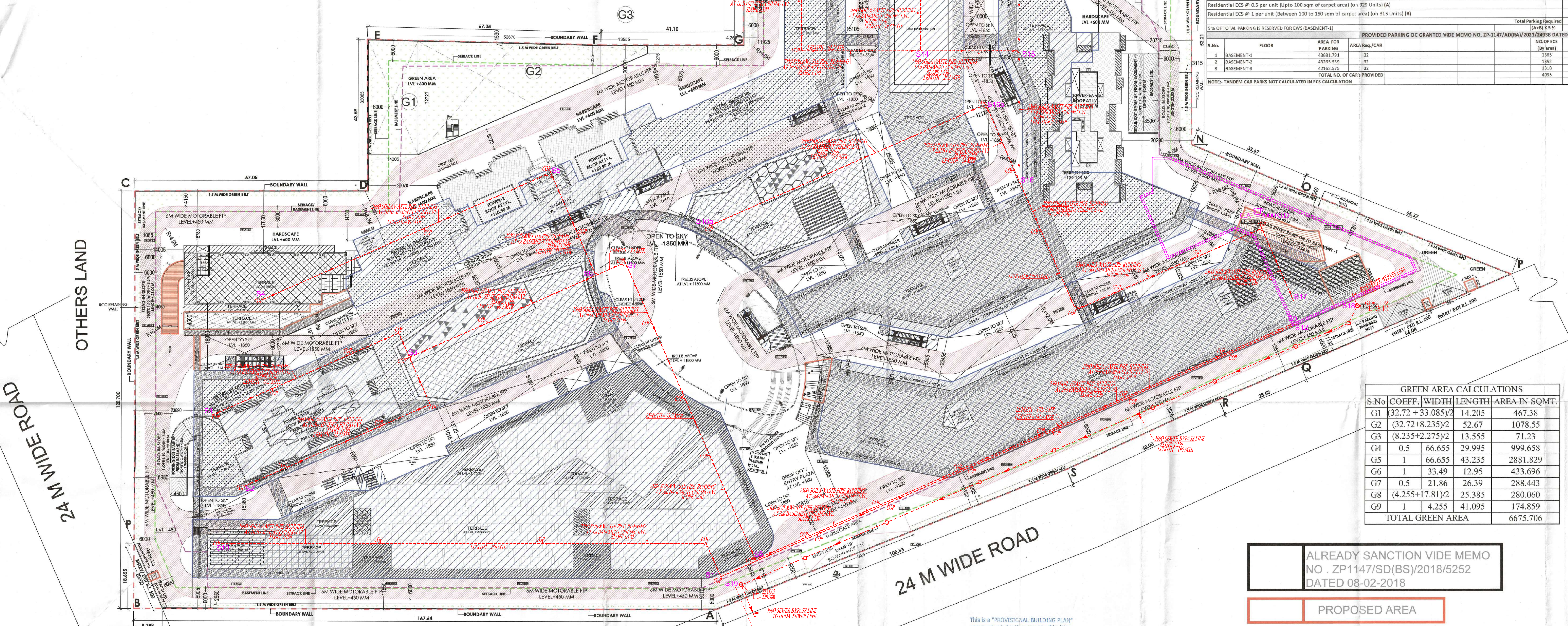


BUILDING DESCRIPTION									
S.No.	Building Type	Description		Total Apartment in each Block	OC GRANTED TOTAL FAR AREA (SQ.M.) as per memo no. 2P-1147/AD/RA/24938	OC GRANTED TOTAL NON FAR AREA (SQ.M.) as per memo no. 2P-1147/AD/RA/24938	PROPOSED AREA FOR APPROVAL TOTAL FAR AREA (SQ.M.)	PROPOSED AREA FOR APPROVAL TOTAL NON FAR AREA (SQ.M.)	TOTAL ACHIEVED FAR AREA (SQ.M.)
		Floors	No. of Floors						
1	RETAIL / COMMERCIAL	(LG/G+UG+FF)	3	-	-	-	-	-	-
2	MULTI-PLEX / CINEMA	(3rd to 4th flr)	2	-	-	-	-	-	-
Total Commercial									
3	RESIDENTIAL (LOBBY, ST, TF & FF COMMUNITY BUILDING)	(LG/G+UG+FF+3rd to 4th flr)	-	-	-	-	-	-	-
4	TOWER-1A & 1B	(3rd to 35th flr)	32	116.075	123.750	254	24760.029	855.884	5799.027
5	TOWER-2	(3rd to 48th flr)	45	155.400	163.075	180	22115.606	548.778	20816.274
6	TOWER-3	(3rd to 48th flr)	45	155.400	163.075	180	22115.606	548.778	20816.274
7	TOWER-4	(3rd to 48th flr)	45	155.400	163.075	180	22115.606	548.778	20816.274
8	TOWER-5	(3rd to 48th flr)	45	155.400	163.075	180	22115.606	548.778	20816.274
9	TOWER-6A & 6B	(3rd to 37th flr)	34	122.125	129.800	270	25816.167	863.002	5588.323
10	EVS	(8+17th flr)	10	59.550	64.950	220	5588.323	915.772	147949.039
Total Residential									
11	NURSERY CUM PRIMARY SCHOOL	(G+6)	7	25.950	-	-	-	-	-
Total No. of residential units									
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. = AxB
70% of plot area for residential component i.e. 10.08875	10.08875	150	1513.3125
Area required sqm / person Z = (AxBx4046.85/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 Person units	125	-	-	250	250
Total Population Achieved	-	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 Population with TDR E+F	-	-	-	-	6912
Permissible Density With TDR (PPA)	-	-	-	-	685.11

---	SEWER LINE
○	MANHOLE
GL	GROUND LEVEL
CL	CONNECTION LEVEL
IL	INVERT LEVEL



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

SITE PLAN

NOTES:

- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
- ALL ELECTRICAL / SAFETY PROVISIONS SHALL BE AS PER RELEVANT PROVISIONS.
- BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
- ALL TOILETS ARE VENTILATED AS PER HANDBOOK BUILDING CODE 2017.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
- BUILDING HAS FIRE EXTINGUISHERS AS PER RELEVANT IS CODES FOR FIRE EXTINGUISHERS.
- ALL HIGH RISE BUILDINGS ARE INTERCONNECTED THROUGH CORRIDOR / STAIRS.
- SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER HANDBOOK ZONING NORMS.
- ONE EXTERNAL WALL TOWARDS BALCONY SIDE IN ANY ONE OF THE ROOMS IN RESIDENTIAL APARTMENT SHOULD BE IN LINE WITH FACING WITH PROVISION OF SPRINKLER ON INTERNAL SIDE OF THE SAME WALL.
- ALL LANDSCAPING PLANTS WITH RAISING.

KEY PLAN

ORIENTATION

PRINCIPAL ARCHITECT:

ACPL

ACPL Design Ltd

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-65, GURUGRAM BEING DEVELOPED BY MANGLAM MULTIPLEX PVT. LTD.

FOR MANGLAM MULTIPLEX PVT. LTD.

OWNER/AUTH. SIGNATURE

ARCHITECT'S SIGNATURE

DRAWING TITLE

EXTERNAL SEWERAGE SCHEME

SITE PLAN

DRAWING NO. PL-04-A-01

SCALE: 1:425 @ A0