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

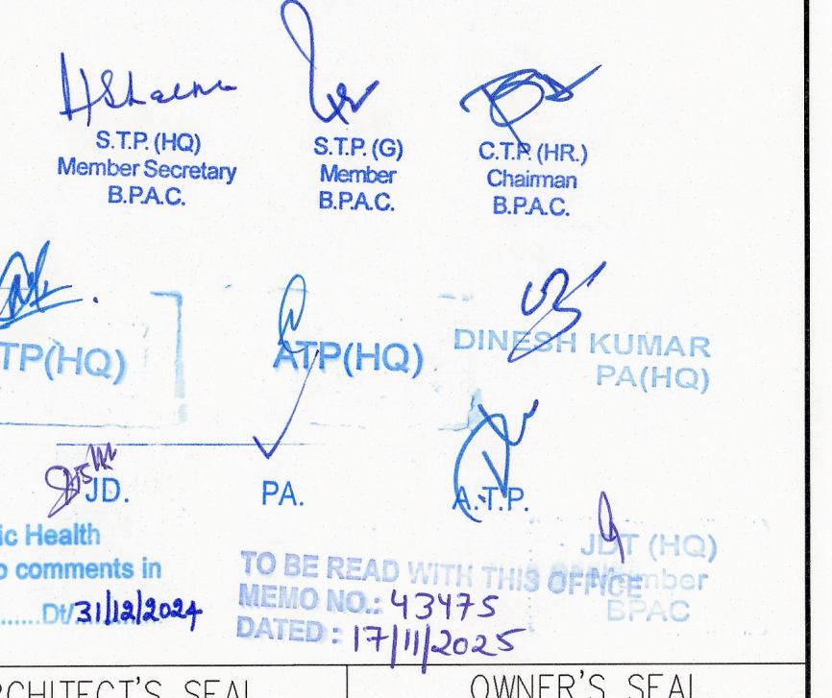
DESIGN ARCHITECTS

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)

JD.

PA.

A.T.P.

