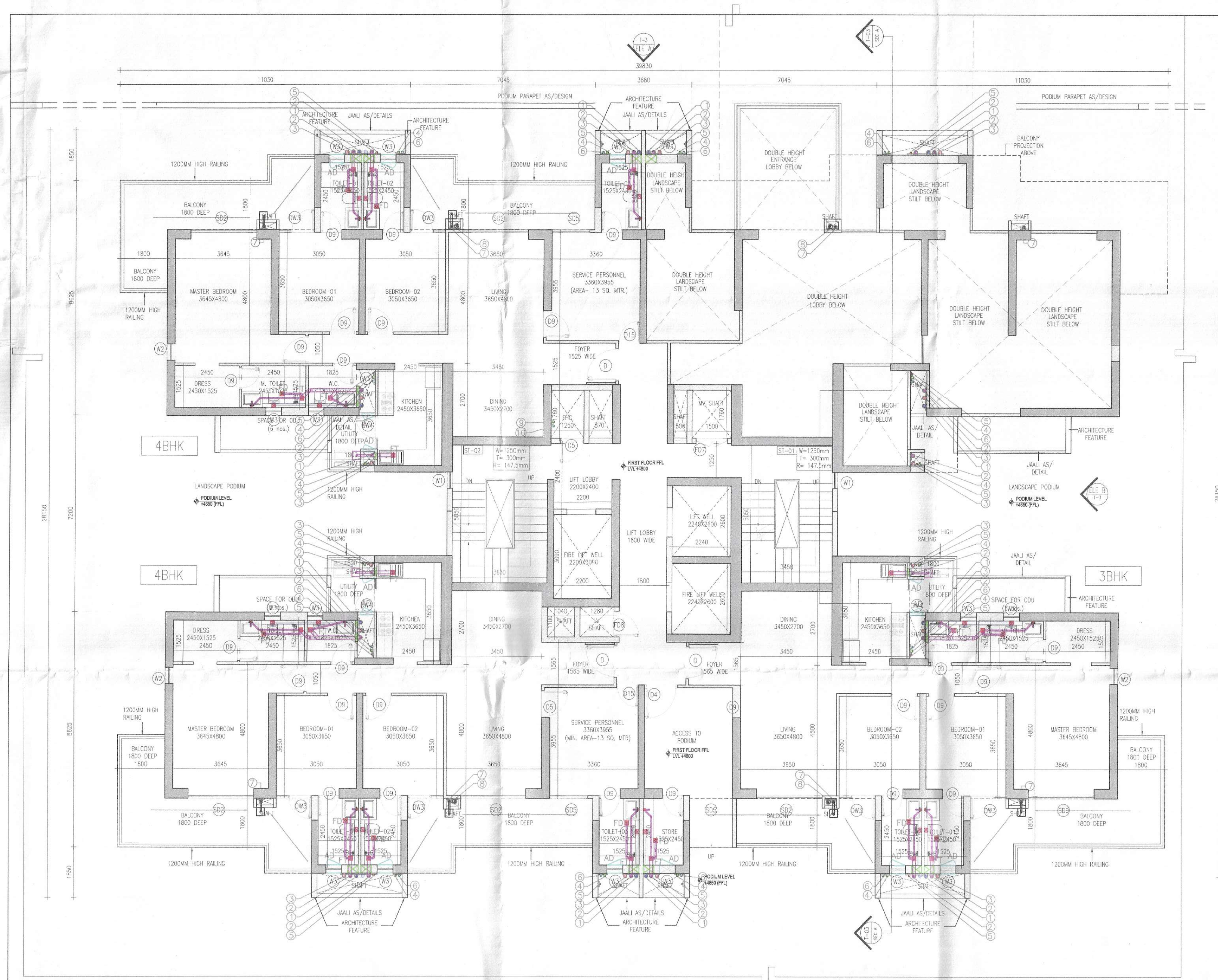
28150
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7200
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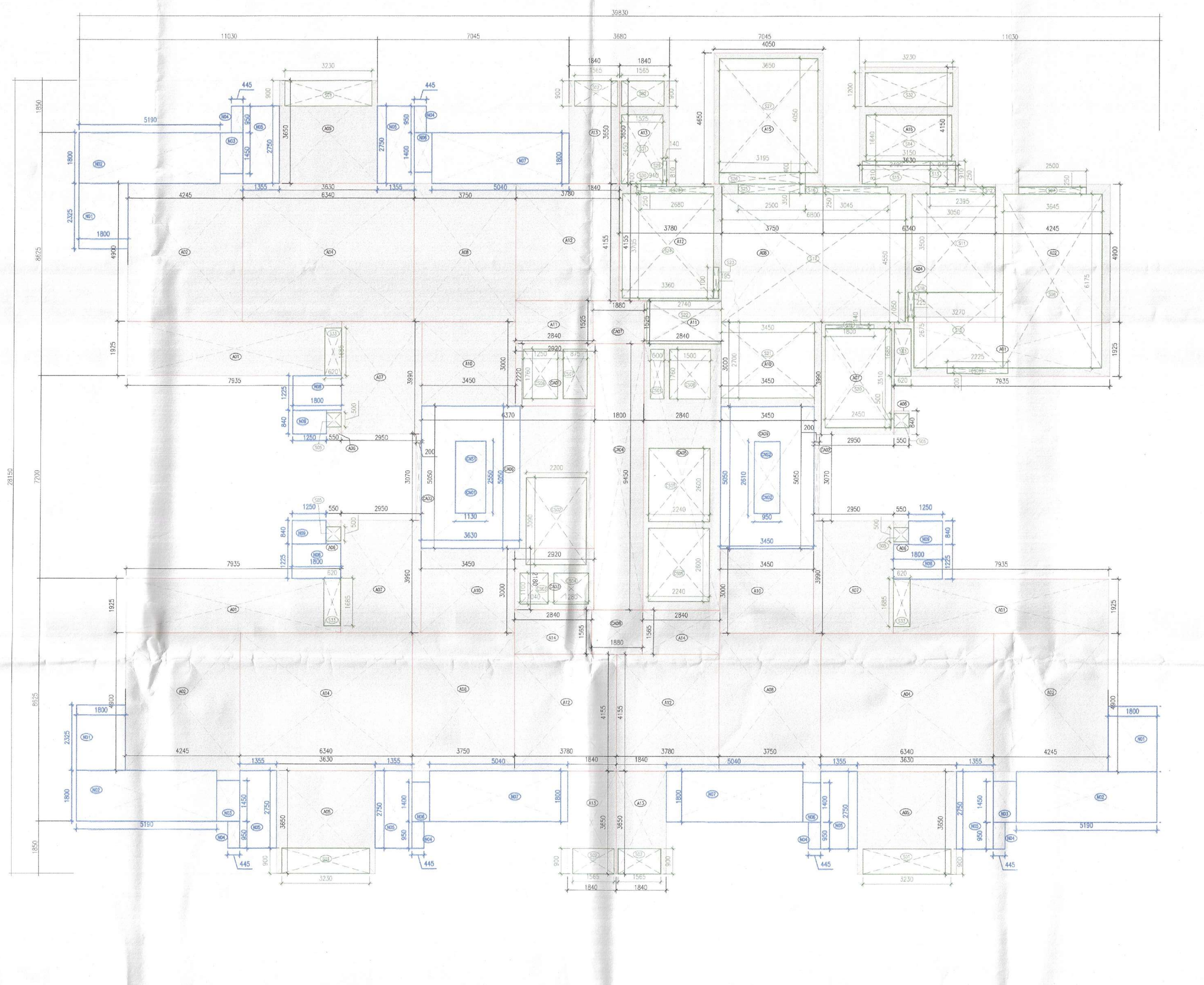
1850
4BHK
3BHK
MASTER BEDROOM 3645X4800
BEDROOM-01 3050X3650
BEDROOM-02 3050X3650
LIVING 3650X4800
DINING 3450X2700
KITCHEN 2450X3650
DRESS 2450X1525
SERVICE PERSONNEL 3360X3955 (MIN. AREA-13 SQ. MTR.)
FOYER 1565 WIDE
LIFT LOBBY 2220X2400
LIFT LOBBY 1800 WIDE
FIRE LIFT WELL 2240X2600
LIFT WELL 2240X2600
UTILITY 1800 DEEP
BALCONY 1800 DEEP
1200MM HIGH RAILING
JAALI AS/DETAILS ARCHITECTURE FEATURE
SPACE FOR ODU (6 nos.)
ACCESS TO PODIUM
FIRST FLOOR FFL LVL 4800
LANDSCAPE PODIUM
PODIUM LEVEL +4650 (FFL)
DOUBLE HEIGHT LANDSCAPE STILT BELOW
DOUBLE HEIGHT LOBBY BELOW
DOUBLE HEIGHT ENTRANCE LOBBY BELOW
BALCONY PROJECTION ABOVE
PODIUM PARAPET AS/DESIGN
STORE
ST-01
ST-02
T-03 SEC A
ELE A T-3
ELE B T-3

