

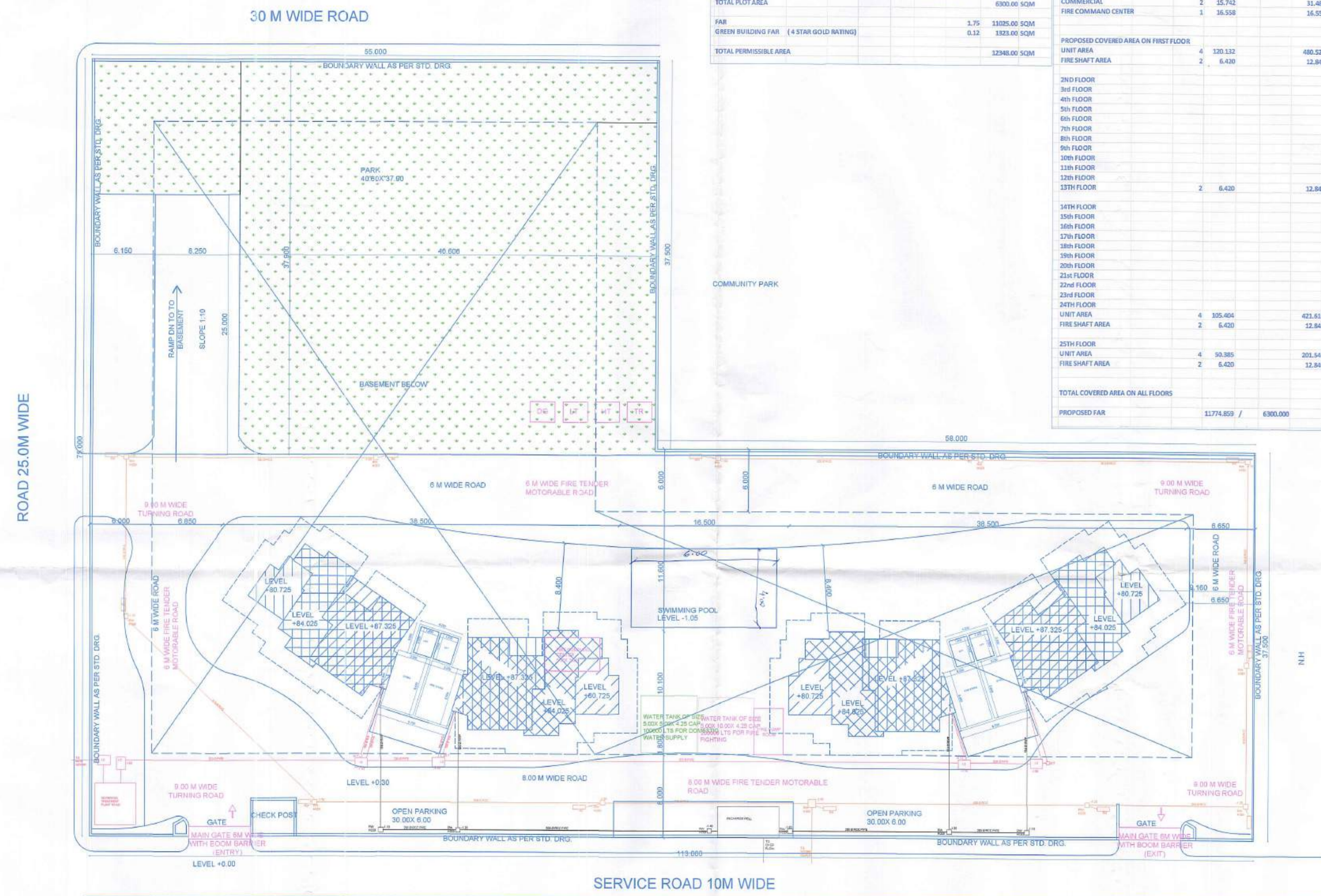
PRODUCED BY AN AUTODESK STUDENT VERSION

AREA STATEMENT	LENGTH	BREADTH	AREA	UNIT	TOTAL UNITS
POCKET 1	37.50	55.00	2062.50 SQM		
POCKET 2	37.50	55.00	2062.50 SQM		
POCKET 3	37.50	58.00	2175.00 SQM		
TOTAL PLOT AREA					6300.00 SQM
FAR			1.75		11025.00 SQM
GREEN BUILDING FAR (4 STAR GOLD RATING)			0.12		1323.00 SQM
TOTAL PERMISSIBLE AREA					12348.00 SQM

PROPOSED COVERED AREA ON STILT FLOOR	DESCRIPTION	NO	AREA	TOTAL AREA	TOTAL UNITS
	STAIRS AND LIFT CIRCULATION AREA	2	44.063	88.125	
	COMMUNITY AREA	2	61.482	122.964	
	COMMERCIAL	2	15.742	31.484	
	FIRE COMMAND CENTER	1	16.538	16.538	
	TOTAL			258.131	258.131 SQM

PROPOSED HOUSING PLAN FOR THE LUXESTATES REALTY LLP ON PLOT NO -GH - 22 AND 23 AND 24, SECTOR - 24, PANCHKULA.

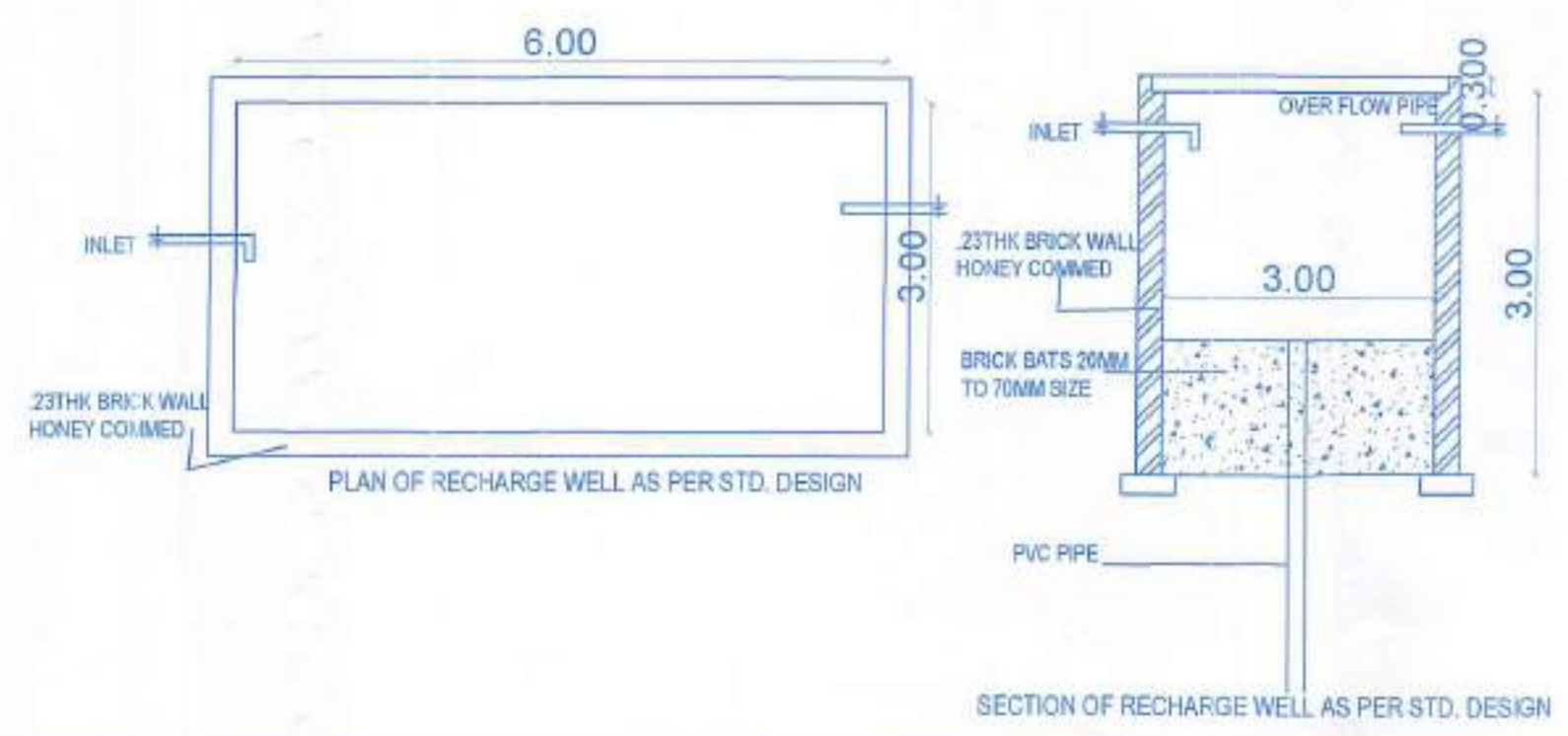
Sanctioned MEMO No. 24/11/2018 DATED 10/11/2018
 STP Member Secretary BPAC
 CTP Chairman BPAC



PROPOSED COVERED AREA ON FIRST FLOOR	UNIT AREA	NO	AREA	TOTAL AREA	TOTAL UNITS
	UNIT AREA	4	120.132	480.528	
	FIRE SHAFT AREA	2	6.420	12.840	
	TOTAL			493.368	493.368 SQM

DESCRIPTION	NOS.	AREA	TOTAL UNITS
PERMISSIBLE GROUND COVERAGE	35 % X	6300	2205.00 SQM
PROPOSED GROUND COVERAGE			880.536
UNIT AREA	4	120.132	88.125
STAIRS AND LIFT CIRCULATION AREA	2	44.063	88.125
RAMP AREA	1	6.250	206.250
			OR
			774.901 SQM
			12.30 %
PERMISSIBLE COMMERCIAL AREA	0.5 % X	6300	31.50 SQM
PROPOSED COMMERCIAL AREA			31.484 SQM
			OR
			0.50 %
PERMISSIBLE PARK AREA	15 % X	6300	945.00 SQM
PROPOSED PARK AREA			
PARK -1	1	40.60	37.90
			1538.74
			OR
			24.42 %
PERMISSIBLE COVERED PARKING	@ 1.5	92 UNITS	138.00 CAR
PROPOSED COVERED PARKING			
BASEMENT -2	3986.000 @	32 SQM / CAR	124 CAR
BASEMENT -1	3986.000 @	32 SQM / CAR	124 CAR
STILT	326.08 @	28 SQM / CAR	11 CAR
TOTAL			359 CAR
PERMISSIBLE OPEN PARKING	@ 10 % OF	138 CARS	13 CAR
PROPOSED OPEN PARKING			
PARKING	2	30	6
			360 SQM
TOTAL OPEN CAR PARKING	360.00 @	23 SQM / CAR	15 CAR
PERMISSIBLE DENSITY	@ 300 PERSONS / ACRE	6300	467 PERSONS
PROPOSED DENSITY			
TOTAL UNITS	92 @	5 PERSONS / UNIT	460 PERSONS
			OR
			295.00 PERSONS / ACRE

SITE PLAN



WATER SUPPLY
 CALCULATION WATER SUPPLY
 NO OF D.U. 92 POPULATION @ 5 PERSON / UNIT
 = 92 X 5 = 460
 WATER REQUIREMENT @ 175 LTRS PER CAPITA
 = 460 X 175 = 80500 LTR
 ADDITIONAL FOR FIRE FIGHTING = 200000 LTR
 REQUIREMENT OF WATER
 = 1 DAY WATER REQUIREMENT + WATER FOR
 FIRE FIGHTING = 80500 + 200000 = 280500 LTR
 SIZE OF WATER TANK = 15.00 X 5.00 X 4.25
 IT IS PROPOSED TO PROVIDE 80MM INTERNAL DIA.
 WATER SUPPLY LINE TO TANK

SEWERAGE
 NO OF D.U. = 92
 NO OF PERSON PER D.U. = 5
 TOTAL POPULATION 22 X 5 = 460
 WATER SUPPLY @ 175LT / C / DAY
 SEWERAGE REACHING @ 75% OF WATER SUPPLY
 @ 3 TIMES OF DWF 241500 X 75 / 100 X 3
 = 333000 LTR
 HENCE IT IS PROPOSED TO PROVIDE 2000
 SEWERAGE PIPE LAYING AT GRADIENT OF 1 : 150
 HAVING DISCHARGE 0.40 CUSE RUNNING
 FULL HALF @ 2.53FT/SECOND VELOCITY.

