

AREA STATEMENT AND POPULATION CHART –(ALREADY SANCTION) PHASE 1					
BUILDING DESCRIPTION		AREA CALCULATION		POPULATION STATEMENT	
BUILDING TYPE	DESCRIPTION	GROUND COVERAGE (sqm)	FAR (sqm)	NO. OF APARTMENTS	TOTAL POPULATION (Main+ Service)
TOWER EAST	G+27	5,563.732	1745.311	239	242
TOWER WEST	G+34			194	
CLUB	G+1				
SHOPPING	G				
EWS	S+4	529.015	1745.311	77	242
<b>GRAND TOTAL</b>		<b>6,092.747</b>	<b>64718.987</b>	<b>610</b>	<b>2165</b>

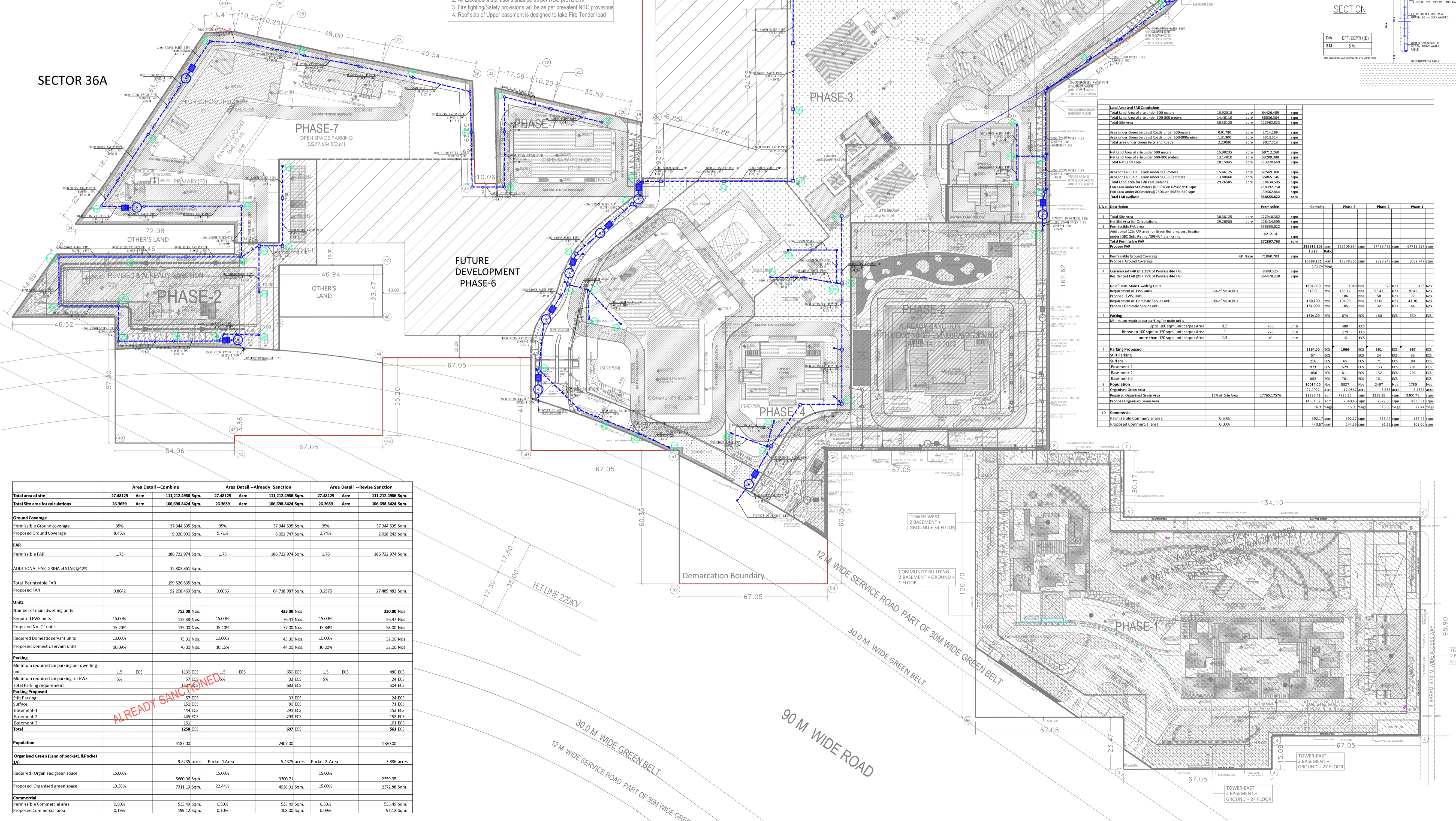
AREA STATEMENT AND POPULATION CHART –(REVISED SANCTION) PHASE 2						
BUILDING DESCRIPTION		AREA CALCULATION		POPULATION STATEMENT		TOTAL POPULATION
BUILDING TYPE	DESCRIPTION	GROUND COVERAGE (sqm)	FAR (sqm)	NO. OF APARTMENTS	Main Population (@5 Persons / Unit)	Service Population (@2 Persons / Unit)
TOWER 1A	G+34	1,952.630	2936.847	320	1600	116Person
CLUB	G					
SHOPPING	G					
NURSERY SCHOOL	G	244.3	1552.635	270.2		
EWS	S+3	731.313	1552.635	58		
<b>GRAND TOTAL</b>		<b>2,928.243</b>	<b>27480.482</b>	<b>378</b>	<b>1600</b>	<b>180</b>

