TABLE-1						
LICENSED AREA OF SITE	=	**116.29625**	ACRE	OR	**470633.479**	SQM.
TOTAL NET PLANNED AREA OF COLONY	=	**114.00125**	ACRES	OR	**461341.918**	SQM.
AREA OF RESIDENTIAL COMPONENT	=	**111.67935**	ACRE	OR	**451924.892**	SQM.
AREA OF COMMERCIAL COMPONENT @ 2%	=	**2.328**	ACRE	OR	**9421.067**	SQM.
MAXIMUM PERMISSIBLE TDR FAR OF RESIDENTIAL COMPONENT @ 100 % OF 111.67325 ACRES	=	451324.892	SQM.			
MAXIMUM PERMISSIBLE INCENTIVE FAR FOR IGBC PRECERTIFICATIONS OF RESIDENTIAL COMPONENT @ 15% of 97.230 ACRES (PHASE-I + 25.148 ACRES (RSS), NO: GUAMWA, DATED: OCT-2024) + PHASE-III + 12.572 ACRES(RSS), NO: GH/MISC/1, DATED: DEC-2024)]	=	22857.077	SQM.			
MAXIMUM PERMISSIBLE BASE FAR OF RESIDENTIAL COMPONENT @ 110% OF 111.67325 ACRES **(A)**	=	564906.115	SQM.			
MAXIMUM PERMISSIBLE FAR OF RESIDENTIAL COMPONENT @ 25 % OF 110.29625 ACRES MEMO NO LC-0130/3(RPG)/2024/305 DATED 7/05/2025 **(B)**	=	117658.370	SQM.			
MAXIMUM PERMISSIBLE INCENTIVE FAR FOR IGBC PRECERTIFICATIONS OF RESIDENTIAL COMPONENT @ 12.5 of 97.230 ACRES (PHASE-I + 25.148 ACRES+ PHASE-III = 13.572 ACRES) **(C)**	=	58017.662	SQM.			
F.A.R. PURCHASED UNDER TDR (CERTIFICATE NO.1-6331 of 7/7/2024, Dated 26-12-2024) **(D)**	=	152908.700	SQM	OR	33.835	%
TOTAL PERMISSIBLE FARBASE FAR + TDR FAR + PDR FAR + IGBC INCENTIVE FAR) (A+B+C+D)	=	**853790.906**	SQM.			
PROPOSED FAR OF RESIDENTIAL COMPONENT (PHASE-I)	=	**290230.804**	SQM.	OR	**34.22**	%
PERMISSIBLE GROUND COVERAGE OF RESIDENTIAL COMPONENT @ 35%	=	158173.712	SQM.			
PROPOSED GROUND COVERAGE OF RESIDENTIAL COMPONENT (PHASE-I)	=	31339.107	SQM.	OR	3.71	%
PERMISSIBLE FAR OF COMMERCIAL COMPONENT @ 175%	=	16486.867	SQM.			
PERMISSIBLE GROUND COVERAGE OF COMMERCIAL COMPONENT @ 50%	=	4710.533	SQM.			
PROPOSED FAR OF COMMERCIAL COMPONENT	=	202.968	SQM.	OR	1.23	%
PROPOSED GROUND COVERAGE OF COMMERCIAL COMPONENT	=	NIL	SQM.			
DENSITY CALCULATION :						
PERMISSIBLE DENSITY @ 200 PPA ON 111.67325	=	23102		PERSONS		
NUMBERS OF MAIN UNITS	=	1113		NOS.		
TOTAL OCCUPANT @ S/MAIN UNITS	=	1113 X 5 = 5566		PERSONS		
PROPOSED DENSITY @ 5555 P. ON 111.67324	=	49.833	PPA			
REQUIRED PUBLIC AMENITIES						
NURSERY SCHOOL	=	) NO. OF 0.2 ACRE				
PRIMARY SCHOOL	=	) NO. OF 0.5 ACRE				
PROVIDED PUBLIC AMENITIES						
NURSERY SCHOOL	=	) NO. (UNDER TOWER-E)				
PRIMARY SCHOOL	=	) NO.				
CAR PARKING CALCULATIONS:						
REQUIRED CAR PARKING FOR MAIN UNITS	=	1113 X 1.5 (ECS FOR MAIN UNITS)				
	=	1670 ECS				
PROPOSED CAR PARKING FOR MAIN UNITS (REFER TABLE – I)	=	1630 NOS.				

