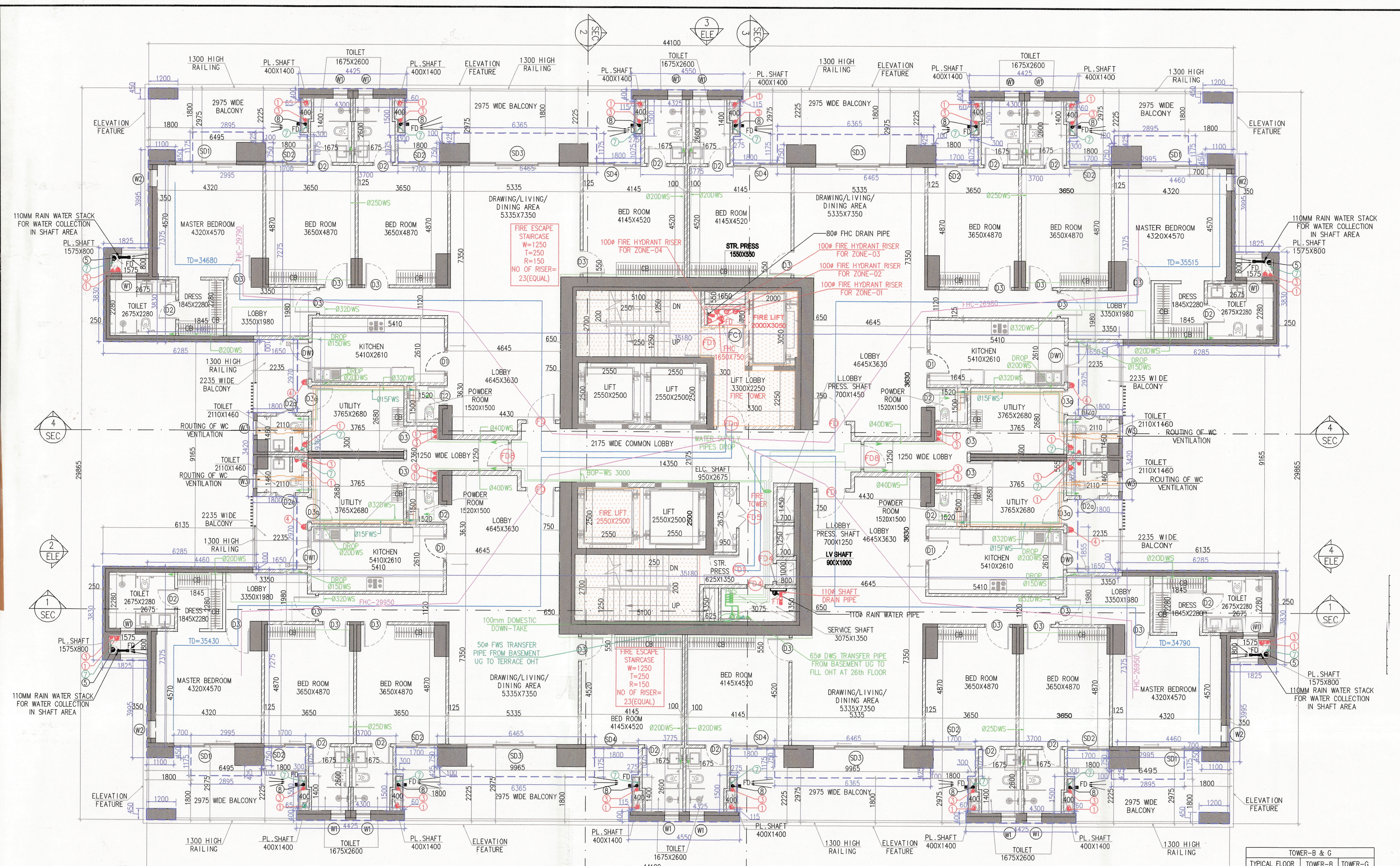

PL. SHAFT 400X1400
TOILET 1675X2600
1300 HIGH RAILING
2975 WIDE BALCONY
ELEVATION FEATURE
110MM RAIN WATER STACK FOR WATER COLLECTION IN SHAFT AREA
PL. SHAFT 1575X800
MASTER BEDROOM 4320X4570
BED ROOM 3650X4870
BED ROOM 4145X4520
DRAWING/LIVING/ DINING AREA 5335X7350
KITCHEN 5410X2610
UTILITY 3765X2680
LOBBY 4645X3630
POWDER ROOM 1520X1500
LOBBY 3350X1980
DRESS 1845X2280
TOILET 2675X2280
2235 WIDE BALCONY
TOILET 2110X1460 ROUTING OF WC VENTILATION
1250 WIDE LOBBY
2175 WIDE COMMON LOBBY
LIFT 2550X2500
FIRE LIFT 2000X3050
LIFT LOBBY 3300X2250
STR. PRESS 1550X550
FIRE ESCAPE STAIRCASE W=1250 T=250 R=150 NO OF RISER= 23(EQUAL)
ELEC. SHAFT 950X2675
L.LOBBY PRESS. SHAFT 700X1450
LV SHAFT 900X1000
SERVICE SHAFT 3075X1350
100Ø FIRE HYDRANT RISER FOR ZONE-01
100Ø FIRE HYDRANT RISER FOR ZONE-02
100Ø FIRE HYDRANT RISER FOR ZONE-03
100Ø FIRE HYDRANT RISER FOR ZONE-04
80Ø FHC DRAIN PIPE
110Ø RAIN WATER PIPE
110Ø SHAFT DRAIN 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
29865
44100
SEC 1
SEC 2
SEC 3
SEC 4
ELE 1
ELE 2
ELE 3

