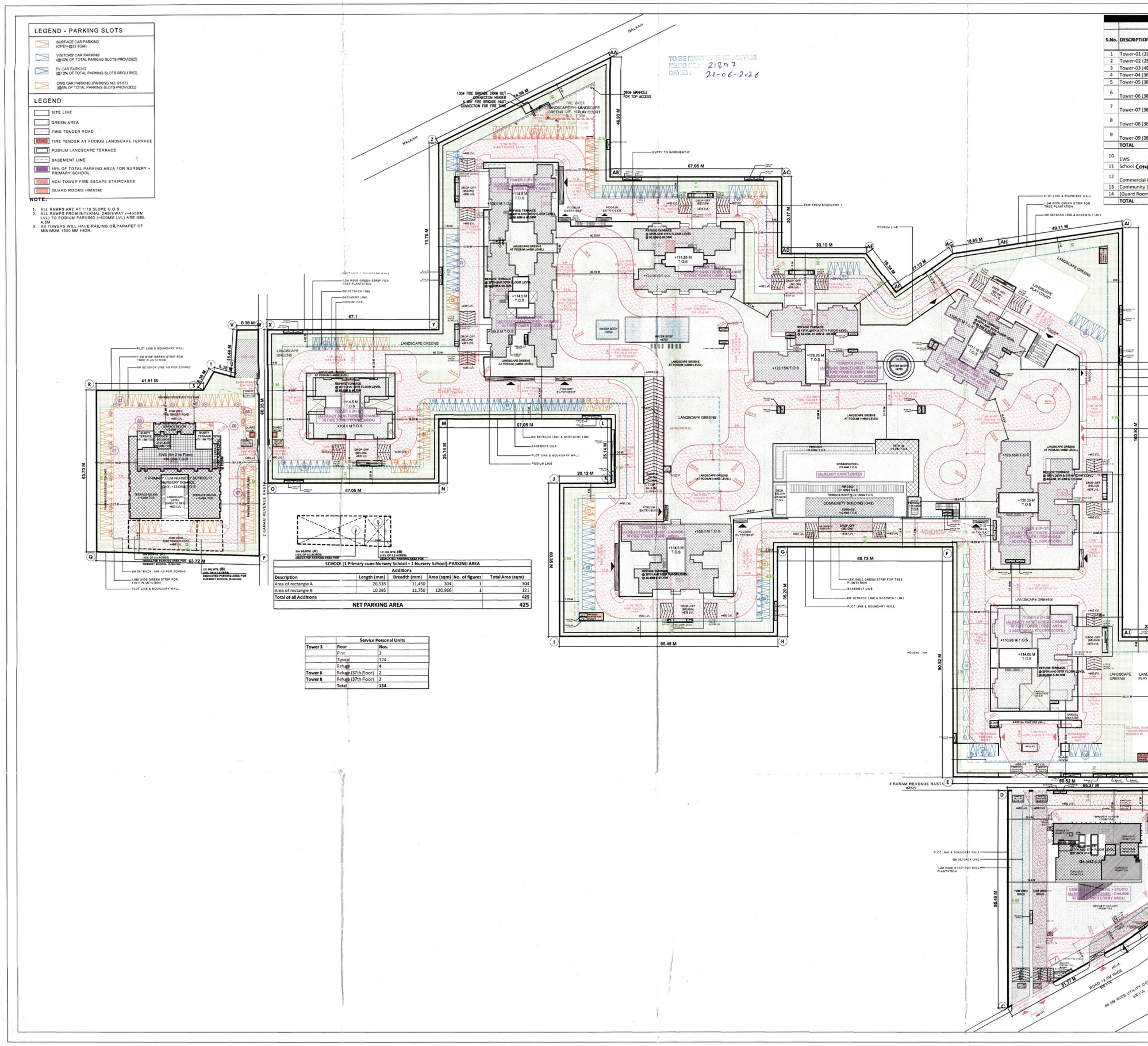


APPROVED VS RE-SANCTION CALCULATIONS

S.No.	DESCRIPTION	AS PER APPROVED SANCTION - MEMO NO. ZP-1006/PA(DK)/2024/6911 (01.03.2024) No. Of Units	FAR (IN SQ. M)	NON FAR (IN SQ. M)	TOTAL BUA (IN SQ.M)	NO. OF FLOORS	TOTAL HEIGHT (in Mtrs.)	AS PER PROPOSED / REVISED No. Of Units	FAR (IN SQ. M)	NON FAR (IN SQ. M)	TOTAL BUA (IN SQ.M)	NO. OF FLOORS	TOTAL HEIGHT (in Mtrs.)	REMARKS (CHANGE IN FIRE LOBBY FAR IN SQM)
1	Tower-01 (2BHK C+ & 3BHK C)	206.00	22,802.27	5,960.08	28,762.35	Podium + 35 floors	108	206.00	22,592.85	6,171.24	28,764.09	Podium + 35 floors	108	Fire Lobby Area deducted from FAR 209.42
2	Tower-02 (2BHK C+ & 3BHK C)	139.00	14,566.41	4,302.87	18,869.48	Podium + 35 floors	108	139.00	14,385.57	4,483.90	18,869.47	Podium + 35 floors	108	Fire Lobby Area deducted from FAR 181.04
3	Tower-03 (4BHK C)	135.00	21,132.98	6,166.70	27,299.68	Podium + 34 floors	105.05	135.00	20,954.68	6,345.00	27,299.68	Podium + 34 floors	105.05	Fire Lobby Area deducted from FAR 178.30
4	Tower-04 (3BHK C+ & 2BHK C)	139.00	14,545.91	4,157.18	18,703.09	Podium + 35 floors	108	139.00	14,373.53	4,329.57	18,703.10	Podium + 35 floors	108	Fire Lobby Area deducted from FAR 172.38
5	Tower-05 (3BHK C+ & 4BHK C+)	139.00	20,917.13	6,860.06	27,777.19	Podium + 35 floors	108	139.00	20,626.95	7,150.24	27,777.19	Podium + 35 floors	108	Fire Lobby Area deducted from FAR 290.19
6	Tower-06 (3BHK O & 4BHK O)	143.00	25,890.17	8,034.50	33,924.67	Podium + 36 floors	110.95	147.00	26,351.66	8,504.50	-34,856.17	Podium + 37 floors	123.15	Fire Lobby Area deducted from FAR 219.15 1 Floor added (4 units) (37th Floor)
