

CHECKED
 Date: 17/07/2019
 Ass. Engr. D/Mas.

PERMISSION GRANTED UNDER SEC.18(3)
 OF O.D.A. ACT, 1982 SUBJECT TO
 CONDITIONS CONTAINED IN REGISTER
 No. 20277... DATE: 17/07/2019
 PERMISSION VALID UP TO DATE: 17/07/2020

SHUBHANKHI CHAUDHURY
 SHUBHANKHI DEVELOPMENT AUTHORITY

AREA STATEMENT

Sl.No	Description	Area (Sq.M)
1	Plot Area (5.24 Acre)	21205
OPEN SPACE		
Total Open Space Area		2122.715 10.01%
COMMUNITY FACILITIES & PUBLIC UTILITIES		
P01 Area - Transformer & Security		113.632
P02 Area - Community Centre		1477.123
Total Community & Public Utilities Area		1590.755 7.5%
INTERNAL ROAD		
Total Internal Road Area		4509.512 21.27%
Total Saleable Area		12982.018 61.22%
APARTMENT PLOT		
Area For Apartment Block		4236.442 (32.63%)
STANDARD RESIDENTIAL PLOT		
Residential Area		5996.343 (46.19%)
EWS & LIG PLOT		
LIG & EWS Area		2749.233 (21.18%)

DETAILS OF STANDARD RESIDENTIAL PLOT

Sub Plot No	East	South	West	North	Area (Sq.M)	%
1	9.687	13.789	9.478	14.087	133.510	
2	9.004	13.513	9.000	13.789	122.860	
3	9.004	13.238	9.000	13.513	120.379	
4	9.004	12.962	9.000	13.238	117.898	
5	9.004	12.686	9.000	12.962	115.417	
6	9.004	12.411	9.000	12.686	112.936	
7	9.004	12.135	9.000	12.411	110.455	
8	9.004	11.859	9.000	12.135	109.213	
9	9.009	11.583	9.000	11.859	107.971	
10	9.000	11.307	9.000	11.583	106.729	
11	9.000	11.031	9.000	11.307	105.487	
12	9.000	10.755	9.000	11.031	104.245	
13	9.000	10.479	9.000	10.755	103.003	
14	9.000	10.203	9.000	10.479	101.761	
15	9.000	9.927	9.000	10.203	100.519	
16	9.000	9.651	9.000	9.927	99.277	
17	9.000	9.375	9.000	9.651	98.035	
18	9.000	9.100	9.000	9.375	96.793	
19	9.000	8.824	9.000	9.100	95.551	
20	9.000	8.548	9.000	8.824	94.309	
21	9.000	8.272	9.000	8.548	93.067	
22	9.470	12.087	8.024	12.065	105.273	
29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 & 43.	9.000	12.500	9.000	12.500	(112.500x15) = 1687.5	
44	9.362	12.500	9.181	12.501	115.897	
45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58 & 59.	9.000	12.500	9.000	12.500	(112.500x15) = 1687.5	
98	67.494	67.830	67.379	68.353	4236.442	
Total Residential Sub Plot Area					10232.785 (78.81%)	

DETAILS OF EWS & LIG PLOT

Sub Plot No	East	South	West	North	Area (Sq.M)	%
23	7.269	12.500	7.288	12.500	90.979	
24, 25, 26, 27, 28, 60, 61, 62, 63 & 64.	7.200	12.500	7.200	12.500	(90.000x10) = 900.000	
65	7.288	12.500	7.307	12.500	91.218	
72	8.300	8.250	8.300	8.250	68.475	
73	8.300	6.750	8.300	6.750	56.025	
85	8.300	10.000	8.300	10.000	83.000	
86	8.300	8.500	8.300	8.500	70.550	
Total LIG Sub Plot Area					1360.247 (10.48%)	
66	8.300	5.179	8.440	6.710	49.351	
67, 68, 69, 70, 71, 74, 75, 76, 77 & 78.	8.300	6.000	8.300	6.000	(49.800x10) = 498.000	
79	8.300	5.145	8.441	6.679	49.068	
80	8.300	5.252	8.441	6.786	49.955	
81, 82, 83, 84, 87, 84, 89 & 90.	8.300	6.000	8.300	6.000	(49.800x6) = 398.400	
91	8.300	5.218	8.441	6.752	49.672	
92	8.292	5.075	8.441	6.609	48.465	
93	8.283	6.000	8.292	6.000	49.725	
94	8.274	6.000	8.283	6.000	49.670	
95	8.265	6.000	8.274	6.000	49.615	
96	8.256	6.000	8.265	6.000	49.560	
97	8.246	6.000	8.256	6.000	49.505	
Total EWS Sub Plot Area					1388.986 (10.7%)	
Total EWS / LIG Sub Plot Area					1360.247 + 1388.986 = 2749.233 (21.18%)	

LAND OWNERS NAME
 ARNAV CONSTRUCTIONS

APPLICANT'S SIGNATURE
 NBER DEVELOPERS
 Rept. by Partner Mr. Chetan Kumar Tekariwal (GPA Holder)

