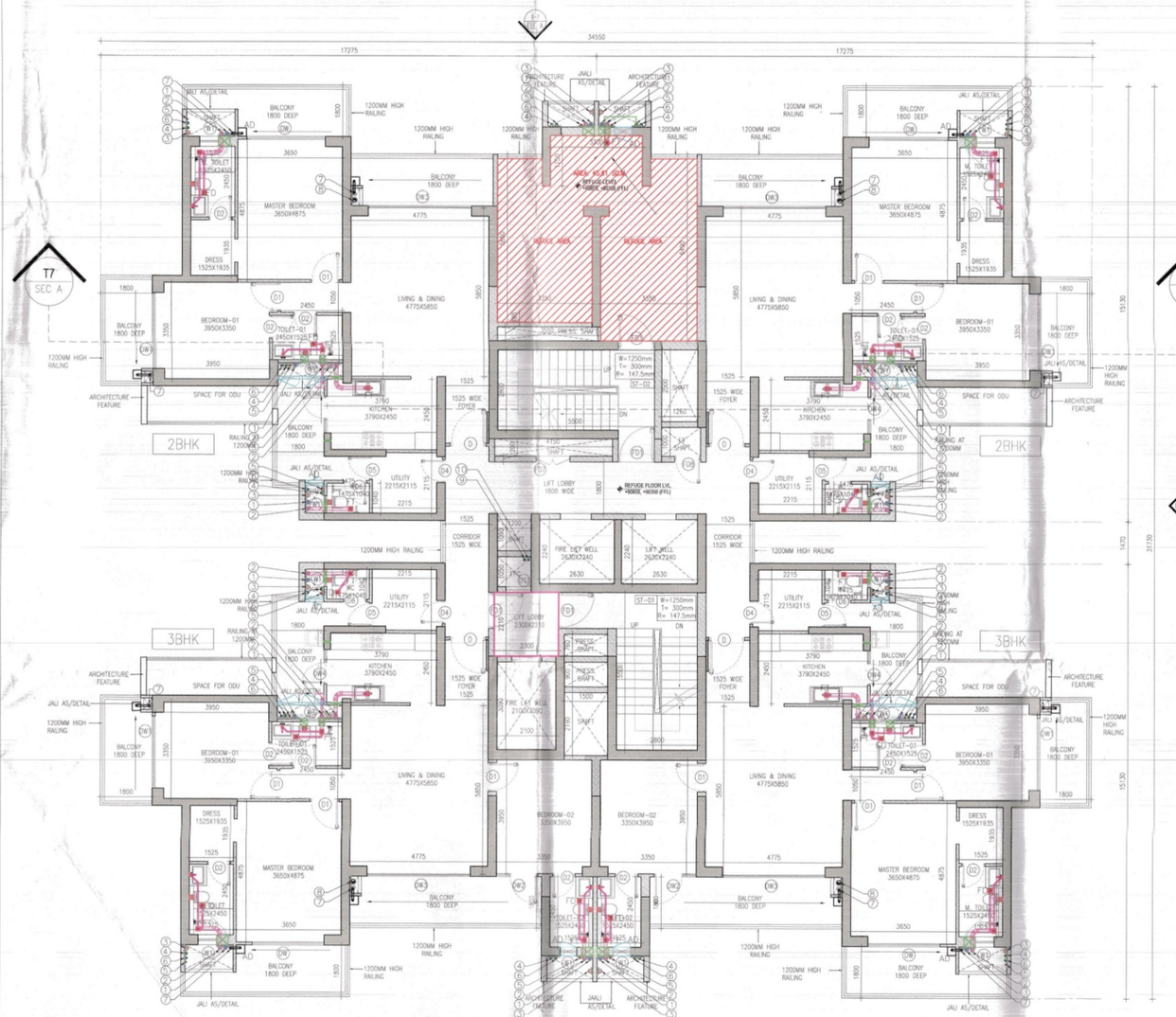
