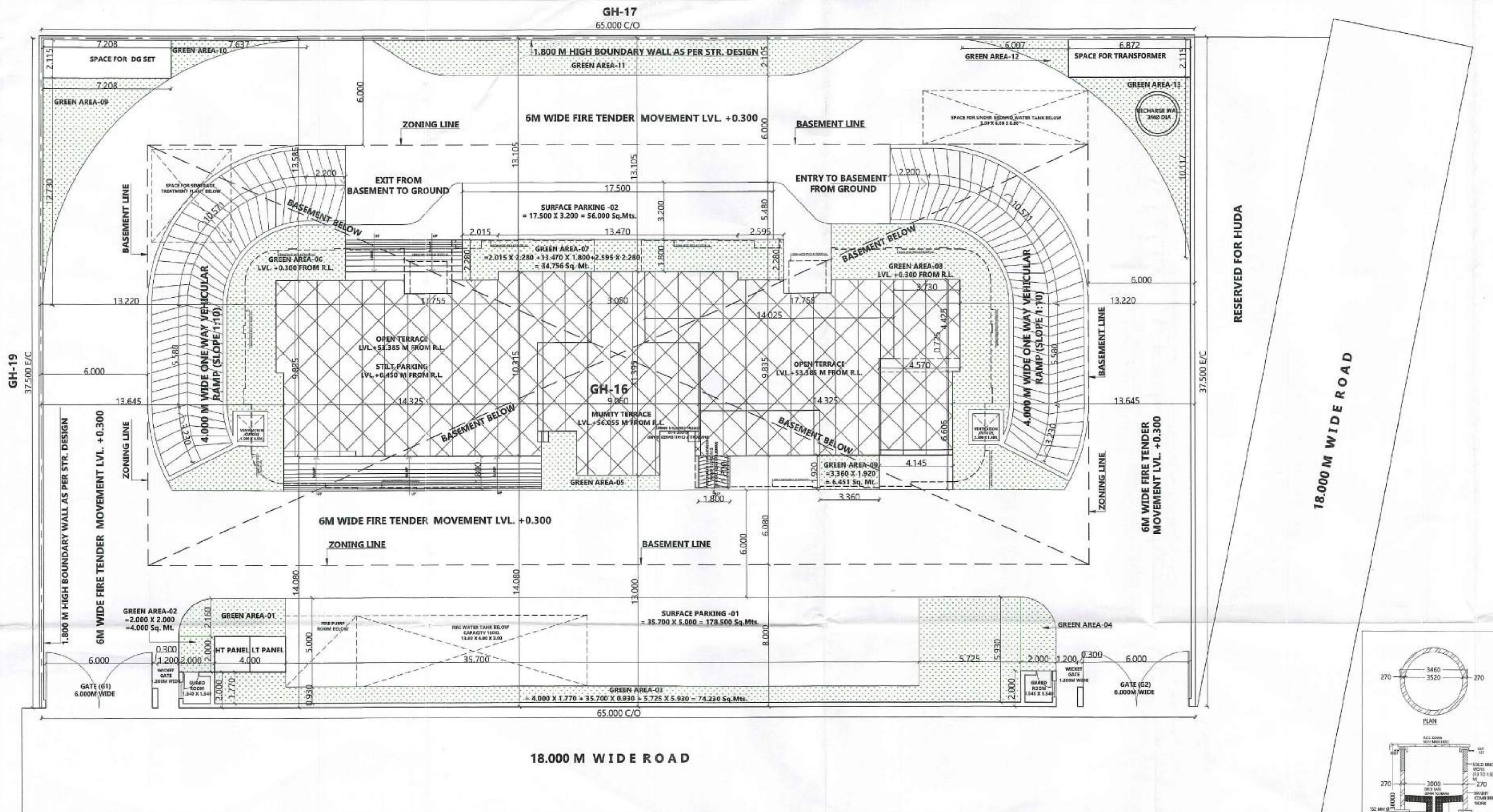




SANCTIONED
Vide Memo No. 2335 Dated. 22.11.2015
Recommended for
to be read with memo 2335
dated 03.12.2014
DTP (HQ)
Member Secretary
BPRC
STP Member
BPRC
CTP Chairman
BPRC

Developers
"S.R PARYAVARAN ENGINEERS PVT. LTD."

Project
PROPOSED GROUP HOUSING BUILDING PLAN
BELONGS TO "S.R PARYAVARAN ENGINEERS
PVT. LTD. "THROUGH ITS DIRECTOR
SANDEEP BAGAI S/O S B BAGAI
ON PLOT NO. GH-16 AT SECTOR -24 URBAN
ESTATE, PANCHKULA, HARYANA

