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

BUILDING DESCRIPTION		AREA CALCULATION			PAPULATION STATEMENT		
BUILDING TYPE	DESCRIPTION	GROUND COVERAGE (sqm)	FAR (sqm)	NO. OF APARMENTS	POPULATION BREAK UP		TOTAL POPULATION
					Main Population (@5 Persons / Unit)	Service Population (@2 Persons / Unit)	(Main+ Service)
TOWER EAST	G+27	5,563.732	62073.676	239	1195	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			194	970		
CLUB	G+1						
SHOPPING	G						
EWS	S+4	529.015	1745.311	77		242	
GRAND TOTAL		6,092.747	64718.987	510	2165	242	2407

ALREADY SANCTIONED

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

BUILDING DESCRIPTION		AREA CALCULATION				PAPULATION STATEMENT		
BUILDING TYPE	DESCRIPTION	GROUND COVERAGE (sqm)	FAR (sqm)	NON FAR (sqm)	NO. OF APARMENTS	POPULATION BREAK UP		TOTAL POPULATION
						Main Population (@5 Persons / Unit)	Service Population (@2 Persons / Unit)	(Main+ Service)
TOWER 1A	G+34	1,952.630	25936.847	52920.011	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							
SHOPPING	G							
NURSERY SCHOOL	G	244.3		270.2				
EWS	S+3	731.313	1652.635	5933.719	58		180	
GRAND TOTAL		2,928.243	27489.482	59123.93	378	1600	180	1780

ALREADY SANCTIONED

AREA STATEMENT AND POPULATION CHART –(PHASE 3 , 4 &7 SANCTION)

BUILDING DESCRIPTION		AREA CALCULATION				POPULATION STATEMENT			
BUILDING TYPE	DESCRIPTION	GROUND COVERAGE (sqm)	FAR (sqm)	NON FAR +FAR +BUA AREA (sqm)	NO. OF APARMENTS	POPULATION BREAK UP			TOTAL POPULATION
						Main Population (@5 Persons / Unit)	Service Population (@2 Persons / Unit)		(Main+ Service)
TOWER 3.1	G+35	1,420.762	24803.362	32925.47	134	670	10% of the main Dwelling Units = 1055 x 10 / 100 = 106 Units. Hence Service Population = 106 x 2 = 212 Person / Room. EWS Population = 186x2= 372Person		
TOWER 3.2	G+39	1,468.821	30488.849	37647.513	230	1150			
TOWER 3.3	G+42	1,468.821	32763.586	40644.546	248	1240			
TOWER 6.0	G+46	1,032.128	32920.12	40450.26	439	2195			
BASEMENTS (TOWERS)	3 LEVEL			63546.088					
CHANGE ROOM	G	204.25	151.6	151.6					
EWS	S+7	407.537	4317.325	5091.051	186		584		
TOTAL		6,002.329	124515.242	220655.53	1237	5255	594		5839
Amenities									
TOTAL		5,743.355		37847.34					
GRAND TOTAL		11,745.684		258502.87					

