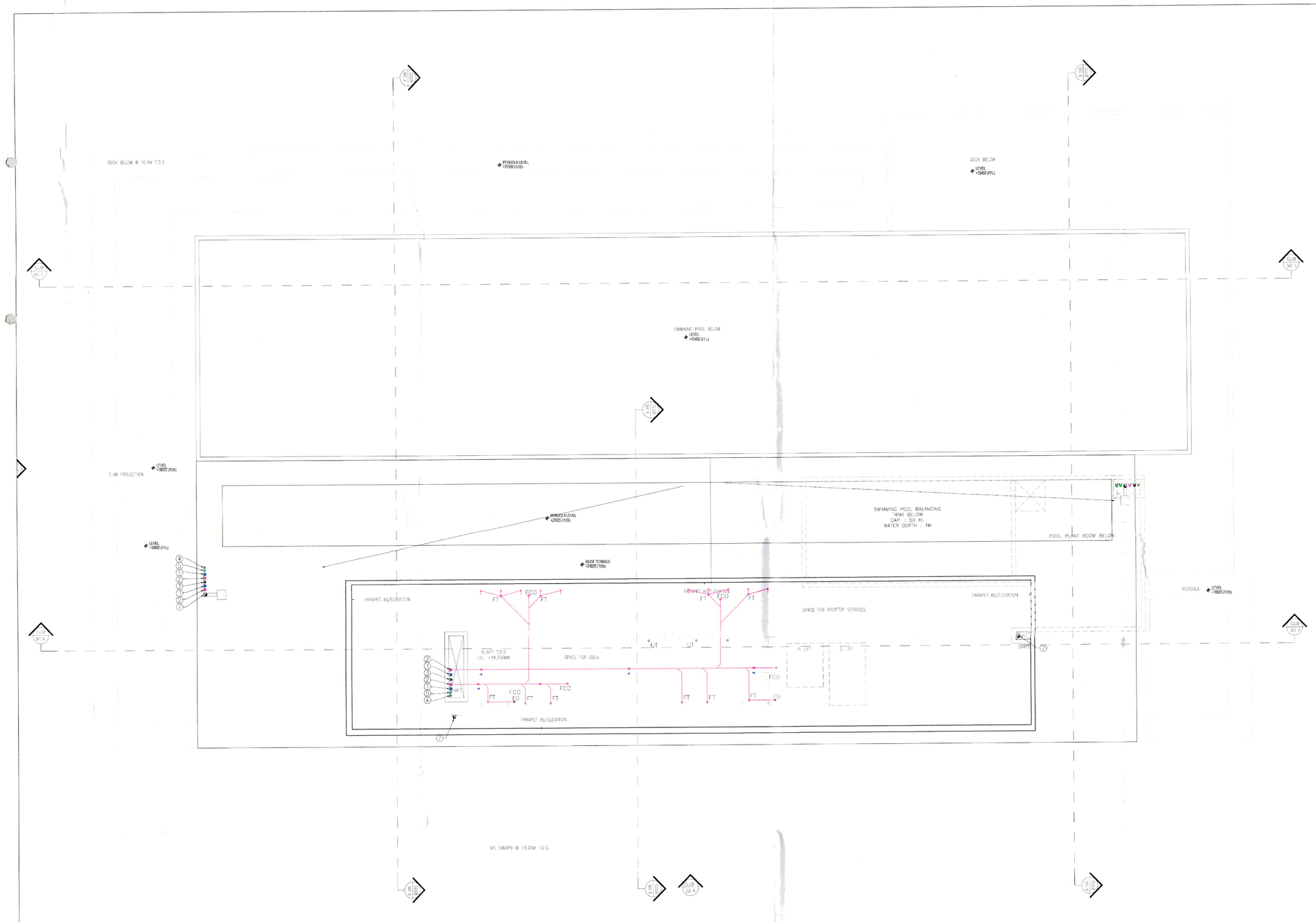


1 COMMUNITY BUILDING - ROOF PLAN
1:100

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.	FLUSHING WATER SUPPLY DOWN TAKE PIPE	⑤
6.	110 OD RAIN WATER PIPE	⑥
7.	160 OD RAIN WATER PIPE	⑦
8.	150ø POOL DRAIN PIPE	⑧
9.	150ø POOL OVERFLOW PIPE	⑨
10.	FLOOR TRAP	FT
11.	FLOOR DRAIN	FD
12.	ACCESS DOOR	AD
11.	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

