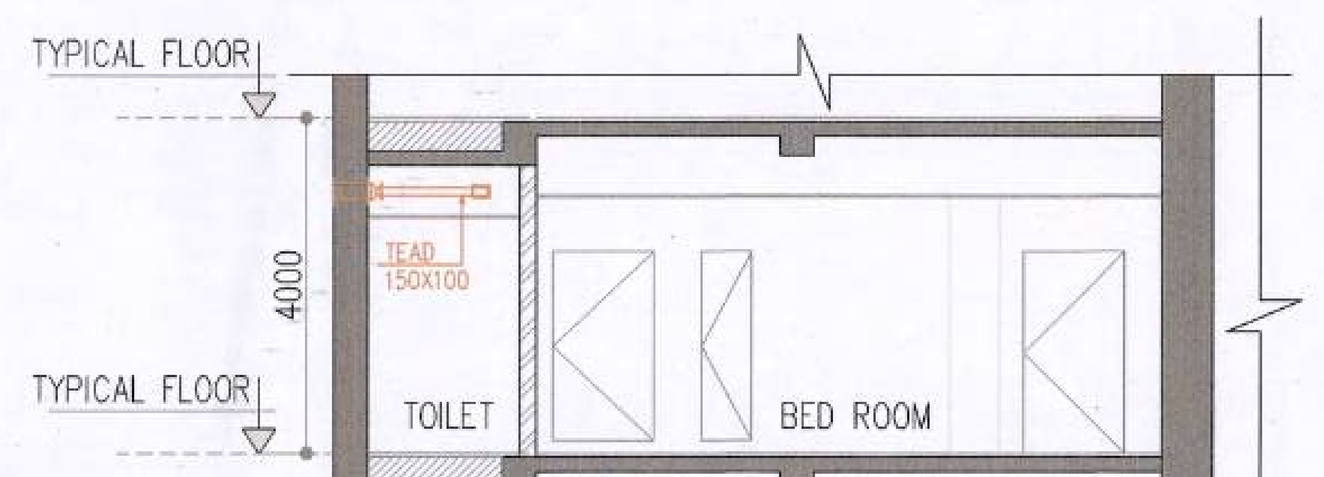
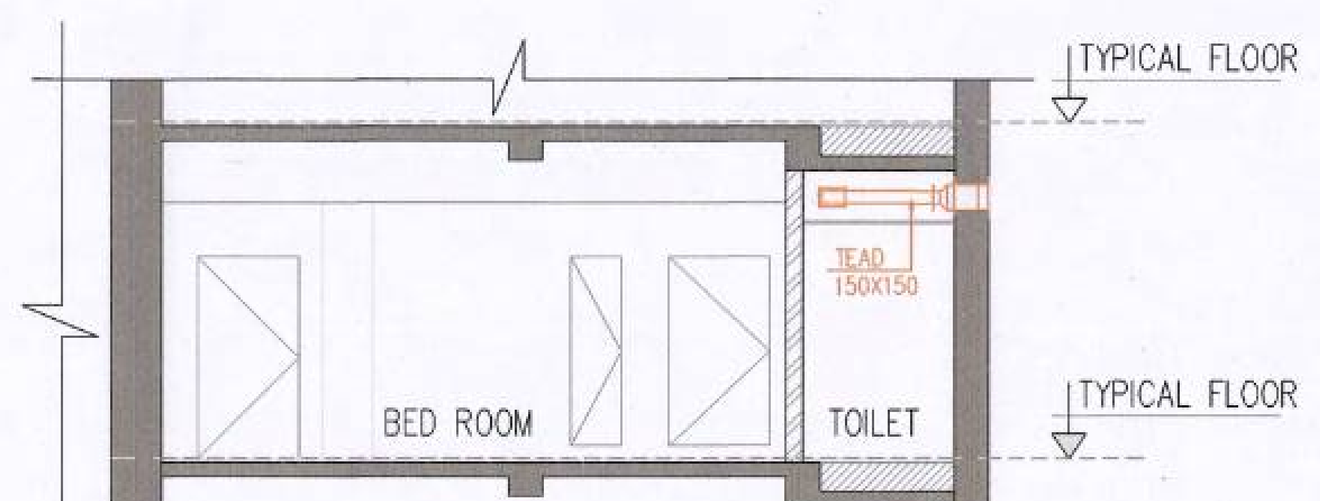
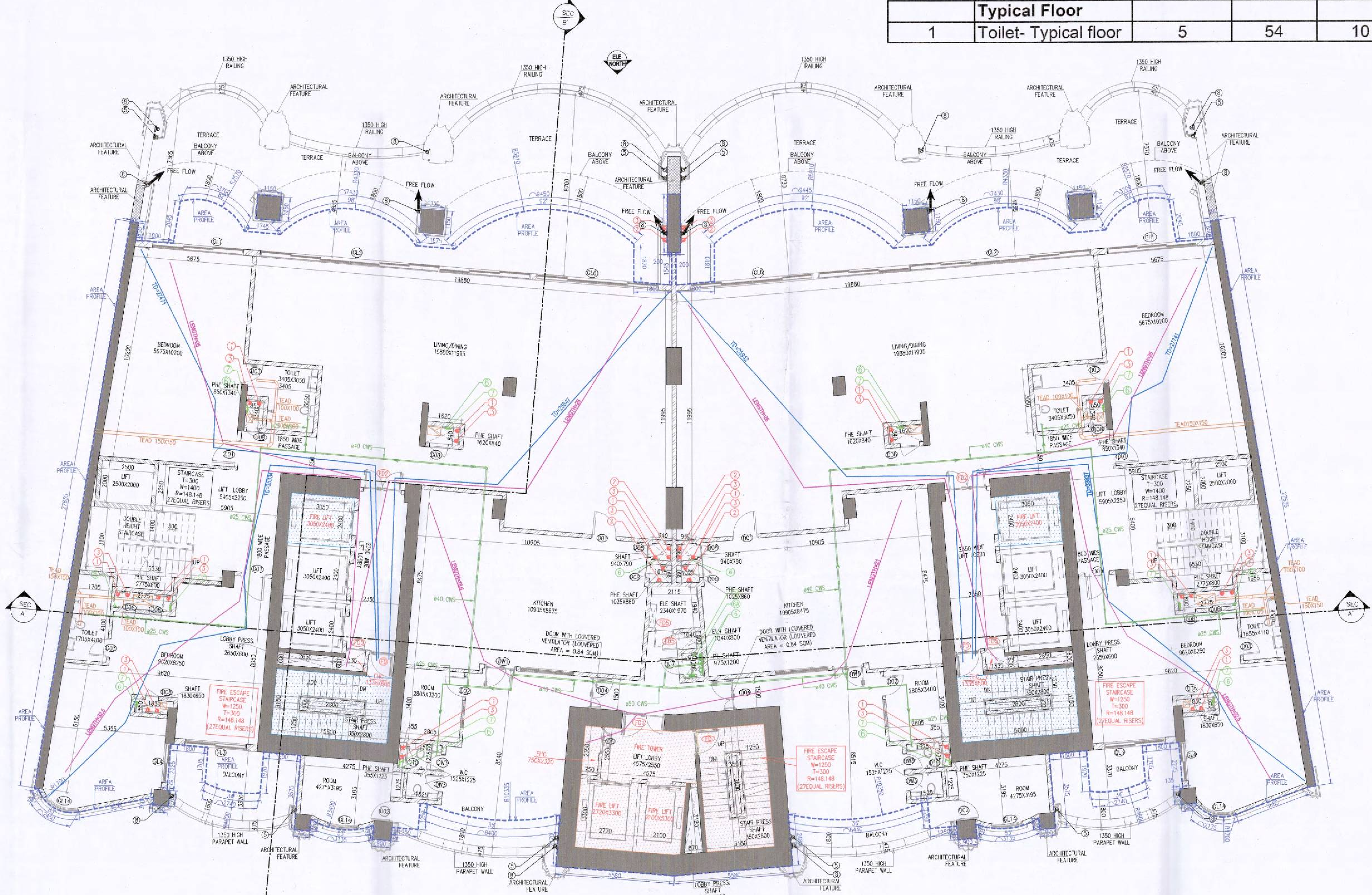
S. No	Description	Area Sqm	Area ft	Height	ACPH	CFM	Equipment Selection
	Typical Floor						
1	Toilet- Typical floor	5	54	10	10	90	1 No 100 CFM Inline fan





