BUILDING DESCRIPTION

S.NO.	Building Type	Description				Total Appartment 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 ACHIVED FAR AREA (SQ.M.)	TOTAL NON FAR AREA (SQ.M.)
		Floors	No. of Floors	Building Heights								
				Terrace Level (Mtrs)	Lightning Arrester							
1	RETAIL /COMMERCIAL	(LG/G+UG+FF)	3	11.800	-	-	60519.438	138079.523	2275.723	821.600	62795.161	138901.123
2	MULTIPLEX/CINEMA	(3rd to 4th flr)	2	29.050	32.050	-						
	Total Commercial										**62795.161**	**138901.123**
3	RESIDENTIAL (LOBBY, SF,TF & FF COMMUNITY BUILDING	(LG/G+UG+FF+SF+3rd to 4th flr)	-	-	-	-					6036.018	5799.017
4	TOWER-1A & 1B	(3rd to 35th flr)	32	116.075	123.750	254					24760.029	855.884
5	TOWER-2	(3rd to 48th flr)	45	155.400	163.075	180					22115.606	548.778
6	TOWER-3	(3rd to 48th flr)	45	155.400	163.075	180					20816.274	518.731
7	TOWER-4	(3rd to 48th flr)	45	155.400	163.075	180					22115.606	548.778
8	TOWER-5	(3rd to 48th flr)	45	155.400	163.075	180					20701.016	517.278
9	TOWER-6A & 6B	(3rd to 37th flr)	34	122.125	129.800	270					25816.167	863.002
10	EWS	(8+17th flr)	10	59.550	64.950	220					5588.323	915.772
	Total Residential										**147949.039**	**10567.240**
11	NURSERY CUM PRIMARY SCHOOL	(G+6)	7	25.950		-					0.000	5075.438
	Total No of residential units					**1244**						
											210744.200	**154543.801**
		TOTAL BUILT UP AREA= FAR + NON FAR AREA									**365288.001**	**SQ.MT.**

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. Z =(AxDx4046.85/Y)				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 Preson units	125			250	250
Total Population Acieved		6220	440	250	6910
Proposed Density PPA					684.92
Maximum Permissible Density PPA @600 + 10%					660
Minimum Density PPA @600-10%					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 Populationwith 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%**	**4.324**	**17497.568**			

S.NO.	DESCRIPTION		PERMISSIBLE (IN SQMT.)	AS/ OC GRANTED (IN SQMT.)	PROPOSED AREA FOR APPROVAL (IN SQMT.)	ACHIEVED (IN SQMT.)
1	**GROUND COVERAGE**		**34995.135**	**29149.197**	**505.949**	**29655.146**
			60%			**50.84%**
2	Permissable F.A.R	350%	204138.290			
	Commercial	30%	61241.487			
	Residential	70%	142896.803			

	DESCRIPTION		OC Granted FAR in sqm	BALANCE FAR in sqm	Proportionate Land Area FOR LEED (sq.m.) BALANCE FAR/3.5	
3	**Commercial**		**60,519.438**	**722.049**	**206.300**	
	Residential		**0.000**	**142896.803**	**40827.658**	
	TOTAL		**60519.438**	**143618.852**		
4	**Additional 12% LEED on Balance Plot area**		**Additional LEED FAR in sqm**		**Balance Permissable After OC (sq.m.)**	**Cumulative (sqm) Total permisible with LEED and TDR**
	Commercial @12% ON BALANCE PROPORTIONATE LAND (206.300 sqm)	12%	24.756		746.805	
	Residential @12% ON BALANCE PROPORTIONATE LAND (40827.658 sqm)	12%	4899.319		147796.122	
6	Additional TDR applied for Commercial (sq.m.) vide cerificate no. 1 of 2022 dated 07.04.2022		1550.000			62816.243
	Additional TDR applied for Residential (sq.m.)vide cerificate no. 1 of 2022 dated 07.04.2022		10250.000			158046.122