1 TOWER 3- FIRST FLOOR PLAN (LVL +4800)
1:100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3780
1840
1565
4155
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3990
3070
5050
2550
2610
3000
2840
2600
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1225
840
1685
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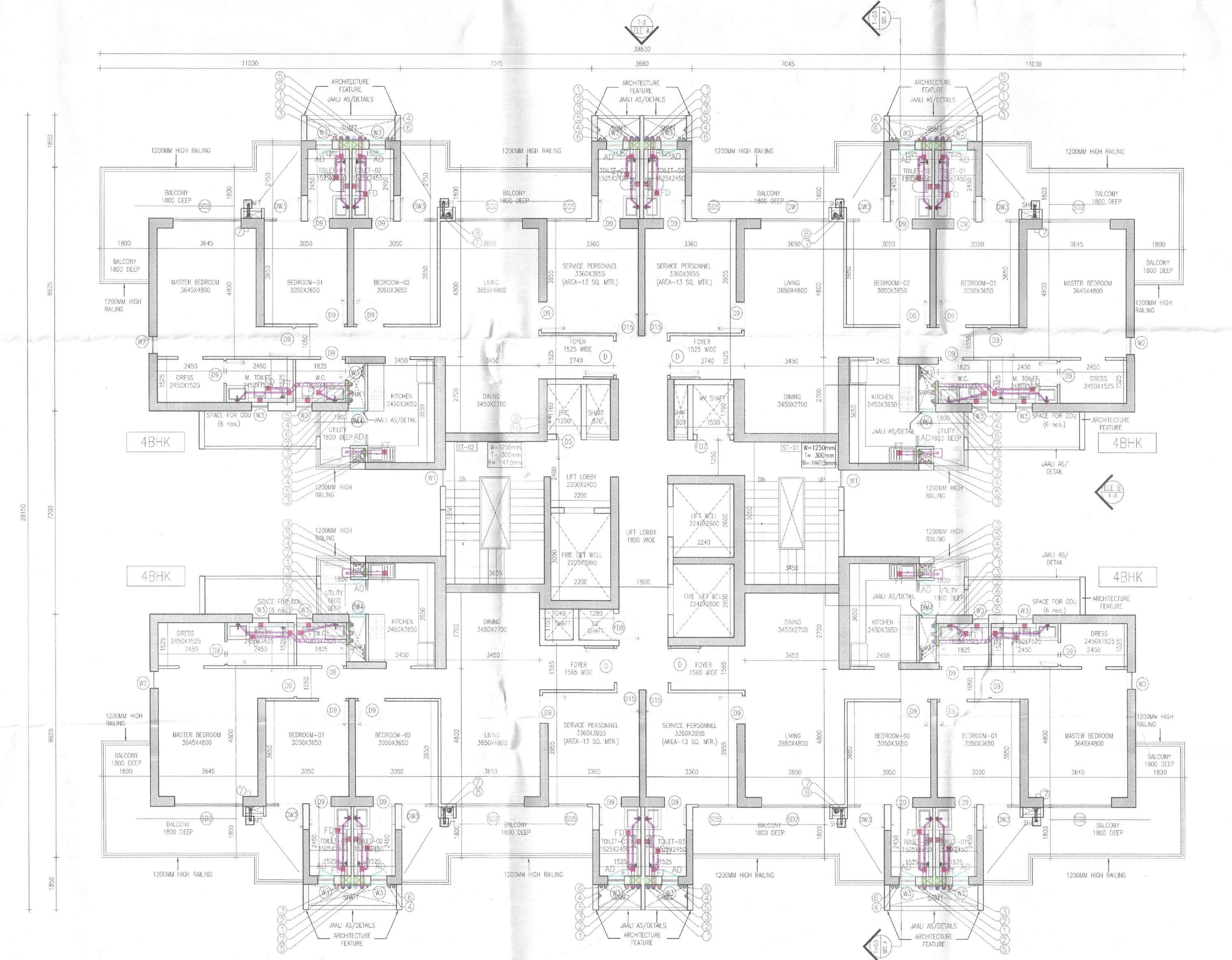
4650
4050
6175

