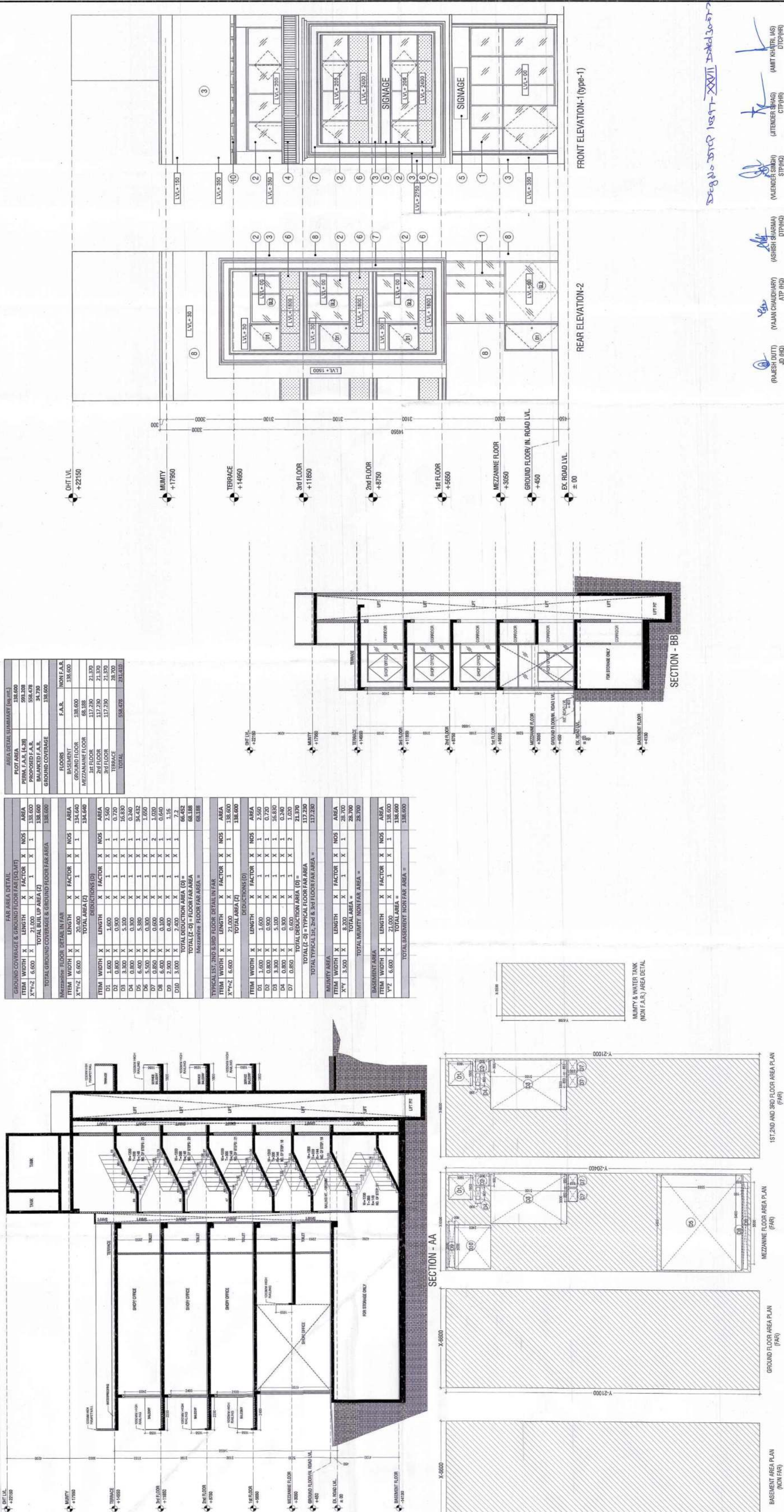
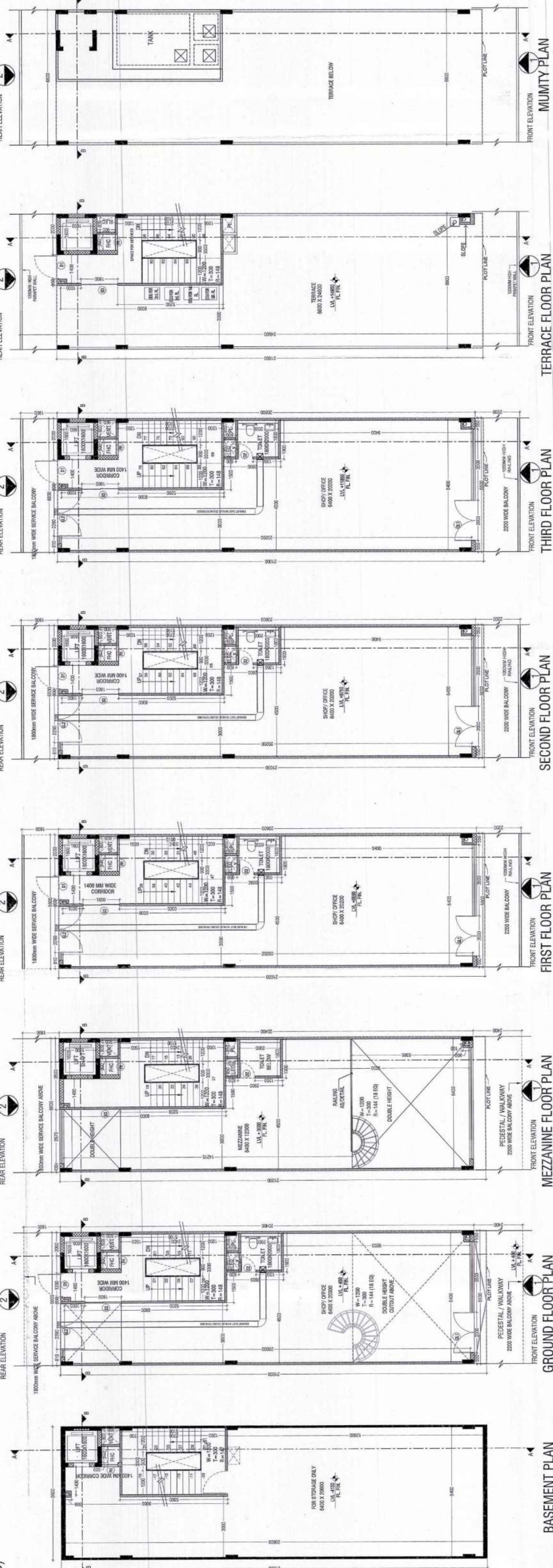