			PROPOSED AREA FOR APPROVAL (sqm)		Cumulative (sqm) Total proposed + OC Granted	
5	Commercial		2275.723		62795.161	
	Residential		1,47,949.039		147949.039	
7	Total No. of Units (Main)					1244
	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
						16.35%
9	CONVENIENT SHOPS					
(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 @ 50 Sqm of OC GRANTED carpet area										846		No's
Commercial ECS @ 50 Sqm of PROPOSED carpet area										31		No's
Multiplex / Cinema / 1ECS @ every 4 seats (1678 seats)										420		No's
Residential ECS @ 0.5 per unit (Upto 100 sqm of carpet area) (on 929 Units) **(A)**										465		No's
Residential ECS @ 1 per unit (Between 100 to 150 sqm of carpet area) (on 315 Units) **(B)**										315		No's
									Total Parking Required	2076		No's
5 % OF TOTAL PARKING IS RESERVED FOR EWS (BASEMENT-1)									(A+B) X 5 %	39		No's

PROVIDED PARKING OC GRANTED VIDE MEMO NO. ZP-1147/AD(RA)/2021/24938 DATED 30-09-2021

S.No.	FLOOR	AREA FOR PARKING	AREA Req./CAR	NO.OF ECS (By area)	NO.OF Cars PROVIDED
1	BASEMENT-1	43681.791	32	1365	1038
2	BASEMENT-2	43265.539	32	1352	1087
3	BASEMENT-3	42162.575	32	1318	1781
	TOTAL NO. OF CARS PROVIDED			4035	3906
NOTE:- TANDEM CAR PARKS NOT CALCULATED IN ECS CALCULATION					233

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 . ZP1147/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

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

ATP(HQ) STP(HQ) Member Secretary BMC STP(Q) Member BMC Ram Avtar Bassi AD(HQ) DDR (T) MEMBER BMC

TO BE READ WITH THIS OFFICE MEMO NO.: ZP-830 DATED: 6/10/2022

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. SE(HQ)/ Dt. 21/4/2022

Superintending Engineer (HQ) for Chief Engineer-I

SDE (Civil) JD. P.A. A.T.P.

NOTES:
- ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- FIRE-FIGHTING / SAFETY PROVISIONS WILL BE AS PER RELEVANT NBC PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- ALL TOILETS ARE VENTILATED AS PER HARYANA BUILDING CODE 2017.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
- ALL HIGH RISE BUILDING ARE INTERCONNECTED THROUGH CORRIDOR / BRIDGES.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER HAREDA /ZONING NORMS.
- ONE EXTERNAL WALL TOWARDS BALCONY SIDE IN ANY ONE OF THE ROOMS IN RESIDENTIAL APARTMENT SHOULD BE IN 1 HR. FIRE RATED WITH PROVISION OF SPRINKLER ON INTERNAL SIDE OF THE SAME WALL.
- ALL HANDICAP RAMPS WITH RAILING.

KEY PLAN

ORIENTATION N

PRINCIPAL ARCHITECT:

ACPL Design Ltd — Architecture Management Planning — ISO 9001:2008
E-24,South Extension-I New Delhi 110049. India
T: +91 11 24622195 +91 11 24648709
E: contact@acponline.com
www.acponline.com

PROJECT:-

REVISED 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-85, GURUGRAM BEING DEVELOPED BY MANGLAM MULTIPLEX PVT. LTD.

FOR MANGLAM MULTIPLEX PVT. LTD — AUTHORISED SIGNATORY/DIRECTOR

OWNER/AUTH. SIGNATURE — ARCHITECT'S SIGNATURE

DRAWING TITLE: SITE PLAN

DRAWING NO. A-01 — SCALE :-

OTHERS LAND

24 M WIDE ROAD

OTHERS LAND

24 M WIDE ROAD

SITE PLAN

1:1.19394