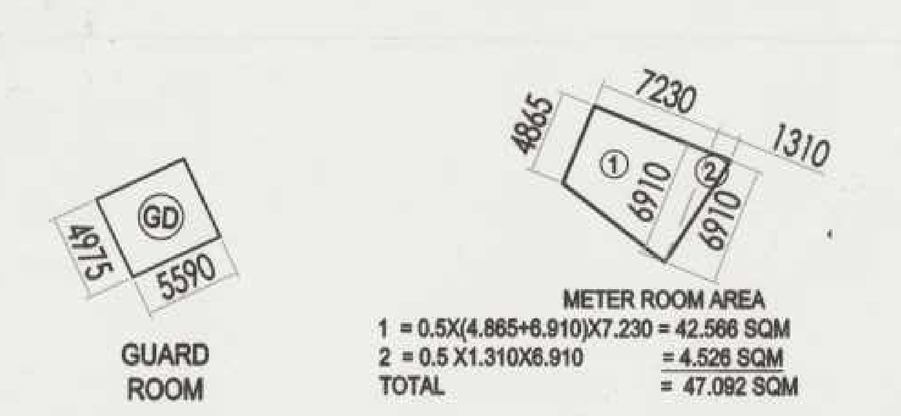
TYPES	FLOORS	NO. OF FLOORS	FAR AREA IN SQM./ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR/ ONE TOWER	NON F.A.R AREA IN SQM./ FLOOR	TOTAL NON F.A.R OF ALL FLOOR	TOTAL NON FAR/ ONE TOWER	BUILT-UP AREA/ FLOOR	BUILT-UP AREA OF ALL FLOORS	TOTAL BUILT-UP AREA	TOTAL GROUND COVERAGE OF TOWER(A)	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS	TOTAL NO. OF FLOORS
TOWER - 1	UPPER GROUND FLOOR	1	1127.163	1127.163	49972.692	415.057	415.057	3212.438	1542.220	1542.22	53185.129	59126.036	56	-	G+29
	1ST TO 5TH FLOOR	5	1715.874	8579.370		84.975	424.875		1800.849	9004.245					
	6TH TO 14TH,16TH TO 22ND & 24TH TO 26TH) FLOOR	19	1707.769	32447.611		85.045	1615.855		1792.814	34063.466					
	15TH & 23RD FLOOR	2	1636.010	3272.020		169.328	338.656		1805.338	3610.68					
	27TH FLOOR	1	1721.798	1721.798		85.076	85.076		1806.874	1806.874					
	28TH FLOOR	1	1584.613	1584.613		85.067	85.067		1669.680	1669.680					
	29TH FLOOR	1	1240.117	1240.117		247.852	247.852		1487.968	1487.968					
TOWER - 2	UPPER GROUND FLOOR	1	1072.283	1072.283	45887.097	593.433	593.433	3508.534	1665.716	1665.716	49395.656		56	22	G+29
	1ST TO 9TH FLOOR	9	1572.690	14154.21		88.976	800.784		1661.667	14955.003					
	10TH TO 14TH, 16TH TO 22ND & 24TH TO 26th FLOOR	15	1569.366	23540.49		87.278	1309.17		1656.645	24849.675					
	15TH & 23RD FLOOR	2	1499.816	2999.632		169.687	339.374		1669.503	3339.006					
	27TH FLOOR	1	1590.786	1590.786		87.278	87.278		1678.064	1678.064					
	28TH FLOOR	1	1442.129	1442.129		87.278	87.278		1529.407	1529.407					
	29TH FLOOR	1	1087.567	1087.567		291.217	291.217		1378.785	1378.785					
TOWER - 3	UPPER GROUND FLOOR	1	958.162	958.162	45789.994	552.492	552.492	3467.593	1510.654	1510.654	49257.574		56	22	G+29
	1ST TO 9TH FLOOR	9	1572.926	14156.334		88.976	800.784		1661.902	14957.118					
	10TH TO 14TH,16TH TO 22ND & 24TH TO 26th FLOOR	15	1570.558	23558.37		87.278	1309.17		1657.835	24867.525					
	15TH & 23RD FLOOR	2	1499.959	2999.918		169.687	339.374		1669.647	3339.294					
	27TH FLOOR	1	1590.606	1590.606		87.278	87.278		1677.883	1677.883					
	28TH FLOOR	1	1442.129	1442.129		87.278	87.278		1529.407	1529.407					
	29TH FLOOR	1	1084.475	1084.475		291.217	291.217		1375.693	1375.693					
TOWER - 4 & 5	UPPER GROUND FLOOR	1	1702.351	1702.351	83142.289	997.131	997.131	4483.096	2699.482	2699.482	87625.399		84	-	G+29
	1ST TO 4TH FLOOR	4	2853.664	11414.656		98.430	393.72		2952.094	11808.376					
	5TH TO 10TH FLOOR	6	2852.582	17115.492		131.335	788.01		2983.917	17903.502					
	11TH TO 14TH,16TH TO 22ND & 24TH TO 26TH FLOOR	14	2845.282	39833.948		95.619	1338.666		2940.902	41172.628					
	15TH & 23RD FLOOR	2	2690.807	5381.614		289.483	578.966		2980.290	5960.58					
	27TH FLOOR	1	2868.838	2868.838		95.657	95.657		2964.495	2964.495					
