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: Main Population (@5 Persons / Unit)	POPULATION BREAK UP: Service Population (@2 Persons / Unit)	TOTAL POPULATION (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
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: Main Population (@5 Persons / Unit)	POPULATION BREAK UP: Service Population (@2 Persons / Unit)	TOTAL POPULATION (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	1962.635	5933.719	58		180	
GRAND TOTAL		2,928.243	27489.482	59123.93	378	1600	180	1780
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: Main Population (@5 Persons / Unit)	POPULATION BREAK UP: Service Population (@2 Persons / Unit)	TOTAL POPULATION (Main+ Service)
TOWER 3.1	G+35	1,420.762	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+36	1,468.621	30403.549	37947.313	230	1150		
TOWER 3.3	G+42	1,468.621	32763.588	40644.548	248	1240		
TOWER 8.0	G+46	1,032.138	36120.12	40460.26	439	2195		
BASEMENTS (TOWERS)	3 LEVEL			53646.088				
CHANGE ROOM	G	204.25	151.6	151.6				
EWS	S+7	407.537	4317.326	5891.051	186		564	
TOTAL		6,002.329	124515.242	220085.52	1237	5255	564	5819
Amenities								
TOTAL		6,743.388		37947.34				
GRAND TOTAL		11,745.684		258032.87				

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: Main Population (@5 Persons / Unit)	POPULATION BREAK UP: Service Population (@2 Persons / Unit)	TOTAL POPULATION (Main+ Service)
TOWER 4.1	G+42	2,202.849	44304.51	58037.07	244	1220	10% of the main Dwelling Units = 838 x 10 / 100 = 84 Units. Provided Service unit Population = 150 x 2 = 300 Person / Room. EWS Population = 148x2= 312Person	
TOWER 4.2	G+40	2,031.160	37997.5	49418.51	154	770		
TOWER 4.3	G+37	1,921.673	34793.21	45413.27	142	710		
TOWER 7.1	G+40	1,704.600	34866.18	44233.29	150	750		
TOWER 7.2	G+38	1,432.505	26765.294	35158.075	148	740		
BASEMENTS (TOWERS)	3 LEVEL			67798.897				
EWS	S+14	0	3583.77	4690.54	148		596	
TOTAL		9,192.784	182297.464	304764.362	986	4190	596	4786
Amenities								
TOTAL			553.9					
GRAND TOTAL		9,192.784	305338.252					
TOTAL		9,192.784	182671.61	307190.265	986	4190	596	4786
Amenities								
TOTAL			656.02					
GRAND TOTAL		9,192.784	307846.285					

