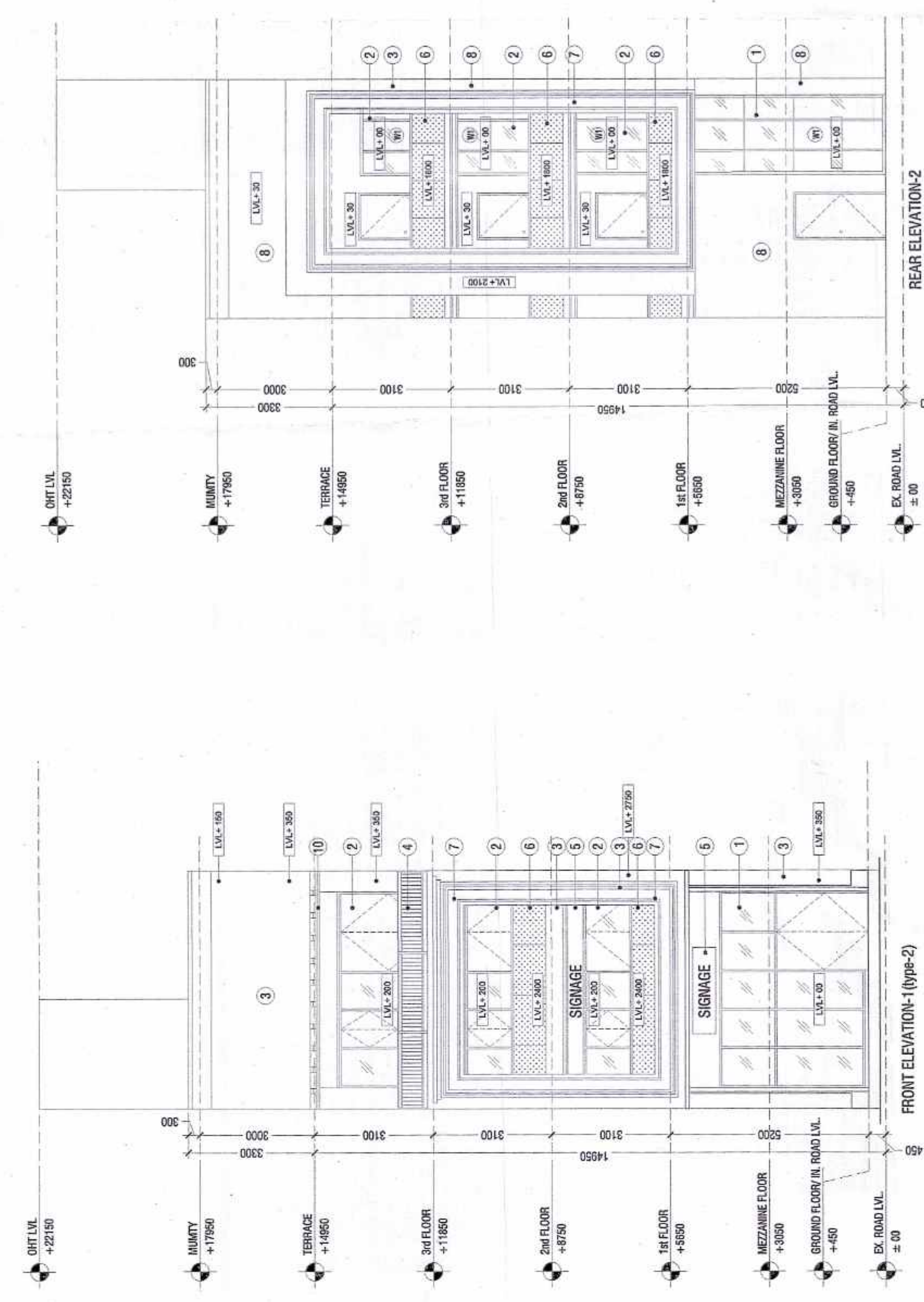
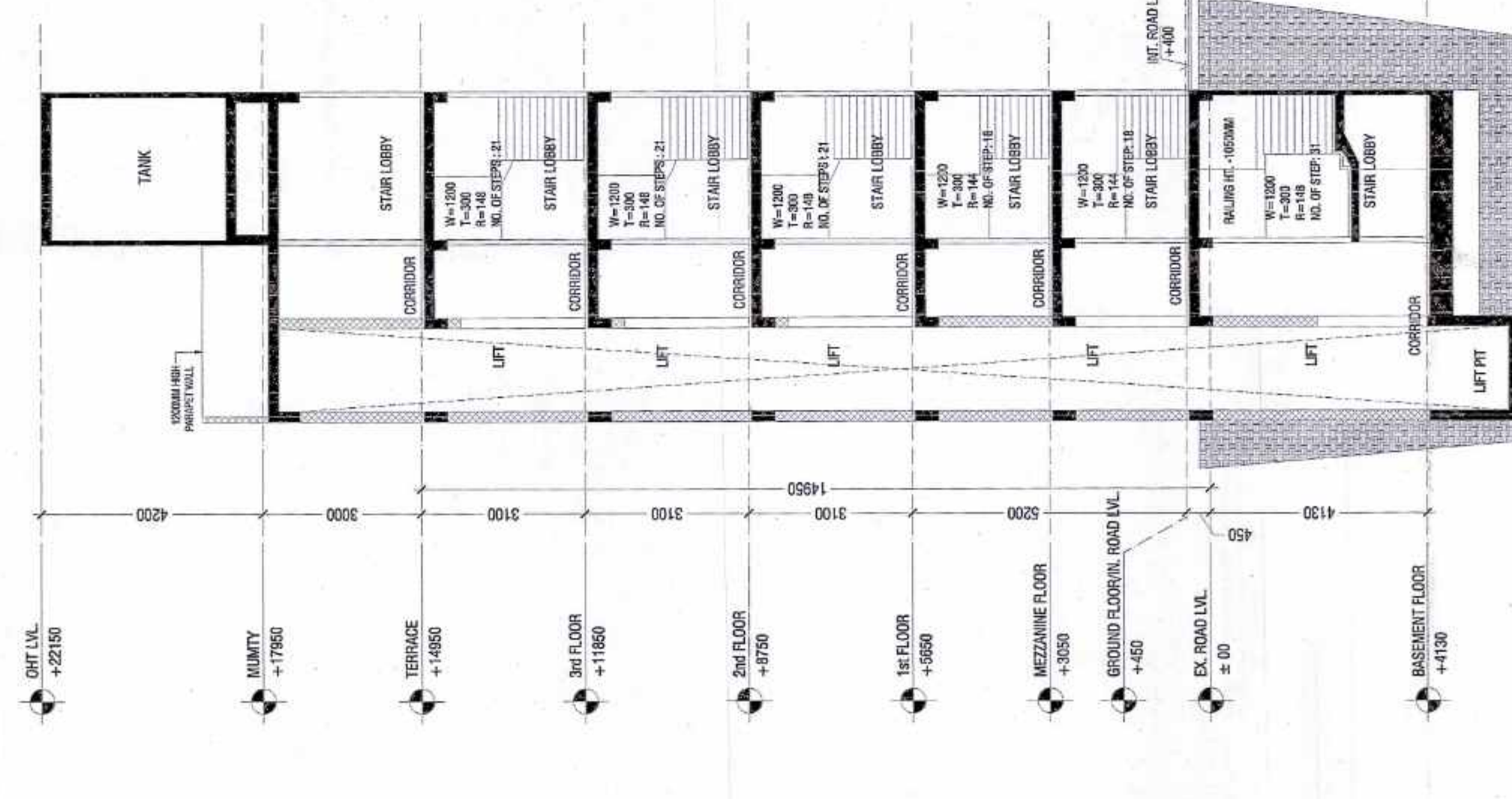
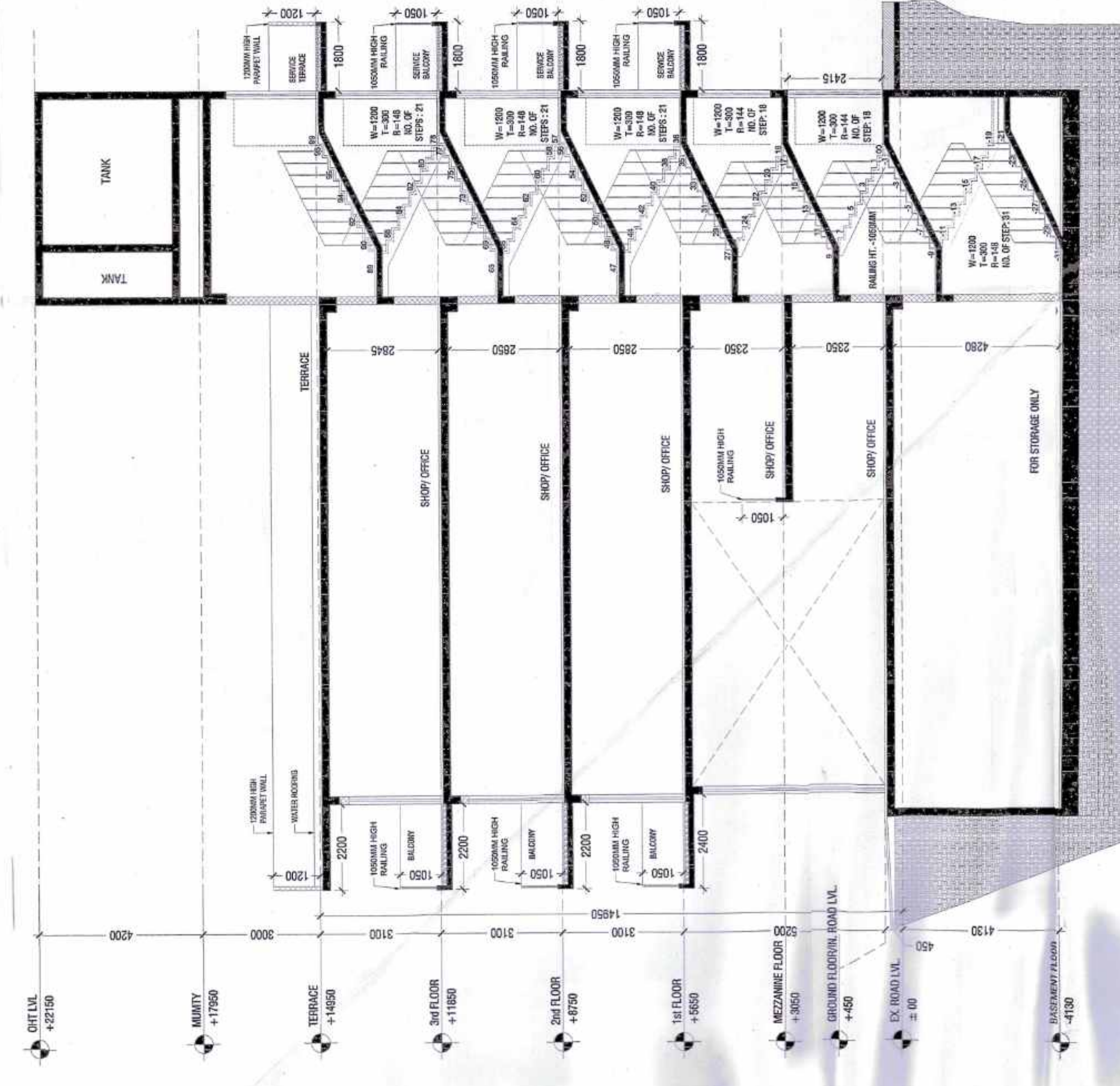
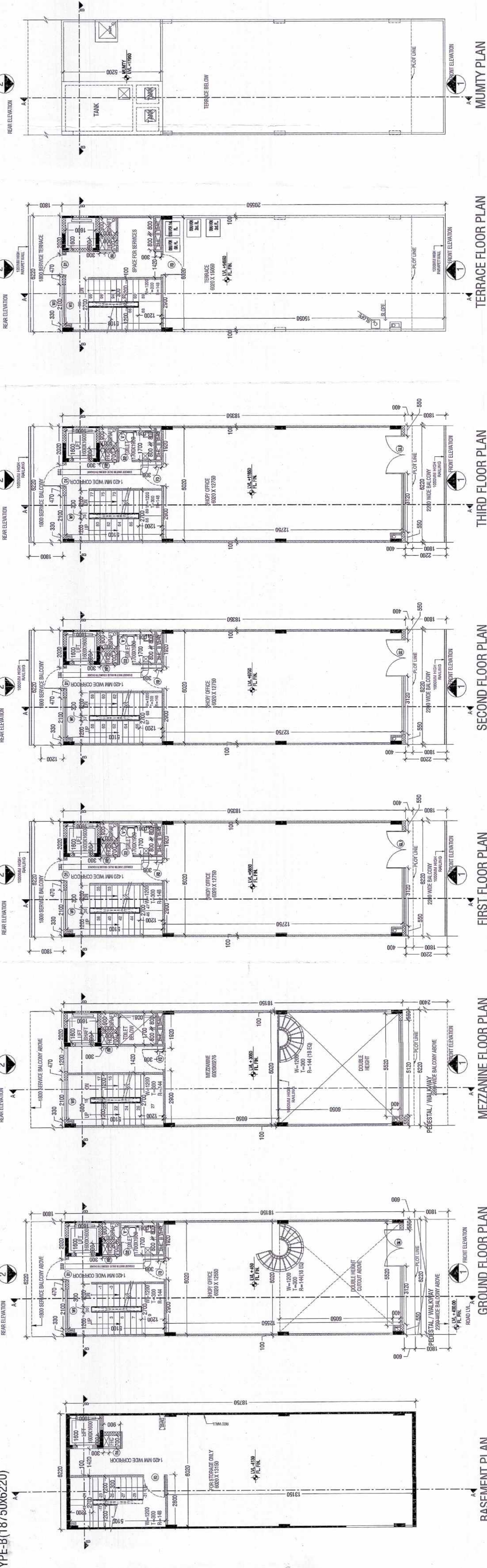