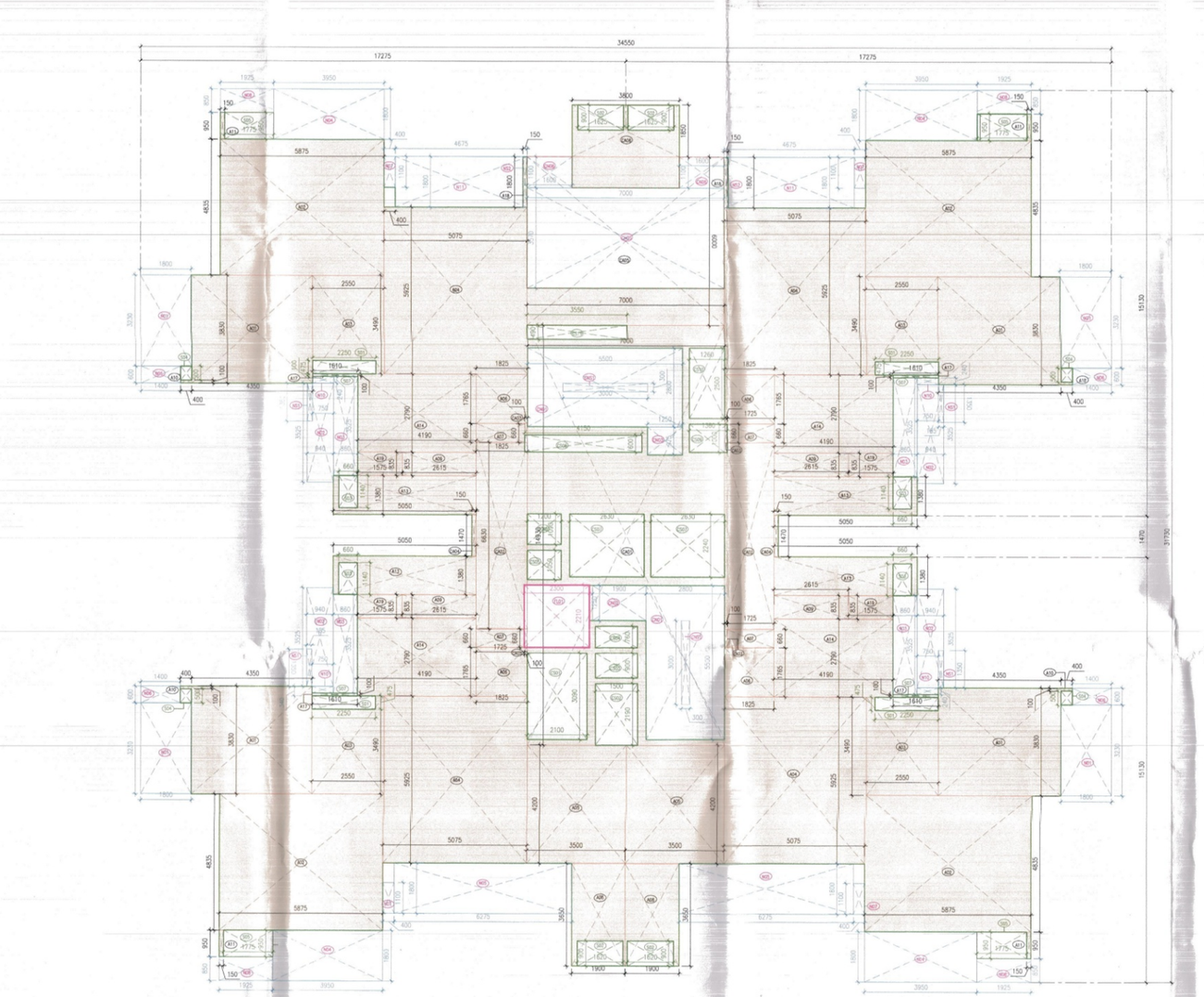
