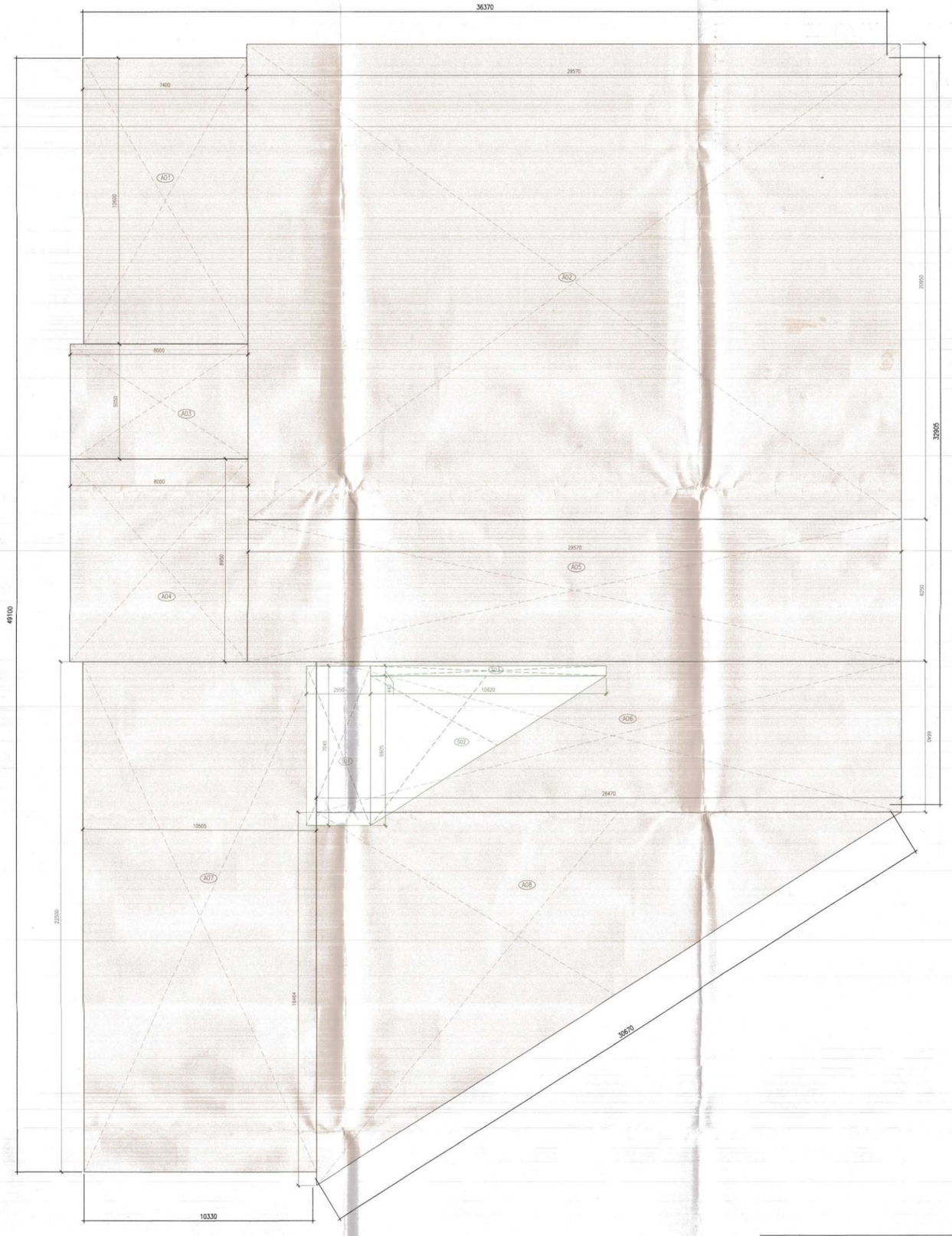


3 COMMERCIAL_ GROUND FLOOR PLAN
1:100



4 COMMERCIAL_ GROUND FLOOR AREA DIAGRAM
1:100

TO BE ISSUED UNDER OFFICE MEMO NO.: 21949
DATED : 23-06-2026

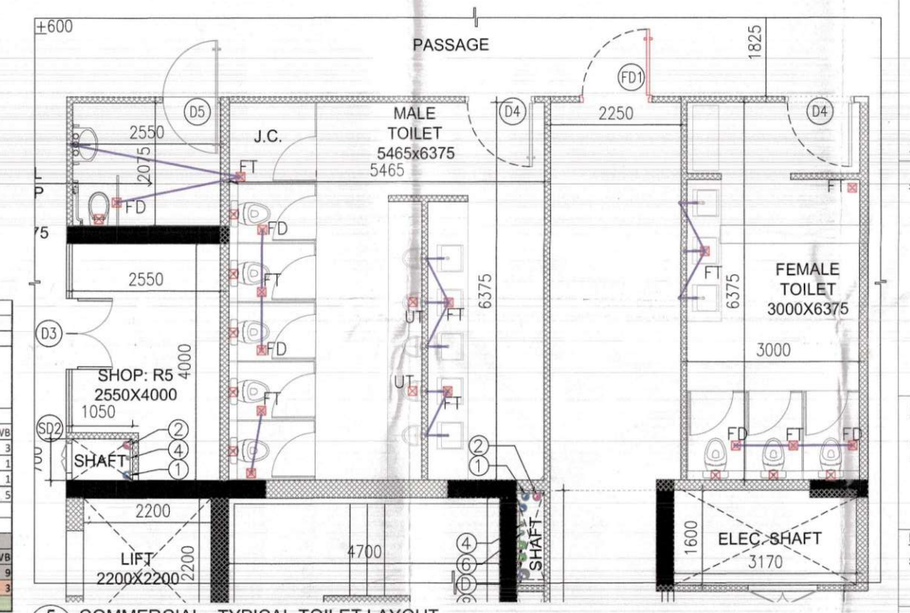
Godrej Commercial GROUND FLOOR Additions						
Description		Length (mm)	Breadth (mm)	Area (sqm)	No. of repetitions	Total Area (sqm)
Area of rectangle	A01	7400	12600	93.240	1	93.240
Area of rectangle	A02	29570	20950	619.492	1	619.492
Area of rectangle	A03	8000	5050	40.400	1	40.400
Area of rectangle	A04	8000	8950	71.600	1	71.600
Area of rectangle	A05	29570	6250	184.813	1	184.813
Area of rectangle	A06	26470	6640	175.761	1	175.761
Area of rectangle	A07	10505	22500	236.363	1	236.363
Area of triangle	A08	26470	16465	217.914	1	217.914
Total of all Additions 'A'						1639.582
Deductions						