TYPE-B(187306220)

OJOS DEVELOPERS Pvt. Ltd.

PROJECT NAME & ADDRESS:

PROPOSED LAYOUT CUM DEMARCATION PLAN FOR GRANT OF LICENCE FOR SETTING UP OF COMMERCIAL PLOTTED COLONY OVER AN AREA MEASURING 5.1375 ACRES BEARING LICENCE NO. 65 OF 2024 DATED 18.06.2024 (AFTER MIGRATION THE ENTIRE AREA GRANTED LICENCE NO. 78 OF 2013 DATED 27.08.2013 GRANTED FOR SETTING OF COMMERCIAL COLONY OVER AN AREA MEASURING 5.1375 ACRES) IN THE REVENUE ESTATE OF VILLAGE BAIGHERA, SECTOR-114 GURUGRAM OJOS DEVELOPER PVT. LTD. IN COLLABORATION .



GROUND COVERAGE & GROUND FLOOR FAR AREA			
ITEM	WIDTH	LENGTH	AREA
1. 1.00	1.00	1.00	1.00
2. 2.00	2.00	2.00	4.00
3. 3.00	3.00	3.00	9.00
4. 4.00	4.00	4.00	16.00
5. 5.00	5.00	5.00	25.00
6. 6.00	6.00	6.00	36.00
7. 7.00	7.00	7.00	49.00
8. 8.00	8.00	8.00	64.00
9. 9.00	9.00	9.00	81.00
10. 10.00	10.00	10.00	100.00

MEZZANINE FLOOR DETAIL IN FAR			
ITEM	WIDTH	LENGTH	AREA
1. 1.00	1.00	1.00	1.00
2. 2.00	2.00	2.00	4.00
3. 3.00	3.00	3.00	9.00
4. 4.00	4.00	4.00	16.00
5. 5.00	5.00	5.00	25.00
6. 6.00	6.00	6.00	36.00
7. 7.00	7.00	7.00	49.00
8. 8.00	8.00	8.00	64.00
9. 9.00	9.00	9.00	81.00
10. 10.00	10.00	10.00	100.00

TERRACE FLOOR DETAIL IN FAR			
ITEM	WIDTH	LENGTH	AREA
1. 1.00	1.00	1.00	1.00
2. 2.00	2.00	2.00	4.00
3. 3.00	3.00	3.00	9.00
4. 4.00	4.00	4.00	16.00
5. 5.00	5.00	5.00	25.00
6. 6.00	6.00	6.00	36.00
7. 7.00	7.00	7.00	49.00
8. 8.00	8.00	8.00	64.00
9. 9.00	9.00	9.00	81.00
10. 10.00	10.00	10.00	100.00