RAIN WATER DISPOSAL
 TOTAL AREA OF THE SITE = 6300.00 SQM.
 DISCHARGE @ 2" INTERCITY OF RAIN FALL 75 X 2
 = 1.750 CUSEC
 IT IS PROPOSED TO PROVIDE 12" Ø RCC PIPES
 FOR RAIN WATER DISPOSAL AT GRADIENT OF
 1:300 & 2.63 FT. SECOND WITH DESIGN DISCHARGE
 OF RUNNING FULL

FIRE FIGHTING
 1. WATER FOR FIRE FIGHTING SHALL BE STORED SEPARATELY. STORAGE TANK AT TERRACE SEPARATE FOR EACH BLOCK AS PER NBC OF INDIA.
 2. FIRE SHALL BE PROVIDED AT EACH OUTLET WITH HOSE ON APPROACH ROAD FROM ALL DIRECTIONS OF THE APPARTMENT.
 3. ALL OTHER FIRE FIGHTING EQUIPMENTS SHALL BE PROVIDED AS PER LATEST NORMS AND AS PER NBC OF INDIA IN CONSULTATION WITH FIRE OFFICER PANCHKULA, HARYANA BEFORE OBTAINING COMPLETION CERTIFICATES.

TITLE:- SITE PLAN
 SCALE:- 1:200
 DRAWING NO:- 1/7

For LUXESTATES REALTY LLP
 AUTHORIZED SIGNATORIES

OWNER

ARCHITECT

CREATIONS
 ARCHITECTS PLANNERS INTERIOR DESIGNER
 S00-50, 2ND FLOOR, SWASTIK VIHAR, MDC, PANCHKULA,
 PH:98154-10575, 90410-60575, 0172-6011167
 E.mail:- creations_30b@rediffmail.com

PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

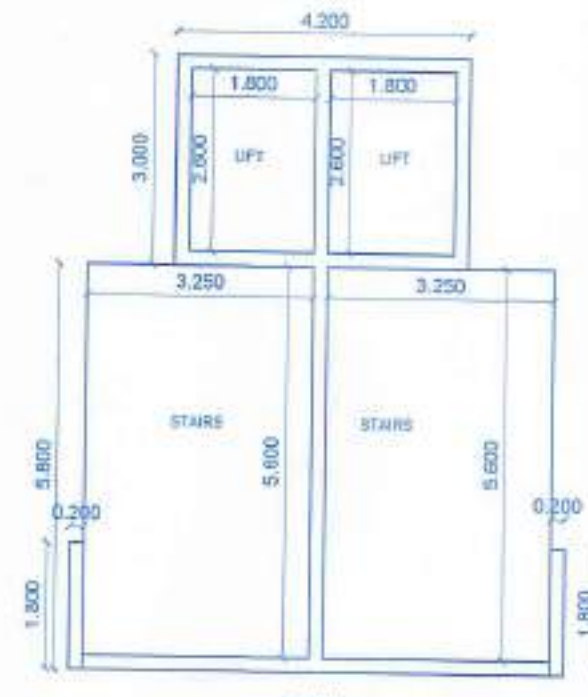
PRODUCED BY AN AUTODESK STUDENT VERSION

SCHEDULE OF MASONRY OPENING FOR DOORS & WINDOWS

S NO.	TYPE	WIDTH	HEIGHT	CILL LEVEL	INTEL LEVEL	REMARKS
1	D 01	1.200	2.100	0.00	2.100	F.D., 1HR
2	D 02	0.900	2.100	0.00	2.100	WOODEN
3	D 03	0.750	2.100	0.00	2.100	WOODEN
4	D 03	0.725	2.100	0.00	2.100	WOODEN
5	DW 01	3.650	2.100	0.00	2.100	UPVC
6	DW 02	2.855	2.100	0.00	2.100	UPVC
7	DW 03	3.360	2.100	0.00	2.100	UPVC
8	DW 04	3.350	2.100	0.00	2.100	UPVC
9	DW 05	3.060	2.100	0.00	2.100	UPVC
10	DW 06	1.300	2.100	0.00	2.100	UPVC
11	DW 07	2.950	2.100	0.00	2.100	UPVC
12	W 01	0.700	1.100	1.00	2.100	UPVC
13	RS	2.95	3.00	0.00	3.000	M.S

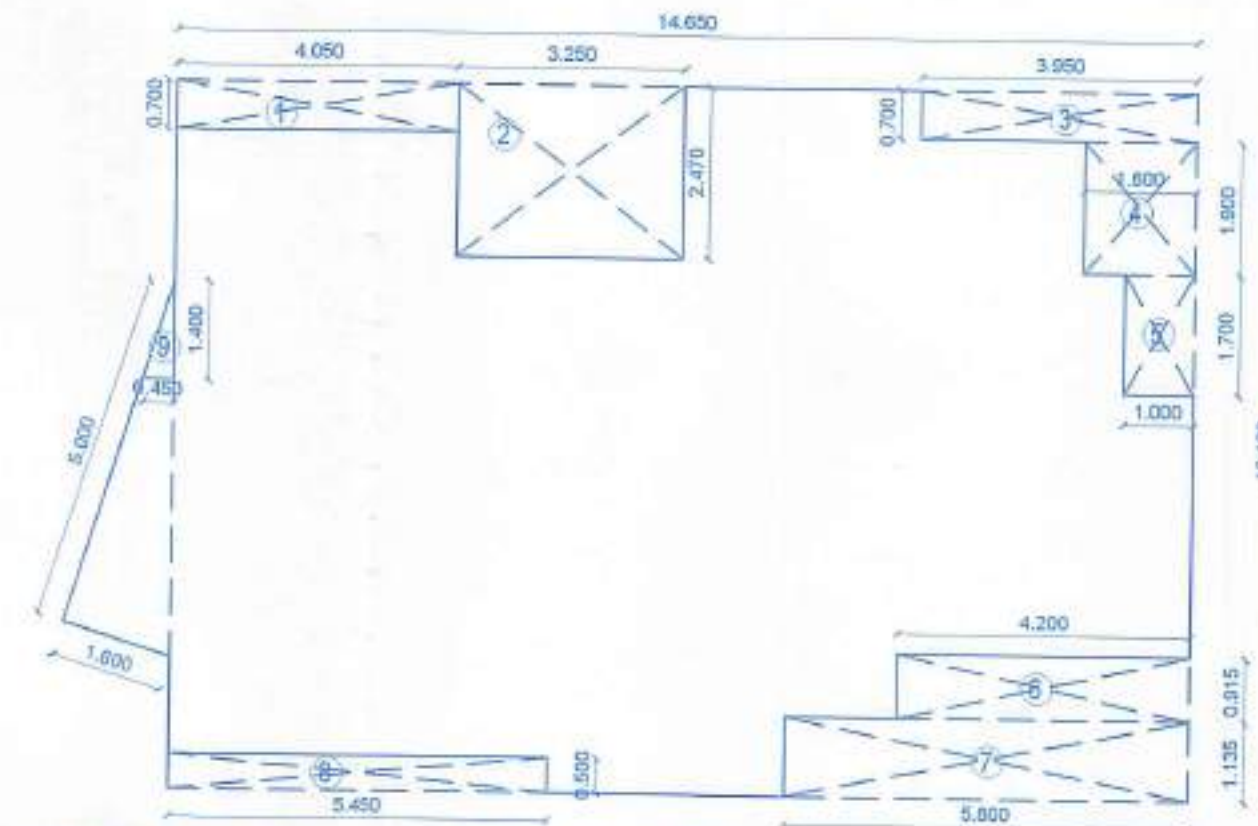
PROPOSED HOUSING PLAN FOR THE LUXESTATES REALTY LLP ON PLOT NO -GH - 22AND23 AND24 , SECTOR - 24, PANCHKULA.

DESCRIPTION	NOS.	LENGTH	WIDTH	AREA	TOTAL UNITS AREA
FIRE SHAFT AREA TYPICAL FLOOR					
	6.700	5.800		38.860	
	4.200	3.000		12.600	
	2	0.200	1.800	0.720	
DEDUCTIONS					
AREA OF 1	2	1.800	2.400	-9.360	
AREA OF 2	2	3.250	5.600	-36.800	
NET TOTAL				-45.760	6.420 SQM



TYPICAL FLOOR FIRE SHAFT AREA DETAIL

DESCRIPTION	NOS.	LENGTH	WIDTH	AREA	TOTAL UNITS AREA
TYPICAL FLOOR UNIT AREA					
	14.65	15.1		221.215	
	0.5	1.600	5.000	4.000	
DEDUCTIONS					
AREA OF 1		4.650	0.700	-3.255	
AREA OF 2		3.250	2.470	-8.028	
AREA OF 3		3.950	0.700	-2.765	
AREA OF 4		1.600	1.800	-2.880	
AREA OF 5		1.000	1.700	-1.700	
AREA OF 6		4.200	0.915	-3.843	
AREA OF 7		5.800	1.115	-6.568	
AREA OF 8		5.850	0.500	-2.925	
AREA OF 9		0.5	0.450	-0.225	
NET TOTAL FOR TYPICAL UNIT				-31.834	120.132 SQM



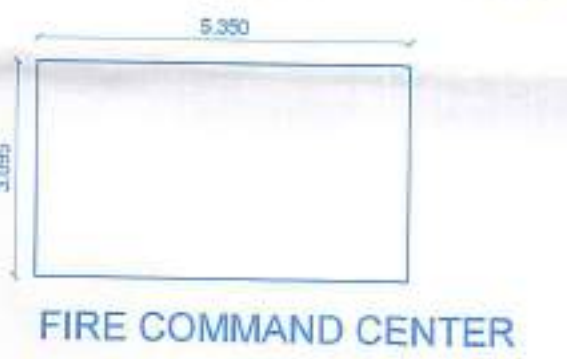
TYPICAL FLOOR UNIT AREA DETAIL

Recommended for Sanctions in the form with memo no. 256 dated 27.01.2024
Sd/-
Smita Khosla
Panchkula