	28TH FLOOR	1	2637.583	2637.583		130.207	130.207		2767.790	2767.79					
	29TH FLOOR	1	2187.807	2187.807		160.739	160.739		2348.546	2348.546					
TOWER - 6	UPPER GROUND FLOOR	1	1047.051	1047.051	43212.970	489.059	489.059	3227.475	1536.109	1536.109	46440.447		56	-	G+29
	1ST TO 4TH FLOOR	4	1480.178	5920.712		88.703	354.812		1568.881	6275.524					
	5TH TO 14TH, 16TH TO 22ND & 24TH TO 26th FLOOR	20	1480.943	29618.86		86.411	1728.22		1567.354	31347.08					
	15TH & 23RD FLOOR	2	1413.028	2826.056		157.670	315.34		1570.699	3141.398					
	27TH FLOOR	1	1489.718	1489.718		86.412	86.412		1576.131	1576.131					
	28TH FLOOR	1	1362.921	1362.921		86.412	86.412		1449.332	1449.332					
	29TH FLOOR	1	947.652	947.652		167.220	167.220		1114.873	1114.873					
TOWER - 7	UPPER GROUND FLOOR	1	908.275	908.275	43398.717	526.205	526.205	3339.552	1434.480	1434.48	46738.269		56	-	G+29
	1ST TO 4TH FLOOR	4	1494.570	5978.28		86.422	345.688		1580.992	6323.968					
	5TH TO 14TH, 16TH TO 22ND & 24TH TO 26th FLOOR	20	1488.626	29772.52		85.401	1708.02		1574.027	31480.54					
	15TH & 23RD FLOOR	2	1428.492	2856.984		156.452	312.904		1584.944	3169.888					
	27TH FLOOR	1	1497.709	1497.709		85.401	85.401		1583.110	1583.11					
	28TH FLOOR	1	1356.801	1356.801		85.401	85.401		1442.202	1442.202					
	29TH FLOOR	1	1028.148	1028.148		275.933	275.933		1304.081	1304.081					
TOWER - 8	UPPER GROUND FLOOR	1	1176.994	1176.994	48638.388	526.257	526.257	3375.241	1703.251	1703.251	52013.603		56	-	G+29
	1ST TO 14TH, 16TH TO 22ND & 24TH TO 26th FLOOR	24	1666.489	39995.736		85.607	2054.568		1752.095	42050.28					
	15TH & 23RD FLOOR	2	1601.996	3203.992		164.832	329.664		1766.828	3533.656					
	27TH FLOOR	1	1677.021	1677.021		88.883	88.883		1765.903	1765.903					
	28TH FLOOR	1	1499.127	1499.127		85.664	85.664		1584.791	1584.791					
	29TH FLOOR	1	1085.518	1085.518		290.205	290.205		1375.722	1375.722					
BLOCK-9,UNIT1" (CLUB HOUSE)	LOWER GROUND FLOOR	1	39860.786	39860.786	47923.382	19265.250	19265.25	19265.25	59126.036	59126.036	67188.632		1	-	-
	MEZZANINE FLOOR	1	7229.297	7229.297		-	-		7229.297	7229.297					
	UPPER GROUND FLOOR	1	833.299	833.299		-	-		833.299	833.299					
CANOPY IN ALL TOWER (PEDISTRIAN PLAZA)		-	-	-	-	-	-	-	2794.101	2794.101	2794.101	-	-	-	-
BASEMENT-1		1	-	-	-	59253.068	59253.068	59253.068	59253.068	59253.068	59253.068	-	-	-	-
BASEMENT-2		1	-	-	-	50387.861	50387.861	50387.861	50387.861	50387.861	50387.861	-	-	-	-
BASEMENT-3		1	-	-	-	50387.861	50387.861	50387.861	50387.861	50387.861	50387.861	-	-	-	-
BASEMENT-4		1	-	-	-	50387.861	50387.861	50387.861	50387.861	50387.861	50387.861	-	-	-	-
GUARD ROOM		1	55.621	55.621	55.621	-	-	-	55.621	55.621	55.621	55.621	-	-	-
METER ROOM		1	-	-	-	47.092	47.092	47.092	47.092	47.092	47.092	47.092	-	-	-
TOTAL					408021.160			264342.923			665158.174	59228.749	421	44	

