

S.No.	Building Type	Description		Total Apartment in each Block	OC GRANTED FAR AREA (SQ.M.) as per memo no. ZP-1147/AD(RA)/24938	OC GRANTED TOTAL FAR AREA (SQ.M.) as per memo no. ZP-1147/AD(RA)/24938	PROPOSED AREA FOR APPROVAL TOTAL FAR AREA (SQ.M.)	PROPOSED AREA TOTAL NON FAR AREA (SQ.M.)	TOTAL ACHIEVED FAR AREA (SQ.M.)	TOTAL NON FAR AREA (SQ.M.)
		Floors	No. of Floors							
1	RETAIL / COMMERCIAL	(LG/G+UG+FF)	3	11,800	60519.438	138079.523	2275.723	821.600	62795.161	138901.123
2	MULTI-PLEX/CINEMA	(3rd to 4th flr)	2	29,050	-	-	-	-	6036.018	5790.027
Total Commercial										
3	RESIDENTIAL (LOBBY, ST, TF & FF COMMUNITY BUILDING)	(LG/G+UG+FF+3rd to 4th flr)	-	-	-	-	-	-	24790.029	855.884
4	TOWER-1&2	(3rd to 35th flr)	32	116,075	123,750	254	-	-	2215.006	548.778
5	TOWER-3	(3rd to 48th flr)	45	155,400	163,075	180	-	-	20816.274	518.731
6	TOWER-4	(3rd to 48th flr)	45	155,400	163,075	180	-	-	2215.006	548.778
7	TOWER-5	(3rd to 48th flr)	45	155,400	163,075	180	-	-	20702.016	512.278
8	TOWER-6&7	(3rd to 37th flr)	34	122,125	129,800	270	-	-	25816.107	663.002
9	TOWER-8&9	(8+17th flr)	10	59,550	64,950	220	-	-	5588.323	915.772
Total Residential										
10	NURSERY CUM PRIMARY SCHOOL	(G+6)	7	25,950	-	-	-	-	147949.039	10667.240
Total No. of residential units					1244	-	-	-	0.000	5075.438
TOTAL BUILT UP AREA- FAR + NON FAR AREA									210744.200	154543.801
									365288.001	SQ.MT.

Description	Density as per TDR		population in nos. Y=AXB	FAR =D
	Area /acre =A	Density/acre =B		
70% of plot area for residential component i.e 10.08875	10.08875	150	1513.3125	1.5
Area required sqm / person Z=(AxYx0.46.85/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 1&2	254	1270	-	-	1270
Tower-3	180	900	-	-	900
Tower-4	180	900	-	-	900
Tower-5	180	900	-	-	900
Tower-6 and 7	270	1350	-	-	1350
Tower-8 and 9	1244	-	-	-	1244
EWS	220	-	440	-	660
Service Person units	125	-	-	250	375
Total Population Achieved	125	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

LEGEND	
	HUDA WATER SUPPLY LINE
	DOM. WATER SUPPLY FOR SCHOOL
	DOM. WATER SUPPLY FOR EWS
	DOM. WATER SUPPLY FOR RESI. SER. FL.
	DOM. WATER SUPPLY FOR RESI. TERR. FL.
	VALVE

ABSTRACT

TOTAL SITE AREA	IN ACRES		IN SQMT.		
	14.4125	58325.226	10.08875	40827.658	
Residential Component	70%	4.324	17497.568		
Commercial Component	30%	0.000	0.000		
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	Permissible F.A.R	350%	204138.290		
3	Commercial	30%	61241.487		
4	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	Area FOR LEED 206.300
3	Commercial	60,519.438	722,049		40827.658
4	Residential	0.000	142,996.803		
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	62816.243
4	Commercial @ 12% ON BALANCE PROPORTIONATE LAND (206.300 sqm)	12%	24.756	746.805	
5	Residential @ 12% ON BALANCE PROPORTIONATE LAND (40827.658 sqm)	12%	4899.319	147796.122	
6	Additional TDR applied for Commercial (sq.m.) vide certificate no. 1 of 2022 dated 07.04.2022		1550.000		
6	Additional TDR applied for Residential (sq.m.) vide certificate no. 1 of 2022 dated 07.04.2022		10250.000		158046.122
PROPOSED AREA FOR APPROVAL (sqm)		2275.723		Cumulative (sqm) Total proposed + OC Granted	1244
5	Commercial	2275.723		147949.039	
6	Residential	1,47,949.039			
Total No. of Units (Main)					
7	No. of Units with Service Population	TOWER-4 = 84	10%	125	1244
8	No. of EWS Units	TOWER-5 = 41	17.65%	220	220
8	ORGANISED GREEN AREA (15 % ON 70 % OF TOTAL SITE AREA)		15%	6124.149	6675.706
CONVENIENT SHOPS					
(a) Total No. of SHOPS = 1029 No's (Approx.) 965 OC GRANTED					
OUT OF 1029 SHOPS, CONVENIENT SHOPS = 12 @ 2 SHOPS NEAR EACH OF 6					
(b) TOWERS (12 SHOPS ALREADY OC Received Vide Memo. No. ZP-1147/AD(RA) /2021/24938 DATED 30-09-2021)					