SANCTIONED
VIDE MEMO No. 24468

DATED 10/9/24

DTP (HO) Member Secretary BPAK
STP Member BPAK
CTP Chairman BPAK



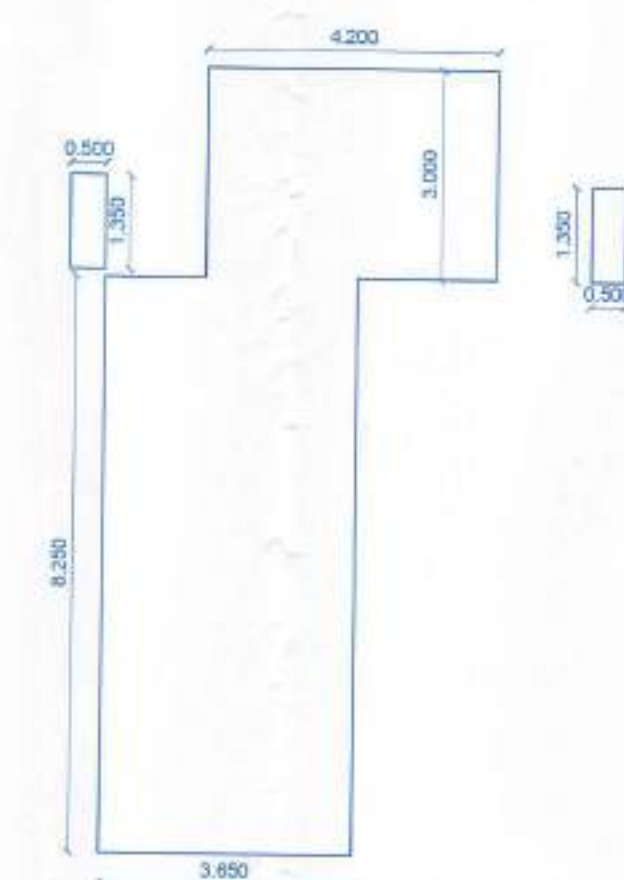
FIRE COMMAND CENTER



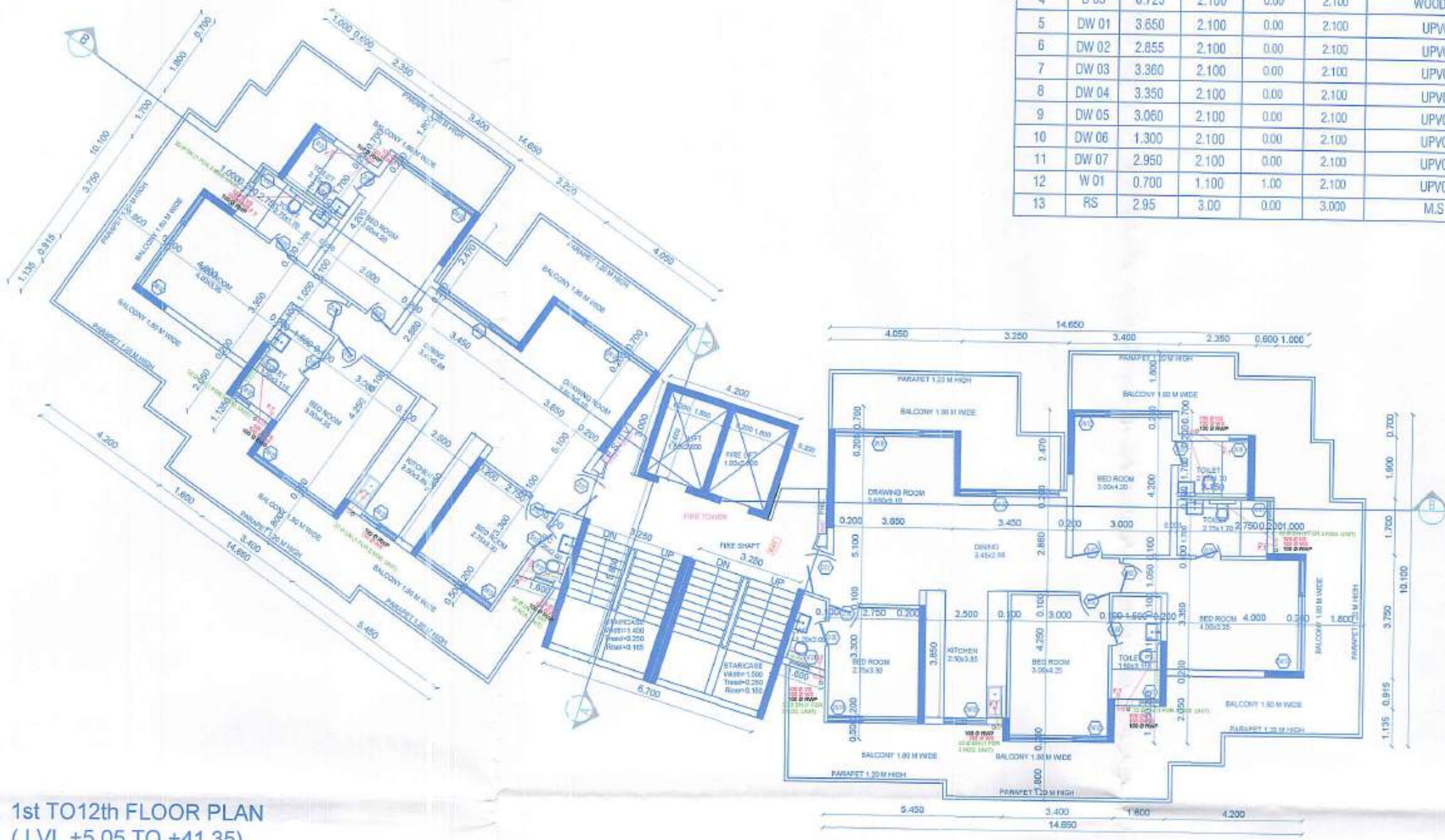
COMMERCIAL AREA DETAIL



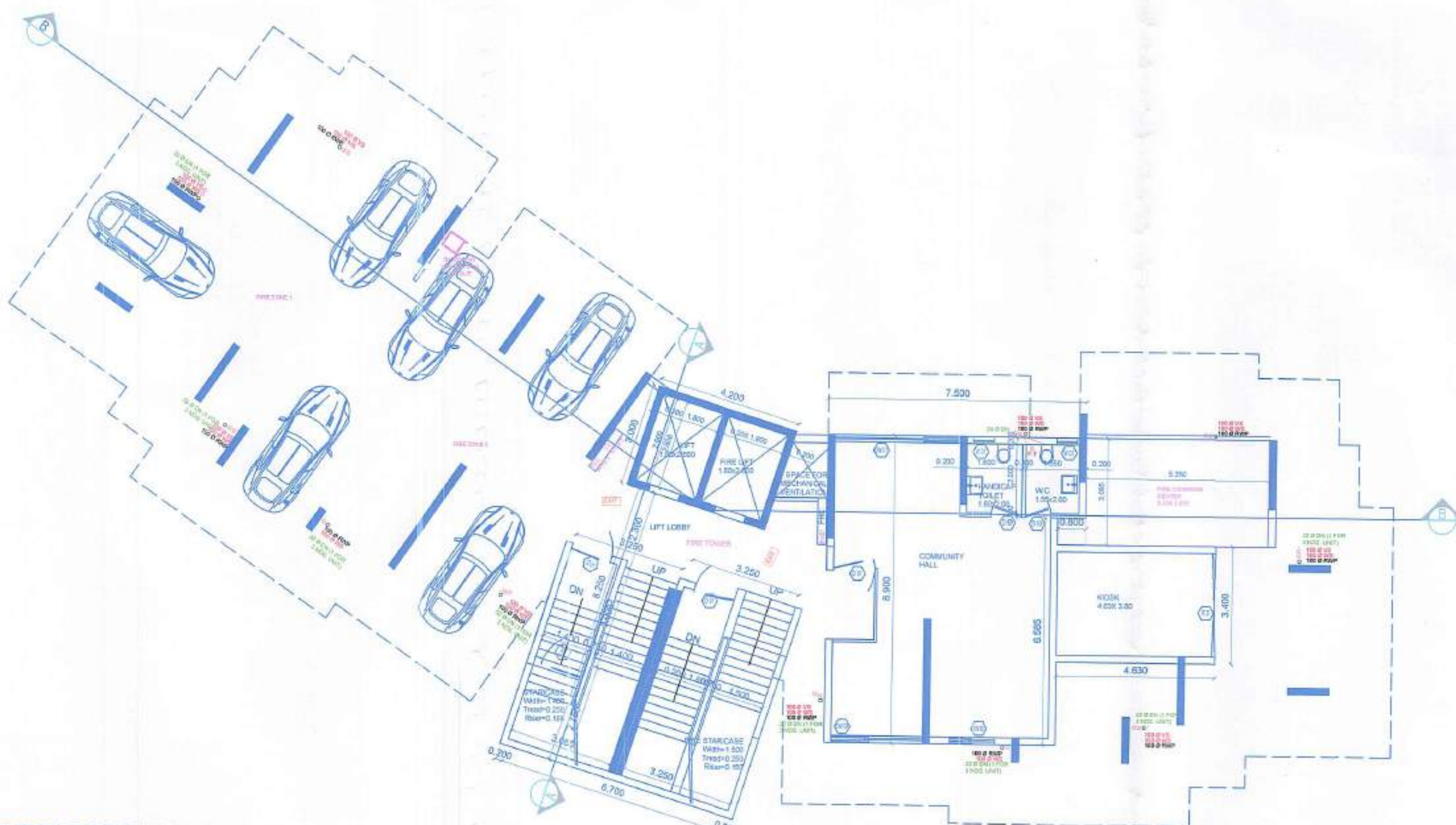
COMMUNITY HALL AREA DETAIL



STILT FLOOR CIRCULATION AREA DETAIL



1st TO 12th FLOOR PLAN (LVL +5.05 TO +41.35)



STILT FLOOR PLAN (LVL +0.45)

DESCRIPTION	NOS	AREA	TOTAL UNITS AREA
COMMUNITY AREA			
	7.500	8.800	66.750
DEDUCTIONS			
AREA OF 1	0.800	6.585	-5.268
NET TOTAL			61.482 SQM
COMMERCIAL AREA			
NET TOTAL	4.630	3.400	15.742 SQM
FIRE COMMAND CENTER	5.35	3.495	18.558 SQM
FIRE SHAFT AREA STILT FLOOR			
	3.650	8.250	30.113
	2	1.250	1.850
	4.200	3.000	12.600
NET TOTAL			44.063 SQM

DESCRIPTION	NOS	AREA	TOTAL UNITS AREA
STILT FLOOR PARKING AREA			
UNIT AREA	4	130.132	480.528
DEDUCTIONS			
COMMUNITY AREA	2	61.482	-122.964
COMMERCIAL AREA	2	15.742	-31.484
NET TOTAL			326.078 SQM

TITLE:- STILT FLOOR AND 1ST TO 12TH FLOOR PLAN
SCALE:- 1:100
DRAWING NO:- 2/7



For LUXESTATES REALTY LLP

AUTHORISED SIGNATORIES



ARCHITECT



CREATIONS
ARCHITECTS - PLANNERS - INTERIOR DESIGNER
SCO-50, 2ND FLOOR, SWASTIK VIHAR, MDC, PANCHKULA
PH-98154-10575, 90410-60575, 0172-5011157