JDT (HQ)
Member
BPAC

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 355210 Dt/ 31/12/2024

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

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

ARCHITECT'S SEAL & SIGNATURE

MAMTA S SHASTRY
Council of Architecture Registration No. CA/95/19139

Mamta

OWNER'S SEAL & SIGNATURE

DLF Limited
Authorised Signatory

JAN.-2025

Scale : 1:100

NORTH

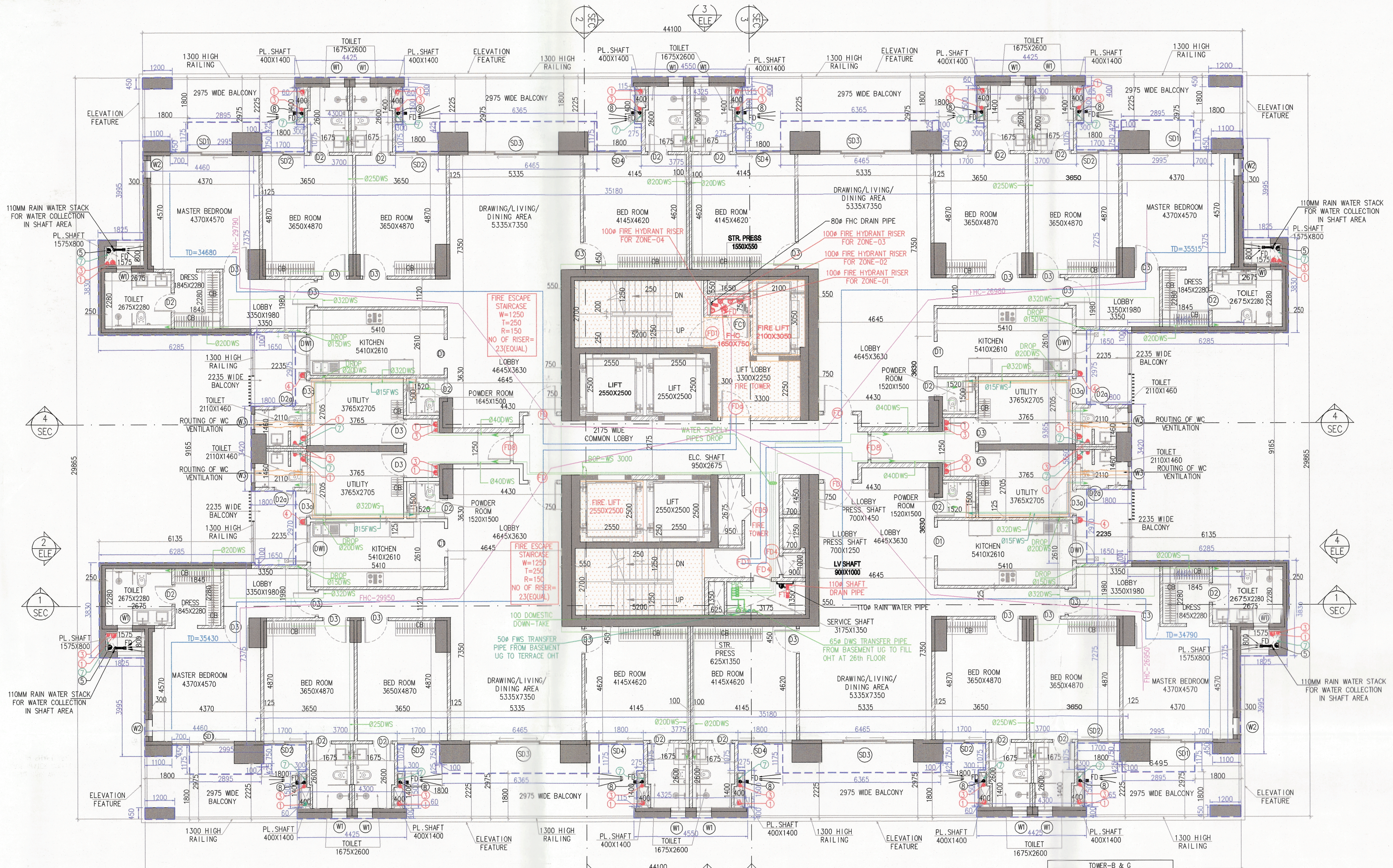
Drawing Title:-

TYPICAL 20TH TO 25TH,27TH TO 29TH FLOOR PLAN
26TH REFUGE FLOOR
OF AREA CALCULATION
(TOWER-B & G)

