

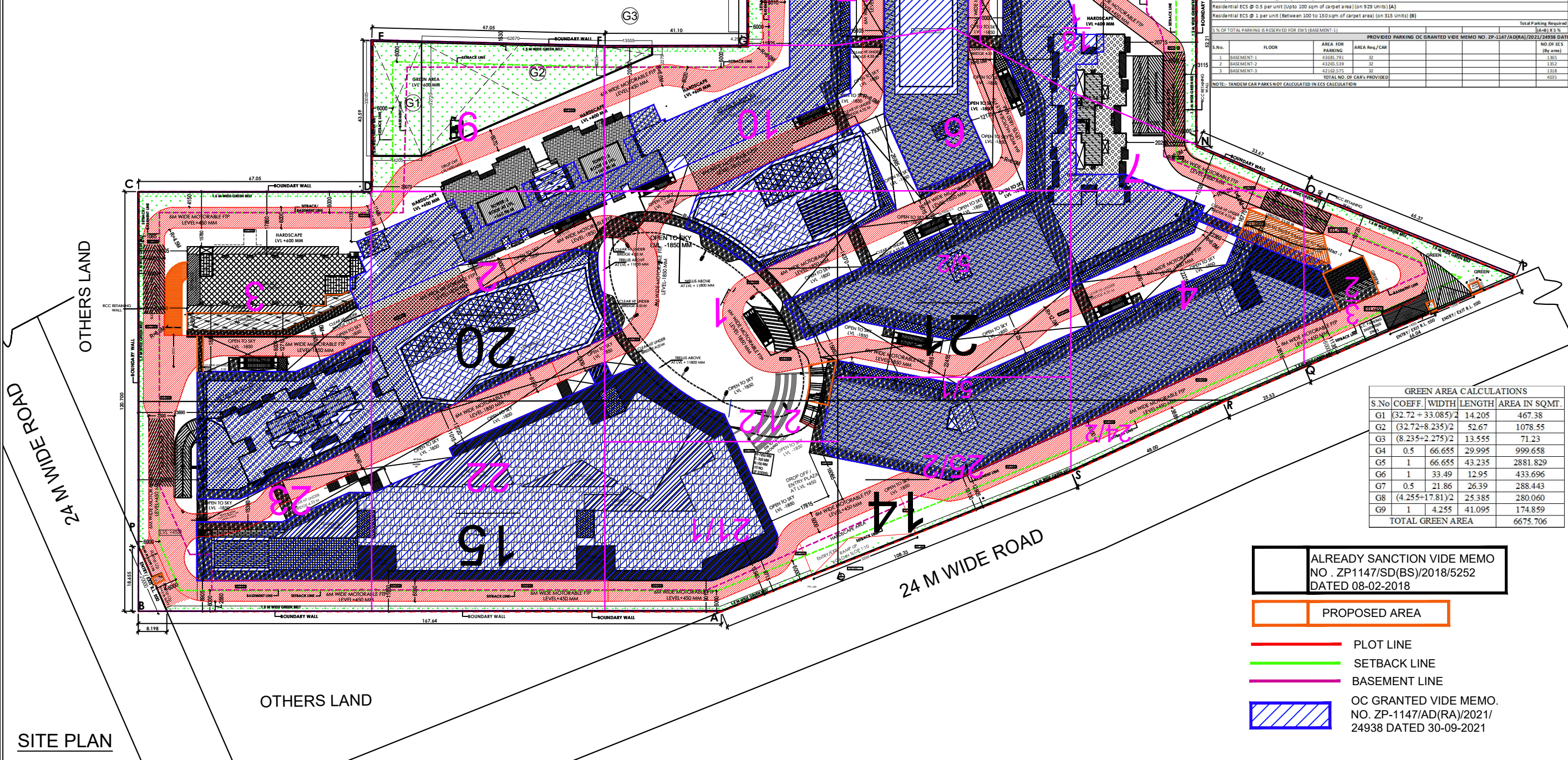
BUILDING DESCRIPTION											
S.NO.	Building Type	Description			Total Appraisal in each Block	OC GRANTED TOTAL FAR AREA (SQ.M.) as per memo no-ZP-1147/AD/RA/24938	OC GRANTED TOTAL NON FAR AREA (SQ.M.) as per memo no-ZP-1147/AD/RA/24938	PROPOSED AREA FOR APPROVAL TOTAL FAR AREA (SQ.M.)	PROPOSED AREA FOR APPROVAL TOTAL NON FAR AREA (SQ.M.)	TOTAL ACHIEVED FAR AREA (SQ.M.)	TOTAL NON FAR AREA (SQ.M.)
		Floors	No. of Floors	Building heights Terrace Level (Mtrs) Lightning Arrestor							
1	RETAIL /COMMERCIAL	(LG/G+UG+FF)	3	11.800	-	-	-	-	-	-	-
2	MULTIPLEX/CINEMA	(3rd to 4th flr)	2	28.050	32.050	-	-	-	60519.438	138079.523	2275.723
3	RESIDENTIAL (LDRY, SF, TF & FF COMMUNITY)	(LG/G+UG+FF+3rd to 4th flr)	-	-	-	-	-	-	62795.161	138901.123	821.600
4	TOWER-1A & 1B	(3rd to 35th flr)	32	116.075	128.750	254	-	-	62795.161	138901.123	2275.723
5	TOWER-2	(3rd to 48th flr)	45	155.400	163.075	180	-	-	62795.161	138901.123	821.600
6	TOWER-3	(3rd to 48th flr)	45	155.400	163.075	180	-	-	62795.161	138901.123	821.600
7	TOWER-4	(3rd to 48th flr)	45	155.400	163.075	180	-	-	62795.161	138901.123	821.600
8	TOWER-5	(3rd to 48th flr)	45	155.400	163.075	180	-	-	62795.161	138901.123	821.600
9	TOWER-6A & 6B	(3rd to 37th flr)	34	122.125	129.800	270	-	-	62795.161	138901.123	821.600
10	EWS	(8-17th flr)	10	59.550	64.950	220	-	-	62795.161	138901.123	821.600
11	Total Residential								147949.039	10567.240	
	NURSERY CUM PRIMARY SCHOOL	(G+6)	7	25.950	-	-	-	-	0.000	5075.436	
	Total No of residential units								1244		
	TOTAL BUILT UP AREA+ FAR + NON FAR AREA								210744.200	134543.901	
									36528.800	30.000	