TYPICAL FLOOR
(10TH FLOOR TO 16TH FLOOR)
(18TH FLOOR TO 19TH FLOOR)
(TOWER-B & G)

TOWER-B & G		
TYPICAL FLOOR	TOWER-B	TOWER-G
10TH FLOOR	+37950	+39840
11TH FLOOR	+41350	+43240
12TH FLOOR	+44750	+46640
13TH FLOOR	+48150	+50040
14TH FLOOR	+51550	+53440
15TH FLOOR	+54950	+56840
16TH FLOOR	+58350	+60240
18TH FLOOR	+65150	+67040
19TH FLOOR	+68550	+70440

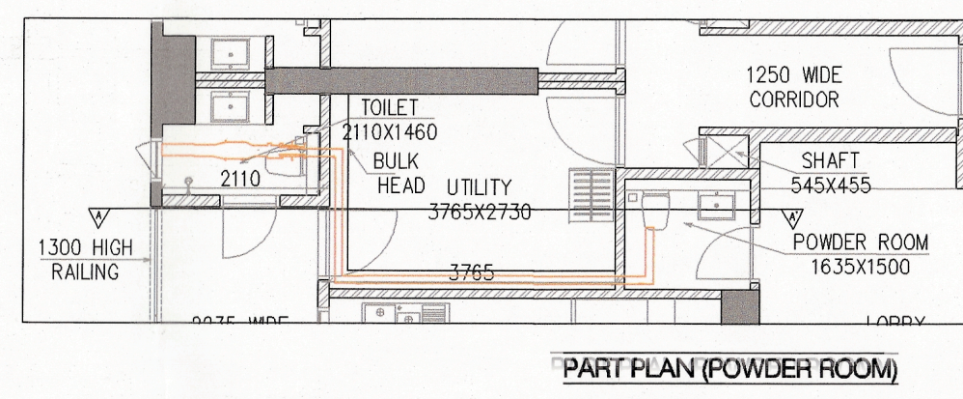
LEGEND :-

	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
		DOMESTIC WATER SUPPLY DOWNTAKE PIPE (GI CLASS C)
	⑦	FLUSHING WATER SUPPLY DOWNTAKE PIPE (GI CLASS C)
		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

DIMENSION LEGEND:	
1525	ARCHITECTURE DIM.
1525	AREA DIM.

LIFT CAPACITY

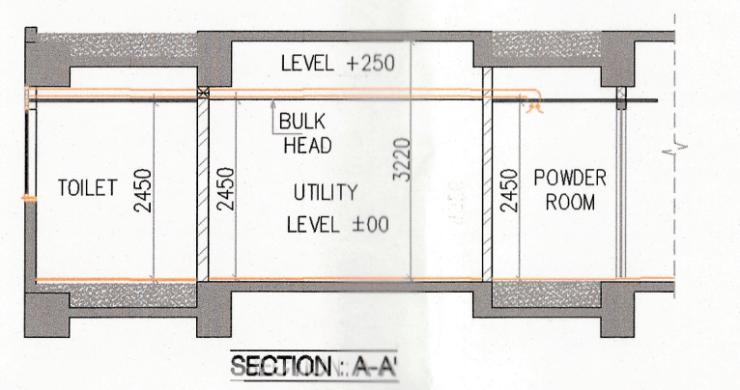
SR. NO.	Shaft Size (mm)	Car Size (mm)	Capacity
1	2550x2450	2000x 1550x2700	20P/ 1360Kg
2	1900x3000	1100x2300x2700	16P/ 1088Kg
3	2550x2450	1600x 1900x2700	20P/ 1360Kg


TOILET 2110X1460
BULK HEAD
UTILITY 3765X2730
1250 WIDE CORRIDOR
SHAFT 545X455
POWDER ROOM 1635X1500
LIFT LOBBY PRESS 700X1450
1300 HIGH RAILING
2110
3765
700

