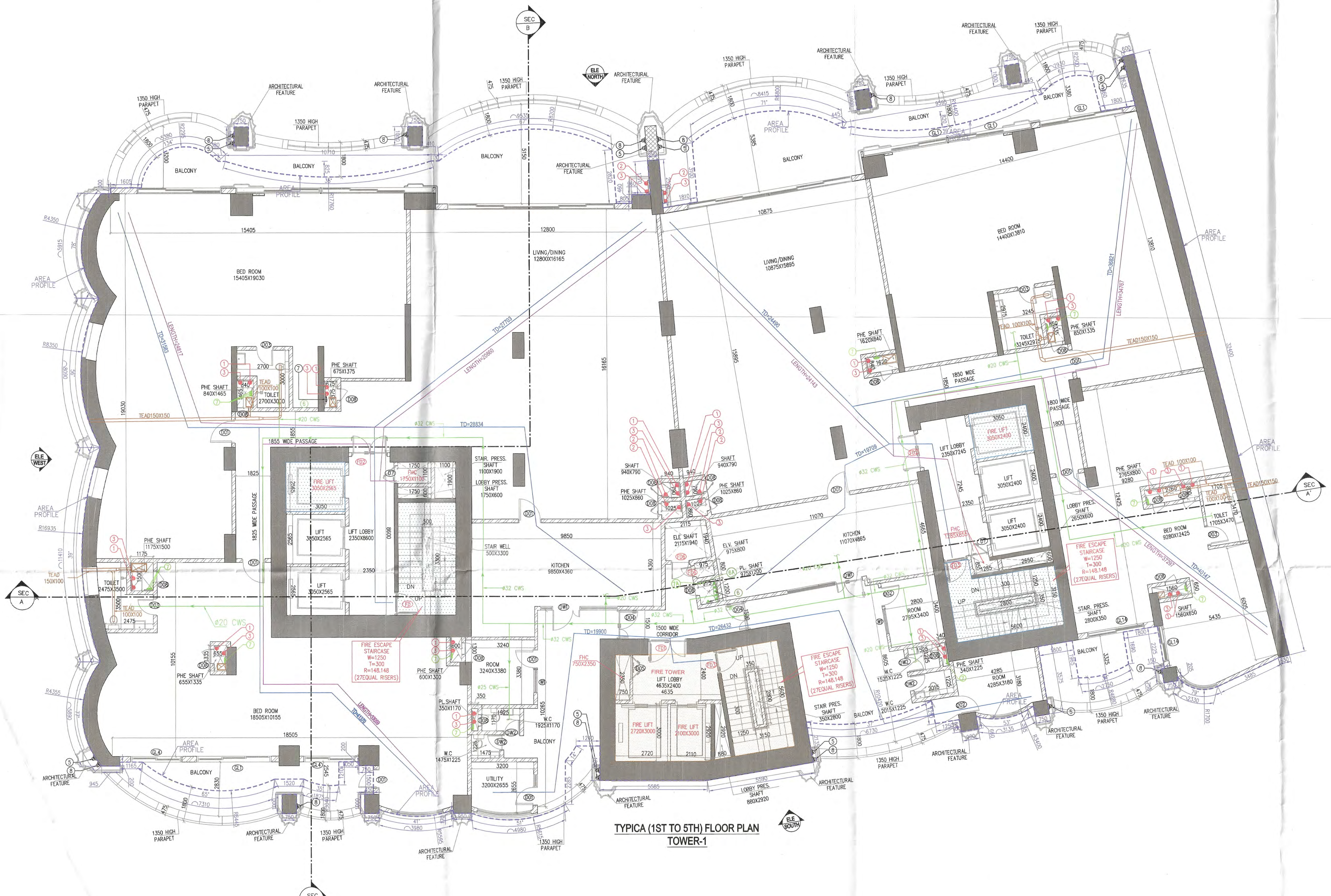
