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	62973.676	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	1552.635	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	1,429.762	24863.362	32925.47	134	670	10% of the main Dwelling Units = 1051 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	30458.644	37847.513	230	1150		
TOWER 3.3	G+42	1,468.821	32763.588	40644.548	248	1240		
TOWER 6.0	G+46	1,032.138	35001.12	40450.26	439	2195		
BASEMENTS (TOWERS)	3 LEVEL	101.25		63545.088				
CHANGE ROOM	G		151.6	151.6				
EWS	S+7	407.537	4317.325	5691.051	186		584	
TOTAL		6,002.329	124515.242	226655.53	1237	5255	584	5839
Amenities								
TOTAL		5,743.355		37947.34				
GRAND TOTAL		11,745.684		258602.87				

AREA STATEMENT AND POPULATION CHART –(PHASE 5,6 and 8SANCTION)

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 4.1	G+42	2,202.849	44332.85	58943.3	244	1220	10% of the main Dwelling Units = 838 x 10 / 100 = 84 Units. Provided Service Personal unit Population = 106 x 3 = 300 Person. EWS Population = 148x2= 296 Person	
TOWER 4.2	G+40	2,031.160	38182.08	51222.32	154	770		
TOWER 4.3	G+37	1,829.670	34848.51	45290.44	142	710		
TOWER 7.1	G+40	1,704.600	34821.03	44025.58	150	750		
TOWER 7.2	G+38	1,432.505	26765.294	35158.073	148	740		
BASEMENTS (TOWERS)	3 LEVEL			32798.897	(22414.142+22873.913 +22511.142)			
EWS	S+14	0	3622.046	4749.653	148		596	
TOTAL		9,192.784	182671.81	307190.265	986	4190	596	4786
Amenities								
TOTAL				608.32				
GRAND TOTAL		9,192.784		307840.285				

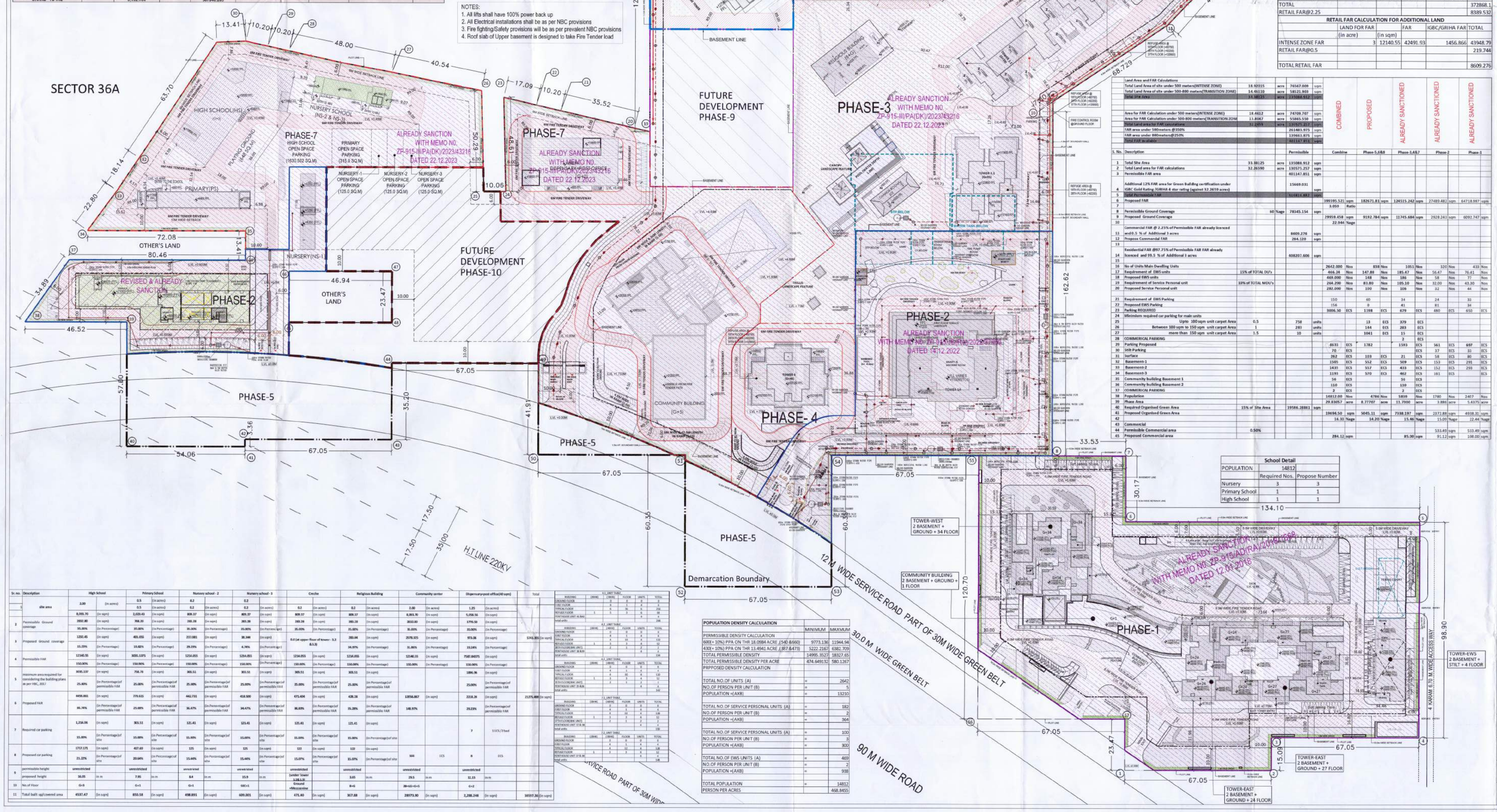
SEWERAGE LEGEND :
- SOIL PIPE
- WASTE PIPE
- EXTERNAL SEWER LINE
- EXTERNAL MANHOLE

