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	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

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) + FAR – 70.08 (1% OF FAR)	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	1,420.762	24803.382	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 = 188x2= 372Person		
TOWER 3.2	G+39	1,468.821	20468.849	37947.513	230	1150			
TOWER 3.3	G+42	1,468.821	32763.598	40644.548	248	1240			
TOWER 6.0	G+46	1,032.128	32020.12	40450.26	439	2195			
BASEMENTS (TOWERS)	3 LEVEL			63545.080					
CHANGE ROOM	G	204.25	151.6	151.6					
EWS	S+7	407.537	4317.325	5091.051	186		584		
TOTAL		6,002.329	124515.242	220656.53	1237	5255	584		5839
Amenities									
TOTAL		5,743.355		37947.34					
GRAND TOTAL		11,745.684		258602.87					

EWS PHASE - 2 5933.719

TOTAL BUILT UP AREA = 264536.589 SMT

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

LEGEND

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

SECTOR 36A

PHASE-7
OPEN SPACE PARKING
(2279.634 SQ.M)

PHASE-2
REVISED & ALREADY SANCTIONED

PHASE-7
ALREADY SANCTIONED

PHASE-3

PHASE- 4

PHASE-2
ALREADY SANCTION WITH MEMO NO. ZP-915/AD(RA)/2022/(SR-II)/1 DATED 14.12.2022

PHASE-1
ALREADY SANCTIONED WITH MEMO NO. ZP-915/AD(RA)/2018/(SR-II)/1 DATED 12.01.2018

FUTURE DEVELOPMENT PHASE-5

FUTURE DEVELOPMENT PHASE-6

HIGH SCHOOL(HS)

PRIMARY(PS)

PLAYING GROUND (608.52sqM)

NURSERY(NS-2)

NURSERY(NS-1)

DISPENSARY+POST OFFICE (G+2)

RELIGIOUS BUILDING (NOS)

CANOPY LANDSCAPE FEATURE

COMMUNITY BUILDING (G+5)

TOWER-WEST
2 BASEMENT + GROUND + 34 FLOOR

COMMUNITY BUILDING
2 BASEMENT + GROUND + 1 FLOOR

TOWER-EAST
2 BASEMENT + GROUND + 27 FLOOR

TOWER-EWS
2 BASEMENT + STILT + 4 FLOOR

OTHER'S LAND

Demarcation Boundary

H.T LINE 220KV

12 M WIDE SERVICE ROAD PART OF 30M WIDE GREEN BELT

30.0 M WIDE GREEN BELT

90 M WIDE ROAD

30.0 M WIDE GREEN BELT

12 M WIDE SERVICE ROAD PART OF 30M WIDE GREEN BELT

KARNAL BYPASS WAY

Land Area and FAR Calculations									
Total Land Area of site under 500 meters(INTENSE ZONE)	15.92015	acre	64426.459	sqm				ALREADY SANCTIONED	ALREADY SANCTIONED
Total Land Area of site under 500-800 meters(TRANSITION ZONE)	14.46110	acre	58536.364	sqm					
Total Site Area	30.38125	acre	122962.823	sqm					
Area for FAR Calculation under 500 meters(INTENSE ZONE)	15.46115	acre	62568.955	sqm					
Area for FAR Calculation under 500-800 meters(TRANSITION ZONE	13.80470	acre	55865.550	sqm					
Total Land area for FAR calculations	29.26585	acre	118434.505	sqm					
FAR area under 500meters @1550% on 62568.950 sqm			218991.342	sqm					
FAR area under 800meters@2500% on 55865.550 sqm			139663.875	sqm					
Total FAR available			358655.218	sqm					

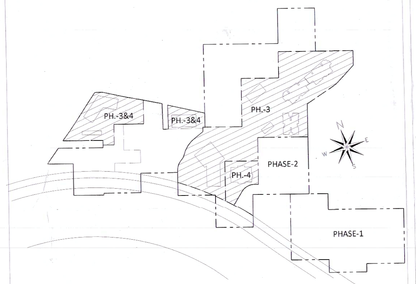
S. No.	Description			Permissible		Combine	Phase-3,4&7	Phase-2	Phase-1
1	Total Site Area	30.38125	acre	122948.362	sqm				
	Net Site Area for Calculations	29.26585	acre	118434.505	sqm				
3	Permissible FAR area			358655.218	sqm				
	Additional 12% FAR area for Green Building certification under IGBC Gold Rating /GRIHA 4 star rating (against 27.48325 acres/111212.5 sqm)			13345.500	sqm				
	Total Permissible FAR			372000.717	sqm				
	Propose FAR					216723.711 sqm / 1.830 Ratio	124515.242 sqm	27489.482 sqm	64718.987 sqm
2	Permissible Ground Coverage	60 %age		71060.703	sqm				
	Propose Ground Coverage					20766.674 sqm / 17.534 %age	11745.684 sqm	2928.243 sqm	6092.747 sqm
4	Commercial FAR @ 2.25% of Permissible FAR			8370.016	sqm				
	Propose Commercial FAR			284.120	sqm				
	Residential FAR @97.75% of Permissible FAR			363630.701	sqm				
5	No of Units Main Dwelling Units					1804.000 Nos	1051 Nos	320 Nos	433 Nos
	Requirement of EWS units	15% of Main DUs				318.35 Nos	185.47 Nos	56.47 Nos	76.41 Nos
	Propose EWS units					321.000 Nos	186 Nos	58 Nos	77 Nos
	Requirement of Domestic Service unit	10% of Main DUs				180.400 Nos	105.10 Nos	32.00 Nos	43.30 Nos
	Propose Domestic Service unit					182.000 Nos	106 Nos	32 Nos	44 Nos
6	Parking REQUIRED					1809.00 ECS	679 ECS	480 ECS	650 ECS
	Minimum required car parking for main units								
	Upto 100 sqm unit carpet Area	0.5		758	units		379 ECS		
	Between 100 sqm to 150 sqm unit carpet Area	1		283	units		283 ECS		
	more than 150 sqm unit carpet Area	1.5		10	units		15 ECS		
	COMMERCIAL PARKING						2 ECS		
7	Parking Proposed					2851.00 ECS	1593 ECS	561 ECS	697 ECS
	Stilt Parking					70 ECS		17 ECS	33 ECS
	Surface					159 ECS	21 ECS	58 ECS	80 ECS
	Basement-1					953 ECS	509 ECS	153 ECS	291 ECS
	Basement-2					878 ECS	433 ECS	152 ECS	293 ECS
	Basement-3					623 ECS	462 ECS	161 ECS	ECS
	Community building Basement 1					56 ECS	56 ECS		
	Community building Basement 2					110 ECS	110 ECS		
	COMMERICAL PARKING					2 ECS	2 ECS		
8	Population					10026.00 Nos	5839 Nos	1780 Nos	2407 Nos
9	Organised Green Area					21.0535 acre	11.7309 acre	3.886 acre	5.4375 acre
	Required Organised Green Area	15% of Site Area		17765.17576		12780.49 sqm	7120.433 sqm	2359.35 sqm	3300.71 sqm
						14649.39 sqm	7338.197 sqm	2372.88 sqm	4938.31 sqm
	Propose Organised Green Area					17.95 %age	15.46 %age	15.09 %age	22.44 %age
10	Commercial							533.49 sqm	533.49 sqm
	Permissible Commercial area	0.50%						91.12 sqm	108.00 sqm
	Proposed Commercial area					284.12 sqm	85.00 sqm		

