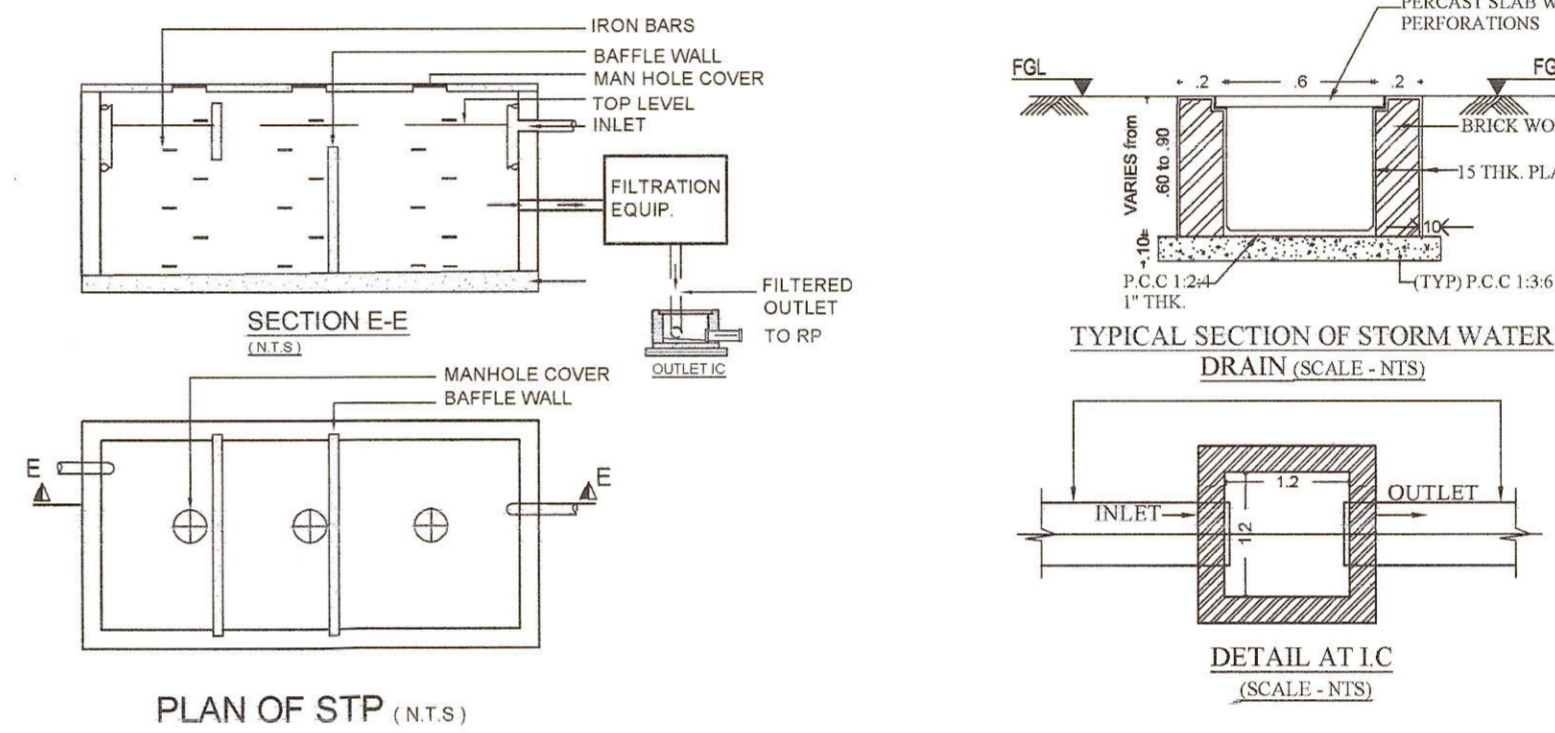
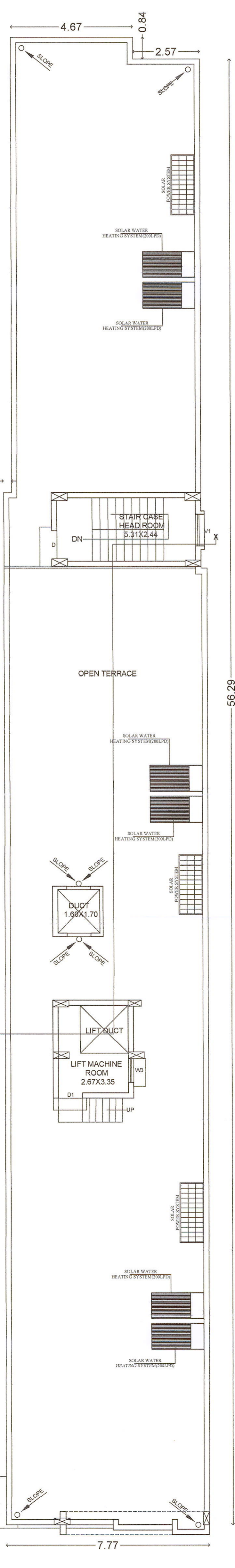
