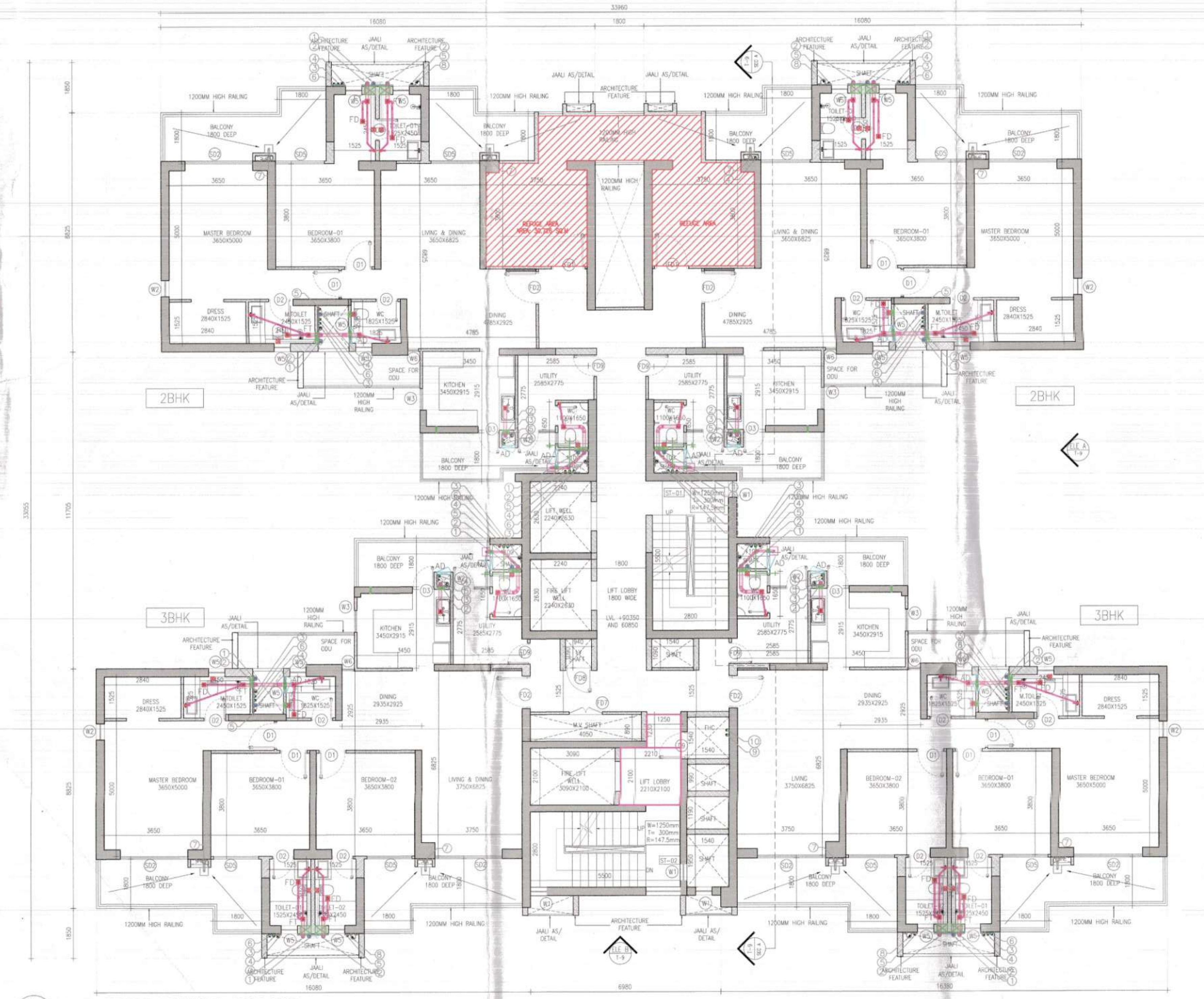
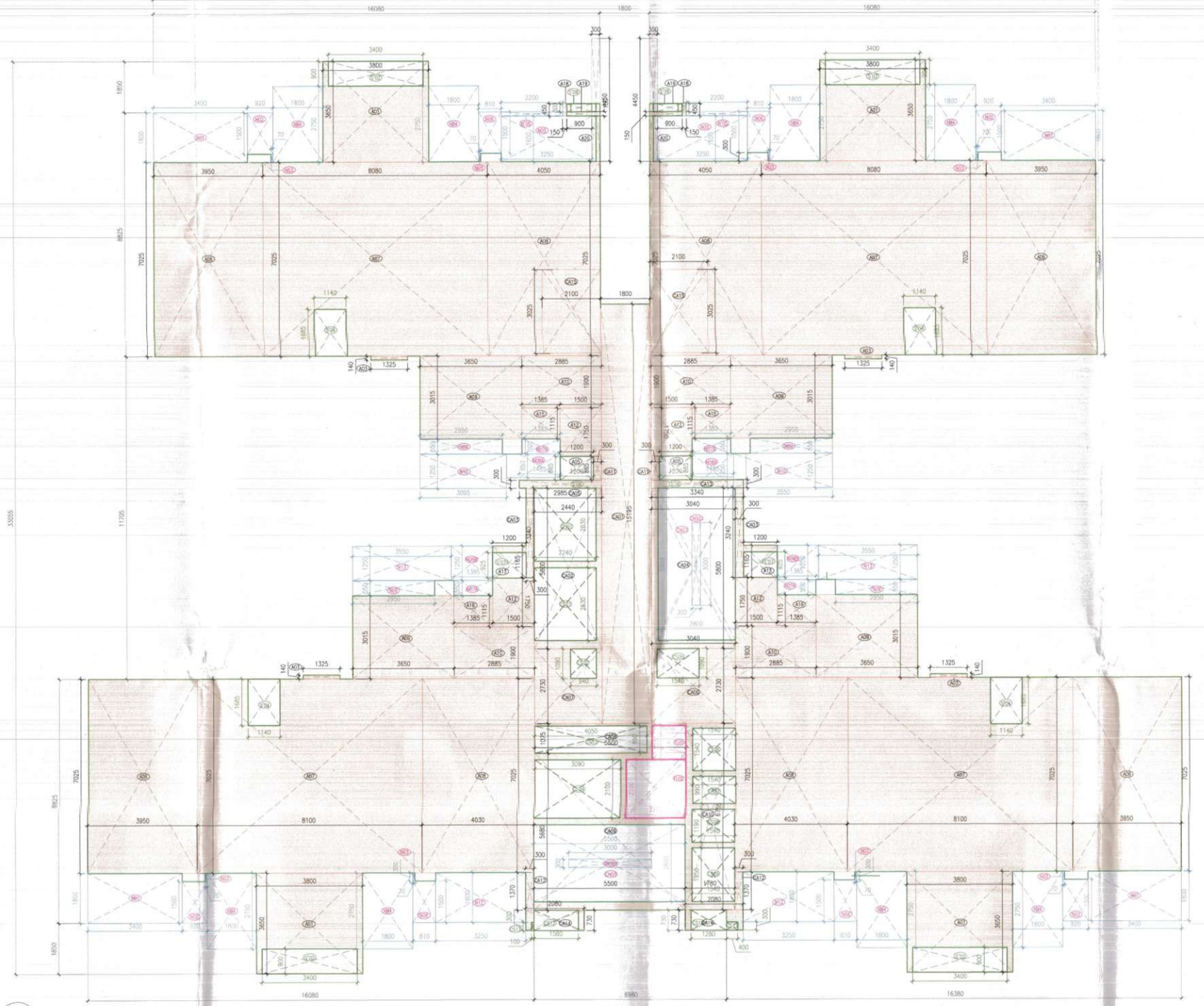
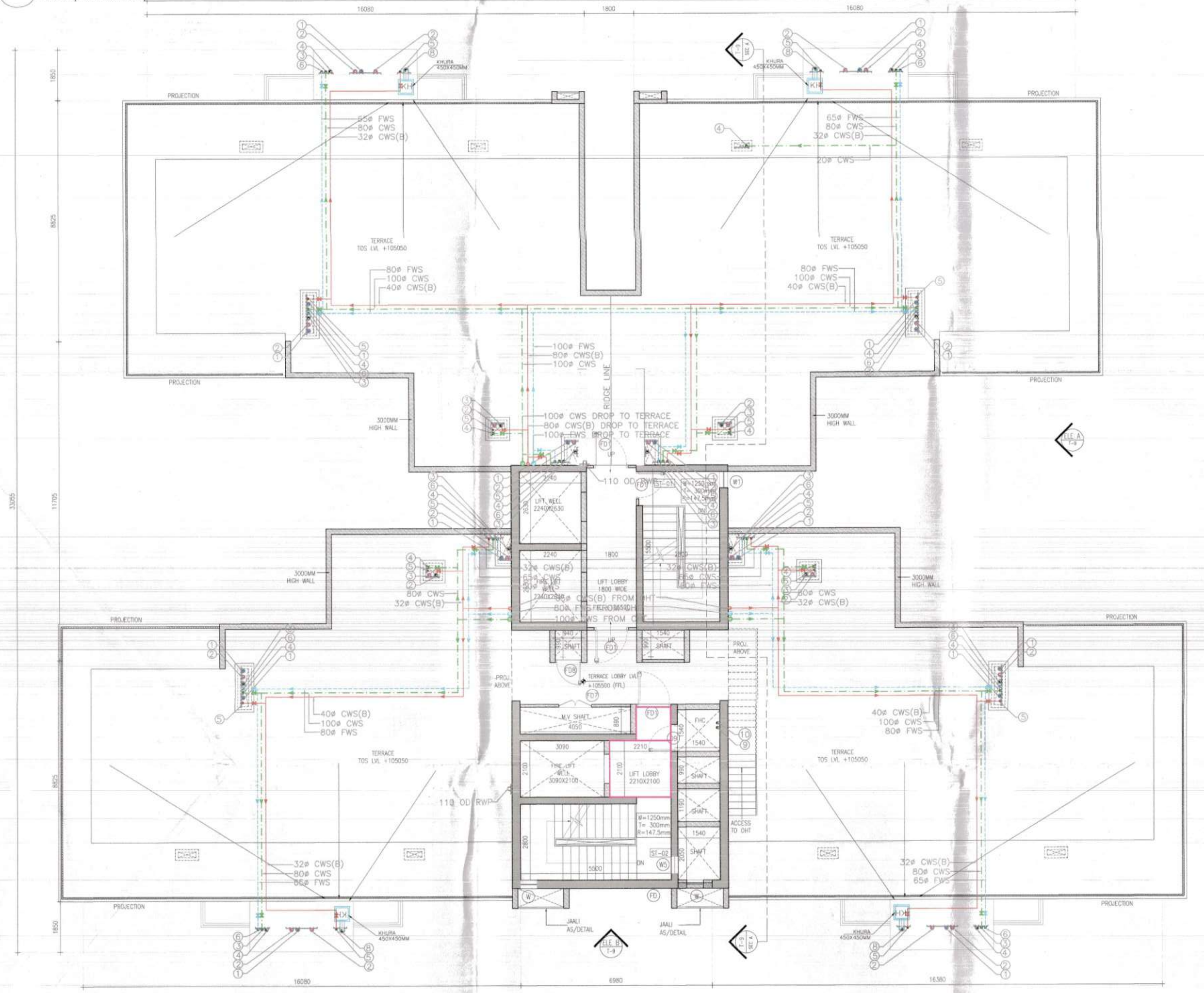