Applicant's Signature
Sandeep Bagai

Architect's Signature
Ar Amita Saini
B. ARCH ALIA/VID
CA-75764

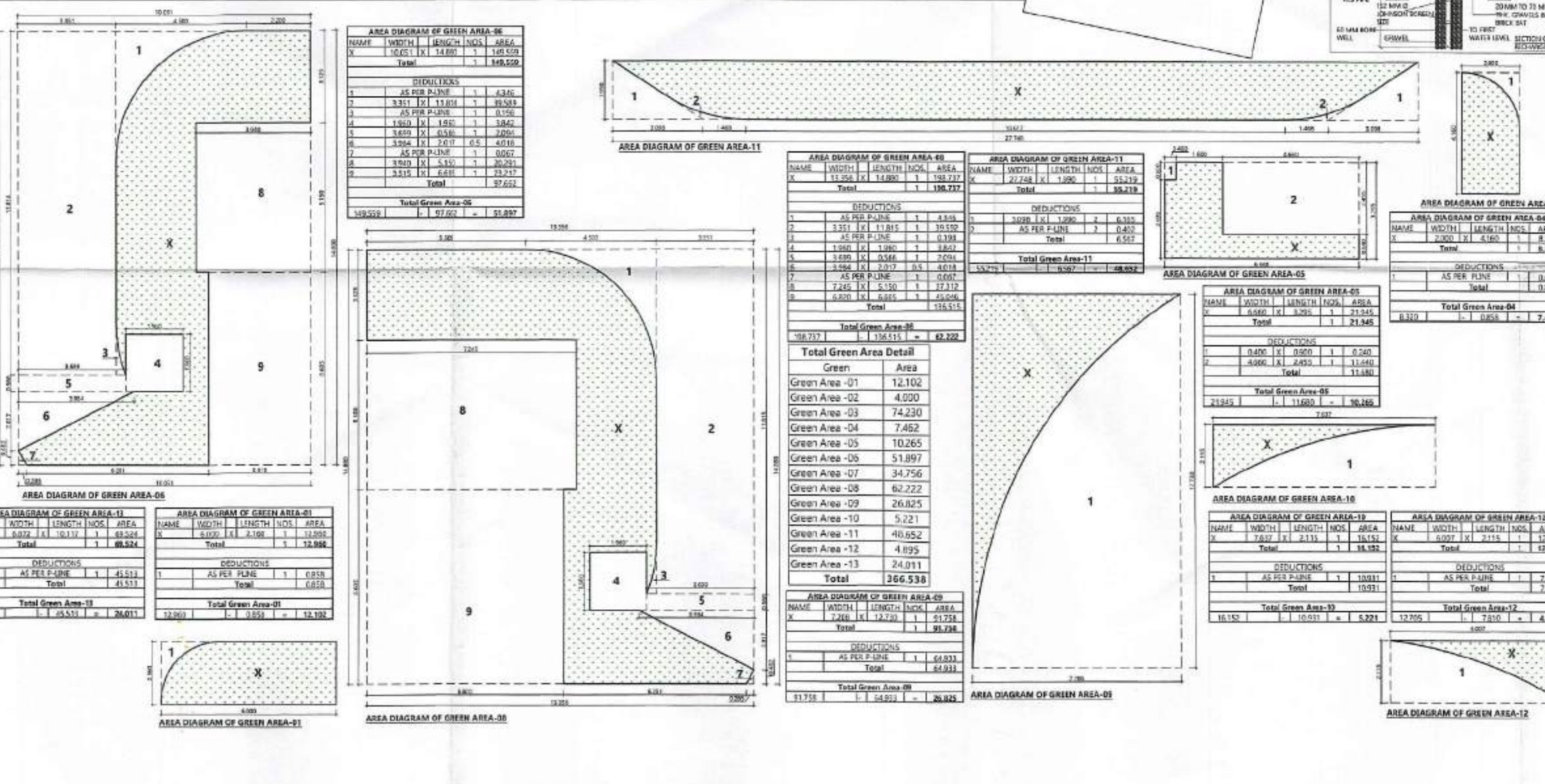
Architect
NIRMAAN ASSOCIATES
an architecture studio
ARCHITECTS, TOWN PLANNERS, INTERIOR DESIGNERS,
LANDSCAPERS & ENGINEERS
Office:- Show Room-2, 1st Floor,
Sector - 11, Panchkula, Haryana
(Tricity Chandigarh)
PHONE NO. 0172-5004498, 172-4064498, 9814168979
EMAIL :- nirmaanassociates@gmail.com

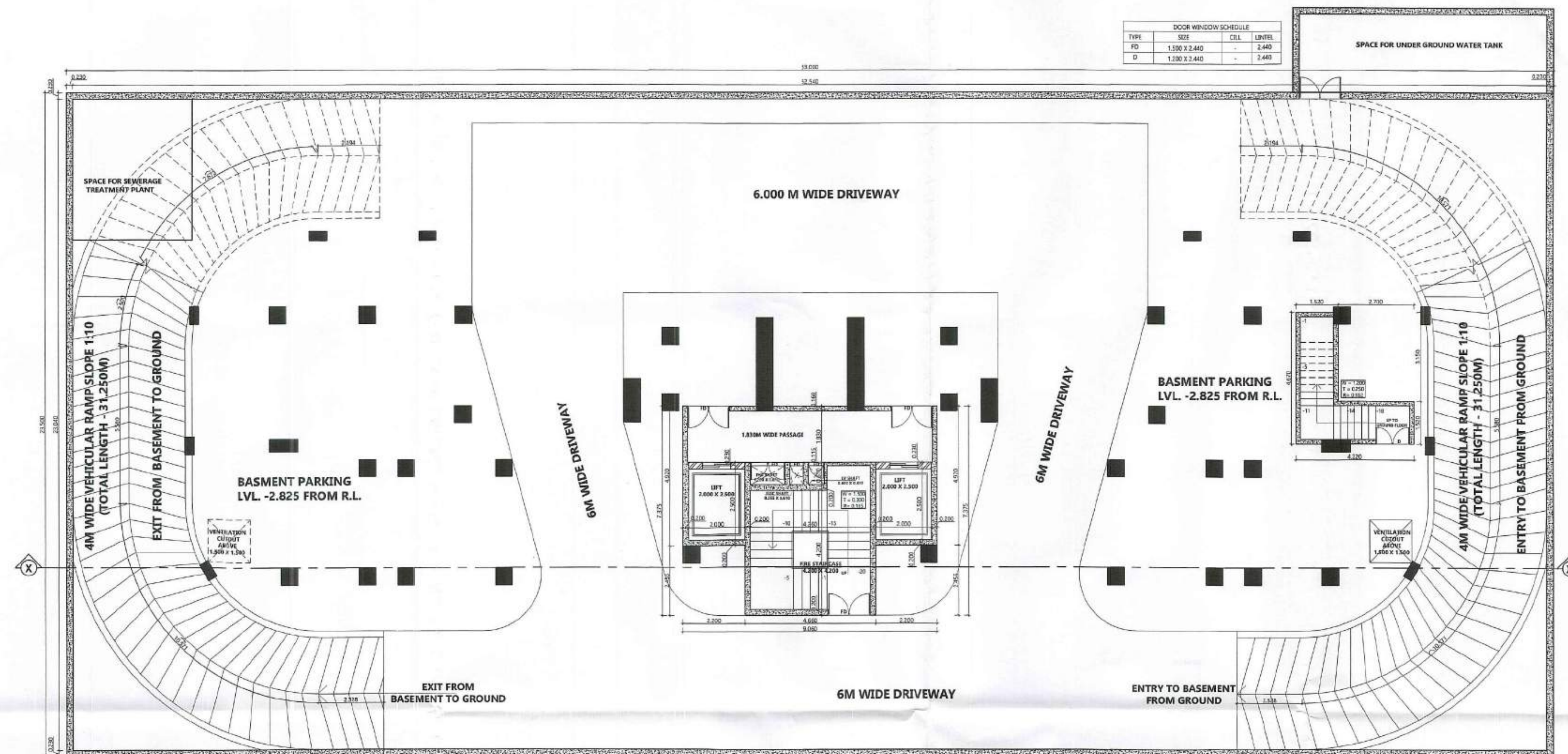
DRAWING TITLE
SITE PLAN

JOB.NO.	DATE	26.10.2024	DRAWING NO.	01/07	REV.	
SCALE	NTS					
DRAWN	PRINCE					
CHECKED	ANKUR					
PAPER SIZE	A1					
NORTH						