DRAINAGE LEGEND :
- EXTERNAL SEWER LINE
- EXTERNAL STORM MANHOLE

LEGEND
- Storm Water Line
- Irrigation Water Supply
- Municipal Water Line
- Fire Tender Path
- PROPOSED PHASE- 5, 6 & 8
- 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



S.No	Phase-No	Land Area (Acres)
1	Phase-1	5.4375
2	Phase-2	3.886
3	Phase-3	5.0951
4	Phase-4	0.785
5	Phase-5	5.1743
6	Phase-6	1.3125
7	Phase-7	5.8499
8	Phase-8	2.29027
9	Phase-9	1.34097
10	Phase-10	2.20971
	Total	33.38125

RETAIL FAR CALCULATION FOR ALREADY LICENCE LAND					
	LAND FOR FAR (in acre)	(in sqm)	FAR	IGBC/GRIHA FAR	TOTAL
INTENSE ZONE FAR	15.4612	62569.16	218992.1	7508.298866	226500.3
TRANSITION ZONE FAR	13.8047	55865.55	139663.9	6703.866023	146367.7
TOTAL					372868.1
RETAIL FAR@2.25					8389.532
RETAIL FAR CALCULATION FOR ADDITIONAL LAND					
	LAND FOR FAR (in acre)	(in sqm)	FAR	IGBC/GRIHA FAR	TOTAL
INTENSE ZONE FAR	3	12140.55	42491.93	1456.866	43948.79
RETAIL FAR@0.5					219.744
TOTAL RETAIL FAR					8609.276

