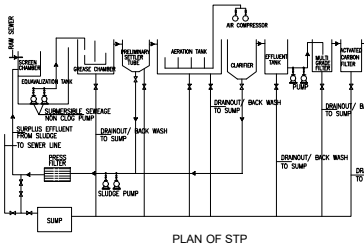
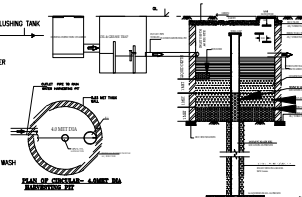
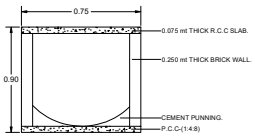


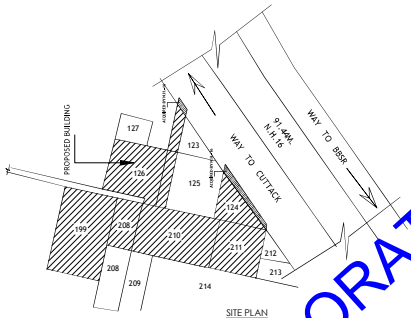
PLAN OF STP



DETAILS OF HARVESTING PIT SECTION



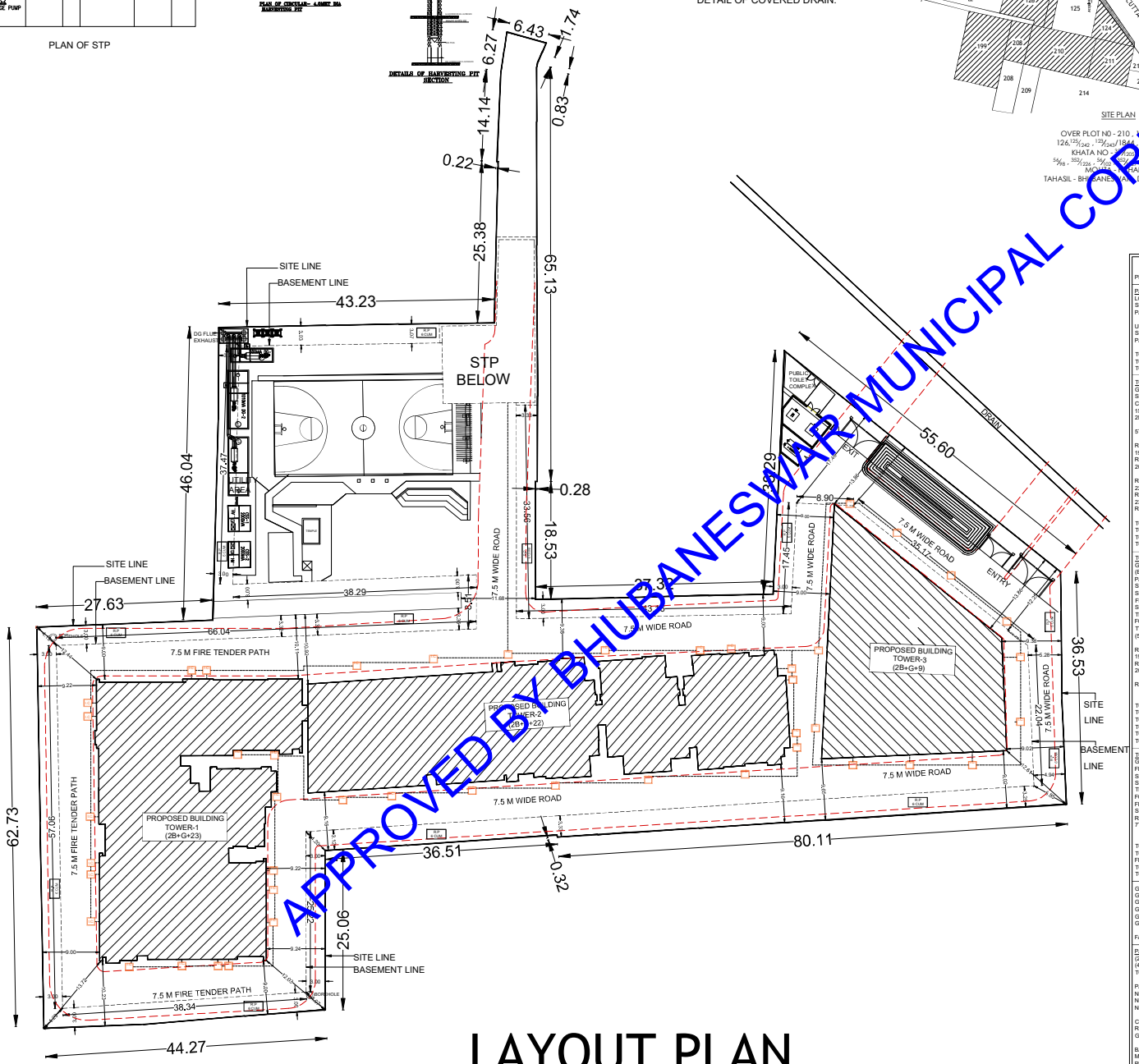
DETAIL OF COVERED DRAIN.



SITE PLAN

OVER PLOT NO - 210 , 199 , 208/244 , 126,125/1242 , 123/1243/1844 , 124 , 21/1746,
KHATA NO - 352/1205 , 352/1206 , 56/98 , 352/1226 , 56/102 , 352/1227 , 352/1101 , 56/106 ,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

SL.NO.	TYPE	WIDTH	COLL	UNITS	LOCATION	LOCATION	TOTAL COUNT
DOOR/WINDOW SCHEDULE ALL TOWERS							
1	D1	1050		2250		MAIN DOOR	552
2	D2	1000		2250		ROOM	440
3	D3	800		2250		TOILET	484
4	D4	850		2250		BALCONY	66
5	D5	800		2250		SERVANT	132
1	W1	3800	600	2250		ROOM	330
2	W2	1500	600	2250		ROOM	66
3	W3	900	600	2250		ROOM	88
4	W4	3025	600	2250		SIT/ROOM	22
5	W5	1225	600	2250		SIT/ROOM	22
6	W6	1250	600	2250		SIT/ROOM/TOILET	22
7	W7	900	600	2250		KITCHEN/ROOM	22
8	W8	900	600	2250		STUDY	44
9	W9	800	600	2250		BTW/RB	44
10	W10	3050	600	2250		BTW/2 TW	44
1	D101	2450		2250		LIV/RGL	110
2	D102	2300		2250		LIV/RGL	66
3	D103	2800		2250		ROOM	22
4	D104	3575		2250		KIT/MIN	66
5	D105	850		2250		D/D/BFA/B.SB/B.FIT/MIN	22
6	D106	3450		2250		D/D/C.D.S/FIT/KIT/MIN	44
7	D107	3000		2250		D/D/C.D.S/FIT/KIT/MIN	22
8	D108	900		2250		D/D/CT1	44
9	D109	2450		2250		D/D/CT1	66
10	D110	900		2250		D/D/CT1	44
11	D111			2250		D/D/CT1	44
12	D112			2250		D/D/CT1	22
13				2250		D/D/CT1	22
14	D113	900		2250		SMR/TO PH	22
15	D114			2250		SMR/TO PH	22
16	D115			2250		SMR/TO PH	44
17	D116	900		2250		SMR/TO PH	22
18	D117	850		2250		SMR/TO PH	22
19	D118	850		2250		SMR/TO PH	22
20	D119	3750		2250		CT/ PH	BED ROOM	22
21	D120	3225		2250		CT/ PH	BED ROOM	22
22	D121	3500		2250		CT/ PH	BED ROOM	22
23	D122	2500		2250		CT/ PH	BED ROOM	22
1	D1A	1250		2250		STAIRCASE	3
2	D1A	3000		2250		EXIT, ROOM	3
3	D1A	800		2250		LIF ROOM	3
4	D1B	1000		2250		LIF PASSAG	3
1	W61	9300	0	4000		LOBBY	3
2	W62	2800	0	4000		LOBBY	3
3	W63	2800	0	4000		STORE	3
4	W64	2150	0	4000		LIFT LOBBY	3
5	W65	3200	0	4000		LIFT LOBBY	3
6	W66	3500	0	4000		STORE	3
7	W67	3650	0	4000		STORE	3
8	W68	3270	0	4000		LOUNGER	3
10	W610	2300	0	4000		CRICHE	3
11	W611	2325	0	4000		ENT LOBBY	3
12	W612	3000	0	4000		RECEIVAMES	3
13	W613	3300	0	4000		RECEIVAMES	3
14	W614	2350	0	4000		RECEIVAMES	3
15	W615	3300	0	4000		RECEIVAMES	3
16	W616	5100	0	4000		TREMAGERS	3
17	W617	5825	0	4000		ENT LOBBY	3
1	V1	600	600	2250			330
3	V2	600	1200	2250			242
5	V3	450	1200	2250			22
1	THC	950	100	2350		THC	44
1	GL1	3410		AS/DG		GROUND	3
2	GL2	6215		AS/DG		GRP/RM	3
3	GL3	4640		AS/DG		GROUND	3
4	GL4	2240		AS/DG		GROUND	3
5	GL5	3420		AS/DG		GROUND	3



LAYOUT PLAN

AREA STATEMENT :-

PLOT AREA	=9877.92 SQ.MT.(2.44 ACRE.)
PARKING AREA:-(2B)	
LOWER BASEMENT FL. AREA	=7742.23 SQ.MT.
SERVICE AREA	=1153.11 SQ.MT.
PARKING AREA	=6589.12 SQ.MT.
UPPER BASEMENT FL. AREA	=7165.10 SQ.MT.
SERVICE AREA	=602.98 SQ.MT.
PARKING AREA	=6562.12 SQ.MT.
TOTAL BUILT-UP AREA	=14907.33 SQ.MT
TOTAL PARKING AREA=	=13151.24 SQ.MT
TOTAL SERVICE AREA	=1756.09 SQ.MT.
TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)	
GROUND FLOOR AREA	=1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA	=393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA	=97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA	=1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA	=3150.99 SQ.MT.(EX. LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA	=14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT
REFUGE BALCONY AREA	=347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA	=1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA	=2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X2)
REFUGE BALCONY AREA	=49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA	=1051.06 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA	=703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA	=11.95 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA	=595.20 SQ.MT
TOTAL FAR AREA	=23412.78 SQ.MT.
TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)	
GROUND FLOOR AREA	=1239.54 SQ.MT. (EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)
PARKING AREA	=442.86 SQ.MT.(NON-FAR)
SERVICE AREA	=21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA	=281.90 SQ.MT.
FIRST FLOOR AREA	=1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA	=910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA	=659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA	=749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA (5TH TO 18TH FLOOR)	=10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA) (719.43 X 14) SQ.MT.
REFUGE BALCONY AREA	=461.30 SQ.MT.
19TH FLOOR AREA	=750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA	=65.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA	=2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA) (719.43 X 3) SQ.MT.
REFUGE BALCONY AREA	=98.85 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=18053.14 SQ.MT.
TOTAL PARKING AREA	=442.86 SQ.MT.
TOTAL SERVICE AREA	=303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=623.97 SQ.MT.
TOTAL FAR AREA	=16216.9 SQ.MT.
TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)	
GROUND FLOOR AREA	=821.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA	=556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA	=746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA	=366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA	=755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA	=613.61 SQ.MT. (EX. LIFT & DUCT, REFUGE AREA)(RES.)
REFUGE BALCONY AREA	=40.68 SQ.MT.
7TH TO 9TH FLOOR AREA	=1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.MT.
TOTAL BUILT UP AREA	=6525.18 SQ.MT.
TOTAL SERVICE AREA	=366.40 SQ.MT.
FIRE STAIRCASE AREA	=(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=40.68 SQ.MT.
TOTAL FAR AREA	=5895.10 SQ.MT.
GRAND TOTAL FAR AREA	=45524.78 SQ.MT.
GRAND TOTAL PARKING AREA	=13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA	=2819.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA	=1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA	=1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA	=64402.36 SQ.MT.
FAR	=4.60
PARKING AREA REQUIRED	
(2591.32+97.03)=2688.35 X 40%	=1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25%	=10709.10 SQ.MT.
TOTAL	= 11784.44 SQ.MT.
PARKING AREA PROVIDED	=13594.10 SQ.MT.
NO. OF RECHARGE PITS	=31 NOS OF 6 CBM EACH
NO. OF TREES	=124 NOS.
NO. OF DWELLING UNIT	=278 NOS.
COMMERCIAL SPACE	=2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE	=42836.43 SQ.MT. (95.08%)
GROUND COVERAGE	=3094.87 SQ.MT. (31.33%)
BASE FAR (2.00)	=19755.84 SQ.MT.
MIG FAR (0.25)	=2469.48 SQ.MT.
PURCHASEABLE FAR	=23299.46 SQ.MT.
EWS REQUIRED	=2844.49 SQ.MT.
COMMUNITY AREA	=1993.53 SQ.MT.

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

SHEET NO :- 01

PERMISSION GRANTED UNDER SEC 16(3) OF ODA ACT 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. AMB3398/2022 DATED : 31/03/2022 PERMISSION IS VALID TILL 30/03/2025

LINGARAJ J PRASAD PATNAIK

Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:06:08 +05'30'

LANDSCAPE CONSULTANT :-

Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-

PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RAJINDER KUMAR ASSOCIATES

ARCHITECTS B -6 /17 SHOPPING CENTRE
PLANNERS SAFDARJUNG ENCLAVE
NEW DELHI 110029 INDIA.
DESIGNERS T 9111 26162930/ 26162931
ENGINEERS F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For, Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

Ar. Dusmanta Kumar Swain
Regd. No.-CA/2002/28795
ODA, Empanelment No.-Ar/022/00A

MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)	AR. DUSMANTA KUMAR SWAIN. REGD NO:- CA/2002/28795
SIGNATURE OF OWNER & GPA HOLDER.	SIGNATURE OF ARCHITECT.

JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT TOWER -1 (2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9) FOR M/S KHUSHI REALCON PVT.LTD ,
OVER PLOT N0 - 210,199 ,208/244 ,126,125/242 ,123/1243/1844 ,124 ,21/1746,
KHATA NO - 352/1205 , 352/1206 , 56/98 , 352/1226 , 56/102 , 352/1227 , 352/1101 , 56/106 ,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

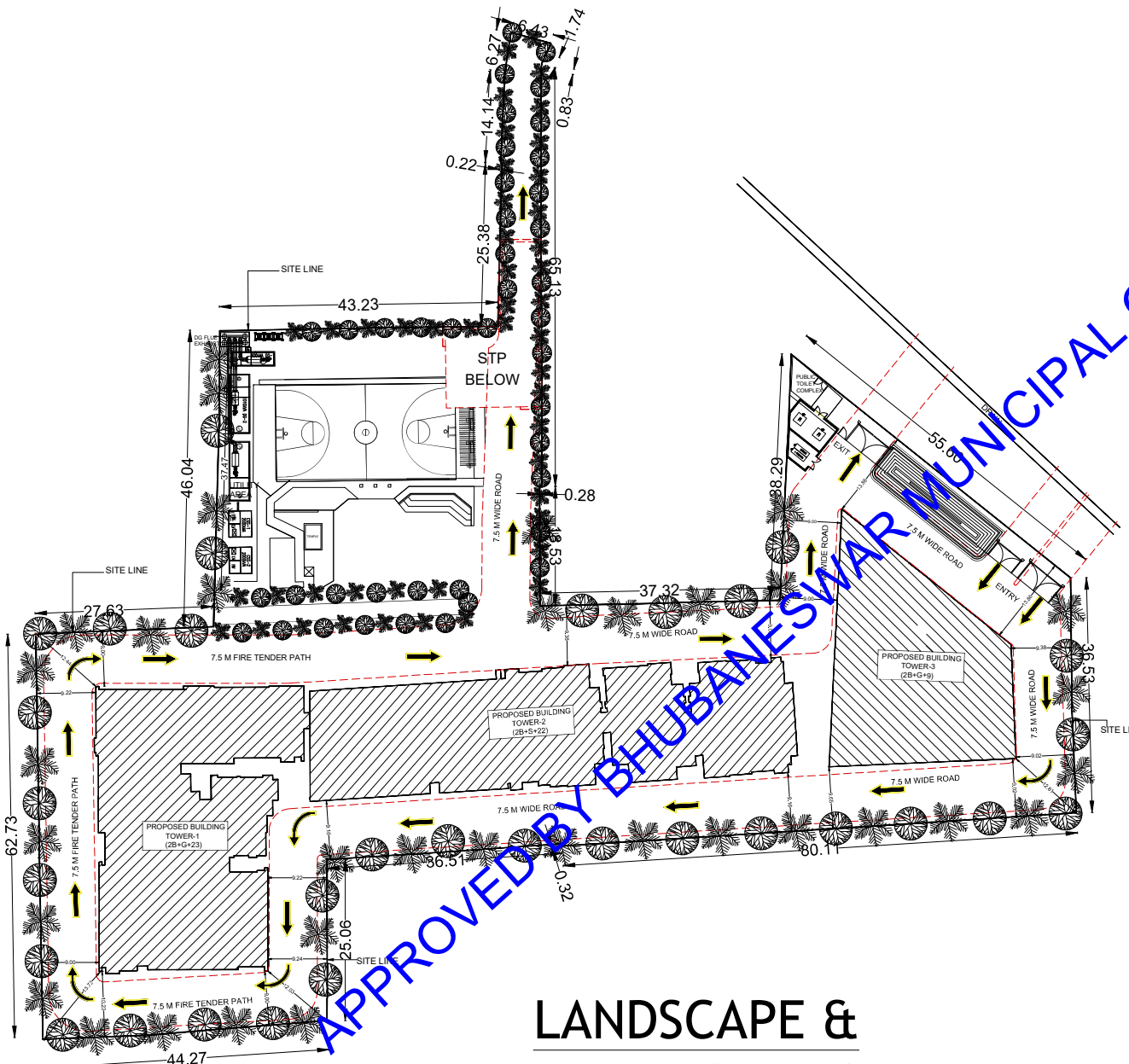
OWNER:-

1. MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

CONSULTANT:-

SARCHIS CONSULTANCY PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:200	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



LANDSCAPE & DRIVE-WAY PLAN

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

DOOR-WINDOW SCHEDULE ALL TOWERS							
S.NO.	TYPE	WIDTH	HEI	UNITS	LOCATION	LOCATION TYPE	TOTAL COUNT
1	D1	1200	2250		MAIN DOOR		132
2	D2	1000	2150		ROOM		440
3	D3	800	2150		TOILET		880
4	D4	850	2250		BALCONY		88
5	D5	800	2150		KITCHEN		132
1	W1	1800	1200	2250	ROOM		132
2	W2	1500	1200	2250	ROOM		66
3	W3	900	1200	2250	ROOM		88
4	W4	1625	1200	2250 T/L W/ROOM			22
5	W5	1125	1200	2250 T/L W/ROOM			22
6	W6	1060	1200	2250 T/L W/POOJA/W/BCONY			22
7	W7	900	1200	2250 W/KITCHEN			44
8	W8	900	1200	2250 W/LIVING			44
9	W9	600	1200	2250 UP/ROOM			44
10	W10	1055	1200	2250 UP/LIVING			44
1	W11	2450	1200	2250 T/L			44
2	W12	1900	1200	2250 T/L			22
3	W13	1060	1200	2250 T/L			22
4	W14	2100	1200	2250 T/L			22
5	W15	2050	1200	2250 T/L			22
6	W16	1750	1200	2250 T/L			22
7	W17	1450	1200	2250 T/L			22
8	W18	1750	1200	2250 T/L			22
9	W19	1750	1200	2250 T/L			22
10	W20	1750	1200	2250 T/L			22
11	W21	1750	1200	2250 T/L			22
12	W22	2100	1200	2250 T/L			22
13	W23	1750	1200	2250 T/L			22
14	W24	1750	1200	2250 T/L			22
15	W25	1750	1200	2250 T/L			22
16	W26	1750	1200	2250 T/L			22
17	W27	1750	1200	2250 T/L			22
18	W28	1750	1200	2250 T/L			22
19	W29	1750	1200	2250 T/L	PRO ROOM		22
20	W30	1750	1200	2250 T/L	PRO ROOM		22
21	W31	1750	1200	2250 T/L	PRO ROOM		22
22	W32	2100	1200	2250 T/L	PRO ROOM		22
1	F01	1250		2150	D.W.ROOM		1
2	F03	1050		2150	D.GC ROOM		1
3	F07	800		2150	D V ROOM		1
4	F08	2000		2150	S T PANEL		1
1	M01	9000	0	4000	LOBBY		1
2	M02	2800	0	4000	LOBBY		1
3	M03	2800	0	4000	STORE		1
4	M04	3250	0	4000	LIFT LOBBY		1
5	M05	3200	0	4000	LIFT LOBBY		1
6	M06	2600	0	4000	STORE		1
7	M07	3250	0	4000	STORE		1
8	M08	3250	0	4000	LOBBY		1
10	M10	2700	0	4000	CIRCUL		1
11	M11	2125	0	4000	FIRT LOBBY		1
12	M12	3050	0	4000	ROO GAMES		1
13	M13	3185	0	4000	ROO GAMES		1
14	M14	2350	0	4000	ROO GAMES		1
15	M15	4350	0	4000	TOTMAGERS		1
16	M16	1100	0	4000	TOTMAGERS		1
17	M17	5825	0	4000	FIRT LOBBY		1
1	V1	600	600	2250			198
1	V2	600	1200	2250			352
1	V3	450	1200	2250			22
1	F1K	950	1300	2150	F1K		44
1	X1.1	3850		4.5/0	GROUND		1
2	X1.2	6215		4.5/0	GROUND		1
3	X1.3	4660		4.5/0	GROUND		1
4	X1.4	2240		4.5/0	GROUND		1
5	X1.5	1870		4.5/0	GROUND		1

AREA STATEMENT :-

PLOT AREA	=9877.92 SQ.MT.(2.44 ACRE.)
PARKING AREA -(2B)	
LOWER BASEMENT FL. AREA	=7742.23 SQ.MT.
SERVICE AREA	=1153.11 SQ.MT.
PARKING AREA	=6589.12 SQ.MT.
UPPER BASEMENT FL. AREA	=7165.10 SQ.MT.
SERVICE AREA	=602.98 SQ.MT.
PARKING AREA	=6562.12 SQ.MT.
TOTAL BUILT-UP AREA	=14907.33 SQ.MT
TOTAL PARKING AREA=	=13151.24 SQ.MT
TOTAL SERVICE AREA	=1756.09 SQ.MT.
TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)	
GROUND FLOOR AREA	=1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA	=393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA	=97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA	=1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA	=3150.99 SQ.MT.(EX. LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA	=14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT
REFUGE BALCONY AREA	=347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA	=1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA	=2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X2)
REFUGE BALCONY AREA	=49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA	=1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA	=703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA	=11.95 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA	=505.20 SQ.MT.
TOTAL FAR AREA	=23412.78 SQ.MT.
TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)	
GROUND FLOOR AREA	=1239.54 SQ.MT. (EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)
PARKING AREA	=442.86 SQ.MT.(NON-FAR)
SERVICE AREA	=21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA	=281.90 SQ.MT.
FIRST FLOOR AREA	=1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA	=910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA	=659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA	=749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA (5TH TO 18TH FLOOR)	=10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA) (719.43 X 14) SQ.MT.
REFUGE BALCONY AREA	=461.30 SQ.MT.
19TH FLOOR AREA	=750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA	=63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA	=2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA) (719.43 X 3) SQ.MT.
REFUGE BALCONY AREA	=98.85 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=18053.14 SQ.MT.
TOTAL PARKING AREA	=442.86 SQ.MT.
TOTAL SERVICE AREA	=303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=623.97 SQ.MT.
TOTAL FAR AREA	=16216.9 SQ.MT.
TOWER - 3 (COMMERCIAL RESIDENTIAL APARTMENT) (2B+G+9)	
GROUND FLOOR AREA	=621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA	=556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA	=746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA	=366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA	=755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA	=613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA	=40.68 SQ.MT.
7TH TO 9TH FLOOR AREA	=1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.MT.
TOTAL BUILT UP AREA	=6525.18 SQ.MT.
TOTAL SERVICE AREA	=366.40 SQ.MT.
FIRE STAIRCASE AREA	=(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=40.68 SQ.MT.
TOTAL FAR AREA	=5895.10 SQ.MT.
GRAND TOTAL FAR AREA	=45524.78 SQ.MT.
GRAND TOTAL PARKING AREA	=13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA	=2819.5 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA	=1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA	=1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA	=64402.36 SQ.MT.
FAR	=4.60
PARKING AREA REQUIRED	
(2591.32+97.03)=2688.35 X 40%	=1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25%	=10709.10 SQ.MT.
TOTAL	= 11784.44 SQ.MT.
PARKING AREA PROVIDED	=13594.10 SQ.MT.
NO. OF RECHARGE PITS	=31 NOS OF 6 CBM EACH
NO. OF TREES	=124 NOS.
NO. OF DWELLING UNIT	=278 NOS.
COMMERCIAL SPACE	=2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE	=42836.43 SQ.MT. (95.08%)
GROUND COVERAGE	=3094.10 SQ.MT. (31.33%)
BASE FAR (2.00)	=19755.84 SQ.MT.
MIG FAR (0.25)	=2469.48 SQ.MT.
PURCHASEABLE FAR	=23299.46 SQ.MT.
EWS REQUIRED	=2844.49 SQ.MT.
COMMUNITY AREA	=1993.53 SQ.MT.

SHEET NO :- 02

PERMISSION GRANTED UNDER SEC 16(3) OF ODA ACT 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. AMB3398/2022 DATED : 31/03/2022 PERMISSION IS VALID TILL 30/03/2025

LINGARAJ PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:06:26 +05'30'

LANDSCAPE CONSULTANT :-

Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-

PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RAJINDER KUMAR ASSOCIATES
ARCHITECTS PLANNERS DESIGNERS ENGINEERS
B -6 /17 SHOPPING CENTRE
SAFDARJUNG ENCLAVE
NEW DELHI 110029 INDIA.
T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (PBBS) RULE 2020.

For, Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)

SIGNATURE OF OWNER & GPA HOLDER.

Ar. Dusmanta Kumar Swain
Regd. No.- CA/2002/28795
ODA Empanelment No.- AuD/2020A

AR. DUSMANTA KUMAR SWAIN.
REGD NO:- CA/2002/28795

SIGNATURE OF ARCHITECT.

JOB TITLE :-

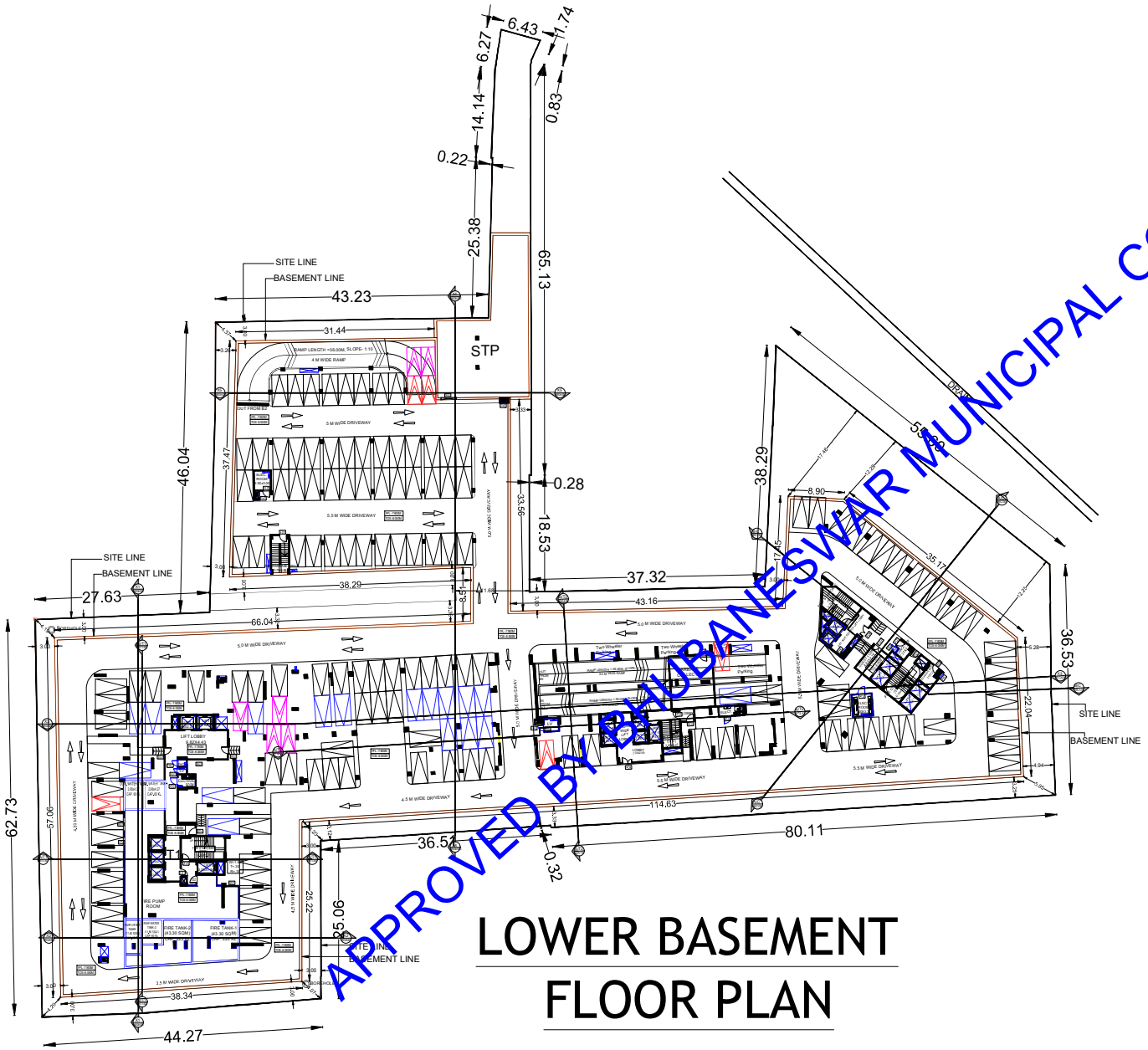
PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT
TOWER -1(2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9)
FOR M/S KHUSHI REALCON PVT.LTD ,
OVER PLOT NO - 210,199 ,209/244 ,126,125/242 ,123/1243/1844 ,124 ,211/1746,
KHATA NO - 352/1205 , 352/1206 , 54/598 , 352/1226 , 54/102 , 352/1227 , 352/101 , 54/106 ,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

OWNER:-
1. MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

CONSULTANT:-

SARCHIS CONSULTANCY PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:200	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



LOWER BASEMENT FLOOR PLAN

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

DOOR/WINDOW SCHEDULE ALL TOWERS						
S.NO	TYPE	WIDTH	HEIGHT	SILL HEIGHT	LOCATION	LOCATION TOTAL COUNT
1	D1	1200	2200	225	MAIN DOOR	110
2	D2	1000	2100	225	ROOM	480
3	D3	800	2100	225	TOILET	280
4	D4	850	2100	225	BALCONY	80
5	D5	800	2100	225	SERVENT	110
1	W1	1800	600	2250	ROOM	110
2	W2	1500	600	2250	ROOM	88
3	W3	1200	600	2250	ROOM	44
4	W4	3620	1900	1000	SLIDING ROOM	22
5	W5	1320	600	2250	SLIDING ROOM	22
6	W6	5360	1400	2000	SLIDING WINDOW/BARCAME	22
7	W7	900	600	2250	MAIN ROOM	22
8	W8	920	600	2250	BETHER	44
9	W9	600	600	2250	BTWASH	44
10	W10	1850	600	2250	BTWASH	44
1	SW1	2050	2250	225	SWING	110
2	SW2	2100	2250	225	SWING	88
3	SW3	1800	2250	225	ROOM	22
4	SW4	3125	2250	225	SLIDEWIN	88
5	SW5	850	2250	225	MAIN & KITCHEN	22
6	SW6	1800	2250	225	ELIDE WINDOW	44
7	SW7	1850	2250	225	ELIDE WINDOW	22
8	SW8	1800	2250	225	ELIDE	44
9	SW9	1800	2250	225	ELIDE	44
10	SW10	1800	2250	225	ELIDE	44
11	SW11	1800	2250	225	ELIDE	44
12	SW12	1800	2250	225	ELIDE	22
13	SW13	1800	2250	225	ELIDE	22
14	SW14	1800	2250	225	ELIDE	22
15	SW15	1800	2250	225	ELIDE	22
16	SW16	1800	2250	225	ELIDE	44
17	SW17	1800	2250	225	ELIDE	22
18	SW18	1800	2250	225	ELIDE	22
19	SW19	1750	2250	225	ELIDE	22
20	SW20	1225	2250	225	ELITH	BED ROOM 22
21	SW21	1500	2250	225	ELITH	BED ROOM 22
22	SW22	2100	2250	225	ELITH	BED ROOM 22
1	D101	1200	2250	225	STAIRCASE	2
2	D102	1050	2250	225	ELEC. ROOM	1
3	D103	800	2250	225	LV ROOM	1
4	D104	2000	2250	225	STTWAYNEL	1
1	W101	1500	0	4000	LOBBY	1
2	W102	2800	0	4000	LOBBY	1
3	W103	2800	0	4000	STORE	1
4	W104	3100	0	4000	LIFT LOBBY	1
5	W105	1500	0	4000	LIFT LOBBY	1
6	W106	3500	0	4000	STORE	1
7	W107	5010	0	4000	STORE	1
8	W108	3230	0	4000	LOUNDRY	1
10	W110	2100	0	4000	ELECEC	1
11	W111	2120	0	4000	SAU LOBBY	1
12	W112	3050	0	4000	KIDS GAMES	1
13	W113	3500	0	4000	KIDS GAMES	1
14	W114	2350	0	4000	KIDS GAMES	1
15	W115	6000	0	4000	TEENAGERS	1
16	W116	5320	0	4000	TEENAGERS	1
17	W117	5820	0	4000	SNU LOBBY	1
1	V1	600	600	2250		198
1	V2	600	1200	2250		88
1	V3	450	1200	2250		22
1	FHC	900	300	2250	FHC	88
1	FG1	3410	4510		GROUND	1
2	FG2	6210	4510		GROUND	1
3	FG3	4610	4510		GROUND	1
4	FG4	2210	4510		GROUND	1
5	FG5	3210	4510		GROUND	1

AREA STATEMENT :-

PLOT AREA	=9877.92 SQ.MT.(2.44 ACRE.)
PARKING AREA:-(2B)	
LOWER BASEMENT FL. AREA	=7742.23 SQ.MT.
SERVICE AREA	=1153.11 SQ.MT.
PARKING AREA	=6589.12 SQ.MT.
UPPER BASEMENT FL. AREA	=7165.10 SQ.MT.
SERVICE AREA	=602.98 SQ.MT.
PARKING AREA	=6562.12 SQ.MT.
TOTAL BUILT-UP AREA	=14907.33 SQ.MT
TOTAL PARKING AREA:-	=13151.24 SQ.MT
TOTAL SERVICE AREA	=1756.09 SQ.MT.
TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)	
GROUND FLOOR AREA	=1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA	=393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA	=97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA	=1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA	=3150.99 SQ.MT.(EX.LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA	=14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT
REFUGE BALCONY AREA	=347.90 SQ.M.T.(NON-FAR)
19TH FLOOR AREA	=1079.13 SQ.MT.(EX.LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA	=2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X2)
REFUGE BALCONY AREA	=49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA	=1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA	=703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA	=11.95 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=24916.71 SQ.M.T.
TOTAL FIRE STAIRCASE AREA	=25.20 SQ.M.T.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA	=505.20 SQ.MT.
TOTAL FAR AREA	=23412.78 SQ.MT.
TOWER - 2 (RESIDENTIAL APARTMENT)(2B+S+22)	
GROUND FLOOR AREA (EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)	=1239.54 SQ.MT.
PARKING AREA	=442.86 SQ.M.T.(NON-FAR)
SERVICE AREA	=21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA	=281.90 SQ.MT.
FIRST FLOOR AREA	=1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA	=910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA	=859.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA	=749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA (5TH TO 18TH FLOOR)	=10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA) (719.43 X 14) SQ.MT.
REFUGE BALCONY AREA	=461.30 SQ.M.T.
19TH FLOOR AREA	=750.30 SQ.M.T. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA	=63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA	=2158.29 SQ.M.T.(EX. LIFT & DUCT,REFUGE AREA) (719.43 X 3) SQ.MT.
REFUGE BALCONY AREA	=98.85 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=18053.14 SQ.MT.
TOTAL PARKING AREA	=442.86 SQ.M.T.
TOTAL SERVICE AREA	=303.01 SQ.M.T.
TOTAL FIRE STAIRCASE AREA	=(16.30X23)+(30.5X3)=466.40 SQ.M.T.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=823.97 SQ.M.T.
TOTAL FAR AREA	=16216.9 SQ.MT.
TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)	
GROUND FLOOR AREA	=621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA	=556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA	=746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA	=366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA	=755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA	=572.93 SQ.M.T. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA	=572.93 SQ.M.T. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA	=613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA	=40.68 SQ.MT.
7TH TO 9TH FLOOR AREA	=1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.MT.
TOTAL BUILT UP AREA	=6525.18 SQ.MT.
TOTAL SERVICE AREA	=366.40 SQ.MT.
FIRE STAIRCASE AREA	=(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=40.68 SQ.MT.
TOTAL FAR AREA	=5895.10 SQ.MT.
GRAND TOTAL FAR AREA	=45524.78 SQ.MT.
GRAND TOTAL PARKING AREA	=13394.10 SQ.MT.
GRAND TOTAL SERVICE AREA	=2819.43 SQ.M.T.
GRAND TOTAL FIRE STAIRCASE AREA	=1294.20 SQ.M.T.
GRAND TOTAL REFUGE BALCONY AREA	=1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA	=64402.36 SQ.MT.
FAR	=4.60
PARKING AREA REQUIRED	
(2591.32+97.03)=2688.35 X 40%	=1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25%	=10709.10 SQ.MT.
TOTAL	= 11784.44 SQ.MT.
PARKING AREA PROVIDED	=13594.10 SQ.M.T.
NO. OF RECHARGE PITS	=31 NOS OF 6 CBM EACH
NO. OF TREES	=124 NOS.
NO. OF DWELLING UNIT	=278 NOS.
COMMERCIAL SPACE	=2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE	=42836.43 SQ.MT. (95.08%)
GROUND COVERAGE	=3094.87 SQ.M.T. (31.33%)
BASE FAR (2.00)	=19755.84 SQ.MT.
MIG FAR (0.25)	=2469.48 SQ.MT.
PURCHASEABLE FAR	=23299.46 SQ.MT.
EWS REQUIRED	=2844.49 SQ.MT.
COMMUNITY AREA	=1993.53 SQ.MT.