Density as per TDR				
Description	Area /acre =A	Density/acre =B	population in nos. Y=AXB	FAR =D
70% of plot area for residential component i.e 10.08875	10.08875	150	1513.3125	1.5
Area required sqm /person 2*(AxD/4046.857)				40.4685 sqm/person

Name of Apartment	Units	Main Population@5 person/unit	EWS Population@2 person/unit	Servant population@2 person per unit	Total Population
Tower 1A & 1B	254	1270			1270
Tower-2	180	900			900
Tower-3	180	900			900
Tower-4	180	900			900
Tower-5	180	900			900
Tower 6A and 6B	270	1350			1350
Total Main Units	1244				
EWS	220		440		440
Service Prison units	125			250	250
Total Population Achieved			440	250	6910
Proposed Density PPA					684.92
Maximum Permissible Density PPA @500 + 10%					650
Minimum Density PPA @500-10%					540
Total Population allowed 70% of plot area for residential component i.e 10.08875 Acre. E=					6659
Population allowed on residential TDR 10250 sqm. F=					253
Total Permissible Population with TDR E+F					6912
Permissible Density With TDR (PPA)					685.11

ABSTRACT		IN ACRES	IN SQMT.		
TOTAL SITE AREA		14.4125	58325.226		
Residential Component	70%	10.08875	40827.658		
Commercial Component	30%	4.32675	17497.568		
		PERMISSIBLE (IN SQMT.)	AS/ OC GRANTED (IN SQMT.)	PROPOSED AREA FOR APPROVAL (IN SQMT.)	ACHIEVED (IN SQMT.)
1	GROUND COVERAGE	60%	29149.197	505.949	29655.146
					50.84%
2	Permissible F.A.R	350%	204138.290		
Commercial	30%	61241.487			
Residential	70%	142896.803			
		OC Granted FAR in sqm	BALANCE FAR in sqm	Proportionate Land Area FOR LEED FAR/3.5	
3	Commercial	60,519.438	722.049	206.300	
Residential	0.000	142896.803	40827.658		
TOTAL	60519.438	143618.852			
	Additional 12% LEED on Balance Plot area	Additional LEED FAR in sqm	BALANCE Permissible After OC (sq.m.)	Cumulative (sqm) Total permissible with LEED and TDR	
4	Commercial @12% ON BALANCE PROPORTIONATE LAND (206.300 sqm)	24.756	246.805		
Residential @12% ON BALANCE PROPORTIONATE LAND (40827.658 sqm)	12%	4899.319	147796.122		
Additional TDR applied for Commercial (sq.m) vide certificate no. 1 of 2022 dated 07.04.2022		1550.000			
Additional TDR applied for Residential (sq.m) vide certificate no. 1 of 2022 dated 07.04.2022		10250.000			
		PROPOSED AREA FOR APPROVAL (sqm)		Cumulative (sqm) Total Proposed + OC Granted	
5	Commercial	2275.723		62795.161	
