ORGANIZED OPEN SPACE ,i.e. TOT LOTS AND PLAYGROUND CALCULATIONS:-						
REQUIRED ORGANIZED OPEN SPACE ,i.e. TOT LOT AND PLAY GROUND @ 15% OF SITE AREA OF PHASE VI	=	6266.345	SQM			
PROPOSED DEVELOPMENT OF 10.323 ACRES						
PROPOSED ORGANISED OPEN SPACE	=	6280.916	SQM OR	15.0591%		

GREEN AREA CALCULATIONS FOR PHASE VI

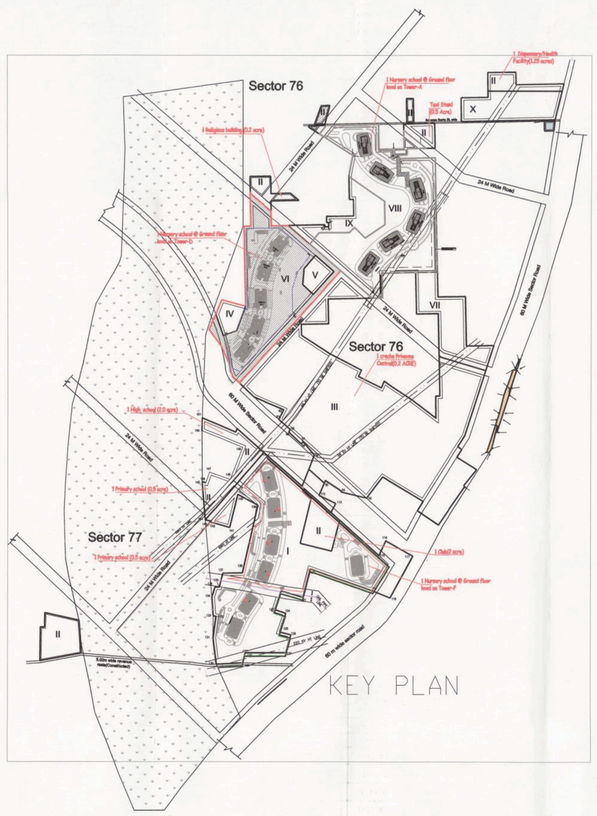
DESCRIPTION	AREA IN SQMT.	AREA IN ACRE
TOTAL SITE AREA OF PHASE VI (A)	50876.998	12.572
AREA UNDER SECTOR ROAD (60M AND 24M WIDE) (B)	9101.366	2.249
NET PLOT AREA FOR GREEN AREA CALCULATION (C = A-B)	41775.632	10.323

PARKING NUMBER (TABLE-3)

NAME	SINGLE	HANDICAP PARKING	TOTAL	ECS
BASEMENT -01	817	10	827	832
BASEMENT -02	835	10	845	865
BASEMENT -03	839	10	849	854
TOTAL PARKING IN BASEMENTS			2521	2551
PARKING ON SURFACE	NORMAL PARKING		25	
	DIV PARKING		24	59
HANDICAP PARKING ON SURFACE			10	
GRAND TOTAL			2580	2610