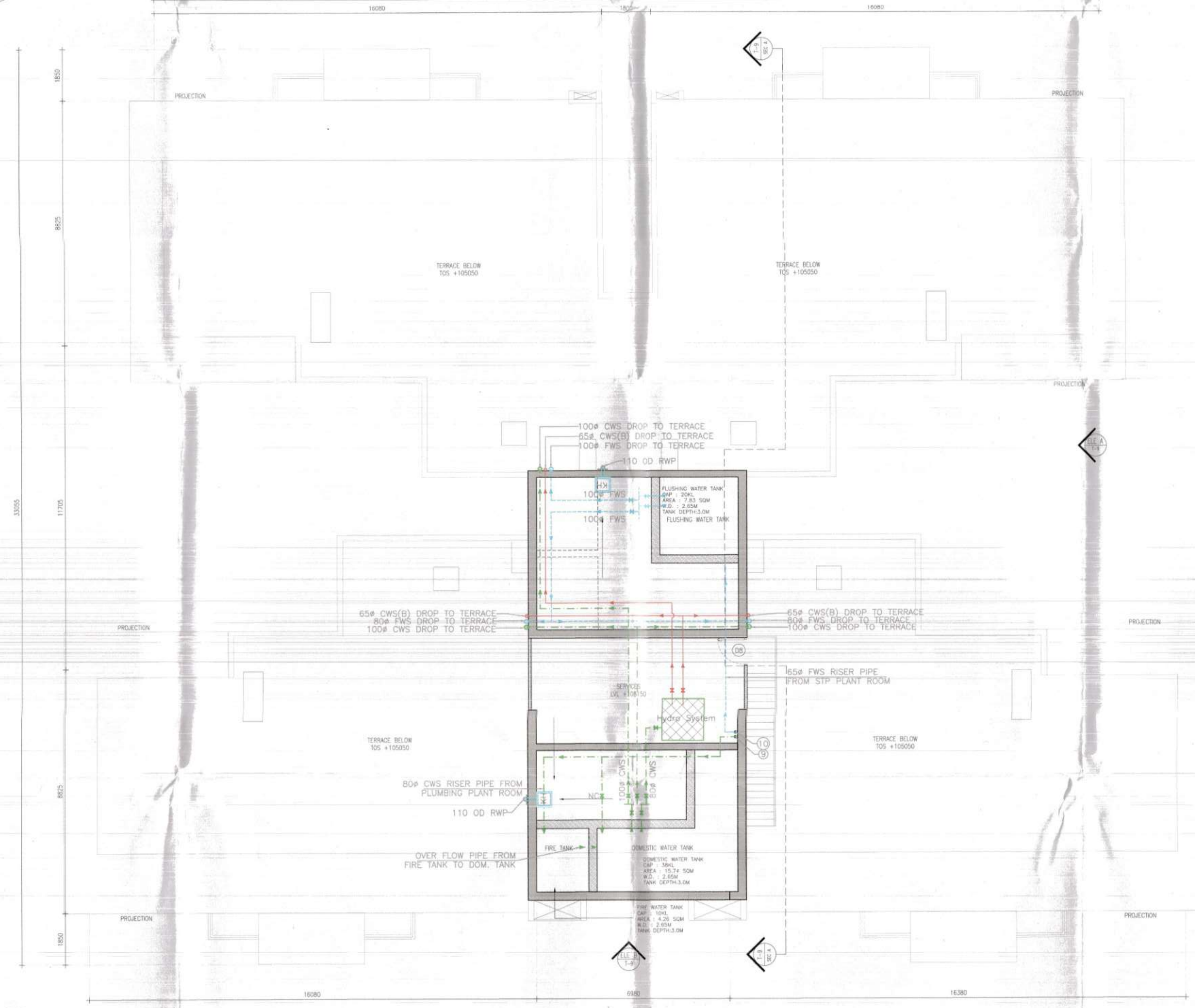
1 TOWER 9- REFUGE FLOOR PLAN (LVL +60850 & +90350)
1:100 (20TH & 30TH)



