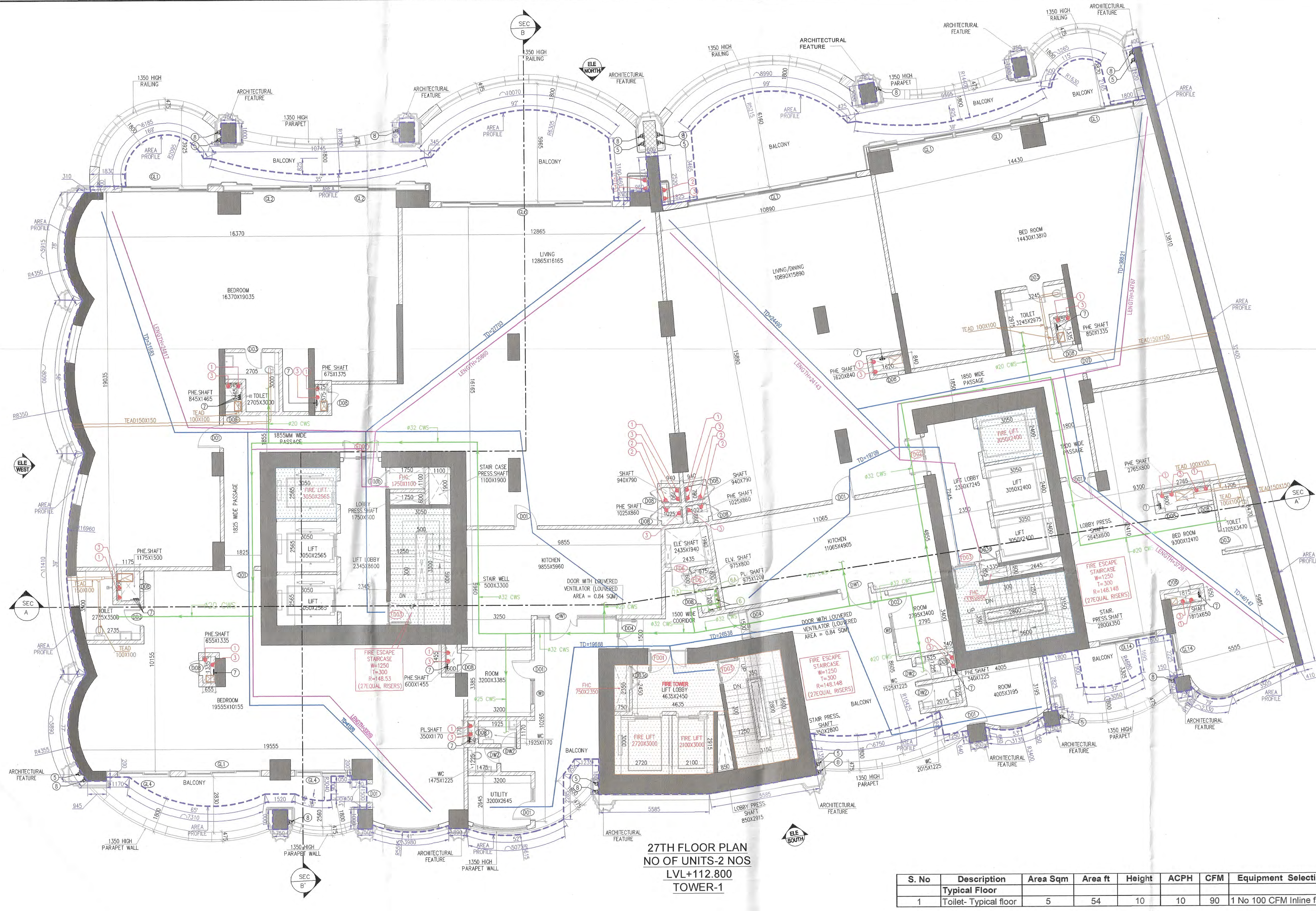
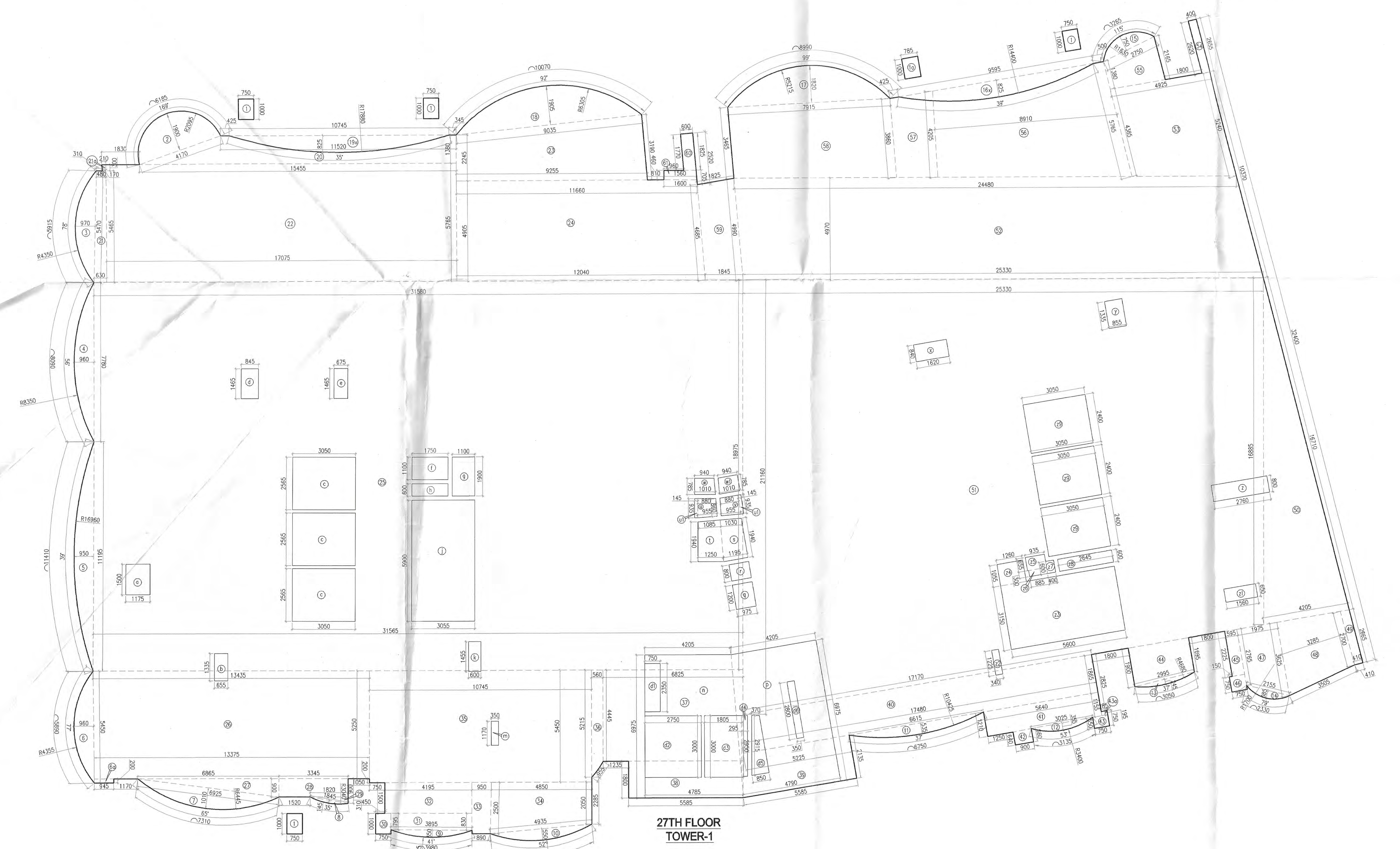
