Note :-

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.

PROJECT

REVISED(1ST REVISION) BUILDING PLANS OF PHASE-1(PRIVANA-SOUTH) FALLING UNDER RESIDENTIAL COLONY UNDER NEW INTEGRATED LICENSING POLICY(NILP) DATED 11.05.2022 ON LAND MEASURING 116.29625 ACRES (LICENCE NO. 219 OF 2023.DATED 25-10-23.) (AN AREA MEASURING 103.05625 ACRES MIGRATION FROM LICENCE NO. 27 OF 2012 DATED 02.04.2012 AND 13.24 ACRES AS FRESH AS FRESH APPLIED AREA) IN SECTOR -76 & 77, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY DLF LTD.IN COLLABORATION WITH LAND OWNERS AND IT'S ASSOCIATE COMPANIES

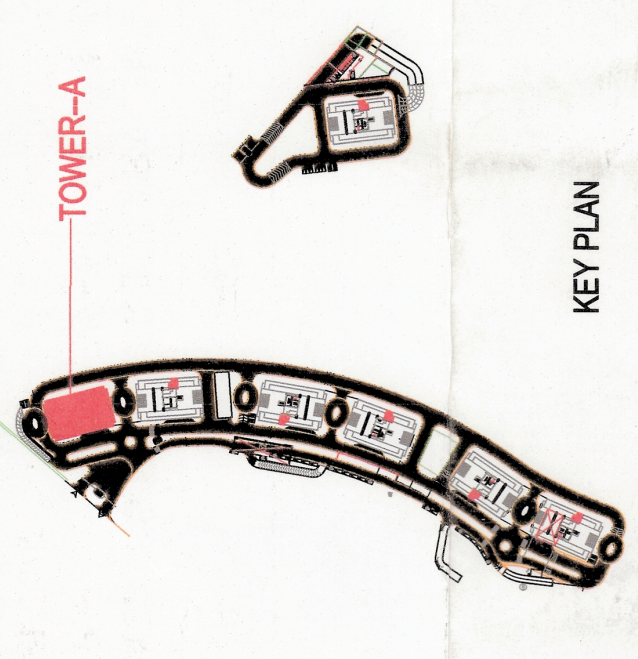
DESIGN ARCHITECTS

Arcop Associates Pvt. Ltd.,
Plot No.-36B,Institutional Area,
Sector-32,Gurgaon,
Haryana-122001.

SUBMISSION ARCHITECTS

RSMS ARCHITECTS

RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Tel.:011-26898616,2689617
www.rsms-arch.com



KEY PLAN

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.

A.T.P.

JD(HQ)
Member
BPAC

DINESH KUMAR
PA(HQ)

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No.35520......Dt.31.12.2024

Superintending Engineer (HQ)
for Chief Engineer-I
HSVP, Panchkula

TO BE READ WITH THIS OFFICE
MEMO NO.:43475
DATED: 17/11/2025

ARCHITECT'S SEAL & SIGNATURE

MAMTA S SHASTRY
Council of Architecture
Registration No. CA/05...