EWS PHASE - 2 5933.719

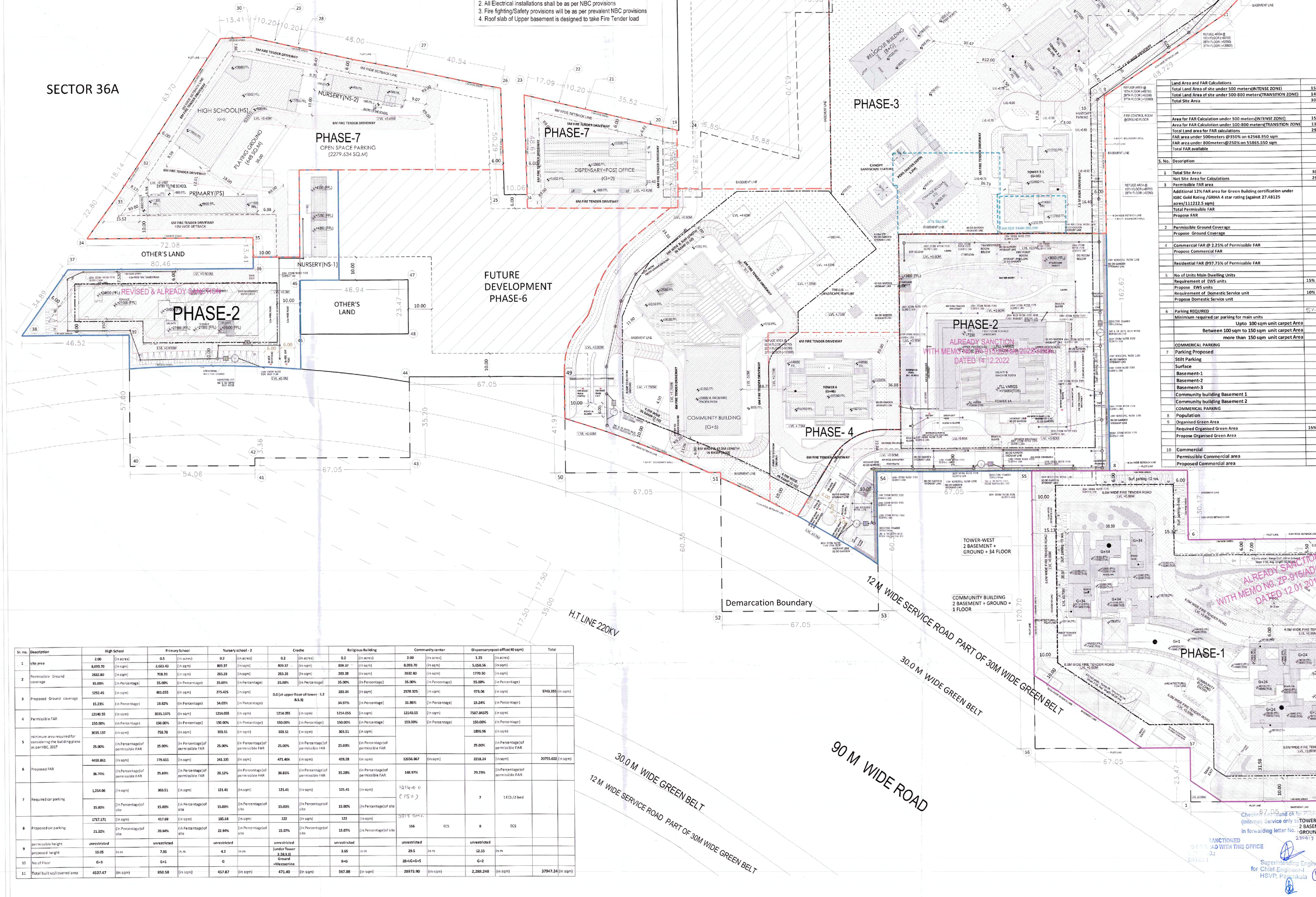
Total Built up area = 264534.589 SMT

REVISED SANCTION
ALREADY SANCTION

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

NOTES:
1. All lifts shall have 100% power back up
2. All Electrical installations shall be as per NBC provisions
3. Fire fighting/Safety provisions will be as per prevalent NBC provisions
4. Roof slab of Upper basement is designed to take Fire Tender load

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



Land Area and FAR Calculations									
Total Land Area of site under 500 meters(INTENSE ZONE)	15.92015	acre	64426.459	sqm					
Total Land Area of site under 500-800 meters(TRANSITION ZONE)	14.46110	acre	58536.364	sqm					
Total Site Area	30.38125	acre	122963.823	sqm					
Area for FAR Calculation under 500 meters(INTENSE ZONE)	15.46115	acre	62568.955	sqm					
Area for FAR Calculation under 500-800 meters(TRANSITION ZONE)	13.80470	acre	55865.550	sqm					
Total Land area for FAR calculations	29.26585	acre	118434.505	sqm					
FAR area under 500meters @350% on 62568.950 sqm			219093.342	sqm					
FAR area under 800meters@250% on 55865.550 sqm			139663.875	sqm					
Total FAR available			358655.218	sqm					

