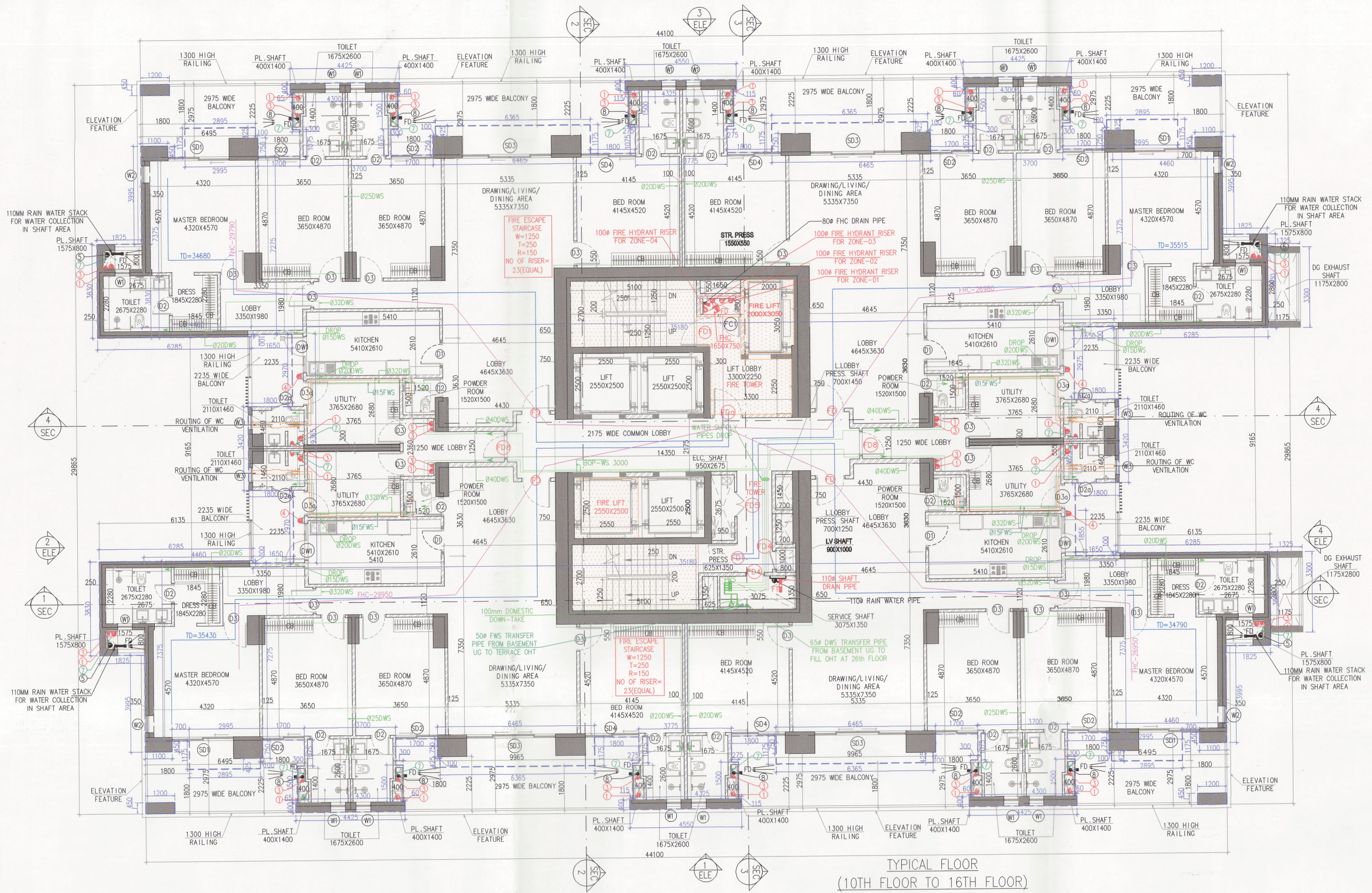
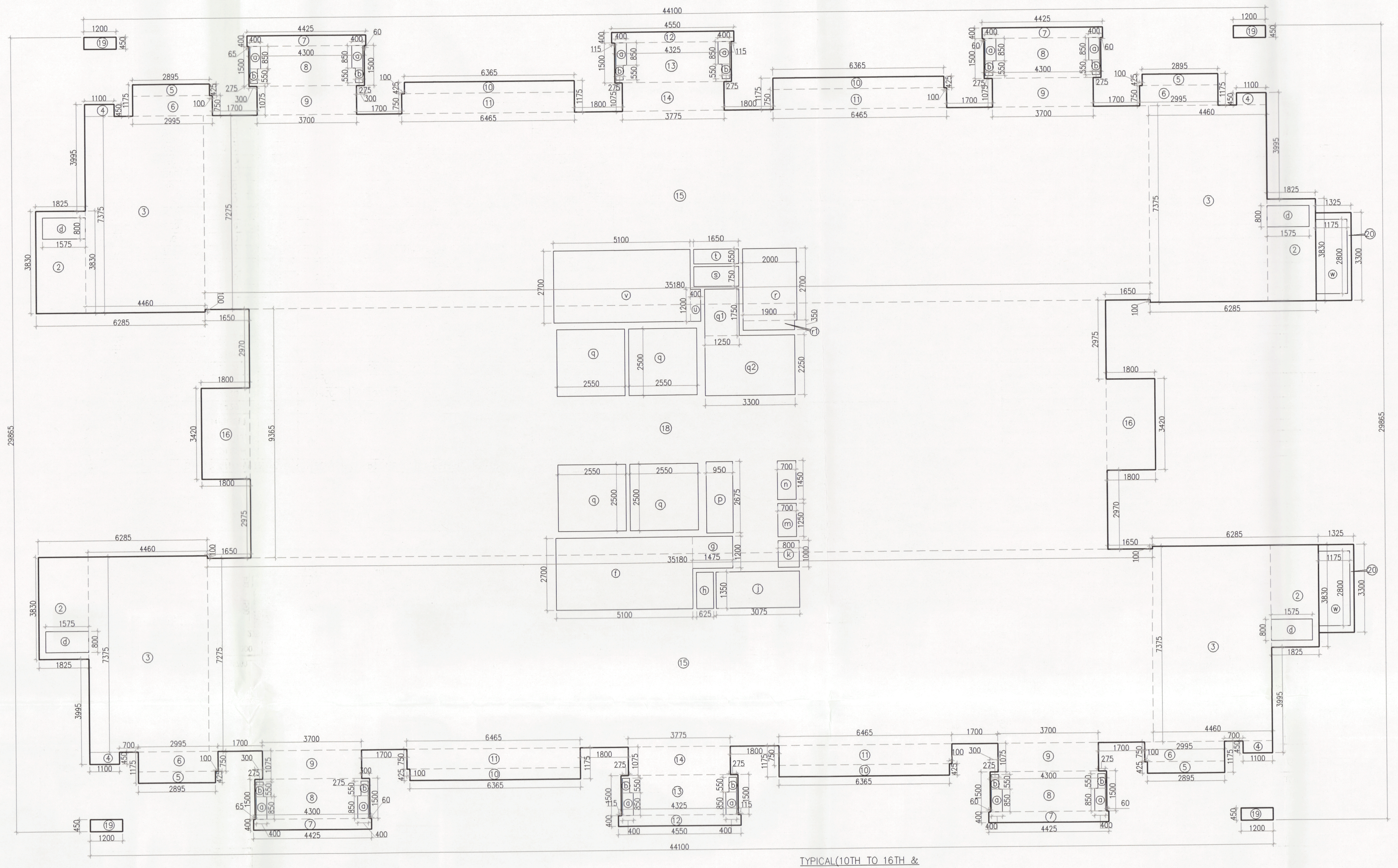