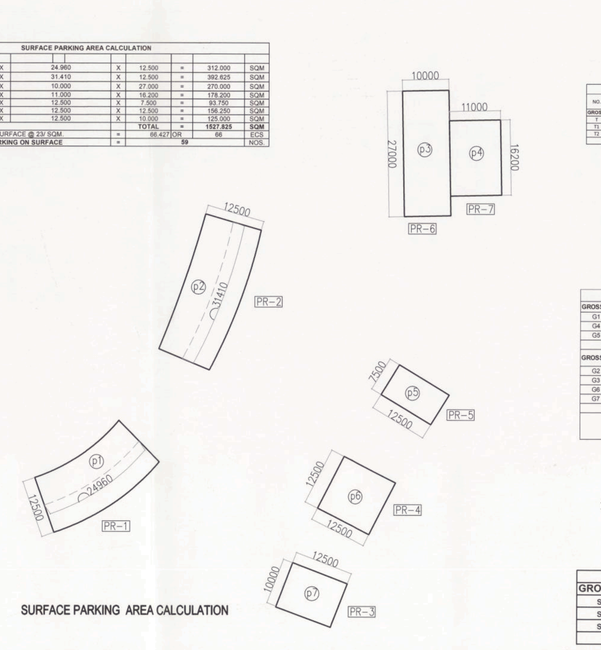
TABLE – 2 - AREA CALCULATION

SR. NO.	1	2	3	4	5	6	7	8	9	10	11	12	13
TOWER-NAME	FLOORS	NO. OF TYPICAL FLOORS	NO. OF APARTMENTS PER FLOOR	NO. OF APARTMENTS IN TOWER	TOTAL NO. OF APARTMENTS IN TOWER	GROUND COVERAGE OF 1 UNIT /TOWER	FAR AREA OF FLOOR	TOTAL FAR AREA OF 1 UNIT (SR. NO.-2X7)	TOTAL FAR AREA OF 1 UNIT/ TOWER	NON FAR AREA	NON FAR AREA OF 1 TOWER (SR. NO.-3 X 10)	BUILTUP AREA OF FLOOR (SR. NO.-7+10)	BUILTUP AREA OF 1 TOWER (SR. NO.-2X12)
TOWER-A	STILT/GROUND FLOOR	1	0	0	159	1628.785	713.164	713.164	41493.182	915.621	915.621	1628.785	1628.785
	Typical (1st to 10th) Floor Area	10	4	40			1012.390	10123.900		29.220	292.200	1041.610	10416.100
	Typical (11" to 16th & 18th to 20th) Floor Area	9	4	36			1011.315	9101.835		29.760	267.840	1041.075	9369.675
	Typical (21th to 25th & 27th to 30th) Floor Area	9	4	36			1010.240	9092.160		30.300	272.700	1040.540	9364.86
	Typical (31th to 34th & 36th to 40th) Floor Area	9	4	36			1010.240	9092.160		30.300	272.700	1040.540	9364.86
	17TH (REFUGE FLOOR)	1	3	3			794.934	794.934		267.219	267.219	1062.153	1062.153
	26TH (REFUGE FLOOR)	1	3	3			792.974	792.974		268.487	268.487	1061.461	1061.461
	35TH (REFUGE FLOOR)	1	3	3			840.263	840.263		221.354	221.354	1061.617	1061.617
	41ST / PENT HOUSE FLOOR	1	2	2			941.792	941.792		30.360	30.360	972.152	972.152
	PHE,BATTERY,UPS & MUMTY		-	-			-	-		189.058	189.058	189.058	189.058
FACILITY/ SHOP	STILT/GROUND FLOOR	1	0	0			232.963 / 510.056	721.019		883.074	883.074	1604.093	1604.093
	Typical (1st to 10th) Floor Area	10	4	40			1015.205	10152.050		29.220	292.200	1044.425	10444.25
	Typical (11" to 16th & 18th to 20th) Floor Area	9	4	36			1014.130	9127.170		29.760	267.840	1043.890	9395.01
	Typical (21th to 25th & 27th to 30th) Floor Area	9	4	36			1013.055	9117.495		30.300	272.700	1043.355	9390.195
TOWER-B	Typical (31th to 34th & 36th to 40th) Floor Area	9	4	36	159	1604.093	1013.055	9117.495	41616.452	30.300	272.700	1043.355	9390.195
	17TH (REFUGE FLOOR)	1	3	3			797.749	797.749		267.219	267.219	1064.968	1064.968
	26TH (REFUGE FLOOR)	1	3	3			795.789	795.789		268.487	268.487	1064.276	1064.276
	35TH (REFUGE FLOOR)	1	3	3			843.078	843.078		221.354	221.354	1064.432	1064.432
	41ST / PENT HOUSE FLOOR	1	2	2			944.607	944.607		30.360	30.360	974.967	974.967
	PHE,BATTERY,UPS & MUMTY		-	-			-	-		189.058	189.058	189.058	189.058
TOWER-C	STILT/GROUND FLOOR	1	0	0	159	1604.688	558.674	558.674	41338.693	1046.014	1046.014	1604.688	1604.688
	Typical (1st to 10th) Floor Area	10	4	40			1012.390	10123.900		29.220	292.200	1041.610	10416.1
	Typical (11" to 16th & 18th to 20th) Floor Area	9	4	36			1011.315	9101.835		29.760	267.840	1041.075	9369.675
	Typical (21th to 25th & 27th to 30th) Floor Area	9	4	36			1010.240	9092.160		30.300	272.700	1040.540	9364.86
	Typical (31th to 34th & 36th to 40th) Floor Area	9	4	36			1010.240	9092.160		30.300	272.700	1040.540	9364.86
	17TH (REFUGE FLOOR)	1	3	3			794.935	794.935		267.218	267.218	1062.153	1062.153
