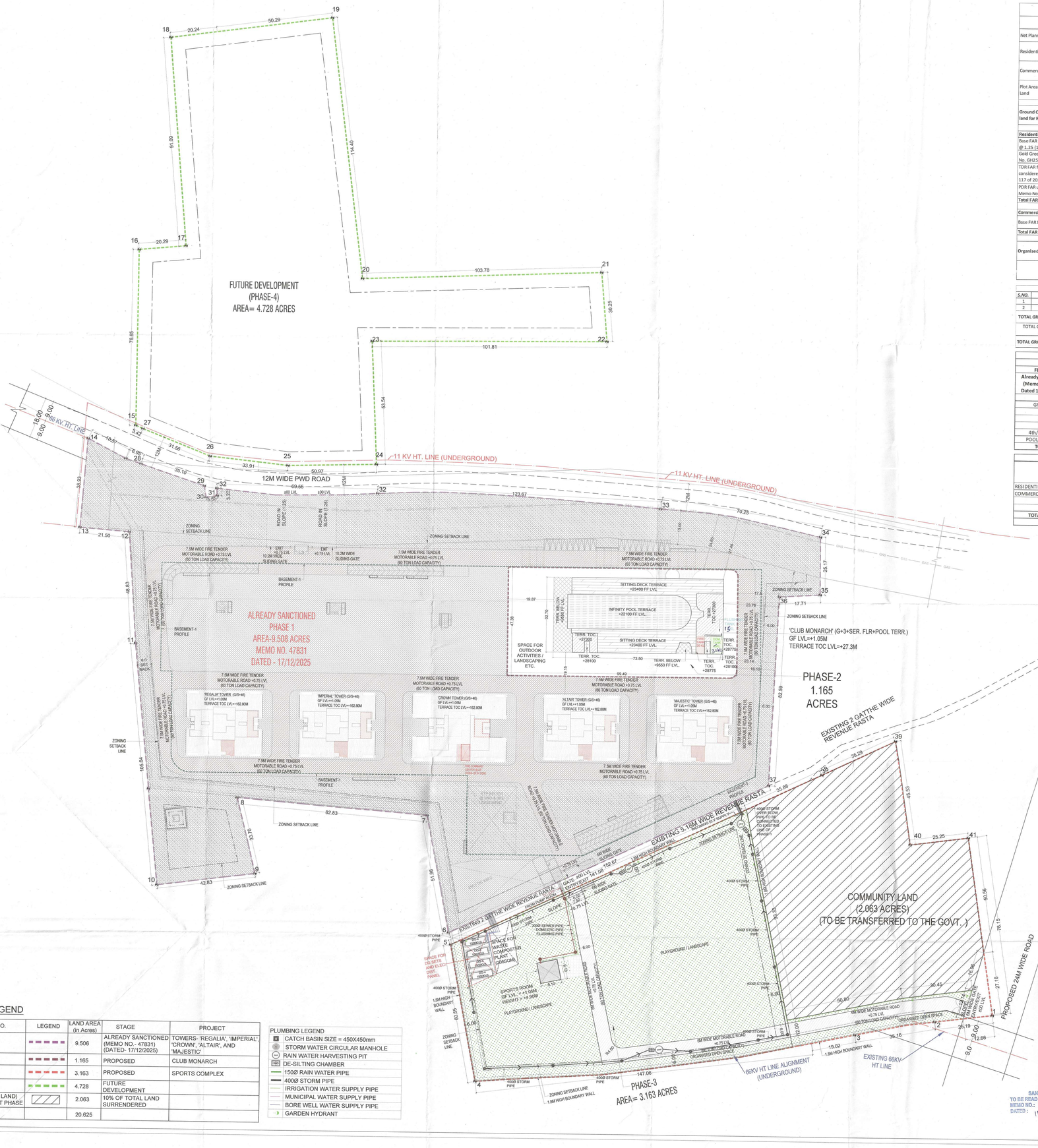


AREA STATEMENT- PHASE-1,2&3

DESCRIPTION	UNIT		PERMISSIBLE	ALREADY SANCTIONED PHASE-1	PROPOSED PHASE-2	PROPOSED PHASE-3	ACHIEVED	BALANCE
Net Planned Area	Acres		20.625	Already Sanctioned (Memo no. 47831 Dated 17/12/2025)				
	SQM		83,456.28					
Residential Component	%	96%						
	Acres		19.800					
	SQM		80,127.63					
Commercial Component	%	4%						
	Acres		0.825					
	SQM		3,338.65					
Plot Area to be surrendered - Community @ 10% of total Land	%	10%		10.00%				
	Acres		2.0625	2.063				
	SQM		8,346.64	8,348.66				
Ground Coverage for Residential Component @ 35% of land for Residential	%	35%		7.37%	3.00%	0.04%	10.41%	24.59%
	Acres		6.930	1.46	0.59	0.01	2.06	4.87
	SQM		28,048.6705	5,907.57	2,403.45	30.25	8,341.27	19,703.40
Residential Component								
Base FAR for Residential under NILP @ 1.25 (19.8 ACRE)		1.25						
	SQM		1,00,159.54					
Gold Green FAR @ 0.12 of Net Planned Area vide IGBC Regn No. GH250644		0.12						
	SQM		10,015.95					
TDR FAR for Residential under NILP (28718.079 SQM being considered for Phase 1 vide Utilization No. 116 of 2025 & 117 of 2025)	SQM	0.358	28,718.079					
PDR FAR under NILP @ 0.25 of Net Planned Area vide Memo No. 29970 Dtd 05-08-2025		0.25						
	SQM		20,866.57					
Total FAR for Residential Component	SQM	0.25	1,59,760.139	1,48,161.55	6,890.22	30.25	1,55,082.02	4,678.12
Commercial Component								
Base FAR for Commercial under NILP @ 1.75 (0.825 ACRE)		1.75						
