

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
TOWER EAST	G+27				239
TOWER WEST	G+34				194
CLUB	G+1		5,563.732	52973.676	
SHOPPING	G				
EWS	S+4		529,015	1745,311	77
GRAND TOTAL			6,092,747	64718,987	610

AREA STATEMENT AND POPULATION CHART –(REVISED SANCTION) PHASE 2					
BUILDING DESCRIPTION	AREA CALCULATION			POPULATION STATEMENT	
	BUILDING TYPE	DESCRIPTION	GROUND COVERAGE (sqm)	FAR (sqm)	NO. OF APARTMENTS
TOWER 1A	G+34		1,952,630	2936,847	52920,011
CLUB	G				
SHOPPING	G				
NURSERY SCHOOL	G		244.3	270.2	
EWS	S+3		731,313	1552,635	5933,719
GRAND TOTAL			2,928,243	27480,482	59123,93

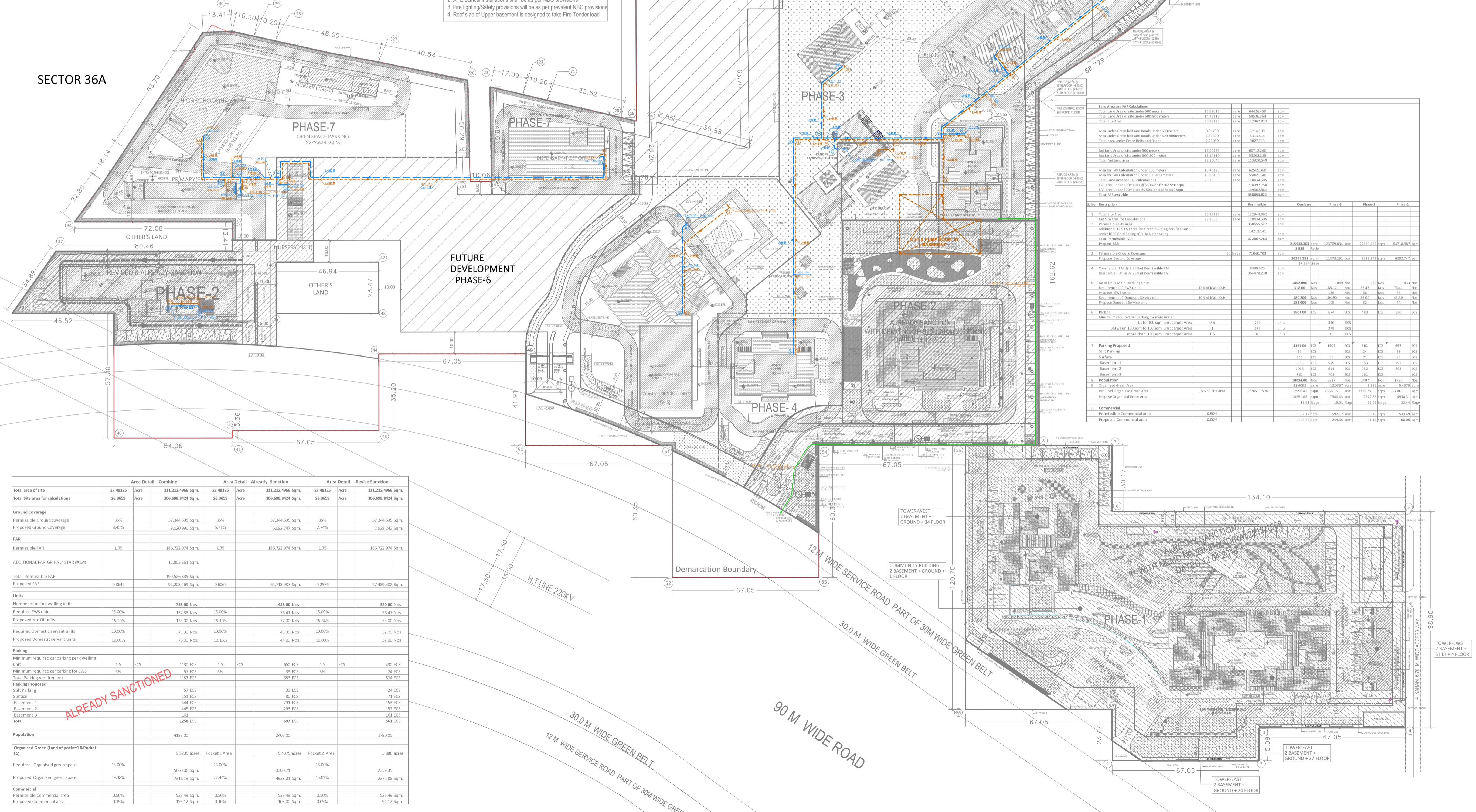
AREA STATEMENT AND POPULATION CHART –(PHASE3&4 SANCTION)					
BUILDING DESCRIPTION	AREA CALCULATION			POPULATION STATEMENT	
	BUILDING TYPE	DESCRIPTION	GROUND COVERAGE (sqm)	FAR (sqm)	NO. OF APARTMENTS
TOWER 3.1	G+36		1,428,762	24723.3	31708.88
TOWER 3.2	G+38		1,468,821	28822.106	37827.28
TOWER 3.3	G+43		1,468,821	32800.144	41923.673
TOWER 3.0	G+48		1,177,130	32745.78	449
BASEMENTS	1 LEVEL		87628.398		2245
DISPENSARY	G+1		971,060		1916,733
CRECHE	MEZZANINE (1st floor 3.2 & 3.3)		1004.194		
PRIMARY SCHOOL	G+2		1,232,460		3612,112
HIGH SCHOOL	G		871.2		711.82
RELIGIOUS BUILDING	G		2,299,690	10967,972	
CLUB	G+4		204.25	140.6	204.25
CHANGE ROOM	G		244.3	270.2	
NURSERY SCHOOL	G		317,767	4317,320	160
EWS	S+7				582
POST OFFICE					40
GRAND TOTAL			11,278,261	123709,834	283559,686

