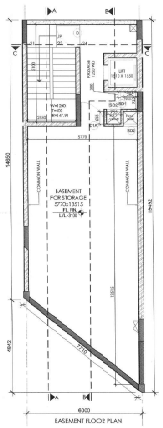
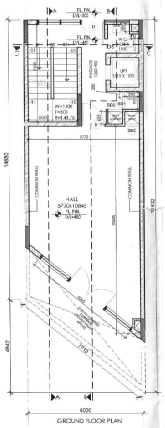
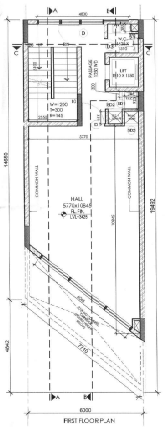
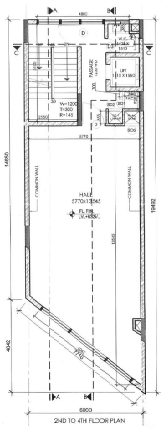
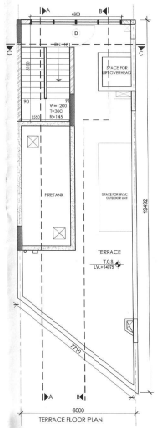
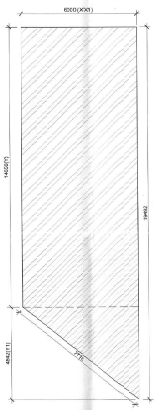