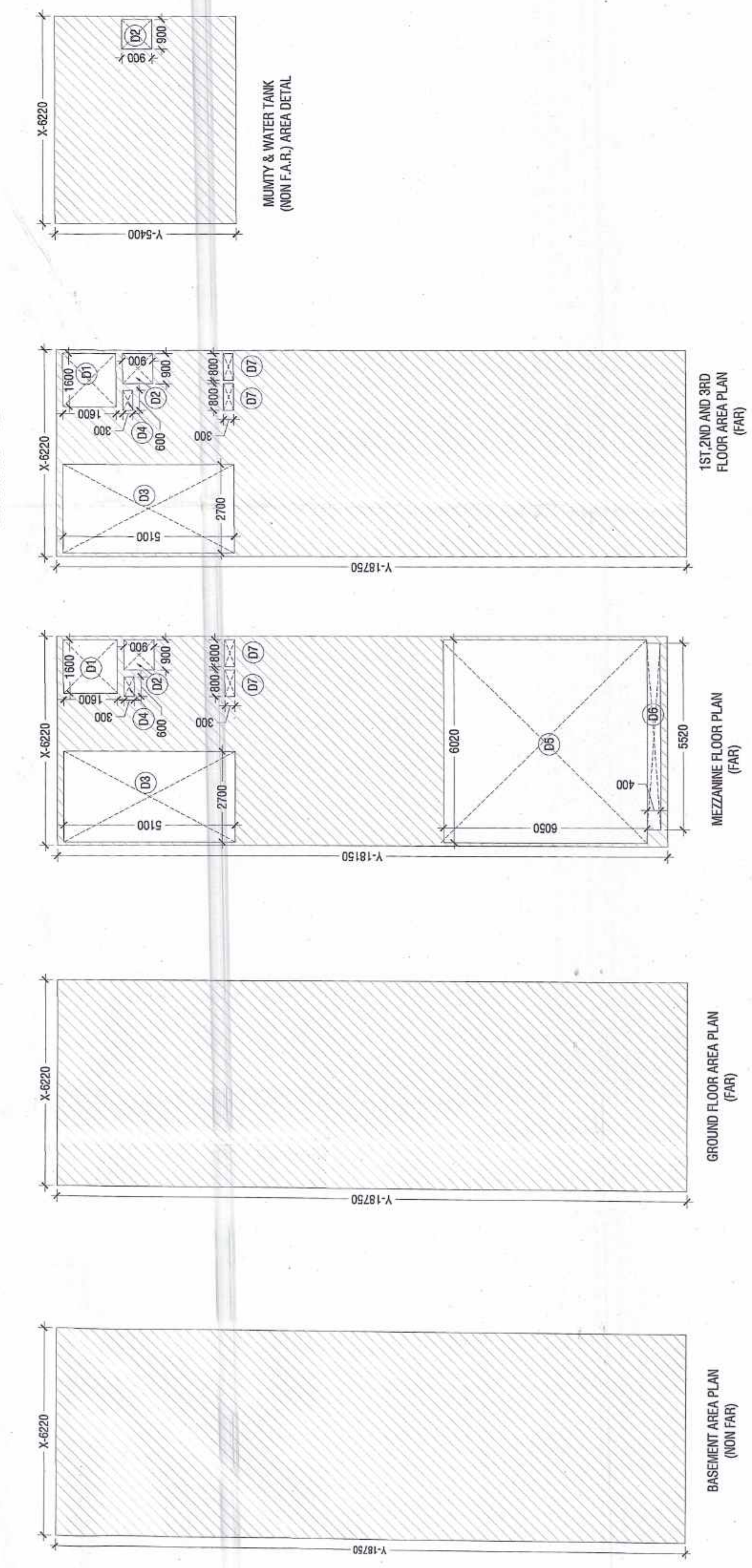
MUMTY FLOOR DETAIL IN FAR			
ITEM	WIDTH	LENGTH	AREA
1. 1.00	1.00	1.00	1.00
2. 2.00	2.00	2.00	4.00
3. 3.00	3.00	3.00	9.00
4. 4.00	4.00	4.00	16.00
5. 5.00	5.00	5.00	25.00
6. 6.00	6.00	6.00	36.00
7. 7.00	7.00	7.00	49.00
8. 8.00	8.00	8.00	64.00
9. 9.00	9.00	9.00	81.00
10. 10.00	10.00	10.00	100.00

TOTAL FAR AREA SUMMARY (sq.m)			
ITEM	WIDTH	LENGTH	AREA
1. 1.00	1.00	1.00	1.00
2. 2.00	2.00	2.00	4.00
3. 3.00	3.00	3.00	9.00
4. 4.00	4.00	4.00	16.00
5. 5.00	5.00	5.00	25.00
6. 6.00	6.00	6.00	36.00
7. 7.00	7.00	7.00	49.00
8. 8.00	8.00	8.00	64.00
9. 9.00	9.00	9.00	81.00
10. 10.00	10.00	10.00	100.00

TOTAL FAR AREA SUMMARY (sq.m)			
ITEM	WIDTH	LENGTH	AREA
1. 1.00	1.00	1.00	1.00
2. 2.00	2.00	2.00	4.00
3. 3.00	3.00	3.00	9.00
4. 4.00	4.00	4.00	16.00
5. 5.00	5.00	5.00	25.00
6. 6.00	6.00	6.00	36.00
7. 7.00	7.00	7.00	49.00
8. 8.00	8.00	8.00	64.00
9. 9.00	9.00	9.00	81.00
10. 10.00	10.00	10.00	100.00

TOTAL FAR AREA SUMMARY (sq.m)			
ITEM	WIDTH	LENGTH	AREA
1. 1.00	1.00	1.00	1.00
2. 2.00	2.00	2.00	4.00
3. 3.00	3.00	3.00	9.00
4. 4.00	4.00	4.00	16.00
5. 5.00	5.00	5.00	25.00
6. 6.00	6.00	6.00	36.00
7. 7.00	7.00	7.00	49.00
8. 8.00	8.00	8.00	64.00
9. 9.00	9.00	9.00	81.00
10. 10.00	10.00	10.00	100.00

TOTAL FAR AREA SUMMARY (sq.m)			
ITEM	WIDTH	LENGTH	AREA
1. 1.00	1.00	1.00	1.00
2. 2.00	2.00	2.00	4.00
3. 3.00	3.00	3.00	9.00
4. 4.00	4.00	4.00	16.00
5. 5.00	5.00	5.00	25.00
6. 6.00	6.00	6.00	36.00
7. 7.00	7.00	7.00	49.00
8. 8.00	8.00	8.00	64.00
9. 9.00	9.00	9.00	81.00
10. 10.00	10.00	10.00	100.00



- MATERIAL LEGEND**
- FRAMELESS GLAZING SYSTEM (17.5mm THK. DGL)
 - FRAMELESS GLAZING SYSTEM (12mm THK TOUGHEND GLASS)
 - APPROVAL
 - DRY STONE CLADDING AS/ APPROVAL
 - SS RAILING SYSTEM
 - SMILES AS PER DESIGN DETAIL
 - SEAMLESS GLASS RAILING
 - METAL SHEET AS/ APPROVAL
 - PLASTER & PAINT/ APPROVAL
 - FALSE GLAZING
 - PERGOLA AS/DETAIL

SCHEDULE OF OPENINGS			
S.NO.	TYPE	SIZE	S.L.
1.	D1	1200X2100	00
2.	D2	750X2100	00
3.	FD	1200X2100	00
4.	FH	900X2000	100
5.	WH	2100X1100	1000
6.	GL1	2000/AS EL X2100	00
7.	V	450X600	1500

ACPL

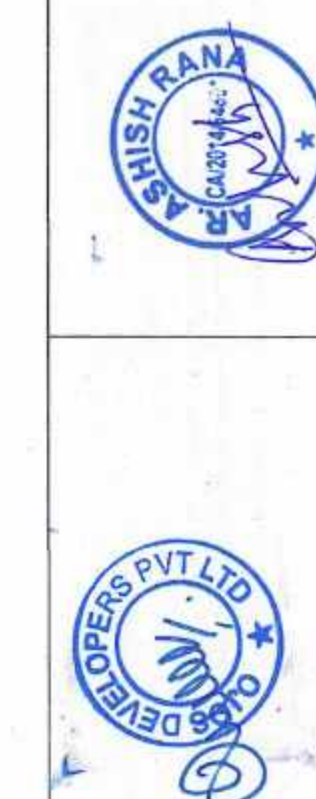
ACPL Design Ltd

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Architectural
Engineering
Planning

ACPL Design Ltd

Plot No. 102/2015, Sector-114, Gurugram
New Delhi 110028, India



ARCHITECTS SIGN

ARCHITECTURAL CONTROL SHEET

TYPE-B(187306220)_P01 (no. 286)

FLOOR PLANS, SECTION, ELEVATION & AREA DETAIL

DRAWING NO. A-03

SCALE:

DATE: 10/07/2024

BY: (Signature)

FOR: (Signature)

DATE: 10/07/2024

BY: (Signature)

FOR: (Signature)

DATE: 10/07/2024

BY: (Signature)

FOR: (Signature)

DATE: 10/07/2024

BY: (Signature)

FOR: (Signature)

DATE: 10/07/2024

BY: (Signature)

FOR: (Signature)

DATE: 10/07/2024

BY: (Signature)

FOR: (Signature)

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DATE: 10/07/2024

BY: (Signature)

FOR: (Signature)

