This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of Inviting Objections from the general public

D.T.P. (HQ) Member Secretary DPAC

D.T.P. (O) Member D.P.A.C.

D.T.P. (HQ) Chairman D.P.A.C.

DTP (HQ) DPAC MEMBER Ram Avtar Bassi JD(HQ)

JD. P.A. A.T.P.

TO BE READ WITH THIS OFFICE MEMO NO.: 6305 DATED: 20.02.2024

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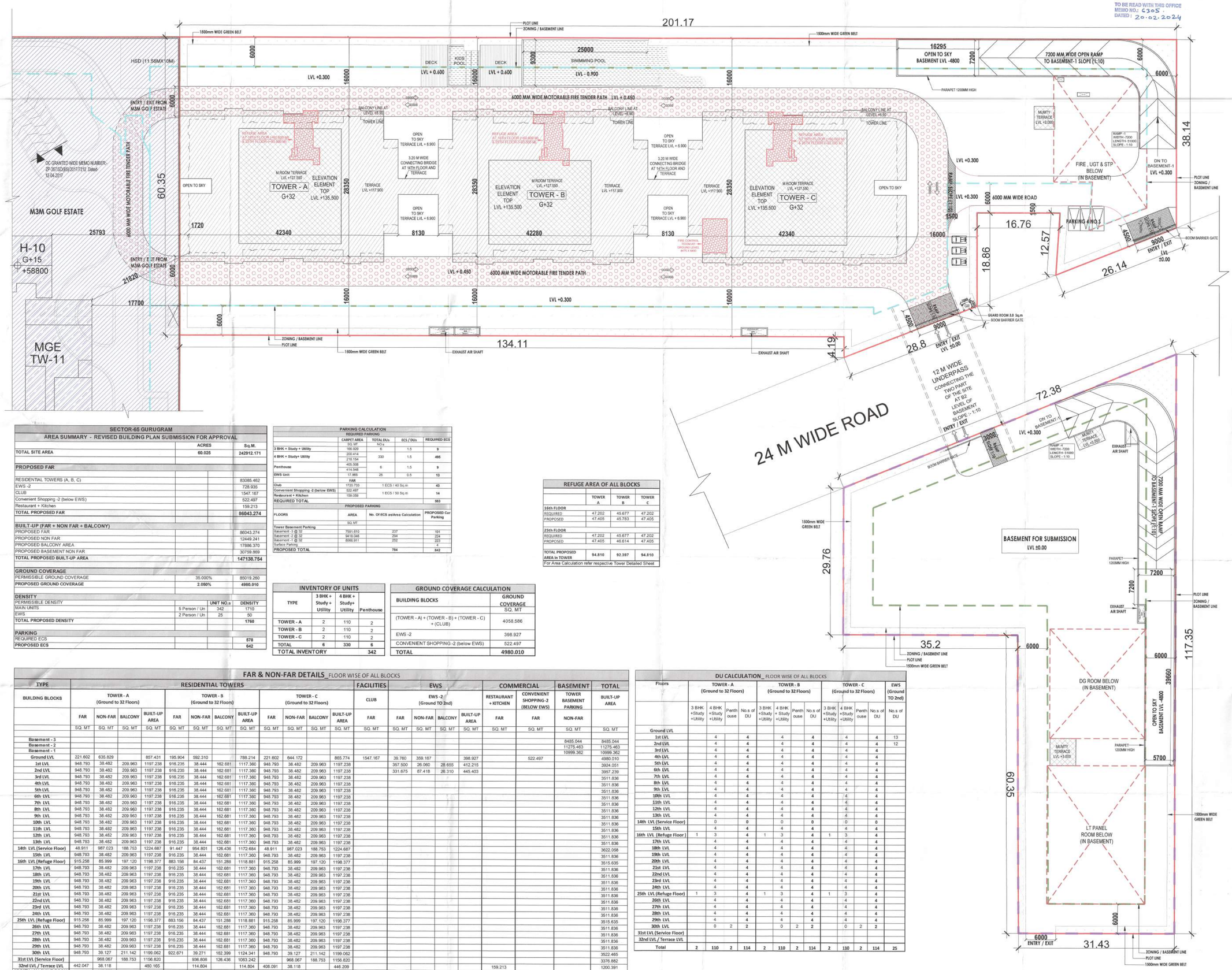
Checked and found ok for Public Health (Internal) Service only subject to compliance in forwarding letter No. 264/17 Dated 11/12/23

