05

(VIJENDER SINGH)
STP (HQ)

(BHUVNESH KUMAR)
CTP(HR)

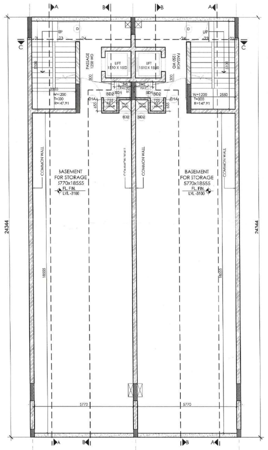
(AMIT KHATRI, IAS)
DTCP (HR)

(RAJESH DUTT)
SD (HQ)

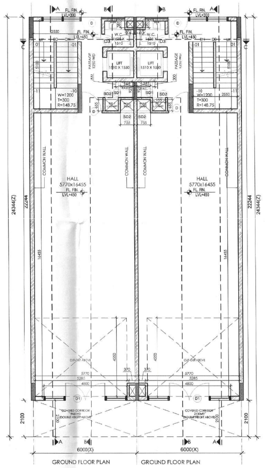
(SHIVAM ROHILLA)
ATP (HQ)

(NARENDER KUMAR)
DTP(HQ)

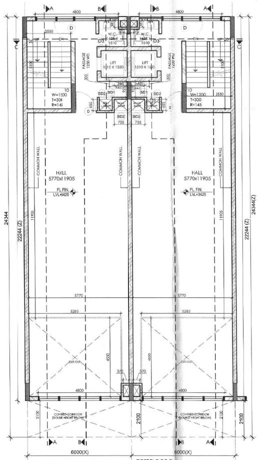
Drg No DTCP 11868-V Dated 09-02-2026


BASEMENT FOR STORAGE
5770x18555
FL. FIN. LVL-3100
PASSAGE
1250 WD
LIFT
1510 X 1550
COMMON WALL
24344
6000(X)

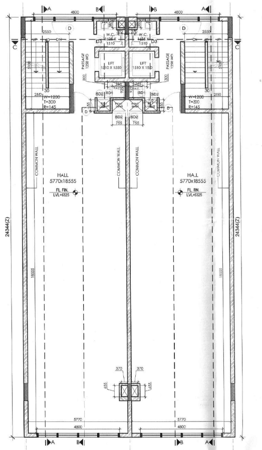
BASEMENT FLOOR PLAN BASEMENT FLOOR PLAN


HALL
5770x16455
FL. FIN. LVL+450
PASSAGE
1250 WD
LIFT
1510 X 1550
W.C.
COMMON WALL
COVERED CORRIDOR
24344(Z)
22244
6000(X)

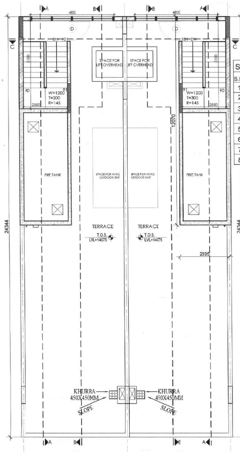
GROUND FLOOR PLAN GROUND FLOOR PLAN


HALL
5770x11905
FL. FIN. LVL+3425
PASSAGE
1250 WD
LIFT
1510 X 1550
W.C.
COMMON WALL
24344(Z)
22244 (Z)
6000(X)

FIRST FLOOR PLAN FIRST FLOOR PLAN

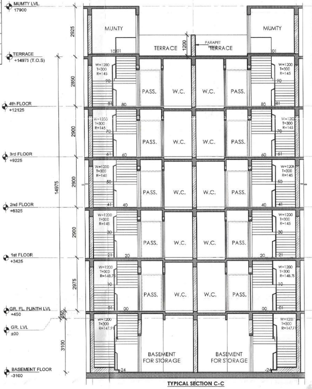

HALL
5770x18555
FL. FIN. LVL+6325
PASSAGE
1250 WD
LIFT
1510 X 1550
W.C.
COMMON WALL
24344(Z)
6000(X)