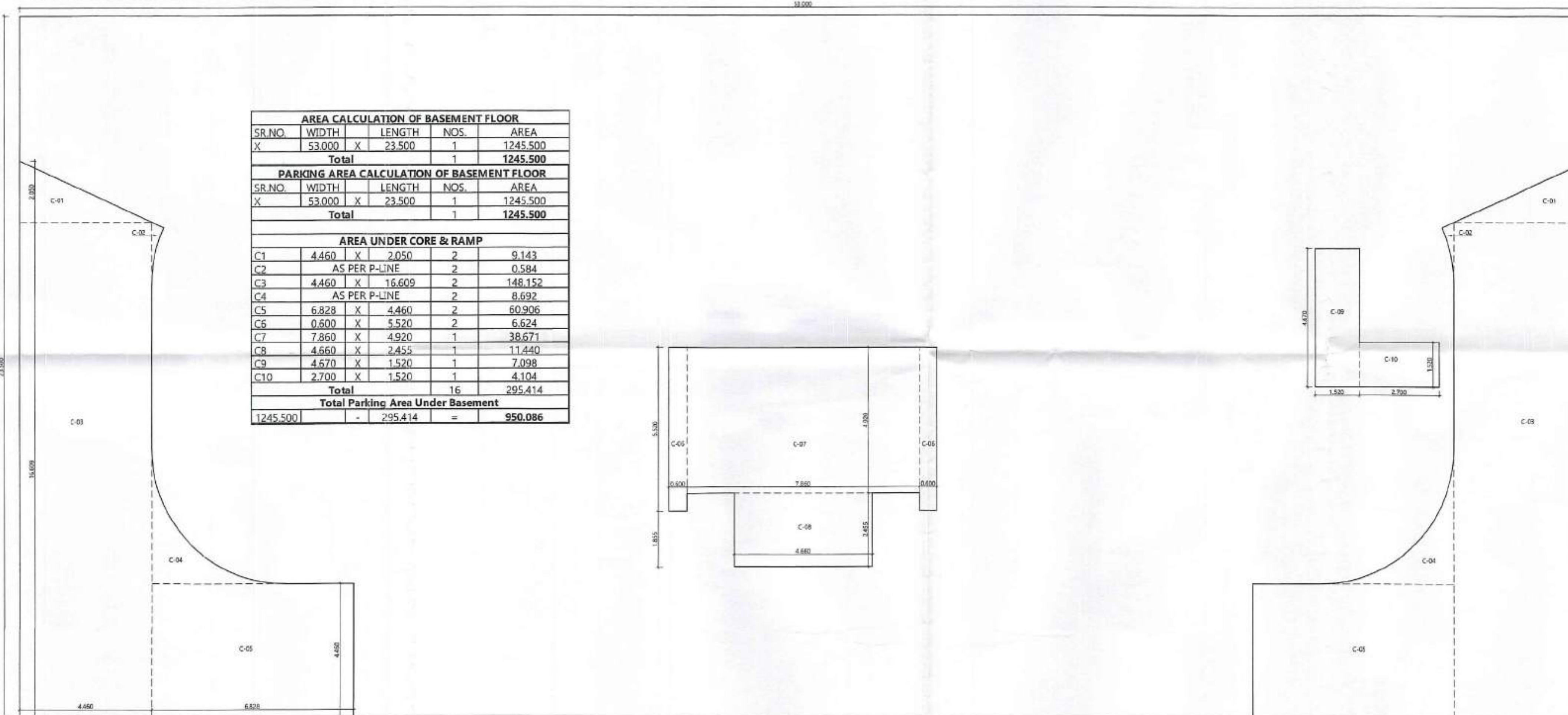
Area Statement		
Description	As Per By Laws	Proposed Area
Total Plot Area	65,000 X 37,500 = 2,437,500 Sq.Mts.	
Permissible Ground Coverage	853.125 Sq.Mts. (35% Of Net Plot Area)	377,731 Sq.Mts. (15.497%)
Permissible F.A.R.	1:1.750 Of Total Plot Area 12% Of Permissible F.A.R.(CRUBA)	4265.625 Sq.Mts. 511,875 Sq.Mts.
Permissible Density	365.625 Sq.Mts. (15% Of Total Plot Area)	366,538 Sq.Mts. (15.037%)
Achieved F.A.R.	60 Flats Per Acre (36.12 Flats)	30 Flats
Floor	Area (In Sq.Mts.)	No Of Flats
Basement Floor (Non F.A.R.)	1245,500 Sq.Mts.	
Stilt Floor	166,904 Sq.Mts.	2 Flats
1st Floor	302,667 Sq.Mts.	2 Flats
2nd Floor	300,342 Sq.Mts.	2 Flats
3rd Floor	300,342 Sq.Mts.	2 Flats
4th Floor	300,342 Sq.Mts.	2 Flats
5th Floor	300,342 Sq.Mts.	2 Flats
6th Floor	300,342 Sq.Mts.	2 Flats
7th Floor	300,342 Sq.Mts.	2 Flats
8th Floor	300,342 Sq.Mts.	2 Flats
9th Floor	300,342 Sq.Mts.	2 Flats
10th Floor	300,342 Sq.Mts.	2 Flats
11th Floor	300,342 Sq.Mts.	2 Flats
12th Floor	300,342 Sq.Mts.	2 Flats
13th Floor	300,342 Sq.Mts.	2 Flats
14th Floor	300,342 Sq.Mts.	2 Flats
15th Floor	300,342 Sq.Mts.	2 Flats
Mummy Floor (Non F.A.R.)	68,517 Sq.Mts.	
Total	4674,359 Sq.Mts. (1:1.918)	30 Flats
Height	53.385 Mts.	