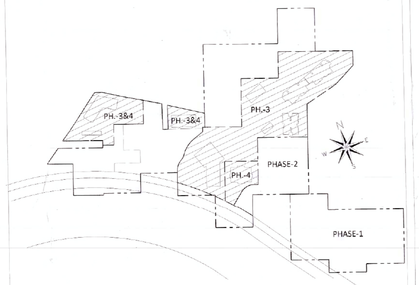
S. No.	Description	Permissible			Combine	Phase-3,4&7	Phase-2	Phase-1
1	Total Site Area	30.38125	acre	122948.362	sqm			
	Net Site Area for Calculations	29.26585	acre	118434.505	sqm			
3	Permissible FAR area			358655.218	sqm			
	Additional 12% FAR area for Green Building certification under IGBC Gold Rating /GRIHA 4 star rating (against 27.48125 acres/111213.5 sqm)			13345.500	sqm			
	Total Permissible FAR			372000.717	sqm			
	Propose FAR					216723.711 sqm / 1.830 Ratio	124515.242 sqm	27489.482 sqm / 64718.987 sqm
3	Permissible Ground Coverage	60 %age		71060.703	sqm			
	Propose Ground Coverage					20766.674 sqm / 17.534 %age	11745.684 sqm	2928.243 sqm / 6092.747 sqm
4	Commercial FAR @ 2.25% of Permissible FAR			8370.016	sqm			
	Propose Commercial FAR			284.320	sqm			
	Residential FAR @97.75% of Permissible FAR			363630.701	sqm			
5	No of Units Main Dwelling Units					1804.000 Nos	1051 Nos	320 Nos / 433 Nos
	Requirement of EWS units	15% of Main DUs				318.35 Nos	185.47 Nos	56.47 Nos / 76.41 Nos
	Propose EWS units					321.000 Nos	186 Nos	58 Nos / 77 Nos
	Requirement of Domestic Service unit	10% of Main DUs				180.400 Nos	105.10 Nos	32.00 Nos / 43.30 Nos
	Propose Domestic Service unit					182.000 Nos	106 Nos	32 Nos / 44 Nos
6	Parking REQUIRED					1809.00 ECS	679 ECS	485 ECS / 650 ECS
	Minimum required car parking for main units							
	Upto 100 sqm unit carpet Area	0.5		758	units		379 ECS	
	Between 100 sqm to 150 sqm unit carpet Area	1		283	units		283 ECS	
	more than 150 sqm unit carpet Area	1.5		10	units		15 ECS	
	COMMERCIAL PARKING						2 ECS	
7	Parking Proposed					2851.00 ECS	1593 ECS	561 ECS / 697 ECS
	Stilt Parking					70 ECS	ECS	17 ECS / 33 ECS
	Surface					159 ECS	21 ECS	58 ECS / 80 ECS
	Basement-1					953 ECS	509 ECS	153 ECS / 291 ECS
	Basement-2					878 ECS	433 ECS	152 ECS / 293 ECS
	Basement-3					623 ECS	462 ECS	161 ECS / ECS
	Community building Basement 1					56 ECS	56 ECS	
	Community building Basement 2					110 ECS	110 ECS	
	COMMERCIAL PARKING					2 ECS	2 ECS	
8	Population					10026.00 Nos	5839 Nos	1780 Nos / 2407 Nos
9	Organised Green Area					21.0535 acre	11.7305 acre	3.886 acre / 5.4375 acre
	Required Organised Green Area	15% of Site Area		17765.17576	sqm	12780.49 sqm	7120.433 sqm	2359.35 sqm / 3300.71 sqm
						14649.39 sqm	7338.197 sqm	2372.88 sqm / 4938.31 sqm
	Propose Organised Green Area					18.97 %age	15.46 %age	15.09 %age / 22.44 %age
10	Commercial							
	Permissible Commercial area	0.50%						533.49 sqm / 533.49 sqm
	Proposed Commercial area					284.12 sqm	85.00 sqm	31.12 sqm / 168.00 sqm