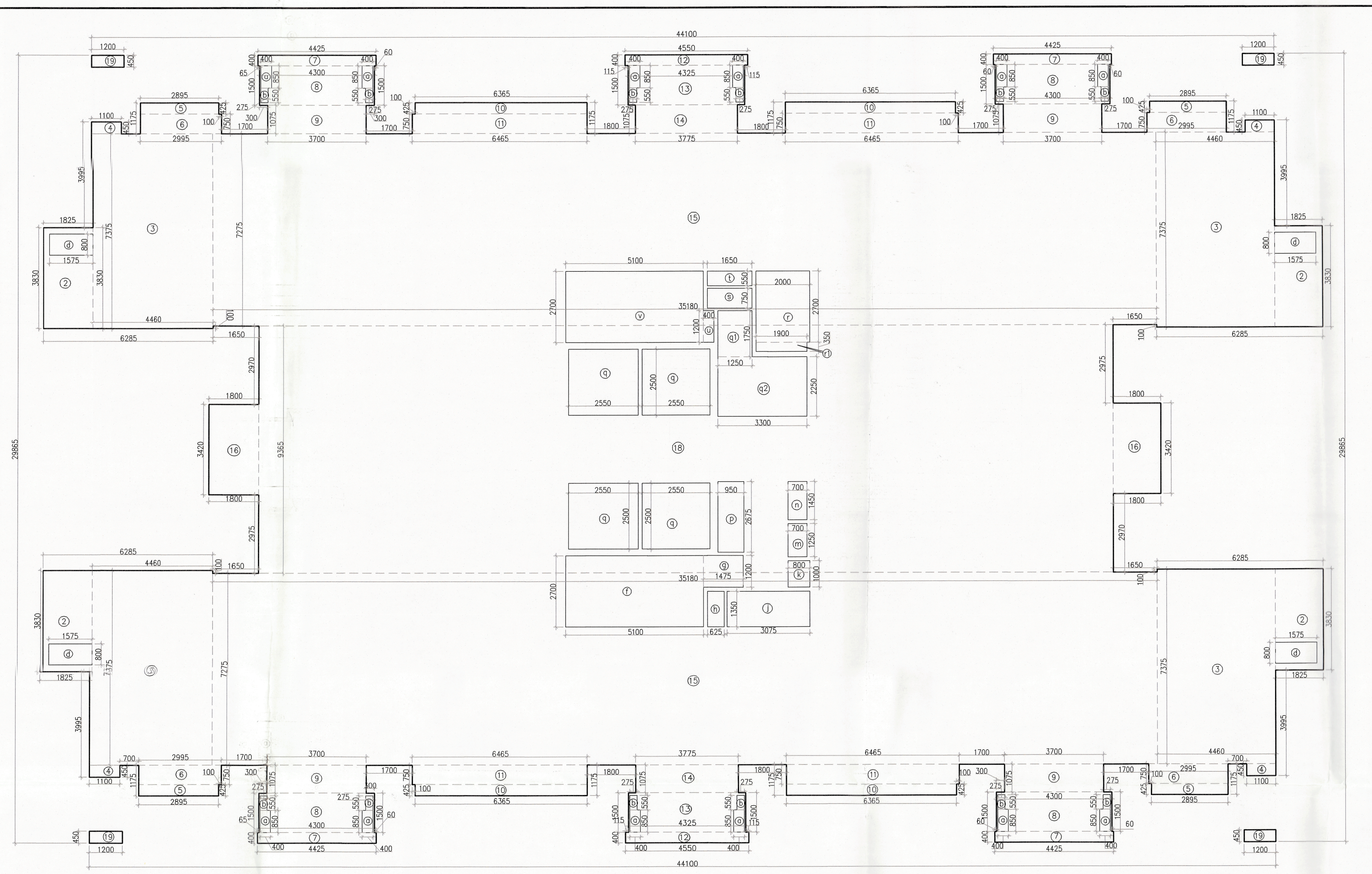
PART PLAN (POWDER ROOM)

TYPICAL MECHANICAL VANTILATION CALCULATION FOR POWDER ROOM

S. NO.	LOCATION	AREA (Sq.ft)	HEIGHT (Ft.)	VOLUME (Cu.ft)	DESIGN CFM CFM	SELECTED EXHAUST FAN	FAN SIZE DIA	EXHAUST DUCT SIZE DIAMETER (mm)
1	TYPICAL MECHANICAL VANTILATION FOR POWDER ROOM							
1.1	POWDER ROOM	26.4	9	238	47.60	1#100cfm cassette in line fan	150	110(OD)


