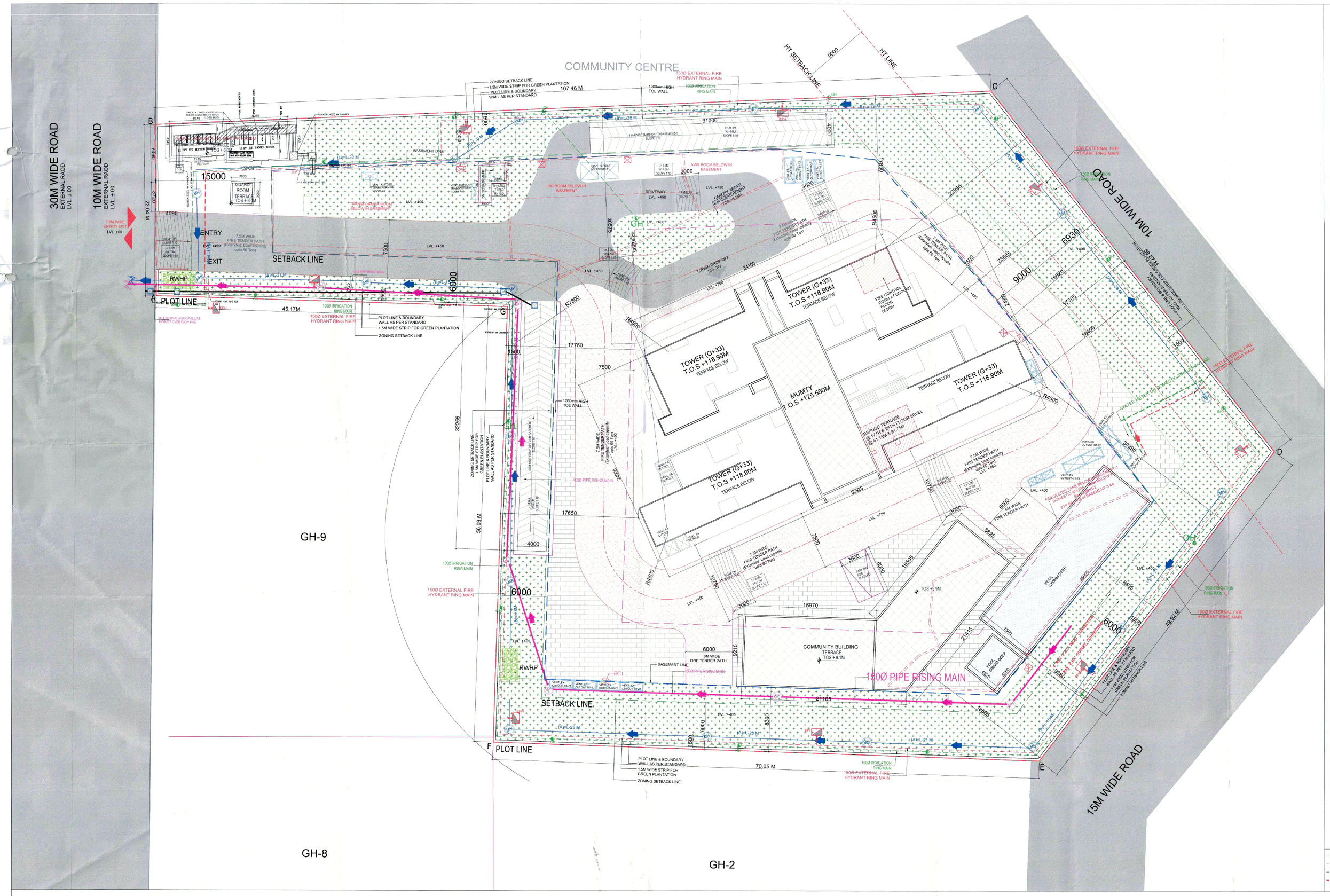

16M Setback Line
Building Setback
Basement Line
Site Boundary

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. 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	118.900
2	Multi Purpose Hall (CLUB)		342.730	-	Ground	
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**	

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

AD (H) | DTP (H) | STP (H) (MEMBER B.P.A.C.)

SANCTIONED
VIDE MEMO No. DA...D ../1/25

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

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McNAMARA SALVIA
STRUCTURAL ENGINEERS
01 Gokhale Sanchit, 646, BMCC Rd.
Shivajinagar, Pune
mcssl.com

CONSULTING MEP
Design Centre Consulting Engineers Pvt. Ltd.
Registered Office:- C/265, 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 4333451/62,
E-mail: dce_ind@yahoo.com

OWNER'S SIGNATURE :

GODREJ PROPERTIES LTD.
Authorized Signatory

ARCHITECT'S SIGNATURE :

JOINT (H.
Mumbai
BPAC

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 MEP

DRAWING NO: S-02

SCALE	1:200
DATE	27.03.2025