PROJECT NAME & ADDRESS:
PROPOSED LAYOUT CUM DEMARCATION PLAN FOR
GRANT OF LICENCE FOR SETTING UP OF COMMERCIAL
PLOTTED COLONY OVER AN AREA MEASURING 5.1375
ACRES BEARING LICENCE NO. 65 OF 2024 DATED
18.06.2024 (AFTER MIGRATION THE ENTIRE AREA FROM
LICENCE NO. 78 OF 2013 DATED 27.08.2013 GRANTED FOR
SETTING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



- MATERIAL LEGEND**
- FRAMELESS GLAZING SYSTEM (17.52mm THK. DGG GLASS)
 - FRAMELESS GLAZING SYSTEM (12mm THK TOUGHEND GLASS)
 - DRY STONE CLADDING AS/ APPROVAL
 - SS RAILING SYSTEM
 - SINAGLES AS PER DESIGN DETAIL
 - SEAMLESS GLASS RAILING
 - METAL SHEET AS/ APPROVAL
 - PLASTER & PAINT/ APPROVAL
 - PERGOLA AS/ APPROVAL
 - PERGOLA AS/ APPROVAL

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.	WH	2100X1100	1000	2100
6.	G1.1	2000/AS EL X2100	00	2100
7.	G1.2	2300/AS EL X2100	00	2100
8.	V	450X600	1500	2100
9.	SD	1600X2100	00	2100

PRINCIPAL ARCHITECT:

ACPL

ACPL Design Ltd

ISO 9001:2015
Architectural
Management
Planning

E-4 Sector-14, Gurgaon - 122002
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AUTH. SIGN/OWNER SIGN.

