ZONING DETAILS			
1	DRG NO. DTCP 6337 DATED 28-02-2018	94.57485	ACRES
2	DRG NO. DTCP 6842 DATED 15-02-2019	1.61875	ACRES
3	DRG NO. DTCP 6921 DATED 09-03-2019	12.36562	ACRES
	TOTAL	108.55922	ACRES

BUILDING B	LEED V4	PLATINUM	JAN. 2021
BUILDING C	LEED V4	PLATINUM	DEC. 2020
BUILDING D	LEED V4	PLATINUM	DEC. 2020
BUILDING E	LEED V4	PLATINUM	DEC. 2020
BUILDING F	LEED V4	PLATINUM	DEC. 2020
LAND AREA FOR LEED CONSIDERAION IN NEW BUILDINGS		161820.12	Sqm
LEED FAR @ 0.15 ON LAND AREA OF NEW BUILDINGS		24273.02	Sqm

DETAILS OF SPRP & TDR UTILIZATION CERTIFICATES:-

S.NO.	TDR CERTIFICATE NO./SPRP LICENCE NO.	UTILIZATION CERTIFICATE ISSUED VIDE MEMO/ENDST. NO./ DATED	AREA IN SQM.
1	62 OF 2019	MEMO NO. 26351 DT. 20-10-2019	25799.00000
2	01 OF 2018	ENDST NO. 8442 DT. 28-03-2022	13469.00000
3	02 OF 2018	ENDST NO. 14056 DT. 13-08-2020	2225.87000
4	05 OF 2021	ENDST NO. 33385 DT. 30-12-2021	24004.14375
5	06 OF 2021	ENDST NO.5221 DT. 22-02-2022	3793.92200
6	07 OF 2021	ENDST NO. 8466 DT. 28-03-2022	16696.16000
7	08 OF 2021	ENDST NO. 8457 DT. 28-03-2022	3834.00000
8			
		TOTAL	89821.09575

DRG NO. ST-01

NORTH

INSTRUCTION NOTES :

THIS COMMERCIAL DEVELOPMENT HAS BEEN CONCIEVED DESIGNED AND DRAFTED ON BASIS OF THE FOLLOWING PARAMETERS :

- All usable office spaceswill be centrally air conditioned Therefore no provision has been made for natural ventilation of the office floor spaces.
- All toilets will be mechanically ventilated. Conditioned air will be sucked in to the toilets and vented out though a vent shaft.
- Basement will be artificially ventilated through mechanical fans.
- All spaces (office spaces, service basements etc.) will be artificially lit. Any natural light which is available in the office spaces is only incidental and not essential for the building function.
- 100% Standby generated electricity will be provided for the entire electrical requirement of the total design scheme. This therefore thus includes standby electricity generation for all common services, fire services, lifts etc.
- 100% Standby generated electricity will also be provided for the entire electrical load for ventilation, air-conditioning , lights and all office equipments.
- This building will be sprinkled as per N.B.C norms
- Partition/ modifications for interior space/layout shall be as per client request /requirements of usable area of floor plate.*
- Commmercial areas and office spaces are marked/designed/ partitioned/modified as per the requirements of the customers. The same shall be designed/partitioned/modified subject to the limitations as provided in TOD policy dated 09.02.2016. in the event of such changes in usage at site, the disclosure/intimation in this regard shall be filed on periodic basis,not exceeding a year from such change/ modifications.*