2ND TO 4TH FLOOR PLAN 2ND TO 4TH FLOOR PLAN

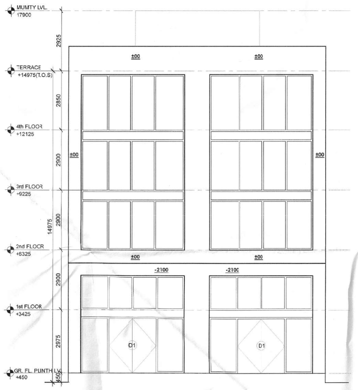

SPACE FOR LIFT OVERHEAD
SPACE FOR HVAC OUTDOOR UNIT
FIRE TANK
TERRACE
T.O.S. LVL+14975
KHURRA 450X450MM
SLOPE
2395
12070
24344
6000

TERRACE FLOOR PLAN TERRACE FLOOR PLAN

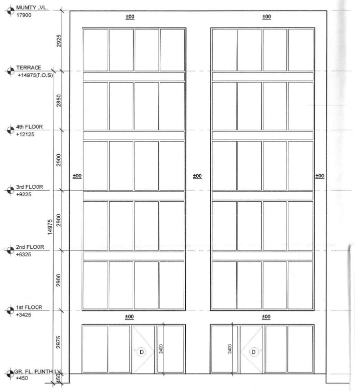
S.NO	TYPE	SIZE
1.	D	1200X2400
2.	D1	2400X2400
3.	D1A	1250X2100
4.	D2	900X2100
5.	D3	750X2100
6.	SD1	925X2000
7.	SD2	755X12000
8.	V1	450X600


MUMTY LVL 17900
TERRACE +14975 (T.O.S)
4th FLOOR +12125
3rd FLOOR +9225
2nd FLOOR +6325
1st FLOOR +3425
GR. FL. PLINTH LVL +450
GR. LVL ±00
BASEMENT FLOOR -3100
MUMTY
TERRACE
PARAPET
PASS.
W.C.
BASEMENT FOR STORAGE
6000
6000
2925
2850
2900
2900
2900
2975
14975
3100

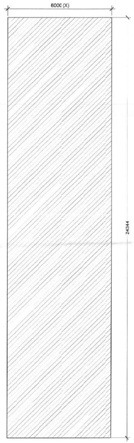
TYPICAL SECTION C-C


MUMTY LVL 17900
TERRACE +14975(T.O.S)
4th FLOOR +12125
3rd FLOOR +9225
2nd FLOOR +6325
1st FLOOR +3425
GR. FL. PLINTH LVL +450
±00
-2100
D1

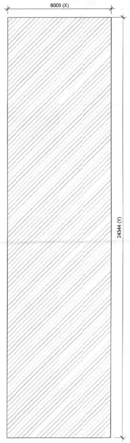
FRONT ELEVATION


MUMTY LVL 17900
TERRACE +14975(T.O.S)
4th FLOOR +12125
3rd FLOOR +9225
2nd FLOOR +6325
1st FLOOR +3425
GR. FL. PLINTH LVL +450
±00
2400
D

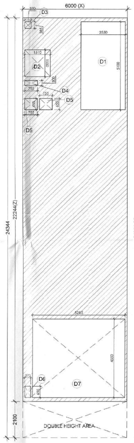
REAR ELEVATION


6000 (X)
24344

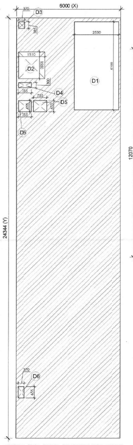
BASEMENT(NON F.A.R.) AREA DETAIL


6000 (X)
24344 (Y)

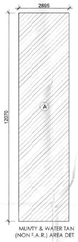
GROUND COVERAGE & GROUND FLOOR FAR AREA DETAIL


