CARPET AREA CALCULATION				
BLOCK-A	AREA IN SMT			
	C1 IN SMT	C2 IN SMT	TOTAL AREA IN SMT	
GR FLOOR(COMMERCIAL)	149.13	244.0	393.13	
1ST FLOOR(COMMERCIAL)	156.68	258.55	415.23	
2ND FLOOR(COMMERCIAL)	156.68	258.55	415.23	
	TOTAL COMMERCIAL		1223.59	
	AREA IN SMT			
FLAT NO	01	02	03	TOTAL
3RD FLOOR(RESIDENTIAL)	174.97	129.02	117.18	421.17
4TH FLOOR(RESIDENTIAL)	174.97	129.02	117.18	421.17
5TH FLOOR(RESIDENTIAL)	174.97	129.02	117.18	421.17
6TH FLOOR(RESIDENTIAL)	174.97	129.02	117.18	421.17
7TH FLOOR(RESIDENTIAL)	174.97	129.02	117.18	421.17
8TH FLOOR(RESIDENTIAL)	174.97	129.02	117.18	421.17
9TH FLOOR(RESIDENTIAL)	174.97	129.02	117.18	421.17
10TH FLOOR(RESIDENTIAL)	174.97	129.02	117.18	421.17
11TH FLOOR(PENT HOUSE)	173.77	128.71	117.73	420.21
12TH FLOOR(PENT HOUSE)	75.54	128.71	111.35	315.6
	TOTAL RESIDENTIAL BLOCK -A			4105.17

BLOCK-B	AREA IN SMT								
FLAT NO	01	02	03	04	05	06	07	08	TOTAL
GR FLOOR(RESIDENTIAL)	106.05							77.16	183.21
1ST FLOOR(RESIDENTIAL)	106.05	106.05	106.05	107.7	74.8	63.15	74.68	77.16	715.64
2ND FLOOR(RESIDENTIAL)	106.05	106.05	106.05	107.7	74.8	63.15	74.68	77.16	715.64
3RD FLOOR(RESIDENTIAL)	106.05	106.05	106.05	107.7	74.8	63.15	74.68	77.16	715.64
4TH FLOOR(RESIDENTIAL)	106.05	106.05	106.05	107.7	74.8	63.15	74.68	77.16	715.64
5TH FLOOR(RESIDENTIAL)	106.05	106.05	106.05	107.7	74.8	63.15	74.68	77.16	715.64
6TH FLOOR(RESIDENTIAL)	106.05	106.05	106.05	107.7	74.8	63.15	74.68	77.16	715.64
7TH FLOOR(RESIDENTIAL)	106.05	106.05	106.05	107.7	74.8	63.15	74.68	77.16	715.64
8TH FLOOR(RESIDENTIAL)	106.05	106.05	106.05	107.7	74.8	63.15	74.68	77.16	715.64
9TH FLOOR(RESIDENTIAL)	106.05	106.05	106.05	107.7	74.8	63.15	74.68	77.16	715.64
10TH FLOOR(RESIDENTIAL)	106.05	106.05	106.05	107.7	74.8	63.15	74.68	77.16	715.64
11TH FLOOR(RESIDENTIAL)	106.05	106.05	106.05	107.7	74.8	63.15	74.68	77.16	715.64
12TH FLOOR(RESIDENTIAL)	106.05	106.05	106.05	107.7	74.8	63.15	74.68	77.16	715.64
							TOTAL RESIDENTIAL BLOCK-B		8770.89

TOTAL RESIDENTIAL CARPET AREA (BLOCK-A&B) = 12875.06 SMT

TOTAL COMMERCIAL CARPET AREA) = 1223.59 SMT

OPENING SCHEDULE				
	SIZE	SILL	LINTEL	DESCRIPTION
D1	1.07X2.10	±00	+2.10	DOOR (SINGLE LEAF)
D2	0.96X2.10	±00	+2.10	DOOR (SINGLE LEAF)
D3	0.90X2.10	±00	+2.10	DOOR (SINGLE LEAF)
D4	0.75X2.10	±00	+2.10	DOOR (SINGLE LEAF)
D5	1.5X2.10	±00	+2.10	DOOR (DOUBLE LEAF)
FCD	1.5X2.10	±00	+2.10	FIRE CHECK DOOR
FCD1	1.25X2.10	±00		FIRE CHECK DOOR
SF1	2.50X2.10	±00	+2.10	SLIDING DOOR
SF2	1.50X2.10	±00	+2.10	SLIDING DOOR
W1	1.83X1.35	+0.75	+2.10	GLASS WINDOW
W2	0.90X1.35	+0.75	+2.10	GLASS WINDOW
V	0.75X0.60	+1.50	+2.10	FULLY GLAZED VENTILATOR

PERMISSION GRANTED UNDER SEC. 15(3) OF O.D.A. ACT, 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER No.....2067/CB..... DATE 19-01-2022
PERMISSION VALID UP TO 28-01-2026
ASST. ENGINEER
CITY PLANNING & ENGINEERING OFFICER
BHUBANESWAR MUNICIPAL CORPORATION

