

PROJECT REPORT FOR "COMMERCIAL COLONY" - " M3M ROUTE65" AT SECTOR - 65, GURUGRAM, HARYANA

Sl No.	Item	Description
1	Name of Promoters	Manglam Multiplex Private Limited
2	Project Type	Commercial Colony
3	Nature of Project	Commercial Colony
4	Project Brief	<p>1) The Promoter Manglam Multiplex Pvt. Ltd. is the owner and in possession of 4.00 acres land situated in the revenue estate of Village Maidawas, Sector - 65, Gurugram.</p> <p>2) The site derives its access from the operational 12 mts. wide service road along the 60 mts. sector road and has access also from 10 karam vide revenue rasta.</p> <p>3) Director, Town and Country Planning, Haryana based upon the examination of application filed by the Promoter has granted a License for setting up a Commercial Colony on the above said 4.0 acres land vide License No. 84 of 2022 dated 06.07.2022 having validity upto 05.07.2027.</p> <p>4) The zoning plan for FAR = 1.75 and Ground Coverage = 60% has been approved by DTCP vide Drawing No. 8447 dated 06.07.2022.</p> <p>5) The building plans has been approved by DTCP vide Memo no.ZP-1605/AD(RA)/2022/24270 dated 16.08.2022. The Promoter has proposed to avail 12% additional FAR under GRIHA certification. Thus the total permissible FAR is 1.87 ie. 30270.438 sq. mts. Against this, the proposed FAR is 1.68598 i.e. 27291.730 sq.mts. & proposed GC is 48.827% for Phase-1.</p> <p>6) The proposed building will have basement 2, basement 1(Lower Ground Floor), Ground, 1st, 2nd , 3rd floors.</p> <p>7) As per the approved plan, the total number of Saleable Units are 727 distributed on LG, G 1st, 2nd & 3rd Floors.</p> <p>8) Since the FAR availed in Phase-1 is @1.68598 the Promoter shall be utilizing the balance permissible FAR as Phase-2 of the Project, location of such phase-2 has been earmarked in the Site Plan for the project in 2 Pockets earmarked as "Future Development". Further the said project is also eligible for additional FAR under TDR policy, which may also be utilised at Promoter's direction subject to approval from the competent authorities.</p>

Manglam Multiplex Private Limited

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5 Location Sector – 65, Gurugram



6 Unit description

Sr. No.	Type	Unit Type	No. units	of	No. of Sold unit	No. of Unsold unit	Total Carpet Area (sq.mt.)
1	Anchor	Retail	287		0	287	4578.03
2	Entertainment Zone	Retail	18		0	18	417.35
3	Food Court	Food Court	49		0	49	545.75
4	Kiosk	Retail	5		0	5	40.00
5	Restaurant	Food Court	24		0	24	1854.74
6	Retail	Retail	344		0	344	11095.50
TOTAL			727		0	727	18531.37

7	Total Project Cost (INR Lakhs)	22,912.97 Lacs for Phase-1	
8	Total estimated sales proceeds (INR Lakhs)	54,620.15 for Phase-1	
9	Applicant Name	Manglam Multiplex Private Limited	
10	Reg. Office	Cabin-1, LGF, F-22, Sushant Shopping Arcade, Sushant Lok Phase-1, Gurugram, Haryana 122002	
11	About Company	Manglam Multiplex Private Limited A Private Limited Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 vide CIN No. U55101HR2003PTC044839. The Company is primarily engaged in infrastructure development, real estate development, and project management association.	
12	Correspondence Address	Cabin-1, LGF, F-22, Sushant Shopping Arcade, Sushant Lok Phase-1, Gurugram, Haryana 122002	
13	Brief of Promoters / Share Holders	Manglam Multiplex Private Limited is a private company limited by shares with its shareholders being:	
		Name	Percentage of Shareholding as on
		Mr. Basant Bansal	54.63%
		Mr. Roop Kumar	8.65%
		Mrs. Abha Bansal	10.05%
		M3M India Private Limited	26.67%

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