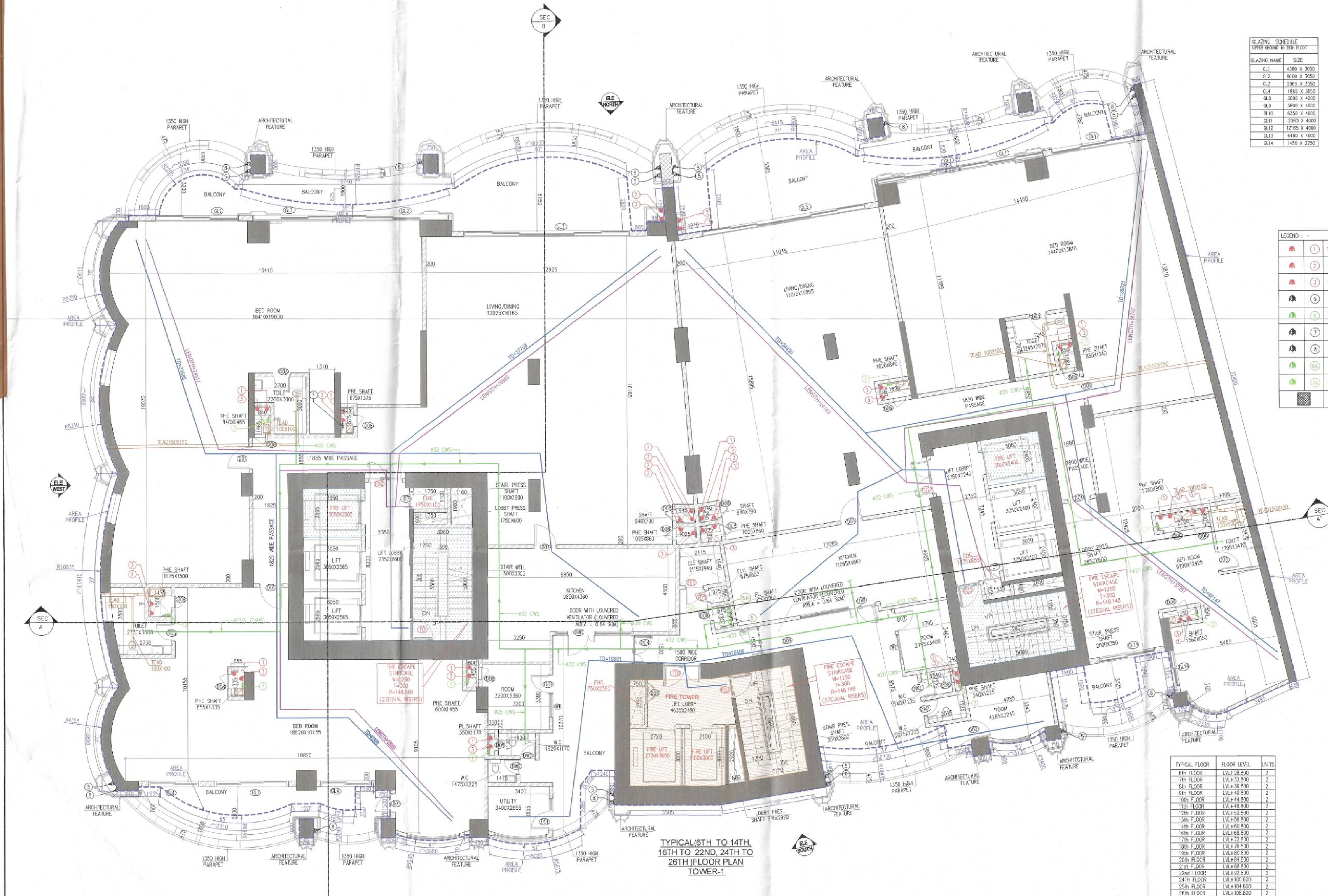
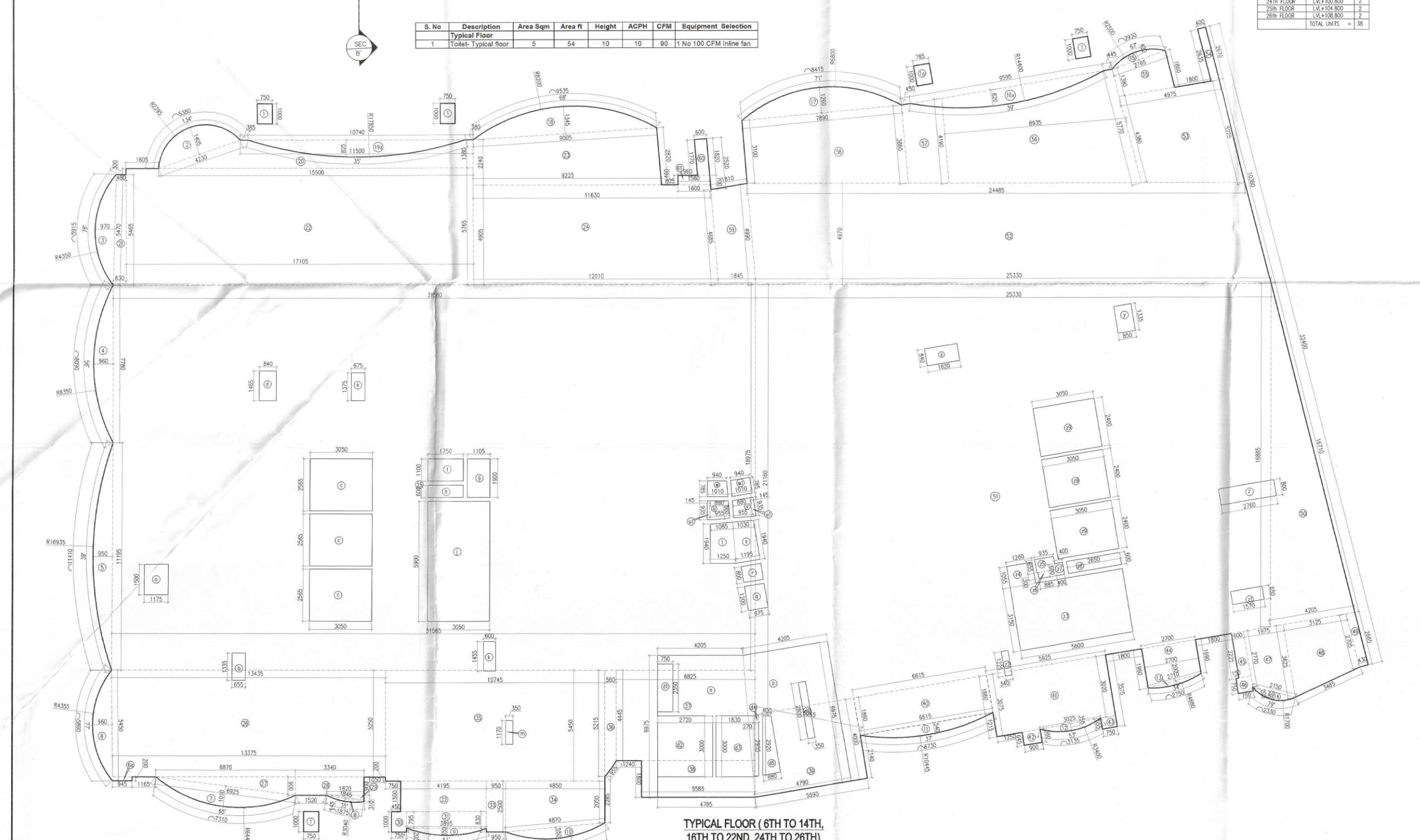
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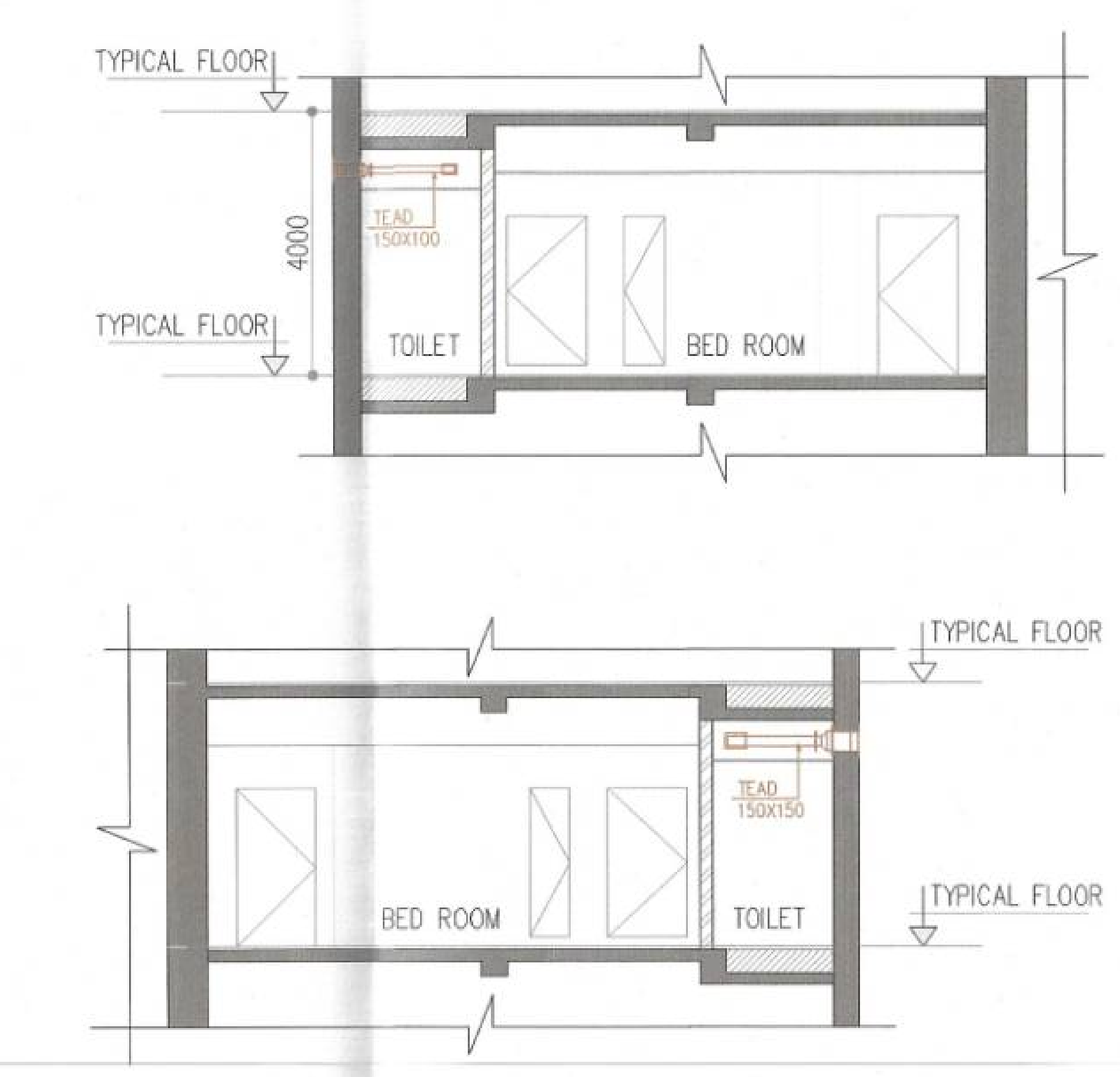
- BUILDING WILL BE DESIGNED STRUCTURALLY AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM ON ALL FLOORS.
- THE BUILDING IS FULLY MECHANICALLY VENTILATED & CENTRALLY AIR CONDITIONED WITH 100% POWER BACKUP.
- MSL 249.200 CONSIDERED AS ±00.00.
- ALL DIMENSIONS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



