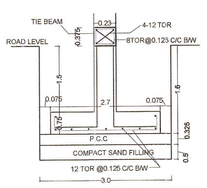
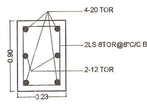
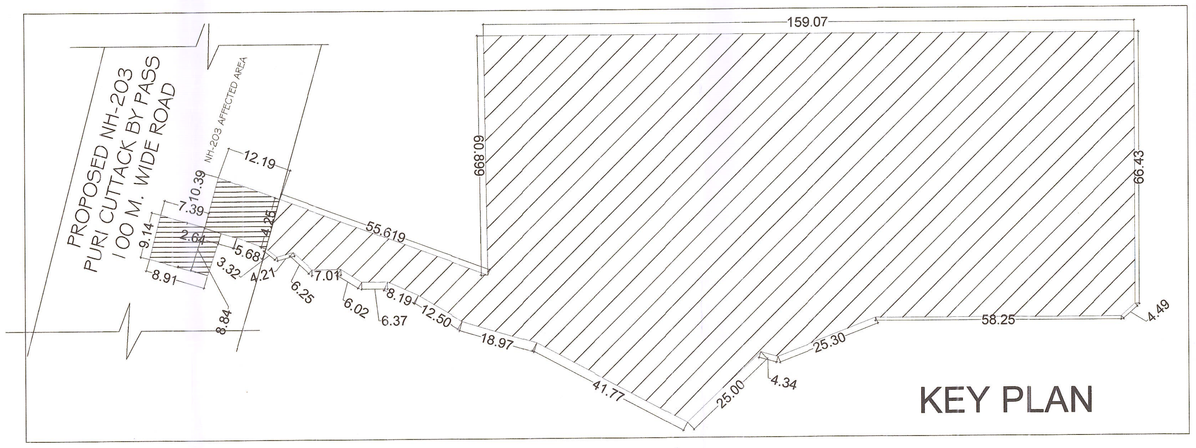
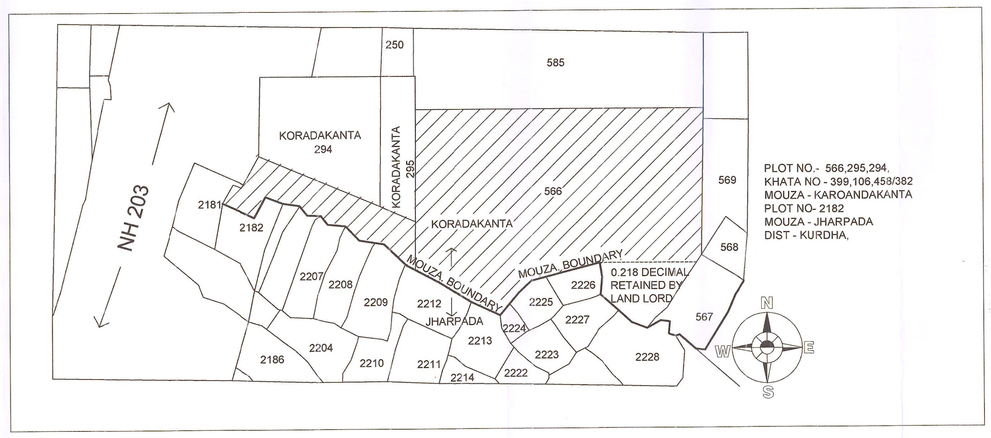


