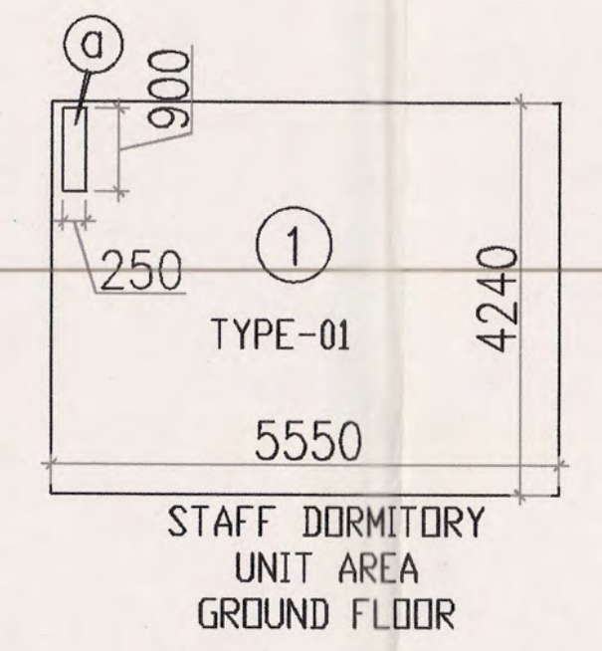
STAFF DORMITORY GROUND FLOOR TYPE-01 UNIT AREA								
GROSS – A								
1	1	X	5.550	X	4.240	=	23.532	SQM
GROSS – B								
a	1	X	0.250	X	0.900	=	0.225	SQM

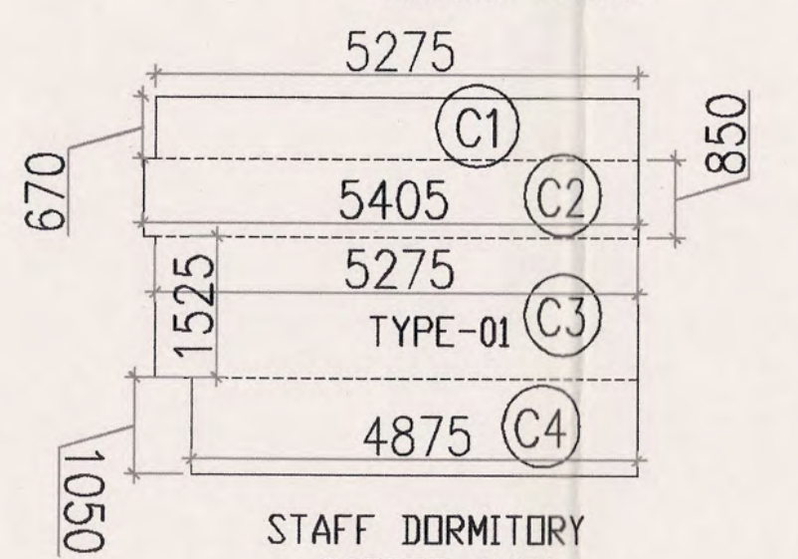
STAFF DORMITORY GROUND FLOOR TYPE-01 UNIT AREA	=	GROSS – A	-	GROSS – B	
	=	23.532	-	0.225	
TOTAL	=	23.532	X	4	= 94.128



a
900
250
1
4240
TYPE-01
5550

STAFF DORMITORY
UNIT AREA
GROUND FLOOR

STAFF DORMITORY GROUND FLOOR CARPET AREA								
GROSS – A								
C1	1	X	5.275	X	0.670	=	3.534	SQM
C2	1	X	5.405	X	0.850	=	4.594	SQM
C3	1	X	5.275	X	1.525	=	8.044	SQM
C4	1	X	4.875	X	1.050	=	5.119	SQM
					TOTAL	=	21.292	SQM