PARKING NUMBER (TABLE-3)				
BASEMENT-01				
NAME	SINGLE	HANDICAP PARKING	TOTAL	CAPACITY (ECS)
UNDER TOWER -A,B,C & D	622	8	630	681
UNDER TOWER -E & F	316	4	324	324
UNDER TOWER -G	180	2	182	170
		TOTAL	1136	1125
BASEMENT-02				
NAME	SINGLE	HANDICAP PARKING	TOTAL	ECS
UNDER TOWER -A,B,C & D	667	8	675	676
UNDER TOWER -E & F	327	4	331	331
UNDER TOWER -G	165	2	167	167
		TOTAL	1173	1174
BASEMENT-03				
NAME	SINGLE	HANDICAP PARKING	TOTAL	ECS
UNDER TOWER -A,B,C & D	705	8	713	741
UNDER TOWER -E & F	348	4	352	352
UNDER TOWER -G	177	2	179	189
		TOTAL	1244	1282
PARKING ON SURFACE	TOTAL PARKING IN BASEMENT(S)		3593	3601
	NORMAL PARKING		48	
	EV PARKING		35	217
	HANDICAP ON SURFACE		14	
	GRAND TOTAL		3630	3818

NURSERY SCHOOL(UNDER TOWER-E) AREA STATEMENT
PERMISSIBLE AREA OF SITE = 809.370 SQM(0.20 acres)
PERMISSIBLE F.A.R.@ 150% =1214.055 SQM
PROPOSED F.A.R. =329.003 SQM OR 329.003X100 =40.649% 809.370
PERMISSIBLE GROUND COVERAGE @35% =283.279 SQM.
PERMISSIBLE PARKING AREA @15% = 809.370X70 =121.405 SQM. 100
PROPOSED PARKING AREA (PR-E) =246.287 SQM. OR 246.287X100 =30.429% 809.370

GREEN AREA CALCULATIONS FOR PHASE I		
DESCRIPTION	**AREA IN SQMT.**	**AREA IN ACRE**
TOTAL SITE AREA OF PHASE-I	103170.184	25.148
AREA UNDER SECTOR ROAD (50M ABD 24M WIDE) (B)	11017.804	2.856
NET PLOT AREA FOR GREEN AREA CALCULATION (C = A-B)	92213.380	22.292

PRIMARY SCHOOL SITE - AREA CALCULATION												
NO.	A		B		C			S		AREA OF =S(S-A)(S-B)(S-C)		Area
GROSS – C												
PS1	78.360	+	65.875	+	73.190	/	2	=	79.213	380828.583	617.111	SQM
PS2	73.190	+	73.460	+	0.650	/	2	=	73.650	469.902	21.677	SQM
PS3	73.460	+	57.130	+	48.530	/	2	=	89.560	191817.811	385.142	SQM
									TOTAL	2023.930	SQM	
									OR	0.5	ACRE	

SURFACE STAIRCASE AREA								
GROSS - A								
P1	=	1	X	4.090	X	4.950	=	20.246 SQM
P2	=	1	X	5.825	X	1.650	=	9.611 SQM
P2a	=	1	X	4.875	X	1.450	=	7.069 SQM
P3	=	1	X	4.250	X	4.300	=	18.275 SQM
P4	=	1	X	4.300	X	4.250	=	18.275 SQM
P5	=	1	X	3.845	X	5.415	=	20.821 SQM
P6	=	1	X	3.275	X	4.400	=	14.410 SQM
P6a	=	0.5	X	(4.400+2.470)	X	2.475	=	8.502 SQM
P7	=	1	X	3.050	X	5.850	=	17.842 SQM
P8	=	1	X	1.600	X	7.325	=	11.720 SQM
						TOTAL	=	146.770 SQM