ARCHITECT'S SIGNATURE
 Subhankhi Choudhury
 COA/2000/26927

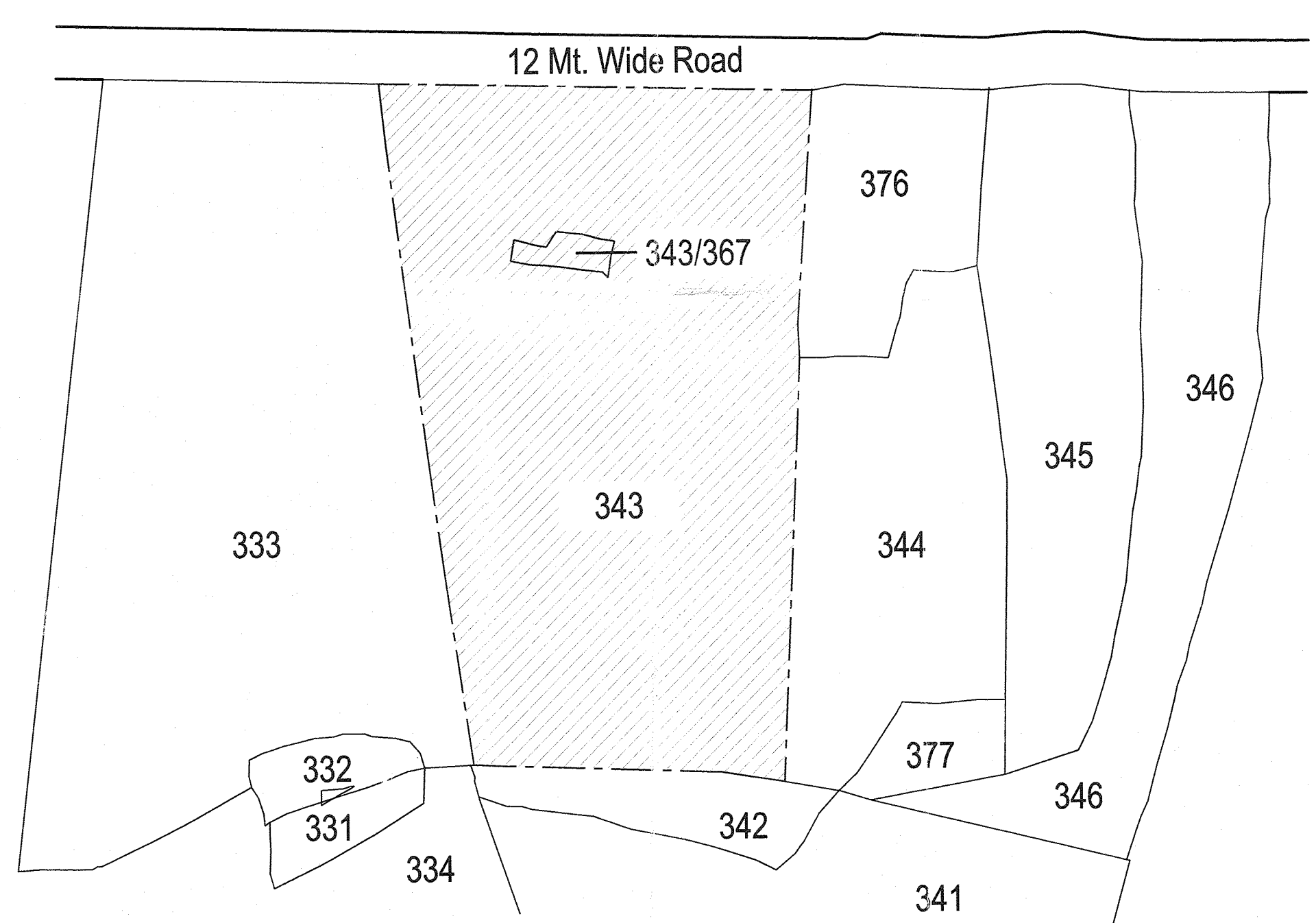
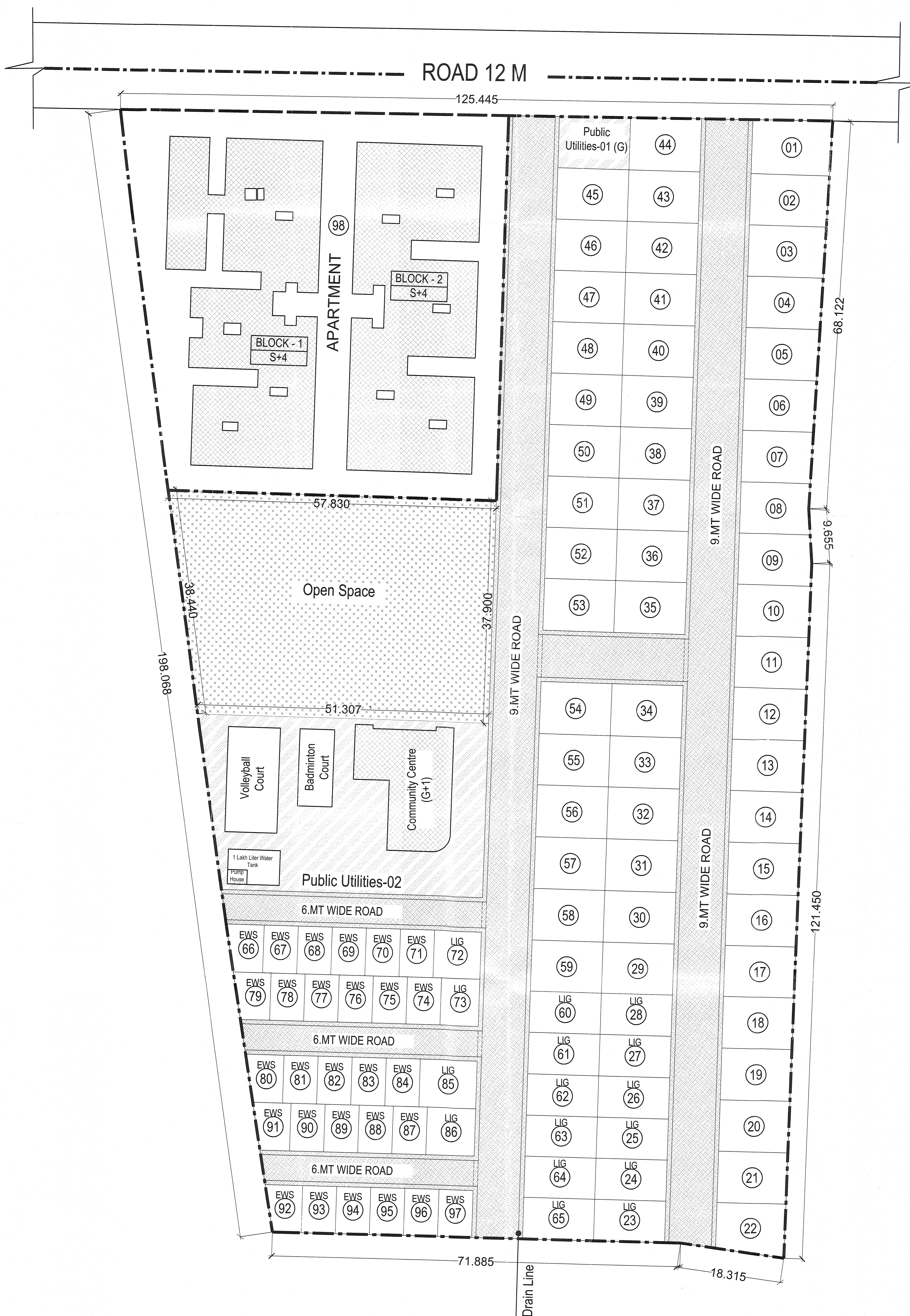
TITLE
 APPROVAL DRAWING : LAYOUT PLAN

PROJECT
 Proposed Residential Plotting Scheme of NBER Developers, represented through its partner, Mr. Chetan Kumar Tekariwal (GPA Holder) over Plot No. 343 and 343/367, Mouza: Goradhama Sagar, P.S.-Jatni, Dist:Khurda.