ARCHITECT'S SIGN.

ARCHITECTURAL CONTROL SHEET

TYPE-H (210000000) PART-02 (32)

FLOOR PLANS, SECTION, ELEVATION & AREA DETAIL

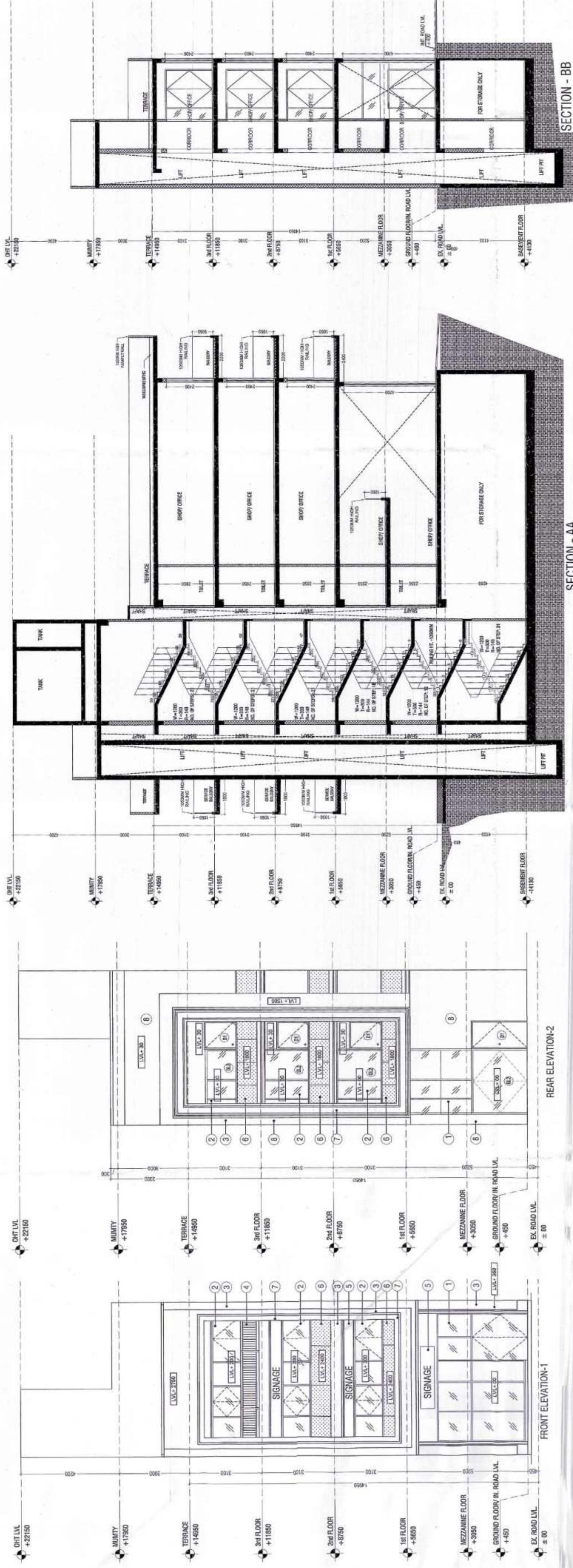
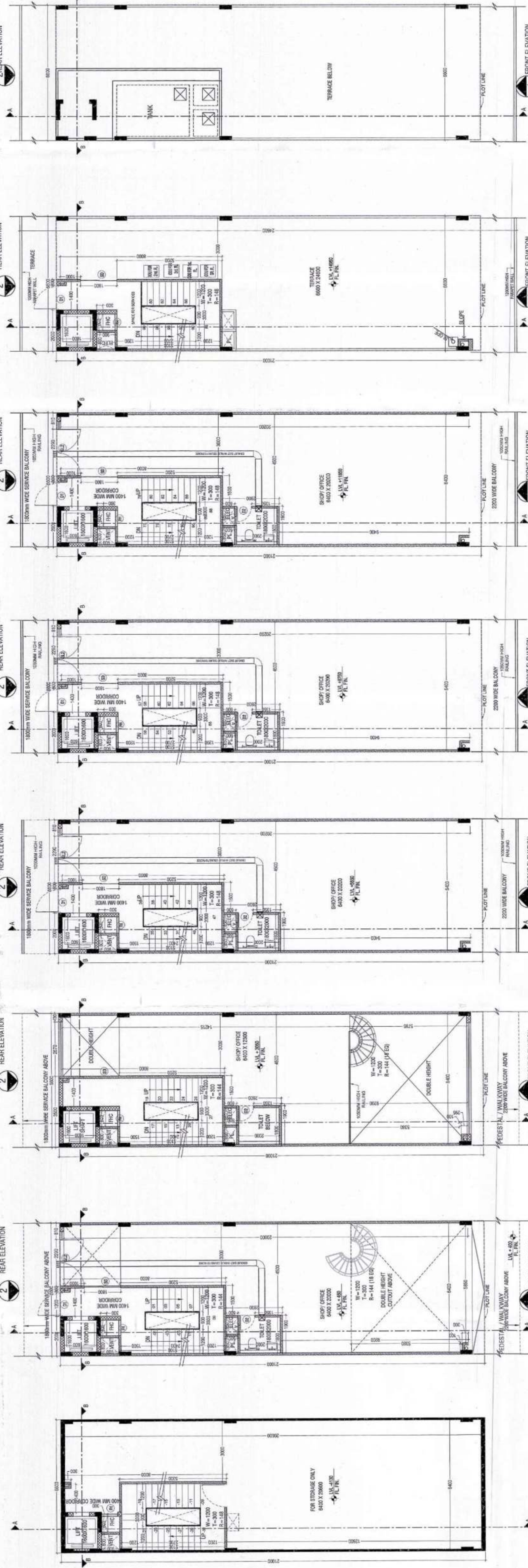
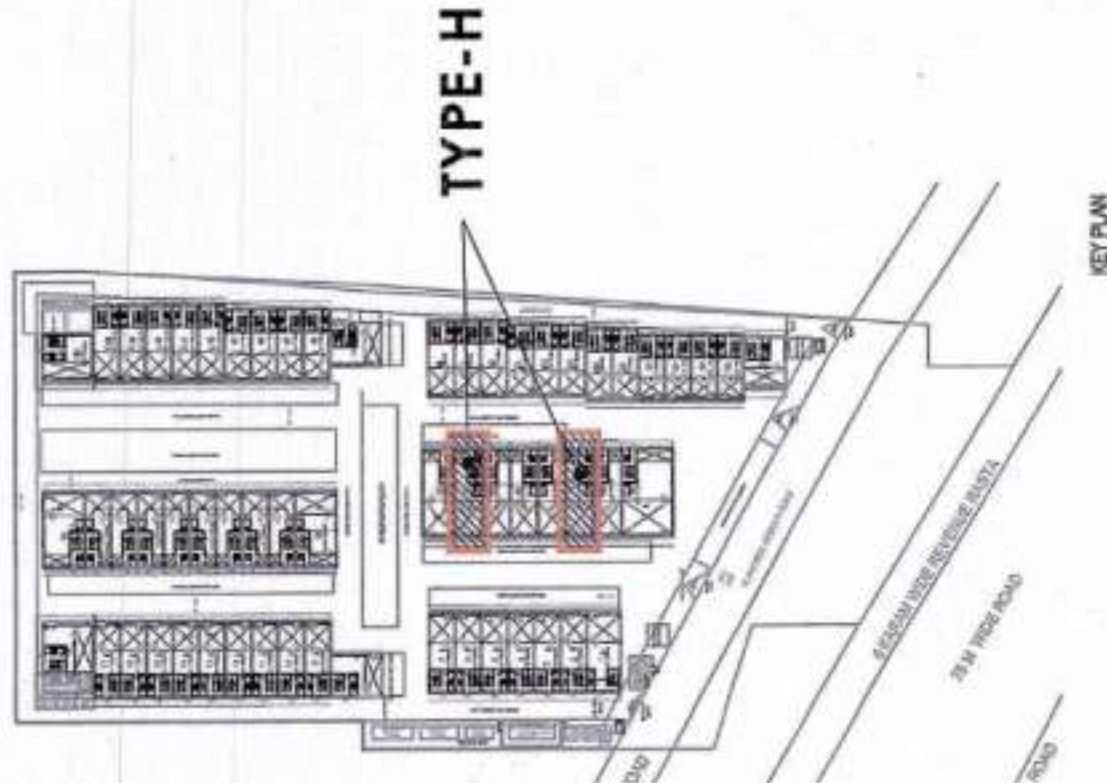
DRAWING NO. A-27

