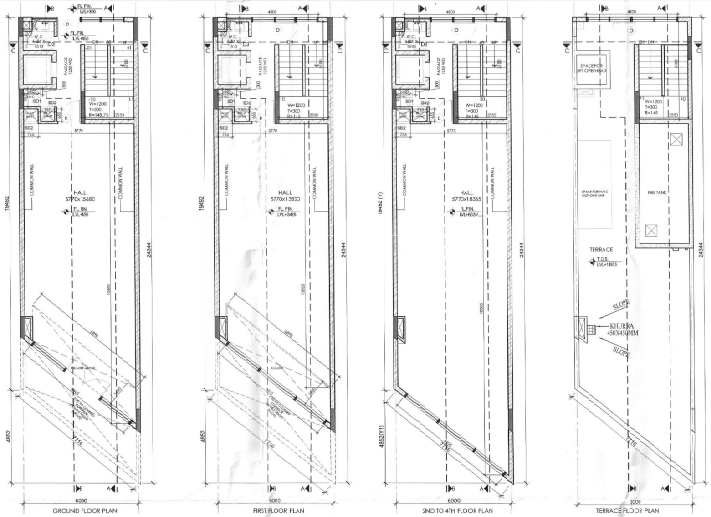
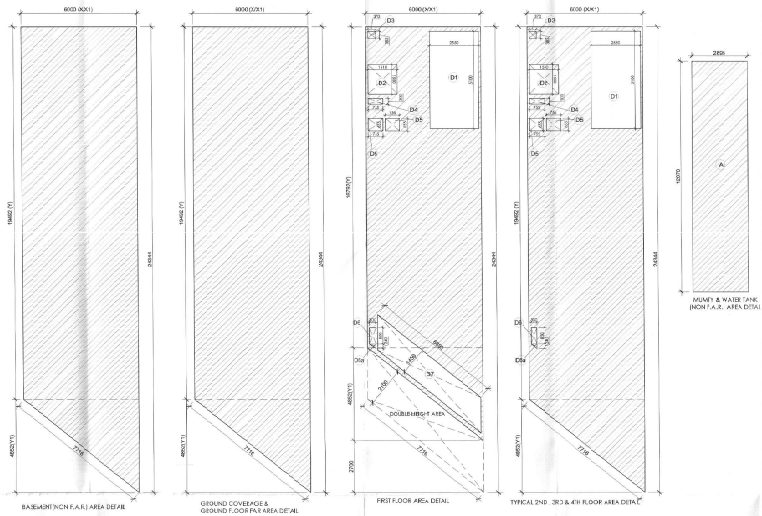
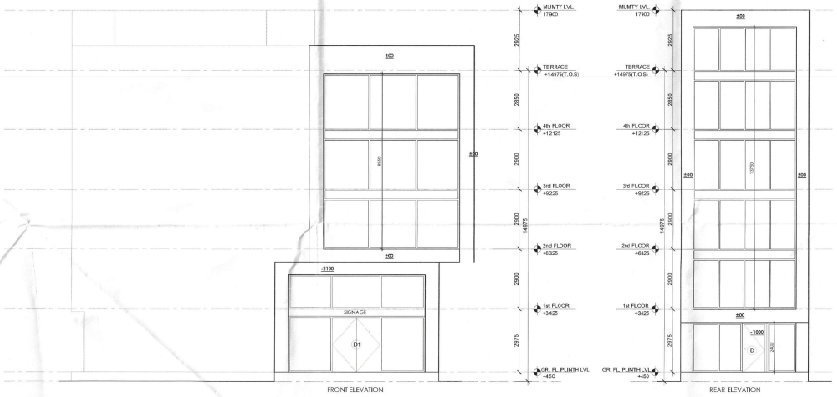
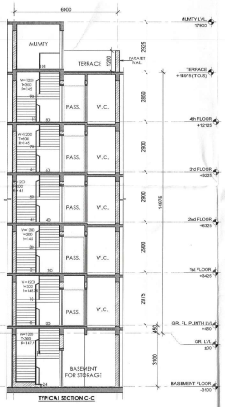