Parking Detail		
Proposed Required Parking		
Minimum 1.5 ECS For Each Dwelling Unit		
= 1.5 x 30 Flats = 45 ECS		
Provided Parking		
For Stilt Floor Parking 1ECS For Every 28,000 Sq.Mts.		
For Open Parking 1ECS For Every 23,000 Sq.Mts.		
For Basement Parking 1ECS For Every 32,000 Sq.Mts.		
Stilt Parking	145,848	= 145,848/28
Surface Parking	234,500	= 234,500/23
Basement Parking	950,086	= 950,086/32
Total Provided Parking	45,095	Or 45 ECS
Built-up Area		
Floor	Area	
Basement Floor	1245,500	
Stilt Floor	377,731	
1st Floor	329,891	
2nd Floor	329,891	
3rd Floor	329,891	
4th Floor	329,891	
5th Floor	329,891	
6th Floor	329,891	
7th Floor	329,891	
8th Floor	329,891	
9th Floor	329,891	
10th Floor	329,891	
11th Floor	329,891	
12th Floor	329,891	
13th Floor	329,891	
14th Floor	329,891	
15th Floor	329,891	
Mummy Floor	68,517	
Total	6640,113	





BASEMENT FLOOR PLAN (LVL. -2.825 FROM R.L.)
BASEMENT VENTILATION SHALL BE PROVIDED THROUGH MECHANICAL VENTILATION



AREA DIAGRAM OF BASEMENT FLOOR

SANCTIONED
Vide Memo No. 28376 Dated 29/12/25
Recommended for Sanction to be read with memo dated 19.09.24
Station Town Planner Panchkula

Developers
"S.R PARYAVARAN ENGINEERS PVT. LTD."

Project
PROPOSED GROUP HOUSING BUILDING PLAN BELONGS TO "S.R PARYAVARAN ENGINEERS PVT. LTD. THROUGH ITS DIRECTOR SANDEEP BAGAI S/O S B BAGAI ON PLOT NO. GH-16 AT SECTOR -24 URBAN ESTATE, PANCHKULA, HARYANA

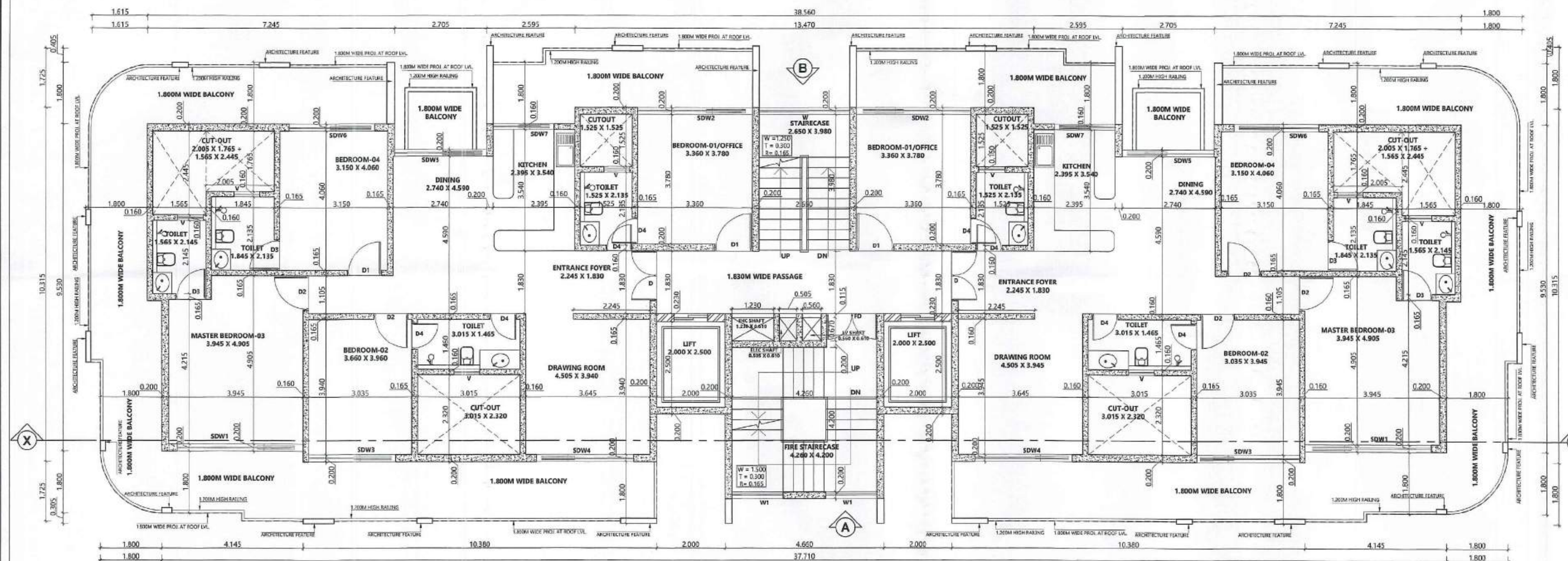
Applicant's Signature
For S.R. Paryavaran Engineers (P) Ltd.
Sandeep Bagai Director