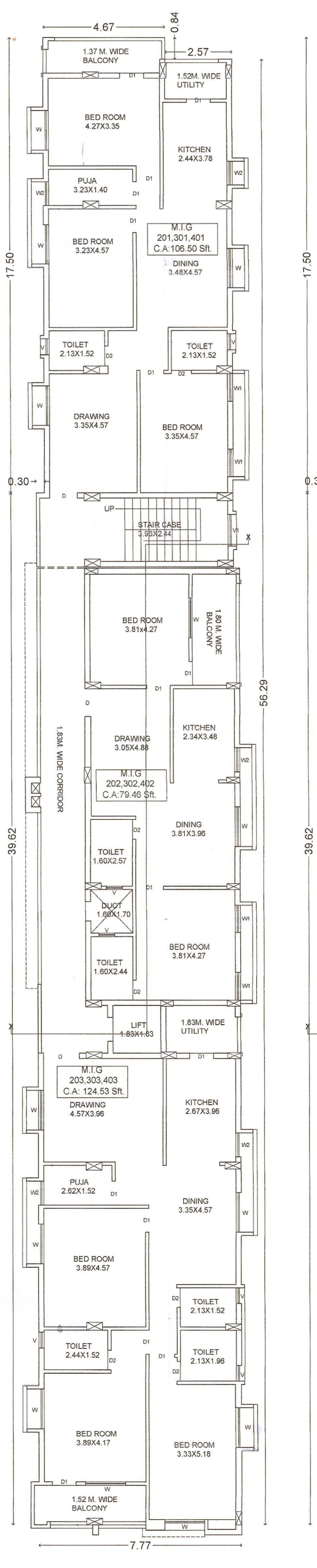
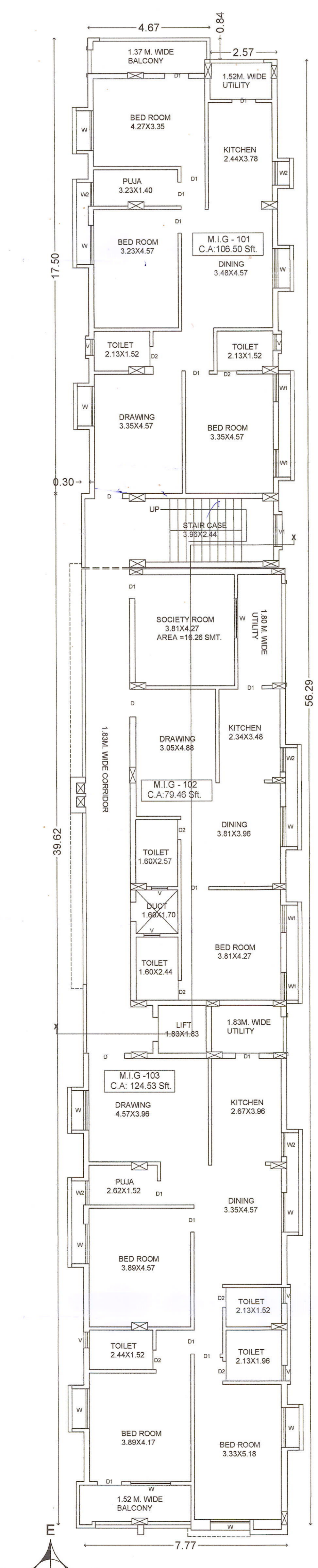