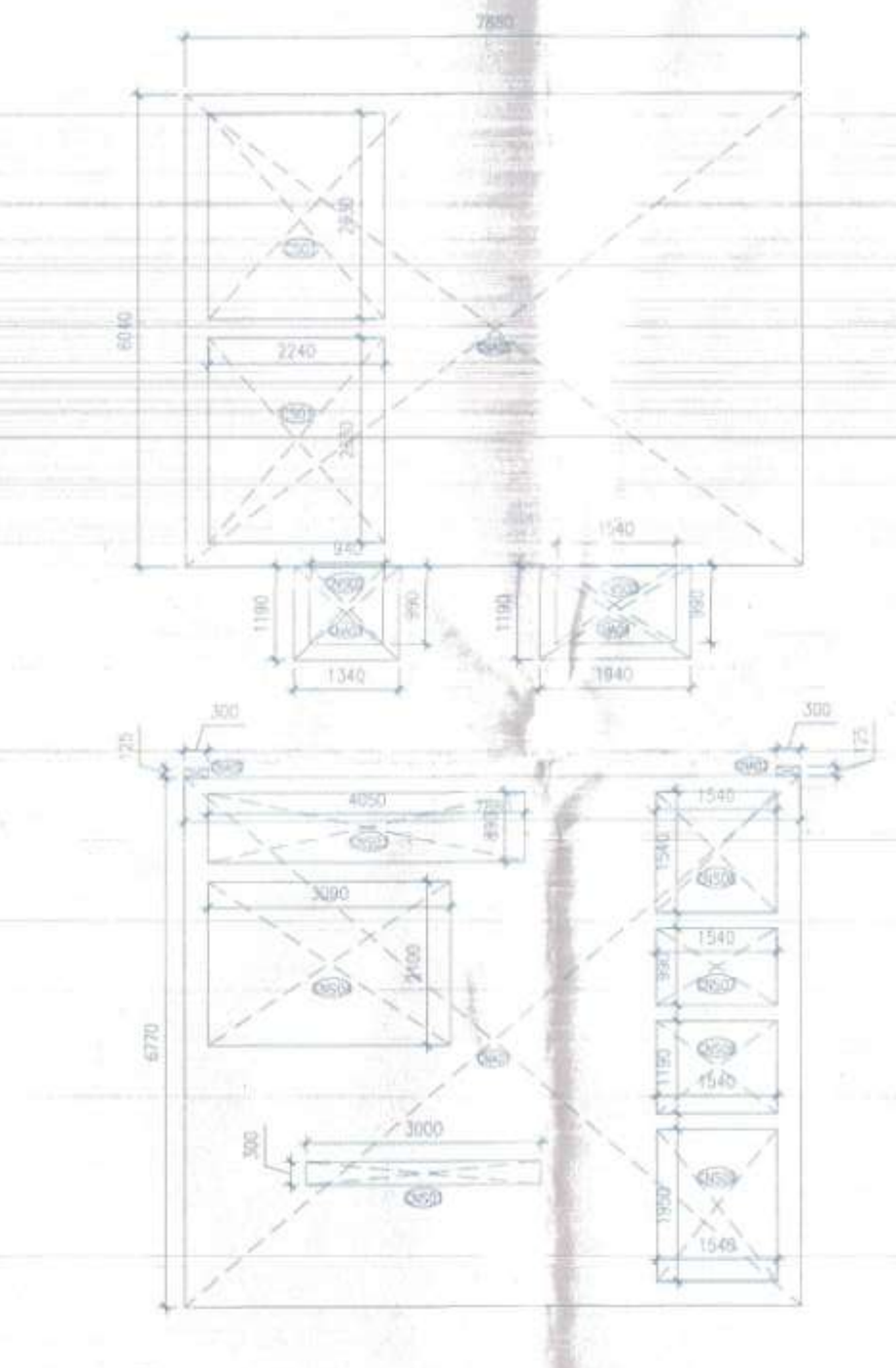
2 TOWER 9- REFUGE FLOOR AREA DIAGRAM
1:100 (20TH & 30TH)