SCHEDULE OF OPENINGS		
S.NO.	TYPE	SIZE
1.	D	120X2400
2.	D1	240X2400
3.	D1A	120X2100
4.	D2	90X2100
5.	D3	750X2100
5.	SD1	1125X2000
7.	SD2	750X12000
8.	V1	450X600



AREA DETAIL SUMMARY (sq.mt.)		
PLOT AREA	131.51	
PERM. F.A.R.	563.605	
PROPOSED F.A.R	563.372	
GROUND COVERAGE	131.51	
FLOORS	F.A.R.	NON F.A.R.
BASEMENT		131.51
GROUND FLOOR	131.51	
1st FLOOR	88.323	26.985
2nd FLOOR	114.514	16.995
3rd FLOOR	114.514	16.995
4th FLOOR	114.514	16.995
MUMTY & FIRE TANK	0.000	34.943
TOTAL	563.372	244.439

FAR AREA DETAIL

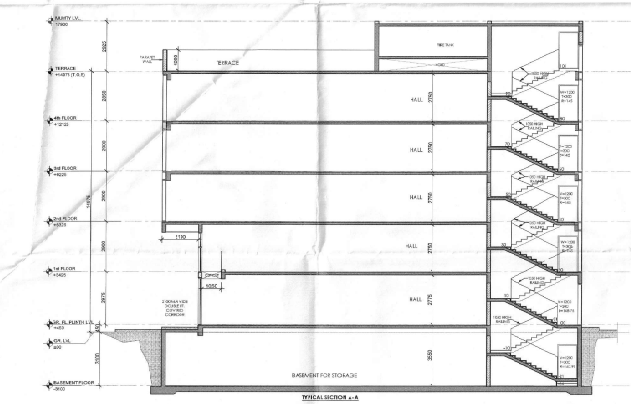
GROUND COVERAGE & GROUND FLOOR FAR (SQ.MT)									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X1*Y=Z	6.000	X	19.492	X	1	X	1	116.952
X1*Y1=Z1	6.000	X	4.852	X	0.5	X	1	14.556
TOTAL BUILT UP AREA (Z)								131.51
TOTAL GROUND COVERAGE & GROUND FLOOR FAR AREA								131.51

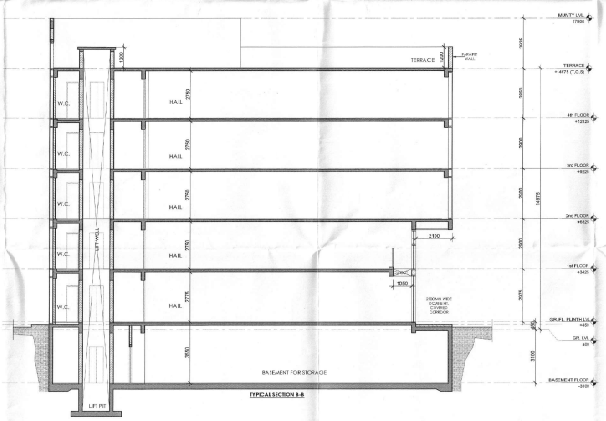
FIRST FLOOR AREA DETAIL IN FAR								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X1*Y=Z	6.000	X	16.792	X	1	X	1	100.752
X1*Y1=Z1	6.000	X	4.852	X	0.5	X	1	14.556
TOTAL AREA (Z)								115.308
DEDUCTIONS (E)								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
D1	2.550	X	5.100	X	1	X	1	13.005
D2	1.510	X	1.550	X	1	X	1	2.341
D3	0.970	X	0.945	X	1	X	1	0.92
D4	0.755	X	0.900	X	1	X	1	0.679
D5	0.755	X	0.855	X	1	X	2	0.989
D6	0.900	X	0.850	X	1	X	1	0.765
D6a	0.900	X	0.240	X	0.5	X	1	0.108
D7	6.890	X	3.500	X	1	X	1	24.061
TOTAL DEDUCTION AREA (D) =								56.985
TOTAL (Z-D) = FIRST FLOOR FAR AREA								88.323
TOTAL FIRST FLOOR FAR AREA =								88.323