Sr. no.	Description	High School		Primary School		Nursery school - 2		Nursery school - 3		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)	0.2	(in acres)	0.00	(in acres)	1.25	(in acres)		
				0.5	(in sqmt)	0.2	(in sqmt)	0.2	(in sqmt)	0.2	(in sqmt)	0.2	(in sqmt)	0.00	(in sqmt)	5,058.56	(in sqmt)		
2	Permissible Ground coverage	2,023.43	(in sqmt)	2,023.43	(in sqmt)	809.37	(in sqmt)	809.37	(in sqmt)	809.37	(in sqmt)	809.37	(in sqmt)	8,093.70	(in sqmt)	5,058.56	(in sqmt)		
		202.80	(in sqmt)	202.80	(in sqmt)	280.28	(in sqmt)	283.28	(in sqmt)	283.28	(in sqmt)	283.28	(in sqmt)	2832.80	(in sqmt)	1770.50	(in sqmt)		
		10.00%	(in Percentage)	10.00%	(in Percentage)	34.60%	(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	1232.45	(in sqmt)	401.055	(in sqmt)	272.082	(in sqmt)	38.344	(in sqmt)	0.0 (at upper floor of tower - 3.3 & 5.3)		280.04	(in sqmt)	2570.325	(in sqmt)	973.26	(in sqmt)	5763.06	(in sqmt)
		15.23%	(in Percentage)	19.82%	(in Percentage)	29.29%	(in Percentage)	4.74%	(in Percentage)			34.97%	(in Percentage)	31.86%	(in Percentage)	19.24%	(in Percentage)		
4	Permissible FAR	12160.55	(in sqmt)	3035.1375	(in sqmt)	1254.055	(in sqmt)	1254.055	(in sqmt)	1254.055	(in sqmt)	1254.055	(in sqmt)	12540.55	(in sqmt)	7507.84375	(in sqmt)		
		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)	150.00%	(in Percentage)		
5	minimum area required for considering the building plans as per rtbc, 2017	3030.137	(in sqmt)	758.78	(in sqmt)	303.51	(in sqmt)	303.51	(in sqmt)	303.51	(in sqmt)	303.51	(in sqmt)	3035.13	(in sqmt)	1896.96	(in sqmt)		
		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	25.00%	(in Percentage)of permissible FAR	25.00%	(in Percentage)of permissible FAR		
6	Proposed FAR	4459.861	(in sqmt)	779.615	(in sqmt)	442.721	(in sqmt)	416.500	(in sqmt)	471.404	(in sqmt)	428.28	(in sqmt)	13556.867	(in sqmt)	2218.36	(in sqmt)	23275.608	(in sqmt)
		36.74%	(in Percentage)of permissible FAR	25.69%	(in Percentage)of permissible FAR	35.47%	(in Percentage)of permissible FAR	34.47%	(in Percentage)of permissible FAR	38.83%	(in Percentage)of permissible FAR	35.28%	(in Percentage)of permissible FAR	148.97%		29.23%	(in Percentage)of permissible FAR		
7	Required car parking	1,234.06	(in sqmt)	303.51	(in sqmt)	121.41	(in sqmt)	121.41	(in sqmt)	121.41	(in sqmt)	121.41	(in sqmt)			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	15.00%	(in Percentage)of site						
8	Proposed car parking	1717.171	(in sqmt)	417.63	(in sqmt)	125	(in sqmt)	125	(in sqmt)	125	(in sqmt)	122	(in sqmt)	500	ECS	8	ECS		
		21.22%	(in Percentage)of site	20.64%	(in Percentage)of site	15.44%	(in Percentage)of site	15.44%	(in Percentage)of site	15.07%	(in Percentage)of site	15.07%	(in Percentage)of site						
9	permissible height	unrestricted		unrestricted		unrestricted		unrestricted		unrestricted (Water Tower 4.0M,LIFT Mechanism +Machineries		3.65	m.m	29.5	m.m	11.15	m.m		
	proposed height	36.05	m m	7.95	m.m	8.4	m.m	15.9	m.m										
10	No.of Floor	G+9		G+1		G+1		G+1				B+G		2B+GS+G+5		G+2			
11	Total built up/covered area	4537.47	(in sqm)	850.58	(in sqm)	498.891	(in sqm)	609.001	(in sqm)	471.40	(in sqm)	367.08	(in sqm)	28573.90	(in sqm)	2,288.248	(in sqm)	38557.36	(in sqm)