DATE: 10/07/2024

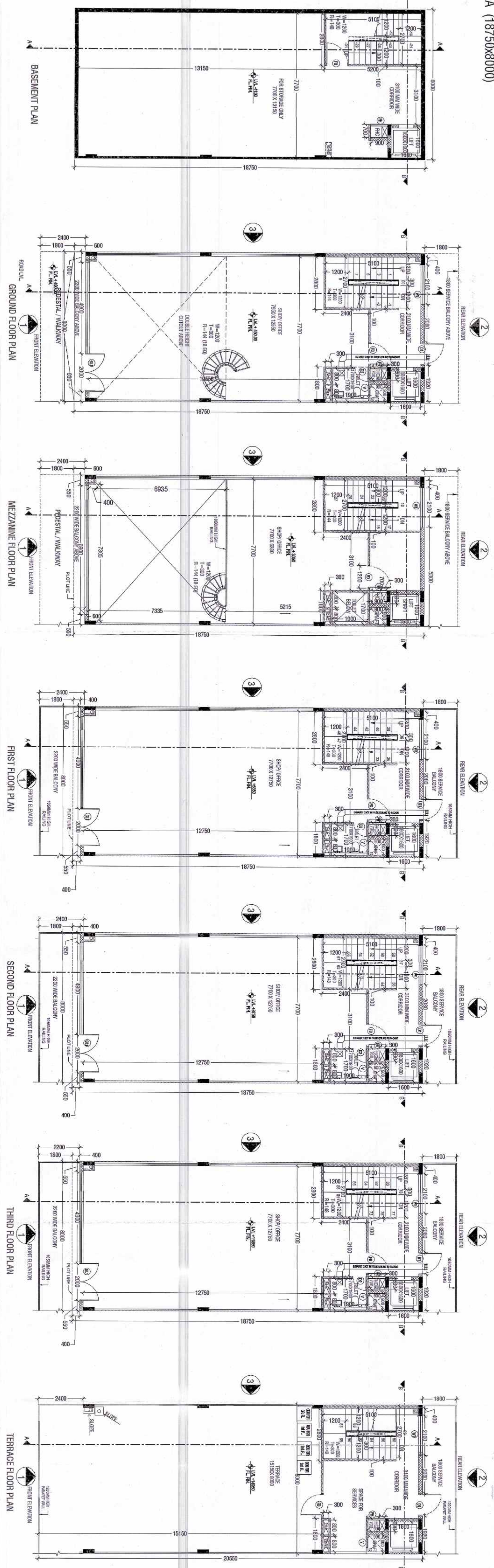
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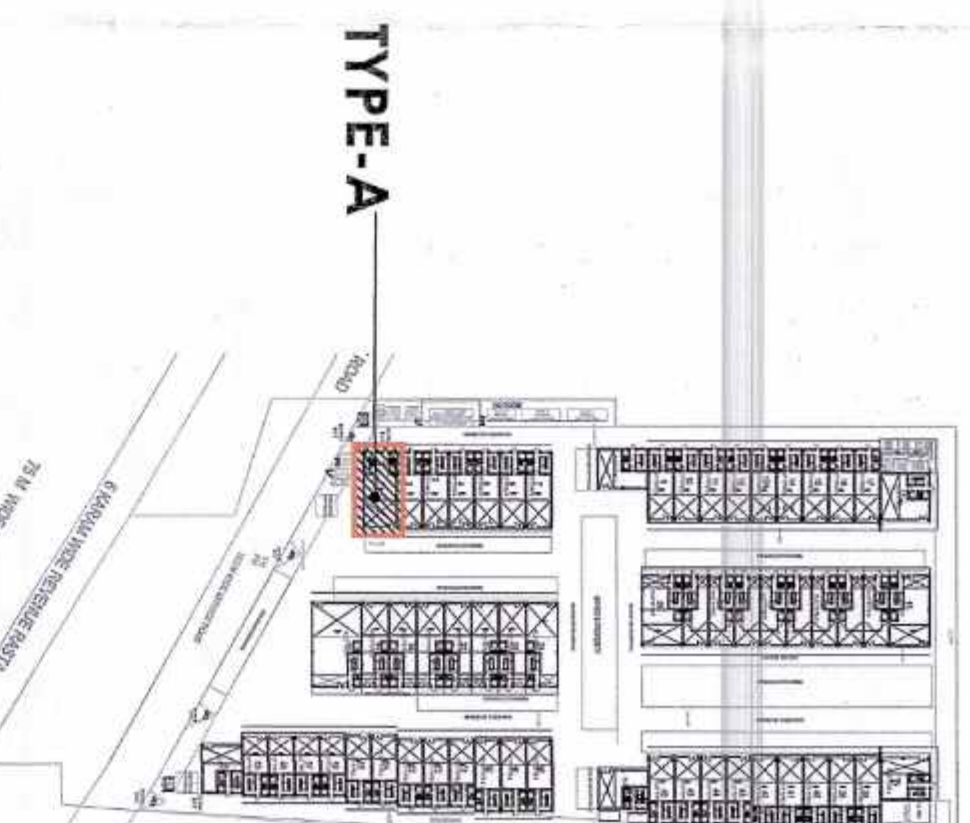
FOR: (Signature)



OWNER OIOS DEVELOPERS PVT. LTD.

PROJECT NAME & ADDRESS:

PROPOSED LAYOUT CUM DEMARCATION PLAN FOR GRANT OF LICENCE FOR SETTING UP OF COMMERCIAL PLOTTED COLONY OVER AN AREA MEASURING 5.1375 ACRES BEARING LICENCE NO. 65 OF 2024 DATED 18.06.2024 (AFTER MIGRATION THE ENTIRE AREA FROM LICENCE NO. 78 OF 2013 DATED 27.08.2013 GRANTED FOR SETTING OF COMMERCIAL COLONY OVER AN AREA MEASURING 5.1375 ACRES) IN THE REVENUE ESTATE OF VILLAGE BALGHERA, SECTOR-114 GURGRAM OIOS DEVELOPER PVT. LTD. IN COLLABORATION.



TYPE-A

REF PLAN

- MATERIAL LEGEND**
1. FRAMES GLAZING SYSTEM (1/2" MIN THK. DBU GLASS)
 2. FRAMES GLAZING SYSTEM (1/2" MIN THK. TOUGHENED GLASS)
 3. DRY STONE CLADDING AS/ APPROVAL
 4. SS RAILING SYSTEM
 5. SIGNAGE AS PER DESIGN DETAIL
 6. SEAMLESS GLASS RAILING
 7. METAL SHEET AS APPROVAL
 8. PLASTER & PAINT APPROVAL
 9. FALSE GLAZING
 10. PERGOLA AS DETAIL

SCHEDULE OF OPENINGS			
S.NO.	TYPE	SIZE	S.L. L.L.
1.	DT	1200x100	00 2100
2.	D2	750x2100	00 2100
3.	FD	1200x2100	00 2100
4.	FI	900x2000	100 2100
5.	WI	2100x1100	1000 2100
6.	GL	2400x5.1375	00 2100
7.	V	4500x600	1500 2100

PRINCIPAL ARCHITECT:

ACPLACPL Design Ltd
C-21, Sector 27, Gurgaon - 122001
E: info@acpldesign.com, P: 012-41414141
www.acpldesign.com

AUTH. SIGN. OWNER SIGN.



ARCHITECTURAL CONTROL SHEET

FLOOR PLANS, SECTION, ELEVATION & AREA DETAIL

DRAWING NO. A-02

SCALE:

TYPE-B(18750x6220)

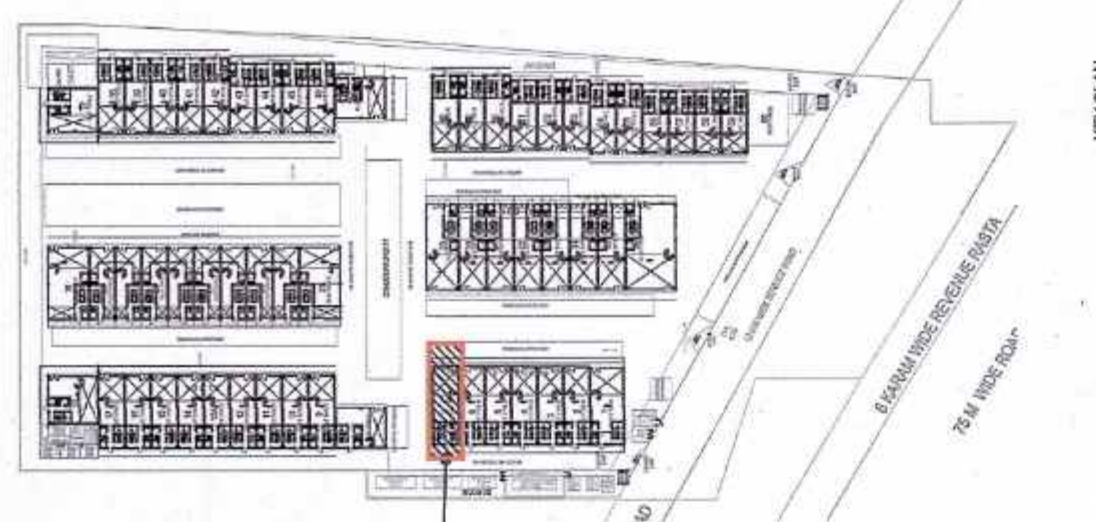
OWNER

OJOS DEVELOPERS Pvt. Ltd.