DETAIL OF POPULATION				
DETAIL OF POPULATION	TYPES OF UNITS	NO'S	OCUPANCY	POPULATIONS
	MAIN D.U'S	420	5	2100
	SERVICE PERSONNEL UNIT	44	2	88
	TOTAL POPULATION	-		2188
DETAIL OF PARKING		PROPOSED	NO. OF ECS	
	BASEMENT-1	657	1483	
	BASEMENT-2	517	1261	
	BASEMENT-3	546	1319	
	BASEMENT-4	551	1332	
	GRAND TOTAL	2271	5395	

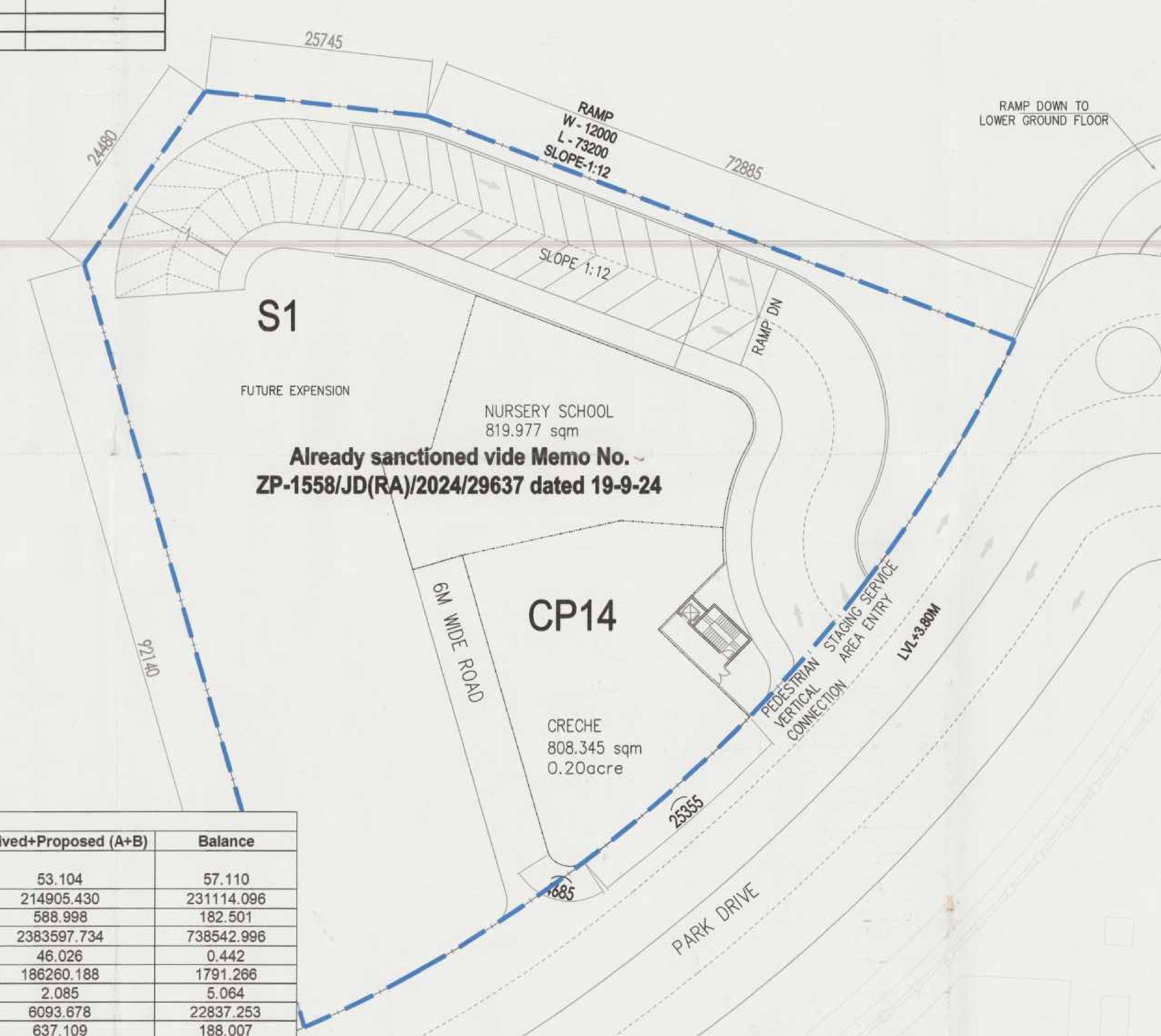


GUARD ROOM AREA								
GROSS –G1								
GD	2	X	5.590	X	4.975	=	55.621	SQM
					TOTAL	=	55.621	SQM

DETAILS OF AREA UNDER HOUSING (476.6015 acres)						
Sr.No.	Perameters	Permissible	Achieved (A)	Proposed B)	Achived+Proposed (A+B)	Balance
1	RESIDENTIAL GROUND COVERAGE (in acres)	110.214	38.494	14.610	53.104	57.110
	92.5% of 476.6015@25% (in sqm)	446019.526	155779.394	59126.036	214905.430	231114.096
2	RESIDENTIAL FAR (in acres)	771.499	488.174	100.824	588.998	182.501
	92.5% OF 476.6015 @1.75% (in sqm)	3122140.730	1975576.584	408021.150	2383597.734	738542.996
3	COMMERCIAL FAR (in acres)	46.4686	46.026	0.000	46.026	0.442
	6.5% OF 476.6015 @1.5% (in sqm)	188051.454	186260.188	0.000	186260.188	1791.266
4	RECREATIONAL FAR (in acres)	7.149	2.085	0.000	2.085	5.064
