PHASE-VI														
TABLE -5 - 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 (3X4)	TOTAL FAR AREA OF TOWER	NO. OF APARTMENTS PER FLOOR	NO. OF APARTMENTS IN TOWER	TOTAL NO. OF APARTMENTS IN TOWER	GROUND COVERAGE OF TOWER	NON FAR AREA (PER FLOOR)	NON FAR AREA (3 X 11)	BUILTUP AREA (PER FLOOR)	BUILTUP AREA (3X13)
TOWER-A	STILT/GROUND FLOOR	1	706.941	706.941	41697.212	0	0	159	1393.235	686.294	686.294	1393.235	1393.235
	1ST TO 16TH, 18TH TO 25TH, AND 27TH TO 34TH, 36TH TO 40TH FLOOR	37	1017.848	37660.376		4	148			29.340	1085.580	1047.188	38745.956
	17TH, 26TH & 35TH (REFUGE FLOOR)	3	803.652	2410.956		3	9			255.372	766.116	1059.024	3177.072
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			29.340	29.340	948.279	948.279
	MUMTY/MACHINE ROOM, ELECTRICAL/LIFTS & BATTERY ROOM				-					198.326	198.326	198.326	198.326
TOWER-B	STILT/GROUND FLOOR	1	663.328	663.328	41653.599	0	0	159	1393.235	729.907	729.907	1393.235	1393.235
	1ST TO 16TH, 18TH TO 25TH, AND 27TH TO 34TH, 36TH TO 40TH FLOOR	37	1017.848	37660.376		4	148			29.340	1085.580	1047.188	38745.956
	17TH, 26TH & 35TH (REFUGE FLOOR)	3	803.652	2410.956		3	9			255.372	766.116	1059.024	3177.072
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			29.340	29.340	948.279	948.279
	MUMTY/MACHINE ROOM				-					198.326	198.326	198.326	198.326
TOWER-C	STILT/GROUND FLOOR	1	728.724	728.724	41718.995	0	0	159	1393.235	664.511	664.511	1393.235	1393.235
	1ST TO 16TH, 18TH TO 25TH, AND 27TH TO 34TH, 36TH TO 40TH FLOOR	37	1017.848	37660.376		4	148			29.340	1085.580	1047.188	38745.956
	17TH, 26TH & 35TH (REFUGE FLOOR)	3	803.652	2410.956		3	9			255.372	766.116	1059.024	3177.072
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			29.340	29.340	948.279	948.279
	MUMTY/MACHINE ROOM, ELECTRICAL/LIFTS & BATTERY ROOM				-					198.326	198.326	198.326	198.326
TOWER-D	STILT/GROUND FLOOR	1	708.600	708.600	41698.871	0	0	159	1401.063	692.463	692.463	1401.063	1401.063
	1ST TO 16TH, 18TH TO 25TH, AND 27TH TO 34TH, 36TH TO 40TH FLOOR	37	1017.848	37660.376		4	148			29.340	1085.580	1047.188	38745.956
	17TH, 26TH & 35TH(REFUGE FLOOR)	3	803.652	2410.956		3	9			255.372	766.116	1059.024	3177.072
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			29.340	29.340	948.279	948.279
	MUMTY/MACHINE ROOM, ELECTRICAL/LIFTS & BATTERY ROOM				-					198.326	198.326	198.326	198.326
TOWER-E	STILT/GROUND FLOOR	1	686.702	686.702	41676.973	0	0	159	1401.063	714.361	714.361	1401.063	1401.063
	1ST TO 16TH, 18TH TO 25TH, AND 27TH TO 34TH, 36TH TO 40TH FLOOR	37	1017.848	37660.376		4	148			29.340	1085.580	1047.188	38745.956
	17TH, 26TH & 35TH (REFUGE FLOOR)	3	803.652	2410.956		3	9			255.372	766.116	1059.024	3177.072
	41ST / PENT HOUSE FLOOR	1	918.939	918.939		2	2			29.340	29.340	948.279	948.279
	MUMTY/MACHINE ROOM				-					198.326	198.326	198.326	198.326
Basement-1 (FAR Area)		-	-	-	124.398	-	-	-	-	124.398	124.398	124.398	124.398
TOWER-A,B,C,D & E	BASEMENT-1	-	-	-	-	-	-	-	-	-	-	35466.396	35466.396
	BASEMENT-2	-	-	-	-	-	-	-	-	-	-	34516.396	34516.396
	BASEMENT-3	-	-	-	-	-	-	-	-	-	-	34204.630	34204.630
STAIRCASES ON SURFACE		-	-	-	-	-	-	-	146.880	146.880	146.880	146.880	146.880
GUARD ROOM-1		-	-	-	9.00	-	-	-	12.000	12.000	12.000	12.000	12.000
GUARD ROOM-2		-	-	-	-	-	-	-	3.000	3.000	3.000	3.000	3.000
GRAND TOTAL		-	-	-	**208579.048**	-	-	**795**	**7131.711**	-	**14170.624**	-	**326803.696**

