TABLE - 1 - AREA CALCULATION

1	2	3	4	5	6	7	8	9	10	11	12	13	14
TOWER NAME	FLOORS	NO. OF TYPICAL FLOORS	FAR AREA OF FLOOR	TOTAL FAR AREA OF 1 UNIT/ TOWER (SAE)	TOTAL FAR AREA OF 1 UNIT/ TOWER	NO. OF APARTMENTS PER FLOOR	NO. OF APARTMENTS IN TOWER	TOTAL NO. OF APARTMENTS IN TOWERS	GROUND COVERAGE OF 1 UNIT /TOWER	NON FAR AREA	NON FAR AREA OF 1 TOWER (EX 11)	BUILTUP AREA OF FLOOR	BUILTUP AREA OF 1 TOWER/UNIT
TOWER-A	STILT/GROUND FLOOR	1	600.301	600.301	42678.242	1	1	155	13053.235	790.874	790.874	1391.175	1391.175
	1ST TO 16TH, 18TH TO 35TH, AND 37TH TO 54TH, 55TH TO 65TH FLOOR	37	1047.188	38761.956		4	148			29.340	1085.582	1047.188	38761.956
	17TH, 36TH & 55TH (REFUGE FLOOR)	3	603.682	2410.986		2	9			210.859	767.177	1059.111	3178.333
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			29.340	29.340	948.279	948.279
	MUMTY/MACHINE ROOM, ELECTRICAL/UPS & BATTERY ROOM	-	-	-		-	-			198.326	198.326	198.326	198.326
TOWER-B	STILT/GROUND FLOOR	1	600.301	600.301	42678.242	1	1	155	13053.235	790.874	790.874	1391.175	1391.175
	1ST TO 16TH, 18TH TO 35TH, AND 37TH TO 54TH, 55TH TO 65TH FLOOR	37	1047.188	38761.956		4	148			29.340	1085.582	1047.188	38761.956
	17TH, 36TH & 55TH (REFUGE FLOOR)	3	603.682	2410.986		2	9			210.859	767.177	1059.111	3178.333
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			29.340	29.340	948.279	948.279
	MUMTY/MACHINE ROOM, ELECTRICAL/UPS & BATTERY ROOM	-	-	-		-	-			198.326	198.326	198.326	198.326
TOWER-C	STILT/GROUND FLOOR	1	601.014	601.014	42678.242	1	1	155	13053.235	787.288	787.288	1401.363	1401.363
	1ST TO 16TH, 18TH TO 35TH, AND 37TH TO 54TH, 55TH TO 65TH FLOOR	37	1047.188	38761.956		4	148			29.340	1085.582		0.000
	17TH, 36TH & 55TH(REFUGE FLOOR)	3	603.682	2410.986		3	9			210.859	767.177		0
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			29.340	29.340		0
	MUMTY/MACHINE ROOM, ELECTRICAL/UPS & BATTERY ROOM	-	-	-		-	-			198.326	198.326		0
TOWER-D	STILT/GROUND FLOOR	1	600.301	600.301	42678.242	1	1	155	13053.235	790.874	790.874	1391.175	1391.175
	1ST TO 16TH, 18TH TO 35TH, AND 37TH TO 54TH, 55TH TO 65TH FLOOR	37	1047.188	38761.956		4	148			29.340	1085.582	1047.188	38761.956
	17TH, 36TH & 55TH (REFUGE FLOOR)	3	603.682	2410.986		2	9			210.859	767.177	1059.111	3178.333
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			29.340	29.340	948.279	948.279
	MUMTY/MACHINE ROOM, ELECTRICAL/UPS & BATTERY ROOM	-	-	-		-	-			198.326	198.326	198.326	198.326
TOWER-E	STILT/GROUND FLOOR	1	600.301	600.301	42678.242	1	1	155	13053.235	790.874	790.874	1391.175	1391.175
	1ST TO 16TH, 18TH TO 35TH, AND 37TH TO 54TH, 55TH TO 65TH FLOOR	37	1047.188	38761.956		4	148			29.340	1085.582	1047.188	38761.956
	17TH, 36TH & 55TH (REFUGE FLOOR)	3	603.682	2410.986		3	9			210.859	767.177	1059.111	3178.333
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			29.340	29.340	948.279	948.279
	MUMTY/MACHINE ROOM, ELECTRICAL/UPS & BATTERY ROOM	-	-	-		-	-			198.326	198.326	198.326	198.326
TOWER-F	STILT/GROUND FLOOR	1	606.958	606.958	43582.857	1	1	155	14011.683	794.107	794.107	1401.085	1401.085
	1ST TO 16TH, 18TH TO 35TH, AND 37TH TO 56TH FLOOR	37	1047.188	38761.956		4	148			29.340	1085.583	1047.188	38761.956
	17TH, 36TH & 55TH (REFUGE FLOOR)	3	603.682	2410.986		3	9			210.859	767.177	1059.111	3178.333
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			29.340	29.340	948.279	948.279
	MUMTY/MACHINE ROOM, ELECTRICAL/UPS & BATTERY ROOM	-	-	-		-	-			198.326	198.326	198.326	198.326
TOWER-G	STILT/GROUND FLOOR	1	602.361	602.361	42678.242	1	1	155	13054.72	752.359	752.359	1354.72	1354.72
	1ST TO 16TH, 18TH TO 35TH, AND 37TH TO 55TH FLOOR	37	1047.188	38761.956		4	148			29.340	1085.582	1047.188	38761.956
	17TH, 36TH & 55TH (REFUGE FLOOR)	3	603.682	2410.986		3	9			210.859	767.177	1059.111	3178.333
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			29.340	29.340	948.279	948.279
	MUMTY/MACHINE ROOM, ELECTRICAL/UPS & BATTERY ROOM	-	-	-		-	-			198.326	198.326	198.326	198.326
FAR AREA OF ABOVE(F+G)		-	-	-	107.270	-	-	-	107.270	-	-	107.270	107.270
TOWER-A,B,C,D,E,F,G	BASEMENT-1	-	-	-	-	-	-	-	-	-	-	27483.622	27483.622
	BASEMENT-2	-	-	-	-	-	-	-	-	-	-	29258.805	29305.826
	BASEMENT-3	-	-	-	-	-	-	-	-	-	-	37153.063	27131.089
TOWER-E & F	BASEMENT-1	-	-	-	-	-	-	-	-	-	-	31570.705	14109.736
	BASEMENT-2	-	-	-	-	-	-	-	-	-	-	14359.423	14359.423
	BASEMENT-3	-	-	-	-	-	-	-	-	-	-	13730.772	13733.772
TOWER-G	BASEMENT-1	-	-	-	-	-	-	-	-	-	-	8826.06	8826.06
	BASEMENT-2	-	-	-	-	-	-	-	-	-	-	6829.463	6826.463
	BASEMENT-3	-	-	-	-	-	-	-	-	-	-	6829.463	6826.463
GUARD ROOM		-	-	-	17.460	-	-	-	8.580	-	-	26.400	26.400
STAIRCASES ON SURFACE		-	-	-	173.890	-	-	-	173.890	-	-	173.890	173.890
GRAND TOTAL		-	-	-	258771.442	-	-	1113	991.1.616	-	20072.732	-	414081.703