Drawing No:-

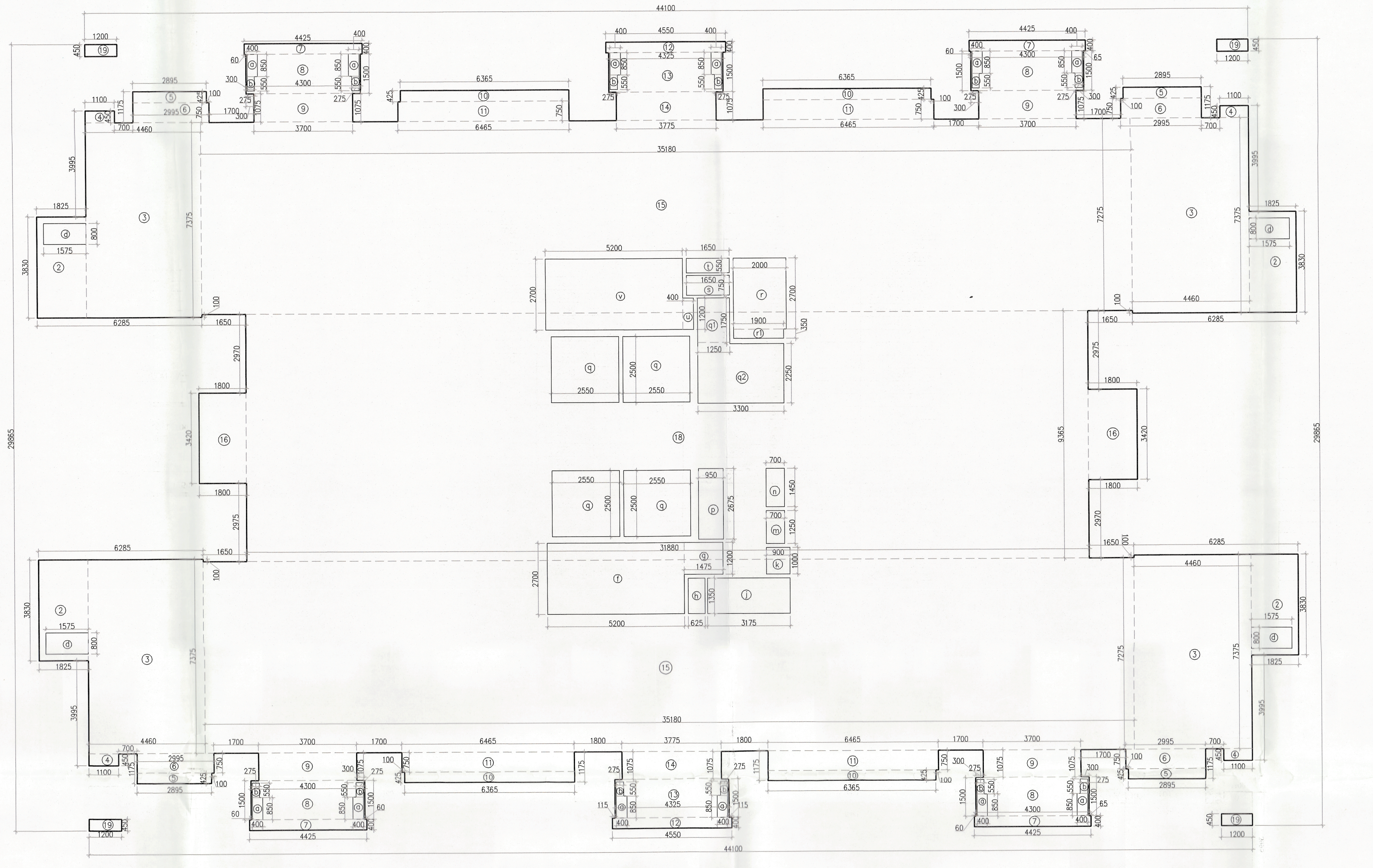
TB-05

1-06052025


ELEVATION FEATURE
1300 HIGH RAILING
2975 WIDE BALCONY
PL.SHAFT 400X1400
TOILET 1675X2600
110MM RAIN WATER STACK FOR WATER COLLECTION IN SHAFT AREA
PL.SHAFT 1575X800
MASTER BEDROOM 4370X4570
BED ROOM 3650X4870
BED ROOM 4145X4620
DRAWING/LIVING/ DINING AREA 5335X7350
DRESS 1845X2280
TOILET 2675X2280
LOBBY 3350X1980
KITCHEN 5410X2610
UTILITY 3765X2705
TOILET 2110X1460
ROUTING OF WC VENTILATION
2235 WIDE BALCONY
POWDER ROOM 1520X1500
LOBBY 4645X3630
L.LOBBY PRESS SHAFT 700X1450
LIFT LOBBY 3300X2250
FIRE LIFT 2100X3050
FHC 1650X750
STR. PRESS 1550X550
LIFT 2550X2500
FIRE LIFT 2550X2500
2175 WIDE COMMON LOBBY
ELEC. SHAFT 950X2675
LV SHAFT 900X1000
SERVICE SHAFT 3175X1350
110Ø RAIN WATER PIPE
110Ø SHAFT DRAIN PIPE
80Ø FHC DRAIN PIPE
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
FIRE ESCAPE STAIRCASE W=1250 T=250 R=150 NO OF RISER= 23(EQUAL)
65Ø DWS TRANSFER PIPE FROM BASEMENT UG TO FILL OHT AT 26th FLOOR
50Ø FWS TRANSFER PIPE FROM BASEMENT UG TO TERRACE OHT
100 DOMESTIC DOWN-TAKE
WATER SUPPLY PIPES DROP
SEC 1
SEC 2
SEC 3
SEC 4
ELE 1
ELE 2
ELE 3
ELE 4
29865
44100

TYPICAL FLOOR
(20TH FLOOR TO 25TH FLOOR)
(27TH FLOOR TO 29TH FLOOR)
(TOWER-B & G)

TOWER-B & G		
TYPICAL FLOOR	TOWER-B	TOWER-G
20TH FLOOR	+71950	+73840
21TH FLOOR	+75350	+77240
22TH FLOOR	+78750	+80640
23TH FLOOR	+82150	+84040
24TH FLOOR	+85550	+87440
25TH FLOOR	+88950	+90840
27TH FLOOR	+95750	+97640
28TH FLOOR	+99150	+101040
29TH FLOOR	+102550	+104440


29865
44100
35180
31880
9365
7375
7275
6285
4460
3830
3995
1825
1575
800
6365
6465
4425
4300
3700
1700
1500
2700
2550
2500
5200