PROJECT NAME & ADDRESS:

PROPOSED LAYOUT CUM DEMARCATION PLAN FOR GRANT OF LICENCE FOR SETTING UP OF COMMERCIAL PLOTTED COLONY OVER AN AREA MEASURING 5.1375 ACRES BEARING LICENCE NO. 65 OF 2024 DATED 18.06.2024 (AFTER MIGRATION THE ENTIRE AREA FROM LICENCE NO. 78 OF 2013 DATED 27.08.2013 GRANTED FOR SETTING OF COMMERCIAL COLONY OVER AN AREA MEASURING 5.1375 ACRES) IN THE REVENUE ESTATE OF VILLAGE BAUGHERA, SECTOR-114 GURUGRAM HOSUR DEVELOPER PVT. LTD. IN COLLABORATION OJOS

TYPE-B



MATERIAL LEGEND

1. FRAMELESS GLAZING SYSTEM(17,52mm THK. DGU GLASS)
2. FRAMELESS GLAZING SYSTEM(12mm THK TOUGHEND GLASS)
3. DRY STONE CLADDING AS/ APPROVAL
4. SS RAILING SYSTEM
5. SINGAGES AS PER DESIGN DETAIL
6. SEAMLESS GLASS RAILING
7. METAL SHEET AS/ APPROVAL
8. PLASTER & PAINT/ APPROVAL
9. FALSE GLAZING
10. PERGOLA AS/DETAIL

SCHEDULE OF OPENINGS				
S.NO.	TYPE	SIZE	S.L.	L.L.
1.	D1	1200X2100	00	2100
2.	D2	750X2100	00	2100
3.	FD	1200X2100	00	2100
4.	FH	900X2000	100	2100
5.	WH1	2100X1100	1000	2100
6.	GL1	2000X5 EL X2100	00	2100
7.	V	450X650	1500	2100

PRINCIPAL ARCHITECT:

LOCK

ACPL Design Ltd

ACPL Design Ltd
E-24 South Extension - II; +91 11 24622195
New Delhi 110048, India +91 11 24646708
E: contact@acpldesign.com; +91 11 24834063
www.acpldesign.com

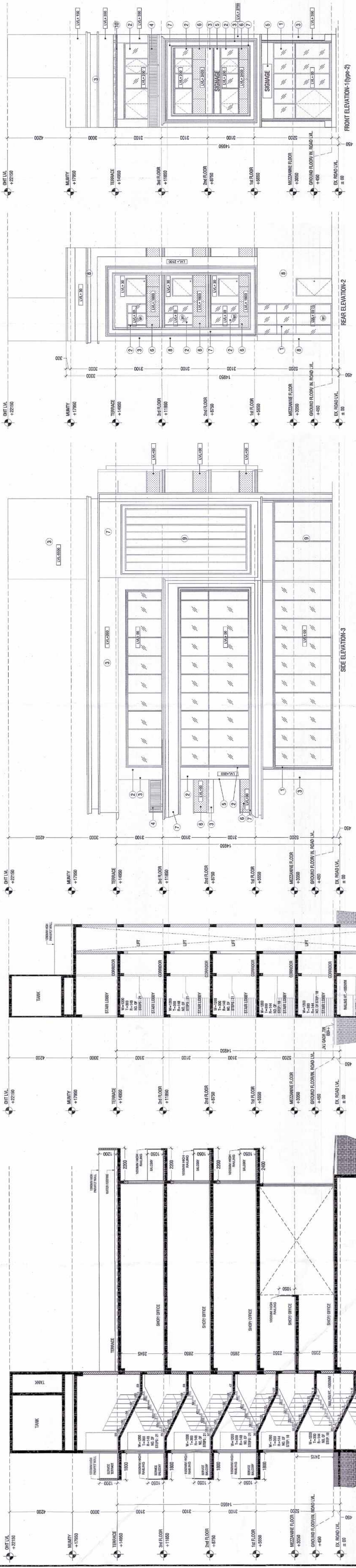
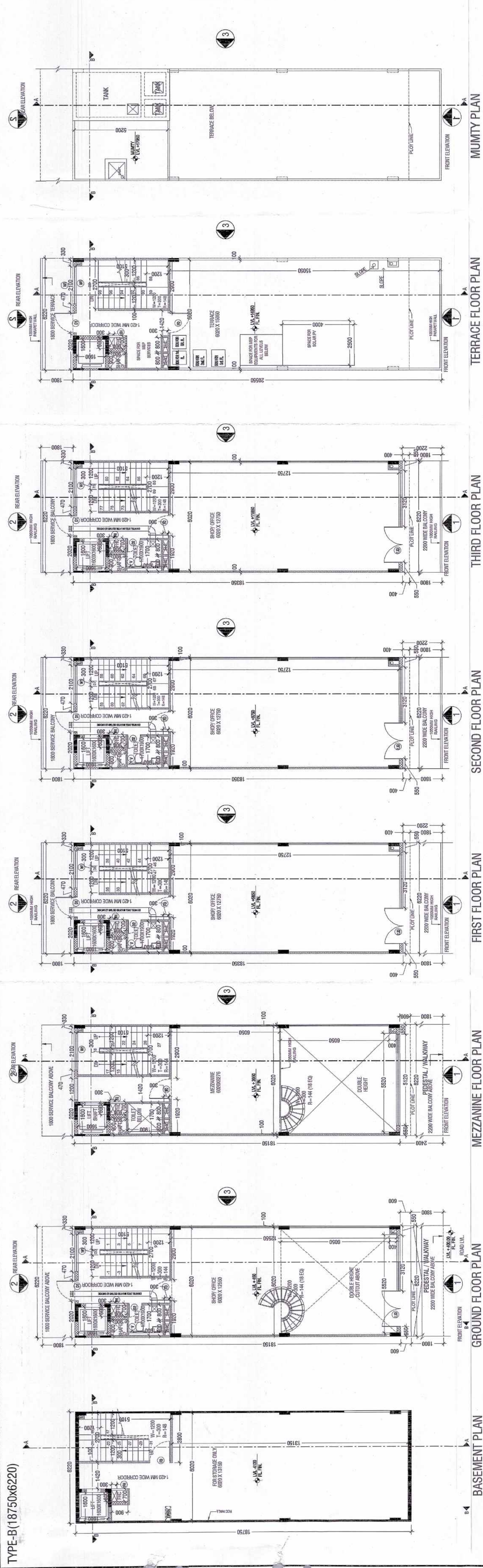


AUTH. S.

DRAWING TITLE:

ARCHITECTURAL CONTROL SHEET
8750x6220) Plot no. (7)

ts - 01
SECTION
A-06



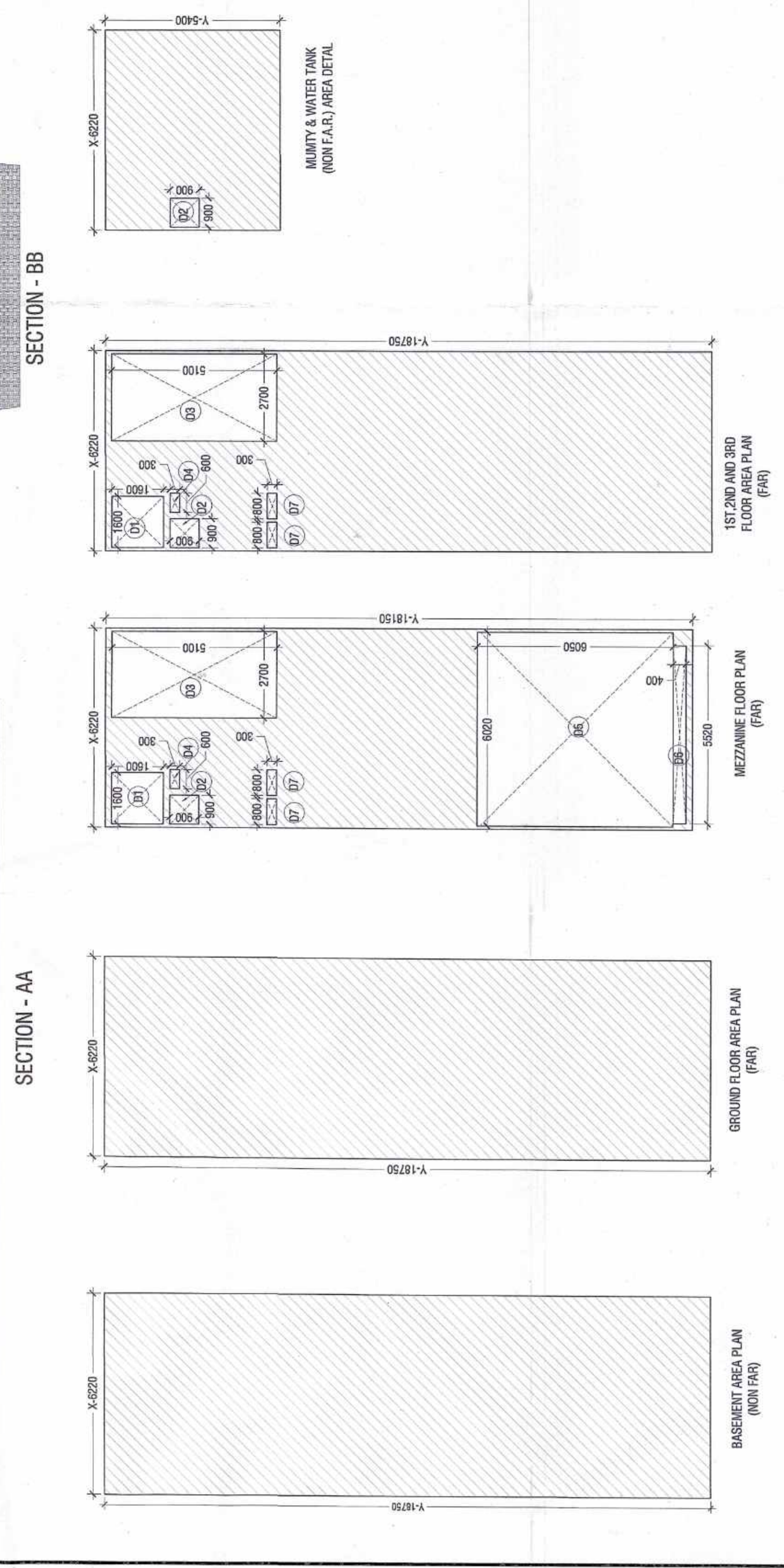
AREA DETAIL SUMMARY (sq.ft.)		F.A.R.	NON F.A.R.
PLANT AREA	116,625		116,625
PERM. F.A.R. (1.42)	469,554		
PROPOSED F.A.R.	469,554		
BALANCED F.A.R.	29,991		
GROUND COVERAGE	116,625		
FLOORS			
BASMENT	116,625		
GROUND FLOOR	56,464		
MEZZANINE FLOOR	98,825	17,800	
1st FLOOR	98,825	17,800	
2nd FLOOR	98,825	17,800	
3rd FLOOR	98,825	17,800	
TERACE		32,778	
TOTAL	469,554	202,803	