CHECKED
A.E.E.
Bhubaneswar Municipal Corporation
Bhubaneswar

AREA STATEMENT				
PARKING				
FLOORS	BUILTUP AREA (SMT.)	FAR AREA (SMT.)	PARKING (SMT.)	
1ST BASEMENT(B-1) (PARKING AREA=2743.25 SMT. AND LIFT,SHAFT AREA OF BLOCK-A 55.53 SMT. AND BLOCK-B = 2610.97 SMT.)	2743.25	55.33	2512.05	
2ND BASEMENT(B-2) (LIFT SHAFT AREA OF BLOCK-A 41.00 SMT. AND LIFT,SHAFT AREA OF BLOCK-B 2592.97 SMT.)	2743.25	41.00	2633.17	
SUB TOTAL	5486.5	96.33	5145.22	
BLOCK-A				
GR FLOOR(COMMERCIAL)	549.50	523.74 (DOCUMENT)		
1ST FLOOR(COMMERCIAL)	549.50	523.74 (DOCUMENT)		
2ND FLOOR(COMMERCIAL)	549.50	523.74 (DOCUMENT)		
3RD FLOOR(RESIDENTIAL)	534.03	508.21 (DOCUMENT)		
4TH FLOOR(RESIDENTIAL)	534.03	508.21 (DOCUMENT)		
5TH FLOOR(RESIDENTIAL)	534.03	508.21 (DOCUMENT)		
6TH FLOOR(RESIDENTIAL)	554.91	508.21 (DOCUMENT)		
7TH FLOOR(RESIDENTIAL)	554.91	508.21 (DOCUMENT)		
8TH FLOOR(RESIDENTIAL)	554.91	508.21 (DOCUMENT)		
9TH FLOOR(RESIDENTIAL)	554.91	508.21 (DOCUMENT)		
10TH FLOOR(RESIDENTIAL)	554.91	508.21 (DOCUMENT)		
11TH FLOOR(RESIDENTIAL)	544.47	508.21 (DOCUMENT)		
12TH FLOOR(RESIDENTIAL)	438.36	402.10 (DOCUMENT)		
SUB TOTAL	7098.15	6547.21		
BLOCK-B				
GROUND FLOOR (TOILET SHAFT AREA INCLUDED)	874.93	475.70 (DOCUMENT)	439.36 (DOCUMENT)	169.12 (COVERED) 70.24 (OPEN)
1ST FLOOR	874.93	845.76 (DOCUMENT)		
2ND FLOOR	874.93	845.76 (DOCUMENT)		
3RD FLOOR	874.93	845.76 (DOCUMENT)		
4TH FLOOR	874.93	845.76 (DOCUMENT)		
5TH FLOOR	874.93	845.76 (DOCUMENT)		
6TH FLOOR	928.39	845.76 (DOCUMENT)		
7TH FLOOR	928.39	845.76 (DOCUMENT)		
8TH FLOOR	928.39	845.76 (DOCUMENT)		
9TH FLOOR	928.39	845.76 (DOCUMENT)		
10TH FLOOR	928.39	845.76 (DOCUMENT)		
11TH FLOOR	928.39	845.76 (DOCUMENT)		
12TH FLOOR	928.39	845.76 (DOCUMENT)		
SUB TOTAL	11748.24	10637.82	439.36	
TOTAL	24242.89	17281.36	5584.58	

TOTAL PLOT AREA =3611.10 Sqmt.(DOCUMENT)
ROAD AFFECTED AREA =21.00 Sqmt.
POSSESSION PLOT AREA =3590.10 Sqmt.
FAR AREA =17281.36 Sqmt.
FAR =4.81

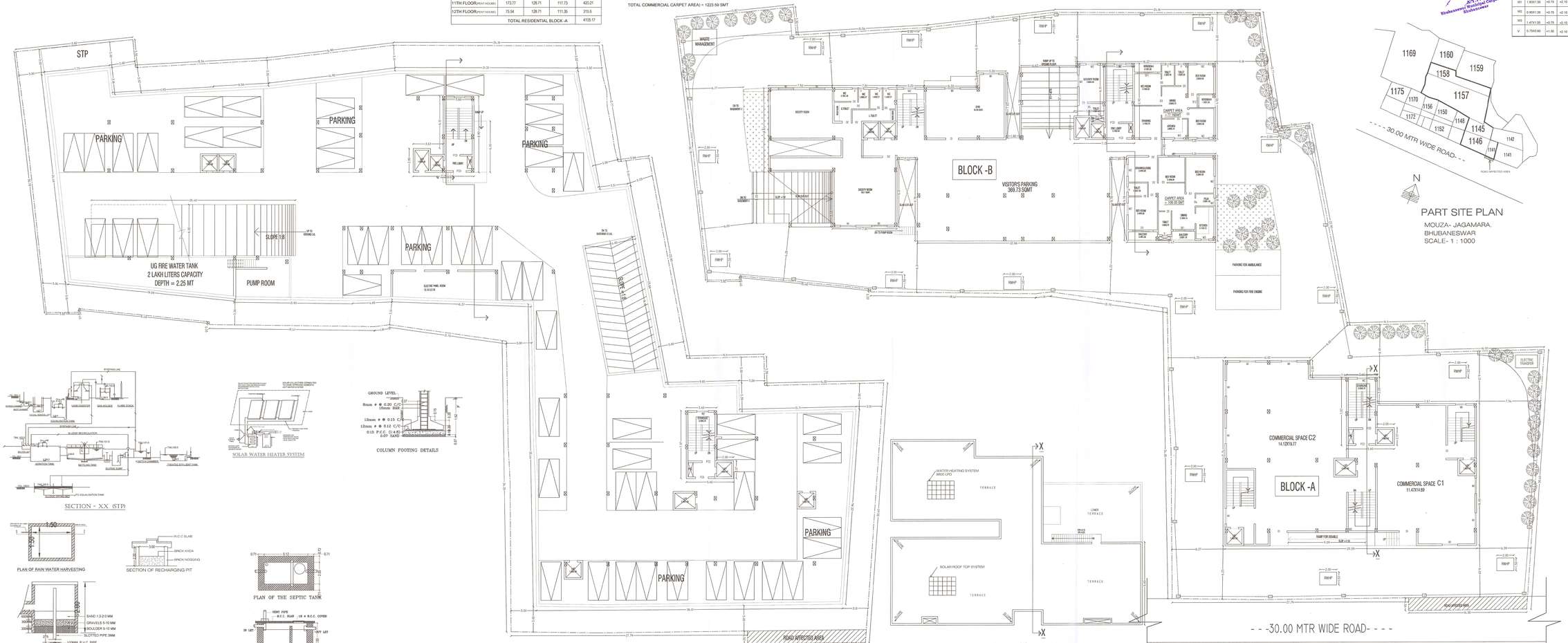
TOTAL COMMERCIAL AREA = 1571.22 Sqmt. **(9.1%)**
TOTAL RESIDENTIAL AREA = 15,710.14 Sqmt. **(90.9%)**