TOWER 3- FIRST FLOOR AREA DIAGRAM
1:100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4BHK
MASTER BEDROOM 3645X4800
BEDROOM-01 3050X3650
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FOYER 1565 WIDE
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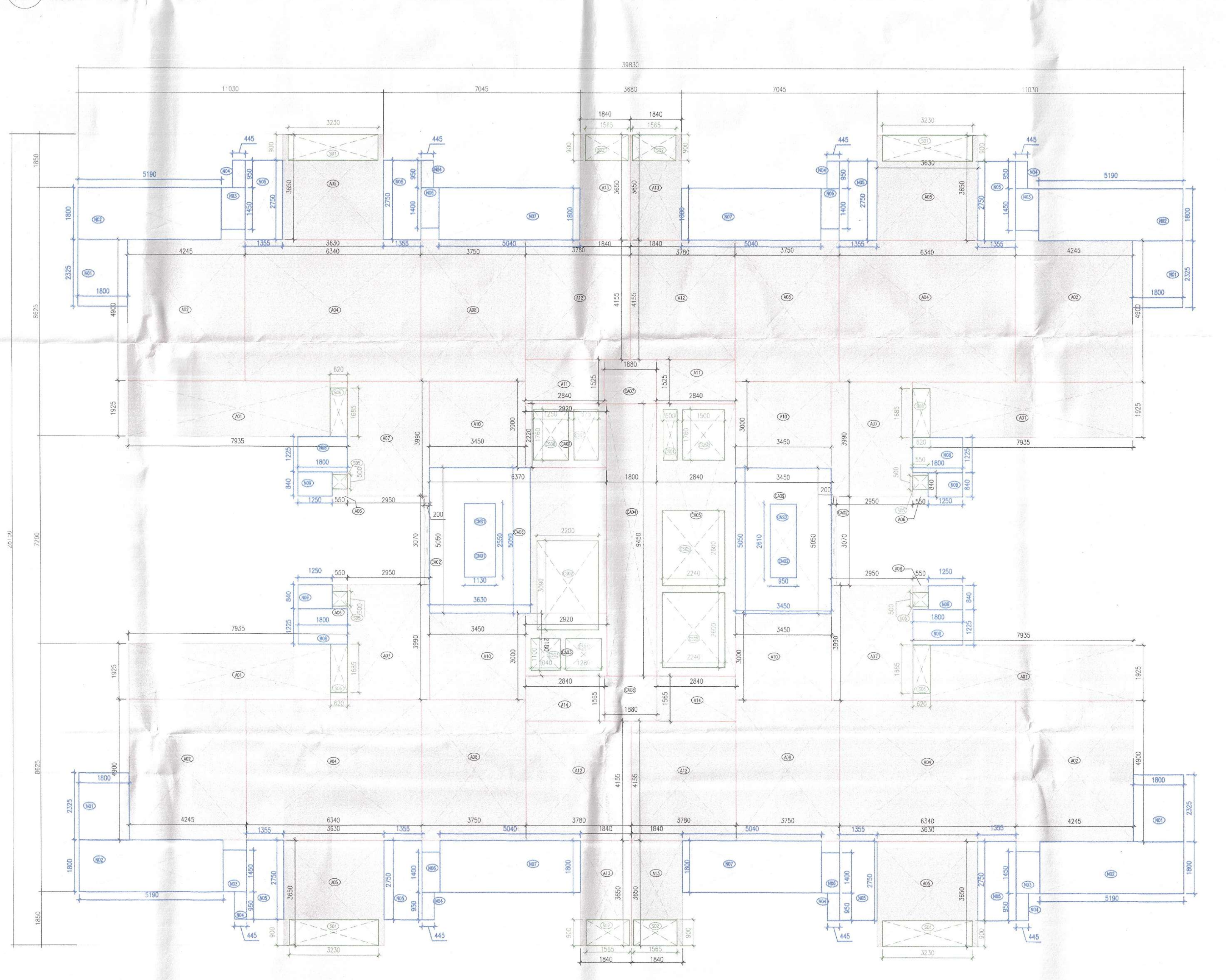
LIFT LOBBY 1800 WIDE
FIRE LIFT WELL 2240X2600
LIFT WELL 2240X2600
UTILITY 1800 DEEP
BALCONY 1800 DEEP
1200MM HIGH RAILING
JAALI AS/DETAILS ARCHITECTURE FEATURE
SPACE FOR ODU (6 nos.)
ST-01
ST-02

