

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

MEMBER BPAC
DTP (HQ)
Consultant Architect
ATP(HQ)

TO BE READ WITH THIS OFFICE
MEMO NO: 43300
DATED: 22-12-23

Ram Avtar Basal
JD(HQ)

- NOTES**
- WHOLE BUILDING SHALL BE MECHANICALLY VENTILATED WITH 100% POWER BACKUP AND SPRINKLERS WITH ARTIFICIAL LIGHTING.
 - HANDICAP RAMP WITH RAILING
 - ALL PARTITION ARE IN 125/200MM THICK IN BLOCK WORK.

PARKING DETAIL :-

ECS REQUIRED :-

PARKING REQUIREMENT FOR COMMERCIAL
1 EQ. CAR SPACE PER 50 SQ.MT. OF FAR AREA
TOTAL FAR AREA= 30888.188 SQ.MT.
PARKING REQUIRED = $\frac{30888.188 \times 1}{50} = 617.763$

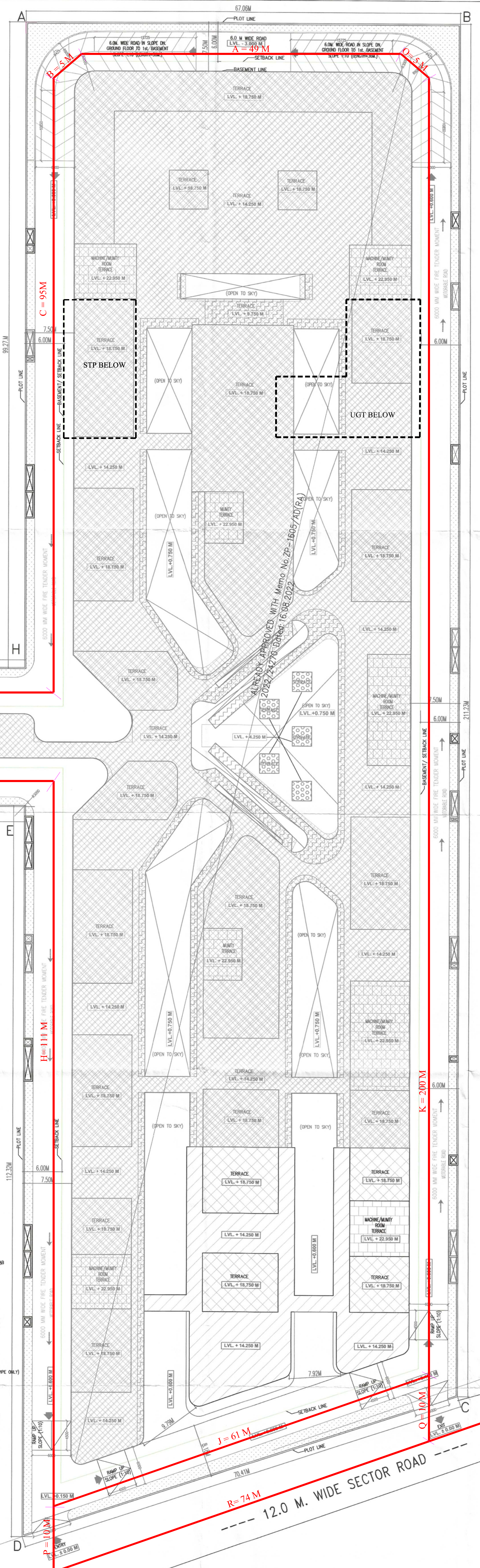
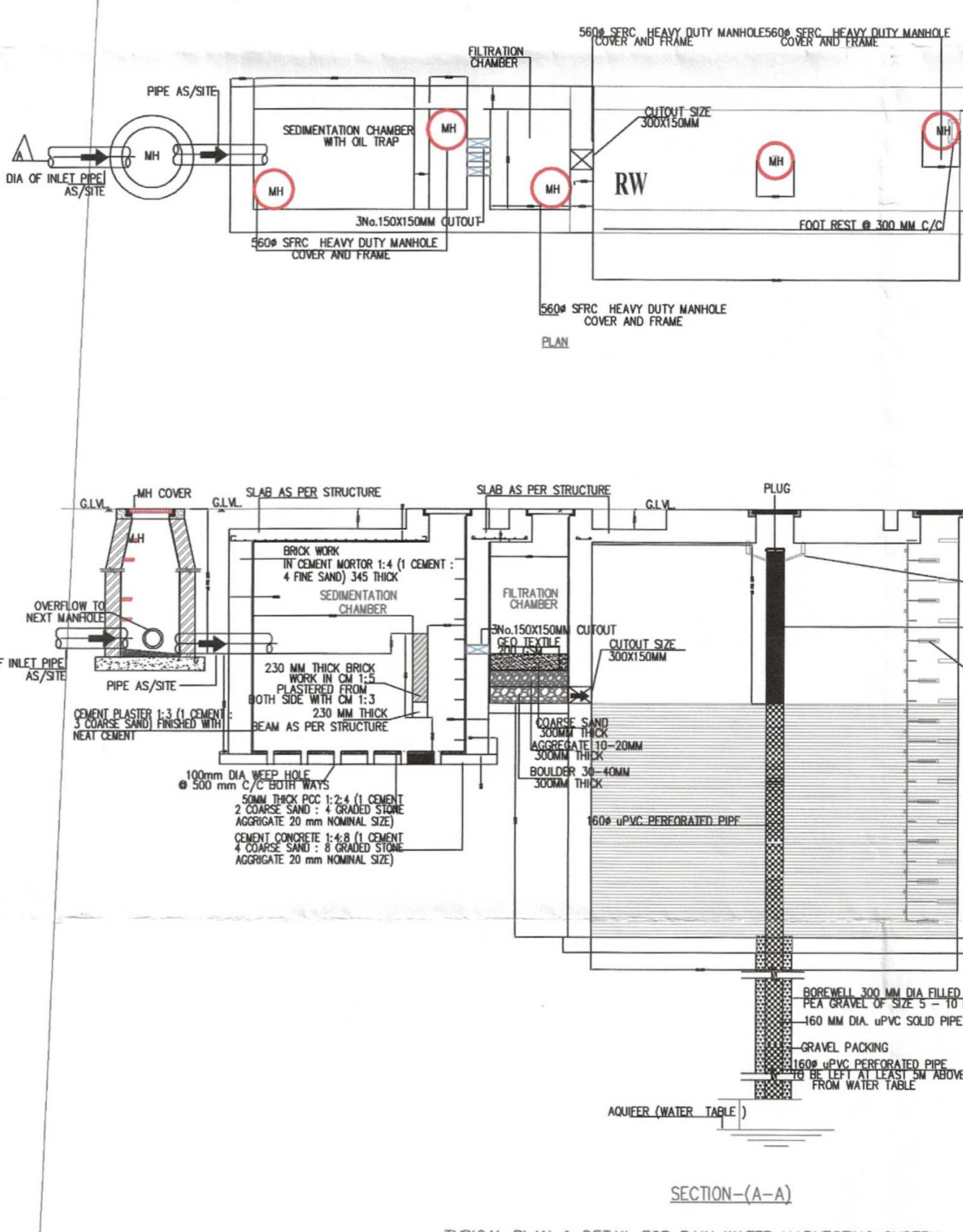
NET PARKING REQUIRED = 618 ECS

ECS PROVIDED :-

1ST. BASEMENT FLOOR LVL.
(130 SINGLE)(ALREADY APPROVED VIDE MEMO NO.ZP-1605/AD(RA) 2022/24270 DATED:16.08.2022) + 41 PROPOSED=171 ECS