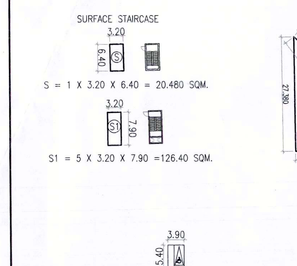
TABLE-1					
LICENCSED AREA OF SITE	=	116.29625	ACRE OR	470633.479	SQM.
AREA OF RESIDENTIAL COMPONENT	=	111.67325	ACRE OR	451924.892	SQM.
AREA OF COMMERCIAL COMPONENT @ 2%	=	2.328	ACRE OR	9421.067	SQM.

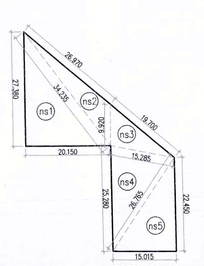
TOTAL PERMISSIBLE FAR OF RESIDENTIAL COMPONENT @125	=	564906.115 SQM.																							
PROPOSED FAR OF RESIDENTIAL COMPONENT OF 111.67325	=	PHASE-I (ALREADY SANCTIONED (Memo No. ZP-1895/JD(RA)/2023/42259 Dated 13-12-2023))	PHASE-II	PHASE-III	PHASE-IV	PHASE-V	PHASE-VI (PROPOSED)	PHASE-VI A	PHASE-VI B	PHASE-VII	PHASE-VIII	PHASE-IX	PHASE-X (FUTURE DEVELOPMENT)	=	TOTAL										
		FUTURE DEVELOPMENT						FUTURE DEVELOPMENT																	
	=	298771.442					208579.048							=	507350.490	SQM.	OR	89.81	%						
PERMISSIBLE GROUND COVERAGE OF RESIDENTIAL COMPONENT @ 35%	=	158173.712 SQM.																							
PROPOSED GROUND COVERAGE OF RESIDENTIAL COMPONENT (PHASE-I)	=	PHASE-I (ALREADY SANCTIONED (Memo No. ZP-1895/JD(RA)/2023/42259 Dated 13-12-2023))	PHASE-II	PHASE-III	PHASE-IV	PHASE-V	PHASE-VI (PROPOSED)	PHASE-VI A	PHASE-VI B	PHASE-VII	PHASE-VIII	PHASE-IX	PHASE-X (FUTURE DEVELOPMENT)												
		FUTURE DEVELOPMENT						FUTURE DEVELOPMENT																	
	=	9911.616					7131.711							=	17043.327	SQM.	OR	10.77	%						
PERMISSIBLE FAR OF COMMERCIAL COMPONENT @ 175% OF 2.328	=	16486.867	SQM.																						
PERMISSIBLE GROUND COVERAGE OF COMMERCIAL COMPONENT @ 50%	=	4710.533	SQM.																						
PROPOSED FAR OF COMMERCIAL COMPONENT	=	NIL	SQM.																						
PROPOSED GROUND COVERAGE OF COMMERCIAL COMPONENT	=	NIL	SQM.																						
DENSITY CALCULATION :																									
PERMISSIBLE DENSITY @ 300 PPA ON 114.00125	=	34200	PERSONS																						
PROPOSED NUMBERS OF MAIN UNITS		PHASE-I (ALREADY SANCTIONED (Memo No. ZP-1895/JD(RA)/2023/42259 Dated 13-12-2023))	PHASE-II	PHASE-III	PHASE-IV	PHASE-V	PHASE-VI (PROPOSED)	PHASE-VI A	PHASE-VI B	PHASE-VII	PHASE-VIII	PHASE-IX	PHASE-X (FUTURE DEVELOPMENT)	=	TOTAL										
		FUTURE DEVELOPMENT						FUTURE DEVELOPMENT																	
		1113					795							=	1908	NOS.									