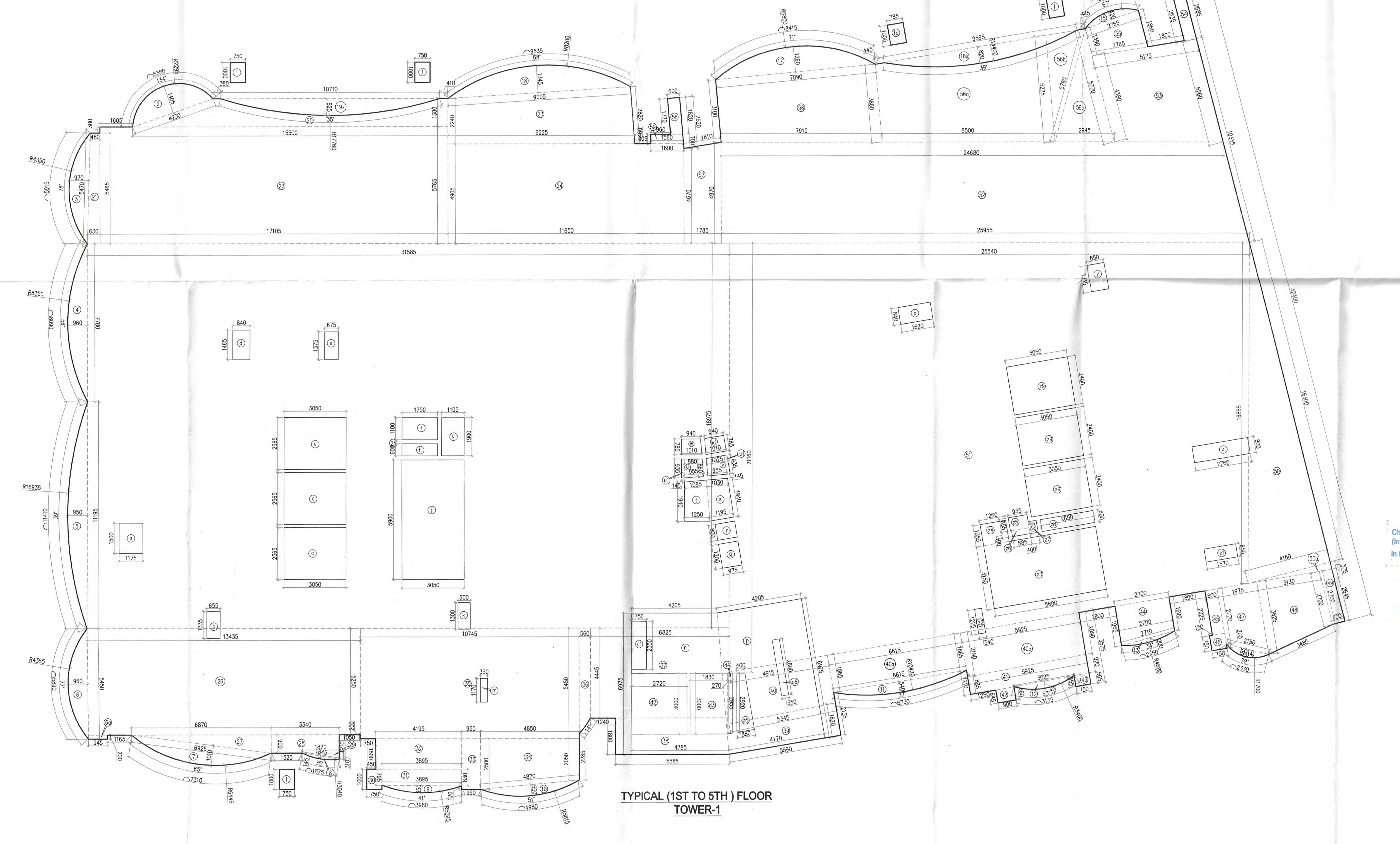