HVAC LEGEND : –	
▭	TOILET EXHAUST DUCT



28TH (LOWER PENTHOUSE) FLOOR PLAN
NO OF UNITS-2 NOS
LVL+116.800
TOWER-2

DOOR / WINDOW SCHEDULE (TOWER-2)					
DOOR NAME	SIZE	CILL LVL	LINTEL LVL	LOCATION	FIRE RATED
D01	1200 X 2400		2400	BEDROOM ,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	2000 X 2400		2400	STAIRCASE	
D06	1200 X 2300	100 MM	2400	FHC	
D07	900 X 2300	100 MM	2400	ELECTRICAL SHAFT	
D08	600 X 2300	100 MM	2400	PHE SHAFT	
D09	800 X 2300	100 MM	2400	ELV. SHAFT	
D10	1000 X 2300	100 MM	2400	FHC	
FD	1200 X 2700		2700	STAIRCASES	2 HRS
FD1	2000 X 2700		2700	SERVICE CORE LIFT LOBBY	2 HRS
FD2	1800 X 2850		2850	PASSENGER LIFT LOBBY	2 HRS
FD3	1500 X 2700		2700	REFUGE TERRACE	2 HRS
FD4	1200 X 2400		2400	ELE. ROOM (Ground Floor)	2 HRS
FD5	900 X 2100		2100	ELECT SHAFT	2 HRS
DW1	1200/2400 X 2700	1200 MM	2700	KITCHEN – REFUGE	
DW2	1500 X 2500X2700	1200 MM	2700	KITCHEN	
DW3	800X 2400			WC	
W2	1310 X 1500	900 MM	2400	ROOM	
W3	2000 X 900	1800 MM	2700	REFUGE FLOOR	2 HRS

GLAZING SCHEDULE UPPER GROUND TO 29TH FLOOR	
GLAZING NAME	SIZE
GL1	4380 X 3050
GL2	8660 X 3050
GL3	2965 X 3050
GL4	1865 X 3050
GL8	1985 X 4000
GL9	6850 X 4000
GL10	3935 X 4000
GL11	2060 X 4000
GL12	12165 X 4000
GL13	6480 X 4000
GL14	1810 X 2750

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

28TH (LOWER PENTHOUSE) FLOOR AREA CALCULATION

GROSS – A										
1	0.5	X	3.095	+	3.025	X	0.400	=	1.224	SQM
2	0.5	X	2.175	+	2.025	X	1.825	=	3.833	SQM
3	0.5	X		4.070		X	3.385	=	6.888	SQM
4	0.5	X		3.745		X	2.585	=	4.840	SQM
5	0.5	X	2.585	+	2.435	X	1.735	=	4.355	SQM
5a	4	X		1.150		X	1.150	=	5.290	SQM
6	0.5	X	2.435	+	1.890	X	6.530	=	14.121	SQM
7	0.5	X	1.890	+	1.735	X	1.870	=	3.389	SQM
8	0.5	X	1.735	+	1.955	X	8.470	=	15.627	SQM
9	0.5	X		1.800		X	0.150	=	0.135	SQM
10	1	X		0.600		X	2.825	=	1.695	SQM
11	1	X		0.200		X	1.545	=	0.309	SQM
12	0.5	X		1.800		X	0.150	=	0.135	SQM
13	0.5	X	1.960	+	1.735	X	8.470	=	15.648	SQM
14	0.5	X	1.735	+	1.890	X	1.870	=	3.389	SQM
15	0.5	X	1.890	+	2.435	X	6.530	=	14.121	SQM
16	0.5	X	2.435	+	2.585	X	1.735	=	4.355	SQM
17	0.5	X		3.750		X	2.585	=	4.847	SQM
18	0.5	X		4.070		X	3.390	=	6.899	SQM
19	0.5	X	2.025	+	2.175	X	1.825	=	3.833	SQM
20	0.5	X	3.025	+	3.095	X	0.400	=	1.224	SQM
21	0.5	X	52.970	+	60.425	X	22.095	=	1252.731	SQM
22	0.5	X	2.130	+	2.165	X	0.200	=	0.430	SQM
23	0.5	X	2.165	+	3.275	X	1.850	=	5.032	SQM
24	0.5	X	3.275	+	2.565	X	3.550	=	10.368	SQM
25	0.5	X	2.175	+	2.225	X	0.615	=	1.353	SQM
26	1	X		0.750		X	0.750	=	0.563	SQM
27	0.5	X		1.800		X	0.150	=	0.135	SQM
28	0.5	X	1.855	+	2.345	X	2.695	=	5.660	SQM
29	0.5	X	0.375	+	0.525	X	1.800	=	0.810	SQM
30	0.5	X	4.100	+	4.165	X	0.750	=	3.099	SQM
31	0.5	X	3.610	+	3.900	X	3.025	=	11.359	SQM
32	1	X		0.900		X	0.650	=	0.585	SQM
33	0.5	X	3.915	+	4.095	X	2.150	=	8.611	SQM
34	0.5	X	2.845	+	2.875	X	0.315	=	0.901	SQM
35	0.5	X	2.875	+	3.405	X	6.300	=	19.782	SQM
36	0.5	X		5.580		X	5.875	=	16.391	SQM
37	0.5	X		5.140		X	6.325	=	16.255	SQM
38	0.5	X		6.325		X	5.070	=	16.034	SQM
39	0.5	X		5.580		X	5.880	=	16.405	SQM
40	0.5	X	3.400	+	2.875	X	6.335	=	19.876	SQM
41	0.5	X	2.875	+	2.845	X	0.310	=	0.887	SQM
42	0.5	X	4.095	+	3.915	X	2.150	=	8.611	SQM
43	0.5	X		0.900		X	0.650	=	0.293	SQM
44	0.5	X	3.900	+	3.610	X	3.025	=	11.359	SQM
45	0.5	X	4.165	+	4.100	X	0.750	=	3.099	SQM
46	0.5	X	0.525	+	0.375	X	1.800	=	0.810	SQM
47	0.5	X	2.345	+	1.855	X	2.695	=	5.660	SQM
48	0.5	X		1.800		X	0.150	=	0.135	SQM
49	1	X		0.135		X	0.750	=	0.101	SQM
50	0.5	X	2.975	+	2.930	X	0.550	=	1.624	SQM
51	0.5	X	2.930	+	3.485	X	1.905	=	6.110	SQM
52	0.5	X		3.535		X	1.310	=	2.315	SQM
53	0.5	X	2.175	+	2.200	X	3.535	=	7.733	SQM
54	0.5	X	2.200	+	2.130	X	0.400	=	0.866	SQM
							TOTAL	=	1572.137	SQM