TOTAL OCCUPANCY @ 5/MAIN UNITS	=	5565					3975							=	9540	PERSONS									
PROPOSED DENSITY	=													=	83.683	PPA									
REQUIRED PUBLIC AMENITIES																									
NURSERY SCHOOL	=	2 NO. OF 0.2 ACRE EACH																							
PRIMARY SCHOOL	=	1 NO. OF 0.5 ACRE																							
		PHASE-I (ALREADY SANCTIONED (Memo No. ZP-1895/JD(RA)/2023/42259 Dated 13-12-2023))	PHASE-II	PHASE-III	PHASE-IV	PHASE-V	PHASE-VI (PROPOSED)	PHASE-VI A	PHASE-VI B	PHASE-VII	PHASE-VIII	PHASE-IX	PHASE-X (FUTURE DEVELOPMENT)												
		FUTURE DEVELOPMENT						FUTURE DEVELOPMENT																	
NURSERY SCHOOL	=	1					1							=	2	NOS.									
PRIMARY SCHOOL	=	1					0							=	1	NOS.									
CAR PARKING CALCULATIONS:		PHASE-I (ALREADY SANCTIONED (Memo No. ZP-1895/JD(RA)/2023/42259 Dated 13-12-2023))	PHASE-II	PHASE-III	PHASE-IV	PHASE-V	PHASE-VI (PROPOSED)	PHASE-VI A	PHASE-VI B	PHASE-VII	PHASE-VIII	PHASE-IX	PHASE-X (FUTURE DEVELOPMENT)	=	TOTAL										
		FUTURE DEVELOPMENT						FUTURE DEVELOPMENT																	
REQUIRED ECS PARKING FOR MAIN UNITS @ 1.5 ECS PER MAIN UNITS	=	1670					1193							=	2862	ECS									
PROVIDED ECS PARKING FOR MAIN UNITS (REFER TABLE - 6)	=	3588					2585							=	6173	ECS									
REQUIRED ORGANIZED OPEN SPACE i.e. TOT LOT AND PLAY GROUND																									
REQUIRED ORGANIZED OPEN SPACE i.e. TOT LOT AND PLAY GROUND @ 15% OF SITE AREA OF EACH PHASE INDIVIDUALLY	SITE AREA	PHASE-I (ALREADY SANCTIONED (Memo No. ZP-1895/JD(RA)/2023/42259 Dated 13-12-2023))	PHASE-II	PHASE-III	PHASE-IV	PHASE-V	PHASE-VI (PROPOSED	PHASE-VI A	PHASE-VI B	PHASE-VII	PHASE-VIII	PHASE-IX	PHASE-X (FUTURE DEVELOPMENT												
		FUTURE DEVELOPMENT						FUTURE DEVELOPMENT																	
	IN ACRE	= 25.148	2.014	0.448	2.318	35.826	12.572	1.000	1.000	1.006	26.088	6.438	2.438	=	ACRE										
	IN SQM.	= 101770.184	8150.356	1812.989	9380.598	144982.448	50876.998	4046.850	4046.850	4071.131	105574.223	26053.620	9866.220	=	SQM.										
	REQUIRED AREA @15%	= 15265.528	1222.553	271.948	1407.090	21747.367	7631.550	607.028	607.028	610.670	15836.133	3908.043	1479.933	=	SQM.										
PROPOSED ORGANIZED OPEN SPACE @15% OF 114.00125 ACRES		69201.893	= 15314.543					7656.609						=	SQM.										

