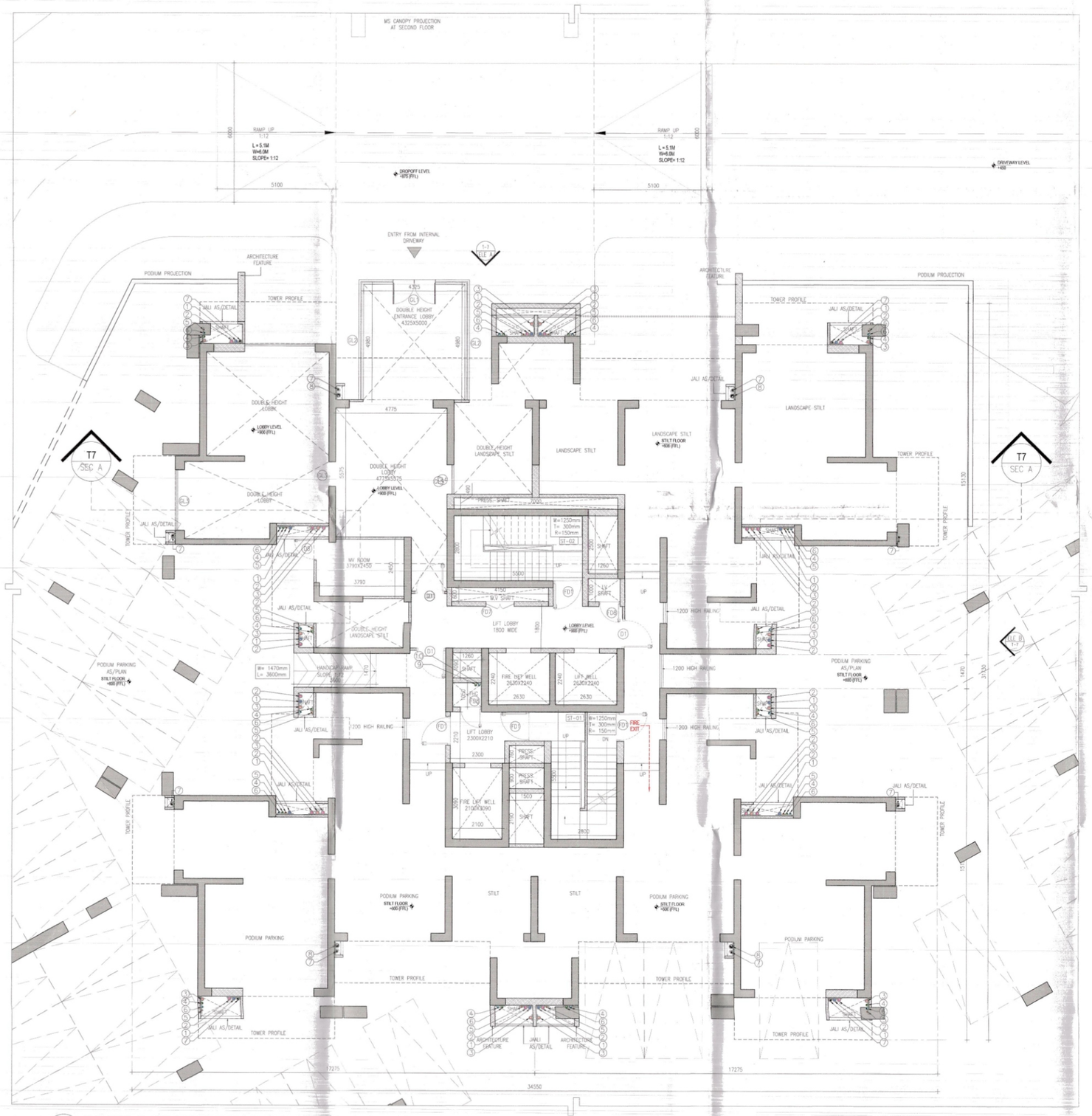