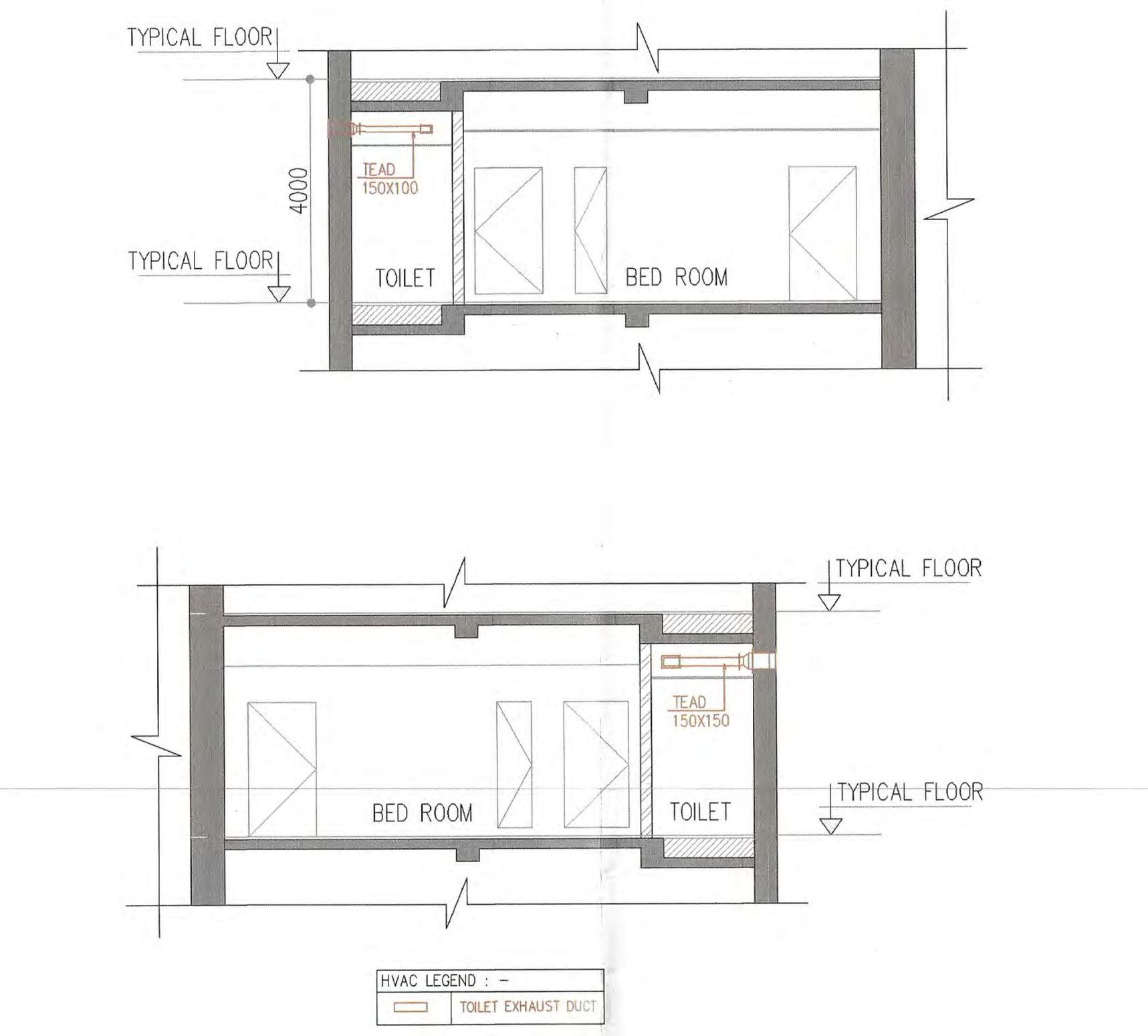