OWNER'S SEAL & SIGNATURE

DLF Limited
Authorised Signatory

JAN.-2025

Scale : 1:100

NORTH

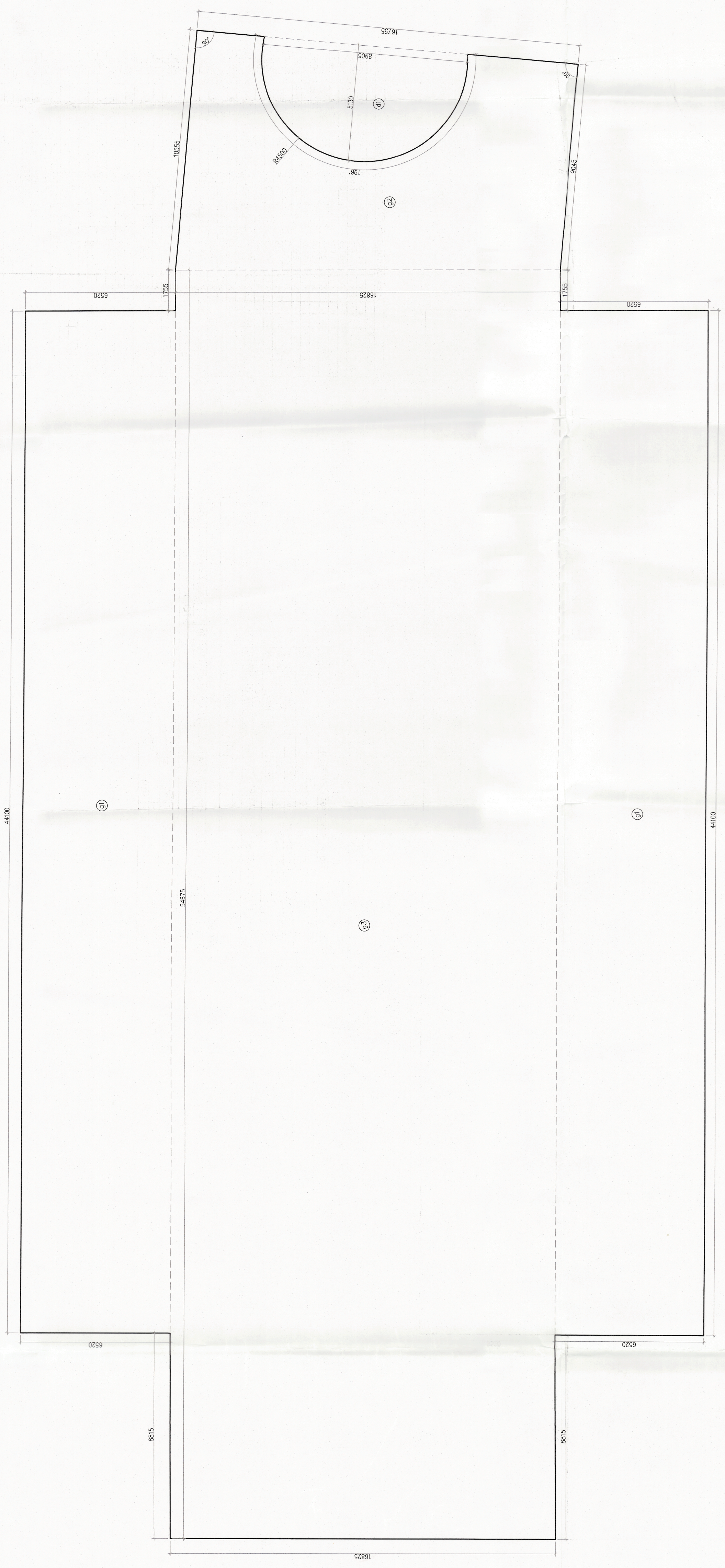
Drawing Title:-

STILT/GROUND FLOOR PLAN, GROUND COVERAGE & AREA CALCULATION (TOWER-A)

Drawing No:-

TA-01

1-06052025


16755
8905
5130
R4500
196°
90°
10555
9045
1755
6520
16825
44100
54675
8815
g1
g2
g3
d1

GROUND COVERAGE
TOWER-A

GROUND COVERAGE (TOWER-A)							
GROSS - A							
g1	2	X	44.100	X	6.520	=	575.064 SQM
g2	0.5	X	(10.555+9.045)	X	16.755	=	164.199 SQM
g3	1	X	54.675	X	16.825	=	919.907 SQM
					TOTAL	=	1659.170 SQM
GROUND COVERAGE OF (TOWER-A)						=	GROSS - A
						=	1659.170 SQM