LEVEL +250
BULK HEAD
UTILITY LEVEL ±00
TOILET
POWDER ROOM
2450
3220

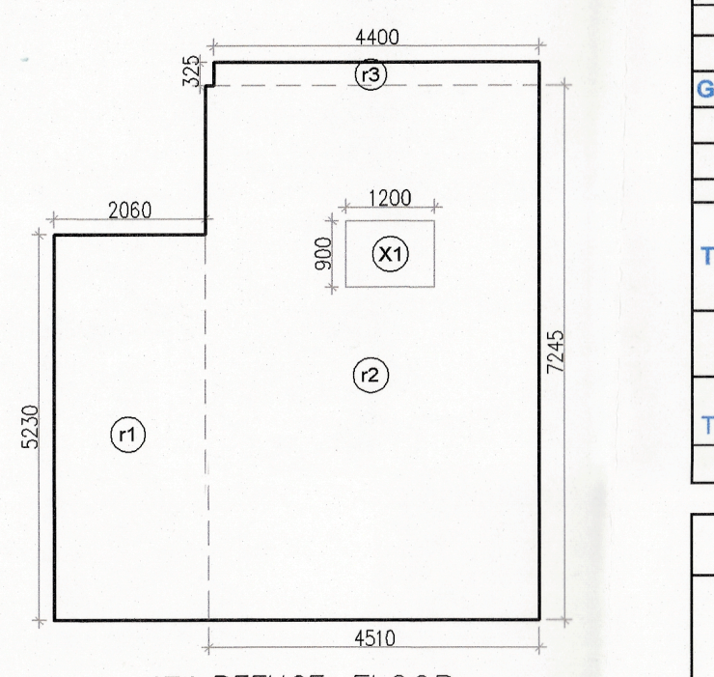
SECTION : A-A


44100
29865
4425
4300
6365
6465
3775
4550
35180
31880
7375
7275
4460
6285
3830
1825
3995
2895
2995
3700
1800
3420
5100
2700
2550
2500
3300
9365

TYPICAL(10TH TO 16TH &
18TH TO 19TH) FLOOR
TOWER-B & G

DOOR AND WINDOW SCHEDULE (TYPICAL AND REFUSE FLOOR)

SR. NO.	NAME	ROUGH OPENING	ROUGH OPENING HEIGHT	SILL LVL	LINTEL LVL	LOCATION	TYPE
1	D1	900	2420	0	2420	KITCHEN	UPVC
2	D2	800	2420	0	2420	TOILETS & UTILITY& POWDER ROOM	UPVC
3	D2a	800	2200	0	2200	STAFF TOILET	UPVC
4	D3	1000	2420	0	2420	BEDROOMS, UTILITY, UNISEX TOILET	UPVC
5	D3a	1000	2200	0	2200	UTILITY BALCONY	UPVC
6	SD1	2495	2600	0	2600	MASTER BEDROOM	UPVC
7	SD2	1700	0	0	0	BEDROOM 2,3, MULTIPURPOSE PLAYROOM	UPVC
8	SD3	3700	2600	0	2600	LIVING ROOM	UPVC
9	SD4	2165	2600	0	2600	BEDROOM 4	UPVC
10	DW1	1500	1550	1050	2600	KITCHEN	UPVC
11	W1	600	1100	1350	2450	TOILET	UPVC
12	W2	700	1550	1050	2600	MASTER BEDROOM	UPVC
13	W3	600	1550	1050	2600	UTILITY TOILET	UPVC
14	W4	1000	1150	1050	2200	SERVICE AREA, STORE ROOM	UPVC
15	W7	600	1450	1350	2800	MASTER BEDROOM TOILET	UPVC
16	FD	1200	2420	0	2420	ENTRANCE DOOR	2HR FIRE RATED
17	FDa	1200	2420	0	2420	FIRE TOWER	2HR FIRE RATED
18	FD1	1200	2150	0	2150	STAIRCASE	2HR FIRE RATED
19	FD4	750	2050	100	2150	SERVICE & LV SHAFT	2HR FIRE RATED
20	FD5	1000	2050	100	2150	ELEC. SHAFT	2HR FIRE RATED
21	FC1	900	2050	100	2150	FHC	AS/VENDOR
22	FD8	1000	2420	0	2420	CORRIDOR	2HR FIRE RATED
23	FD9	2000	2420	0	2420	SOCIALIZED AREA	2HR FIRE RATED


4400
4510
1200
900
2060
5230
7245
325
r1
r2
r3
x1

17th REFUGE FLOOR

AREA CALCULATION OF TYPICAL (10th TO 16th,18th TO 19th) FLOOR

GROSS – A								
2	4	X	1.825	X	3.830	=	27.959	SQM
3	4	X	4.460	X	7.375	=	131.570	SQM
4	4	X	1.100	X	0.450	=	1.980	SQM
5	4	X	2.895	X	0.425	=	4.922	SQM
6	4	X	2.995	X	0.750	=	8.985	SQM
7	4	X	4.425	X	0.400	=	7.080	SQM
8	4	X	4.300	X	1.500	=	25.800	SQM
9	4	X	3.700	X	1.075	=	15.910	SQM
10	4	X	6.365	X	0.425	=	10.821	SQM
11	4	X	6.465	X	0.750	=	19.395	SQM
12	2	X	4.550	X	0.400	=	3.640	SQM
13	2	X	4.325	X	1.500	=	12.975	SQM
14	2	X	3.775	X	1.075	=	8.116	SQM
15	2	X	35.180	X	7.275	=	511.869	SQM
16	2	X	1.800	X	3.420	=	12.312	SQM
18	1	X	31.880	X	9.365	=	298.556	SQM
19	4	X	1.200	X	0.450	=	2.160	SQM
					TOTAL	=	1104.049	SQM
GROSS – B								
a	12	X	0.400	X	0.850	=	4.080	SQM
b	12	X	0.275	X	0.550	=	1.815	SQM
d	4	X	1.575	X	0.800	=	5.040	SQM
f	1	X	5.100	X	2.700	=	13.770	SQM
g	1	X	1.475	X	1.200	=	1.770	SQM
h	1	X	0.625	X	1.350	=	0.844	SQM
j	1	X	3.075	X	1.350	=	4.151	SQM
k	1	X	0.800	X	1.000	=	0.800	SQM
m	1	X	0.700	X	1.250	=	0.875	SQM
n	1	X	0.700	X	1.450	=	1.015	SQM
p	1	X	0.950	X	2.675	=	2.541	SQM
q	4	X	2.550	X	2.500	=	25.500	SQM
q1	1	X	1.250	X	1.750	=	2.188	SQM
q2	1	X	3.300	X	2.250	=	7.425	SQM
r	1	X	2.000	X	2.700	=	5.400	SQM
r1	1	X	1.900	X	0.350	=	0.665	SQM
s	1	X	1.650	X	0.750	=	1.238	SQM
t	1	X	1.650	X	0.550	=	0.908	SQM
u	1	X	0.400	X	1.200	=	0.480	SQM
v	1	X	5.100	X	2.700	=	13.770	SQM
					TOTAL	=	94.274	SQM