TABLE 3				
LICENCED AREA OF SITE	=	116.20625	ACRE OR 470633.479	SQM.
AREA OF RESIDENTIAL COMPONENT	=	113.67323	ACRE OR 451934.892	SQM.
AREA OF COMMERCIAL COMPONENT @ 2%	=	2.328	ACRE OR 9421.087	SQM.
TOTAL PERMISSIBLE FAR OF RESIDENTIAL COMPONENT @125	=	564900.115	SQM.	
PROPOSED FAR OF RESIDENTIAL COMPONENT (PHASE-I)	=	258771.442	SQM. OR **64.49**	%
PERMISSIBLE GROUND COVERAGE OF RESIDENTIAL COMPONENT @ 35%	=	158171.712	SQM.	
PROPOSED GROUND COVERAGE OF RESIDENTIAL COMPONENT (PHASE-I)	=	9911.616	SQM. OR 7.19	%
PERMISSIBLE FAR OF COMMERCIAL COMPONENT @ 175%	=	16486.867	SQM.	
PERMISSIBLE GROUND COVERAGE OF COMMERCIAL COMPONENT @ 50%	=	4705.533	SQM.	
PROPOSED FAR OF COMMERCIAL COMPONENT	=	NIL		
PROPOSED GROUND COVERAGE OF COMMERCIAL COMPONENT	=	NIL		
DENSITY CALCULATION :				
PERMISSIBLE DENSITY @ 300 PPA OR 116.08125	=	34200	PERSONS	
NUMBERS OF MAIN UNITS	=	1113	NOS.	
TOTAL OCCUPANCY @ 5/MAIN UNITS	=	1113 x 5 = 5565	PERSONS	
PROPOSED DENSITY	=	48.815	PPA	
REQUIRED PUBLIC AMENITIES				
NURSERY SCHOOL	=	1 NO. OF 0.2 ACRE		
PRIMARY SCHOOL	=	1 NO. OF 0.5 ACRE		
PROVIDED PUBLIC AMENITIES				
NURSERY SCHOOL	=	1 NO.		
PRIMARY SCHOOL	=	1 NO.		
CAR PARKING CALCULATIONS				
REQUIRED CAR PARKING FOR MAIN UNITS	=	1113 x 1.4 = 1670	ECS PER MAIN UNITS	
PROPOSED CAR PARKING FOR MAIN UNITS (REFER TABLE - 2)	=	1680	NOS.	
ORGANIZED OPEN SPACE :-ie TOT LOTS AND PLAYGROUND CALCULATIONS.				
REQUIRED ORGANISED OPEN SPACE :-ie TOT LOT AND PLAY GROUND @ 15% OF SITE AREA OF PHASE 1	=	15265.328	SQM	
PROPOSED REVELOPMENT OF 25.168 ACRES				
PROPOSED ORGANISED OPEN SPACE	=	19354.143	SQM	