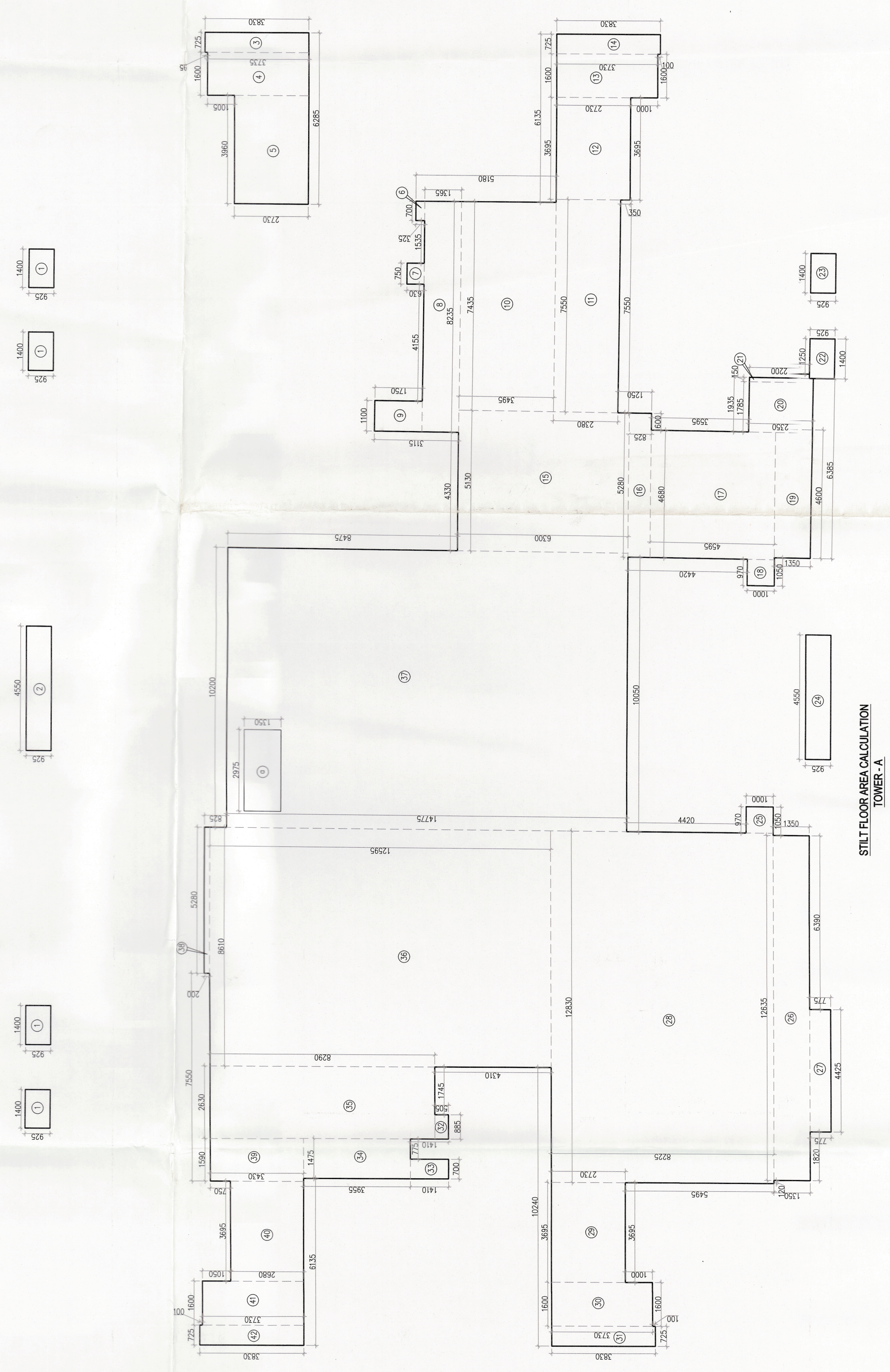
DEDUCTION AREA																			
GROSS - B																			
d1	3.14	X	4.500	X	4.500	X	196	/	360	-	0.5	X	4.500	-	5.130	X	8.905	=	37.424 SQM
																	TOTAL	=	37.424 SQM