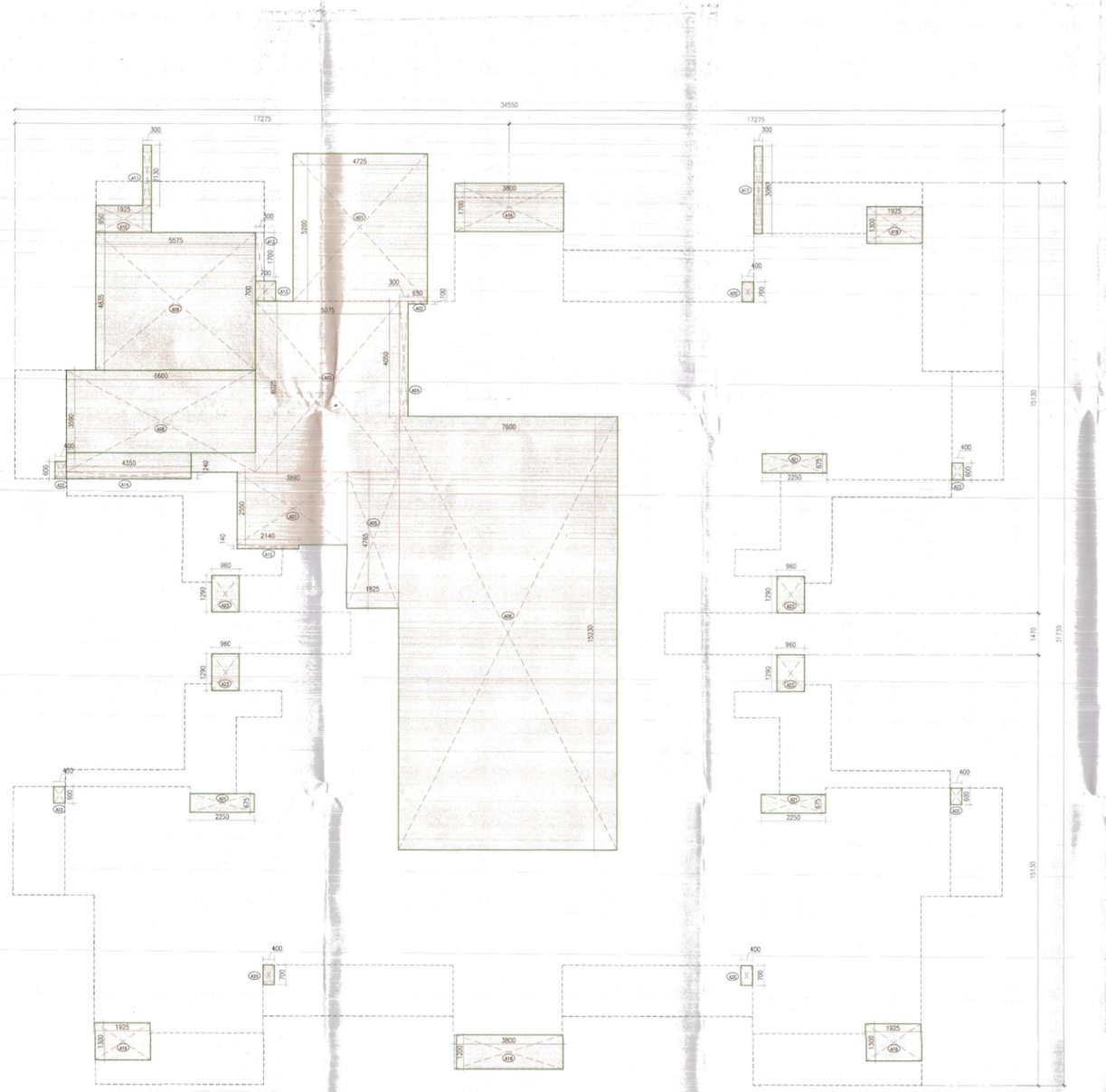