BUILDING	DRAWG	DRWG	FLOOR	UNITS	TOTAL
S.1 UNIT TABLE					
GROUND FLOOR		1	0	1	1
FIRST FLOOR		4	1	4	4
TYPICAL FLOOR		6	36	6	216
REFUGE FLOOR		1	5	6	30
PENTHOUSE UNIT (F.B.W)				1	1
total units					246
S.2 UNIT TABLE					
GROUND FLOOR			0	0	0
FIRST FLOOR		1	1	1	1
TYPICAL FLOOR		1	6	6	36
REFUGE FLOOR		1	5	6	30
8 TWO BEDROOM UNIT				1	1
PENTHOUSE UNIT (F.B.W)				1	1
total units					69
S.3 UNIT TABLE					
GROUND FLOOR		1	0	1	1
FIRST FLOOR		4	1	4	4
TYPICAL FLOOR		6	36	6	216
REFUGE FLOOR		1	5	6	30
8 TWO BEDROOM UNIT				1	1
PENTHOUSE UNIT (F.B.W)				1	1
total units					252
S.4 UNIT TABLE					
GROUND FLOOR		1	0	1	1
FIRST FLOOR		4	1	4	4
TYPICAL FLOOR		6	36	6	216
REFUGE FLOOR		1	5	6	30
8 TWO BEDROOM UNIT				1	1
PENTHOUSE UNIT (F.B.W)				1	1
total units					252
S.7 UNIT TABLE					
GROUND FLOOR		1	0	1	1
FIRST FLOOR		4	1	4	4
TYPICAL FLOOR		6	36	6	216
REFUGE FLOOR		1	5	6	30
PENTHOUSE UNIT (F.B.W)				1	1
total units					252

POPULATION DENSITY CALCULATION		MINIMUM	MAXIMUM
PERMISSIBLE DENSITY CALCULATION			
600(+ 10%) PPA ON THB 18.0984 ACRE ,(540 &660)		9773.136	11944.94
430(+ 10%) PPA ON THB 13.4941 ACRE ,(387 &473)		5222.2167	6382.709
TOTAL PERMISSIBLE DENSITY		14995.3527	18327.65
TOTAL PERMISSIBLE DENSITY PER ACRE		474.649132	580.1267
PRPPOSED DENSITY CALCUALTION			
TOTAL NO.OF UNITS (A)	=	2642	
NO.OF PERSON PER UNIT (B)	=	5	
POPULATION =(AXB)	=	13210	
TOTAL NO.OF SERVICE PERSONAL UNITS (A)	=	182	
NO.OF PERSON PER UNIT (B)	=	2	
POPULATION =(AXB)	=	364	
TOTAL NO.OF SERVICE PERSONAL UNITS (A)	=	100	
NO.OF PERSON PER UNIT (B)	=	3	
POPULATION =(AXB)	=	300	
TOTAL NO.OF EWS UNITS (A)	=	469	
NO.OF PERSON PER UNIT (B)	=	2	
POPULATION =(AXB)	=	938	
TOTAL POPULATION	=	14812	
PERSON PER ACRES		468.8455	

School Detail		
POPULATION	14812	
	Required Nos.	Propose Number
Nursery	3	3
Primary School	1	1
High School	1	1