Description		Length (mm)	Breadth (mm)	Area (sqm)	No. of figures	Total Area (sqm)
Area of rectangle	501	2950	7045	20.783	1	20.783
Area of triangle	502	10620	6605	35.073	1	35.073
Area of rectangle	503	10620	440	4.073	1	4.073
Total of all Deductions 'B'						60.528
NET FAR AREA= A-B						1579.053

COMMERCIAL DOOR WINDOW SCHEDULE				
ROUGH OPENINGS (MASONRY)				
DOORS				
Tags	Width	Height	Lintel	Sill
D1	1000	2400	2400	0
D2	800	2400	2400	0
D3	1200	2400	2400	0
D4	1200	2400	2400	0
D5	1000	2400	2400	0
D6	2250	2400	2400	0
D7	1000	1200	2400	0
SD1	500	1200	2400	1200
SD2	650	1200	2400	1200
SD3	900	2300	2400	100
SD4	350	1200	2400	1200
FD1	1250	2400	2400	0
FD2	1250	2400	2400	0
FD3	1500	2400	2400	0
WINDOW				
ROUGH OPENINGS (MASONRY)				
W1	1800	2325	2400	75
W2	1000	1450	2400	950
W3	1800	2325	2400	75
W4	1000	2325	2400	75
GLAZING				
ROUGH OPENINGS (MASONRY)				
GL1	2250	2325	2400	75