	1% OF 476.6015 @1.5% (in sqm)	28930.931	6093.678	0.000	6093.678	22837.253
5	TOTAL FAR (in acres)	825.116	536.285	100.824	637.109	188.007
	TOTAL FAR (in sqm)	3339120.685	2170264.952	408021.150	2578286.102	760834.582

UTILIZATION OF OTHER PHASES			
No.	Phase	Site area (acres)	Remarks
1	CP-14	0.4	Site approved for Crech & Nursery school
2	S1	1.21	Site approved for Infra
3	R18 (part)	0.09	Road in ramp

DETAILS OF COMMUNITY FACILITY							
	COMMUNITY SITES	REQUIRED/AS PER COMPOSITE NORMS	REQUIRED AS PER CURRENT POPULATION AS PER COMPOSITE NORMS(INCL. PLOTTED)	OC RECEIVED/ ACHIEVED	SITE PROVIDED AS PER APPROVED PHASING LAYOUT	BUILDING PLAN FOR COMMUNITY SITE APPROVED	TOTAL(ACHIEVED + PROPOSED)	BALANCE
1	NURSERY SCHOOL	25	11	10	1	-	11	14
2	PRIMARY SCHOOLS	17	7	5	4	-	9	8
3	HIGH SCHOOL	8	4	1	3	-	4	4
4	CLUB/COMMUNITY CENTRES	8	4	4	1	1	4	4
5	DISPENSARY	8	4	1	3	-	4	4
6	CRECHE	8	4	3	1	-	4	4
7	RELIGIOUS BUILDING	8	4	0	4	-	4	4
8	SUB POST OFFICE	8	4	0	4	-	4	4
9	HEALTH CENTRE	4	2	0	2	-	2	2
10	POLICE POST	4	2	0	2	-	2	2
11	ELECTRIC SUB STATION	4	1	1	0	-	1	3
11	PLOTTED - D BLOCK		1 HIGH SCHOOL + 2 NURSERY SCHOOL					
12	PLOTTED - B BLOCK		2 PRIMARY SCHOOL + 2 NURSERY SCHOOL					