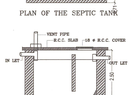
GROUND COVERAGE
TOTAL COVERAGE AREA = **1424.49 Sqmt =39.67%** OF PLOT AREA

PLANTATION AREA = 46 TREES @ 80 Sqmt.

TOTAL NO OF UNITS -125
PARKING REQUIRMENT

BLOCK A GR TO 2ND FLOOR (COMMERCIAL).....=638.48 SMT (40%)
BLOCK A 3RD TO 10TH FLOOR (MIG RESIDENTIAL) ..= 1270.52 SMT (25%)
BLOCK A 11TH FLOOR(Residential PENTHOUSE).....=152.46 SMT (30%)
BLOCK A 12TH FLOOR (Residential PENTHOUSE).....=126.53 SMT (25%)
BLOCK B GR TO 11TH FLOOR(MIG Residential).....=3093.45 SMT (25%)
TOTAL REQUIRED PARKING AREA.....**=4831.56** SMT





REQUIRED VOLUME OF RECHARGING PIT=1.66X1.66X3.0=8.27X3.0=24.81CUM.
VOLUME OF PER RECHARGING PIT=1.5X1.5X3.0=6.75CM.
VOLUME OF RECHARGING PIT PROVIDED=4.0(RCA)x4.0(m)=16CUM.

ARCHITECTS

Nihar Ranjan Gartia
NIHAR RANJAN GARTIA/51615
CA/ 2011/ 51615

PROJECT

PROPOSED B1+B2+G+12 (BLOCK-A) MIG RESIDENTIAL CUM COMMERCIAL BUILDING AND B1+B2+G+12 (BLOCK-B) MIG RESIDENTIAL BUILDING OVER PLOT NO. 1146/2852 , 1145/2853, KHATA NO. 1133/66, PLOT NO. 1146,1145, KHATA NO. 1133/1954, PLOT NO. 1157, 1158/3181, KHATA NO. 1133/7842 AND PLOT NO. 1141 KHATA NO.1133/7230, MOUZA- JAGAMARA, BHUBANESWAR,FOR BHAGIRATHI SAHU,JYOTSHNA SAHU, KUNIYIL MOHAN & ROHIT MOHAN AND STALWART PROJECT PVT. LTD. REPRESENTED THROUGH ITS GPA HOLDER SHARAT KUMAR SAHU MD. STALWART PROJECT PVT.LTD.

SIGN. OF THE G.P.A HOLDER

For Stalwart Projects Pvt. Ltd.
Director
SHARAT KUMAR SAHU
(MD. STALWART PROJECTS PVT. LTD.)