COLUMN FOUNDATION DETAIL



TYPICAL COLUMN

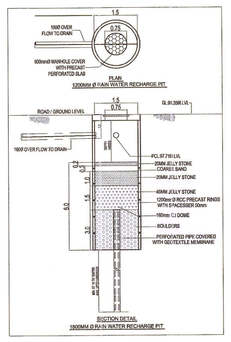


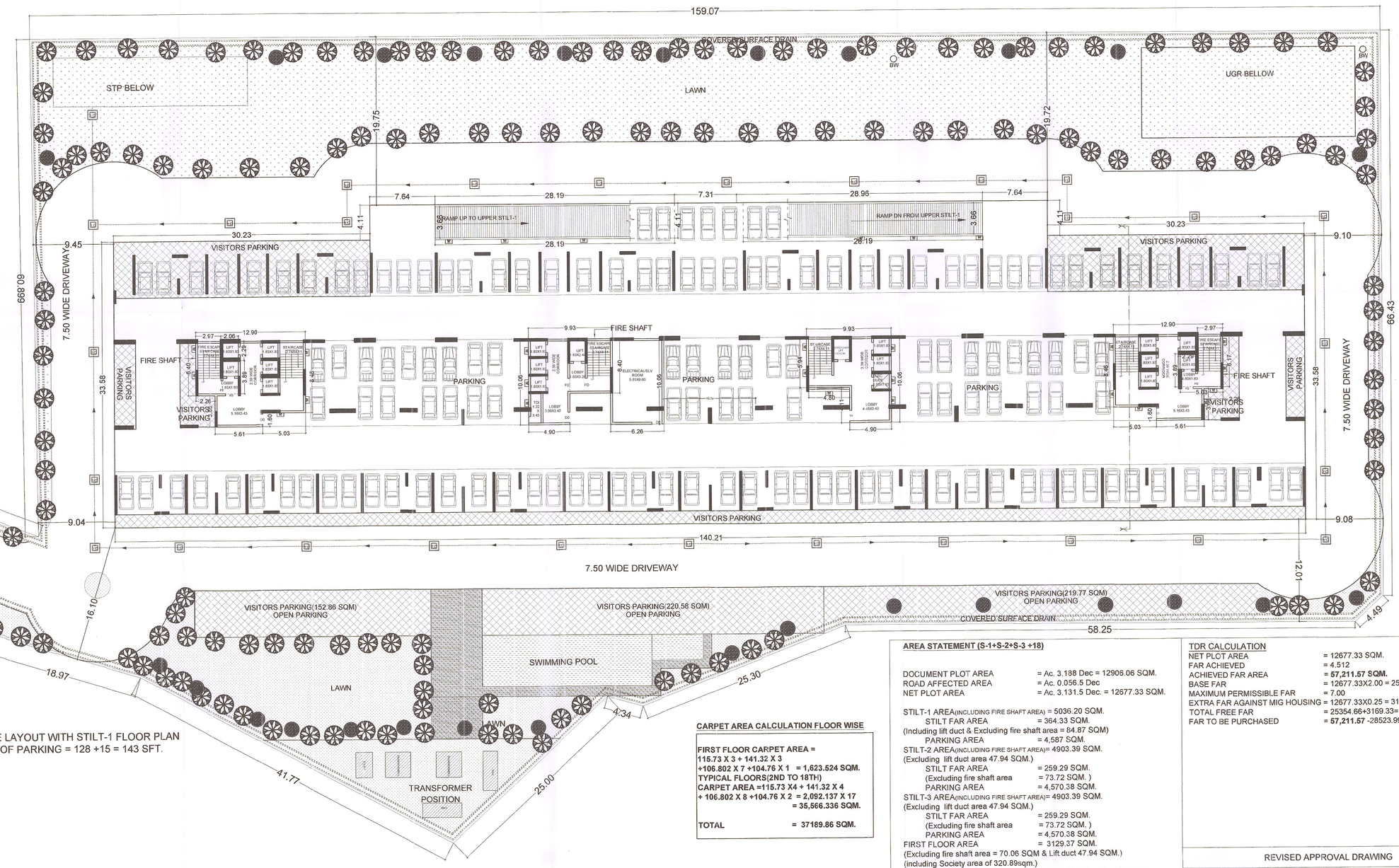


PLOT NO.- 566,295,294,
KHATA NO - 399,106,458/382
MOUZA - KAROANDAKANTA
PLOT NO- 2182
MOUZA - JHARPADA
DIST - KURDHA.

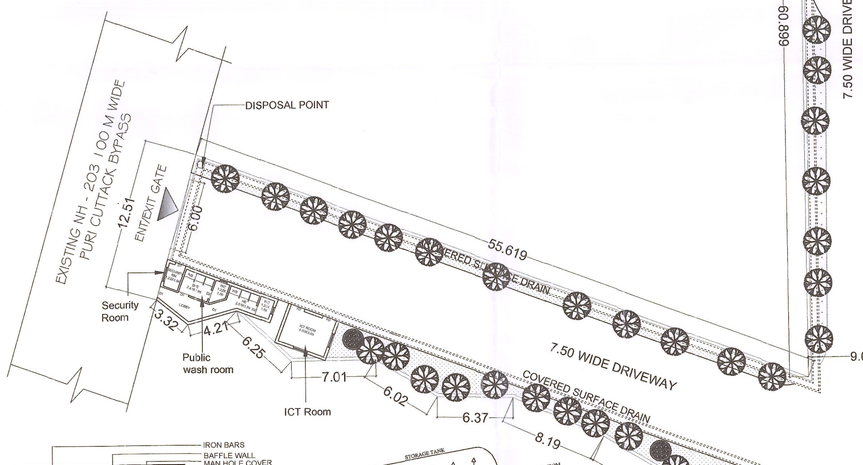
CHECKED
Asst. Arch. B/Man
B.D.A

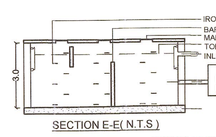
PERMISSION GRANTED UNDER SEC.16(3) OF O.D.A. ACT, 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO 14366 DATE 02.05.2023
PERMISSION VALID UP TO 01/05/26
PLANNING MEMBER/ AUTHORISED OFFICER
BHUBANESWAR DEVELOPMENT AUTHORITY



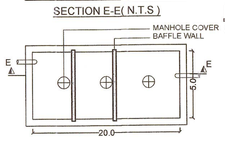


SITE LAYOUT WITH STILT-1 FLOOR PLAN
NO. OF PARKING = 128 +15 = 143 SFT.

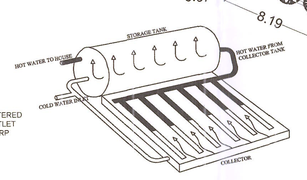




SECTION E-E(N.T.S)



PLAN OF STP (N.T.S)



FLOW DIAGRAM FOR WATER HEATING SYSTEM

CARPET AREA CALCULATION FLOOR WISE

FIRST FLOOR CARPET AREA =
115.73 X 3 + 141.32 X 3
+106.802 X 7 +104.76 X 1 = 1,623.524 SQM.
TYPICAL FLOORS(2ND TO 18TH)
CARPET AREA =115.73 X4 + 141.32 X 4
+ 106.802 X 8 +104.76 X 2 = 2,092.137 X 17
= 35,566.336 SQM.

TOTAL = 37189.86 SQM.

AREA STATEMENT (S-1+S-2+S-3 +18)

DOCUMENT PLOT AREA = Ac. 3.188 Dec = 12906.06 SQM.
ROAD AFFECTED AREA = Ac. 0.056.5 Dec
NET PLOT AREA = Ac. 3.131.5 Dec. = 12677.33 SQM.

STILT-1 AREA(INCLUDING FIRE SHAFT AREA) = 5036.20 SQM.
STILT FAR AREA = 364.33 SQM.
(Including lift duct & Excluding fire shaft area = 84.87 SQM)
PARKING AREA = 4,587 SQM.
STILT-2 AREA(INCLUDING FIRE SHAFT AREA)= 4903.39 SQM.
(Excluding lift duct area 47.94 SQM.)
STILT FAR AREA = 259.29 SQM.
(Excluding fire shaft area = 73.72 SQM.)
PARKING AREA = 4,570.38 SQM.
STILT-3 AREA(INCLUDING FIRE SHAFT AREA)= 4903.39 SQM.
(Excluding lift duct area 47.94 SQM.)
STILT FAR AREA = 259.29 SQM.
(Excluding fire shaft area = 73.72 SQM.)
PARKING AREA = 4,570.38 SQM.
FIRST FLOOR AREA = 3129.37 SQM.
(Excluding fire shaft area = 70.06 SQM & Lift duct 47.94 SQM.)
(including Society area of 320.89sqm.)
TYPICAL FLOOR AREA = 3129.37X17 = 53,199.29 SQM.
(Excluding fire shaft area = 70.06 SQM & Lift duct 47.94 SQM.)
FAR AREA = 364.33+(259.29X2)
+3129.37 +53,199.29
= 57,211.57 SQM.
F.A.R. = 4.512