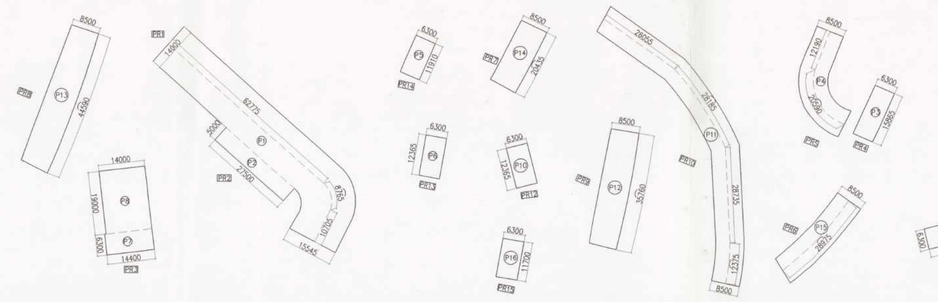
PARKING ON SURFACE	
TYPES OF PARKING	COUNT
NORMAL PARKING	48
HADICAP PARKING 2 QTY. FOR EACH TOWER	14
EV PARKING	35
TOTAL PARKING	97

TABLE – 2 - AREA CALCULATION

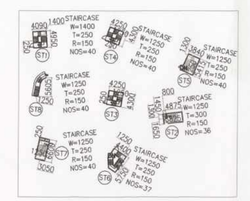
SR.NO.	1	2	3	4	5	6	7	8	9	10	11	12	13
BUILDING NAME	**FLOORS**	**NO. OF TYPICAL FLOORS**	**FAR AREA OF FLOOR**	**TOTAL FAR AREA OF 1 FLOOR**	**TOTAL FAR AREA OF 1 BUILDING**	**NON FAR AREA OF FLOOR**	**NON FAR AREA OF 1 UNIT (SR. NO.– 2X5)**	**BUILTUP AREA OF FLOOR (SR. NO.– 3+6)**	**BUILTUP AREA OF 1 UNIT (SR. NO.– 3X5)**	**NO. OF APARTMENTS PER FLOOR**	**NO. OF APARTMENTS IN 1 UNIT (SR. NO.– 2X10)**	**TOTAL NO. OF APARTMENTS IN EACH BUILDING**	**GROUND COVERAGE OF EACH BUILDING**
TOWER-A	STILT/GROUND FLOOR	1	637.462	637.462	41329.284	984.284	984.284	1621.746	1621.746	0	0	159	1621.746
	1ST TO 9TH FLOOR	9	1010.761	9096.849		29.250	263.250	1040.011	9360.099	4	36		
	10TH TO 16TH & 18TH TO 19TH FLOOR	9	1009.776	9087.984		29.790	268.110	1039.566	9356.094	4	36		
	20TH TO 25TH_27TH TO 34TH & 36TH TO 40TH FLOOR	19	1008.731	19165.889		30.330	576.270	1039.061	19742.159	4	76		
	17TH (REFUGE FLOOR)	1	795.346	795.346		259.607	259.607	1055.153	1055.153	3	3		
	26TH (REFUGE FLOOR)	1	793.619	793.619		260.915	260.915	1054.534	1054.534	3	3		
	35TH (REFUGE FLOOR)	1	835.436	835.436		228.990	228.990	1064.426	1064.426	3	3		
	41ST / PENT HOUSE FLOOR	1	916.499	916.499		30.330	30.330	946.829	946.829	2	2		
	MUMTY/MACHINE ROOM	-	-	-		218.298	218.298	218.298	218.298	-	-		
TOWER-B	STILT/GROUND FLOOR	1	704.276	704.276	41396.643	754.972	754.972	1459.248	1459.248	0	0	159	1459.248
	1ST TO 9TH FLOOR	9	1010.761	9096.849		29.250	263.250	1040.011	9360.099	4	36		
	10TH TO 16TH & 18TH TO 19TH FLOOR	9	1009.776	9087.984		29.790	268.110	1039.566	9356.094	4	36		
	20TH TO 25TH_27TH TO 34TH & 36TH TO 40TH FLOOR	19	1008.731	19165.889		30.330	576.270	1039.061	19742.159	4	76		
	17TH (REFUGE FLOOR)	1	795.346	795.346		259.607	259.607	1055.153	1055.153	3	3		
	26TH (REFUGE FLOOR)	1	794.164	794.164		260.915	260.915	1055.079	1055.079	3	3		
	35TH (REFUGE FLOOR)	1	835.436	835.436		229.990	228.990	1064.426	1064.426	3	3		
	41ST / PENT HOUSE FLOOR	1	916.499	916.499		30.330	30.330	946.829	946.829	2	2		
	MUMTY/MACHINE ROOM	-	-	-		218.298	218.298	218.298	218.298	-	-		
FACILITY/ SHOP	STILT/GROUND FLOOR	1	202.968 489.757	692.725	41384.547	928.346	928.346	1621.071	1621.071	0	0	159	1621.071
	1ST TO 9TH FLOOR	9	1010.761	9096.849		29.250	263.250	1040.011	9360.099	4	36		
	10TH TO 16TH & 18TH TO 19TH FLOOR	9	1009.776	9087.984		29.790	268.110	1039.566	9356.094	4	36		
TOWER-C	20TH TO 25TH_27TH TO 34TH & 36TH TO 40TH FLOOR	19	1008.731	19165.889		30.330	576.270	1039.061	19742.159	4	76		
	17TH (REFUGE FLOOR)	1	795.546	795.546		259.607	259.607	1055.153	1055.153	3	3		
	26TH (REFUGE FLOOR)	1	793.619	793.619		260.915	260.915	1054.534	1054.534	3	3		
	35TH (REFUGE FLOOR)	1	835.436	835.436		228.990	228.990	1064.426	1064.426	3	3		
	41ST / PENT HOUSE FLOOR	1	916.499	916.499		30.330	30.330	946.829	946.829	2	2		
	MUMTY/MACHINE ROOM	-	-	-		218.298	218.298	218.298	218.298	-	-		
TOWER-D	STILT/GROUND FLOOR	1	690.751	690.751	41470.313	774.141	774.141	1464.892	1464.892	0	0	159	1464.892
	1ST TO 9TH FLOOR	9	1012.901	9116.109		29.250	263.250	1041.155	9373.039	4	36		
	10TH TO 16TH & 18TH TO 19TH FLOOR	9	1011.916	9107.244		29.790	268.110	1041.706	9375.354	4	36		
	20TH TO 25TH_27TH TO 34TH & 36TH TO 40TH FLOOR	19	1010.871	19206.549		30.330	576.270	1041.201	19782.813	4	76		
	17TH (REFUGE FLOOR)	1	797.686	797.686		259.607	259.607	1057.293	1057.293	3	3		
	26TH (REFUGE FLOOR)	1	795.759	795.759		260.915	260.915	1056.674	1056.674	3	3		
	35TH (REFUGE FLOOR)	1	837.576	837.576		228.990	228.990	1066.566	1066.566	3	3		