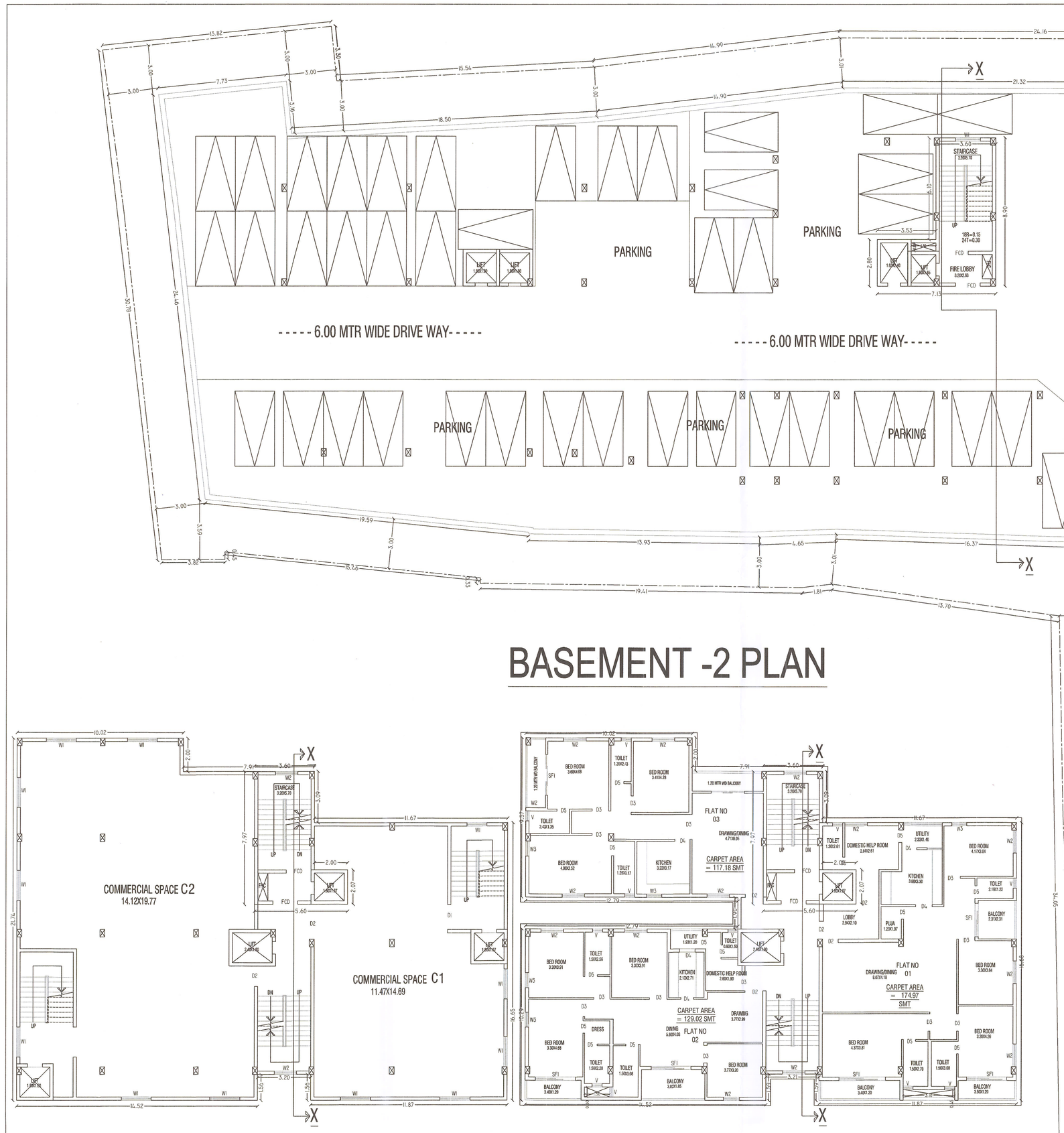
Drg.No.	Scale	Date
1/3	1:100	03.09.2022

BASEMENT -1 PLAN

12th FLOOR PLAN
BLOCK - (A)

GROUND FLOOR / LAYOUT PLAN

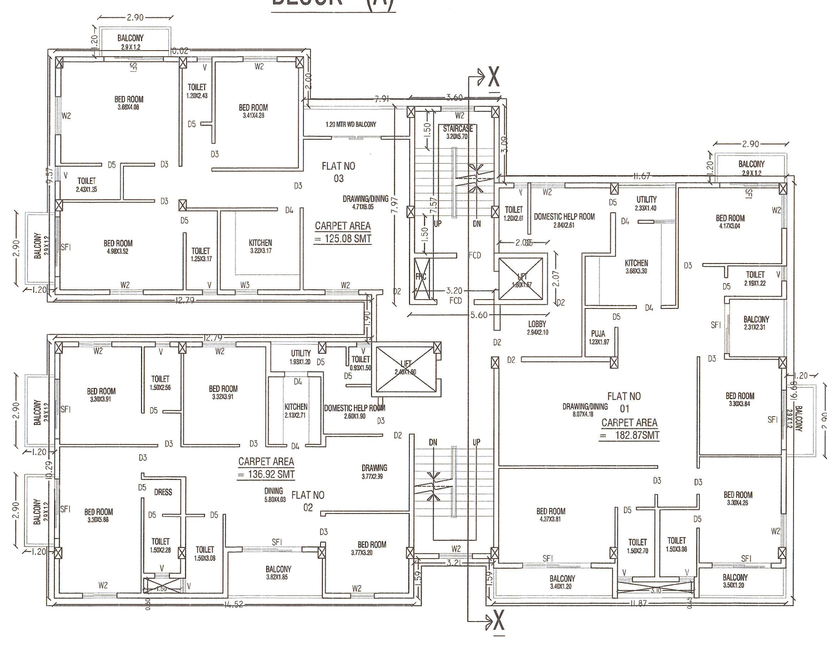
PART SITE PLAN
MOUZA- JAGAMARA,
BHUBANESWAR
SCALE- 1 : 1000



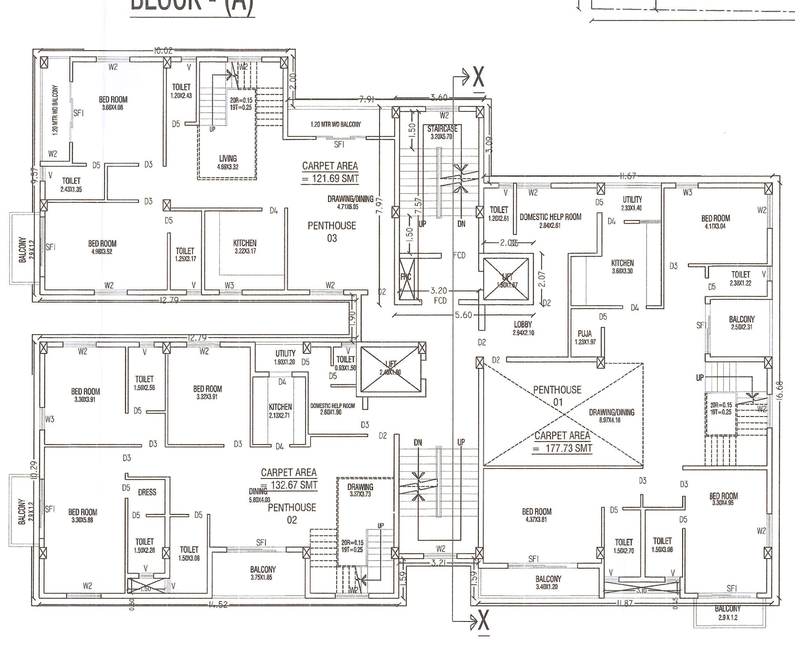
BASEMENT -2 PLAN

1ST & 2ND FLOOR PLAN(COMMERCIAL)
BLOCK - (A)