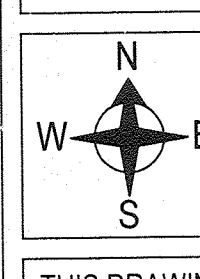
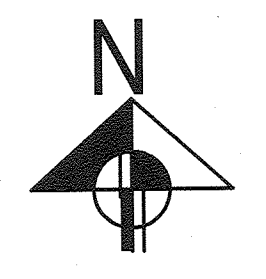
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 Bhubaneswar - 751002.
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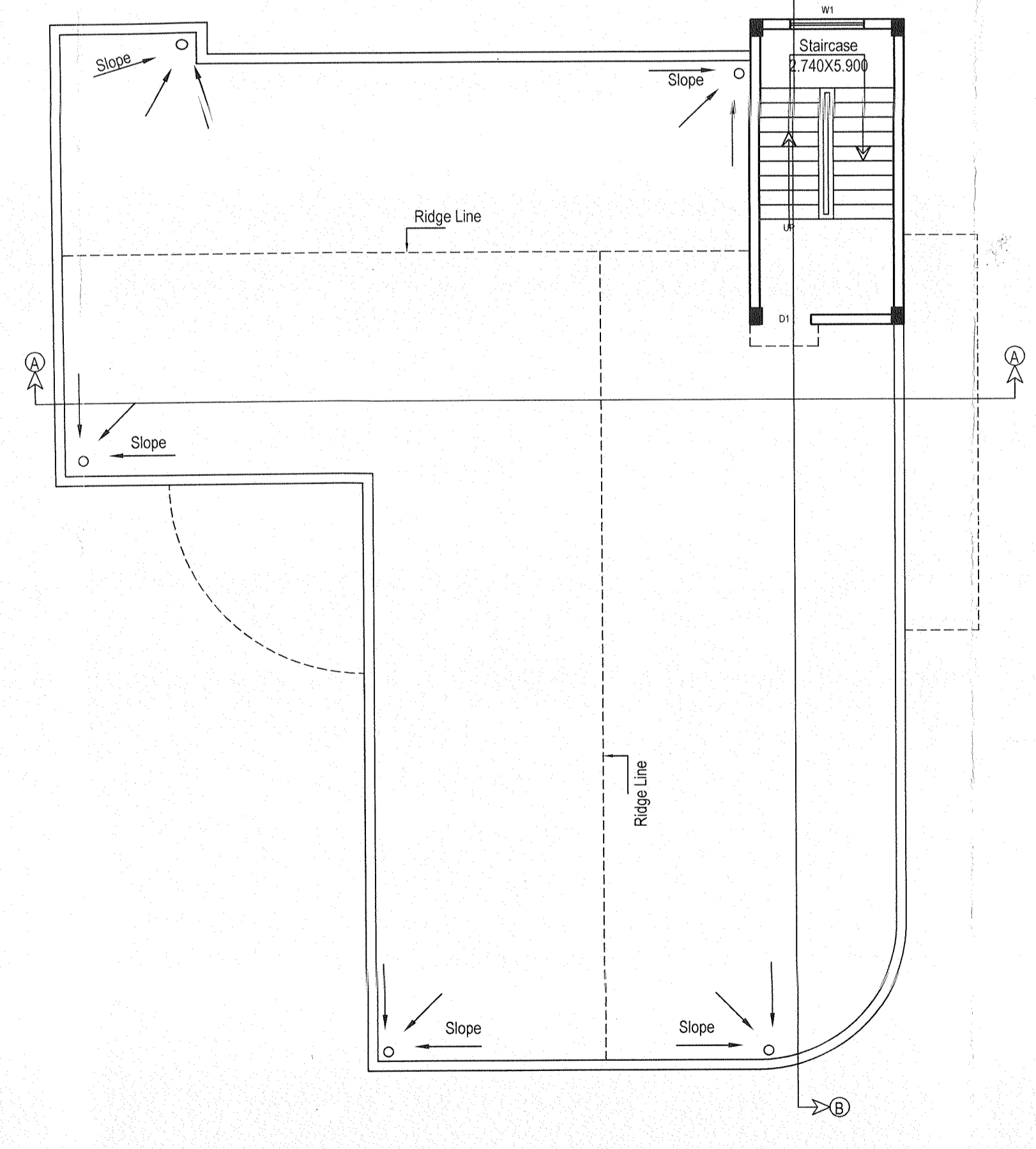
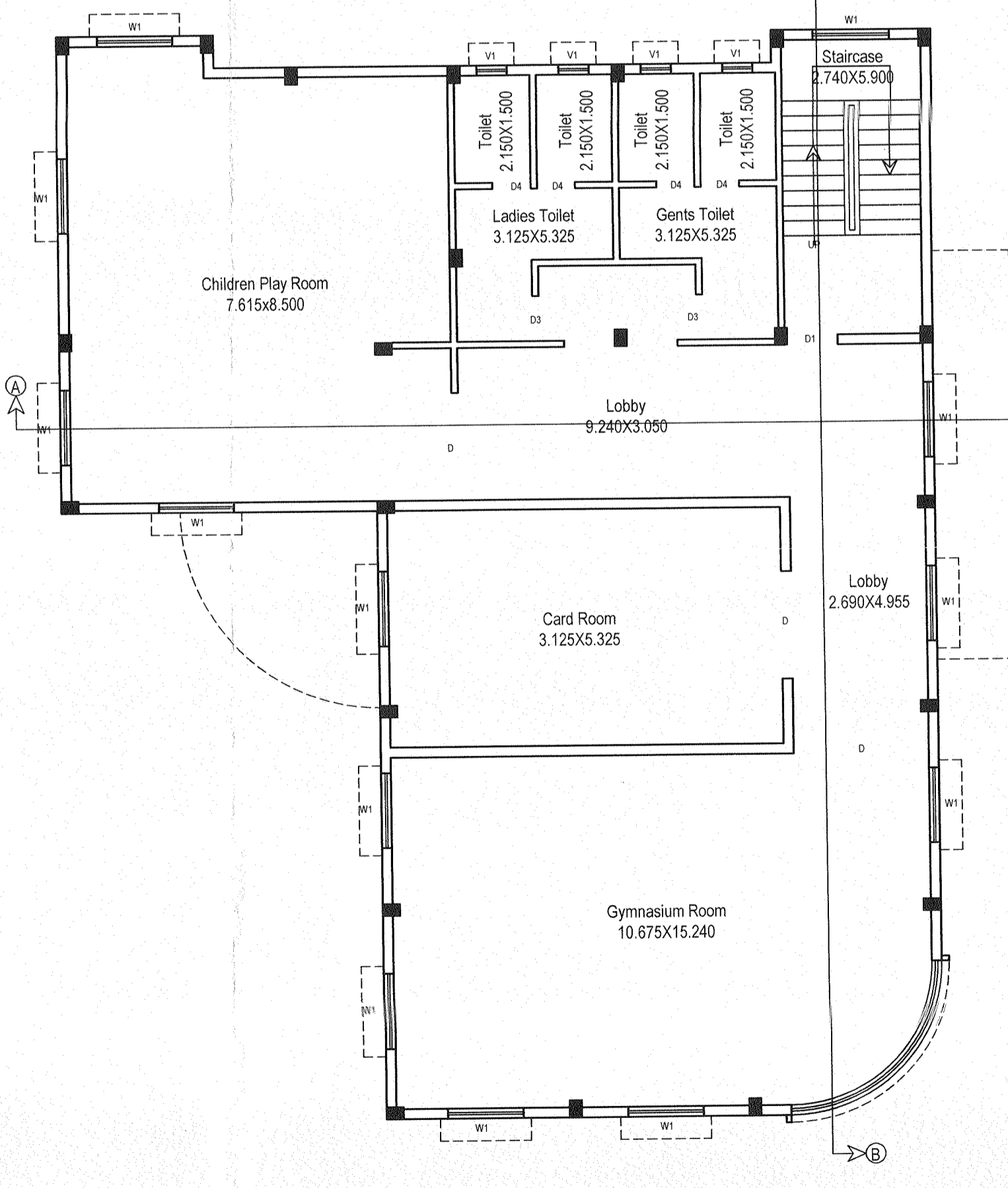
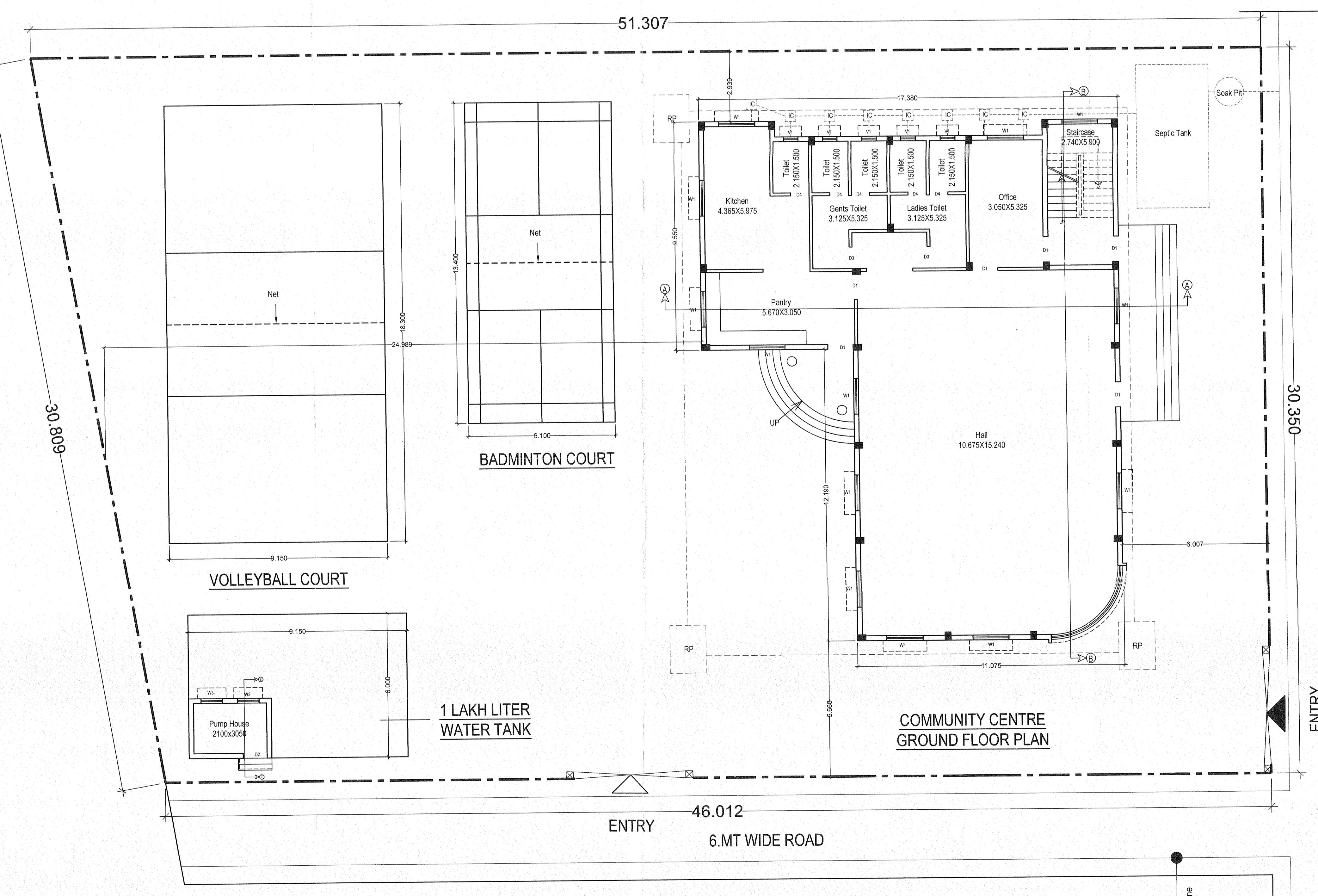