ALREADY SANCTIONED

LEGEND

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

PROPOSED PHASE- 5, 6 & 8
REVISED SANCTION
ALREADY SANCTION

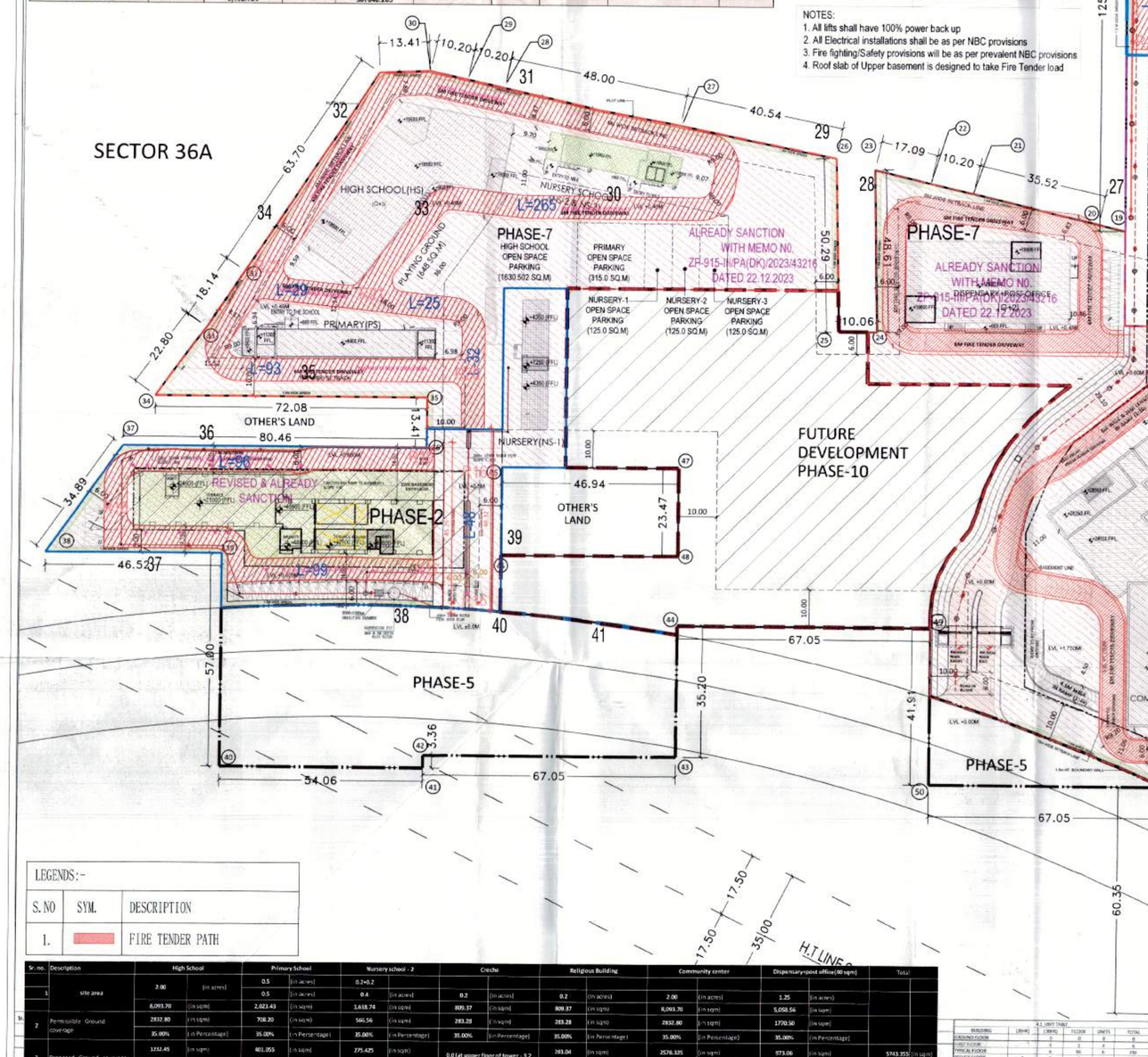
LEGEND

- 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

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

DRAINAGE LEGEND :
- EXTERNAL SEWER LINE
- EXTERNAL STORM MANHOLE



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

	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)	14.46110	acre	58536.364	sqm												
	Total Site Area	33.38125	acre	135103.373	sqm												
	Area for FAR Calculation under 500 meter(INTENSE ZONE)	18.4612	acre	74709.787	sqm												
	Area for FAR Calculation under 500-800 meters(TRANSITION ZONE	13.8047	acre	55865.550	sqm												
	Total Land area for FAR calculation	32.2659	acre	130575.257	sqm												
	FAR area under 500meters @150%			261483.975	sqm												
	FAR area under 800meters@250%			139663.875	sqm												
	Total FAR available			401137.851	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												
	Total Phase Area	31.25854	acre	126452.148	sqm												
1	Permissible FAR area			401147.851	sqm												
	Additional 12% FAR area for Green Building certification under IGBC Gold Rating /GRIHA 4 star rating (against 32.2659 acres)			15669.031	sqm												
	Total Permissible FAR			416816.882	sqm												
	Propose FAR					399021.175	sqm	182297.46	sqm	124515.242	sqm	27489.482	sqm	64718.987	sqm		
						9.956	far										
2	Permissible Ground Coverage		60 %age	75893.289	sqm												
	Propose Ground Coverage					29955.458	sqm	9192.784	sqm	11745.684	sqm	2928.243	sqm	6092.747	sqm		
						22.944	%age										
	Commercial FAR @ 2.25% of Permissible FAR already licenced and 0.5 % of Additional 3 acres			8609.276	sqm												
6	Propose Commercial FAR			284.120	sqm												
	Residential FAR @97.75% of Permissible FAR FAR already licenced and 99.5 % of Additional 3 acres			408207.606	sqm												
