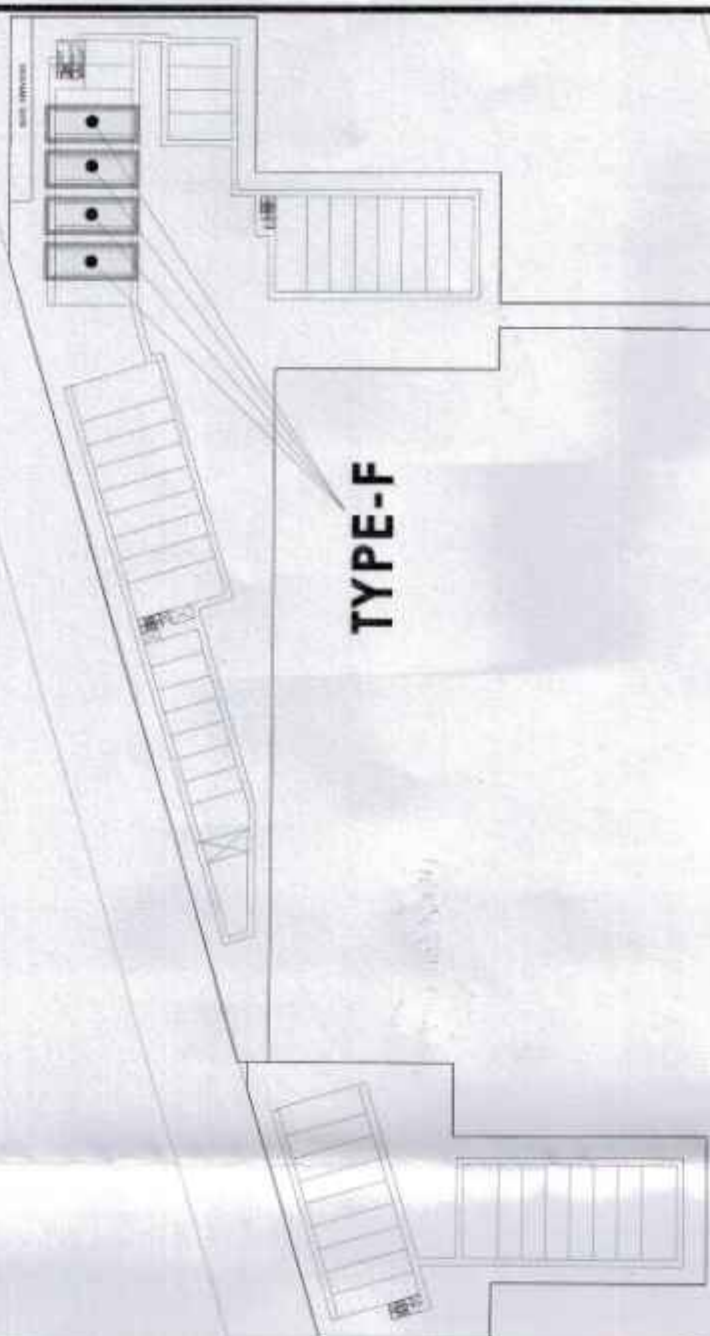


OWNER M/S REACH PROMOTERS PVT. LTD. IN COLABRATION WITH REALBIZ REALTY LLP
Standard Design of SCO's in Commercial Plotted Colony over an area measuring 6.25 acres (after migration of area measuring 4.1125 acres from Licence No.150 of 2022 dated 28.09.2022, area measuring 0.1688 acres from Licence No.17 of 2010 & Fresh area measuring 1.9688 acres) in the revenue estate of village Badshapur in the 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 SPECIFICATIONS AND SCHEDULES.
 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/OT/RE DRAWING.
 5. ALL SERVICES TO BE Laid OUT FOR THE SERVICES IN BLOCK WORK TO BE AS/MP 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 SPECIFICATIONS AND SCHEDULES.
 9. STRUCTURE & MEP DRAWINGS.
 10. STAIRCASE AND LIFT MASONRY TO BE AS PER RESPECTIVE DETAILS.
 11. ALL SERVICES TO BE Laid OUT FOR THE SERVICES IN BLOCK WORK TO BE AS/MP DRAWING.
 12. DESIGN AND ELEMENTS.
 13. ALL TOILETS ARE FULLY MECHANICALLY VENTILATED.