E-mail- creations_30b@rediffmail.com

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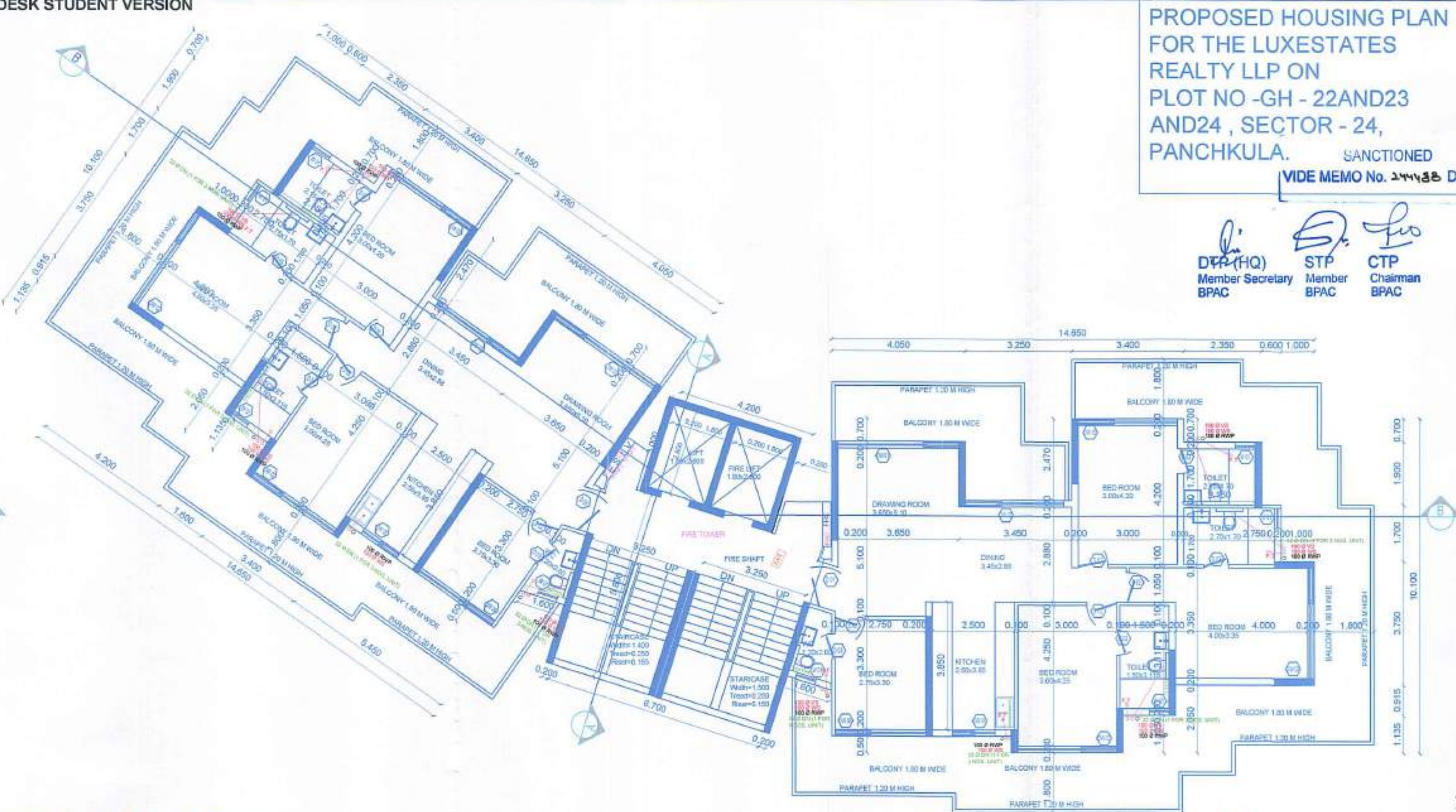
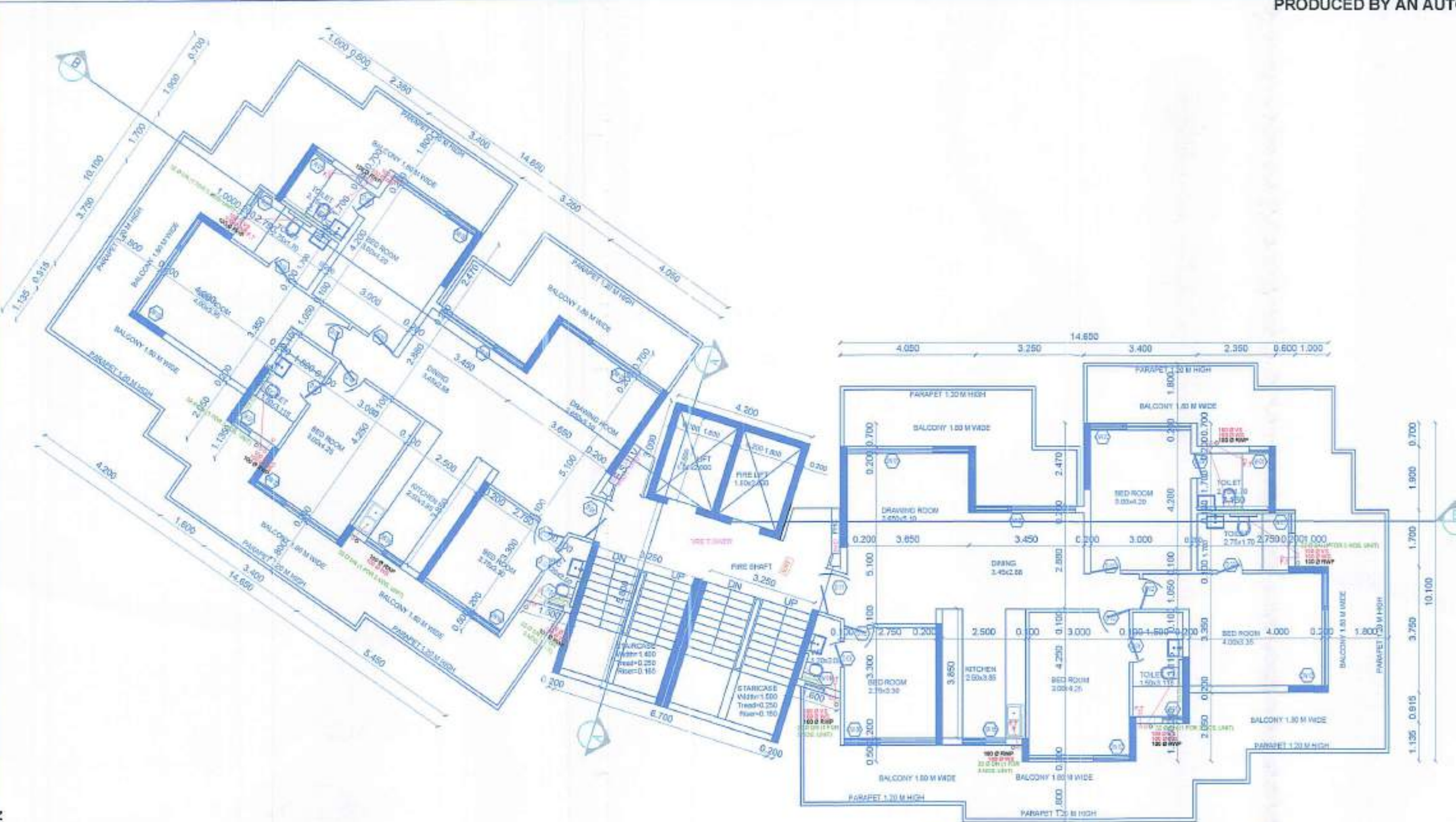
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PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

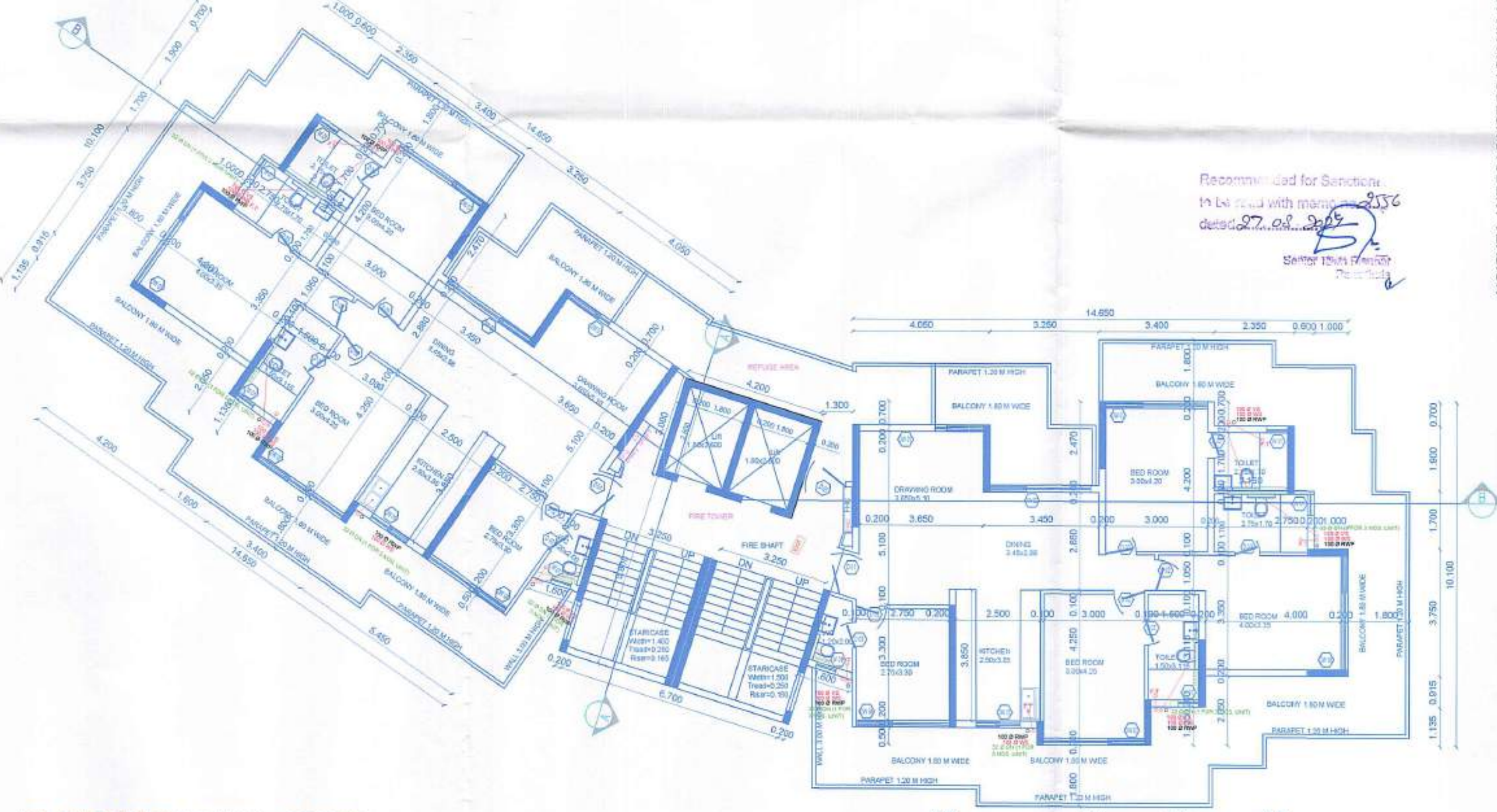
PROPOSED HOUSING PLAN FOR THE LUXESTATES REALTY LLP ON PLOT NO -GH - 22AND23 AND24 , SECTOR - 24, PANCHKULA. SANCTIONED WIDE MEMO No. 24438 DATED 10/12/21

DTP (HQ) Member Secretary BPAC STP Member BPAC CTP Chairman BPAC



14th TO 17th FLOOR PLAN (LVL +47.725 TO +57.625)

19th TO 23rd FLOOR PLAN (LVL +64.225 TO +77.425)



13th FLOOR PLAN (LVL +44.65)

18th FLOOR PLAN (LVL +60.925)