BUILT UP AREA

STILT-1 AREA(INCLUDING FIRE SHAFT AREA)= 5036.20 SQM.
STILT-2 AREA(INCLUDING FIRE SHAFT AREA)= 4903.39 SQM.
STILT-3 AREA(INCLUDING FIRE SHAFT AREA)= 4903.39 SQM.
TYPICAL FLOOR AREA(1st TO 17th)
(FAR AREA + FIRE SHAFT AREA) = 3129.37 +70.06 X 17
= 3199.43 X 17 = 54390.31 SQM.
18th FLOOR AREA
(FAR AREA +FIRE SHAFT AREA + FIRE REFUGE AREA) = 3129.37+70.06 +65.7
= 3265.13 SQM.
TOTAL BUILT UP AREA = 72498.42 SQM.
PUBLIC WASH AREA + ICT ROOM AREA = 45.83 SQM.
GRAND TOTAL BUILT UP AREA = 72,544.25 SQM.

TOTAL CARPET AREA = 37189.86 SQM.

GROUND COVERAGE = 5036.20 SQM.(39.72%)
PARKING
PARKING REQUIRED = 14,302.89 SQM
(25% OF **57,211.57** SQM.)
PARKING PROVIDED = 14,320.97 SQM
COVERED PARKING = 13,727.76 SQM.
(415 NOS. OF PARKING)
= 593.21 SQM.
OPEN PARKING
VISITORS PARKING = 1431.00 SQM. (10.02%)
RECHARGING PIT
REQUIRED VOLUME = 302.17 CUM
VOLUME PROVIDED = 307.32 CUM
SIZE = 29Nos(1.5 M dia X 6.0 ht)

PLANTATION REQUIRED = 159 Nos.
PLANTATION PROVIDED = 160 Nos.

BUILDING HEIGHT PROVIDED = 64.20 M

TOTAL NO. OF UNITS = 320

NO OF LIFT REQUIRED = 17
NO OF LIFT PROVIDED = 17

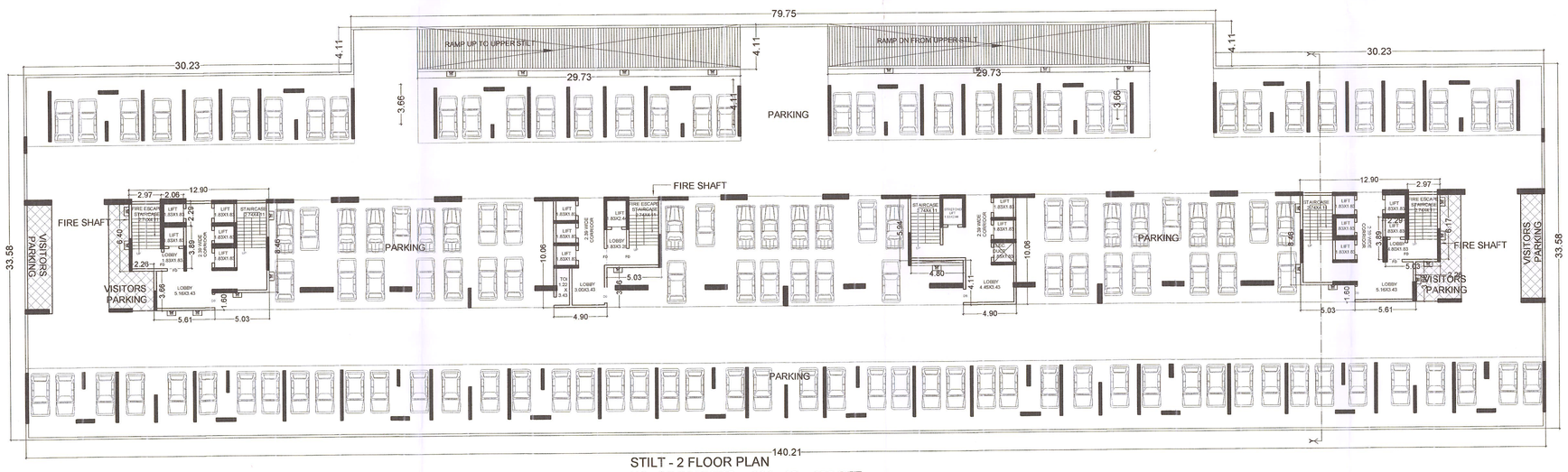
NO OF STAIR CASE REQUIRED = 4
NO OF STAIR CASE PROVIDED = 6

SET BACKS:

	AS PER NORM	PROVIDED
FRONT	9.00 M	9.04 M
REAR	9.00 M	9.08 M
LEFT SIDE	9.00 M	19.72 M
RIGHT SIDE	9.00 M	9.30 M

TDR CALCULATION

NET PLOT AREA	= 12677.33 SQM.
FAR ACHIEVED	= 4.512
ACHIEVED FAR AREA	**= 57,211.57 SQM.**
BASE FAR	= 12677.33X2.00 = 25354.66 SQM.
MAXIMUM PERMISSIBLE FAR	= 7.00
EXTRA FAR AGAINST MIG HOUSING	= 12677.33X0.25 = 3169.33 SQM
TOTAL FREE FAR	= 25354.66+3169.33= 28523.99 SQM.
FAR TO BE PURCHASED	**= 57,211.57** -28523.99 = 28,687.58 SQM.



STILT - 2 FLOOR PLAN
NO. OF PARKING = 114 +16 = 130 SFT.

