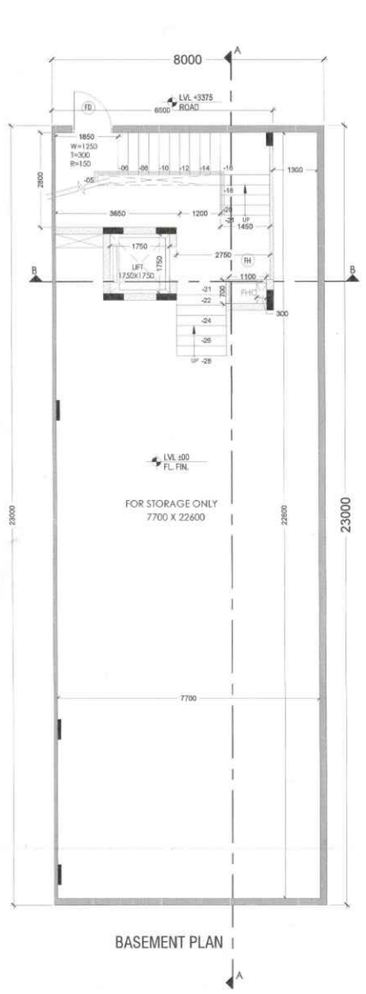
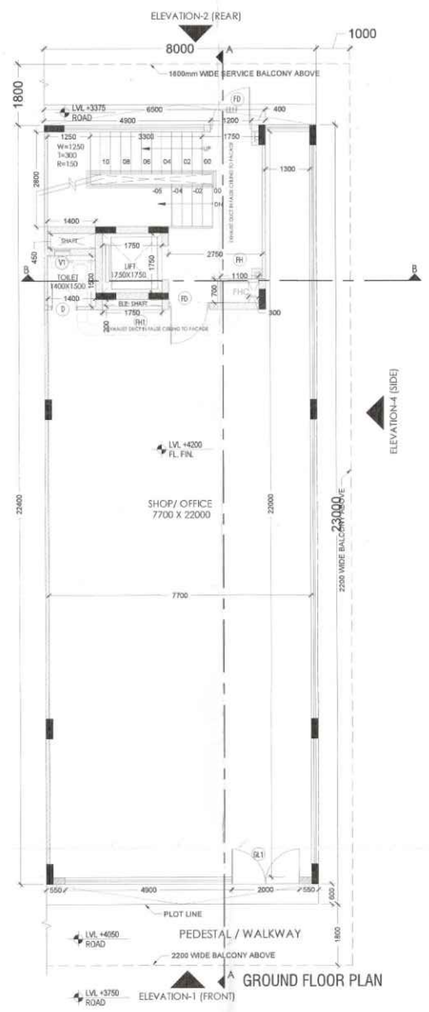
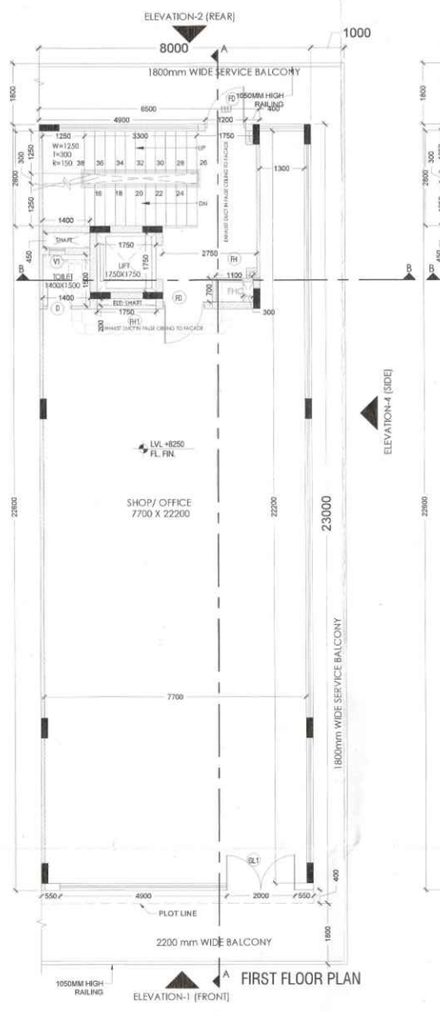