TOTAL FAR AREA OF TYPICAL (10th TO 16th,18th TO 19th) FLOOR	=	GROSS - A	-	GROSS – B	
	=	1104.049	-	94.274	
	=	1009.776	SQM		

BUILTUP AREA

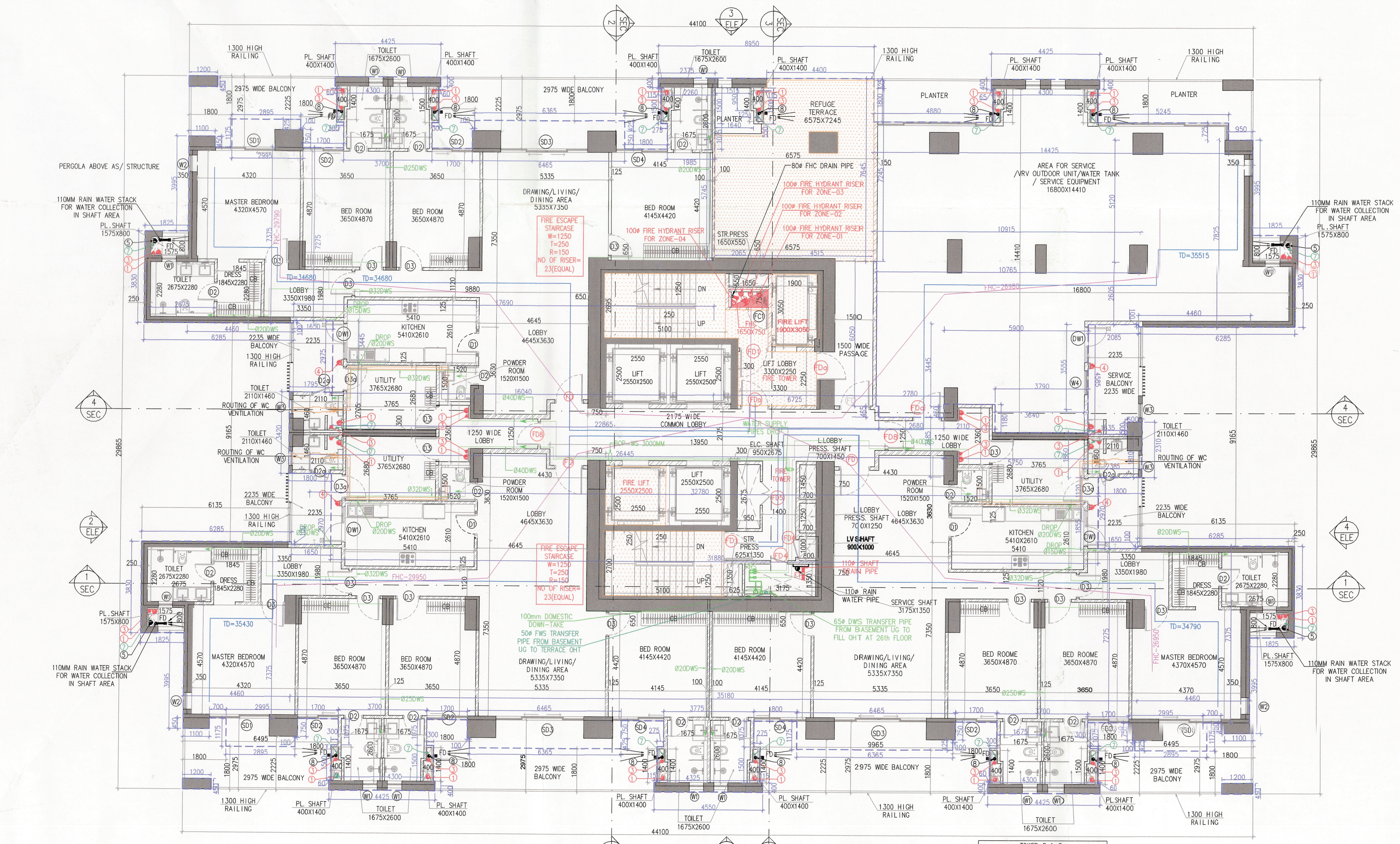
GROSS – C								
f	1	X	5.100	X	2.700	=	13.770	SQM
g	1	X	1.475	X	1.200	=	1.770	SQM
u	1	X	0.400	X	1.200	=	0.480	SQM
v	1	X	5.100	X	2.700	=	13.770	SQM
					TOTAL	=	29.790	SQM