5275
C1
670
5405
C2
850
5275
1525
TYPE-01
C3
4875
C4
1050

STAFF DORMITORY
CARPET AREA
GROUND FLOOR

LEGEND:-

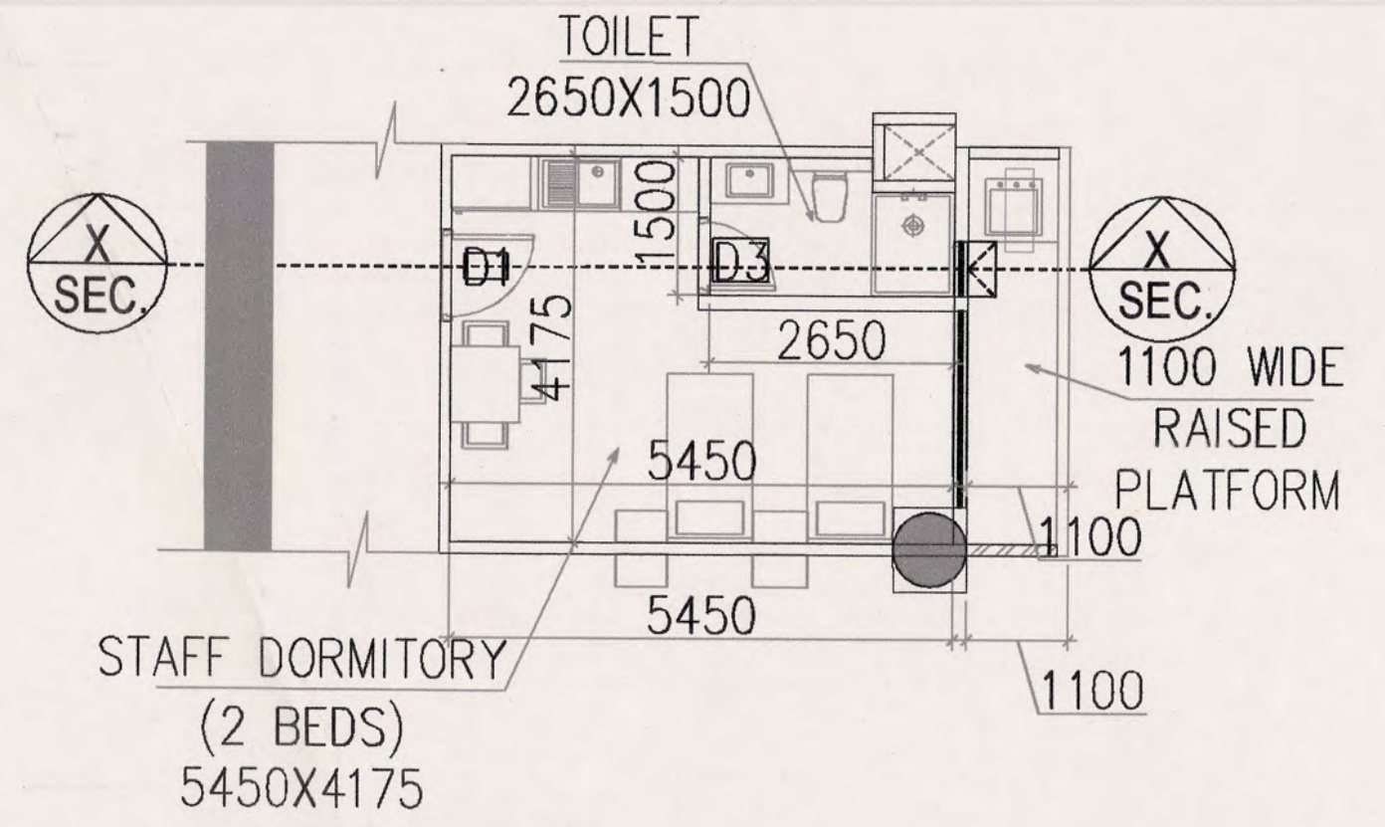
①	-	150Ø SOIL & WASTE PIPE (SWP)
②	-	100Ø VENT PIPE (VP)
③	-	150Ø KITCHEN / UTILITY WASTE PIPE
④	-	DOMESTIC WATER SUPPLY (DWS) RISER
⑤	-	FLUSHING WATER SUPPLY (FWS) RISER
⑥	-	150Ø RAIN WATER PIPE
⑦	-	100Ø BALCONY DRAIN PIPE
→		SOIL & WASTE PIPE
—		KITCHEN WASTE PIPE
→		RAIN WATER PIPE
→		DOMESTIC WATER SUPPLY
→		FLUSHING WATER SUPPLY