COMMUNITY BUILDING - OCCUPANT LOAD AND STAIRCASE WIDTH CALCULATION

GROUND FLOOR

NO.	SPACE	AREA	OCCUPANT LOAD		Staircase width required per person as/norm	Staircase width required (mm)	Staircase width proposed (mm)	No. of staircase required
		A (SQM)	Factor (sqm/person)	Total Pax.	Capacity Factor			
1	**Gross Area**	**440.09**	1.4	**314**	10	3,144	2,000	1.57

FIRST FLOOR/PODIUM ROOF

NO.	SPACE	AREA	OCCUPANT LOAD		Staircase width required per person as/norm	Staircase width required (mm)	Staircase width proposed (mm)	No. of staircase required
		A (SQM)	Factor (sqm/person)	Total Pax.	Capacity Factor			
1	**Gross Area**	**718.40**	1.4	**513**	10	5,131	2,000	2.57

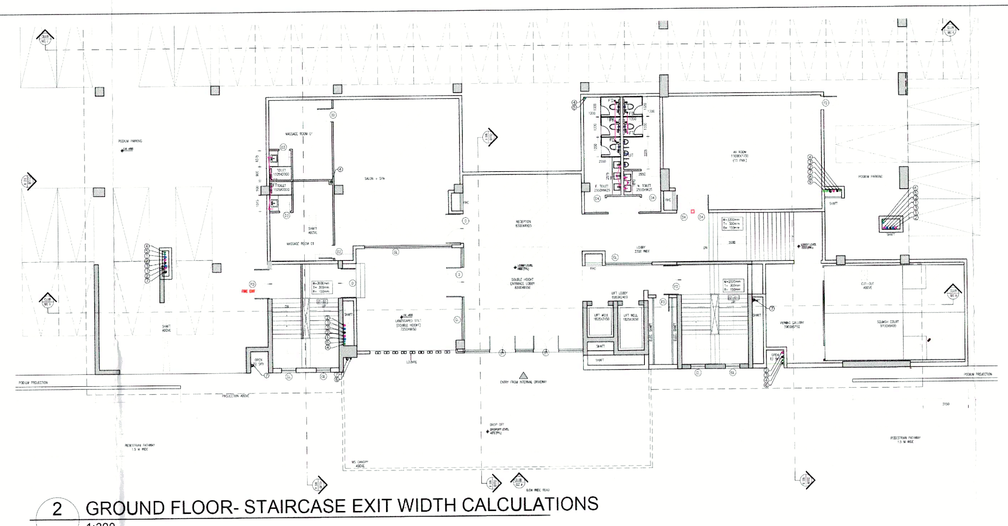
SECOND FLOOR

NO.	SPACE	AREA	OCCUPANT LOAD		Staircase width required per person as/norm	Staircase width required (mm)	Staircase width proposed (mm)	No. of staircase required
		A (SQM)	Factor (sqm/person)	Total Pax.	Capacity Factor			
1	**RESTAURANT**	**138.00**	1.8	77				
2	**Gross Area**	**407.28**	1.4	291				
3	**Common Area**	**130.30**	6	22				
				389	10	3,893	2,000	1.95