TOTAL BUILTUP AREA OF TYPICAL (10th TO 16th,18th TO 19th) FLOOR	=	FAR AREA	+	GROSS – C	
	=	1009.776	+	29.790	
	=	1039.566	SQM		
TOTAL NON FAR AREA OF TYPICAL (10th TO 16th,18th TO 19th) FLOOR	=	BUILTUP AREA	-	FAR AREA	
	=	1039.566	-	1009.776	
	=	29.790	SQM		

REFUGE AREA CALCULATION - 17TH. REFUGE FLOOR

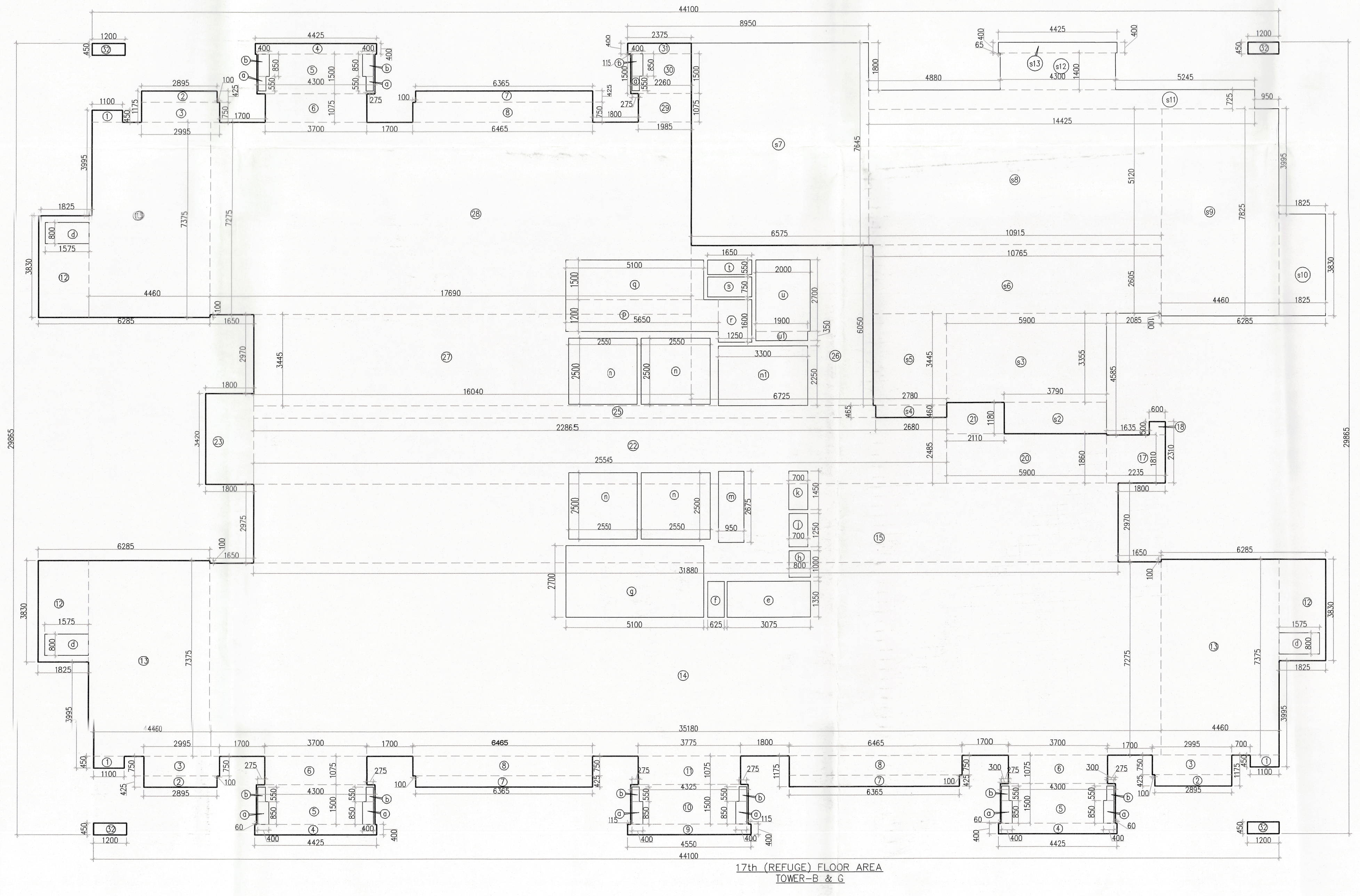
GROSS – A									
r1	=	1	X	2.060	X	5.230	=	10.775	SQM
r2	=	1	X	4.510	X	7.245	=	32.675	SQM
r3	=	1	X	4.400	X	0.325	=	1.430	SQM
						TOTAL	=	44.880	SQM
GROSS – B									
x1	=	1	X	1.200	X	0.900	=	1.080	SQM
						TOTAL	=	1.080	SQM