SCHEDULE OF MASSMARRY OPENING FOR DOORS & WINDOWS

S NO.	TYPE	WIDTH	HEIGHT	CALL LEVEL	JAMB LEVEL	REMARKS
1	D 01	1.200	2.100	0.00	2.100	F.D. 1HB
2	D 02	0.900	2.100	0.00	2.100	WOODEN
3	D 03	0.750	2.100	0.00	2.100	WOODEN
4	D 04	0.725	2.100	0.00	2.100	WOODEN
5	DW 01	3.650	2.100	0.00	2.100	UPVC
6	DW 02	2.855	2.100	0.00	2.100	UPVC
7	DW 03	3.360	2.100	0.00	2.100	UPVC
8	DW 04	3.350	2.100	0.00	2.100	UPVC
9	DW 05	3.060	2.100	0.00	2.100	UPVC
10	DW 06	1.300	2.100	0.00	2.100	UPVC
11	DW 07	2.800	2.100	0.00	2.100	UPVC
12	WT 01	0.700	1.180	1.00	2.180	UPVC
13	RS	2.90	0.90	0.00	2.900	UPVC

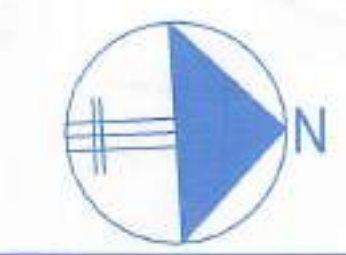
Recommended for Sanctioning by LVL with main dated 27.04.21

TITLE:- 13TH FLOOR AND 14TH TO 17TH, 18TH, 19TH TO 23RD FLOOR PLAN SCALE:- 1:100 DRAWING NO:- 3/7

For LUXESTATES REALTY LLP AUTHORIZED SIGNATORIES OWNER



CREATIONS ARCHITECTS-PLANNERS-INTERIOR DESIGNER SCO-50, 2 ND FLOOR, SWASTIK VIHAR, MDC, PANCHKULA PH-98154-10575, 90410-60575, 0172-5011167



ARCHITECT

PRODUCED BY AN AUTODESK STUDENT VERSION

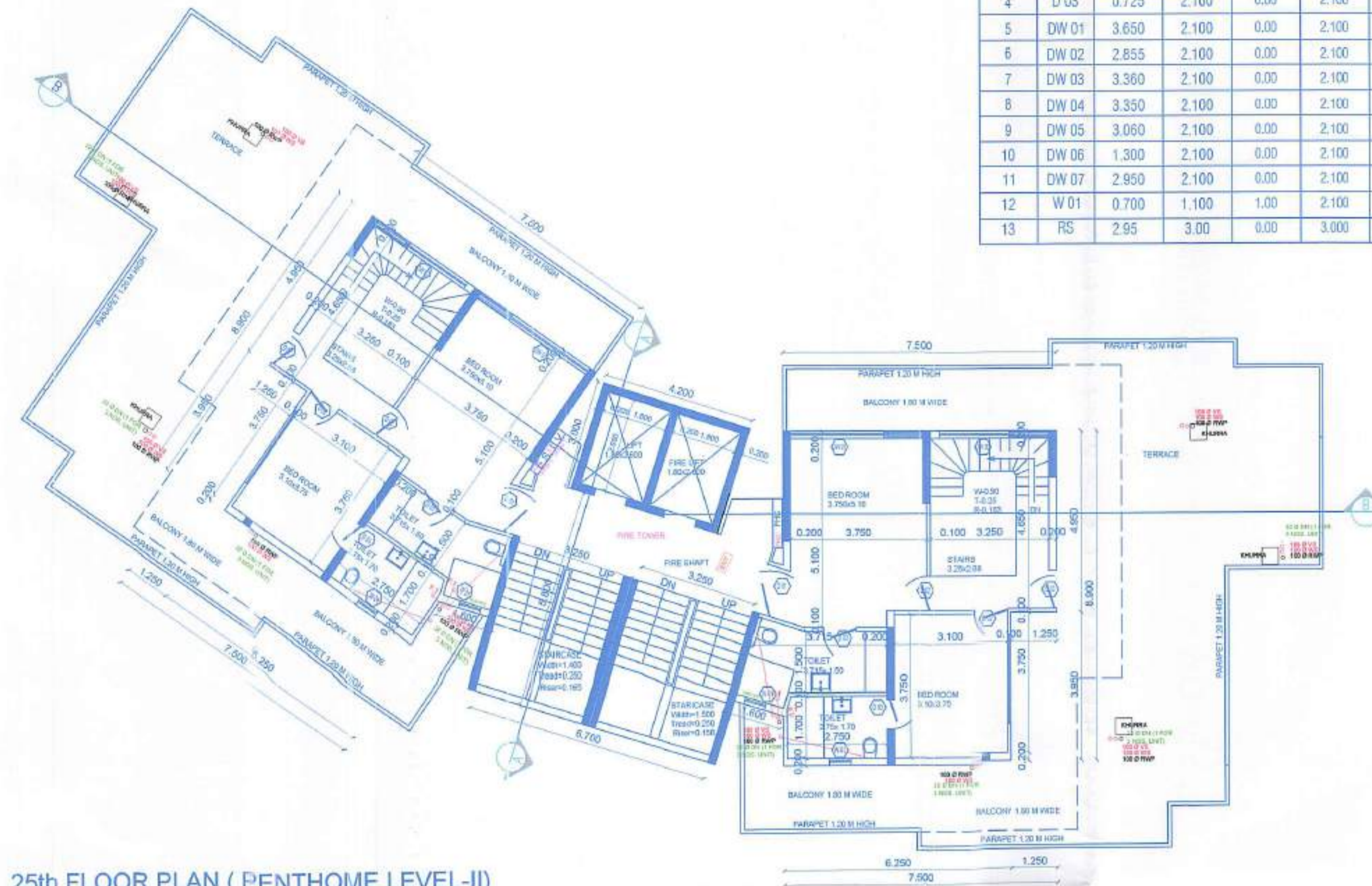
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PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

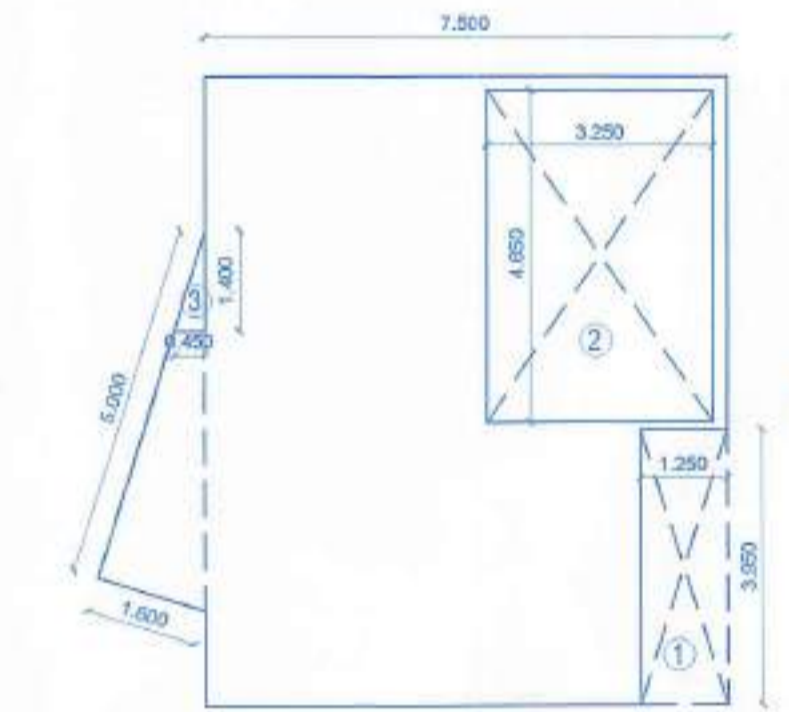
SCHEDULE OF MASONRY OPENING FOR DOORS & WINDOWS

S NO.	TYPE	WIDTH	HEIGHT	sill LEVEL	LINTEL LEVEL	REMARKS
1	D 01	1.200	2.100	0.00	2.100	F.D., 1HR
2	D 02	0.900	2.100	0.00	2.100	WOODEN
3	D 03	0.750	2.100	0.00	2.100	WOODEN
4	D 03	0.725	2.100	0.00	2.100	WOODEN
5	DW 01	3.650	2.100	0.00	2.100	UPVC
6	DW 02	2.855	2.100	0.00	2.100	UPVC
7	DW 03	3.360	2.100	0.00	2.100	UPVC
8	DW 04	3.350	2.100	0.00	2.100	UPVC
9	DW 05	3.060	2.100	0.00	2.100	UPVC
10	DW 06	1.300	2.100	0.00	2.100	UPVC
11	DW 07	2.950	2.100	0.00	2.100	UPVC
12	W 01	0.700	1.100	1.00	2.100	UPVC
13	RS	2.95	3.00	0.00	3.000	M.S



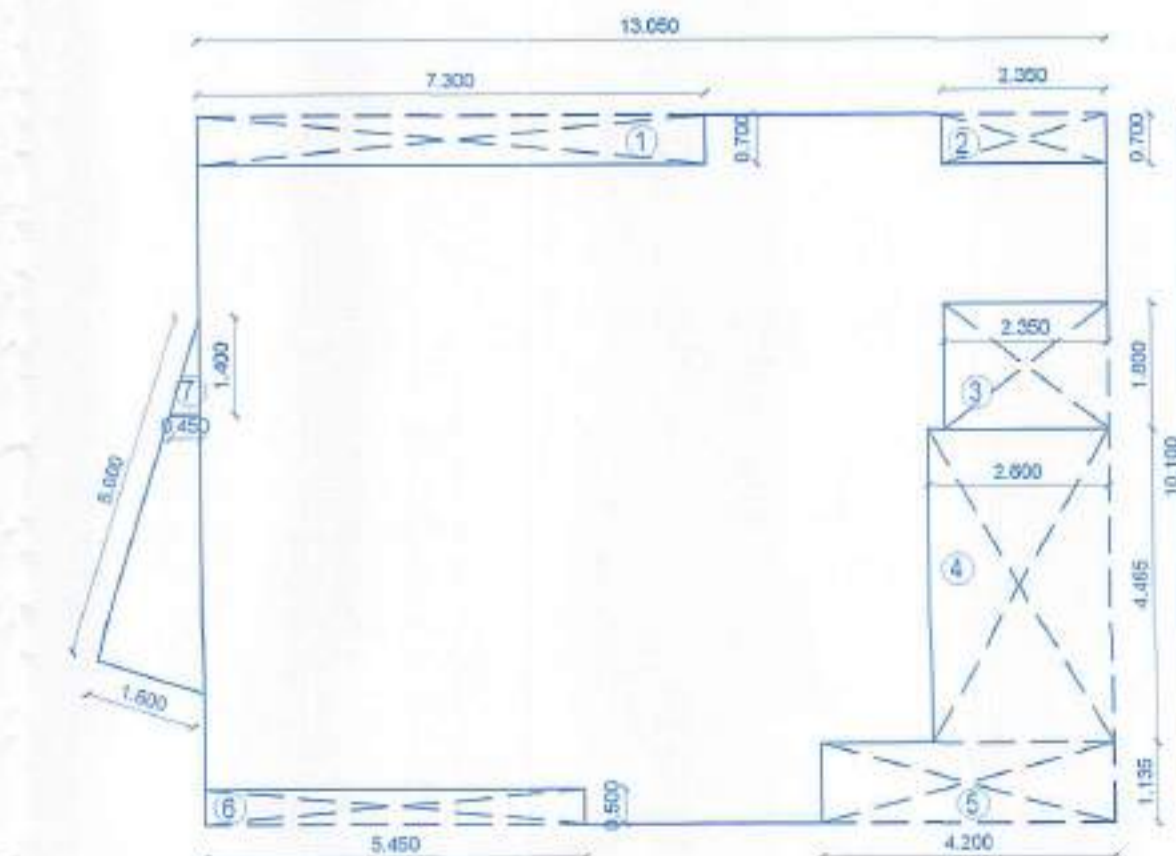
25th FLOOR PLAN (PENTHOME LEVEL-II)
(LVL +84.025)