DEDUCTION AREA

GROSS –B										
x1	2	X		1.580		X	0.650	=	2.054	SQM
x2	2	X		0.250		X	0.290	=	0.145	SQM
x3	2	X		2.775		X	0.800	=	4.440	SQM
x4	2	X		0.850		X	1.340	=	2.278	SQM
x5	2	X		1.620		X	0.840	=	2.722	SQM
x6	6	X		3.050		X	2.400	=	43.920	SQM
x7	2	X		2.650		X	0.600	=	3.180	SQM
x8	2	X		0.400		X	0.600	=	0.480	SQM
x9	2	X		0.935		X	0.655	=	1.225	SQM
x10	2	X		0.885		X	0.300	=	0.531	SQM
x11	2	X		1.265		X	1.055	=	2.669	SQM
x12	2	X		5.600		X	3.150	=	35.280	SQM
x13	2	X		0.355		X	1.225	=	0.870	SQM
x14	0.5	X	1.010	+	0.940	X	0.785	=	0.765	SQM
x15	0.5	X	1.010	+	0.940	X	0.785	=	0.765	SQM
x16	2	X		0.145		X	0.935	=	0.271	SQM
x17	0.5	X		0.880		X	0.935	=	0.411	SQM
x18	0.5	X		0.880		X	0.935	=	0.411	SQM
x19	0.5	X		0.880		X	0.935	=	0.411	SQM
x20	0.5	X		0.880		X	0.935	=	0.411	SQM
x21	0.5	X		1.055		X	2.035	=	1.073	SQM
x22	0.5	X		1.225		X	1.940	=	1.188	SQM
x23	0.5	X		1.055		X	2.035	=	1.073	SQM
x24	0.5	X		1.225		X	1.940	=	1.188	SQM
x25	1	X		0.975		X	0.800	=	0.780	SQM
x26	1	X		0.975		X	1.200	=	1.170	SQM
x27	0.5	X	4.170	+	4.780	X	7.300	=	32.668	SQM
x28	0.5	X	4.170	+	4.780	X	7.300	=	32.668	SQM
							TOTAL	=	175.048	SQM