Architect's Signature
Ar Amita Saini
B. ARCH. AIA. AIV. IED
CA-75794

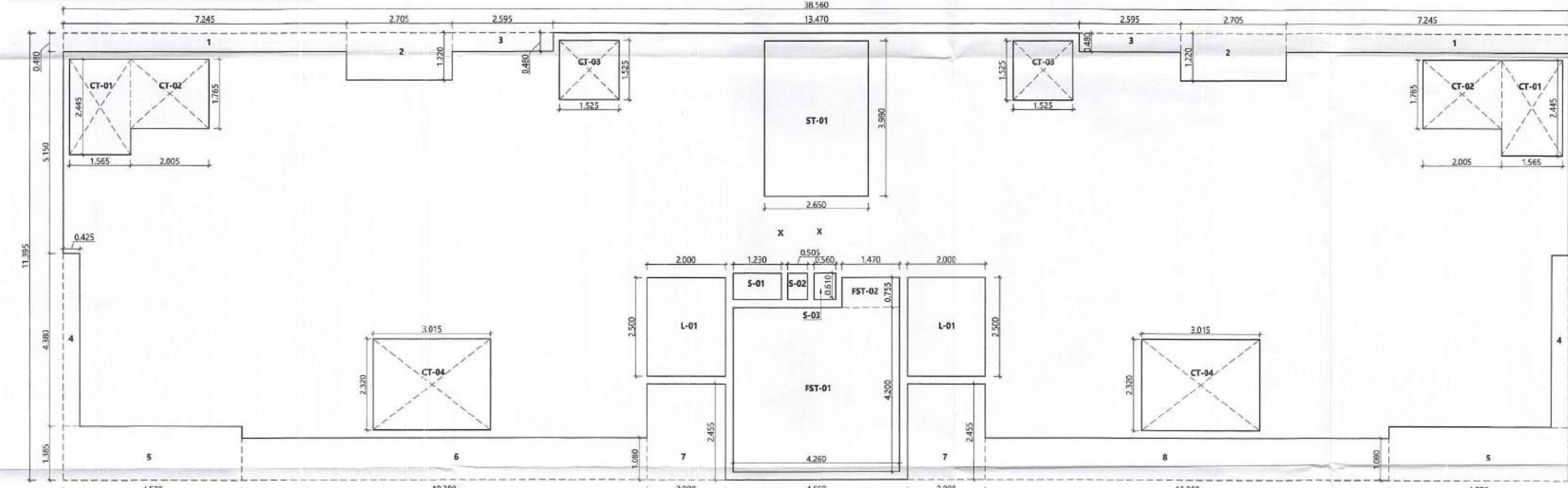
Architect
NIRMAAN ASSOCIATES
an architecture studio
ARCHITECTS, TOWN PLANNERS, INTERIOR DESIGNERS, LANDSCAPERS & ENGINEERS
Office:- Show Room-2, 1st Floor, Sector - 11, Panchkula, Haryana (Tricity Chandigarh)
PHONE NO. 0172-5004498, 172-4064498, 9814168979
EMAIL :- nirmaanassociates@gmail.com

DRAWING TITLE
BASEMENT FLOOR PLAN & AREA DIAGRAM

JOB.NO.		DRAWING NO.	REV.
DATE	12.09.2024	02/07	
SCALE	NTS		
DRAWN	PRINCE		
CHECKED	ANKUR		
PAPER SIZE	A1		
NORTH			



TYPICAL FLOOR PLAN (FIRST FLOOR TO FIFTEEN FLOOR)



AREA DIAGRAM OF TYPICAL FLOOR

F.A.R. COVERED AREA DETAIL OF FIRST FLOOR					
NAME	WIDTH	LENGTH	NOS.	AREA	
1	7.245	X	0.480	2	= 6.955
2	2.705	X	1.220	2	= 6.600
3	2.595	X	0.480	2	= 2.491
4	0.425	X	4.380	2	= 3.723
5	4.570	X	1.385	2	= 12.659
6	10.450	X	1.080	1	= 11.286
7	2.000	X	2.455	2	= 9.820
8	10.380	X	1.080	1	= 11.210
9	4.250	X	4.200	1	= 17.892
FST-01	4.250	X	4.200	1	= 17.892
FST-02	1.470	X	0.755	1	= 1.110
ST-01	2.650	X	3.980	1	= 10.547
S-01	1.230	X	0.610	1	= 0.750
S-02	0.505	X	0.610	1	= 0.308
S-03	0.560	X	0.610	1	= 0.342
L-01	2.000	X	2.500	2	= 10.000
CT-01	1.565	X	2.440	2	= 7.637
CT-02	2.005	X	1.765	2	= 7.078
CT-03	1.525	X	1.525	2	= 2.320
CT-04	3.015	X	2.320	2	= 13.990
Total			29		= 136.724
Total Covered Area of First Floor					439.391

F.A.R. COVERED AREA DETAIL OF SECOND FLOOR TO FIFTEEN FLOOR					
NAME	WIDTH	LENGTH	NOS.	AREA	
1	7.245	X	0.480	2	= 6.955
2	2.705	X	1.220	2	= 6.600
3	2.595	X	0.480	2	= 2.491
4	0.425	X	4.380	2	= 3.723
5	4.570	X	1.385	2	= 12.659
6	10.450	X	1.080	1	= 11.286
7	2.000	X	2.455	2	= 9.820
8	10.380	X	1.080	1	= 11.210
9	4.250	X	4.200	1	= 17.892
FST-01	4.250	X	4.200	1	= 17.892
FST-02	1.470	X	0.755	1	= 1.110
ST-01	2.650	X	3.980	1	= 10.547
S-01	1.230	X	0.610	1	= 0.750
S-02	0.505	X	0.610	1	= 0.308
S-03	0.560	X	0.610	1	= 0.342
L-01	2.000	X	2.500	2	= 10.000
CT-01	1.565	X	2.440	2	= 7.637
CT-02	2.005	X	1.765	2	= 7.078
CT-03	1.525	X	1.525	2	= 2.320
CT-04	3.015	X	2.320	2	= 13.990
Total			30		= 139.049
Total Covered Area of Second Floor To Fifteen Floor					439.391

BUILT-UP AREA DETAIL OF FIRST FLOOR TO FIFTEEN FLOOR					
NAME	WIDTH	LENGTH	NOS.	AREA	
1	7.245	X	0.480	2	= 6.955
2	2.705	X	1.220	2	= 6.600
3	2.595	X	0.480	2	= 2.491
4	0.425	X	4.380	2	= 3.723
5	4.570	X	1.385	2	= 12.659
6	10.450	X	1.080	1	= 11.286
7	2.000	X	2.455	2	= 9.820
8	10.380	X	1.080	1	= 11.210
9	4.250	X	4.200	1	= 17.892
FST-01	4.250	X	4.200	1	= 17.892
FST-02	1.470	X	0.755	1	= 1.110
ST-01	2.650	X	3.980	1	= 10.547
S-01	1.230	X	0.610	1	= 0.750
S-02	0.505	X	0.610	1	= 0.308
S-03	0.560	X	0.610	1	= 0.342
L-01	2.000	X	2.500	2	= 10.000
CT-01	1.565	X	2.440	2	= 7.637
CT-02	2.005	X	1.765	2	= 7.078
CT-03	1.525	X	1.525	2	= 2.320
CT-04	3.015	X	2.320	2	= 13.990
Total			77		= 109.500
Total Built-Up Area of First Floor To Fifteen Floor					439.391