DESCRIPTION	NOS.	LENGTH	WIDTH	AREA	TOTAL AREA	UNITS
PENTHOME UNIT AREA LEVEL-II						
		7.500	8.900	66.750		
	0.5	1.600	5.000	4.000		
				70.750		
DEDUCTIONS						
AREA OF 1		1.250	1.950	-4.938		
AREA OF 2		3.250	4.650	-15.113		
AREA OF 3	0.5	0.450	1.400	-0.315		
				-20.365		
NET TOTAL					50.385 SQM	



PENTHOME LEVEL -II AREA DETAIL

DESCRIPTION	NOS.	LENGTH	WIDTH	AREA	TOTAL AREA	UNITS
PENTHOME UNIT AREA LEVEL-I						
		13.050	10.100	131.805		
	0.5	1.600	5.000	4.000		
				135.805		
DEDUCTIONS						
AREA OF 1		7.300	0.700	-5.110		
AREA OF 2		2.350	0.700	-1.645		
AREA OF 3		2.350	1.800	-4.230		
AREA OF 4		2.600	4.465	-11.609		
AREA OF 5		4.200	1.135	-4.767		
AREA OF 6		5.450	0.500	-2.725		
AREA OF 7	0.5	0.450	1.400	-0.315		
				-30.401		
NET TOTAL					105.404 SQM	



PENTHOME LEVEL -I AREA DETAIL

PROPOSED HOUSING PLAN FOR THE LUXESTATES REALTY LLP ON PLOT NO -GH - 22AND23 AND24 , SECTOR - 24, PANCHKULA.

SANCTIONED
VIDE MEMO No. 2011/18 DATED 10/19/12

DTF (HQ) Member Secretary BPAC
STP Member BPAC
CTP Chairman BPAC

Recommended for Sanction to be read with memo no. 2556 dated 28.12.2011
Senthil Kumar Panicker

TITLE:-
24TH FLOOR AND 25TH FLOOR PLAN

SCALE:-
1:100

DRAWING NO:- 4/7



For LUXESTATES REALTY LLP

AUTHORISED SIGNATORIES
OWNER

ARCHITECT
CREATIONS
Architecture Interior Designer & Planner

CREATIONS
ARCHITECTS PLANNERS INTERIOR DESIGNER
SCO-50, 2 ND FLOOR, SWASTIK VIHAR, MDC, PANCHKULA,
PH-98154-10575, 90410-60575, 0172-5011157

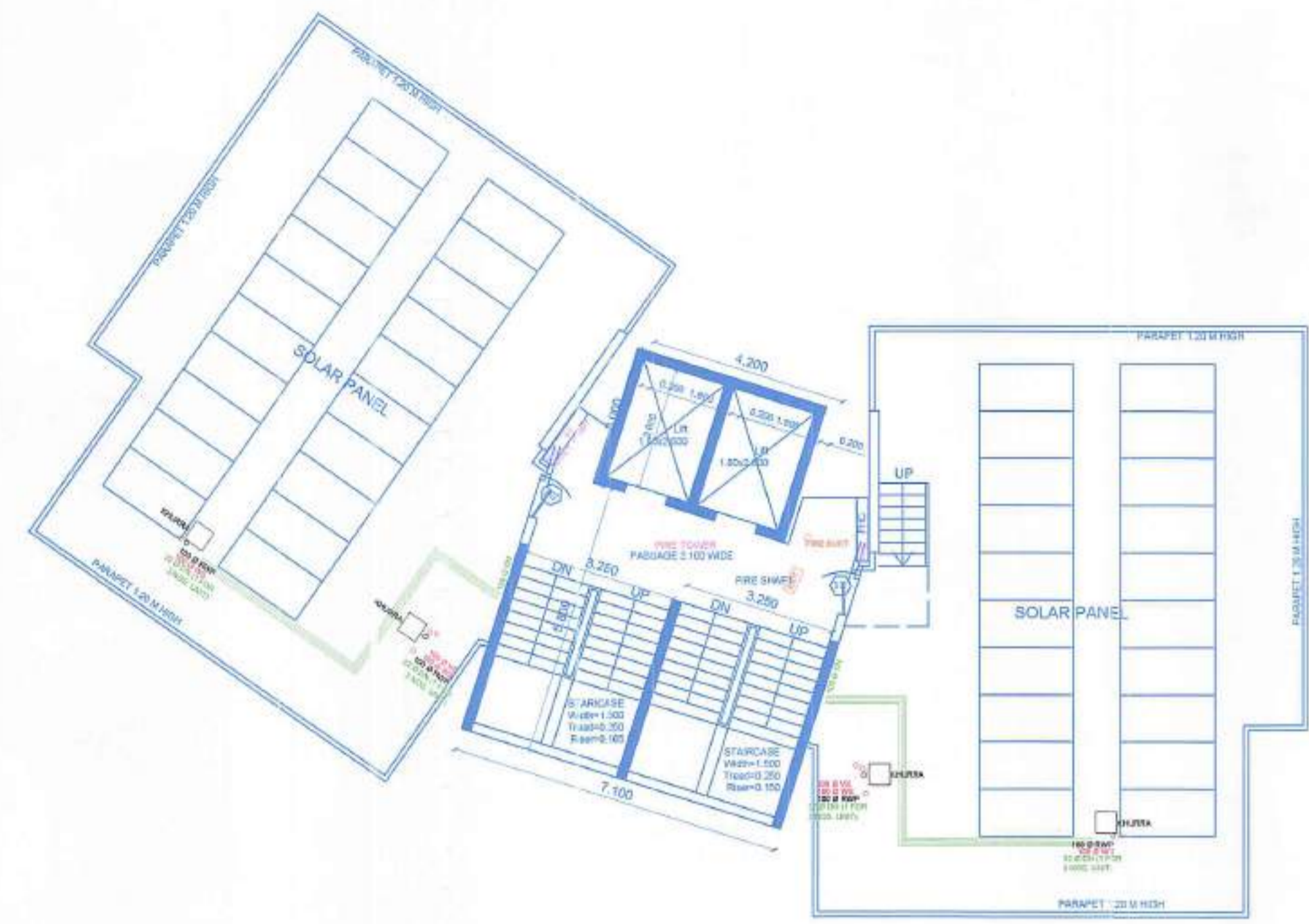
E.mail - creations_30b@rediffmail.com

PRODUCED BY AN AUTODESK STUDENT VERSION

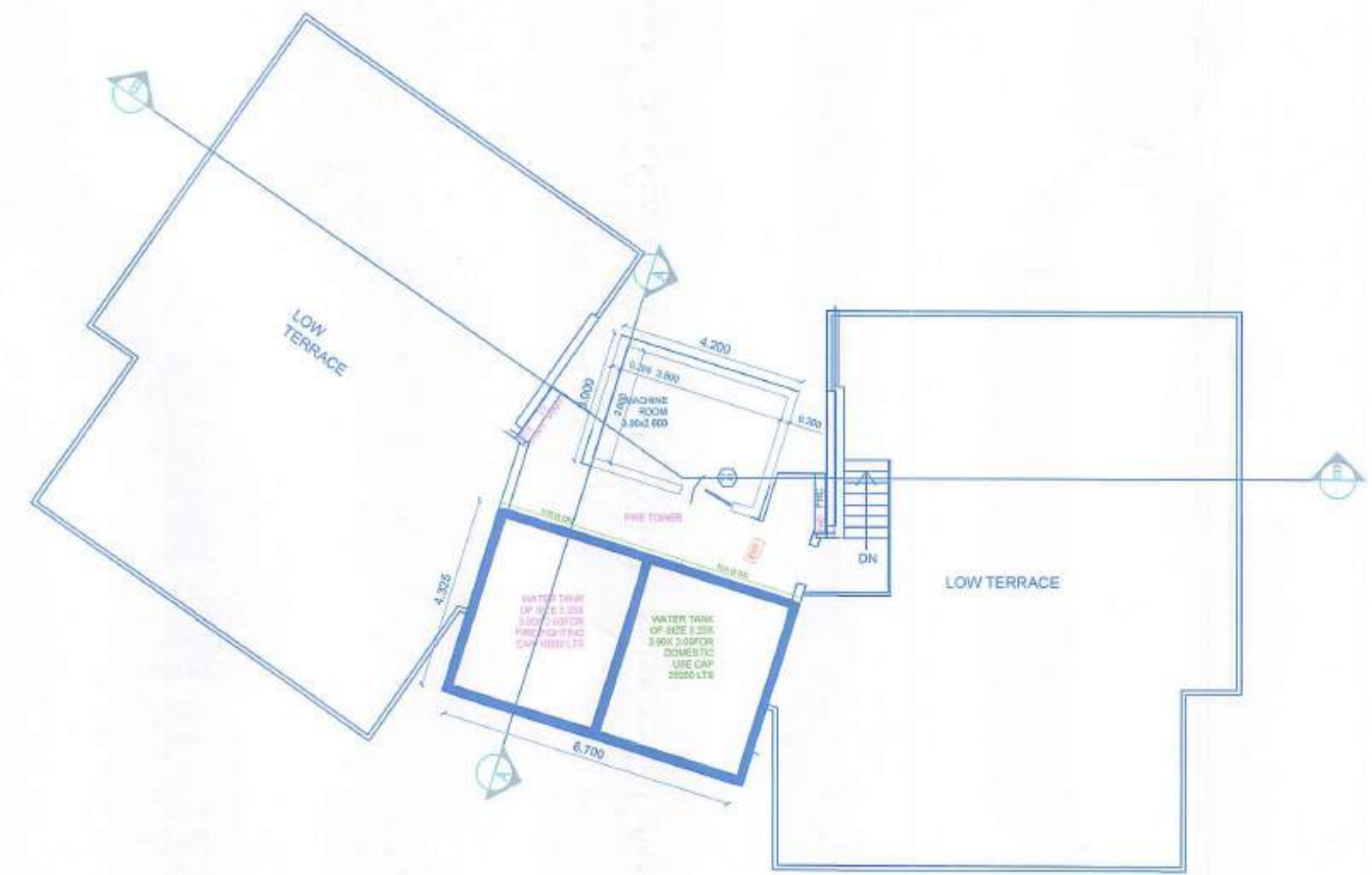
PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