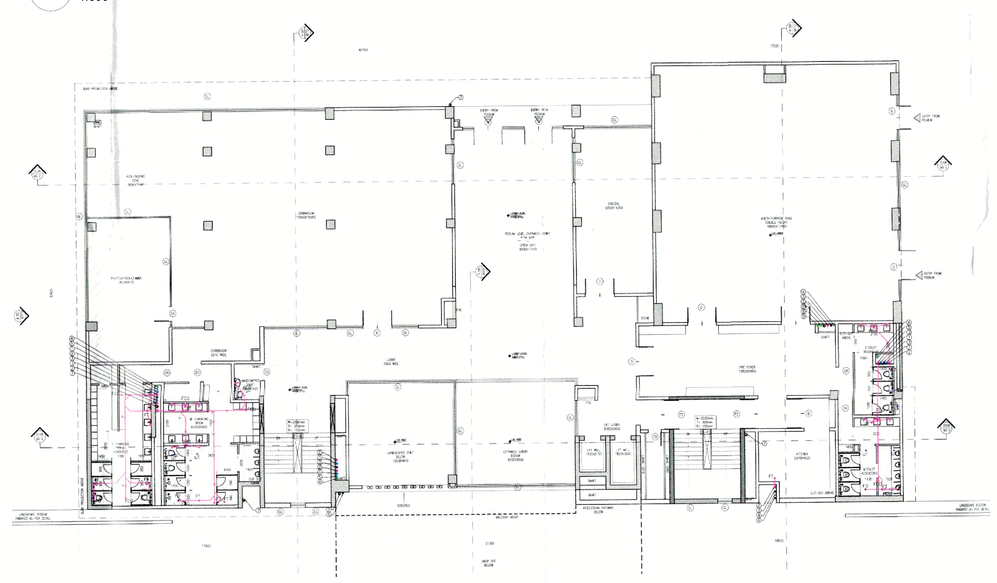
THIRD FLOOR

NO.	SPACE	AREA	OCCUPANT LOAD		Staircase width required per person as/norm	Staircase width required (mm)	Staircase width proposed (mm)	No. of staircase required
		A (SQM)	Factor (sqm/person)	Total Pax.	Capacity Factor			
1	**Gross Area**	**539.53**	1.4	**385**	10	3,854	2,000	1.93

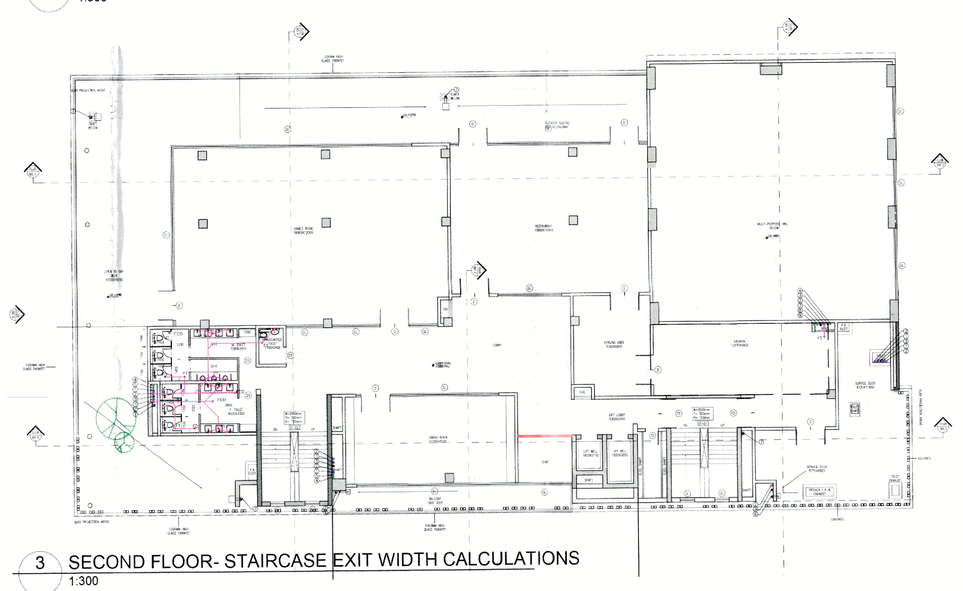
TOTAL POPULATION IN COMMUNITY BUILDING 1,580



