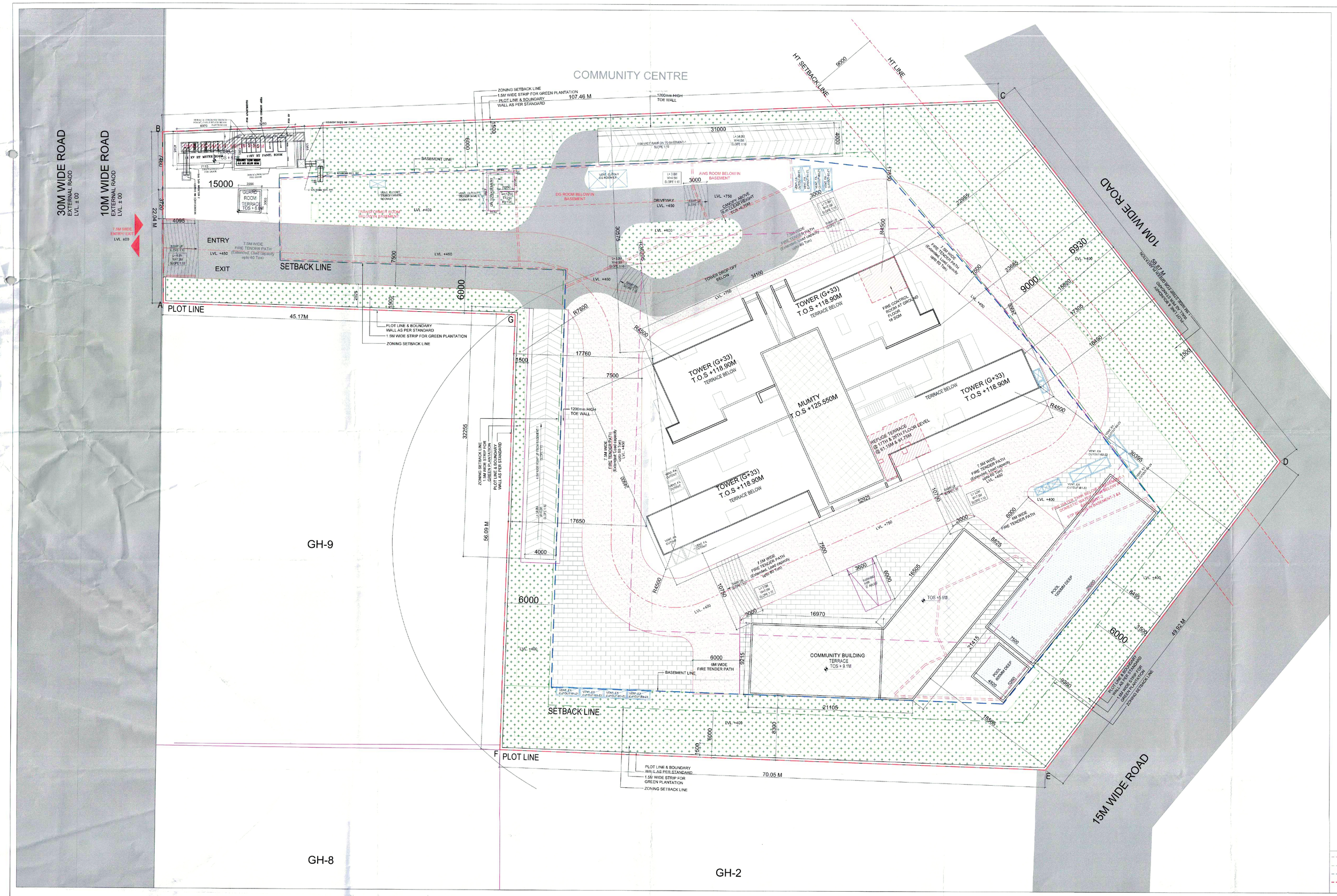
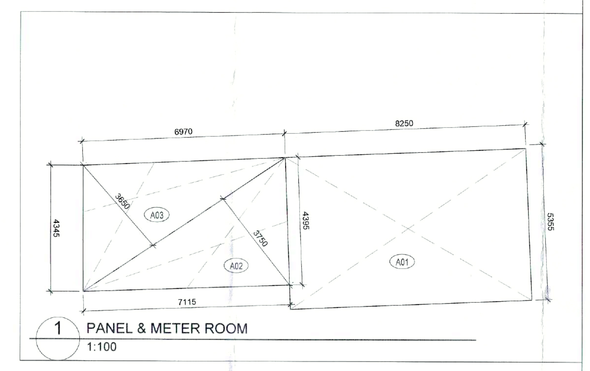
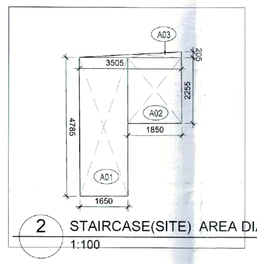




