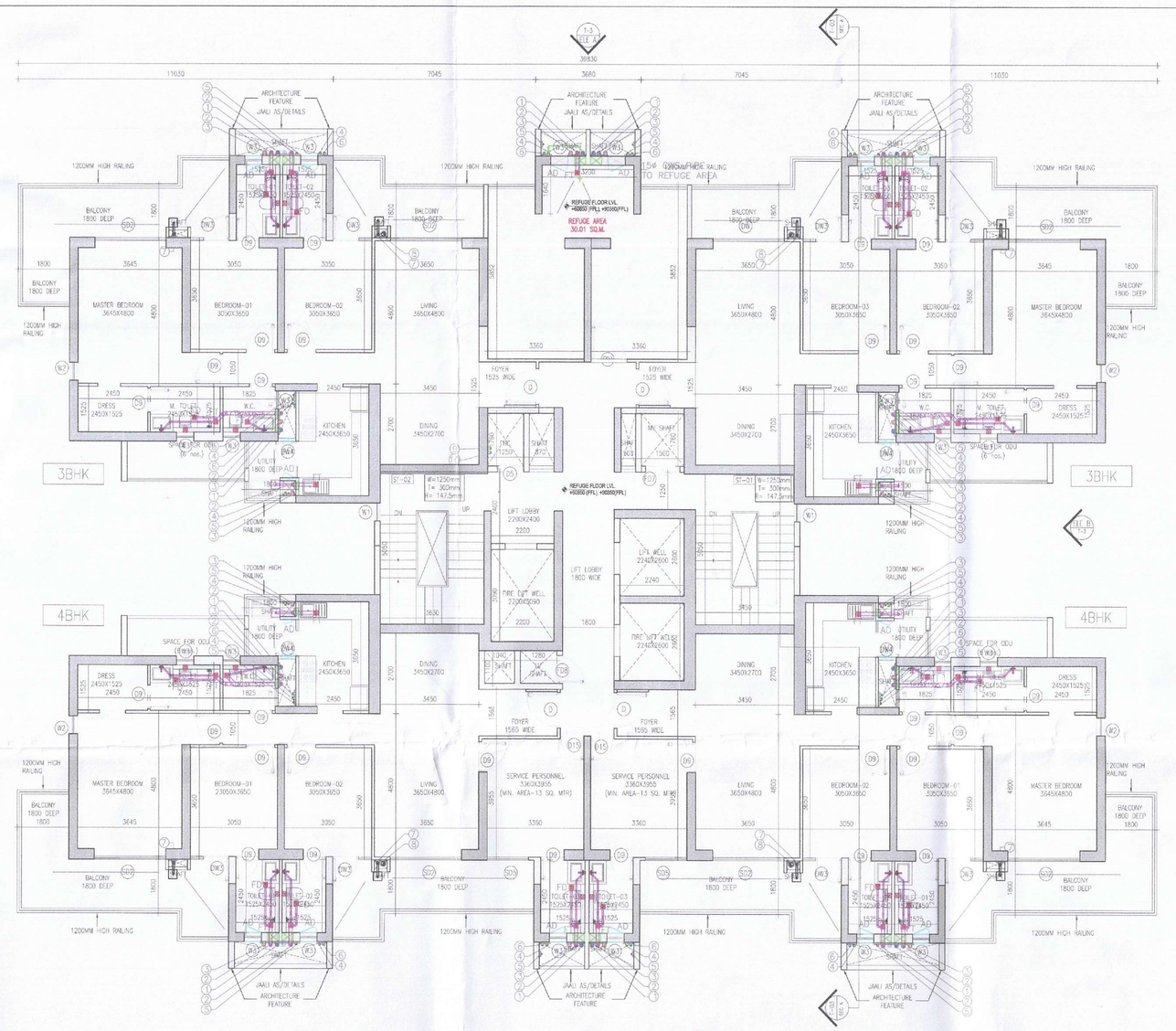