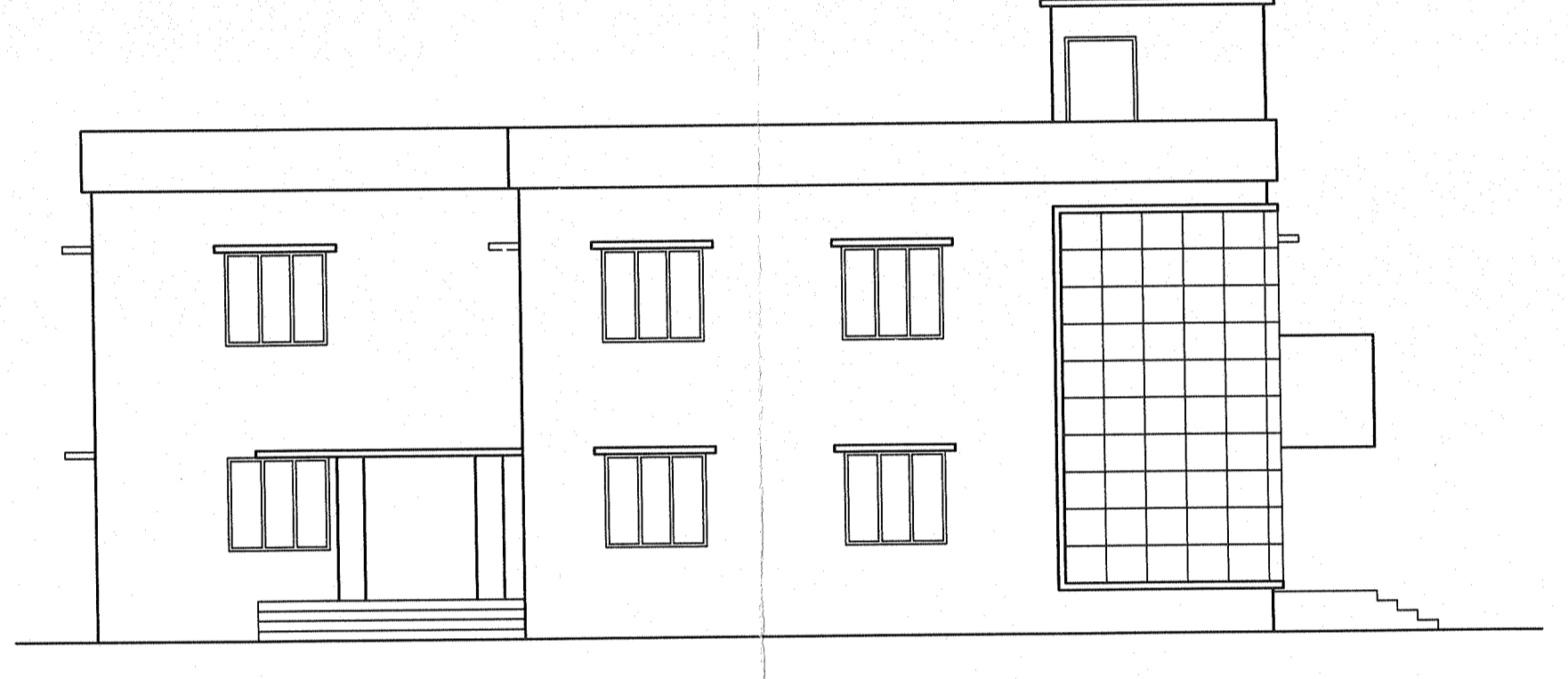
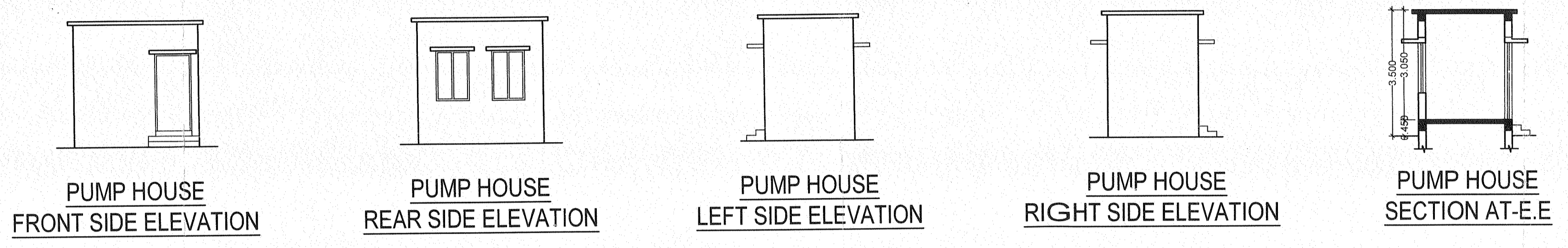
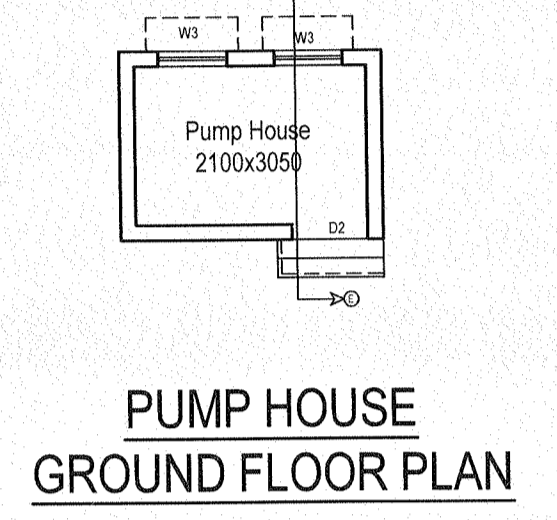
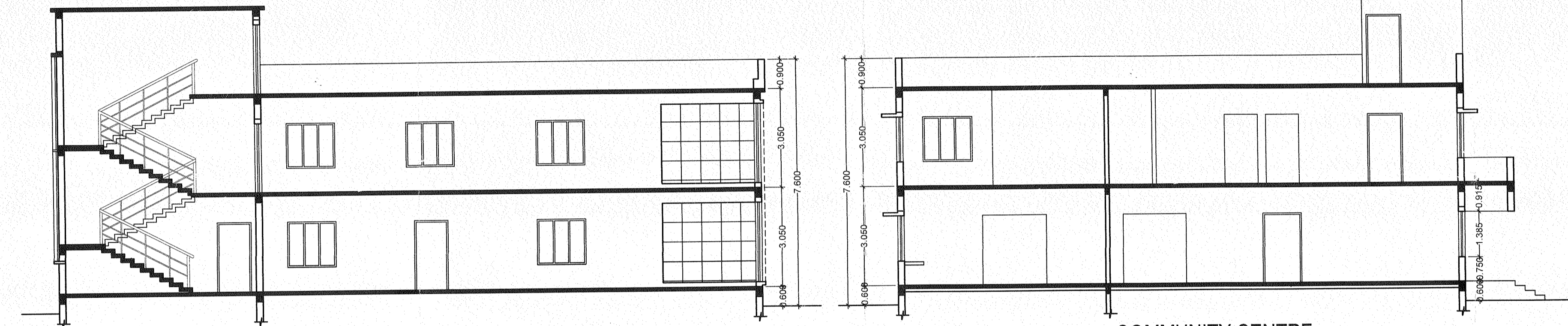
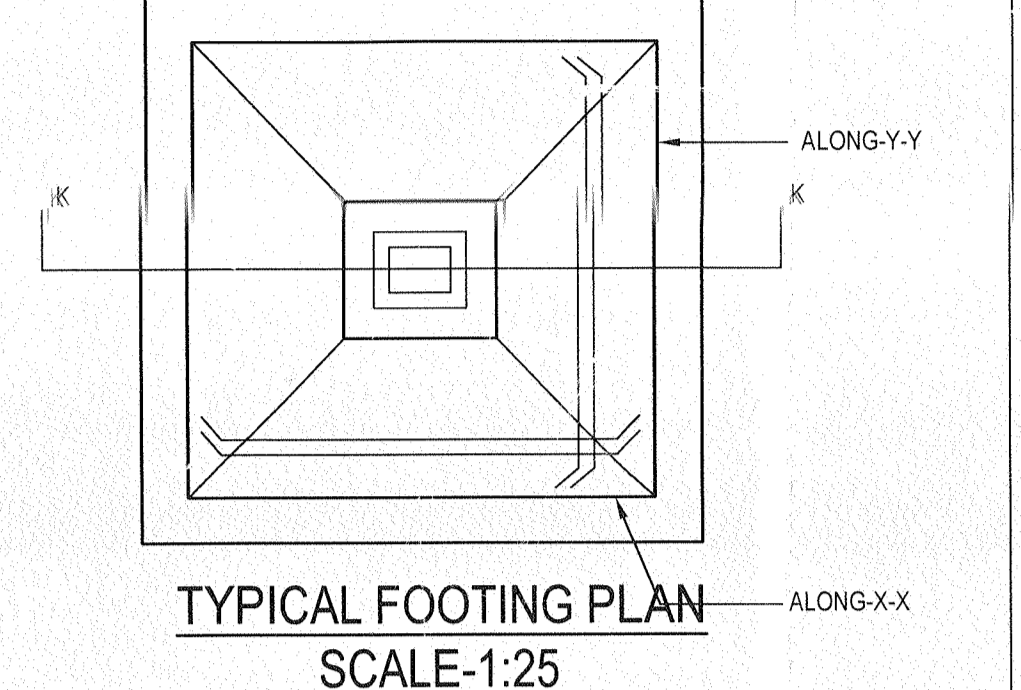
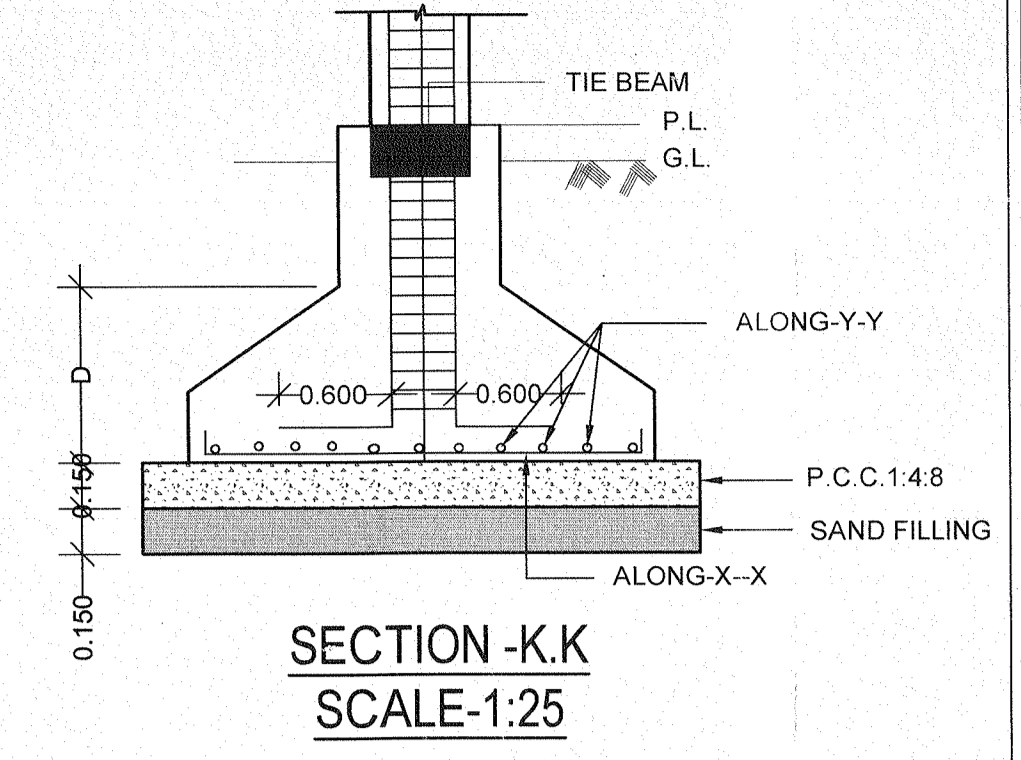
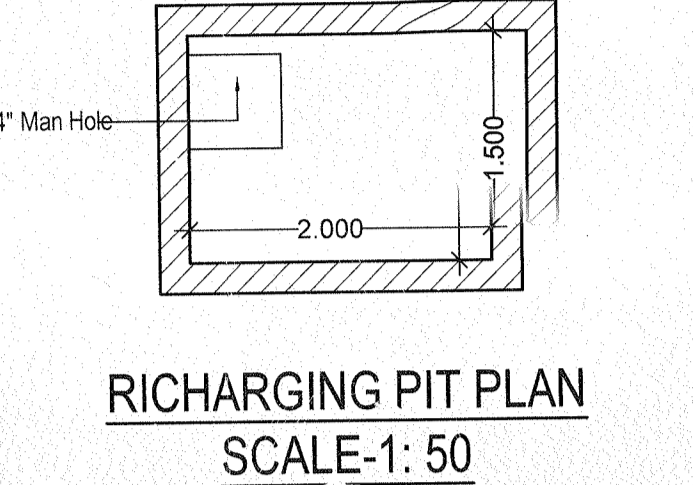
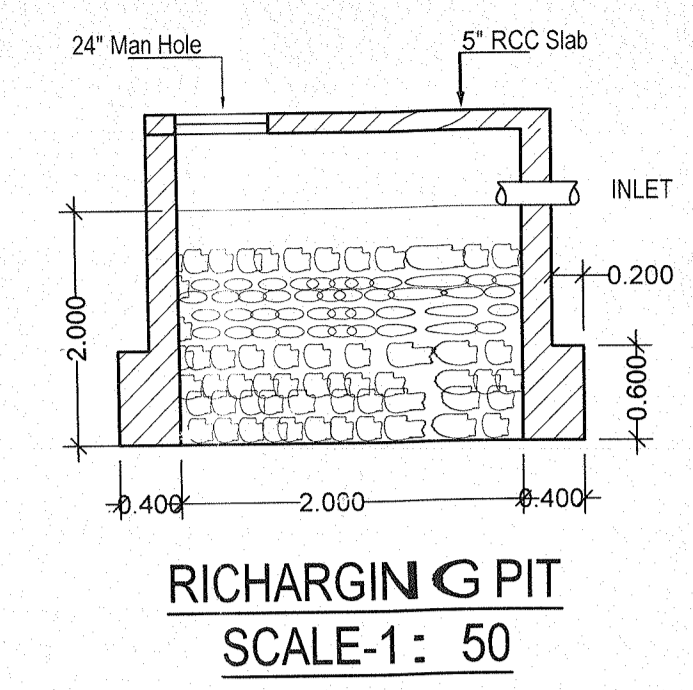