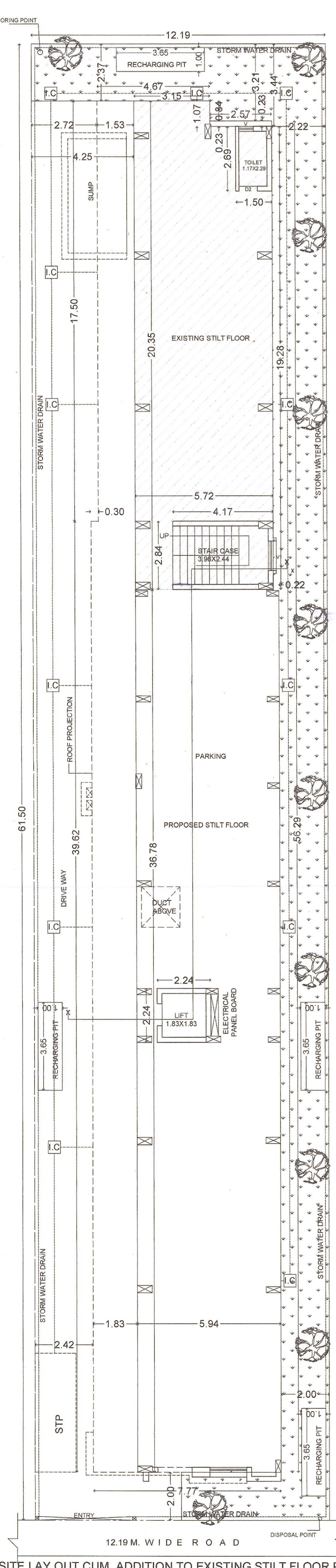
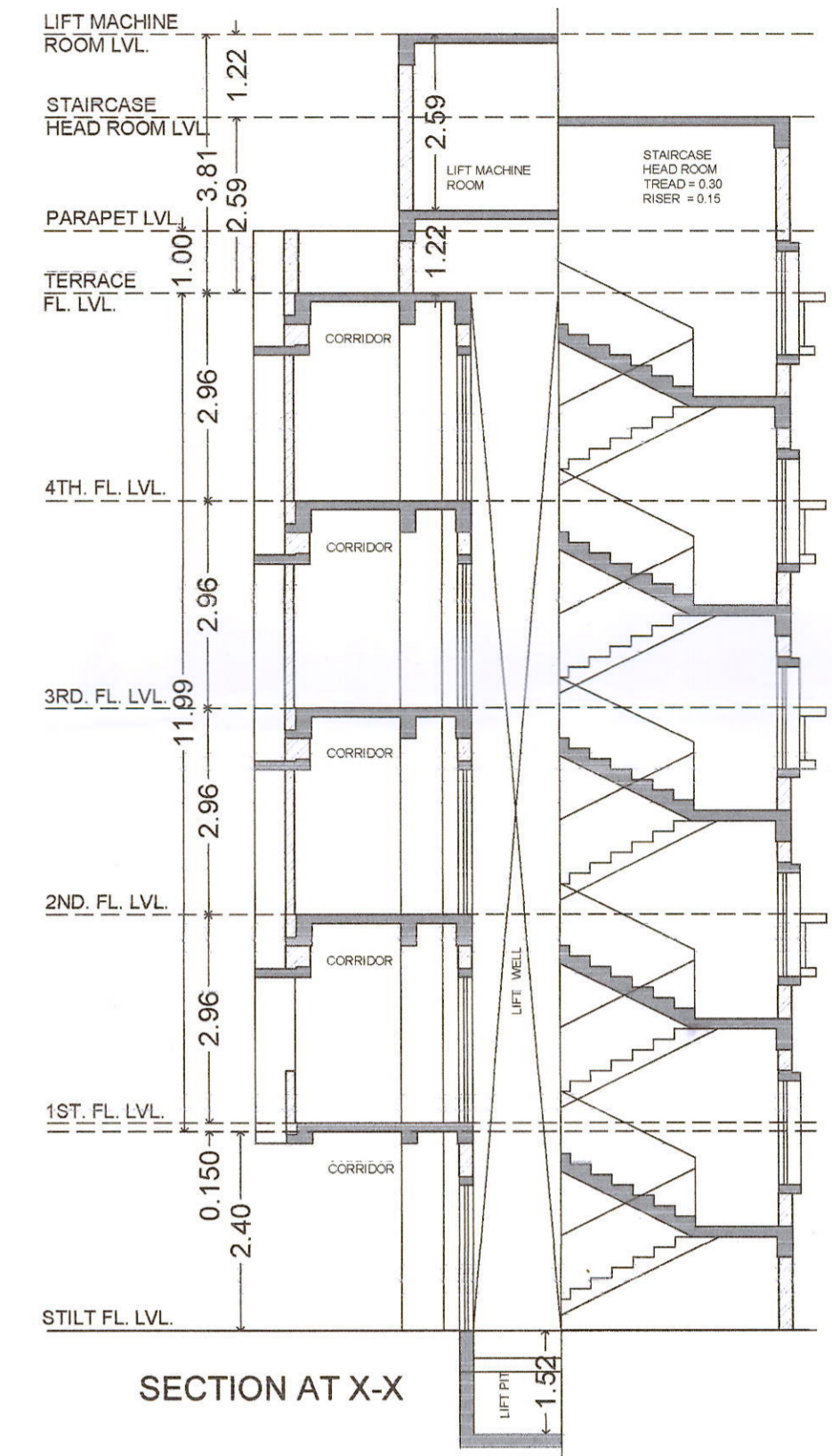
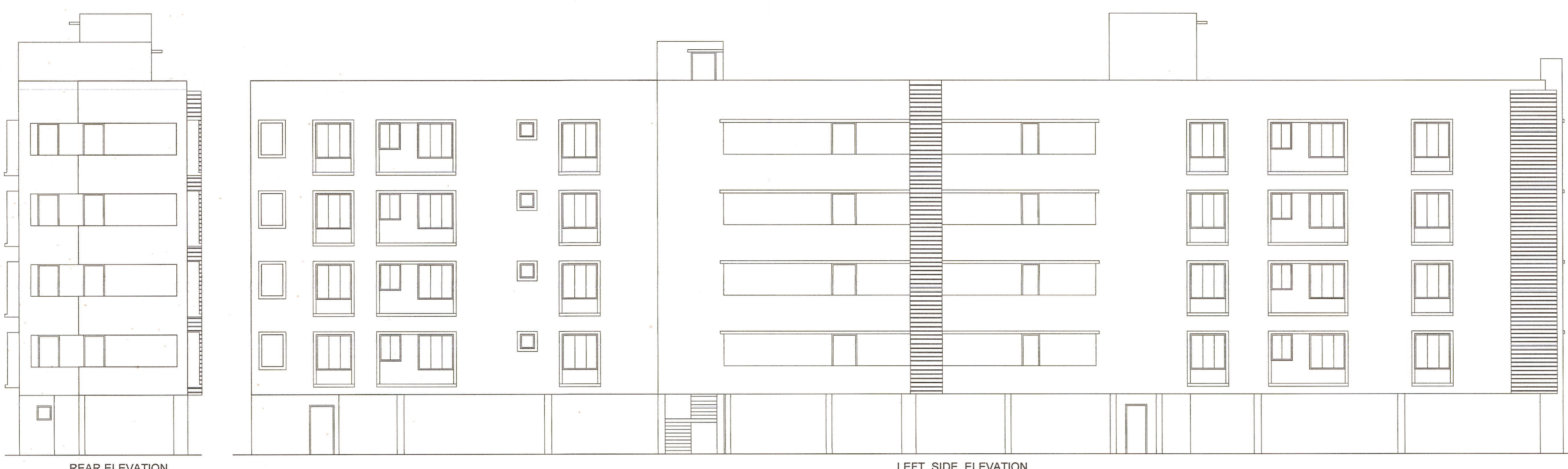