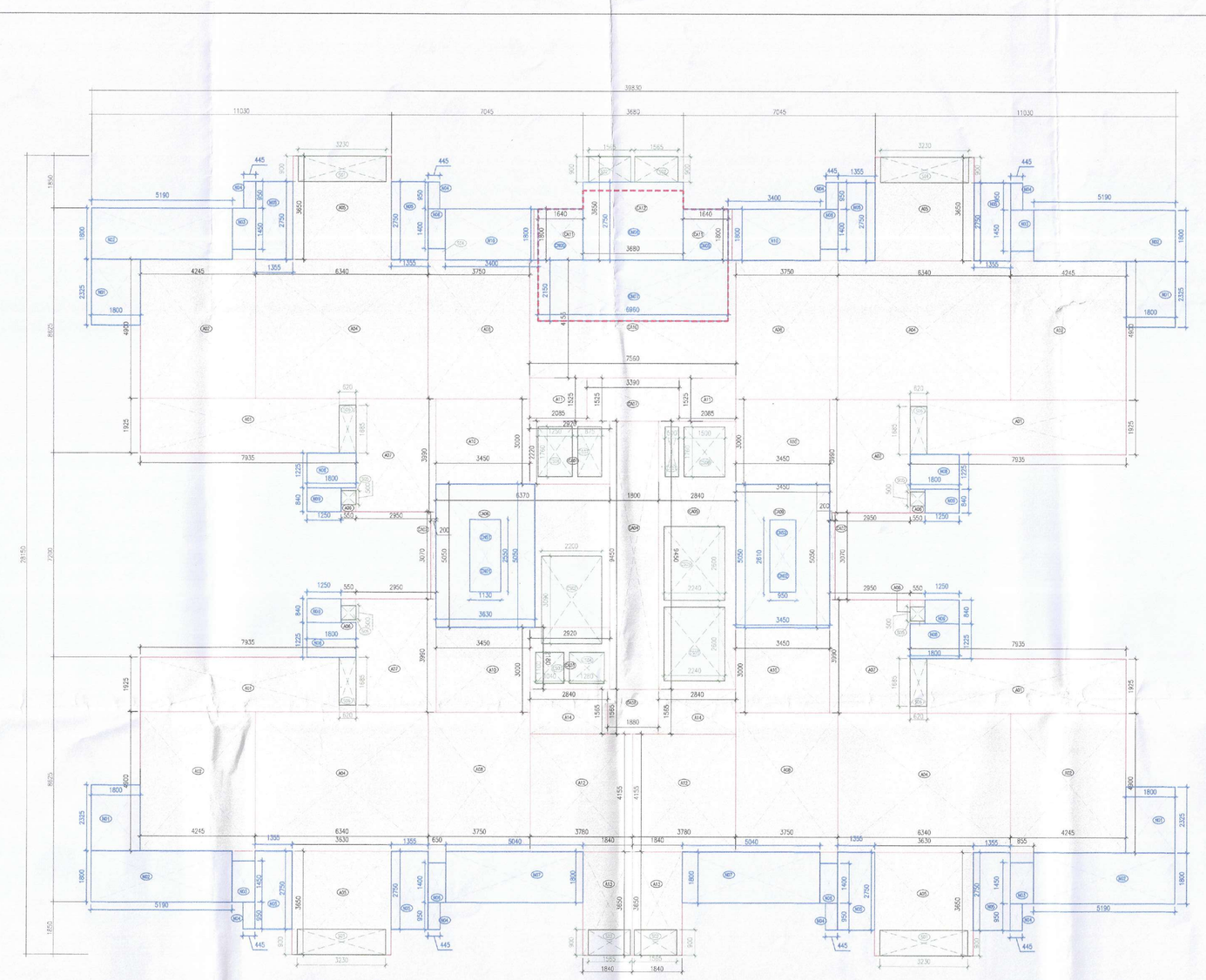