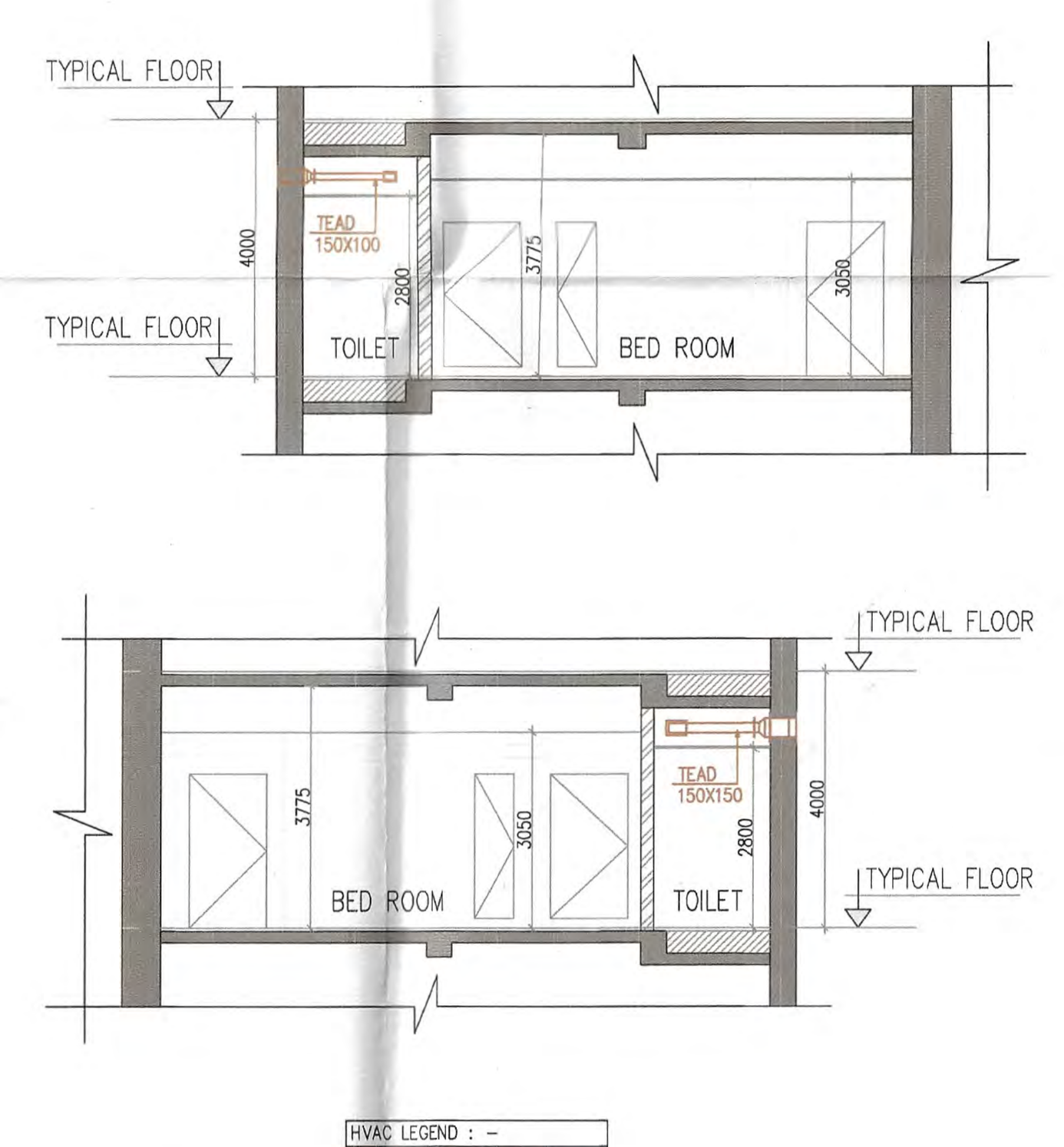