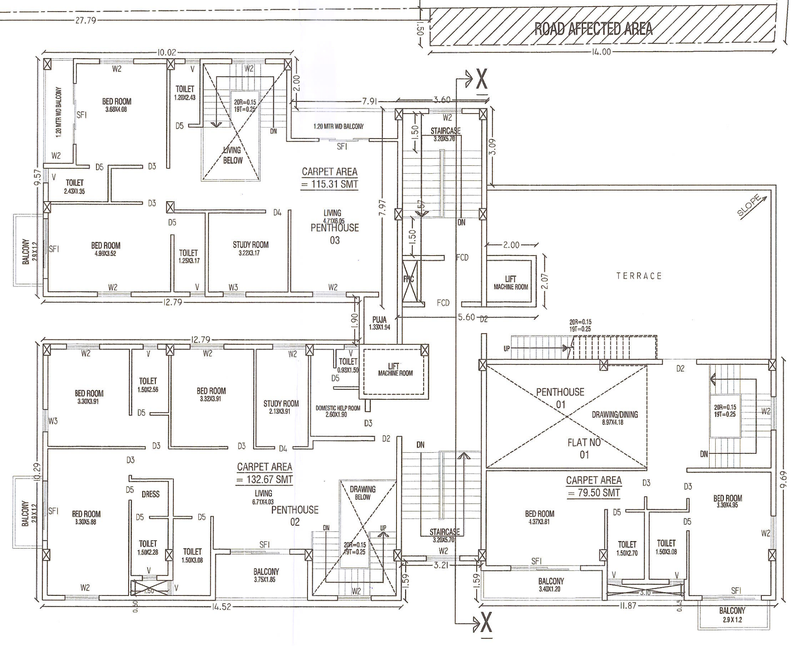
TYPICAL FLOOR PLAN(3RD TO 5TH FLOOR)
BLOCK - (A)



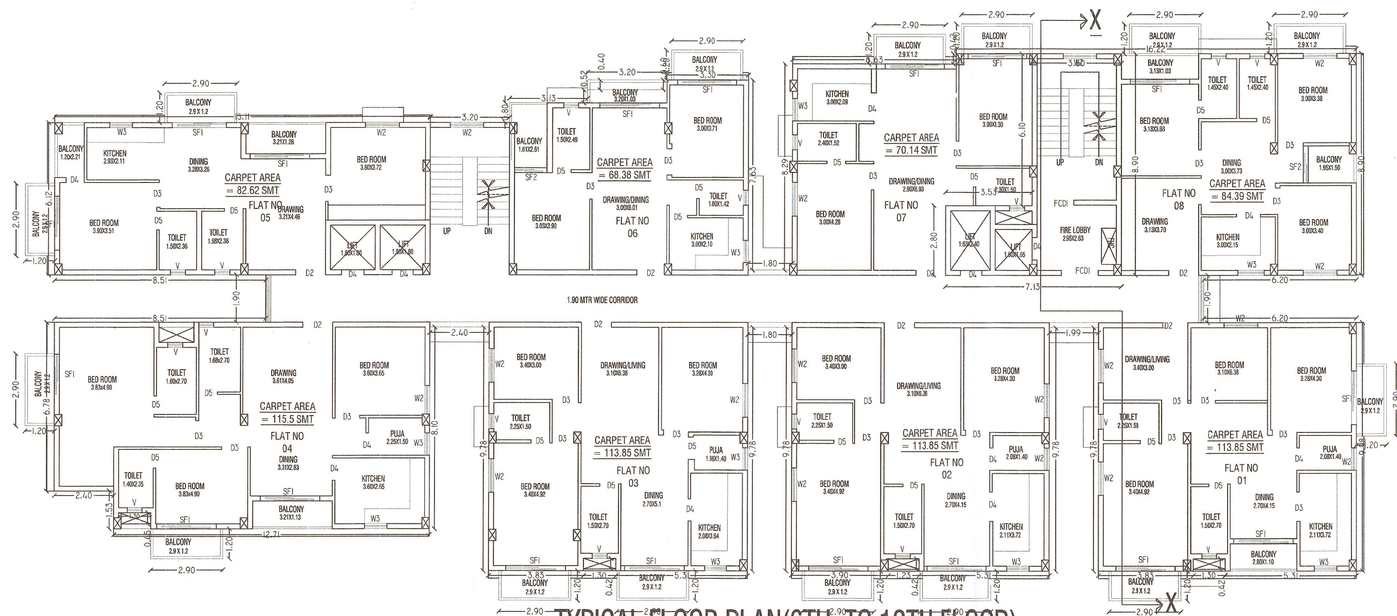
TYPICAL FLOOR PLAN(6TH TO 10TH FLOOR)
BLOCK - (A)



11th FLOOR PLAN
BLOCK - (A)