TOTAL GROUND COVERAGE	=	GROSS - A	-	GROSS - B
	=	1659.170	-	37.424
GROSS-1	=	1621.746	SQM	

AREA CALCULATION OF STILT FLOOR TOWER-A							
GROSS - A							
1	4	X	1.400	X	0.925	=	5.180 SQM
2	1	X	4.550	X	0.925	=	4.209 SQM
3	1	X	0.725	X	3.830	=	2.777 SQM
4	1	X	1.600	X	3.735	=	5.976 SQM
5	1	X	3.960	X	2.730	=	10.811 SQM
6	1	X	0.700	X	0.325	=	0.228 SQM
7	1	X	0.750	X	0.630	=	0.473 SQM
8	1	X	8.235	X	1.365	=	11.241 SQM
9	1	X	1.100	X	1.750	=	1.925 SQM
10	1	X	7.435	X	3.495	=	25.985 SQM
11	1	X	7.550	X	2.380	=	17.969 SQM
12	1	X	3.695	X	2.730	=	10.087 SQM
13	1	X	1.600	X	3.730	=	5.968 SQM
14	1	X	0.725	X	3.830	=	2.777 SQM
15	1	X	5.130	X	6.300	=	32.319 SQM
16	1	X	5.280	X	0.825	=	4.356 SQM
17	1	X	4.680	X	4.595	=	21.505 SQM
18	1	X	0.970	X	1.000	=	0.970 SQM
19	1	X	4.600	X	1.350	=	6.210 SQM
20	1	X	1.785	X	2.350	=	4.195 SQM
21	1	X	0.150	X	2.200	=	0.330 SQM
22	1	X	1.400	X	0.925	=	1.295 SQM
23	1	X	1.400	X	0.925	=	1.295 SQM
24	1	X	4.550	X	0.925	=	4.209 SQM
25	1	X	0.970	X	1.000	=	0.970 SQM
26	1	X	12.635	X	1.350	=	17.057 SQM
27	1	X	4.425	X	0.775	=	3.429 SQM
28	1	X	12.830	X	8.225	=	105.527 SQM
29	1	X	3.695	X	2.730	=	10.087 SQM
30	1	X	1.600	X	3.730	=	5.968 SQM
31	1	X	0.725	X	3.830	=	2.777 SQM
32	1	X	0.885	X	0.505	=	0.447 SQM
33	1	X	0.700	X	1.410	=	0.987 SQM
34	1	X	1.475	X	3.955	=	5.834 SQM
35	1	X	2.630	X	8.290	=	21.803 SQM
36	1	X	8.610	X	12.595	=	108.443 SQM
37	1	X	10.200	X	14.775	=	150.705 SQM
38	1	X	5.280	X	0.200	=	1.056 SQM
39	1	X	1.590	X	3.430	=	5.454 SQM
40	1	X	3.695	X	2.680	=	9.903 SQM
41	1	X	1.600	X	3.730	=	5.968 SQM
42	1	X	0.725	X	3.830	=	2.777 SQM
					TOTAL	=	641.478 SQM
GROSS - B							
a	1	X	2.975	X	1.350	=	4.016 SQM
					TOTAL	=	4.016 SQM

TOTAL FAR AREA OF STILT FLOOR TOWER-A	=	GROSS - A	-	GROSS - B
	=	641.478	-	4.016
GROSS - 1	=	637.462	SQM	

TOTAL NON FAR AREA OF GROUND FLOOR (TOWER -A)	=	GROUND COVERAGE	-	FAR AREA	=	NON FAR AREA
	=	1621.746	-	637.462	=	984.284 SQM


1400
925
4550
1350
2975
a
3830
725
1600
3735
1005
3960
6285
2730
5180
1365
700
325
1535
750
630
4155
8235
7435
7550
3495
2380
1750
1100
3115
4330
5130
6300
4595
5280
4680
4420
970
1000
1050
1350
1250
2200
2350
1785
1935
6385
4600
10200
8475
10050
14775
12595
5280
8610
200
7550
8290
2630
1590
3430
1475
3955
1410
775
885
505
1745
4310
12830
8225
12635
775
4425
1820
5495
10240
3695
2680
6135
3730
1000
100
1-42