BASEMENT FLOOR PLAN

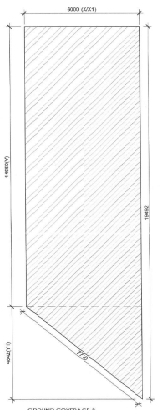

GROUND FLOOR PLAN

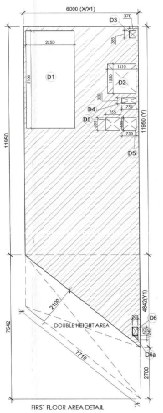

FIRST FLOOR PLAN

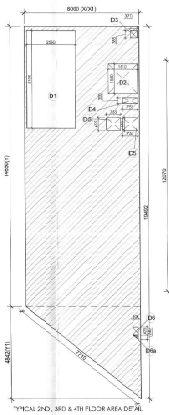

2ND TO 4TH FLOOR PLAN


TERRACE FLOOR PLAN

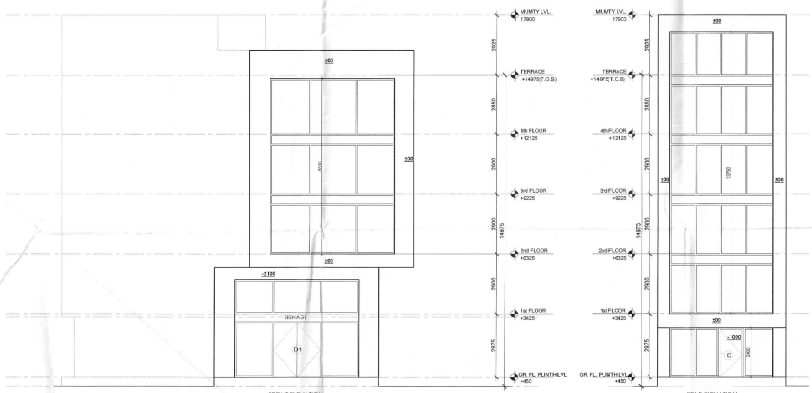

BASEMENT(NON F.A.R) AREA DETAIL


GROUND COVERAGE & GROUND FLOOR F.A.R AREA DETAIL


FIRST FLOOR AREA DETAIL

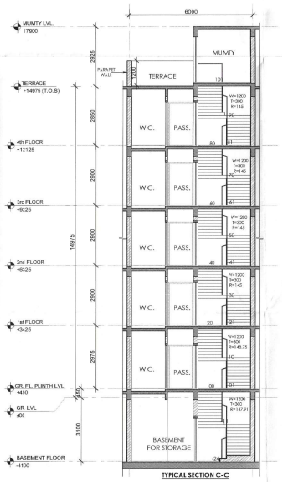

TYPICAL 2ND, 3RD & 4TH FLOOR AREA DETAIL

MUMTY & WATER TANK (NON F.A.R) AREA DETAIL


FRONT ELEVATION

REAR ELEVATION

SCHEDULE OF OPENINGS		
S.NO.	TYPE	SIZE
1.	D	1200X2400
2.	D1	2400X2400
3.	D1A	1250X2100
4.	D2	900X2100
5.	D3	750X2100
6.	SD1	925X2000
7.	SD2	7550X12000
8.	V1	450X600


TYPICAL SECTION C-C

AREA DETAIL SUMMARY (sq.mt.)	
PLOT AREA	102.43
PERM. F.A.R.	438.968
PROPOSED F.A.R.	428.452
GROUND COVERAGE	102.43

FLOORS	F.A.R.	NON F.A.R.
BASEMENT		102.43
GROUND FLOOR	102.43	
1st FLOOR	69.359	15.867
2nd FLOOR	85.559	15.867
3rd FLOOR	85.559	15.867
4th FLOOR	85.559	15.867
MUMTY & FIRE TANK	0.000	34.943
TOTAL	428.452	204.837

FAR AREA DETAIL

GROUND COVERAGE & GROUND FLOOR FAR (SQ.MT.)

ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y=Z	6.000	X	14.650	X	1	X	1	87.900
X1*Y1=Z1	6.000	X	4.842	X	0.5	X	1	14.526
TOTAL BUILT UP AREA (Z)								102.43
TOTAL GROUND COVERAGE & GROUND FLOOR FAR AREA								102.43

FIRST FLOOR AREA DETAIL IN FAR

ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y=Z	6.000	X	11.950	X	1	X	1	71.700
X1*Y1=Z1	6.000	X	4.842	X	0.5	X	1	14.526
TOTAL AREA (Z)								86.226
DEDUCTIONS (D)								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
D1	2.550	X	5.100	X	1	X	1	13.005
D2	1.530	X	1.530	X	1	X	1	2.341
D3	0.370	X	0.185	X	1	X	1	0.142
D4	0.755	X	0.300	X	1	X	1	0.227
D5	0.755	X	0.455	X	1	X	2	0.989
D6	0.300	X	0.425	X	1	X	1	0.128
D6a	0.300	X	0.240	X	0.5	X	1	0.036
TOTAL DEDUCTION AREA (D) =								16.867
TOTAL (Z - D) = FIRST FLOOR FAR AREA								69.359
TOTAL FIRST FLOOR FAR AREA =								69.359

TYPICAL 2ND, 3RD & 4TH FLOOR DETAIL IN FAR

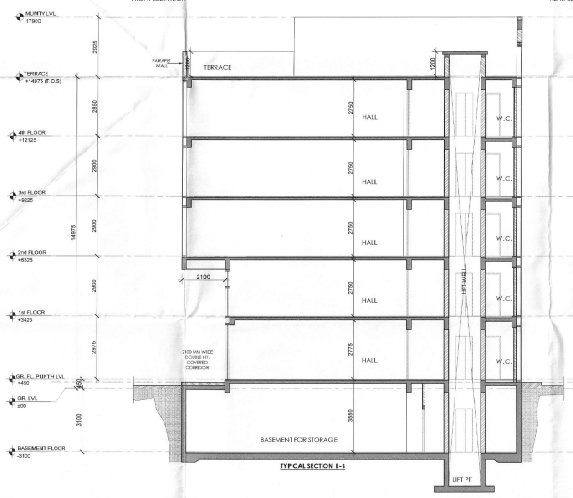
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y=Z	6.000	X	14.550	X	1	X	1	87.900
X1*Y1=Z1	6.000	X	4.842	X	0.5	X	1	14.526
TOTAL AREA (Z)								102.43
DEDUCTIONS (D)								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
D1	2.550	X	5.100	X	1	X	1	13.005
D2	1.530	X	1.530	X	1	X	1	2.341
D3	0.370	X	0.185	X	1	X	1	0.142
D4	0.755	X	0.300	X	1	X	1	0.227
D5	0.755	X	0.455	X	1	X	2	0.989
D6	0.300	X	0.425	X	1	X	1	0.128
D6a	0.300	X	0.240	X	0.5	X	1	0.036
TOTAL DEDUCTION AREA (D) =								16.867
TOTAL (Z - D) = TYPICAL FLOOR FAR AREA								85.559
TOTAL TYPICAL 2nd, 3rd & 4th FLOOR FAR AREA =								85.559