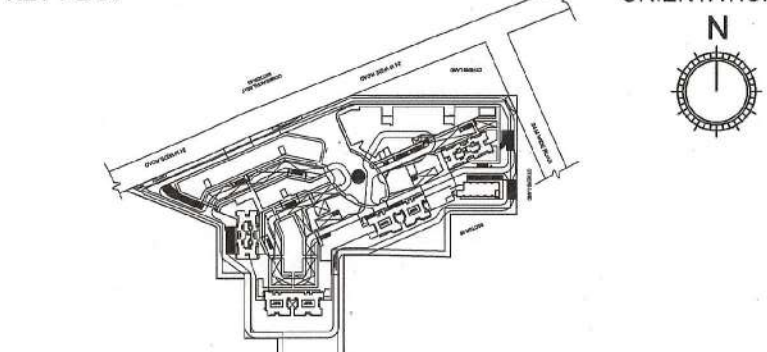
S.No.	FLOOR	AREA FOR PARKING	AREA Req./CAR	PROVIDED PARKING		NO. OF EWS (By area)	NO. OF CARS PROVIDED
				OC GRANTED	VIDE MEMO NO. ZP-1147/AD(RA)/2021/24938 DATED 30-09-2021		
1	BASEMENT-1	43681.751	32	1365	1098	1365	1098
2	BASEMENT-2	43685.539	32	1365	1087	1365	1087
3	BASEMENT-3	42163.575	32	1318	1783	1318	1783
TOTAL NO. OF CARS PROVIDED				4055	3966		
Total Parking Required				2076	233		
5% OF TOTAL PARKING IS RESERVED FOR EWS (BASEMENT-1)				99	39		

NOTE: TANDER CAR PARKS NOT CALCULATED IN ECS CALCULATION

GREEN AREA CALCULATIONS

S.No	COEFF.	WIDTH	LENGTH	AREA IN SQMT.
G1	32.72	33.085	2	467.38
G2	32.72	8.235	2	1078.55
G3	8.235	2.275	2	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
G9	1	4.255	41.095	174.859
TOTAL GREEN AREA				6675.706

NOTES:
 1. ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC.
 2. FIRE FIGHTING / SAFETY PROVISIONS SHALL BE AS PER RELEVANT CODES.
 3. BASEMENT AREA SHALL HAVE MECHANICALLY VENTILATED AS PER RELEVANT CODES.
 4. ALL TOILETS ARE VENTILATED AS PER HANDBOOK BUILDING CODE 2017.
 5. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
 6. BUILDING WILL BE DESIGNER STRUCTURE AS PER RELEVANT I.C. CODE FOR EARTHQUAKE RESISTANCE.
 7. ALL HIGH RISE BUILDINGS ARE INTERCONNECTED THROUGH CORRIDOR / STAIRS.
 8. SOLAR PANELS OF REQUIRED CAPACITY SHALL BE PROVIDED ON ROOF TOP AS PER HANDBOOK ZONING NORMS.
 9. ONE EXTERNAL WALL TOWARDS BALCONY SIDE IN ANY ONE OF THE ROOMS IN RESIDENTIAL APARTMENT SHOULD BE IN LINE WITH FAS WITH PROVISION OF SPRINKLER ON INTERNAL SIDE OF THE SAME WALL.
 10. ALL HANDICAP FAMILIES WITH BALCONY.



PRINCIPAL ARCHITECT:
ACPL
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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, GURGRAM BEING DEVELOPED BY MANGLAM MULTIPLEX PVT. LTD.

FOR MANGLAM MULTIPLEX PVT. LTD.
 AUTHORIZED SIGNATURE: _____
 OWNER/AUTH. SIGNATURE: _____
 ARCHITECT'S SIGNATURE: _____
 DRAWING TITLE: DOMESTIC WATER SUPPLY SCHEME
 SITE PLAN
 DRAWING NO. (P1-01) A-01 SCALE: 1:1425 @ A0

OTHERS LAND

24 M WIDE ROAD

OTHERS LAND

SITE PLAN

24 M WIDE ROAD

This is a "PROFESSIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public.
 TO BE READ WITH THIS OFFICE MEMO NO. 30-270 DATED: 6/10/2022
 Checked and found ok for Public Health (Internal) Service only subject to comments in the accompanying letter No. 62/30 dated 6/10/2022
 Supervising Engineer (P) for Civil Engineering
 S.P. (M)

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