TYPICAL(20TH TO 25TH ,27TH TO 34TH & 36TH TO 40TH) FLOOR
TOWER-B & G

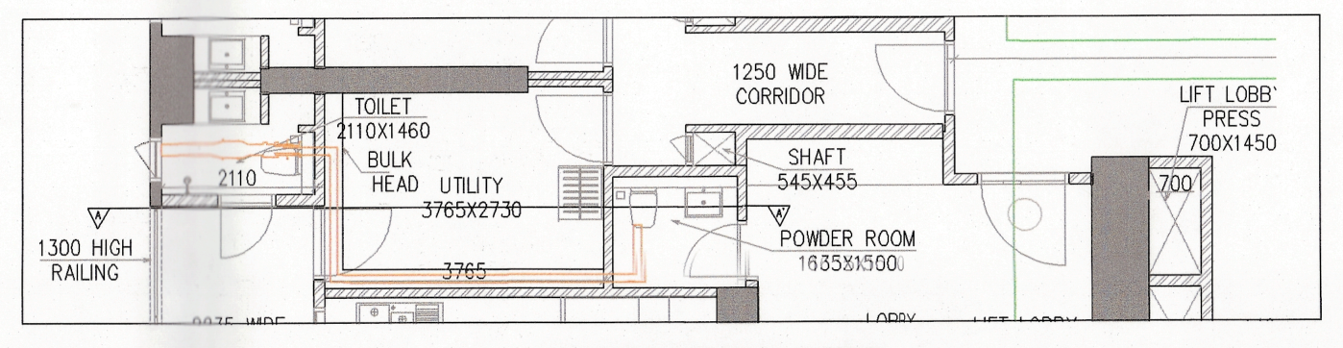
TYPICAL(20TH TO 25TH ,27TH TO 34TH & 36TH TO 40TH)								
GROSS – A								
2	4	X	1.825	X	3.830	=	27.959	SQM
3	4	X	4.460	X	7.375	=	131.570	SQM
4	4	X	1.100	X	0.450	=	1.980	SQM
5	4	X	2.895	X	0.425	=	4.922	SQM
6	4	X	2.995	X	0.750	=	8.985	SQM
7	4	X	4.425	X	0.400	=	7.080	SQM
8	4	X	4.300	X	1.500	=	25.800	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	5.200	X	2.700	=	14.040	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	3.175	X	1.350	=	4.286	SQM
k	1	X	0.900	X	1.000	=	0.900	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	2.100	X	2.700	=	5.670	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	5.200	X	2.700	=	14.040	SQM
					TOTAL	=	95.319	SQM
TOTAL FAR AREA OF TYPICAL (20TH TO 25TH ,27TH TO 34TH & 36TH TO 40TH) FLOOR			=	GROSS - A	-	GROSS – B		
			=	1104.049	-	95.319		
			=	1008.731	SQM			
BUILTUP AREA								
GROSS – C								
f	1	X	5.200	X	2.700	=	14.040	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	5.200	X	2.700	=	14.040	SQM
					TOTAL	=	30.330	SQM
TOTAL BUILTUP AREA OF TYPICAL (20TH TO 25TH ,27TH TO 34TH & 36TH TO 40TH) FLOOR			=	FAR AREA	+	GROSS – C		
			=	1008.731	+	30.330		
			=	1039.061	SQM			
TOTAL NON FAR AREA OF TYPICAL(20TH TO 25TH ,27TH TO 34TH & 36TH TO 40TH) FLOOR			=	BUILTUP AREA	-	FAR AREA		
			=	1039.061	-	1008.731		
			=	30.330	SQM			

LEGEND :-

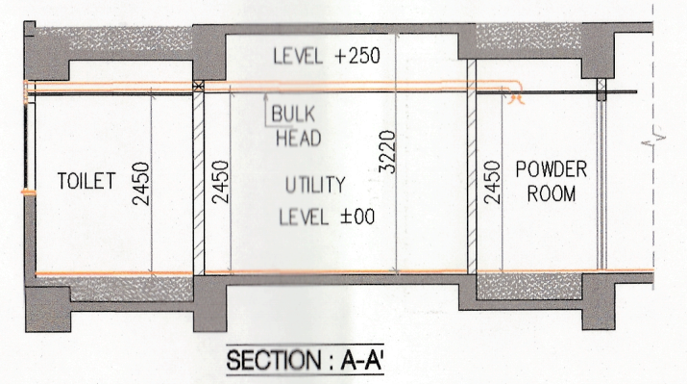
	①	160 OD uPVC SWR CLASS B SOIL / WASTE & VENT PIPE
	③	110 OD uPVC SWR CLASS B ANTISYPHONE PIPE
	④	160 OD uPVC SWR CLASS B KITCHEN WASTE PIPE
	⑤	160 OD uPVC SWR CLASS A RAIN WATER DOWNTAKE PIPE
		DOMESTIC WATER SUPPLY DOWNTAKE PIPE (GI CLASS C)
	⑦	FLUSHING WATER SUPPLY DOWNTAKE PIPE (GI CLASS C)
		110 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	2000x1550x2700	20P/ 1360Kg
2	1900x3000	1100x2300x2700	16P/ 1088Kg
3	2550x2450	1600x1900x2700	20P/ 1360Kg


