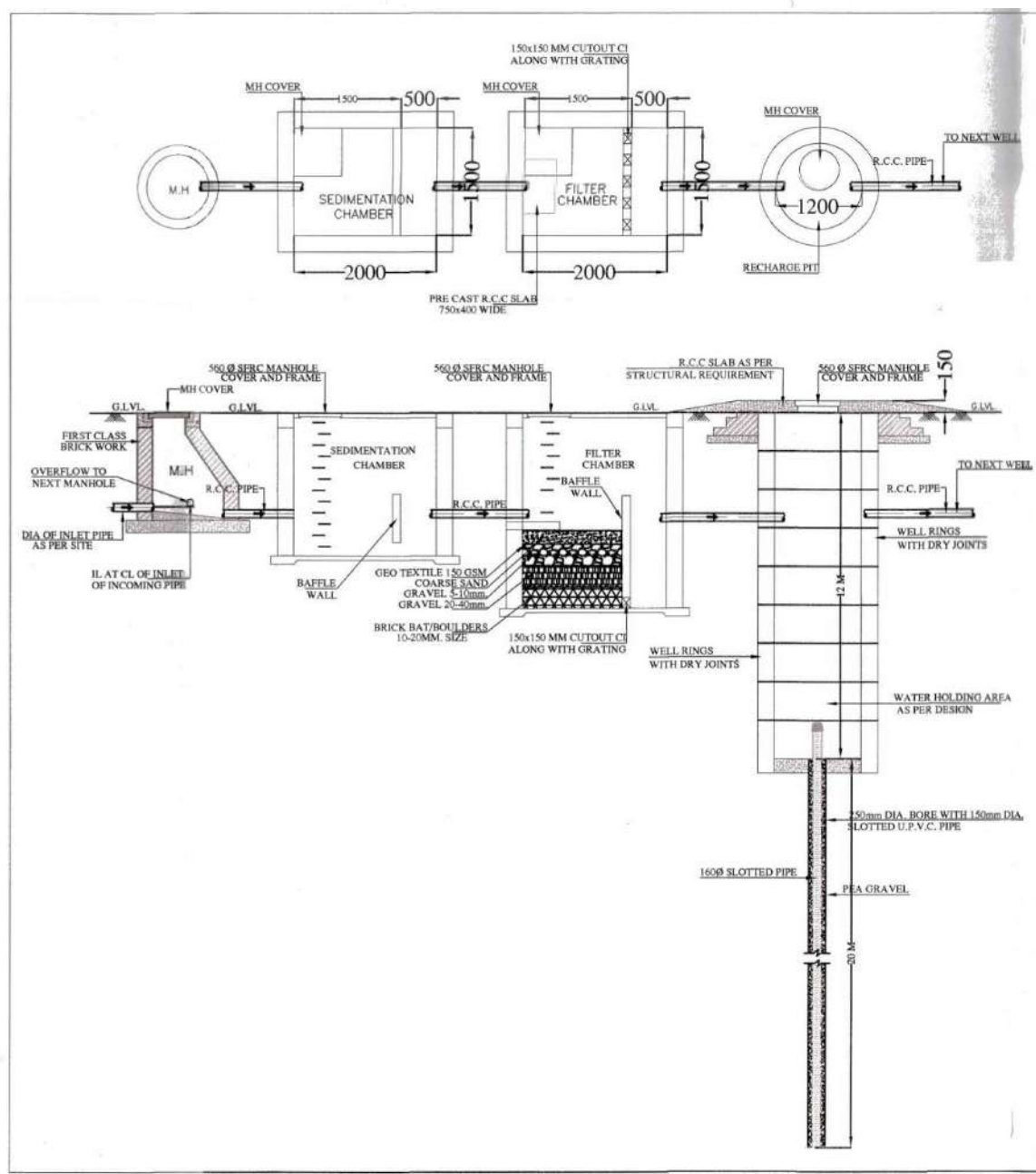


BUILDING DESCRIPTION									
S.No.	Building Type	Description		Total Apartment in each Block	OC GRANTED TOTAL FAR AREA (SQ.M.) as per memo no. ZP-1147/AD(RA)/24938	OC GRANTED TOTAL NON FAR AREA (SQ.M.) as per memo no. ZP-1147/AD(RA)/24938	PROPOSED AREA FOR APPROVAL TOTAL FAR AREA (SQ.M.)	PROPOSED AREA FOR APPROVAL TOTAL NON FAR AREA (SQ.M.)	TOTAL ACHIEVED FAR AREA (SQ.M.)
		Floors	No. of Floors						
1	RETAIL / COMMERCIAL	(LG/G+UG+FF)	3	-	-	-	-	-	-
2	MULTI-PLEX/CINEMA	(3rd to 4th flr)	2	-	-	-	-	-	-
Total Commercial					60519.438	138079.523	2275.723	821.600	62795.161
3	RESIDENTIAL (LOBBY, ST, TF & FF COMMUNITY BUILDING)	(LG/G+UG+FF+5th 3rd to 4th flr)	-	-	-	-	-	-	-
4	TOWER-2A & 18	(3rd to 35th flr)	32	116.075	123.750	254	6206.018	5799.027	5799.027
5	TOWER-2	(3rd to 48th flr)	45	155.400	163.075	180	24760.029	855.884	855.884
6	TOWER-3	(3rd to 48th flr)	45	155.400	163.075	180	20816.274	518.731	518.731
7	TOWER-4	(3rd to 48th flr)	45	155.400	163.075	180	22115.606	548.778	548.778
8	TOWER-5	(3rd to 48th flr)	45	155.400	163.075	180	20701.016	517.278	517.278
9	TOWER-6A & 6B	(3rd to 37th flr)	34	122.125	129.800	270	25816.167	863.002	863.002
10	EVS	(8+17th flr)	10	59.550	64.950	220	5588.323	915.772	915.772
Total Residential					147949.039	10567.240	147949.039	10567.240	10567.240
Total No. of residential units					1244	-	-	-	-
TOTAL BUILT UP AREA- FAR + NON FAR AREA					210744.200	154543.801	-	-	-

Density as per TDR				
Description	Area /acre = A	Density/acre = B	population in nos. Y=AXB	FAR = D
70% of plot area for residential i.e. 10.08875	10.08875	150	1513.3125	1.5