5000 × 2500	NORMAL PARKING	41
5400 × 3900	HANDICAPPED PARKING	01
5000 × 2500	EV PARKING	19
6400 × 3500	AMBULANCE PARKING	01
	TOTAL PARKING	61

DOOR AND WINDOW SCHEDULE (GF , FF & SF_GYM)								
SR. NO.	NAME	CLEAR OPENING WIDTH	OPENING HEIGHT	SILL LVL	LINTEL LVL	LOCATION	TYPE	FIRE RATNG
1	D	1050	2400	0	2400	CHANGE ROOMS -GYM BUILDING	FLUSH	
2	D1	750	2400	0	2400	DORM ENTRANCE-MEZZ	FLUSH	
3	D2	900	2400	0	2400	GF & FF TOILETS	FLUSH	
4	D3	650	2400	0	2400	DORM TOILET	FLUSH	
5	D4	1200	2400	0	2400	HT ISOLATOR	FLUSH	
6	W1	2000	1500	900	2600	STAFF DORMITORY	UPVC OR ALUMINIUM AS/FACADE CONSULTANT	
7	FD2	1050	2450	0	2150	CORRIDOR	2HR FIRE RATED (INSULATED)	2HR
8	FD3	1050	2150	0	2150	/STAIRCASESERVICES	2HR FIRE RATED	2HR
9	FD4	850	2150	0	2150	ELV SHAFT	2HR FIRE RATED	2HR
10	FD5	1500	2150	0	2150	STAIRCASE DOOR	2HR FIRE RATED	2HR
11	FH2	900	2050	100	2150	FHC-1	FHC DOOR	
12	FH1	1050	2050	100	2150	FHC-1	FHC DOOR	
13	GL1	2000	3000	100	2150	GF & FF ACTIVITY AREA DOOR	GLAZED DOOR	
14	V1	600	600	1800	2400	TOILET	UPVC OR ALUMINIUM AS/FACADE CONSULTANT	