TYPICAL(6TH TO 14TH, 16TH TO 22ND, 24TH TO 26TH)FLOOR PLAN TOWER-1



TYPICAL FLOOR (6TH TO 14TH, 16TH TO 22ND, 24TH TO 26TH) TOWER-1



HVAC LEGEND : -	
▭	TOILET EXHAUST DUCT

GLAZING SCHEDULE UPPER GROUND TO 39TH FLOOR	
GLAZING NAME	SIZE
GL1	4380 X 3050
GL2	8660 X 3050
GL3	2965 X 3050
GL4	1865 X 3050
GL8	3000 X 4000
GL9	5800 X 4000
GL10	6350 X 4000
GL11	2060 X 4000
GL12	12165 X 4000
GL13	6480 X 4000
GL14	1450 X 2750

DOOR / WINDOW SCHEDULE (TOWER-1)					
DOOR NAME	SIZE	CILL LVL.	LINTEL LVL.	LOCATION	FIRE RATED
D01	1200 X 2400		2400	BED ROOM ,KITCHEN & PASSAGE	
D02	1000 X 2400		2400	SERVICE PERSONAL/ROOM	
D03	900 X 2400		2400	TOILETS	
D04	1500 X 2700		2700	KITCHEN , SERVICE PASSAGE	
D05	1200 X 2300	100 MM	2400	FHC	
D06	900 X 2400		2400	ELE. SHAFT	
D07	1200 X 2400		2400	MACHINE ROOM	
D08	600X2300		2400	STAFF TOILET	
D09	800 X 2300	100 MM	2400	ELV. SHAFT	
D10	1000 X 2300	100 MM	2400	FHC	
D11	800 X 2400		2400	SERVANT TOILETS	
FD1	2000 X 2400		2400	SERVICE CORE LIFT LOBBY	2 HRS
FD2	1800 X 2400		2400	PASSANGER LIFT LOBBY	2 HRS
FD3	1200 X 2400		2400	STAIRCASE	2 HRS
FD4	1150 X 2400		2400	REFUGE TERRACE	2 HRS
FD5	1500 X 2700		2700	REFUGE TERRACE	2 HRS
FD6	900 X 2400		2400	ELEC. SHAFT	2 HRS
W1	1200 X 1500	1200 MM	2700	KITCHEN	
W2	2500 X 1500	900 MM	2400	ROOM	
W3	2000 X 900	1800 MM	2700	REFUGE FLOOR	2 HRS
DW1	3975 X 2400		2400	KITCHEN	
DW2	800 X 2800		2400	WC	

LEGEND : -	
1	160Ø SOIL & WASTE COMBINE PIPE
2	160Ø WASTE D/T PIPE
3	160Ø ANTISYPHONE PIPE
5	160Ø TERRACE RAIN WATER PIPE
6	DOMESTIC WATER SUPPLY DOWNTAKE PIPE
7	FLUSHING WATER SUPPLY DOWNTAKE PIPE
8	160Ø BALCONY RAIN WATER PIPE
6A	DOMESTIC WATER SUPPLY RISER PIPE
7A	FLUSHING WATER SUPPLY RISER PIPE
▩	KHURRA 650x650MM

TYPICAL FLOOR	FLOOR LEVEL	UNITS
6th FLOOR	LVL+28.800	2
7th FLOOR	LVL+32.800	2
8th FLOOR	LVL+36.800	2
9th FLOOR	LVL+40.800	2
10th FLOOR	LVL+44.800	2
11th FLOOR	LVL+48.800	2
12th FLOOR	LVL+52.800	2
13th FLOOR	LVL+56.800	2
14th FLOOR	LVL+60.800	2
16th FLOOR	LVL+68.800	2
17th FLOOR	LVL+72.800	2
18th FLOOR	LVL+76.800	2
19th FLOOR	LVL+80.800	2
20th FLOOR	LVL+84.800	2
21st FLOOR	LVL+88.800	2
22nd FLOOR	LVL+92.800	2
24TH FLOOR	LVL+100.800	2
25th FLOOR	LVL+104.800	2
26th FLOOR	LVL+108.800	2
	TOTAL UNITS	= 38

S. No	Description	Area Sqm	Area ft	Height	ACPH	CFM	Equipment Selection
	Typical Floor						
1	Toilet- Typical floor	5	54	10	10	90	1 No 100 CFM Inline fan