1 TOWER 7- GROUND FLOOR PLAN
1:100



2 TOWER 7 - GROUND FLOOR AREA DIAGRAM
1:100

TO BE READ WITH THIS OFFICE MEMO NO.: 21897
DATED: 22-06-2026

SUBMISSION DRAWINGS

FOR APPROVAL AND STAMPING

JE(HQ) Member BPAC

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of issuing objections

DTP(HQ) ATP(HQ) AD JD PA ATP

Rajesh Dutt SD(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

WHITBY WOOD
WHITBY WOOD PRITAMDASANI
Unit 1101, Lodha Supremus, Saki Vihar Road, Opp. Powai Police Station, Mumbai - 400072, India
T: +91 9820 166878
m.pritamdasani@whitbywood.com

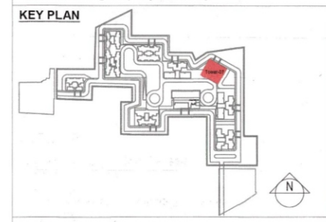
CONSULTING MEP

PROION
Proion Consultants Private Limited
1st Floor, Plot No. 3, Sector 44,
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

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. 3C, 5th Floor, Godrej One, Pirojshanagar, Vikhroli (east), Mumbai - 400 079.

PROPERTIES

DEVELOPER'S SIGNATURE :

AUTHORIZED SIGNATORY

ARCHITECT'S SIGNATURE :

KIRAN YADAV
CA/2010/49102

DRAWING NAME

TOWER 7

GROUND FLOOR PLAN, GROUND FAR AREA DIAGRAM AND GROUND COVERAGE AREA DIAGRAM
(Office copy subject to comments)
In forwarding letter No. 3661/66 dt. 29/1/2026

DRAWING NO.

S-45

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

SCALE	1:100
DATE	05.11.2025

Residential Tower Schedule

DOORS & WINDOW SCHEDULE

ROUGH OPENINGS (MASONRY)

DOORS

Tags	Width	Height	Lintel	Sill	
D	1250	2350	2250	0	1 HR FIRE RATED DOOR
D1	1250	2350	2250	0	
D2	1250	2250	2250	0	
D3	1250	2250	2250	0	
D4	1200	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	2350	2250	0	
D14	800	2250	2250	0	
D15	800	2250	2250	0	1 HR FIRE RATED DOOR
D21	1200	2250	2250	0	
GD1	1250	2350	2250	0	

FIRE DOORS

ROUGH OPENINGS (MASONRY)

Tags	Width	Height	Lintel	Sill
FD1	1250	2350	2250	0
FD2	1200	2250	2250	0
FD3	1500	2350	2250	0
FD4	2000	2350	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	900	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+850	2250/2150	2250	0/100	
DW3	900+450	2250/2150	2250	0/100	
DW4	800+825	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