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

333



LEGEND:

- PLOT LINE
- ZONING
- BASEMENT LINE
- MORTGAGE LAND PLOT LINE

SECTOR-65 GURUGRAM		
AREA SUMMARY - REVISED BUILDING PLAN SUBMISSION FOR APPROVAL		
	ACRES	Sq.M.
TOTAL SITE AREA	60.025	242912.171
PROPOSED FAR		
RESIDENTIAL TOWERS (A, B, C)		83085.462
EWS -2		728.935
CLUB		1547.167
Convenient Shopping -2 (below EWS)		522.497
Restaurant + Kitchen		159.213
TOTAL PROPOSED FAR		**86043.274**
BUILT-UP (FAR + NON FAR + BALCONY)		
PROPOSED FAR		86043.274
PROPOSED NON FAR		12449.241
PROPOSED BALCONY AREA		17886.370
PROPOSED BASEMENT NON FAR		30759.869
TOTAL PROPOSED BUILT-UP AREA		**147138.754**
GROUND COVERAGE		
PERMISSIBLE GROUND COVERAGE	35.000%	85019.260
PROPOSED GROUND COVERAGE	**2.050%**	**4980.010**
DENSITY		
PERMISSIBLE DENSITY		UNIT NO.s / DENSITY
MAIN UNITS	5 Person / Un	342 / 1710
EWS	2 Person / Un	25 / 50
TOTAL PROPOSED DENSITY		**1760**
PARKING		
REQUIRED ECS		**578**
PROPOSED ECS		**642**

PARKING CALCULATION				
REQUIRED PARKING				
	CARPET AREA SQ. MT	TOTAL DUs NOs	ECS / DUs	REQUIRED ECS
3 BHK + Study + Utility	166.929	6	1.5	9
4 BHK + Study+ Utility	200.414 215.154	330	1.5	495
Penthouse	405.508 414.548	6	1.5	9
EWS Unit	17.965 FAR	25	0.5	13
Club	1720.733	1 ECS / 40 Sq.m		43
Convenient Shopping -2 (below EWS)	522.497	1 ECS / 50 Sq.m		14
Restaurant + Kitchen	159.059			
REQUIRED TOTAL				983
PROPOSED PARKING				
FLOORS	AREA SQ. MT	No. Of ECS as/Area Calculation		PROPOSED Car Parking
Tower Basement Parking				
Basement -3 @ 32	7591.610	237		191
Basement -2 @ 32	9418.048	294		224
Basement -1 @ 32	8066.911	252		223
Surface Parking				4
PROPOSED TOTAL		784		642

REFUGE AREA OF ALL BLOCKS			
	TOWER A	TOWER B	TOWER C
16th FLOOR			
REQUIRED	47.202	45.677	47.202
PROPOSED	47.405	45.783	47.405
25th FLOOR			
REQUIRED	47.202	45.677	47.202
PROPOSED	47.405	46.614	47.405
TOTAL PROPOSED AREA in TOWER	94.810	92.397	94.810

For Area Calculation refer respective Tower Detailed Sheet

INVENTORY OF UNITS			
TYPE	3 BHK + Study + Utility	4 BHK + Study+ Utility	Penthouse
TOWER - A	2	110	2
TOWER - B	2	110	2
TOWER - C	2	110	2
TOTAL	6	330	6
TOTAL INVENTORY			342