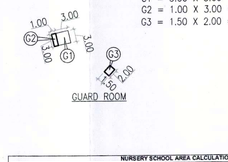
TABLE 2 - RESIDENTIAL COMPONENT DETAILS PHASES WISE																			
PERMISSIBLE RESIDENTIAL COMPONENT@ 111.67325 ACRE OR 451924.892 SQM.		PERMISSIBLE	ACHIEVED - PHASEWISE												TOTAL ACHIEVED		BALANCE	
			PHASE-I	PHASE-II	PHASE-III	PHASE-IV	PHASE-V	PHASE-VI (PROPOSED)	PHASE-VI A	PHASE-VI B	PHASE-VII	PHASE-VIII	PHASE-IX	PHASE-X				
FAR @ 125	=	564906.115	298771.442	0.00	0.00	0.00		0.00	208579.048		0.00	0.00	0.00	0.00	507350.490	OR 89.81%	57555.625	SQM.
GROUND COVERAGE @ 35%	=	158173.712	9911.616	0.00	0.00	0.00		0.00	7131.711		0.00	0.00	0.00	0.00	17043.327		141130.385	SQM.
DENSITY @ 300 PPA		34200									83.683%				9540	PERSONS	24660	PERSONS

TABLE-3-COMMUNITY FACILITY DETAILS PHASES WISE														
TOTAL REQUIRED	PROPOSED -PHASEWISE												TOTAL ACHIEVED	
	PHASE-I	PHASE-II	PHASE-III	PHASE-IV	PHASE-V	PHASE-VI (PROPOSED)	PHASE-VI A	PHASE-VI B	PHASE-VII	PHASE-VIII	PHASE-IX	PHASE-X		
NURSERY SCHOOL	1					1							2	NOS.
PRIMARY SCHOOL	1					0							1	NOS.

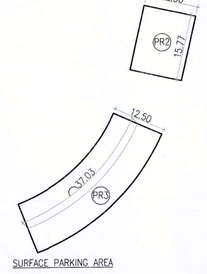
PARKING NUMBER (TABLE-5)				
BASEMENT -01				
NAME	PROPOSED SINGLE	PROPOSED HANDICAP P. PARKING	PROPOSED TOTAL(Cars)	Capacity (Cs)
UNDER TOWER -A,B,C,D & E	874	10	884	910
TOTAL			884	
BASEMENT -02				
NAME	PROPOSED SINGLE	PROPOSED HANDICAP P. PARKING	PROPOSED TOTAL	Capacity
UNDER TOWER- A,B,C,D & E	809	10	819	865
TOTAL			819	
BASEMENT -03				
NAME	PROPOSED SINGLE	PROPOSED HANDICAP P. PARKING	PROPOSED TOTAL	Capacity
UNDER TOWER-A,B,C,D & E	815	10	825	905
TOTAL			825	
TOTAL PARKING IN BASEMENTS			2528	
HANDICAPP. PARKING ON SURFACE			10	
PARKING ON SURFACE			47	
GRAND TOTAL			2585	2905