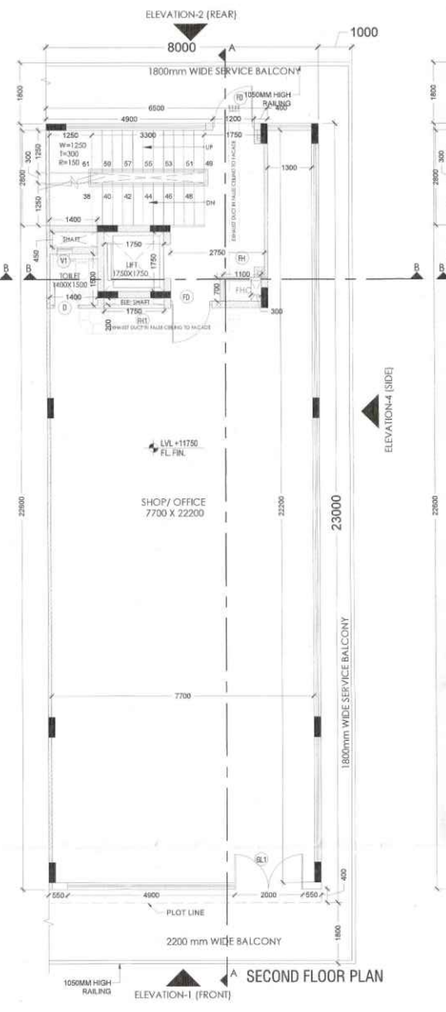
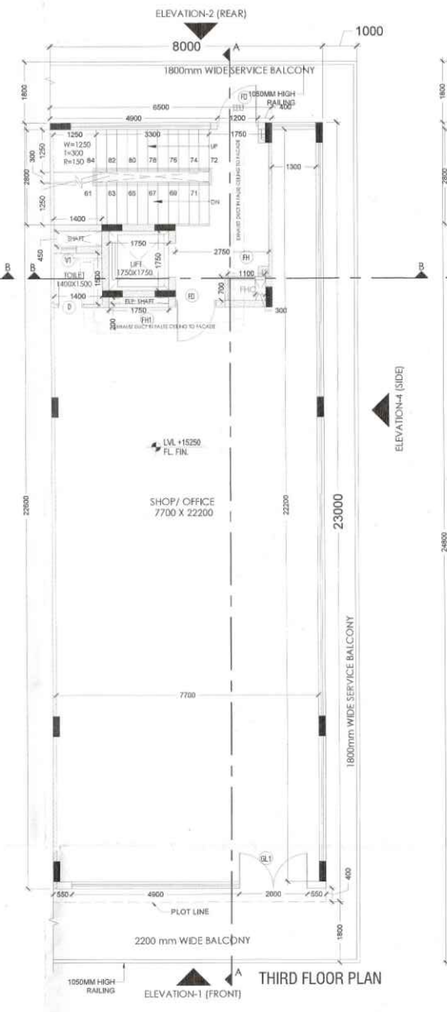
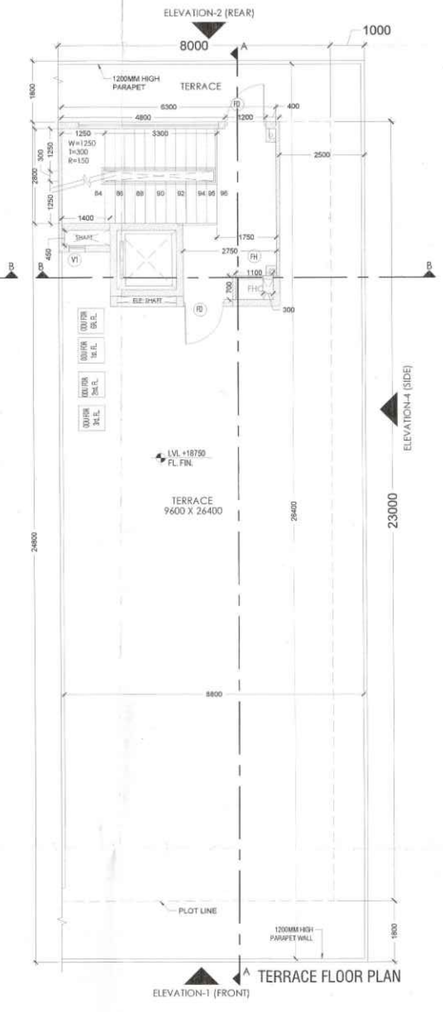