TOTAL REFUGE AREA	=	GROSS – A	-	GROSS – B		
	=	44.880	-	1.080		
	=	43.800	SQM			
GROSS AREA OF 17TH. FLOOR	=	788.471	SQM			
GROSS AREA OF TYPICAL 18TH FLOOR	=	1004.675	SQM			
TOTAL	=	1793.146	SQM			
TOTAL NO. OF OCCUPANTS	=	GROSS AREA	./	OCCUPANT FACTOR		
	=	1793.146	./	12.5	=	143 PERSONS
REFUGE AREA REQUIRED	=	0.3 SQM. PER PERSON	+	0.9 SQM. ADDITIONAL SPAE TO ACCOMMODATE WHEEL CHAIR		
	=	0.3	X	143	+	0.9
	=	42.900			+	0.9
	=	43.800	SQM.			
PROPOSED REFUGE AREA	=	43.800	SQM.			


PERGOLA ABOVE AS/ STRUCTURE
PLANTER
REFUGE TERRACE 6575X7245
AREA FOR SERVICE /VRV OUTDOOR UNIT/WATER TANK / SERVICE EQUIPMENT 16800X14410
1500 WIDE PASSAGE
SERVICE BALCONY 2235 WIDE
STR.PRESS 1650X550
FIRE LIFT 1800X3050
LIFT LOBBY 3300X2250
LIFT 2550X2500
2175 WIDE COMMON LOBBY
MASTER BEDROOM 4370X4570
BED ROOME 3650X4870
BED ROOM 4145X4420
DRAWING/LIVING/ DINING AREA 5335X7350
KITCHEN 5410X2610
UTILITY 3765X2680
POWDER ROOM 1520X1500
LOBBY 4645X3630
1250 WIDE LOBBY
FIRE ESCAPE STAIRCASE W=1250 T=250 R=150 NO OF RISER= 23(EQUAL)
PL. SHAFT 400X1400
TOILET 1675X2600
1300 HIGH RAILING
2975 WIDE BALCONY
110MM RAIN WATER STACK FOR WATER COLLECTION IN SHAFT AREA
29865
44100

17TH FLOOR
(TOWER-B & G)

TOWER-B & G		
TYPICAL FLOOR	TOWER-B	TOWER-G
17TH FLOOR	+61750	+63640


44100
29865
8950
14425
10915
10765
17690
16040
22865
25545
31880
35180
5900
3790
6575
6725
7645
6050
4880
5245
5120
2605

17th (REFUGE) FLOOR AREA
TOWER-B & G

AREA CALCULATION OF 17TH REFUGE FLOOR

GROSS – A								
1	3	X	1.100	X	0.450	=	1.485	SQM
2	3	X	2.895	X	0.425	=	3.691	SQM
3	3	X	2.995	X	0.750	=	6.739	SQM
4	3	X	4.425	X	0.400	=	5.310	SQM
5	3	X	4.300	X	1.500	=	19.350	SQM
6	3	X	3.700	X	1.075	=	11.933	SQM
7	3	X	6.365	X	0.425	=	8.115	SQM
8	3	X	6.465	X	0.750	=	14.546	SQM
9	1	X	4.550	X	0.400	=	1.820	SQM
10	1	X	4.325	X	1.500	=	6.488	SQM
11	1	X	3.775	X	1.075	=	4.058	SQM
12	3	X	1.825	X	3.830	=	20.969	SQM
13	3	X	4.460	X	7.375	=	98.678	SQM
14	1	X	35.180	X	7.275	=	255.935	SQM
15	1	X	31.880	X	2.975	=	94.843	SQM
17	1	X	2.235	X	1.810	=	4.045	SQM
18	1	X	0.600	X	0.500	=	0.300	SQM
20	1	X	5.900	X	1.860	=	10.974	SQM
21	1	X	2.110	X	1.180	=	2.490	SQM
22	1	X	25.545	X	2.485	=	63.479	SQM
23	1	X	1.800	X	3.420	=	6.156	SQM
25	1	X	22.865	X	0.465	=	10.632	SQM
26	1	X	6.725	X	6.050	=	40.686	SQM
27	1	X	16.040	X	3.445	=	55.258	SQM
28	1	X	17.690	X	7.275	=	128.695	SQM
29	1	X	1.985	X	1.075	=	2.134	SQM
30	1	X	2.260	X	1.500	=	3.390	SQM
31	1	X	2.375	X	0.400	=	0.950	SQM
32	4	X	1.200	X	0.450	=	2.160	SQM
					TOTAL	=	885.308	SQM
GROSS – B								
a	9	X	0.400	X	0.850	=	3.060	SQM
b	9	X	0.275	X	0.550	=	1.361	SQM
d	3	X	1.575	X	0.800	=	3.780	SQM
e	1	X	3.075	X	1.350	=	4.151	SQM
f	1	X	0.625	X	1.350	=	0.844	SQM
g	1	X	5.100	X	2.700	=	13.770	SQM
h	1	X	0.800	X	1.000	=	0.800	SQM
j	1	X	0.700	X	1.250	=	0.875	SQM
k	1	X	0.700	X	1.450	=	1.015	SQM
m	1	X	0.950	X	2.675	=	2.541	SQM
n	4	X	2.550	X	2.500	=	25.500	SQM
n1	1	X	3.300	X	2.250	=	7.425	SQM
p	1	X	5.650	X	1.200	=	6.780	SQM
q	1	X	5.100	X	1.500	=	7.650	SQM
r	1	X	1.250	X	1.600	=	2.000	SQM
s	1	X	1.650	X	0.750	=	1.238	SQM
t	1	X	1.650	X	0.550	=	0.908	SQM
u	1	X	2.000	X	2.700	=	5.400	SQM
u1	1	X	1.900	X	0.350	=	0.665	SQM
					TOTAL	=	89.763	SQM