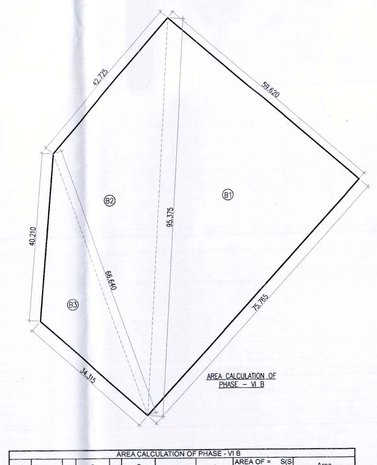




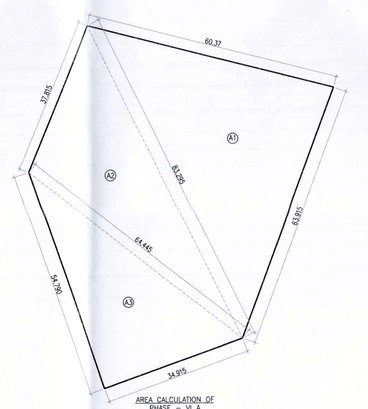
NURSERY SCHOOL AREA CALCULATION														
NO.	A		B		C			X	AREA OF = SQ.FT.	AREA OF = SQ.M.	Area	
SHORT - X														
m1	20.132	=	17.38	+	34.235	/	2	+	60.8825	5655.645	525.423	SQM		
m2	34.231	=	9.930	+	28.925	/	2	+	35.9425	3343.702	310.680	SQM		
m3	16.991	=	15.380	+	18.602	/	2	+	33.4955	3116.209	289.502	SQM		
m4	20.132	=	20.380	+	19.885	/	2	+	50.6425	4709.444	437.547	SQM		
m5	19.551	=	22.400	+	24.705	/	2	+	52.1275	4846.364	450.182	SQM		
								TOTAL		=	2113.334	SQM		



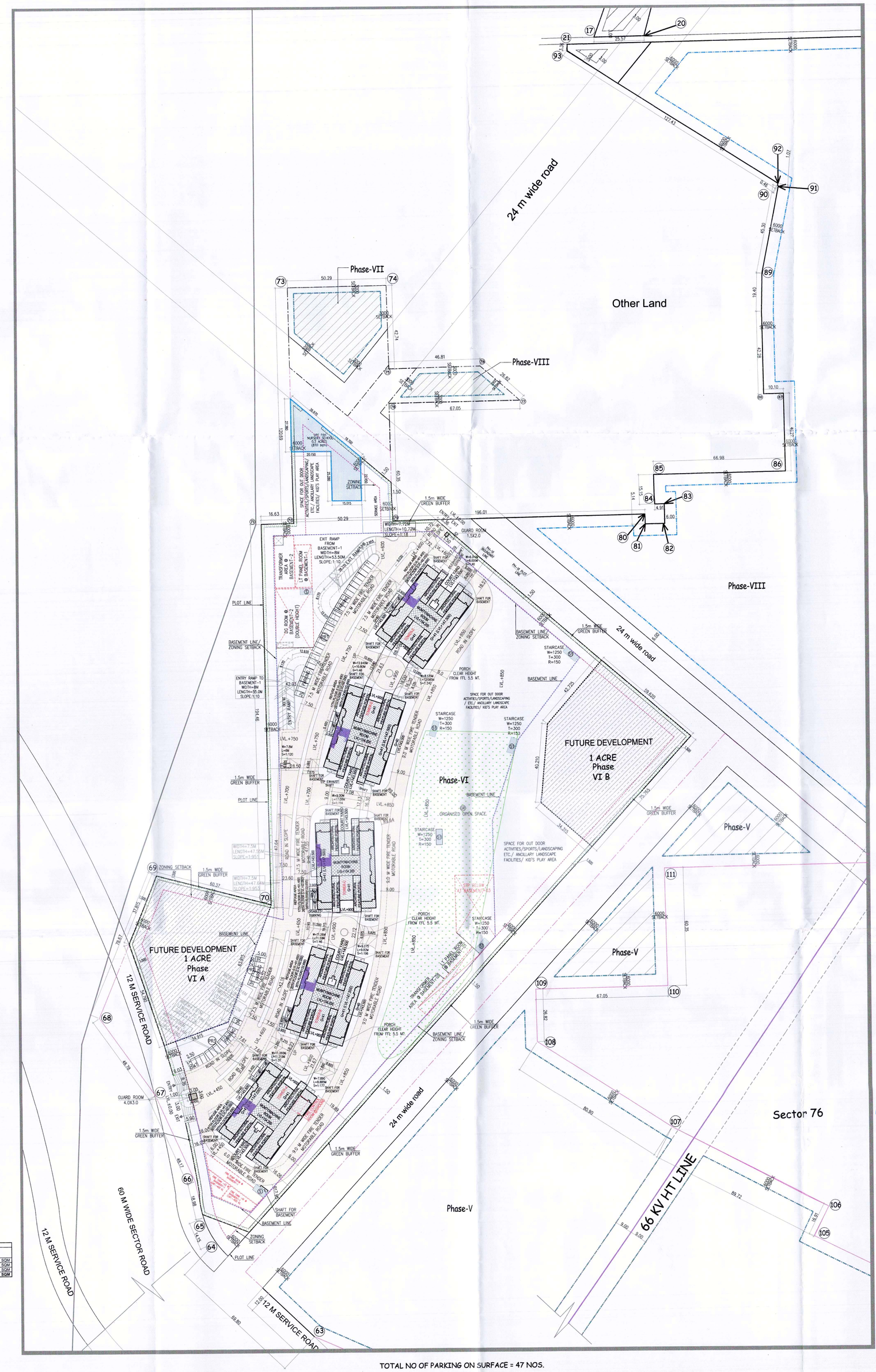
SURFACE PARKING AREA								
PR1	=	1	X	12.50	X	76.62	=	957.750 SQM
PR2	=	1	X	12.50	X	15.77	=	197.125 SQM
PR3	=	1	X	12.50	X	37.03	=	462.875 SQM
TOTAL							=	1617.750 SQM
CAPACITY ON SURFACE @ 22 SQM.						70.337 OR		70 NOS.
PURPOSED PARKING ON SURFACE							=	47 NOS.