TYPICA (1ST TO 5TH) FLOOR PLAN
TOWER-1



TYPICAL (1ST TO 5TH) FLOOR
TOWER-1



HVAC LEGEND : -
TOILET EXHAUST DUCT

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.

TYPICAL (1ST TO 5TH) 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	1	X	11.650			X	4.905	=	57.173 SQM
25	1	X	31.585			X	18.975	=	599.325 SQM
26	1	X	13.435			X	5.250	=	70.534 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	0.765	+	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	5.450	+	4.445	X	0.560	=	2.771 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	5.345	+	5.590	X	1.620	=	8.857 SQM
40	0.5	X	4.915	+	5.345	X	2.380	=	12.209 SQM
40a	1	X	6.615			X	1.865	=	12.337 SQM
40b	0.5	X	2.190	+	2.090	X	5.925	=	12.680 SQM
41	0.5	X	0.885	+	0.920	X	5.925	=	5.347 SQM
42	1	X	0.900			X	0.645	=	0.581 SQM
43	1	X	0.750			X	0.565	=	0.424 SQM
44	0.5	X	1.680	+	1.965	X	2.700	=	4.934 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	+	2.700	X	3.130	=	9.899 SQM
49	0.5	X	2.700	+	2.645	X	0.630	=	1.684 SQM
50	0.5	X	4.180			X	16.300	=	34.067 SQM
50a	0.5	X	4.180			X	0.375	=	0.784 SQM
51	0.5	X	21.160	+	16.855	X	25.540	=	485.452 SQM
52	0.5	X	24.680	+	25.955	X	4.970	=	125.828 SQM
53	0.5	X	4.380	+	5.260	X	5.175	=	24.944 SQM
54	0.5	X	2.635	+	2.685	X	0.600	=	1.596 SQM
55	0.5	X	1.390	+	1.860	X	2.765	=	4.493 SQM
56	0.5	X	3.100	+	3.860	X	7.915	=	27.544 SQM
56a	0.5	X	3.860	+	5.275	X	8.500	=	38.824 SQM
57	0.5	X	4.670	+	4.970	X	1.785	=	8.604 SQM
58	0.5	X	1.770	+	1.820	X	0.600	=	1.077 SQM
59	0.5	X	1.560	+	1.600	X	0.460	=	0.727 SQM
							TOTAL	=	1837.268 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
i	1	X	3.050			X	5.900	=	17.995 SQM
k	1	X	0.600			X	1.300	=	0.780 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	+	4.770	X	6.975	=	31.300 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	1.025	+	0.955	X	0.935	=	0.926 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	=	174.845 SQM

TOTAL 1ST TO 5TH TYPICAL FLOOR ADDITIONAL AREA	=	GROSS – A	+	GROSS – A1	+	GROSS – A2	-	GROSS – B1	
	=	1837.268	+	50.994	+	13.447	-	10.990	
GROSS – 1	=	1890.719	SQM						

TOTAL 1ST TO 5TH TYPICAL FLOOR DEDUCTION AREA	=	GROSS – B		
	=	174.845		
GROSS – 2	=	174.845	SQM	
TOTAL 1ST TO 5TH TYPICAL FLOOR FAR AREA	=	GROSS – 1	-	GROSS – 2
	=	1890.719	-	174.845
	=	1715.874	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	+	4.770	X	6.975	=	31.300 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	=	104.040 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 1ST TO 5TH FLOOR	=	GROSS –C	-	GROSS –D
	=	104.040	-	19.065
	=	84.975	SQM	
TOTAL BUILTUP AREA OF TYPICAL 1ST TO 5TH FLOOR	=	FAR AREA	+	NON FAR AREA
	=	1715.874	+	84.975
	=	1800.849	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	77	/	360	-	0.5	X	4.350	-	0.970	X	5.470	=	3.497 SQM
4	3.14	X	8.350	X	8.350	X	56	/	360	-	0.5	X	8.350	-	0.980	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	40	/	360	-	0.5	X	5.595	-	0.350	X	3.895	=	0.652 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	10.240	X	10.240	X	37	/	360	-	0.5	X	10.240	-	0.540	X	6.615	=	2.164 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	=	0.425 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	=	9.016 SQM
																	TOTAL	=	50.994 SQM

ARC AREA — AREA CALCULATION (DEDUCTION)

GROSS -B1																			
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	17.760	X	17.760	X	35	/	360	-	0.5	X	17.760	-	0.825	X	10.710	=	5.603 SQM
																	TOTAL	=	10.990 SQM

AREA CALCULATION (ADDITIONAL)

NO.	A		B		C				s	AREA OF = S(S-A)(S-B)(S-C)	Area	
GROSS - A2												
56b	1.985	+	5.275	+	5.790	/	2	=	6.525	27.217	5.217	SQM
56c	2.945	+	5.770	+	5.790	/	2	=	7.2525	67.734	8.230	SQM
TOTAL										=	13.447	SQM

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	

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	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

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

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

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(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 269370 Dt. 14/08/2025
Superintending Engineer (HQ) o/o Chief Engineer-I HSVP, Panchkula

JET (T) MEMBER BPAC
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:- TYPICAL FLOOR (1st TO 5th) PLAN & AREA CALCULATION TOWER-01	Drawing No:- T1-02
	DLF5
	02-30092025