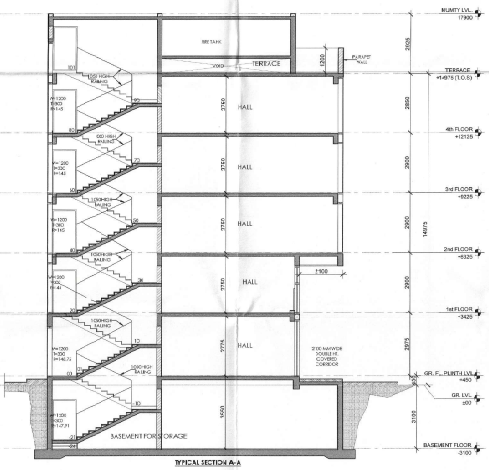
MUMTY + LIFT AREA

ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
A	2.895	X	12.270	X	1	X	1	34.943
TOTAL AREA =								34.943
TOTAL MUMTY LIFT NON FAR AREA =								34.943

BASEMENT NON FAR AREA (SQ.MT.)

ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y=Z	6.000	X	14.550	X	1	X	1	87.900
X1*Y1=Z1	6.000	X	4.842	X	0.5	X	1	14.526
TOTAL AREA								102.43
BASEMENT NON FAR AREA =								102.43


TYPICAL SECTION E-E

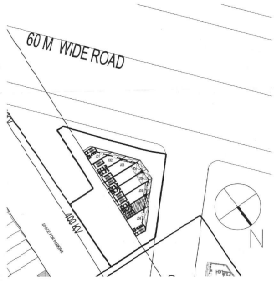

TYPICAL SECTION A-A

NOTE:
1. All dimensions are in mm or unless otherwise as specified.
2. Do not scale the drawing, follow the written dimensions only.
3. For material specification and design/details, refer the detailed control drawing issued by company.

(VIJENDER SINGH) STP (HQ) | (BHUVNESH KUMAR) STP (HR) | (AMIT KHATRI, IAS) DTCP (HR)

(RAJESH JAIN) ATP (HQ) | (SHIVAM ROHILLA) ATP (HQ) | (NARENDER KUMAR) DTP (HQ)

Deg No. 35TCP 118 dt 09-02-2026



KEY PLAN

PRINCIPAL ARCHITECT

ACPL

ISO 9001:08 S

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PROJECT:-

STANDARD PLAN OF COMMERCIAL PLOTTED COLONY (SCO) OF AREA MEASURING 9.6887 ACRES IN ADDITION TO LICENSE NO. 14 OF 2021 & LICENSE NO. 130 OF 2022 VEA SURING 17.8625 ACRES & 4.0425 ACRES, TOTALING AREA MEASURING 18.475 ACRES FALLING IN VILLAGE BAJGHERA, SECTOR-114, GURUGRAM, HARYANA BEING DEVELOPED BY BALWICK BUILDERS PVT. LTD. AND OTHERS IN COLLABORATION WITH EMAAR INDIA LTD (FORMERLY KNOWN AS EMAAR MGF LAND LTD).

AUTH. SIGN.

VEERMEET BHANDARI
ARCHITECT
CA/97/21141

ARCHITECT'S SIGN.

DRAWING TITLE:

STANDARD BUILDING PLANS

BLOCK-J_P_CT OF 6.30x 9.462: 102.43 SQMT.
PLOT NO. -07
FLOOR PLANS, SECTIONS & ELEVATIONS

DRAWING NO. J-106 | SCALE: 1 : 100