Land Area and FAR Calculations																					
Total Land Area of site under 500 meters(INTENSE ZONE)	18.92015	acre	76567.009	sqm																	
Total Land Area of site under 500-800 meters(TRANSITION ZONE)	14.48133	acre	58121.903	sqm																	
Total Site Area	33.38125	acre	135688.912	sqm																	
Area for FAR Calculation under 500 meters(INTENSE ZONE)	18.4612	acre	74709.707	sqm																	
Area for FAR Calculation under 500-800 meters(TRANSITION ZONE	13.8047	acre	55865.550	sqm																	
Total Land area for FAR calculations	32.2659	acre	130571.257	sqm																	
FAR area under 500meters @350%			261483.975	sqm																	
FAR area under 800meters@250%			139663.875	sqm																	
Total FAR available			401147.851	sqm																	
S. No.	Description		Permissible			Combine		Phase-5,6&8		Phase-3,4&7		Phase-2		Phase-1							
1	Total Site Area	33.38125	acre	135688.912	sqm																
2	Total Land area for FAR calculations	32.26590	acre	130571.257	sqm																
3	Permissible FAR area			401147.851	sqm																
4	Additional 12% FAR area for Green Building certification under IGBC Gold Rating /GRIHA 4 star rating (against 32.2659 acres)			15669.031	sqm																
5	Total Permissible FAR			416816.882	sqm																
6	Proposed FAR					399395.521	sqm	182671.81	sqm	124515.242	sqm	27489.482	sqm	64718.987	sqm						
7						3.059	Ratio														
8	Permissible Ground Coverage	60	%age	78345.154	sqm																
9	Proposed Ground Coverage					29959.458	sqm	9192.784	sqm	11745.684	sqm	2928.243	sqm	6092.747	sqm						
10						22.94%	%age														
11	Commercial FAR @ 2.25% of Permissible FAR already licenced and0.5 % of Additional 3 acres			8609.276	sqm																
12	Propose Commercial FAR			284.120	sqm																
13																					
14	Residential FAR @97.75% of Permissible FAR FAR already licenced and 99.5 % of Additional 3 acres			408207.606	sqm																
15																					
16	No of Units Main Dwelling Units					2642.000	Nos		838	Nos	1051	Nos	320	Nos	433	Nos					
17	Requirement of EWS units	15% of TOTAL DU's				466.24	Nos	147.88	Nos	185.47	Nos	56.47	Nos	76.41	Nos						
18	Proposed EWS units					469.000	Nos	148	Nos	186	Nos	58	Nos	77	Nos						
19	Requirement of Service Personal unit	10% of TOTAL MDU's				264.200	Nos	83.80	Nos	105.10	Nos	32.00	Nos	43.30	Nos						
20	Proposed Service Personal unit					282.000	Nos	100	Nos	106	Nos	32	Nos	44	Nos						
21																					
23	Requirement of EWS Parking					150		60		34		24		32							
22	Proposed EWS Parking					156		0		41		81		34							
23	Parking REQUIRED					3006.50	ECS	1198	ECS	679	ECS	480	ECS	650	ECS						
24	Minimum required car parking for main units																				
25	Upto 100 sqm unit carpet Area	0.5		758	units			13	ECS	379	ECS										
26	Between 100 sqm to 150 sqm unit carpet Area	1		283	units			144	ECS	283	ECS										
27	more than 150 sqm unit carpet Area	1.5		10	units			1041	ECS	15	ECS										
28	COMMERCIAL PARKING									2	ECS										
29	Parking Proposed					4631	ECS	1782		1593	ECS	561	ECS	697	ECS						
30	Lift Parking					70	ECS				ECS	37	ECS	33	ECS						
31	Surface					262	ECS	103	ECS	21	ECS	58	ECS	80	ECS						
32	Basement-1					1505	ECS	552	ECS	509	ECS	152	ECS	291	ECS						
33	Basement-2					1435	ECS	557	ECS	433	ECS	152	ECS	293	ECS						
34	Basement-3					1193	ECS	570	ECS	462	ECS	161	ECS		ECS						
35	Community building Basement 1					56	ECS			56	ECS										
36	Community building Basement 2					110	ECS			110	ECS										
37	COMMERCIAL PARKING					2	ECS			2	ECS										
38	Population					14812.00	Nos	4786	Nos	5839	Nos	1780	Nos	2407	Nos						
39	Phase Area					29.93057	acre	8.77707	acre	11.7930	acre	3.886	acre	5.4375	acre						
40	Required Organised Green Area	15% of Site Area		19586.28881	sqm																
41	Proposed Organised Green Area					19698.50	sqm	5045.11	sqm	7338.137	sqm	2372.88	sqm	4938.31	sqm						
42						16.39	%age	14.20	%age	15.46	%age	13.00	%age	22.44	%age						
43	Commercial																				
44	Permissible Commercial area	0.50%										533.49	sqm	533.49	sqm						
45	Proposed Commercial area					284.12	sqm			85.00	sqm	91.12	sqm	108.00	sqm						