TYPICAL (6TH TO 14TH,16TH TO 22ND & 24TH TO 26TH) FLOOR AREA CALCULATION									
GROSS – A									
1	4	X	0.750		X	1.000	=	3.000	SQM
1a	1	X	0.785		X	1.000	=	0.785	SQM
6a	1	X	0.945		X	0.200	=	0.189	SQM
20	0.5	X	11.500	+ 15.500	X	1.380	=	18.630	SQM
21	0.5	X	0.480	+ 0.630	X	5.465	=	3.033	SQM
22	1	X	17.105		X	5.765	=	98.640	SQM
23	0.5	X	2.240	+ 2.820	X	9.225	=	23.139	SQM
24	0.5	X	11.630	+ 12.010	X	4.905	=	57.777	SQM
25	0.5	X	31.580	+ 31.565	X	18.975	=	598.888	SQM
26	0.5	X	13.435	+ 13.375	X	5.250	=	70.176	SQM
27	0.5	X	6.870		X	0.900	=	3.092	SQM
28	1	X	3.340		X	0.900	=	3.006	SQM
29	0.5	X	1.820		X	0.310	=	0.282	SQM
30	1	X	0.750		X	1.000	=	0.750	SQM
31	0.5	X	0.795	+ 0.830	X	3.895	=	3.165	SQM
32	1	X	4.195		X	1.500	=	6.293	SQM
33	1	X	0.950		X	2.500	=	2.375	SQM
34	0.5	X	2.500	+ 2.050	X	4.850	=	11.034	SQM
35	1	X	10.745		X	5.450	=	58.560	SQM
36	0.5	X	5.215	+ 4.445	X	0.560	=	2.705	SQM
37	1	X	6.825		X	4.445	=	30.337	SQM
38	1	X	5.585		X	1.800	=	10.053	SQM
39	0.5	X	4.925	+ 5.590	X	4.000	=	21.030	SQM
40	1	X	6.615		X	1.860	=	12.304	SQM
41	0.5	X	3.075	+ 3.020	X	5.925	=	18.056	SQM
42	1	X	0.900		X	0.645	=	0.581	SQM
43	1	X	0.750		X	0.555	=	0.416	SQM
44	0.5	X	1.425	+ 1.380	X	2.700	=	3.787	SQM
45	1	X	0.600		X	2.225	=	1.335	SQM
46	1	X	0.750		X	0.750	=	0.563	SQM
47	0.5	X	2.770	+ 3.625	X	1.975	=	6.315	SQM
48	0.5	X	3.625	+ 2.705	X	3.125	=	9.891	SQM
49	0.5	X	2.705	+ 2.665	X	0.430	=	1.155	SQM
50	0.5	X	4.205		X	16.710	=	35.133	SQM
51	0.5	X	21.160	+ 16.885	X	25.330	=	481.840	SQM
52	0.5	X	24.485	+ 25.330	X	4.970	=	123.790	SQM
53	0.5	X	4.380	+ 5.225	X	4.975	=	23.892	SQM
54	0.5	X	2.635	+ 2.670	X	0.400	=	1.061	SQM
55	0.5	X	1.390	+ 1.860	X	2.765	=	4.493	SQM
56	0.5	X	4.190	+ 5.770	X	8.935	=	44.496	SQM
57	0.5	X	3.860	+ 4.190	X	1.995	=	8.030	SQM
58	0.5	X	3.100	+ 3.860	X	7.890	=	27.457	SQM
59	0.5	X	4.685	+ 4.990	X	1.845	=	8.925	SQM
60	0.5	X	1.770	+ 1.820	X	0.600	=	1.077	SQM
61	0.5	X	1.560	+ 1.600	X	0.460	=	0.727	SQM
						TOTAL	=	1842.262	SQM
DEDUCTION AREA									
GROSS –B									
a	1	X	1.175		X	1.500	=	1.763	SQM
b	1	X	0.655		X	1.335	=	0.874	SQM
c	3	X	3.050		X	2.565	=	23.470	SQM
d	1	X	0.840		X	1.465	=	1.231	SQM
e	1	X	0.675		X	1.375	=	0.928	SQM
f	1	X	1.750		X	1.100	=	1.925	SQM
g	1	X	1.105		X	1.900	=	2.100	SQM
h	1	X	1.750		X	0.600	=	1.050	SQM
j	1	X	3.050		X	5.900	=	17.995	SQM
k	1	X	0.600		X	1.455	=	0.873	SQM
m	1	X	0.350		X	1.170	=	0.410	SQM
n	0.5	X	4.205	+ 4.785	X	6.975	=	31.353	SQM
p	0.5	X	4.205	+ 4.790	X	6.975	=	31.370	SQM
q	1	X	0.975		X	1.200	=	1.170	SQM
r	1	X	0.975		X	0.800	=	0.780	SQM
s	0.5	X	1.030	+ 1.195	X	1.940	=	2.158	SQM
t	0.5	X	1.085	+ 1.250	X	1.940	=	2.265	SQM
u	0.5	X	0.880	+ 0.955	X	0.860	=	0.789	SQM
u1	2	X	0.145		X	0.935	=	0.271	SQM
v	0.5	X	0.880	+ 0.955	X	0.935	=	0.858	SQM
w	0.5	X	0.940	+ 1.010	X	0.785	=	0.765	SQM
w1	0.5	X	0.940	+ 1.010	X	0.785	=	0.765	SQM
x	1	X	1.620		X	0.840	=	1.361	SQM
y	1	X	0.850		X	1.335	=	1.135	SQM
z	1	X	2.760		X	0.800	=	2.208	SQM
z1	1	X	1.570		X	0.650	=	1.021	SQM
z2	1	X	0.340		X	1.225	=	0.417	SQM
z3	1	X	5.600		X	3.150	=	17.640	SQM
z4	1	X	1.260		X	1.055	=	1.329	SQM
z5	1	X	0.935		X	0.655	=	0.612	SQM
z6	1	X	0.885		X	0.300	=	0.266	SQM
z7	1	X	0.400		X	0.600	=	0.240	SQM
z8	1	X	2.650		X	0.600	=	1.590	SQM
z9	3	X	3.050		X	2.400	=	21.960	SQM
						TOTAL	=	174.940	SQM