DOOR WINDOW SCHEDULE					
TYPE	SIZE	CILL	LINTEL		
FD	1.470 X 2.440	-	2.440		
D	1.450 X 2.440	-	2.440		
D1	1.100 X 2.440	-	2.440		
D2	1.000 X 2.440	-	2.440		
D3	0.885 X 2.440	-	2.440		
D4	0.760 X 2.440	-	2.440		
SDW1	3.395 X 2.440	-	2.440		
SDW2	3.360 X 2.440	-	2.440		
SDW3	3.035 X 2.440	-	2.440		
SDW4	2.850 X 2.440	-	2.440		
SDW5	2.705 X 2.440	-	2.440		
SDW6	2.500 X 2.440	-	2.440		
SDW7	1.785 X 2.440	-	2.440		
W	2.650 X 1.990	0.450	2.440		
W1	1.500 X 1.990	0.450	2.440		
V	0.760 X 0.940	1.500	2.440		

SANCTIONED
Vide Memo No. 3353 Dated 26.10.2024
Recommended for Sanction
to be read with memo no. 3353
dated 03.10.2024
Stamp: Panchkula
Panchkula

Developers
"S.R PARYAVARAN ENGINEERS PVT. LTD."

Project
PROPOSED GROUP HOUSING BUILDING PLAN
BELONGS TO "S.R PARYAVARAN ENGINEERS
PVT. LTD. "THROUGH ITS DIRECTOR
SANDEEP BAGAI S/O S B BAGAI
ON PLOT NO. GH-16 AT SECTOR -24 URBAN
ESTATE, PANCHKULA, HARYANA

Applicant's Signature

For S.R. Paryavaran Engineers (P) Ltd.
Sandeep Bagai Director

Architect's Signature

Ar Amita Saini
B. ARCHITECT
CA-75794

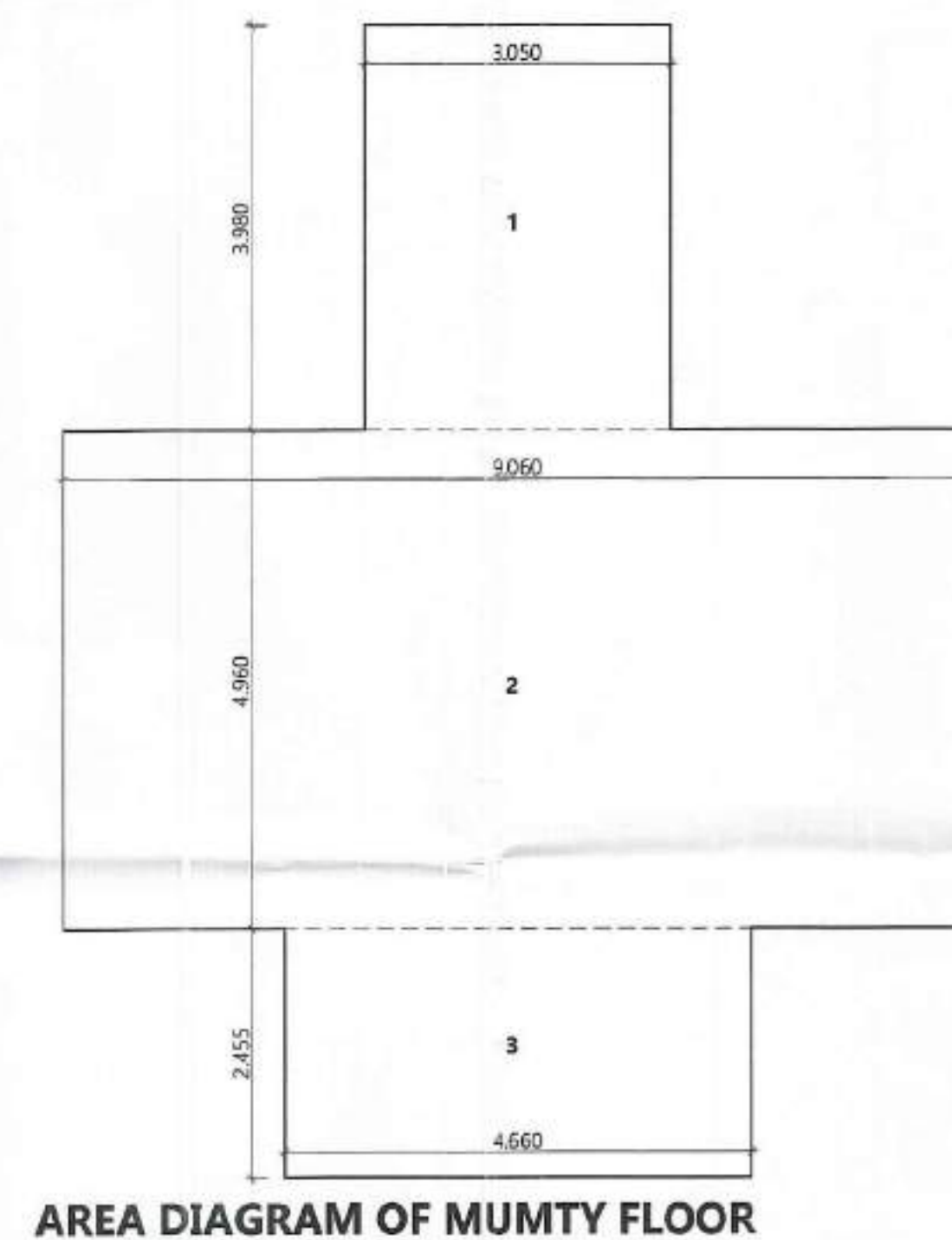
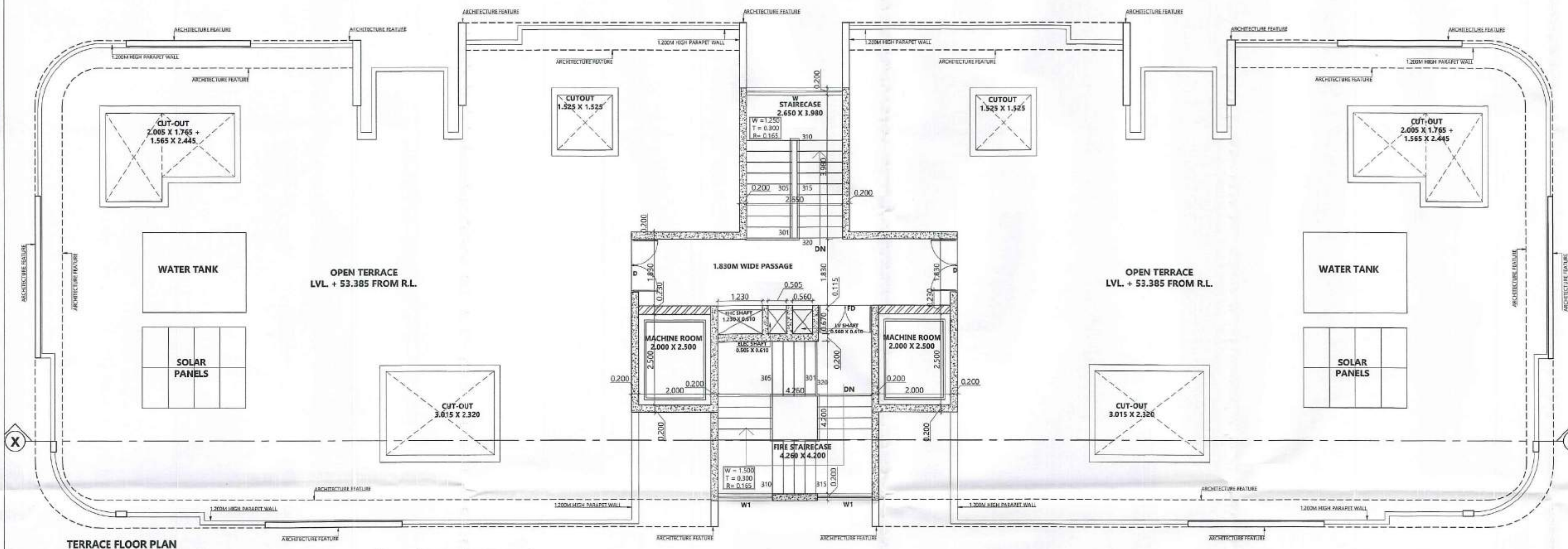
Architect