27TH FLOOR PLAN
NO OF UNITS-2 NOS
LVL+112.800
TOWER-1

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



27TH FLOOR
TOWER-1



HVAC LEGEND : -
TOILET EXHAUST DUCT

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

27TH 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	11.520	+	15.455	X	1.380	=	18.613	SQM
21	0.5	X	0.480	+	0.630	X	5.465	=	3.033	SQM
21a	0.5	X	0.170	+	0.210	X	0.300	=	0.057	SQM
22	1	X			17.075	X	5.765	=	98.467	SQM
23	0.5	X	2.245	+	3.190	X	9.225	=	24.869	SQM
24	0.5	X	11.660	+	12.040	X	4.905	=	57.924	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			6.865	X	0.900	=	3.089	SQM
28	1	X			3.345	X	0.900	=	3.011	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	0.5	X	0.950	+	0.890	X	2.500	=	2.300	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	5.225	+	5.585	X	2.135	=	11.540	SQM
40	0.5	X	17.480	+	17.170	X	1.865	=	32.311	SQM
41	0.5	X	1.210	+	1.155	X	5.640	=	6.669	SQM
42	1	X			0.900	X	0.640	=	0.576	SQM
43	1	X			0.750	X	0.550	=	0.413	SQM
43a	1	X			0.285	X	0.195	=	0.056	SQM
44	0.5	X	1.900	+	1.695	X	2.995	=	5.384	SQM
45	1	X			0.595	X	2.225	=	1.324	SQM
46	1	X			0.750	X	0.750	=	0.563	SQM
47	0.5	X	2.765	+	3.625	X	1.975	=	6.310	SQM
48	0.5	X	3.625	+	2.700	X	3.285	=	10.389	SQM
49	0.5	X	2.700	+	2.665	X	0.410	=	1.100	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	24.480	+	25.330	X	4.970	=	123.778	SQM
53	0.5	X	4.385	+	5.240	X	4.925	=	23.702	SQM
54	0.5	X	2.655	+	2.620	X	0.400	=	1.055	SQM
55	0.5	X	1.380	+	2.165	X	2.750	=	4.874	SQM
56	0.5	X	4.205	+	5.765	X	8.910	=	44.416	SQM
57	0.5	X	3.860	+	4.205	X	2.090	=	8.428	SQM
58	0.5	X	3.465	+	3.860	X	7.915	=	28.989	SQM
59	0.5	X	4.685	+	4.990	X	1.845	=	8.925	SQM
60	0.5	X	1.770	+	1.825	X	0.600	=	1.079	SQM
61	0.5	X	1.560	+	1.600	X	0.460	=	0.727	SQM
							TOTAL	=	1847.158	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			0.845	X	1.465	=	1.238	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			1.100	X	1.900	=	2.090	SQM
h	1	X			1.750	X	0.600	=	1.050	SQM
j	1	X			3.055	X	5.900	=	18.025	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			0.855	X	1.335	=	1.141	SQM
z	1	X			2.760	X	0.800	=	2.208	SQM
z1	1	X			1.560	X	0.650	=	1.014	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			2.645	X	0.600	=	1.587	SQM
z9	3	X			3.050	X	2.400	=	21.960	SQM
							TOTAL	=	174.964	SQM

TOTAL 27TH FLOOR ADDITIONAL AREA	=	GROSS – A	+	GROSS – A1	-	GROSS – A2
	=	1847.158	+	60.983	-	11.379
GROSS – 1	=	1896.762	SQM			
TOTAL 27TH FLOOR DEDUCTION AREA	=	GROSS – B				
	=	174.964	SQM			
GROSS – 2	=	174.964	SQM			
TOTAL 27TH FLOOR FAR AREA	=	GROSS – 1	-	GROSS – 2		
	=	1896.762	-	174.964		
	=	1721.798	SQM			

NON FAR AREA (ADDITION)

GROSS –C										
j	1	X			3.055	X	5.900	=	18.025	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	=	104.140	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			1.805	X	3.000	=	5.415	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	=	19.063	SQM

TOTAL NON FAR AREA OF 27TH FLOOR	=	GROSS –C	-	GROSS –D
	=	104.140	-	19.063
	=	85.076	SQM	
TOTAL BUILTUP AREA OF 27TH FLOOR	=	FAR AREA	+	NON FAR AREA
	=	1721.798	+	85.076
	=	1806.873	SQM	

ARC AREA — AREA CALCULATION (ADDITIONAL)

GROSS -A1																					
2	3.14	X	2.095	X	2.095	X	169	/	360	-	0.5	X	2.095	-	1.900	X	4.170	=	6.063	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	16.960	X	16.960	X	39	/	360	-	0.5	X	16.960	-	0.950	X	11.195	=	7.352	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	52	/	360	-	0.5	X	5.615	-	0.550	X	4.935	=	1.802	SQM
11	3.14	X	10.425	X	10.425	X	37	/	360	-	0.5	X	10.425	-	0.535	X	6.615	=	2.742	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	37	/	360	-	0.5	X	4.680	-	0.245	X	2.995	=	0.427	SQM
14	3.14	X	1.700	X	1.700	X	79	/	360	-	0.5	X	1.700	-	0.385	X	2.155	=	0.574	SQM
15	3.14	X	1.630	X	1.630	X	115	/	360	-	0.5	X	1.630	-	0.750	X	2.750	=	1.455	SQM
17	3.14	X	5.215	X	5.215	X	99	/	360	-	0.5	X	5.215	-	1.820	X	7.915	=	10.048	SQM
18	3.14	X	6.305	X	6.305	X	92	/	360	-	0.5	X	6.305	-	1.905	X	9.035	=	12.023	SQM
																	TOTAL	=	60.983	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	-	0.825	X	9.595	=	5.411	SQM
19x	3.14	X	17.880	X	17.880	X	35	/	360	-	0.5	X	17.880	-	0.825	X	10.745	=	5.968	SQM
																	TOTAL	=	11.379	SQM

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 RSIMS)
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 forwarding letter No.26370...Dt/14/08/2025
Superintending Engineer (HQ) for Chief Engineer-I HSVP, Panchkula

JDT (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: 27th FLOOR PLAN & AREA CALCULATION TOWER-01

Drawing No:- T1-05

DLF5

02-30092025