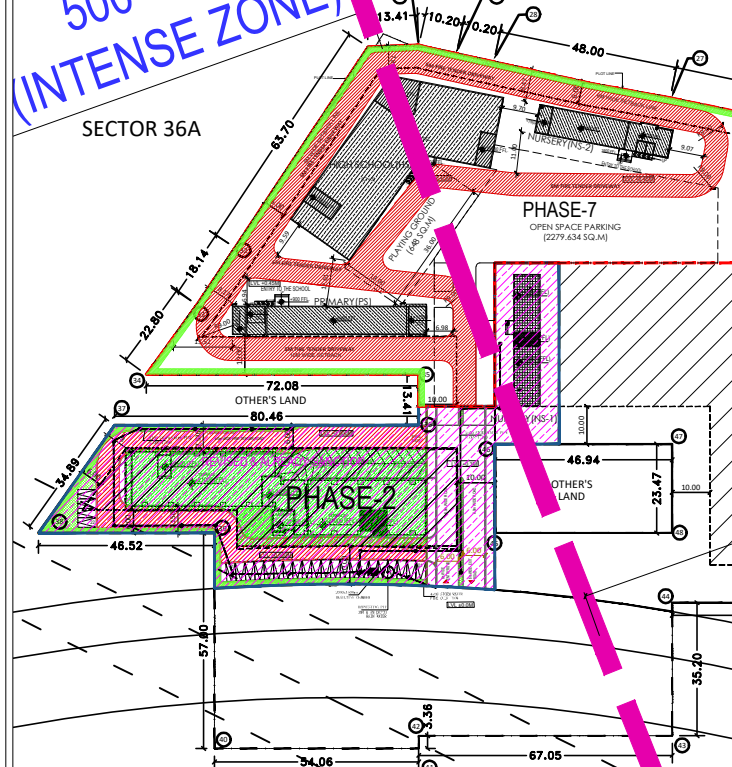


AREA STATEMENT AND POPULATION CHART –(REVISED SACNCTION)						PHASE 2	
BUILDING DESCRIPTION		AREA CALCULATION			POPULATION STATEMENT		
BUILDING TYPE	DESCRIPTION	GROUND COVERAGE (sqm)	FAR (ppm)	NON FAR (sqm)	NO. OF APARTMENTS	POPULATION BREAK UP	TOTAL POPULATION
						Main Population (@ 2 Persons / Unit)	Service Population (@ 2 Persons / Unit)
TOOWER 1A	G+34				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 = 58 x 2 = 116 Person
CLUB		1,952.630	25936.847	52920.011			
SHOPPING	G						
NURSERY SCHOOL		244.3		270.2			
EWS	S+3	731.313	1052.655	5932.719	58		180
GRAND TOTAL		2,928.243	27489.482	59129.33	378	1600	1780

LEGEND	
	REVISED SANCTION
	ALREADY SANCTION
	Demarcation line
	Setback line
	Basement profile
	Organized greens line
	6.0m wide fire tender path
	1.5M wide green
	Organized greens