TYPES	MAIN DWELLING UNIT			SERVICE PERSONAL UNIT			EWS UNIT			POPULATION
	PROPOSED	APPROVED	OC GRANTED	PROPOSED	APPROVED	OC GRANTED	PROPOSED	APPROVED	OC GRANTED	
Wellington Estate		555	555		164	164				3103
Princeton Estate		918	918		54	54				4698
Carlton Estate		485	485		109	109				2643
Trinity Tower		234	234							1170
Westend Heights		368	368							1840
RoyaltonTower		76	76							380
The Pinnacle		280	280							1400
The Icon		364	364		36	36				1892
The Aralias		254	254		26	26				1322
The mangnolias		589	589		69	69				3063
The Summit		228	228		38	38				1216
The Belaire		544	544		78	78				2876
Park Place		1508	1508		151	151				7842
The Crest		765	765		77	77				3979
The Camellias		429	429		43	43				2231
GH Zone 10	420			44						2188
EWS Zone 7								1995	1995	3990
EWS Zone12								378	378	756
TOTAL	420	7597	7597	44	835	835		2373	2373	46589

NOTES:
- ~~BUILDING WILL BE DESIGNED STRUCTURALLY~~ AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM ON ALL FLOORS.
- THE BUILDING IS FULLY MECHANICALLY VENTILATED & CENTRALLY AIR CONDITIONED WITH 100% POWER BACKUP.
- MSL 249.200 CONSIDERED AS ±00.00.
- ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
- LOAD CONSIDERED FOR FIRE TENDER PATH IS 60 T .

DESIGN CONSULTANT: RSP

RSP Design Consultants (I) Pvt. Ltd.
RSP UNIT 103 FIRST FLOOR BESTECH BUSINESS TOWER, SOHNA ROAD, SECTOR 48, GURUGRAM, HARYANA 122018

OWNER: DLF LIMITED
THE SHOPPING MALL,DLF QUTAB ENCLAVE(PHASE-I) GURGAON, HARYANA 122002

ASSOCIATE ARCHITECT:
SBA Design N Code LLP
Architecture·Codes·Interiors
(Formerly known as RSMS)
69,Nora Niwas Bhawani Kunj, (Behind D2), Vasant Kunj, New Delhi-110070.
Mob.: 9810791652,9811077209

STRUCTURAL ENGINEER:
LERA CONSULTING STRUCTURAL ENGINEERS (INDIA) PVT LTD
THE RUBY,NORTH WING, FLOOR 23,29 (SENPATI BAPAT MARG, DADAR (W) MUMBAI MAHARASHTRA INDIA 400 028

MEP CONSULTANT:
ARUP INDIA PRIVATE LIMITED
5TH FLOOR, JET PRIME, NEAR METRO STATION, SUREN ROAD, NEAR OFF., WESTERN EXPRESS HIGHWAY, ANDHERI EAST, MUMBAI, MAHARASHTRA INDIA 400 093

TITLE:-
REVISED BUILDING PLAN OF PHASE-R16 (THE DAHLIAS) FALLING IN GROUP HOUSING COLONY OVER AN AREA MEASURING 476.6015 ACRES NAMELY DLF-5 (EARLIER KNOWN AS ZONE-10, DLF CITY PHASE-V) IN SECTOR-42, 43, 53 & 54 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY DLF LIMITED.

PROJECT:- THE DAHLIAS

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public.
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.

DTP(HQ) JD. PA. ATP(HQ) A.T.P.
JD (T) MEMBER BPAC
JD(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 26937D..DI/14/08/2025
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

TO BE READ WITH THIS OFFICE MEMO NO.: 41383 DATED: 29-10-2025

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
Date: JULY.2025	Scale :1:450	Drawing No:-
Drawing Title:- SITE PLAN	ST-01
	DLF5
	03-30092025

DLF56567

NOTE:
1. ALL OPEN TO SKY CUTOUTS HAVE A 1500 MM RAILING AROUND.