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	1,420.782	24803.362	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	30458.847	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	32020.12	40450.26	439	2195		
BASEMENTS (TOWERS)	3 LEVEL	3041.25		63545.088				
CHANGE ROOM	G		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	584	5839
Amenities								
TOTAL		5,743.355		37947.34				
GRAND TOTAL		11,745.684		258602.87				

ALREADY SANCTIONED

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 = 100 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	1,821.670	34848.51	45292.44	142	710		
TOWER 7.1	G+40	1,704.600	34821.03	44025.58	150	750		
TOWER 7.2	G+36	1,432.505	26765.294	35158.075	148	740		
BASEMENTS (TOWERS)	3 LEVEL			62798.897	(22414.742+22873.013 +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				630.92				
GRAND TOTAL		9,192.784		307840.285				

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

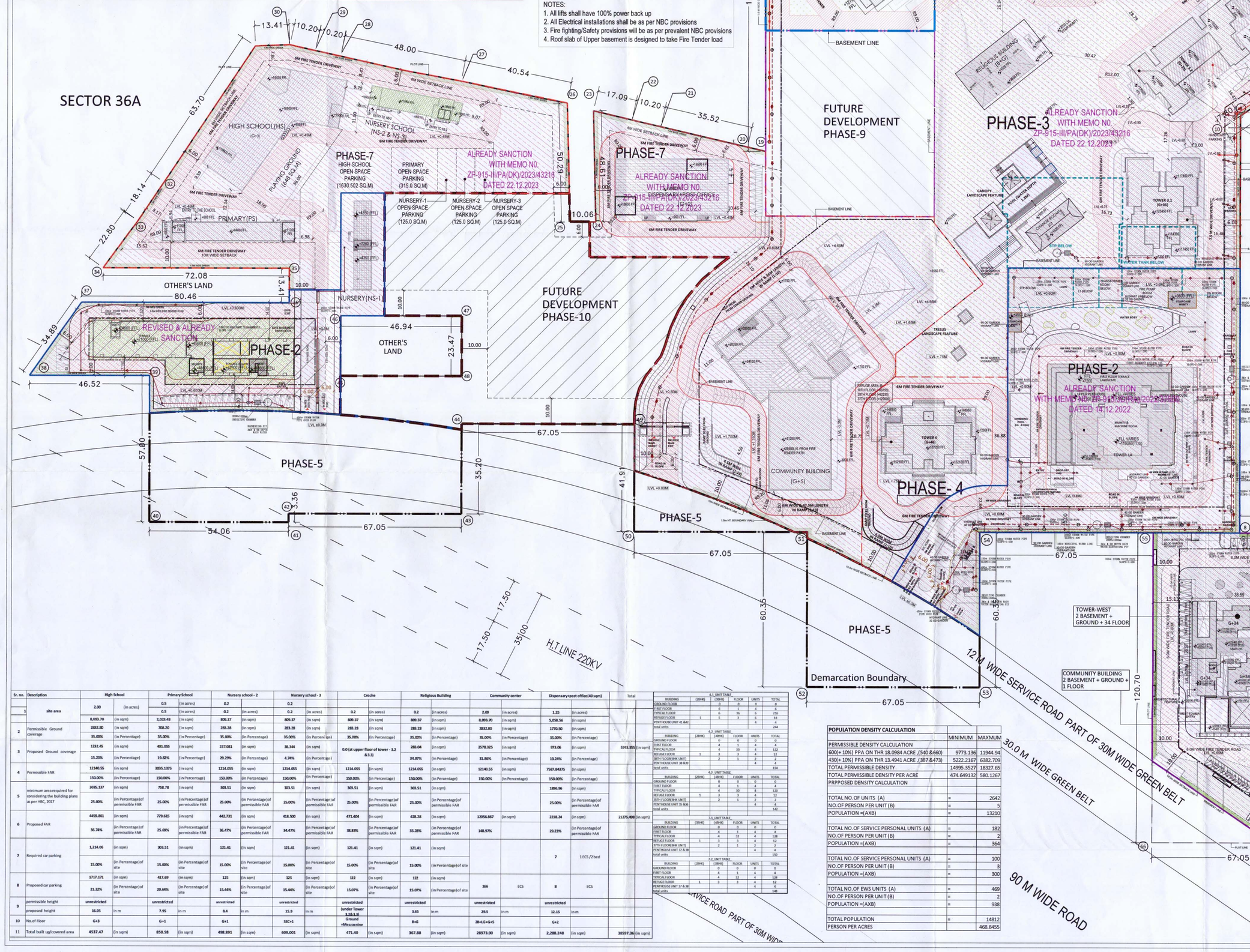
DRAINAGE LEGEND :
- EXTERNAL SEWER LINE
- EXTERNAL STORM MANHOLE

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)	2.00	(in acres)	1.25	(in acres)	
				0.5	(in ayres)	0.2	(in ayres)	0.2	(in ayres)	0.2	(in ayres)	0.2	(in ayres)	2.00	(in ayres)	1.25	(in ayres)	
2	Permissible Ground coverage	8,093.70	(in sqm)	2,023.43	(in sqm)	809.37	(in sqm)	809.37	(in sqm)	809.37	(in sqm)	809.37	(in sqm)	8,093.70	(in sqm)	5,058.56	(in sqm)	
		2832.80	(in sqm)	708.20	(in sqm)	283.28	(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)	35.00%	(in Percentage)	
3	Proposed Ground coverage	1232.45	(in sqm)	401.055	(in sqm)	237.081	(in sqm)	38.344	(in sqm)	0.0 (at upper floor of tower - 3.2 & 3.3)		281.04	(in sqm)	2578.325	(in sqm)	973.06	(in sqm)	5741.391 (in sqm)
		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 sqm)	3035.1375	(in sqm)	1214.055	(in sqm)	1214.055	(in sqm)	1214.055	(in sqm)	1214.055	(in sqm)	12140.55	(in sqm)	7507.84375	(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)	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)	303.51	(in sqm)	303.51	(in sqm)	1896.96	(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			25.00%	(in Percentage)of permissible FAR	