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

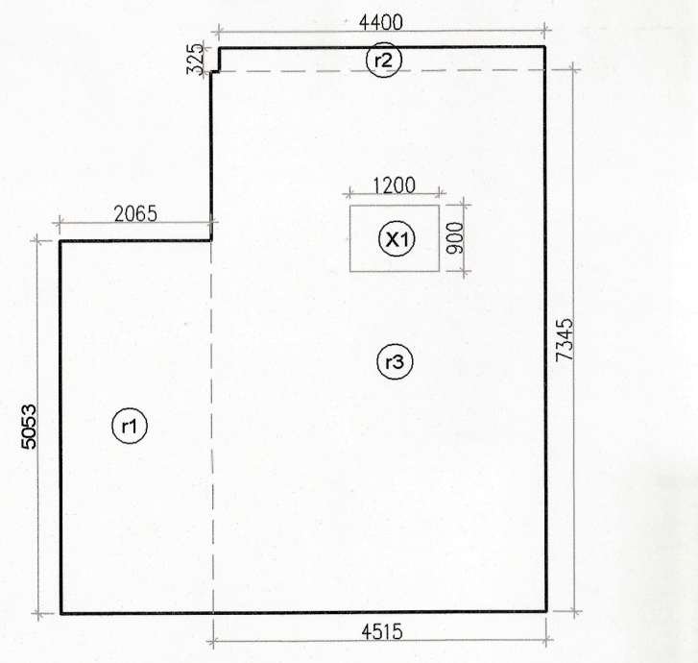
PART PLAN (POWDER ROOM)


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

SECTION : A-A'

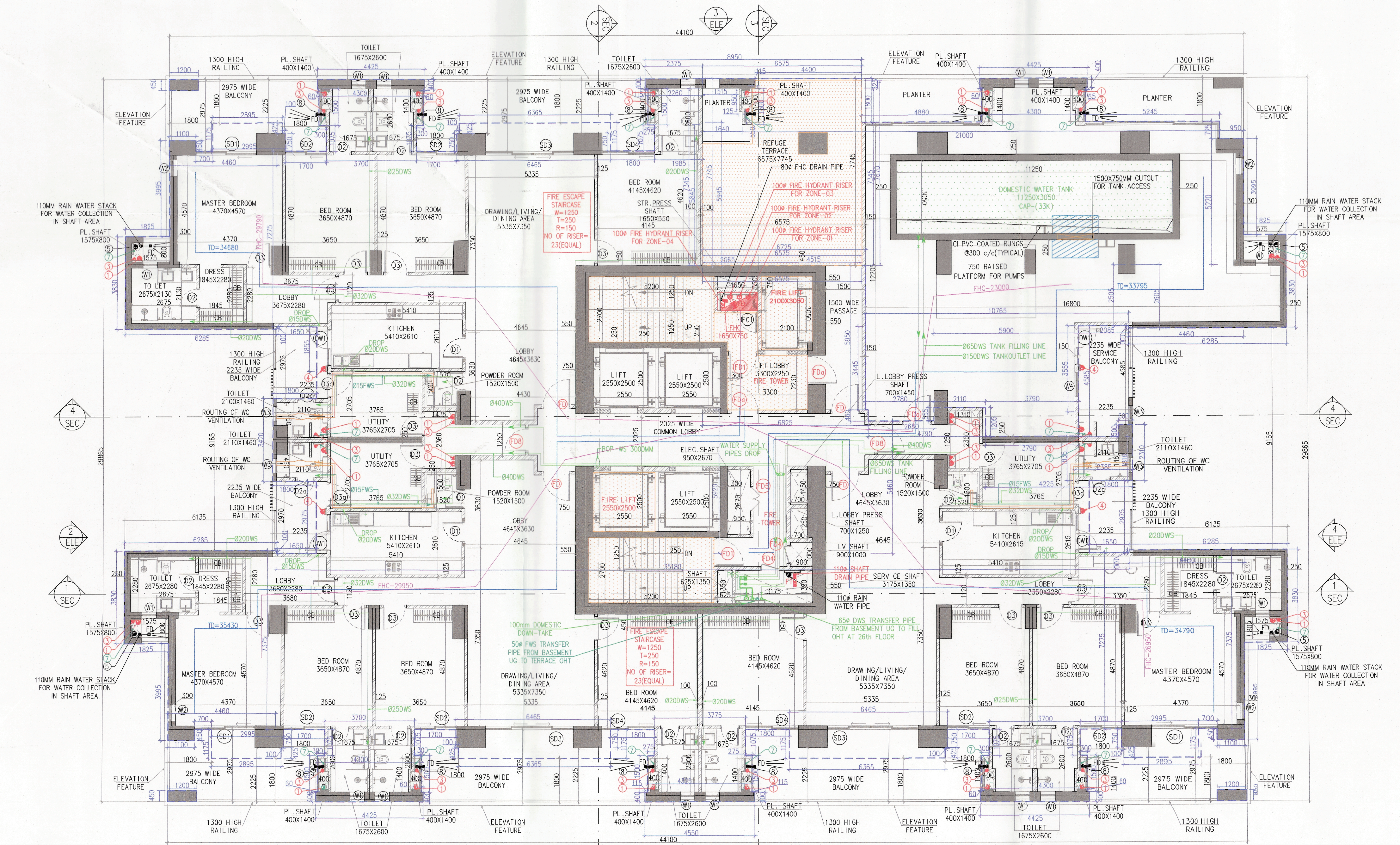
TYPICAL MECHANICAL VANTILATION CALCULATION FOR POWDER ROOM								
S. NO.	LOCATION	AREA (Sq.ft)	HEIGHT (Ft.)	VOLUME (Cu.ft)	DESIGN CFM CFM	SELECTED EXHAUST FAN	FAN SIZE DIA	EXHAUST DUCT SIZE DIAMETER (mm)
1	TYPICAL MECHANICAL VANTILATION FOR POWDER ROOM							
1.1	POWDER ROOM	26.4	9	238	47.60	1#100cfm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