FAIR AREA DETAIL						
GROUND COVERAGE & GROUND FLOOR FAR (SQ.MT)						
ITEM	WIDTH	X	LENGTH	X	FACTOR	X
X*Y-Z	6.220	X	18.750	X	1	X
TOTAL BUILD UP AREA (Z)						116.625
TOTAL GROUND COVERAGE & GROUND FLOOR FAR AREA						116.625

MEZANINE FLOOR LENGTH IN FAR		MEZANINE FLOOR WIDTH IN FAR		TOTAL AREA (A)		TOTAL REDUCTION AREA (D)		MEZANINE FLOOR FAR AREA =	
X*Y=Z	D	W	L	X	Y	X	Y	X	Y
18.150	6.220	112.893	112.893	1	1	1	1	1	1
MEZANINE FLOOR LENGTH IN FAR = 18.150 MEZANINE FLOOR WIDTH IN FAR = 6.220 TOTAL AREA (A) = 112.893 TOTAL REDUCTION AREA (D) = 0.000 MEZANINE FLOOR FAR AREA = 112.893									

TYPICAL 1ST, 2ND & 3RD FLOOR DETAIL IN FAR									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	FACTOR	NOS	AREA
X ₁ × X ₂	6.220	X	18.750	X	1	X	1	1	116.625
TOTAL AREA (2)									
DEDUCTIONS (D)									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	FACTOR	NOS	AREA
D1	1.600	X	1.600	X	1	X	1	1	2.560
D2	1.500	X	2.000	X	1	X	1	1	3.000
D3	5.000	X	2.700	X	1	X	1	1	13.770
D4	0.300	X	0.300	X	1	X	1	1	0.090
D5	0.800	X	0.800	X	1	X	1	2	0.640
TOTAL DEDUCTION AREA (D) =									
TOTAL (2 - D) = TYPICAL FLOOR FAR AREA = 98.825									
TOTAL TYPICAL 1st, 2nd & 3rd FLOOR FAR AREA = 98.825									

BASEMENT AREA				PEDICEMENTS (D)				BASEMENT AREA			
RELATIVE WIDTH	RELATIVE WIDTH	LENGTH	FACTOR	RELATIVE WIDTH	RELATIVE WIDTH	LENGTH	FACTOR	RELATIVE WIDTH	RELATIVE WIDTH	LENGTH	FACTOR
Y/Z	Y/Z	X	1	X	X	X	1	X	X	X	1
3.5/8	6.2/20	3.5	1	5.0/10	3.5	5.0	1	3.5/8	6.2/20	3.5	1
TOTAL AREA =				TOTAL MOUNTY NON FAR AREA =				TOTAL AREA =			
33.598				32.778				116.625			
33.598				32.778				116.625			



Page No- ATP 10397-VI Dated 30-07-2024

4

10

2

6

16,625

X	FACTOR	X
X	1	X

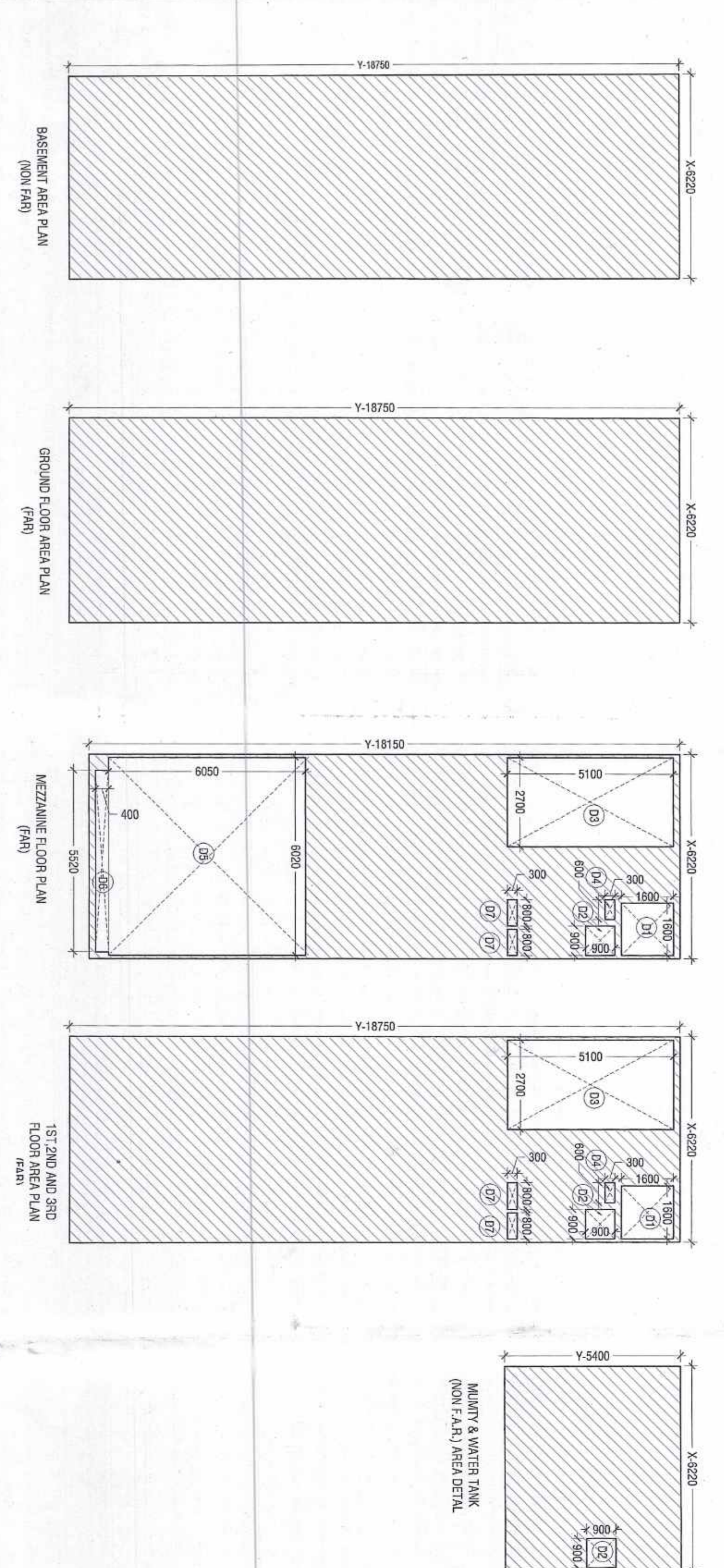
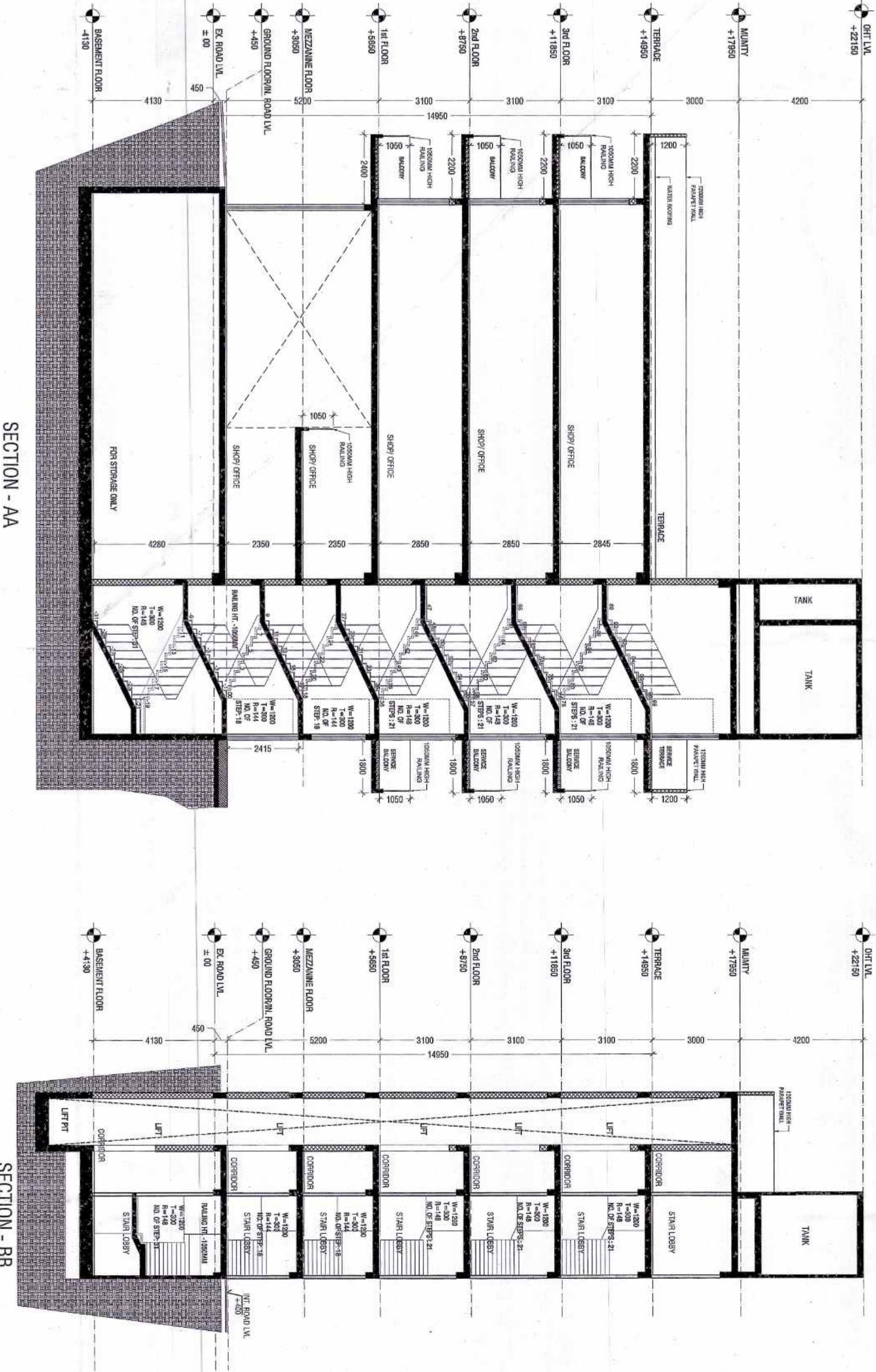
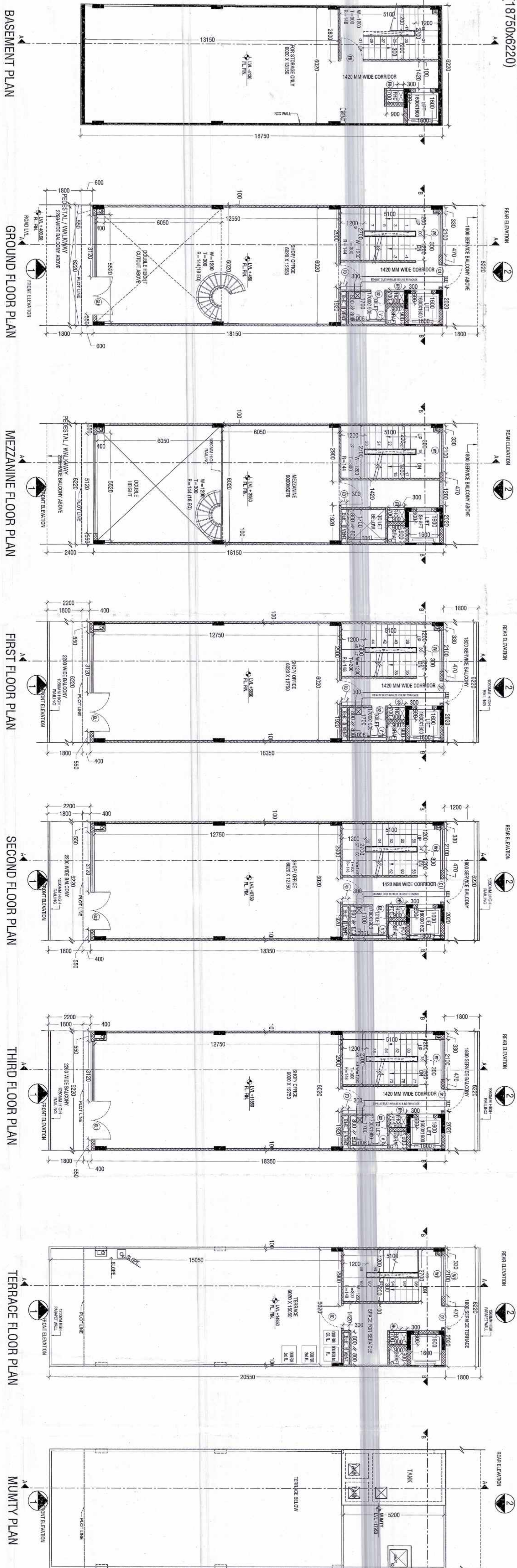
WIDTH	X	
6.220	X	