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 & 18	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	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



LEGEND	
STORM LINE	
MANHOLE	
GROUND LEVEL	
CONNECTION LEVEL	
INVERT LEVEL	
LIFTING LEVEL	

OTHERS LAND

24 M WIDE ROAD

SITE PLAN

ABSTRACT

TOTAL SITE AREA		IN ACRES	IN SQMT.
Commercial Component		14.4125	58325.236
Component		4.324	17497.568
S.No.		PERMISSIBLE (IN SQMT.)	AS/ OC GRANTED (IN SQMT.)
1		60%	29149.197
2		350%	204138.290
3		30%	61241.487
4		70%	142896.803
5		OC Granted FAR in sqm	60,519.438
6		BALANCE FAR in sqm	142896.803
7		Proportionate Land Area FOR LEED (sq.m.) BALANCE FAR/3.5	206.300
8		Additional 12% LEED on Balance Plot area	40827.658
9		Commercial @ 12% ON BALANCE PROPORTIONATE LAND (206.300 sqm)	24.756
10		Residential @ 12% ON BALANCE PROPORTIONATE LAND (40827.658 sqm)	4899.319
11		Additional TDR applied for Commercial (sq.m.) vide certificate no. 1 of 2022 dated 07.04.2022	1550.000
12		Additional TDR applied for Residential (sq.m.) vide certificate no. 1 of 2022 dated 07.04.2022	10250.000
13		PROPOSED AREA FOR APPROVAL (sqm)	2275.723
14		Cumulative (sqm) Total proposed + OC Granted	62795.161
15		Total No. of Units (Main)	1244
16		No. of Units with Service Population	125
17		No. of EWS Units	220
18		ORGANISED GREEN AREA (15 % ON 70 % OF TOTAL SITE AREA)	6675.706
19		CONVENIENT SHOPS	16.35%
20		(a) Total No. of SHOPS = 1029 No's (Approx.) 965 OC GRANTED	
21		OUT OF 1029 SHOPS, CONVENIENT SHOPS = 12 @ 2 SHOPS NEAR EACH OF 6	
22		(b) TOWERS (12 shops ALREADY OC Received Vide Memo. no ZP-1147/AD(RA)/24938 DATED 30-09-2021)	