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
1200
900
x1
r1
r2
r3
2065
325
5053
7345
4515

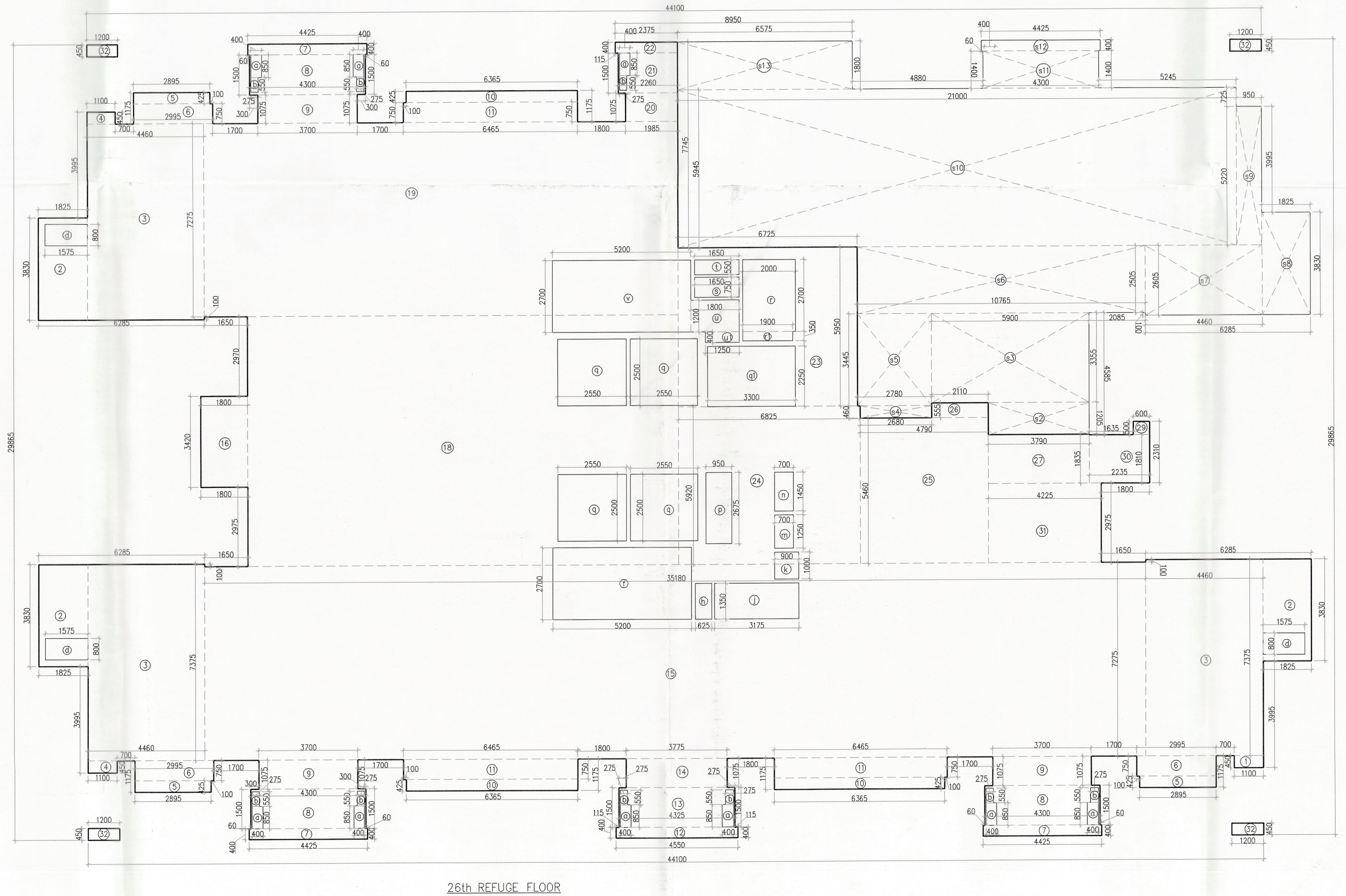
26th REFUGE FLOOR

REFUGE AREA CALCULATION - 26TH. REFUGE FLOOR									
GROSS – A									
r1	=	1	X	2.065	X	5.053	=	10.434	SQM
r2	=	1	X	4.400	X	0.325	=	1.430	SQM
r3	=	1	X	7.345	X	4.515	=	33.163	SQM
					TOTAL		=	45.027	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				
		=	45.027	-	1.080				
		=	43.947	SQM					
GROSS AREA OF 26TH. FLOOR (REFUGE)		=	789.390	SQM					
GROSS AREA OF TYPICAL(21ST TO 25TH & 27TH TO 30TH) FLOOR		=	1005.404	SQM					
TOTAL		=	1794.794	SQM					
TOTAL NO. OF OCCUPANT		=	1794.794/12.5	=	144	PERSONS			
REFUGE AREA REQUIRED		=	144X0.3	+	0.90(ADDITIONAL SPACE TO ACCOMMODATE WHEEL CHAIR SPACE @0.9 SQM PER 200 POPULATION)				
		=	43.200	+	0.9				
		=	44.100	SQM					
REFUGE AREA PROVIDED		=	43.947	SQM					


ELEVATION FEATURE
1300 HIGH RAILING
2975 WIDE BALCONY
PL.SHAFT 400X1400
TOILET 1675X2600
110MM RAIN WATER STACK FOR WATER COLLECTION IN SHAFT AREA
PL.SHAFT 1575X800
MASTER BEDROOM 4370X4570