EV CHARGING POINT

DOOR & WINDOW SCHEDULE

TYPE	SL.NO.	SIZE	DESCRIPTION
01	FD	1.50X2.13	FIRE CHECK DOOR
02	D0	1.37X2.13	FLUSH DOOR
03	D	1.07X2.13	FLUSH DOOR
04	D1	0.91X2.13	FLUSH DOOR
05	D2	0.76X2.13	FLUSH DOOR
06	W	1.52X1.37	MS. GLAZED WINDOW
07	W1	1.22X1.37	MS. GLAZED WINDOW
08	V	0.61X0.61	MS. GLAZED VENTILATOR
	SD	1.83X2.13	SLIDING DOOR

REVISED APPROVAL DRAWING

PROJECT TITLE

PROPOSED S1+S2+S3 +18 MULTI STORIED RESIDENTIAL APARTMENT BUILDING IN FAVOUR OF MR. FAKIR JENA , MR UCHHAB MAHARANA & MR PITABAS MAHARANA.
OVER PLOT NO.- 566,295,294,
KHATA NO - 399,106,458/382
MOUZA - KORADAKANTA
PLOT NO- 2182(P)
MOUZA - JHARPADA
DIST - KURDHA,

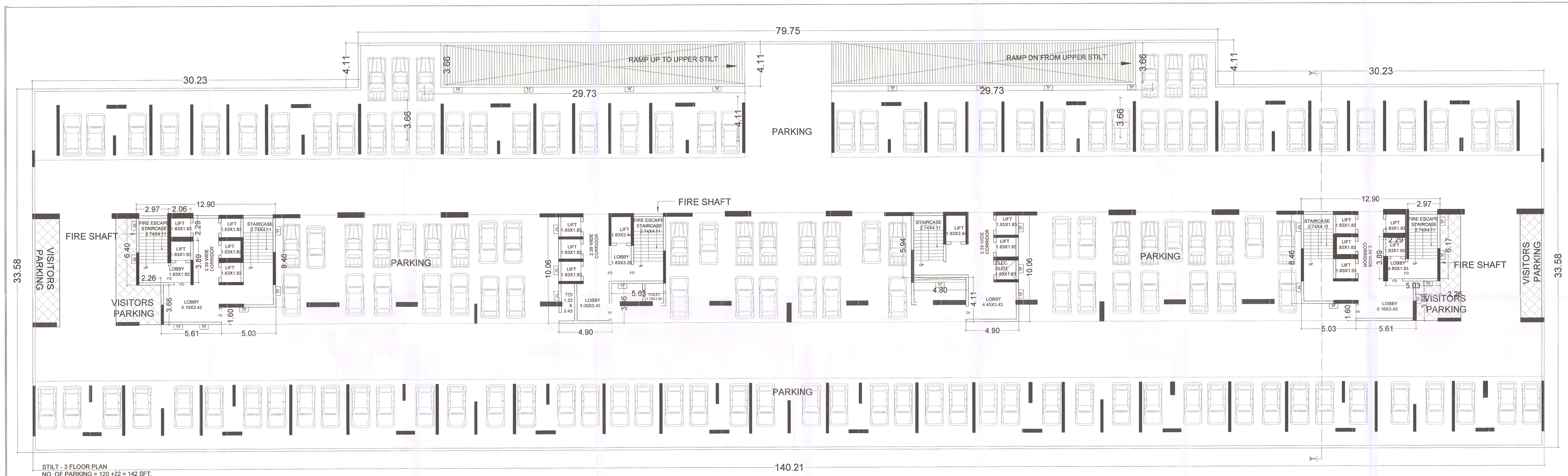
DRAWING TITLE

SITE LAYOUT CUM LOWER STILT FLOOR PLAN, UPPER STILT FLOOR PLAN & DETAILS.

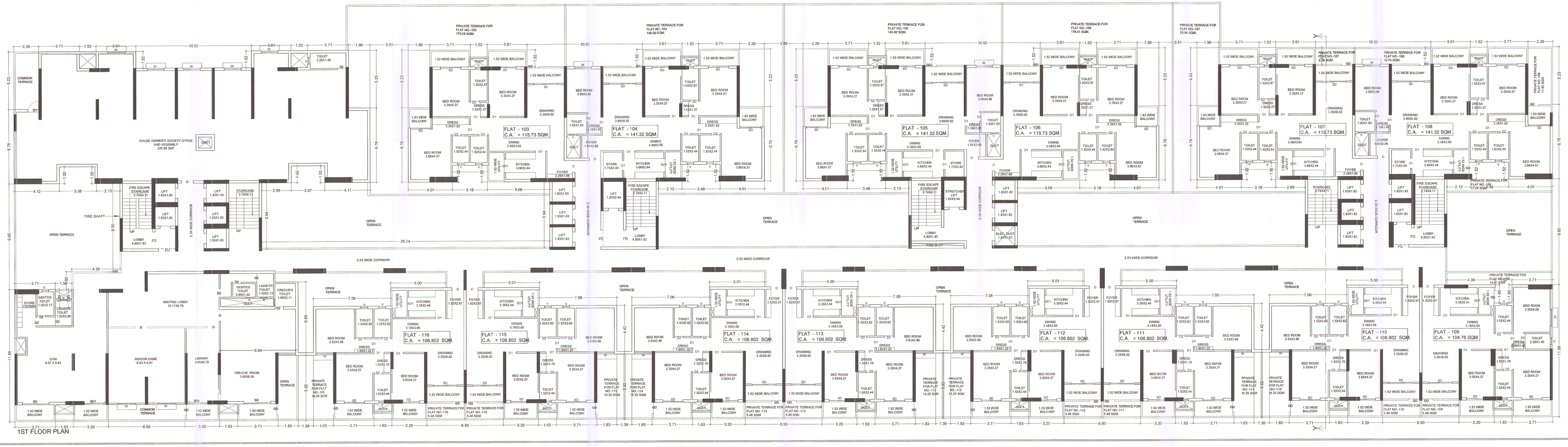
PRINCIPAL ARCHITECT	DRAWING NO.
Ar. Durgadutt Dhalsamant REGISTERED ARCHITECT Regd. No-CA/2002/30034 Ar. DURGADUTT DHALSAMANT	AA/KK/AP-01
JOB ARCHITECT Ar. GEETANJALI ROUT	PREPARED BY DIPALI CHOUDHURY
APPLICANT MR. FAKIR JENA MR. UCHHAB MAHARANA MR. PITABAS MAHARANA	SCALE 1:250 DATE

CONSULTANTS

AAKAAR Architects
Add : N2/14, IRC Village
Nayapalli, Bhubaneswar-751015
Phone : 0674-2551898
Email : project@aakaararchitects.com



STILT - 3 FLOOR PLAN
NO. OF PARKING = 120 +22 = 142 SFT.