PLUMBING LEGEND:-		
S.NO.	DESCRIPTION	SYMBOL
1.	110 OD VERTICAL SOIL PIPE	⊙
2.	110 OD VERTICAL WASTE PIPE	⊙
3.	110 OD ANTISYPHONIC PIPE	⊙
4.	DOMESTIC WATER SUPPLY DOWN TAKE PIPE	⊙
5.	DOMESTIC WATER SUPPLY PIPE (INVISIBLE)	⊙
6.	FLUSHING WATER SUPPLY DOWN TAKE PIPE	⊙
7.	110 OD RAIN WATER PIPE	⊙
8.	160 OD RAIN WATER PIPE	⊙
9.	DOMESTIC WATER SUPPLY RISER PIPE	⊙
10.	FLUSHING WATER SUPPLY RISER PIPE	⊙
11.	SOFT WATER SUPPLY RISER PIPE	⊙
12.	FLOOR TRAP	FT ⊡
13.	FLOOR DRAIN	FD ⊙
14.	ACCESS DOOR	AD
	DIAGRAM 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 WB TO FT	⊣	110 OD uPVC
PIPE DIA FROM WB TO FT	⊣	90 OD uPVC
PIPE DIA FROM KITCHEN SINK TO FT	⊣	50 OD uPVC



5 COMMERCIAL_ TYPICAL TOILET LAYOUT
1:100

Retail Area Toilet Calculation

Considering calculations based on **shopping mall and retail buildings** for floating population and WC

Subject: Details of Sanitary Fixtures

S.No	Floor	FAR (Floor+Corridors)	Total Population	Permanent Population (10% of total population)			Fixtures for Permanent Population						Net Floating Population			Fixtures for floating Population					
				Total	Male	Female	Male			Female			Total	Male	Female	Male			Female		
							WC	WB	UR	WC	WB					WC	WB	UR	WC	WB	
1	GF	1453.55	485	48	32	16	2.00	2.00	2.00	2.00	2.00	436	291	145	9	6	6	4	3	3
2	FF	1215.20	203	20	14	7	1.00	1.00	1.00	1.00	1.00	182	122	61	2	2	2	1	1	1
3	SF	1280.40	213	21	14	7	1.00	1.00	1.00	1.00	1.00	192	128	64	3	3	3	1	1	1
Total Required							4	4	4	4	4				11	11	11	5	5	5
							Male			Female						Male			Female		
As per Addition Total Nos.of Sanitary Fixtures required							WC	WB	UR	WC	WB					WC	WB	UR	WC	WB	
							4	4	4	4	4					15	15	15	9	9	
																5	5	5	3	3	

SUBMISSION DRAWINGS

FOR APPROVAL AND STAMPING

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections to the plan.

JDTP(HQ) Manisha BPAC

Executive Secretary B.P.A.C. Manish B.P.A.C. Rajeev Kumar B.P.A.C.

DTP(HQ) ATP(HQ)

AD JD PA ATP

Rajesh Dutt SD(HQ)

NOTES:

ARCHITECT

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

CONSULTING STRUCTURAL ENGINEER

WHITBY WOOD
WHITBY WOOD PRITAMDARA
Unit 1101, Lodha Supremus, Saki Vihar Road, Powai, Andheri (East), Mumbai - 400072, India
T: +91 22 6144 0000
e:pritamdaara@whitbywood.com

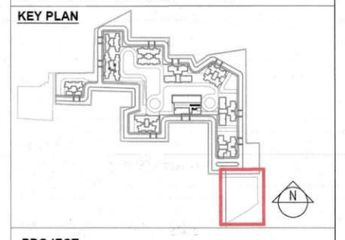
CONSULTING MEP

PROION
Proion Consultants Private Limited
Address : B2, Sukhdev Vihar, New Delhi - 110025
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: SERVICE@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, Vikhroli East,
Mumbai - 400 079.

DEVELOPER'S SIGNATURE :

AUTHORIZED SIGNATORY

ARCHITECT'S SIGNATURE :

KIRAN YADAV CA/2010/40155

DRAWING NAME

COMMERCIAL & RETAIL BUILDING
GROUND FLOOR PLAN & GROUND COVERAGE

in forwarding letter No. 36658 dt. 29/11/25

DRAWING NO. S-67

Superintending Engineer (HQ) for Chief Engineer (HQ) HSVP, P

SCALE	1:100
DATE	05.11.2025