520



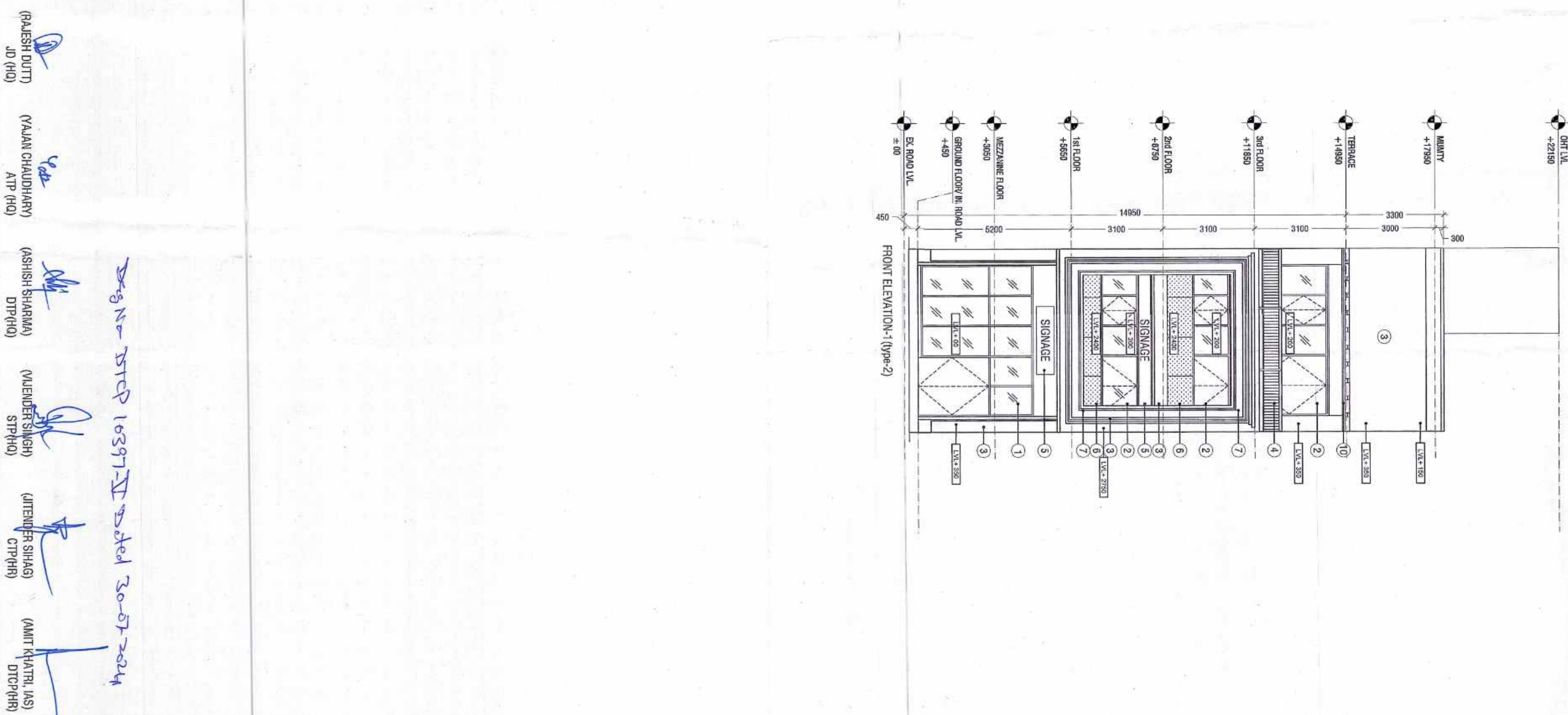
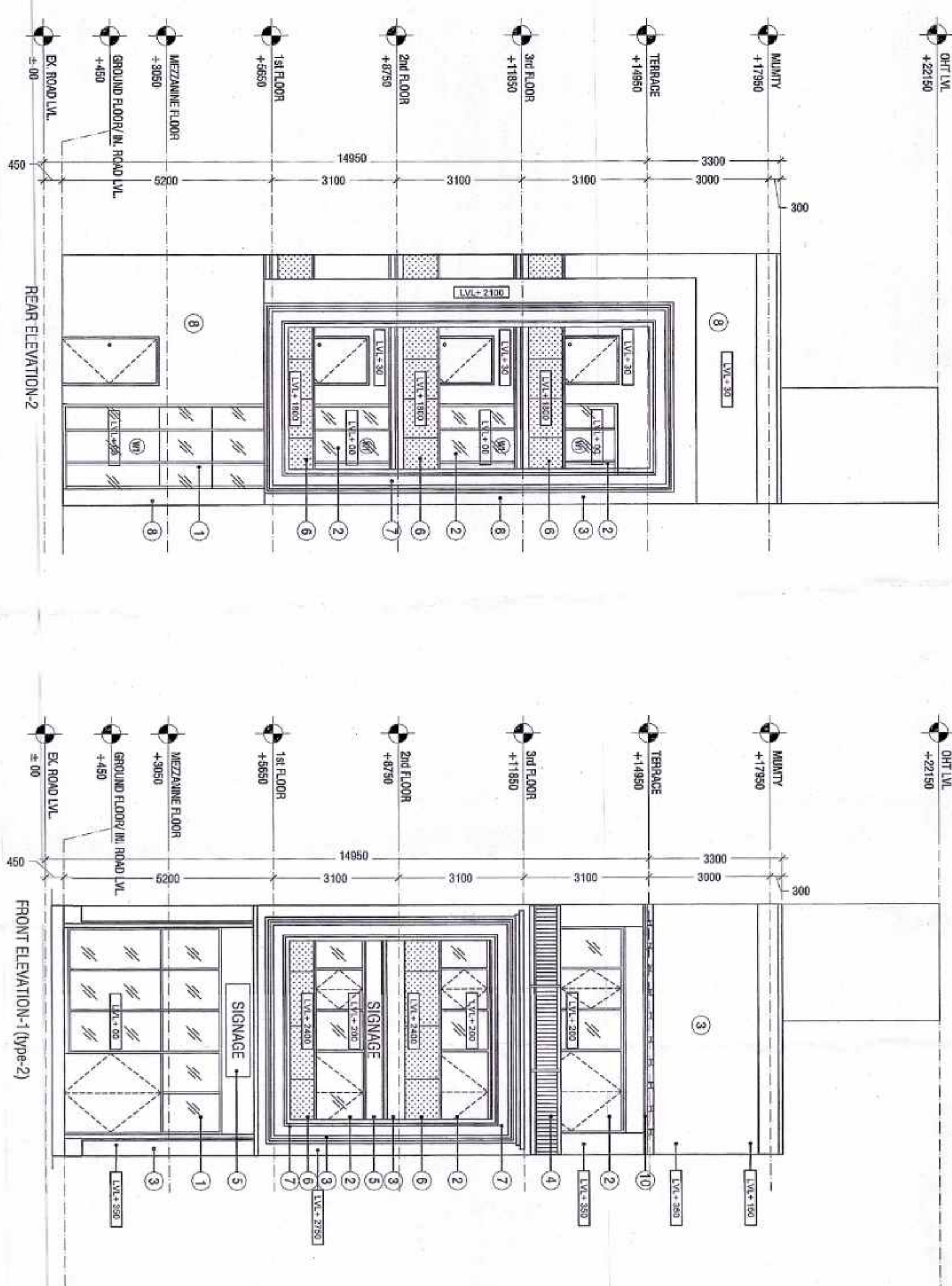
1000