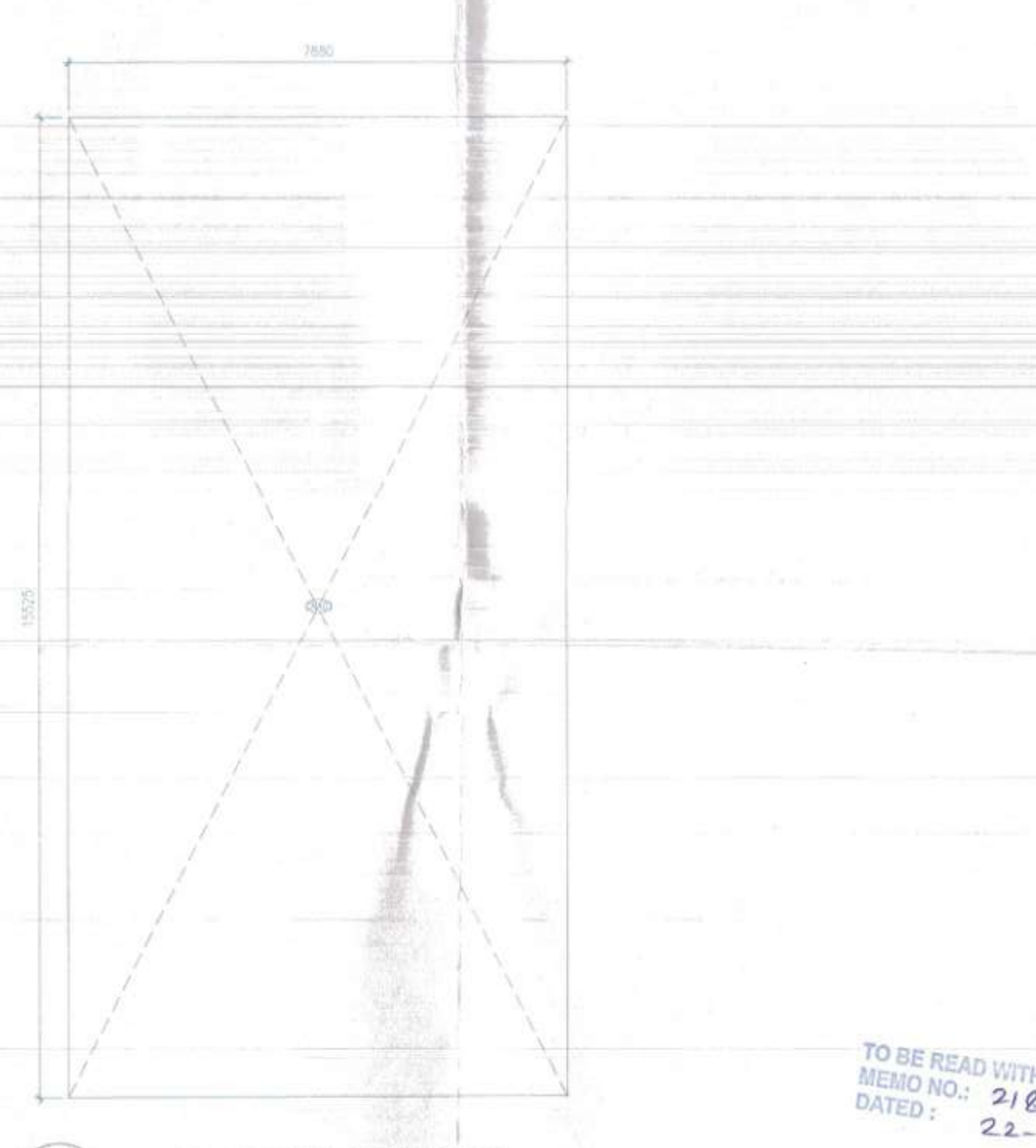
3 TOWER 9- TERRACE PLAN (M + 105050)
1:100