LEGEND

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

NOTES:

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



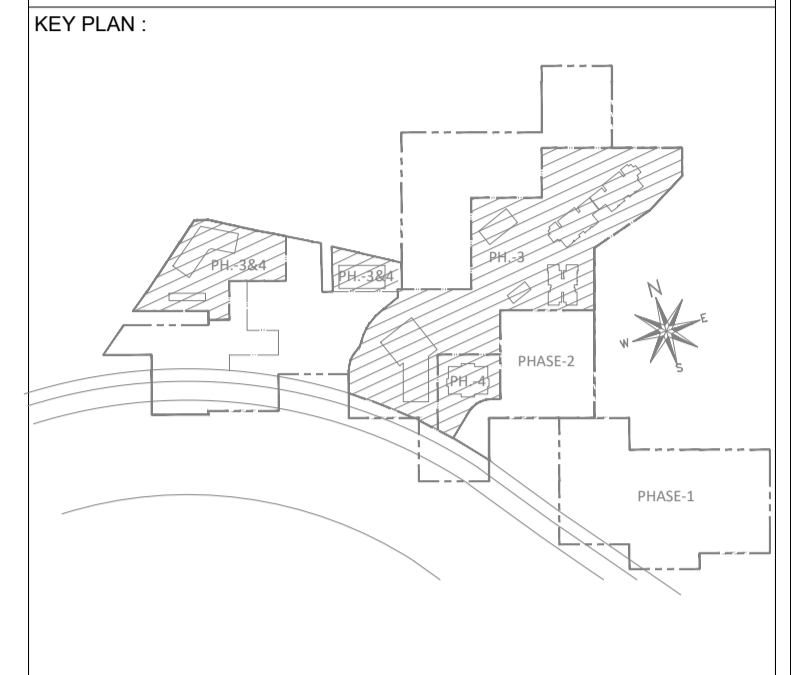
Land Area and FAR Calculations

Category	Area (sqm)	FAR	Permissible FAR
Total Land Area	15,20,151	1.75	26,602,823
Area under Green Belt and Roads	5,93,170	1.75	10,380,475
Area under Green Belt and Roads under 500meters	2,20,000	1.75	3,850,000
Area under Green Belt and Roads under 500meters	13,14,815	1.75	23,009,263
Area under Green Belt and Roads under 500meters	78,10,525	1.75	13,668,419
Area for FAR Calculation under 500 meters	15,45,225	1.75	26,941,438
Area for FAR Calculation under 500 meters	13,04,640	1.75	22,831,200
Area for FAR Calculation under 500 meters	18,04,640	1.75	31,481,200
Area for FAR Calculation under 500 meters	29,30,640	1.75	51,276,200
Total FAR available			1,06,65,622