NIRMAAN ASSOCIATES
an architecture studio
ARCHITECTS, TOWN PLANNERS, INTERIOR DESIGNERS,
LANDSCAPERS & ENGINEERS
Office:- Show Room-2, 1st Floor,
Sector - 11, Panchkula, Haryana
(Tricity Chandigarh)
PHONE NO. 0172-5004498, 172-4064498, 9814168979
EMAIL :- nirmaanassociates@gmail.com

DRAWING TITLE

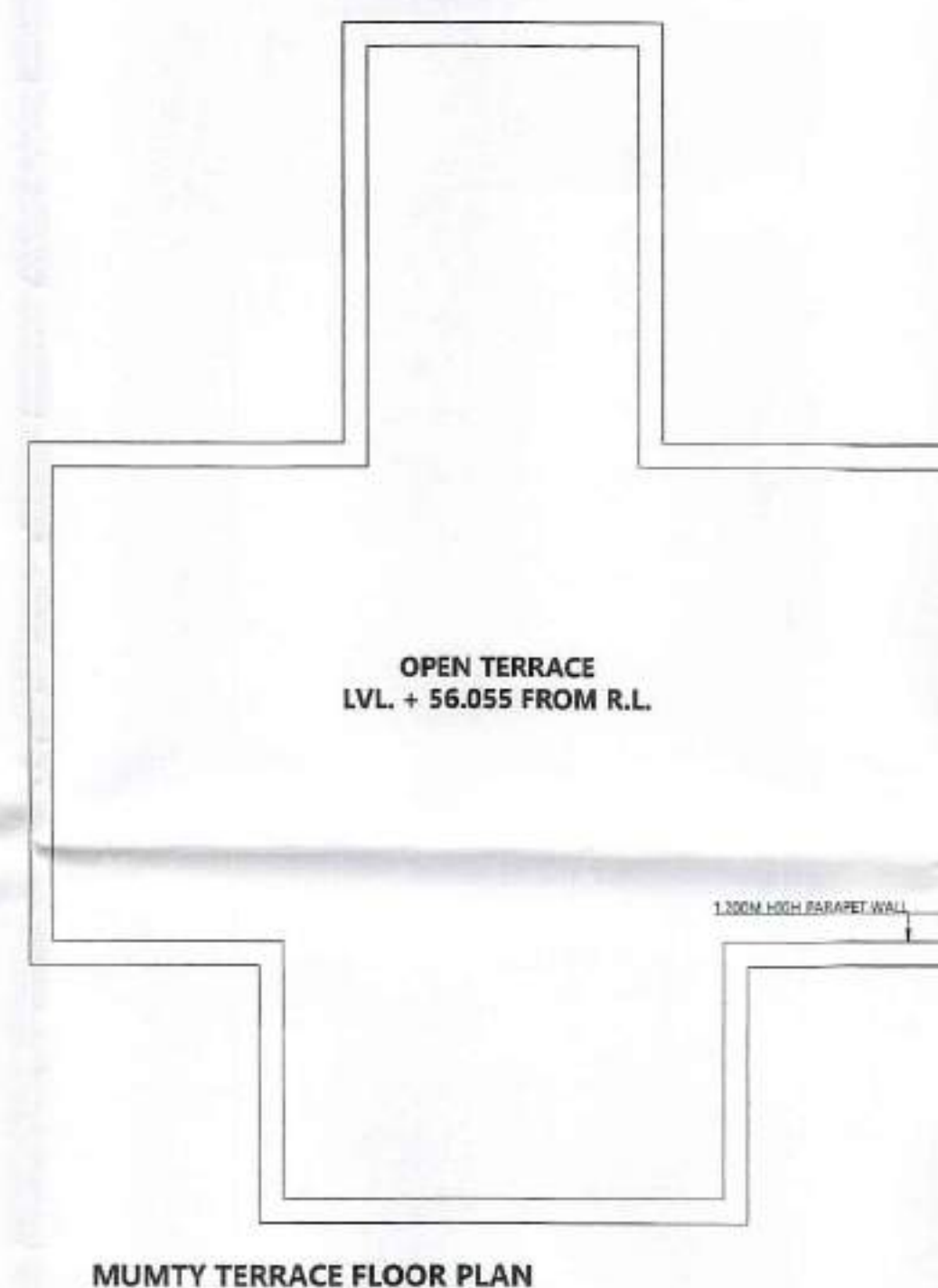
**TYPICAL FLOOR PLAN
& AREA DIAGRAM**

JOB.NO.		DRAWING NO.	REV.
DATE	26.10.2024	04/07	
SCALE	NTS		
DRAWN	PRINCE		
CHECKED	ANKUR		
PAPER SIZE	A1		
NORTH			



DOOR WINDOW SCHEDULE			
TYPE	SIZE	CILL	LINTEL
FD	1.470 X 2.290	-	2.290
D	1.450 X 2.290	-	2.290
W	2.650 X 1.840	0.450	2.290
W1	1.500 X 1.840	0.450	2.290

BUILTUP AREA DETAIL OF MUMTY FLOOR				
NAME	WIDTH	LENGTH	NOS.	AREA
1	3.050	X	3.980	1 = 12.139
2	9.060	X	4.960	1 = 44.938
3	4.660	X	2.455	1 = 11.440
Total			3	68.517



SANCTIONED
Vide Memo No. 24826 Dated: 24/11/25
Recommended for Sanction
in be read with memo no. 3358
dated 03.10.2024
Sanctioned Member
Panchkula

L.P. (HQ) Member Secretary BPAC
STP Member BPAC
OTP Chairman BPAC

Developers

"S.R PARYAVARAN ENGINEERS PVT. LTD."

Project

PROPOSED GROUP HOUSING BUILDING PLAN BELONGS TO "S.R PARYAVARAN ENGINEERS PVT. LTD." THROUGH ITS DIRECTOR SANDEEP BAGAI S/O S B BAGAI ON PLOT NO. GH-16 AT SECTOR -24 URBAN ESTATE, PANCHKULA, HARYANA

Applicant's Signature

For S.R. Paryavaran Engineers (P) Ltd.
Sandeep Paryavaran
Director

Architect's Signature

Ar Amita Saini
B. ARCH AIAA AIV BID
CA-75704

Architect

NIRMAAN ASSOCIATES
an architecture studio

ARCHITECTS, TOWN PLANNERS, INTERIOR DESIGNERS, LANDSCAPERS & ENGINEERS
Office:- Show Room-2, 1st Floor,
Sector - 11, Panchkula, Haryana
(Tricity Chandigarh)

PHONE NO. 0172-5004498, 172-4064498, 9814168979
EMAIL :- nirmaanassociates@gmail.com

DRAWING TITLE

TERRACE FLOOR PLAN

JOB.NO.		DRAWING NO.	REV.
DATE	26.10.2024	05/07	
SCALE	NTS		
DRAWN	PRINCE		
CHECKED	ANUR		
PAPER SIZE	A1		
NORTH			



SANCTIONED
Vide Memo No. 22836... Dated. 3.11.25