TOILET 1675X2600
PL. SHAFT 400X1400
1300 HIGH RAILING
ELEVATION FEATURE
2975 WIDE BALCONY
MASTER BEDROOM 4320X4570
BED ROOM 3650X4870
DRAWING/LIVING/DINING AREA 5335X7350
KITCHEN 5410X2610
UTILITY 3765X2680
POWDER ROOM 1520X1500
LIFT LOBBY
LIFT 2550X2500
FIRE LIFT
LOBBY
STAIRCASE
SERVICE SHAFT
150MM RAIN WATER STACK FOR WATER COLLECTION IN SHAFT AREA
DG EXHAUST SHAFT 1175X2800
44100
29865

TYPICAL FLOOR
(10TH FLOOR TO 16TH FLOOR)
(18TH FLOOR TO 19TH FLOOR)
(TOWER–F)


44100
29865
4425
4300
6365
6465
3700
1200
2975

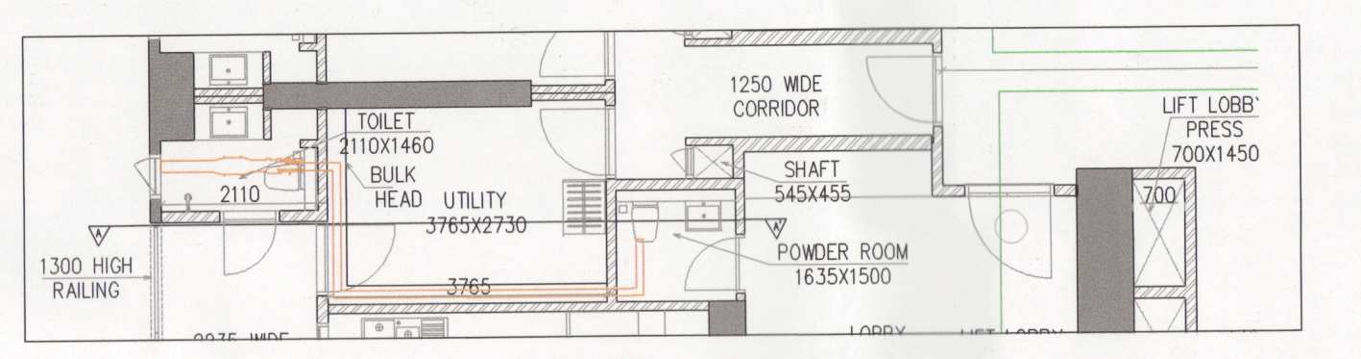
TYPICAL(10TH TO 16TH & 18TH TO 19TH) FLOOR
TOWER-F

AREA CALCULATION OF TYPICAL (10th TO 16th,18th TO 19th) FLOOR (TOWER-F)								
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
20	2	X	1.325	X	3.300	=	8.745	SQM
					TOTAL	=	1112.794	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
w	2	X	1.175	X	2.800	=	6.580	SQM
					TOTAL	=	100.854	SQM
TOTAL FAR AREA OF TYPICAL (10th TO 16th,18th TO 19th) FLOOR (TOWER-F)				=	GROSS - A	-	GROSS – B	
				=	1112.794	-	100.854	
				=	1011.941	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 (TOWER-F)				=	FAR AREA	+	GROSS – C	
				=	1011.941	+	29.790	
				=	1041.731	SQM		
TOTAL NON FAR AREA OF TYPICAL (10th TO 16th,18th TO 19th) FLOOR (TOWER-F)			=	BUILTUP AREA	-	FAR AREA		
			=	1041.731	-	1011.941		
			=	29.790	SQM			

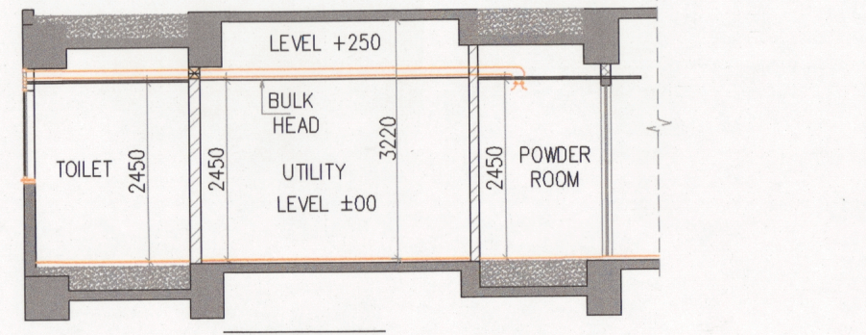
Note :–

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

FLOORS	TOWER–F
10TH FLOOR	+40100
11TH FLOOR	+43500
12TH FLOOR	+46900
13TH FLOOR	+50300
14TH FLOOR	+53700
15TH FLOOR	+57100
16TH FLOOR	+60500
18TH FLOOR	+67300
19TH FLOOR	+70700


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)