MATERIAL LEGEND

1. CONVENTIONAL GLAZING
2. ACP CLADDING- AS/ APPROVED
3. DRY STONE CLADDING OR EQUIVALENT MATERIAL
4. SS RAILING SYSTEM
5. SIGNAGES
6. GLASS RAILING
7. CLADDING AS/ APPROVED
8. PLASTER & PAINT
9. BULKHEAD AS/ APPROVED
10. 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.	F0	1200X2400	00	2400
4.	FH	900X2300	100	2400
5.	FH1	1600X2300	100	2400
6.	W1	2100X1300	1000	2400
7.	GL	2000/AS EL X2400	00	2400
8.	V	450X900	1500	2400

PRINCIPAL ARCHITECT:

ACPL

ACPL Design Ltd

ISO 9001:2015

Architectural
Planning

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DR. H.C. DTP 108/19 (XX) Dt. 28-11-25

(NAJIBUDDIN KHAN)
DTP (H)

(HITESH SHARMA)
SIP (H)

(AMIT KHATRI) IAS
DTP (H)

(DINESH KUMAR)
PA (H)

(RAJAT KHANNA)
ATP (H)

(RASHI RANA)
SIP (H)

(RASHI RANA)
SIP (H)

ARCHITECT'S SIGN.

ARCHITECT'S SIGN.

ARCHITECTURAL CONTROL SHEET

TYPES: F (FRESH) PLOT NO-37, 38, 41, 43

TOTAL NO OF PLOT-4

FLOOR PLANS, SECTION, ELEVATION & AREA DETAIL

SCALE: 1 : 125

FAR AREA DETAIL									
GROUND COVERAGE & GROUND FLOOR FAR AREA									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
TOTAL BUILT UP AREA (7)									
X1	6.250	X	21.000	X	1	X	1	131.250	
TOTAL GROUND COVERAGE & GROUND FLOOR FAR AREA									
131.250									
TYPICAL 1ST AND 2ND FLOOR DETAIL (FAR)									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
TOTAL AREA (2)									
X1	6.250	X	21.000	X	1	X	1	131.250	
TYPICAL 3RD FLOOR DETAIL (FAR)									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
TOTAL AREA (3)									
D1	6.250	X	21.000	X	1	X	1	131.250	
D2	1.400	X	0.450	X	1	X	1	0.600	
D3	1.750	X	1.750	X	1	X	1	3.063	
D4	0.300	X	0.300	X	1	X	1	0.090	
D5	0.300	X	0.300	X	1	X	1	0.090	
TOTAL DEDUCTION AREA (D1-D5)									
21.863									
TOTAL TYPICAL 1ST, 2ND & 3RD FLOOR FAR AREA =									
109.388									
MUMTY AREA									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
X1	6.250	X	21.000	X	1	X	1	131.250	
TOTAL AREA (7)									
36.250									
DEDUCTIONS (D)									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
TOTAL DEDUCTION AREA (D1-D5)									
0.600									
TOTAL (Z) 9) - TYPICAL FLOOR FAR AREA =									
35.650									
TOTAL MUMTY NON FAR AREA =									
35.650									
BASEMENT AREA									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA	
X1	6.250	X	21.000	X	1	X	1	131.250	
TOTAL AREA =									
131.250									
TOTAL BASEMENT NON FAR AREA =									
131.250									

AREA DETAIL SUMMARY (sq.m)									
PLOT AREA									
131.250									
PERM. F.A.R. (4.28)									
562.606									
BALANCED F.A.R.									
307.990									
GROUND COVERAGE									
131.250									
FLOOR									
F.A.R.									
131.250									
BASEMENT									
F.A.R.									
131.250									
GROUND FLOOR									
131.250									
1ST FLOOR									
24.413									
2ND FLOOR									
24.413									
3RD FLOOR									
24.413									
TERRACE									
36.250									
TOTAL									
439.434									
TOTAL FAR									
439.434									