1ST FLOOR PLAN

EV CHARGING POINT

DOOR & WINDOW SCHEDULE			
TYPE	SL.NO.	SIZE	DESCRIPTION
01	D	1.07X2.13	FLUSH DOOR
02	D1	0.91X2.13	FLUSH DOOR
03	D2	0.76X2.13	FLUSH DOOR
04	W	1.52X1.37	MS. GLAZED WINDOW
05	V	0.61X0.61	MS. GLAZED VENTILATOR
06	SD	1.83X2.13	SLIDING DOOR
07	SD1	1.22X2.13	SLIDING DOOR

APPROVAL DRAWING

PROJECT TITLE
PROPOSED LS+US1+US2+18 MULTI STORIED RESIDENTIAL APARTMENT BUILDING & G+3 STORIED CLUB BUILDING PLAN IN FAVOUR OF MR. FAKIR JENA , MR UCHHAB MAHARANA & MR PITABAS MAHARANA.
OVER PLOT NO.- 595,295,294,
KHATA NO - 359,106,458/582
MOUZA - KARDANDAKANTA
PLOT NO- 2182
MOUZA - JHARPADA
DIST - KURDHA,

DRAWING TITLE
TYPICAL FLOOR PLAN & TERRACE FLOOR PLAN

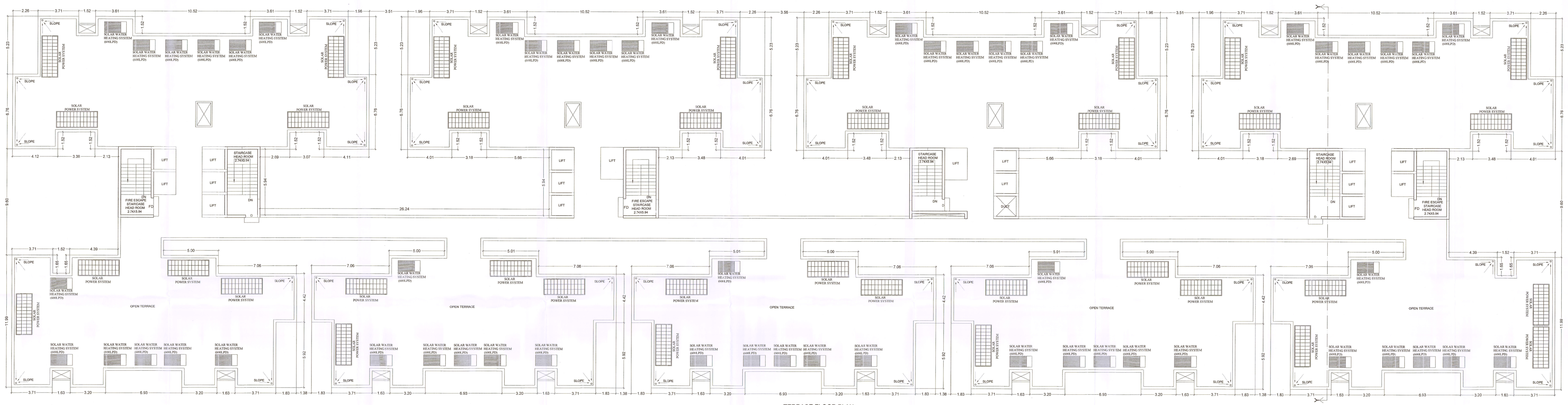
PRINCIPAL ARCHITECT Ar. Durgadutt Dhalsamant REGISTERED ARCHITECT Regd. No-CA/2002/30084	DRAWING NO. AA/KK/AP-02
Ar. DURGADUTT DHALSAMANT	
JOB ARCHITECT Ar. GEETANJALI ROUT	PREPARED BY DIPALI CHOUDHURY
APPLICANT MR. FAKIR JENA MR. UCHHAB MAHARANA MR. PITABAS MAHARANA.	SCALE 1:100 DATE 07.10.2021

CONSULTANTS

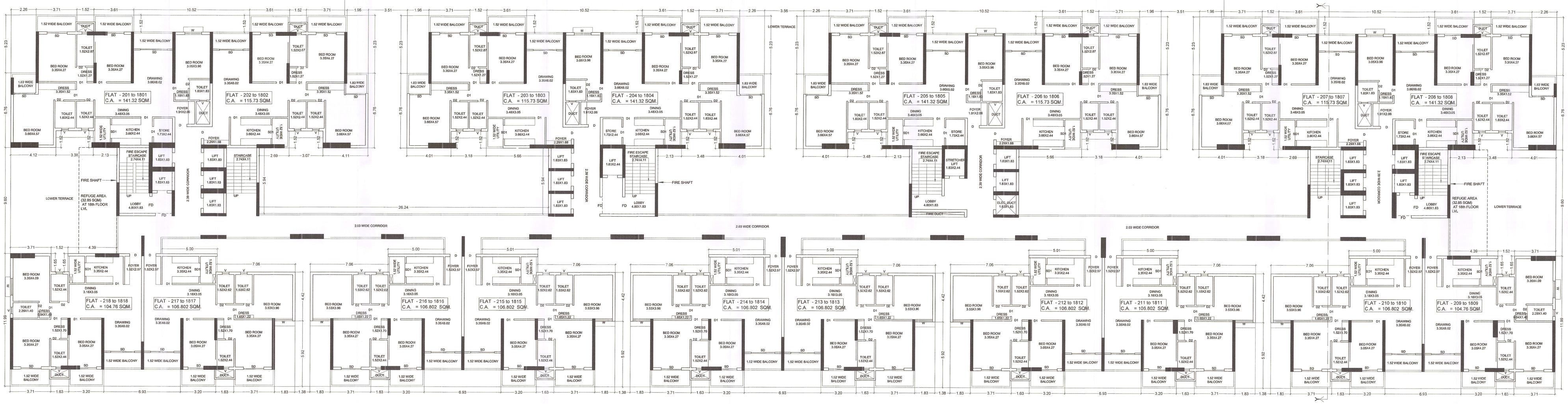
AAKAAR Architects
Add : N2/14, IRC Village
Nayapalli, Bhubaneswar-751015
Phone : 0674-2551898
Email : project@aakaararchitects.com

