

Memo No.ZP-1895-VI/PA(DK)/2026/ 16039 Dated 08/05/26

To

DLF Limited,
3rd Floor, Shopping Mall complex,
DLF Phase-I, Gurugram -122002.

Subject: Approval of Layout Plan of Residential Colony (under NILP Policy) area measuring 116.29625 acres (Licence No. 219 of 2023 dated 25.10.2023), Sector-76 & 77, Gurugram being developed by DLF Ltd.

Reference:- Your request dated 07.04.2026 on the matter cited above.

Please find enclosed a copy of approved Layout Plan of Residential Colony (under NILP Policy) area measuring 116.29625 acres (Licence No. 219 of 2023 dated 25.10.2023), Sector-76 & 77, Gurugram bearing drawing no. DTCP-12146 dated 04.05.2026 for further necessary action.

DA/as above.


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

Endst. No.ZP-1895-VI/PA(DK)/2026/_____ Dated _____

A copy is forwarded to the following alongwith a copy of approved Layout Plan for information and necessary action:-

1. The Senior Town Planner, Gurugram.
2. The District Town Planner (P), Gurugram.
3. Nodal Officer, Website Updation with a request to host the same on website of the Department.

DA/as above


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

Sector 76

Sector 77

Sector 76

PLOT DETAILS FOR PHASE -VII (4.662 ACRES)

TYPE	SIZE (in m)		AREA		TOTAL NO. OF PLOTS Nos	TOTAL AREA sqm	Permissible FAR	TOTAL FAR sqm
	Width	Length	sqm	sqm				
A	14.20	30.00	426.00	509.50	3	1278.00	1.2	1533.60
B2	11.80	26.00	306.80	366.93	1	306.80	1.3	398.84
B1	11.50	26.00	299.00	357.60	6	1794.00	1.3	2332.20
B	11.00	26.00	286.00	342.06	15	4290.00	1.3	5577.00
C	10.00	20.40	204.00	243.98	16	3264.00	1.45	4732.80
TOTAL					41	10932.80		14574.44

Note:- Plot no SR/05 to SR/07 to be kept on hold till HT line is re-aligned.

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	ACRES OR 451924.892	SQM.
D	AREA OF COMMERCIAL COMPONENT @ 2%	=	2.328	ACRES OR 9421.067	SQM.
E	MAXIMUM PERMISSIBLE GROUND COVERAGE OF RESIDENTIAL COMPONENT @ 35% OF 111.67325 ACRES	=	158173.712	SQM.	
F	MAXIMUM PERMISSIBLE BASE FAR OF COMMERCIAL COMPONENT @ 1.75% OF 2.328 ACRE OR 9421.067 SQM.	=	16486.867	SQM.	
G	MAXIMUM PERMISSIBLE GROUND COVERAGE OF COMMERCIAL COMPONENT @ 50% 2.328 ACRE OR 9421.067 SQM.	=	4710.533	SQM.	
H	MAXIMUM PERMISSIBLE INCENTIVE FAR FOR IGBC PRECERTIFICATIONS OF RESIDENTIAL COMPONENT @ 15% of 55.421 ACRES (PHASE-I = 25.148 ACRES (REG. NO: GH240444)+ PHASE-VI = 12.572 ACRES (REG. NO: GH240675) + PHASE-VIII = 17.701 ACRES (REG. NO. GH250537))	=	33642.071	SQM.	
J	MAXIMUM PERMISSIBLE BASE FAR OF RESIDENTIAL COMPONENT @ 125% OF 111.67325 ACRES	=	564906.1147	SQM.	
K	MAXIMUM PERMISSIBLE PDR FAR OF RESIDENTIAL COMPONENT @ 25 % OF 116.29625 ACRES MEMO NO LC-5120/IE(RK)/2024/2305 DATED 17/01/2025	=	117658.3688	SQM.	
L	TOTAL F.A.R. PURCHASED UNDER TDR APPROVED VIDE REVISED ZONING PLAN DRG.NO.DTCP 11878 DATED 12-02-2026	=	159965.2855	SQM.	
M	TOTAL PERMISSIBLE FAR (H+J+K+L)	=	876171.8400	SQM.	