GROUND COVERAGE CALCULATION	
BUILDING BLOCKS	GROUND COVERAGE SQ. MT
(TOWER - A) + (TOWER - B) + (TOWER - C) + (CLUB)	4058.586
EWS -2	398.927
CONVENIENT SHOPPING -2 (below EWS)	522.497
TOTAL	4980.010

FAR & NON-FAR DETAILS_ FLOOR WISE OF ALL BLOCKS

TYPE	RESIDENTIAL TOWERS												FACILITIES	EWS				COMMERCIAL		BASEMENT	TOTAL
BUILDING BLOCKS	TOWER - A (Ground to 32 Floors)				TOWER - B (Ground to 32 Floors)				TOWER - C (Ground to 32 Floors)				CLUB	EWS -2 (Ground TO 2nd)				RESTAURANT + KITCHEN	CONVENIENT SHOPPING -2 (BELOW EWS)	TOWER BASEMENT PARKING	BUILT-UP AREA
	FAR	NON-FAR	BALCONY	BUILT-UP AREA	FAR	NON-FAR	BALCONY	BUILT-UP AREA	FAR	NON-FAR	BALCONY	BUILT-UP AREA	FAR	FAR	NON-FAR	BALCONY	BUILT-UP AREA	FAR	FAR	NON-FAR	
	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT
Basement - 3																				8485.044	8485.044
Basement - 2																				11275.463	11275.463
Basement - 1																				10999.362	10999.362
Ground LVL	221.602	635.829		857.431	195.904	592.310		788.214	221.602	644.172		865.774	1547.167	39.760	359.167		398.927		522.497		4980.010
1st LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238		357.500	26.060	28.655	412.215				3924.051
2nd LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238		331.675	87.418	26.310	445.403				3957.239
3rd LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
4th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
5th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
6th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
7th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
8th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
9th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
10th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
11th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
12th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
13th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
14th LVL (Service Floor)	48.911	987.023	188.753	1224.687	91.447	954.801	126.436	1172.684	48.911	987.023	188.753	1224.687									3622.058
15th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
16th LVL (Refuge Floor)	915.258	85.999	197.120	1198.377	883.156	84.437	151.288	1118.881	915.258	85.999	197.120	1198.377									3515.635
17th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
18th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
19th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
20th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
21st LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
22nd LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
23rd LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
24th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
25th LVL (Refuge Floor)	915.258	85.999	197.120	1198.377	883.156	84.437	151.288	1118.881	915.258	85.999	197.120	1198.377									3515.635
26th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
27th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
28th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
29th LVL	948.793	38.482	209.963	1197.238	916.235	38.444	162.681	1117.360	948.793	38.482	209.963	1197.238									3511.836
30th LVL	948.793	39.127	211.142	1199.062	922.671	39.271	162.399	1124.341	948.793	39.127	211.142	1199.062									3522.465
31st LVL (Service Floor)		969.067	188.753	1156.820		936.606	126.436	1063.242		968.067	188.753	1156.820									3376.882
32nd LVL / Terrace LVL	442.047	38.118		480.165		114.804		114.804	408.091	38.118		446.209						159.213			1200.391
MUMTY / MACHINE ROOM		140.629		140.629		140.629		140.629		140.629		140.629			58.568		58.568				480.455
TOTAL	28160.487	3981.323	6441.926	38583.736	26798.444	3947.039	4947.553	35693.036	28126.531	3989.666	6441.926	38558.123	1547.167	728.935	531.213	54.965	1315.113	159.213	522.497	30759.869	147138.754