CHECKED
Asst. Town Planner
Bhubaneswar

PERMISSION GRANTED UNDER SECTION 63 OF O.D.A. ACT, 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER No. 10566 DATE 05.05.2023
PERMISSION VALID UP TO 04.05.2026
PLANNING & DEVELOPMENT AUTHORITY OFFICER
BHUBANESWAR DEVELOPMENT AUTHORITY



TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN
(2ND TO 18th FLOOR)

CHECKED
Asst. Engr.
Asst. Engineer
BMC

PERMISSION GRANTED UNDER SEC-16(3) O.M.C. ACT, 1949 SUBJECT TO CONDITIONS CONTAINED IN LETTER No. 14266 dt 03.05.2023 DIVISION. VALID UP TO 01.05.2026
Signature
JUNIOR ENGINEER WITH POWER OFFICER
BMC

DOOR & WINDOW SCHEDULE			
TYPE	SL.NO.	SIZE	DESCRIPTION
D1	D	1.07X2.13	FLUSH DOOR
D2	D1	0.91X2.13	FLUSH DOOR
D3	D2	0.76X2.13	FLUSH DOOR
D4	W	1.52X1.37	MS. GLAZED WINDOW
D5	V	0.61X0.61	MS. GLAZED VENTILATOR
D6	SD	1.83X2.13	SLIDING DOOR
D7	SD1	1.22X2.13	SLIDING DOOR

APPROVAL DRAWING

PROJECT TITLE
PROPOSED LS+US1+US2+18 MULTI STORIED RESIDENTIAL APARTMENT BUILDING & G+3 STORED CLUB BUILDING PLAN IN FAVOUR OF MR. FAKIR JENA , MR UCHHAB MAHARANA & MR PITABAS MAHARANA.
OVER PLOT NO:- 506,205,294,
KHATA NO - 399,106,458/382
MOUZA - KARDAMDAKANTA
PLOT NO:- 2182
MOUZA - JHARPADA
DIST - KURDHA,

DRAWING TITLE
TYPICAL FLOOR PLAN & TERRACE FLOOR PLAN

PRINCIPAL ARCHITECT
Ar. Durgadutt Dhalsamant
REGISTERED ARCHITECT
Regd. No -CA/2093/13/2004
Ar. DURGADUTT DHALSAMANT

DRAWING NO.
AA/KK/AP-03

JOB ARCHITECT
Ar. GEETANJALI ROUT

PREPARED BY
DIPALI CHOUDHURY

APPLICANT
MR. FAKIR JENA.
MR. UCHHAB MAHARANA.
MR. PITABAS MAHARANA.

SCALE
1:100

DATE

CONSULTANTS
AAKAAR Architects
Add : N2/14, IRC Village
Nayapalli, Bhubaneswar-751015
Phone : 0674-2551898
Email : project@aakaararchitects.com

CHECKED
Asst. Engr/Man
B.D.A

PERMISSION GRANTED UNDER SEC.16(3) OF O.D.A. ACT, 1982 SUBJECT TO CONDITIONS CONTAINED IN LETTER NO. 14366 DATE 02.05.2023
PERMISSION VALID UP TO BT 01/05/2026
PLANNING MEMBER AUTHORISED OFFICER
BHUBANESWAR DEVELOPMENT AUTHORITY

SECTION-YY

REVISED APPROVAL DRAWING
BLOCK-A

PROJECT TITLE
PROPOSED S1+S2+S3 +18 MULTI STORIED RESIDENTIAL APARTMENT BUILDING IN FAVOUR OF MR. FAKIR JENA , MR UCHHAB MAHARANA & MR PITABAS MAHARANA.
OVER PLOT NO.- 566,295,294,
KHATA NO - 399,106,458/382
MOUZA - KORADAKANTA
PLOT NO- 2182
MOUZA - JHARPADA
DIST - KURDHA,