AREA CALCULATION OF PHASE - VI A														
NO.	A		B		C			X	AREA OF = SQ.FT.	AREA OF = SQ.M.	Area	
A1	91.07	=	82.915	+	93.285	/	2	+	169.78	15772.654	1465.287	SQM		
A2	91.07	=	82.915	+	93.285	/	2	+	169.78	15772.654	1465.287	SQM		
A3	34.135	=	32.780	+	34.445	/	2	+	67.015	6228.027	578.748	SQM		
								TOTAL		=	4494.322	SQM		



AREA CALCULATION OF PHASE - VI B														
NO.	A		B		C			X	AREA OF = SQ.FT.	AREA OF = SQ.M.	Area	
A1	91.07	=	82.915	+	93.285	/	2	+	169.78	15772.654	1465.287	SQM		
A2	91.07	=	82.915	+	93.285	/	2	+	169.78	15772.654	1465.287	SQM		
A3	34.135	=	32.780	+	34.445	/	2	+	67.015	6228.027	578.748	SQM		
								TOTAL		=	4494.322	SQM		



TOTAL NO OF PARKING ON SURFACE = 47 NOS.

Note :-

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

ARCHITECTS

RSMS ARCHITECTS

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DTP (HQ) — Member Secretary BPAC

STP (HQ) — Member BPAC

CTP (HQ) — Member BPAC

Consultant Architect

ATP(HQ)

(Dinesh Kumar) PA(HQ)

P.A.

Checked and found ok for Public Health (Internal) Service only subject to comments in in Rewarding letter No. 4275 Dt. 30/01/2024

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

DDTP(HQ) Member BPAC

TO BE READ WITH THIS OFFICE MEMO NO.: 5037 DATED : 05/03/24

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

JAN.-2024	Scale : 1:800	
Drawing Title:- SITE PLAN (PHASE-VI)		Drawing No:- ST-01