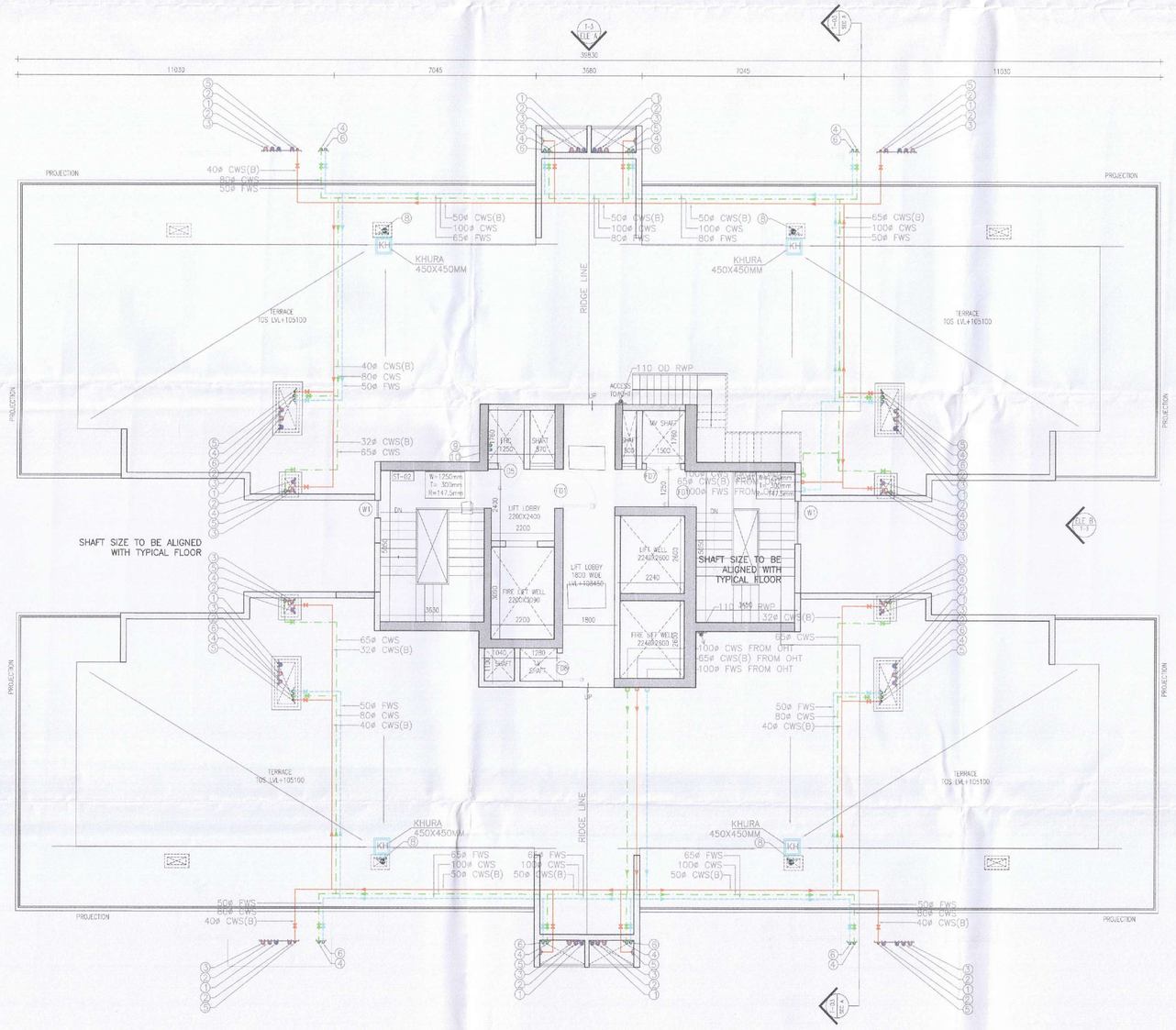