TOTAL 28TH (LOWER PENTHOUSE) FLOOR ADDITIONAL AREA	=	GROSS – A	+	GROSS – A1
	=	1572.137	+	45.040
GROSS – 1	=	1617.177	SQM	
TOTAL 28TH (LOWER PENTHOUSE) FLOOR DEDUCTION AREA	=	GROSS – B		
	=	175.048		
GROSS – 2	=	175.048	SQM	
TOTAL 28TH (LOWER PENTHOUSE) FLOOR FAR AREA	=	GROSS – 1	-	GROSS – 2
	=	1617.177	-	175.048
	=	1442.129	SQM	

NON FAR AREA (ADDITION)

GROSS –C										
x11	2	X		1.265		X	1.055	=	2.669	SQM
x12	2	X		5.600		X	3.150	=	35.280	SQM
x21	0.5	X		1.055		X	2.035	=	1.073	SQM
x22	0.5	X		1.225		X	1.940	=	1.188	SQM
x23	0.5	X		1.055		X	2.035	=	1.073	SQM
x24	0.5	X		1.225		X	1.940	=	1.188	SQM
x27	0.5	X	4.170	+	4.780	X	7.300	=	32.668	SQM
x28	0.5	X	4.170	+	4.780	X	7.300	=	32.668	SQM
							TOTAL	=	107.808	SQM

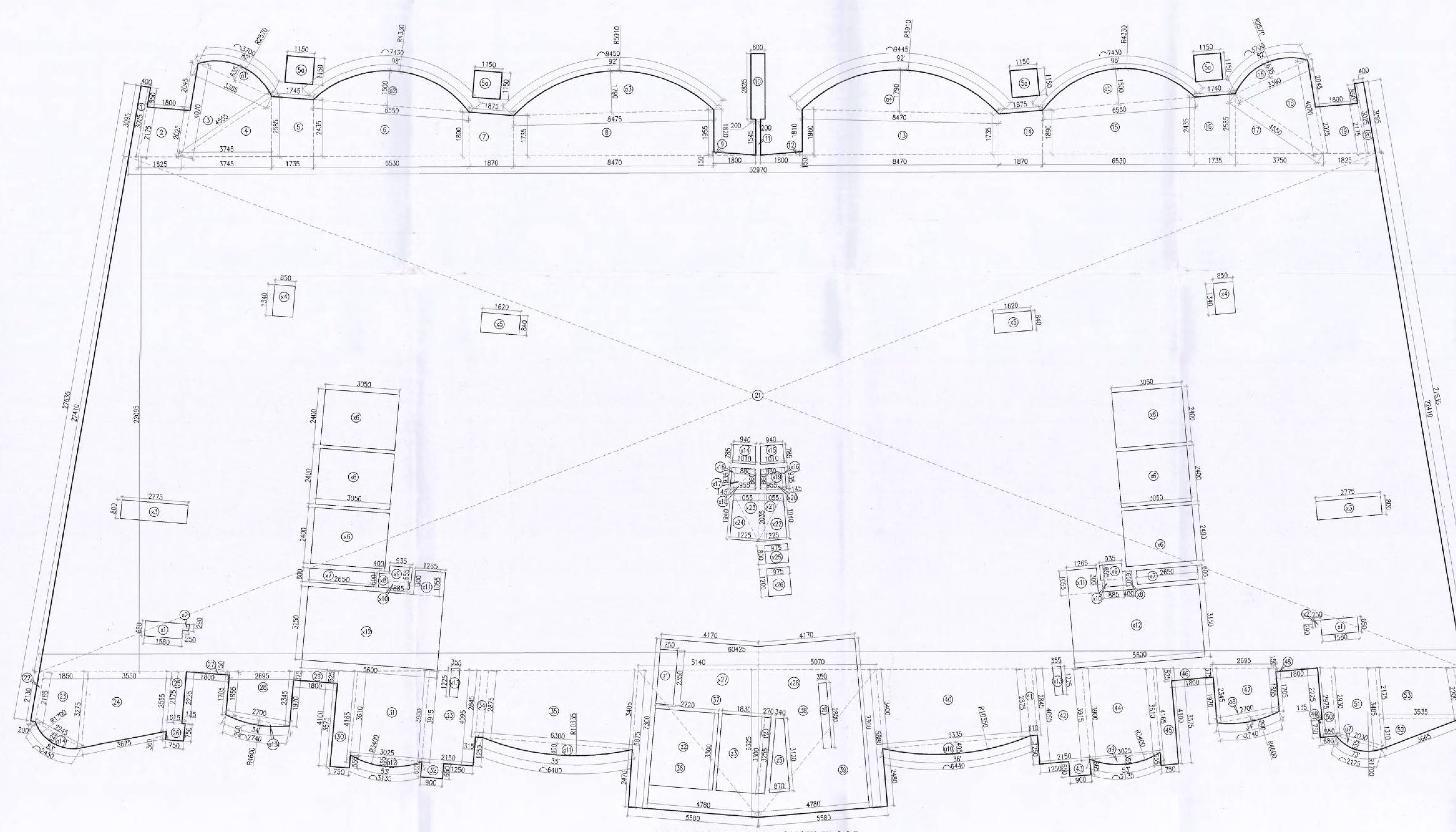
NON FAR AREA(DEDUCTION)