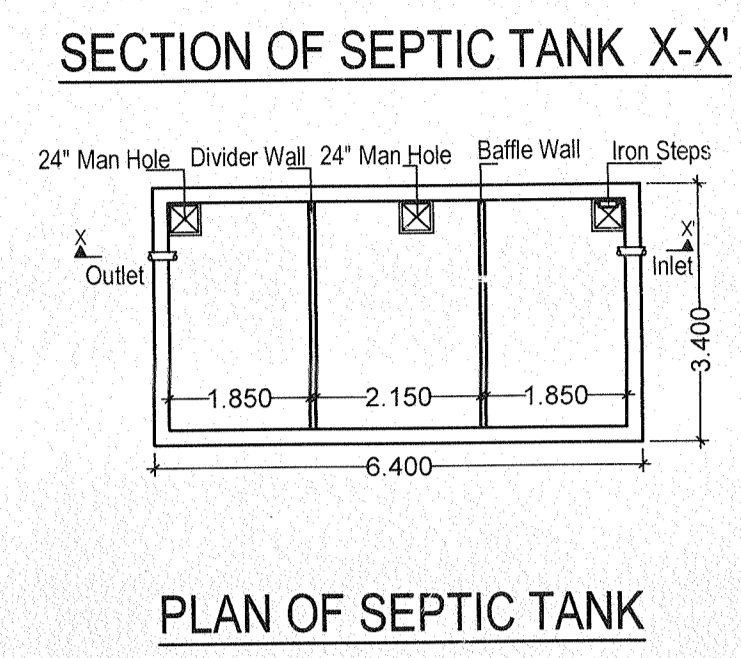
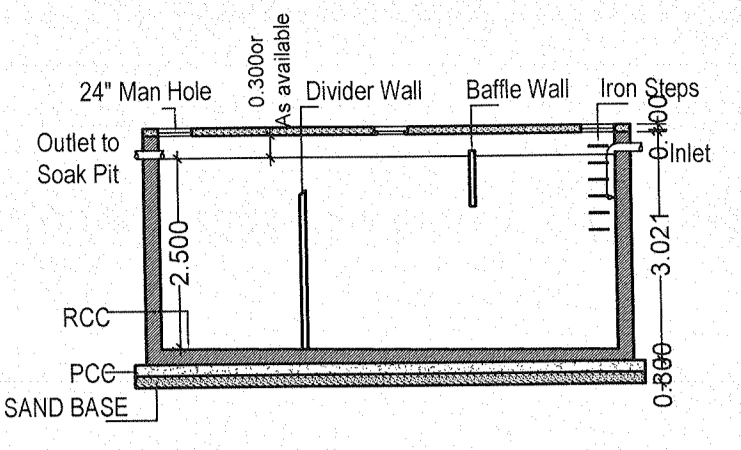
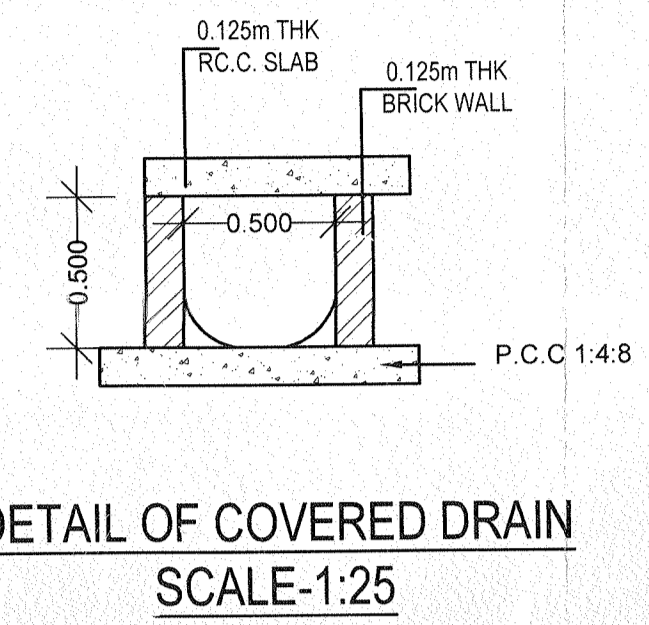
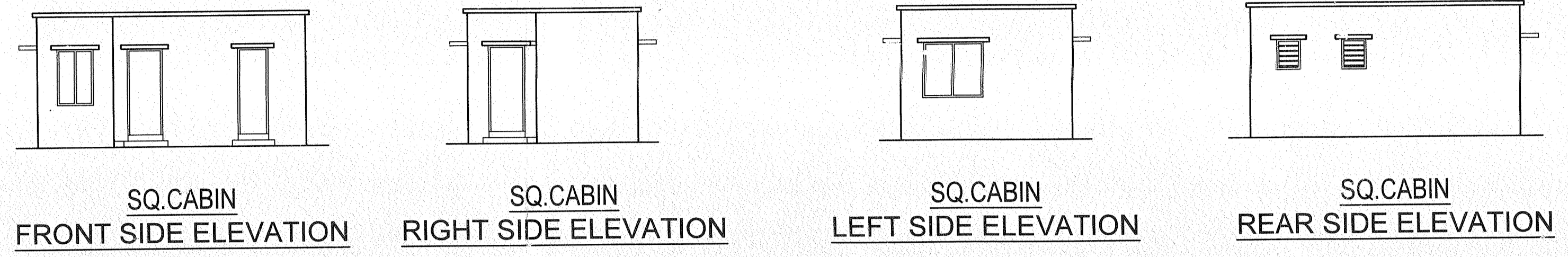
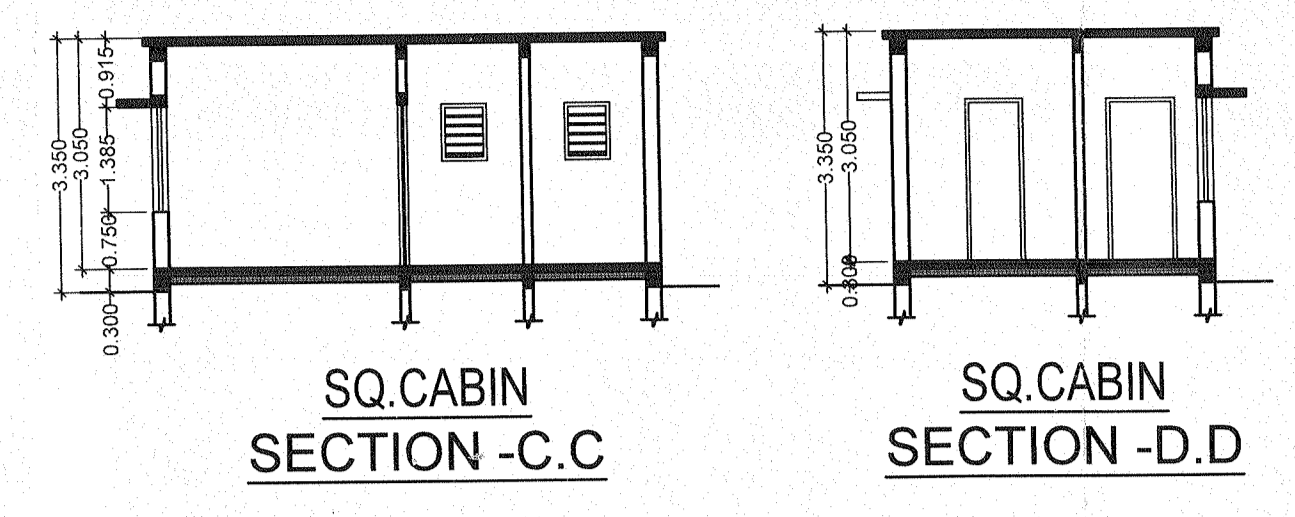
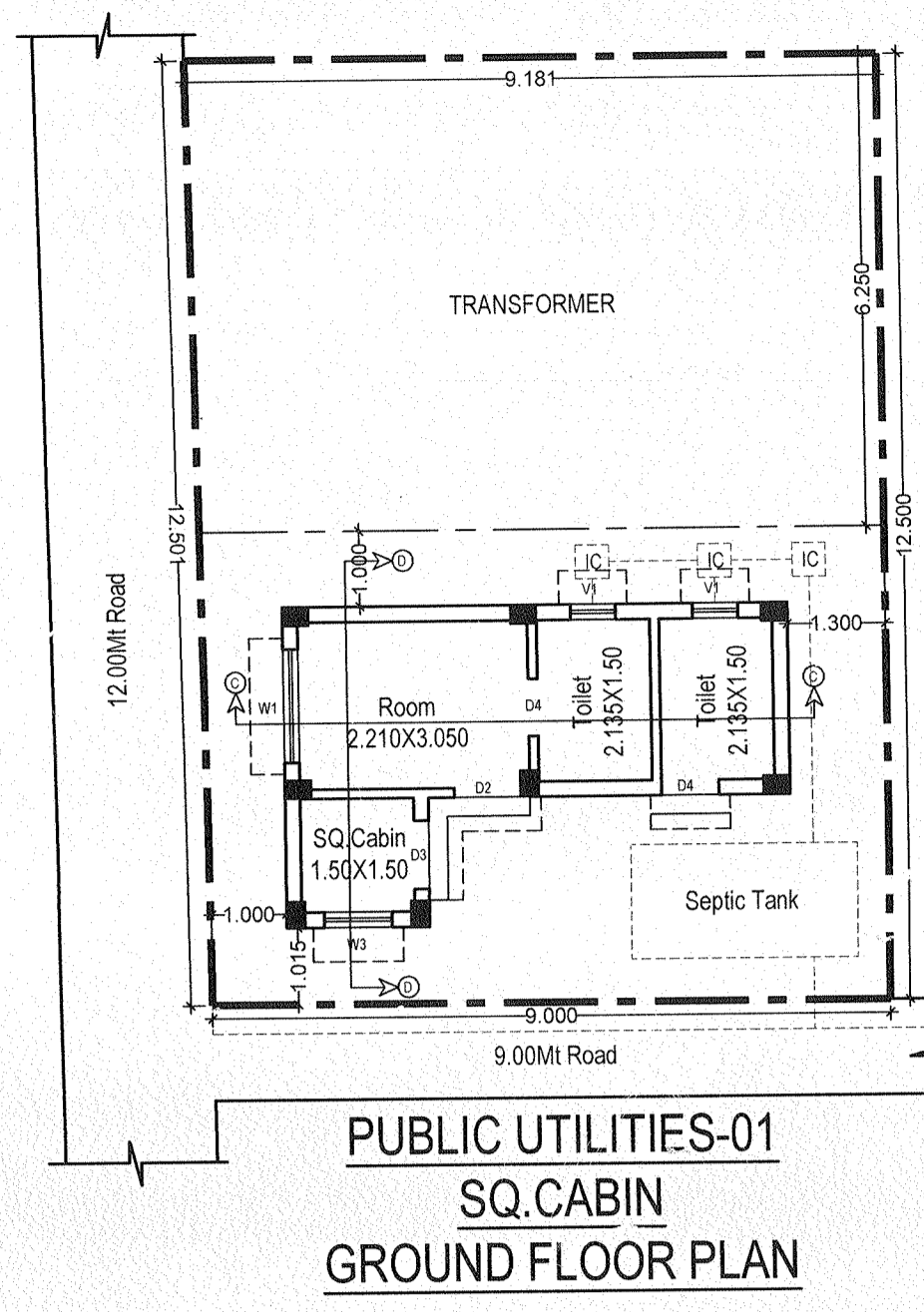
Deal By: Pranati
 Date: 17/07/2019
 Scale: 1:100
 Prj.No: Sa1297
AR-01