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

Recommended for Sanction
In be read with memo no. 3358
dated 03.10.2024
Senior Town Planner
Panchkula

Developers
"S.R PARYAVARAN ENGINEERS PVT. LTD."

Project
PROPOSED GROUP HOUSING BUILDING PLAN
BELONGS TO "S.R PARYAVARAN ENGINEERS
PVT. LTD. "THROUGH ITS DIRECTOR
SANDEEP BAGAI S/O S B BAGAI
ON PLOT NO. GH-16 AT SECTOR -24 URBAN
ESTATE, PANCHKULA, HARYANA

Applicant's Signature
For S.R. Paryavaran Engineers (P) Ltd.
Sandeep Bagai

Architect's Signature
Ar Amita Saini
D. ARCH. MIA. MV. IND
CA-75704

Architect
NIRMAAN ASSOCIATES
an architecture studio
ARCHITECTS, TOWN PLANNERS, INTERIOR DESIGNERS,
LANDSCAPERS & ENGINEERS
Office:- Show Room-2, 1st Floor,
Sector - 11, Panchkula, Haryana
(Tricity Chandigarh)
PHONE NO. 0172-5004498, 172-4064498, 9814168979
EMAIL :- nirmaanassociates@gmail.com

DRAWING TITLE
ELEVATIONS

JOB.NO.		DRAWING NO.	REV.
DATE	26.10.2024	06/07	
SCALE	NTS		
DRAWN	PROJICE		
CHECKED	ANKUR		
PAPER SIZE	A1		
NORTH			



SECTION AT X-X'

SANCTIONED
 Vide Memo No. 876, Dated 26.10.2024
 Recommended for Sanctioning
 to be read with memo no. 2358
 dated 02.12.2023
 Member Secretary
 STP Member
 GTP Chairman
 BPAC
 BPAC
 BPAC

Developers
 "S.R PARYAVARAN ENGINEERS PVT. LTD."

Project
 PROPOSED GROUP HOUSING BUILDING PLAN
 BELONGS TO "S.R PARYAVARAN ENGINEERS
 PVT. LTD. "THROUGH ITS DIRECTOR
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 ON PLOT NO. GH-16 AT SECTOR -24 URBAN
 ESTATE, PANCHKULA, HARYANA

Applicant's Signature
 For S.R. Paryavaran Engineers (P) Ltd.
 Sandeep Bagai

Architect's Signature
 Ar. Armita Saini
 B. ARCH AIAA ARV 110
 CA-75704

Architect
NIRMAAN ASSOCIATES
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 (Tricity Chandigarh)
 PHONE NO. 0172-5004498, 172-4064498, 9814168979
 EMAIL :- nirmaanassociates@gmail.com

DRAWING TITLE
SECTION

JOB.NO.		DRAWING NO.	REV.
DATE	26.10.2024	07/07	
SCALE	NTS		
DRAWN	PRINCE		
CHECKED	ANKUR		
PAPER SIZE	A1		
NORTH			