	41ST / PENT HOUSE FLOOR	1	918.639	918.639		30.330	30.330	948.969	948.969	2	2		
	MUMTY/MACHINE ROOM	-	-	-		218.298	218.298	218.298	218.298	-	-		
TOWER-E	STILT/GROUND FLOOR	1	477.719	477.719	41169.541	650.136	650.136	1127.856	1127.856	0	0	159	1456.703
	1ST TO 9TH FLOOR	9	1010.761	9096.849		29.250	263.250	1040.011	9360.099	4	36		
	10TH TO 16TH & 18TH TO 19TH FLOOR	9	1009.776	9087.984		29.790	268.110	1039.566	9356.094	4	36		
	20TH TO 25TH_27TH TO 34TH & 36TH TO 40TH FLOOR	19	1008.731	19165.889		30.330	576.270	1039.061	19742.159	4	76		
	17TH (REFUGE FLOOR)	1	795.546	795.546		259.607	259.607	1055.153	1055.153	3	3		
	26TH (REFUGE FLOOR)	1	793.619	793.619		260.915	260.915	1054.534	1054.534	3	3		
	35TH (REFUGE FLOOR)	1	835.436	835.436		228.989	228.989	1064.426	1064.426	3	3		
	41ST / PENT HOUSE FLOOR	1	916.499	916.499		30.330	30.330	946.829	946.829	2	2		
	MUMTY/MACHINE ROOM	-	-	-		218.298	218.298	218.298	218.298	-	-		
TOWER-F	STILT/GROUND FLOOR	1	559.726	559.726	41331.568	1074.405	1074.405	1634.131	1634.131	0	0	159	1634.131
	1ST TO 9TH FLOOR	9	1012.926	9116.334		29.250	263.250	1042.176	9379.584	4	36		
	10TH TO 16TH & 18TH TO 19TH FLOOR	9	1011.941	9107.469		29.790	268.110	1041.731	9375.579	4	36		
	20TH TO 25TH_27TH TO 34TH & 36TH TO 40TH FLOOR	19	1010.896	19207.024		30.330	576.270	1041.226	19783.294	4	76		
	17TH (REFUGE FLOOR)	1	797.711	797.711		259.607	259.607	1057.318	1057.318	3	3		
	26TH (REFUGE FLOOR)	1	795.784	795.784		260.915	260.915	1056.699	1056.699	3	3		
	35TH (REFUGE FLOOR)	1	837.601	837.601		228.990	228.990	1066.591	1066.591	3	3		
	41ST / PENT HOUSE FLOOR	1	909.919	909.919		30.330	30.330	940.249	940.249	2	2		
	MUMTY/MACHINE ROOM	-	-	-		218.298	218.298	218.298	218.298	-	-		
TOWER-G	STILT/GROUND FLOOR	1	659.687	659.687	41352.054	780.529	780.529	1440.216	1440.216	0	0	159	1440.216
	1ST TO 9TH FLOOR	9	1010.761	9096.849		29.250	263.250	1040.011	9360.099	4	36		
	10TH TO 16TH & 18TH TO 19TH FLOOR	9	1009.776	9087.984		29.790	268.110	1039.566	9356.094	4	36		
	20TH TO 25TH_27TH TO 34TH & 36TH TO 40TH FLOOR	19	1008.731	19165.889		30.330	576.270	1039.061	19742.159	4	76		
	17TH (REFUGE FLOOR)	1	795.546	795.546		259.607	259.607	1055.153	1055.153	3	3		
	26TH (REFUGE FLOOR)	1	794.164	794.164		260.915	260.915	1055.079	1055.079	3	3		
	35TH (REFUGE FLOOR)	1	835.436	835.436		228.990	228.990	1064.426	1064.426	3	3		
	41ST / PENT HOUSE FLOOR	1	916.499	916.499		30.330	30.330	946.829	946.829	2	2		
	MUMTY/MACHINE ROOM	-	-	-		218.298	218.298	218.298	218.298	-	-		
SUNKEN COURT	GROUND FLOOR PLAN	1	494.914	494.914	494.914	944.566	944.566	1439.480	1439.480	-	-	-	1439.480
NURSERY SCHOOL UNDER TOWER -E								329.003	329.003	-	-	-	
TOWER-A,B,C,D	BASEMENT-1	-	-	-	293.284	293.284	293.284	293.284	293.284	-	-	-	-
	BASEMENT-2	-	-	-	-	27603.180	27603.180	27603.180	27603.180	-	-	-	-
	BASEMENT-3	-	-	-	-	26367.407	26367.407	26367.407	26367.407	-	-	-	-
TOWER-E&F	BASEMENT-1	-	-	-	-	27316.063	27316.063	27316.063	27316.063	-	-	-	-
	BASEMENT-2	-	-	-	-	14369.895	14369.895	14369.895	14369.895	-	-	-	-
	BASEMENT-3	-	-	-	-	13885.569	13885.569	13885.569	13885.569	-	-	-	-
TOWER-G	BASEMENT-1	-	-	-	-	13356.033	13356.033	13356.033	13356.033	-	-	-	-
	BASEMENT-2	-	-	-	-	8490.540	8490.540	8490.540	8490.540	-	-	-	-
	BASEMENT-3	-	-	-	136.774	136.774	136.774	136.774	136.774	-	-	-	-
		-	-	-	-	6834.506	6834.506	6834.506	6834.506	-	-	-	-
		-	-	-	-	6834.036	6834.036	6834.036	6834.036	-	-	-	-
GUARD ROOM		-	-	-	36.850	-	-	36.850	36.850	-	-	-	36.850
TOILET ON SURFACE		-	-	-	38.000	-	-	38.000	38.000	-	-	-	38.000
STAIRCASES ON SURFACE		-	-	-	-	-	-	146.770	146.770	-	-	-	146.770
GRAND TOTAL					**290433.772**	-	**167164.616**	-	**457598.388**	-	-	**1113**	**12359.107**
				COMMERCIAL COMPONENT (FACILITY/ SHOP)	**202.968**								
				RESIDENTIAL COMPONENT	**290230.804**								