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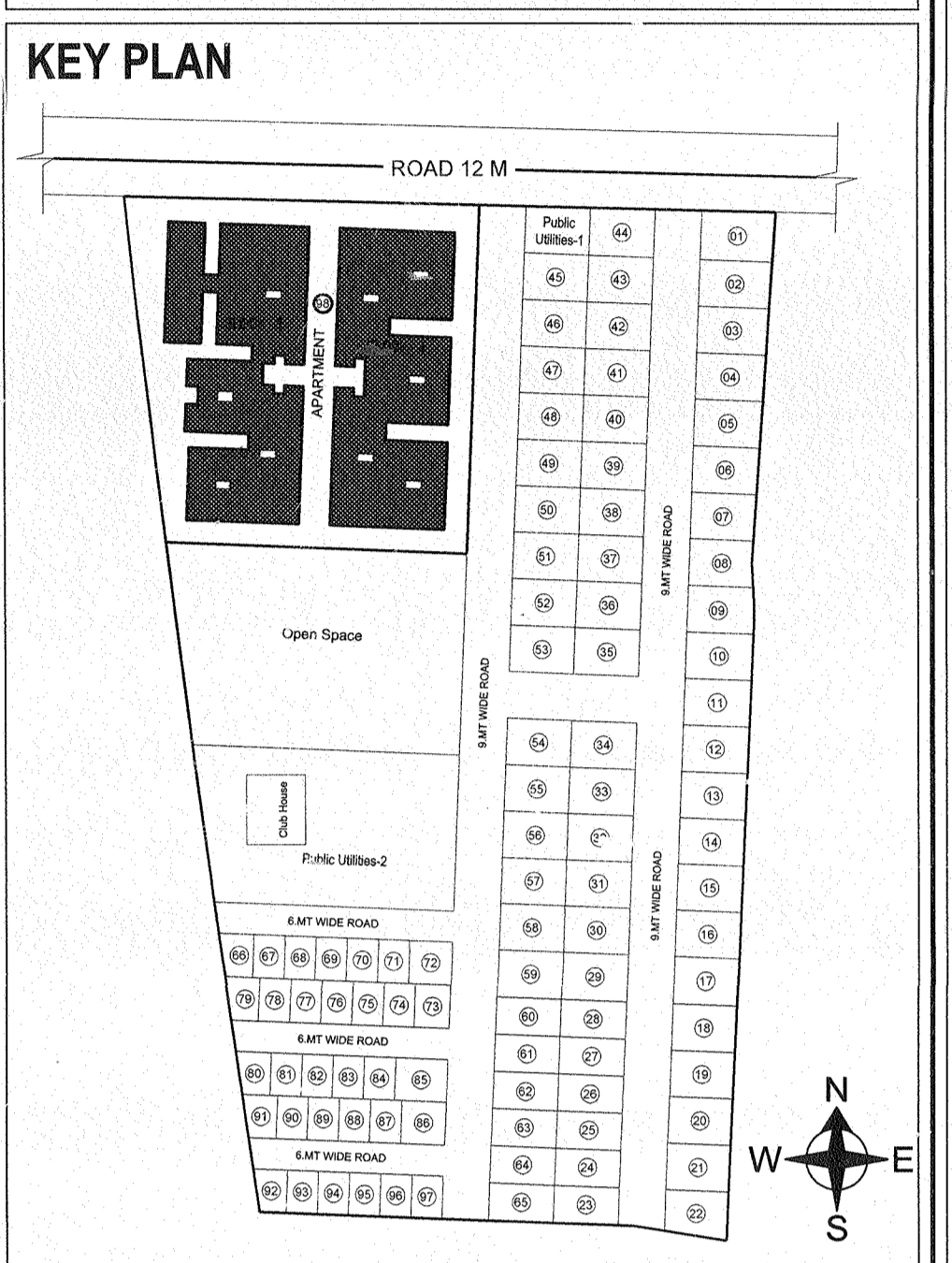
PART REVENUE MAP
 MOUZA - GORADHAMA SAGAR
 P.S. - JATANI
 DIST: KHURDA
 SCALE : 32" = 1 MILE





