

DLF HOMES PANCHKULA PRIVATE LIMITED

CIN: U45400HR2007PTC038443

Regd. Office: 2nd Floor, DLF Gateway Tower, DLF City,
Phase-III, National Highway – 8, Gurugram – 122002 Haryana (India)
Email ID: corporateaffairs@dlf.in, Phone No. 0124-4396000

Chandigarh, 27-08-2024

To:

**Haryana Real Estate Regulatory Authority,
Panchkula**

Subject: Calculation of 8 SCO's area on pro-rata basis - The Valley Central Project (RERA Application RERA-PKL-1490-2024)

Dear Sir/Mam,

This is in reference to the filing of the RERA Application RERA-PKL-1490-2024 for commercial units built on 8 SCOs in the "The Valley Central" project which is part of existing residential colony "The Valley, Panchkula".

The Valley Central project spans 2.11 acres and comprises of total 31 SCOs, including 23 plotted and 8 built up independent commercial shopping units with a B+G+4 configuration. It is further added that since Part completion certificate for the residential plotted colony has already been received, therefore, there was no requirement of RERA registration for The Valley Central Project. A copy of the HRERA order dated 15.11.21 has been attached separately with the present RERA application.

For the 8 SCOs, which would be sold as independent commercial units, RERA registration is being applied for. During the submission process, specific areas pertaining to green, park, pavement, parking etc. have been asked for in the application.

Since the layout plan for 2.11 acres has been approved, area breakup for the built-up is not available independently for the 8 SCO plots. Therefore, as advised by your good office, the same have been calculated on a pro-rata basis for respective categories such as, green, park, pavement, parking etc. The area calculation has been detailed in **Annexure-I**.

The areas are being mentioned for the purposes of filing the application and are not part of the common areas of the built-up units.

For **DLF Homes Panchkula Private Limited**

(Authorized signatory)

For DLF Homes Panchkula Pvt. Ltd.



Authorized Signatory

Enclosure: Annexure - I: Area Calculation for 8 Built up SCOs on pro-rata basis

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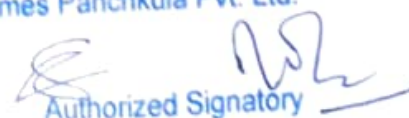
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Annexure-I**Area Calculation for 8 Built up SCOs on pro-rata basis**

S. No.	Particular	Details	Unit
A.	Total Land Area	2.11	acre
B.	Total Area in sqm (B)	8538.86	sqm
C.	Permissible FAR (A)	1.50	
D.	Permissible Ground Coverage in percentage	35.00%	%
E.	Proposed Plotted area for 31 plots.	2987.75	sqm
F.	Land area under the building envelope of 8 SCOs (As /actuals)	1008.00	sqm
G.	Pro rata (%) considered for 8 SCOs (I/H)	33.74	%
H.	Proportionate Land area for 8 SCOs (Pro-rata) (33.74% of B)	2880.82	sqm
I.	Pro rata Area Calculations		
1.	Area under road for 31 SCOs (X)	535.97	sqm
2.	Area under road for 8 SCOs (Pro-rata basis) (33.74% of X)	180.82	sqm
3.	Area under parks/playground, greens for 31 SCOs (Y)	1903.00	sqm
4.	Area under parks, greens for 8 SCOs (Pro-rata basis) (33.74% of Y)	642.03	sqm
5.	Paved area for 31 SCOs (Z)	2231.00	sqm
6.	Paved area for 8 SCOs (Pro-rata basis) (33.74% of Z)	752.69	sqm
7.	Open/Surface parking area for 31 SCOs	859.96	sqm
8.	Open/Surface parking area for 8 SCOs (Pro-rata basis)	290.13	sqm
9.	Other Areas	7.15	sqm

For DLF Homes Panchkula Pvt. Ltd.



Authorized Signatory