PARKING REQUIRED

S.No.		FLOOR	AREA FOR PARKING	AREA Req. /CAR	NO. OF ECS (By area)	NO. OF Cars PROVIDED
1		BASEMENT-1	43681.751	32	1365	1038
2		BASEMENT-2	42665.539	32	1352	1087
3		BASEMENT-3	42665.539	32	1310	1781
4		TOTAL NO. OF CAR'S PROVIDED			4035	3906
5		PROVIDED PARKING OC GRANTED VIDE MEMO NO. ZP-1147/AD(RA)/2021/24938 DATED 30-09-2021			39	233
6		5% OF TOTAL PARKING IS RESERVED FOR EWS (BASEMENT-1)				
7		Commercial ECS @ 50 sqm of OC GRANTED carpet area			846	No's
8		Commercial ECS @ 50 sqm of PROPOSED carpet area			31	No's
9		Multiplex / Cinema / ECS @ every 4 seats (1878 seats)			420	No's
10		Residential ECS @ 0.5 per unit (Up to 100 sqm of carpet area) (on 929 Units) (A)			465	No's
11		Residential ECS @ 1 per unit (Between 100 to 150 sqm of carpet area) (on 315 Units) (B)			315	No's
12		Total Parking Required			2076	No's
13		PROVIDED PARKING			39	No's

GREEN AREA CALCULATIONS

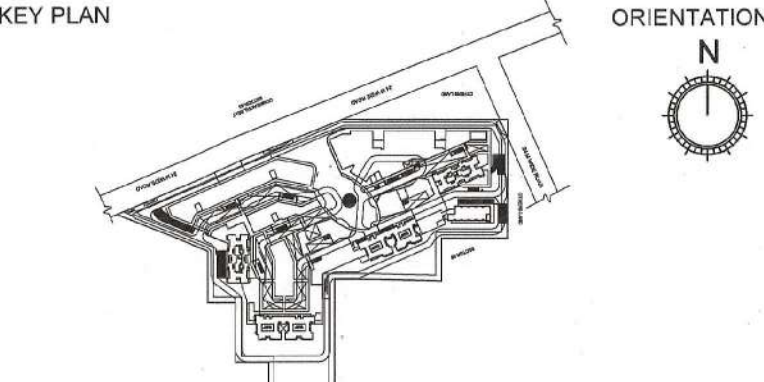
S.No	COEFF.	WIDTH	LENGTH	AREA IN SQMT.
G1	(32.72 + 33.085)/2	14.205	467.38	
G2	(32.72 + 8.235)/2	52.67	1078.55	
G3	(8.235 + 2.275)/2	13.555	71.23	
G4	0.5	66.655	29.995	999.658
G5	1	66.655	43.235	2881.829
G6	1	33.49	12.95	433.696
G7	0.5	21.86	26.39	288.443
G8	(4.255 + 17.81)/2	25.385	280.060	
G9	1	4.255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

NOTES:
1. ALL LIFTS SHALL HAVE 100% POWER BACK-UP.
2. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
3. FIRE ALARMS / SAFETY PROVISIONS SHALL BE AS PER RELEVANT PROVISIONS.
4. BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODE.
5. ALL TOILETS ARE VENTILATED AS PER HANDBOOK BUILDING CODE BEST.
6. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
7. BUILDING WILL BE DESIGNATED STRUCTURE AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE.
8. ALL HIGH RISE BUILDINGS ARE INTERCONNECTED THROUGH CORRIDOR / STAIRS.
9. SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER HANDBOOK ZONING NORMS.
10. ONE EXTERNAL WALL TOWARDS BALCONY SIDE IN ANY ONE OF THE ROOMS IN RESIDENTIAL APARTMENT SHOULD BE GLASS FINE PARTED WITH PROVISION OF SPRINKLER ON INTERNAL SIDE OF THE SAME WALL.
11. ALL LANDSCAPE PLANTS WITH RAISING.



PRINCIPAL ARCHITECT:

ACPL

ACPL Design Ltd. C-24, South Extension-1, New Delhi-110048. E: acpl@acplindia.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-65, GURUGRAM BEING DEVELOPED BY MANGLAM MULTIPLEX PVT. LTD.

FOR MANGLAM MULTIPLEX PVT. LTD.

OWNER/AUTH. SIGNATURE: [Signature]

ARCHITECT'S SIGNATURE: [Signature]

DRAWING TITLE: SITE PLAN

DRAWING NO. PL-05-A-01 SCALE: 1:1425 @ A0