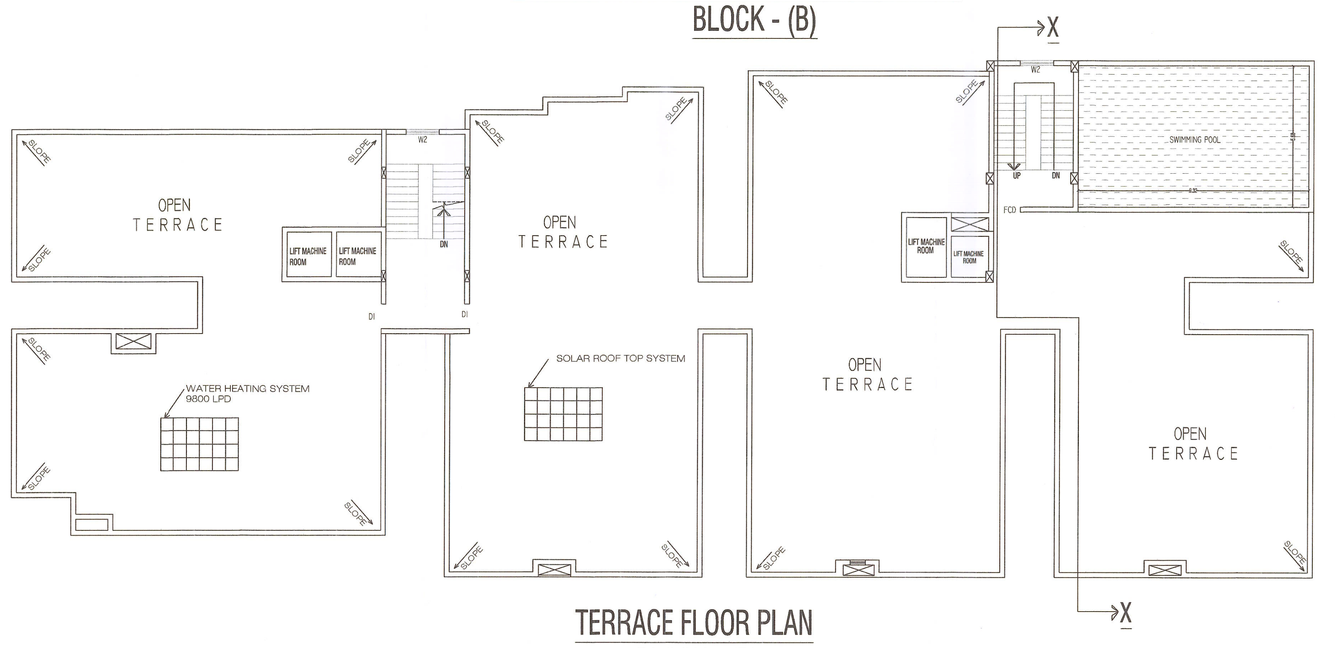


12th FLOOR PLAN
BLOCK - (A)



TYPICAL FLOOR PLAN(6TH TO 12TH FLOOR)
BLOCK - (B)

TYPICAL FLOOR PLAN(1ST TO 5TH FLOOR)
BLOCK - (B)



TERRACE FLOOR PLAN
BLOCK - (B)

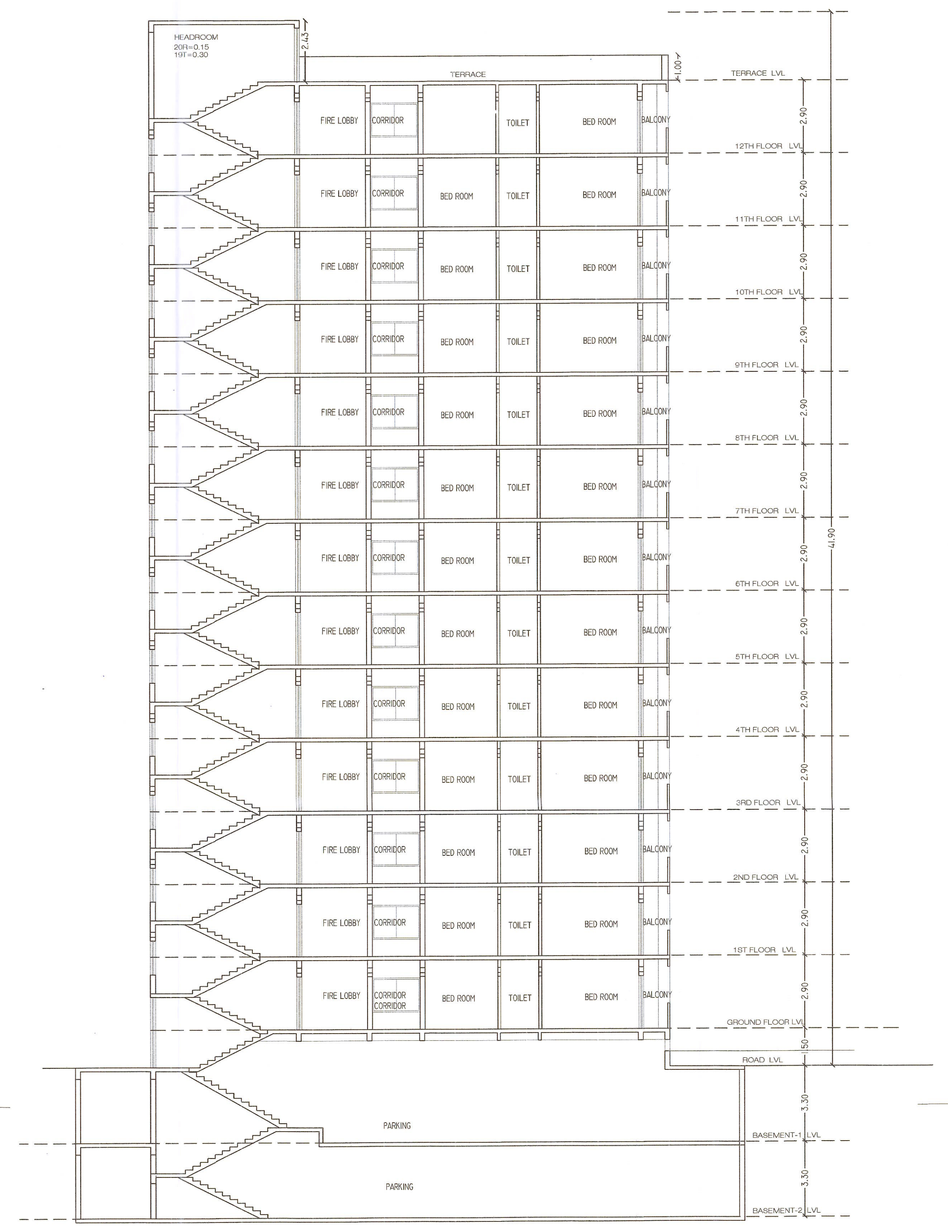
PERMISSION GRANTED UNDER SEC. 16(1) OF O.D.A. ACT, 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER No. 2652 DATE 19 OCT 2022
PERMISSION VALID UPTO 18.10.2026
CITY PLANNER/ASSESSING OFFICER
BHUBANESWAR MUNICIPAL CORPORATION