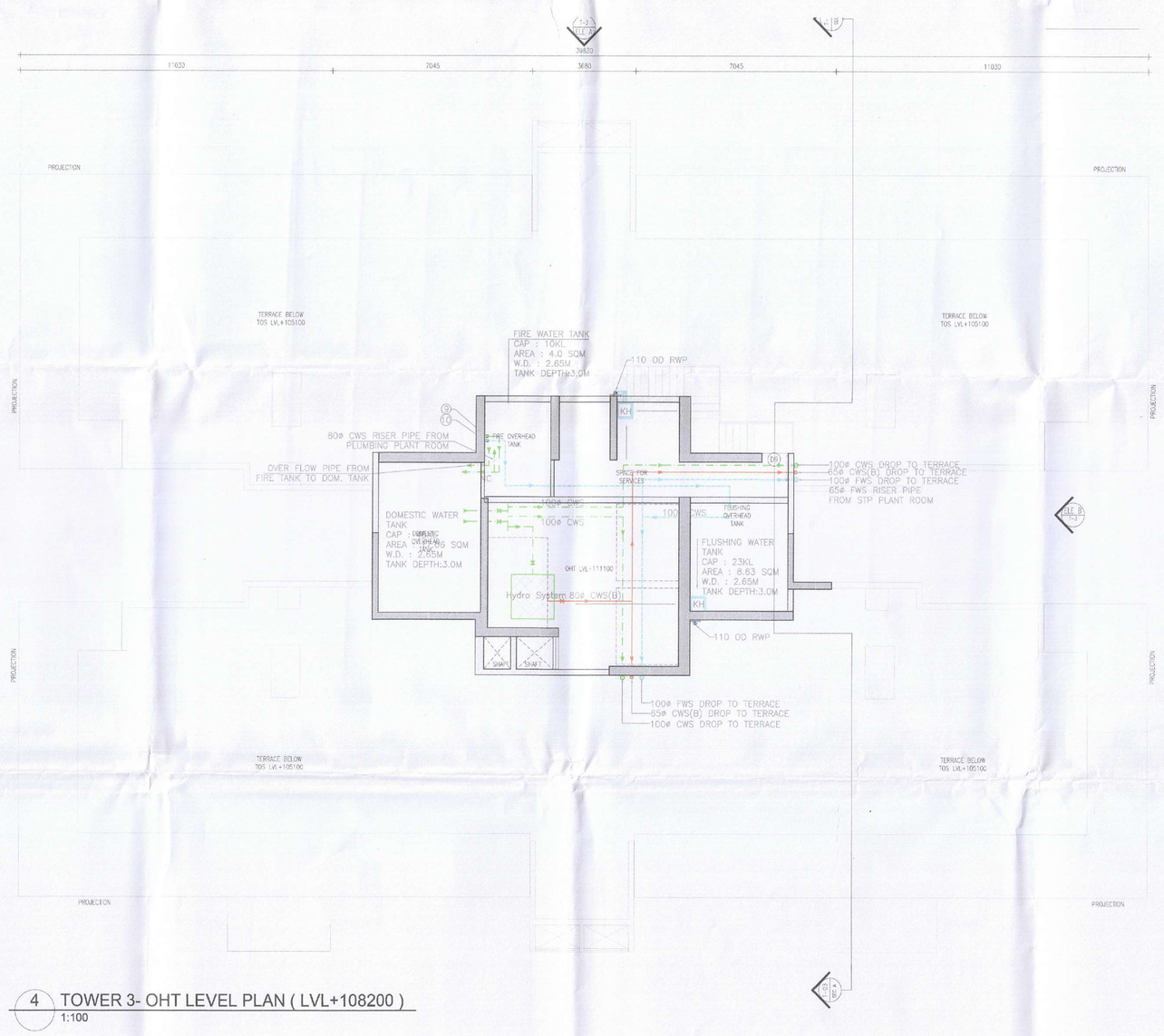
1 TOWER 3- REFUGE FLOOR PLAN (LVL +60850 & +90350)
1:100 (20TH & 30TH FLOOR)



