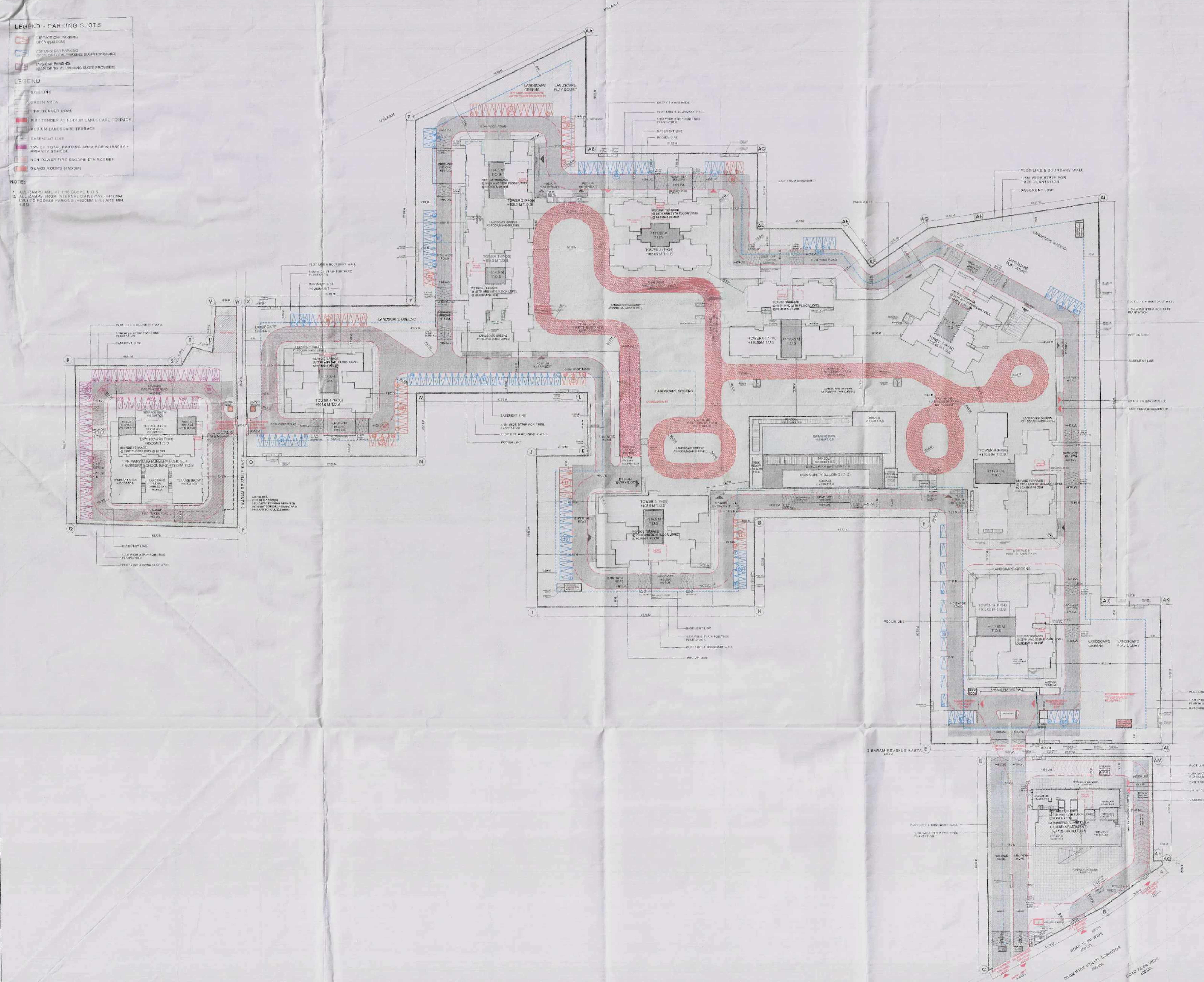

GODREJ SECTOR 89, GURGAON							
S.No.	DESCRIPTION	PERMISSIBLE AREA				PROPOSED AREA	
1	SITE AREA	14.20625	Acres				
		57,490.563	Sq.Mts				
	Residential Site Area @95%	13.496	Acres				
	Commercial Site area @5%	0.710	Acres				
2	FAR as per TOD	3.62		208115.84	Sq.Mts	2,06,390.22	3.58998
		3.5	additional for TOD	2,01,216.97	Sq.Mts		
		12%	Additional 12% of site area for IGBC GOLD Rating	6898.87	Sq.Mts		
	COMMERCIAL FAR	5.00%	of FAR	10405.792	Sq.Mts	10,318.75	5.00%
	RESIDENTIAL FAR	95%	of FAR	197710.05	Sq.Mts	1,96,071.46	95.0000%
	Total	100.00%		2,06,391.12		2,06,390.22	
3	GREEN AREA	15%	of site area	8,623.58	Sq.Mts	9,346.46	16.257%
4	GROUND COVERAGE	60%	of site area	34,494.34	Sq.Mts	25,960.64	45.16%
5	EWS Units	15%	of Total no. of Units	232	Units	233.00	Units

S.No.	DESCRIPTION	No. Of Units	FAR (IN SQ. M)	NON FAR (IN SQ. M)	TOTAL BUA (IN SQ. M)	NO. OF FLOORS	TOTAL HEIGHT (In Mts.)
1	Tower-01 (2BHK C+ & 3BHK C)	206.00	22,677.15	6,466.37	29,143.52	Podium + 35 floors	108
2	Tower-02 (2BHK C+ & 3BHK C)	139.00	14,566.27	4,302.87	18,869.13	Podium + 35 floors	108
3	Tower-03 (4BHK C)	135.00	21,132.98	6,166.70	27,299.68	Podium + 34 floors	105.05
4	Tower-04 (3BHK C+ & 2BHK C)	139.00	14,546.21	4,157.18	18,703.40	Podium + 35 floors	108
5	Tower-05 (3BHK C+ & 4BHK C+)	139.00	20,918.41	6,860.06	27,778.46	Podium + 35 floors	108
6	Tower-06 (3BHK O & 4BHK O)	143.00	25,890.17	8,028.73	33,918.90	Podium + 36 floors	110.95
7	Tower-07 (3BHK O+)	135.00	19,400.41	5,876.30	25,276.71	Podium + 34 floors	105.05
8	Tower-08 (3BHK O & 4BHK O)	143.00	25,890.17	8,028.73	33,918.90	Podium + 36 floors	110.95
9	Tower-09 (3BHK O)	135.00	21,873.85	5,294.69	27,168.54	Podium + 34 floors	108
	TOTAL	1,314.00	1,86,895.62	55,181.62	2,42,077.24		
10	EWS	233.00	6,115.27	1,648.11	7,763.38	Service floor+17floors	65.05
11	School	-	4,079.30	575.04	4,654.34	G+3 floors	
12	Commercial & Retail	-	10,318.75	1,311.76	11,630.52	G+13	47.95