STILT FLOOR AREA CALCULATION
TOWER - A

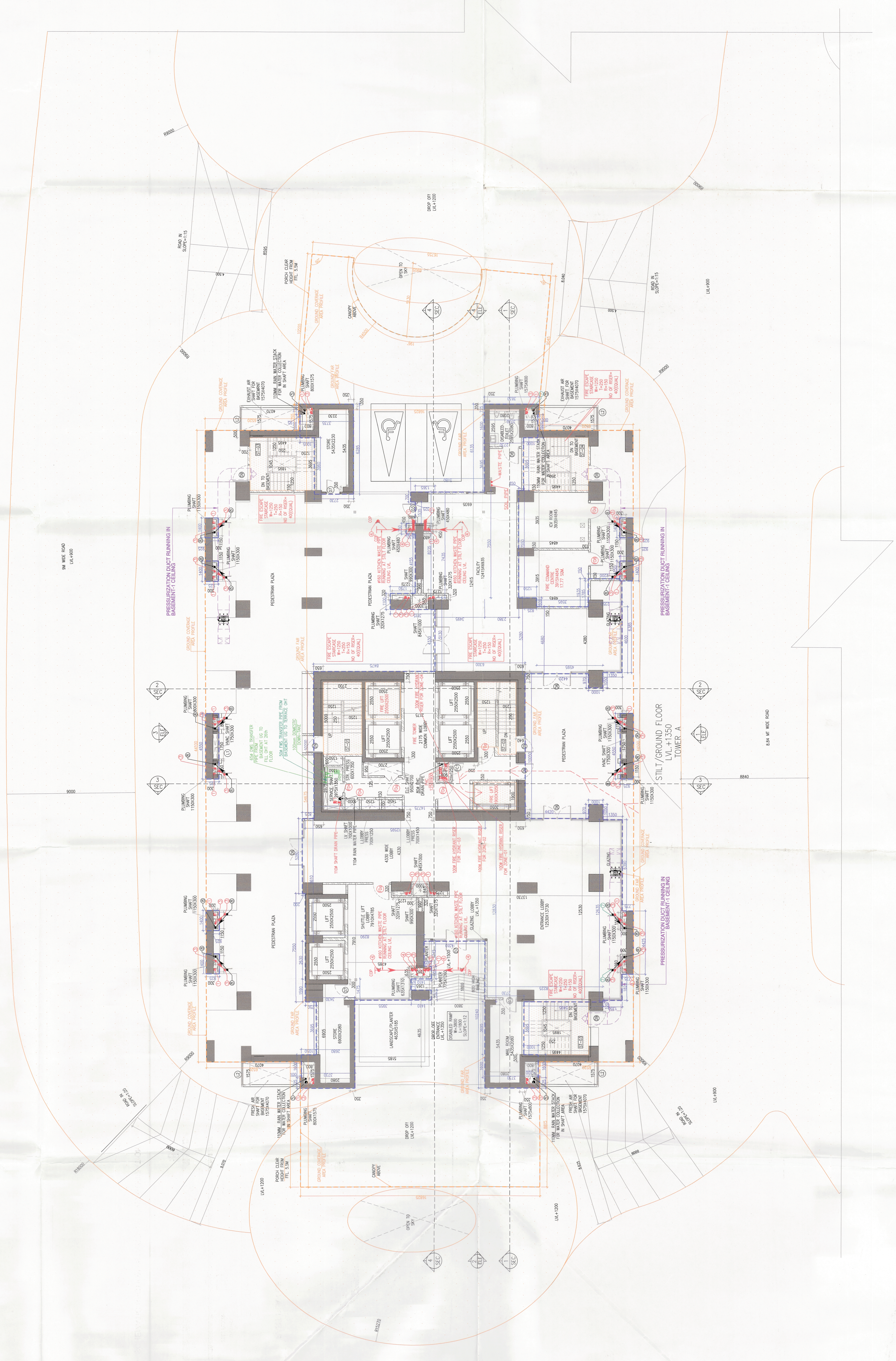
DIMENSION LEGEND:	
1525	ARCHITECTURE DIM.
1525	AREA DIM.
1525	G.C DIM.