AUTHORITY STAMP :

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

STP (HQ) Member Secretary BPAC — STP (G) Member BPAC — CTP (HR) Chairman BPAC

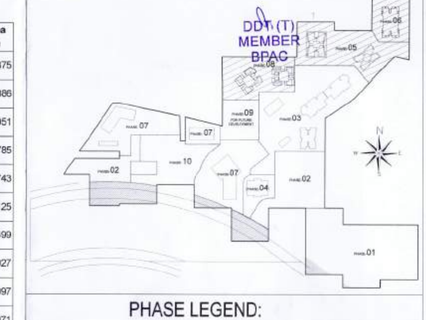
DTP(HQ) — ATP(HQ)

AD — PA — ATP

Ram Avtar Bansal JD(HQ)

SANCTIONED TO BE READ WITH THIS OFFICE MEMO NO. DATED

KEY PLAN :



PHASE LEGEND:
- PHASE-10
- PHASE-9
- PHASE-5
- PHASE-6
- PHASE-8
- PHASE-3,4&7
- PHASE-2
- PHASE-1

PROJECT ARCHITECT :-

rajeev agarwal architects

j -1963, chittaranjan park
new delhi - 110019
tel: 011- 40626848
website: www.rajeevagarwal.com

STRUCTURE

NNC DESIGN INTERNATIONAL

NNC CONSULTING STRUCTURAL ENGINEERS
G-70, 2nd FLOOR, JAIPRAKAT PLAZA, NEAR KALINDI KUNJ MAIN SARITA VIHAR ROAD, OKHLA, NEW DELHI-110025
PHONE NO.: +91-11-26940754/5/6/7/8 FAX: 26940758
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Web : www.nncdesigninternational.com

MEP Consultants

DESIGN CENTRE CONSULTING ENGINEERS PVT. LTD.
OFFICE NO. 44 TO 47,
4TH FLOOR ANSAL PLAZA,
OPPOSITE DABUR CHOWK VAISHALI,
GHAZIABAD, UP-201010
PHONE 0120-4333451, 4333452
E.MAIL : dcce_pd@yahoo.com
E.MAIL : dccep@gmail.com

PROJECT LANDSCAPE CONSULTANTS

Greenbox Designs
P-1/23, DLF City Phase 2
Gurgaon
Haryana, India

PROJECT TITLE

REVISED BUILDING PLANS OF COLONY (97.75% RESIDENTIAL COMPONENT & 2.25% COMMERCIAL COMPONENT) (LC-2819-C) UNDER TOD POLICY DATED 09.02.2016 FOR THE AREA MEASURING 33.38125 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, LICENCE NO. 166 OF 2023 DATED 18.08.2023 GRANTED FOR 2.90 ACRES AND ADDITIONAL AREA MEASURING 3.00 ACRES WITH (99.5% RESIDENTIAL COMPONENT & 0.5% COMMERCIAL COMPONENT) (LICENCE NO . - 71 OF 2024 DATED 28.06.2024) IN SECTOR-36A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY KRISUMI CORPORATION PVT. LTD

ARCHITECT'S SIGNATURE / STAMP :

RAJEEV KUMAR AGARWAL
ARCHITECT CA/88/11915

STRUCTURE CONSULTANT SIGNATURE / STAMP :

OWNER SIGNATURE / STAMP :

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

DRAWING TITLE :

SITE PLAN

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 23315 Dt 13/8/24

Superintending Engineer (HQ) for Chief Engineer I MCUP, Panchkula

SCALE 1:500

DATE 5 OCTOBER 2023

DRAWING NO. SP-1

RELEASED FOR :
- ☐ INFORMATION
- ☐ EIA
- ☐ TENDER
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- ☑ SUBMISSION DRG.
- ☐ GFC