DU CALCULATION_ FLOOR WISE OF ALL BLOCKS

Floors	TOWER - A (Ground to 32 Floors)				TOWER - B (Ground to 32 Floors)				TOWER - C (Ground to 32 Floors)				EWS (Ground TO 2nd)
	3 BHK +Study +Utility	4 BHK +Study +Utility	Penth ouse	No.s of DU	3 BHK +Study +Utility	4 BHK + Study +Utility	Penth ouse	No.s of DU	3 BHK +Study +Utility	4 BHK +Study +Utility	Penth ouse	No.s of DU	No.s of DU
Ground LVL													
1st LVL		4		4		4		4		4		4	13
2nd LVL		4		4		4		4		4		4	12
3rd LVL		4		4		4		4		4		4	
4th LVL		4		4		4		4		4		4	
5th LVL		4		4		4		4		4		4	
6th LVL		4		4		4		4		4		4	
7th LVL		4		4		4		4		4		4	
8th LVL		4		4		4		4		4		4	
9th LVL		4		4		4		4		4		4	
10th LVL		4		4		4		4		4		4	
11th LVL		4		4		4		4		4		4	
12th LVL		4		4		4		4		4		4	
13th LVL		4		4		4		4		4		4	
14th LVL (Service Floor)		0		0		0		0		0		0	
15th LVL		4		4		4		4		4		4	
16th LVL (Refuge Floor)	1	3		4	1	3		4	1	3		4	
17th LVL		4		4		4		4		4		4	
18th LVL		4		4		4		4		4		4	
19th LVL		4		4		4		4		4		4	
20th LVL		4		4		4		4		4		4	
21st LVL		4		4		4		4		4		4	
22nd LVL		4		4		4		4		4		4	
23rd LVL		4		4		4		4		4		4	
24th LVL		4		4		4		4		4		4	
25th LVL (Refuge Floor)	1	3		4	1	3		4	1	3		4	
26th LVL		4		4		4		4		4		4	
27th LVL		4		4		4		4		4		4	
28th LVL		4		4		4		4		4		4	
29th LVL		4		4		4		4		4		4	
30th LVL		0	2	2		0	2	2		0	2	2	
31st LVL (Service Floor)													
32nd LVL / Terrace LVL													
Total	2	110	2	114	2	110	2	114	2	110	2	114	25

Owner:
M/s Manglam Multiplex Pvt.Ltd.
Regd Office: Cabin-1, LGF,F-22, Sushant Shopping Arcade, Sushant Lok Phase-01, Gurugram-122002, Haryana.

Architect:
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Project Title:
REVISED BUILDING PLAN FOR GROUP HOUSING COLONY OVER AN AREA MEASURING 60.025 ACRES(56.05+3.975 ADDITIONAL AREA) OUT OF WHICH(18.456+3.975ACRES) = 22.481 ACRES FALLING UNDER TRANSIT ZONE(2.50 FAR) AND (LICENSE NO. 234 OF 2007 DATED 16.10.2007 ON LAND MEASURING 54.6125 ACRES AFTER MIGRATION OF SAID LICENSED AREA TO MLU COLONY UNDER TOD POLICY, LICENSE NO 52 OF 2009 DATED 28.08.2009 ON LAND MEASURING 0.4375ACRES, LICENSE NO 35 OF 2010 DATED 06.05.2010 ON LAND MEASURING 1.00 ACRES MAKING TOTAL AREA MEASURING 56.05 ACRES) AND ADDITIONAL (LICENSE NO 228 OF 2023 DATED 31.10.2023 FOR AN AREA MEASURING 3.975 ACRES) IN SECTOR -65 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S MANGLAM MULTIPLEX PVT LTD.

Status: SUBMISSION DRAWING/ DINING

Sheet Title:
PART SITE PLAN & AREA SUMMARY

Owner's Sign: FOR MANGLAM MULTIPLEX PVT. LTD. AUTH. SIGNATORY/DIRECTOR

Architect's Sign: GIAN P. MATHUR ARCHITECT B. Arch., M.C.A., I.I.A CA No. 80/5769

SCALE: 1: 250

DATE:

DWG. No. SD/AR/M3M-65/SITE/ 102