4 TOWER 9- OHT LEVEL PLAN (M + 108150)
1:100



5 TOWER 9- TERRACE AREA DIAGRAM
1:100



6 TOWER 9- OHT LEVEL AREA DIAGRAM
1:100

TOWER - 9
REFUGE FLOOR FAR AREA

Description		Length (mm)	Breadth (mm)	Area (sqm)	No. of repetitions	Total Area (sqm)
Additions						
Area of rectangle	A01	3800	3650	13.870	4	55.480
Area of rectangle	A03	1325	140	0.186	4	0.742
Area of rectangle	A05	1200	865	1.038	2	2.076
Area of rectangle	A06	3950	7025	27.749	4	110.995
Area of rectangle	A07	8080	7025	56.762	4	227.048
Area of rectangle	A08	4030	7025	28.311	2	56.622
Area of rectangle	A09	3650	3015	11.005	4	44.019
Area of rectangle	A10	2885	1900	5.482	4	21.926
Area of rectangle	A12	1500	1750	2.625	4	10.500
Area of rectangle	A13	1200	1165	1.398	2	2.796
Area of rectangle	A14	2100	100	0.210	2	0.420
Area of rectangle	A15	1950	3110	6.065	2	12.129
Area of rectangle	A16	1385	1115	1.544	4	6.177
Area of rectangle	CA01	15195	1800	27.351	1	27.351
Area of rectangle	CA02	5800	2440	14.152	1	14.152
Area of rectangle	CA03	300	3240	0.972	2	1.944
Area of rectangle	CA04	3040	5800	17.632	1	17.632
Area of rectangle	CA05	2985	300	0.896	1	0.896
Area of rectangle	CA06	3040	2730	8.299	1	8.299
Area of rectangle	CA07	2440	2730	6.661	1	6.661
Area of rectangle	CA08	5500	1075	5.913	1	5.913
Area of rectangle	CA09	5500	5680	31.240	1	31.240
Area of rectangle	CA10	1780	6755	12.024	1	12.024
Area of rectangle	CA11	865	300	0.260	2	0.519
Area of rectangle	CA12	300	1370	0.411	2	0.822
Area of rectangle	CA13	3340	300	1.002	1	1.002
Area of rectangle	CA14	2080	730	1.518	2	3.037
Area of rectangle	CA15	2100	3025	6.353	2	12.705
Total of all Additions 'A'						695.126
Deductions		Length (mm)	Breadth (mm)	Area (sqm)	No. of figures	Total Area (sqm)
Area of rectangle	ST02	3400	900	3.060	4	12.240
Area of rectangle	ST04	1140	1685	1.921	4	7.684
Area of rectangle	ST06	1200	865	1.038	2	2.076
Area of rectangle	ST07	1200	925	1.110	2	2.220
Area of rectangle	ST08	900	300	0.270	2	0.540
Area of rectangle	CS01	2240	2630	5.891	2	11.782
Area of rectangle	CS02	940	1090	1.025	1	1.025
Area of rectangle	CS03	4050	990	4.010	1	4.010
Area of rectangle	CS04	3090	2100	6.489	1	6.489
Area of rectangle	CS05	1540	1090	1.679	1	1.679
Area of rectangle	CS06	1540	1540	2.372	1	2.372
Area of rectangle	CS07	1540	990	1.525	1	1.525
Area of rectangle	CS08	1540	1190	1.833	1	1.833
Area of rectangle	CS09	1540	1950	3.003	1	3.003
Area of rectangle	CS10	1280	730	0.934	1	0.934
Area of rectangle	CS11	400	300	0.120	1	0.120
Area of rectangle	CS12	1580	730	1.153	1	1.153
Area of rectangle	CS13	100	300	0.030	1	0.030
Area of rectangle	CN01	2800	5500	15.400	2	30.800
Total of all Deductions 'B'						91.513
FAR AREA= A-B (APPROVED SANCTION)						603.612
TOTAL FAR (INCLUDING ADDITIONAL REFUGE FAR 'E')						613.602