SCALE:

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 BAIGHERA, SECTOR-114 GURUGRAM OJOS DEVELOPER PVT. LTD. IN COLLABORATION .



GROUND COVERAGE & GROUND FLOOR FAR (SQ.MT)									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
X*Y=Z	6.600	X	21.000	X	1	X	1	138.600	
TOTAL BUIL UP AREA (Z)								138.600	
TOTAL GROUND COVERAGE & GROUND FLOOR FAR AREA								138.600	

Mezzanine Floor Detail in Far									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
X*Y=Z	6.600	X	20.400	X	1	X	1	134.640	
TOTAL AREA (Z)								134.640	

DEDUCTIONS (D)									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
D1	1.600	X	1.600	X	1	X	1	2.560	
D2	0.800	X	0.900	X	1	X	1	0.720	
D3	3.300	X	5.100	X	1	X	1	16.830	
D4	0.800	X	0.300	X	1	X	1	0.240	
D5	6.400	X	5.380	X	1	X	1	34.432	
D6	5.500	X	0.300	X	1	X	1	1.650	
D7	0.850	X	0.100	X	1	X	2	1.020	
D8	6.400	X	0.100	X	1	X	1	0.640	
D9	2.900	X	0.400	X	1	X	1	1.16	
D10	3.000	X	2.400	X	1	X	1	7.2	
TOTAL DEDUCTION AREA (D) =								66.452	
TOTAL (Z-D) = FLOOR FAR AREA								68.188	
Mezzanine Floor FAR AREA =								68.188	

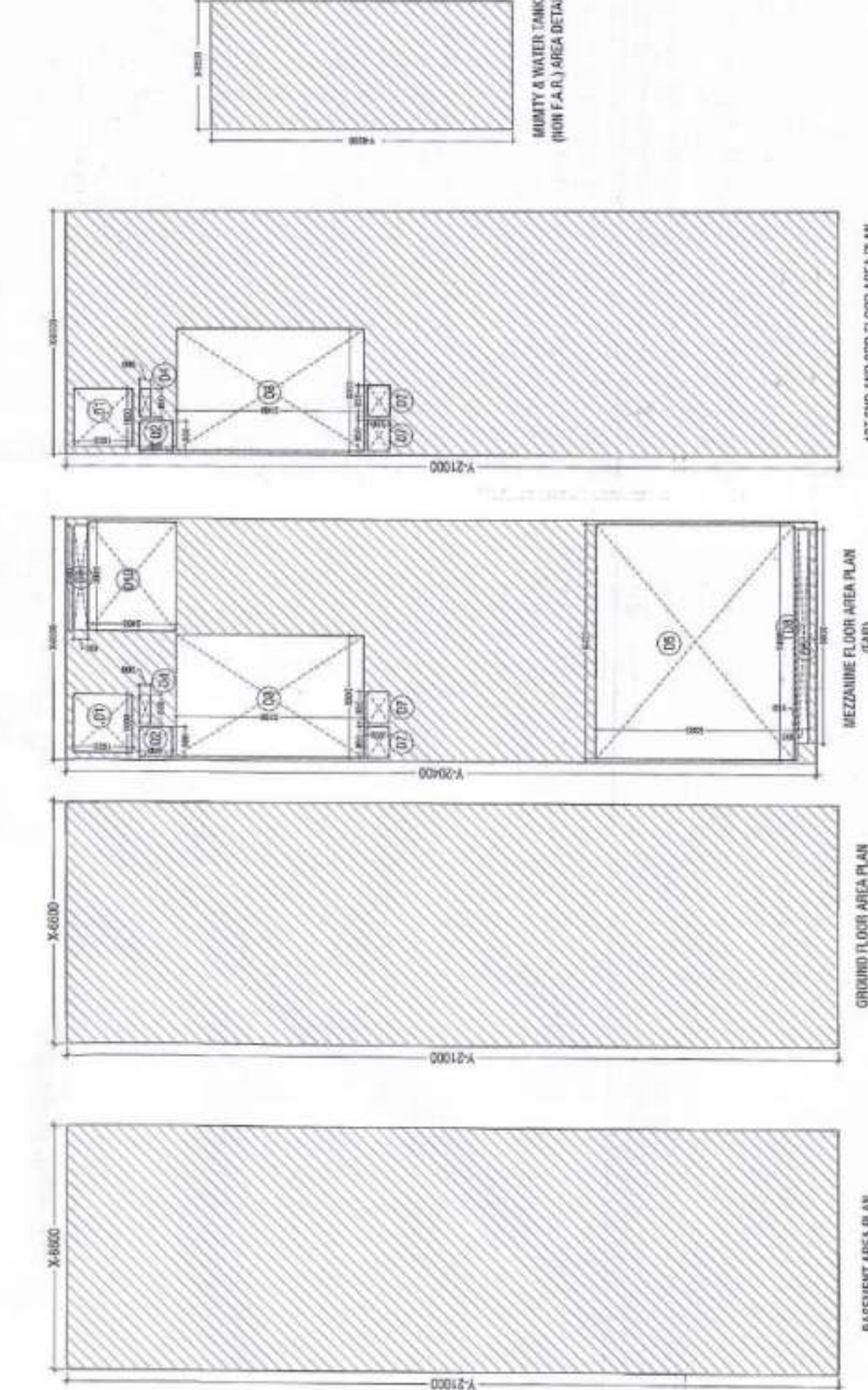
TYPICAL 1ST, 2ND & 3RD FLOOR DETAIL IN FAR									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
X*Y=Z	6.600	X	21.000	X	1	X	1	138.600	
TOTAL AREA (Z)								138.600	