5	No of Units Main Dwelling Units					2642.000	Nos	338	Nos	1051	Nos	320	Nos	433	Nos		
	Requirement of EWS units	15% of TOTAL DU's				466.24	Nos	147.88	Nos	185.47	Nos	56.47	Nos	76.41	Nos		
	Propose EWS units					321.000	Nos	148	Nos	186	Nos	58	Nos	77	Nos		
	Requirement of Domestic Service unit	10% of TOTAL DU's				188.400	Nos	83.60	Nos	105.10	Nos	32.00	Nos	43.30	Nos		
	Propose Domestic Service unit					182.000	Nos	298	Nos	106	Nos	32	Nos	44	Nos		
6	Parking REQUIRED					2994.00	ECS	1185	ECS	679	ECS	480	ECS	650	ECS		
	Minimum required car parking for main units																
	Upto 100 sqm unit carpet Area	0.5		758	units			0	ECS	379	ECS						
	Between 100 sqm to 150 sqm unit carpet Area	1		283	units			144	ECS	283	ECS						
	more than 150 sqm unit carpet Area	1.5		10	units			1041	ECS	15	ECS						
	COMMERCIAL PARKING									2	ECS						
7	Parking Proposed					4616	ECS	1765		1593	ECS	561	ECS	697	ECS		
	Stilt Parking					70	ECS				ECS	37	ECS	33	ECS		
	Surface					259	ECS	100	ECS	21	ECS	58	ECS	80	ECS		
	Basement-1					1508	ECS	555	ECS	509	ECS	153	ECS	291	ECS		
	Basement-2					1433	ECS	555	ECS	433	ECS	152	ECS	293	ECS		
	Basement-3					1178	ECS	555	ECS	462	ECS	161	ECS		ECS		
	Community building Basement 1					54	ECS			54	ECS						
	Community building Basement 2					110	ECS			110	ECS						
	COMMERCIAL PARKING					2	ECS			2	ECS						
8	Population					14812.00	Nos		4786	Nos	5819	Nos	1780	Nos	2407	Nos	
9	Organized Green Area					27.79377	acre	6.74027	acre	11.7300	acre	3.886	acre	5.4375	acre		
	Required Organized Green Area	15% of Site Area		18973.82215		16872.02	sqm	4091.529	sqm	7120.433	sqm	2359.55	sqm	3300.71	sqm		
	Propose Organized Green Area					19772.59	sqm	5123.20	sqm	7338.197	sqm	2372.88	sqm	4918.31	sqm		
						17.58	%age	18.78	%age	15.46	%age	11.09	%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	91.12	sqm	108.00	sqm		
11	Propose Commercial area					284.12	sqm			85.00	sqm	91.12	sqm	108.00	sqm		