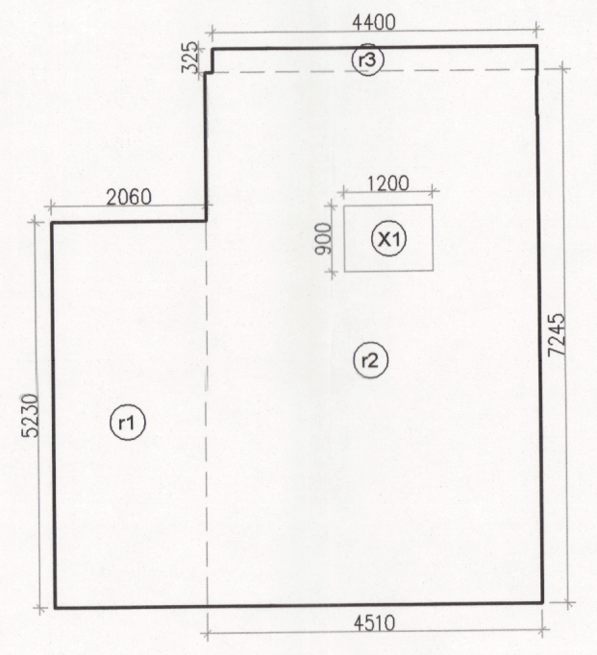

LEVEL +250
BULK HEAD
TOILET
UTILITY
LEVEL ±00
POWDER ROOM
2450
2450
3220
2450

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)