TOTAL FAR AREA OF 17TH REFUGE FLOOR	=	GROSS - A	-	GROSS – B	
	=	885.308	-	89.763	
	=	795.546	SQM		

BUILTUP AREA

GROSS – C								
g	1	X	5.100	X	2.700	=	13.770	SQM
p	1	X	5.650	X	1.200	=	6.780	SQM
q	1	X	5.100	X	1.500	=	7.650	SQM
r	1	X	1.250	X	1.600	=	2.000	SQM
s2	1	X	3.790	X	1.180	=	4.472	SQM
s3	1	X	5.900	X	3.355	=	19.795	SQM
s4	1	X	2.680	X	0.460	=	1.233	SQM
s5	1	X	2.780	X	3.445	=	9.577	SQM
s6	1	X	10.765	X	2.605	=	28.043	SQM
s7	1	X	6.575	X	7.645	=	50.266	SQM
s8	1	X	10.915	X	5.120	=	55.885	SQM
s9	1	X	4.460	X	7.825	=	34.900	SQM
s10	1	X	1.825	X	3.830	=	6.990	SQM
s11	1	X	14.425	X	0.725	=	10.458	SQM
s12	1	X	4.300	X	1.400	=	6.020	SQM
s13	1	X	4.425	X	0.400	=	1.770	SQM
					TOTAL	=	259.607	SQM

TOTAL BUILTUP AREA OF 17TH REFUGE FLOOR	=	FAR AREA	+	GROSS – C	
	=	795.546	+	259.607	
	=	1055.153	SQM		
TOTAL NON FAR AREA OF 17TH REFUGE FLOOR	=	BUILTUP AREA	-	FAR AREA	
	=	1055.153	-	795.546	
	=	259.607	SQM		

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No 355210

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

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

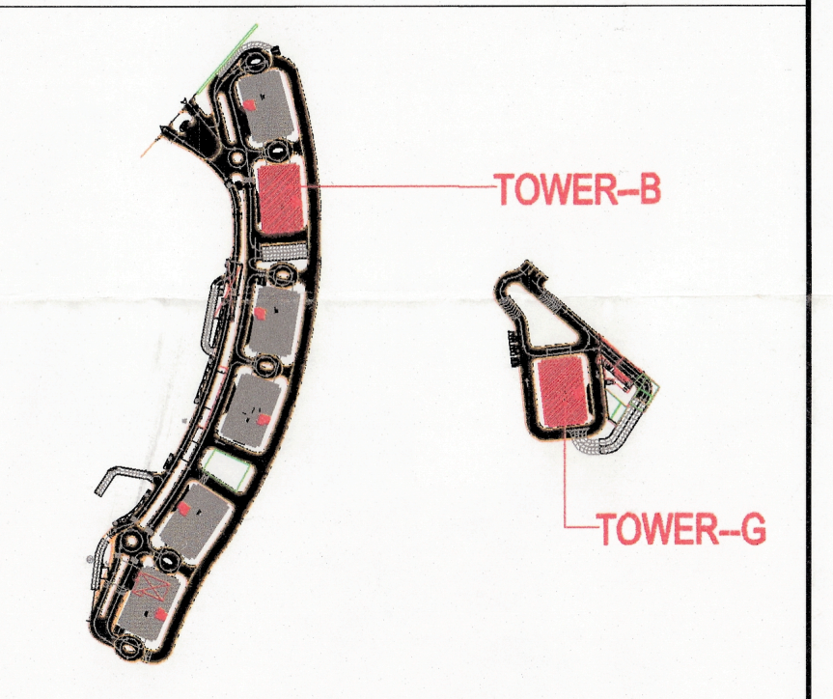
DESIGN ARCHITECTS

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.:011-26898616,26898617
www.rsms-arch.com


TOWER-B
TOWER-G

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)

DINESH KUMAR PA(HQ)

A.T.P.

PA.

JD.

JE (HQ) Member B.P.A.C.

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

ARCHITECT'S SEAL & SIGNATURE

MAMTA SHASTRY
CA/95/19130

OWNER'S SEAL & SIGNATURE

DLF Limited
Authorised Signatory

NORTH

JAN.-2025

Scale : 1:100

Drawing Title:-

TYPICAL (10TH TO 16TH,18TH TO 19TH) & 17TH REFUGE FLOOR PLAN OF AREA CALCULATION (TOWER-B & G)

Drawing No:-

TB-04

1-06052025