TOWER - 9
REFUGE FLOOR NON FAR AREA

Description		Length (mm)	Breadth (mm)	Area (sqm)	No. of figures	Total Area (sqm)
Additions						
Area of rectangle	N01	3400	1800	6.120	4	24.480
Area of rectangle	N02	920	1500	1.380	4	5.520
Area of rectangle	N03	70	300	0.021	8	0.168
Area of rectangle	N04	1800	2750	4.950	8	39.600
Area of rectangle	N06	810	1500	1.215	4	4.860
Area of rectangle	N07	1385	1665	2.306	2	4.612
Area of rectangle	N07A	1385	550	0.762	2	1.524
Area of rectangle	N08	1940	850	1.649	2	3.298
Area of rectangle	N08A	1485	1250	1.856	2	3.713
Area of rectangle	N09	2950	550	1.623	4	6.490
Area of rectangle	N10	3095	1250	3.869	2	7.738
Area of rectangle	N11	1450	1800	2.610	2	5.220
Area of rectangle	N12	3250	1800	5.850	2	11.700
Area of rectangle	N13	3550	1250	4.438	2	8.875
Area of rectangle	CN01	2800	5500	15.400	2	30.800
Total of all Additions 'A'						158.597
Deductions						
Area of rectangle	CNS01	3000	300	0.900	2	1.800
Total of all Deductions 'B'						1.800
NON FAR AREA= A-B (APPROVED SANCTION)						156.797
TOTAL NON FAR (INCLUDING REFUGE TERRACE NON-FAR 'D')						188.127

TOWER - 9
REFUGE FAR AREA

Description		Length (mm)	Breadth (mm)	Area (sqm)	No. of repetitions	Total Area (sqm)
Additions						
Area of rectangle	CA16	4050	3900	15.795	2	31.590
Area of rectangle	CA17	1050	1800	1.890	2	3.780
Area of rectangle	CA18	4200	1650	6.930	1	6.930
Area of rectangle	CA19	1200	450	0.540	2	1.080
Area of rectangle	CA20	1800	150	0.270	2	0.540
Area of rectangle	CA21	150	300	0.045	2	0.090
Total of all Additions 'A'						43.920
Deductions		Length (mm)	Breadth (mm)	Area (sqm)	No. of figures	Total Area (sqm)
Area of rectangle	S08	900	300	1.30	2	2.600
Total of all Deductions 'B'						2.600
NET REFUGE AREA PROVIDED						41.320
TOTAL REFUGE AREA REQUIRED = D						31.330
REFUGE FAR AREA = E						9.990

TOWER -9
REFUGE FLOOR FIRE LIFT LOBBY AREA

Description		Length (mm)	Breadth (mm)	Area (sqm)	No. of figures	Total Area (sqm)
Additions						
Area of rectangle	FL01	1250	1230	1.538	1	1.538
Area of rectangle	FL02	2210	2100	4.641	1	4.641
Total of all Additions 'C'						6.179
NET FAR AREA= (APPROVED SANCTION) - C						607.424
NET NON-FAR AREA= (APPROVED SANCTION) + C						194.305

PLUMBING LEGEND:-

S.NO.	DESCRIPTION	SYMBOL
1.	110 OD VERTICAL SOIL PIPE	①
2.	110 OD VERTICAL WASTE PIPE	②
3.	110 OD ANTISYPHONIC PIPE	③
4.	DOMESTIC WATER SUPPLY DOWN TAKE PIPE	④
5.	DOMESTIC WATER SUPPLY PIPE (BOOSTED)	⑤
6.	FLUSHING WATER SUPPLY DOWN TAKE PIPE	⑥
7.	90 OD BALCONY DRAIN PIPE	⑦
8.	160 OD RAIN WATER PIPE	⑧
9.	DOMESTIC WATER SUPPLY RISER PIPE	⑨
10.	FLUSHING WATER SUPPLY RISER PIPE	⑩
11.	FLOOR TRAP	FT
12.	FLOOR DRAIN	FD
11.	ACCESS DOOR	AD
12.	KHURRA FOR BALCONY DRAIN	