CHECKED
A.T.P.
Bhubaneswar Municipal Corporation
Bhubaneswar

PROJECT	ARCHITECTS	SIGN. OF THE G.P.A HOLDER
PROPOSED B1+B2+G+12 (BLOCK-A) MIG RESIDENTIAL CUM COMMERCIAL BUILDING AND B1+B2+G+12 (BLOCK-B) MIG RESIDENTIAL BUILDING OVER PLOT NO 1146/2852 , 1145/2853, KHATA NO. 1133/66, PLOT NO. 1146,1145, KHATA NO. 1133/1954, PLOT NO. 1157, 1158/3181, KHATA NO. 1133/7642 AND PLOT NO. 1141 KHATA NO.1133/7230, MOUZA- JAGAMARA, BHUBANESWAR,FOR BHAGIRATHI SAHU,JYOTSHNA SAHU, KUNIYIL MOHAN & ROHIT MOHAN AND STALWART PROJECT PVT. LTD. REPRESENTED THROUGH IT'S GPA HOLDER SHARAT KUMAR SAHU MD. STALWART PROJECT PVT.LTD.	Ar. Nihar Ranjan Gartia NIHAR RANJAN GARTIA/A/1615 CA/ 2011/ 51615	For Stalwart Projects Pvt. Ltd. Director SHARAT KUMAR SAHU (MD. STALWART PROJECTS PVT. LTD.)

Drg.No.	Scale	Date
2/3	1:100	03.09.2022

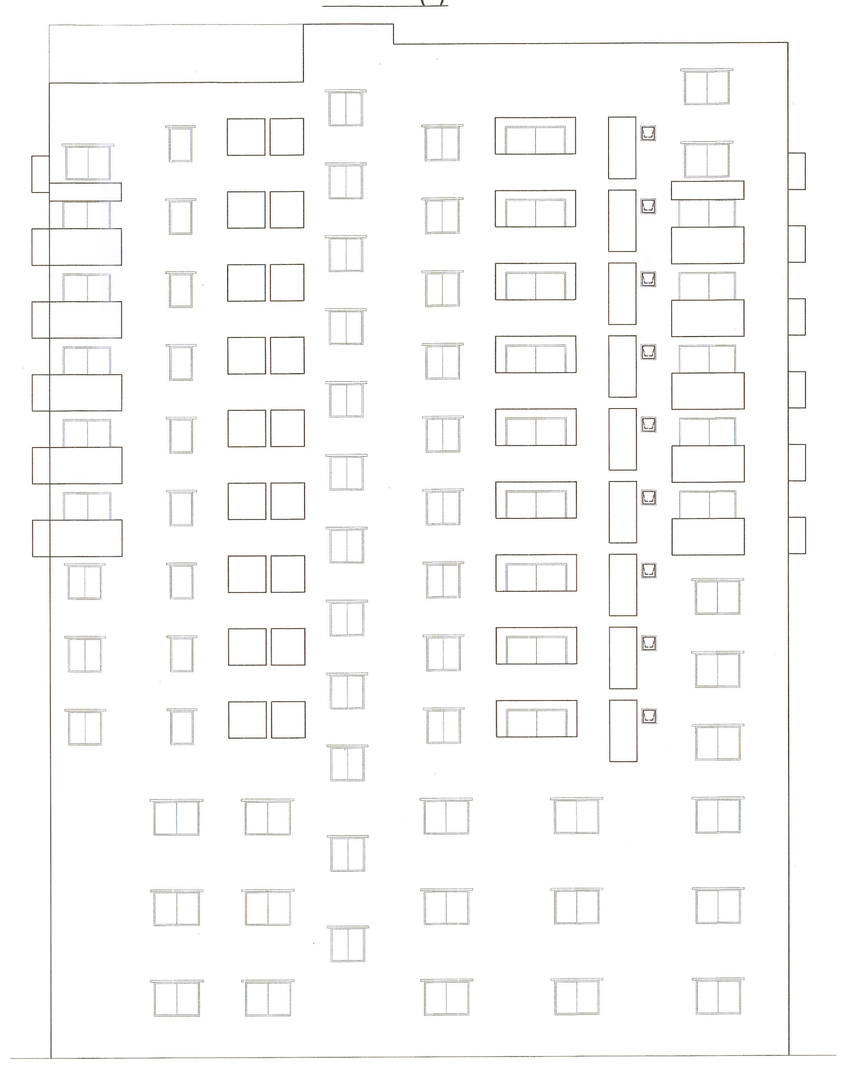
REAR SIDE ELEVATION
BLOCK - (B)