TYPICAL 2ND, 3RD & 4TH FLOOR FAR IN FAR								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X1*Y=Z	6.000	X	19.492	X	1	X	1	116.952
X1*Y1=Z1	6.000	X	4.852	X	0.5	X	1	14.556
TOTAL AREA (Z)								131.51
DEDUCTIONS (E)								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
D1	2.550	X	5.100	X	1	X	1	13.005
D2	1.510	X	1.550	X	1	X	1	2.341
D3	0.970	X	0.945	X	1	X	1	0.92
D4	0.755	X	0.900	X	1	X	1	0.679
D5	0.755	X	0.855	X	1	X	2	0.989
D6	0.900	X	0.850	X	1	X	1	0.765
D6a	0.900	X	0.240	X	0.5	X	1	0.108
TOTAL DEDUCTION AREA (D) =								19.995
TOTAL (Z-D) = TYPICAL FLOOR FAR AREA								114.514
TOTAL TYPICAL 2nd, 3rd & 4th FLOOR FAR AREA =								114.514

MUMTY + LIFT AREA								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
A	2.885	X	12.070	X	1	X	1	34.943
TOTAL AREA =								34.943
TOTAL MUMTY IN 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	19.492	X	1	X	1	116.952
X1**Y=Z1	6.000	X	4.852	X	0.5	X	1	14.556
TOTAL AREA								131.51
BASEMENT NON FAR AREA =								131.51



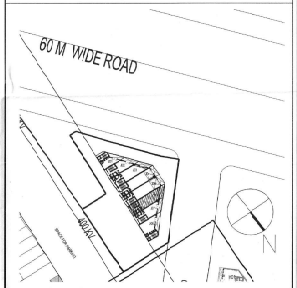


NOTE:
1. All dimensions are in mm or unless otherwise as specified.
2. Do not scale the drawing, follow the written dimensions only.
3. For material specification and design/details, refer the detailed control drawing issued by company.

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

(RAJESH DUTT) SD (HQ) | (SHIVAZ ROHILLA) ATP (HQ) | (NARENDER KUMAR) DTP(HQ)

Design DTCP 11868-VI Dated 09-02-2026



KEY PLAN

PRINCIPAL ARCHITECT:

ACPL

ACPL Design Ltd

ECONOMICS
Architecture
Management
Planning

PROJECT:

STANDARD PLAN OF COMMERCIAL PLOTTED COLONY (SCO) OF AREA MEASURING 3.58875 ACRES IN ADDITION TO LICENSE NO. 14 OF 2021 & LICENSE NO. 130 OF 2022 MEASURING 17.6362 ACRES, 8.4025 ACRES, TOTALING AREA MEASURING 18.473 ACRES FALLING IN VILLAGE BAJGHERA, SECTOR-114, GURUGRAM, HARYANA BEING DEVELOPED BY BALWINDER BUILDERS PVT. LTD. AND OTHERS IN COLLABORATION WITH EMAAR INDIA LTD (FORMERLY KNOWN AS EMAAR MGF LAND LTD).

AUTH. SIGN.

KULMEET SHANGARI ARCHITECT CA/97/21741

ARCHITECT'S SIGN.

DRAWING TITLE:

STANDARD BUILDING PLANS
BLOCK-_, PLOT OF 50x24.34M, 131.51 SQMT,
PLOT NO. _DI
FLOOR PLANS, SECTIONS & ELEVATIONS

DRAWING NO. J-105 | SCALE 1 : 100