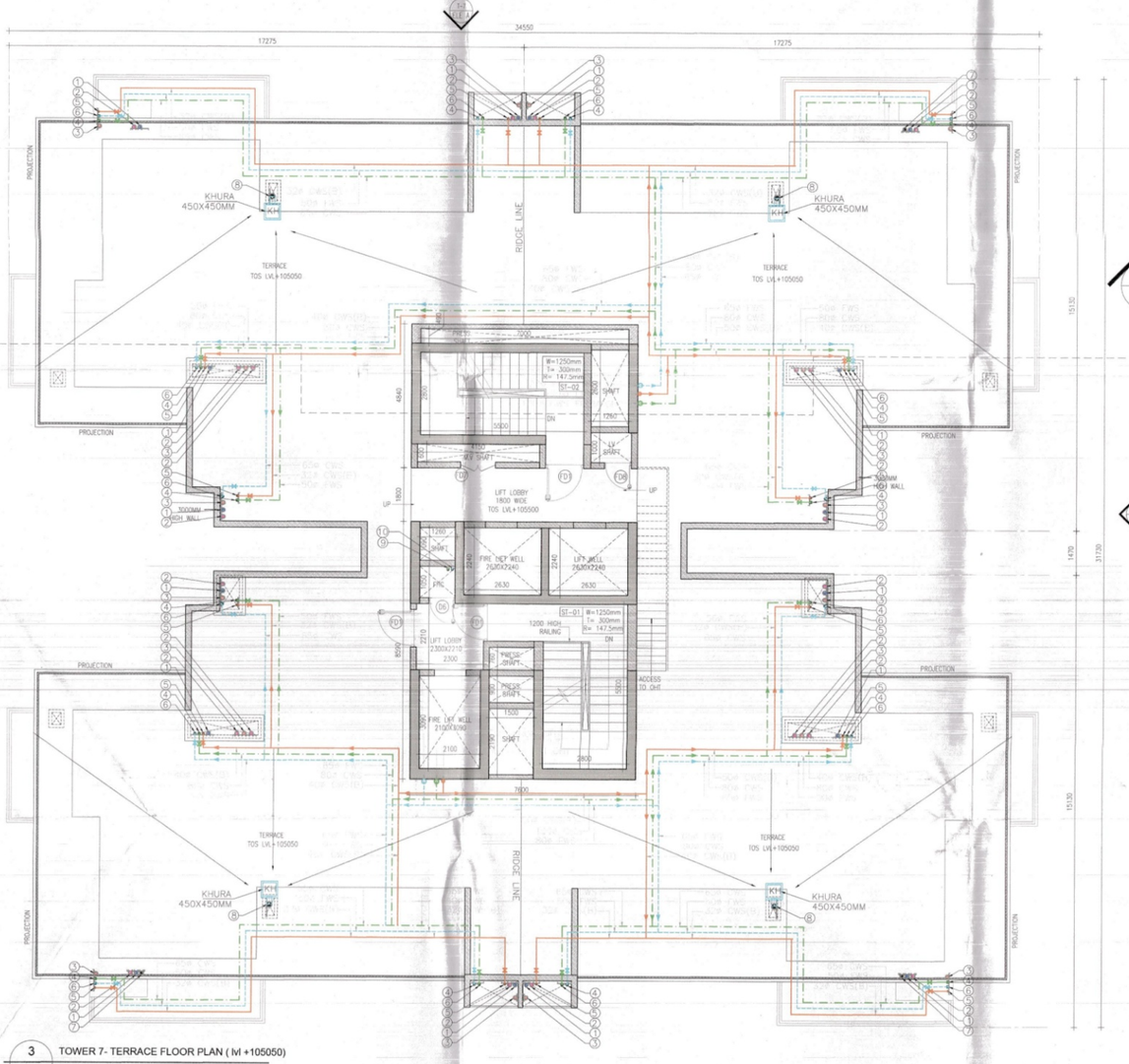