AREA STATEMENT AND POPULATION CHART –(PHASE3&4 SANCTION)						
BUILDING DESCRIPTION		AREA CALCULATION		POPULATION STATEMENT		TOTAL POPULATION
BUILDING TYPE	DESCRIPTION	GROUND COVERAGE (sqm)	FAR (sqm)	NO. OF APARTMENTS	Main Population (@5 Persons / Unit)	Service Population (@2 Persons / Unit)
TOWER 3.1	G+36	1,428.762	2472.3	3178.88	1589	636
TOWER 3.2	G+38	1,468.821	2832.100	3787.20	1894	758
TOWER 3.3	G+43	1,468.821	3280.144	4193.679	2097	839
TOWER 3.0	G+48	1,177.130	32745.78	4148.02	2074	830
BASEMENTS	1 LEVEL	976.398				
DISPENSARY	G+1	976.398				
CRECHE	MEZZANINE (1st & 2nd fl)		1004.194			
PRIMARY SCHOOL	G+2	1,232.400		3612.112		
HIGH SCHOOL	G	871.2		711.82		
CLUB	B+G+4	2,299.690	10967.972			
CHANGE ROOM	G	204.25	140.6	204.25		
NURSERY SCHOOL	G	244.3	270.2			
EWS	S+7	317.767	4317.320	6081.051	3040	1216
POST OFFICE		40				
<b>GRAND TOTAL</b>		<b>11,278.261</b>	<b>123709.834</b>	<b>28359.686</b>	<b>1235</b>	<b>9245</b>

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



Land Area and FAR Calculations		Permissible	Combine	Phase-1	Phase-2	Phase-3
Total Land Area of site under 500 meters	15,320.15	4441.450				
Total Land Area of site under 300-500 meters	14,481.19	5933.366				
Total Land Area	30,801.35	12284.813				
Area under Green Belt and Roads under 500meters	6,917.80	3714.199				
Area under Green Belt and Roads under 300-500meters	2,310.00	531.514				
Total Area under Green Belt and Roads	2,310.00	9027.713				
Net Land Area of site under 500 meters	15,903.35	4072.250				
Net Land Area of site under 300-500 meters	11,141.05	5309.384				
Total Net Land Area	28,104.55	11309.634				
Area for FAR Calculation under 500 meters	15,451.23	4268.350				
Area for FAR Calculation under 300-500 meters	13,046.60	5883.148				
Total Area for FAR Calculation	29,497.83	10151.498				
FAR area under 500meters @ 50% on 63188.500 sqm		18047.274				
FAR area under 300meters @ 25% on 32663.500 sqm		13962.864				
Total FAR available		32010.138				

	Area Detail –Combine	Area Detail –Already Sanction	Area Detail –Revise Sanction
Total area of site	27,483.25 Acre	111,212.4966 Sqm	27,483.25 Acre
Total Site area for calculations	26,365.9 Acre	106,698.8424 Sqm	26,365.9 Acre
Ground Coverage	35%	37,344.595 Sqm	35%
Proposed Ground Coverage	8.45%	9,020.996 Sqm	5.71%
FAR			
Permissible FAR	1.75	186,722.974 Sqm	1.75
ADDITIONAL FAR GRHA_4 STAR @12%		12,803.861 Sqm	
Total Permissible FAR		199,526.835 Sqm	
Proposed FAR	0.8642	91,208.469 Sqm	0.6366
Units			
Number of main dwelling units		793.00 Nos.	483.00 Nos.
Required EWS units	15.00%	118.95 Nos.	72.45 Nos.
Proposed No. Of units	15.20%	120.55 Nos.	73.05 Nos.
Required Domestic servant units	10.00%	79.30 Nos.	48.30 Nos.
Proposed Domestic servant units	10.09%	80.00 Nos.	48.30 Nos.
Parking			
Minimum required car parking per dwelling unit	1.5	1189.50	1.5
Minimum required car parking for EWS	5%	59.65	5%
Total Parking requirement		1249.15	
Parking Proposed			
Surface		351 ECS	210 ECS
Basement-1		444 ECS	293 ECS
Basement-2		445 ECS	293 ECS
Basement-3		36 ECS	22 ECS
Total		1276 ECS	808 ECS
Population		4187.00	2407.00
Organised Green (Land of pocket1 & Pocket 2)			
Required Organised green space	15.00%	5660.00 Sqm	3300.71
Proposed Organised green space	19.38%	7311.19 Sqm	2372.80 Sqm
Commercial			
Permissible Commercial area	0.50%	533.49 Sqm	0.50%
Proposed Commercial area	0.19%	199.12 Sqm	0.09%

FOR RERA SUBMISSION

KEY PLAN:

PROJECT ARCHITECT:-  
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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**  
AREA MEASURING 30.38125 ACRES  
(30.38 ACRES UNDER LICENCE NO.39 OF 2013 DATED 04.06.2013 AND 25.10 ACRES UNDER 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:

STRUCTURE CONSULTANT SIGNATURE / STAMP:

OWNER SIGNATURE / STAMP:

DRAWING TITLE: **SITE PLAN DRAINAGE LAYOUT FOR RERA**

SCALE: 1:500

DATE: 15.01.2024

DRAWING NO. SITE-PL-003

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