DRAWING TITLE
SECTION

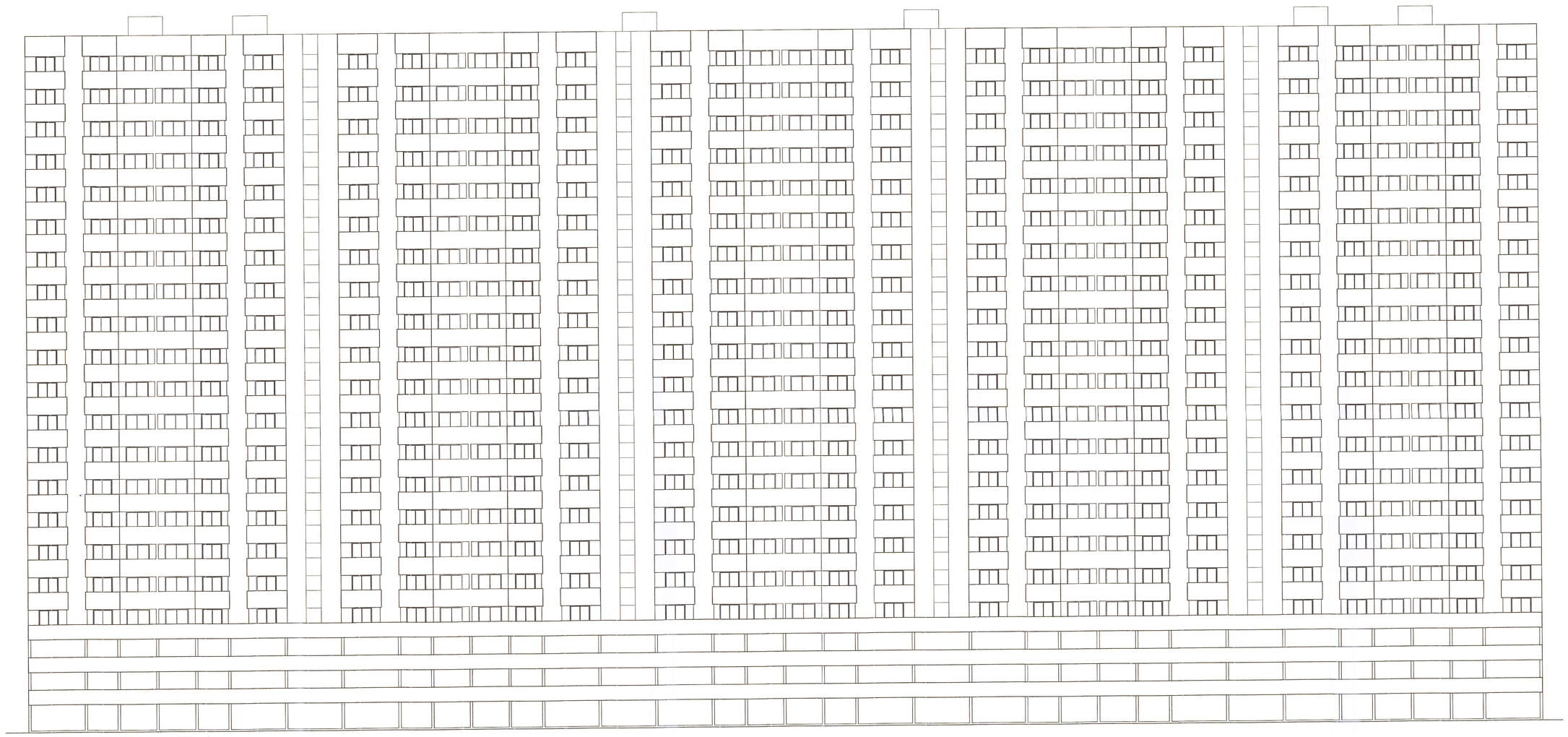
PRINCIPAL ARCHITECT	DRAWING NO.
Ar. Durgadutt Dhalsamant REGISTERED ARCHITECT Regd. No-CA/2002/30084 Ar. DURGADUTT DHALSAMANT	AA/KK/AP-04
JOB ARCHITECT Ar. GEETANJALI ROUT	PREPARED BY DIPALI CHOUDHURY
APPLICANT MR. FAKIR JENA MR. UCHHAB MAHARANA MR. PITABAS MAHARANA.	SCALE 1:100 DATE

CONSULTANTS
AAKAAR Architects
Add : N2/14, IRC Village
Nayapalli, Bhubaneswar-751015
Phone : 0674-2551898
Email : project@aakaararchitects.com

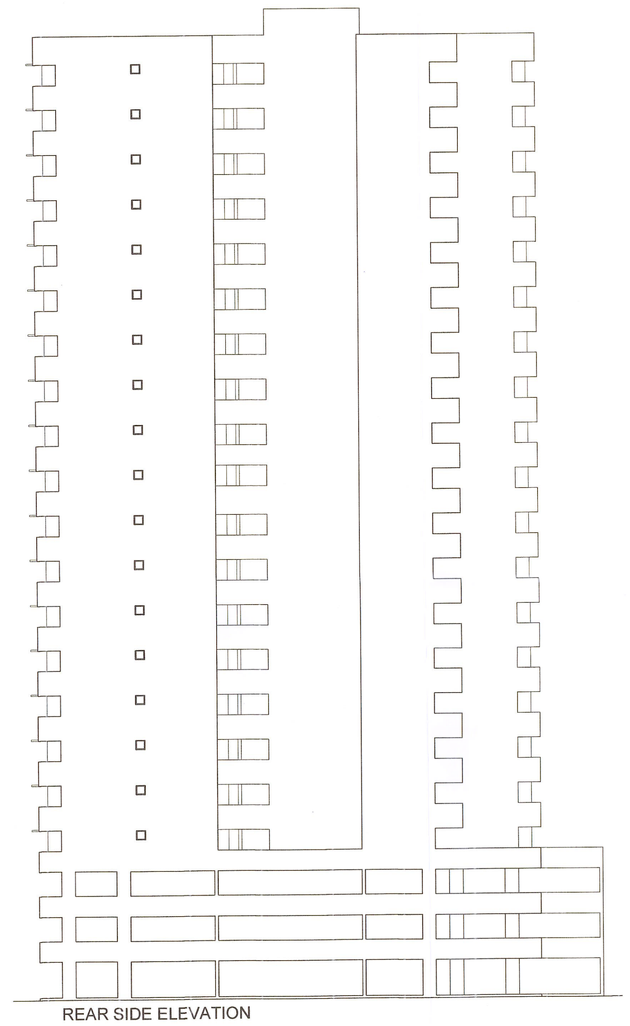
CHECKED
Asst. Arch. b/Man
B.D.A

PERMISSION GRANTED UNDER SEC.16(3)
OF O.D.A. ACT, 1982 SUBJECT TO
CONDITIONS CONTAINED IN LETTER
No. 17366 DATE 22.05.2023
PERMISSION VALID UP TO DT 01.05.26

