

BUILDING DESCRIPTION												
S.NO.	Building Type	Description			Total Apartment in each Block	OC GRANTED TOTAL FAR AREA (SQ.M.) as per memo no- 29-1147/AD/RA/24938	OC GRANTED TOTAL NON FAR AREA (SQ.M.) as per memo no- 29-1147/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	MULTI-PLEX/CINEMA	(3rd to 4th flr)	2	29.050			60519.438	18079.523	2275.723	821.600	62795.161	138901.123
Total Commercial										62795.161	138901.123	
3	RESIDENTIAL LOBBY, ST,TF & FF COMMUNITY BUILDING	(LG/G+UG+FF+3rd to 4th flr)	-	-	-	-						
4	TOWER-2A & 18	(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	EVS	(8+17th flr)	10	59.550	64.950	220				5588.323	915.772	
Total Residential										147949.039	10567.240	
11	NU RSEY CUM PRIMARY SCHOOL	(G+6)	7	25.950						0.000		
Total No. of residential units						1244						
TOTAL BUILT UP AREA+ FAR + NON FAR AREA										210744.200	154543.801	
										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 = (AXD)/4046.85/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
Tower 1A & 18	254	1270	-	-
Tower-2	180	900	-	-
Tower-3	180	900	-	-
Tower-4	180	900	-	-
Tower-5	180	900	-	-
Tower 6A and 6B	270	1350	-	-
Total Main Units	1244	-	-	-
EWS	220	-	440	-
Service Person units	125	-	250	-
Total Population Achieved	-	6220	440	250
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

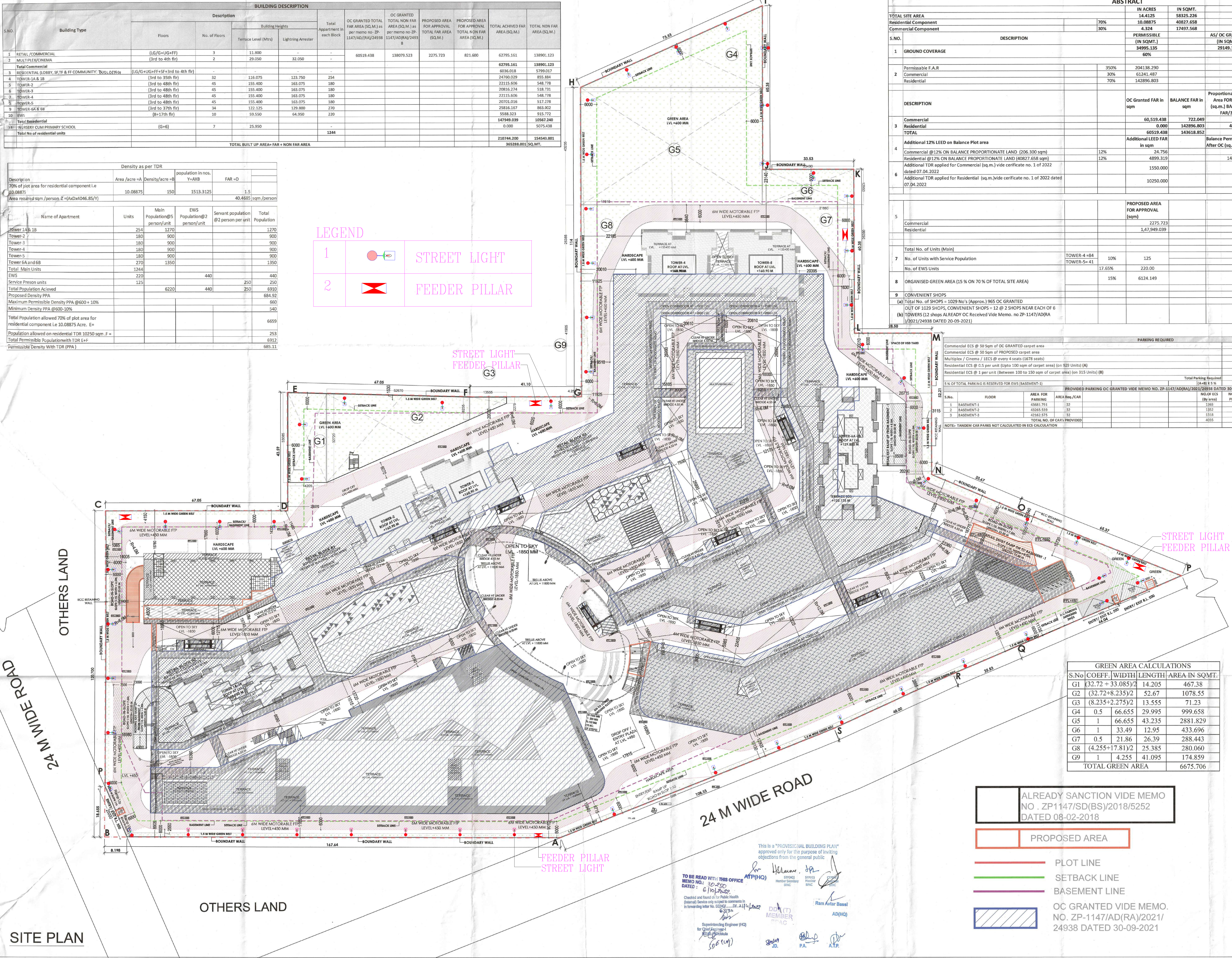
LEGEND

1

STREET LIGHT

2

FEEDER PILLAR



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:

- ALL LIFTS SHALL HAVE 100% POWER BACK-UP
- ALL ELECTRICAL INSTALLATIONS SHALL BE AS PER PROVISION OF NBC
- PERMITTING / 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 CODES
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC
- BUILDING WILL BE DESIGNATED STRUCTURE AS PER RELEVANT I.S. CODES FOR EARTHQUAKE RESISTANCE
- ALL HIGH RISE BUILDINGS ARE INTERCONNECTED THROUGH CORRIDOR / BRIDGES
- 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 LIKE FIRE RATED WITH PROVISION OF SPRINKLER ON INTERNAL SIDE OF THE SAME WALL
- ALL HANDICAP STAIRS WITH RAILINGS

KEY PLAN

ORIENTATION

PRINCIPAL ARCHITECT:

ACPL ISO 9001:2005

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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, GURUGRAM BEING DEVELOPED BY MANGLAM MULTIPLEX PVT. LTD.

FOR MANGLAM MULTIPLEX PVT. LTD.

OWNER/AUTH. SIGNATURE **ARCHITECT'S SIGNATURE**

DRAWING TITLE ELECTRICAL LAYOUT **SITE PLAN**

DRAWING NO. A-01 **SCALE** -

SITE PLAN