6	Proposed FAR	4459.861	(in sqm)	779.435	(in sqm)	442.731	(in sqm)	418.500	(in sqm)	471.404	(in sqm)	428.28	(in sqm)	13556.867	(in sqm)	2218.34	(in sqm)	23275.408 (in sqm)
		36.74%	(in Percentage)of permissible FAR	25.68%	(in Percentage)of permissible FAR	36.47%	(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%	(in Percentage)of permissible FAR	29.23%	(in Percentage)of permissible FAR	
7	Required car parking	1,234.06	(in sqm)	303.51	(in sqm)	121.41	(in sqm)	121.41	(in sqm)	121.41	(in sqm)	121.41	(in sqm)			7	1 ECS /3 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	15.00%	(in Percentage)of site			
8	Proposed car parking	1717.171	(in sqm)	417.69	(in sqm)	125	(in sqm)	125	(in sqm)	125	(in sqm)	122	(in sqm)	122	(in sqm)	166	ECS	8 ECS
		21.32%	(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	15.07%	(in Percentage)of site			
9	permissible height	unrestricted		unrestricted		unrestrined		unrestrined		unrestricted (unlike Tower 3,3&3.3 Allowed =36mtrs)		3.65	m.m	29.5	m.m	12.15	m.m	
	proposed height	16.05	m m	7.95	m m	8.4	m.m	15.9	m.m							unrestricted		
10	No.of Floor	G+3		G+1		G+1		5G+1				8+G		28+G+G+G		G+2		
11	Tatal built up/covered area	4537.47	(in sqm)	850.58	(in sqm)	498.891	(in sqm)	609.001	(in sqm)	471.40	(in sqm)	367.88	(in sqm)	28973.90	(in sqm)	2,288.248	(in sqm)	38597.36 (in sqm)

6.1 UNIT TABLE					
BUILDING	(1BHK)	(2BHK)	FLOOR	UNITS	TOTAL
GROUND FLOOR		2	1	2	2
FIRST FLOOR		4	1	4	4
TYPICAL FLOOR		6	36	6	216
REFUGE FLOOR	1	1	3	3	6
PENTHOUSE UNIT (ST B)				1	1
total units					230

7.1 UNIT TABLE					
BUILDING	(1BHK)	(2BHK)	FLOOR	UNITS	TOTAL
GROUND FLOOR		0	0	0	0
FIRST FLOOR		4	1	4	4
TYPICAL FLOOR		4	35	4	140
REFUGE FLOOR	1	1	3	3	12
8TH FLOOR(8BH UNIT)		2	1	2	2
PENTHOUSE UNIT (ST B,B)				4	4
total units					162