POPULATION CHART

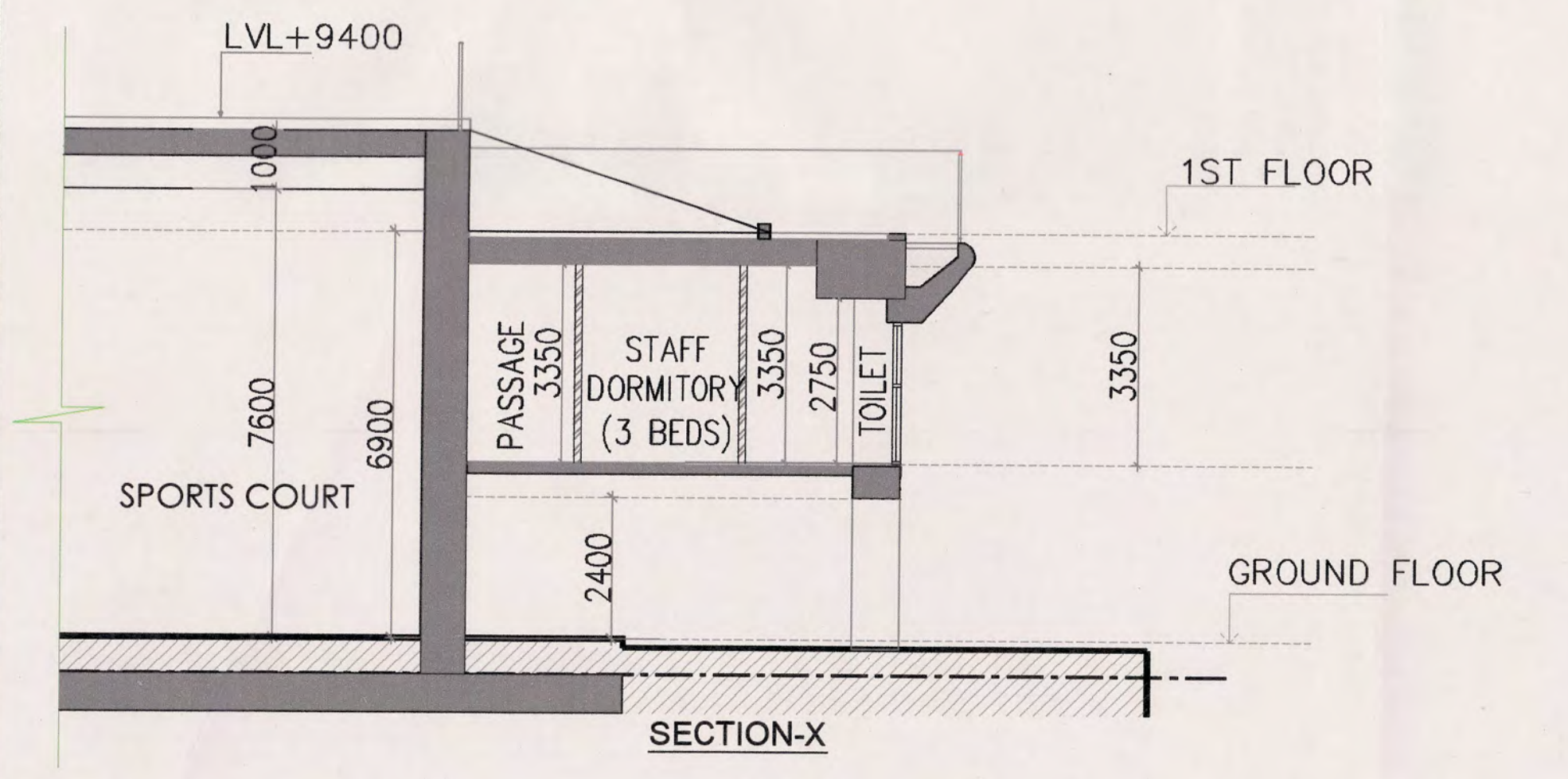
S.NO.	TITLE	CARPET AREA (SQM)	FACTOR OF AREA PER PERSON	CODE & CLAUSE	POPULATION	FIXED POPULATION	FLOATING POPULATION	OCCUPANCY	LEVEL COMPONENT (CORRIDOR & DOOR WIDTH)REQUIRED(@6.5MM PER PERSON)(IN MM)	PROVIDED DOOR WIDTH (IN MM)	STAIRCASE WIDTH REQUIRED (IN MM)	STAIRCASE WIDTH PROVIDED (IN MM)
						(10% OF POPULATION)	(90% OF POPULATION)		7		(NBC[P-31] TABLE-4 CLAUSE NO-4.4.2.1)	(NBC[P-31] TABLE-4 CLAUSE NO-4.4.2.1)
1	GR FL (SOUTH)					-	-		-			
	LOBBY & LIFT LOBBY	137	3.0	(NBC[P-29] TABLE-3 CLAUSE NO-4.3 & 4.4.2.1)	46			COMMUNITY /ASSEMBLY	298	2000 (3 @2000)		
	MEDICAL (FIXED POPULATION)	70	10.0	-	7			INSTITUIONAL	46	2,000		
	FIRE CONTROL ROOM	33	-	FIXED POPULATION	4			SERVICE	26	1,050		
	TOTAL GR FL (SOUTH)	240			57							