TOTAL TYPICAL (6TH TO 14TH,16TH TO 22ND & 24TH TO 26TH) FLOOR ADDITIONAL AREA	=	GROSS – A	+	GROSS – A1	-	GROSS – A2
	=	1842.262	+	51.678	-	11.231
GROSS – 1	=	1882.709	SQM			
TOTAL TYPICAL (6TH TO 14TH,16TH TO 22ND & 24TH TO 26TH) FLOOR DEDUCTION AREA	=	GROSS – B				
	=	174.940				
GROSS – 2	=	174.940	SQM			
TOTAL TYPICAL (6TH TO 14TH,16TH TO 22ND & 24TH TO 26TH) FLOOR FAR AREA	=	GROSS – 1	-	GROSS – 2		
	=	1882.709	-	174.940		
	=	1707.769	SQM			

NON FAR AREA (ADDITION)									
GROSS –C									
j	1	X	3.050		X	5.900	=	17.995	SQM
n	0.5	X	4.205	+ 4.785	X	6.975	=	31.353	SQM
p	0.5	X	4.205	+ 4.790	X	6.975	=	31.370	SQM
s	0.5	X	1.030	+ 1.195	X	1.940	=	2.158	SQM
t	0.5	X	1.085	+ 1.250	X	1.940	=	2.265	SQM
z3	1	X	5.600		X	3.150	=	17.640	SQM
z4	1	X	1.260		X	1.055	=	1.329	SQM
						TOTAL	=	104.110	SQM
NON FAR AREA(DEDUCTION)									
GROSS –D									
d1	1	X	0.750		X	2.350	=	1.763	SQM
d2	1	X	2.720		X	3.000	=	8.160	SQM
d3	1	X	1.830		X	3.000	=	5.490	SQM
d4	0.5	X	3.000	+ 2.955	X	0.270	=	0.804	SQM
d5	0.5	X	0.400	+ 0.880	X	2.920	=	1.869	SQM
d6	1	X	0.350		X	2.800	=	0.980	SQM
						TOTAL	=	19.065	SQM