AREA DETAIL OF COLONY

RESIDENTIAL COMPONENT

NO.	PERMISSIBLE RESIDENTIAL COMPONENT OF 111.67325 ACRE OR 451924.892 SQM	PERMISSIBLE	APPROVED PHASE-I	APPROVED PHASE-VI	APPROVED PHASE-VIII	PROPOSED PHASE-VII	TOTAL ACHIEVED	TOTAL BALANCE
N	TOTAL PERMISSIBLE FAR ON RESIDENTIAL COMPONENT (REFER "M")	876171.8405	290,230.804	208,443.508	346,343.364	14,574.44	859,592.116	9,851.31
O	PERMISSIBLE GROUND COVERAGE OF RESIDENTIAL COMPONENT (REFER "E")	158,173.712	12,359.107	8,857.380	11,698.980	7,509.41	40,424.877	117,748.835
P	PERMISSIBLE DENSITY @ 300PPA ON 111.67325 + ADDITIONAL PERMISSIBLE DENSITY ON TDR 159965.2855 SQM OR 39.528 ACRES @ 125PPA (TOTAL OCCUPANCY @ 5/UNIT FOR GH & 13.5 PERSON PER PLOT FOR PLOTS)	300 PPA	1113 MAIN UNIT @ 55565	795 MAIN UNIT @ 53975	1164 MAIN UNIT @ 55820	41 PLOTS @ 13.5554	15914 (142.505 PPA)	22529

COMMERCIAL COMPONENT

Q	PERMISSIBLE FAR OF COMMERCIAL COMPONENT (REFER "F")	16,486.867	202.968	210.963	1,307.956	-	1,721.887	14,764.98
R	PERMISSIBLE GROUND COVERAGE OF COMMERCIAL COMPONENT (REFER "G")	4,710.533	NIL	NIL	NIL	-	NIL	4,710.533

COMMUNITY FACILITY PROPOSED

REQUIRED PUBLIC AMENITIES	PERMISSIBLE / REQUIRED	ONLY SITE PROPOSED	PROPOSED						TOTAL ACHIEVED	UNIT /TOTAL BALANCE
			PHASE-I	PHASE-II	PHASE-III	PHASE-VI	PHASE-VIII	PHASE-VII		
NURSERY SCHOOL	3 NO. OF 0.2 ACRE EACH		AUSUBLY APPROVED (AT SITE 1 OF TOWER-B)			AUSUBLY APPROVED (AT SITE 1 OF TOWER-C)	AUSUBLY APPROVED (AT SITE 1 OF TOWER-D)		3	
PRIMARY SCHOOL	2 NO. OF 0.5 ACRE EACH		1			1	1		2	
CLUB	1 NO. OF 2.0 ACRE		1	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								1	
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 (FOR GH) & @ 2.5 SQM. / PERSON FOR PLOTS	SITE AREA IN ACRE	22.292	-	-	10.323	16.822	PPP @ 2.5 sqm. PPP	4.662	ACRE
	SITE AREA IN SQM.	90212.380	-	-	41775.633	68076.1107		18866.415	SQM.
	REQUIRED AREA	13531.857	-	-	6266.345	10211.416		1385 (@ 2.5 sqm Per Person)	31,394.618
	PROPOSED AREA	13858.267	-	-	6280.916	10331.818		1902	32,373.001
		15.361%	-	-	15.035%	15.176%		-	-

LEGEND

NO.	PHASE NO.	PHASE AREA (ACRES)	STATUS	RERA
1	I	25.148	APPROVED VIDE MEMO NO. ZP-1895-III/PA(DK)2025/43475 DATED 17.11.2025	Registrar
2	II	11.088	FUTURE	-
3	III	35.826	FUTURE	-
4	IV	1.000	FUTURE	-
5	V	1.000	FUTURE	-
6	VI	12.572	APPROVED VIDE MEMO NO. ZP-1895-III/PA(DK)2025/43791 DATED 18.11.2025	Registrar
7	VII	4.662	PROPOSED	-
8	VIII	17.701	APPROVED VIDE MEMO NO. ZP-1895-III/PA(DK)2025/16869 DATED 07.05.2025	Registrar
9	IX	3.231	FUTURE	-
10	X	4.068	FUTURE	-
TOTAL		116.29625		-

DRG No. DTCP-12144
Dated: 07-05-2026

(ASHISH SHARMA)
DTP(HQ)

(HITESH SHARMA)
STP(HQ)

(BHUVNESH KUMAR)
CTP(HR)

(AMIT KHATRI, IAS)
DTCP(HR)

(VIKAS)
ATP(HQ)

(DINESH KUMAR)
PA(HQ)

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 SCALE : N.T.S. DATE : 06-03-2026	N ARCHITECT'S SEAL & SIGNATURE RUCHY LAKHANI CA/99/25412	OWNER'S SEAL & SIGNATURE
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