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

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
2060
5230

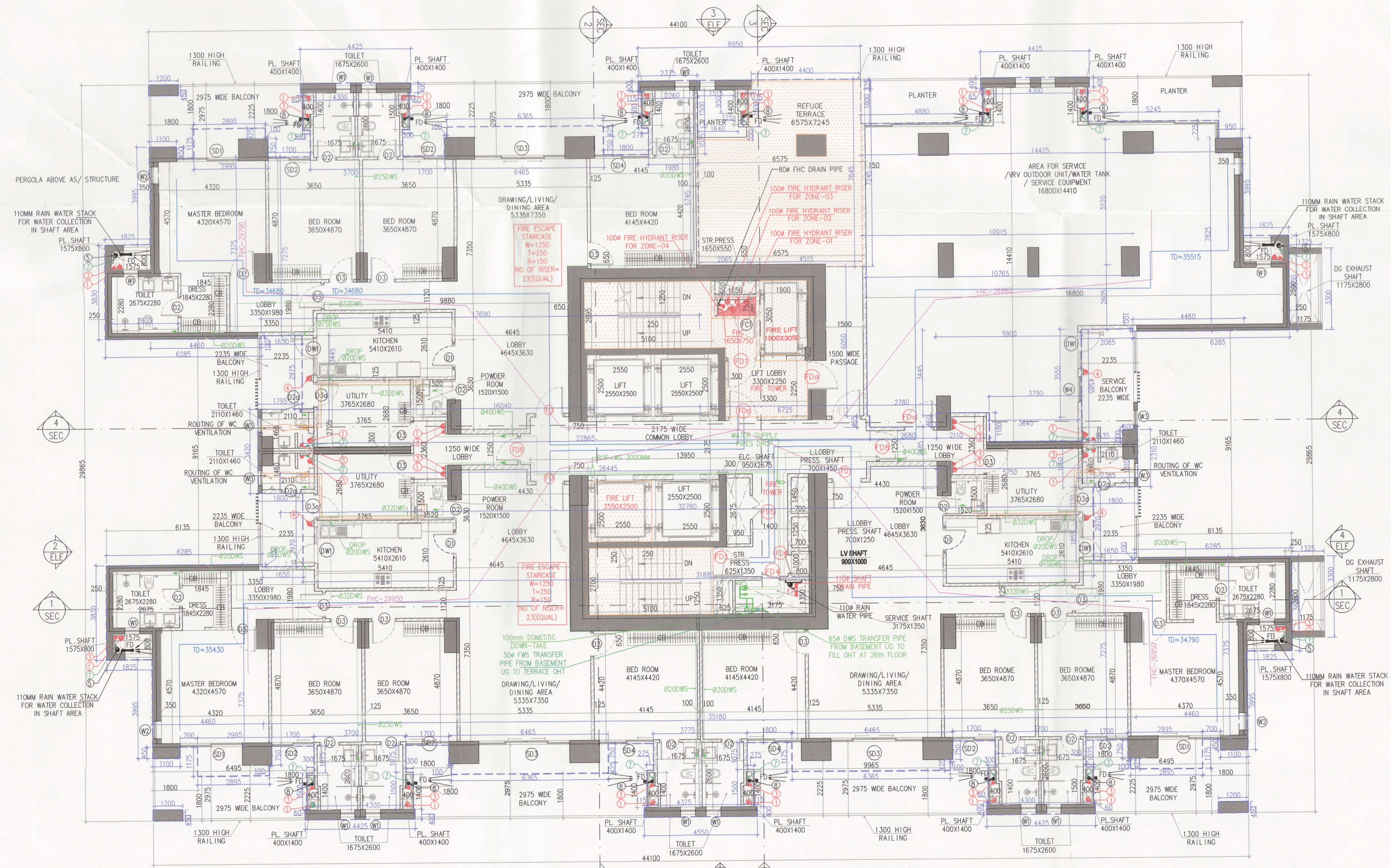
17th REFUGE FLOOR

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					

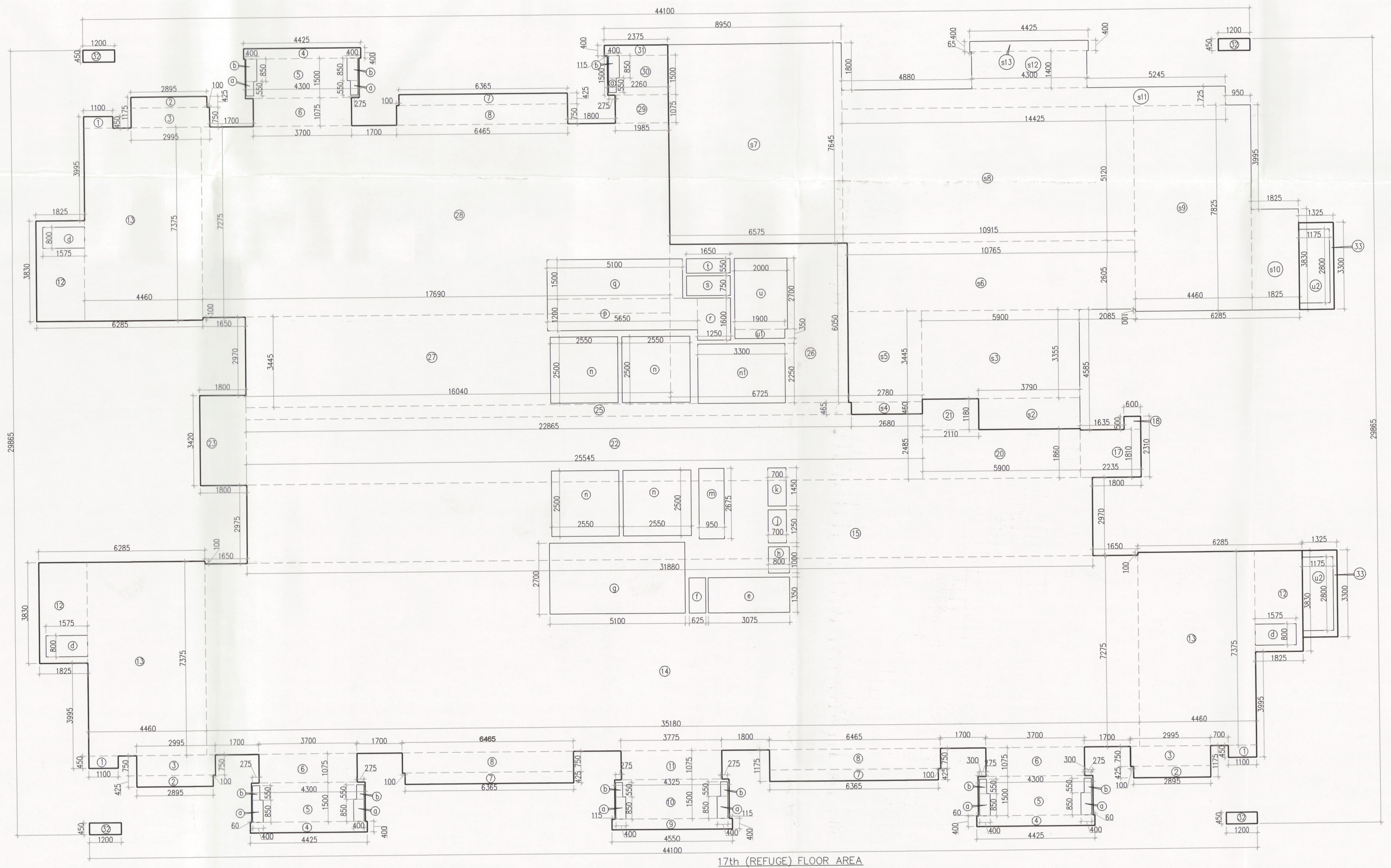
TOTAL NO. OF OCCUPANTS	=	GROSS AREA	./	OCCUPANT FACTOR		
	=	1793.146	./	12.5	=	143 PERSONS
REFUGE AREA REQUIRED	=	0.3 SQM. PER PERSON	+	0.9 SQM. ADDITIONAL SPAE TO ACCOMMODATE WHEEL CHAIR		
	=	0.3	X	143	+	0.9
	=	42.900			+	0.9
	=	43.800	SQM.			
PROPOSED REFUGE AREA	=	43.800	SQM.			