	SQM		5,842.64					
Total FAR for Commercial Component	SQM	1.75	5,842.64	0.00	0.00	0.00	0.00	5,842.64
Organised Open Space		15%		17.11%				
	Acres		3.094	3.53				
	SQM		12,529.942	14,282.90				
Recreational Area/ Playground	Acres					12.64%		
	SQM					2.61		
						10,547.39		

GROUND COVERAGE PHASE-1,2&3

S.NO.		COVERED AREA (SQM)
1	PHASE-2 - CLUB MONARCH	2,403.45
2	PHASE-3 - SPORTS ROOM	30.25
TOTAL GROUND COVERAGE PHASE 2 & 3		**2,433.70**
TOTAL GROUND COVERAGE PHASE 1 ALREADY APPROVED		5907.57
TOTAL GROUND COVERAGE PHASE 1,2&3		**8,341.27**

FAR & NON FAR AREA CALCULATION - PHASE-1,2&3

	PHASE-1		PHASE-2		PHASE-3	
FLOORS	**NON FAR**	**FAR**	**NON FAR**	**FAR**	**NON FAR**	**FAR**
Already Sanctioned (Memo no. 47831 Dated 17/12/2025)	**97,476.83**	**1,48,161.55**				
			CLUB MONARCH		SPORTS ROOM	
GROUND			0.00	2403.45	0.00	30.25
1st			76.86	823.93	0.00	0.00
2nd			76.86	1753.49	0.00	0.00
3rd			76.86	1683.83	0.00	0.00
4th/SERVICE			2084.35	0.00	0.00	0.00
POOL TERRACE			173.19	225.52	0.00	0.00
TOTAL	**97,476.83**	**1,48,161.55**	**2,488.12**	**6,890.22**	**0.00**	**30.25**

SUMMARY BUILT UP AREA - PHASE-1,2&3

USAGE	FAR AREA (SQM)	NON FAR AREA (SQM)	BALCONY AREA (SQM)
RESIDENTIAL	6,920.47	2,488.12	0.00
COMMERCIAL	0.00	0.00	0.00
TOTAL	**6,920.47**	**2,488.12**	**0.00**
TOTAL BUILT UP AREA PHASE 2 & 3	**9,408.59**		**0.00**
TOTAL BUILTUP AREA PHASE 1 ALREADY APPROVED	2,45,638.38		25,928.56
TOTAL BUILT UP AREA PHASE-1,2 & 3	**2,55,046.97**		**2,80,975.53**