7	Tower-07 (3BHK O+)	135.00	19,399.49	5,876.30	25,275.79	Podium + 34 floors	105.05	139.00	19,788.82	6,220.16	-26,008.98	Podium + 35 floors	108	Fire Lobby Area deducted from FAR 172.36 1 Floor added (4 units) (35th Floor)
8	Tower-08 (3BHK O & 4BHK O)	143.00	25,890.17	8,034.50	33,924.67	Podium + 36 floors	110.95	147.00	26,351.66	8,504.50	-34,856.17	Podium + 37 floors	123.15	Fire Lobby Area deducted from FAR 219.15 1 Floor added (4 units) (37th Floor)
9	Tower-09 (3BHK O)	135.00	21,873.85	5,294.69	27,168.54	Podium + 34 floors	108	143.00	21,932.66	5,814.46	28,747.12	Podium + 36 floors	110.95	2 Floors added (8 units) (35th & 36th Floors) 209.21
	TOTAL	1,314.00	187,018.58	54,686.88	241,705.46			1,334.00	188,358.39	57,523.58	245,881.96			
10	EWS	233.00	6,115.27	1,648.11	7,763.38	Service floor+17 floors	65.05	236.00	5,991.73	1,514.70	7,506.43	Service floor+17 floors	65.05	Fire Lobby Area deducted from FAR 3 EWS units added at 17th Floor
11	School (ONE P. SCHOOL ONE NUR.)	-	4,079.30	575.04	4,654.34	G+ 3 floors	47.95	-	4,069.60	551.85	4,621.45	G+ 3 floors	47.95	Fire Lobby Area deducted from FAR
12	Commercial & Retail & Studio apartments	-	10,318.75	1,311.76	11,630.51	G+3 - Retail and Floors 4 - 13 Service Apartments	47.95	-	10,194.22	1,436.30	11,630.52	G+3 - Retail and Floors 4 - 13 Service Apartments	47.95	Fire Lobby Area deducted from FAR
13	Community Building	-	3,043.07	631.51	3,674.58	P+2	19.8	-	3,043.07	631.51	3,674.58	P+2	19.8	Same as Approved Sanction
14	(Guard Rooms, Driver Rooms/Toilets) Block	-	17.50	-	-		-	-	17.50	-	-		-	-
	TOTAL	1,547.00	210,592.47	58,853.30	269,445.77			1,570.00	211,674.50	61,657.93	273,332.43			