TOILET
2650X1500
X
SEC.
1500
D1
D3
4175
2650
X
SEC.
1100 WIDE
RAISED
PLATFORM
5450
1100
5450
1100

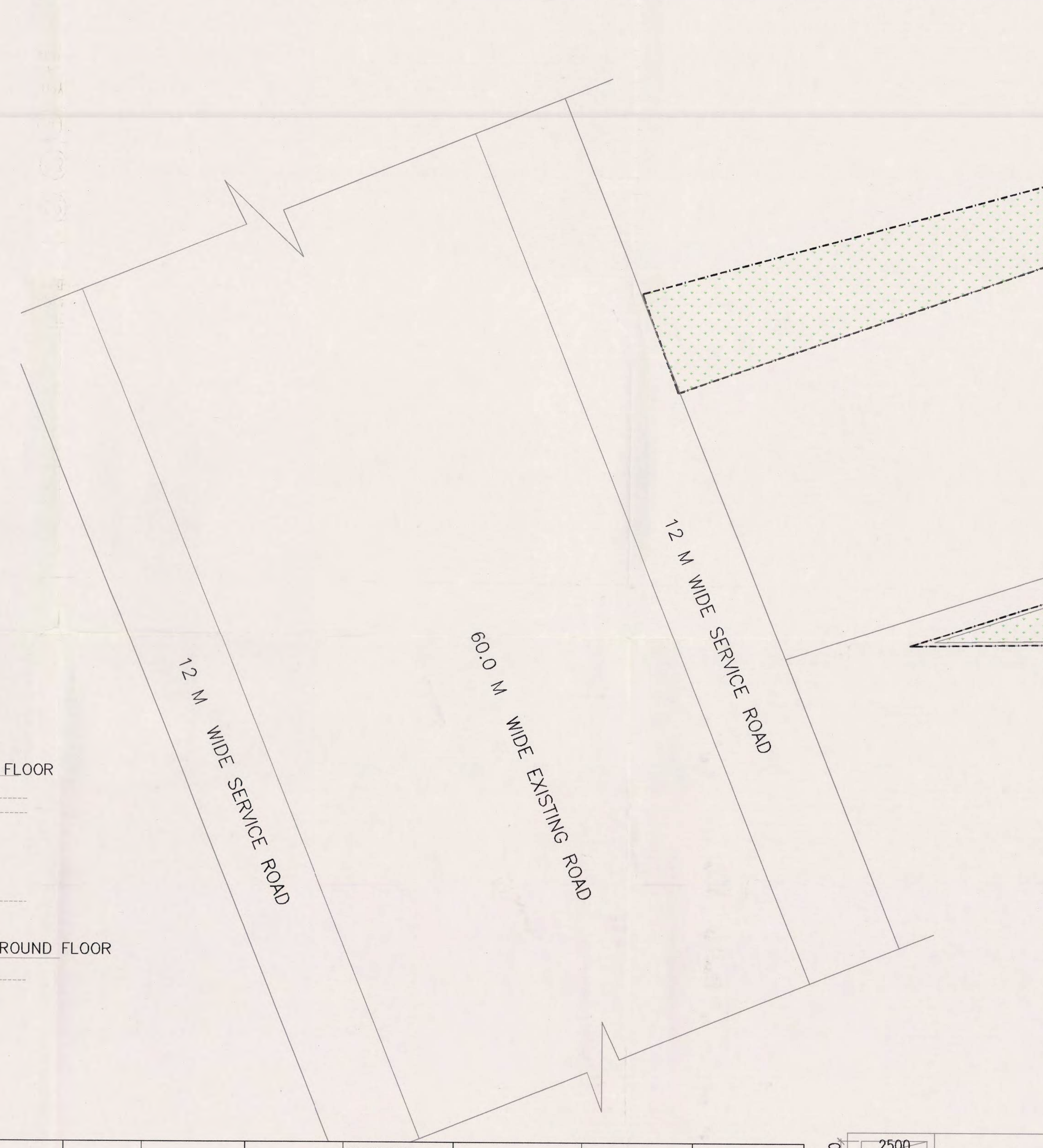
STAFF DORMITORY
(2 BEDS)
5450X4175

S. No	Description	Area Sqm	Area ft	Height	ACPH	CFM	Equipment Selection
	Typical Floor						
1	Toilet- Typical floor	3.87	42	10	10	69	1 No 100 CFM Inline fan