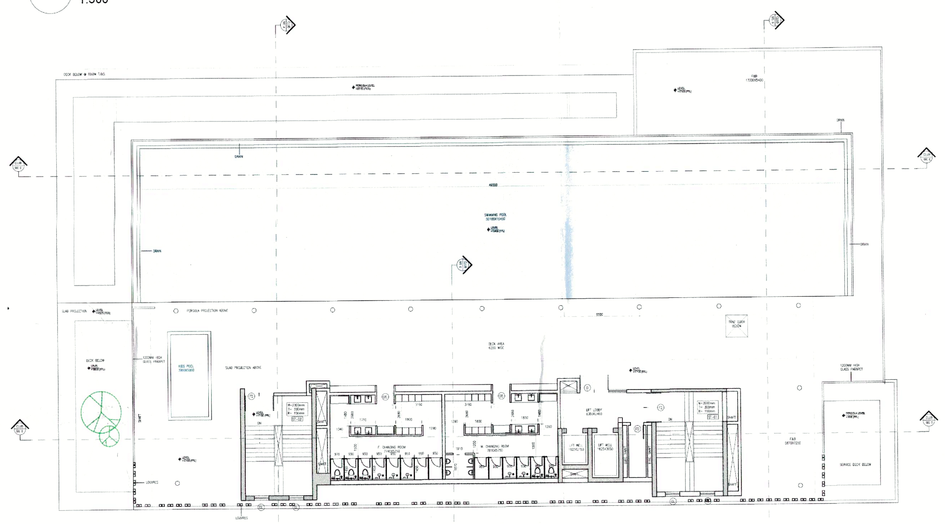
2 GROUND FLOOR- STAIRCASE EXIT WIDTH CALCULATIONS
1:300



3 FIRST FLOOR- STAIRCASE EXIT WIDTH CALCULATIONS
1:300



3 SECOND FLOOR- STAIRCASE EXIT WIDTH CALCULATIONS
1:300



3 SECOND FLOOR- STAIRCASE EXIT WIDTH CALCULATIONS
1:300

TO DESIGN
AREA STATEMENT DATED : 21897 22-06-2026

SUBMISSION DRAWINGS

FOR APPROVAL AND STAMPING

THIS is a "PROVISIONAL BUILDING PLAN"

Member BPAC
Member B.P.A.C.
Member B.P.A.C.
Member B.P.A.C.
ATP (HQ)
AD
AD.
PA
ATP
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

WHITBY WOOD
WHITBY WOOD (P) LIMITED
Unit 1101, Lodha Supremus, Saki Vihar Road, Powai, Andheri (East), Mumbai 400072, India
T +91 9820 180879
e.gururajmasser@whitbywood.com

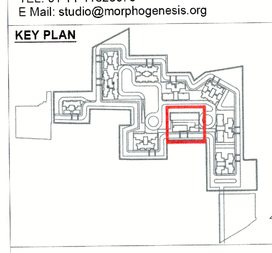
CONSULTING MEP

PROION
Proion Consultants Private Limited
Address : #2, Sumadev Vihar, Kolkata - 700 107, India
Telephone : 033 2632 4400
E-Mail : info@proion.net
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. 5-C, 5th Floor, Godrej One, Pirojshanagar, Eastern Express Highway, Vikhroli (E), Mumbai - 400 079.
PROPERTIES

DEVELOPER'S SIGNATURE :

Godrej Properties Limited

AUTHORIZED SIGNATORY

ARCHITECT'S SIGNATURE :

DRAWING NAME

COMMUNITY BUILDING
ROOF PLAN

586158 / 20/11/2025
Assistant Director Engineer (HQ)

DRAWING NO.
S-83A

SCALE	1:100
DATE	05.11.2025