SHEET NO :- 03

PERMISSION GRANTED UNDER SEC.16(3) OF ODA ACT 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. AMB3398/2022 DATED : 31/03/2022 PERMISSION IS VALID TILL 30/03/2025

LINGARA J PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:06:37 +05'30'

LANDSCAPE CONSULTANT :-

Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-

PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RAJINDER KUMAR ASSOCIATES
ARCHITECTS PLANNERS DESIGNERS ENGINEERS
B -6 /17 SHOPPING CENTRE
SAFDARJUNG ENCLAVE
NEW DELHI 110029 INDIA.
T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For, Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)

SIGNATURE OF OWNER & GPA HOLDER.

Ar. Dusmanta Kumar Swain
Regd. No.- CA/2002/28795
ODA, Empanelment No.-Au0220ODA

AR. DUSMANTA KUMAR SWAIN.
REGD NO:- CA/2002/28795

SIGNATURE OF ARCHITECT.

JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT
TOWER -1(2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9)
FOR M/S KHUSHI REALCON PVT.LTD ,
OVER PLOT NO - 210,199 ,209/1 ,244 ,126,125/1 ,242 ,123/1,243/1844 ,124 ,211/1,746,
KHATA NO - 352/1,205 , 352/1,206 , 56/1,98 , 352/1,226 , 56/1,02 , 352/1,227 , 352/1,01 , 56/1,06 ,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

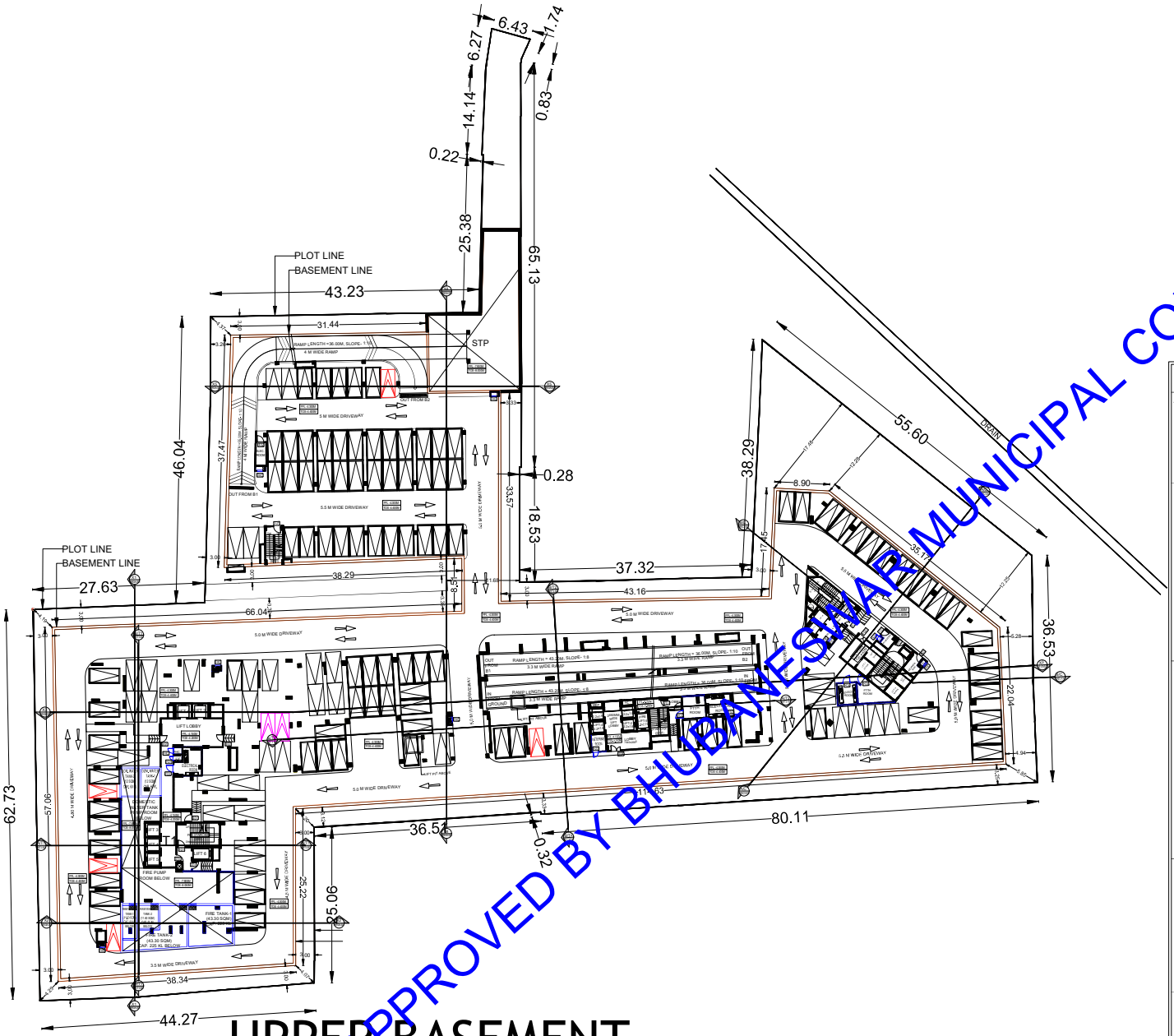
OWNER:-

1. MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

CONSULTANT:-

SARCHIS CONSULTANCY PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:200	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



UPPER BASEMENT FLOOR PLAN

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

BOOK IN PADDA NO.SHEET NO.ALL FLOWERS									
SLNO.	TYPE	WIDTH	HEIGTH	SILL	LINTEL	LOCATION	LOCATION TO	TOTAL COUNT	
1	D1	1370		2250		BWR/BOOR		532	
2	D2	1000		2150		ROOM		448	
3	D3	800		2150		TOILET		484	
4	D4	850		2250		BALCONY		53	
5	D5	800		2100		WASHNT		532	
1	W1	1800	900	1050		ROOM		532	
2	W2	1500	900	1050		ROOM		56	
3	W3	900	900	1050		ROOM		88	
4	W4	1525	900	1050	LIVING/ROOM			22	
5	W5	1575	900	1050	LIVING/ROOM			22	
6	W6	1500	900	1050	KITCHEN/DINING			22	
7	W7	1200	900	1050	KITCHEN			22	
8	W8	900	900	1050	TOILET			44	
1	W9	600	900	1050	UPPER			44	
30	W30	1075	900	1050	UPPER			44	
1	D301	2850		2250	LIVING			100	
2	D302	2530		2250	LIVING			66	
3	D303	1800		2250	ROOM			22	
4	D304	2575		2250	KITCHEN			66	
5	D305	850		2250	W.B.M.KITCHEN			22	
6	D306	1000		2250	ROOM			22	
7	D307	1000		2250	LIBRARY/STUDY			22	
8	D308	1075		2250	TL			44	
9	D309	850		2250	TL			66	
10	D310	850		2250	TL			44	
11	D311	1075		2250	TL			44	
12	D312	1075		2250	TL			24	
13	D313	1075		2250	TL			22	
14	D314	1075		1800	TLPH			22	
15	D315	850		1800	TLPH			44	
16	D316	850		1800	TLPH			22	
17	D317	850		1800	TLPH			22	
18	D318	850		1800	TLPH			22	
19	D319	1075		2250	TL/PH	BED ROOM		22	
20	D320	1075		2250	TL/PH	BED ROOM		22	
21	D321	1075		2250	TL/PH	BED ROOM		22	
22	D322	1075		2250	TL/PH	BED ROOM		22	
1	D323	1250		2150	STAIRCASE			3	
2	D324	1250		2150	STAIRCASE			3	
3	D325	800		2150	U-ROOM			3	
4	D326	800		2150	C.T.PANNEL			3	
1	W301	1640	0	4000	LIVING			3	
2	W302	2800	0	4000	LIVING			3	
3	W303	2800	0	4000	STUDY			3	
4	W304	2800	0	4000	B.T.LIVING			3	
5	W305	2030	0	4000	B.T.LIVING			3	
6	W306	2030	0	4000	STORE			3	
7	W307	1010	0	4000	STORE			3	
8	W308	2070	0	4000	LIBRARY			3	
9	W309	2050	0	4000	STRCASE			3	
10	W310	2170	0	4000	W.T. LIVING			3	
11	W311	3030	0	4000	B.D.GAMES			3	
12	W312	2830	0	4000	B.D.GAMES			3	
13	W313	2070	0	4000	B.D.GAMES			3	
14	W314	2070	0	4000	B.D.GAMES			3	
15	W315	1550	0	4000	STAIRCASE			3	
16	W316	2070	0	4000	W.T.LIVING			3	
1	V1	600	600	2350				266	
2	V2	1200	1200	2350				242	
3	V3	600	1200	2350				22	
1	V4	600	600	2350		V-6		44	
1	V311	3410		2470		2BH LIVING		1	
2	V312	3410		2470		2BH LIVING		1	
3	V313	4610		2470		2BH LIVING		1	
4	V314	2310		2470		2BH LIVING		1	
5	V315	2310		2470		2BH LIVING		1	

AREA STATEMENT :-

PLOT AREA	=9877.92 SQ.MT.(2.44 ACRE.)
PARKING AREA:-(2B)	
LOWER BASEMENT FL. AREA	=7742.23 SQ.MT.
SERVICE AREA	=1153.11 SQ.MT.
PARKING AREA	=6589.12 SQ.MT.
UPPER BASEMENT FL. AREA	=7165.10 SQ.MT.
SERVICE AREA	=602.98 SQ.MT.
PARKING AREA	=6562.12 SQ.MT.
TOTAL BUILT-UP AREA	=14907.33 SQ.MT
TOTAL PARKING AREA=	=13151.24 SQ.MT
TOTAL SERVICE AREA	=1756.09 SQ.MT.
TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)	
GROUND FLOOR AREA	=1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA	=393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA	=97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA	=1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA	=3150.99 SQ.MT.(EX. LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA	=14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT
REFUGE BALCONY AREA	=347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA	=1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA	=2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X2)
REFUGE BALCONY AREA	=49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA	=1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA	=703.65 SQ.MT.(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA	=11.95 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA	=505.20 SQ.MT.
TOTAL FAR AREA	=234.12.78 SQ.MT.
TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)	
GROUND FLOOR AREA (EX. LIFT, DUCT,RAMP CUTOUT,PARKING, SERVICES)	=1239.54 SQ.MT.
PARKING AREA	=442.86 SQ.MT.(NON-FAR)
SERVICE AREA	=21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA	=281.90 SQ.MT.
FIRST FLOOR AREA	=1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA	=910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA	=659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA	=749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA (5TH TO 18TH FLOOR)	=10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA) (719.43 X 14) SQ.MT.
REFUGE BALCONY AREA	=461.30 SQ.MT.
19TH FLOOR AREA	=750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA	=63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA	=2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA) (719.43 X 3) SQ.MT.
REFUGE BALCONY AREA	=98.85 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=18053.14 SQ.MT.
TOTAL PARKING AREA	=442.86 SQ.MT.
TOTAL SERVICE AREA	=303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=623.97 SQ.MT.
TOTAL FAR AREA	=16216.9 SQ.MT.
TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)	
GROUND FLOOR AREA	=621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA	=556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA	=746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA	=366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA	=755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA	=613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA	=40.68 SQ.MT.
7TH TO 9TH FLOOR AREA	=1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.MT.
TOTAL BUILT UP AREA	=6525.18 SQ.MT.
TOTAL SERVICE AREA	=366.40 SQ.MT.
FIRE STAIRCASE AREA	=(22.30X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=40.68 SQ.MT.
TOTAL FAR AREA	=5895.10 SQ.MT.
GRAND TOTAL FAR AREA	=45524.78 SQ.MT.
GRAND TOTAL PARKING AREA	=13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA	=2819.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA	=1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA	=1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA	=64402.36 SQ.MT.
FAR	=4.60
PARKING AREA REQUIRED	
(2591.32+97.03)=2688.35 X 40%	=1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25%	=10709.10 SQ.MT.
TOTAL	= 11784.44 SQ.MT.
PARKING AREA PROVIDED	=13594.10 SQ.MT.
NO. OF RECHARGE PITS	=31 NOS OF 6 CBM EACH
NO. OF TREES	=124 NOS.
NO. OF DWELLING UNIT	=278 NOS.
COMMERCIAL SPACE	=2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE	=42836.43 SQ.MT. (95.08%)
GROUND COVERAGE	=3094.87 SQ.MT. (31.33%)
BASE FAR (2.00)	=19755.84 SQ.MT.
M/S FAR (0.25)	=2469.48 SQ.MT.
PURCHASEABLE FAR	=23299.46 SQ.MT.
EWS REQUIRED	=2844.49 SQ.MT.
COMMUNITY AREA	=1993.53 SQ.MT.

SHEET NO :- 04

N E S W

PERMISSION GRANTED UNDER SEC.16(3) OF ODA ACT 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. AMB3398/2022 DATED : 31/03/2022 PERMISSION IS VALID TILL 30/03/2025

LINGARAJ PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
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MEP CONSULTANT :-

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WWW.PROION.NET

STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RAJINDER KUMAR ASSOCIATES
ARCHITECTS PLANNERS DESIGNERS ENGINEERS
B -6 /17 SHOPPING CENTRE
SAFDARJUNG ENCLAVE
NEW DELHI 110029 INDIA.
T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT AUTHORITY (P&BS) RULE 2020.

For Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

Ar. Dusmanta Kumar Swain
Regd. No.:-CA/2002/28795
BDA Empanelment No.-Ar/012/BDA

MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)
SIGNATURE OF OWNER & GPA HOLDER.

AR. DUSMANTA KUMAR SWAIN. REGD NO:- CA/2002/28795
SIGNATURE OF ARCHITECT.

JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT TOWER -1(2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9) FOR M/S KHUSHI REALCON PVT.LTD , OVER PLOT N0 - 210,199 , 208/1244 , 126, 125/342 , 123/1243 1844 ,124 ,211/1746, KHATA NO - 352/1205 , 352/1206 , 56/98 , 352/1226 , 56/102 , 352/1227 , 352/101 , 56/106 , MOUZA - PAHALA , TAHASIL - BHUBANESWAR , DIST. - KHURDA .

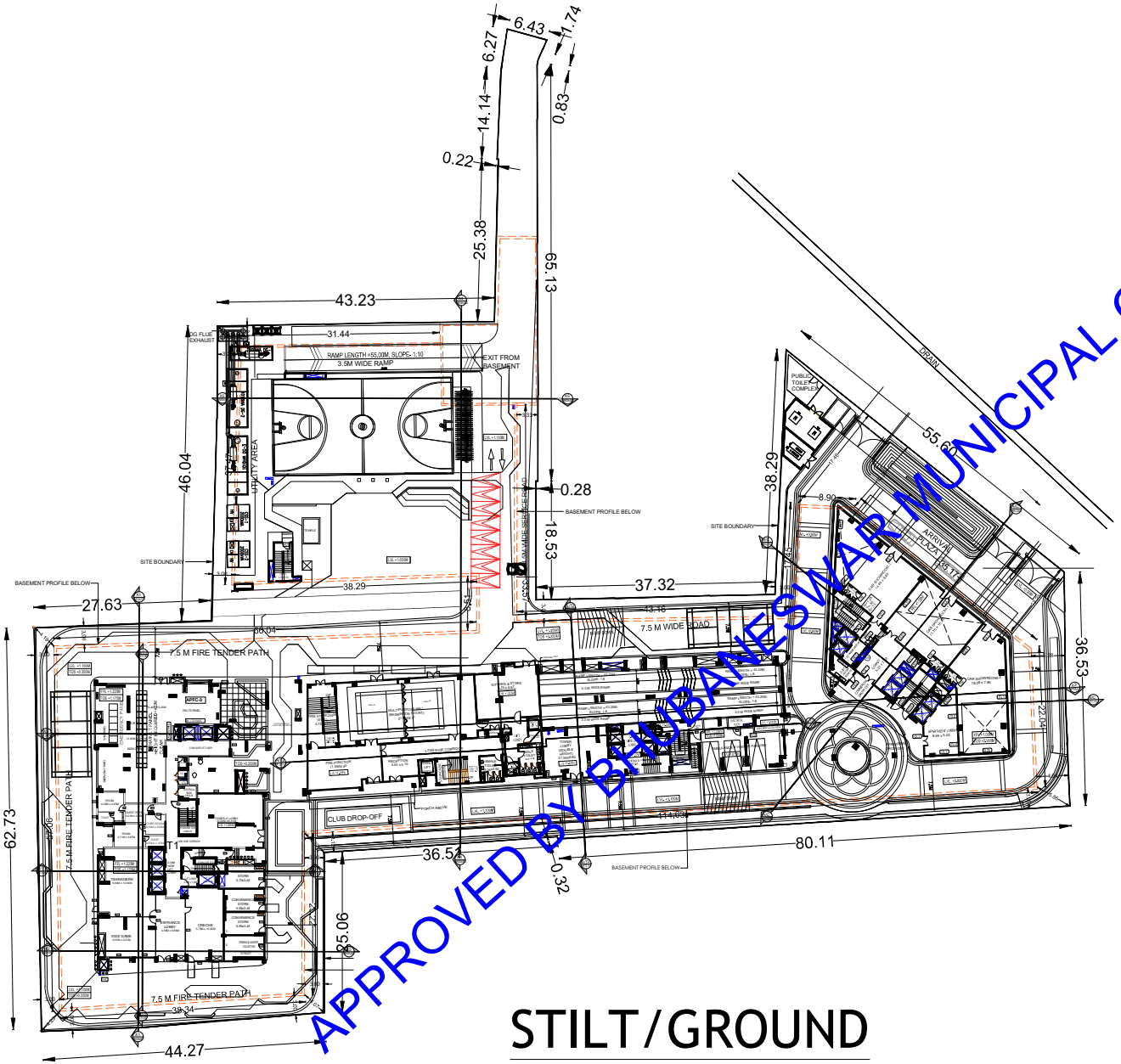
OWNER:-

1. MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

CONSULTANT:-

SARCHIS CONSULTANCY PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:200	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



STILT/GROUND FLOOR PLAN

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

DOOR/WINDOW SCHEDULE ALL TOWERS							
S.NO	TYPE	WIDTH	HEIGHT	SILL HEIGHT	LOCATION	LOCATION	TOTAL COUNT
1	D1	1200	2200		MAIN DOOR		110
2	D2	1000		2250	ROOM		440
3	D3	800		2250	TOILET		280
4	D4	850		2250	BALCONY		88
5	D5	800		2250	SERVENT		110
1	W1	1800	1000	2250	ROOM		110
2	W2	1500	1000	2250	ROOM		88
3	W3	1200	1000	2250	ROOM		44
4	W4	1625	1000	2250	SLIDING		22
5	W5	1125	1000	2250	SLIDING		22
6	W6	1200	1000	2000	SLIDING/FIXED		22
7	W7	900	1000	2250	MAIN ROOM		22
8	W8	900	1000	2250	TERR		44
9	W9	600	1000	2250	FIXED		44
10	W10	1850	1000	2250	FIXED		88
1	SW1	2450		2250	SWING		110
2	SW2	2100		2250	SWING		88
3	SW3	1800		2250	ROOM		22
4	SW4	1125	4	2250	SERVENTS		88
5	SW5	850		2250	MAIN & KITCHEN		22
6	SW6	1800		2250	FIXED SERVENT		44
7	SW7	1050		2250	SERVENTS		22
8	SW8	1800		2250	FIXED		44
9	SW9	1800		2250	FIXED		44
10	SW10	1800		2250	FIXED		44
11	SW11	1800		2250	FIXED		44
12	SW12	1800		2250	FIXED		22
13	SW13	1800		2250	FIXED		22
14	SW14	1800		2250	FIXED		22
15	SW15	850		2250	SERVENTS		22
16	SW16	1800		2250	SERVENTS		44
17	SW17	1800		2250	SERVENTS		22
18	SW18	1800		2250	SERVENTS		22
19	SW19	1125		2250	SERVENTS		22
20	SW20	1125		2250	FIXED	BED ROOM	22
21	SW21	1125		2250	FIXED	BED ROOM	22
22	SW22	1500		2250	FIXED	BED ROOM	22
23	SW23	2100		2250	FIXED	BED ROOM	22
1	D31	1250		2250	STAIRCASE		2
2	D32	1050		2250	LUC. ROOM		1
3	D37	800		2250	1/4 ROOM		1
4	D38	2000		2250	STTAIRWEL		1
1	W51	9300	0	4000	LOBBY		1
2	W52	2800	0	4000	LOBBY		1
3	W53	2800	0	4000	STORE		1
4	W54	3200	0	4000	1ST LOBBY		1
5	W55	5300	0	4000	1ST LOBBY		1
6	W56	3500	0	4000	STORE		1
7	W57	5850	0	4000	STORE		1
8	W58	3250	0	4000	1/2 ROOM		1
10	W510	2300	0	4000	SECOC		1
11	W511	2350	0	4000	2ND LOBBY		1
12	W512	3850	0	4000	3RD GAMES		1
13	W513	3500	0	4000	3RD GAMES		1
14	W514	2350	0	4000	3RD GAMES		1
15	W515	6850	0	4000	TERRACE		1
16	W516	1350	0	4000	TERRACE		1
17	W517	5850	0	4000	5TH LOBBY		1
1	V1	600	600	2250			198
2	V2	600	1200	2250			88
3	V3	450	1200	2250			22
1	FHC	950	300	2250	FHC		44
1	FG1	3450		450	GROUND		1
2	FG2	6250		450	GROUND		1
3	FG3	4650		450	GROUND		1
4	FG4	2250		450	GROUND		1
5	FG5	3250		450	GROUND		1

AREA STATEMENT :-

PLOT AREA	=9877.92 SQ.MT.(2.44 ACRE.)
PARKING AREA:-(2B)	
LOWER BASEMENT FL. AREA	=7742.23 SQ.MT.
SERVICE AREA	=1153.11 SQ.MT.
PARKING AREA	=6589.12 SQ.MT.
UPPER BASEMENT FL. AREA	=7165.10 SQ.MT.
SERVICE AREA	=602.98 SQ.MT.
PARKING AREA	=6562.12 SQ.MT.
TOTAL BUILT-UP AREA	=14907.33 SQ.MT
TOTAL PARKING AREA:-	=13151.24 SQ.MT
TOTAL SERVICE AREA	=1756.09 SQ.MT.
TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)	
GROUND FLOOR AREA	=1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA	=393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA	=97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA	=1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA	=3150.99 SQ.MT.(EX.LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA	=14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT
REFUGE BALCONY AREA	=347.90 SQ.M.T.(NON-FAR)
19TH FLOOR AREA	=1079.13 SQ.MT.(EX.LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA	=2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X2)
REFUGE BALCONY AREA	=49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA	=1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA	=703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA	=11.95 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=24916.71 SQ.M.T.
TOTAL FIRE STAIRCASE AREA	=25.20 SQ.M.T.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA	=505.20 SQ.MT.
TOTAL FAR AREA	=23412.78 SQ.MT.
TOWER - 2 (RESIDENTIAL APARTMENT)(2B+S+22)	
GROUND FLOOR AREA (EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)	=1239.54 SQ.MT.
PARKING AREA	=442.86 SQ.M.T.(NON-FAR)
SERVICE AREA	=21.11 SQ.M.T.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA	=281.90 SQ.M.T.
FIRST FLOOR AREA	=1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA	=910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA	=859.82 SQ.M.T. (EX. LIFT & DUCT)
FOURTH FLOOR AREA	=749.71 SQ.M.T. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA (5TH TO 18TH FLOOR)	=10072.02 SQ.M.T. (EX.LIFT & DUCT,REFUGE AREA) (719.43 X 14) SQ.M.T.
REFUGE BALCONY AREA	=461.30 SQ.M.T.
19TH FLOOR AREA	=750.30 SQ.M.T. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA	=63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA	=2158.29 SQ.M.T.(EX. LIFT & DUCT,REFUGE AREA) (719.43 X 3) SQ.MT.
REFUGE BALCONY AREA	=98.85 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=18053.14 SQ.MT.
TOTAL PARKING AREA	=442.86 SQ.M.T.
TOTAL SERVICE AREA	=303.01 SQ.M.T.
TOTAL FIRE STAIRCASE AREA	=(16.30X23)+(30.5X3)=466.40 SQ.M.T.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=823.97 SQ.M.T.
TOTAL FAR AREA	=16216.9 SQ.MT.
TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)	
GROUND FLOOR AREA	=621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA	=556.31 SQ.M.T. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA	=746.84 SQ.M.T. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA	=366.40 SQ.M.T. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA	=755.98 SQ.M.T. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA	=572.93 SQ.M.T. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA	=572.93 SQ.M.T. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA	=613.61 SQ.M.T. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA	=40.68 SQ.M.T.
7TH TO 9TH FLOOR AREA	=1718.79 SQ.M.T. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.M.T.
TOTAL BUILT UP AREA	=6525.18 SQ.M.T.
TOTAL SERVICE AREA	=366.40 SQ.M.T.
FIRE STAIRCASE AREA	=(22.3X10)=223.00 SQ.M.T.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=40.68 SQ.M.T.
TOTAL FAR AREA	=5895.10 SQ.M.T.
GRAND TOTAL FAR AREA	=45524.78 SQ.M.T.
GRAND TOTAL PARKING AREA	=13594.10 SQ.M.T.
GRAND TOTAL SERVICE AREA	=2819.43 SQ.M.T.
GRAND TOTAL FIRE STAIRCASE AREA	=1294.20 SQ.M.T.
GRAND TOTAL REFUGE BALCONY AREA	=1169.85 SQ.M.T.
GRAND TOTAL BUILT-UP AREA	=64402.36 SQ.M.T.
FAR	=4.60
PARKING AREA REQUIRED (2591.32+97.03)=2688.35 X 40%	=1075.34 SQ.M.T.
(45524.78-2688.35)=42836.43 X 25%	=10709.10 SQ.M.T.
TOTAL	= 11784.44 SQ.M.T.
PARKING AREA PROVIDED	=13594.10 SQ.M.T.
NO. OF RECHARGE PITS	=31 NOS OF 6 CBM EACH
NO. OF TREES	= 124 NOS.
NO. OF DWELLING UNIT	=278 NOS.
COMMERCIAL SPACE	=2688.35 SQ.M.T. (4.92%)
RESIDENTIAL SPACE	=42836.43 SQ.M.T. (95.08%)
GROUND COVERAGE	=3094.87 SQ.M.T. (31.33%)
BASE FAR (2.00)	=19755.84 SQ.M.T.
MIG FAR (0.25)	=2469.48 SQ.M.T.
PURCHASEABLE FAR	=23299.46 SQ.M.T.
EWS REQUIRED	=2844.49 SQ.M.T.
COMMUNITY AREA	=1993.53 SQ.M.T.

SHEET NO :- 05

N E S W

PERMISSION GRANTED UNDER SEC.16(3) OF ODA ACT 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. AMB3398/2022 DATED : 31/03/2022 PERMISSION IS VALID TILL 30/03/2025

LINGARAJ J PRASAD PATNAIK

Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:07:07 +05'30'

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EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RAJINDER KUMAR ASSOCIATES
ARCHITECTS
PLANNERS
DESIGNERS
ENGINEERS
B -6 /17 SHOPPING CENTRE
SAFDARJUNG ENCLAVE
NEW DELHI 110029 INDIA.
T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (PBBS) RULE 2020.

For, Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)

SIGNATURE OF OWNER & GPA HOLDER.

Ar. Dusmanta Kumar Swain
Regd. No.- CA/2002/28795
DDA, Empanelment No.-AU/023/DDA

AR. DUSMANTA KUMAR SWAIN.
REGD NO:- CA/2002/28795

SIGNATURE OF ARCHITECT.

JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT
TOWER -1(2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9)
FOR M/S KHUSHI REALCON PVT.LTD ,
OVER PLOT NO - 210,199 ,209/1,244 ,126,125/1,242 ,123/1,243/1844 ,124 ,211/1,746,
KHATA NO - 352/1,205 , 352/1,206 , 54/1,98 , 352/1,226 , 54/1,02 , 352/1,227 , 352/1,01 , 54/1,06 ,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

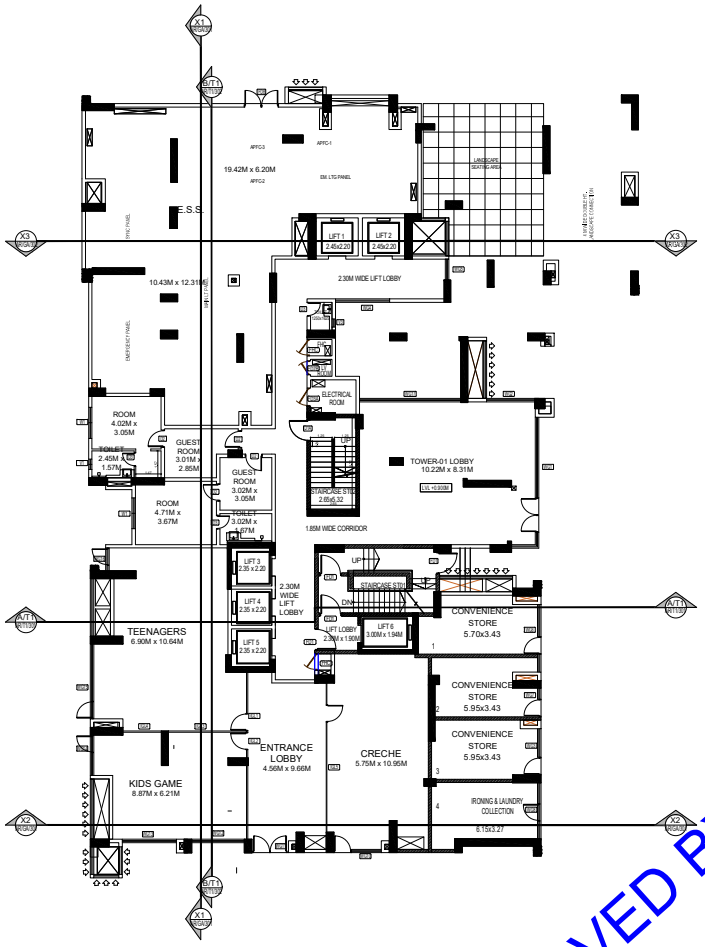
OWNER:-

1. MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

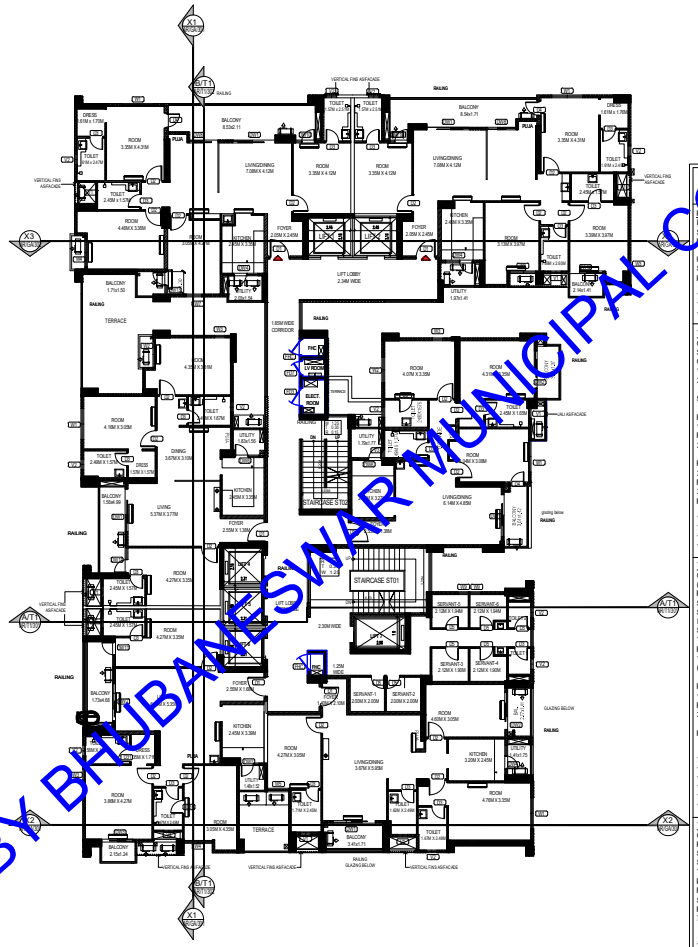
CONSULTANT:-

SARCHIS CONSULTANCY PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

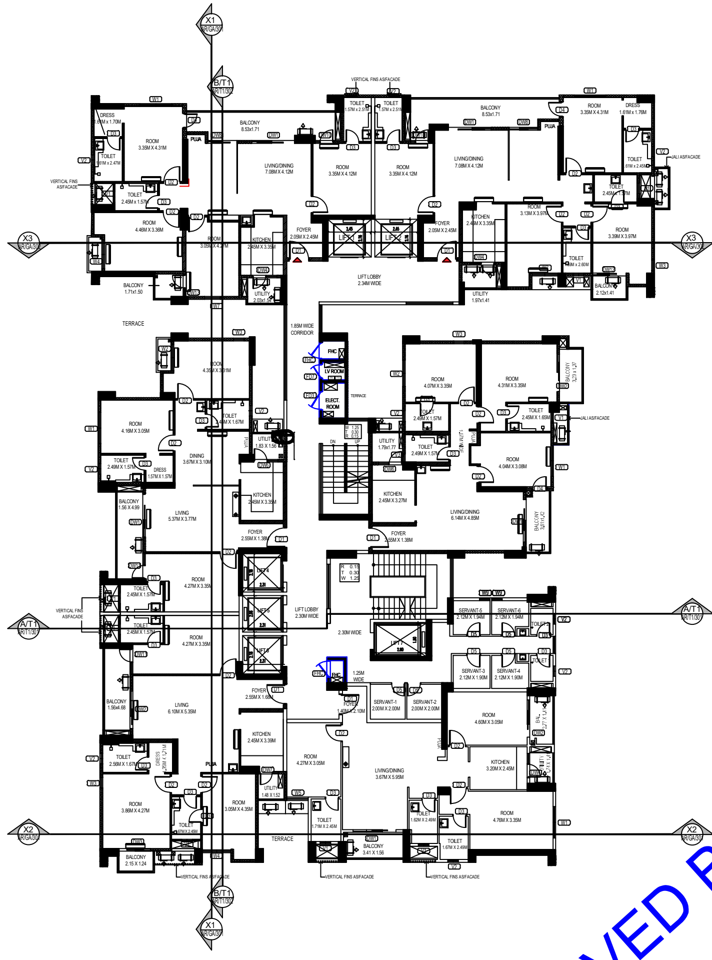
SCALE :- 1:200	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



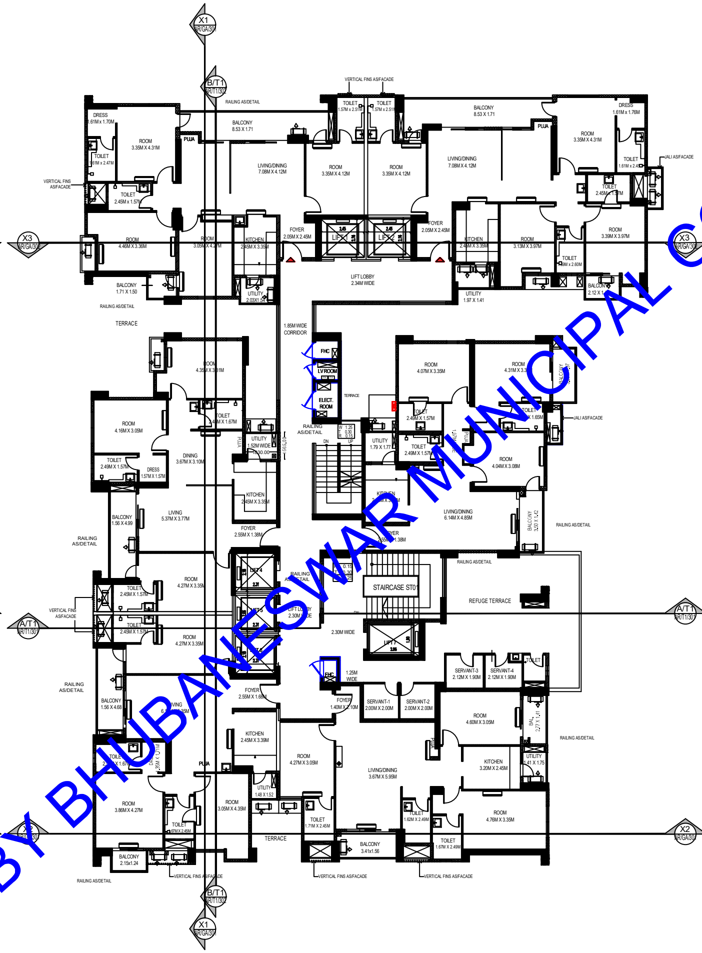
GROUND FLOOR PLAN
TOWER-1


LIFT LOBBY
2.3M WIDE
STAIRCASE ST01
TERRACE
ROOM
3.35M X 4.21M
LIVINGDINING
7.08M X 4.12M
ROOM
3.39M X 4.12M
ROOM
3.39M X 4.12M
BALCONY
8.54x1.71
ROOM
3.39M X 4.31M
ROOM
3.39M X 3.97M
ROOM
4.02M X 3.20M
ROOM
4.02M X 3.20M
LIVINGDINING
6.14M X 4.05M
ROOM
4.27M X 3.25M
ROOM
4.27M X 3.25M
ROOM
4.27M X 3.25M
ROOM
4.78M X 3.35M
ROOM
3.88M X 4.27M
BALCONY
2.15x4.24
BALCONY
3.45x1.31
TOILET
2.15M X 2.45M
TOILET
2.15M X 2.45M
TOILET
2.15M X 2.45M

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION



TYPICAL FLOOR PLAN (2ND TO 18TH & 20TH & 21ST) TOWER-1



19TH FLOOR PLAN TOWER-1

DOOR-WINDOW SCHEDULE ALL TOWERS

S.NO.	TYPE	WIDTH	CILL	LINTEL	LOCATION	LOCATION T1	TOTAL COUNT
1	D1	1200		2250		MAIN DOOR	132
2	D2	1000		2150		ROOM	440
3	D3	800		2150		TOILET	484
4	D4	850		2250		BALCONY	66
5	D5	800		2150		SERVENT	132
1	W1	1800	600	2250		ROOM	110
2	W2	1500	600	2250		ROOM	66
3	W3	600	600	2250		ROOM	88
4	W4	1625	600	2250	3.5B/ROOM		22
5	W5	1225	600	2250	3.5C/ROOM		22
6	W6	1260	600	2250	3.5C/ROO	STAIRCASE	22
7	W7	900	600	2250	4A/ROOM		22
8	W8	900	600	2250	STUDY		44
9	W9	600	600	2250	UPH/4B		44
10	W10	1055	600	2250	UPH/3.5A		44
1	DW1	2450		2250		LIVING	110
2	DW2	2100		2250		LIVING	66
3	DW3	1800		2250		ROOM	22
4	DW4	1575	*	2250		KITCHEN	66
5	DW5	850		2250	4A & 4B R	KITCHEN	22
6	DW6	1400	*	2250	3.5D KITCHEN		44
7	DW7	1060	*	2250	3.5B KITCHEN		22
8	DW8	1650		2250	T1		44
9	DW9	2450		2250	T1		66
10	DW10	1055		2250	T1		44
11	DW11	[illegible]		2250	T1		44
12	DW12	[illegible]		2250	T1		22
13	DW13	1260		2250	T1		22
14	DW14	4965		5800	T1/PH		22
15	[illegible]	[illegible]		5800	T1/PH		44
16	DW16	[illegible]		5800	T1/PH		22
17	DW17	2150		5800	T1/PH		22
[illegible]	[illegible]	[illegible]		5800	STAIR PH		22
19	[illegible]	[illegible]		2250	T1 / PH	BED ROOM	22
20	DW20	[illegible]		2250	T1 / PH	BED ROOM	22
21	DW21	1580		2250	T1 / PH	BED ROOM	22
22	DW22	2200		2250	T1 / PH	BED ROOM	22
[illegible]	FD1	1250		2150		STAIRCASE	3
2	[illegible]	1050		2150		ELEC. ROOM	1
3	FD7	800		2150		LV ROOM	1
4	FD8	2000		2150		LT PANNEL	1
1	WG1	9185	0	4000		LOBBY	1
2	WG2	2800	0	4000		LOBBY	1
3	WG3	2865	0	4000		STORE	1
4	WG4	3150	0	4000		LIFT LOBBY	1
5	WG5	1200	0	4000		LIFT LOBBY	1
6	WG6	3920	0	4000		STORE	1
7	WG7	1655	0	4000		STORE	1
8	WG8	3270	0	4000		LOUNDRY	1
10	WG10	2765	0	4000		CRECHE	1
11	WG11	2125	0	4000		ENT. LOBBY	1
12	WG12	3050	0	4000		KID GAMES	1
13	WG13	3145	0	4000		KID GAMES	1
14	WG14	2350	0	4000		KID GAMES	1
15	WG15	4355	0	4000		TEENAGERS	1
16	WG16	1330	0	4000		TEENAGERS	1
17	WG17	5825	0	4000		ENT LOBBY	1
1	V1	600	600	2250			198
1	V2	600	1200	2250			242
1	V3	450	1200	2250			22
1	FHC	950	100	2150		FHC	44
1	IGL1	3415		AS/ID		GROUND	1
2	IGL2	6215		AS/ID		GRPUND	1
3	IGL3	4610		AS/ID		GROUND	1
4	IGL4	2240		AS/ID		GROUND	1
5	IGL5	7475		AS/ID		GROUND	1

AREA STATEMENT :-

PLOT AREA =9877.92 SQ.MT.(2.44 ACRE.)

PARKING AREA:-(2B)
LOWER BASEMENT FL. AREA =7742.23 SQ.MT.
SERVICE AREA =1153.11 SQ.MT.
PARKING AREA =6589.12 SQ.MT.

UPPER BASEMENT FL. AREA =7165.10 SQ.MT.
SERVICE AREA =602.98 SQ.MT.
PARKING AREA =6562.12 SQ.MT.

TOTAL BUILT-UP AREA =14907.33 SQ.MT
TOTAL PARKING AREA= =13151.24 SQ.MT
TOTAL SERVICE AREA =1756.09 SQ.MT.

TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)
GROUND FLOOR AREA =1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA =393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA =97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA =1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA =3150.99 SQ.MT.(EX. LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA =14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT
REFUGE BALCONY AREA =347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA =1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA =73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA =2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X2)
REFUGE BALCONY AREA =49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA =1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA =22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA =703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA =11.95 SQ.MT.(NON-FAR)

TOTAL BUILT UP AREA =24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA =25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA =505.20 SQ.MT
TOTAL FAR AREA =23412.78 SQ.MT.

TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)
GROUND FLOOR AREA =1239.54 SQ.MT.
(EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)
PARKING AREA =442.86 SQ.MT.(NON-FAR)
SERVICE AREA =21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA =281.90 SQ.MT.
FIRST FLOOR AREA =1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA =910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA =659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA =749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA (5TH TO 18TH FLOOR) =10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA) (719.43 X 14) SQ.MT.
REFUGE BALCONY AREA =461.30 SQ.MT.
19TH FLOOR AREA =750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA =63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA =2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA) (719.43 X 3) SQ.MT.
REFUGE BALCONY AREA =98.85 SQ.MT.(NON-FAR)

TOTAL BUILT UP AREA =18053.14 SQ.MT.
TOTAL PARKING AREA =442.86 SQ.MT.
TOTAL SERVICE AREA =303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA =(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA =623.97 SQ.MT.
TOTAL FAR AREA =16216.9 SQ.MT.

TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)
GROUND FLOOR AREA =621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA =556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA =746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA =366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA =755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA =572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA =572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA =613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA =40.68 SQ.MT.
7TH TO 9TH FLOOR AREA =1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.MT.

TOTAL BUILT UP AREA =6525.18 SQ.MT.
TOTAL SERVICE AREA =366.40 SQ.MT.
FIRE STAIRCASE AREA =(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA =40.68 SQ.MT.
TOTAL FAR AREA =5895.10 SQ.MT.

GRAND TOTAL FAR AREA =45524.78 SQ.MT.
GRAND TOTAL PARKING AREA =13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA =2819.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA =1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA =1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA =64402.36 SQ.MT.

FAR =4.60

PARKING AREA REQUIRED
(2591.32+97.03)=2688.35 X 40% =1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25% =10709.10 SQ.MT.
TOTAL = 11784.44 SQ.MT.

PARKING AREA PROVIDED =13594.10 SQ.MT.
NO. OF RECHARGE PITS =31 NOS OF 6 CBM EACH
NO. OF TREES =124 NOS.
NO. OF DWELLING UNIT =278 NOS.

COMMERCIAL SPACE =2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE =42836.43 SQ.MT. (95.08%)
GROUND COVERAGE =3094.87 SQ.MT. (31.33%)

BASE FAR (2.00) =19755.84 SQ.MT.
MIG FAR (0.25) =2469.48 SQ.MT.
PURCHASEABLE FAR =23299.46 SQ.MT.

EWS REQUIRED =2844.49 SQ.MT.

COMMUNITY AREA =1993.53 SQ.MT.

SHEET NO :- 07

N E S W

PERMISSION GRANTED UNDER SEC.16(3) OF ODA ACT 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. ANB3398/2022 DATED : 31/03/2022 PERMISSION IS VALID TILL 30/03/2025

LINGARAJ PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:07:30 +05'30'

LANDSCAPE CONSULTANT :-

Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-

PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RKA
RAJINDER KUMAR ASSOCIATES
ARCHITECTS PLANNERS DESIGNERS ENGINEERS
B -6 /17 SHOPPING CENTRE
SAFDARJUNG ENCLAVE
NEW DELHI 110029 INDIA.
T 9111 26162930/ 26162931
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THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For Khushi Realcon Pvt. Ltd. / KHUSHI REALCON PVT. LTD. / Director / Director	Ar. Dusmanta Kumar Swain / Regd. No.-CA/2002/28795 / BDA, Empanelment No.-Ar/022/BDA
MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)	AR. DUSMANTA KUMAR SWAIN. REGD NO:- CA/2002/28795
SIGNATURE OF OWNER & GPA HOLDER.	SIGNATURE OF ARCHITECT.

JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT
TOWER -1(2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9)
FOR M/S KHUSHI REALCON PVT.LTD ,
OVER PLOT N0 - 210,199 ,208/244 ,126,125/242 ,123/243/1844 ,124 ,21/746,
KHATA NO - 352/205 , 352/206 , 56/98 , 352/226 , 56/102 , 352/227 , 352/101 , 56/106 ,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

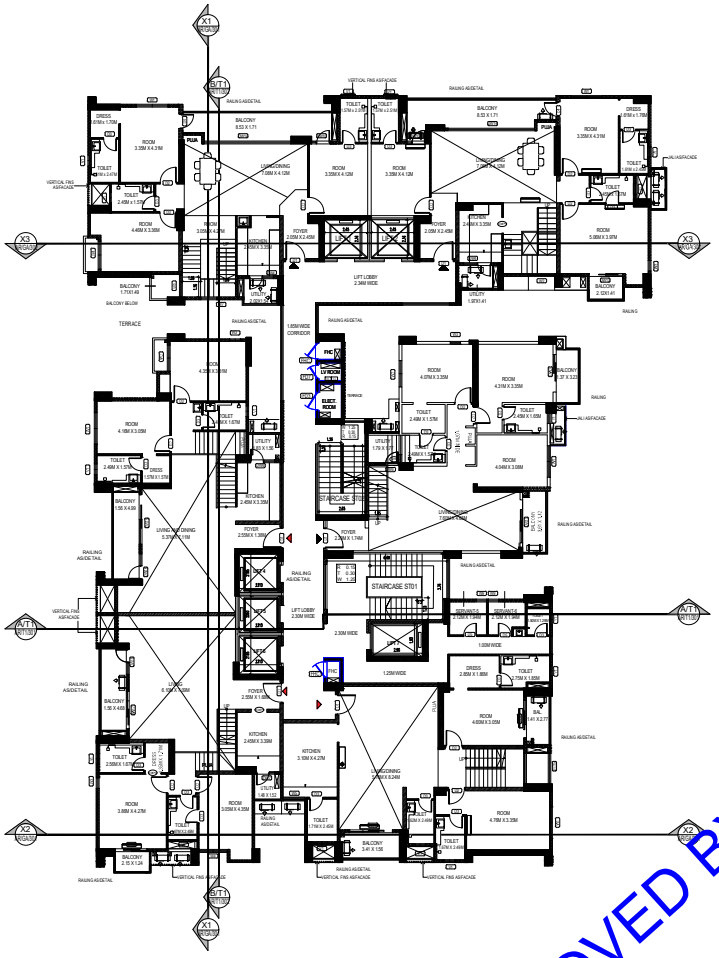
OWNER:-

1. MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

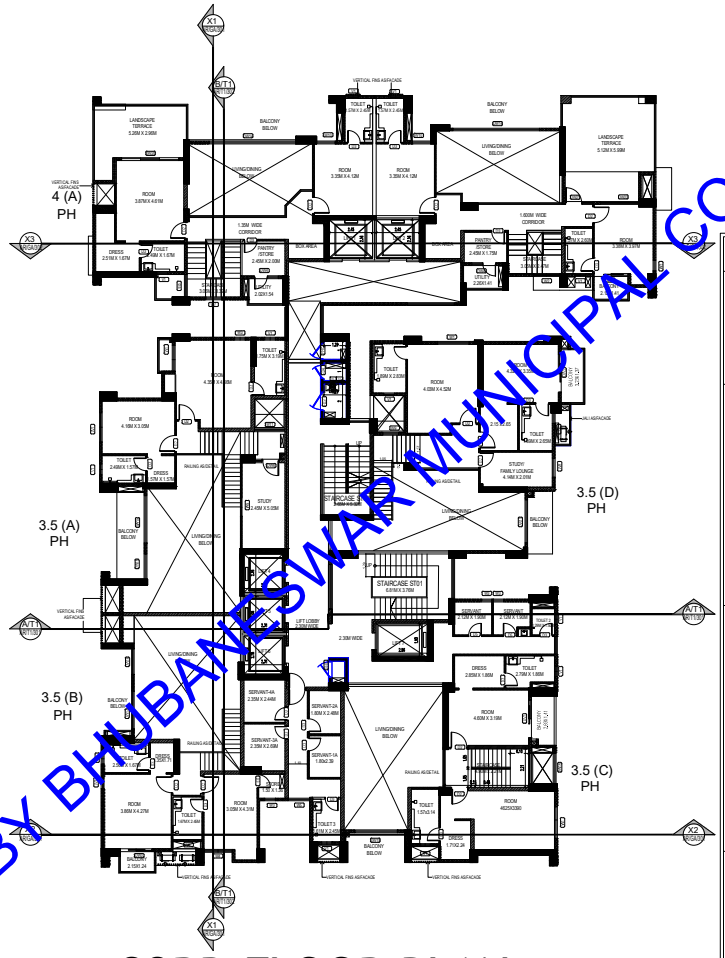
CONSULTANT:-

SARCHIS CONSULTANCY PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



22ND FLOOR PLAN
TOWER-1



23RD FLOOR PLAN
TOWER-1

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

DOOR SCHEDULE

S.NO.	TYPE	WIDTH	HEIGHT	LOCATION	TOTAL COUNT
1	D1	1200	2350	MAIN DOOR	23
2	D2	1000	2350	ROOM	486
3	D3	900	2350	ROOM	486
4	D4	800	2350	BALCONY	46
5	D5	800	2350	SERVENT	23
1	W1	1800	900	ROOM	230
2	W2	1500	900	ROOM	46
3	W3	1200	900	ROOM	46
4	W4	1000	900	VENTILATION	23
5	W5	1200	900	ALTROOM	23
6	W6	1200	900	ALTRESTOURANT	23
7	W7	900	900	KITCHEN DOOR	23
8	W8	900	900	STUDY	46
9	W9	1800	900	STUDY	46
10	W10	1800	900	STUDY	23
1	D901	2050		STAIRS	230
2	D902	2040		STAIRS	46
3	D903	1050		BATHROOM	46
4	D904	1070		KITCHEN	46
5	D905	850		ALL 4 BEDROOM	23
6	D906	1000		STUDY	46
7	D907	2080		BEDROOM	23
8	D908	2050			46
9	D909	2050			46
10	D9010	2050			46
11	D9011	2050			46
12	D9012	2050			23
13	D9013	2050			23
14	D9014	2050			23
15	D9015	2050			23
16	D9016	2050			23
17	D9017	2050			23
18	D9018	2050			23
19	D9019	2050			23
20	D9020	2050			23
21	D9021	2050			23
22	D9022	2050			23
1	D1	1250		STAIRCASE	6
2	D2	1000		HALL ROOM	6
3	D3	800		LIFT ROOM	6
4	D4	2100		LIFT ROOM	6
1	W1/1	8100	0	4000	3
2	W1/2	2800	0	4000	3
3	W1/3	2800	0	4000	3
4	W1/4	2800	0	4000	3
5	W1/5	2100	0	4000	3
6	W1/6	3000	0	4000	3
7	W1/7	3000	0	4000	3
8	W1/8	3000	0	4000	3
9	W1/9	3000	0	4000	3
10	W1/10	2700	0	4000	3
11	W1/11	2100	0	4000	3
12	W1/12	2100	0	4000	3
13	W1/13	2100	0	4000	3
14	W1/14	2100	0	4000	3
15	W1/15	1000	0	4000	3
16	W1/16	1000	0	4000	3
17	W1/17	3600	0	4000	3
1	D1	900	900	2350	230
2	D2	1000	900	2350	46
3	D3	1000	900	2350	23
1	D1	2050		2350	230
2	D2	2040		2350	46
3	D3	1070		2350	46
4	D4	850		2350	46
5	D5	1000		2350	23
6	D6	2080		2350	23
7	D7	2050		2350	46
8	D8	2050		2350	46
9	D9	2050		2350	46
10	D10	2050		2350	46
11	D11	2050		2350	23
12	D12	2050		2350	23
13	D13	2050		2350	23
14	D14	2050		2350	23
15	D15	2050		2350	23
16	D16	2050		2350	23
17	D17	2050		2350	23
18	D18	2050		2350	23
19	D19	2050		2350	23
20	D20	2050		2350	23
21	D21	2050		2350	23
22	D22	2050		2350	23
1	D1	1250		2350	6
2	D2	1000		2350	6
3	D3	800		2350	6
4	D4	2100		2350	6
1	W1/1	8100	0	4000	3
2	W1/2	2800	0	4000	3
3	W1/3	2800	0	4000	3
4	W1/4	2800	0	4000	3
5	W1/5	2100	0	4000	3
6	W1/6	3000	0	4000	3
7	W1/7	3000	0	4000	3
8	W1/8	3000	0	4000	3
9	W1/9	3000	0	4000	3
10	W1/10	2700	0	4000	3
11	W1/11	2100	0	4000	3
12	W1/12	2100	0	4000	3
13	W1/13	2100	0	4000	3
14	W1/14	2100	0	4000	3
15	W1/15	1000	0	4000	3
16	W1/16	1000	0	4000	3
17	W1/17	3600	0	4000	3
1	D1	900	900	2350	230
2	D2	1000	900	2350	46
3	D3	1000	900	2350	23
1	D1	2050		2350	230
2	D2	2040		2350	46
3	D3	1070		2350	46
4	D4	2040		2350	46
5	D5	2050		2350	46
6	D6	2050		2350	46
7	D7	2050		2350	23
8	D8	2050		2350	23

AREA STATEMENT :-

PLOT AREA	=9877.92 SQ.MT.(2.44 ACRE.)
PARKING AREA:-(2B)	
LOWER BASEMENT FL. AREA	=7742.23 SQ.MT.
SERVICE AREA	=1153.11 SQ.MT.
PARKING AREA	=6589.12 SQ.MT.
UPPER BASEMENT FL. AREA	=7165.10 SQ.MT.
SERVICE AREA	=602.98 SQ.MT.
PARKING AREA	=6562.12 SQ.MT.
TOTAL BUILT-UP AREA	=14907.33 SQ.MT
TOTAL PARKING AREA=	=13151.24 SQ.MT
TOTAL SERVICE AREA	=1756.09 SQ.MT.
TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)	
GROUND FLOOR AREA	=1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA	=393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA	=97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA	=1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA	=3150.99 SQ.MT.(EX. LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA	=14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT
REFUGE BALCONY AREA	=347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA	=1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA	=2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X2)
REFUGE BALCONY AREA	=49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA	=1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA	=703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA	=11.95 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=25.20 SQ.MT.X24=604.80 SQ.MT. (NON-FAR)
TOTAL REFUGE BALCONY AREA	=505.20 SQ.MT
TOTAL FAR AREA	=25412.78 SQ.MT.
TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)	
GROUND FLOOR AREA (EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)	=1239.54 SQ.MT.
PARKING AREA	=442.86 SQ.MT.(NON-FAR)
SERVICE AREA	=21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA	=281.90 SQ.MT.
FIRST FLOOR AREA	=1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA	=910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA	=659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA	=749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA (5TH TO 18TH FLOOR)	=10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA) (719.43 X 14) SQ.MT.
REFUGE BALCONY AREA	=461.30 SQ.MT.
19TH FLOOR AREA	=750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA	=63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA	=2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA) (719.43 X 3) SQ.MT.
REFUGE BALCONY AREA	=98.85 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=18053.14 SQ.MT.
TOTAL PARKING AREA	=442.86 SQ.MT.
TOTAL SERVICE AREA	=303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=823.97 SQ.MT.
TOTAL FAR AREA	=16216.9 SQ.MT.
TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)	
GROUND FLOOR AREA	=621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA	=556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA	=746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA	=366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA	=755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA	=613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA	=40.68 SQ.MT.
7TH TO 9TH FLOOR AREA	=1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.MT.
TOTAL BUILT UP AREA	=6525.18 SQ.MT.
TOTAL SERVICE AREA	=366.40 SQ.MT.
FIRE STAIRCASE AREA	=(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=40.68 SQ.MT.
TOTAL FAR AREA	=5895.10 SQ.MT.
GRAND TOTAL FAR AREA	=45524.78 SQ.MT.
GRAND TOTAL PARKING AREA	=13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA	=2819.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA	=1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA	=1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA	=54402.36 SQ.MT.
FAR	=4.60
PARKING AREA REQUIRED	
(2591.32+97.03)=2688.35 X 40%	=1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25%	=10709.10 SQ.MT.
TOTAL	= 11784.44 SQ.MT.
PARKING AREA PROVIDED	=13594.10 SQ.MT.
NO. OF RECHARGE PITS	=31 NOS OF 6 CBM EACH
NO. OF TREES	=124 NOS.
NO. OF DWELLING UNIT	=278 NOS.
COMMERCIAL SPACE	=2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE	=42836.43 SQ.MT. (95.08%)
GROUND COVERAGE	=3094.87 SQ.MT. (31.33%)
BASE FAR (2.00)	=19755.84 SQ.MT.
MIG FAR (0.25)	=2469.48 SQ.MT.
PURCHASEABLE FAR	=23299.46 SQ.MT.
EWS REQUIRED	=2844.49 SQ.MT.
COMMUNITY AREA	=1993.53 SQ.MT.

SHEET NO :- 08

N E S W

PERMISSION GRANTED UNDER SEC.16(3) OF ODA ACT 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. AMB3398/2022 DATED : 31/03/2022 PERMISSION IS VALID TILL 30/03/2025

LINGARA J PRASAD PATNAIK

Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:07:45 +05'30'

LANDSCAPE CONSULTANT :-

Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-

PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RAJINDER KUMAR ASSOCIATES
ARCHITECTS B -6 /17 SHOPPING CENTRE
PLANNERS SAFDARJUNG ENCLAVE
DESIGNERS NEW DELHI 110029 INDIA.
ENGINEERS T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)

SIGNATURE OF OWNER & GPA HOLDER.

Ar. Dusmanta Kumar Swain
Regd. No.-CA/2002/28795
BDA, Empanelment No.-AE/02/80A

AR. DUSMANTA KUMAR SWAIN.
REGD NO:- CA/2002/28795

SIGNATURE OF ARCHITECT.

JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT
TOWER -1(2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9)
FOR M/S KHUSHI REALCON PVT.LTD ,
OVER PLOT NO - 210,199 , 209/244 , 126,125/242 , 125/243/1844 ,124 , 21/746,
KHATA NO - 352/205 , 352/1206 , 3/98 , 352/226 , 54/102 , 352/1227 , 352/101 , 54/106 ,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

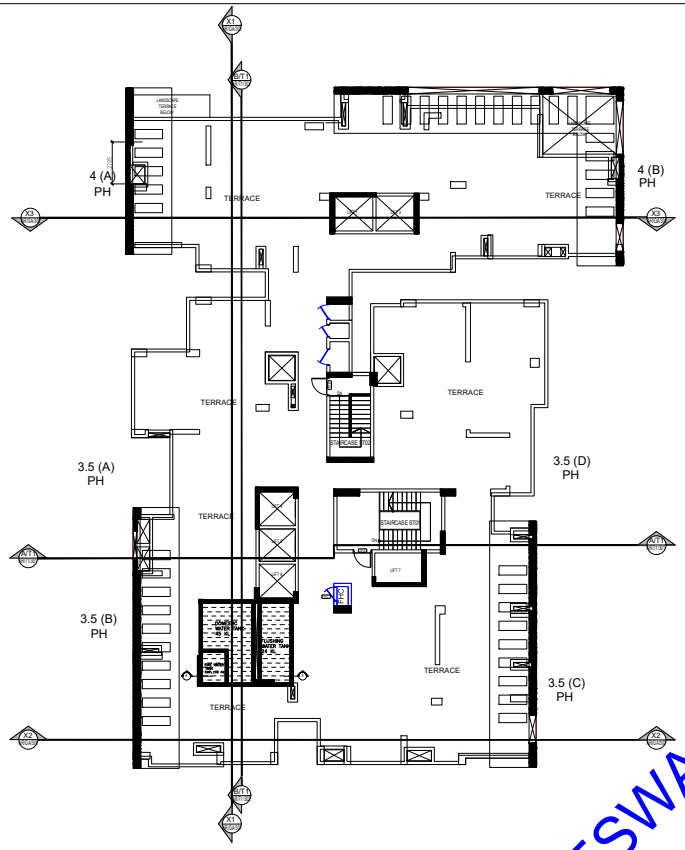
OWNER:-

1. MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

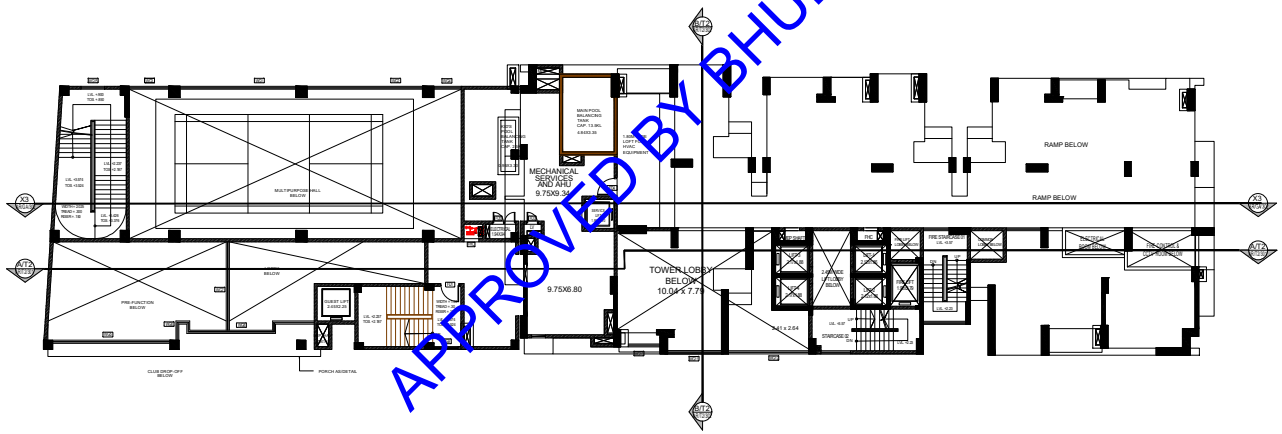
CONSULTANT:-

SARCHIS CONSULTANCY
PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



TERRACE FLOOR PLAN
TOWER-1



SERVICE FLOOR PLAN
TOWER-2

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

AREA STATEMENT :-

PLOT AREA =9877.92 SQ.MT.(2.44 ACRE.)

PARKING AREA.-(2B)
LOWER BASEMENT FL. AREA =7742.23 SQ.MT.
SERVICE AREA =1153.11 SQ.MT.
PARKING AREA =6589.12 SQ.MT.

UPPER BASEMENT FL. AREA =7165.10 SQ.MT.
SERVICE AREA =602.98 SQ.MT.
PARKING AREA =6562.12 SQ.MT.

TOTAL BUILT-UP AREA =14907.33 SQ.MT
TOTAL PARKING AREA= =13151.24 SQ.MT
TOTAL SERVICE AREA =1756.09 SQ.MT.

TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)
GROUND FLOOR AREA =1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA =393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA =97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA =1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA =3150.99 SQ.MT.(EX. LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA =14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT
REFUGE BALCONY AREA =347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA =1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA =73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA =2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X2)
REFUGE BALCONY AREA =49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA =1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA =22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA =703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA =11.95 SQ.MT.(NON-FAR)

TOTAL BUILT UP AREA =24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA =25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA =505.20 SQ.MT
TOTAL FAR AREA =23412.78 SQ.MT.

TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)
GROUND FLOOR AREA =1239.54 SQ.MT. (EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)
PARKING AREA =442.86 SQ.MT.(NON-FAR)
SERVICE AREA =21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA =281.90 SQ.MT.
FIRST FLOOR AREA =1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA =910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA =659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA =749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA (5TH TO 18TH FLOOR) =10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA) (719.43 X 14) SQ.MT.
REFUGE BALCONY AREA =461.30 SQ.MT.
19TH FLOOR AREA =750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA =63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA =2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA) (719.43 X 3) SQ.MT.
REFUGE BALCONY AREA =98.85 SQ.MT.(NON-FAR)

TOTAL BUILT UP AREA =18053.14 SQ.MT.
TOTAL PARKING AREA =442.86 SQ.MT.
TOTAL SERVICE AREA =303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA =(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA =623.97 SQ.MT.
TOTAL FAR AREA =16216.9 SQ.MT.

TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)
GROUND FLOOR AREA =621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA =556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA =746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA =366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA =755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA =572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA =572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA =613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA =40.68 SQ.MT.
7TH TO 9TH FLOOR AREA =1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.MT.

TOTAL BUILT UP AREA =6525.18 SQ.MT.
TOTAL SERVICE AREA =366.40 SQ.MT.
FIRE STAIRCASE AREA =(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA =40.68 SQ.MT.
TOTAL FAR AREA =5895.10 SQ.MT.

GRAND TOTAL FAR AREA =45524.78 SQ.MT.
GRAND TOTAL PARKING AREA =13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA =2819.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA =1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA =1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA =64402.36 SQ.MT.

FAR =4.60

PARKING AREA REQUIRED
(2591.32+97.03)=2688.35 X 40% =1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25% =10709.10 SQ.MT.
TOTAL = 11784.44 SQ.MT.

PARKING AREA PROVIDED =13594.10 SQ.MT.
NO. OF RECHARGE PITS =31 NOS OF 6 CBM EACH
NO. OF TREES =124 NOS.
NO. OF DWELLING UNIT =278 NOS.

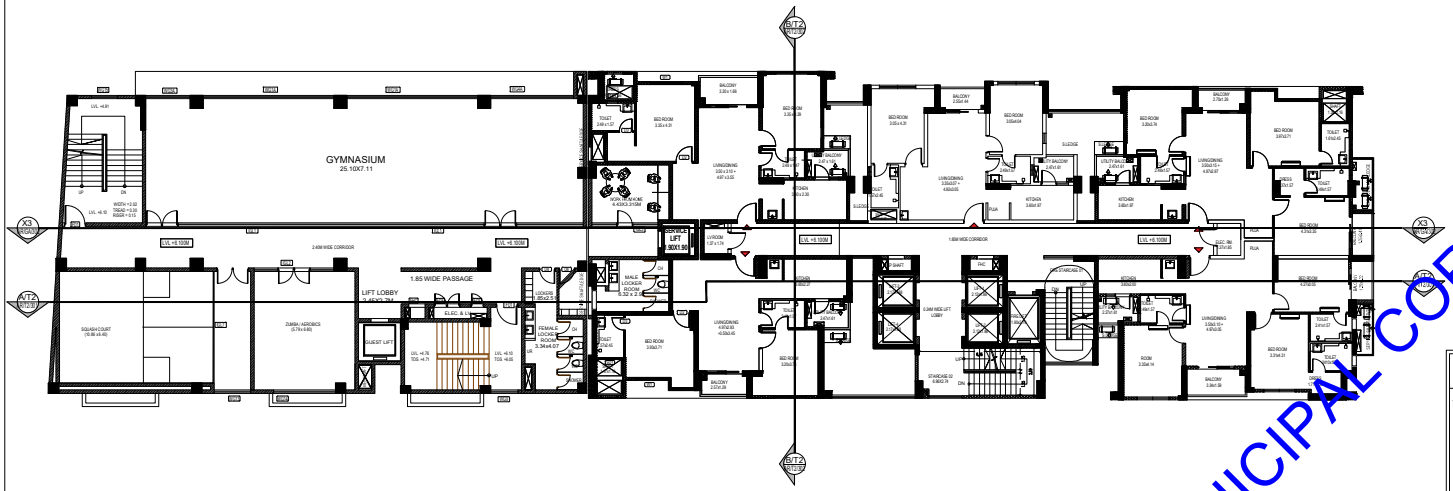
COMMERCIAL SPACE =2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE =42836.43 SQ.MT. (95.08%)
GROUND COVERAGE =3094.87 SQ.MT. (31.33%)

BASE FAR (2.00) =19755.84 SQ.MT.
MIG FAR (0.25) =2469.48 SQ.MT.
PURCHASEABLE FAR =23299.46 SQ.MT.