	26TH (REFUGE FLOOR)	1	3	3			792.974	792.974		268.487	268.487	1061.461	1061.461
	35TH (REFUGE FLOOR)	1	3	3			840.263	840.263		221.354	221.354	1061.617	1061.617
	41ST / PENT HOUSE FLOOR	1	2	2			941.792	941.792		30.360	30.360	972.152	972.152
	PHE,BATTERY,UPS & MUMTY		-	-			-	-		189.058	189.058	189.058	189.058
TOWER-D	STILT/GROUND FLOOR	1	0	0	159	1604.576	485.809	485.809	41265.827	776.861	776.861	1262.670	1262.670
	Typical (1st to 10th) Floor Area	10	4	40			1012.390	10123.900		29.220	292.200	1041.610	10416.100
	Typical (11th to 16th & 18th to 20th) Floor Area	9	4	36			1011.315	9101.835		29.760	267.840	1041.075	9369.675
	Typical (21st to 25th & 27th to 30th) Floor Area	9	4	36			1010.240	9092.160		30.300	272.700	1040.540	9364.86
	Typical (31st to 34th & 36th to 40th) Floor Area	9	4	36			1010.240	9092.160		30.300	272.700	1040.540	9364.86
	17TH (REFUGE FLOOR)	1	3	3			794.934	794.934		267.219	267.219	1062.153	1062.153
	26TH (REFUGE FLOOR)	1	3	3			792.974	792.974		268.487	268.487	1061.461	1061.461
	35TH (REFUGE FLOOR)	1	3	3			840.263	840.263		221.354	221.354	1061.617	1061.617
	41ST / PENT HOUSE FLOOR	1	2	2			941.792	941.792		30.360	30.360	972.152	972.152
	PHE, BATTERY, UPS & MUMTY	-	-	-			-	-		189.058	189.058	189.058	189.058
	NURSERY SCHOOL UNDER TOWER -D	-	-	-			-	-		341.907	341.907	341.907	341.907
TOWER-E	STILT/GROUND FLOOR	1	0	0	159	1442.569	714.698	714.698	41582.702	727.871	727.871	1442.569	1442.569
	Typical (1st to 10th) Floor Area	10	4	40			1014.536	10145.360		29.220	292.200	1043.756	10437.56
	Typical (11" to 16th & 18th to 20th) Floor Area	9	4	36			1013.461	9121.149		29.760	267.840	1043.221	9388.989
	Typical (21th to 25th & 27th to 30th) Floor Area	9	4	36			1012.386	9111.474		30.300	272.700	1042.686	9384.174
	Typical (31th to 34th & 36th to 40th) Floor Area	9	4	36			1012.386	9111.474		30.300	272.700	1042.686	9384.174
	17TH (REFUGE FLOOR)	1	3	3			797.08	797.080		267.219	267.219	1064.299	1064.299
	26TH (REFUGE FLOOR)	1	3	3			795.120	795.120		268.487	268.487	1063.607	1063.607
	35TH (REFUGE FLOOR)	1	3	3			842.409	842.409		221.354	221.354	1063.763	1063.763
	41ST / PENT HOUSE FLOOR	1	2	2			943.938	943.938		30.360	30.360	974.298	974.298
	PHE,BATTERY,UPS & MUMTY		-							189.058	189.058	189.058	189.058
BADMINTON COURT	LOWER GROUND FLOOR	-	-		-	682.308	627.122	627.122	782.217	26.097	26.097	653.219	653.219
	GROUND FLOOR	-	-		-		155.095	155.095		-	-	155.095	155.095
BASEMENT-1	-	-	-		-		-	-	442.960	35684.132	35684.132	36127.092	36127.092
BASEMENT-2	-	-	-		-		-	-		34346.815	34346.815	34346.815	34346.815
BASEMENT-3	-	-	-		-		-	-		34191.973	34191.973	34191.973	34191.973
GUARD ROOM	-	-	-		-	105.923	-	-	105.923	-	-	105.923	105.923
TOILET	-	-	-		-	26.515	-	-	26.515	-	-	26.515	26.515
STAIRCASES ON SURFACE	-	-	-		-	157.923	-	-	-	157.923	157.923	157.923	157.923
GRAND TOTAL	-	-	-		795	8857.380	-	-	208654.471	-	119507.877	-	328162.348
							COMMERCIAL COMPONENT		210.963				
							RESI. COMPONENT		208443.508				