2 TOWER 3- TYPICAL FLOOR AREA DIAGRAM
1:100 2nd TO19th FLOOR, FROM 21st TO 29TH & 31st TO 34th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4245
7935
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3630
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2750
1450
950
445
3750
5040
3780
1840
4155
9450
3990
3070
5050

2 TOWER 3- TYPICAL FLOOR AREA DIAGRAM
1:100

TOWER - 3					
FIRST FLOOR FAR AREA					
Additions					
Description	**Length (mm)**	**Breadth (mm)**	**Area (sqm)**	**No. of repetitions**	**Total Area (sqm)**
Area of rectangle A01	7935	1925	15.275	4	61.100
Area of rectangle A02	4245	4900	20.801	4	83.202
Area of rectangle A04	6340	4900	31.066	4	124.264
Area of rectangle A05	3630	3650	13.250	3	39.749
Area of rectangle A06	550	840	0.462	3	1.386
Area of rectangle A07	2950	3990	11.771	4	47.082
Area of rectangle A08	3750	4900	18.375	4	73.500
Area of rectangle A10	3450	3000	10.350	4	41.400
Area of rectangle A11	2840	1525	4.331	2	8.662
Area of rectangle A12	3780	4155	15.706	4	62.824
Area of rectangle A13	1840	3650	6.716	4	26.864
Area of rectangle A14	2840	1565	4.445	2	8.889
Area of rectangle A15	4050	4650	18.833	1	18.833
Area of rectangle A16	4150	3630	15.065	1	15.065
Area of rectangle CA01	2920	2220	6.482	1	6.482
Area of rectangle CA02	200	3070	0.614	2	1.228
Area of rectangle CA03	2920	2180	6.366	1	6.366
Area of rectangle CA04	1800	9450	17.010	1	17.010
Area of rectangle CA05	2840	9450	26.838	1	26.838
Area of rectangle CA06	6370	5050	32.169	1	32.169
Area of rectangle CA07	1880	1525	2.867	1	2.867
Area of rectangle CA08	1880	1565	2.942	1	2.942
Area of rectangle CA09	3450	5050	17.423	1	17.423
Total of all Additions 'A'					**726.142**
Deductions					
Description	**Length (mm)**	**Breadth (mm)**	**Area (sqm)**	**No. of figures**	**Total Area (sqm)**
Area of rectangle S01	3230	900	2.907	3	8.721
Area of rectangle S02	1565	900	1.409	4	5.634
Area of rectangle S05	550	500	0.275	4	1.100
Area of rectangle S07	2500	250	0.625	1	0.625
Area of rectangle S08	3645	6175	22.508	1	22.508
Area of rectangle S09	2225	200	0.445	1	0.445
Area of rectangle S10	3270	2675	8.747	1	8.747
Area of rectangle S11	3050	3500	10.675	1	10.675
Area of rectangle S12	2395	250	0.599	1	0.599
Area of rectangle S13	940	910	0.855	1	0.855
Area of rectangle S14	1640	3150	5.166	1	5.166
Area of rectangle S15	2490	810	2.017	1	2.017
Area of rectangle S16	3045	250	0.761	1	0.761
Area of rectangle S17	6800	4550	30.940	1	30.940
Area of rectangle S18	1050	225	0.236	1	0.236
Area of rectangle S19	1800	140	0.252	1	0.252
Area of rectangle S20	3510	2450	8.600	1	8.600
Area of rectangle S21	3450	2700	9.315	1	9.315
Area of rectangle S22	2740	1525	4.179	1	4.179
Area of rectangle S23	1100	195	0.215	1	0.215
Area of rectangle S24	3360	3705	12.449	1	12.449
Area of rectangle S25	2500	350	0.875	1	0.875
Area of rectangle S26	3200	400	1.280	1	1.280
Area of rectangle S27	3650	4050	14.783	1	14.783
Area of rectangle S28	2680	250	0.670	1	0.670
Area of rectangle S29	140	810	0.113	1	0.113
Area of rectangle S30	940	100	0.094	1	0.094
Area of rectangle S31	1525	2450	3.736	1	3.736
Area of rectangle S32	3230	1200	3.876	1	3.876
Area of rectangle S33	620	1685	1.045	4	4.179
Area of rectangle CS01	500	1760	0.880	1	0.880
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	1280	1100	1.408	1	1.408
Area of rectangle CS05	2240	2600	5.824	2	11.648
Area of rectangle CS06	1250	1760	2.200	1	2.200
Area of rectangle CS07	875	1760	1.540	1	1.540
Area of rectangle CS08	1500	1760	2.640	1	2.640
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 'B'					**227.656**
NET FAR AREA= A-B					**498.486**