DOOR AND WINDOW SCHEDULE (STILT FLOOR)							
SR. NO.	NAME	ROUGH OPENING	ROUGH OPENING HEIGHT	SILL LVL	LINTEL LVL	LOCATION	TYPE
1	D3	1000	2420	0	2420	MAIL BOX,HOBBY,STORE	WOODEN
2	D6	2000	2420	0	2420	ENTRANCE LOBBY	WOODEN
3	D7	900	2420	0	2420	STORE	WOODEN
4	D8	1200	2420	0	2420	MALE AND FEMALE RESTROOM	WOODEN
5	D9	1200	2420	0	2420	STAIRCASE	WOODEN
6	FDa	1200	2420	0	2420	ENTRANCE DOOR, STAIRCASE, CORRIDOR, SHUTTLE LIFT LOBBY, ICV ROOM	2HR FIRE RATED
7	FD4	750	2050	100	2150	SERVICE & LV SHAFT	2HR FIRE RATED
8	FD5	1000	2050	100	2150	ELEC. SHAFT	2HR FIRE RATED
9	FD6	900	2050	100	2150	FHC	2HR FIRE RATED
10	FD8	1000	2420	0	2420	FIRE CONTROL ROOM	2HR FIRE RATED
11	L1	1750	5170	300	5470	SALAS	LOUVER
12	L2	1675	2250	250	2500	FRESH AIR CUTOUT	LOUVER