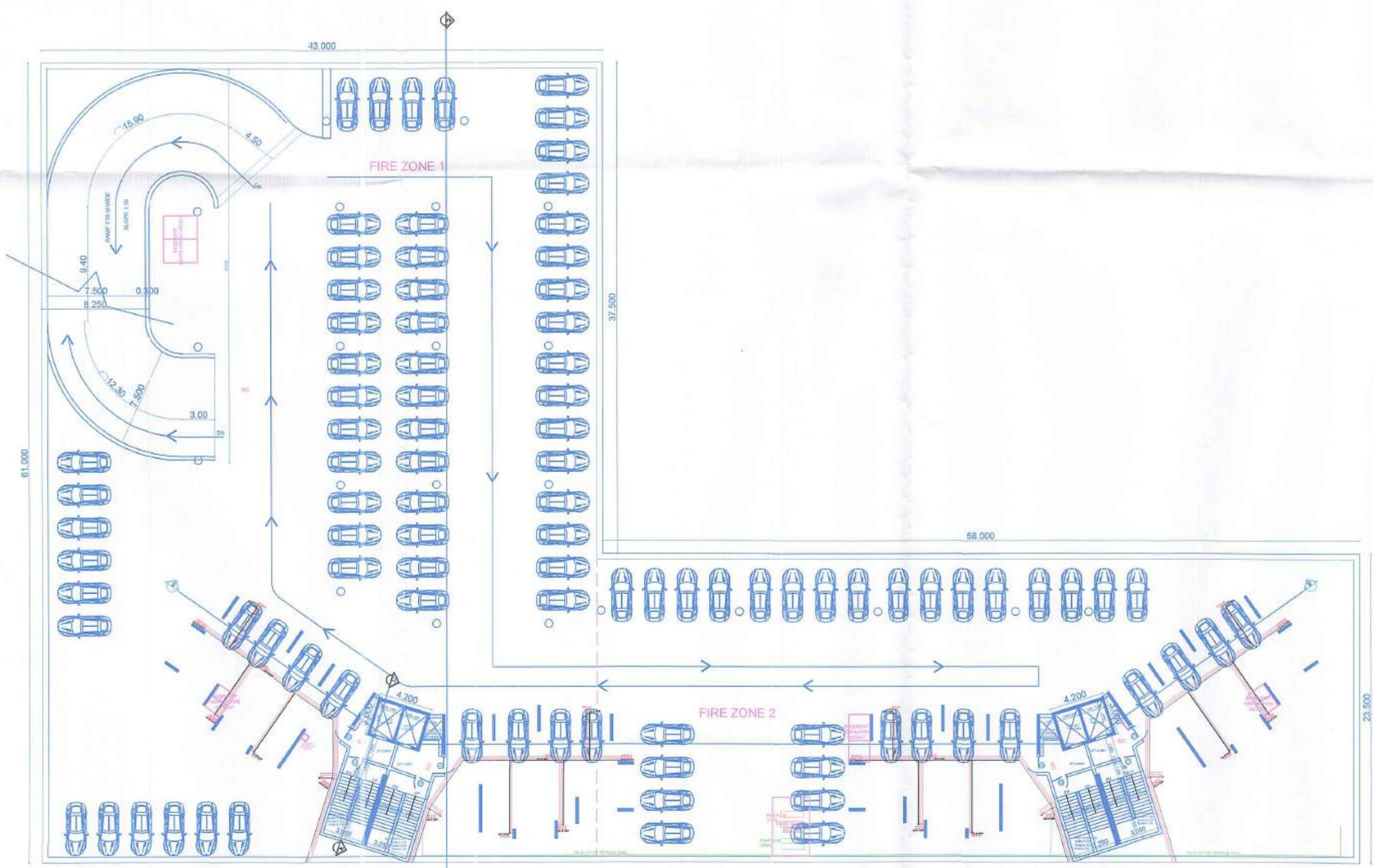
PRODUCED BY AN AUTODESK STUDENT VERSION



TERRACE FLOOR PLAN (LVL +87.325)



MACHINE ROOM FLOOR PLAN



BASEMENT-1 FLOOR PLAN (LVL -4.05)

PRODUCED BY AN AUTODESK STUDENT VERSION

PROPOSED HOUSING PLAN
FOR THE LUXESTATES
REALTY LLP ON
PLOT NO -GH - 22AND23
AND24 , SECTOR - 24,
PANCHKULA.

SANCTIONED
BY MEMO No. 24444 DATED 11/12/24

DTP (HQ) Member Secretary BPAC
STP Member BPAC
CTP Chairman BPAC

Recommended for Sanctioning
In be read with memo no. 2556
dated 27.08.2024

Senior Town Planner
Panchkula

TITLE:- TERRACE FLOOR PLAN AND BASEMENT-1 PLAN

SCALE:- 1:100 AND 1:200

DRAWING NO:- 5/7



For LUXESTATES REALTY LLP
AUTHORISED SIGNATORIES

OWNER

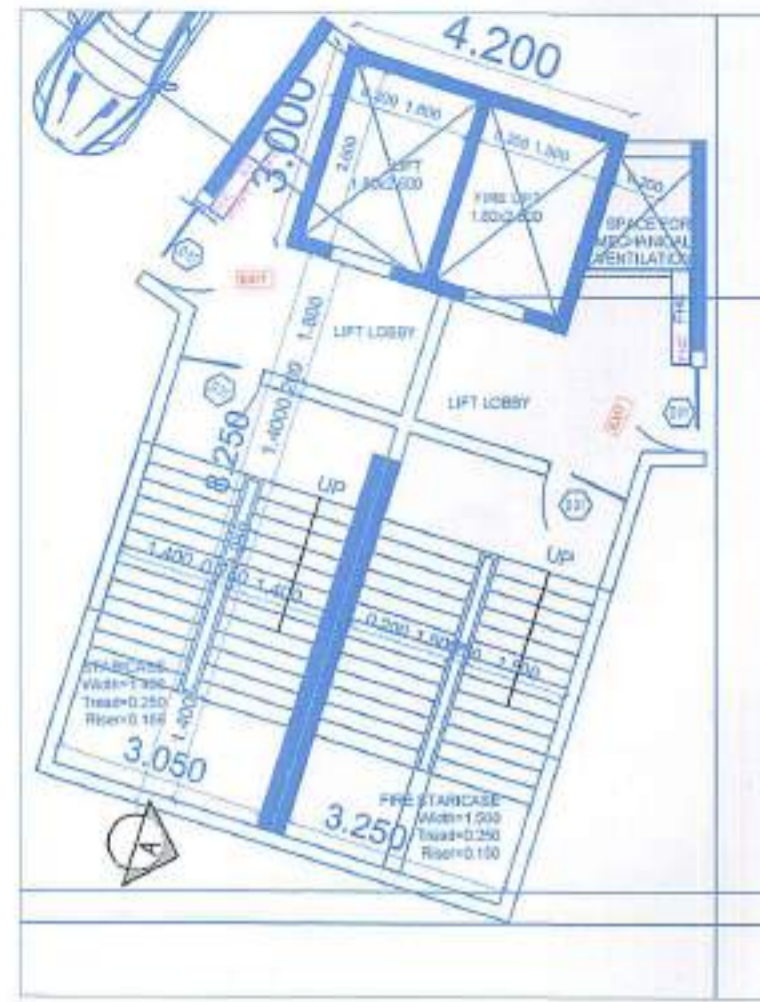
ARCHITECT

CREATIONS
ARCHITECTS - PLANNERS - INTERIOR DESIGNER
SCO-50, 2 ND FLOOR, SWASTIK VIHAR, MIDC, PANCHKULA
PH-98154-10575, 90410-60575, 0172-5011187
E-mail- creations_30c@rediffmail.com

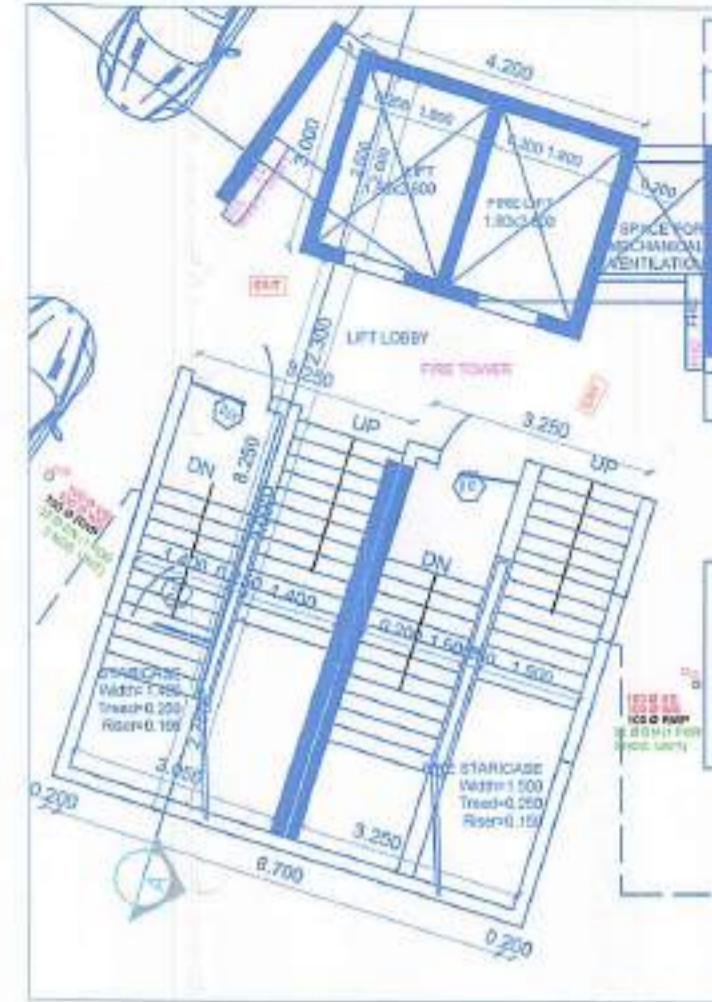
DESCRIPTION	LENGTH	WIDTH	TOTAL UNITS AREA
BASEMENT-1 AREA	43.00	61.00	2623.00
	58.00	23.50	1363.00
NET TOTAL			3986.000 SQM

PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION



FIRE TOWER DETAIL AT BASEMENT FLOOR



FIRE TOWER DETAIL AT STILT FLOOR

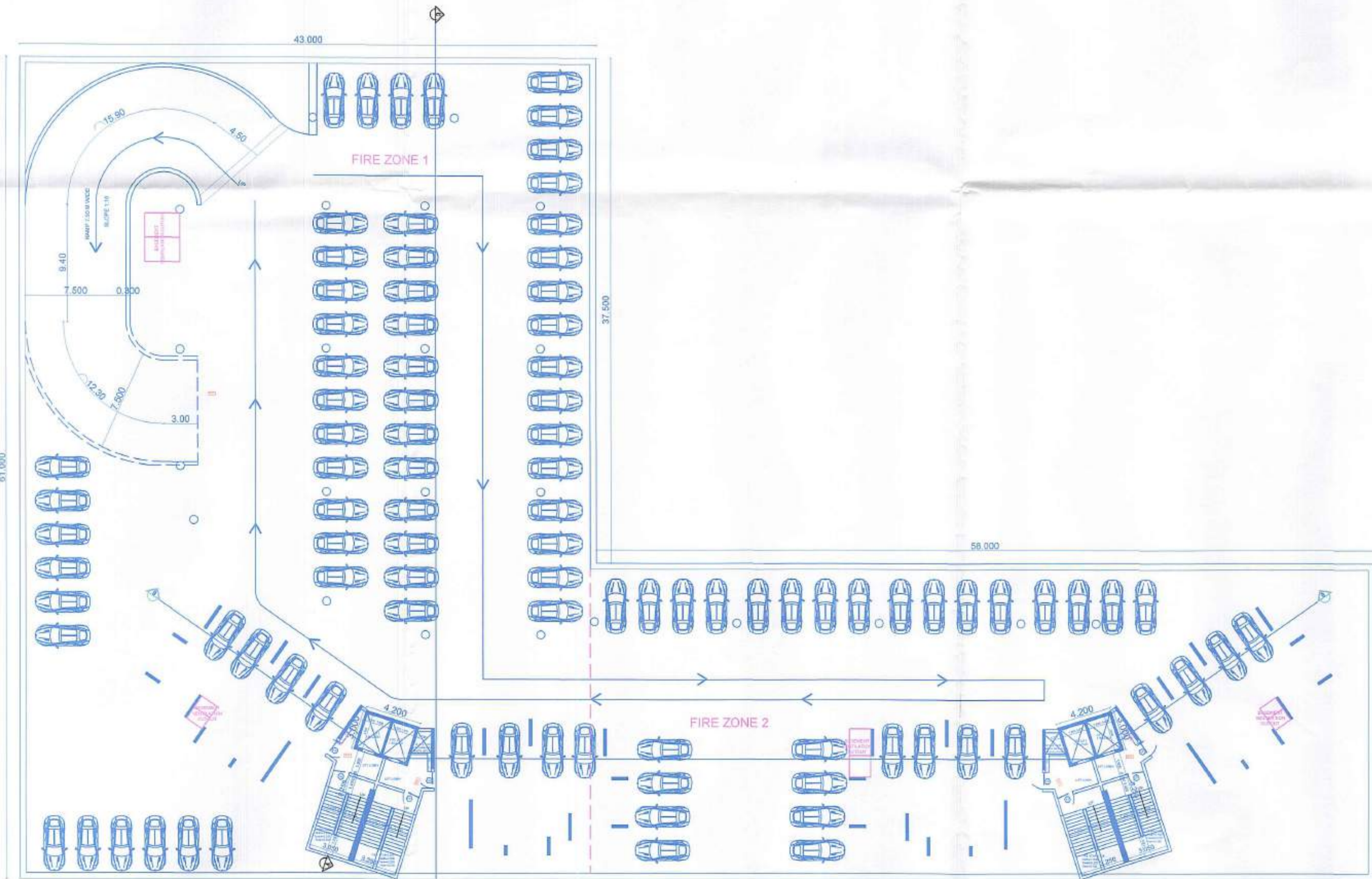
PROPOSED HOUSING PLAN
FOR THE LUXESTATES
REALTY LLP ON
PLOT NO -GH - 22AND23
AND24 , SECTOR - 24,
PANCHKULA. SANCTIONED