TOWER - 3					
FIRST FLOOR NON FAR AREA					
Additions					
Description	**Length (mm)**	**Breadth (mm)**	**Area (sqm)**	**No. of figures**	**Total Area (sqm)**
Area of rectangle N01	1800	2325	4.185	3	12.555
Area of rectangle N02	5190	1800	9.342	3	28.026
Area of rectangle N03	855	1450	1.240	3	3.719
Area of rectangle N04	950	445	0.423	3	1.268
Area of rectangle N05	1355	2750	3.726	3	11.179
Area of rectangle N06	650	1400	0.910	3	2.730
Area of rectangle N07	5040	1800	9.072	3	27.216
Area of rectangle N08	1800	1225	2.205	3	6.615
Area of rectangle N09	1250	840	1.050	3	3.150
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'					**132.212**
Deductions					
Description	**Length (mm)**	**Breadth (mm)**	**Area (sqm)**	**No. of figures**	**Total Area (sqm)**
Area of rectangle CNS1	1130	2550	2.882	1	2.882
Area of rectangle CNS2	950	2610	2.480	1	2.480
Total of all Deductions 'B'					**5.361**
NET NON FAR AREA= A-B					**126.851**

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

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

TOWER - 3					
TYPICAL FLOOR FAR AREA					
Additions					
Description	**Length (mm)**	**Breadth (mm)**	**Area (sqm)**	**No. of repetitions**	**Total Area (sqm)**
Area of rectangle A01	7935	1925	15.275	4	61.100
Area of rectangle A02	4245	4900	20.801	4	83.202
Area of rectangle A04	6340	4900	31.066	4	124.264
Area of rectangle A05	3630	3650	13.250	4	52.998
Area of rectangle A06	550	840	0.462	4	1.848
Area of rectangle A07	2950	3990	11.771	4	47.082
Area of rectangle A08	3750	4900	18.375	4	73.500
Area of rectangle A10	3450	3000	10.350	4	41.400
Area of rectangle A11	2840	1525	4.331	2	8.662
Area of rectangle A12	3780	4155	15.706	4	62.824
Area of rectangle A13	1840	3650	6.716	4	26.864
Area of rectangle A14	2840	1565	4.445	2	8.889
Area of rectangle CA01	2920	2220	6.482	1	6.482
Area of rectangle CA02	200	3070	0.614	2	1.228
Area of rectangle CA03	2920	2180	6.366	1	6.366
Area of rectangle CA04	1800	9450	17.010	1	17.010
Area of rectangle CA05	2840	9450	26.838	1	26.838
Area of rectangle CA06	6370	5050	32.169	1	32.169
Area of rectangle CA07	1880	1525	2.867	1	2.867
Area of rectangle CA08	1880	1565	2.942	1	2.942
Area of rectangle CA09	3450	5050	17.423	1	17.423
Total of all Additions 'A'					**705.957**
Deductions					
Description	**Length (mm)**	**Breadth (mm)**	**Area (sqm)**	**No. of figures**	**Total Area (sqm)**
Area of rectangle S01	3230	900	2.907	4	11.628
Area of rectangle S02	1565	900	1.409	4	5.634
Area of rectangle S05	550	500	0.275	4	1.100
Area of rectangle S06	620	1685	1.045	4	4.179
Area of rectangle CS01	500	1760	0.880	1	0.880
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	1280	1100	1.408	1	1.408
Area of rectangle CS05	2240	2600	5.824	2	11.648
Area of rectangle CS06	1250	1760	2.200	1	2.200
Area of rectangle CS07	875	1760	1.540	1	1.540
Area of rectangle CS08	1500	1760	2.640	1	2.640
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 'B'					**86.553**
NET FAR AREA= A-B					**619.404**