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

Sr. no.	Description	High School		Primary School		Nursery school - 2		Creche		Religious Building		Community center		Dispensary+post office(40 sqm)		Total	
1	site area	2.00	(in acres)	0.5	(in acres)	0.2	(in acres)	0.2	(in acres)	0.2	(in acres)	2.00	(in acres)	1.25	(in acres)		
		8,093.70	(in sqm)	2,023.42	(in sqm)	809.37	(in sqm)	809.37	(in sqm)	809.37	(in sqm)	8,093.70	(in sqm)	5,058.56	(in sqm)		
2	Permissible Ground coverage	2832.80	(in sqm)	708.70	(in sqm)	283.28	(in sqm)	283.28	(in sqm)	283.28	(in sqm)	2832.80	(in sqm)	1770.50	(in sqm)		
		35.00%	(in Percentage)	35.00%	(in Percentage)	35.00%	(in Percentage)	35.00%	(in Percentage)	35.00%	(in Percentage)	35.00%	(in Percentage)	35.00%	(in Percentage)		
3	Proposed Ground coverage	1252.45	(in sqm)	401.055	(in sqm)	275.425	(in sqm)	0.0 (at upper floor of tower - 1.2 & 3.3)		283.04	(in sqm)	2578.325	(in sqm)	573.06	(in sqm)	5743.355	(in sqm)
		15.28%	(in Percentage)	19.82%	(in Percentage)	34.05%	(in Percentage)			34.97%	(in Percentage)	31.86%	(in Percentage)	10.24%	(in Percentage)		
4	Permissible FAR	12190.55	(in sqm)	3035.1375	(in sqm)	1214.055	(in sqm)	1214.055	(in sqm)	1214.055	(in sqm)	12143.55	(in sqm)	7567.84375	(in sqm)		
		150.00%	(in Percentage)	150.00%	(in Percentage)	150.00%	(in Percentage)	150.00%	(in Percentage)	150.00%	(in Percentage)	150.00%	(in Percentage)	150.00%	(in Percentage)		
5	minimum area required for considering the building plans as per NBC, 2017	3035.137	(in sqm)	758.78	(in sqm)	303.51	(in sqm)	303.51	(in sqm)	303.51	(in sqm)			1895.96	(in sqm)		
		25.00%	(in Percentage)of permissible FAR	25.00%	(in Percentage)of permissible FAR	25.00%	(in Percentage)of permissible FAR	25.00%	(in Percentage)of permissible FAR	25.00%	(in Percentage)of permissible FAR			25.00%	(in Percentage)of permissible FAR		
6	Proposed FAR	4458.861	(in sqm)	779.653	(in sqm)	343.335	(in sqm)	471.456	(in sqm)	426.28	(in sqm)	12056.867	(in sqm)	2218.24	(in sqm)	20755.602	(in sqm)
		36.74%	(in Percentage)of permissible FAR	25.69%	(in Percentage)of permissible FAR	26.32%	(in Percentage)of permissible FAR	36.83%	(in Percentage)of permissible FAR	35.28%	(in Percentage)of permissible FAR.	148.97%		29.73%	(in Percentage)of permissible FAR		
7	Required car parking	1,214.06	(in sqm)	303.51	(in sqm)	121.41	(in sqm)	121.41	(in sqm)	121.41	(in sqm)	1214.06 (1 ECS)		7	1 ECS / 2 bed		
		15.00%	(in Percentage)of site	15.00%	(in Percentage)of site	15.00%	(in Percentage)of site	15.00%	(in Percentage)of site	15.00%	(in Percentage)of site	1501 Sqm.					
8	Proposed car parking	1737.171	(in sqm)	417.69	(in sqm)	185.64	(in sqm)	122	(in sqm)	122	(in sqm)	166	ECS	8	ECS		
		21.32%	(in Percentage)of site	20.64%	(in Percentage)of site	22.94%	(in Percentage)of site	15.07%	(in Percentage)of site	15.07%	(in Percentage)of site						
9	permissible height	unrestricted		unrestricted		unrestricted		unrestricted		unrestricted		unrestricted		unrestricted			
	proposed height	15.05	in m	7.35	in m	4.2	in m	(under Tower 3.2&3.3) 3.65 Mezzanine		3.65	in m	29.5	in m	12.15	in m		
10	No of Floor	G+5		G+1		G		Ground +Mezzanine		B+G		28+UG+G+5		G+2			
11	Total built up/covered area	4537.47	(in sqm)	850.58	(in sqm)	457.87	(in sqm)	471.49	(in sqm)	367.88	(in sqm)	28973.90	(in sqm)	2,288.248	(in sqm)	37947.34	(in sqm)

AUTHORITY STAMP :

KEY PLAN :



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

PROJECT ARCHITECT:-

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new delhi - 110019
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website: www.rajeevagarwal.com

STRUCTURE

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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 04.06.2013) 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.

ARCHITECT'S SIGNATURE / STAMP :

RAJEEV KUMAR AGARWAL
ARCHITECT CA/88/1915

STRUCTURE CONSULTANT SIGNATURE / STAMP :

OWNER SIGNATURE / STAMP :

For KRISUMI CORPORATION PVT. LTD.
Authorised Signatory

DRAWING TITLE :

SITE PLAN

SCALE
1:500

DATE
5 OCTOBER 2023

DRAWING NO.
SP-1

RELEASED FOR -
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- ☐ GFC

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

Checked & found ok for submission (please see only the TOWER-EAST consultants in 2 BASEMENT + GROUND + 27 FLOOR in forwarding letter No. 2364/1)

Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

Consultant Architect

ATP(HQ)

(Dinesh Kumar) PA(HQ)