DEDUCTIONS (D)									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
D1	1.600	X	1.600	X	1	X	1	2.560	
D2	0.800	X	0.900	X	1	X	1	0.720	
D3	3.300	X	5.100	X	1	X	1	16.830	
D4	0.800	X	0.300	X	1	X	1	0.240	
D7	0.850	X	0.600	X	1	X	2	1.020	
TOTAL DEDUCTION AREA (D) =								21.370	
TOTAL (Z-D) = TYPICAL FLOOR FAR AREA								117.230	
TOTAL TYPICAL 1st, 2nd & 3rd FLOOR FAR AREA =								117.230	

MUMTY AREA									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
X*Y	3.500	X	8.200	X	1	X	1	28.700	
TOTAL AREA =								28.700	
TOTAL MUMTY NON FAR AREA =								28.700	

BASEMENT AREA									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
Y*Z	6.600	X	21.000	X	1	X	1	138.600	
TOTAL AREA =								138.600	
TOTAL BASEMENT NON FAR AREA =								138.600	

AREA DETAIL SUMMARY (sq.mt.)	
PLOT AREA	138.600
PERM F.A.R. (4.28)	593.208
PROPOSED F.A.R.	558.478
BALANCED F.A.R.	34.730
GROUND COVERAGE	
FLOORS	
BASEMENT	NON F.A.R.
GROUND FLOOR	138.600
MEZZANINE FLOOR	68.188
1st FLOOR	117.230
2nd FLOOR	21.370
3rd FLOOR	117.230
TERRACE	28.700
TOTAL	558.478



PRINCIPAL ARCHITECT

ACPL

ACPL Design Ltd

ISO 9001:2015
Architecture
Engineering
Interior Design
Planning

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www.acpl.com



ARCHITECT'S SIGN

AUTH. SIGN/OWNER SIGN

ARCHITECTURAL CONTROL SHEET

TYPE-H (2100X6600), Plot no. (30 & 34)

TOTAL NO. OF PLOTS - 02

FLOOR PLANS, SECTION, ELEVATION & AREA DETAIL

SCALE: 1:100

DRAWING NO. A-25

