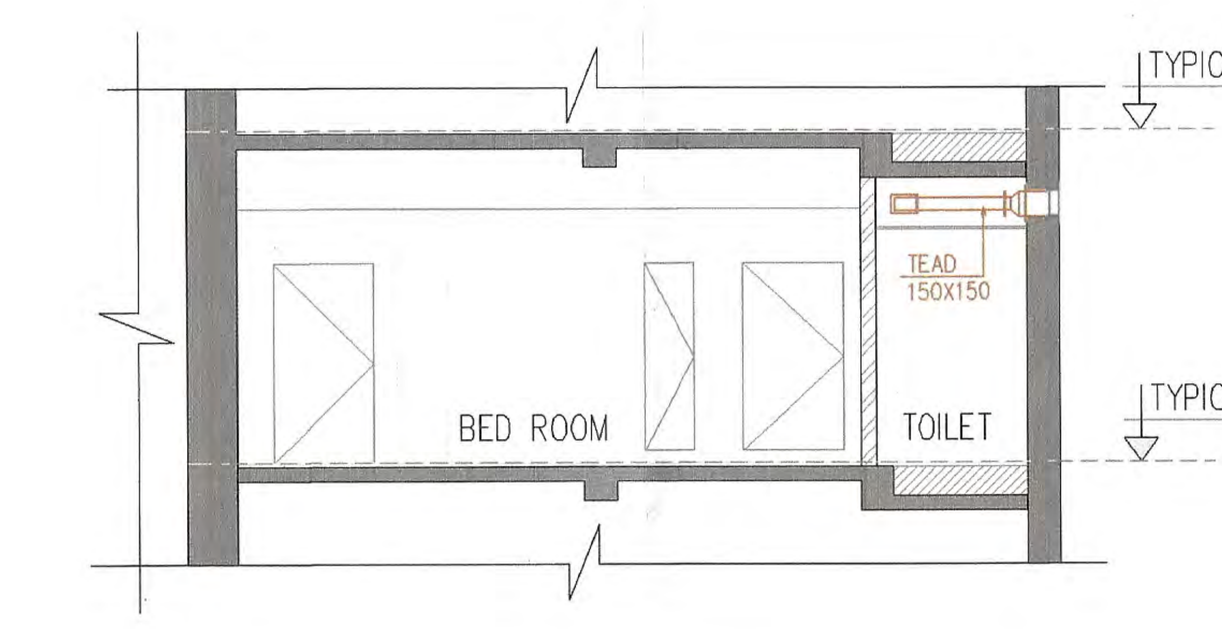
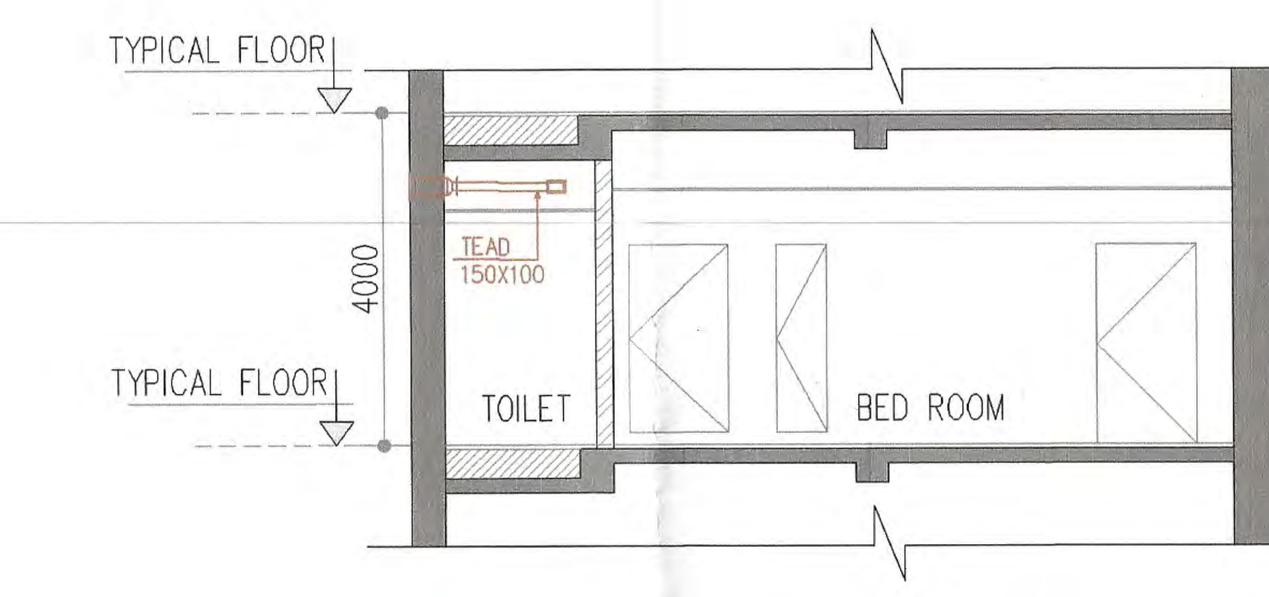
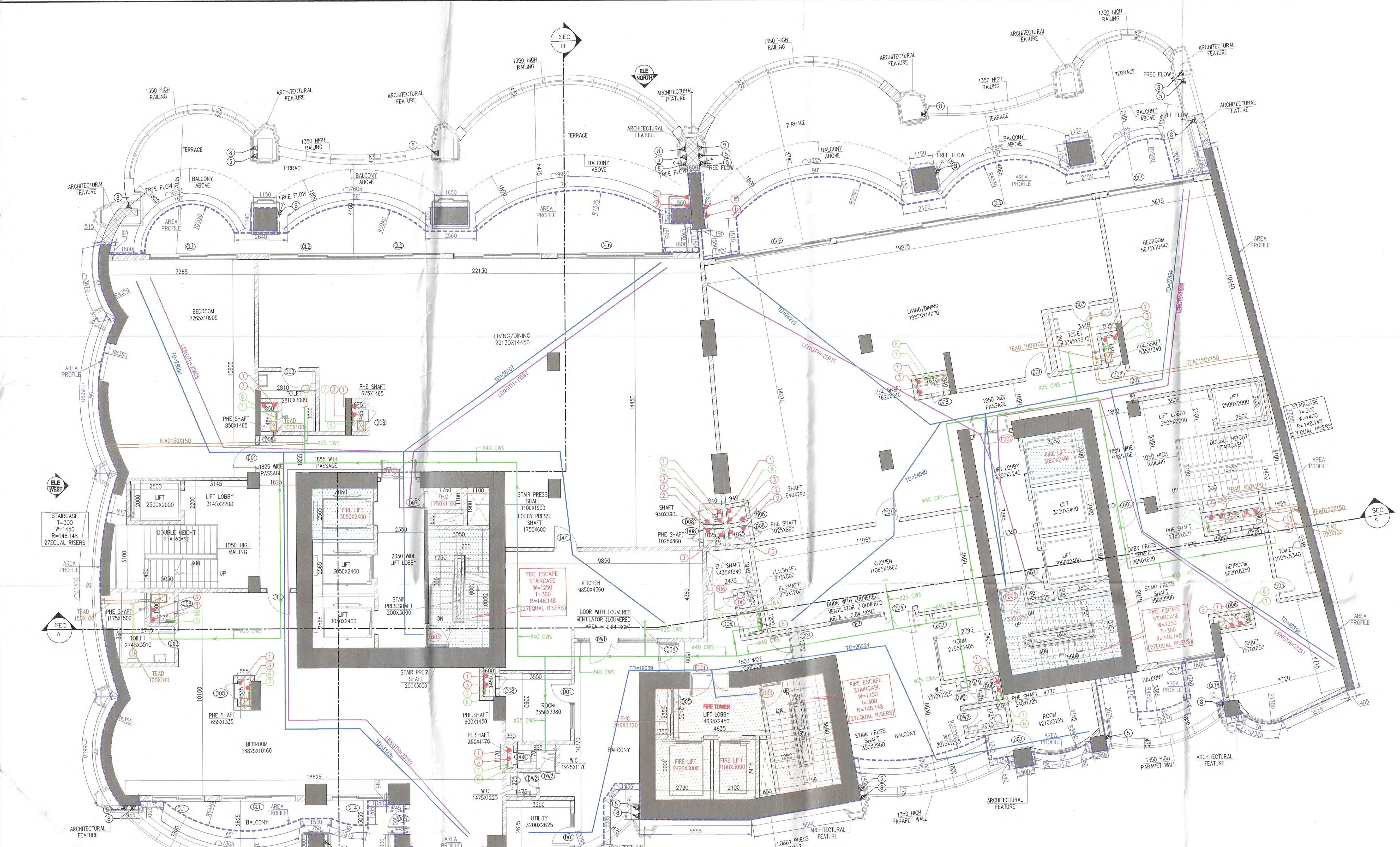
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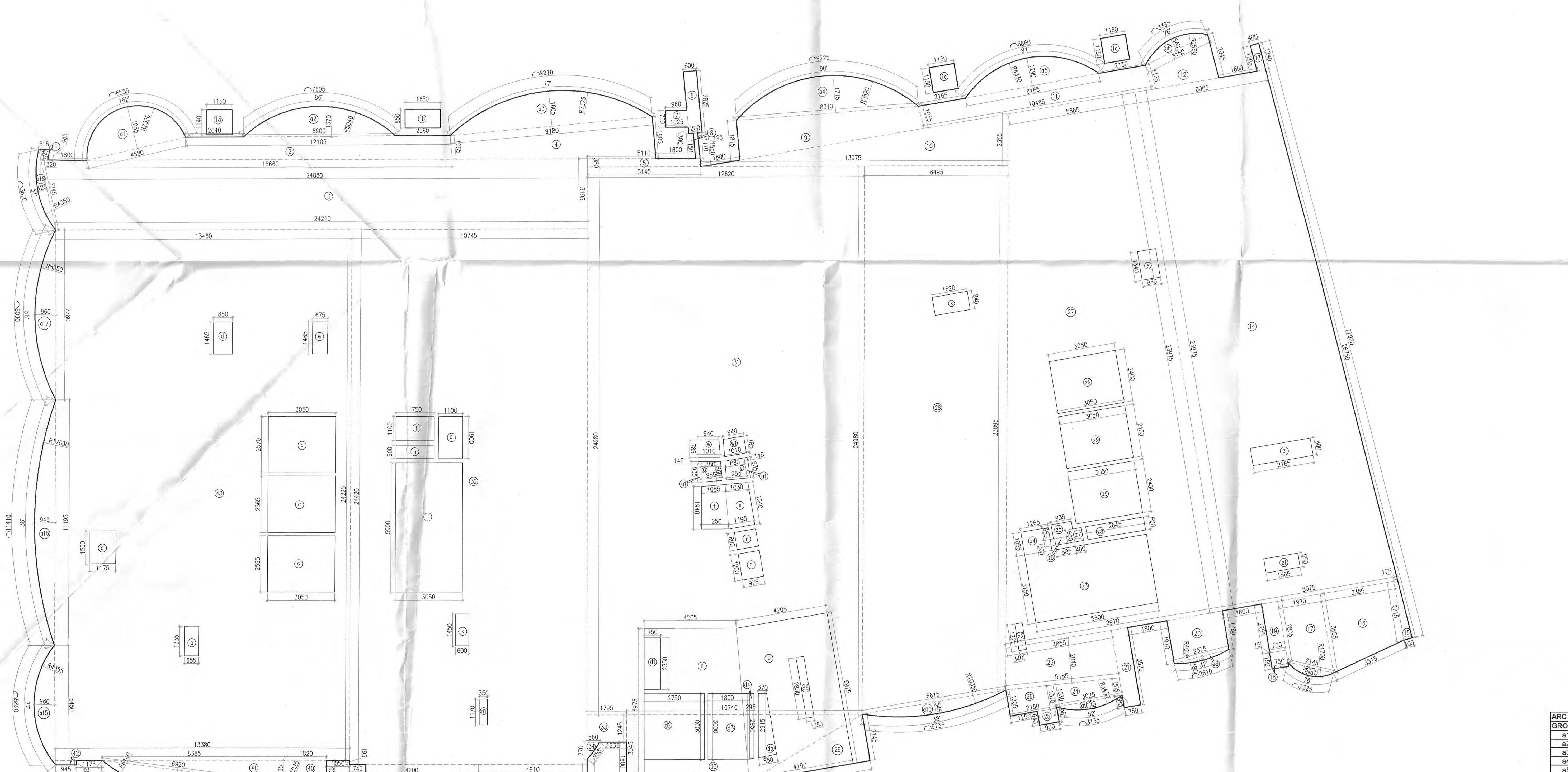
- BUILDING WILL BE DESIGNED STRUCTURALLY AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
- BUILDING HAS AUTOMATIC SPRINKLER SYSTEM ON ALL FLOORS.
- THE BUILDING IS FULLY MECHANICALLY VENTILATED & CENTRALLY AIR CONDITIONED WITH 100% POWER BACKUP.
- MSL 249.200 CONSIDERED AS ±00.00.
- ALL DIMENSIONS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