1 TOWER 7- REFUGE FLOOR PLAN (LVL +60850 & +90350)
1:100 (20TH & 30TH)



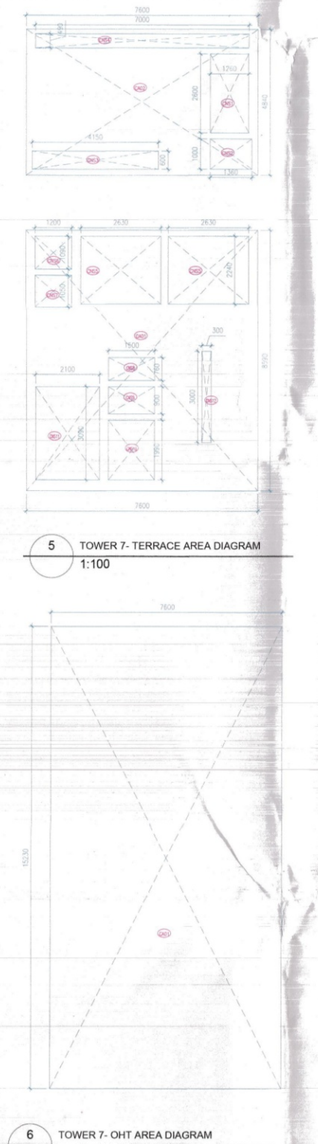
2 TOWER 7 - REFUGE FLOOR AREA DIAGRAM
1:100 (20TH & 30TH)



3 TOWER 7- TERRACE FLOOR PLAN (M +105050)
1:100



4 TOWER 7 - ABOVE TERRACE PLAN (M +108150)
1:100



5 TOWER 7- TERRACE AREA DIAGRAM
1:100

6 TOWER 7- OHT AREA DIAGRAM
1:100

Residential Tower Schedule

DOORS & WINDOW SCHEDULE

ROUGH OPENINGS (MASONRY)

DOORS

Tags	Width	Height	Lintel	Sill	
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(O+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- 7
REFUGE FLOOR FAR AREA
Addition

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of Figures	Total Area (sqm)
Area of rectangle - A01	42950	3830	16.45	4	65.802
Area of rectangle - A02	3870	4810	18.61	4	74.452
Area of rectangle - A03	2550	3490	8.90	4	35.598
Area of rectangle - A04	3870	4810	18.61	4	74.452
Area of rectangle - A05	3650	4300	15.70	4	62.780
Area of rectangle - A06	5870	1760	3.22	4	12.882
Area of rectangle - A07	1725	960	1.66	4	6.624
Area of rectangle - A08	1980	3450	6.96	4	13.891
Area of rectangle - A09	3650	4300	15.70	4	62.780
Area of rectangle - A10	400	300	0.06	4	0.240
Area of rectangle - A11	1725	960	1.66	4	6.624
Area of rectangle - A12	3650	5050	18.43	4	73.702
Area of rectangle - A13	4190	1740	13.40	4	40.767
Area of rectangle - A14	3650	300	0.90	4	3.504
Area of rectangle - A15	550	1800	0.27	4	0.945
Area of rectangle - A16	1575	870	1.32	4	5.265
Area of rectangle - A17	7000	14550	108.53	1	324.225
Area of rectangle - A18	3650	4300	15.70	4	62.780
Area of rectangle - A19	1800	1800	3.24	4	12.960
Area of rectangle - A20	1200	1200	1.44	4	5.760
Total of all Additions 'A'					**1,048.994**

Deductions

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of Figures	Total Area (sqm)
Area of rectangle - S01	2250	675	1.07	4	4.272
Area of rectangle - S02	3650	1900	6.70	4	26.772
Area of rectangle - S03	900	1350	1.22	4	4.860
Area of rectangle - S04	400	1400	0.45	4	1.800
Area of rectangle - S07	3650	300	0.90	4	3.504
Area of rectangle - S08	2300	3900	5.49	4	21.918
Area of rectangle - S09	3300	2190	3.29	1	3.285
Area of rectangle - S10	1000	900	0.45	1	0.450
Area of rectangle - S11	1000	1900	1.90	1	1.900
Area of rectangle - S12	1200	1050	1.26	1	1.260
Area of rectangle - S13	1200	1050	1.26	1	1.260
Area of rectangle - S14	2600	2340	5.80	2	11.762
Area of rectangle - S15	4190	680	2.45	1	2.849
Area of rectangle - S16	1360	1000	1.36	1	1.360
Area of rectangle - S17	1360	1000	1.36	1	1.360
Area of rectangle - S18	3000	450	1.35	1	1.350
Area of rectangle - S19	5000	2800	13.40	2	30.600
Area of rectangle - S20	2960	1190	2.80	1	3.522
Area of rectangle - S21	1250	675	1.22	1	1.219
Total of all Deductions 'B'					**26.496**
FAR AREA= A-B (APPROVED SANCTION)					**1,022.498**
TOTAL FAR (INCLUDING ADDITIONAL REFUGE FAR 'E')					**1,047.222**