TOTAL NON FAR AREA OF TYPICAL (6TH TO 14TH,16TH TO 22ND & 24TH TO 26TH) FLOOR	=	GROSS –C	-	GROSS –D
	=	104.110	-	19.065
	=	85.045	SQM	
TOTAL BUILTUP AREA OF TYPICAL (6TH TO 14TH,16TH TO 22ND & 24TH TO 26TH) FLOOR	=	FAR AREA	+	NON FAR AREA
	=	1707.769	+	85.045
	=	1792.814	SQM	

ARC AREA	AREA CALCULATION (ADDITIONAL)																			
GROSS -A1																				
2	3.14	X	2.295	X	2.295	X	134	/	360	-	0.5	X	2.295	-	1.405	X	4.230	=	4.264	SQM
3	3.14	X	4.350	X	4.350	X	78	/	360	-	0.5	X	4.350	-	0.970	X	5.470	=	3.629	SQM
4	3.14	X	8.350	X	8.350	X	56	/	360	-	0.5	X	8.350	-	0.960	X	7.780	=	5.004	SQM
5	3.14	X	16.935	X	16.935	X	39	/	360	-	0.5	X	16.935	-	0.950	X	11.195	=	7.206	SQM
6	3.14	X	4.355	X	4.355	X	77	/	360	-	0.5	X	4.355	-	0.960	X	5.450	=	3.420	SQM
7	3.14	X	6.445	X	6.445	X	65	/	360	-	0.5	X	6.445	-	1.010	X	6.925	=	4.550	SQM
8	3.14	X	3.040	X	3.040	X	35	/	360	-	0.5	X	3.040	-	0.145	X	1.845	=	0.175	SQM
9	3.14	X	5.595	X	5.595	X	41	/	360	-	0.5	X	5.595	-	0.350	X	3.895	=	0.980	SQM
10	3.14	X	5.615	X	5.615	X	51	/	360	-	0.5	X	5.615	-	0.550	X	4.870	=	1.747	SQM
11	3.14	X	10.445	X	10.445	X	37	/	360	-	0.5	X	10.445	-	0.540	X	6.615	=	2.448	SQM
12	3.14	X	3.400	X	3.400	X	53	/	360	-	0.5	X	3.400	-	0.355	X	3.025	=	0.738	SQM
13	3.14	X	4.680	X	4.680	X	34	/	360	-	0.5	X	4.680	-	0.200	X	2.710	=	0.482	SQM
14	3.14	X	1.700	X	1.700	X	79	/	360	-	0.5	X	1.700	-	0.385	X	2.150	=	0.578	SQM
15	3.14	X	2.500	X	2.500	X	67	/	360	-	0.5	X	2.500	-	0.420	X	2.765	=	0.777	SQM
17	3.14	X	6.800	X	6.800	X	71	/	360	-	0.5	X	6.800	-	1.260	X	7.890	=	6.780	SQM
18	3.14	X	8.200	X	8.200	X	68	/	360	-	0.5	X	8.200	-	1.345	X	9.005	=	8.899	SQM
																	TOTAL	=	51.678	SQM

ARC AREA	AREA CALCULATION (DEDUCTION)																			
GROSS -A2																				
16x	3.14	X	14.400	X	14.400	X	39	/	360	-	0.5	X	14.400	-	0.820	X	9.595	=	5.387	SQM
19x	3.14	X	17.850	X	17.850	X	35	/	360	-	0.5	X	17.850	-	0.825	X	10.740	=	5.844	SQM
																	TOTAL	=	11.231	SQM

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) ATP(HQ) JD. PA. S.T.P. JD(HQ)

JD (T) MEMBER BPAC

Chec… (Internal) Serv… …ublic Health …ject to comments in In forwarding letter No. 263370...Dt/4/08/2025

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
SBA DESIGN N CODE LLP	DLF LIMITED * Arjun Marg, DLF Phase-I, Gurugram

Date : JULY.2025 | Scale : 1:100

Drawing Title:- TYPICAL FLOOR PLAN (6th to 14th,16th to 22nd & 24th to 26th) & AREA CALCULATION TOWER-01

Drawing No:- T1-03

DLF5

02-30092025