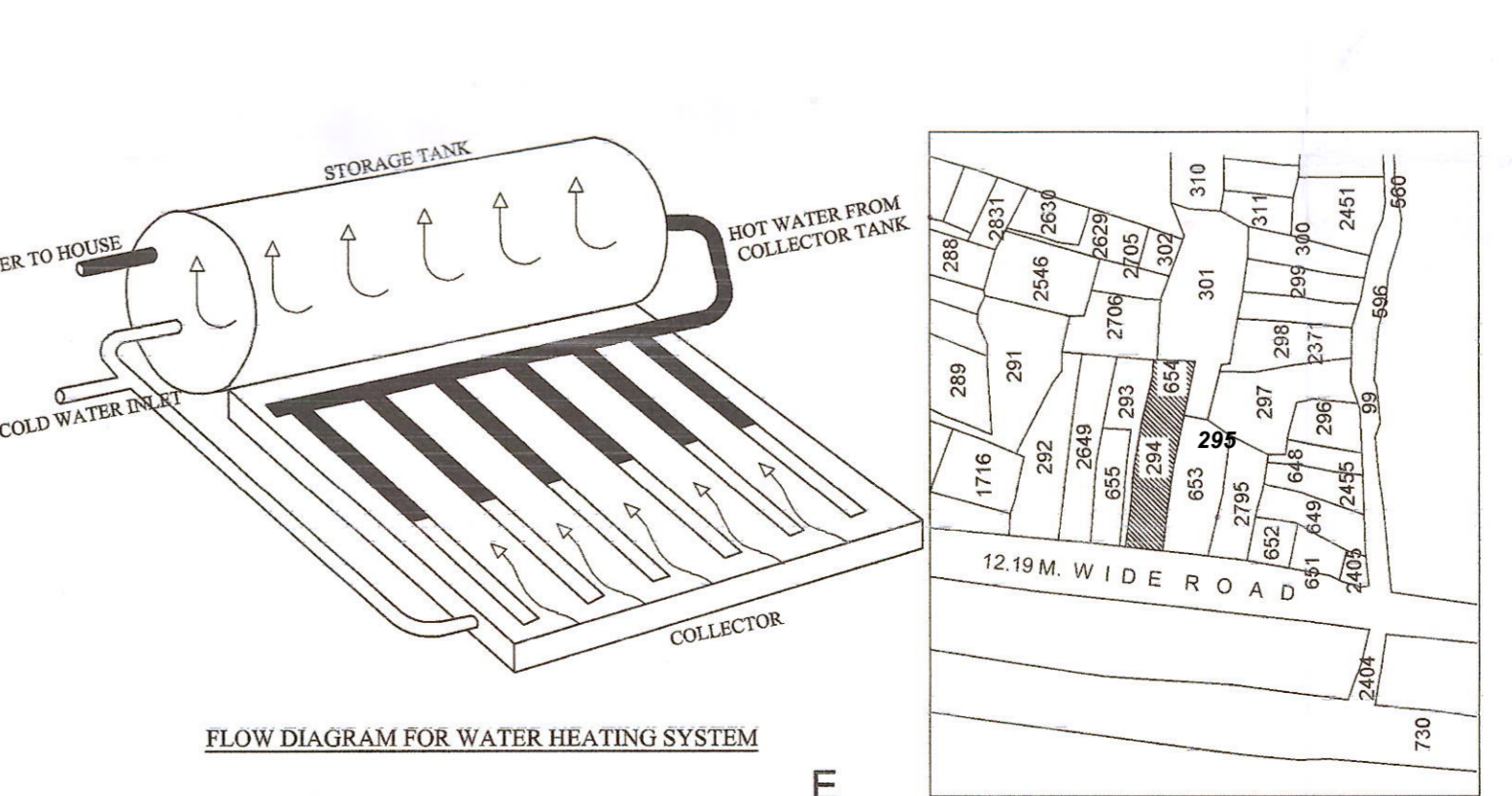
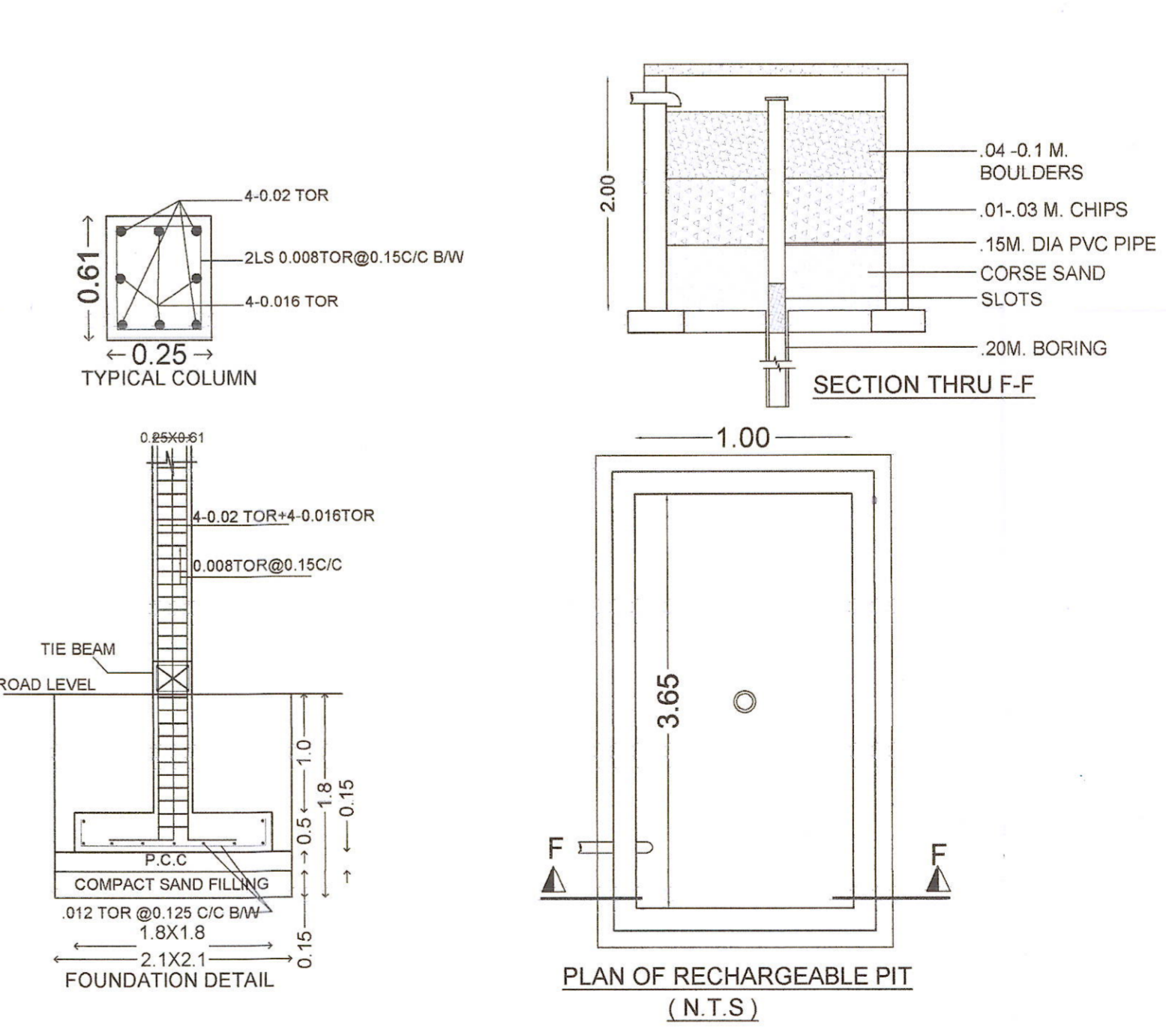
FOR THE DOCUMENT NO. 294 & 654
 D.P.A. NO. 191
 PROJECT TO
 CONSTRUCTION OF 4-13 LETTER
 RESIDENTIAL BUILDING
 AT - MOUZA - JHARAPADA, BHUBANESWAR,
 DIST - KHURDA
 DATE: 07/10/2023
 BY: A.A. AD-01