2 TOWER 3- REFUGE FLOOR AREA DIAGRAM
1:100 (20TH & 30TH FLOOR)



3 TOWER 3-TERRACE FLOOR PLAN (LVL +105100)
1:100



4 TOWER 3- OHT LEVEL PLAN (LVL+108200)
1:100

TOWER - 3
REFUGE FLOOR FAR AREA
Additions

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of repetitions	Total Area (sqm)
Area of rectangle - A01	7500	1850	13.875	4	55.500
Area of rectangle - A02	4240	4900	20.800	4	83.200
Area of rectangle - A03	8190	4900	40.131	4	160.524
Area of rectangle - A04	3600	3600	12.960	4	51.840
Area of rectangle - A05	8190	4900	40.131	4	160.524
Area of rectangle - A06	2850	2850	8.123	4	32.490
Area of rectangle - A07	2850	3900	11.115	4	44.460
Area of rectangle - A08	3750	4900	18.375	4	73.500
Area of rectangle - A09	3450	3500	10.500	4	42.000
Area of rectangle - A10	2085	3525	3.186	2	6.372
Area of rectangle - A11	3700	4350	16.098	2	32.412
Area of rectangle - A12	1840	3650	6.716	2	13.432
Area of rectangle - A13	2840	3580	4.485	2	8.969
Area of rectangle - CA01	2500	2120	5.480	1	5.480
Area of rectangle - CA02	2500	3070	6.614	1	6.614
Area of rectangle - CA03	2500	2180	5.360	1	5.360
Area of rectangle - CA04	2500	3450	17.250	1	17.250
Area of rectangle - CA05	2840	5450	26.838	1	26.838
Area of rectangle - CA06	6150	5850	35.989	1	35.989
Area of rectangle - CA07	3390	2625	8.579	1	8.579
Area of rectangle - CA08	2500	3940	9.850	1	9.850
Area of rectangle - CA09	3450	5050	17.423	1	17.423
Total of all Additions 'A'					**460.113**

Deductions

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of figures	Total Area (sqm)
Area of rectangle - S01	3150	2700	8.505	1	8.505
Area of rectangle - S02	2000	900	1.800	1	1.800
Area of rectangle - S03	1500	540	0.270	4	1.080
Area of rectangle - S04	620	1680	1.042	4	4.170
Area of rectangle - CS01	540	1350	0.729	1	0.729
Area of rectangle - CS02	3090	2200	6.798	1	6.798
Area of rectangle - CS03	1040	1100	1.144	1	1.144
Area of rectangle - CS04	1590	1100	1.749	1	1.749
Area of rectangle - CS05	2340	2400	5.616	2	11.232
Area of rectangle - CS06	1250	1760	2.200	1	2.200
Area of rectangle - CS07	875	1750	1.531	1	1.531
Area of rectangle - CS08	3500	1760	2.160	1	2.160
Area of rectangle - CN01	3630	5050	18.332	1	18.332
Area of rectangle - CN02	3450	5050	17.423	1	17.423
Total of all deductions 'a'					**175.850**

Deductions

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of figures	Total Area (sqm)
Area of rectangle - CN01	1140	2100	2.394	1	2.394
Area of rectangle - CN02	950	2610	2.480	1	2.480
Total of all deductions 'B'					**4.874**

NET NON FAR AREA= A-B **169.696**

TOWER - 03
TERRACE FLOOR NON FAR AREA
Additions

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of figures	Total Area (sqm)
Area of rectangle - CA01	7500	9450	71.442	1	71.442
Area of rectangle - CA02	3630	5650	20.523	2	41.045
Area of rectangle - CA03	2250	1050	2.363	1	2.363
Area of rectangle - CA04	1950	1950	2.048	1	2.048
Area of rectangle - CA05	3650	1020	3.723	1	3.723
Total of all Additions 'A'					**112.687**