1 PANEL & METER ROOM
1:100



2 STAIRCASE(SITE) AREA DIAGRAM
1:100

R & PANEL ROOM FAR AREA						
Additions						
Description		**Length (mm)**	**Breadth (mm)**	**Area (sqm)**	**No. of repetitions**	**Total Area (sqm)**
Area of rectangle	A01	8250	5355	44.179	1	44.179
Area of triangle	A02	7115	4395	15.635	1	15.635
Area of triangle	A03	6970	4345	15.142	1	15.142
TOTAL AREA 'A'						**74.956**

STAIRCASE FAR AREA						
Additions						
Description		**Length (mm)**	**Breadth (mm)**	**Area (sqm)**	**No. of repetitions**	**Total Area (sqm)**
Area of rectangle	A01	1650	4785	7.895	1	7.895
Area of rectangle	A02	1850	2255	4.172	1	4.172
Area of triangle	A03	3505	205	0.359	1	0.359
TOTAL AREA 'A'						**12.426**

DTP (HQ) Member Secretary BPAC | STP (HQ) Special Invitee | CTP Chairman BPAC

JD (H) | DTP (H) | STP (H) (MEMBER) BPAC | JDT (HQ) Member BPAC

SANCTIONED VIDE MEMO No. 13 8877 DATE 01/5/25

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

Superintending Engineer(HQ)
O/o Chief Engineer-I/II,
HSVP, Panchkula.

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 external walls are 100mm and all internal walls are 100mm thick. (Valid for all drawings)
7. Staircase railing shall be 900mm high

ARCHITECT

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

CONSULTING STRUCTURAL ENGINEER

McNAMARA SALVIA
STRUCTURAL ENGINEERS
01 Gokhale Sanchit, 846, BMCC Rd,
Shivajinagar, Pune
mcsal.com

CONSULTING MEP

Design Centre Consulting Engineers Pvt. Ltd.
Registered Office:- C/255, First Floor, Pandav Nagar, Delhi-110092
Works Address:- Office No. 44 to 47, 4TH Floor
Ansal Plaza Mall, Dabur Chowk Vaishali,
Ghaziabad, NCR Delhi, UP. Pin-201010.
Phone: +91 120 4333451/52,
E-mail: dce_jn@yahoo.com

OWNER'S SIGNATURE :

GODREJ PROPERTIES LTD.
Authorised Signatory

ARCHITECT'S SIGNATURE :

MEP CONSULTANT SIGNATURE :

PROJECT

Proposed building plan for group housing plot no. GH-01, Sector 39, Gurugram of area measuring 1.97 acres being developed by M/s Godrej Properties Ltd.

DRAWING NAME :

SITE PLAN WITH AREA DIAGRAM

DRAWING NO: S-01

SCALE	1:200
DATE	27.03.2025

GODREJ 39,GURGAON							
S.No.	**DESCRIPTION**	**PERMISSIBLE AREA**				**PROPOSED AREA**	
		Factor	**Site Area Percentage**				
1	SITE AREA			1.9745	Acres		
				7,990.560	Sq.Mts		
2	Permissible FAR		1.75	13,983.480	Sq.Mts		
3	Permissible TDR FAR		1.25	9,988.200	Sq.Mts		
4	Green FAR (IGBC GOLD)		12%	958.867			
5	**Total FAR**			**24,930.547**	Sq.Mts	**24,843.797**	- Sq.Mts
6	Convenient Shops	0.5%	of site area	39.953	Sq.Mts	**0.34%**	**26.810** Sq.Mts
7	GREEN AREA	15%	of site area	1,198.584	Sq.Mts	**28.93%**	**2,311.340** Sq.Mts
8	GROUND COVERAGE	35%	of site area	2,796.696	Sq.Mts	**19.24%**	**1,537.326** Sq.Mts

FAR, NON-FAR & BUA CALCULATIONS						
S.No.	**DESCRIPTION**	**No. Of Units**	**FAR (IN SQ. M)**	**NON FAR (IN SQ. M)**	**NO. OF FLOORS**	**TOTAL HEIGHT (in Mts.)**
	RESIDENTIAL					
1	Tower	132.00	24,465.257	31,103.202	Ground+33 Floors	
2	Multi Purpose Hall (CLUB)		342.730	-	Ground	118.900
3	Ancillary Blocks (Guard Room)		9.000	-	Ground	
4	Convinient Shops		26.81	-		
	TOTAL AREA		**24,843.797**			