TOWER - 7

S.no	Description	Total Area (sqm) APPROVED SANCTION FAR	Total Area (sqm) APPROVED SANCTION NON FAR	LIFT LOBBY AREA DEDUCTED FROM FAR	Total Area (sqm) REVISED SANCTION FAR	Total Area (sqm) REVISED SANCTION NON FAR
1	STILT LEVEL	277.012	-	0.000	277.012	-
2	1st FLOOR	458.428	132.006	5.083	453.345	137.089
3	2nd FLOOR	566.776	167.235	5.083	561.693	172.318
4	3rd FLOOR	566.776	167.235	5.083	561.693	172.318
5	4th FLOOR	566.776	167.235	5.083	561.693	172.318
6	5th FLOOR	566.776	167.235	5.083	561.693	172.318
7	6th FLOOR	566.776	167.235	5.083	561.693	172.318
8	7th FLOOR	566.776	167.235	5.083	561.693	172.318
9	8th FLOOR	566.776	167.235	5.083	561.693	172.318
10	9th FLOOR	566.776	167.235	5.083	561.693	172.318
11	10th FLOOR	566.776	167.235	5.083	561.693	172.318
12	11th FLOOR	566.776	167.235	5.083	561.693	172.318
13	12th FLOOR	566.776	167.235	5.083	561.693	172.318
14	13th FLOOR	566.776	167.235	5.083	561.693	172.318
15	14th FLOOR	566.776	167.235	5.083	561.693	172.318
16	15th FLOOR	566.776	167.235	5.083	561.693	172.318
17	16th FLOOR	566.776	167.235	5.083	561.693	172.318
18	17th FLOOR	566.776	167.235	5.083	561.693	172.318
19	18th FLOOR	566.776	167.235	5.083	561.693	172.318
20	19th FLOOR	566.776	167.235	5.083	561.693	172.318
21	20th FLOOR- Refuge	546.992	189.985	4.853	542.139	194.428
22	21st FLOOR	566.776	167.235	5.083	561.693	172.318
23	22nd FLOOR	566.776	167.235	5.083	561.693	172.318
24	23rd FLOOR	566.776	167.235	5.083	561.693	172.318
25	24th FLOOR	566.776	167.235	5.083	561.693	172.318
26	25th FLOOR	566.776	167.235	5.083	561.693	172.318
27	26th FLOOR	566.776	167.235	5.083	561.693	172.318
28	27th FLOOR	566.776	167.235	5.083	561.693	172.318
29	28th FLOOR	566.776	167.235	5.083	561.693	172.318
30	29th FLOOR	566.776	167.235	5.083	561.693	172.318
31	30th FLOOR - Refuge	546.992	189.985	4.853	542.139	194.428
32	31st FLOOR	566.776	167.235	5.083	561.693	172.318
33	32nd FLOOR	566.776	167.235	5.083	561.693	172.318
34	33rd FLOOR	566.776	167.235	5.083	561.693	172.318
35	34th FLOOR	566.776	167.235	5.083	561.693	172.318
36	Terrace Floor	-	64.298		-	64.298
37	OTH	-	115.748		-	115.748
	TOTAL FAR AREA	**19,399.49**	**5,876.30**	**172.36**	**19,227.13**	**6,047.84**
38	35th FLOOR	FLOOR ADDED			561.693	172.318
	TOTAL FAR AREA AFTER ADDITION OF FLOOR				**19,788.82**	**6,220.16**

TOWER - 7

GROUND FLOOR FAR AREA

Additions

Description		Length (mm)	Breadth (mm)	Area (sqm)	No. of repetitions	Total Area (sqm)
Area of rectangle	A01	4725	5200	24.57	1	24.570
Area of rectangle	A02	650	100	0.07	1	0.065
Area of rectangle	A03	5075	6025	30.58	1	30.577
Area of rectangle	A04	4050	300	1.22	1	1.215
Area of rectangle	A05	1825	4765	8.70	1	8.696
Area of rectangle	A06	7600	15230	115.75	1	115.748
Area of rectangle	A07	3890	2550	9.92	1	9.920
Area of rectangle	A08	6600	3590	23.69	1	23.694
Area of rectangle	A09	5575	4835	26.96	1	26.955
Area of rectangle	A10	1925	950	1.83	1	1.829
Area of rectangle	A11	300	2130	0.64	1	0.639
Area of rectangle	A12	300	1700	0.51	1	0.510
Area of rectangle	A13	700	700	0.49	1	0.490
Area of rectangle	A14	4350	240	1.04	1	1.044
Area of rectangle	A15	2140	140	0.30	1	0.300
Area of rectangle	A16	3800	1700	6.46	1	6.460
Area of rectangle	A17	300	3080	0.92	1	0.924
Area of rectangle	A18	3800	1200	4.56	1	4.560
Area of rectangle	A19	1925	1300	2.50	3	7.508
Area of rectangle	A20	400	700	0.28	3	0.840
Area of rectangle	A21	2250	675	1.52	3	4.556
Area of rectangle	A22	400	600	0.24	4	0.960
Area of rectangle	A23	960	1290	1.24	4	4.954
Total of all Additions 'A'						**277.012**
NET FAR AREA= A						**277.012**

No Change in layout/floor plan from Ground Floor to 34th Floor. Building Plans have Already Sanctioned vide BR III Memo No. ZP-1850/PA(DK)/2024/3912 dated 01-02-2024. Only 35th Floor/s Added in lieu of Fire Tower Lift Lobby Free FAR)

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	90 OD uPVC
PIPE DIA FROM KITCHEN SINK TO FT	50 OD uPVC