

AREA DETAIL OF COLONY

RESIDENTIAL			
No.	Particulars	Area in Acres	Area in Sqm
A	Total Site Area	116.29625	470,633.479
B	Total Net Planned Area of Colony	114.00125	461,345.959
C	Net Planned area for residential as per approved zoning plan	111.67325	451,924.892
D	Permissible FAR on residential as per approved zoning plan @ 1.25		564,906.115
E	F.A.R. UTILISED UNDER TDR (UTILIZATION CERTIFICATE NO. 52 of 2025, Dated 21-03-2025)		152,908.760
F	Total Permissible FAR on residential component = 1.25 (Base)+0.25 (PDR)+ 0.12 (Incentive FAR for IGBC Certification of Phase I and VI)+ TDR		853,790.906
G	Approved FAR		507,350.490
H	Balance available FAR (F-G)		346,440.416
COMMERCIAL			
1	Net planned area for commercial as per approved zoning plan	2.328	9,421.067
2	Permissible FAR on Commercial Component (2.328 acre or 9421.067 sqm) @ 1.75		16,486.867
3	Approved / Proposed FAR		1307.956
4	Balance available FAR (2-3)		15,178.911

Below is the indicative and tentative FAR proposed to be utilized through balance component of permissible FAR and / or through applicable / future scheme(s) and/or policies / norms, including but not limited to TOD, PDR, TDR, GRHA, LEED, IGBC etc. and/or any lawful FAR that may be availed through re-development or reconstruction or amalgamation / inclusion of additional land or through any other means.
Each of the future phase, tentative FAR is subject to change based on future design.

LEGEND

No.	Phase no.	Phase Area (acres)	Residential	Commercial FAR @1.75	Status
1	I	25.148	298,771.442	-	Approved
2	II	11.088	PROPOSED COMMUNITY SITE	-	Future
3	III	35.826	268,476.000	14,942.044	Future
4	IV	1.000	4,046.850	-	Future
5	V	1.000	6,070.275	-	Future
6	VI	12.572	208,579.048	-	Approved
7	VII	4.662	14,446.000	-	Future
8	VIII	17.701	350,000.000	1307.956	Proposed
9	IX	3.231	13075.370	-	Future
10	X	4.068	20,578.230	236.867	Future
TOTAL		116.29625	1,184,043.2164	16,486.867	

LIST OF PHASES

S. No.	Phase no.	Area (acres)	Land Use	Status	Sanctioned Memo. No.	Date	RERA No.	RERA Date	FAR Achieved (sqm)
RESIDENTIAL									
1	I	25.148	Residential	Approved	7P-1895/JD(RA) /2023/42259	13.12.2023	RC/REP/HERARA/ GGM/772/504/ 2023/116	18.12.2023	298,771.442
2	VI	12.572	Residential	Approved	7P-1895/PA(DK) /2024/12245	18.04.2024	RC/REP/HERARA/ GGM/819/551/ 2024/46	22.04.2024	208,579.048
COMMUNITY SITES									
3	I	0.500	1 Primary School	Approved	7P-1895/JD(RA) /2023/42259			Only Site Approved (Part of Phase 1)	

NOTES:

1. no. of Nursery school each approved at tower stilts in Phase I and VI.
1. no. of Nursery school proposed at tower stilts in Phase VIII.
- Creche will be part of future tower stilt in Phase V.

REVISED PHASING 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

DRG. NO:- 11063 DATED 06-05-25

(NARENDER KUMAR) DTP(HQ)

(HITESH SHARMA) STP(M)(HQ)

(BHUVNESH KUMAR) CTP(HR)

(AMIT KHATRI/AS) DTCP(HR)

BUILDABLE ZONE



SCALE : N.T.S.

DATE : 06-03-2025

(DINESH KUMAR) PA(HQ)

(RAJAT CHAUHAN) ATP(HQ)