SCHEDULE OF FLOOR CUTOUTS

S.NO.	DESCRIPTION	SIZE OF CUTOUT
1.	CUTOUT FOR WATER CLOSET OUTLET PIPE	150X150mm
2.	CUTOUT FOR FLOOR TRAP OUTLET PIPE	150X150mm
3.	CUTOUT FOR FLOOR DRAIN OUTLET PIPE	150X150mm
4.	CUTOUT FOR WASH BASIN DRAIN PIPE	75X75mm

PIPE SCHEDULE

DESCRIPTION	SIZE
PIPE DIA FROM FT TO VERTICAL STACK	110 OD uPVC
PIPE DIA FROM WC TO VERTICAL STACK	110 OD uPVC
PIPE DIA FROM FD TO FT	63 OD uPVC
PIPE DIA FROM WB TO FT	40 OD uPVC
PIPE DIA FROM KITCHEN SINK TO FT	50 OD uPVC

TOWER - 09
TERRACE FLOOR NON FAR AREA

Description		Length (mm)	Breadth (mm)	Area (sqm)	No. of figures	Total Area (sqm)
Additions						
Area of rectangle	CNA01	6770	7880	53.348	1	53.348
Area of rectangle	CNA02	300	125	0.038	2	0.075
Area of rectangle	CNA03	1340	1190	1.595	1	1.595
Area of rectangle	CNA04	1940	1190	2.309	1	2.309
Area of rectangle	CNA05	7880	6040	47.595	1	47.595
Total of all Additions 'A'						104.921
Deductions						
Area of rectangle	CNS1	2240	2630	5.891	2	11.782
Area of rectangle	CNS2	940	990	0.931	1	0.931
Area of rectangle	CNS3	4050	890	3.605	1	3.605
Area of rectangle	CNS4	3090	2100	6.489	1	6.489
Area of rectangle	CNS5	1540	990	1.525	1	1.525
Area of rectangle	CNS6	1540	1540	2.372	1	2.372
Area of rectangle	CNS7	1540	990	1.525	1	1.525
Area of rectangle	CNS8	1540	1190	1.833	1	1.833
Area of rectangle	CNS9	1540	1950	3.003	1	3.003
Total of all Deductions 'B'						33.063
NET NON FAR AREA= A-B						71.858

ABOVE TERRACE FLOOR NON FAR AREA

Description		Length (mm)	Breadth (mm)	Area (sqm)	No. of figures	Total Area (sqm)
Additions						
Area of rectangle	CNA01	15525	7880	122.337	1	122.337
Total of all Additions 'A'						122.337
NET NON FAR AREA= A-B						122.337

Residential Tower Schedule
DOORS & WINDOW SCHEDULE
ROUGH OPENINGS (MASONRY)

Tags	Width	Height	Lintel	Sill	
DOORS					
D	1250	2250	2250	0	1 HR FIRE RATED DOOR
D1	1250	2250	2250	0	
D2	1250	2250	2250	0	
D3	1250	2250	2250	0	
D4	1250	2250	2250	0	
D5	1000	2250	2250	0	
D6	900	2150	2250	100	
D7	900	2250	2250	0	
D8	900	2250	2250	0	
D9	800	2250	2250	0	
D10	800	2250	2250	0	
D11	800	2250	2250	0	
D12	800	2250	2250	0	
D13	800	2250	2250	0	
D14	800	2250	2250	0	
D15	800	2250	2250	0	1 HR FIRE RATED DOOR
D21	1200	2250	2250	0	
GD1	1250	2250	2250	0	
FIRE DOORS					
ROUGH OPENINGS (MASONRY)					
Tags	Width	Height	Lintel	Sill	
FD1	1250	2250	2250	0	2 HR FIRE RATED DOOR
FD2	1200	2250	2250	0	2 HR FIRE RATED DOOR
FD3	1500	2250	2250	0	
FD4	2000	2250	2250	0	
FD5	1000	2250	2250	0	
FD6	900	2150	2250	100	
FD7	1200	1950	2250	300	
FD7A	1100	1950	2250	300	
FD8	900	1950	2250	300	
FD9	800	2250	2250	0	2 HR FIRE RATED DOOR
RS1	3500	3000	2250	0	
DOOR WINDOW					
ROUGH OPENINGS (MASONRY)					
Tags	Width(D+W)	Height	Lintel	Sill	
DW1	900+750	2250/2150	2250	0/100	
DW2	900+550	2250/2150	2250	0/100	
DW3	900+450	2250/2150	2250	0/100	
DW4	800+425	2250/1000	2250	0/1250	
DW5	800+300	2250/1000	2250	0/1250	
WINDOW					
ROUGH OPENINGS (MASONRY)					
W1	2400	1000	2250	1200	
W2	1800	1050	2250	1200	
W3	1225	2150	2250	100	
W4	800	1050	2250	1200	
W5	600	1000	2250	1250	
W6	600	1000	2250	1250	
W7	600	1000	2250	1250	
W8	450	1000	2250	1250	
SLIDING DOOR					
SD1	2500	2250	2250	0	
SD2	2400	2250	2250	0	
SD3	2250	2250	2250	0	