PERMISSION GRANTED UNDER SEC.16(3) OF O.D.A. ACT, 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER No. 202/96, DATED 07/02/96. PERMISSION VALID UP TO 11/11/2013.

BLANKING OFFICIAL AUTHORIZED OFFICER BHUBANESWAR DEVELOPMENT AUTHORITY



AREA STATEMENT

PUBLIC UTILITIES-01 (Security)

Plot Area	A 0.028 Dec = 113.632 Smt.
Floors	Residential (Smt)
Ground Floor	20.214 Smt
F.A.R.	0.177

PUBLIC UTILITIES-02 (Community Centre)

Plot Area	A 0.365 Dec = 1477.123 Smt.
Floors	Residential (Smt)
Ground Floor	304.026
First Floor	304.026
Pump Room	8.625
Total Built Up Area	616.677
F.A.R.	0.417

DOOR & WINDOW SCHEDULE

Sl.No.	TYPE	SIZE	DESCRIPTION
1	D	2.135 x 2.135	Panel Door, Single Shutter
2	D1	1.050 x 2.135	Panel Door, Single Shutter
3	D2	1.000 x 2.135	Panel Door, Single Shutter
4	D3	0.900 x 2.135	Panel Door, Single Shutter
5	D4	0.750 x 2.135	Panel Door, Single Shutter
6	W1	1.500 x 1.385	Sliding Window, Two Shutter
7	W2	1.220 x 1.385	Sliding Window, Two Shutter
8	W3	0.900 x 1.385	Sliding Window, Two Shutter
9	KW	1.220 x 1.235	Sliding Window, Two Shutter
10	V1	0.600 x 0.750	Fully Glazed, Single Shutter
11	MSG1	0.750 x 2.135	Mild Steel Door

LAND OWNERS NAME
ARNAV CONSTRUCTIONS

APPLICANT'S SIGNATURE
NBER DEVELOPERS
Rept. by Partner Mr. Chetan Kumar Tekariwal (GPA Holder)

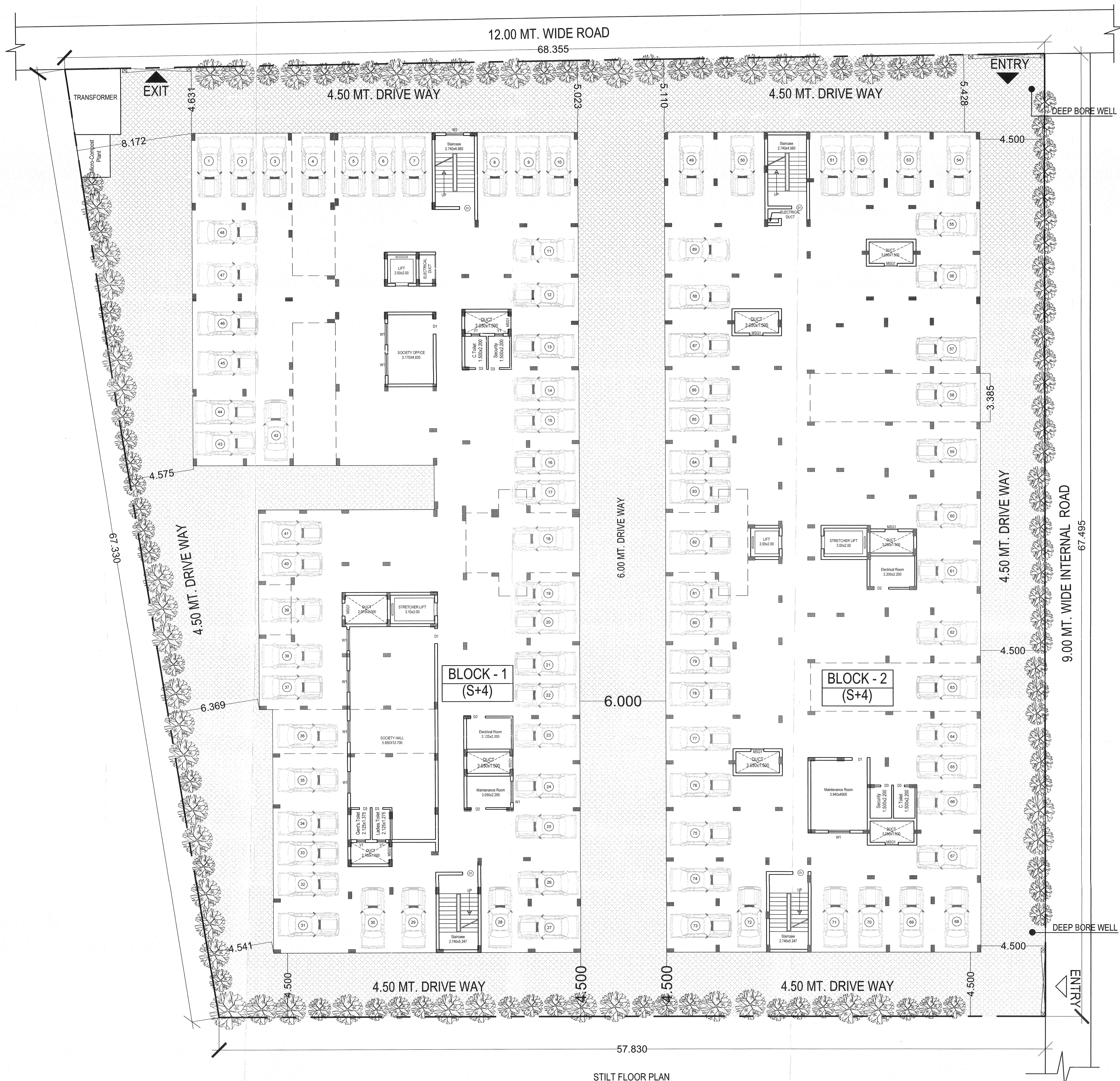
ARCHITECT'S SIGNATURE
Subhakankhi Choudhury
COA/2000/26927