VIDE MEMO No. 2448/8/ DATED 10/7/24

DTP (HQ)
Member Secretary
BPAC

STP
Member
BPAC

CTP
Chairman
BPAC



BASEMENT- 2 FLOOR PLAN (LVL -8.55)

Recommended for Sanctioning
to be read with memo no. 2556
dated 27.08.2024

SUNNY PRAKASH
Panchkula

TITLE:-
BASEMENT- 2 FLOOR PLAN

SCALE:-
1:200

DRAWING NO:- 6/7



For LUXESTATES REALTY LLP

AUTHORISED SIGNATORIES

OWNER



ARCHITECT



CREATIONS
ARCHITECTS - PLANNERS - INTERIOR DESIGNERS
SCO-50, 2ND FLOOR, SWASTIK VIHAR, MDC, PANCHKULA
PH-98154-10575, 90410-60575, 0172-5011167

E-mail- creations_30b@rediffmail.com

DESCRIPTION	LENGTH	WIDTH	TOTAL UNITS	AREA
BASEMENT - 2 AREA	43.00	61.00	2623.00	
	58.00	23.50	1363.00	
NET TOTAL				3986.000 SQM

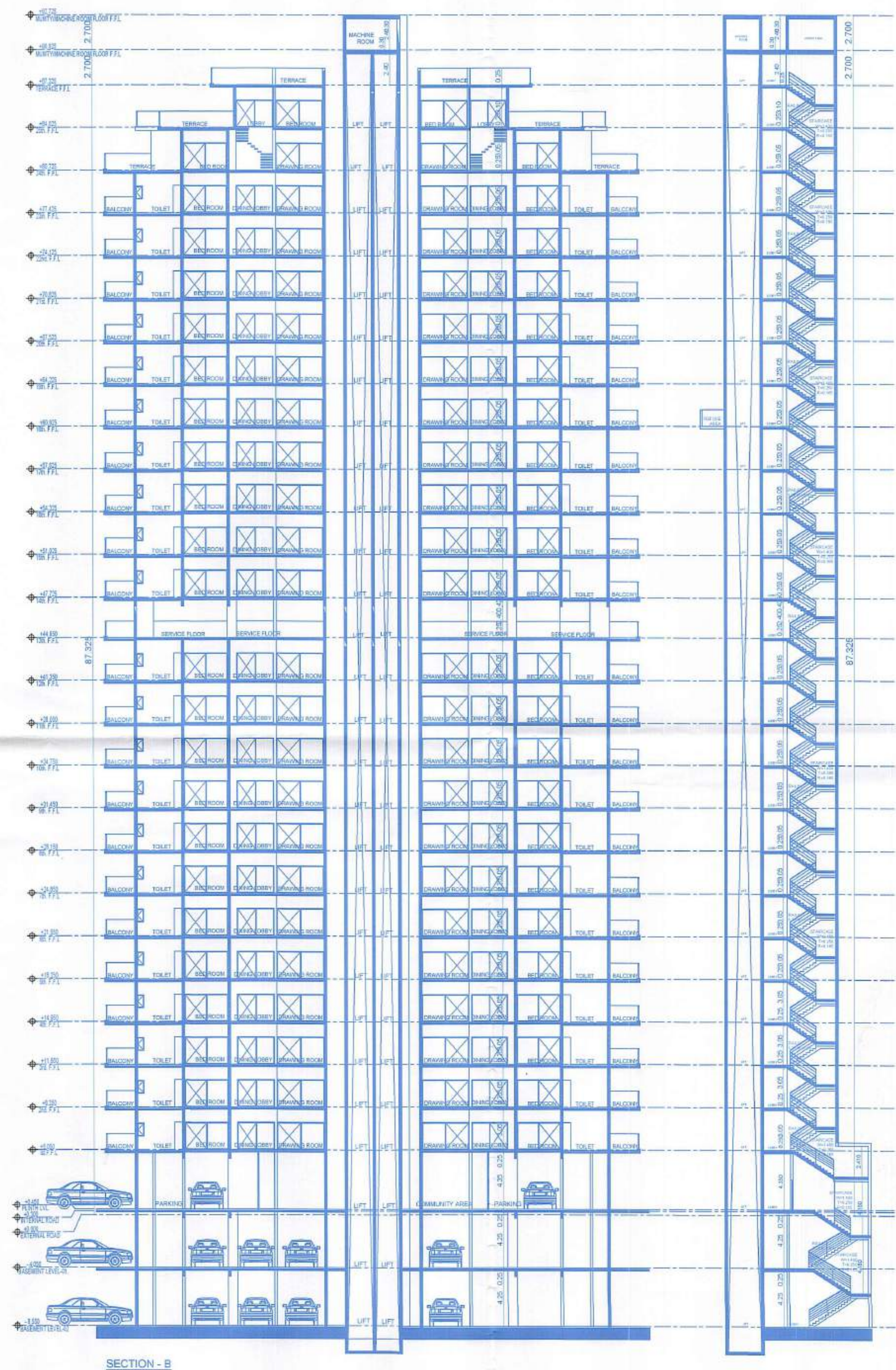
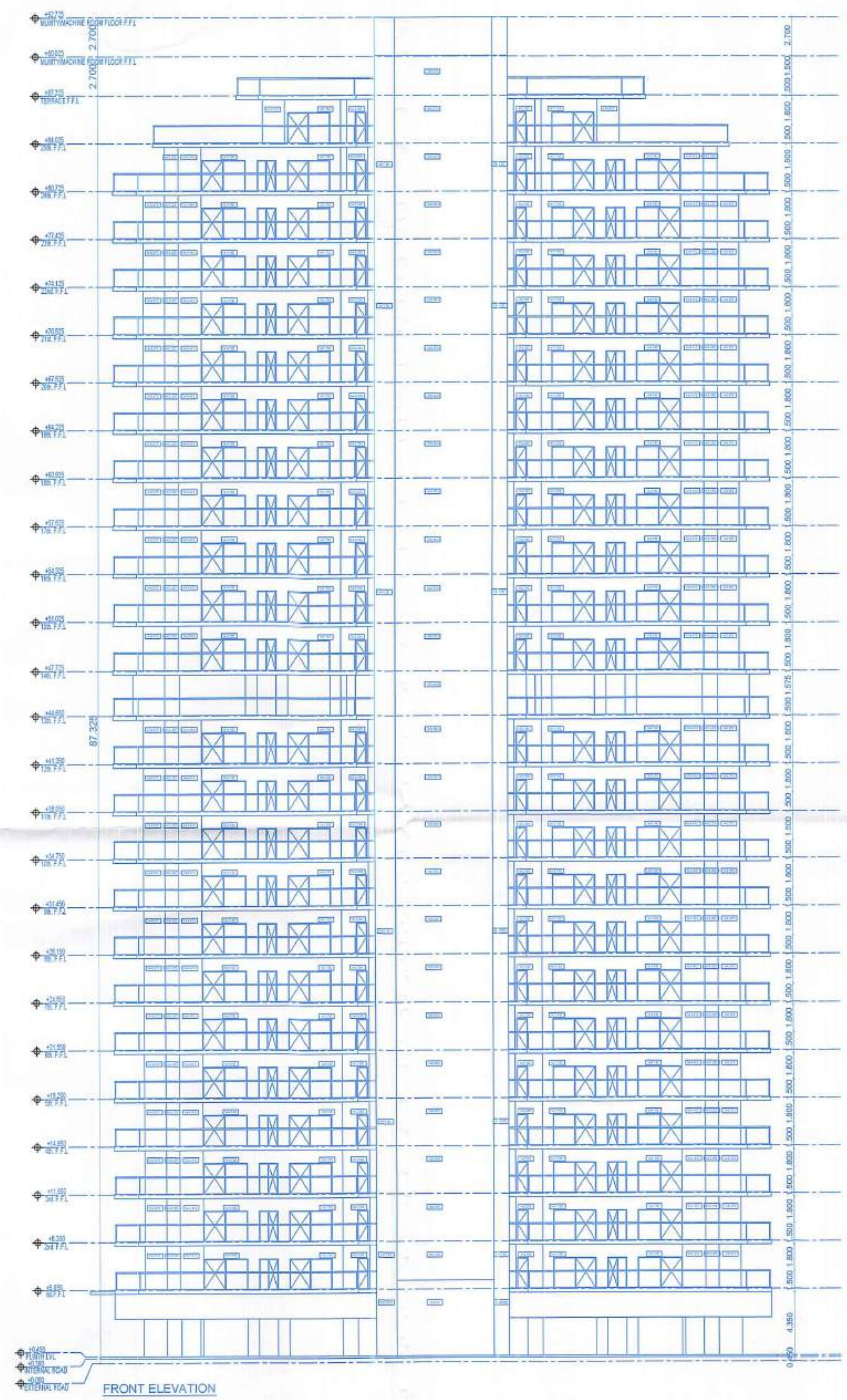
PROPOSED HOUSING PLAN FOR THE LUXESTATES REALTY LLP ON PLOT NO -GH - 22AND23 AND24 , SECTOR - 24, PANCHKULA.

SANCTIONED VIDE MEMO No. 2444/87 DATED 10/12/21

DTP (HQ) Member Secretary BPAC
STP Member BPAC
CTP Chairman BPAC

PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION



TITLE:- FRONT ELEVATION, SECTION-A AND SECTION B-B

SCALE:- 1:200

DRAWING NO:- 7/7

Recommended for Sanctioning to be read with memo no. 2556 dated 27.08.21

For LUXESTATES REALTY LLP AUTHORIZED SIGNATORIES

OWNER



ARCHITECT



CREATIONS ARCHITECTS - PLANNERS - INTERIOR DESIGNER SCO-50, 2 ND FLOOR, SWASTIK VIHAR, MDC, PANCHKULA. PH-98154-10575, 90410-60575, 0172-5011157

Email:- creations_30b@rediffmail.com