Residential	1,47,949.039		1,47,949.039	1,47,949.039	
		Total No. of Units (Main)			1244
7	No. of Units with Service Population	TOWER-4-84 TOWER-5-41	10%	125	125
No. of EWS Units			17.65%	220.00	220
8	ORGANISED GREEN AREA (15% ON 70% OF TOTAL SITE AREA)		15%	6124.149	6675.706
9	CONVENIENT SHOPS				16.35%
(a)	Total No. of SHOPS = 1029 No.s (Approx.) 965 OC GRANTED				
(b)	OUT OF 1029 SHOPS, CONVENIENT SHOPS = 12 @ 2 SHOPS NEAR EACH OF 6 TOWERS (12 shops ALREADY OC Received Vide Memo. no ZP-1147/AD/RA /2021/24938 DATED 20.09.2021)				

PARKING REQUIRED				
Commercial ECS @ 30 Sqm of OC GRANTED carpet area				
Commercial ECS @ 30 Sqm of PROPOSED carpet area	366			
Multiplex / Cinema / ICE @ 50 sqm (1078 seats)	31			
Residential ECS @ 0.5 per unit (upto 100 sqm of carpet area) (on 929 UNITS) (A)	485			
Residential ECS @ 0.5 per unit (Between 100 to 150 sqm of carpet area) (on 315 UNITS) (B)	157			
5% of TOTAL PARKING IS RESERVED FOR EWS (BASEMENT-1)	2376			
PROVIDED PARKING OC GRANTED VIDE MEMO NO. ZP-1147/AD/RA/2021/24938 DATED 30.09.2021	39			
	(A+B) X 5 %			
S.No.	FLOOR	AREA FOR PARKING	AREA Req./CAR	NO OF CARS PROVIDED
1	BASEMENT-1	45581.791	32	1365
2	BASEMENT-2	43056.539	32	1362
3	BASEMENT-3	43162.575	32	1349
	TOTAL NO. OF CARS PROVIDED			4085
	PROVIDED			39
	REQUIRED			337



GREEN AREA CALCULATIONS				
S.No	COEFF.	WIDTH	LENGTH	AREA IN SQMT.
G1	(32.72 + 33.085)2		14.205	467.38
G2	(32.72 + 8.235)2		52.67	1078.55
G3	(8.235 + 2.275)2		13.555	71.23
G4	0.5	66.655	29.995	999.658
G5	1	66.655	43.235	2881.829
G6	1	33.49	12.95	433.696
G7	0.5	21.86	26.39	288.443
G8	(4.255 + 17.81)2		25.385	280.060
G9	1	4.255	41.095	174.859
			TOTAL GREEN AREA	6675.706

ALREADY SANCTION VIDE MEMO NO. ZP-1147/SD(BS)/2018/5252 DATED 08-02-2018

- PROPOSED AREA
- PLOT LINE
- SETBACK LINE
- BASEMENT LINE
- OC GRANTED VIDE MEMO. NO. ZP-1147/AD(RA)/2021/24938 DATED 30-09-2021

KEY PLAN

ORIENTATION

PRINCIPAL ARCHITECT

ACPL ACPL Design Ltd

PROJECT:- REVISY BUILDING PLANS OF MIXED LAND USE COLONY (70% RESIDENTIAL + 30% COMMERCIAL) MEASURING 14.4125 ACRES (LICENCE NO. 15 OF 2017 DATED-02.05.2017) UNDER TOD POLICY DATED 09.02.2016 IN SECTOR-65, GURUGRAM BEING DEVELOPED BY MANGLAM MULTIPLEX PVT. LTD.

OWNER/AUTH. SIGNATURE ARCHITECT'S SIGNATURE

DRAWING TITLE: SITE PLAN

DRAWING NO. A-01 SCALE: -