TITLE
APPROVAL DRAWING : All plan of Community Centre Over Sub Plot No- Public Utilities-02 and Security-Transformer Over Sub Plot No- Public Utilities-01

PROJECT
Proposed Residential Plotting Scheme of NBER Developers, represented through its partner, Mr. Chetan Kumar Tekariwal (GPA Holder) over Plot No. 343 and 343/367, Mouza: Goradhama Sagar, P.S.-Jatni, Dist:Khurda.

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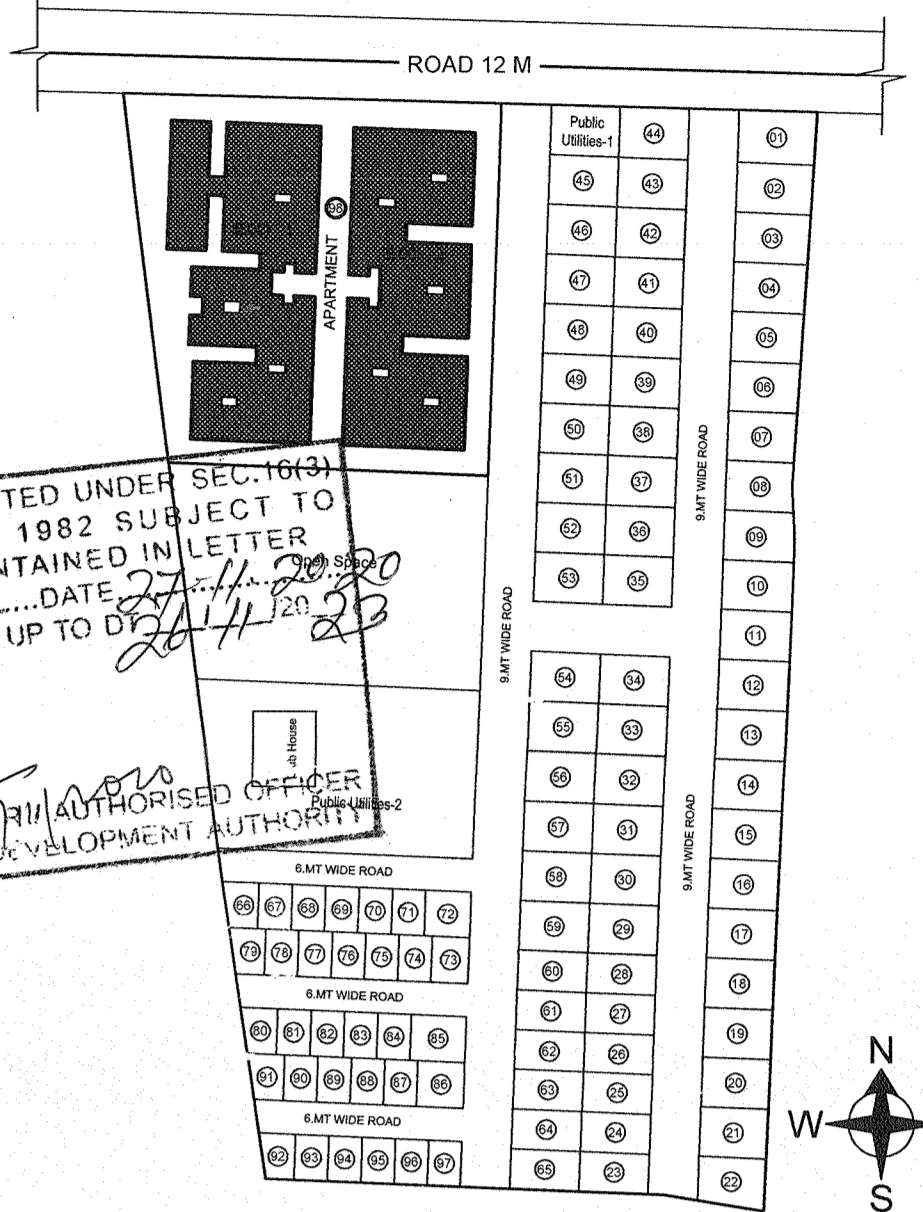
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Prj.No: Sa1297
AR-02



STILT FLOOR PLAN

KEY PLAN

PERMISSION GRANTED UNDER SECTION 1882 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. 20221... DATE 27/11/2020... PERMISSION VALID UP TO 27/11/2023



AREA STATEMENT

Plot Area	A 1.046 Dec = 4236.442 Smt.			
Floors	Parking (Smt)	Community (Smt)	Services (Smt)	Residential (Smt)
BLOCK - 1				
Still Floor	1167.847	116.187	26.133	
First Floor				1177.569
Second Floor				1169.571
Third Floor				1169.571
Fourth Floor				1169.571
Sub-Total	1167.847	116.187	26.133	4686.282
BLOCK - 2				
Still Floor	1191.034		39.941	
First Floor				1130.028
Second Floor				1122.028
Third Floor				1122.028
Fourth Floor				1122.028
Sub-Total	1191.034		39.941	4496.112
GRAND TOTAL	2358.881	116.187	66.339	9182.394

Total F.A.R. Area	9364.655 Smt
Total MIG Built up Area	8107.800 Smt
Exempted from FAR	20%
(20% of MIG flat or FAR 0.25)	0.25
Effective FAR Area	1059.1105 Smt
	(9364.655-1059.110)
	=8305.545 Smt
F.A.R.	1.960
Total built up Area	11693.537 Smt
Total No. of Dwelling Unit	48+40=88

Plantation	55 Nos.
Parking Provided	(2358.881 / 9364.655) % = 2358.881 (25.18%)

DOOR & WINDOW SCHEDULE

Sl.No.	TYPE	SIZE	DESCRIPTION
1	D1	1.050 x 2.135	Panel Door, Single Shutter
2	D2	1.000 x 2.135	Panel Door, Single Shutter
3	D4	0.750 x 2.135	Panel Door, Single Shutter
4	W1	1.500 x 1.385	Sliding Window, Two Shutter
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9	V2	0.450 x 0.750	Fully Glazed, Single Shutter
10	MSG1	0.900 x 2.135	Mild Steel Door

LAND OWNERS NAME

ARNAV CONSTRUCTIONS

APPLICANT'S SIGNATURE

Arnav
NBER DEVELOPERS
Rept. by Partner Mr. Chetan Kumar Tekariwal (GPA Holder)

ARCHITECT'S SIGNATURE

Subhankshi Choudhury
Subhankshi Choudhury
COA/2000/26927

TITLE

APPROVAL DRAWING : Residential Apartment over sub Plot No.-98,
SITE PLAN AND STILT FLOOR PLAN

PROJECT

Proposed Residential Plotting Scheme of NBER
Developers, represented through its partner, Mr. Chetan Kumar Tekariwal (GPA Holder) over Plot No. 343 and 343/367, Mouza: Goradharma Sagar, P.S.-Jatni, Dist:Khurda.

Concept
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Bhubaneswar - 751002.
http://www.conceptdesigner.in
ceo.conceptdesign@gmail.com, +91 94370 09925

Deal By	Date	Scale	Pri.No.	AR-03
Pranati	17/07/2019	1:100	Sa1297	

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