AREA STATEMENT AND POPULATION CHART – (ALREADY SANCTION) PHASE 1

BUILDING DESCRIPTION		AREA CALCULATION			POPULATION STATEMENT		
BUILDING TYPE	DESCRIPTION	GROUND COVERAGE (sqm)	FAR (sqm)	NO. OF APARMENTS	POPULATION BREAK UP: Main Population (@5 Persons / Unit)	POPULATION BREAK UP: Service Population (@2 Persons / Unit)	TOTAL POPULATION (Main+ Service)
TOWER EAST	G+27	5,563.732	62973.676	229	1395	10% of the main Dwelling Units = 433 x 10 / 100 = 44 Units. Hence Service Population = 44 x 2 = 88 Person / Room. EWS Population = 77x2= 154 Person	
TOWER WEST	G+34			196	970		
CLUB	G+1						
SHOPPING	G						
EWS	S+8	829.015	3745.313	77		154	
GRAND TOTAL		6,392.747	64718.987	510	2165	242	2407

AREA STATEMENT AND POPULATION CHART – (REVISED SANCTION) PHASE 2

BUILDING DESCRIPTION		AREA CALCULATION				POPULATION STATEMENT		
BUILDING TYPE	DESCRIPTION	GROUND COVERAGE (sqm)	FAR (sqm)	NON FAR (sqm) (FAR+ 0.5%Lift)	NO. OF APARMENTS	POPULATION BREAK UP: Main Population (@5 Persons / Unit)	POPULATION BREAK UP: Service Population (@2 Persons / Unit)	TOTAL POPULATION (Main+ Service)
TOWER 1A	G+34	1,952.630	29936.447	32920.911	320	1600	10% of the main Dwelling Units = 320 x 10 / 100 = 32 Units. Hence Service Population = 32 x 2 = 64 Person / Room. EWS Population = 58x2= 116Person	
CLUB	G+1							
SHOPPING	G							
NURSERY SCHOOL	G	244.3		279.3				
EWS	S+3	731.313	1352.930	1933.719	58		180	
GRAND TOTAL		2,928.243	27489.482	59133.93	378	1600	180	1780

LEGEND
- Storm Water line
- Irrigation Water Supply
- Municipal Water Line
- Fire Tender Path

LEGEND
- Demarcation line
- Setback line
- Basement profile
- Organized greens line
- 6.0m wide fire tender path
- 1.5M wide green
- Organized green
- Organized hard greens

NOTES:
1. All the dimensions are in meters.
2. All Electrical installation shall be as per NBC provisions.
3. Fire fighting safety provisions will be as per prevalent NBC provisions.
4. Solid Waste Management is designed to take Fire Tender load.

SITE LOCATION PLAN, Scale 1:15000

SPACE FOR SOLID WASTE MANAGEMENT

90 M WIDE ROAD

12 M WIDE SERVICE ROAD (PART OF 30M WIDE GREEN BELT)

30.0 M WIDE GREEN BELT

Demarcation Boundary

PHASE 4 FUTURE DEVELOPMENT

PHASE 3 FUTURE DEVELOPMENT

PHASE 2

OTHER'S LAND

BORDER SCHOOL (NURSERY FLOOR)

TWO BLOCK 2 (01 BASEMENT + 3 FLOOR)

TOWER 1A (1 BASEMENT + GROUND + 34 FLOOR)

FIRE CONTROL ROOM AT GROUND FLOOR

TOWER WEST (1 BASEMENT + GROUND + 27 FLOOR)

COMMUNITY BUILDING (1 BASEMENT + GROUND + 1 FLOOR)

TOWER EAST (1 BASEMENT + GROUND + 27 FLOOR)

TOWER 2 (1 BASEMENT + GROUND + 24 FLOOR)

AUTHORITY STAMP

KEY PLAN

Long plans have been checked and found in order as per Public Health Services point of view.