GROSS –D										
z1	1	X		0.750		X	2.350	=	1.763	SQM
z2	1	X		2.720		X	3.300	=	8.976	SQM
z3	1	X		1.830		X	3.300	=	6.039	SQM
z4	0.5	X	3.300	+	3.255	X	0.270	=	0.885	SQM
z5	0.5	X	0.340	+	0.870	X	3.120	=	1.888	SQM
z6	1	X		0.350		X	2.800	=	0.980	SQM
							TOTAL	=	20.530	SQM

TOTAL NON FAR AREA OF 28TH (LOWER PENTHOUSE) FLOOR	=	GROSS –C	-	GROSS –D
	=	107.808	-	20.530
	=	87.278	SQM	
TOTAL BUILTUP AREA OF 28TH (LOWER PENTHOUSE) FLOOR	=	FAR AREA	+	NON FAR AREA
	=	1442.129	+	87.278
	=	1529.407	SQM	

ARC AREA — AREA CALCULATION (ADDITIONAL)

GROSS -A1																				
a1	3.14	X	2.570	X	2.570	X	82	/	360	-	0.5	X	2.570	-	0.635	X	3.385	=	1.449	SQM
a2	3.14	X	4.330	X	4.330	X	98	/	360	-	0.5	X	4.330	-	1.500	X	6.550	=	6.758	SQM
a3	3.14	X	5.910	X	5.910	X	92	/	360	-	0.5	X	5.910	-	1.790	X	8.475	=	10.417	SQM
a4	3.14	X	5.910	X	5.910	X	92	/	360	-	0.5	X	5.910	-	1.790	X	8.470	=	10.427	SQM
a5	3.14	X	4.330	X	4.330	X	98	/	360	-	0.5	X	4.330	-	1.500	X	6.550	=	6.758	SQM
a6	3.14	X	2.570	X	2.570	X	82	/	360	-	0.5	X	2.570	-	0.635	X	3.390	=	1.444	SQM
a7	3.14	X	1.700	X	1.700	X	73	/	360	-	0.5	X	1.700	-	0.335	X	2.030	=	0.455	SQM
a8	3.14	X	4.600	X	4.600	X	34	/	360	-	0.5	X	4.600	-	0.200	X	2.695	=	0.346	SQM
a9	3.14	X	3.400	X	3.400	X	53	/	360	-	0.5	X	3.400	-	0.355	X	3.025	=	0.738	SQM
a10	3.14	X	10.350	X	10.350	X	36	/	360	-	0.5	X	10.350	-	0.495	X	6.335	=	2.701	SQM
a11	3.14	X	10.335	X	10.335	X	35	/	360	-	0.5	X	10.355	-	0.490	X	6.300	=	1.812	SQM
a12	3.14	X	3.400	X	3.400	X	53	/	360	-	0.5	X	3.400	-	0.355	X	3.025	=	0.738	SQM
a13	3.14	X	4.600	X	4.600	X	34	/	360	-	0.5	X	4.600	-	0.200	X	2.700	=	0.335	SQM
a14	3.14	X	1.700	X	1.700	X	83	/	360	-	0.5	X	1.700	-	0.425	X	2.245	=	0.661	SQM
																TOTAL		=	45.040	SQM



28TH (LOWER PENTHOUSE) FLOOR
TOWER-2

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.

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. P.A. A.T.P. JD(HQ)
Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No.269370.....Dt/14/08/2025
JDT(T) MEMBER BPAC
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: 1:100
Drawing Title:- 28TH (LOWER PENTHOUSE) FLOOR PLAN & AREA CALCULATION TOWER-02
Drawing No:- T2-06
DLF5
02-30092025