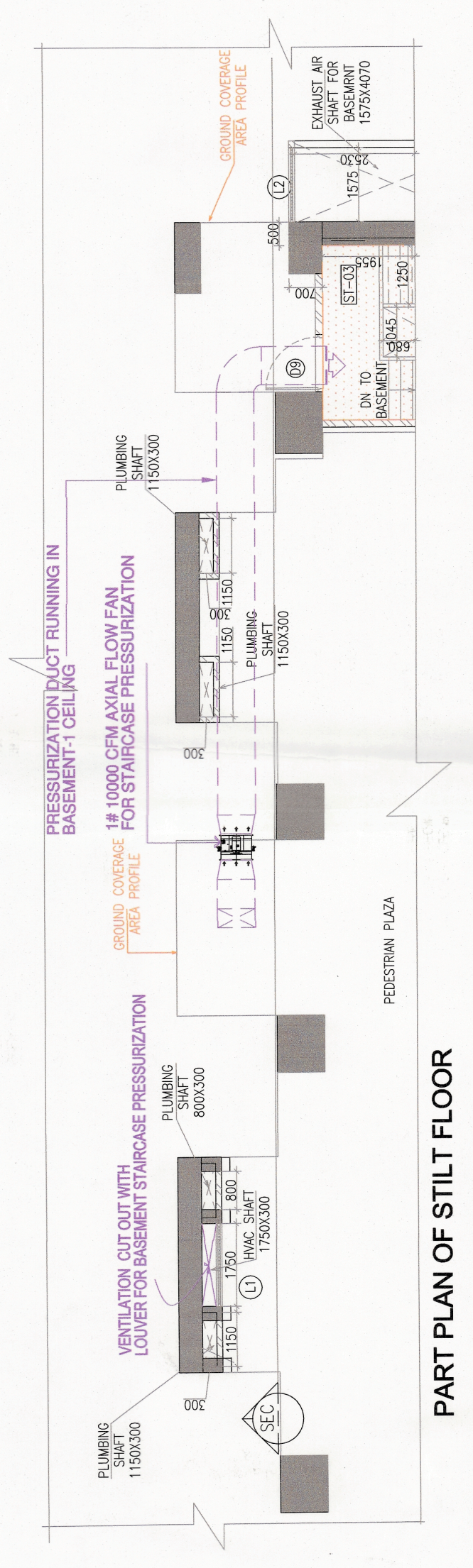
LEGEND :-

①	160 OD uPVC SWR CLASS B SOIL / WASTE & VENT PIPE
③	110 OD uPVC SWR CLASS B ANTISYPHONE PIPE
④	160 OD uPVC SWR CLASS B KITCHEN WASTE PIPE
⑤	160 OD uPVC SWR CLASS A RAIN WATER DOWNTAKE PIPE
⑥	DOMESTIC WATER SUPPLY DOWNTAKE PIPE (GI CLASS C)
⑦	FLUSHING WATER SUPPLY DOWNTAKE PIPE (GI CLASS C)
⑧	110 OD uPVC SWR CLASS A BALCONY DRAIN PIPE
F.D.	FLOOR DRAIN
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
PRS	PRESSURE REDUCING VALVE STATION

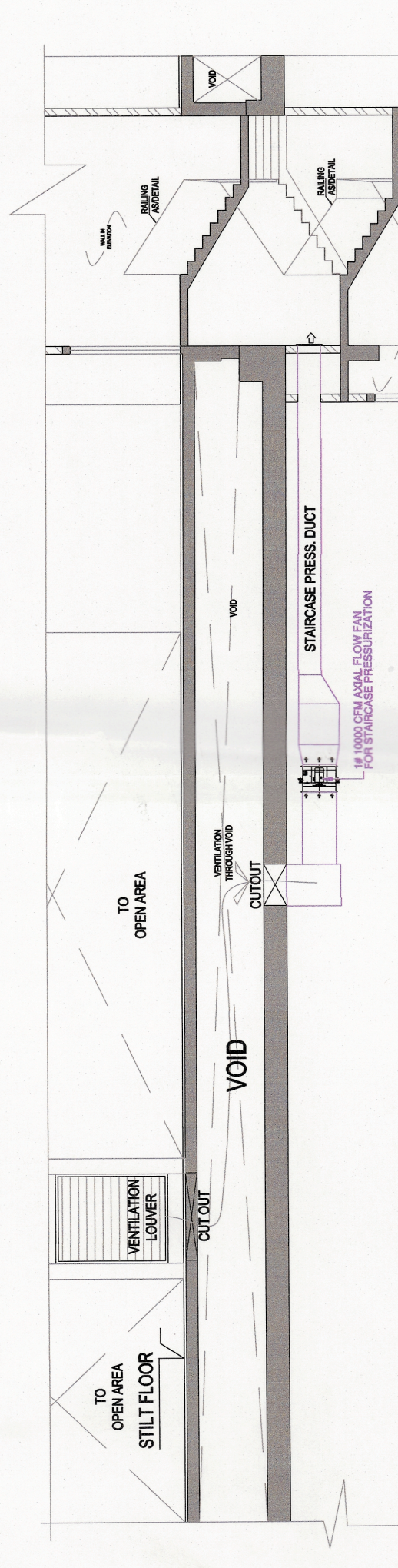
LIFT CAPACITY			
SR. NO.	Shaft Size (mm)	Car Size (mm)	Capacity
1	2550x2450	2000x1550x2700	20P/ 1360Kg
2	1900x3000	1100x2300x2700	16P/ 1088Kg
3	2550x2450	1600x1900x2700	20P/ 1360Kg