TABLE NO.-1				
AREA OF LAND AS MENTIONED IN ZONING			108.55922	acres
			4,39,322.88	sqm.
AREA OF LAND FOR FAR AND GROUND COVERAGE CALCULAITONS (As per Zoning Sheet)			108.47622	acres
			4,38,986.9909	sqm.
TOD FAR @ 3.50	(A)=		15,36,454.4682	sqm.
REVISED FAR CONSUMED IN OC GRANTED (MEMO NO - 5796 DATED 16-02-2024)	(B)=		7,72,009.7810	sqm.
PROPORTIONATE LAND AREA FOR CONSUMED FAR	=	B/3.5	2,20,574.2231	sqm.
			54.5052	acres
BALANCE FAR IN CYBER CITY	(C)=	(A-B)	7,64,444.6872	sqm.
PROPORTIONATE LAND AREA FOR BALANCE FAR	(D)=	C/3.5	2,18,412.7678	sqm.
			53.9711	acres
LAND AREA FOR FUTURE DEVELOPMENT (13.9446 ACRE)	(E)=		56,411.7040	sqm.
			13.9446	acres
LAND AREA FOR PROPOSED PRATHAM BUILDING			160.946	sqm.
			0.0398	acres
LAND AREA FOR LEED CONSIDERAION IN NEW BUILDINGS (BUILDING-B,C,D,E & F)	(F)=	(D-E)	1,61,820.1178	sqm.
			39.9867	acres
LEED FAR @0.15 ON(PLATINUM RATING) LAND AREA OF NEW (BUILDINGS(PROPOSED)	(G)=	F*0.15	24,273.02	sqm.
TDR FAR AVAILABLE(PROPOSED)	(H)=		89821.09575	sqm.
TOTAL ACHIEVABLE FAR (TOD+LEED+TDR)		(A+G+H)	**16,50,599.582**	sqm.
PERMISSIBLE FAR FOR IT & ITES @ 70%			11,55,319.1078	sqm.
PERMISSIBLE FAR FOR COMMERCIAL @ 30%			4,95,279.8175	sqm.
PERMISSIBLE GROUND COVERAGE @ 60%			2,63,392.195	sqm.
REQUIRED ECS FOR PERMISSIBLE FAR	(IT/ITES@1 ECS/75 SQM.)	15,415	25,309	ECS
	(COMMERCIAL@1 ECS/50 SQM.)	9,903		
	10% OF THE ECS PARKING REQUIRED FOR THE VISITORS		2,531	ECS

TABLE NO.-3											
	TOTAL SUMMARY OF AREAS										
		FAR			GROUND COVERAGE		ECS NUMBERS				
		COMMERCIAL	IT /ITES	TOTAL	AREA	%AGE	REQUIRED COMMERCIAL	REQUIRED IT /ITES	REQUIRED TOTAL	PROVIDED
A	PERMISSIBLE AREA(TOD+LEED+TDR)	4,95,279.588	11,55,319.373	16,50,599.582	2,63,392.195	60.00%				
B	AREA BEING CONSUMED BY OC GRANTED BUILDINGS	68,078.562	7,03,931.219	7,72,009.781	1,07,809.887	24.56%	1,362	9,386	10,747	15,789
C	ALREADY SANCTIONED BUILDINGS (BUILDINGS-B,C,D & E)	2,37,135.893	1,91,793.351	4,28,928.244	25,092.484	5.72%	4,743	2,557	7,300	
D	ALREADY SANCTIONED BUILDING F (2ND REVISION)	1,32,528.387	1,24,783.411	2,57,311.798	15,619.424	3.558%	2,651	1,664	4,314	10,679
E	BUILDING-PRATHAM (PROPOSED)	563.311	-	563.311	359.809	0.08%	11			
F	TOTAL (B+C+D+E)	4,38,306.153	10,20,506.981	14,58,813.134	1,48,881.604	33.91%				-
G	BALANCE	56,973.535	1,34,812.392	1,91,785.927	1,14,510.591	26.09%	1,319	13418	14737	
						TOTAL	9,938	15,459	25,386	26,468

NOTE :-(REFER BELOW TABLE NO.- 4 FOR FOR OVERALL (EXISTING + PROPOSED PARKING)

TABLE NO.- 4					
	REQUIRED PARKING				
ALREADY SANCTIONED BUILDINGS (BUILDINGS-B,C,D & E)					
BUILDING NAME	COMMERCIAL	PARKING 1 ECS @ 50 SQM	IT / ITES	PARKING @1 ECS @ 75 SQM	TOTAL PARKING
BUILDING B	35336.232	707	28,476.625	380	1,086
BUILDING C	42,031.950	841	33,873.240	452	1,292
BUILDING D	1,12,501.840	2,250	90,462.040	1,209	3,459
BUILDING E	47,264.871	945	38,780.441	517	1,462
		4,743		2,557	7,300
ALREADY SANCTIONED BUILDING F (2ND REVISION)					
BUILDING F	1,32,528.39	2,651	1,24,783.411	1,664	4,314
FAR BEING CONSUMED BY BUILDING-PRATHAM (PROPOSED)					
BUILDING-PRATHAM	563.31	11			
		7,405		4,221	11,627
FAR BEING CONSUMED BY OC GRANTED BUILDINGS					
	7,72,009.781	68,078.56	7,03,931.219	9,386	10,747
BALANCE FAR					
	11,19,134.46	84,950.92	1,34,812.13	1319	2,336

Proposed Area Statement Of Building Pratham

FLOORS	NO. OF TYPICAL FLOORS	FAR AREA/ FLOOR	BUILT-UP AREA/ FLOOR	TOTAL GROUND COVERAGE	TOTAL NO. OF FLOORS
GROUND FLOOR	1	359.809	359.809	359.809	G+1
1st FLOOR	1	203.502	203.502		
TOTAL	-	**563.311**	**563.311**	**359.809**	-