AREA SUMMARY

S.No.	DESCRIPTION	PERMISSIBLE AREA		APPROVED SANCTION AREA		PROPOSED AREA	
1	SITE AREA	14.20625 Acres					
		57,490.583 Sq.Mts					
	Residential Site Area @95%	13.496 Acres					
	Commercial Site area @5%	0.710 Acres					
2	FAR as per TOD	3.50		3.50			
		[IGBC Registration No.:	6,888.87 Sq.Mts		2,01,216.97 Sq.Mts		
	Additional 12% of site area for IGBC Gold Rating	0.12 (IG/2300292)]		0.09 (Additional 9% of site area as per IGBC Silver	5,174.15		
2	Total FAR	3.62	2,08,115.84 Sq.Mts	3.59	2,06,390.22	3.59898	**2,07,604.90** **3.61111**
	COMMERCIAL FAR	5% of FAR	10,405.79 Sq.Mts	5%	10,318.75	5%	**10,194.22** **4.90%**
	RESIDENTIAL FAR	95% of FAR	1,97,710.05 Sq.Mts	95%	1,96,071.56	95%	**1,97,410.68** **94.86%**
	Total	100%	2,08,115.84	100%	2,06,390.31	100%	**2,07,604.90** **99.75%**
3	GREEN AREA	15% of site area	8,623.58 Sq.Mts	16.26%	9,346.46	16.26%	**8,716.97** **15.16%**
4	GROUND COVERAGE	60% of site area	34,494.34 Sq.Mts	45.23%	26,005.46	45.23%	**25,975.63** **45.18%**
5	EWS Units	10% of Total no. of Units	236 Units		233 Units		**236.00** **15.03%**

FAR, NON-FAR & BUA CALCULATIONS

S.No.	DESCRIPTION	No. Of Units	FAR (IN SQ. M)	NON FAR (IN SQ. M)	TOTAL BUA (IN SQ. M)	NO. OF FLOORS	TOTAL HEIGHT (in Mtrs.)
1	Tower-01 (2BHK C+ & 3BHK C)	206.00	22,592.85	6,171.24	28,764.09	Podium + 35 floors	108
2	Tower-02 (2BHK C+ & 3BHK C)	139.00	14,385.57	4,483.90	18,869.47	Podium + 35 floors	108
3	Tower-03 (4BHK C)	135.00	20,954.68	6,345.00	27,299.68	Podium + 34 floors	105.05
4	Tower-04 (3BHK C+ & 2BHK C)	139.00	14,373.53	4,329.57	18,703.10	Podium + 35 floors	108
5	Tower-05 (3BHK C+ & 4BHK C+)	139.00	20,626.95	7,150.24	27,777.19	Podium + 35 floors	108
6	Tower-06 (3BHK O & 4BHK O)	147.00	26,351.66	8,504.50	34,856.17	Podium + 37 floors	123.15
7	Tower-07 (3BHK O+)	139.00	19,788.82	6,220.16	26,008.98	Podium + 35 floors	108
8	Tower-08 (3BHK O & 4BHK O)	147.00	26,351.66	8,504.50	34,856.17	Podium + 37 floors	123.15
9	Tower-09 (3BHK O)	143.00	22,932.66	5,814.46	28,747.12	Podium + 36 floors	110.95
	TOTAL	1,334.00	188,358.39	57,523.58	245,881.96		
10	EWS	236.00	5,991.73	1,514.70	7,506.43	Service floor+17 floors	65.05
11	School	-	4,069.60	551.85	4,621.45	G+3 floors	
12	Commercial & Retail	-	10,194.22	1,436.30	11,630.52	G+13	47.95
13	Community Building	-	3,043.07	631.51	3,674.58	P+2	19.8
14	Ancillary Blocks (Guard Rooms, Driver Rooms/Toilets)	-	17.50	-	-		-
	TOTAL	1,570.00	211,674.50	61,657.93	273,314.93		

Density & Population Calculation

	no.of units	people per unit	Total Population
Population of main units @5 persons	1,334	5	6,670.00 people
Population of Units with Service personnel @2persons	134.00	2	268.00 people
Population of EWS	236	2	472.00 people
Total Population			**7,410 Nos.**
Density Achieved			**148.3 PPA**
Density As / Zoning			**&40 +/- 10% PPA**

PARKING CALCULATION (REQUIREMENT)

S.No.	DESCRIPTION	TYPE OF UNITS	No. of floors	NO. OF UNITS	Carpet Area / DU in sqm	Parking requirement as per TOD		Population per DU	Total population
1	RESIDENTIAL					EQ/DU	Total ECS		
	Tower 01	3BHK C	35	139	86.50	0.5	69.5	5.0	695.00
		3BHK C+	35	67	67.36	0.5	33.5	5.0	335.00
	Tower 02	3BHK C	35	66	86.84	0.5	33	5.0	330.00
		3BHK C+	35	69	67.36	0.5	34.5	5.0	345.00
		2BHK (ReTuge)	-	2	75.48	0.3	2	5.0	20.00
	Tower 03 (With service personnel)	3BHK C (With service personnel)	34	130	128.55	1.0	130	7.0	910.00
	Tower 03	3BHK C	-	1	108.73	1.0	1	5.0	75.00
	Tower 04	3BHK C	35	65	96.48	0.5	32.5	5.0	325.00
		3BHK C	35	70	58.87	0.5	35	5.0	350.00
		2BHK (ReTuge)	-	4	79.94	0.3	2	5.0	20.00
	Tower 05	3BHK C+	35	65	96.63	0.5	32.5	5.0	325.00
		4BHK C+	35	69	138.03	1.0	69	5.0	345.00
		2BHK (ReTuge)	-	4	79.56	0.5	2	5.0	20.00
		3BHK (Podium)	-	1	110.56	1.0	1	5.0	5.00
	Tower 06 & 08	3BHK O	37	138	127.72	1.0	138	5.0	690.00
		4BHK O	36	142	160.22	1.5	213	5.0	710.00
		3BHK (With service personnel)	1	4	165.19	1.5	6	7.0	28.00
		2BHK (ReTuge)	-	8	106.32	1.0	8	5.0	40.00
		3BHK (Podium)	-	2	139.17	1.0	2	5.0	10.00
	Tower 07	3BHK O+	35	134	113.32	1.0	134	5.0	670.00
		2BHK (ReTuge)	-	4	85.32	0.5	2	5.0	20.00
		3BHK (Podium)	-	1	85.44	0.5	0.5	5.0	5.00
	Tower 09	3BHK O	36	139	128.57	1.0	139	5.0	695.00
		2BHK (ReTuge)	-	3	107.09	1.0	3	5.0	15.00
	TOTAL			1,334			1,138		6,918.00
	EWS			236			236	2.00	472.00
	Grand Total			1,570.00					7,410.00
2	EWS	5% of the total parking requirement		56.10	ECS				
3	COMMERCIAL AND RETAIL	1 ECS per 50 sqm of carpet area	1,489.94	150	ECS				
4	VISITOR PARKING	Additional 10% of the total parking requirement		112	ECS				

EV CAR PARK

	REQUIRED	PROVIDED
	23	24

GROUND COVERAGE

	AREA	PERCENTAGE
PODIUM LEVEL	23,254.06	40.45%
EWS & SCHOOL (1 Primary-cum-Nursery School + 1 Nursery School)	1127.53	1.96%
COMMERCIAL	1579.035	2.75%
ANCILLARY(GUARD ROOMS)	15	0.03%
Total	25975.628	45.18%

S.No.	DESCRIPTION	AREA	SERVICE AREA	PARKING AREA	Per ECS Area consideration	No. of ECS achieved in basement and podium level	No. of Actual Car Parks
1	RESIDENTIAL						
A	LOWER BASEMENT, B2		38,397.28	8,042.86	30,354.43	32	969 **738**
B	UPPER BASEMENT, B1		38,397.28	9,494.07	28,903.22	32	903 **724**
C	PODIUM LEVEL		21,555.76		21,555.76	28	770 **346**
	TOTAL		**98,350.33**	**17,536.93**	**80,813.41**		**2,622** **1,828**
2	SURFACE PARKING ACHIEVED				1,825.74	23	71 **62**
							2,692 **1,890**
3	COMMERCIAL						
A	LOWER BASEMENT, B2_Full stack		2,480.51	647.00	1,833.51	32	115 **28**
	Parking area due to stack				3,667.02		**28**
B	UPPER BASEMENT, B1_Full stack		2,480.51	691.24	1,789.27	32	112 **37**
	Parking area due to stack				3,578.54		**37**
	TOTAL		**4,961.02**	**1,338.24**	**7,289.80**		**226** **130**
4	VISITOR PARKING (@10% OF TNE TOTAL PARKING REQUIREMENT)		-	-	3,401.79	23	148 113
5	EWS PARKING		-	-	1,316.15	23	57 **57**

Amenities & Infrastructure

1 No. Nursery school above 2500 persons 1 No. of Primary-cum-Nursery School above 5000 persons.	1 Primary-cum-Nursery School + 1 Nursery School for 7410 persons	Total FAR provided for School (1 Primary-cum-Nursery School + 1 Nursery School) = 4069.60 sqm

FAR Considered for School	Site area in acres	Site area in sqm	FAR	Permissible FAR area in sqmt.	FAR Provided
1 No. of Primary-cum-Nursery School	0.5	2023.42	1.5	3035.13	2906.86
1 No. Nursery School	0.2	809.368	1.5	1214.052	1162.74
Total				4249.182	4069.60

SUBMISSION DRAWINGS

FOR APPROVAL AND STAMPING

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

Rajeev Dutt (HO) Member B.P.A.C. | A.T.P. (HO) Member B.P.A.C. | Chairman B.P.A.C. | A.D. | A.T.P. | J.D.T.P. (HO) MEMBER B.P.A.C.

NOTES:

1. All fixture provided in toilets are as per N.B.C.
2. Basement will be mechanically ventilated.
3. All spaces (parking basement, services basement etc.) Will be artificially lit.
4. Standby generating capacity will be provided for the electrical requirement of the total scheme. This therefore includes standby generation for all common services, fire services, lifts etc. And also the entire electrical load for the ventilation.
5. Fire safety measures as per NBC includes smoke detector, heat detector, sprinkler spacing in compliance with code.
6. All eternal walls are 200mm and all internal walls are 100mm thick. (Valid for all drawings)

Rajeev Dutt SD(HO)

ARCHITECT

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41, Industrial Estate, Okhla Phase - III,
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E Mail: studio@morphogenesis.org

CONSULTING STRUCTURAL ENGINEER

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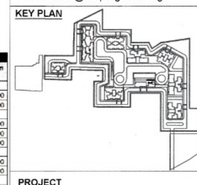
CONSULTING MEP

PROION
Proion Consultants Private Limited
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Telephone: +91-11-2852 4400
E-mail: info@proion.net
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CONSULTING LANDSCAPE ARCHITECT

MORPHOGENESIS
41, Industrial Estate, Okhla Phase - III,
New Delhi 110020
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KEY PLAN



PROJECT

Revised / Proposed building plan for Mixed Land Use Colony (95% Residential and 5% Commercial) under TOD policy over an area measuring 14.20625 acres in the revenue estate of village Hayatpur Sector-89, Gurugram being developed by Godrej Properties Ltd.
(Lic No151 of 2023 Dated 20-07-2023)

DEVELOPER

Godrej PROPERTIES
Godrej Properties Ltd.
Unit No. 02, 5th Floor, Godrej One, Pirojshanagar, Eastern Express Highway,
Mumbai - 400 079.

DEVELOPER'S SIGNATURE :

Authorised Signatory

ARCHITECT'S SIGNATURE :

DRAWING NAME :

SITE LAYOUT

DRAWING NO.

S-01

SCALE 1:500

DATE 05.11.2025