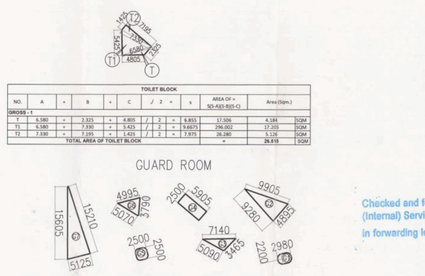


SURFACE PARKING AREA CALCULATION

GROSS - A									
p1	=	1	X	24.960	X	12.500	=	312.000	SQM
p2	=	1	X	31.410	X	12.500	=	392.625	SQM
p3	=	1	X	10.000	X	27.000	=	270.000	SQM
p4	=	1	X	11.000	X	16.200	=	178.200	SQM
p5	=	1	X	12.500	X	12.500	=	156.250	SQM
p6	=	1	X	12.500	X	12.500	=	156.250	SQM
p7	=	1	X	12.500	X	10.150	=	126.875	SQM
				TOTAL			=	1597.828	SQM
CAPACITY ON SURFACE @ 22 SQM					=	72.629		66	ECS
PURPOSED PARKING ON SURFACE					=			59	NOS.



SURFACE PARKING AREA CALCULATION

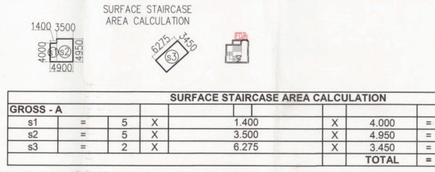


TOILET BLOCK

NO	A		B		C	/ 2 =		AREA OF = (B1-B2)-B3-C	Area(Sqm.)
GROUP									
T1	4.080	=	3.315	=	4.805	/ 2 =	2.403	12.166	12.166 SQM
T2	4.080	=	7.030	=	5.425	/ 2 =	3.6025	29.352	29.352 SQM
T3	7.030	=	7.030	=	5.425	/ 2 =	3.6025	29.080	3.115 SQM
									44.63 SQM
TOTAL AREA OF TOILET BLOCK									

GUARD ROOM AREA CALCULATION

GROSS - A									
G1	=	1	X	2.880	X	2.200	=	6.336	SQM
G4	=	1	X	6.905	X	2.300	=	14.763	SQM
G5	=	1	X	2.900	X	2.300	=	6.230	SQM
					TOTAL		=	27.369	SQM
GROSS – B		a		b		c		A+B+C+D+E+F+G (b2+b3)-(b1+c1)	
G2	=	9.905	+	9.290	+	4.895	=	12.040	= 22.515 SQM
G3	=	5.090	+	3.485	+	7.140	=	7.848	= 8.191 SQM
G6	=	4.995	+	5.070	+	3.790	=	9.658	= 6.633 SQM
G7	=	15.210	+	15.605	+	5.125	=	17.072	= 36.816 SQM
							TOTAL		= 76.195 SQM
							+	GROSS-A	= GROSS-B
TOTAL AREA OF GUARD ROOM							=	27.369	+ 76.195
							=	105.563	SQM



SURFACE STAIRCASE AREA CALCULATION

GROSS - A									
s1	=	5	X	1.400	X	4.000	=	28.000	SQM
s2	=	5	X	3.500	X	4.950	=	86.625	SQM
s3	=	2	X	6.275	X	3.450	=	43.298	SQM
						TOTAL	=	157.923	SQM

TYPES OF PARKING		COUNT
5000 / 2500	NORMAL PARKING	25
5400 / 2500	HANDICAP PARKING	10
5000 / 2500	EV PARKING	24
	TOTAL PARKING	59

Note :-

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.

PROJECT

REVISED (1ST REVISION) BUILDING PLANS OF PHASE-VI (PRIVANA-WEST) FALLING UNDER RESIDENTIAL COLONY UNDER NEW INTEGRATED LICENSING POLICY(NILP) DATED 11.05.2022 ON LAND MEASURING 116.29625 ACRES (LICENCE NO. 219 OF 2023.DATED 25-10-23.) (AN AREA MEASURING 103.05625 ACRES MIGRATION FROM LICENCE NO. 27 OF 2012 DATED 02.04.2012 AND 13.24 ACRES AS FRESH AS FRESH APPLIED AREA) IN SECTOR -76 & 77, GURUGRAM MANESAR URBAN COMPLEX.BEING DEVELOPED BY DLF LTD.IN COLLABORATION WITH LAND OWNERS AND IT' S ASSOCIATE COMPANIES

DESIGN ARCHITECT

ARCHITECTS:-
DESIGN FORUM INTERNATIONAL
Address : K-47 , KAILASH COLONY , NEW DELHI -48
Phone : 011-46556600,46556601 , FAX - 46556601
Website: www.designforuminternational.com

ASSOCIATE ARCHITECTS

RSMS ARCHITECTS
RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Tel.: 011-26898616,26898617
www.rsms-arch.com

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

B.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | T.P.(HR.) Chairman B.P.A.C.

DTP(HQ) | ATP(HQ)

J.D. | P.A.

JTP(HQ) Member BPAC | DINESH KUMAR PA(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 35626 Dt. 31/12/2024

Superintending Engineer (HQ) Civil Engineer-I HSVP, Panchkula

TO BE ISSUED WITH THIS OFFICE MEMO NO.: 4379 DATED : 18/11/2025

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
CHANCHAL JAIN REGISTERED ARCHITECT CA/2005/35771	DLF Limited Authorised Signatory

JAN.-2025 | Scale : 1:600 | NORTH

Drawing Title:- SITE PLAN

Drawing No:- ST-01

03012025