DENSITY & POPULATION CALCULATION					
A	**PERMISSIBLE**				
S.No.	**DESCRIPTION**	**ZONE**		**POPULATION**	
	Maximum Density as per zoning	Normal		300	ppa
		TDR		150	ppa
	Total Density	**Normal + TDR**		**450**	**PPA**
B	**PROPOSED**				
S.No.	**DESCRIPTION**	**NO. OF UNITS**	**PEOPLE PER UNIT**	**POPULATION**	
1	Population of main units @5 persons	132	5	660	people
2	Population of Units with Service personnel @2persons	14	2	28	people
	Total Population			**688**	**Nos.**
	Density			**348.4**	**PPA**

PARKING CALCULATIONS (REQUIREMENT)								
S.No.	**DESCRIPTION**	**TYPE OF UNITS**	**NO. OF UNITS**	**No. of floors**	**TOTAL NO. OF UNITS**	**Parking requirement**		
							ECS/DU	**Total ECS**
1	**RESIDENTIAL**							
	Tower	Type - A_3BHK	2	33	66		1.5	99
		Type - B1_4BHK	1	19	19		1.5	28.5
		Type - C1_4BHK-L	1	31	31		1.5	46.5
		Type - B2_4BHK Service Personnel	1	14	14		1.5	21
		Type - C2_3BHK (Refuge)	1	2	2		1.5	3
	TOTAL				**132**			**198**
	TOTAL PARKING							

PROPOSED PARKING CALCULATIONS							
S.No.	**DESCRIPTION**	**Built Up AREA**	**SERVICE AREA**	**PARKING AREA**	**Per ECS Area consideration**	**No. of ECS achieved in basement**	**No. of Actual Car Parks**
1	Basement 1	4,743.057	2,187.496	2,555.561	32	80	47
2	Basement 2	4,391.976	1,574.865	2,817.111	32	88	49
3	Basement 3	4,114.761	1,174.437	2,940.324	32	92	52
4	Basement 4	4,114.761	1,159.173	2,955.588	32	92	60
	TOTAL	**17,364.56**	**6,095.97**	**11,268.58**		**352**	**208**

GROUN COVERAGE	
GROUND TOWER	1098.24
CLUB	342.73
GUARD ROOM	9
STAIRACSE	12.4
PANNEL ROOM + METER ROOM	74.956
TOTAL GROUND COVERAGE	**1537.326**

FAR Statement				Height	
Floor	**FAR**	**NON FAR**	**BUA**	**Building Height**	**Refuge Level**
Ground Floor	893.847			6.75	
1st Floor	715.974	228.696	944.670	3.40	
2nd Floor	715.974	228.696	944.670	3.40	
3rd Floor	715.974	228.696	944.670	3.40	
4th Floor	715.974	228.696	944.670	3.40	
5th Floor	715.974	228.696	944.670	3.40	
6th Floor	715.974	228.696	944.670	3.40	
7th Floor	715.974	228.696	944.670	3.40	
8th Floor	715.974	228.696	944.670	3.40	
9th Floor	715.974	228.696	944.670	3.40	
10th Floor	715.974	228.696	944.670	3.40	
11th Floor	715.974	228.696	944.670	3.40	
12th Floor	715.974	228.696	944.670	3.40	
13th Floor	715.974	228.696	944.670	3.40	
14th Floor	715.974	228.696	944.670	3.40	
15th Floor	715.974	228.696	944.670	3.40	
16th Floor	715.974	228.696	944.670	3.40	
17th Floor_Refuge Floor	688.108	221.108	909.216	3.40	**61.15**
18th Floor	715.974	228.696	944.670	3.40	
19th Floor	715.974	228.696	944.670	3.40	SP
20th Floor	715.974	228.696	944.670	3.40	SP
21st Floor	715.974	228.696	944.670	3.40	SP
22nd Floor	715.974	228.696	944.670	3.40	SP
23rd Floor	715.974	228.696	944.670	3.40	SP
24th Floor	715.974	228.696	944.670	3.40	SP
25th Floor	715.974	228.696	944.670	3.40	SP
26th Floor_Refuge Floor	688.108	221.108	909.216	3.40	**91.75**
27th Floor	715.974	228.696	944.670	3.40	SP
28th Floor	715.974	228.696	944.670	3.40	SP
29th Floor	715.974	228.696	944.670	3.40	SP
30th Floor	715.974	228.696	944.670	3.40	SP
31st Floor	715.974	228.696	944.670	3.40	SP
32nd Floor	715.974	228.696	944.670	3.40	SP
33rd Floor	715.974	228.696	944.670	3.35	SP
Total	**24,465.257**	**7,531.792**	**31,103.202**	**118.90**	

16M Setback Line
Building Setback
Basement Line
Site Boundary