TABLE-2

BUILDINGS	MEMO. NO.	DATE	FAR AS PER SITE / LAYOUT PLANS APPROVED VIDE MEMO NO. 40836 DATED 30-11-2023 AND CORRIGENDUM IN RESPECT OF ALREADY OCCUPATION CERTIFICATE GRANTED MEMO. NO. 5796 DATED 16-02-2024			GROUND COVERAGE (sqm)	ECS PROVIDED
			FF/ FSI UPDATED OC GRANTED FAR	COMMERCIAL UPDATED OC GRANTED FAR	TOTAL UPDATED OC GRANTED FAR		
			A5	B1-B2	C3		
BUILDING 1 (PHASE I)	FAR AS PER SITE / LAYOUT PLANS APPROVED VIDE MEMO NO. 40836 DATED 30-11-2023 AND CORRIGENDUM IN RESPECT OF ALREADY OCCUPATION CERTIFICATE GRANTED MEMO. NO. 5796 DATED 16-02-2024		9,380.031	2,003.986	11,333.017	2,127.388	368
BUILDING 1 (PHASE II)			1,879.413	320.983	2,200.395	681.165	
BUILDING 2(BLOCK - A & B, C, D & E)			60,296.217	4,615.354	64,911.571	5,615.240	767
BUILDING 3(BLOCK - I, J & J1)						11,630.665	1,936
BUILDING 4			90,404.535	5,231.925	95,636.460		
			7,179.538	0.000	7,179.538	1,545.135	134
BUILDING 5(BLOCK - A, B & C)			1,45,504.364	1,938.880	1,47,443.244	12,701.348	3,513
BUILDING 7A			20,197.443	0.000	20,197.443	3,765.895	567
BUILDING 7A (PHASE II)			17.910	0.000	17.910	17.910	
BUILDING 7B			11,864.112	0.000	11,864.112	1,846.051	249
BUILDING 8A, 8B, 8C			1,05,163.307	12,125.736	1,17,436.043	34,839.113	2,604
RETAIL AREA NEAR BUILDING 8			-	9,354.710	9,354.710	6,125.581	49
RETAIL SHOW ROOM NEAR BLOC 8			-	1,099.487	1,099.487		
BUILDING 9A			48,058.911	3,515.977	51,558.888	4,593.101	1,884
BUILDING 9B			47,517.597	3,498.127	51,015.724	4,520.604	
BUILDING 10 A			21,509.047	4,811.775	27,320.822	5,076.422	
BUILDING 10 B (SCHEME 384 + 1733.548)			49,057.405	4,405.107	53,462.512	6,278.702	3,510
BUILDING 10 C			82,826.490	4,180.055	87,006.545	5,187.067	
BUILDING 11			-	8,945.340	8,945.340	1,348.548	228
ESS IN PHASE I & II						934.362	0
BUILDING B	19681	11-07-2022				35336.232	28476.625
BUILDING C						42,032.950	33,873.240
BUILDING D						1,12,501.840	90,462.040
BUILDING E						47,264.871	38,780.441
BUILDING F (2ND REVISION)	40836	30-11-2023				1,32,528.387	1,24,783.411
BUILDING-PRATHAM (PROPOSED)							
TOTAL			7,03,931.219	68,078.562	7,72,009.781	1,07,809.887	15,789

BUILDINGS	ALREADY SANCTIONED					(PROPOSED)						
	FAR (COMMERCIAL)	FAR (IT /ITES)	TOTAL FAR	GROUND COVERAGE (sqm)	ECS		FAR (COMMERCIAL)	FAR (IT /ITES)	TOTAL FAR	GROUND COVERAGE (sqm)	ECS	
					REQUIRED	PROPOSED					REQUIRED	PROPOSED
BUILDING 1 (PHASE I)												
BUILDING 1 (PHASE II)												
BUILDING 2(BLOCK - A & B, C, D & E)												
BUILDING 3(BLOCK - I, J & J1)												
BUILDING 4												
BUILDING 5(BLOCK - A, B & C)												
BUILDING 7A												
BUILDING 7A (PHASE II)												
BUILDING 7B												
BUILDING 8A, 8B, 8C												
RETAIL AREA NEAR BUILDING 8												
RETAIL SHOW ROOM NEAR BLOC 8												
BUILDING 9A												
BUILDING 9B												
BUILDING 10 A												
BUILDING 10 B (SCHEME 384 + 1733.548)												
BUILDING 10 C												
BUILDING 11												
ESS IN PHASE I & II												
BUILDING B	35336.232	28476.625	63812.857	3,969.012	1,086	1,039						
BUILDING C	42,032.950	33,873.240	75,906.190	4,674.055	1,292	1,054						
BUILDING D	1,12,501.840	90,462.040	2,03,163.885	11,276.920	3,459	3,163						
BUILDING E	47,264.871	38,780.441	86,045.312	5,172.497	1,462	1,490						
BUILDING F (2ND REVISION)	1,32,528.387	1,24,783.411	2,57,311.798	15,619.424	4,314	3,762	-	-	-	-	-	-
BUILDING-PRATHAM (PROPOSED)							563.311	-	563.311	359.809	11	-
TOTAL	3,69,664.280	3,15,575.762	6,86,240.042	40,711.908	11,614	10,679	563.311	-	563.311	359.809	11	-