13	Community Building	-	3,043.07	631.51	3,674.59	P+2	19.8
14	Ancilliary Blocks (Guard Rooms, Driver Rooms/Toilets)	-	17.50	-	-	-	-
	TOTAL	1,547.00	2,06,390.22	57,699.93	2,69,800.05		

Density & Population Calculation				
	no. of units	people per unit	Total Population	
Population of main units @5 persons	1,314	5	6,570.00	people
Population of Units with Service personnel @2persons	132	2	264.00	people
Population of EWS	233	2	466.00	people
Total Population			7,300	Nos.
Density Achieved			540.9	PPA

PARKING CALCULATIONS (REQUIREMENT)									
S.No.	DESCRIPTION	TYPE OF UNITS	No. of floors	NO. OF UNITS	Carpet Area / DU in sqm	Parking requirement as per TOD		Population per DU	Total population
						ECS/DU	Total ECS		
	RESIDENTIAL								
	Tower 01	3BHK C	35	139.00	86.50	0.5	69.5	5.0	695.00
		2BHK C+	35	67.00	67.36	0.5	33.5	5.0	335.00
	Tower 02	3BHK C	35	70.00	86.84	0.5	35	5.0	350.00
		2BHK C+	35	69.00	67.44	0.5	34.5	5.0	345.00
	Tower 03(with service personnel)	3BHK C	34	132.00	129.55	1.0	132	7.0	924.00
	Tower 03			3.00	108.73	1.0	3	5.0	15.00
1	Tower 04	3BHK C+	35	69.00	98.48	0.5	34.5	5.0	345.00
		2BHK C	35	70.00	58.97	0.5	35	5.0	350.00
	Tower 05	3BHK C+	35	69.00	98.63	0.5	34.5	5.0	345.00
		4BHK C+	35	70.00	136.03	1.0	70	5.0	350.00
	Tower 06 & 08	3BHK O	36	142.00	127.72	1.0	142	5.0	710.00
		4BHK O	36	144.00	160.19	1.5	216	5.0	720.00
	Tower 07	3BHK O+	34	135.00	113.32	1.0	135	5.0	675.00
	Tower 09	3BHK O	34	135.00	126.57	1.0	135	5.0	675.00
	TOTAL			1,314.00			1,110		6,834.00
	EWS			233.00				2.00	466.00
	Grand Total			1,547.00					7,300.00
2	EWS	5% of the total parking requirement		55	ECS				
3	COMMERCIAL AND RETAIL	1 ECS per 50 sqm of carpet area		110	ECS				
4	VISITOR PARKING	Additional 10% of the total parking requirement		111	ECS				
5	SCHOOL (1 Primary-cum-Nursery School + 1 Nursery School)	15% of Site area as per school (Primary-cum-Nursery School = 0.5 acres + 1Nursery School = 0.2 acres) i.e 0.7 acres	2,832.79	425	SQ.MTS				