TOWER 09
REFUGE AREA CALCULATION AS/ NBC 2016 ANNEX 5.1.4

FAR FOR TYPICAL FLOOR	634.013 SQM
FAR FOR 2 CONSECUTIVE FLOORS (634.013 x 2)	1268.026 SQM
OCCUPANT LOAD @ 12.5 SQM/ PERSON	101.44
0.3 SqM Refuge Area To be Provided per occupant load & 0.9 sqm additional for accomodating wheelchair requirement.	
REFUGE AREA REQUIRED	**31.33 SQM**
REFUGE AREA PROVIDED	41.32 SQM
REFUGE AREA IN NON-FAR	31.33 SQM
REFUGE AREA IN FAR	9.99 SQM

No Change in layout/floor plan from Ground Floor to 35th Floor. Building Plans have Already Sanctioned vide BR III Memo No. **ZP-1850/PA(DK)/2024/3912** dated **01-02-2024**. Only 36th Floor/s Added in lieu of Fire Tower Lift Lobby Free FAR)

Fire Tower Lobby-free from FAR

SUBMISSION DRAWINGS
FOR APPROVAL AND STAMPING

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections ...

DTP(HQ) S.T.P. (HQ) Member Secretary B.P.A.C. Member B.P.A.C. C.T.P. (HQ) Chairman B.P.A.C. ATP(HQ) AD JD. P.A. A.T.P. JDTP(HQ) Member BPAC Rajesh Dutt SD(HQ)

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)

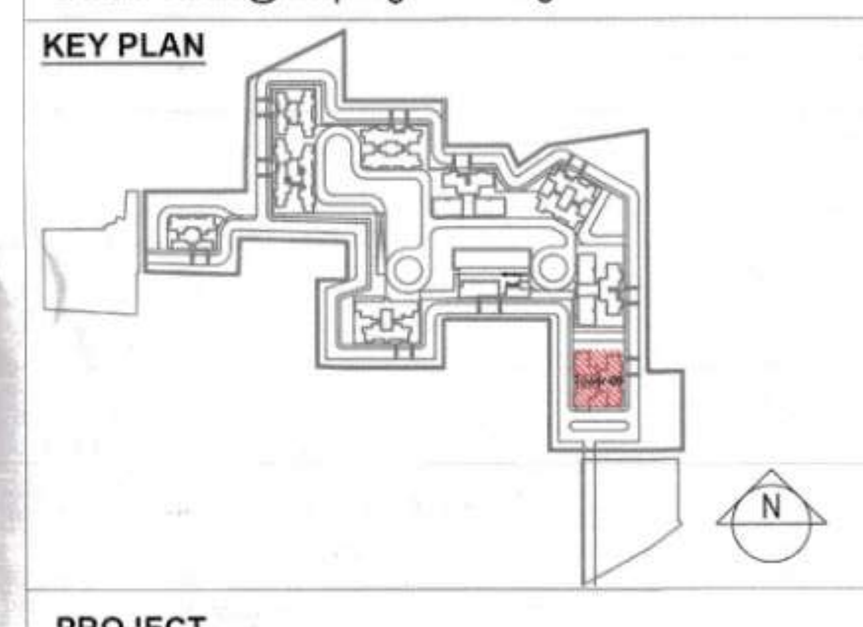
ARCHITECT
MORPHOGENESIS
41, Industrial Estate, Okhla Phase - III,
New Delhi 110020
TEL: 91 11 41828070
E Mail: studio@morphogenesis.org

CONSULTING STRUCTURAL ENGINEER
WW WHITBY WOOD
WHITBY WOOD PRITAMDASANI
Unit 1101, Lodha Supremus, Saki Vihar Road, Powai, Andheri (East), Mumbai - 400072, India
T +91 9820 186879
m.pritamdasani@whitbywood.com

CONSULTING MEP
PROION
Proion Consultants Private Limited
New Delhi - 110025, India.
Web : www.proion.net

CONSULTING LANDSCAPE ARCHITECT
MORPHOGENESIS
41, Industrial Estate, Okhla Phase - III,
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.
Unit No. 5C, 5th Floor, Godrej One, Pirojshanagar, Vikhroli East, Mumbai - 400 079.
PROPERTIES

DEVELOPER'S SIGNATURE :

AUTHORIZED SIGNATORY

ARCHITECT'S SIGNATURE :
KIRAN YADAV CA/2010/49182

TO BE READ WITH THIS OFFICE MEMO NO.: 21897 DATED: 22-06-2026

DRAWING NAME
TOWER 9 Checked and found ok for Public Health (internal) Service only subject to comments in ...
REFUGE FLOOR PLAN (20th & 30th), TERRACE FLOOR AND OHT LEVEL PLAN
REFUGE FLOOR, TERRACE AND OHT LEVEL AREA DIAGRAM 36156 | 20/11/2025
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

DRAWING NO.
S-53

SCALE	1:100
DATE	05.11.2025