6.2 UNIT TABLE					
BUILDING	(1BHK)	(2BHK)	FLOOR	UNITS	TOTAL
GROUND FLOOR		2	1	2	2
FIRST FLOOR		4	1	4	4
TYPICAL FLOOR		4	32	4	128
REFUGE FLOOR	1	1	3	3	12
8TH FLOOR(8BH UNIT)		2	1	2	2
PENTHOUSE UNIT (ST A,B)				4	4
total units					152

7.2 UNIT TABLE					
BUILDING	(1BHK)	(2BHK)	FLOOR	UNITS	TOTAL
GROUND FLOOR		0	0	0	0
FIRST FLOOR		4	1	4	4
TYPICAL FLOOR		4	32	4	128
REFUGE FLOOR	1	1	3	3	12
PENTHOUSE UNIT (ST A,B)				4	4
total units					148

POPULATION DENSITY CALCULATION		MINIMUM	MAXIMUM
PERMISSIBLE DENSITY CALCULATION			
60X(+ 10%) PPA ON THR 18.0984 ACRE ,(540 &660)		9773.136	11944.94
430(+ 10%) PPA ON THR 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 CALCUAATION			
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					COMBINED	PROPOSED	ALREADY SANCTIONED	ALREADY SANCTIONED	ALREADY SANCTIONED
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)	14.48138	acre	58521.983	sqm					
Total Site Area	33.38125	acre	135088.912	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	130575.257	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	135088.912	sqm											
2	Total Land area for FAR calculations	32.26590	acre	130575.257	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							22.946	%age								
11	Commercial FAR @ 2.25% of Permissible FAR already licenced and 0.5 % of Additional 3 acres			8609.276	sqm											
12	Propose Commercial FAR			284.120	sqm											
13																
14	Residential FAR @97.75% of Permissible 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	Requirement of EWS Parking						150		60		34		24		33	
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						6633	ECS	1782		1593	ECS	561	ECS	697	ECS
30	Stilt 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	153	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						29.83057	acre	8.77707	acre	11.7300	acre	3.886	acre	5.4375	acre
40	Required Organised Green Area	15% of Site Area		19586.28861	sqm											
41	Proposed Organised Green Area						19694.50	sqm	5045.11	sqm	7338.197	sqm	2372.88	sqm	4938.31	sqm
42							16.31	%age	14.20	%age	15.46	%age	15.09	%age	22.44	%age
43	Commercial															
44	Permissible Commercial area	0.50%											533.49	sqm	133.49	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

S.T.P.(HQ) Member Secretary B.P.A.C. — S.T.P.(G) Member B.P.A.C. — C.T.P.(HRL) Chairman B.P.A.C.

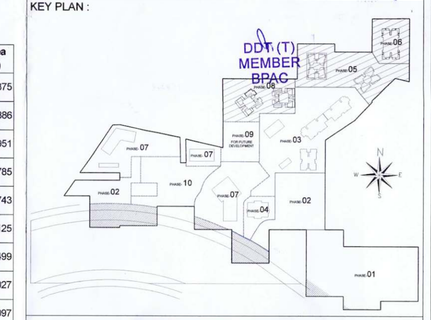
DTP(HQ) — ATP(HQ)

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- 40526848
website: www.rajeevagarwal.com

STRUCTURE

NNC DESIGN INTERNATIONAL
CONSULTING STRUCTURAL ENGINEERS
G-79, 2nd FLOOR, JAIPANTI PLAZA, NEAR KALINDI KUNJ MAIN SARITA VIHAR ROAD, OKHLA, NEW DELHI-110025
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MEP Consultants

DESIGN CENTRE CONSULTING ENGINEERS PVT. LTD.
OFFICE NO. 44 TO 47,
4TH FLOOR ANSAL PLAZA,
OPPOSITE DABUR CHOWK VAISHALI,
GHAZIABAD, UP-201010
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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. 22315 Dt 13/8/24
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula
RELEASED FOR :
- ☐ INFORMATION
- ☐ EIA
- ☐ TENDER
- ☐ ADVANCE COPY
- ☑ SUBMISSION DRG.
- ☐ GFC

SCALE 1:500

DATE 5 OCTOBER 2023

DRAWING NO. SP-1