BED ROOM 3650X4870
BED ROOM 4145X4620
DRAWING/LIVING/ DINING AREA 5335X7350
PLANTER
REFUGE TERRACE 6575X7745
DOMESTIC WATER TANK 11250X3050 CAP-(33K)
1500X750MM CUTOUT FOR TANK ACCESS
CI PVC COATED RUNGS @300 c/c(TYPICAL)
750 RAISED PLATFORM FOR PUMPS
Ø65DWS TANK FILLING LINE
Ø150DWS TANKOUTLET LINE
2235 WIDE SERVICE BALCONY
1500 WIDE PASSAGE
KITCHEN 5410X2615
UTILITY 3765X2705
LOBBY 3350X2280
LOBBY 3675X2280
LOBBY 3680X2280
POWDER ROOM 1520X1500
LOBBY 4645X3630
L.LOBBY PRESS SHAFT 700X1450
LIFT LOBBY 3300X2250
FIRE LIFT 2100X3050
FHC 1650X750
STR. PRESS SHAFT 1650X550
LIFT 2550X2500
FIRE LIFT 2550X2500
2025 WIDE COMMON LOBBY
ELEC. SHAFT 950X2670
LV SHAFT 900X1000
SERVICE SHAFT 3175X1350
FIRE ESCAPE STAIRCASE W=1250 T=250 R=150 NO OF RISER= 23(EQUAL)
100mm DOMESTIC DOWN-TAKE
50Ø FWS TRANSFER PIPE FROM BASEMENT UG TO TERRACE OHT
65Ø DWS TRANSFER PIPE FROM BASEMENT UG TO FILL OHT AT 26th FLOOR
80Ø FHC DRAIN PIPE
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
SEC 1
SEC 2
SEC 3
SEC 4
ELE 1
ELE 2
ELE 3
ELE 4
29865
44100

26TH FLOOR (REFUGE) PLAN
(TOWER-B & G)