LVL+9400
1000
1ST FLOOR
SPORTS COURT
7600
6900
PASSAGE
3350
STAFF
DORMITORY
(3 BEDS)
2750
TOILET
3350
2400
GROUND FLOOR

SECTION-X

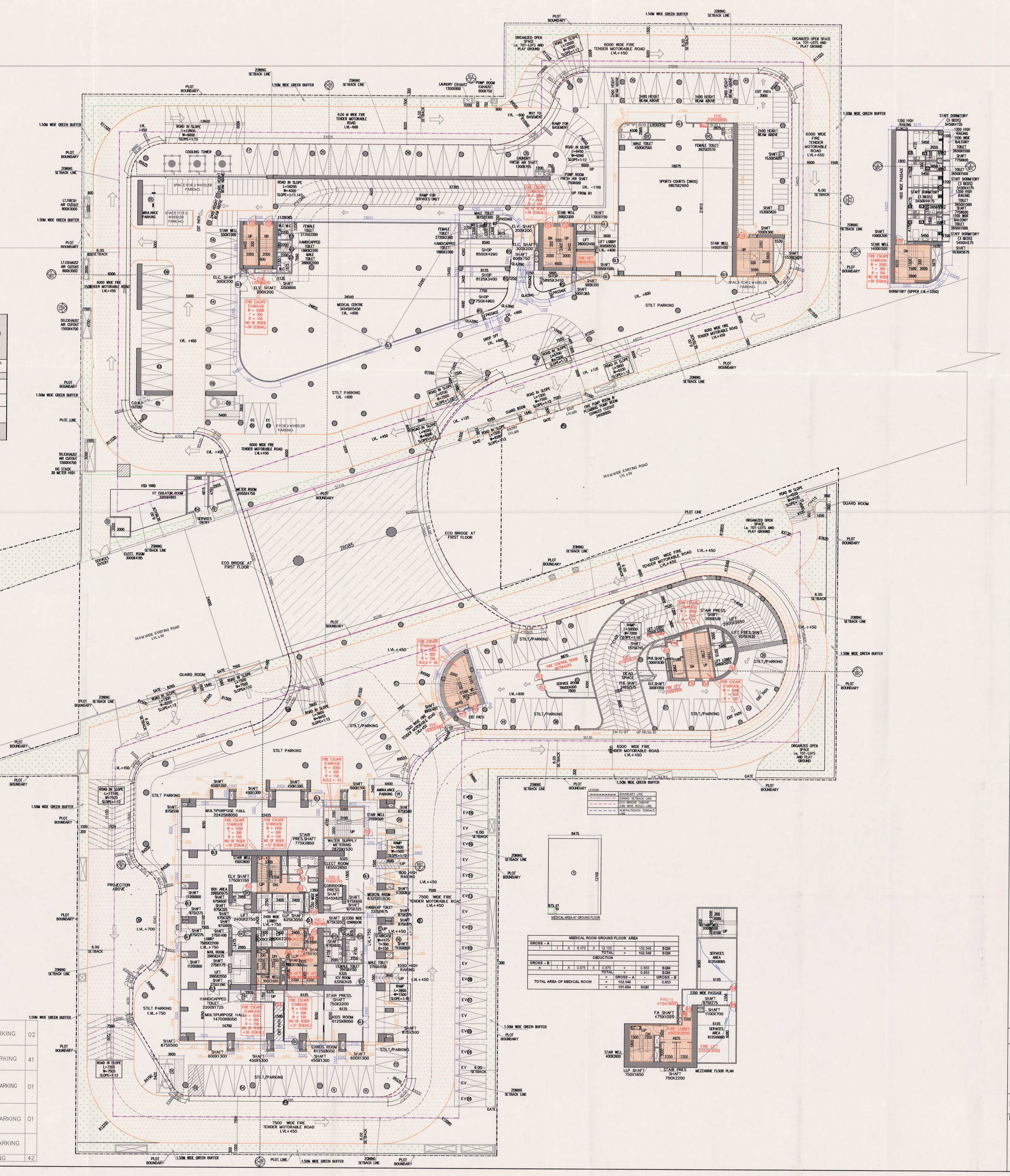


12 M WIDE SERVICE ROAD
60.0 M WIDE EXISTING ROAD
12 M WIDE SERVICE ROAD

POPULATION CHART

S.NO.	TITLE	CARPET AREA (SQM)	FACTOR OF AREA PER PERSON	CODE & CLAUSE	POPULATION	FIXED POPULATION	FLOATING POPULATION	OCCUPANCY	LEVEL COMPONENT (CORRIDOR & DOOR WIDTH)REQUIRED(@6.5MM PER PERSON)(IN MM)	PROVIDED DOOR WIDTH (IN MM)	STAIRCASE WIDTH REQUIRED (IN MM)	STAIRCASE WIDTH PROVIDED (IN MM)
2	GR FL (NORTH)					-	-					
	MEDICAL CENTER	677	10.0	-	67.73			INSTITUIONAL	440	6000 (3 @2000)		
	RETAIL	93	3.0	NBC(NBC[P-29] TABLE-3 CLAUSE NO-V-a	31.00			MERCANTILE		8000 (4@2000)		
	SPORTS COURT	423	1.4	NBC(NBC[P-29] TABLE-3 CLAUSE NO-IV-b)	302.14			COMMUNITY /ASSEMBLY	1,964	6000 (3 @2000)		
	STAFF DORMITORY GROSS AREA (INCLUDING TOILETS & CORRIDOR)	123	7.5	NBC(NBC[P-29] TABLE-3 (NOTE:2)	16.37			COMMUNITY /ASSEMBLY	106	3000 (4 @750)		

2500 × 1250	E-CART PARKING	02
2500 × 1250	NORMAL PARKING	41
2700 × 1950	HANDICAPPED PARKING	01
6400 × 3500	AMBULANCE PARKING	01
1250 × 400	2 WHEELER PARKING	
	TOTAL PARKING	42



PLOT BOUNDARY
ZONING SETBACK LINE
1.50M WIDE GREEN BUFFER
6000 WIDE FIRE TENDER MOTORABLE ROAD
SPORTS COURTS (2NOS)
STILT PARKING
MEDICAL CENTRE
ECO BRIDGE AT FIRST FLOOR
GUARD ROOM
MULTIPURPOSE HALL
FIRE LOBBY
FIRE LIFT
SERVICES AREA
STAIR WELL
SHAFT
EV
7500 WIDE FIRE TENDER MOTORABLE ROAD
DORMITORY (UPPER LVL.+3350)
MEDICAL AREA AT GROUND FLOOR

MEDICAL ROOM GROUND FLOOR AREA								
GROSS – A								
1	1	X	8.475	X	12.100	=	102.548	SQM
					TOTAL	=	102.548	SQM
DEDUCTION								
GROSS – B								
a	1	X	0.975	X	0.875	=	0.853	SQM
					TOTAL	=	0.853	SQM