9M WIDE ROAD
LVL+900
8.84 MT WIDE ROAD
ROAD IN SLOPE=1:15
ROAD IN SLOPE=1:20
R9000
R18000
R15270
8595
9000
6000
8840
DROP OFF LVL+1200
LVL+1200
LVL+900
PORCH CLEAR HEIGHT FROM FFL 5.5M
OPEN TO SKY
CANOPY ABOVE
GROUND COVERAGE AREA PROFILE
GROUND FAR AREA PROFILE
PRESSURIZATION DUCT RUNNING IN BASEMENT-1 CEILING
PEDESTRIAN PLAZA
PLUMBING SHAFT 1150X300
PLUMBING SHAFT 800X300
PLUMBING SHAFT 800X1575
PLUMBING SHAFT 1575X800
PLUMBING SHAFT 450X480
PLUMBING SHAFT 320X1275
PLUMBING SHAFT 635X1310
HVAC SHAFT 1750X300
EXHAUST AIR SHAFT FOR BASEMENT 1575X4070
FRESH AIR SHAFT FOR BASEMENT 1575X4070
110MM RAIN WATER STACK FOR WATER COLLECTION IN SHAFT AREA
FIRE ESCAPE STAIRCASE W=1250 T=250 R=150 NO OF RISER= 40(EQUAL)
DN TO BASEMENT
ST-01
ST-02
ST-03
ST-04
STORE 5435X2230
STORE 6900X2080
DISABLED TOILET 2595X2080
WASTE PIPE
SOIL PIPE
ICV ROOM 3935X4845
FIRE COMMAND CENTRE 3915X4845 17.77 SQM.
FACILITY 12415X6935
SHAFT 990X300
SHAFT 845X1000
Ø160 KITCHEN WASTE PIPE RUNNING AT STILT FLOOR CEILING LVL.
COP
LIFT 2550X2500
FIRE LIFT 2550X2500
FIRE LIFT 1900X3050
FIRE TOWER 2175 WIDE COMMON LOBBY
100Ø FIRE HYDRANT RISER FOR ZONE-04
100Ø FIRE HYDRANT RISER FOR ZONE-03
100Ø FIRE HYDRANT RISER FOR ZONE-02
100Ø FIRE HYDRANT RISER FOR ZONE-01
STR. PRESS. SHAFT 600X1350
SERVICE SHAFT 2975X1350
ELC SHAFT 950X2700
80Ø FHC DRAIN PIPE
LV SHAFT 700X1000
L.LOBBY PRESS. 700X1250
L.LOBBY PRESS. 700X1450
4330 WIDE LOBBY
110Ø SHAFT DRAIN PIPE
110Ø RAIN WATER PIPE
65Ø DWS TRANSFER PIPE FROM BASEMENT UG TO FILL OHT AT 26th FLOOR
50Ø FWS TRANSFER PIPE FROM BASEMENT UG TO TERRACE OHT
100mm DOMESTIC DOWN-TAKE
SHUTTLE LIFT LOBBY 7910X4785
ENTRANCE LOBBY 12530X13730
GLAZING LOBBY LVL+1350
GLAZING
PLANTER
PLANTER 775X1260
LVL+1500
800 HIGH RAILING
LANDSCAPE/PLANTER 4635X5185
DROP OFF ENTRANCE LVL+1350
DISABLED RAMP W=3800 L=1800 SLOPE=1:12
MAIL ROOM 5435X2080
SEC
ELE
1
2
3
4
UP
DN

STILT/GROUND FLOOR
LVL.+1350
TOWER A


PRESSURIZATION DUCT RUNNING IN BASEMENT-1 CEILING
1# 10000 CFM AXIAL FLOW FAN FOR STAIRCASE PRESSURIZATION
VENTILATION CUT OUT WITH LOUVER FOR BASEMENT STAIRCASE PRESSURIZATION
GROUND COVERAGE AREA PROFILE
EXHAUST AIR SHAFT FOR BASEMENT 1575X4070
PLUMBING SHAFT 1150X300
PLUMBING SHAFT 800X300
HVAC SHAFT 1750X300
DN TO BASEMENT
ST-03
PEDESTRIAN PLAZA
SEC

PART PLAN OF STILT FLOOR


STAIRCASE PRESS. DUCT
1# 10000 CFM AXIAL FLOW FAN FOR STAIRCASE PRESSURIZATION
VOID
VENTILATION THROUGH VOID
CUTOUT
CUT OUT
VENTILATION LOUVER
TO OPEN AREA
STILT FLOOR

SCHEMATIC SECTION : STAIRCASE PRESSURIZATION