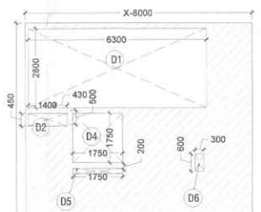






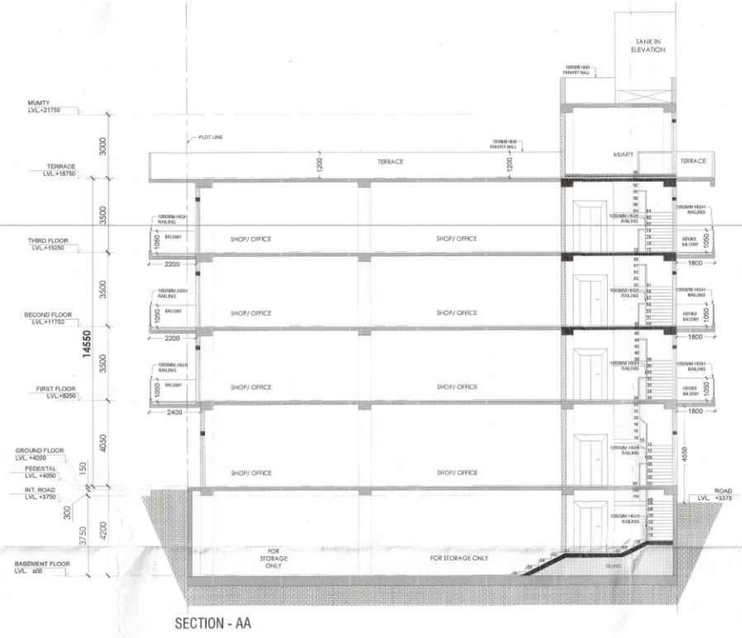
BASEMENT AREA PLAN (NON FAR)

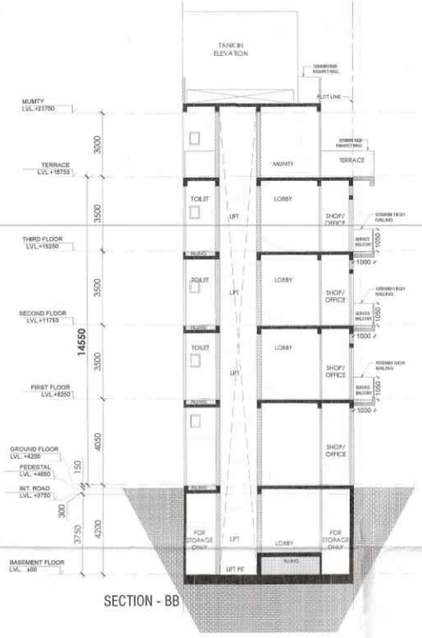
GROUND FLOOR AREA PLAN (FAR)



1ST,2ND AND 3RD FLOOR AREA PLAN (FAR)