TOWER-B & G		
TYPICAL FLOOR	TOWER-B	TOWER-G
26TH FLOOR	+92350	+94240


29865
44100
35180
21000
10765
8950
6575
7745
5945
4880
5245
3830
3995
6365
6465
4425
4300
3700

26th REFUGE FLOOR
TOWER-B & G

AREA CALCULATION OF 26TH REFUGE FLOOR								
GROSS – A								
1	1	X	1.100	X	0.450	=	0.495	SQM
2	3	X	1.825	X	3.830	=	20.969	SQM
3	3	X	4.460	X	7.375	=	98.678	SQM
4	2	X	1.100	X	0.450	=	0.990	SQM
5	3	X	2.895	X	0.425	=	3.691	SQM
6	3	X	2.995	X	0.750	=	6.739	SQM
7	3	X	4.425	X	0.400	=	5.310	SQM
8	3	X	4.300	X	1.500	=	19.350	SQM
9	3	X	3.700	X	1.075	=	11.933	SQM
10	3	X	6.365	X	0.425	=	8.115	SQM
11	3	X	6.465	X	0.750	=	14.546	SQM
12	1	X	4.550	X	0.400	=	1.820	SQM
13	1	X	4.325	X	1.500	=	6.488	SQM
14	1	X	3.775	X	1.075	=	4.058	SQM
15	1	X	35.180	X	7.275	=	255.935	SQM
16	1	X	1.800	X	3.420	=	6.156	SQM
18	1	X	16.040	X	9.365	=	150.215	SQM
19	1	X	17.690	X	7.275	=	128.695	SQM
20	1	X	1.985	X	1.075	=	2.134	SQM
21	1	X	2.260	X	1.500	=	3.390	SQM
22	1	X	2.375	X	0.400	=	0.950	SQM
23	1	X	6.725	X	5.950	=	40.014	SQM
24	1	X	6.825	X	5.920	=	40.404	SQM
25	1	X	4.790	X	5.460	=	26.153	SQM
26	1	X	2.110	X	0.555	=	1.171	SQM
27	1	X	3.790	X	1.835	=	6.955	SQM
29	1	X	0.600	X	0.500	=	0.300	SQM
30	1	X	2.235	X	1.810	=	4.045	SQM
31	1	X	4.225	X	2.975	=	12.569	SQM
32	4	X	1.200	X	0.450	=	2.160	SQM
					TOTAL	=	884.427	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
f	1	X	5.200	X	2.700	=	14.040	SQM
h	1	X	0.625	X	1.350	=	0.844	SQM
j	1	X	3.175	X	1.350	=	4.286	SQM
k	1	X	0.900	X	1.000	=	0.900	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	2.450	=	24.990	SQM
q1	1	X	3.300	X	2.250	=	7.425	SQM
r	1	X	2.100	X	3.000	=	6.300	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	1.800	X	1.200	=	2.160	SQM
u1	1	X	1.250	X	0.400	=	0.500	SQM
v	1	X	5.200	X	2.700	=	14.040	SQM
					TOTAL	=	90.263	SQM
TOTAL FAR AREA OF 26TH REFUGE FLOOR			=	GROSS - A	-	GROSS – B		
			=	884.427	-	90.263		
			=	794.164	SQM			
BUILTUP AREA OF 26TH REFUGE FLOOR								
GROSS – C								
f	1	X	5.200	X	2.700	=	14.040	SQM
u	1	X	1.800	X	1.200	=	2.160	SQM
u1	1	X	1.250	X	0.400	=	0.500	SQM
v	1	X	5.200	X	2.700	=	14.040	SQM
s2	1	X	3.790	X	1.205	=	4.567	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	2.505	=	26.966	SQM
s7	1	X	4.460	X	2.605	=	11.618	SQM
s8	1	X	1.825	X	3.830	=	6.990	SQM
s9	1	X	0.950	X	5.220	=	4.959	SQM
s10	1	X	21.000	X	5.945	=	124.845	SQM
s11	1	X	4.300	X	1.400	=	6.020	SQM
s12	1	X	4.425	X	0.400	=	1.770	SQM
s13	1	X	6.575	X	1.800	=	11.835	SQM
					TOTAL	=	260.915	SQM
TOTAL BUILTUP AREA OF 26TH REFUGE FLOOR			=	FAR AREA	+	GROSS – C		
			=	794.164	+	260.915		
			=	1055.079	SQM			
TOTAL NON FAR AREA OF 26TH REFUGE FLOOR			=	BUILTUP AREA	-	FAR AREA		
			=	1055.079	-	794.164		
			=	260.915	SQM			