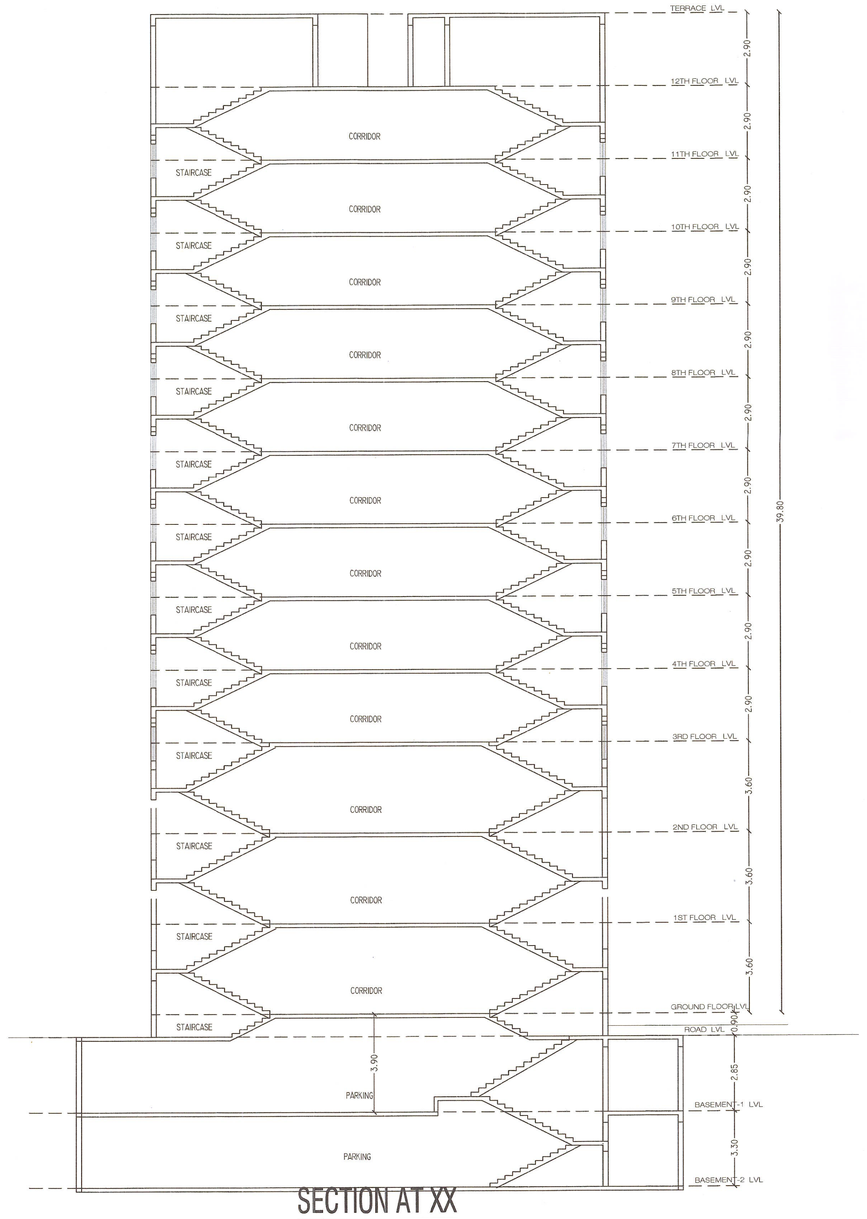
SECTION AT XX
BLOCK - (B)

FRONT SIDE ELEVATION
BLOCK - (A)

FRONT SIDE ELEVATION
BLOCK - (B)



REAR SIDE ELEVATION
BLOCK - (A)



SECTION AT XX
BLOCK - (A)

PERMISSION GRANTED UNDER SEC. 16(3) OF O.D.A. ACT, 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER No. 2808 DATE 10.01.2023
PERMISSION VALID UP TO 18.01.2026
CITY PLANNER/AUTHORISED OFFICER
BHUBANESWAR MUNICIPAL CORPORATION

CHECKED
Bhubaneswar Municipal Corporation
Bhubaneswar

ARCHITECTS

Nihar Ranjan Gartia
NIHAR RANJAN GARTIA
CA/ 2011/ 51615

PROJECT

PROPOSED B1+B2+G+12 (BLOCK-A) MIG RESIDENTIAL CUM COMMERCIAL BUILDING AND B1+B2+G+12 (BLOCK-B) MIG RESIDENTIAL BUILDING OVER PLOT NO. 1146/2852 , 1145/2853, KHATA NO. 1133/66, PLOT NO. 1146,1145, KHATA NO. 1133/1954, PLOT NO. 1157, 1158/3181, KHATA NO. 1133/7642 AND PLOT NO. 1141 KHATA NO.1133/7230, MOUZA- JAGAMARA, BHUBANESWAR,FOR BHAGIRATHI SAHU,JYOTSHNA SAHU, KUNIYIL MOHAN & ROHIT MOHAN AND STALWART PROJECT PVT. LTD. REPRESENTED THROUGH IT'S GPA HOLDER SHARAT KUMAR SAHU MD. STALWART PROJECT PVT.LTD.

SIGN. OF THE G.P.A HOLDER

For Stalwart Projects Pvt. Ltd.
Director

SHARAT KUMAR SAHU
(MD. STALWART PROJECTS PVT. LTD.)

Drg.No.	Scale	Date
3/3	1:100	03.09.2022