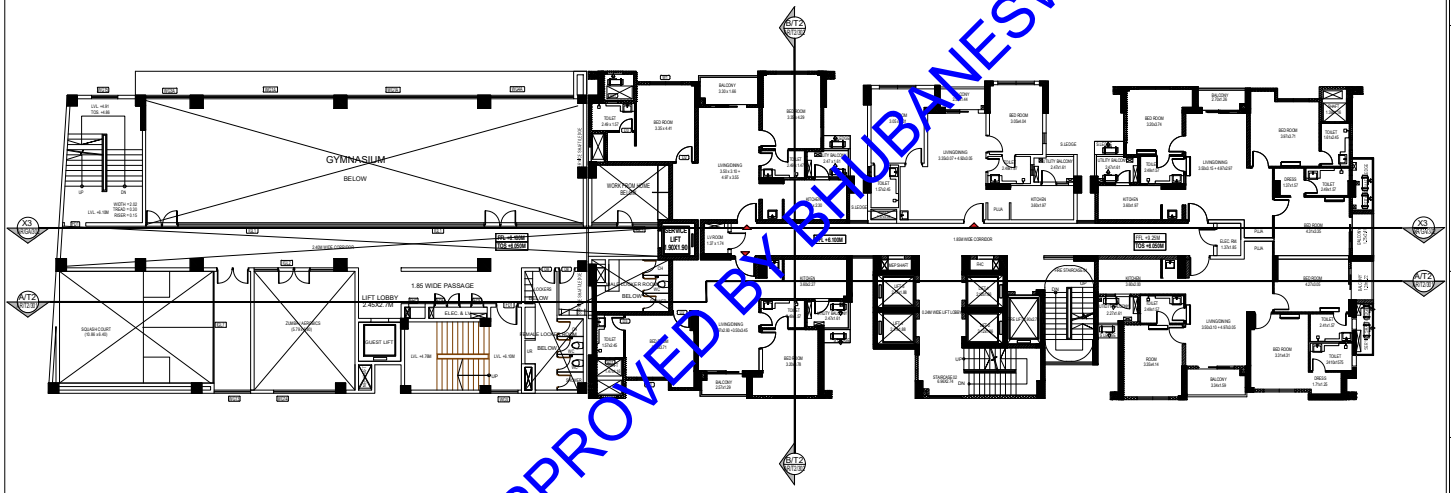
EWS REQUIRED =2844.49 SQ.MT.

COMMUNITY AREA =1993.53 SQ.MT.

| | | |



FIRST FLOOR PLAN
TOWER-2



SECOND FLOOR PLAN
TOWER-2

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

DOOR WINDOW SCHEDULE ALL TOWERS

S.NO.	TYPE	WIDTH	HEIGHT	SILL LEVEL	LOCATION	LOCATION	TOTAL COUNT
1	D1	1200		2350	MAIN DOOR		33
2	D2	1000		2350	ROOM		488
3	D3	900		2350	ROOM		88
4	D4	800		2350	BALCONY		88
5	D5	800		2350	SERVENT		33
1	W1	1800	900	2350	ROOM		220
2	W2	1500	900	2350	ROOM		88
3	W3	600	900	2350	ROOM		88
4	W4	1200	900	2350	BATHROOM		22
5	W5	1200	900	2350	KITCHEN		22
6	W6	1200	900	2350	KITCHEN/DINING		22
7	W7	900	900	2350	DINING/TOILET		22
8	W8	900	900	2350	TOILET		44
9	W9	1800	900	2350	STAIRS		66
10	W10	1800	900	2350	STAIRS		66
1	D301	2100		2350	SWING		220
2	D302	2100		2350	SWING		88
3	D303	1500		2350	SWING		88
4	D304	1200		2350	SWING		88
5	D305	1200		2350	W.& HR KITCHEN		22
6	D306	1200	*	2350	SLIDING		44
7	D307	1200	*	2350	SLIDING		22
8	D308	1200		2350	TOILETS		66
9	D309	1200		2350	TOILETS		66
10	D310	1200		2350	TOILETS		66
11	D311	1000		2350	TOILETS		66
12	D312	1000		2350	TOILETS		66
13	D313	1000		2350	TOILETS		66
14	D314	1000		2350	TOILETS		66
15	D315	1000		2350	TOILETS		66
16	D316	1000		2350	TOILETS		66
17	D317	2100		2350	TOILETS		22
18	D318	1750		2350	TOILETS		22
19	D319	1750		2350	TOILETS	BED ROOM	22
20	D320	1750		2350	TOILETS	BED ROOM	22
21	D321	1500		2350	TOILETS	BED ROOM	22
22	D322	2100		2350	TOILETS	BED ROOM	22
1	F01	1250		2350	STAIRCASE		6
2	F02	1000		2350	FIRE_ROOM		6
3	F03	800		2350	LIF ROOM		6
4	F04	2000		2350	LIF TUNNEL		6
1	W01	8100	0	9000	LOBBY		6
2	W02	2800	0	9000	LOBBY		6
3	W03	2800	0	9000	STORE		6
4	W04	3200	0	9000	FIRE LOBBY		6
5	W05	3200	0	9000	LIFT LOBBY		6
6	W06	3000	0	9000	STORE		6
7	W07	3000	0	9000	STORE		6
8	W08	3270	0	9000	EQUIPMENT		6
10	W010	2700	0	9000	ENTRANCE		6
11	W011	2100	0	9000	ENT. LOBBY		6
12	W012	3900	0	9000	RES GARDEN		6
13	W013	3100	0	9000	RES GARDEN		6
14	W014	2700	0	9000	RES GARDEN		6
15	W015	1000	0	9000	TERRACE STE		6
16	W016	1000	0	9000	TERRACE STE		6
17	W017	3600	0	9000	ENT LOBBY		6
1	D1	800	800	2350			288
2	D2	1000	1000	2350			288
3	D3	900	1000	2350			24
1	F01	900	900	2350	FHC		24
1	W12	3000		2350	GROUND		1
2	W13	3000		2350	GROUND		1
3	W14	3000		2350	GROUND		1
4	W15	2100		2350	GROUND		1
5	W16	2100		2350	GROUND		1

AREA STATEMENT :-

PLOT AREA	=9877.92 SQ.MT.(2.44 ACRE.)
PARKING AREA:-(2B)	
LOWER BASEMENT FL. AREA	=7742.23 SQ.MT.
SERVICE AREA	=1153.11 SQ.MT.
PARKING AREA	=6589.12 SQ.MT.
UPPER BASEMENT FL. AREA	=7165.10 SQ.MT.
SERVICE AREA	=602.98 SQ.MT.
PARKING AREA	=6562.12 SQ.MT.
TOTAL BUILT-UP AREA	=14907.33 SQ.MT
TOTAL PARKING AREA=	=13151.24 SQ.MT
TOTAL SERVICE AREA	=1756.09 SQ.MT.
TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)	
GROUND FLOOR AREA	=1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA	=393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA	=97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA	=1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA	=3150.99 SQ.MT.(EX. LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA	=14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT
REFUGE BALCONY AREA	=347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA	=1078.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA	=2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X2)
REFUGE BALCONY AREA	=49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA	=1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA	=703.65 SQ.MT.(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA	=11.95 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=25.20 SQ.MT.X24=604.80 SQ.MT. (NON-FAR)
TOTAL REFUGE BALCONY AREA	=505.20 SQ.MT
TOTAL FAR AREA	=25412.78 SQ.MT.
TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)	
GROUND FLOOR AREA (EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)	=1239.54 SQ.MT.
PARKING AREA	=442.86 SQ.MT.(NON-FAR)
SERVICE AREA	=21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA	=281.90 SQ.MT.
FIRST FLOOR AREA	=1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA	=910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA	=659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA	=749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA (5TH TO 18TH FLOOR)	=10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA) (719.43 X 14) SQ.MT.
REFUGE BALCONY AREA	=461.30 SQ.MT.
19TH FLOOR AREA	=750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA	=63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA	=2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA) (719.43 X 3) SQ.MT.
REFUGE BALCONY AREA	=98.85 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=18053.14 SQ.MT.
TOTAL PARKING AREA	=442.86 SQ.MT.
TOTAL SERVICE AREA	=303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=623.97 SQ.MT.
TOTAL FAR AREA	=16216.9 SQ.MT.
TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)	
GROUND FLOOR AREA	=621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA	=556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA	=746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA	=366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA	=755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA	=613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA	=40.68 SQ.MT.
7TH TO 9TH FLOOR AREA	=1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.MT.
TOTAL BUILT UP AREA	=6525.18 SQ.MT.
TOTAL SERVICE AREA	=366.40 SQ.MT.
FIRE STAIRCASE AREA	=(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=40.68 SQ.MT.
TOTAL FAR AREA	=5895.10 SQ.MT.
GRAND TOTAL FAR AREA	=45524.78 SQ.MT.
GRAND TOTAL PARKING AREA	=13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA	=2819.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA	=1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA	=1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA	=64402.36 SQ.MT.
FAR	=4.60
PARKING AREA REQUIRED	
(2591.32+97.03)=2688.35 X 40%	=1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25%	=10709.10 SQ.MT.
TOTAL	= 11784.44 SQ.MT.
PARKING AREA PROVIDED	=13594.10 SQ.MT.
NO. OF RECHARGE PITS	=31 NOS OF 6 CBM EACH
NO. OF TREES	=124 NOS.
NO. OF DWELLING UNIT	=278 NOS.
COMMERCIAL SPACE	=2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE	=42836.43 SQ.MT. (95.08%)
GROUND COVERAGE	=3094.87 SQ.MT. (31.33%)
BASE FAR (2.00)	=19755.84 SQ.MT.
MIG FAR (0.25)	=2469.48 SQ.MT.
PURCHASEABLE FAR	=23299.46 SQ.MT.
EWS REQUIRED	=2844.49 SQ.MT.
COMMUNITY AREA	=1993.53 SQ.MT.

SHEET NO :- 10

N E S W

PERMISSION GRANTED
UNDER SEC 16(3) OF
ODA ACT 1982 SUBJECT
TO CONDITIONS CONTAINED
IN LETTER NO. ANB/3398/2022
DATED : 31/03/2022
PERMISSION IS VALID
TILL 30/03/2025

LINGARA J PRASAD PATNAIK

Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:08:32 +05'30'

LANDSCAPE CONSULTANT :-

Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-

PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpcconsultants@gmail.com

ARCHITECT :-

RAJINDER KUMAR ASSOCIATES
ARCHITECTS B -6 /17 SHOPPING CENTRE
PLANNERS SAFDARJUNG ENCLAVE
DESIGNERS NEW DELHI 110029 INDIA.
ENGINEERS T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Pradeep Thacker
Director Director

MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)

SIGNATURE OF OWNER & GPA HOLDER.

Ar. Dusmanta Kumar Swain
Regd. No-CA/2002/28795
BOA, Empanelment No-Ar/02080A

AR. DUSMANTA KUMAR SWAIN.
REGD NO:- CA/2002/28795

SIGNATURE OF ARCHITECT.

JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT
TOWER -1(2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9)
FOR M/S KHUSHI REALCON PVT.LTD ,
OVER PLOT NO - 210,199 , 209/244 , 126,125/242 , 123/243)1844 ,124 , 21/746 ,
KHATA NO - 352/205 , 352/1206 , 3/98 , 352/1226 , 54/102 , 352/1227 , 352/101 , 54/106 ,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

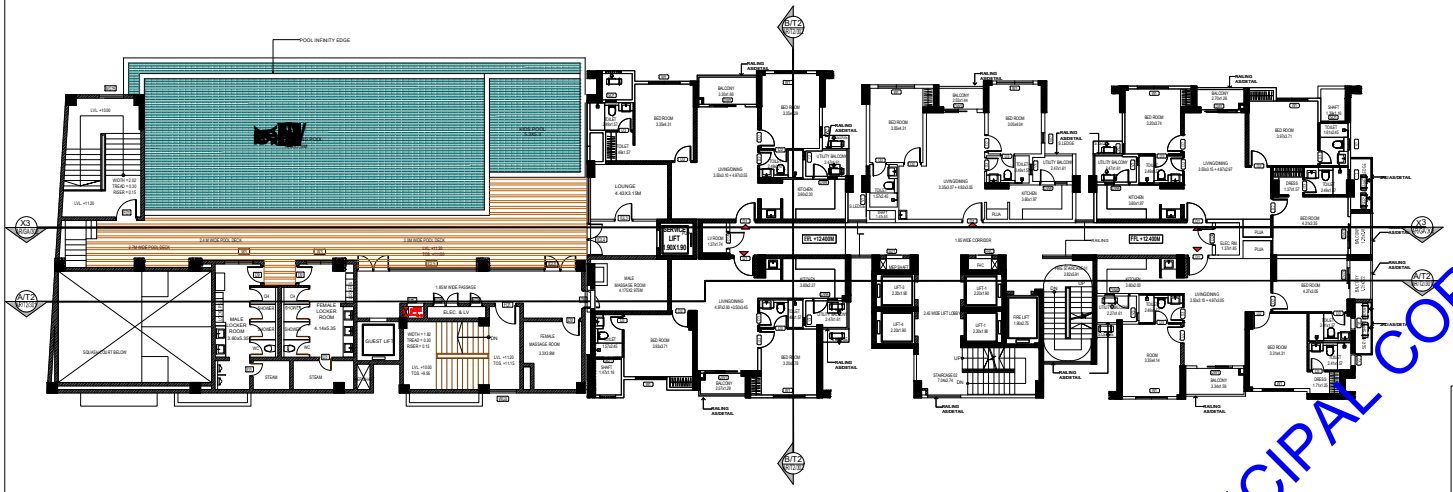
OWNER:-

1. MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

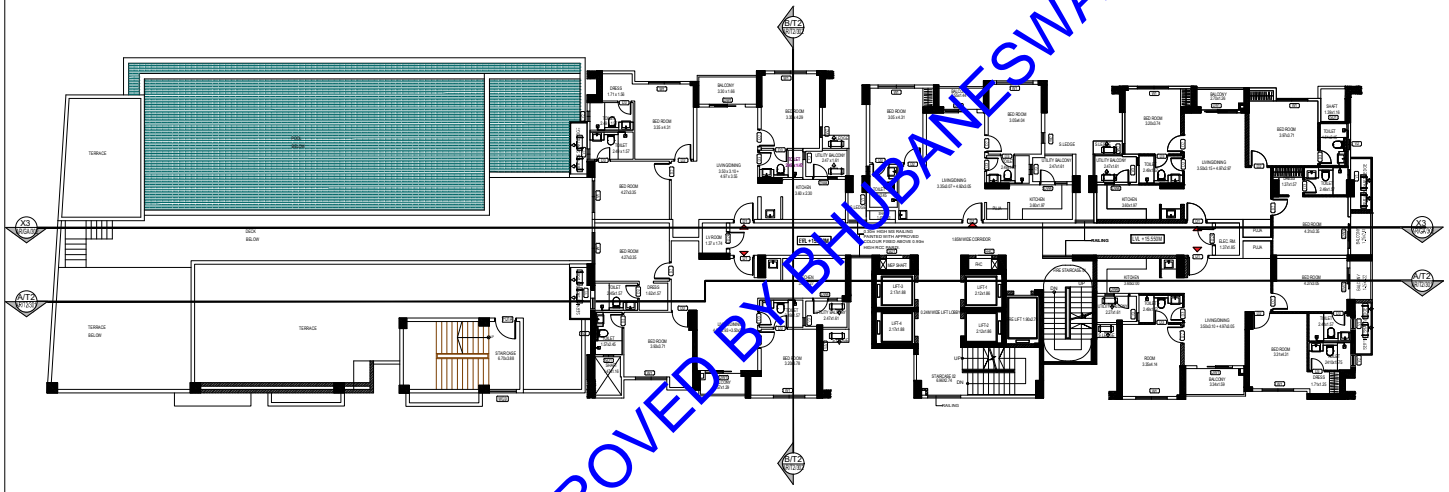
CONSULTANT:-

SARCHIS CONSULTANCY PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



THIRD FLOOR PLAN
TOWER-2



FOURTH FLOOR PLAN
TOWER-2

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

DOOR WINDOW SCHEDULE(ALL FOWER)

SLNO.	TYPE	SIZE(FT)	SIZE	ANTI	LOCATION	LOCATION	TOTAL COUNT
1	D1	3X8		2X42	MAIN DOOR		132
2	D2	3X8		2X42	WOOD		660
3	D3	2X6		2X42	TOILET		264
4	D4	2X6		2X42	WELCOME		66
5	D5	2X6		2X42	SERVICE		132
1	W1	3X6	6X6	2X42	WOOD		132
2	W2	5X6	6X6	2X42	WOOD		66
3	W3	4X6	6X6	2X42	WOOD		66
4	W4	8X6	6X6	2X42	SLIDING WOOD		22
5	W5	11X5	4X6	2X42	SLIDING WOOD		22
6	W6	5X6	4X6	2X42	SLIDING WOOD	STAIRCASE	22
7	W7	14X6	4X6	2X42	SLIDING WOOD		22
8	W8	5X6	4X6	2X42	STEEL		66
9	W9	4X6	4X6	2X42	PVC		66
10	W10	5X6	4X6	2X42	PVC		44
1	DW1	3X6		2X42	UVWD		132
2	DW2	2X6		2X42	UVWD		66
3	DW3	5X6		2X42	WOOD		22
4	DW4	2X6		2X42	KITCHEN		66
5	DW5	3X6		2X42	BLK WOOD		44
6				2X42	SLIDING WOOD		44
7				2X42	SLIDING KITCHEN		22
8		2X6		2X42	2X42		66
9	DW6	2X6		2X42	2X42		66
10	DW7	2X6		2X42	2X42		44
11	DW8	2X6		2X42	2X42		44
12	DW9	2X6		2X42	2X42		22
13	DW10	2X6		2X42	2X42		22
14	DW11	2X6		5X60	5X60 / VPI		22
15	DW12	2X6		5X60	5X60 / VPI		44
16	DW13	2X6		5X60	5X60 / VPI		22
17	DW14	2X6		5X60	5X60 / VPI		22
18	DW15	1X6		5X60	5X60 / VPI		22
19	DW16	2X6		2X42	2X42 / PVI	BEDROOM	22
20	DW17	2X6		2X42	2X42 / PVI	BEDROOM	22
21	DW21	2X6		2X42	2X42 / PVI	BEDROOM	22
22	DW22	2X6		2X42	2X42 / PVI	BEDROOM	22
1	RS1	3X6		2X42	STAINCASE		5
2	RS3	3X6		2X42	SLIC ROOM		1
3	RS4	3X6		2X42	LIV ROOM		1
4	RS5	3X6		2X42	STAIRWAYS		1
1	WS1	5X6		4X60	LOBBY		1
2	WS2	2X6		4X60	LOBBY		1
3	WS3	3X6		4X60	STORE		1
4	WS4	3X6		4X60	LIFT LOBBY		1
5	WS5	3X6		4X60	BEDROOM		1
6	WS6	3X6		4X60	STORE		1
7	WS7	3X6		4X60	STORE		1
8	WS8	3X6		4X60	LOUNGE		1
10	WS10	2X6		4X60	CREDIT		1
11	WS11	2X6		4X60	DIN / LOBBY		1
12	WS12	3X6		4X60	KITCHEN		1
13	WS13	3X6		4X60	KITCHENS		1
14	WS14	2X6		4X60	KITCHENS		1
15	WS15	2X6		4X60	BEDROOMS		1
16	WS16	3X6		4X60	BEDROOMS		1
17	WS17	3X6		4X60	DRYLOBBY		1
1	V1	4X6	3X6	2X42			330
1	V2	6X6	1X6	2X42			242
1	V4	4X6	1X6	2X42			22
1	AHC	5X6	3X6	2X42	AHC		44
1	SK1	3X10		4X100	GROWING		1
2	SK2	6X10		4X100	GROWING		1
3	SK3	8X10		4X100	GROUND		1
4	SK4	11X10		4X100	GROUND		1
5	SK5	14X10		4X100	GROWING		1

PERMISSION GRANTED UNDER SEC.16(3) OF ODA ACT 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. ANB/3398/2022 DATED : 31/03/2022 PERMISSION IS VALID TILL 30/03/2025

LINGARAJ PRASAD PATNAIK

Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:08:42 +05'30'

AREA STATEMENT :-

PLOT AREA	=9877.92 SQ.MT.(2.44 ACRE.)
PARKING AREA - (2B)	
LOWER BASEMENT FL. AREA	=7742.23 SQ.MT.
SERVICE AREA	=1153.11 SQ.MT.
PARKING AREA	=6589.12 SQ.MT.
UPPER BASEMENT FL. AREA	=7165.10 SQ.MT.
SERVICE AREA	=602.98 SQ.MT.
PARKING AREA	=6562.12 SQ.MT.
TOTAL BUILT-UP AREA	=14907.33 SQ.MT
TOTAL PARKING AREA=	=13151.24 SQ.MT
TOTAL SERVICE AREA	=1756.09 SQ.MT.
TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)	
GROUND FLOOR AREA	=1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA	=393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA	=97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA	=1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA	=3150.99 SQ.MT.(EX. LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA	=14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT
REFUGE BALCONY AREA	=347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA	=1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=73.29 SQ.MT.(NON-FAR)
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23RD FLOOR AREA	=703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA	=11.95 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA	=505.20 SQ.MT
TOTAL FAR AREA	=23412.78 SQ.MT.
TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)	
GROUND FLOOR AREA	=1239.54 SQ.MT. (EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)
PARKING AREA	=442.86 SQ.MT.(NON-FAR)
SERVICE AREA	=21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA	=281.90 SQ.MT.
FIRST FLOOR AREA	=1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA	=910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA	=659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA	=749.71 SQ.MT. (EX. LIFT & DUCT)
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REFUGE BALCONY AREA	=461.30 SQ.MT.
19TH FLOOR AREA	=750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA	=63.82 SQ.MT.(NON-FAR)
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TOTAL BUILT UP AREA	=18053.14 SQ.MT.
TOTAL PARKING AREA	=442.86 SQ.MT.
TOTAL SERVICE AREA	=303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=623.97 SQ.MT.
TOTAL FAR AREA	=16216.9 SQ.MT.
TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)	
GROUND FLOOR AREA	=621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA	=556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA	=746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA	=366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA	=755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA	=613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA	=40.68 SQ.MT.
7TH TO 9TH FLOOR AREA	=1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.MT.
TOTAL BUILT UP AREA	=5525.18 SQ.MT.
TOTAL SERVICE AREA	=366.40 SQ.MT.
FIRE STAIRCASE AREA	=(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=40.68 SQ.MT.
TOTAL FAR AREA	=5895.10 SQ.MT.
GRAND TOTAL FAR AREA	=45524.78 SQ.MT.
GRAND TOTAL PARKING AREA	=13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA	=2819.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA	=1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA	=1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA	=64402.36 SQ.MT.
FAR	=4.60
PARKING AREA REQUIRED	
(2591.32+97.03)=2688.35 X 40%	=1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25%	=10709.10 SQ.MT.
TOTAL	= 11784.44 SQ.MT.
PARKING AREA PROVIDED	=13594.10 SQ.MT.
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NO. OF TREES	=124 NOS.
NO. OF DWELLING UNIT	=278 NOS.
COMMERCIAL SPACE	=2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE	=42836.43 SQ.MT. (95.08%)
GROUND COVERAGE	=3094.87 SQ.MT. (31.33%)
BASE FAR (2.00)	=19755.84 SQ.MT.
MIG FAR (0.25)	=2469.48 SQ.MT.
PURCHASEABLE FAR	=23299.46 SQ.MT.
EWS REQUIRED	=2844.49 SQ.MT.
COMMUNITY AREA	=1993.53 SQ.MT.

SHEET NO :- 11

N E S W

LANDSCAPE CONSULTANT :-

Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-

PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RAJINDER KUMAR ASSOCIATES

ARCHITECTS
PLANNERS
DESIGNERS
ENGINEERS

B -6 /17 SHOPPING CENTRE
SAFDARJUNG ENCLAVE
NEW DELHI 110029 INDIA.
T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For, Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)

SIGNATURE OF OWNER & GPA HOLDER.

Ar. Dusmanta Kumar Swain
Regd. No.-CA/2002/28795
SOA, Empanelment No.-Ark/2018/OA

AR. DUSMANTA KUMAR SWAIN.
REGD NO:- CA/2002/28795

SIGNATURE OF ARCHITECT.

JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT
TOWER -1(2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9)
FOR M/S KHUSHI REALCON PVT.LTD ,
OVER PLOT NO - 210,199 , $^{209}/_{244}$, $^{126}/_{242}$, $^{125}/_{242}$, $^{125}/_{243}$ 1844 ,124 , $^{21}/_{746}$,
KHATA NO - $^{352}/_{205}$, $^{352}/_{206}$, $^{5}/_{98}$, $^{352}/_{226}$, $^{54}/_{102}$, $^{352}/_{227}$, $^{352}/_{101}$, $^{5}/_{106}$,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

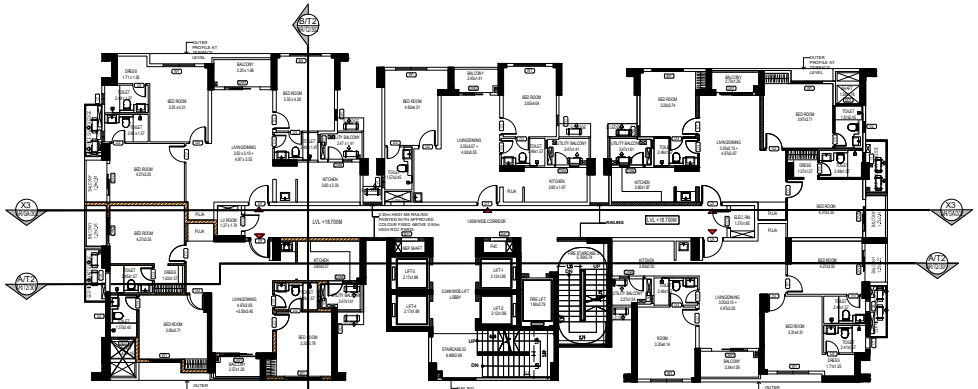
OWNER:-

1. MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

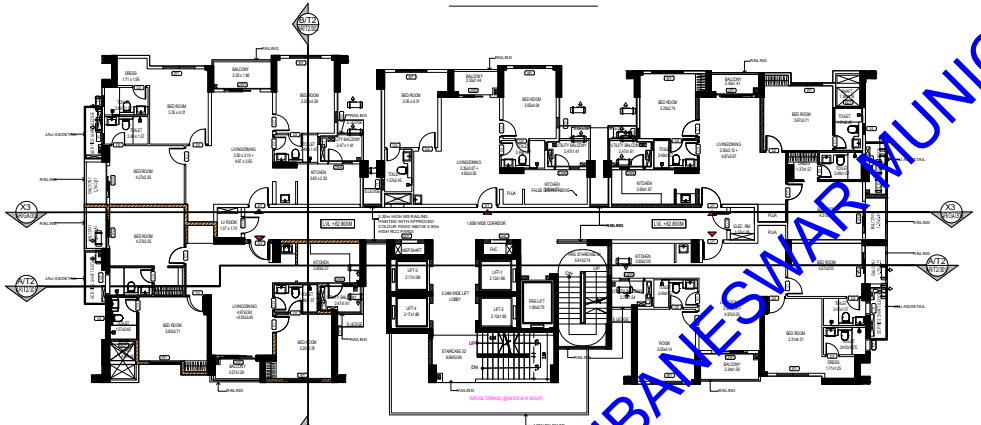
CONSULTANT:-

SARCHIS CONSULTANCY
PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

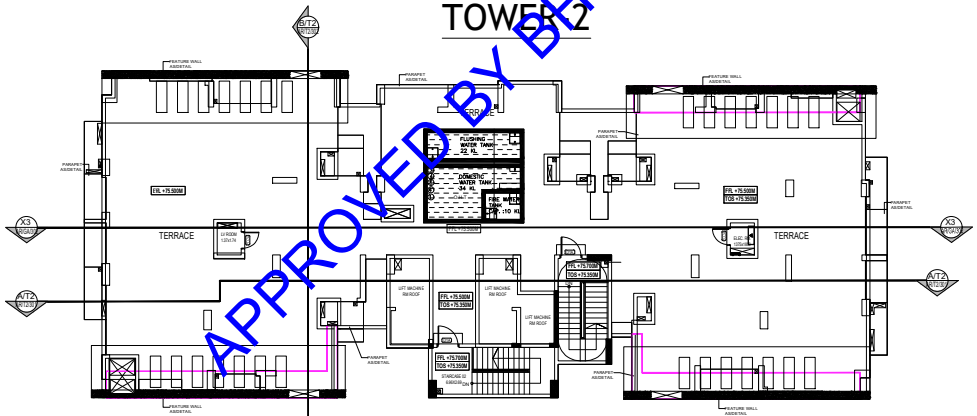
SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



TYPICAL FLOOR PLAN (5TH TO 18TH,20TH TO 22ND) TOWER-2



19TH FLOOR PLAN TOWER-2



TERRACE FLOOR PLAN TOWER-2

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

AREA STATEMENT :-

PLOT AREA	=9877.92 SQ.MT.(2.44 ACRE.)
PARKING AREA-(2B)	
LOWER BASEMENT FL. AREA	=7742.23 SQ.MT.
SERVICE AREA	=1153.11 SQ.MT.
PARKING AREA	=6589.12 SQ.MT.
UPPER BASEMENT FL. AREA	=7165.10 SQ.MT.
SERVICE AREA	=602.98 SQ.MT.
PARKING AREA	=6562.12 SQ.MT.
TOTAL BUILT-UP AREA	=14907.33 SQ.MT
TOTAL PARKING AREA=	=13151.24 SQ.MT
TOTAL SERVICE AREA	=1756.09 SQ.MT.
TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)	
GROUND FLOOR AREA	=1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA	=393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA	=97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA	=1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA	=3150.99 SQ.MT.(EX. LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA	=14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT.
REFUGE BALCONY AREA	=347.50 SQ.MT.(NON-FAR)
19TH FLOOR AREA	=1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA	=2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X2)
REFUGE BALCONY AREA	=49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA	=1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA	=703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA	=11.95 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA	=505.20 SQ.MT
TOTAL FAR AREA	=23412.78 SQ.MT.
TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)	
GROUND FLOOR AREA (EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)	=1239.54 SQ.MT.
PARKING AREA	=442.86 SQ.MT.(NON-FAR)
SERVICE AREA	=21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA	=281.80 SQ.MT.
FIRST FLOOR AREA	=1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA	=910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA	=659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA	=749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA (5TH TO 18TH FLOOR)	=10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA) (719.43 X 14) SQ.MT.
REFUGE BALCONY AREA	=461.30 SQ.MT.
19TH FLOOR AREA	=750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA	=63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA	=2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA) (719.43 X 3) SQ.MT.
REFUGE BALCONY AREA	=98.85 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=18053.14 SQ.MT.
TOTAL PARKING AREA	=442.86 SQ.MT.
TOTAL SERVICE AREA	=303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=623.97 SQ.MT.
TOTAL FAR AREA	=16216.9 SQ.MT.
TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)	
GROUND FLOOR AREA	=621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA	=556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA	=746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA	=366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA	=755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA	=613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA	=40.68 SQ.MT.
7TH TO 9TH FLOOR AREA	=1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.MT.
TOTAL BUILT UP AREA	=6525.18 SQ.MT.
TOTAL SERVICE AREA	=366.40 SQ.MT.
FIRE STAIRCASE AREA	=(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=40.68 SQ.MT.
TOTAL FAR AREA	=5895.10 SQ.MT.
GRAND TOTAL FAR AREA	=45524.78 SQ.MT.
GRAND TOTAL PARKING AREA	=13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA	=2819.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA	=1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA	=1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA	=64402.36 SQ.MT.
FAR	=4.60
PARKING AREA REQUIRED	
(2591.32+97.03)=2688.35 X 40%	=1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25%	=10709.10 SQ.MT.
TOTAL	= 11784.44 SQ.MT.
PARKING AREA PROVIDED	=13594.10 SQ.MT.
NO. OF RECHARGE PITS	=31 NOS OF 6 CBM EACH
NO. OF TREES	=150 NOS.
NO. OF DWELLING UNIT	=278 NOS.
COMMERCIAL SPACE	=2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE	=42836.43 SQ.MT. (95.08%)
GROUND COVERAGE	=3094.87 SQ.MT. (31.33%)
BASE FAR (2.00)	=19755.84 SQ.MT.
MIG FAR (0.25)	=2469.48 SQ.MT.
PURCHASEABLE FAR	=23299.46 SQ.MT.
EWS REQUIRED	=2844.49 SQ.MT.
COMMUNITY AREA	=1993.53 SQ.MT.

SHEET NO :- 12

PERMISSION GRANTED UNDER SEC.16(3) OF ODA ACT 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. ANB/3398/2022 DATED : 31/03/2022 PERMISSION IS VALID TILL 30/03/2025

LINGARAJ PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:08:54 +05'30'

LANDSCAPE CONSULTANT :-

Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-

PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RAJINDER KUMAR ASSOCIATES
ARCHITECTS PLANNERS DESIGNERS ENGINEERS
B -6 /17 SHOPPING CENTRE
SAFDARJUNG ENCLAVE
NEW DELHI 110029 INDIA.
T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For, Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)	AR. DUSMANTA KUMAR SWAIN. REGD NO:- CA/2002/28795
SIGNATURE OF OWNER & GPA HOLDER.	SIGNATURE OF ARCHITECT.

JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT TOWER -1(2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9) FOR M/S KHUSHI REALCON PVT.LTD , OVER PLOT NO - 210,199 , 209/1244 , 126,125/1242 , 125/1243/1844 ,124 ,21/1746, KHATA NO - 352/1205 , 352/1206 , 5/48 , 352/1226 , 54/102 , 352/1227 , 352/101 , 54/106 , MOUZA - PAHALA , TAHASIL - BHUBANESWAR , DIST. - KHURDA .

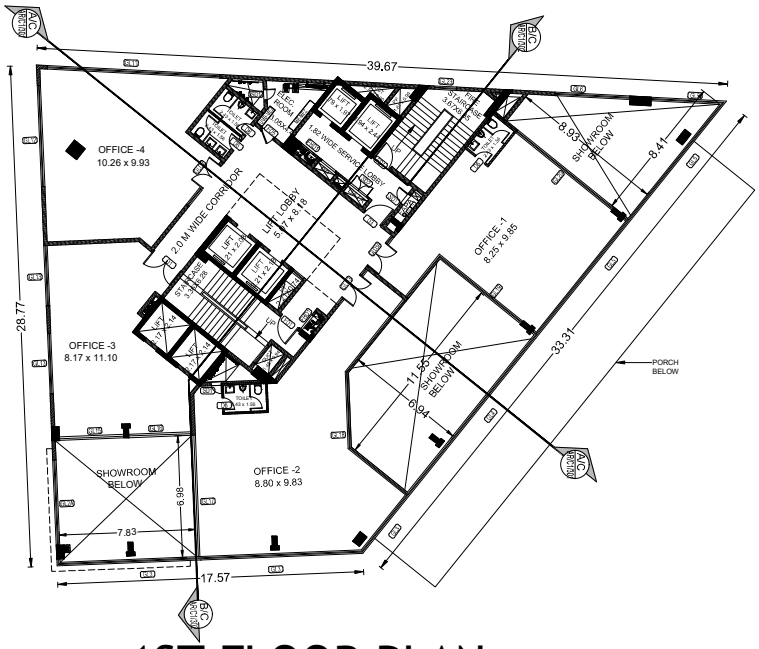
OWNER:-

1. MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

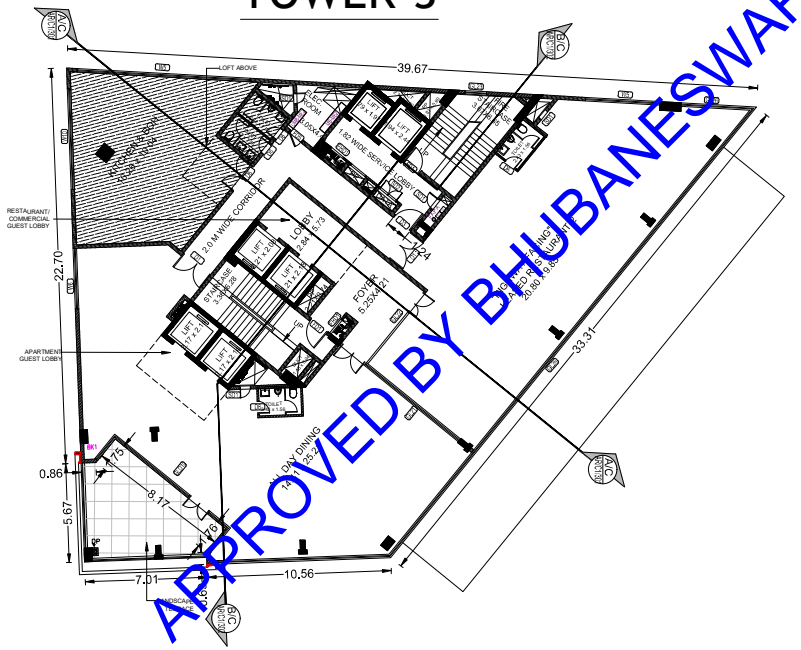
CONSULTANT:-

SARCHIS CONSULTANCY PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



1ST FLOOR PLAN
TOWER-3



2ND FLOOR PLAN
TOWER-3

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

AREA STATEMENT :-

PLOT AREA	=9877.92 SQ.MT.(2.44 ACRE.)
PARKING AREA-(2B)	
LOWER BASEMENT FL. AREA	=7742.23 SQ.MT.
SERVICE AREA	=1153.11 SQ.MT.
PARKING AREA	=6589.12 SQ.MT.
UPPER BASEMENT FL. AREA	=7165.10 SQ.MT.
SERVICE AREA	=602.98 SQ.MT.
PARKING AREA	=6562.12 SQ.MT.
TOTAL BUILT-UP AREA	=14907.33 SQ.MT
TOTAL PARKING AREA=	=13151.24 SQ.MT
TOTAL SERVICE AREA	=1756.09 SQ.MT.
TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)	
GROUND FLOOR AREA	=1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA	=393.93 SQ.MT. (NON-FAR)
CONVENENCE STORE AREA	=97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA	=1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA	=3150.99 SQ.MT.(EX. LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA	=14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT.
REFUGE BALCONY AREA	=347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA	=1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA	=2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X2)
REFUGE BALCONY AREA	=49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA	=1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA	=703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA	=11.95 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA	=505.20 SQ.MT
TOTAL FAR AREA	=23412.78 SQ.MT.
TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)	
GROUND FLOOR AREA (EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)	=1239.54 SQ.MT.
PARKING AREA	=442.86 SQ.MT.(NON-FAR)
SERVICE AREA	=21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA	=281.90 SQ.MT.
FIRST FLOOR AREA	=1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA	=910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA	=659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA	=749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA (5TH TO 18TH FLOOR)	=10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA) (719.43 X 14) SQ.MT.
REFUGE BALCONY AREA	=461.30 SQ.MT.
19TH FLOOR AREA	=750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA	=63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA	=2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA) (719.43 X 3) SQ.MT.
REFUGE BALCONY AREA	=98.85 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=18053.14 SQ.MT.
TOTAL PARKING AREA	=442.86 SQ.MT.
TOTAL SERVICE AREA	=303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=623.97 SQ.MT.
TOTAL FAR AREA	=16216.9 SQ.MT.
TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)	
GROUND FLOOR AREA	=621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA	=556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA	=746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA	=366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA	=755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA	=613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA	=40.68 SQ.MT.
7TH TO 9TH FLOOR AREA	=1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.MT.
TOTAL BUILT UP AREA	=6525.18 SQ.MT.
TOTAL SERVICE AREA	=366.40 SQ.MT.
FIRE STAIRCASE AREA	=(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=40.68 SQ.MT.
TOTAL FAR AREA	=5895.10 SQ.MT.
GRAND TOTAL FAR AREA	=45524.78 SQ.MT.
GRAND TOTAL PARKING AREA	=13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA	=2819.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA	=1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA	=1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA	=64402.36 SQ.MT.
FAR	=4.60
PARKING AREA REQUIRED	
(2591.32+97.03)=2688.35 X 40%	=1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25%	=10709.10 SQ.MT.
TOTAL	= 11784.44 SQ.MT.
PARKING AREA PROVIDED	=13594.10 SQ.MT.
NO. OF RECHARGE PITS	=31 NOS OF 6 CBM EACH
NO. OF TREES	=124 NOS.
NO. OF DWELLING UNIT	=278 NOS.
COMMERCIAL SPACE	=2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE	=42836.43 SQ.MT. (95.08%)
GROUND COVERAGE	=3094.87 SQ.MT. (31.33%)
BASE FAR (2.00)	=19755.84 SQ.MT.
MIG FAR (0.25)	=2469.48 SQ.MT.
PURCHASEABLE FAR	=23299.46 SQ.MT.
EWS REQUIRED	=2844.49 SQ.MT.
COMMUNITY AREA	=1993.53 SQ.MT.

SHEET NO :- 13

PERMISSION GRANTED UNDER SEC.16(3) OF ODA ACT 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. ANB/3398/2022 DATED : 31/03/2022 PERMISSION IS VALID TILL 30/03/2025

LINGARAJ PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:09:05 +05'30'

LANDSCAPE CONSULTANT :-
Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-
PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-
T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-
RAJINDER KUMAR ASSOCIATES
ARCHITECTS PLANNERS DESIGNERS ENGINEERS
B -6 /17 SHOPPING CENTRE
SAFDARJUNG ENCLAVE
NEW DELHI 110029 INDIA.
T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

Ar. Dusmanta Kumar Swain
Regd. No.-CA/2002/28795
SOA, Empanelment No.-Ar/E2018/DA

MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)	AR. DUSMANTA KUMAR SWAIN. REGD NO:- CA/2002/28795
SIGNATURE OF OWNER & GPA HOLDER.	SIGNATURE OF ARCHITECT.

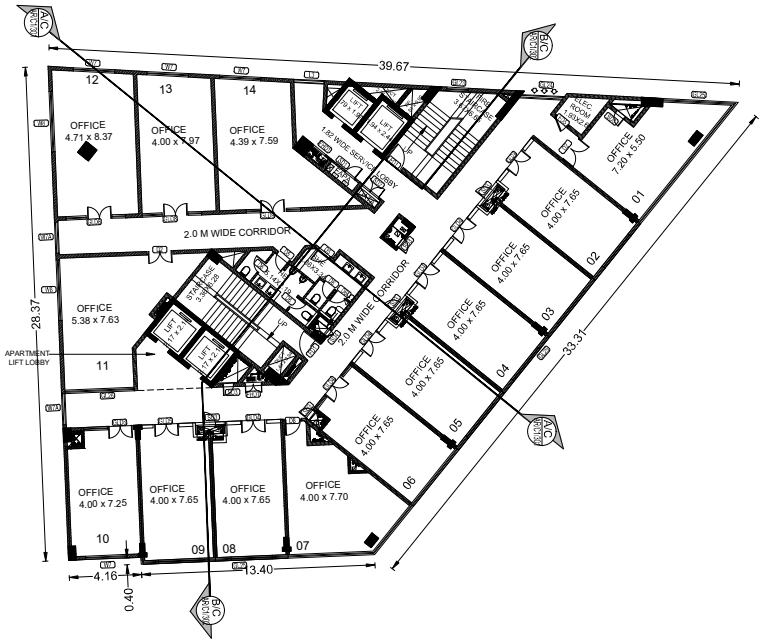
JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT
TOWER -1(2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9)
FOR M/S KHUSHI REALCON PVT.LTD ,
OVER PLOT NO - 210,199 , 209/1244 , 126,125/1242 , 125/1243/1844 ,124 , 21/746,
KHATA NO - 352/1205 , 352/1206 , 3/18 , 352/1226 , 54/102 , 352/1227 , 352/101 , 54/106 ,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

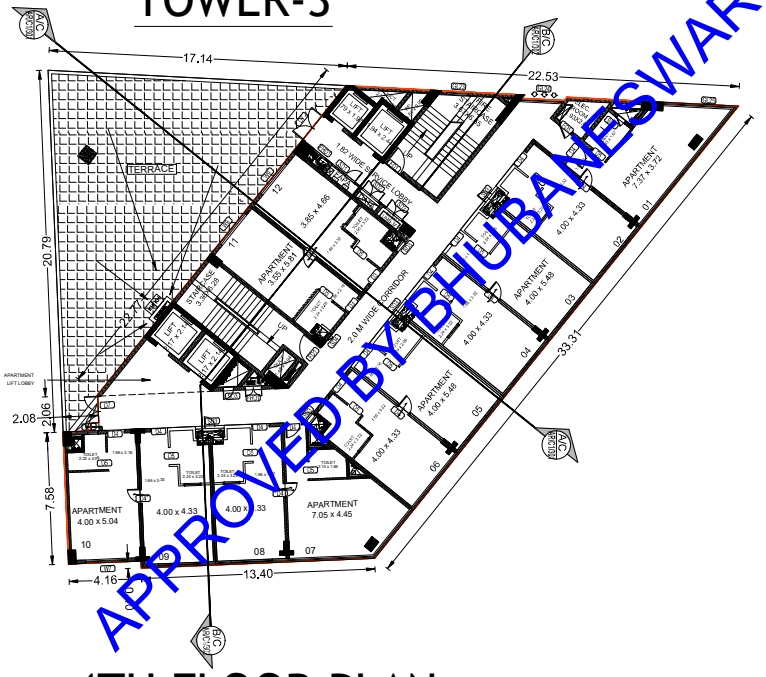
OWNER:-
1. MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

CONSULTANT:-
SARCHIS CONSULTANCY PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



3RD FLOOR PLAN
TOWER-3



4TH FLOOR PLAN
TOWER-3

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

AREA STATEMENT :-

PLOT AREA	=9877.92 SQ.MT.(2.44 ACRE.)
PARKING AREA-(2B)	
LOWER BASEMENT FL. AREA	=7742.23 SQ.MT.
SERVICE AREA	=1153.11 SQ.MT.
PARKING AREA	=6589.12 SQ.MT.
UPPER BASEMENT FL. AREA	=7165.10 SQ.MT.
SERVICE AREA	=602.98 SQ.MT.
PARKING AREA	=6562.12 SQ.MT.
TOTAL BUILT-UP AREA	=14907.33 SQ.MT
TOTAL PARKING AREA=	=13151.24 SQ.MT
TOTAL SERVICE AREA	=1756.09 SQ.MT.
TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)	
GROUND FLOOR AREA	=1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA	=393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA	=97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA	=1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA	=3150.99 SQ.MT.(EX. LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA	=14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT.
REFUGE BALCONY AREA	=347.50 SQ.MT.(NON-FAR)
19TH FLOOR AREA	=1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA	=2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X2)
REFUGE BALCONY AREA	=49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA	=1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA	=703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA	=11.95 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA	=505.20 SQ.MT.
TOTAL FAR AREA	=23412.78 SQ.MT.
TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)	
GROUND FLOOR AREA (EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)	=1239.54 SQ.MT.
PARKING AREA	=442.86 SQ.MT.(NON-FAR)
SERVICE AREA	=21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA	=281.90 SQ.MT.
FIRST FLOOR AREA	=1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA	=910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA	=659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA	=749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA (5TH TO 18TH FLOOR)	=10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA) (719.43 X 14) SQ.MT.
REFUGE BALCONY AREA	=461.30 SQ.MT.
19TH FLOOR AREA	=750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA	=63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA	=2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA) (719.43 X 3) SQ.MT.
REFUGE BALCONY AREA	=98.85 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=18053.14 SQ.MT.
TOTAL PARKING AREA	=442.86 SQ.MT.
TOTAL SERVICE AREA	=303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=623.97 SQ.MT.
TOTAL FAR AREA	=16216.9 SQ.MT.
TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)	
GROUND FLOOR AREA	=621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA	=556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA	=746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA	=366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA	=755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA	=613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA	=40.68 SQ.MT.
7TH TO 9TH FLOOR AREA	=1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.MT.
TOTAL BUILT UP AREA	=6525.18 SQ.MT.
TOTAL SERVICE AREA	=366.40 SQ.MT.
FIRE STAIRCASE AREA	=(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=40.68 SQ.MT.
TOTAL FAR AREA	=5895.10 SQ.MT.
GRAND TOTAL FAR AREA	=45524.78 SQ.MT.
GRAND TOTAL PARKING AREA	=13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA	=2819.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA	=1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA	=1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA	=64402.36 SQ.MT.
FAR	=4.60
PARKING AREA REQUIRED	
(2591.32+97.03)=2688.35 X 40%	=1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25%	=10709.10 SQ.MT.
TOTAL	= 11784.44 SQ.MT.
PARKING AREA PROVIDED	=13594.10 SQ.MT.
NO. OF RECHARGE PITS	=31 NOS OF 6 CBM EACH
NO. OF TREES	=124 NOS.
NO. OF DWELLING UNIT	=278 NOS.
COMMERCIAL SPACE	=2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE	=42836.43 SQ.MT. (95.08%)
GROUND COVERAGE	=3094.87 SQ.MT. (31.33%)
BASE FAR (2.00)	=19755.84 SQ.MT.
MIG FAR (0.25)	=2469.48 SQ.MT.
PURCHASEABLE FAR	=23299.46 SQ.MT.
EWS REQUIRED	=2844.49 SQ.MT.
COMMUNITY AREA	=1993.53 SQ.MT.

SHEET NO :- 14

PERMISSION GRANTED UNDER SEC 16(3) OF ODA ACT 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. ANB/3398/2022 DATED : 31/03/2022 PERMISSION IS VALID TILL 30/03/2025

LINGARAJ J PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:09:20 +05'30'

LANDSCAPE CONSULTANT :-
Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-
PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-
T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-
RAJINDER KUMAR ASSOCIATES
ARCHITECTS PLANNERS DESIGNERS ENGINEERS
B -6 /17 SHOPPING CENTRE
SAFDARJUNG ENCLAVE
NEW DELHI 110029 INDIA.
T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

Ar. Dusmanta Kumar Swain
Regd. No.-CA/2002/28795
SOA, Empanelment No.-Ar/R2018/DA

MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)	AR. DUSMANTA KUMAR SWAIN. REGD NO:- CA/2002/28795
SIGNATURE OF OWNER & GPA HOLDER.	SIGNATURE OF ARCHITECT.

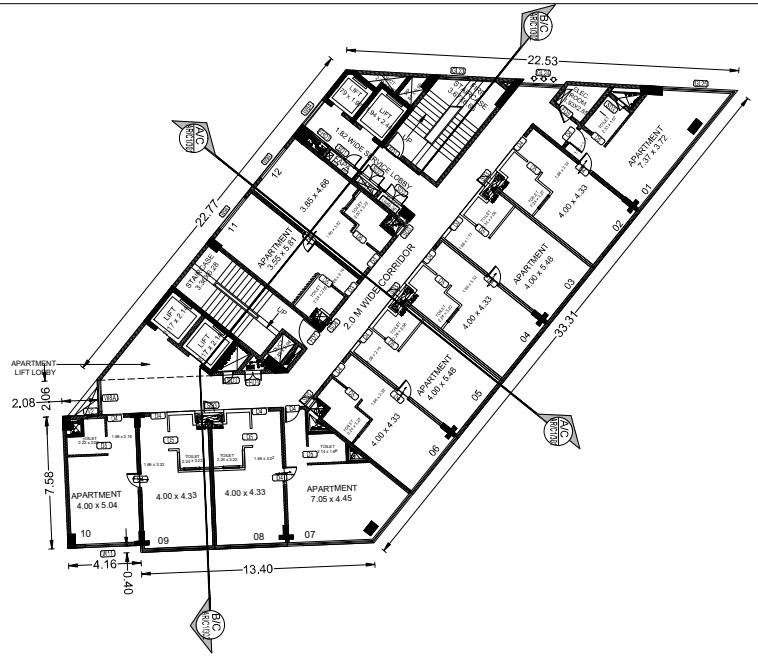
JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT TOWER -1(2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9) FOR M/S KHUSHI REALCON PVT.LTD , OVER PLOT NO - 210,199 , 209/1244 , 126,125/1242 , 125/1243/1844 ,124 , 21/1746, KHATA NO - 352/205 , 352/1206 , 3/18 , 352/1226 , 54/102 , 352/1227 , 352/101 , 54/106 , MOUZA - PAHALA , TAHASIL - BHUBANESWAR , DIST. - KHURDA .

OWNER:-
1. MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

CONSULTANT:-
SARCHIS CONSULTANCY PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



TYPICAL FLOOR PLAN (5TH,7th TO 9TH) TOWER-3

6TH FLOOR PLAN TOWER-3

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

AREA STATEMENT :-

PLOT AREA	=9877.92 SQ.MT.(2.44 ACRE.)
PARKING AREA-(2B)	
LOWER BASEMENT FL. AREA	=7742.23 SQ.MT.
SERVICE AREA	=1153.11 SQ.MT.
PARKING AREA	=6589.12 SQ.MT.
UPPER BASEMENT FL. AREA	=7165.10 SQ.MT.
SERVICE AREA	=602.98 SQ.MT.
PARKING AREA	=6562.12 SQ.MT.
TOTAL BUILT-UP AREA	=14907.33 SQ.MT
TOTAL PARKING AREA=	=13151.24 SQ.MT
TOTAL SERVICE AREA	=1756.09 SQ.MT.
TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)	
GROUND FLOOR AREA	=1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA	=393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA	=97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA	=1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA	=3150.99 SQ.MT.(EX. LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA	=14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT.
REFUGE BALCONY AREA	=347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA	=1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA	=2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X2)
REFUGE BALCONY AREA	=49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA	=1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA	=703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA	=11.95 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA	=505.20 SQ.MT.
TOTAL FAR AREA	=23412.78 SQ.MT.
TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)	
GROUND FLOOR AREA (EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)	=1239.54 SQ.MT.
PARKING AREA	=442.86 SQ.MT.(NON-FAR)
SERVICE AREA	=21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA	=281.90 SQ.MT.
FIRST FLOOR AREA	=1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA	=910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA	=659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA	=749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA (5TH TO 18TH FLOOR)	=10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA) (719.43 X 14) SQ.MT.
REFUGE BALCONY AREA	=461.30 SQ.MT.
19TH FLOOR AREA	=750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA	=63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA	=2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA) (719.43 X 3) SQ.MT.
REFUGE BALCONY AREA	=98.85 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=18053.14 SQ.MT.
TOTAL PARKING AREA	=442.86 SQ.MT.
TOTAL SERVICE AREA	=303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=623.97 SQ.MT.
TOTAL FAR AREA	=16216.9 SQ.MT.
TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)	
GROUND FLOOR AREA	=621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA	=556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA	=746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA	=366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA	=755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA	=613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA	=40.68 SQ.MT.
7TH TO 9TH FLOOR AREA	=1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.MT.
TOTAL BUILT UP AREA	=6525.18 SQ.MT.
TOTAL SERVICE AREA	=366.40 SQ.MT.
FIRE STAIRCASE AREA	=(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=40.68 SQ.MT.
TOTAL FAR AREA	=5895.10 SQ.MT.
GRAND TOTAL FAR AREA	=45524.78 SQ.MT.
GRAND TOTAL PARKING AREA	=13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA	=2819.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA	=1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA	=1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA	=64402.36 SQ.MT.
FAR	=4.60
PARKING AREA REQUIRED	
(2591.32+97.03)+2688.35 X 40%	=1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25%	=10709.10 SQ.MT.
TOTAL	= 11784.44 SQ.MT.
PARKING AREA PROVIDED	=13594.10 SQ.MT.
NO. OF RECHARGE PITS	=31 NOS OF 6 CBM EACH
NO. OF TREES	=124 NOS.
NO. OF DWELLING UNIT	=278 NOS.
COMMERCIAL SPACE	=2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE	=42836.43 SQ.MT. (95.08%)
GROUND COVERAGE	=3094.87 SQ.MT. (31.33%)
BASE FAR (2.00)	=19755.84 SQ.MT.
MIG FAR (0.25)	=2469.48 SQ.MT.
PURCHASEABLE FAR	=23299.46 SQ.MT.
EWS REQUIRED	=2844.49 SQ.MT.
COMMUNITY AREA	=1993.53 SQ.MT.

SHEET NO :- 15

PERMISSION GRANTED UNDER SEC.16(3) OF ODA ACT 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. ANB/3398/2022 DATED : 31/03/2022 PERMISSION IS VALID TILL 30/03/2025

LINGARAJ J PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:09:38 +05'30'

LANDSCAPE CONSULTANT :-

Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-

PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RAJINDER KUMAR ASSOCIATES
ARCHITECTS PLANNERS DESIGNERS ENGINEERS
B -6 /17 SHOPPING CENTRE
SAFDARJUNG ENCLAVE
NEW DELHI 110029 INDIA.
T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For, Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)	AR. DUSMANTA KUMAR SWAIN. REGD NO:- CA/2002/28795
SIGNATURE OF OWNER & GPA HOLDER.	SIGNATURE OF ARCHITECT.

JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT TOWER -1(2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9) FOR M/S KHUSHI REALCON PVT.LTD , OVER PLOT NO - 210,199 , 209/1244 , 126,125/1242 , 125/1243/1844 ,124 ,21/746, KHATA NO - 352/205 , 352/1206 , 5/98 , 352/1226 , 54/102 , 352/1227 , 352/101 , 54/106 , MOUZA - PAHALA , TAHASIL - BHUBANESWAR , DIST. - KHURDA .

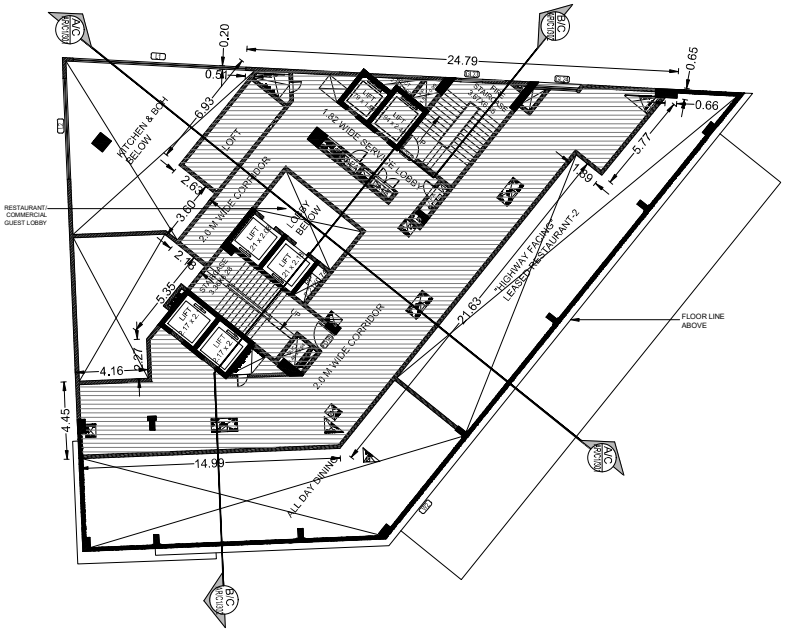
OWNER:-

1. MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

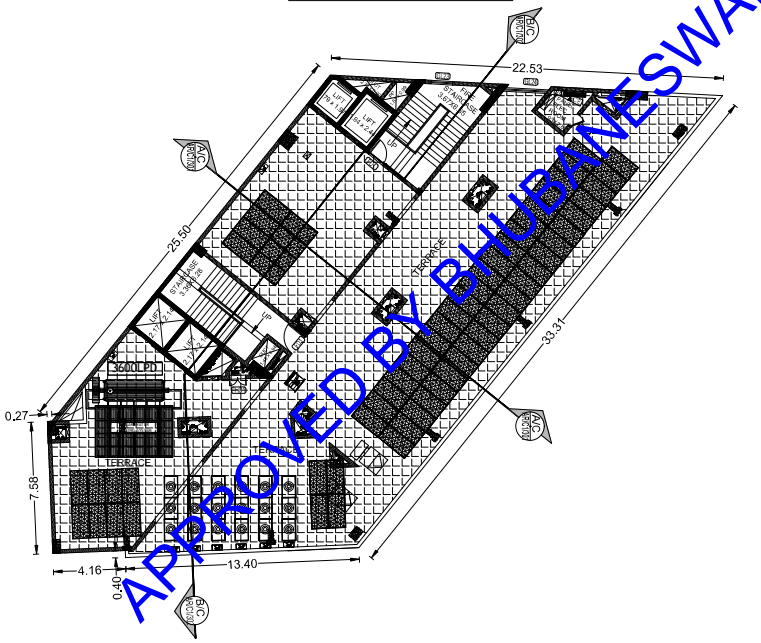
CONSULTANT:-

SARCHIS CONSULTANCY PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



SERVICE FLOOR PLAN
TOWER-3



TERRACE FLOOR PLAN
TOWER-3

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

AREA STATEMENT :-

PLOT AREA	=9877.92 SQ.MT.(2.44 ACRE.)
PARKING AREA-(2B)	
LOWER BASEMENT FL. AREA	=7742.23 SQ.MT.
SERVICE AREA	=1153.11 SQ.MT.
PARKING AREA	=6589.12 SQ.MT.
UPPER BASEMENT FL. AREA	=7165.10 SQ.MT.
SERVICE AREA	=602.98 SQ.MT.
PARKING AREA	=6562.12 SQ.MT.
TOTAL BUILT-UP AREA	=14907.33 SQ.MT
TOTAL PARKING AREA=	=13151.24 SQ.MT
TOTAL SERVICE AREA	=1756.09 SQ.MT.
TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)	
GROUND FLOOR AREA	=1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA	=393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA	=97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA	=1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA	=3150.99 SQ.MT.(EX. LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA	=14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT.
REFUGE BALCONY AREA	=347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA	=1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
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20TH TO 21ST FLOOR AREA	=2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X2)
REFUGE BALCONY AREA	=49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA	=1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA	=703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA	=11.95 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA	=505.20 SQ.MT.
TOTAL FAR AREA	=23412.78 SQ.MT.
TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)	
GROUND FLOOR AREA (EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)	=1239.54 SQ.MT.
PARKING AREA	=442.86 SQ.MT.(NON-FAR)
SERVICE AREA	=21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA	=281.90 SQ.MT.
FIRST FLOOR AREA	=1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA	=910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA	=659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA	=749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA (5TH TO 18TH FLOOR)	=10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA) (719.43 X 14) SQ.MT.
REFUGE BALCONY AREA	=461.30 SQ.MT.
19TH FLOOR AREA	=750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA	=63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA	=2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA) (719.43 X 3) SQ.MT.
REFUGE BALCONY AREA	=98.85 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=18053.14 SQ.MT.
TOTAL PARKING AREA	=442.86 SQ.MT.
TOTAL SERVICE AREA	=303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=623.97 SQ.MT.
TOTAL FAR AREA	=16216.9 SQ.MT.
TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)	
GROUND FLOOR AREA	=621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA	=556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA	=746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA	=366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA	=755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA	=613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA	=40.68 SQ.MT.
7TH TO 9TH FLOOR AREA	=1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.MT.
TOTAL BUILT UP AREA	=6525.18 SQ.MT.
TOTAL SERVICE AREA	=366.40 SQ.MT.
FIRE STAIRCASE AREA	=(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=40.68 SQ.MT.
TOTAL FAR AREA	=5895.10 SQ.MT.
GRAND TOTAL FAR AREA	=45524.78 SQ.MT.
GRAND TOTAL PARKING AREA	=13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA	=2819.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA	=1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA	=1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA	=64402.36 SQ.MT.
FAR	=4.60
PARKING AREA REQUIRED	
(2591.32+97.03)=2688.35 X 40%	=1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25%	=10709.10 SQ.MT.
TOTAL	= 11784.44 SQ.MT.
PARKING AREA PROVIDED	=13594.10 SQ.MT.
NO. OF RECHARGE PITS	=31 NOS OF 6 CBM EACH
NO. OF TREES	=124 NOS.
NO. OF DWELLING UNIT	=278 NOS.
COMMERCIAL SPACE	=2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE	=42836.43 SQ.MT. (95.08%)
GROUND COVERAGE	=3094.87 SQ.MT. (31.33%)
BASE FAR (2.00)	=19755.84 SQ.MT.
MIG FAR (0.25)	=2469.48 SQ.MT.
PURCHASEABLE FAR	=23299.46 SQ.MT.
EWS REQUIRED	=2844.49 SQ.MT.
COMMUNITY AREA	=1993.53 SQ.MT.

SHEET NO :- 16

PERMISSION GRANTED UNDER SEC.16(3) OF ODA ACT 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. ANB/3398/2022 DATED : 31/03/2022 PERMISSION IS VALID TILL 30/03/2025

LINGARAJ PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:09:54 +05'30'

LANDSCAPE CONSULTANT :-
Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-
PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-
T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-
RAJINDER KUMAR ASSOCIATES
ARCHITECTS PLANNERS DESIGNERS ENGINEERS
B -6 /17 SHOPPING CENTRE
SAFDARJUNG ENCLAVE
NEW DELHI 110029 INDIA.
T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For, Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

Ar. Dusmanta Kumar Swain
Regd. No.-CA/2002/28795
SOA, Empanelment No.-Ark/B2018/0A

MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)	AR. DUSMANTA KUMAR SWAIN. REGD NO:- CA/2002/28795
SIGNATURE OF OWNER & GPA HOLDER.	SIGNATURE OF ARCHITECT.

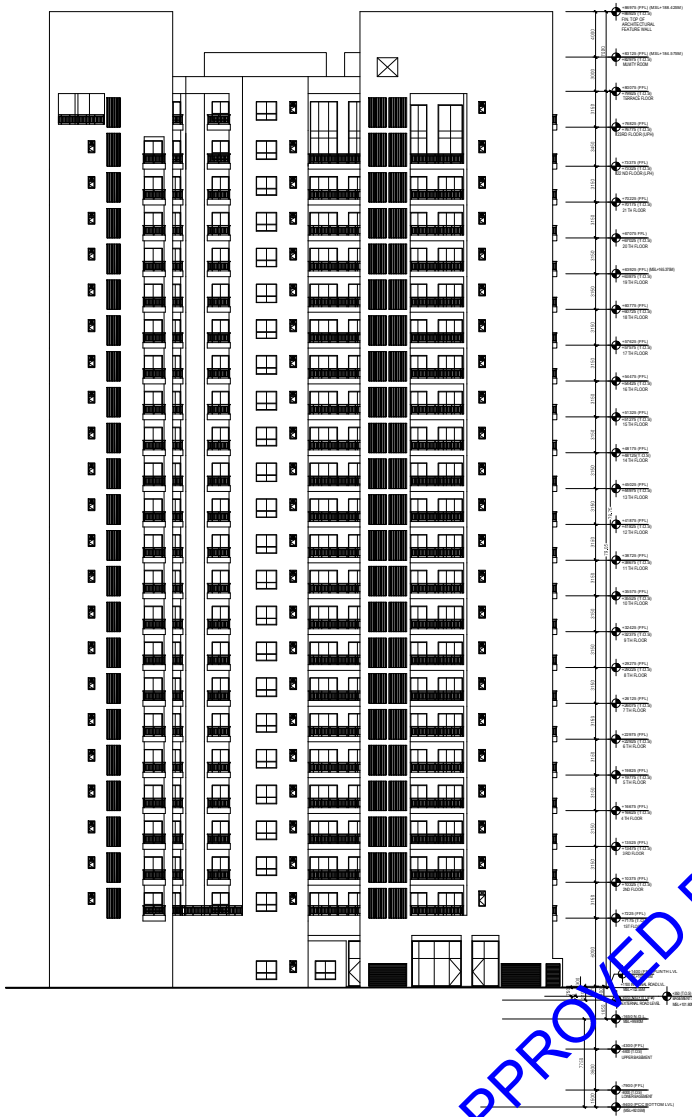
JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT
TOWER -1(2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9)
FOR M/S KHUSHI REALCON PVT.LTD ,
OVER PLOT NO - 210,199 , 209/1244 , 126,125/1242 , 125/1243/1844 ,124 ,21/746,
KHATA NO - 352/1205 , 352/1206 , 5/18 , 352/1226 , 54/102 , 352/1227 , 352/101 , 54/106 ,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

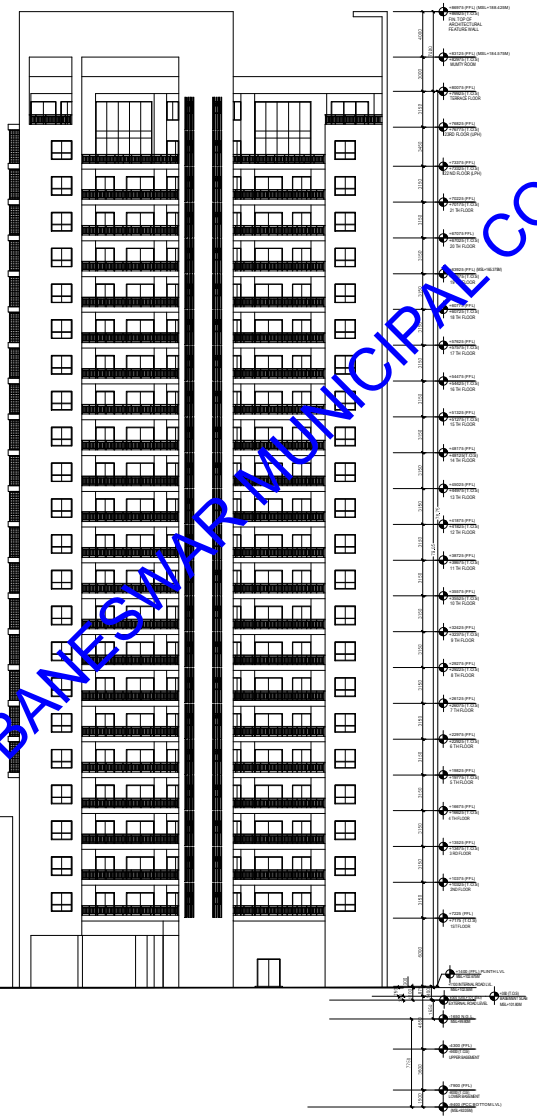
OWNER:-
1. MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

CONSULTANT:-
SARCHIS CONSULTANCY PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



ELEVATION-A
TOWER-1



ELEVATION-B
TOWER-1

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

DOOR & WINDOW SCHEDULE ALL TOWERS

S.NO.	TYPE	WIDTH	CILL	LINTEL	LOCATION	LOCATION TO	TOTAL COUNT
1	D1	1200		2250	MAIN DOOR		110
2	D2	1000		2150	ROOM		488
3	D3	800		2150	TOILET		666
4	D4	850		2250	DRC/DRY		55
5	D5	800		2250	SERVANT		110
1	W1	2400	600	2250	ROOM		110
2	W2	2100	600	2250	ROOM		44
3	W3	1800	600	2250	ROOM		88
4	W4	1500	600	2250	LSB/ROOM		22
5	W5	1120	600	2250	LSC/ROOM		22
6	W6	1200	600	2250	LSC/ROOSTORE/ASE		22
7	W7	900	600	2250	BLW/ROOM		22
8	W8	900	600	2250	TOILEET		44
9	W9	600	600	2250	UPR/BR		44
10	W10	1050	600	2250	BTW/LUN		44
1	SW1	2400		2250	LIVING		110
2	SW2	2100		2250	LIVING		44
3	SW3	1800		2250	ROOM		22
4	SW4	1500	*	2250	BTR/HBN		66
5	SW5	1200	*	2250	M.B./BR/BTV/VN		22
6	SW6	1200	*	2250	LSD BTV/HBN		44
7	SW7	1200	*	2250	LSB BTV/HBN		44
8	SW8	2100		2250	T1		44
9	SW9	2100		2250	T1		88
10	SW10	2050		2250	T1		44
11	SW11	1800		2250	T1		44
12	SW12	1500		2250	T1		22
13	SW13	1200		2250	T1		22
14	SW14	4400		5400	T1/F4		22
15	SW15	2050		5400	T1/F4		44
16	SW16	2400		5400	T1/F4		22
17	SW17	2150		5400	T1/F4		22
18	SW18	1750		5400	SWR/F4		22
19	SW19	1700		2250	T1 / F4	BED ROOM	22
20	SW20	2400		2250	T1 / F4	BED ROOM	22
21	SW21	2100		2250	T1 / F4	BED ROOM	22
22	SW22	2250		2250	T1 / F4	BED ROOM	22
1	D21	1250		2150	STAIRCASE		
2	D22	1050		2150	ELEC. ROOM		
3	D23	800		2150	LV ROOM		
4	D24	1000		2150	STAIRRS		
1	W21	3100	X	4000	LOBBY		
2	W22	2800	X	4000	LOBBY		
3	W23	2100	X	4000	LIFT LOBBY		
4	W24	2150	X	4000	LIFT LOBBY		
5	W25	1200	X	4000	LIFT LOBBY		
6	W26	2500	X	4000	STORE		
7	W27	1600	X	4000	STORE		
8	W28	1120	X	4000	LOUNGRY		
10	W30	2300	X	4000	KRCHE		
11	W31	2120	X	4000	ENT. LOBBY		
12	W32	2000	X	4000	WSHAIRS		
13	W33	3100	X	4000	WSHAIRS		
14	W34	2100	X	4000	WSHAIRS		
15	W35	4200	X	4000	WSHAIRS		
16	W36	1100	X	4000	WSHAIRS		
17	W37	3600	X	4000	SNT LOBBY		
1	V1	600	600	2250			330
2	V2	450	1200	2250			22
3	V3	450	1200	2250			22
1	FRC	950	500	2150	FRC		6
1	G11	3475		4575	GROUND		
2	G12	6225		4575	GROUND		
3	G13	4600		4575	GROUND		
4	G14	2200		4575	GROUND		
5	G15	3425		4575	GROUND		

AREA STATEMENT :-

PLOT AREA =9877.92 SQ.MT.(2.44 ACRE.)

PARKING AREA-(2B)
LOWER BASEMENT FL. AREA =7742.23 SQ.MT.
SERVICE AREA =1153.11 SQ.MT.
PARKING AREA =6589.12 SQ.MT.

UPPER BASEMENT FL. AREA =7165.10 SQ.MT.
SERVICE AREA =602.98 SQ.MT.
PARKING AREA =6562.12 SQ.MT.

TOTAL BUILT-UP AREA =14907.33 SQ.MT
TOTAL PARKING AREA= =13151.24 SQ.MT
TOTAL SERVICE AREA =1756.09 SQ.MT.

TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)
GROUND FLOOR AREA =1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA =393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA =97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA =1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA =3150.99 SQ.MT.(EX. LIFT,DUCT)
(1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA =14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
(1050.33X14) SQ.MT
REFUGE BALCONY AREA =347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA =1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA =73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA =2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
(1050.33X2)
REFUGE BALCONY AREA =49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA =1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA =22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA =703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA =11.95 SQ.MT.(NON-FAR)

TOTAL BUILT UP AREA =24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA =25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA =505.20 SQ.MT
TOTAL FAR AREA =23412.78 SQ.MT.

TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)
GROUND FLOOR AREA =1239.54 SQ.MT.
(EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)
PARKING AREA =442.86 SQ.MT.(NON-FAR)
SERVICE AREA =21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA =281.90 SQ.MT.
FIRST FLOOR AREA =1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA =910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA =659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA =749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA
(5TH TO 18TH FLOOR) =10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA)
(719.43 X 14) SQ.MT.
REFUGE BALCONY AREA =461.30 SQ.MT.
19TH FLOOR AREA =750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA =63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA =2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA)
(719.43 X 3) SQ.MT.
REFUGE BALCONY AREA =98.85 SQ.MT.(NON-FAR)

TOTAL BUILT UP AREA =18053.14 SQ.MT.
TOTAL PARKING AREA =442.86 SQ.MT.
TOTAL SERVICE AREA =303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA =(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA =623.97 SQ.MT.
TOTAL FAR AREA =16216.9 SQ.MT.

TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)
GROUND FLOOR AREA =621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA =596.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA =746.94 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA =366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA =755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA =572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA =572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA =613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA =40.68 SQ.MT.
7TH TO 9TH FLOOR AREA =1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.)
(572.93X3) SQ.MT.

TOTAL BUILT UP AREA =6525.18 SQ.MT.
TOTAL SERVICE AREA =366.40 SQ.MT.
FIRE STAIRCASE AREA =(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA =40.68 SQ.MT.
TOTAL FAR AREA =5895.10 SQ.MT.(NON-FAR)

GRAND TOTAL FAR AREA =45524.78 SQ.MT.
GRAND TOTAL PARKING AREA =13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA =2619.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA =1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA =1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA =84402.36 SQ.MT.

FAR =4.60

PARKING AREA REQUIRED
(2591.32+97.03=2688.35 X 40% =1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25% =10709.10 SQ.MT.
TOTAL = 11784.44 SQ.MT.

PARKING AREA PROVIDED =13594.10 SQ.MT.
NO. OF RECHARGE PITS =31 NOS OF 6 CBM EACH
NO. OF TREES =124 NOS.
NO. OF DWELLING UNIT =278 NOS.

COMMERCIAL SPACE =2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE =42836.43 SQ.MT. (95.08%)
GROUND COVERAGE =3094.87 SQ.MT. (31.33%)

BASE FAR (2.00) =19755.84 SQ.MT.
M/G FAR (0.25) =2469.48 SQ.MT.
PURCHASEABLE FAR =23299.48 SQ.MT.

EWS REQUIRED =2844.49 SQ.MT.

COMMUNITY AREA =1993.53 SQ.MT.

SHEET NO :- 17

N E S W

PERMISSION GRANTED
UNDER SEC-16(3) OF
ODA ACT 1982 SUBJECT
TO CONDITIONS CONTAINED
IN LETTER NO. ANB/3398/2022
DATED : 31/03/2022
PERMISSION IS VALID
TILL 30/03/2025

LINGARAJ PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:10:13 +05'30'

LANDSCAPE CONSULTANT :-

Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-

PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RKA

RAJINDER KUMAR ASSOCIATES
ARCHITECTS B -6 /17 SHOPPING CENTRE
PLANNERS SAFDARJUNG ENCLAVE
DESIGNERS NEW DELHI 110029 INDIA.
ENGINEERS T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For, Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

Ar. Dusmanta Kumar Swain
Regd. No.-CA/2002/28795
IUA, Empanelment No.AUD/IBA

MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)	AR. DUSMANTA KUMAR SWAIN. REGD NO.- CA/2002/28795
SIGNATURE OF OWNER & GPA HOLDER.	SIGNATURE OF ARCHITECT.

JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT
TOWER -1 (2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9)
FOR M/S KHUSHI REALCON PVT.LTD ,
OVER PLOT NO - 210,199 ,209/244 ,126,125/242 ,122/243/1844 ,124 ,21)/746,
KHATA NO - 352/205 , 352/206 , 56/98 , 352/226 , 56/02 , 352/227 , 352/01 , 56/06 ,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

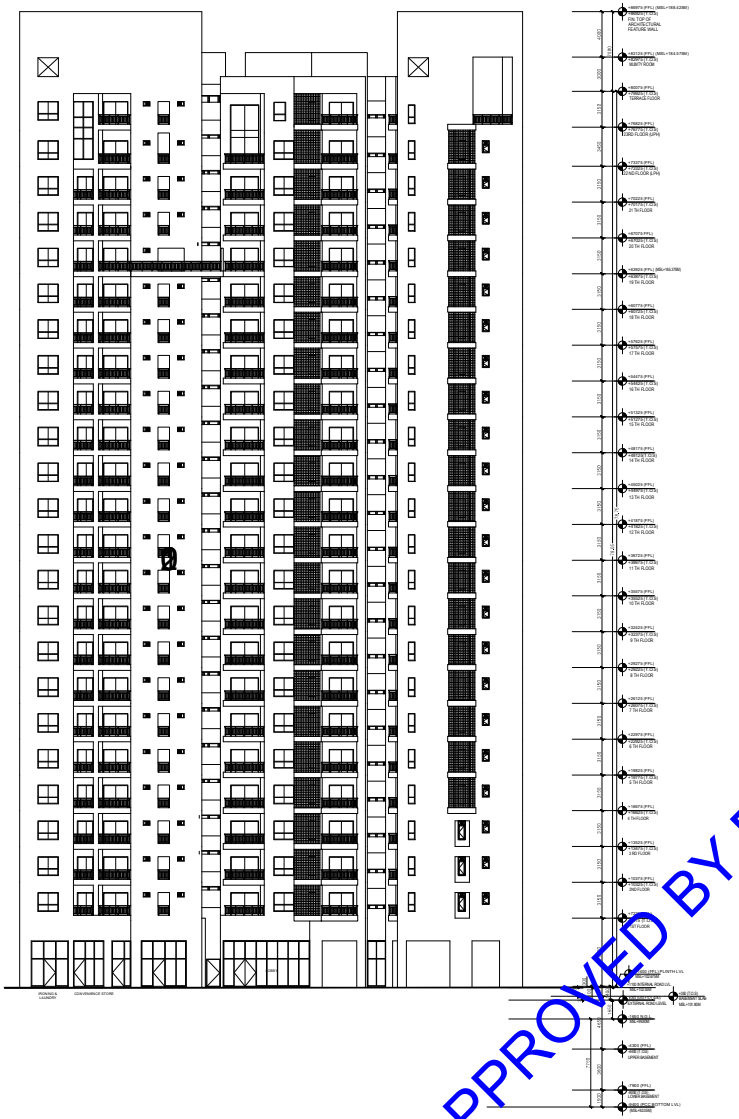
OWNER:-

1. MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

CONSULTANT:-

SARCHIS CONSULTANCY
PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



ELEVATION-C
TOWER-1

ELEVATION-D
TOWER-1

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

DOOR & WINDOW SCHEDULE ALL TOWERS

S.NO.	TYPE	WIDTH	CILL	UNITS	LOCATION	LOCATION TYPE	TOTAL COUNT
1	D1	1200		2556	MAIN DOOR		156
2	D2	1000		2556	ROOM		468
3	D3	800		2556	TOILET		666
4	D4	850		2556	SHG/DRY		30
5	D5	800		2556	SERVANT		156
1	W1	2400	600	2556	ROOM		156
2	W2	2100	600	2556	ROOM		42
3	W3	1800	600	2556	ROOM		84
4	W4	1500	600	2556	LSR/ROOM		22
5	W5	1200	600	2556	LSC/ROOM		22
6	W6	1200	600	2556	LSC/ROOTBREAKE		22
7	W7	900	600	2556	MUNROOM		22
8	W8	900	600	2556	STLOT		42
9	W9	600	600	2556	PPURR		42
10	W10	1050	600	2556	PTSTLUR		42
1	DW1	2400		2556	LIVING		114
2	DW2	2100		2556	LIVING		42
3	DW3	1800		2556	ROOM		22
4	DW4	1500	*	2556	KITCHEN		90
5	DW5	1200	*	2556	M.B.RROOTCHN		22
6	DW6	1200	*	2556	CSD KITCHEN		42
7	DW7	1200	*	2556	CSB KITCHEN		42
8	DW8	1200		2556	TS		42
9	DW9	1200		2556	TS		42
10	DW10	1050		2556	TS		42
11	DW11	1050		2556	TS		42
12	DW12	1050		2556	TS		42
13	DW13	1050		2556	TS		42
14	DW14	1050		2556	TS		42
15	DW15	1050		2556	TS		42
16	DW16	1050		2556	TS		42
17	DW17	1050		2556	TS		42
18	DW18	1050		2556	TS		42
19	DW19	1050		2556	TS		42
20	DW20	1050		2556	TS / PR	SEO ROOM	22
21	DW21	1050		2556	TS / PR	SEO ROOM	22
22	DW22	1050		2556	TS / PR	SEO ROOM	22
23	DW23	1050		2556	TS / PR	SEO ROOM	22
24	DW24	1050		2556	TS / PR	SEO ROOM	22
1	FD1	1200		2556	STAIRCASE		
2	FD2	1050		2556	FLOC. ROOM		
3	FD3	800		2556	LV ROOM		
4	FD4	1000		2556	STRAIRRS		
1	WG1	3100	X	4000	LOBBY		
2	WG2	2800	X	4000	LOBBY		
3	WG3	2500	X	4000	LOBBY		
4	WG4	2150	X	4000	1ST LOBBY		
5	WG5	1950	X	4000	1ST LOBBY		
6	WG6	2500	X	4000	STORE		
7	WG7	3600	X	4000	STORE		
8	WG8	3150	X	4000	LOUNGRT		
10	WG10	2300	X	4000	CRECHE		
11	WG11	2125	X	4000	INT. LOBBY		
12	WG12	2050	X	4000	SEO GAMES		
13	WG13	3100	X	4000	SEO GAMES		
14	WG14	2500	X	4000	SEO GAMES		
15	WG15	4350	X	4000	TOTMAGERS		
16	WG16	1150	X	4000	TOTMAGERS		
17	WG17	3600	X	4000	INT LOBBY		
1	V1	600	600	2556			156
2	V2	450	1200	2556			42
3	V3	450	1200	2556			22
1	FIC	950	500	2556	FIC		42
1	EG1	3475		4X/EC	GROUND		
2	EG2	4125		4X/EC	GRPOND		
3	EG3	4600		4X/EC	GROUND		
4	EG4	2200		4X/EC	GROUND		
5	EG5	3425		4X/EC	GROUND		

AREA STATEMENT :-

PLOT AREA =9877.92 SQ.MT.(2.44 ACRE.)

PARKING AREA-(2B)
LOWER BASEMENT FL. AREA =7742.23 SQ.MT.
SERVICE AREA =1153.11 SQ.MT.
PARKING AREA =6589.12 SQ.MT.

UPPER BASEMENT FL. AREA =7165.10 SQ.MT.
SERVICE AREA =602.98 SQ.MT.
PARKING AREA =6562.12 SQ.MT.

TOTAL BUILT-UP AREA =14907.33 SQ.MT
TOTAL PARKING AREA= =13151.24 SQ.MT
TOTAL SERVICE AREA =1756.09 SQ.MT.

TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)
GROUND FLOOR AREA =1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA =393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA =97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA =1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA =3150.99 SQ.MT.(EX. LIFT,DUCT)
(1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA =14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
(1050.33X14) SQ.MT
REFUGE BALCONY AREA =347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA =1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA =73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA =2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
(1050.33X2)
REFUGE BALCONY AREA =49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA =1051.66 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA =22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA =703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA =11.95 SQ.MT.(NON-FAR)

TOTAL BUILT UP AREA =24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA =25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA =505.20 SQ.MT
TOTAL FAR AREA =23412.78 SQ.MT.

TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)
GROUND FLOOR AREA =1239.54 SQ.MT.
(EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)
PARKING AREA =442.86 SQ.MT.(NON-FAR)
SERVICE AREA =21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA =281.90 SQ.MT.
FIRST FLOOR AREA =1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA =910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA =659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA =749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA
(5TH TO 18TH FLOOR) =10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA)
(719.43 X 14) SQ.MT.
REFUGE BALCONY AREA =461.30 SQ.MT.
19TH FLOOR AREA =750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA =63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA =2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA)
(719.43 X 3) SQ.MT.
REFUGE BALCONY AREA =98.85 SQ.MT.(NON-FAR)

TOTAL BUILT UP AREA =18053.14 SQ.MT.
TOTAL PARKING AREA =442.86 SQ.MT.
TOTAL SERVICE AREA =303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA =(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA =623.97 SQ.MT.
TOTAL FAR AREA =16216.9 SQ.MT.

TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)
GROUND FLOOR AREA =621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA =556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA =746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA =366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA =755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA =572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA =572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA =613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA =40.68 SQ.MT.
7TH TO 9TH FLOOR AREA =1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.)
(572.93X3) SQ.MT.

TOTAL BUILT UP AREA =6525.18 SQ.MT.
TOTAL SERVICE AREA =366.40 SQ.MT.
FIRE STAIRCASE AREA =(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA =40.68 SQ.MT.
TOTAL FAR AREA =5895.10 SQ.MT.

GRAND TOTAL FAR AREA =45524.78 SQ.MT.
GRAND TOTAL PARKING AREA =13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA =2619.45 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA =1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA =1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA =64402.36 SQ.MT.

FAR =4.60

PARKING AREA REQUIRED
(2591.32+97.03)=2688.35 X 40% =1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25% =10709.10 SQ.MT.
TOTAL = 11784.44 SQ.MT.

PARKING AREA PROVIDED =13594.10 SQ.MT.
NO. OF RECHARGE PITS =31 NOS.OF 6 CBM EACH
NO. OF TREES =124 NOS.
NO. OF DWELLING UNIT =278 NOS.

COMMERCIAL SPACE =2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE =42836.43 SQ.MT. (95.08%)
GROUND COVERAGE =3094.87 SQ.MT. (31.33%)

BASE FAR (2.00) =19755.84 SQ.MT.
M/G FAR (0.25) =2469.48 SQ.MT.
PURCHASEABLE FAR =23299.46 SQ.MT.

EWS REQUIRED =2844.49 SQ.MT.

COMMUNITY AREA =1993.53 SQ.MT.

SHEET NO :- 18

PERMISSION GRANTED
UNDER SEC-16(3) OF
ODA ACT 1982 SUBJECT
TO CONDITIONS CONTAINED
IN LETTER NO. ANB/3398/2022
DATED : 31/03/2022
PERMISSION IS VALID
TILL 30/03/2025

LINGARAJ J PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:10:28 +05'30'

LANDSCAPE CONSULTANT :-

Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-

PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RAJINDER KUMAR ASSOCIATES
ARCHITECTS B -6 /17 SHOPPING CENTRE
PLANNERS SAFDARJUNG ENCLAVE
DESIGNERS NEW DELHI 110029 INDIA.
ENGINEERS T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For, Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

Ar. Dusmanta Kumar Swain
Regd. No.-CA/2002/28795
SOA, Empanelment No.A/0703BA

MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)	AR. DUSMANTA KUMAR SWAIN. REGD NO.- CA/2002/28795
SIGNATURE OF OWNER & GPA HOLDER.	SIGNATURE OF ARCHITECT.

JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT
TOWER -1 (2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9)
FOR M/S KHUSHI REALCON PVT.LTD ,
OVER PLOT N0 - 210,199 ,209/244 ,126,125/242 ,122/243/1844 ,124 ,21)/744,
KHATA NO - 352/205 , 352/206 , 56/98 , 352/226 , 56/02 , 352/227 , 352/01 , 56/06 ,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

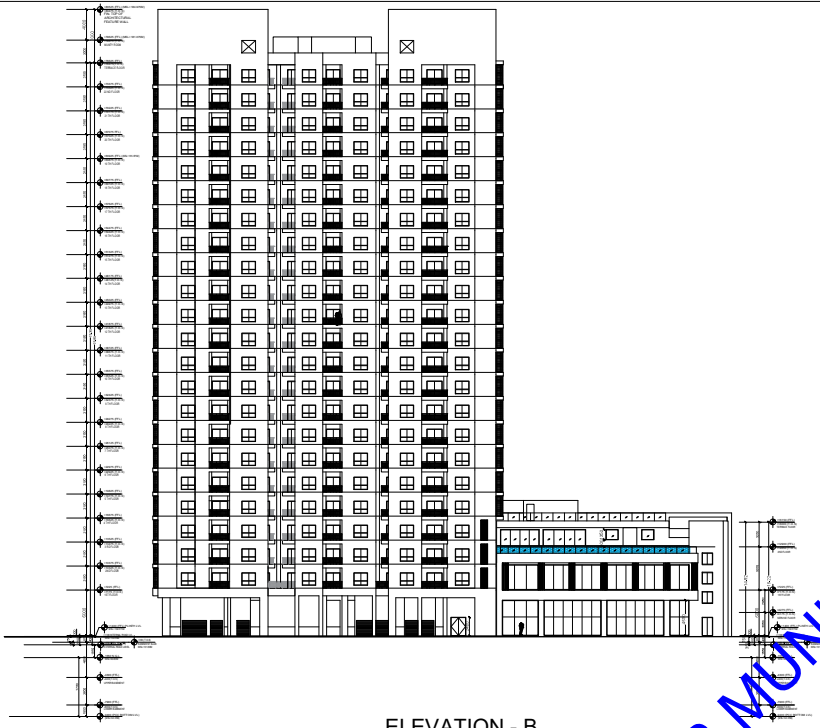
OWNER:-

1. MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

CONSULTANT:-

SARCHIS CONSULTANCY PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



ELEVATION - B
TOWER-2

ELEVATION - A
TOWER-2

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

2022-R WINDOW SCHEDULE ALL TOWERS

S.NO.	TYPE	WIDTH	CILL	LINTEL	LOCATION	LOCATION TYPE	TOTAL COUNT
1	D1	1200		2250	MAIN DOOR		110
2	D2	1000		2150	ROOM		400
3	D3	800		2150	TOILET		66
4	D4	850		2250	DRC/DRY		50
5	D5	800		2150	SERVANT		110
1	W1	2400	600	2250	ROOM		110
2	W2	2100	600	2250	ROOM		40
3	W3	1800	600	2250	ROOM		88
4	W4	1500	600	2250	LIG/ROOM		22
5	W5	1120	600	2250	LIG/ROOM		22
6	W6	1200	600	2250	LIG/ROOSTERCASE		22
7	W7	900	600	2250	BLW/ROOM		22
8	W8	900	600	2250	STLOT		44
9	W9	600	600	2250	UPR/BR		44
10	W10	1050	600	2250	PTNT/LIB		44
1	SW1	2400		2250	LIVING		110
2	SW2	2100		2250	LIVING		44
3	SW3	1800		2250	ROOM		22
4	SW4	1500	*	2250	DTC/HTN		66
5	SW5	1200	*	2250	BLK-B/ROOT/VTN		22
6	SW6	1200	*	2250	LIG KITCHEN		44
7	SW7	1200	*	2250	DIR KITCHEN		22
8	SW8	2400		2250	T1		44
9	SW9	2400		2250	T1		88
10	SW10	2400		2250	T1		44
11	SW11	1800		2250	T1		44
12	SW12	1500		2250	T1		22
13	SW13	1200		2250	T1		22
14	SW14	4900		5000	T1/PR		22
15	SW15	2050		5000	T1/PR		44
16	SW16	2400		5000	T1/PR		22
17	SW17	2150		5000	T1/PR		22
18	SW18	1750		5000	SBR/PR		22
19	SW19	1700		2150	T1/PR	SEO ROOM	22
20	SW20	2400		2150	T1/PR	SEO ROOM	22
21	SW21	2400		2150	T1/PR	SEO ROOM	22
22	SW22	2200		2150	T1/PR	SEO ROOM	22
1	D21	1200		2150	STAIRCASE		
2	D22	1050		2150	ELEC. ROOM		
3	D23	800		2150	LV ROOM		
4	D24	1000		2150	S.TFAMILL		
1	W21	3100	0	4000	LOBBY		
2	W22	2800	0	4000	LOBBY		
3	W23	2100	0	4000	LOBBY		
4	W24	2150	0	4000	1ST LOBBY		
5	W25	1200	0	4000	1ST LOBBY		
6	W26	2500	0	4000	STORE		
7	W27	1600	0	4000	STORE		
8	W28	1120	0	4000	LIG/RCPT		
10	W210	2300	0	4000	ORCHE		
11	W211	2120	0	4000	INT. LOBBY		
12	W212	2000	0	4000	SEO GAMES		
13	W213	3100	0	4000	SEO GAMES		
14	W214	2100	0	4000	SEO GAMES		
15	W215	4200	0	4000	TEENAGERS		
16	W216	1100	0	4000	TEENAGERS		
17	W217	3600	0	4000	INT LOBBY		
1	V1	600	600	2250			198
2	V2	450	1200	2250			22
3	V3	450	1200	2250			22
1	FIRC	950	500	2150	FIRC		8
1	EG1	3475		4150	GROUND		
2	EG2	4225		4150	GROUND		
3	EG3	4000		4150	GROUND		
4	EG4	2200		4150	GROUND		
5	EG5	3425		4150	GROUND		

AREA STATEMENT :-

PLOT AREA =9877.92 SQ.MT.(2.44 ACRE.)

PARKING AREA-(2B)
LOWER BASEMENT FL. AREA =7742.23 SQ.MT.
SERVICE AREA =1153.11 SQ.MT.
PARKING AREA =6589.12 SQ.MT.

UPPER BASEMENT FL. AREA =7165.10 SQ.MT.
SERVICE AREA =602.98 SQ.MT.
PARKING AREA =6562.12 SQ.MT.

TOTAL BUILT-UP AREA =14907.33 SQ.MT
TOTAL PARKING AREA= =13151.24 SQ.MT
TOTAL SERVICE AREA =1756.09 SQ.MT.

TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)
GROUND FLOOR AREA =1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA =393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA =97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA =1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA =3150.99 SQ.MT.(EX. LIFT,DUCT)
(1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA =14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
(1050.33X14) SQ.MT
REFUGE BALCONY AREA =347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA =1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA =73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA =2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
(1050.33X2)
REFUGE BALCONY AREA =49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA =1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA =22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA =703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA =11.95 SQ.MT.(NON-FAR)

TOTAL BUILT UP AREA =24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA =25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA =505.20 SQ.MT
TOTAL FAR AREA =234.12.79 SQ.MT.

TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)
GROUND FLOOR AREA =1239.54 SQ.MT.
(EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)
PARKING AREA =442.86 SQ.MT.(NON-FAR)
SERVICE AREA =21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA =281.90 SQ.MT.
FIRST FLOOR AREA =1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA =910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA =659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA =749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA
(5TH TO 18TH FLOOR) =10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA)
(719.43 X 14) SQ.MT.
REFUGE BALCONY AREA =461.30 SQ.MT.
19TH FLOOR AREA =750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA =63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA =2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA)
(719.43 X 3) SQ.MT.
REFUGE BALCONY AREA =98.85 SQ.MT.(NON-FAR)

TOTAL BUILT UP AREA =18053.14 SQ.MT.
TOTAL PARKING AREA =442.86 SQ.MT.
TOTAL SERVICE AREA =303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA =(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA =623.97 SQ.MT.
TOTAL FAR AREA =16216.9 SQ.MT.

TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)
GROUND FLOOR AREA =621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA =596.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA =746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA =366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA =755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA =572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA =572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA =613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA =40.68 SQ.MT.
7TH TO 9TH FLOOR AREA =1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.)
(572.93X3) SQ.MT.

TOTAL BUILT UP AREA =6525.18 SQ.MT.
TOTAL SERVICE AREA =366.40 SQ.MT.
FIRE STAIRCASE AREA =(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA =40.68 SQ.MT.
TOTAL FAR AREA =5895.10 SQ.MT.

GRAND TOTAL FAR AREA =45524.78 SQ.MT.
GRAND TOTAL PARKING AREA =13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA =2619.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA =1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA =1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA =64402.36 SQ.MT.

FAR =4.60

PARKING AREA REQUIRED
(2591.32+97.03)=2688.35 X 40% =1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25% =10709.10 SQ.MT.
TOTAL = 11784.44 SQ.MT.

PARKING AREA PROVIDED =13594.10 SQ.MT.
NO. OF RECHARGE PITS =31 NOS OF 6 CBM EACH
NO. OF TREES =124 NOS.
NO. OF DWELLING UNIT =278 NOS.

COMMERCIAL SPACE =2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE =42836.43 SQ.MT. (95.08%)
GROUND COVERAGE =3094.87 SQ.MT. (31.33%)

BASE FAR (2.00) =19755.84 SQ.MT.
M/G FAR (0.25) =2469.48 SQ.MT.
PURCHASEABLE FAR =23299.46 SQ.MT.

EWS REQUIRED =2844.49 SQ.MT.

COMMUNITY AREA =1993.53 SQ.MT.

SHEET NO :- 19

N E S W

PERMISSION GRANTED
UNDER SEC-16(3) OF
ODA ACT 1982 SUBJECT
TO CONDITIONS CONTAINED
IN LETTER NO. ANB/3398/2022
DATED : 31/03/2022
PERMISSION IS VALID
TILL 30/03/2025

LINGARAJ PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:10:39 +05'30'

LANDSCAPE CONSULTANT :-

Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-

PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RAJINDER KUMAR ASSOCIATES
ARCHITECTS B -6 /17 SHOPPING CENTRE
PLANNERS SAFDARJUNG ENCLAVE
NEW DELHI 110029 INDIA.
DESIGNERS T 9111 26162930/ 26162931
ENGINEERS F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For, Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)

SIGNATURE OF OWNER & GPA HOLDER.

Ar. Dusmanta Kumar Swain
Regd. No.-CA/2002/28795
IUA Empanelment No.AUTI/IEA

AR. DUSMANTA KUMAR SWAIN.
REGD NO.- CA/2002/28795

SIGNATURE OF ARCHITECT.

JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT
TOWER -1 (2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9)
FOR M/S KHUSHI REALCON PVT.LTD ,
OVER PLOT N0 - 210,199 ,209/244 ,126,125/242 ,122/243/1844 ,124 ,21)/746,
KHATA NO - 352/205 , 352/206 , 56/98 , 352/226 , 56/02 , 352/227 , 352/01 , 56/06 ,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

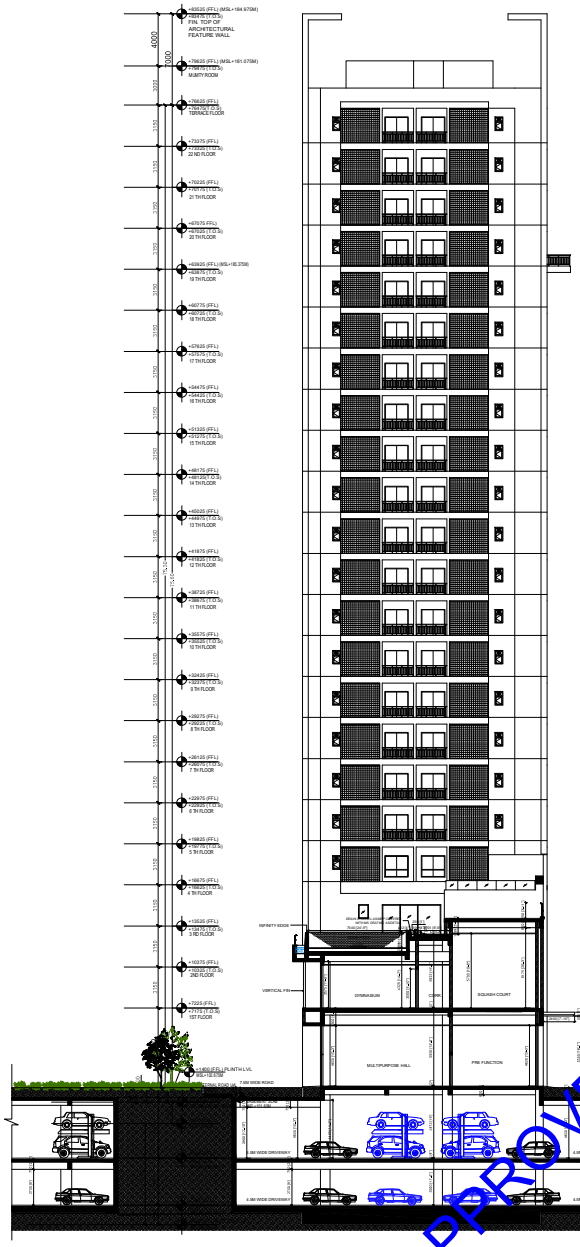
OWNER:-

1. MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

CONSULTANT:-

SARCHIS CONSULTANCY
PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



ELEVATION - C
TOWER-2

ELEVATION - D
TOWER-2

S.NO.	TYPE	WIDTH	CILL	UNITS	LOCATION	LOCATION TYPE	TOTAL COUNT
1	D1	1200		2250	MAIN DOOR		110
2	D2	1000		2250	ROOM		440
3	D3	800		2250	TOILET		66
4	D4	850		2250	DRC/DRY		55
5	D5	800		2250	SERVANT		110
1	W1	1800	600	2250	ROOM		110
2	W2	1500	600	2250	ROOM		44
3	W3	1200	600	2250	ROOM		88
4	W4	1500	600	2250	LSR/ROOM		22
5	W5	1120	600	2250	LSC/ROOM		22
6	W6	1200	600	2250	LSC/ROOSTAIRCASE		22
7	W7	900	600	2250	BR/ROOM		22
8	W8	900	600	2250	TOILET		44
9	W9	600	600	2250	PRYBR		44
10	W10	1000	600	2250	PRYTOILER		44
1	DW1	2400		2250	LIVING		110
2	DW2	2100		2250	LIVING		44
3	DW3	1800		2250	ROOM		22
4	DW4	1500	*	2250	KITCHEN		66
5	DW5	1500	*	2250	BR & BR/KITCHEN		22
6	DW6	1500	*	2250	STORE KITCHEN		44
7	DW7	1200	*	2250	STORE KITCHEN		44
8	DW8	1200		2250	TT		44
9	DW9	1200		2250	TT		44
10	DW10	1200		2250	TT		88
11	DW11	1200		2250	TT		44
12	DW12	1200		2250	TT		44
13	DW13	1200		2250	TT		22
14	DW14	1200		2250	TT		22
15	DW15	1200		2250	TT		44
16	DW16	1200		2250	TT		22
17	DW17	1200		2250	TT		22
18	DW18	1200		2250	TT		22
19	DW19	1200		2250	TT/PR	SEO ROOM	22
20	DW20	1200		2250	TT/PR	SEO ROOM	22
21	DW21	1200		2250	TT/PR	SEO ROOM	22
22	DW22	1200		2250	TT/PR	SEO ROOM	22
1	D21	1200		2250	STAIRCASE		
2	D22	1000		2250	ELEC. ROOM		
3	D23	800		2250	LV ROOM		
4	D24	1000		2250	STRAIRS		
1	W21	1100	X	4000	LOBBY		
2	W22	2800	X	4000	LOBBY		
3	W23	1500	X	4000	LIFT LOBBY		
4	W24	2250	X	4000	LIFT LOBBY		
5	W25	1500	X	4000	LIFT LOBBY		
6	W26	2500	X	4000	STORE		
7	W27	1600	X	4000	STORE		
8	W28	1120	X	4000	LOUNGER		
10	W30	2300	X	4000	CRECHE		
11	W31	2125	X	4000	ENT. LOBBY		
12	W32	2000	X	4000	SEO GAMES		
13	W33	1500	X	4000	SEO GAMES		
14	W34	1500	X	4000	SEO GAMES		
15	W35	4250	X	4000	SEO GAMES		
16	W36	1100	X	4000	SEO GAMES		
17	W37	1600	X	4000	SRT LOBBY		
1	V1	600	600	2250			198
2	V2	450	1200	2250			22
3	V3	450	1200	2250			22
1	FPC	950	500	2250	FPC		8
1	G11	3475		4X/X	GROUND		
2	G12	6225		4X/X	GROUND		
3	G13	4600		4X/X	GROUND		
4	G14	2240		4X/X	GROUND		
5	G15	3425		4X/X	GROUND		

AREA STATEMENT :-

PLOT AREA =9877.92 SQ.MT.(2.44 ACRE.)

PARKING AREA -(2B)
LOWER BASEMENT FL. AREA =7742.23 SQ.MT.
SERVICE AREA =1153.11 SQ.MT.
PARKING AREA =6589.12 SQ.MT.