CHECKED
 A.A. AD-01
 Bhubaneswar Municipal Corporation
 Bhubaneswar



PLAN OF STP (N.T.S.)

ITEM	REQUIREMENT AS PER NORM	PREVIOUS APPROVAL	REVISED APPROVAL
PLOT AREA		748.68 SMT.	748.68 SMT.
STILT FLOOR		395.37 SMT.	429.12 SMT. (BUA AREA=20.88 SMT.)
FIRST FLOOR		372.85 SMT.	425.78 SMT. (including lift duct) (including society area = 16.28 SMT.)
SECOND FLOOR		372.85 SMT.	425.78 SMT. (excluding lift duct)
THIRD FLOOR		372.85 SMT.	425.78 SMT. (excluding lift duct)
FOURTH FLOOR		372.85 SMT.	425.78 SMT. (excluding lift duct)
TOTAL F.A.R. AREA		1495.56 SMT.	1724.00 SMT.
F.A.R.	MAX FAR=3.00 BASE FAR=3.00	1.99	2.29
TOTAL BUILT UP AREA		1886.77 SMT.	2132.24 SMT.
PARKING AREA (25% OF 1495.56 SMT.)		373.89 SMT.	379.21 SMT.
SET BACKS			
FRONT SETBACK	2.00 SMT.	3.05 SMT.	2.00 SMT.
REAR SETBACK	2.00 SMT.	2.98 SMT.	2.37 SMT.
LEFT SETBACK	2.00 SMT.	2.50 SMT.	2.42 SMT.
RIGHT SETBACK	2.00 SMT.	2.50 SMT.	2.00 SMT.
BUILDING HEIGHT	12.00 MT.	14.89 MT.	11.99 MT.
PLANTATION	10 NOS	NA	10 NOS
NOS OF DWELLING UNITS	--	12 NOS	12 NOS
NOS OF STAIRCASE	1 NOS	1 NOS	1 NOS
NOS OF LIFT	1 NOS	1 NOS	1 NOS
RECHARGING PIT	25.74 CUM	24.00 CUM	29.20 CUM



GENERAL NOTES

- Scale unless mentioned to be treated as that mentioned below.
- Written dimensions to be followed.
- Shape, Size, and schedule of property is provided by the applicant.
- All setback wall should be 0.2m. and internal wall should be 0.125m.

AREA STATEMENT(S+4)

PLOT AREA(S PER DOCUMENT) : 773.23 SMT.(191 DEC.)
 PLOT AREA(S PER POSSESSION) : 748.68 SMT.

EXISTING STILT FLOOR AREA : 113.54 SMT.
 PROPOSED STILT FLOOR AREA : 315.58 SMT.
 TOTAL STILT FLOOR AREA : 429.12 SMT. (INCLUDING LIFT PIT)
 PARKING AREA : 408.24 SMT.
 STILT FLOOR B.U.A. : 20.88 SMT.

1ST FLOOR AREA : 425.78 SMT. (EXCLUDING LIFT PIT)
 2ND FLOOR AREA : 425.78 SMT. (EXCLUDING LIFT PIT)
 3RD FLOOR AREA : 425.78 SMT. (EXCLUDING LIFT PIT)
 4TH FLOOR AREA : 425.78 SMT. (EXCLUDING LIFT PIT)
 BUILT-UP AREA(F.A.R.) : (425.78x4)=1703.12 SMT.
 F.A.R. : 2.29
 TOTAL BUILT UP AREA : 2132.24 SMT.

RECHARGING PIT : 29.20 CUM
 PROVIDED VOLUME : 13.65X10X2.00X4 CUM = 29.20 CUM
 LANDSCAPE AREA PROVIDED : 182.10 SMT.
 PLANTATION PROVIDED : 10 NOS.