TOWER -3					
TYPICAL FLOOR NON FAR AREA					
Additions					
Description	**Length (mm)**	**Breadth (mm)**	**Area (sqm)**	**No. of figures**	**Total Area (sqm)**
Area of rectangle N01	1800	2325	4.185	4	16.740
Area of rectangle N02	5190	1800	9.342	4	37.368
Area of rectangle N03	855	1450	1.240	4	4.959
Area of rectangle N04	950	445	0.423	8	3.382
Area of rectangle N05	1355	2750	3.726	8	29.810
Area of rectangle N06	650	1400	0.910	4	3.640
Area of rectangle N07	5040	1800	9.072	4	36.288
Area of rectangle N08	1800	1225	2.205	4	8.820
Area of rectangle N09	1250	840	1.050	4	4.200
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'					**180.961**
Deductions					
Description	**Length (mm)**	**Breadth (mm)**	**Area (sqm)**	**No. of figures**	**Total Area (sqm)**
Area of rectangle CNS1	1130	2550	2.882	1	2.882
Area of rectangle CNS2	950	2610	2.480	1	2.480
Total of all Deductions 'B'					**5.361**
NET NON FAR AREA= A-B					**175.600**

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/(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	
SD4	1800	2250	2250	0	

Service Personal (T 03)	
Floor	Nos.
First	2
Typical	4
Refuge	2
Total	132

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 240579...Dt/.8/11/23

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

SUBMISSION DRAWINGS

FOR APPROVAL AND STAMPING

DTP (HQ)
S.T.P. (HQ) Member Secretary B.P.A.C.
S.T.P. (G) Member B.P.A.C.
C.T.P. (HR) Chairman B.P.A.C.
DDT (T) MEMBER BPAC

AD
PA
ATP

Consultant Architect
DTP (HQ)
(Dinesh Kumar) PA(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

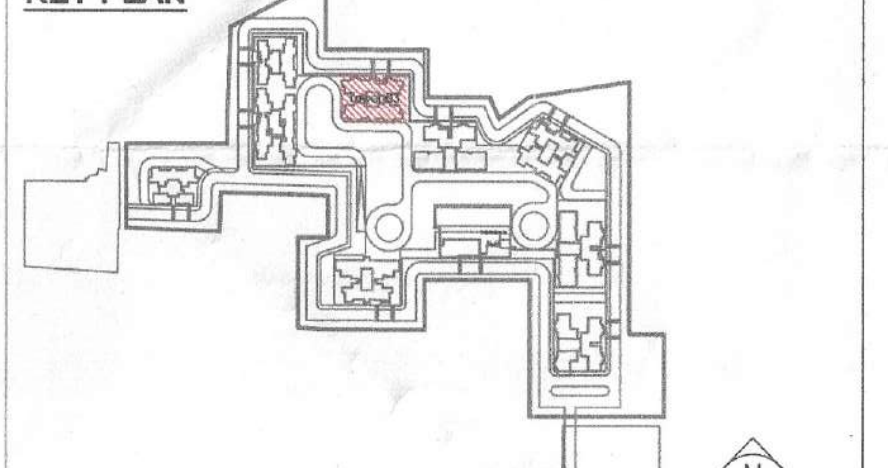
CONSULTING MEP

PROION
Proion Consultants
MEP, Fire & Life Safety Consulting
Proion Consultants Private Limited
Address : B2, Sukhdev Vihar,
New Delhi - 110025, India
Telephone : 011-2632 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

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 :

For Godrej Properties Ltd.
Authorised Signatory

AUTHORIZED SIGNATORY

ARCHITECT'S SIGNATURE :

KIRAN YADAV
CA/2010/49182

MORPHOGENESIS

DRAWING NAME

TOWER 3
FIRST FLOOR AND TYPICAL FLOOR PLAN
(2ND TO 19TH , 21ST TO 29TH & 31ST TO 34TH)
FIRST & TYPICAL FLOOR AREA DIAGRAM

DRAWING NO.

S-22

SCALE	1:100
DATE	09.10.2023

22