NOTE :-WE PLAN TO UTILIZE PERMISSIBLE PDR/ TDR IN THE SUBSEQUENT PHASES.

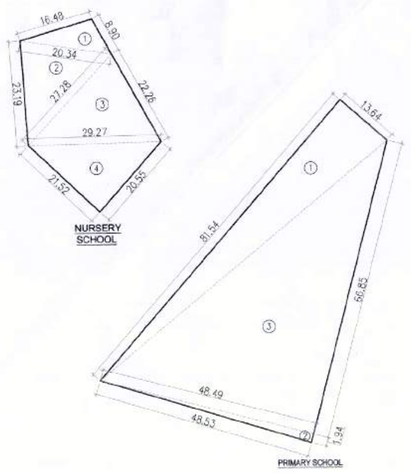
PERMISSIBLE(RESIDENTIAL COMPONENT)@ 116.07625 ACRS OR 469241.883 SQMs		ACHIEVED - PHASEWISE										TOTAL ACHIEVED
	PHASE-I	PHASE-II	PHASE-III	PHASE-IV	PHASE-V	PHASE-VI	PHASE-VII	PHASE-VIII	PHASE-IX	PHASE-X	PHASE-XI	
FAR	258771.442	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	258771.442
GROUND COVERAGE	9911.616	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9911.616
DENSITY	3455											3455

PERMISSIBLE (COMMERCIAL COMPONENT)@ 2.328 ACRS OR 9412.087 SQMs		ACHIEVED - PHASEWISE										TOTAL ACHIEVED
	PHASE-I	PHASE-II	PHASE-III	PHASE-IV	PHASE-V	PHASE-VI	PHASE-VII	PHASE-VIII	PHASE-IX	PHASE-X	PHASE-XI	
FAR	16486.867	0.000										
GROUND COVERAGE	4705.533											

TOTAL REQUIRED	CONVERSION TO FACILITY											
	PROPOSED											TOTAL PROPOSED
	PHASE-I	PHASE-II	PHASE-III	PHASE-IV	PHASE-V	PHASE-VI	PHASE-VII	PHASE-VIII	PHASE-IX	PHASE-X	PHASE-XI	
NURSERY SCHOOL	1											
PRIMARY SCHOOL	1											

PARKING NUMBER (TABLE-2)

	BASEMENT-01			
NAME	SINGLE	HANDICAPP PARKING	TOTAL	
UNDER TOWER -A,B,C & D	628	8	636	353
UNDER TOWER -E & F	353	4	357	353
UNDER TOWER -G	163	4	167	176
		TOTAL	1160	
	BASEMENT-02			
NAME	SINGLE	HANDICAPP PARKING	TOTAL	
UNDER TOWER -A,B,C & D	667	8	675	479
UNDER TOWER -E & F	329	4	333	353
UNDER TOWER -G	169	4	173	173
		TOTAL	1181	
	BASEMENT-03			
NAME	SINGLE	HANDICAPP PARKING	TOTAL	
UNDER TOWER -A,B,C & D	680	8	688	733
UNDER TOWER -E & F	348	6	353	387
UNDER TOWER -G	178	4	182	189
		TOTAL	1127	
		TOTAL PARKING IN BASEMENTS	3468	
		PARKING ON SURFACE	42	
		HANDICAPP. CAR SURFACE	18	
		GRAND TOTAL	3568	