TOTAL AREA OF MEDICAL ROOM					=	GROSS – A	-	GROSS – B
					=	102.548	-	0.853
					=	101.694	SQM	

NOTES:

- BUILDING HAS BEEN DESIGNED STRUCTURALLY AS PER EXISTING RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
- ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
- POWDER TOILET, KITCHEN, DORMITORY ARE NATURALLY / MECHANICALLY VENTILATED WITH 100% BACKUP .

ARCHITECTURE:

ARCOP

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Gurugram. Haryana. 122001. India
Tel.: 91-124-4595500
91-124-4595550
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ASSOCIATE ARCHITECT:

SBA Design N Code LLP
Architecture·Codes·Interiors

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Architecture·Codes·Interiors
(Formerly known as RSMS ARCHITECTS)
Plot no. 10 A&B, Bhawani Kunj,
Behind D2,Vasant Kunj,
New Delhi-110070.
Mob.: 9810791652,9811077209

PROJECT:

PROPOSED BUILDING PLANS OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY DATED 04.11.2024) AREA MEASURING 4.16875 ACRES (LICENCE NO. 209 OF 2025 DATED 16/10/2025 IN, SECTOR-63 GURUGRAM, BEING DEVELOPED BY MILDA BUILDWELL PVT. LTD. AND OTHER IN COLLABORATION WITH DLF HOME DEVELOPERS LTD.

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)

ATP(HQ)

JD.

P.A.

A.T.P

DINESH KUMAR
PA(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in
in forwarding letter No. 121548 Dt 24/4/26

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

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.: 24897
DATED : 14.07.2026

FSO, (HQ)
Member
BPAC

ADFO, (HQ)
Member
BPAC

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
CA/97/21691	DLF Home Developers Limited Akarkey Authorised Signatory

Date : MARCH.-2026	Scale : 1:200	
Drawing Title:- OVERALL GROUND FLOOR PLAN		Drawing No:- OAG-01
		DRH
	**	01-22062026