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

LEGENDS:–

S. NO	SYM.	DESCRIPTION
1.		FIRE TENDER PATH

S. no.	Description	High School		Primary School		Nursery school - 2		Creche		Religious Building		Community center		Dispensary and office(80 sqm)		Total
1	site area	2.00	(in acres)	0.5	(in acres)	0.2+0.2						2.00	(in acres)	1.25	(in acres)	
		0.5	(in acres)	0.5	(in acres)	0.4	(in acres)	0.2	(in acres)	0.2	(in acres)	0.80	(in sqm)	5,056.56	(in sqm)	
2	Permissible Ground coverage	6,093.70	(in sqm)	2,023.43	(in sqm)	1,618.74	(in sqm)	809.37	(in sqm)	809.37	(in sqm)	8,093.70	(in sqm)	5,056.56	(in sqm)	
		2932.80	(in sqm)	708.20	(in sqm)	566.56	(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	1232.45	(in sqm)	401.055	(in sqm)	275.425	(in sqm)	0.6 (at upper floor of tower - 3.2 & 3.3)	(in Percentage)	283.04	(in sqm)	2578.325	(in sqm)	973.06	(in sqm)	5743.355 (in sqm)
		15.23%	(in Percentage)	19.82%	(in Percentage)	17.01%	(in Percentage)			34.97%	(in Percentage)	31.88%	(in Percentage)	19.24%	(in Percentage)	
4	Permissible FAR	12140.55	(in sqm)	3035.1375	(in sqm)	2428.11	(in sqm)	1214.055	(in sqm)	1214.055	(in sqm)	12140.55	(in sqm)	7587.8437	(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	Increase area required for considering the building plans as per HBC 2017	3035.137	(in sqm)	758.78	(in sqm)	607.02	(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	
6	Proposed FAR	4459.861	(in sqm)	779.415	(in sqm)	794.561	(in sqm)	471.404	(in sqm)	428.28	(in sqm)	13056.867	(in sqm)	2218.24	(in sqm)	21958.828 (in sqm)
		36.74%	(in Percentage)of permissible FAR	25.69%	(in Percentage)of permissible FAR	30.68%	(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	1,214.06	(in sqm)	303.51	(in sqm)	242.81	(in sqm)	121.41	(in sqm)	121.41	(in sqm)			7	1ECS /2 level	
		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	1757.171	(in sqm)	417.49	(in sqm)	385.64	(in sqm)	122	(in sqm)	122	(in sqm)					
		21.22%	(in Percentage)of site	20.64%	(in Percentage)of site	11.47%	(in Percentage)of site	15.07%	(in Percentage)of site	15.07%	(in Percentage)of site	166	ECS	8	ECS	
9	permissible height	unrestricted		unrestricted		unrestricted		unrestricted		unrestricted		unrestricted		unrestricted		
	proposed height	16.05	m m	7.95	m m	15.9	m m	3.65	m m	3.65	m m	29.5	m m	12.15	m m	
10	No of floor	G+3		G+1		G+3		B+G		B+G		28+G+G+1		G+2		
11	Total built up/covered area	4537.47	(in sqm)	850.58	(in sqm)	1581.77	(in sqm)	471.40	(in sqm)	367.88	(in sqm)	28973.90	(in sqm)	2,218.248	(in sqm)	38531.24 (in sqm)

POPULATION DENSITY CALCULATION		MINIMUM	MAXIMUM
PERMISSIBLE DENSITY CALCULATION			
600X = 10%) PPA ON THR.18.0984 ACRE .(540-660)		9773.136	11944.94
430X = 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
PRIPOSED DENSITY CALCULATION			
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		468.6625	

AUTHORITY STAMP :

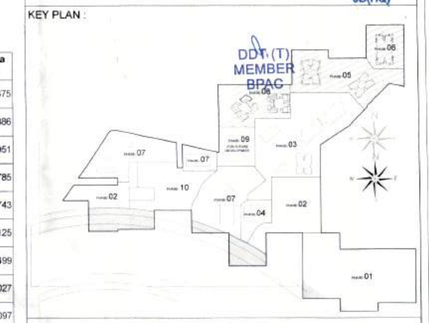
This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(HR.) Chairman B.P.A.C.

DTP(HQ) | ATP(HQ) | AD | PA | ATP

Ram Avtar Basai JD(HQ)

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

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new delhi - 110019
tel 011- 40526848
website: www.rajeevagarwal.com

STRUCTURE

NNC DESIGN INTERNATIONAL
CONSULTING STRUCTURAL ENGINEERS
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MEP Consultants

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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 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

Superintending Engineer, HSVP, Circle-I, Gurugram

STRUCTURE CONSULTANT SIGNATURE / STAMP :

For Service Plan Estimate Only

Executive Engineer HSVP Divn. No. - I Gurugram

OWNER SIGNATURE / STAMP :

For KRISUMI CORPORATION PVT. LTD.

Authorised Signatory

Town & Country Planning Haryana, Chandigarh

DRAWING TITLE :

SITE PLAN
ROAD LAYOUT

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 33315 dt 13/8/24

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

SCALE
1:500

DATE
5 OCTOBER 2023

DRAWING NO.
SP-1

RELEASED FOR :
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