SITE AREA CALCULATION OF NURSERY SCHOOL

NO.	A		B		C			AREA (m²) = 1/2 [A(B+C)+...]	Area
GROSS - A								1/2 [(0.405.855.0)]	
1	16.49	x	8.90	=	20.940	/ 2	=	73.86	30.90.774 SQM
2	20.340	x	27.28	=	23.190	/ 2	=	35.405	52935.933 SQM
3	29.27	x	27.28	=	23.260	/ 2	=	35.405	83037.215 SQM
4	29.27	x	21.520	=	20.550	/ 2	=	35.87	48841.793 SQM
						TOTAL	=		810.845 SQM

SITE AREA CALCULATION OF PRIMARY SCHOOL

GROSS - A							
1	0.5	x	81.540	x	13.640	=	556.103 SQM
2	0.5	x	48.530	x	1.940	=	47.074 SQM
3	0.5	x	48.490	x	68.850	=	1620.778 SQM
					TOTAL	=	2223.955 SQM

SERFACE PARKING AREA

GROSS - A									
P1	=	1	X	18.900	X	11.200	=	185.880	SQM
P2	=	1	X	8.180	X	24.000	=	196.320	SQM
P3	=	1	X	30.800	X	11.000	=	646.800	SQM
P4	=	4	X	11.400	X	5.800	=	264.480	SQM
P5	=	1	X	11.800	X	5.800	=	68.440	SQM
P6	=	1	X	11.400	X	14.100	=	160.740	SQM
P7	=	1	X	11.800	X	27.800	=	328.040	SQM
						TOTAL	=	1812.395	SQM
TOTAL SURFACE CAR PARKING AREA					=	GROSS - A			
					=	1812.395	SQM		
NO OF CAR ACHIEVABLE					=	1812.395	SQM	23	
					=	78	CARS		

GUARD ROOM AREA

GROSS - A									
g1	=	3	X	2.000	X	1.490	=	8.940	SQM
						TOTAL	=	8.940	SQM

GUARD ROOM AREA (COUNTED IN FAR)

GROSS - B									
f1	=	3	X	2.000	X	2.810	=	17.460	SQM
						TOTAL	=	17.460	SQM

SURFACE STAIRCASE AREA CALCULATION

GROSS - A									
ST1	=	1	X	3.300	X	7.740	=	25.542	SQM
ST2	=	0.5	X	(5.515+5.110)	X	3.200	=	17.000	SQM
ST3	=	1	X	3.615	X	5.050	=	18.256	SQM
ST4	=	1	X	5.360	X	3.600	=	19.260	SQM
ST5	=	1	X	3.200	X	5.400	=	20.480	SQM
ST5a	=	1	X	1.800	X	1.600	=	2.880	SQM
ST6	=	1	X	3.200	X	5.400	=	20.480	SQM
ST6a	=	1	X	1.800	X	1.600	=	2.880	SQM
ST7	=	1	X	3.200	X	5.400	=	20.480	SQM
ST7a	=	1	X	1.800	X	1.600	=	2.880	SQM
ST8	=	1	X	3.200	X	7.110	=	22.752	SQM
						TOTAL	=	172.890	SQM

Note :-

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
2. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM ON ALL FLOORS.
3. BUILDING ARE ARTIFICIALLY LIGHTED, MECHANICALLY VENTILATED & HAVE 100% POWER BACKUP.

PROJECT

PROPOSED BUILDING PLAN OF 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 ARCHITECTS

Arcop Associates Pvt. Ltd.,
Plot No.–36B,Institutional Area,
Sector–32,Gurgaon,
Haryana–122001.

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

DTP (HQ) — ATP (HQ) Member Secretary BPAC — ATP (HQ) Member BPAC

Consultant Architect — ATP(HQ) — Ram Avtar Bassi JE(HQ) Member BPAC

JD — P.A — A.T.P.

Checked and found ok for Public Health (Internal) Services only subject to comments in in forwarding letter No.2.3.8933-DR.4.11.23

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO.: 42253 DATED: 13-12-2023

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
	For DLF Limited Authorised Signatory

SEP.–2023 | Scale : 1:800

Drawing Title:– SITE PLAN (PHASE-I)

Drawing No.:– ST-01