School Detail		
POPULATION	10026	
	Required Nos.	Propose Number
Nursery	2	2
Primary School	1	1
High School	1	1

Sr. no.	Description	High School		Primary School		Nursery school - 2		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)	2.00	(in acres)	1.25	(in acres)		
		8,093.70	(in sqm)	2,023.43	(in sqm)	809.37	(in sqm)	809.37	(in sqm)	809.37	(in sqm)	8,093.70	(in sqm)	5,058.56	(in sqm)		
2	Permissible Ground coverage	2832.80	(in sqm)	708.20	(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)		
3	Proposed Ground coverage	1232.45	(in sqm)	401.055	(in sqm)	275.425	(in sqm)	0.0 (at upper floor of tower - 3.2 & 3.3)		283.04	(in sqm)	2578.325	(in sqm)	973.06	(in sqm)	5743.355	(in sqm)
		15.23%	(in Percentage)	19.82%	(in Percentage)	34.03%	(in Percentage)			34.97%	(in Percentage)	31.86%	(in Percentage)	19.24%	(in Percentage)		
4	Permissible FAR	12140.55	(in sqm)	3035.1375	(in sqm)	1214.055	(in sqm)	1214.055	(in sqm)	1214.055	(in sqm)	12140.55	(in sqm)	7587.84375	(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)		
5	minimum area required for considering the building plans as per HBC, 2017	3035.137	(in sqm)	758.78	(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		
6	Proposed FAR	4459.801	(in sqm)	779.655	(in sqm)	341.335	(in sqm)	471.404	(in sqm)	428.28	(in sqm)	12056.867	(in sqm)	2218.24	(in sqm)	20755.602	(in sqm)
		36.74%	(in Percentage)of permissible FAR	25.69%	(in Percentage)of permissible FAR	28.12%	(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)	121.41	(in sqm)	121.41	(in sqm)	121.41	(in sqm)	1214.06 (1% x 15 x)		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	3301 Sqm.					
8	Proposed car parking	1717.171	(in sqm)	417.69	(in sqm)	185.64	(in sqm)	122	(in sqm)	122	(in sqm)	166	ECS	8	ECS		
		21.22%	(in Percentage)of site	20.64%	(in Percentage)of site	22.94%	(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		unrestricted		unrestricted (under Tower 3.2&3.3)		unrestricted		unrestricted		unrestricted			
	proposed height	16.05	in m	7.95	in m	4.2	in m	Ground +Mezzanine		3.65	in m	29.5	in m	12.15	in m		
10	No of Floor	G+3		G+1		G				B+G		28+G+G+5		G+2			
11	Total built up/covered area	4537.47	(in sqm)	850.58	(in sqm)	457.87	(in sqm)	471.40	(in sqm)	367.88	(in sqm)	28773.90	(in sqm)	2,288.248	(in sqm)	37947.34	(in sqm)

AUTHORITY STAMP :

KEY PLAN :



PHASE LEGEND:

- PHASE-3,4&7
- PHASE-2
- PHASE-1

PROJECT ARCHITECT:-

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STRUCTURE

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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
UNDER TOD POLICY DATED 09.02.2016 FOR THE AREA MEASURING 30.38125 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 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 :

RAJEEV KUMAR AGARWAL
ARCHITECT CA/88/1915

STRUCTURE CONSULTANT SIGNATURE / STAMP :

OWNER SIGNATURE / STAMP :

For KRISUMI CORPORATION PVT. LTD.
Authorised Signatory

DRAWING TITLE :

SITE PLAN

SCALE	1:500
DATE	5 OCTOBER 2023
DRAWING NO.	SP-1

RELEASED FOR -
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- ☐ GFC

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

Checked & found ok to sanction (subject to service only in the property for the purpose of inviting objections from the general public

SANCTIONED
AD WITH THIS OFFICE
DATED:

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

Consultant Architect

ATP(HQ)

(Dinesh Kumar)
PA(HQ)