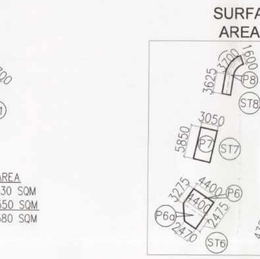
AREA CALCULATION OF SURFACE PARKING								
GROSS – A								
P1	=	1	X	62.245	X	4.850	=	1181.430 SQM
P2	=	1	X	12.480	X	5.500	=	68.640 SQM
P3	=	1	X	11.480	X	5.500	=	63.140 SQM
P4	=	1	X	33.780	X	5.500	=	176.835 SQM
P5	=	1	X	11.480	X	5.500	=	63.140 SQM
P6	=	1	X	11.480	X	5.500	=	63.140 SQM
P7	=	1	X	12.400	X	5.500	=	68.200 SQM
P8	=	1	X	11.480	X	5.500	=	63.140 SQM
P9	=	1	X	12.170	X	5.500	=	66.935 SQM
P10	=	1	X	6.580	X	5.500	=	17.565 SQM
P11	=	1	X	12.480	X	5.500	=	68.640 SQM
P12	=	1	X	11.480	X	5.500	=	63.140 SQM
P13	=	1	X	11.480	X	5.500	=	63.140 SQM
P14	=	1	X	11.480	X	5.500	=	63.140 SQM
P15	=	1	X	11.480	X	5.500	=	63.140 SQM
P16	=	1	X	6.580	X	5.500	=	36.190 SQM
TOTAL							=	2287.980 SQM