28TH FLOOR(LOWER PENTHOUSE) PLAN
NO OF UNITS-2 NOS
LVL+116.800
TOWER-1



28TH FLOOR
TOWER-1

HVAC LEGEND : -

▭	TOILET EXHAUST DUCT

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

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 : -

Symbol	No.	Description
▲	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 FLOOR AREA CALCULATION

GROSS – A										
1	0.5	X	0.515	+	0.320	X	0.485	=	0.202	SQM
1a	1	X	1.150			X	1.140	=	1.311	SQM
1b	1	X	1.650			X	0.850	=	1.403	SQM
1c	2	X	1.150			X	1.150	=	2.645	SQM
1d	1	X	0.750			X	1.000	=	0.750	SQM
2	0.5	X	12.105	+	16.660	X	1.085	=	15.605	SQM
3	0.5	X	24.880	+	24.210	X	3.195	=	78.421	SQM
4	0.5	X	1.085	+	1.905	X	9.180	=	13.724	SQM
5	0.5	X	5.110	+	5.145	X	0.380	=	1.948	SQM
6	1	X	0.600			X	2.825	=	1.725	SQM
7	0.5	X	0.960	+	1.025	X	0.750	=	0.744	SQM
8	0.5	X	1.170	+	1.150	X	0.200	=	0.232	SQM
9	0.5	X	1.815	+	1.035	X	8.310	=	11.842	SQM
10	0.5	X	13.975			X	2.355	=	16.456	SQM
11	0.5	X	1.035	+	1.135	X	10.485	=	11.376	SQM
12	0.5	X	1.135	+	1.495	X	3.255	=	4.280	SQM
13	0.5	X	1.205	+	1.240	X	0.400	=	0.489	SQM
14	0.5	X	6.065	+	8.075	X	23.975	=	169.503	SQM
15	0.5	X	0.405	+	0.175	X	2.715	=	0.787	SQM
16	0.5	X	3.655	+	2.715	X	3.385	=	10.781	SQM
17	0.5	X	2.805	+	3.655	X	1.970	=	6.363	SQM
18	1	X	0.750			X	0.750	=	0.563	SQM
19	1	X	0.735			X	2.255	=	1.657	SQM
20	0.5	X	1.970	+	1.780	X	2.575	=	4.828	SQM
21	1	X	0.750			X	3.575	=	2.681	SQM
23	0.5	X	4.855	+	5.185	X	2.040	=	10.241	SQM
24	0.5	X	1.030	+	0.805	X	3.025	=	2.775	SQM
25	1	X	0.900			X	0.640	=	0.576	SQM
26	0.5	X	1.205	+	1.070	X	2.150	=	2.446	SQM
27	0.5	X	5.885	+	9.970	X	23.975	=	190.062	SQM
28	0.5	X	24.980	+	23.895	X	6.495	=	158.722	SQM
29	0.5	X	5.590			X	2.145	=	5.995	SQM
30	0.5	X	10.740	+	5.585	X	3.045	=	24.855	SQM
31	1	X	12.620			X	24.980	=	315.248	SQM
32	1	X	10.745			X	24.420	=	262.393	SQM
33	1	X	1.795			X	1.245	=	2.235	SQM
34	0.5	X	0.560			X	0.770	=	0.216	SQM
35	0.5	X	2.500	+	2.050	X	4.910	=	11.170	SQM
36	1	X	0.890			X	2.500	=	2.225	SQM
37	1	X	4.200			X	1.500	=	6.300	SQM
38	0.5	X	0.795	+	0.835	X	3.895	=	3.174	SQM
39	1	X	0.750			X	1.000	=	0.750	SQM
40	0.5	X	0.895	+	1.205	X	1.820	=	1.911	SQM
41	0.5	X	8.385	+	1.520	X	0.895	=	4.432	SQM
42	1	X	0.945			X	0.200	=	0.189	SQM
43	0.5	X	13.380	+	13.460	X	24.225	=	325.100	SQM
							TOTAL	=	1691.332	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	0.850			X	1.465	=	1.245	SQM
e	1	X	0.675			X	1.465	=	0.989	SQM
f	1	X	1.750			X	1.100	=	1.925	SQM
g	1	X	1.100			X	1.900	=	2.090	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	1.450	=	0.870	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	0.830			X	1.340	=	1.112	SQM
z	1	X	2.765			X	0.800	=	2.212	SQM
z1	1	X	1.565			X	0.650	=	1.017	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	1.265			X	1.055	=	1.335	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	2.645			X	0.600	=	1.587	SQM
z9	3	X	3.050			X	2.400	=	21.960	SQM
							TOTAL	=	174.983	SQM

TOTAL 28TH FLOOR ADDITIONAL AREA	=	GROSS – A	+	GROSS – A1
	=	1691.332	+	68.264
GROSS – 1	=	1759.596	SQM	
TOTAL 28TH FLOOR DEDUCTION AREA	=	GROSS – B		
	=	174.983	SQM	
GROSS – 2	=	174.983	SQM	
TOTAL 28TH FLOOR FAR AREA	=	GROSS – 1	-	GROSS – 2
	=	1759.596	-	174.983
	=	1584.613	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	1.265			X	1.055	=	1.335	SQM
							TOTAL	=	104.115	SQM