UPPER BASEMENT FL. AREA =7165.10 SQ.MT.
SERVICE AREA =602.98 SQ.MT.
PARKING AREA =6562.12 SQ.MT.

TOTAL BUILT-UP AREA =14907.33 SQ.MT
TOTAL PARKING AREA= =13151.24 SQ.MT
TOTAL SERVICE AREA =1756.09 SQ.MT.

TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)
GROUND FLOOR AREA =1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA =393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA =97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA =1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA =3150.99 SQ.MT.(EX. LIFT,DUCT)
(1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA =14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
(1050.33X14) SQ.MT
REFUGE BALCONY AREA =347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA =1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA =73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA =2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
(1050.33X2)
REFUGE BALCONY AREA =49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA =1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA =22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA =703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA =11.95 SQ.MT.(NON-FAR)

TOTAL BUILT UP AREA =24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA =25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA =505.20 SQ.MT
TOTAL FAR AREA =23412.78 SQ.MT.

TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)
GROUND FLOOR AREA =1239.54 SQ.MT.
(EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)
PARKING AREA =442.86 SQ.MT.(NON-FAR)
SERVICE AREA =21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA =281.90 SQ.MT.
FIRST FLOOR AREA =1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA =910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA =659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA =749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA
(5TH TO 18TH FLOOR) =10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA)
(719.43 X 14) SQ.MT.
REFUGE BALCONY AREA =461.30 SQ.MT.
19TH FLOOR AREA =750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA =63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA =2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA)
(719.43 X 3) SQ.MT.
REFUGE BALCONY AREA =98.85 SQ.MT.(NON-FAR)

TOTAL BUILT UP AREA =18053.14 SQ.MT.
TOTAL PARKING AREA =442.86 SQ.MT.
TOTAL SERVICE AREA =303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA =(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA =623.97 SQ.MT.
TOTAL FAR AREA =16216.9 SQ.MT.

TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)
GROUND FLOOR AREA =621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA =556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA =746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA =366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA =755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA =572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA =572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA =613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA =40.68 SQ.MT.
7TH TO 9TH FLOOR AREA =1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.)
(572.93X3) SQ.MT.

TOTAL BUILT UP AREA =6525.18 SQ.MT.
TOTAL SERVICE AREA =366.40 SQ.MT.
FIRE STAIRCASE AREA =(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA =40.68 SQ.MT.
TOTAL FAR AREA =5895.10 SQ.MT.

GRAND TOTAL FAR AREA =45524.78 SQ.MT.
GRAND TOTAL PARKING AREA =13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA =2619.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA =1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA =1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA =64402.36 SQ.MT.

FAR =4.60

PARKING AREA REQUIRED
(2591.32+97.03)=2688.35 X 40% =1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25% =10709.10 SQ.MT.
TOTAL = 11784.44 SQ.MT.

PARKING AREA PROVIDED =13594.10 SQ.MT.
NO. OF RECHARGE PITS =31 NOS OF 6 CBM EACH
NO. OF TREES =124 NOS.
NO. OF DWELLING UNIT =278 NOS.

COMMERCIAL SPACE =2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE =42836.43 SQ.MT. (95.08%)
GROUND COVERAGE =3094.87 SQ.MT. (31.33%)

BASE FAR (2.00) =19755.84 SQ.MT.
M/G FAR (0.25) =2469.48 SQ.MT.
PURCHASEABLE FAR =23299.48 SQ.MT.

EWS REQUIRED =2844.49 SQ.MT.

COMMUNITY AREA =1993.53 SQ.MT.

SHEET NO :- 20

N E S W

PERMISSION GRANTED
UNDER SEC 16(3) OF
ODA ACT 1982 SUBJECT
TO CONDITIONS CONTAINED
IN LETTER NO. ANB/3398/2022
DATED : 31/03/2022
PERMISSION IS VALID
TILL 30/03/2025

LINGARAJ PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:10:49 +05'30'

LANDSCAPE CONSULTANT :-

Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-

PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RKA

RAJINDER KUMAR ASSOCIATES
ARCHITECTS B -6 /17 SHOPPING CENTRE
PLANNERS SAFDARJUNG ENCLAVE
DESIGNERS NEW DELHI 110029 INDIA.
ENGINEERS T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For, Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)

SIGNATURE OF OWNER & GPA HOLDER.

Ar. Dusmanta Kumar Swain
Regd. No.-CA/2002/28795
IUA. Empanelment No.AK/01BSA

AR. DUSMANTA KUMAR SWAIN.
REGD NO.- CA/2002/28795

SIGNATURE OF ARCHITECT.

JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT
TOWER -1 (2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9)
FOR M/S KHUSHI REALCON PVT.LTD ,
OVER PLOT NO - 210,199 ,209/244 ,126,125/242 ,122/243/1844 ,124 ,21)/744,
KHATA NO - 352/205 , 352/206 , 56/98 , 352/226 , 56/02 , 352/227 , 352/01 , 56/06 ,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

OWNER:-

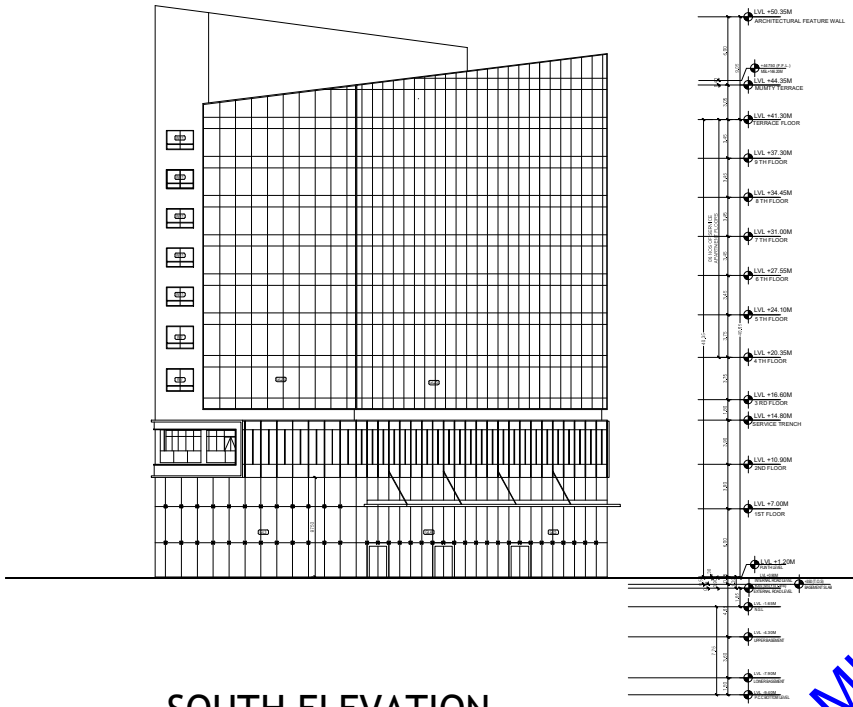
1. MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

CONSULTANT:-

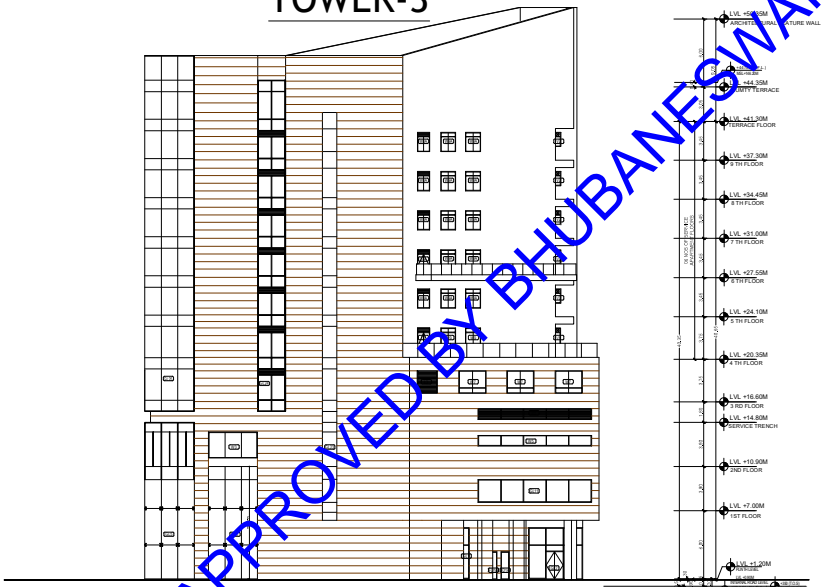
SARCHIS CONSULTANCY
PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION



SOUTH ELEVATION
TOWER-3



NORTH ELEVATION
TOWER-3

DOOR/WINDOW SCHEDULE ALL TOWERS							
L NO.	TYPE	WIDTH	HEIGHT	UNITS	LOCATION	LOCATION	TOTAL COUNT
1	D1	1,200	2,250		MAIN DOOR		115
2	D2	1,000	2,250		ROOM		880
3	D3	800	2,100		TOILET		880
4	D4	850	2,250		BALCONY		38
5	D5	800	2,150		GEYSER		110
1	W1	1,800	900	2,250	ROOM		110
2	W2	1,500	600	2,250	ROOM		66
3	W3	600	900	2,250	ROOM		88
4	W4	1,675	600	2,250	3 BEDROOM		22
5	W5	1,575	900	2,250	VIC.ROOM		22
6	W6	1,850	600	2,250	VIC.ROOM(EXTERNAL)		22
7	W7	900	600	2,250	4BEDROOM		22
8	W8	900	900	2,250	3,2,1		44
9	W9	600	600	2,250	UPPER		88
10	W10	1850	900	2,250	UPPER		44
1	DW1	2,700		2,250	LIVING		110
2	DW2	2,400		2,250	LIVING		66
3	DW3			2,250	ROOM		22
4	DW4	2,100	*	2,250	KITCHEN		44
5	DW5	1,500		2,250	KIT & REFRESHER		22
6	DW6	1,500		2,250	3 BEDROOM		44
7	DW7	1,500		2,250	3,2,1 BEDROOM		22
8	DW8	1,500		2,250	4 BEDROOM		22
9	DW9	1,500		2,250			88
10	DW10	1850		2,250			44
11	DW11	1400		2,250			44
12	DW12	1,925		2,250			22
13	DW13	1,900		2,250			22
14	DW14	4860		5800	3,4 FH		22
15	DW15	2850		5800	3,4 FH		44
16	DW16	1400		5800	3,4 FH		22
17	DW17	2,725		5800	3,4 FH		22
18	DW18	1,750		5800	STAIR & FR		22
19	DW19	1,750		2,250	3,2,1 FR	BED ROOM	22
20	DW20	1,575		2,250	3,2,1 FR	BED ROOM	22
21	DW21	1,500		2,250	3,2,1 FR	BED ROOM	22
22	DW22	1,500		2,250	3,2,1 FR	BED ROOM	22
1	F15	1,250		2150		GARAGE	1
2	F13	1850		2150		ELEC. ROOM	1
3	F17	800		2150		LIFT ROOM	1
4	F18	2800		2150		LIFT PANEL	1
1	W13	9985	0	4000		LOBBY	1
2	W14	2800	0	4000		STORE	1
3	W15	2800	0	4000		STORE	1
4	W16	2850	0	4000		LIFT LOBBY	1
5	W17	1,800	0	4000		LIFT LOBBY	1
6	W18	3650	0	4000		STORE	1
7	W19	1850	0	4000		STORE	1
8	W20	3,150	0	4000		LOUNDRY	1
10	W100	2700	0	4000		CHECKS	1
11	W111	2,325	0	4000		TRT. LOBBY	1
12	W112	3850	0	4000		SEO GAMES	1
13	W113	3,925	0	4000		SEO GAMES	1
14	W114	2,550	0	4000		SEO GAMES	1
15	W115	4350	0	4000		TRENAGERS	1
16	W116	1,150	0	4000		TRENAGERS	1
17	W117	5875	0	4000		TRT. LOBBY	1
1	V1	600	900	2,250			176
1	V2	600	1,000	2,250			242
1	V3	450	1,000	2,250			22
1	F19C	900	1800	2150		FHC	44
1	X1.1	3425		4,5/10		GROUND	1
2	X1.2	4,625		4,5/10		GROUND	1
3	X1.3	4650		4,5/10		GROUND	1
4	X1.4	2,250		4,5/10		GROUND	1
5	X1.5	7875		4,5/10		GROUND	1

AREA STATEMENT :-

PLOT AREA	=9877.92 SQ.MT.(2.44 ACRE.)
PARKING AREA:-(2B)	
LOWER BASEMENT FL. AREA	=7742.23 SQ.MT.
SERVICE AREA	=1153.11 SQ.MT.
PARKING AREA	=6589.12 SQ.MT.
UPPER BASEMENT FL. AREA	=7165.10 SQ.MT.
SERVICE AREA	=602.98 SQ.MT.
PARKING AREA	=6562.12 SQ.MT.
TOTAL BUILT-UP AREA	=14907.33 SQ.MT
TOTAL PARKING AREA=	=13151.24 SQ.MT
TOTAL SERVICE AREA	=1756.09 SQ.MT.
TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)	
GROUND FLOOR AREA	=1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA	=393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA	=97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA	=1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA	=3150.99 SQ.MT.(EX. LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA	=14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT
REFUGE BALCONY AREA	=347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA	=1079.13 SQ.MT.(EX. LIFT, DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA	=2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X2)
REFUGE BALCONY AREA	=49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA	=1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA	=703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA	=11.95 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA	=505.20 SQ.MT
TOTAL FAR AREA	=23412.78 SQ.MT.
TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)	
GROUND FLOOR AREA (EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)	=1238.54 SQ.MT.
PARKING AREA	=442.86 SQ.MT.(NON-FAR)
SERVICE AREA	=21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA	=281.90 SQ.MT.
FIRST FLOOR AREA	=1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA	=910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA	=859.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA	=749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA (5TH TO 18TH FLOOR)	=10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA) (719.43 X 14) SQ.MT.
REFUGE BALCONY AREA	=461.30 SQ.MT.
19TH FLOOR AREA	=750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA	=63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA	=2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA) (719.43 X 3) SQ.MT.
REFUGE BALCONY AREA	=98.85 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=18053.14 SQ.MT.
TOTAL PARKING AREA	=442.86 SQ.MT.
TOTAL SERVICE AREA	=303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=623.97 SQ.MT.
TOTAL FAR AREA	=16216.9 SQ.MT.
TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)	
GROUND FLOOR AREA	=821.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA	=556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA	=746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA	=366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA	=755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA	=813.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA	=40.68 SQ.MT.
7TH TO 9TH FLOOR AREA	=1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.MT.
TOTAL BUILT UP AREA	=6525.18 SQ.MT.
TOTAL SERVICE AREA	=366.40 SQ.MT.
FIRE STAIRCASE AREA	=(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=40.68 SQ.MT.
TOTAL FAR AREA	=5895.10 SQ.MT.
GRAND TOTAL FAR AREA	=45524.78 SQ.MT.
GRAND TOTAL PARKING AREA	=13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA	=2819.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA	=1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA	=1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA	=64402.36 SQ.MT.
FAR	=4.60
PARKING AREA REQUIRED	
(2591.32+97.03)=2688.35 X 40%	=1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25%	=10709.10 SQ.MT.
TOTAL	= 11784.44 SQ.MT.
PARKING AREA PROVIDED	=13594.10 SQ.MT.
NO. OF RECHARGE PITS	=31 NOS OF 6 CBM EACH
NO. OF TREES	=124 NOS.
NO. OF DWELLING UNIT	=278 NOS.
COMMERCIAL SPACE	=2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE	=42836.43 SQ.MT. (95.08%)
GROUND COVERAGE	=3094.87 SQ.MT. (31.33%)
BASE FAR (2.00)	=19755.84 SQ.MT.
MIG FAR (0.25)	=2469.48 SQ.MT.
PURCHASEABLE FAR	=23269.46 SQ.MT.
EWS REQUIRED	=2844.49 SQ.MT.
COMMUNITY AREA	=1993.53 SQ.MT.

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

SHEET NO :- 21

N E S W

PERMISSION GRANTED UNDER SEC-16(3) OF ODA ACT 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. ANB/3398/2022 DATED : 31/03/2022 PERMISSION IS VALID TILL 30/03/2025

LINGARAJ PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:11:02 +05'30'

LANDSCAPE CONSULTANT :-
Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-
PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-
T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-
RKA
RAJINDER KUMAR ASSOCIATES
ARCHITECTS PLANNERS DESIGNERS ENGINEERS
B -6 /17 SHOPPING CENTRE
SAFDARJUNG ENCLAVE
NEW DELHI 110029 INDIA.
T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

Ar. Dusmanta Kumar Swain
Regd. No.-CA/2002/28795
SOA, Empanelment No.-Ark/2018/OA

MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)	AR. DUSMANTA KUMAR SWAIN. REGD NO:- CA/2002/28795
SIGNATURE OF OWNER & GPA HOLDER.	SIGNATURE OF ARCHITECT.

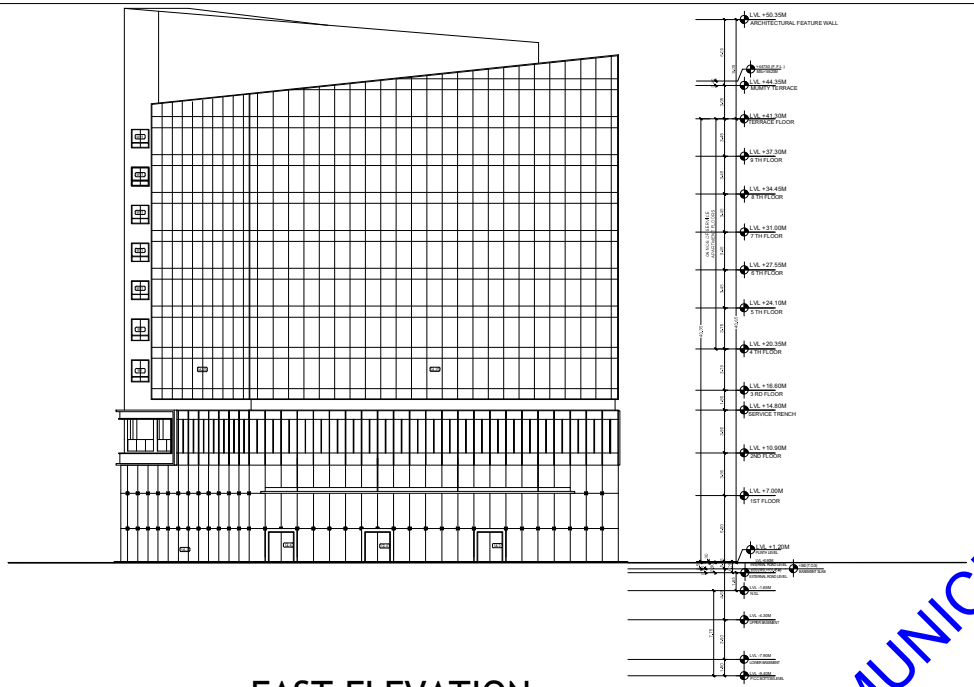
JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT
TOWER -1(2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9)
FOR M/S KHUSHI REALCON PVT.LTD ,
OVER PLOT NO - 210,199 , 209/244 , 126,125/242 , 124/243 1844 ,124 , 21/746 ,
KHATA NO - 352/205 , 352/206 , 5/98 , 352/1 , 5/1 , 5/226 , 5/102 , 352/227 , 352/101 , 5/106 ,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

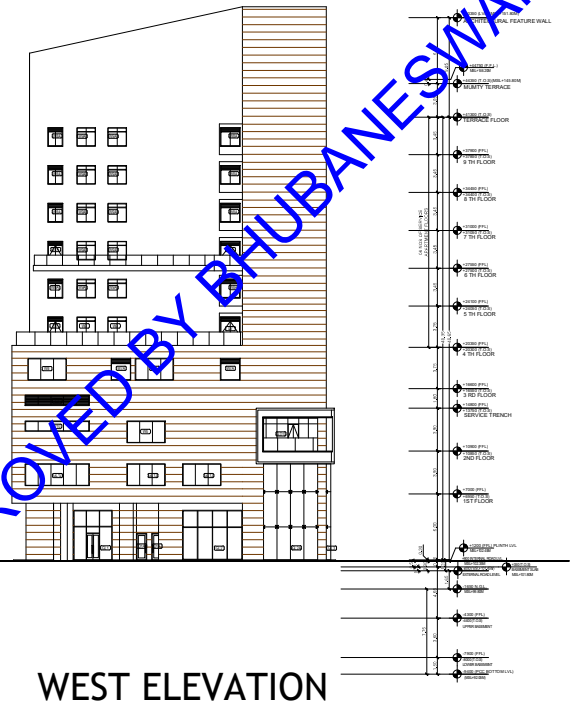
OWNER:-
1. MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

CONSULTANT:-
SARCHIS CONSULTANCY PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



EAST ELEVATION
TOWER-3



WEST ELEVATION
TOWER-3

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

DOOR/WINDOW SCHEDULE ALL TOWERS							
L NO.	TYPE	WIDTH	HEIGHT	UNITS	LOCATION	LOCATION TYPE	TOTAL COUNT
1	D1	1,200	2,250		MAIN DOOR		132
2	D2	1,000	2,250		BEDRM		880
3	D3	800	2,100		TOILET		880
4	D4	850	2,250		MASTER BR		88
5	D5	800	2,150		GEDEST		110
1	W1	1800	900	2,250	BEDRM		110
2	W2	1500	600	2,250	BEDRM		66
3	W3	600	900	2,250	BEDRM		88
4	W4	1675	600	2,250	S.BEDROOM		22
5	W5	1,375	900	2,250	S.BEDROOM		22
6	W6	1,850	600	2,250	S.BEDROOM(ENSUITE)		22
7	W7	900	600	2,250	M.BEDROOM		22
8	W8	900	900	2,250	STUDY		44
9	W9	600	600	2,250	UTILITY		44
10	W10	1850	900	2,250	UTILITY(A)		44
1	DW1	2,400		2,250	LIVING		110
2	DW2	2,400		2,250	DINING		66
3	DW3	2,400		2,250	BEDRM		22
4	DW4	2,400	*	2,250	BEDROOM		44
5	DW5	2,400		2,250	M.BEDROOM		22
6	DW6	2,400		2,250	S.BEDROOM		44
7	DW7	2,400		2,250	S.BEDROOM		22
8	DW8	2,400		2,250	M.BEDROOM		22
9	DW9	2,400		2,250	STUDY		44
10	DW10	1850		2,250	STUDY		44
11	DW11	1,850		2,250	STUDY		44
12	DW12	1,925		2,250	STUDY		22
13	DW13	1,350		2,250	STUDY		22
14	DW14	4860		5800	TERRACE		22
15	DW15	2850		5800	TERRACE		44
16	DW16	1,860		5800	TERRACE		22
17	DW17	2,925		5800	TERRACE		22
18	DW18	1,750		5800	STAIR & PH		22
19	DW19	1,750		2,250	TERRACE	BEDROOM	22
20	DW20	3,225		2,250	TERRACE	BEDROOM	22
21	DW21	1,350		2,250	TERRACE	BEDROOM	22
22	DW22	2,000		2,250	TERRACE	BEDROOM	22
1	FD1	1,250		2,150	MAIN DOOR		1
2	FD2	1,050		2,150	STUDY ROOM		1
3	FD3	800		2,150	LIFT ROOM		1
4	FD4	2,000		2,150	LIFT ROOM		1
1	SW1	9,985	0	4000	LOBBY		1
2	SW2	2,865	0	4000	STORE		1
3	SW3	2,865	0	4000	STORE		1
4	SW4	2,850	0	4000	LIFT LOBBY		1
5	SW5	1,845	0	4000	LIFT LOBBY		1
6	SW6	3,920	0	4000	STORE		1
7	SW7	1,815	0	4000	STORE		1
8	SW8	3,570	0	4000	LOUNDRY		1
10	SW10	2,765	0	4000	CHECHS		1
11	SW11	2,325	0	4000	DET. LOBBY		1
12	SW12	3850	0	4000	SEO GAMES		1
13	SW13	3,925	0	4000	SEO GAMES		1
14	SW14	2,350	0	4000	SEO GAMES		1
15	SW15	4,055	0	4000	TRENASERS		1
16	SW16	1,165	0	4000	TRENASERS		1
17	SW17	5,825	0	4000	DET. LOBBY		1
1	V1	4,64	900	2,250			176
1	V2	600	1,000	2,250			352
1	V3	450	1,000	2,250			22
1	D1K	900	1,800	2,150	FOC		44
1	KL1	3,025		45,570	GROUND		1
2	KL2	4,025		45,570	GROUND		1
3	KL3	4,610		45,570	GROUND		1
4	KL4	2,245		45,570	GROUND		1
5	KL5	7,675		45,570	GROUND		1

AREA STATEMENT :-

PLOT AREA	=9877.92 SQ.MT.(2.44 ACRE.)
PARKING AREA:-(2B)	
LOWER BASEMENT FL. AREA	=7742.23 SQ.MT.
SERVICE AREA	=1153.11 SQ.MT.
PARKING AREA	=6589.12 SQ.MT.
UPPER BASEMENT FL. AREA	=7165.10 SQ.MT.
SERVICE AREA	=602.98 SQ.MT.
PARKING AREA	=6562.12 SQ.MT.
TOTAL BUILT-UP AREA	=14907.33 SQ.MT
TOTAL PARKING AREA=	=13151.24 SQ.MT
TOTAL SERVICE AREA	=1756.09 SQ.MT.
TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)	
GROUND FLOOR AREA	=1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA	=393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA	=97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA	=1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA	=3150.99 SQ.MT.(EX. LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA	=14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT
REFUGE BALCONY AREA	=347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA	=1079.13 SQ.MT.(EX. LIFT, DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA	=2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X2)
REFUGE BALCONY AREA	=49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA	=1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA	=703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA	=11.95 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA	=505.20 SQ.MT
TOTAL FAR AREA	=23412.78 SQ.MT.
TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)	
GROUND FLOOR AREA (EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)	=1238.54 SQ.MT.
PARKING AREA	=442.86 SQ.MT.(NON-FAR)
SERVICE AREA	=21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA	=281.90 SQ.MT.
FIRST FLOOR AREA	=1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA	=910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA	=859.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA	=749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA (5TH TO 18TH FLOOR)	=10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA) (719.43 X 14) SQ.MT.
REFUGE BALCONY AREA	=461.30 SQ.MT.
19TH FLOOR AREA	=750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA	=63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA	=2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA) (719.43 X 3) SQ.MT.
REFUGE BALCONY AREA	=98.85 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=18053.14 SQ.MT.
TOTAL PARKING AREA	=442.86 SQ.MT.
TOTAL SERVICE AREA	=303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=623.97 SQ.MT.
TOTAL FAR AREA	=16216.9 SQ.MT.
TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)	
GROUND FLOOR AREA	=821.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA	=556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA	=746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA	=366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA	=755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA	=813.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA	=40.68 SQ.MT.
7TH TO 9TH FLOOR AREA	=1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.MT.
TOTAL BUILT UP AREA	=6525.18 SQ.MT.
TOTAL SERVICE AREA	=366.40 SQ.MT.
FIRE STAIRCASE AREA	=(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=40.68 SQ.MT.
TOTAL FAR AREA	=5895.10 SQ.MT.
GRAND TOTAL FAR AREA	=45524.78 SQ.MT.
GRAND TOTAL PARKING AREA	=13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA	=2819.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA	=1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA	=1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA	=64402.36 SQ.MT.
FAR	=4.60
PARKING AREA REQUIRED	
(2591.32+97.03)=2688.35 X 40%	=1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25%	=10709.10 SQ.MT.
TOTAL	= 11784.44 SQ.MT.
PARKING AREA PROVIDED	=13594.10 SQ.MT.
NO. OF RECHARGE PITS	=31 NOS OF 6 CBM EACH
NO. OF TREES	=124 NOS.
NO. OF DWELLING UNIT	=278 NOS.
COMMERCIAL SPACE	=2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE	=42836.43 SQ.MT. (95.08%)
GROUND COVERAGE	=3094.87 SQ.MT. (31.33%)
BASE FAR (2.00)	=19755.84 SQ.MT.
MIG FAR (0.25)	=2469.48 SQ.MT.
PURCHASEABLE FAR	=23269.46 SQ.MT.
EWS REQUIRED	=2844.49 SQ.MT.
COMMUNITY AREA	=1993.53 SQ.MT.

SHEET NO :- 22

N E S W

PERMISSION GRANTED UNDER SEC-16(3) OF ODA ACT 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. ANB/3398/2022 DATED : 31/03/2022 PERMISSION IS VALID TILL 30/03/2025

LINGARAJ PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:11:15 +05'30'

LANDSCAPE CONSULTANT :-

Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-

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STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
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EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RAJINDER KUMAR ASSOCIATES
ARCHITECTS B -6 /17 SHOPPING CENTRE
PLANNERS SAFDARJUNG ENCLAVE
DESIGNERS NEW DELHI 110029 INDIA.
ENGINEERS T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)	AR. DUSMANTA KUMAR SWAIN. REGD NO:- CA/2002/28795
SIGNATURE OF OWNER & GPA HOLDER.	SIGNATURE OF ARCHITECT.

JOB TITLE :-

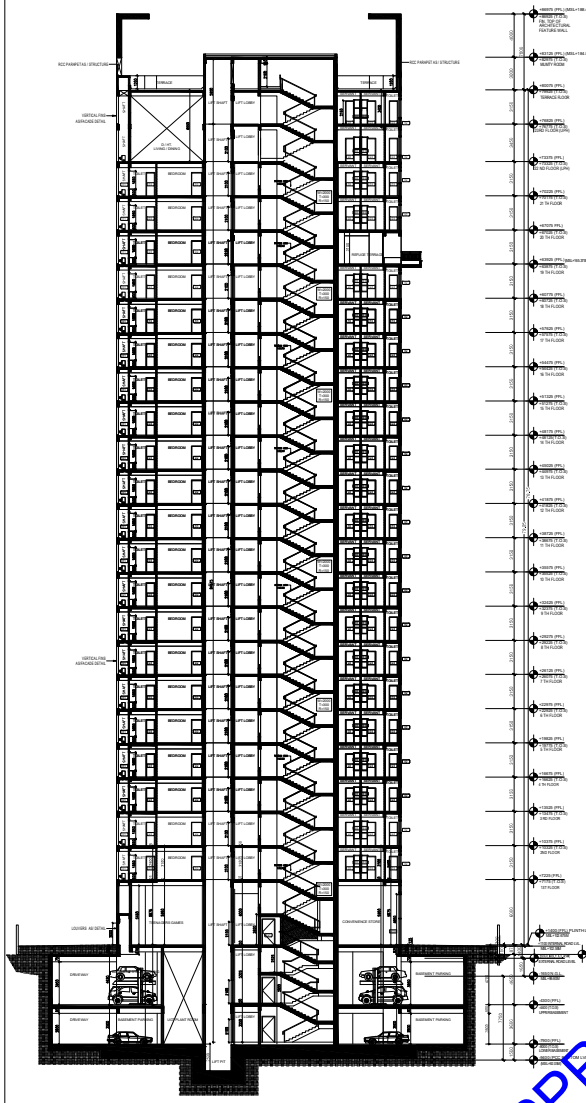
PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT TOWER -1(2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9) FOR M/S KHUSHI REALCON PVT.LTD , OVER PLOT NO - 210,199 , 209/1244 , 126,125/1242 , 125/1243 /1844 ,124 ,21/746, KHATA NO - 352/1205 , 352/1206 , 5/98 , 352/1 , 5/1226 , 5/102 , 352/1227 , 352/101 , 5/106 , MOUZA - PAHALA , TAHASIL - BHUBANESWAR , DIST. - KHURDA .

OWNER:-
1. MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

CONSULTANT:-

SARCHIS CONSULTANCY PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



SECTION-AA
TOWER-1

SECTION-BB
TOWER-1

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

DOOR WINDOW SCHEDULE ALL TOWERS

S.NO.	TYPE	WIDTH		CILL	UNIT(L	LOCATION	LOCATION T	TOTAL COUNT
1	D1	1000		225@		MAIN DOOR		132
2	D2	1000		225@		ROOM		440
3	D3	800		225@		TOILET		484
4	D4	850		225@		BALCONY		66
5	D5	800		225@		SERVENT		132
1	W1	2800	600	225@		ROOM		132
2	W2	2300	600	225@		ROOM		66
3	W3	600	600	225@		ROOM		88
4	W4	3025	600	225@	1.5D/ROOM			22
5	W5	3325	600	225@	1.5D/ROOM			22
6	W6	3360	600	225@	1.5D/POOJA/STAIRCASE			22
7	W7	900	600	225@	4A/ROOM			22
8	W8	950	600	225@	T/DRY			44
9	W9	600	600	225@	LPH/NB			44
10	W10	1055	600	225@	LPH/3.5A			44
1	DW1			225@		LIVING		132
2	DW2			225@		LIVING		66
3	DW3	1400		225@		ROOM		22
4	DW4	1400		225@		KITCHEN		66
5	DW5	1400		225@	4A & 4B	W/KITCHEN		22
6	DW6	1400	*1	225@	3.5D/KITCHEN			44
7	DW7	1400	*1	225@	3.5D/KITCHEN			22
8	DW8	2650		225@	T1			44
9	DW9	2450		225@	T1			66
10	DW10	3055		225@	T1			44
11	DW11	1860		225@	T1			44
12	DW12	3505		225@	T1			22
13	DW13	1360		225@	T1			22
14	DW14	4960		580@	T1/PH			22
15	DW15	3450		580@	T1/PH			44
16	DW16	2460		580@	T1/PH			22
17	DW17	2150		580@	T1/PH			22
18	DW18	1755		580/1TA/PH				22
19	DW19	1750		225@	T1 / PH	BED ROOM		22
20	DW20	3275		225@	T1 / PH	BED ROOM		22
21	DW21	1580		225@	T1 / PH	BED ROOM		22
22	DW22	2300		225@	T1 / PH	BED ROOM		22
1	FD1	1250		215@		STAIRCASE		2
2	FD3	1050		215@		ELEC. ROOM		2
3	FD7	800		215@		LV ROOM		2
4	FD8	2000		215@		LT PANNEL		2
1	WG1	5185	0	4000		LOBBY		2
2	WG2	2800	0	4000		LOBBY		2
3	WG3	2800	0	4000		STORE		2
4	WG4	3150	0	4000		LIFT LOBBY		2
5	WG5	1350	0	4000		LIFT LOBBY		2
6	WG6	3920	0	4000		STORE		2
7	WG7	3655	0	4000		STORE		2
8	WG8	3270	0	4000		LOUNDRY		2
10	WG10	2760	0	4000		CRICHE		2
11	WG11	2125	0	4000		ENT. LOBBY		2
12	WG12	3050	0	4000		KID GAMES		2
13	WG13	3145	0	4000		KID GAMES		2
14	WG14	2350	0	4000		KID GAMES		2
15	WG15	4355	0	4000		TEENAGERS		2
16	WG16	3150	0	4000		TEENAGERS		2
17	WG17	5625	0	4000		ENT LOBBY		2
1	V1	600	1000	2250				198
1	V2	600	1200	2250				242
1	V3	450	1200	2250				22
1	FHC	950	1100	2150		FHC		44
1	GL1	3455		AS/BS		GROUND		2
2	GL2	6255		AS/BS		GRPUND		2
3	GL3	4655		AS/BS		GROUND		2
4	GL4	2240		AS/BS		GROUND		2
5	GL5	NO		AS/BS		GROUND		2

AREA STATEMENT :-

PLOT AREA =9877.92 SQ.MT.(2.44 ACRE.)

PARKING AREA -(2B)
LOWER BASEMENT FL. AREA =7742.23 SQ.MT.
SERVICE AREA =1153.11 SQ.MT.
PARKING AREA =6589.12 SQ.MT.

UPPER BASEMENT FL. AREA =7165.10 SQ.MT.
SERVICE AREA =602.98 SQ.MT.
PARKING AREA =6562.12 SQ.MT.

TOTAL BUILT-UP AREA =14907.33 SQ.MT
TOTAL PARKING AREA= =13151.24 SQ.MT
TOTAL SERVICE AREA = =1756.09 SQ.MT.

TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)
GROUND FLOOR AREA =1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA =393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA =97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA =1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA =3150.99 SQ.MT.(EX. LIFT,DUCT)
(1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA =14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
(1050.33X14) SQ.MT
REFUGE BALCONY AREA =347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA =1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA =73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA =2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
(1050.33X2)
REFUGE BALCONY AREA =49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA =1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA =22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA =703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA =11.95 SQ.MT.(NON-FAR)

TOTAL BUILT UP AREA =24916.71 SQ.MT
TOTAL FIRE STAIRCASE AREA =25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA =505.20 SQ.MT
TOTAL FAR AREA =23412.78 SQ.MT.

TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)
GROUND FLOOR AREA =1239.54 SQ.MT.
(EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)
PARKING AREA =442.86 SQ.MT.(NON-FAR)
SERVICE AREA =21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA =281.90 SQ.MT.
FIRST FLOOR AREA =1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA =910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA =659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA =749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA
(5TH TO 18TH FLOOR) =10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA)
(719.43 X 14) SQ.MT.
REFUGE BALCONY AREA =461.30 SQ.MT.
19TH FLOOR AREA =750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA =63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA =2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA)
(719.43 X 3) SQ.MT.
REFUGE BALCONY AREA =98.85 SQ.MT.(NON-FAR)

TOTAL BUILT UP AREA =18053.14 SQ.MT.
TOTAL PARKING AREA =442.86 SQ.MT.
TOTAL SERVICE AREA =303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA =(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA =623.97 SQ.MT.
TOTAL FAR AREA =16216.9 SQ.MT.

TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)
GROUND FLOOR AREA =621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA =556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA =746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA =396.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA =755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA =572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA =572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA =613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA =40.68 SQ.MT.
7TH TO 9TH FLOOR AREA =1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.)
(572.93X3) SQ.MT.

TOTAL BUILT UP AREA =6525.18 SQ.MT.
TOTAL SERVICE AREA =396.40 SQ.MT.
FIRE STAIRCASE AREA =(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA =40.68 SQ.MT.
TOTAL FAR AREA =5895.10 SQ.MT.

GRAND TOTAL FAR AREA =45524.78 SQ.MT.
GRAND TOTAL PARKING AREA =13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA =28.19.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA =1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA =1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA =64402.36 SQ.MT.

FAR =4.60

PARKING AREA REQUIRED
(2591.32+97.03)=2688.35 X 40% =1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25% =10709.10 SQ.MT.
TOTAL = 11784.44 SQ.MT.

PARKING AREA PROVIDED =13594.10 SQ.MT.
NO. OF RECHARGE PITS =31 NOS OF 6 CBM EACH
NO. OF TREES =124 NOS.
NO. OF DWELLING UNIT =278 NOS.

COMMERCIAL SPACE =2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE =42836.43 SQ.MT. (95.08%)
GROUND COVERAGE =3094.87 SQ.MT. (31.33%)

BASE FAR (2.00) =19755.84 SQ.MT.
MIG FAR (0.25) =2469.48 SQ.MT.
PURCHASEABLE FAR =23229.46 SQ.MT.

EWS REQUIRED =2844.49 SQ.MT.

COMMUNITY AREA =1993.53 SQ.MT.

SHEET NO :- 23

N E S W

PERMISSION GRANTED
UNDER SEC-16(3) OF
ODA ACT 1982 SUBJECT
TO CONDITIONS CONTAINED
IN LETTER NO. ANB/3398/2022
DATED : 31/03/2022
PERMISSION IS VALID
TILL 30/03/2025

LINGARAJ J PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:11:26 +05'30'

LANDSCAPE CONSULTANT :-

Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-

PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RKA

RAJINDER KUMAR ASSOCIATES
ARCHITECTS B -6 /17 SHOPPING CENTRE
PLANNERS SAFDARJUNG ENCLAVE
DESIGNERS NEW DELHI 110029 INDIA.
ENGINEERS T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For, Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

Ar. Dusmanta Kumar Swain
Regd. No.-CA/2002/28795
SIA Empanelment No.AI/07/SEA

MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)	AR. DUSMANTA KUMAR SWAIN. REGD NO.- CA/2002/28795
SIGNATURE OF OWNER & GPA HOLDER.	SIGNATURE OF ARCHITECT.

JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT
TOWER -1 (2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9)
FOR M/S KHUSHI REALCON PVT.LTD ,
OVER PLOT NO - 210,199 ,209/244 ,126,125/242 ,123/243/1844 ,124 ,21/746,
KHATA NO - 352/205 , 352/206 , 56/98 , 352/226 , 56/02 , 352/227 , 352/01 , 56/06 ,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

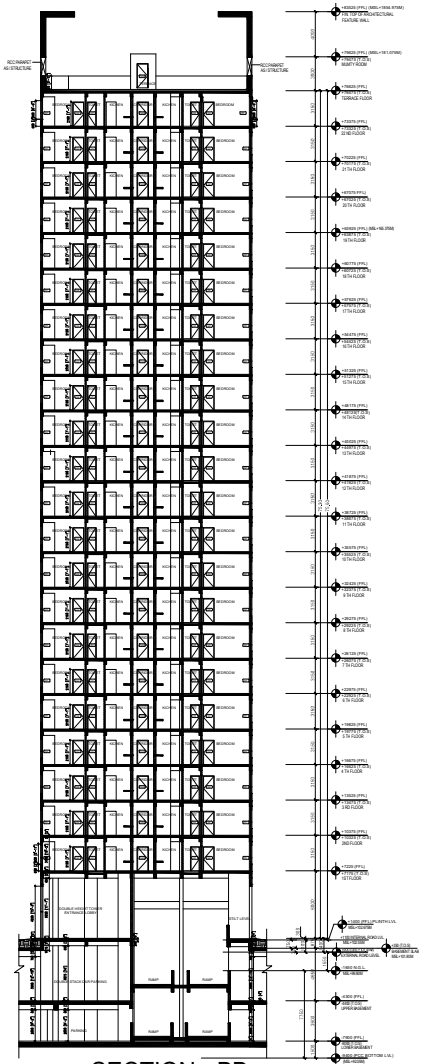
OWNER:-

1. MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

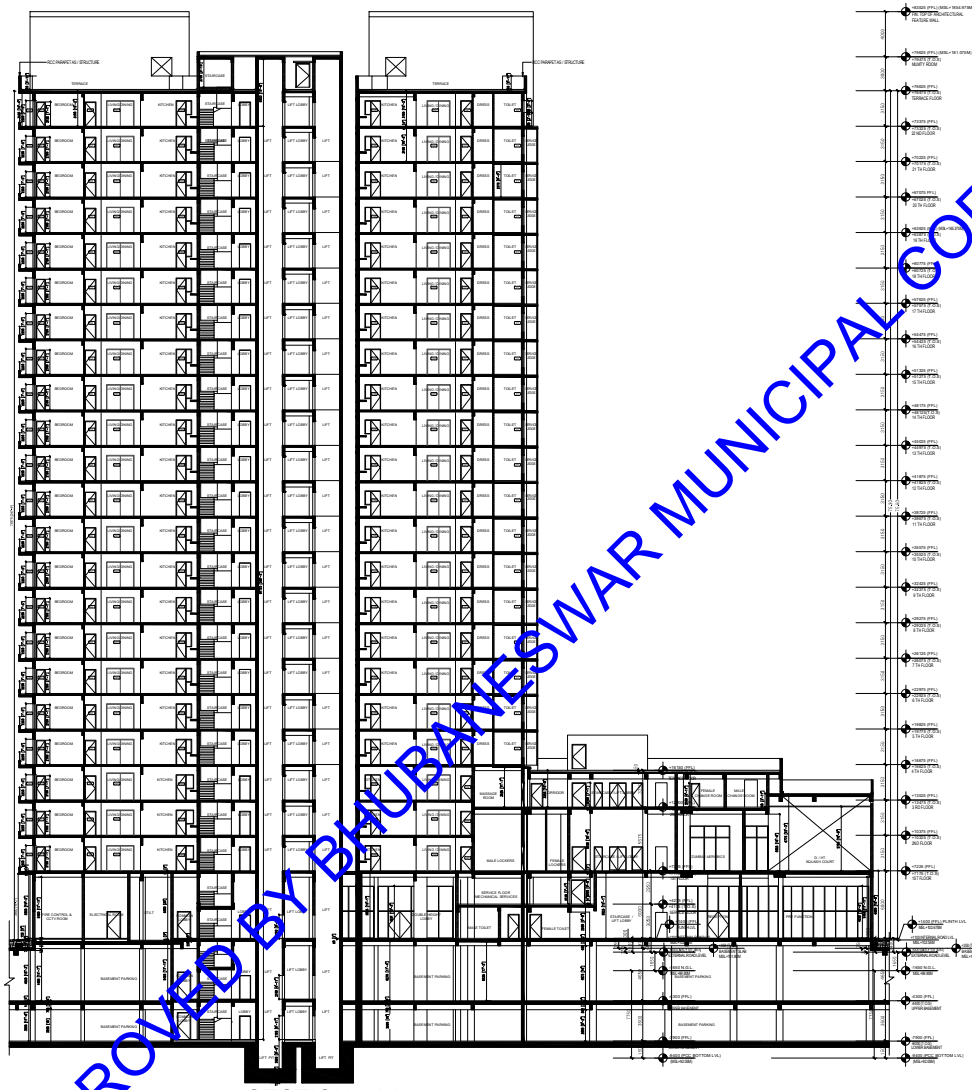
CONSULTANT:-

SARCHIS CONSULTANCY
PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



SECTION - BB
TOWER 2



SECTION - AA
TOWER 2

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION

DOOR WINDOW SCHEDULE ALL TOWERS

S.NO.	TYPE	WIDTH	CILL	UNITS.	LOCATION	LOCATION T	TOTAL COUNT
1	D1	1200		2250		MAIN DOOR	130
2	D2	1000		2250		ROOM	440
3	D3	800		2250		TOILET	489
4	D4	850		2250		BALCONY	66
5	D5	800		2250		SERVANT	130
1	W1	1800	800	2250		ROOM	130
2	W2	1500	800	2250		ROOM	66
3	W3	600	800	2250		ROOM	88
4	W4	1625	800	2250	S.W.ROOM		22
5	W5	1125	800	2250	S.W.ROOM		22
6	W6	1350	800	2250	S.W.PORE/STAIRCASE		22
7	W7	900	800	2250	SAN/ROOM		22
8	W8	950	800	2250	STUDY		44
9	W9	600	900	2250	BFH/MB		44
10	W10	1050	900	2250	BFH/3.5A		44
1	DW1	1750		2250	LIVING		130
2	DW2	2400		2250	LIVING		66
3	DW3	1400		2250	ROOM		22
4	DW4	1750		2250	KITCHEN		66
5	DW5	950		2250	SAN & WB	W/KITCHEN	22
6	DW6	1750	*	2250	S.SO KITCHEN		44
7	DW7	1400	*	2250	S.SW.KITCHEN		22
8	DW8	1050		2250	T1		44
9	DW9	2450		2250	T1		66
10	DW10	1050		2250	T1		44
11	DW11	1450		2250	T1		44
12	DW12	1500		2250	T1		22
13	DW13	1350		2250	T1		22
14	DW14	4900		1800	T1,FH		22
15	DW15	2450		1800	T1,FH		44
16	DW16	1450		1800	T1,FH		22
17	DW17	2150		1800	T1,FH		22
18	DW18	1750		1800	STAIR FH		22
19	DW19	1750		2250	T1 / FH	BED ROOM	22
20	DW20	3275		2250	T1 / FH	BED ROOM	22
21	DW21	1350		2250	T1 / FH	BED ROOM	22
22	DW22	2200		2250	T1 / FH	BED ROOM	22
1	P21	1750		2150		STA/RECIVE	
2	P23	3050		2150		ELEC. ROOM	
3	P27	800		2150		LIF ROOM	
4	P28	3000		2150		F.F PASAGE	
1	W51	9185	0	4800		LOBBY	
2	W52	2680	0	4800		LOBBY	
3	W53	2680	0	4800		STORE	
4	W54	3130	0	4800		LIFT LOBBY	
5	W55	3200	0	4800		LIFT LOBBY	
6	W56	3920	0	4800		STORE	
7	W57	3400	0	4800		STORE	
8	W58	3270	0	4800		LOUNDRY	
10	W510	2785	0	4800		STORE	
11	W511	2125	0	4800		ENT LOBBY	
12	W512	3050	0	4800		KID GAMES	
13	W513	3140	0	4800		KID GAMES	
14	W514	2350	0	4800		KID GAMES	
15	W515	4350	0	4800		TEENAGERS	
16	W516	1350	0	4800		TEENAGERS	
17	W517	5925	0	4800		ENT LOBBY	
1	V1	600	900	2250			198
1	V2	600	1200	2250			240
1	V3	450	1200	2250			22
1	PHC	950	100	2150		PHC	4
1	KS.1	3425		AS/BY		GROUND	
2	KS.2	6210		AS/BY		GROUND	
3	KS.3	8600		AS/BY		GROUND	
4	KS.4	2380		AS/BY		GROUND	
5	KS.5	3425		AS/BY		GROUND	

AREA STATEMENT :-

PLOT AREA =9877.92 SQ.MT.(2.44 ACRE.)

PARKING AREA:-(2B)
LOWER BASEMENT FL. AREA =7742.23 SQ.MT.
SERVICE AREA =1153.11 SQ.MT.
PARKING AREA =6589.12 SQ.MT.

UPPER BASEMENT FL. AREA =7165.10 SQ.MT.
SERVICE AREA =602.98 SQ.MT.
PARKING AREA =6562.12 SQ.MT.

TOTAL BUILT-UP AREA =14907.33 SQ.MT
TOTAL PARKING AREA= =13151.24 SQ.MT
TOTAL SERVICE AREA =1756.09 SQ.MT.

TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)
GROUND FLOOR AREA =1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA =393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA =97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA =1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA =3150.99 SQ.MT.(EX. LIFT,DUCT)
(1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA =14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
(1050.33X14) SQ.MT
REFUGE BALCONY AREA =347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA =1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA =73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA =2100.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
(1050.33X2)
REFUGE BALCONY AREA =49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA =1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA =22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA =703.65 SQ.MT(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA =11.95 SQ.MT.(NON-FAR)

TOTAL BUILT UP AREA =24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA =25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA =505.20 SQ.MT.
TOTAL FAR AREA =23412.78 SQ.MT.

TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)
GROUND FLOOR AREA =1239.54 SQ.MT.
(EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)
PARKING AREA =442.86 SQ.MT.(NON-FAR)
SERVICE AREA =21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA =281.90 SQ.MT.
FIRST FLOOR AREA =1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA =910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA =659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA =749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA
(5TH TO 18TH FLOOR) =10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA)
(719.43 X 14) SQ.MT.
REFUGE BALCONY AREA =461.30 SQ.MT.
19TH FLOOR AREA =750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA =63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA =2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA)
(719.43 X 3) SQ.MT.
REFUGE BALCONY AREA =98.85 SQ.MT.(NON-FAR)

TOTAL BUILT UP AREA =18053.14 SQ.MT.
TOTAL PARKING AREA =442.86 SQ.MT.
TOTAL SERVICE AREA =303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA =(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA =623.97 SQ.MT.
TOTAL FAR AREA =16216.9 SQ.MT.

TOWER - 3 (COMMERCIAL,RESIDENTIAL APARTMENT) (2B+G+9)
GROUND FLOOR AREA =621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA =556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA =746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA =366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA =755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA =572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA =572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA =613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA =40.68 SQ.MT.
7TH TO 9TH FLOOR AREA =1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.)
(572.93X3) SQ.MT.

TOTAL BUILT UP AREA =6525.18 SQ.MT.
TOTAL SERVICE AREA =366.40 SQ.MT.
FIRE STAIRCASE AREA =(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA =40.68 SQ.MT.
TOTAL FAR AREA =5895.10 SQ.MT.

GRAND TOTAL FAR AREA =45524.78 SQ.MT.
GRAND TOTAL PARKING AREA =13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA =2819.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA =1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA =1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA =64402.36 SQ.MT.

FAR =4.60

PARKING AREA REQUIRED
(2591.32+97.03)=2688.35 X 40% =1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25% =10709.10 SQ.MT.
TOTAL = 11784.44 SQ.MT.

PARKING AREA PROVIDED =13594.10 SQ.MT.
NO. OF RECHARGE PITS =31 NOS OF 6 CBM EACH
NO. OF TREES =124 NOS.
NO. OF DWELLING UNIT =278 NOS.

COMMERCIAL SPACE =2688.35 SQ.MT. (4.92%)
RESIDENTIAL SPACE =42836.43 SQ.MT. (95.08%)
GROUND COVERAGE =3094.87 SQ.MT. (31.33%)

BASE FAR (2.00) =19755.84 SQ.MT.
MIG FAR (0.25) =2469.48 SQ.MT.
PURCHASEABLE FAR =23229.46 SQ.MT.

EWS REQUIRED =2844.49 SQ.MT.

COMMUNITY AREA =1993.53 SQ.MT.

SHEET NO :- 24

N E S W

PERMISSION GRANTED
UNDER SEC-16(3) OF
ODA ACT 1982 SUBJECT
TO CONDITIONS CONTAINED
IN LETTER NO. ANB/3398/2022
DATED : 31/03/2022
PERMISSION IS VALID
TILL 30/03/2025

LINGARAJ J PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:11:37 +05'30'

LANDSCAPE CONSULTANT :-

Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-

PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RAJINDER KUMAR ASSOCIATES
ARCHITECTS B -6 /17 SHOPPING CENTRE
PLANNERS SAFDARJUNG ENCLAVE
DESIGNERS NEW DELHI 110029 INDIA.
ENGINEERS T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For, Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

Ar. Dusmanta Kumar Swain
Regd. No.-CA/2002/28795
SIA, Empanelment No.A/0108SA

MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)

AR. DUSMANTA KUMAR SWAIN.
REGD NO.- CA/2002/28795

SIGNATURE OF OWNER & GPA HOLDER.

SIGNATURE OF ARCHITECT.

JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT
TOWER -1 (2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9)
FOR M/S KHUSHI REALCON PVT.LTD ,
OVER PLOT NO - 210,199 ,209/244 ,126,125/242 ,123/243/1844 ,124 ,21)/746,
KHATA NO - 352/205 , 352/206 , 56/98 , 352/226 , 56/02 , 352/227 , 352/01 , 56/06 ,
MOUZA - PAHALA ,
TAHASIL - BHUBANESWAR , DIST. - KHURDA .

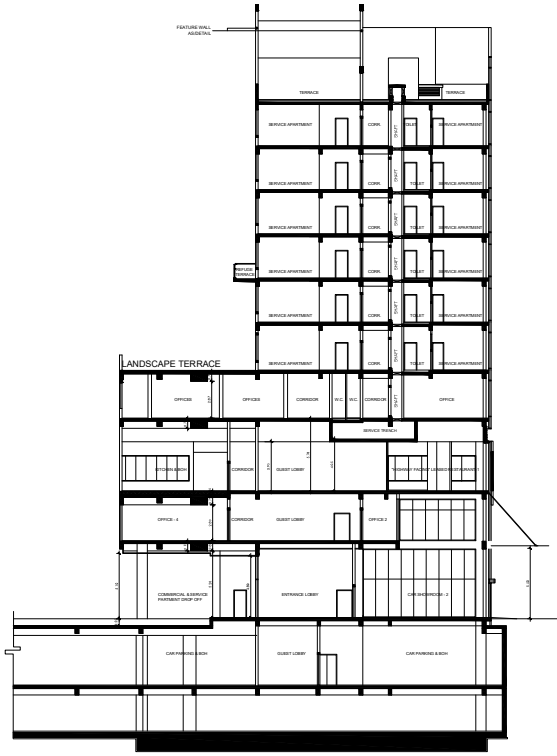
OWNER:-

1. MR. PRADEEP THACKER
(M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

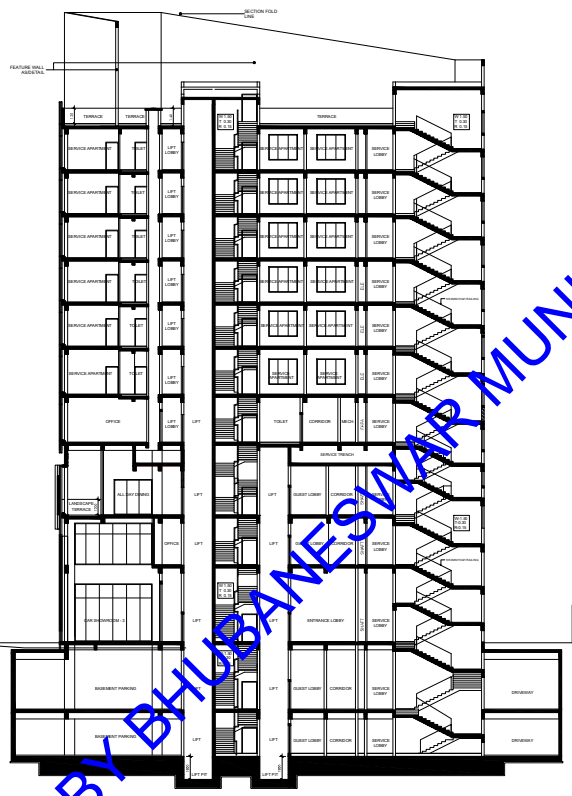
CONSULTANT:-

SARCHIS CONSULTANCY
PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

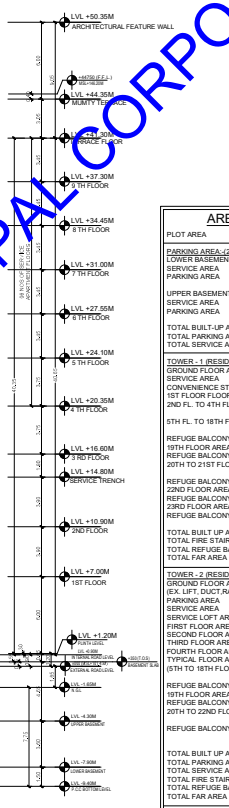
SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	



SECTION-1
TOWER-3



SECTION-BB
TOWER-3



DOOR WINDOW SCHEDULE (ALL TOWER)

SI.NO.	TYPE	L	WIDTH	CILL	LOCATION	LOCATION TYPE	TOTAL COUNT
1	D1	1100		2350	MAIN DOOR		132
2	D2	1000		2350	ROOM		638
3	D3	800		2350	TOILET		664
4	D4	850		2350	BALCONY		66
5	D5	800		2350	SERVENT		132
1	W1	1800	600	2350	ROOM		110
2	W2	1500	850	2250	ROOM		88
3	W3	600	600	2350	ROOM		88
4	W4	1575	850	2250	B/BROOM		22
5	W5	1125	600	2250	L/BROOM		22
6	W6	1500	850	2250	L/BROOM/BALCONY		22
7	W7	900	850	2250	W/BOOM		22
8	W8	900	600	2350	STUDY		44
9	W9	600	600	2250	UTILITY		44
10	W10	1000	850	2250	UTILITY		44
1	DW1	1050		2250	LIVING		110
2	DW2	1500		2250	ROOM		22
3	DW3	1500		2250	ROOM		22
4	DW4	1500		2250	KITCHEN		66
5	DW5	1500		2250	KIT & B/ BROOM		22
6	DW6	1500		2250	L/B/ KITCHEN		44
7	DW7	1500		2250	L/B/ KITCHEN		22
8	DW8	1050		2250	T1		44
9	DW9	1050		2250	T1		44
10	D	1000		2250	T1		44
11	D	1000		2250	T1		44
12	D	1575		2250	T1		22
13	DW10	1500		2250	T1		22
14	DW11	1500		2250	T1/FH		22
15	DW12	1500		2250	T1/FH		44
16	DW13	1500		2250	T1/FH		22
17	DW14	1500		2250	T1/FH		22
18	DW15	1500		2250	T1/FH		22
19	DW16	1750		2250	T1/ FH	BED ROOM	22
20	DW17	1575		2250	T1/ FH	BED ROOM	22
21	DW18	1500		2250	T1/ FH	BED ROOM	22
22	DW19	1500		2250	T1/ FH	BED ROOM	22
1	FD1	1250		2150	STAIRCASE		3
2	FD2	1250		2150	SUBC ROOM		3
3	FD3	800		2150	U ROOM		3
4	FD4	1000		2150	STAIRARC		3
1	WG1	1500	0	4000	LOBBY		3
2	WG2	2000	0	4000	LOBBY		3
3	WG3	2000	0	4000	STORE		3
4	WG4	1350	0	4000	LIFT LOBBY		3
5	WG5	1200	0	4000	LIFT LOBBY		3
6	WG6	1500	0	4000	STORE		3
7	WG7	1500	0	4000	STORE		3
8	WG8	1275	0	4000	STORERP		3
10	WG10	2700	0	4000	CBD/LIC		3
11	WG11	2125	0	4000	ENT. LOBBY		3
12	WG12	1650	0	4000	KID GAMES		3
13	WG13	1500	0	4000	KID GAMES		3
14	WG14	1350	0	4000	KID GAMES		3
15	WG15	4300	0	4000	TERRACE		3
16	WG16	1100	0	4000	TERRACE		3
17	WG17	1675	0	4000	ENT. LOBBY		3
1	V1	600	600	2350			198
2	V2	600	1200	2350			132
3	V3	450	1200	2350			22
1	FHC	550	300	2350	FHC		44
1	W11	3015		4575	GROUND		3
2	W12	6015		4575	GROUND		3
3	W13	3015		4575	GROUND		3
4	W14	2100		4575	GROUND		3
5	W15	3275		4575	GROUND		3

AREA STATEMENT :-

PLOT AREA	=9877.92 SQ.MT.(2.44 ACRE.)
PARKING AREA-(2B)	
LOWER BASEMENT FL. AREA	=7742.23 SQ.MT.
SERVICE AREA	=1153.11 SQ.MT.
PARKING AREA	=5589.12 SQ.MT.
UPPER BASEMENT FL. AREA	=7165.10 SQ.MT.
SERVICE AREA	=602.98 SQ.MT.
PARKING AREA	=5562.12 SQ.MT.
TOTAL BUILT-UP AREA	=14907.33 SQ.MT
TOTAL PARKING AREA=	=13151.24 SQ.MT
TOTAL SERVICE AREA	=1756.09 SQ.MT.
TOWER - 1 (RESIDENTIAL BUILDING)(2B+G+23)	
GROUND FLOOR AREA	=1027.25 SQ.MT. (EX. LIFT,DUCT & SERVICE AREA)
SERVICE AREA	=393.93 SQ.MT. (NON-FAR)
CONVENIENCE STORE AREA	=97.03 SQ.MT. (FAR) (COMM.)
1ST FLOOR FLOOR AREA	=1099.35 SQ.MT.(EX. LIFT, DUCT)
2ND FL. TO 4TH FL. AREA	=3150.99 SQ.MT.(EX. LIFT,DUCT) (1050.33X3) SQ.MT.
5TH FL. TO 18TH FL. AREA	=14704.62SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X14) SQ.MT
REFUGE BALCONY AREA	=347.90 SQ.MT.(NON-FAR)
19TH FLOOR AREA	=1079.13 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=73.29 SQ.MT.(NON-FAR)
20TH TO 21ST FLOOR AREA	=2103.66 SQ.MT.(EX. LIFT,DUCT & REFUGE AREA) (1050.33X2)
REFUGE BALCONY AREA	=49.70 SQ.MT.(NON-FAR)
22ND FLOOR AREA	=1051.06 SQ.MT(EX. LIFT,DUCT & REFUGE AREA)
REFUGE BALCONY AREA	=22.36 SQ.MT.(NON-FAR)
23RD FLOOR AREA	=703.65 SQ.MT.(EX. LIFT,DUCT,REFUGE AREA & CUT-OUT AREA)
REFUGE BALCONY AREA	=11.95 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=24916.71 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=25.20 SQ.MT.X24=604.80 SQ.MT (NON-FAR)
TOTAL REFUGE BALCONY AREA	=505.20 SQ.MT
TOTAL FAR AREA	=23412.78 SQ.MT.
TOWER - 2 (RESIDENTIAL APARTMENT) (2B+S+22)	
GROUND FLOOR AREA (EX. LIFT, DUCT,RAMP CUTOUT,PARKING,SERVICES)	=1239.54 SQ.MT.
PARKING AREA	=442.86 SQ.MT.(NON-FAR)
SERVICE AREA	=21.11 SQ.MT.(AT GROUND FLOOR)(NON-FAR)
SERVICE LOFT AREA	=281.90 SQ.MT.
FIRST FLOOR AREA	=1231.38 SQ.MT. (EX. LIFT & DUCT)
SECOND FLOOR AREA	=910.18 SQ.MT. (EX. LIFT & DUCT)
THIRD FLOOR AREA	=659.82 SQ.MT. (EX. LIFT & DUCT)
FOURTH FLOOR AREA	=749.71 SQ.MT. (EX. LIFT & DUCT)
TYPICAL FLOOR AREA (5TH TO 18TH FLOOR)	=10072.02 SQ.MT. (EX.LIFT & DUCT,REFUGE AREA) (719.43 X 14) SQ.MT.
REFUGE BALCONY AREA	=461.30 SQ.MT.
19TH FLOOR AREA	=750.30 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)
REFUGE BALCONY AREA	=63.82 SQ.MT.(NON-FAR)
20TH TO 22ND FLOOR AREA	=2158.29 SQ.MT.(EX. LIFT & DUCT,REFUGE AREA) (719.43 X 3) SQ.MT.
REFUGE BALCONY AREA	=98.85 SQ.MT.(NON-FAR)
TOTAL BUILT UP AREA	=18053.14 SQ.MT.
TOTAL PARKING AREA	=442.86 SQ.MT.
TOTAL SERVICE AREA	=303.01 SQ.MT.
TOTAL FIRE STAIRCASE AREA	=(16.30X23)+(30.5X3)=466.40 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=623.97 SQ.MT.
TOTAL FAR AREA	=16216.9 SQ.MT.
TOWER - 3 (COMMERCIAL/RESIDENTIAL APARTMENT) (2B+G+9)	
GROUND FLOOR AREA	=621.39 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FIRST FLOOR AREA	=556.31 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SECOND FLOOR AREA	=746.84 SQ.MT. (EX. LIFT & DUCT)(COMM.)
SERVICE LOFT AREA	=366.40 SQ.MT. (EX. LIFT & DUCT)(SERVICES.)
THIRD FLOOR AREA	=755.98 SQ.MT. (EX. LIFT & DUCT)(COMM.)
FOURTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
FIFTH FLOOR AREA	=572.93 SQ.MT. (EX. LIFT & DUCT)(RES.)
SIXTH FLOOR AREA	=613.61 SQ.MT. (EX. LIFT & DUCT,REFUGE AREA)(RES.)
REFUGE BALCONY AREA	=40.68 SQ.MT.
7TH TO 9TH FLOOR AREA	=1718.79 SQ.MT. (EX. LIFT & DUCT)(RES.) (572.93X3) SQ.MT.
TOTAL BUILT UP AREA	=6525.18 SQ.M.T.
TOTAL SERVICE AREA	=366.40 SQ.M.T.
FIRE STAIRCASE AREA	=(22.3X10)=223.00 SQ.MT.(NON-FAR)
TOTAL REFUGE BALCONY AREA	=40.68 SQ.MT.
TOTAL FAR AREA	=5895.10 SQ.M.T.
GRAND TOTAL FAR AREA	=45524.78 SQ.MT.
GRAND TOTAL PARKING AREA	=13594.10 SQ.MT.
GRAND TOTAL SERVICE AREA	=2819.43 SQ.MT.
GRAND TOTAL FIRE STAIRCASE AREA	=1294.20 SQ.MT.
GRAND TOTAL REFUGE BALCONY AREA	=1169.85 SQ.MT.
GRAND TOTAL BUILT-UP AREA	=64402.36 SQ.MT.
FAR	=4.60
PARKING AREA REQUIRED	
(2591.32+97.03)=2688.35 X 40%	=1075.34 SQ.MT.
(45524.78-2688.35)=42836.43 X 25%	=10709.10 SQ.MT.
TOTAL	= 11784.44 SQ.MT.
PARKING AREA PROVIDED	=13594.10 SQ.MT.
NO. OF RECHARGE PITS	=31 NOS OF 6 CBM EACH
NO. OF TREES	=124 NOS.
NO. OF DWELLING UNIT	=278 NOS.
COMMERCIAL SPACE	=2688.35 SQ.M.T. (4.92%)
RESIDENTIAL SPACE	=42836.43 SQ.M.T. (95.08%)
GROUND COVERAGE	=3094.87 SQ.MT. (31.33%)
BASE FAR (2.00)	=19755.84 SQ.MT.
MIG FAR (0.25)	=2469.48 SQ.MT.
PURCHASEABLE FAR	=23299.46 SQ.MT.
EWS REQUIRED	=2844.49 SQ.MT.
COMMUNITY AREA	=1993.53 SQ.MT.

SHEET NO :- 25

PERMISSION GRANTED UNDER SEC 16(3) OF ODA ACT 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. ANB/3398/2022 DATED : 31/03/2022 PERMISSION IS VALID TILL 30/03/2025

LINGARAJ J PRASAD PATNAIK
Digitally signed by LINGARAJ PRASAD PATNAIK
Date: 2022.04.13 13:11:54 +05'30'

LANDSCAPE CONSULTANT :-

Designs International Studio Pvt. Ltd.
Anand Niketan,
New Delhi-110021
PHONE NO:+91 11 24114500, +91 11 24114501

MEP CONSULTANT :-

PROION CONSULTANTS PVT. LTD.
82 ,SUKHDEV VIHAR,
NEW DELHI-110025,INDIA
WWW.PROION.NET

STRUCTURAL CONSULTANT :-

T.P.C TECHNICAL PROJECT CONSULTANTS(P)LTD.
H.O-B-74,SECTOR 57,NOIDA,
UP-201301(IND)
PHONE NO: (0120)4306800
EMAIL: tpconsultants@gmail.com

ARCHITECT :-

RAJINDER KUMAR ASSOCIATES
ARCHITECTS PLANNERS DESIGNERS ENGINEERS
B -6 /17 SHOPPING CENTRE
SAFDARJUNG ENCLAVE
NEW DELHI 110029 INDIA.
T 9111 26162930/ 26162931
F 91 11 26186874

THIS BUILDING PLAN HAS BEEN PREPARED IN ACCORDANCE TO ODISHA DEVELOPMENT ACT (P&BS) RULE 2020.

For Khushi Realcon Pvt. Ltd.
KHUSHI REALCON PVT. LTD.
Director Director

Ar. Dusmanta Kumar Swain
Regd. No.-CA/2002/28795
ODA, Empanelment No.-Ar/022/00GA

MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)	AR. DUSMANTA KUMAR SWAIN. REGD NO:- CA/2002/28795
SIGNATURE OF OWNER & GPA HOLDER.	SIGNATURE OF ARCHITECT.

JOB TITLE :-

PROPOSED RESIDENTIAL/COMMERCIAL APARTMENT TOWER -1 (2B+G+23) TOWER -2(2B+S+22) & TOWER -3(2B+G+9) FOR M/S KHUSHI REALCON PVT.LTD , OVER PLOT N0 - 210,199 ,209/244 ,126,125/242 ,123/243/1844 ,124 ,211/746, KHATA NO - 352/205 , 352/206 , 54/98 , 352/226 , 52/02 , 352/227 , 352/01 , 56/06 , MOUZA - PAHALA , TAHASIL - BHUBANESWAR , DIST. - KHURDA .

OWNER:-

1. MR. PRADEEP THACKER (M/S KHUSHI REALCON PVT.LTD)
2. BISWAJIT SAHA .

CONSULTANT:-

SARCHIS CONSULTANCY PVT. LTD.
PLOT NO:- N1/40 , IRC VILLAGE.
BHUBANESWAR :- 15.
PH:- 9437134175 (M) , 2555955

SCALE :- 1:100	DRAWN BY	SUPRAVA	15/21
DATE :-	CHECKED BY	D.K.SWAIN.	

APPROVED BY BHUBANESWAR MUNICIPAL CORPORATION