TOWER- 7
REFUGE FLOOR NON FAR AREA
Addition

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of Figures	Total Area (sqm)
Area of rectangle - N01	1800	3140	5.65	4	22.608
Area of rectangle - N02	940	3125	2.93	4	11.750
Area of rectangle - N03	850	3125	2.65	4	10.625
Area of rectangle - N04	3950	1845	7.31	4	29.199
Area of rectangle - N05	1400	1845	2.58	4	10.332
Area of rectangle - N06	3450	1845	6.36	4	25.542
Area of rectangle - N07	400	1100	0.44	4	1.760
Area of rectangle - N08	850	3125	2.65	4	10.625
Area of rectangle - N10	750	240	0.18	4	0.720
Area of rectangle - N11	4625	2840	8.42	2	16.900
Area of rectangle - CN01	5500	2800	15.40	2	30.800
Area of rectangle - CN02	2960	1190	2.80	1	3.522
Area of rectangle - CN03	1250	675	1.22	1	1.219
Total of all Additions 'A'					**186.202**

Deductions

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of Figures	Total Area (sqm)
Area of rectangle - N01	1800	1100	1.98	4	7.920
Area of rectangle - N03	850	1750	0.25	4	0.594
Area of rectangle - N09	1400	1845	2.58	4	10.332
Area of rectangle - N11	940	3450	0.98	4	3.864
Total of all Deductions 'B'					**23.709**
NON FAR AREA= A-B (APPROVED SANCTION)					**162.493**
TOTAL NON FAR (INCLUDING REFUGE TERRACE NON-FAR 'G')					**159.343**

TOWER- 07
REFUGE FLOOR FAR AREA
Addition

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of Figures	Total Area (sqm)
Area of rectangle - CA01	7000	6000	42.000	1	42.000
Area of rectangle - CA02	3850	1850	7.123	1	7.123
Total of all Additions 'F'					**49.123**

Deductions

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of Figures	Total Area (sqm)
Area of rectangle - S01	3650	850	3.10	1	3.103
Total of all Deductions 'F'					**3.103**
NET REFUGE AREA PROVIDED					**46.020**

Deductions

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of Figures	Total Area (sqm)
Area of rectangle - CN01	3500	2800	9.80	1	9.800
Area of rectangle - CN04	3650	1100	3.70	2	8.030
Total of all Deductions 'G'					**17.830**
NET REFUGE FAR AREA= (A-B)-C					**17.830**
TOTAL REFUGE AREA REQUIRED = D					**27.870**
REFUGE FAR AREA = E					**10.040**

TOWER- 7
REFUGE FLOOR FAR LIFT LOBBY AREA
Addition

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of Figures	Total Area (sqm)
Area of rectangle - FL01	1400	1100	1.54	1	1.540
Total of all Additions 'H'					**1.540**

Deductions

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of Figures	Total Area (sqm)
Area of rectangle - CN05	3650	1100	4.02	1	4.015
Total of all Deductions 'I'					**4.015**
NET NON-FAR AREA= (APPROVED SANCTION) - C					**$A1.135**
NET NON-FAR AREA= (APPROVED SANCTION) + C					**$A4.428**

No Change in layout/floor plan from Ground Floor to 34th Floor. Building Plans have Already Sanctioned vide BR III Memo No. **ZP-1850/PA(DK)/2024/3912** dated **01-02-2024**. Only 35th Floor is Added in lieu of Fire Tower Lift Lobby Free FAR)

Fire Tower Lobby-free from FAR

TOWER- 7
TERRACE FLOOR FAR AREA
Addition

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of Figures	Total Area (sqm)
Area of rectangle - CA01	7000	6900	48.30	1	48.300
Area of rectangle - CA02	7000	6840	56.76	1	56.760
Total of all Additions 'A'					**103.060**