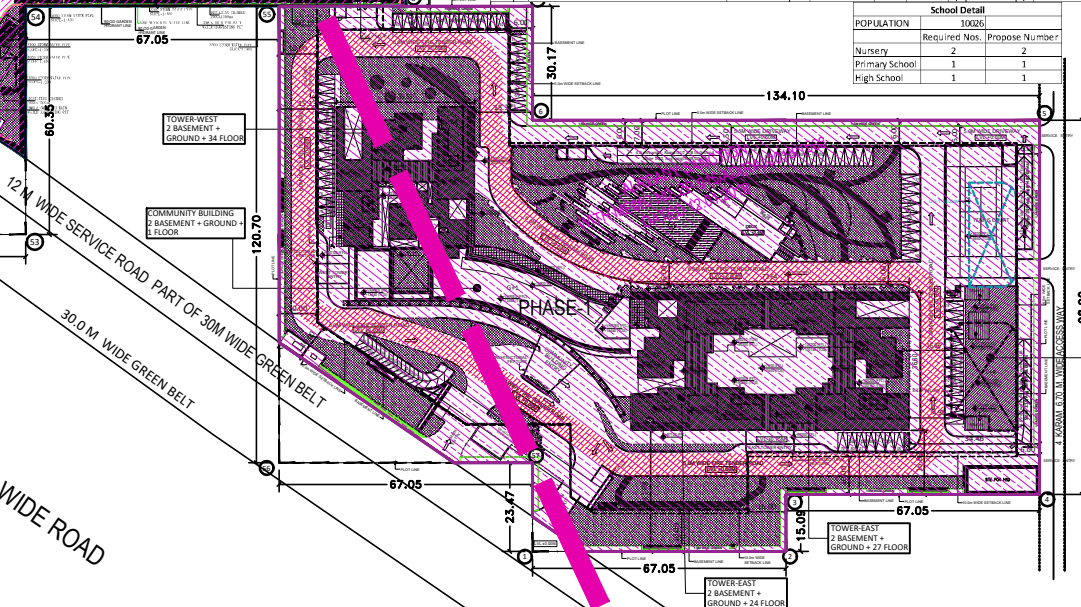
LINE 220KV

30.0 M WIDE GREEN BELT

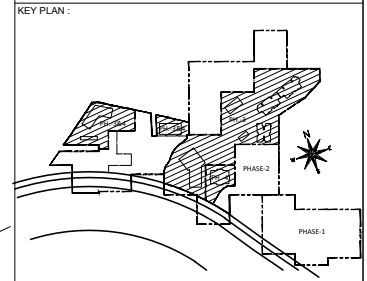
12 M WIDE SERVICE ROAD PART OF 30M WIDE GREEN BELT

S. No.	Description	Permissible	Combine	Phase 3 A & B	Phase 2	Phase 1
1	Site Area	30,812.5	area	12294.842	area	
2	Net Site Area for Calculation	29,265.5	area	11544.505	area	
3	Permissible built up area			85895.518		
	Additional 12% FAR area for Green Building certification under SBC Govt Rating (Minimum 4 star rating Building 27,491.25 area)(13123.5 sqm)			1354.50		
	Total Permissible built up area			87250.018		
4	Proposed FAR	276273.71	sqm	216723.71	124515.242	27489.452
				1.830	Ratio	64176.792
5	Permissible Ground Coverage	60	%age	13504.753		
	Proposed Ground Cover			20786.674	11545.485	6092.742
6	Commercial FAR @ 2.25% of Permissible built Proposed Commercial FAR	8370.016		284.125		
	Residential FAR @87.75% of Permissible FAR	60360.751	sqm			
7	Use of Units Main Overriding Units				1051	1051
	Requirement of DVS units	15% of Main DVS	Nos	318.30	Nos	318.30
	Commercial DVS units	92.100	Nos	186	Nos	186
	Requirement of Domestic Service unit	10% of Main DVS	Nos	31.83	Nos	31.83
	Proposed Domestic Service unit		Nos	106	Nos	106
8	Parking REQUIRED	1809.05	ECs	679	ECs	480
	Minimum required car parking for main units			2	ECs	650
	Ratio: 1200 sqm/unit carport Area	0.5	789	units	379	ECs
	Between 100 sqm to 150 sqm unit carport Area	1	288	units	288	ECs
	more than 150 sqm unit carport Area	1.5	10	units	15	ECs
9	COMMERCIAL PARKING				2	ECs
	Site Parking	2851.00	ECs	1593	ECs	561
	Surface	70	ECs	37	ECs	33
	Basement-1	439	ECs	21	ECs	80
	Basement-2	993	ECs	509	ECs	153
	Basement-3	678	ECs	483	ECs	152
	Basement-4	678	ECs	483	ECs	152
	Commercial building Basement-1	110	ECs	56	ECs	
	Commercial building Basement-2	110	ECs	56	ECs	
10	COMMERCIAL PARKING				2	ECs
	Population	10050.00	Nos	6839	Nos	1760
	Organized Green Area	21,039.81	area	13,230.00	area	5,431.81
	Required Organized Green Area	10% of the Area	1778.1876	sqm	2353.93	sqm
	Proposed Organized Green Area		14649.39	sqm	2372.87	sqm
			17.30	%age	15.50	%age
11	Commercial				85.40	%age
	Permissible Commercial area	0.50%			533.45	sqm
	Proposed Commercial area		284.12	sqm	78.11	sqm

School Detail		
POPULATION	10026	
	Required Nos.	Propose Number
Nursery	2	2
Primary School	1	1
High School	1	1



AUTHORITY STAMP :



PHASE LEGEND:

- PHASE-3,4&7
- PHASE-2
- PHASE-1

PROJECT ARCHITECT:-
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 website: www.rajeevagarwal.com

STRUCTURE

NNC DESIGN INTERNATIONAL

CONSULTING STRUCTURAL ENGINEERS

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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 UNDER TOD POLICY DATED 09.02.2016 FOR THE AREA MEASURING 30.38125 ACRES (LICENCE NO.39 OF 2013 DATED 04.08.2013) GRANTED FOR 25.10 ACRES & LICENCE NO. 85 OF 2014 DATED 08.08.2014 GRANTED FOR 2.38125 ACRES AND ADDITIONAL AREA MEASURING 2.90 ACRES(LICENCE NO. 166 OF 2023 DATED 18.08.2023) IN SECTOR-36-A, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY KRISUMI CORPORATION PVT. LTD.
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ARCHITECT'S SIGNATURE / STAMP :

STRUCTURE CONSULTANT SIGNATURE / STAMP :

OWNER SIGNATURE / STAMP :

DRAWING TITLE :

SITE PLAN

SCALE 1:500

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DATE	☐ INFORMATION
5 OCTOBER 2023	☐ EIA

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