1100



FAR AREA DETAIL									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
GROUND COVERAGES & GROUND FLOOR FAR (S.A.M)									
X*Y=2	6.220	X	18.150	X	1	X	1	116.605	
TOTAL BUILD UP AREA (A)									
TOTAL GROUND COVERAGES & GROUND FLOOR FAR AREA									
116.605									
BUILDING FLOOR DETAIL									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
TOTAL AREA (D)									
X*Y=2	6.220	X	18.150	X	1	X	1	112.883	
BUILDING FLOOR DETAIL									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
TOTAL AREA (D)									
D1	1.600	X	1.600	X	1	X	1	2.560	
D2	0.900	X	0.900	X	1	X	1	0.810	
D3	5.100	X	2.700	X	1	X	1	13.770	
D4	0.600	X	6.000	X	1	X	1	3.600	
D5	5.100	X	0.900	X	1	X	1	4.590	
D6	0.900	X	0.900	X	1	X	1	0.810	
D7	0.900	X	0.900	X	1	X	1	0.810	
TOTAL GROUND FLOOR FAR AREA									
56.664									
Mezzanine Floor FAR Area =									
56.664									
TYPICAL 2ND AND 3RD FLOOR FAR AREA									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
TOTAL AREA (D)									
X*Y=2	6.220	X	18.150	X	1	X	1	116.605	
TYPICAL 2ND AND 3RD FLOOR FAR AREA									
116.605									
MUMTY & WATER TANK (NON-F.A.R.) AREA DETAIL									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
TOTAL AREA (D)									
X*Y=2	6.220	X	5.400	X	1	X	1	33.588	
TOTAL GROUND COVERAGES									
35.588									
TOTAL MUMTY & WATER TANK AREA =									
32.778									
BASEMENT AREA									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
TOTAL AREA (D)									
Y*Z	6.220	X	18.150	X	1	X	1	116.605	
TOTAL BASEMENT NON-FAR AREA =									
116.605									

AREA DETAIL SUMMARY (S.A.M)									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
TOTAL AREA (D)									
X*Y=2	6.220	X	18.150	X	1	X	1	116.605	
TOTAL GROUND COVERAGES & GROUND FLOOR FAR AREA									
116.605									
BUILDING FLOOR DETAIL									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
TOTAL AREA (D)									
D1	1.600	X	1.600	X	1	X	1	2.560	
D2	0.900	X	0.900	X	1	X	1	0.810	
D3	5.100	X	2.700	X	1	X	1	13.770	
D4	0.600	X	6.000	X	1	X	1	3.600	
D5	5.100	X	0.900	X	1	X	1	4.590	
D6	0.900	X	0.900	X	1	X	1	0.810	
D7	0.900	X	0.900	X	1	X	1	0.810	
TOTAL GROUND FLOOR FAR AREA									
56.664									
Mezzanine Floor FAR Area =									
56.664									
TYPICAL 2ND AND 3RD FLOOR FAR AREA									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
TOTAL AREA (D)									
X*Y=2	6.220	X	18.150	X	1	X	1	116.605	
TYPICAL 2ND AND 3RD FLOOR FAR AREA									
116.605									
MUMTY & WATER TANK (NON-F.A.R.) AREA DETAIL									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
TOTAL AREA (D)									
X*Y=2	6.220	X	5.400	X	1	X	1	33.588	
TOTAL GROUND COVERAGES									
35.588									
TOTAL MUMTY & WATER TANK AREA =									
32.778									



OWNER

OJOS DEVELOPERS PVT. LTD.

PROJECT NAME & ADDRESS:

PROPOSED LAYOUT CUM DEMARCATION PLAN FOR GRANT OF LICENCE FOR SETTING UP OF COMMERCIAL PLOTTED COLONY OVER AN AREA MEASURING 5.1375 ACRES BEARING LICENCE NO. 65 OF 2024 DATED 18.06.2024 (AFTER MIGRATION THE ENTIRE AREA FROM LICENCE NO. 78 OF 2013 DATED 27.08.2013 GRANTED FOR SETTING OF COMMERCIAL COLONY OVER AN AREA MEASURING 5.1375 ACRES) IN THE REVENUE STATE OF VILLAGE BAIGHERA, SECTOR-114 GURUGRAM OJOS DEVELOPER PVT. LTD. IN COLLABORATION.

MATERIAL LEGEND

- FRAMELESS GLAZING SYSTEM/7.52mm THK. DBU GLASS)
- FRAMELESS GLAZING SYSTEM/12mm THK. TOUGHEND GLASS)
- DRY STONE CLADDING AS/ APPROVAL
- SS RAILING SYSTEM
- SINAGES AS PER DESIGN DETAIL
- SEAMLESS GLASS RAILING
- METAL SHEET AS APPROVAL
- FLASTER & PAINT/ APPROVAL
- PERSOLA AS/DETAIL

SCHEDULE OF OPENINGS

S.NO.	TYPE	SIZE	S.L.	L.L.
1.	D1	1200X2100	00	2100
2.	D2	750X2100	00	2100
3.	FD	1200X2100	00	2100
4.	FH	900X2100	100	2100
5.	WI	2100X1100	1000	2100
6.	GL	2000/AS EL. X2100	00	2100
7.	V	450X800	1500	2100

ACPL Design Ltd

Architectural & Engineering

6-24, Sector-14, Gurgaon - 122009

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ARCHITECT'S SIGN

ARCHITECT'S SIGN

PRINCIPAL ARCHITECT

ARCHITECT'S SIGN

ARCHITECTURAL CONTROL SHEET

TYPE-B(18750X6220) Part no. (4)

FLOOR PLANS, SECTION, ELEVATION & AREA DETAIL

DRAWING NO. A-05

SCALE: