LEGEND - PARKING SLOTS

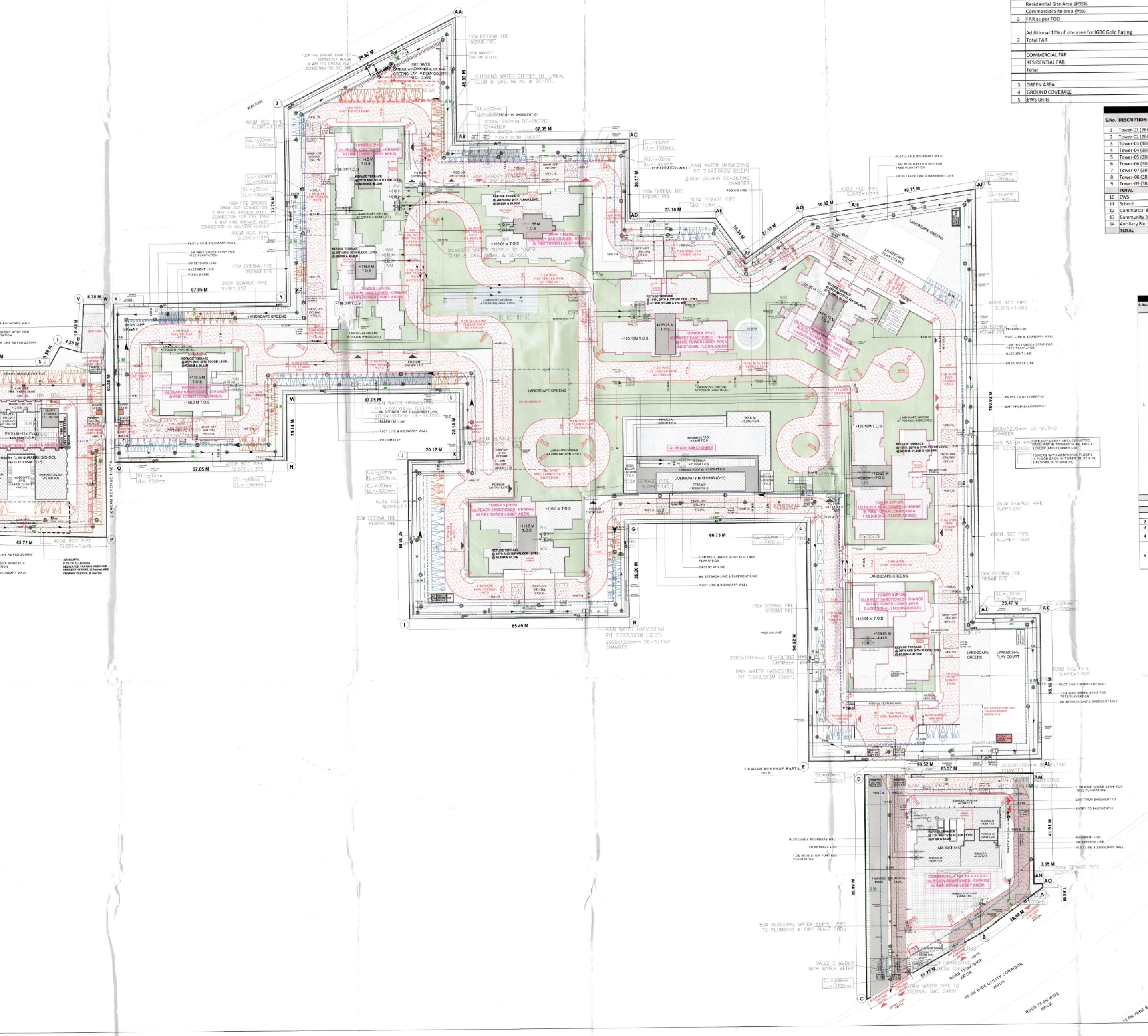
- SURFACE CAR PARKING (OPEN @32 SQM)
- VISITORS' CAR PARKING (@10% OF TOTAL PARKING SLOTS PROVIDED)
- EV CAR PARKING (@10% OF TOTAL PARKING SLOTS REQUIRED)
- EWS CAR PARKING (PARKING NO. 01-57) (@5% OF TOTAL PARKING SLOTS PROVIDED)

LEGEND

- SITE LINE
- GREEN AREA
- FIRE TENDER ROAD
- FIRE TENDER AT PODIUM LANDSCAPE TERRACE
- PODIUM LANDSCAPE TERRACE
- BASEMENT LINE
- 15% OF TOTAL PARKING AREA FOR NURSERY + PRIMARY SCHOOL
- NON TOWER FIRE ESCAPE STAIRCASES
- GUARD ROOMS (4MX3M)

NOTE:

1. ALL RAMPS ARE AT 1:10 SLOPE U.O.S.
2. ALL RAMPS FROM INTERNAL DRIVEWAY (+450MM LVL) TO PODIUM PARKING (+600MM LVL) ARE MIN. 4.5M



AREA SUMMARY

S.No.	DESCRIPTION	PERMISSIBLE AREA			APPROVED SANCTION AREA			PROPOSED AREA	
1	SITE AREA	14.20625	Acres						
		57,490.563	Sq.Mts						
	Residential Site Area @95%	13.496	Acres						
	Commercial Site area @5%	0.710	Acres						
2	FAR as per TOD	3.50		2,01,216.97 Sq.Mts	3.50		2,01,216.97		
	Additional 12% of site area for IGBC Gold Rating	0.12	(IGBC Registration No.: GH2300292)	6,898.87 Sq.Mts	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		2,06,390.22	3.58998	2,07,604.90	3.61111
	COMMERCIAL FAR	5%	of FAR	10,405.79 Sq.Mts		10,318.75	5%	10,194.22	4.90%
	RESIDENTIAL FAR	95%	of FAR	1,97,710.05 Sq.Mts		1,96,071.56	95%	1,97,410.68	94.86%
	Total	100%		2,08,115.84		2,06,390.31	100%	2,07,604.90	99.75%
3	GREEN AREA	15%	of site area	8,623.58 Sq.Mts		9,346.46	16.26%	8,716.97	15.16%
4	GROUND COVERAGE	60%	of site area	34,494.34 Sq.Mts		26,005.46	45.23%	25,975.63	45.18%
5	EWS Units	15%	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 Mts.)
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			549.1	PPA
Density As / Zoning			540 +/- 10%	PPA

PARKING CALCULATIONS (REQUIREMENT)

S.No.	DESCRIPTION	TYPE OF UNITS	No. of floors	NO. OF UNITS	Carpet Area / DU in sqm	Parking requirement as per TOD: ECS/DU	Parking requirement as per TOD: Total ECS	Population per DU	Total population
1	RESIDENTIAL								
	Tower 01	3BHK C	35	139	86.50	0.5	69.5	5.0	695.00
		2BHK C+	35	67	67.36	0.5	33.5	5.0	335.00
	Tower 02	3BHK C	35	66	86.84	0.5	[illegible]	5.0	330.00
		2BHK C+	35	69	67.44	0.5	34.5	5.0	345.00
		2BHK (Refuge)	-	4	75.68	0.5	2	5.0	20.00
	Tower 03(with service personnel)	3BHK C	34	132	128.55	1.0	132	7.0	924.00
	Tower 03	3BHK C	-	3	108.73	1.0	3	5.0	15.00
	Tower 04	3BHK C+	35	65	98.48	0.5	32.5	5.0	325.00
		2BHK C	35	70	58.97	0.5	35	5.0	350.00
		2BHK (Refuge)	-	4	78.64	0.5	2	5.0	20.00
	Tower 05	3BHK C+	35	65	98.63	0.5	32.5	5.0	325.00
		4BHK C+	35	69	116.03	1.0	69	5.0	345.00
		2BHK (Refuge)	-	4	78.56	0.5	2	5.0	20.00
		3BHK (Podium)	-	1	110.96	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	37	146	160.19	1.5	219	5.0	730.00
		2BHK (Refuge)	-	8	106.32	1.0	8	5.0	40.00
		3BHK (Podium)	-	2	139.37	1.0	2	5.0	10.00
	Tower 07	3BHK O+	35	134	113.32	1.0	134	5.0	670.00
		2BHK (Refuge)	-	4	95.30	0.5	2	5.0	20.00
		2BHK (Podium)	-	1	85.44	0.5	0.5	5.0	5.00
	Tower 09	3BHK O	36	139	126.57	1.0	139	5.0	695.00
		2BHK (Refuge)	-	4	107.09	1.0	4	5.0	20.00
	TOTAL			1,334			1,128		6,934.00
	EWS			236				2.00	472.00
	Grand Total			1,570.00					7,406.00
2	EWS	5% of the total parking requirement		56	ECS				
3	COMMERCIAL AND RETAIL	1 ECS per 50 sqm of carpet area	5,489.56	110	ECS				
4	VISITOR PARKING	Additional 10% of the total parking requirement		113	ECS				
5	SCHOOL (1 Primary-cum-Nursery School + 1 Nursery School)	15% of Site area as per school (Primary-cum-Nursery School = 0.5 acres + 1Nursery School = 0.2 acres) i.e 0.7 acres	2,832.79	425	SQ.MTS				

PROPOSED PARKING CALCULATIONS

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	949	758
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			1,625.74	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 THE TOTAL PARKING REQUIREMENT)	-	-	3,401.79	23	148	113
5	EWS PARKING	-	-	1,279.74	23	56	56

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 7300 persons	Total FAR provided for School = 4039.40 sqm		

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

GROUND COVERAGE

	AREA	PERCENTAGE
PODIUM LEVEL	23,254.06	40.45%
EWS & SCHOOL	1127.53	1.96%
COMMERCIAL	1579.035	2.75%
ANCILLARY (GUARD ROOMS)	15	0.03%
Total	25975.628	45.18%

LEGEND FOR SEWERAGE

DESCRIPTION	SYMBOL
STORM WATER PIPE	
CIRCULAR MANHOLE FOR SEWERAGE	

LEGEND FOR STORM WATER

DESCRIPTION	SYMBOL
STORM WATER PIPE	
CIRCULAR MANHOLE FOR STORM WATER	
RAIN WATER HARVESTING PIT SIZE=7MX3MX3M	
DE-SILTING CHAMBER 2MX1.2MX0.9M	

LEGEND FOR WATER SUPPLY

DESCRIPTION	SYMBOL
DOMESTIC WATER SUPPLY PIPE	
FLUSHING WATER SUPPLY PIPE	
IRRIGATION WATER SUPPLY PIPE	
WATER METER	WM
GARDEN HYDRANT	GH

LEGEND FOR FIRE FIGHTING

DESCRIPTION	SYMBOL
EXTERNAL FIRE HYDRANT PIPE	
EXTERNAL FIRE HYDRANT	FH
BUTTERFLY VALVE	
NON RETURN VALVE	
EXTERNAL FIRE HOSE CABINET	EFHC

TO BE READ WITH MEMO NO: 21897 DATED: 22-01-2026

SUBMISSION DRAWINGS

FOR APPROVAL AND STAMPING

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 external walls are 200mm and all internal walls are 100mm thick. (Valid for all drawings)

ARCHITECT

MORPHOGENESIS
41, Industrial Estate, Okhla Phase - III,
New Delhi 110020
TEL: 91 11 41828070
E Mail: studio@morphogenesis.org

CONSULTING STRUCTURAL ENGINEER

WHITBY WOOD

CONSULTING MEP

PROION

CONSULTING LANDSCAPE ARCHITECT

MORPHOGENESIS
41, Industrial Estate, Okhla Phase - II,
New Delhi 110020
TEL: 91 11 41828070
E Mail: studio@morphogenesis.org

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 Ltd.
GODREJ PROPERTIES

DEVELOPER'S SIGNATURE :

AUTHORIZED SIGNATORY

ARCHITECT'S SIGNATURE :

KIRAN YADAV [illegible]
CA/2010/48182

DRAWING NAME	SITE LAYOUT WITH MEP
DRAWING NO.	S-01.1
SCALE	1:500
DATE	05.11.2025

Superintending Engineer for Chief Engineer-I HSVP, Panchkula
Memo No. 34656 [illegible] 28/11/2025