Deductions

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of figures	Total Area (sqm)
Area of rectangle - CN01	1790	100	0.179	1	0.179
Area of rectangle - CN02	1130	2610	2.949	1	2.949
Area of rectangle - CN03	1760	1250	2.200	1	2.200
Area of rectangle - CN04	1710	870	1.531	1	1.531
Area of rectangle - CN05	1760	1500	2.640	1	2.640
Area of rectangle - CN06	2240	2600	5.824	2	11.648
Area of rectangle - CN07	1300	1350	1.755	1	1.755
Area of rectangle - CN08	1300	1040	1.144	1	1.144
Area of rectangle - CN09	2200	3000	6.798	1	6.798
Total of all Deductions 'B'					**30.865**

NET NON FAR AREA= A-B **82.19**

TOWER - 03
ABOVE TERRACE FLOOR NON FAR AREA
Additions

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of figures	Total Area (sqm)
Area of rectangle - CA01	7500	9450	71.442	1	71.442
Area of rectangle - CA02	3630	5650	20.523	2	41.045
Total of all Additions 'A'					**112.687**

NET NON FAR AREA= A-B **112.687**

PLUMBING LEGEND:-		
S.NO.	DESCRIPTION	SYMBOL
1.	110 OD VERTICAL SOIL PIPE	1
2.	110 OD VERTICAL WASTE PIPE	2
3.	110 OD ANTISPHONIC 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.	110 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.	JHUMPA FOR BALCONY DRAIN	

SCHEDULE OF FLOOR OUTLETS

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 3
REFUGE AREA CALCULATION AS/ NBC 2016 ANNEX 5.1.4

COVERED AREA FOR 2 CONSECUTIVE FLOORS	1205.35 SQM
OCCUPANT LOAD @ 12.5 SQM/ PERSON	100
0.3 SqM Refuge Area To be Provided per occupant load & 0.9 sqm additional for accomodating wheelchair requirement.	
REFUGE AREA REQUIRED	30.63 SQM
REFUGE AREA PROVIDED	47.875SQM
REFUGE AREA IN NON-FAR	30.98 SQM
REFUGE AREA IN FAR	16.44 SQM

LEGEND
REFUGE TERRACE

TOWER - 3
REFUGE FLOOR NON FAR AREA
Additions

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of figures	Total Area (sqm)
Area of rectangle - N01	1900	2125	4.125	4	16.746
Area of rectangle - N02	5190	1900	9.342	4	37.368
Area of rectangle - N03	850	1450	1.246	4	4.984
Area of rectangle - N04	350	640	0.420	8	3.360
Area of rectangle - N05	1350	2750	3.728	8	29.818
Area of rectangle - N06	850	1400	0.550	4	2.140
Area of rectangle - N07	5190	1850	9.602	4	38.408
Area of rectangle - N08	1900	1125	2.220	4	8.820
Area of rectangle - N09	1350	1650	2.228	4	8.910
Area of rectangle - N10	1400	1400	1.960	2	3.920
Area of rectangle - CN01	3630	5050	18.332	1	18.332
Area of rectangle - CN02	3450	5050	17.423	1	17.423
Total of all additions 'a'					**175.850**

Deductions

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of figures	Total Area (sqm)
Area of rectangle - CN01	1140	2100	2.394	1	2.394
Area of rectangle - CN02	950	2610	2.480	1	2.480
Total of all deductions 'B'					**4.874**

NET NON FAR AREA= A-B **170.98**

TOWER - 03
REFUGE FLOOR FAR AREA
Additions

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of repetitions	Total Area (sqm)
Area of rectangle - CA10	7500	8250	38.438	1	38.438
Area of rectangle - CA11	3640	1800	2.552	1	2.552
Area of rectangle - CA12	8680	3050	13.452	1	13.452
Total of all Additions 'A'					**54.442**

Deductions

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of figures	Total Area (sqm)
Area of rectangle - S02	2090	900	1.881	1	1.881
Total of all Deductions 'B'					**1.881**

Non FAR Deductions

Description	Length (mm)	Breadth (mm)	Area (sqm)	No. of figures	Total Area (sqm)
Area of rectangle - CN05	3640	1800	2.59	1	5.904
Area of rectangle - CN06	2750	3680	10.12	1	10.120
Area of rectangle - CN07	4900	2200	14.96	1	14.960
Total of all Deductions 'C'					**30.984**