2nd. BASEMENT FLOOR LVL.
(156X2)=(312 MECHANICAL (DOUBLE STACK) + (105 SINGLE)(ALREADY APPROVED VIDE MEMO NO.ZP-1605/AD(RA) 2022/24270 DATED:16.08.2022) + 41 PROPOSED=458 ECS

NET PARKING PROVIDED =(171+458)=629 ECS



F.A.R. AREA CALCULATION FOR SECTOR -65, GURUGRAM	
TOTAL PLOT AREA (4.00 ACRES)	16187.400
PERMISSIBLE GROUND COVERAGE @ 60%	9712.440
PERMISSIBLE F.A.R @ 175%	28327.950
ADDITIONAL 12% FAR OF PLOT AREA FOR GRHA	1942.488
TDR PURCHASE WITH LETTER NO () 16.177%	1000.000
NET PERMISSIBLE FAR (175 + 12 + 6.178 = 193.178 %)	31270.438
PROPOSED GROUND COVERAGE @ 55.47 %	8979.093
PROPOSED F.A.R. @ 190.862 %	30888.188

S.NO.	FLOORS	Already Approved Vide Memo No. ZP-1605/AD(RA) 2022/24270. Dated:16.08.2022			PROPOSED AREA			ACHIEVED AREA (Already Approved Vide Memo No. ZP-1605/AD(RA) 2022/24270. Dated:16.08.2022) + (Proposed area)		
		FAR AREA (A)	NON FAR AREA (B)	BUILT UP AREA (A+B)	FAR AREA (A1)	NON FAR AREA (B1)	BUILT UP AREA (A1+B1)	FAR AREA (T1) = (A+A1)	NON FAR AREA (T2) = (B+B1)	BUILT UP AREA (T3) = (T1+T2)
1	2nd. BASEMENT FLOOR	0.000	10548.441	10548.441	0.000	1410.483	1410.483	0.000	11958.924	11958.924
2	1st. BASEMENT FLOOR	2713.217	7731.115	10444.332	0.000	1410.483	1410.483	2713.217	9141.598	11854.800
3	GROUND FLOOR	7903.971	0.000	7903.971	1075.122	0.000	1075.122	8979.093	0.000	8979.093
4	FIRST FLOOR	6527.029	483.508	7010.536	1034.703	39.795	1074.498	7561.732	523.303	8085.034
5	SECOND FLOOR	6527.029	483.508	7010.536	1034.703	39.795	1074.498	7561.732	523.303	8085.034
6	THIRD FLOOR	3620.484	460.243	4080.727	451.930	39.795	491.725	4072.414	500.038	4572.452
7	MUMTY M.ROOM & O.H.WATER TANK	0.000	724.270	724.270	0.000	75.651	75.651	0.000	799.921	799.921
8	TOTAL AREA	27291.730	20431.085	47722.815	3596.458	3016.002	6612.460	30888.188	23447.087	54335.275

Checked and found as for Public Health (Internal) Service only subject to comments in forwarding letter No. 152646/24/11/23

Ram Avtar Basal
JD(HQ)

LEGEND:

Already Approved Vide Memo No. ZP-1605/AD(RA) Dated:16.08.2022

PROPOSED AREA

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A., T.I.A.
CA No. 80/5769

ARCHITECT'S SIGN

OWNER'S SIGN

CLIENT: M/s. MANGLAM MULTIPLEX PRIVATE LIMITED

PROJECT: -

REVISED BUILDING PLAN OF COMMERCIAL COLONY OVER AN AREA MEASURING 4.0 ACRES (LICENCE NO. 84 OF 2022 DATED 06.07.2022) AND (LICENCE NO. 213 OF 2023 DATED 20.10.2023) IN SECTOR-65, GURUGRAM, BEING DEVELOPED BY MANGLAM MULTIPLEX PRIVATE LIMITED.

SITE: SITE PLAN FOR ROAD SCHEME

SCALE: 1:500

RD01/103