PROPOSED PARKING CALCULATIONS							
S.No.	DESCRIPTION	AREA	SERVICE AREA	PARKING AREA	Per ECS Area consideration	No. of ECS achieved in basement and podium level	No. of Actual Car Parks
1	RESIDENTIAL						
A	LOWER BASEMENT, B2	38,397.28	8,042.86	30,354.43	32	949	758
B	UPPER BASEMENT, B1	38,397.28	9,494.07	28,903.22	32	903	724
C	PODIUM LEVEL	21,555.76	-	21,555.76	28	770	346
	TOTAL	98,350.33	17,536.93	80,813.41		2,622	1,828
2	SURFACE PARKING ACHIEVED			1,625.74	23	71	62
						2,693	1,890
3	COMMERCIAL						
A	LOWER BASEMENT, B2_Full stack	2,480.51	647.00	1,833.51	32	115	28
	Parking area due to stack			3,667.02			28
B	UPPER BASEMENT, B1_Full stack	2,480.51	691.24	1,789.27	32	112	37
	Parking area due to stack			3,578.54			37
	TOTAL	4,961.02	1,338.24	7,289.80		226.42	130.00
4	VISITOR PARKING (@10% OF THE TOTAL PARKING REQUIREMENT)	-	-	3,401.79	23	148	113
5	EWS PARKING	-	-	1,279.74	23	56	56

Amenities & Infrastructure				
1 No. Nursery school above 2500 persons 1 No. of Primary-cum-Nursery School above 5000 persons	1 Primary-cum-Nursery School + 1 Nursery School for 7300 persons	Total FAR provided for School = 4079.30 sqm		

FAR Considered for School	Site area in acres	Site area in sqm	FAR	FAR area in sqm
1 No. of Primary-cum-Nursery School	0.5	2023.42	1.5	3035.13
1 No. Nursery School	0.2	809.368	1.5	1214.052
Total				4249.182

GROUND COVERAGE		
	AREA	PERCENTAGE
PODIUM LEVEL	23298.872	40.53%
EWS & SCHOOL	1112.68	1.94%
COMMERCIAL	1579.035	2.75%
Total	25990.587	45.21%

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 240579 Dt. 8/10/23
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

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

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.
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
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41, Industrial Estate, Okhla Phase - III,
New Delhi 110020
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E Mail: studio@morphogenesis.org

CONSULTING STRUCTURAL ENGINEER
WHITBY WOOD
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CONSULTING MEP
PROION
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
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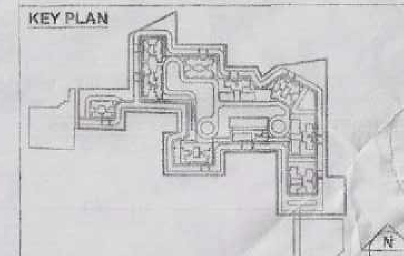
TEL: 91 11 41828070
E Mail: studio@morphogenesis.org

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.
GODREJ PROPERTIES

DEVELOPER'S SIGNATURE :
For Godrej Properties Ltd.
Authorised Signatory

AUTHORIZED SIGNATORY
ARCHITECT'S SIGNATURE :
YAD. V
CA/2010/49182

DRAWING NAME
SITE LAYOUT

DRAWING NO.
S-01

SCALE 1:500
DATE 09.10.2023