	Area Detail - Cumulative			Area Detail - Already Sanction			Area Detail - Revise Sanction		
Total area of site	27.48125	Acre	1,11,212.4900	Sqm.	27.48125	Acre	1,11,212.4900	Sqm.	27.48125	Acre	1,11,212.4900	Sqm.
Total Site area for calculations	25.1019	Acre	1,01,595.0429	Sqm.	25.1019	Acre	1,01,595.0429	Sqm.	25.1019	Acre	1,01,595.0429	Sqm.
Ground Coverage												
Permissible ground coverage	33%		33,546.325	Sqm.	33%		33,546.325	Sqm.	33%		33,546.325	Sqm.
Proposed Ground Coverage	6.45%		6,558.990	Sqm.	5.75%		5,842.157	Sqm.	2.74%		2,785.210	Sqm.
FAR												
Permissible FAR	1.75		1,78,112.575	Sqm.	1.75		1,78,112.575	Sqm.	1.75		1,78,112.575	Sqm.
Additional FAR (Since 2013 Policy)	0.5		50,903.165	Sqm.	0.5		50,903.165	Sqm.	0.5		50,903.165	Sqm.
Total Permissible FAR			2,29,015.740	Sqm.			2,29,015.740	Sqm.			2,29,015.740	Sqm.
Proposed FAR	0.9614		97,766.480	Sqm.	0.9614		97,766.480	Sqm.	0.9614		97,766.480	Sqm.
Units												
Number of Dwelling Units			2500.00	No.			2500.00	No.			2500.00	No.
Required EWS units	15.00%		375.00	No.	15.00%		375.00	No.	15.00%		375.00	No.
Proposed EWS units	15.00%		375.00	No.	15.00%		375.00	No.	15.00%		375.00	No.
Proposed No. Of units			2875.00	No.			2875.00	No.			2875.00	No.
Proposed Dwellings per acre	114.56				114.56				114.56			
Parking												
Minimum required car parking per dwelling unit	1.5		4,125.00	Nos.	1.5		4,125.00	Nos.	1.5		4,125.00	Nos.
Minimum required car parking for EWS	0%		0.00	Nos.	0%		0.00	Nos.	0%		0.00	Nos.
Total Parking required			4,125.00	Nos.			4,125.00	Nos.			4,125.00	Nos.
Parking Proposed												
Stilt Parking			1,125.00	Nos.			1,125.00	Nos.			1,125.00	Nos.
Surface			0.00	Nos.			0.00	Nos.			0.00	Nos.
Basement 1			1,000.00	Nos.			1,000.00	Nos.			1,000.00	Nos.
Basement 2			1,000.00	Nos.			1,000.00	Nos.			1,000.00	Nos.
Basement 3			1,000.00	Nos.			1,000.00	Nos.			1,000.00	Nos.
Total			5,125.00	Nos.			5,125.00	Nos.			5,125.00	Nos.
Population			8,687.00				8,687.00				7,780.00	
Organized Green (Land of pocket & Product 2)			3,320.00	Sqm.	Permit 1 Area		3,320.00	Sqm.	Permit 2 Area		3,498.00	Sqm.
Required Organized green space	15.00%		4,600.00 Sqm.		15.00%		4,600.00 Sqm.		15.00%		4,600.00 Sqm.	
Proposed Organized green space	12.30%		3,811.00 Sqm.		12.30%		3,811.00 Sqm.		12.30%		3,811.00 Sqm.	
Commercial												
Permissible Commercial shopping	0.50%		555.00 Sqm.		0.50%		555.00 Sqm.		0.50%		555.00 Sqm.	
Proposed Commercial shopping	0.49%		546.00 Sqm.		0.49%		546.00 Sqm.		0.49%		546.00 Sqm.	

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PROJECT LANDSCAPE CONSULTANTS
Greenbox Designs
P-1/23, DLF City Phase 2
Gurgaon
Haryana, India.

PROJECT TITLE
REVISED Building Plans Of Group Housing Colony
Area Measuring 27.48125 Acres
(25.10 Acres Under Licence No:39 of 2013 Dated 04.06.2013 and 2.38125 Acres Under
Licence No.: 85 of 2014 Dated 08.08.2014) in Sector 36 A, Gurgaon Manesar Urban Complex Being Developed by BLUE JAYS REALTECH PVT. LTD.
Being Codeveloped By
(VRESUMI CORPORATION PVT. LTD.)

ARCHITECT SIGNATURE/STAMP
RAJEEV KUMAR AGARWAL
ARCHITECT - CA/86/1

STRUCTURE CONSULTANT SIGNATURE/STAMP

OWNER SIGNATURE/STAMP

DRAWING TITLE
SITE PLAN
LOCATION FOR SOLID WASTE MANAGEMENT

SCALE: 1:500
DATE: 19 - MAY - 2022
DRAWING NO.: SP-1

AUTHORITY STAMP
INFORMATION STAMP
FOR INFORMATION
FOR APPROVAL
FOR PLANNING CONSENT
FOR BUILDING CONTROL
SUBMISSION DWG
COMMENTS