FIRE FIGHTING NOTE FOR BUILDING PRATHAM :-

DLF building 8 has an active firefighting system with separate pumping and piping network for fire hose cabinets and sprinklers. The underground tanks and overhead tanks are of required capacity as per NBC. There are two underground tanks of 125 KL capacity each and two overhead tanks of 20 KL capacity each serving the building. Overhead tank for the proposed premises will not be required as the fire fighting system will be connected from building 8. A tapping will be taken from the fire lines feeding cyber hub area at basement level and separate connections for hydrant and sprinklers provided within the premises.

PLUMBING :-

Water requirement :-

S.NO	DESCRIPTION	NOS.	WATER REQUIREMENT (KL)	TOTAL LPD	% TO STP	TOTAL TO STP (KLD)
1	FLUSH (DOMESTIC)	30	1200	36000	85%	30600
2	FLUSH (FLUSHING)		20	600	100%	600
3	WASH (DOMESTIC)	500	5	2500	65%	1625
4	VEHICLE (FLUSHING)	10	10	3000	100%	3000
	TOTAL			41700		35825

The domestic and flushing water will be sourced from building 8 network, and connections will be taken from the nearest available headers in the basement (refer attached drawing). Building 8 has underground raw and treated water tanks as well as emergency tank at the terrace. Cyber hub has a central 7 MLD capacity STP plant and around 6 KLD wastewater from the premises will be taken to the STP through existing piping network in the basement, catering to Kiosks and restaurants. There is sufficient spare capacity available in the central STP plant to take care of the wastewater from the proposed premises.

LEGEND :

1. OC GRANTED BUILDING
2. SANCTIONED BUILDING
3. PROPOSED BUILDING
5. PLOT BOUNDARY
6. BASEMENT LINE

THE 70% IT & 30% COMMERCIAL AREAS MAY BE SWAPPED DEPENDING UPON MARKET REQUIREMENTS, WITHOUT EXCEEDING THE 30% CEILING ON COMMERCIAL USAGE.

Project:

SBA Design N Code LLP
Architecture·Codes·Interiors

(Formerly known as RSMS)
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Mob.: 9810791652,9811077209

Project:

BUILDING PLAN OF
PROPOSED,RETAIL BLOCK (PRATHAM) IN OPEN AREA NEAR BUILDING NO.8, 108.55922 ACRE IN CYBER CITY UNDER TRANSIT ORIENTED DEVELOPMENT (TOD)POLICY FOR MIX LAND USED COLONY(70% IT/ITES/+30% COMMERCIAL) MEASURING 108.55922 ACRES IN SECTOR 24, 25 & 25-A GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY DLF CYBER CITY DEVELOPERS LIMITED.

OWNER: DLF
DLF Cyber City Developers Ltd.
10th Floor DLF Gateway Tower,
DLF Cyber City,Gurugram,Haryana
Pin:122002

DRAWING TITLE:-
LAYOUT/ SITE PLAN OF CYBER CITY

REVISION	JOB NO:-	DRG NO. ST-01	NORTH:-
	SCALE:- 1:1500	DATE:- 30-06-2025	
FILE:-	DEALT BY:-	CHECKED BY:	APPROVED BY:-

ARCHITECT'S SEAL & SIGNATURE | OWNER'S SEAL & SIGNATURE

This is a " PRO V ONAL BU ... Approved only for the purpose of ... objections from t general public

S.T.P.(Q) Town Planner BPAC
S.T.P.(W) Member BPAC
CTP(W) Chairman BPAC
DTP(HQ)
ATP(HQ)
JD.
P.A.
A.T.P
JD(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 33/3/7 dated 16/6/25

TO BE READ WITH THE OFFICE MEMO NO.: 6491 DATED : 20/02/2026

Superintending Engineer (HQ) for Chief Engineer HSVP, Panchkula