DOOR & WINDOW SCHEDULE

SL.NO.	TYPE	SIZE	DESCRIPTION
01	D	1.07X2.10	FLUSH DOOR
02	D1	0.90X2.10	FLUSH DOOR
03	D2	0.75X2.10	FLUSH DOOR
04	W	1.52X1.52	MS. GLAZED WINDOW
05	W1	1.07X1.52	MS. GLAZED WINDOW
06	W2	0.91X1.37	MS. GLAZED WINDOW
07	V	0.61X0.61	MS. GLAZED VENTILATOR
08	V1	1.20X1.52	MS. GLAZED VENTILATOR

NO.	REVISIONS / ISSUE	DATE
APPROVAL DRAWING		
PROJECT TITLE		
REVISED S+4 STORED MIG CATEGORY RESIDENTIAL APARTMENT BUILDING OF SMT. SAROJA KUMARI MOHANTY REPRESENTED BY G.P.A. HOLDER SRI JAGANNATH PROMOTERS & BUILDERS PVT. LTD. REPRESENTED THROUGH ITS M.D.-PRADIPTA KUMAR BISWASROY OVER PLOT NO.- 294 & 654, KHATA NO. 928/64, AT - MOUZA - JHARAPADA, BHUBANESWAR, DIST - KHURDA.		
DRAWING TITLE		
LAYOUT CUM STILT FLOOR PLAN, FIRST FLOOR PLAN, TYPICAL FLOOR PLAN (2ND, 3RD, 4TH), TERRACE FLOOR PLAN, ALL ELEVATIONS, SECTIONS & OTHER DETAILS		
PRINCIPAL ARCHITECT	DRAWING NO.	
DURGADUTT DHALSAMANT	AA / AD - 01	
DEALT BY		
LUCKY BISWAL		
APPLICANT	sdRBE	
For Sri Jagannath Promoters & Builders Pvt Ltd Managing Director		
M.D. - PRADIPTA KUMAR BISWASROY		
CONSULTANTS		
AAKAR Architects Add : N2/14, IRC Village Nayapalli, Bhubaneswar-751015 Phone : 0674-2551898 Email : project@akararchitects.com		

REVENUE MAP
 SCALE = 64" = 1 MILE
 PLOT NO.- 294 & 654,
 KHATA NO.- 928/64,
 MOUZA - JHARAPADA,
 BHUBANESWAR,
 DIST - KHURDA.



Sri Jagannath Promoters & Builders Pvt. Ltd.

Plot No - 370/3184 & 367/3182, Near Toyota Showroom, Sishu Vihar, Patia, Bhubaneswar - 751024
Phone: (0674) 2970982/ 6888832, E-mail: info@sjpb.in

2nd August 2023.
SJPBPL/199/2023-24.

To
The Chairperson,
Odisha Real Estate Regulatory Authority, BBSR.

Compliances dated on 2nd August 2023.

This is with reference to Queries on 19/07/2023 for the following items, I Sri Pradip Kumar Biswasroy, Managing Director of M/s Sri Jagannath Promoters & Builders Pvt. Ltd., for the Project, "Shree Soobha" situated at Plot No. 294 & 654, Khata No. 928/54 at Mouza Jharpada, Bhubaneswar, Khurda stated the followings:-

Plot No. I & II:- Please Refer, we have already submitted the certified copy of the ROR as well as the copy of the net ROR, where the details are very clear. However, we have also applied fresh certified ROR copy, and shall be uploaded shortly.

Building Plan:- Please do refer our approval letter issued by BMC, at Point no. -7, that the validity period of Approval is three years from the date of issue of Approval of Plan. So there should not be any confusion, even if it is stated on the body of the Plan or not.

Site Plan:- Please do refer the ROR, where both the Plots are owned by the same Owner Smt. Saroja Kumari Mohanty, unfortunately in the Site Layout Plan, they are shown as interchanged but both are actually under the same Project and Owner is same, so virtually there is no misleading of any kind.

Kindly consider the above & accord the permission.

Thanking you.

Sincerely yours,

For Sri Jagannath Promoters & Builders (P) Ltd.
For Sri Jagannath Promoters & Builders (P) Ltd


Managing Director

Mg. Director.
(P.K. Biswasroy)