Deductions

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of Figures	Total Area (sqm)
Area of rectangle - CN01	1300	3000	3.39	1	3.270
Area of rectangle - CN02	1300	1000	1.30	1	1.300
Area of rectangle - CN03	4200	900	3.40	1	3.400
Area of rectangle - CN04	1300	1000	1.30	1	1.300
Area of rectangle - CN05	1300	1140	1.48	1	1.482
Area of rectangle - CN06	1300	1000	1.30	1	1.300
Area of rectangle - CN07	1300	1000	1.30	1	1.300
Area of rectangle - CN08	1300	780	1.14	1	1.140
Area of rectangle - CN09	1300	900	1.35	1	1.350
Area of rectangle - CN10	1300	1000	1.30	1	1.300
Area of rectangle - CN11	2300	2000	4.60	1	4.600
Area of rectangle - CN12	400	6000	0.90	1	0.900
Total of all Deductions 'B'					**22.732**
NET NON FAR AREA= A-B					**64.30**

REFUGE TERRACE FLOOR NON FAR AREA

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of Figures	Total Area (sqm)
Area of rectangle - CA01	7000	16170	113.19	1	113.190
Total of all Additions 'A'					**113.190**
NET NON FAR AREA= A-B					**113.190**

TOWER 7
REFUGE AREA CALCULATION AS/ NBC 2016 ANNEX 5.1.4

FAR FOR TYPICAL FLOOR	561.693 SQM
FAR FOR 2 CONSECUTIVE FLOORS (561.693 x 2)	1123.39 SQM
OCCUPANT LOAD @ 12.5 SQM/ PERSON	89.88
0.3 Sqft Refuge Area To be Provided per occupant load & 0.9 sqm additional for accomodating wheelchair requirement.	
REFUGE AREA REQUIRED	**27.87 SQM**
REFUGE AREA PROVIDED	46.43 SQM
REFUGE AREA IN NON-FAR	27.87 SQM
REFUGE AREA IN FAR	18.56 SQM

FAR

REFUGE TERRACE

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

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

SUBMISSION DRAWINGS
FOR APPROVAL AND STAMPING

Ashwini Kumar Member BPAC

This is a PROVISIONAL BUILDING PLAN approved only for the purpose of Demolition

Ashwini Kumar Member BPAC | Sanjeev Kumar Director DTP | Ashok Kumar Director DTP(HQ) | Rakesh Kumar Director DTP | Ravinder Kumar ATP | Ravinder Dutt SO(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, 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 internal 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 Consultants (India) Pvt. Ltd.
Unit 1101, Lodha Supremus, Saki Vihar Road, Andheri (East), Mumbai - 400072, India
T: +91 - 9820 - 186879
E: pritam.kesavan@whitbywood.com

CONSULTING MEP

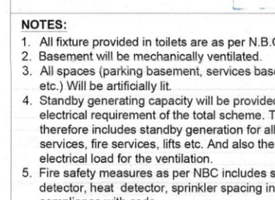
PROION
Proion Consultants Private Limited
Address: 1st Floor, Okhla Phase-III, New Delhi - 110020, India.
Phone: +91-11-4605-1000, +91-9212-xxxxxx
Web : www.proion.net

Proion Consultants
ATTACHED TO MEMO NO.

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. 501, 5th Floor, Godrej One, Pirojshanagar, Mumbai - 400 079.

PROPERTIES

DEVELOPER'S SIGNATURE :

AUTHORIZED SIGNATORY

ARCHITECT'S SIGNATURE :

KIRAN TAMAK CA/75/11758

DRAWING NAME

TOWER 7

REFUGE FLOOR PLAN (20th & 30th), TERRACE FLOOR AND ABOVE TERRACE PLAN
REFUGE FLOOR, TERRACE AND ABOVE TERRACE AREA DIAGRAM
In forwarding letter No. 366156 Dt. 20/11/2025

DRAWING NO.

S-47

Chief Planning Engineer (HQ) for Chief Engineer-I / Pr. Panchkula

SCALE	1:100
DATE	05.11.2025