PHASING LEGEND

S.NO.	PHASE NO.	LEGEND	LAND AREA (in Acres)	STAGE	PROJECT
1	PHASE-1		9.506	ALREADY SANCTIONED (MEMO NO.- 47831) (DATED- 17/12/2025)	TOWERS- 'REGALIA', 'IMPERIAL', 'CROWN', 'ALTAIR', AND 'MAJESTIC'
2	PHASE-2		1.165	PROPOSED	CLUB MONARCH
3	PHASE-3		3.163	PROPOSED	SPORTS COMPLEX
4	PHASE-4		4.728	FUTURE DEVELOPMENT	
5	(COMMUNITY LAND) INDEPENDENT PHASE		2.063	10% OF TOTAL LAND SURRENDERED	
	TOTAL		20.625		

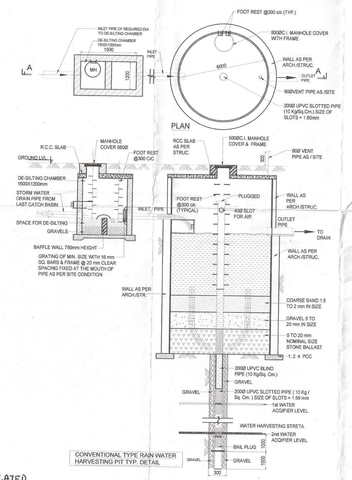
PLUMBING LEGEND

- CATCH BASIN SIZE = 450X450mm
- STORM WATER CIRCULAR MANHOLE
- RAIN WATER HARVESTING PIT
- DE-SILTING CHAMBER
- 150Ø RAIN WATER PIPE
- 400Ø STORM PIPE
- IRRIGATION WATER SUPPLY PIPE
- MUNICIPAL WATER SUPPLY PIPE
- BORE WELL WATER SUPPLY PIPE
- GARDEN HYDRANT

S.T.P (HQ) Member Secretary B.P.A.C.
S.T.P (G) Member B.P.A.C.
C.T.P.(HR) Chairman B.P.A.C.
DTP(HQ)
ATP(HQ)
3D
PA
ATP
DINESH KUMAR PA(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 2677/6 DATED: 11/06/2026

1. BUILDING SHALL BE FULLY MECHANICALLY VENTILATED
2. SPRINKLERS ARE INCORPORATED AS/NBC 2016 VOL-1_ CLAUSE 5.1.3 (PAGE NO-57)



Checked and found ok for Public Health (Internal) Service only subject to comments in In forwarding letter No. 12772 dt 01/07/26

Superintending Engineer (HQ) for Chief Engineer, HSVP

ATP(HQ) Member BPAC

FSO, (HQ) Member BPAC

PROJECT:
PROPOSED BUILDING PLANS (PHASE 2 & 3) FOR RESIDENTIAL COLONY UNDER NEW/INTEGRATED LICENSING POLICY-2022, AREA MEASURING 20.625 ACRES (LICENSE NO- 121 OF 2025 DATED 17.07.2025) IN THE REVENUE ESTATE OF VILLAGE SHIKHOPUR IN SECTOR-78, DISTRICT - GURUGRAM

OWNER:
DVOK BUILDCON LLP
224, 2ND FLOOR, SUNCITY BUSINESS TOWER, GOLF COURSE ROAD GURUGRAM, HARYANA

ARCHITECTS:
VASTUKRITI
ARCHITECTURE · INTERIORS · MANAGEMENT
B-42/5, 2ND FLOOR, BAPSAN,UNG ENCLAVE, NEW DELHI-110059
email: vastukriti@vastukriti.com
Mobile: 91-11-28707292

OWNER'S SIGNATURE:
For DVOK BUILDCON LLP
Designated Partner/Authorised Signatory

ARCHITECT'S SIGNATURE:
ROHIT JAIN
Regn. No. CA/88/11424

DRAWING TITLE
TERRACE LVL SITE PLAN (PHASE 2 & 3)

DATE:	20.02.2026	DRG. NO.:
SCALE:	1:600 @ A0	01
DEALT	NEHA	