S.No. Description

S.No.	Description	Permissible	Combine	Phase-1	Phase-2	Phase-3
1	Total Site Area	30,81,25	1,02,48,352	100%	100%	100%
2	Area for Calculations	29,30,64	1,02,48,352	100%	100%	100%
3	Area for Calculations	1,02,48,352	1,02,48,352	100%	100%	100%
4	Additional 32% FAR area for Green Building certification under GBC Gold Rating criteria as per GBCI	1,01,2,141	1,01,2,141	100%	100%	100%
5	Total Permissible FAR	32,84,793	1,02,48,352	100%	100%	100%
6	Permissible Ground Coverage	60% Max	1,81,49,011	100%	100%	100%
7	Commercial FAR @ 2.2% of Permissible FAR	8,82,252	1,81,49,011	100%	100%	100%
8	Commercial FAR @ 2.2% of Permissible FAR	8,82,252	1,81,49,011	100%	100%	100%
9	Permissible FAR	1,81,49,011	1,81,49,011	100%	100%	100%
10	Permissible FAR	1,81,49,011	1,81,49,011	100%	100%	100%

	Area Detail –Combine	Area Detail –Already Sanction	Area Detail –Revise Sanction
Total area of site	27,48,225 Acre	111,212,496 Sqm	27,48,225 Acre
Total Site area for calculations	26,36,59 Acre	106,698,824 Sqm	26,36,59 Acre
Ground Coverage	35%	37,344,595 Sqm	35%
Proposed Ground Coverage	8.45%	9,020,990 Sqm	5.71%
FAR			
Permissible FAR	1.75	186,722,974 Sqm	1.75
ADDITIONAL FAR GRINA_4STAR@12%		12,803,861 Sqm	
Total Permissible FAR		199,526,835 Sqm	
Proposed FAR	0.8642	91,208,460 Sqm	0.6066
Units			
Number of main dwelling units		798,00 Nos.	488,00 Nos.
Required EWS units	15.00%	11,970 Nos.	7,320 Nos.
Required No. Of units	15.00%	11,970 Nos.	7,320 Nos.
Required Domestic servant units	10.00%	7,980 Nos.	4,880 Nos.
Proposed Domestic servant units	10.00%	7,980 Nos.	4,880 Nos.
Parking			
Minimum required car parking per dwelling unit	1.5	1197 ECS	727 ECS
Minimum required car parking for EWS	5%	599 ECS	369 ECS
Total Parking requirement		1796 ECS	1096 ECS
Parking Proposed			
Still Parking		57 ECS	33 ECS
Surface		351 ECS	213 ECS
Basement-1		445 ECS	270 ECS
Basement-2		445 ECS	270 ECS
Basement-3		361 ECS	217 ECS
Total		1,234 ECS	753 ECS
Population		4187,00	2407,00
Organised Green (Land of pocket1 & Pocket 2A)		9.3235 acres	5.4375 acres
Required Organised green space	15.00%	5660.00 Sqm	3300.71
Proposed Organised green space	10.38%	7311.30 Sqm	4388.30 Sqm
Commercial			
Permissible Commercial area	0.50%	533.40 Sqm	0.50%
Proposed Commercial area	0.19%	199.12 Sqm	0.10%



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 INDUSTRIAL COMPLEX BEING DEVELOPED BY KRISUMI CORPORATION PVT. LTD.

ARCHITECT'S SIGNATURE / STAMP:

STRUCTURE CONSULTANT SIGNATURE / STAMP:

OWNER SIGNATURE / STAMP:

DRAWING TITLE
SITE PLAN
WATER SUPPLY
LAYOUT FOR RERA

SCALE
 1:500

DATE
 15.01.2024

DRAWING NO.
 SITE-PL-005

RELEASED FOR -

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- GFC

FOR RERA SUBMISSION

NET AREA=23.172 ACRES
DIMENSIONS IN METERS