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



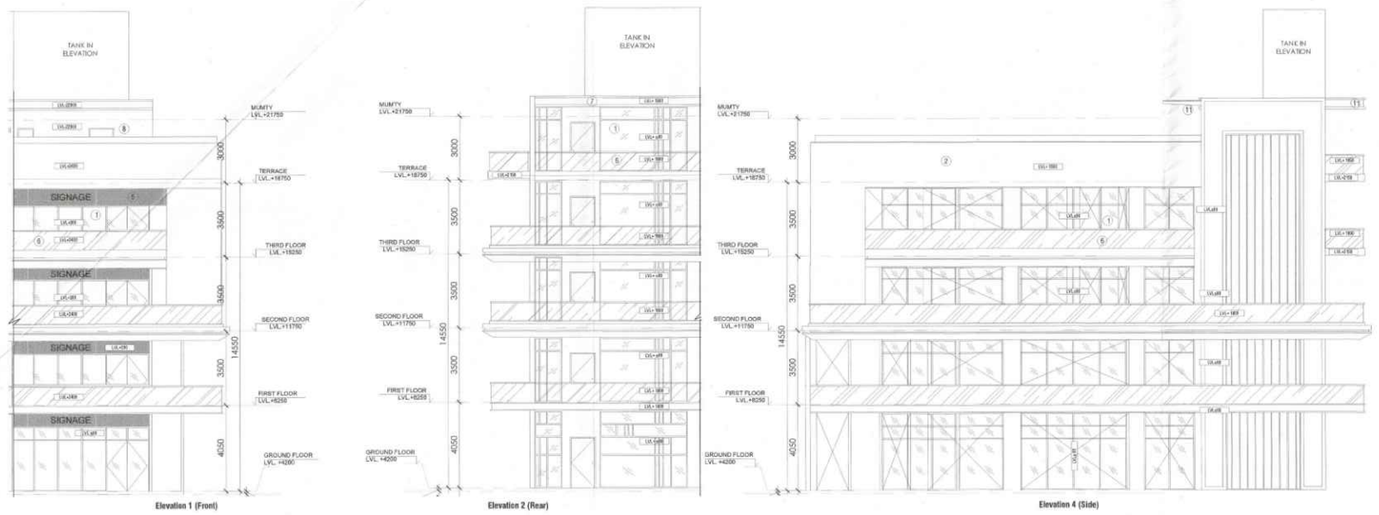


FAR AREA DETAIL								
GROUND COVERAGE & GROUND FLOOR FAR (SQ.MT)								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y=Z	8.000	X	23.000	X	1	X	1	184.000
TOTAL BUIL UP AREA (Z)								184.000
TOTAL GROUND COVERAGE & GROUND FLOOR FAR AREA								184.000

TYPICAL 1ST, 2ND &3RD FLOOR DETAIL IN FAR								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y=Z	8.000	X	23.000	X	1	X	1	184.000
TOTAL AREA (Z)								184.000
DEDUCTIONS (D)								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
D1	6.300	X	2.800	X	1	X	1	17.640
D2	1.400	X	0.450	X	1	X	1	0.630
D4	1.750	X	1.750	X	1	X	1	3.063
D5	1.750	X	0.200	X	1	X	1	0.350
D6	0.300	X	0.600	X	1	X	1	0.180
TOTAL DEDUCTION AREA (D) =								21.863
TOTAL (Z -D) = TYPICAL FLOOR FAR AREA								162.138
TOTAL TYPICAL 1st, 2nd & 3rd FLOOR FAR AREA =								162.138

MUMTY AREA								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y	6.500	X	5.800	X	1	X	1	37.700
TOTAL AREA (Z)								37.700
DEDUCTIONS (D)								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
D2	1.400	X	0.450	X	1	X	1	0.630
TOTAL DEDUCTION AREA (D) =								0.630
TOTAL (Z - D) = TYPICAL FLOOR FAR AREA								37.070
TOTAL MUMTY NON FAR AREA =								37.070

BASEMENT AREA								
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
Y*Z	8.000	X	23.000	X	1	X	1	184.000
TOTAL AREA =								184.000
TOTAL BASEMENT NON FAR AREA =								184.000

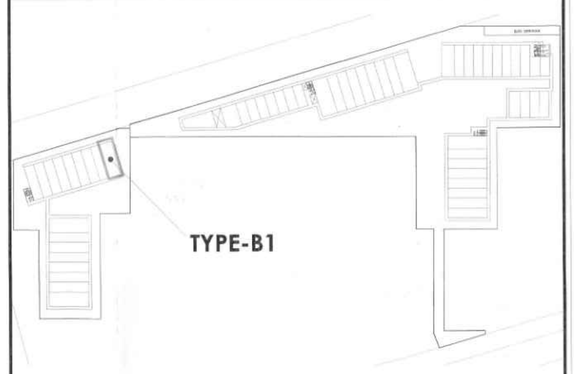


AREA DETAIL SUMMARY (sq.mt.)	
PLOT AREA	184.000
PERM. F.A.R. (4.285)	788.440
PROPOSED F.A.R.	670.414
BALANCED F.A.R.	118.026
GROUND COVERAGE	184.000