TOTAL SURFACE CAR PARKING AREA	=	GROSS – A 4287.787	SQM
NO OF CAR ACHIEVABLE	=	4287.787 / 25	25
	=	185	ECS
TOTAL PROPOSED PARKING	=	97	NOS.









Note :-

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.

PROJECT

REVISED(1ST REVISION) BUILDING PLANS OF PHASE-1(PRIVANA-SOUTH) FALLING UNDER 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.–368,Institutional Area,
Sector–32,Gurgaon,
Haryana–122001.

SUBMISSION ARCHITECTS

RSMS ARCHITECTS

RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi–110070
Tel.:011–26898616,26898617
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This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P. (HQ) Member Secretary D.P.A.C. | S.T.P. (D) Member D.P.A.C. | C.T.P. (N.I.) Chairman D.P.A.C.

DTP(HQ) | ATP | ATP(HQ) | A.T.P.

DTP(HQ) DINESH KUMAR PAHUJA

Checked and found ok for Public Health, (Internal) Service only subject to comments in forwarding letter No. 3552 dated 13/11/2025

TO BE READ WITH THIS OFFICE MEMO NO. 43735 DATED 13/11/2025

Superintending Engineer (HQ) Licensing Engineer-I

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

JAN.–2025 | Scale :- 1:700 | NORTH

Drawing Title:–
SITE PLAN

Drawing No.:–
ST-01

1–06052025