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


TOILET 1675X2600
PL. SHAFT 400X1400
1300 HIGH RAILING
2975 WIDE BALCONY
MASTER BEDROOM 4320X4570
BED ROOM 3650X4870
DRAWING/LIVING/DINING AREA 5335X7350
KITCHEN 5410X2610
UTILITY 3765X2680
POWDER ROOM 1520X1500
REFUGE TERRACE
AREA FOR SERVICE
PLANTER
PERGOLA ABOVE AS STRUCTURE
150MM RAIN WATER STACK FOR WATER COLLECTION IN SHAFT AREA
DG EXHAUST SHAFT 1175X2800
44100
29865

17TH FLOOR
LVL. +63900
(TOWER–F)


44100
29865
4425
8950
2375
1200

17th (REFUGE) FLOOR AREA
TOWER-F

AREA CALCULATION OF 17TH REFUGE FLOOR (TOWER-F)								
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
33	2	X	1.325	X	3.300	=	8.745	SQM
					TOTAL	=	894.053	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
u2	2	X	1.175	X	2.800	=	6.580	SQM
					TOTAL	=	96.343	SQM
TOTAL FAR AREA OF 17TH REFUGE FLOOR			=	GROSS - A	-	GROSS – B		
			=	894.053	-	96.343		
			=	797.711	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 (TOWER-F)			=	FAR AREA	+	GROSS – C		
			=	797.711	+	259.607		
			=	1057.318	SQM			
TOTAL NON FAR AREA OF 17TH REFUGE FLOOR (TOWER-F)			=	BUILTUP AREA	-	FAR AREA		
			=	1057.318	-	797.711		
			=	259.607	SQM			

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 355210....Dt/.31.12.2024

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

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

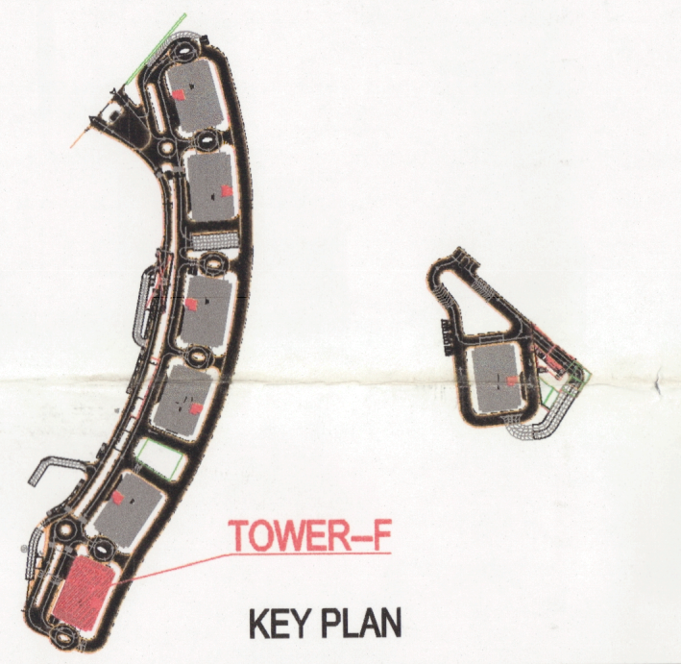
DESIGN ARCHITECTS

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



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.
Cha
B.P.A.C.

DTP(HQ)

ATP(HQ)

JD.

PA.

A.T.P.

DINESH KUMAR
PA(HQ)

JDT (HQ)
Member
BPAC

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

ARCHITECT'S SEAL & SIGNATURE	OWNER'S SEAL & SIGNATURE
MAMTA S SHASTRY Council of Architecture Registration No. CA/95/19189	DLF Limited Authorised Signatory

JAN.–2025	Scale : 1:100	NORTH
Drawing Title:– TYPICAL 10TH TO 16TH,18TH TO 19TH FLOOR PLAN 17TH REFUGE FLOOR OF AREA CALCULATION (TOWER-F)		Drawing No:– TF-03
		1–06052025