NET REFUGE AREA IN FAR AREA= (A-B)-C **16.889**
TOTAL REFUGE AREA PROVIDED (A-B) **47.877**
REFUGE AREA REQUIRED **30.988**

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
FD2	1200	2250	2250	0
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
RS1	3500	3000	2250	0

DOOR WINDOW

ROUGH OPENINGS (MASONRY)

Tags	Width(LD+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

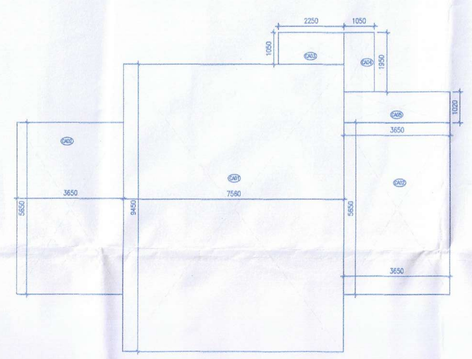
WINDOW

ROUGH OPENINGS (MASONRY)

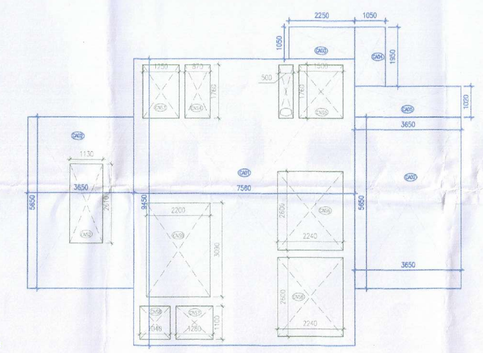
W1	2400	1000	2250	1200
W2	1800	1050	2250	1200
W3	1225	2150	2250	100
W4	800	1050	2250	1200
W5	600	1000	2250	1250
W6	600	1000	2250	1250
W7	600	1000	2250	1250
W8	450	1000	2250	1250

SLIDING DOOR

SD1	2500	2250	2250	0
SD2	2400	2250	2250	0
SD3	2250	2250	2250	0
SD4	1800	2250	2250	0



5 TOWER 3- OHT LEVEL AREA DIAGRAM
1:100



6 TOWER 3- TERRACE AREA DIAGRAM
1:100

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 8465379 Dt. 8/10/23

Superintending Engineer (HQ)
for Chief Engineer-I
HSVP, Panchkula

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.:
DATED :

DTP (HQ)

DTP (HQ)

Assistant Architect

DTP (HQ)

(Dilip Kumar) Rajput

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 ma 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
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CONSULTING MEP
PROION
Proion Consultants Private Limited
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Web : www.proion.com

CONSULTING LANDSCAPE ARCHITECT
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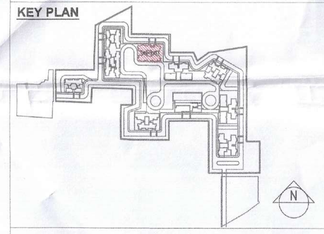
KEY PLAN



PROJECT
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.
Lodha SC, 5th Floor, Godrej Site, Phoenix Mills Compound, Lower Parel, Mumbai - 400 013.

DEVELOPER'S SIGNATURE :
For Godrej Properties Ltd.
Authorised Signatory

AUTHORIZED SIGNATORY

ARCHITECT'S SIGNATURE :
KIRAN YADAV
CA/2010/49182
UDIN: A052010AAAAAC
Date: 09-10-2023

DRAWING NAME
TOWER 3
REFUGE FLOOR PLAN (20TH & 30TH), TERRACE FLOOR AND OHT LVL PLAN
REFUGE FLOOR, TERRACE AND OHT LEVEL AREA DIAGRAM

DRAWING NO.
S-23

SCALE	1:100
DATE	09.10.2023