FLOORS	F.A.R.	NON F.A.R.
BASEMENT		184.000
GROUND FLOOR	184.000	
1st FLOOR	162.138	24.413
2nd FLOOR	162.138	24.413
3rd FLOOR	162.138	24.413
TERRACE		37.070
TOTAL	670.414	294.309

OWNER M/S REACH PROMOTERS PVT. LTD. IN COLABRATION WITH REALBIZ REALTY LLP

Standard Design of SCO's in Commercial Plotted Colony over an area measuring 6.25 acres (after migration of area measuring 4.1125 acres from Licence No.150 of 2022 dated 28.09.2022, area measuring 0.1688 acres from Licence No.17 of 2010 & Fresh area measuring 1.9688 acres) in the revenue estate of village Badshahpur in commercial belt of Sector 68, Gurugram. Being Developed by Reach Promoters Pvt. Ltd.



NOTES:

1. ALL BLOCKWORK IS 200/100MM & BRICKWORK IS 230/115 MM THICK UNLESS MENTIONED OTHERWISE.
2. THE DRAWING SHOULD BE READ IN CONJUNCTION WITH RESPECTIVE STRUCTURE & MEP DRAWINGS.
3. STAIRCASE AND LIFT MASONRY TO BE AS PER RESPECTIVE DETAILS.
4. ALL WALL/ OPENING FOR THE SERVICES SHOULD BE IN CONJUNCTION WITH THE RESPECTIVE SHOP/ OFFICE DRAWING.
5. ALL THE CUTOUT FOR THE SERVICES IN BLOCK WORK TO BE AS/MEP DRAWING.
6. FOOTING FOR THE MEP EQUIPMENT TO BE AS/RESPECTIVE VENDOR.
7. ALL BLOCKWORK IS 200/100MM & BRICKWORK IS 230/115 MM THICK UNLESS MENTIONED OTHERWISE.
8. THE DRAWING SHOULD BE READ IN CONJUNCTION WITH RESPECTIVE STRUCTURE & MEP DRAWINGS.
9. STAIRCASE AND LIFT MASONRY TO BE AS PER RESPECTIVE DETAILS.
10. ELEVATION DETAILS TO BE AS PER THE APPROVED DETAILED ELEVATION DESIGN AND ELEMENTS
11. ALL TOILETS ARE FULLY MECHANICALLY VENTILATED.

MATERIAL LEGEND

1. CONVENTIONAL GLAZING
2. ACP CLADDING- AS/ APPROVED
3. DRY STONE CLADDING OR EQUAVALENT MATERIAL
4. SS RAILING SYSTEM
5. SIGNAGES
6. GLASS RAILING
7. CLADDING AS/ APPROVED
8. PLASTER & PAINT
9. METAL JAALI
10. PERGOLA
11. BULKHEAD AS/ APPROVED
12. CLADDING AS/ APPROVED

SCHEDULE OF OPENINGS				
S.NO.	TYPE	SIZE	S.L.	L.L.
1.	D1	1200X2400	00	2400
2.	D2	750X2400	00	2400
3.	FD	1200X2400	00	2400
4.	FH	900X2300	100	2400
5.	FH1	1600X2300	100	2400
6.	W1	2100X1300	1000	2400
7.	GL1	2000/AS EL X2400	00	2400
8.	V	450X900	1500	2400

PRINCIPAL ARCHITECT:

ACPL ISO 9001:2015 Architecture Management Planning

ACPL Design Ltd

DRG.(NOV-DTP 10819(VII) Dt 28-01-25

(NARENDER KUMAR) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (JITENDER SIHAG) CTP (HR) | (AMIT KHATRI, IAS) DTCP (HR)

(RAJAT CHAUHAN) ATP (HQ) | (DINESH KUMAR) PA (HQ)

AUTH. SIGN./OWNER SIGN. | ARCHITECT'S SIGN.

DRAWING NO.

ARCHITECTURAL CONTROL SHEET

TYPES- B1 (8000x23000)_Plot no.-17

TOTAL NO OF PLOT-1

FLOOR PLANS, SECTION, ELEVATION & AREA DETAIL

B-102 | SCALE : 1 : 125