NON FAR AREA (DEDUCTION)

GROSS –D										
d1	1	X	0.750			X	2.350	=	1.763	SQM
d2	1	X	2.750			X	3.000	=	8.250	SQM
d3	1	X	1.800			X	3.000	=	5.400	SQM
d4	0.5	X	3.000	+	2.950	X	0.295	=	0.878	SQM
d5	0.5	X	0.370	+	0.850	X	2.915	=	1.778	SQM
d6	1	X	0.350			X	2.800	=	0.980	SQM
							TOTAL	=	19.048	SQM

TOTAL NON FAR AREA OF 28TH FLOOR	=	GROSS –C	-	GROSS –D
	=	104.115	-	19.048
	=	85.067	SQM	
TOTAL BUILTUP AREA OF 28TH FLOOR	=	FAR AREA	+	NON FAR AREA
	=	1584.613	+	85.067
	=	1669.680	SQM	

ARC AREA — AREA CALCULATION (ADDITIONAL)

GROSS -A1																				
a1	3.14	X	2.320	X	2.320	X	162	/	360	-	0.5	X	2.320	-	1.955	X	4.580	=	6.769	SQM
a2	3.14	X	5.040	X	5.040	X	86	/	360	-	0.5	X	5.040	-	1.370	X	6.900	=	6.393	SQM
a3	3.14	X	7.375	X	7.375	X	77	/	360	-	0.5	X	7.375	-	1.605	X	9.180	=	10.045	SQM
a4	3.14	X	5.890	X	5.890	X	90	/	360	-	0.5	X	5.890	-	1.715	X	8.310	=	9.886	SQM
a5	3.14	X	4.330	X	4.330	X	91	/	360	-	0.5	X	4.330	-	1.290	X	6.165	=	5.511	SQM
a6	3.14	X	2.560	X	2.560	X	76	/	360	-	0.5	X	2.560	-	0.540	X	3.150	=	1.163	SQM
a7	3.14	X	1.700	X	1.700	X	78	/	360	-	0.5	X	1.700	-	0.380	X	2.145	=	0.550	SQM
a8	3.14	X	4.600	X	4.600	X	32	/	360	-	0.5	X	4.600	-	0.185	X	2.575	=	0.222	SQM
a9	3.14	X	3.430	X	3.430	X	52	/	360	-	0.5	X	3.430	-	0.350	X	3.025	=	0.678	SQM
a10	3.14	X	10.530	X	10.530	X	37	/	360	-	0.5	X	10.530	-	0.545	X	6.615	=	2.468	SQM
a11	3.14	X	5.795	X	5.795	X	50	/	360	-	0.5	X	5.795	-	0.550	X	4.935	=	1.703	SQM
a12	3.14	X	5.590	X	5.590	X	41	/	360	-	0.5	X	5.590	-	0.350	X	3.895	=	0.970	SQM
a13	3.14	X	3.025	X	3.025	X	36	/	360	-	0.5	X	3.025	-	0.145	X	1.845	=	0.216	SQM
a14	3.14	X	6.440	X	6.440	X	65	/	360	-	0.5	X	6.440	-	1.010	X	6.920	=	4.725	SQM
a15	3.14	X	4.355	X	4.355	X	77	/	360	-	0.5	X	4.355	-	0.960	X	5.450	=	3.486	SQM
a16	3.14	X	17.030	X	17.030	X	38	/	360	-	0.5	X	17.030	-	0.945	X	11.195	=	7.102	SQM
a17	3.14	X	8.350	X	8.350	X	56	/	360	-	0.5	X	8.350	-	0.960	X	7.780	=	5.308	SQM
a18	3.14	X	4.350	X	4.350	X	51	/	360	-	0.5	X	4.350	-	0.425	X	3.745	=	1.068	SQM
																	TOTAL	=	68.264	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
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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) JD (T) MEMBER BPAC
Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No.269370....Dt.14/08/2025
TO BE READ WITH THIS OFFICE MEMO NO.: 41383 DATED : 29-10-2025
Superintending Engineer (HQ) or Chief Engineer-I, HSVP, Panchkula

ARCHITECT'S SEAL & SIGNATURE
OWNER'S SEAL & SIGNATURE

Date: JULY.2025 | Scale: 1:100

Drawing Title:- 28TH (LOWER PENTHOUSE) FLOOR PLAN & AREA CALCULATION TOWER-01

Drawing No:- T1-06

DLF5

02-30092025