6000 (X)
D1
D2
D3
D4
D5
D6
D7
DOUBLE HEIGHT AREA
22244(Z)
2100

FIRST FLOOR AREA DETAIL


6000 (X)
D1
D2
D3
D4
D5
D6
24344 (Y)

TYPICAL 2ND , 3RD & 4TH FLOOR AREA DETAIL


2895
12070
A

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

AREA DETAIL SUMMARY (sq.mt.)		
PLOT AREA	146.06	
PERM. F.A.R.	626.013	
PROPOSED F.A.R.	625.890	
GROUND COVERAGE	146.064	
FLOORS	F.A.R.	NON F.A.R.
BASEMENT		146.06
GROUND FLOOR	146.06	
1st FLOOR	92.471	40.993
2rd FLOOR	129.118	16.946
3rd FLOOR	129.118	16.946
4th FLOOR	129.118	16.946
MUMTY & FIRE TANK	0.000	34.943
TOTAL	**625.890**	**272.837**

FAR AREA DETAIL

GROUND COVERAGE & GROUND FLOOR FAR (SQ.MT)

ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y=Z	6.000	X	24.344	X	1	X	1	146.06
TOTAL BUIL UP AREA (Z)								146.06
TOTAL GROUND COVERAGE & GROUND FLOOR FAR AREA								146.06

FIRST FLOOR ARAE DETAIL IN FAR

ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y=Z	6.000	X	22.244	X	1	X	1	133.464
TOTAL AREA (Z)								133.464

DEDUCTIONS (D)

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	0.370	X	0.385	X	1	X	1	0.142
D4	0.755	X	0.300	X	1	X	1	0.227
D5	0.755	X	0.655	X	1	X	2	0.989
D6	0.370	X	0.655	X	1	X	1	0.242
D7	5.285	X	4.550	X	1	X	1	24.047
TOTAL DEDUCTION AREA (D) =								40.993
TOTAL (Z -D) = FIRST FLOOR FAR AREA								92.471
TOTAL FIRST FLOOR FAR AREA =								92.471

TYPICAL 2DN ,3RD & 4TH FLOOR DETAIL IN FAR

ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y=Z	6.000	X	24.344	X	1	X	1	146.06
TOTAL AREA (Z)								146.06

DEDUCTIONS (D)

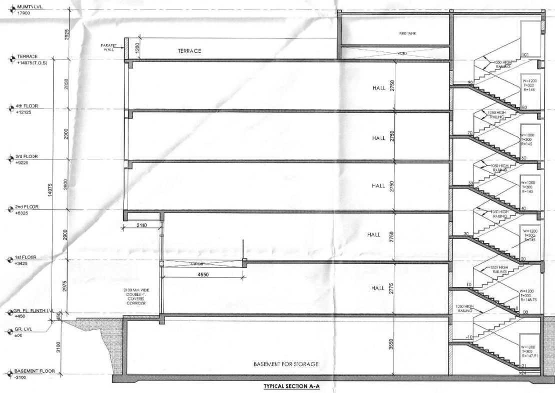
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
D1	2.550	X	5.100	X	1	X	1	13.005
D2	1.510	X	1.550	X	1	X	1	2.341
D3	0.370	X	0.385	X	1	X	1	0.142
D4	0.755	X	0.300	X	1	X	1	0.227
D5	0.755	X	0.655	X	1	X	2	0.989
D6	0.370	X	0.655	X	1	X	1	0.242
TOTAL DEDUCTION AREA (D) =								16.946
TOTAL (Z -D) = TYPICAL FLOOR FAR AREA								129.118
TOTAL TYPICAL 2nd,3rd & 4th FLOOR FAR AREA =								129.118

MUMTY + LIFT AREA

ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
A	2.895	X	12.070	X	1	X	1	34.943
TOTAL AREA =								34.943
TOTAL MUMTY LIFT NON FAR AREA =								34.943

BASEMENT NON FAR AREA (SQ.MT)

ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NOS	AREA
X*Y	6.000	X	24.344	X	1	X	1	146.06
TOTAL AREA								146.06
BASEMENT NON FAR AREA =								146.06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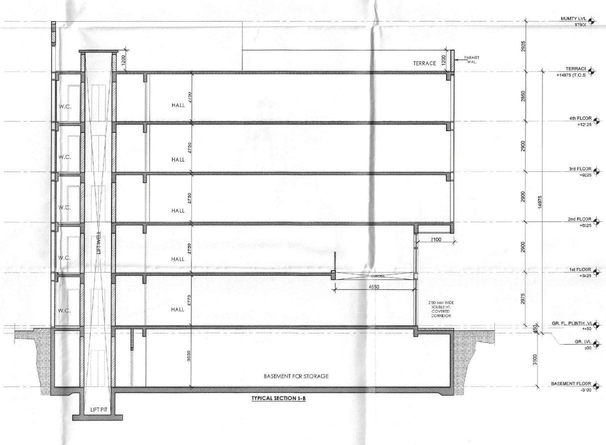
TERRACE +14975(T.O.S)
4th FLOOR +12125
3rd FLOOR +9225
2nd FLOOR +6325
1st FLOOR +3425
GR. FL. PLINTH LVL +450
GR. LVL ±00
BASEMENT FLOOR -3100
PARAPET WALL
TERRACE
FIRE TANK
VOID
HALL
1050 HIGH RAILING
2100 MM WIDE DOUBLE HT. COVERED CORRIDOR
BASEMENT FOR STORAGE
2925
2850
2900
2900
2900
2975
14975
3100
4550
2100

TYPICAL SECTION A-A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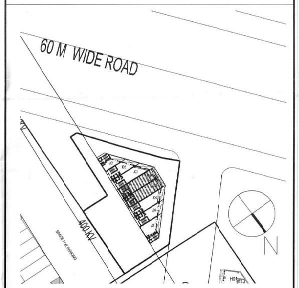
TERRACE +14975 (T.O.S)
4th FLOOR +12125
3rd FLOOR +9225
2nd FLOOR +6325
1st FLOOR +3425
GR. FL. PLINTH LVL +450
GR. LVL ±00
BASEMENT FLOOR -3100
PARAPET WALL
TERRACE
W.C.
LIFT WELL
HALL
2100 MM WIDE DOUBLE HT. COVERED CORRIDOR
BASEMENT FOR STORAGE
LIFT PIT
4550
2100

TYPICAL SECTION B-B

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.


60 M. WIDE ROAD
400 KV
SPACE FOR PARKING
N

KEY PLAN

PRINCIPAL ARCHITECT:

ACPL

ACPL Design Ltd

www.acplonline.com

ISO 9001:2015

Architecture
Management
Planning

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New Delhi 110049, India
E: contact@acplonline.com

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F: +9111 24634059

PROJECT:-

STANDARD PLAN OF COMMERCIAL PLOTTED COLONY (SCO) OF AREA MEASURING 0.66875 ACRES IN ADDITION TO LICENSE NO. 14 OF 2021 & LICENSE NO. 130 OF 2022 MEASURING 17.80625 ACRES (6.40625+11.40), TOTALING AREA MEASURING 18.475 ACRES FALLING IN VILLAGE BAJGHERA , SECTOR-114, GURUGRAM, HARYANA BEING DEVELOPED BY BAILIWICK BUILDERS PVT. LTD. AND OTHERS IN COLLABORATION WITH EMAAR INDIA LTD (FORMERLY KNOWN AS EMAAR MGF LAND LTD) .

EMAAR INDIA LIMITED

AUTH. SIGN.

KULMEET SHANGARI
ARCHITECT
CA/97/21741

ARCHITECTS SIGN.

DRAWING TITLE:
STANDARD BUILDING PLANS
BLOCK-J_PLOT OF(6.00x24.344) 146.06 SQMT,
PLOT NO. J04 & J05
FLOOR PLANS, SECTIONS & ELEVATIONS

DRAWING NO.	J-104	SCALE :	1 : 100