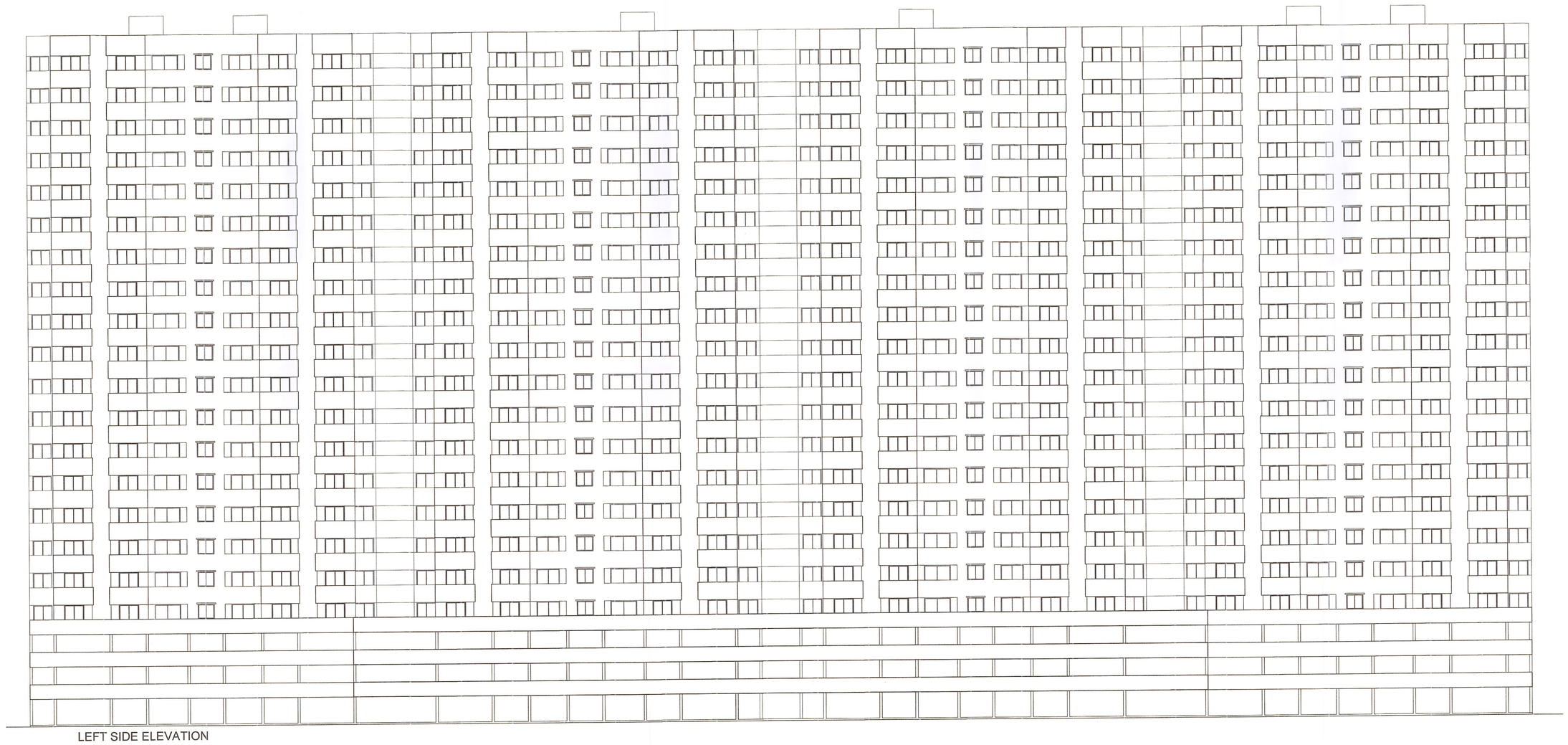
PLANNING ... AUTHORISED OFFICER
BHUBANESWAR DEVELOPMENT AUTHORITY



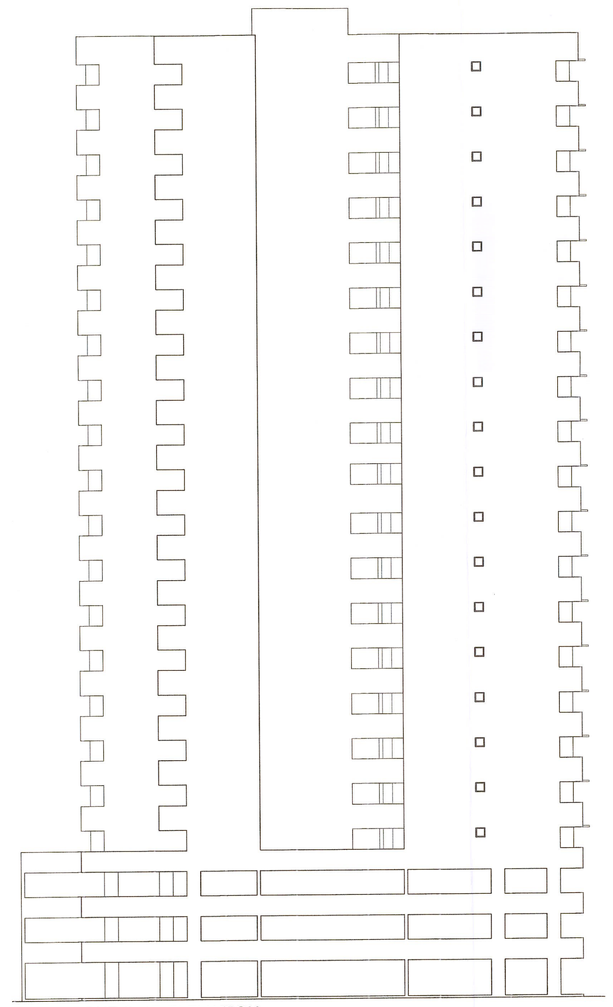
RIGHT SIDE ELEVATION



REAR SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT SIDE ELEVATION

REVISED APPROVAL DRAWING

PROJECT TITLE

PROPOSED S1+S2+S3 +18 MULTI STORIED RESIDENTIAL APARTMENT BUILDING IN FAVOUR OF MR. FAKIR JENA , MR UCHHAB MAHARANA & MR PITABAS MAHARANA.
OVER PLOT NO.- 566,295,294,
KHATA NO - 399,106,458/382
MOUZA - KORADAKANTA
PLOT NO- 2182
MOUZA - JHARPADA
DIST - KURDHA,

DRAWING TITLE

4 SIDE ELEVATIONS

PRINCIPAL ARCHITECT Ar. Durgadutt Dhalsamant REGISTERED ARCHITECT Regd. No-CA/2002/30084 Ar. DURGADUTT DHALSAMANT	DRAWING NO. AA/KK/AP-05
JOB ARCHITECT Ar. GEETANJALI ROUT	PREPARED BY DIPALI CHOUDHURY
APPLICANT MR. FAKIR JENA MR. UCHHAB MAHARANA MR. PITABAS MAHARANA.	SCALE 1:200 DATE

CONSULTANTS

AAKAAR Architects
Add : N2/14, IRC Village
Nayapalli, Bhubaneswar-751015
Phone : 0674-2551898
Email : project@aakaararchitects.com