

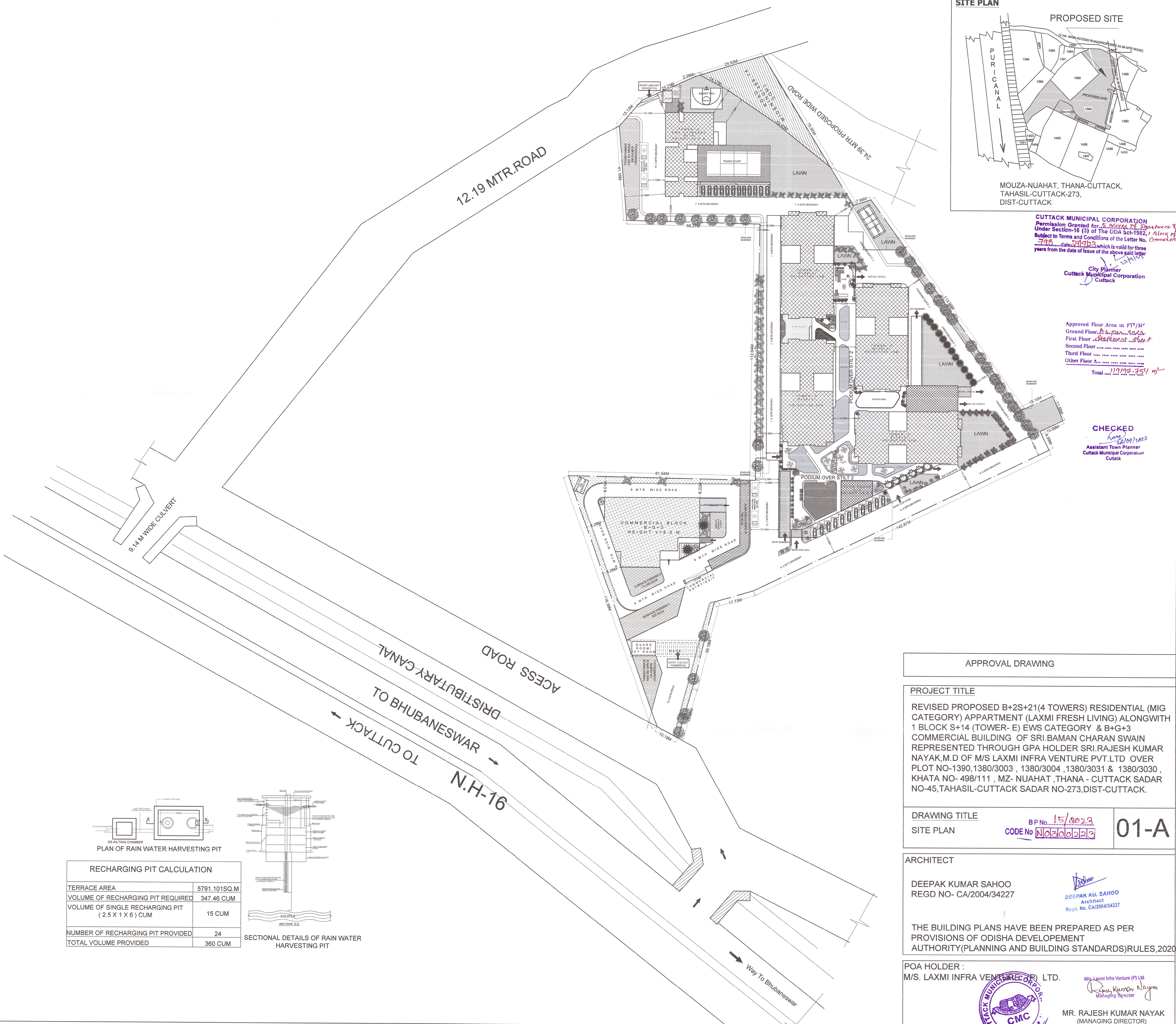
MOUZA-NUAHAT, THANA-CUTTACK,
TAHASIL-CUTTACK-273,
DIST-CUTTACK

CUTTACK MUNICIPAL CORPORATION
Permission Granted for 5 Blocks of Apartment
Under Section-16 (3) of The ODA Act-1982, 1 Block of Commercial
Subject to Terms and Conditions of the Letter No. 798
26/09/2023 which is valid for three
years from the date of issue of the above said letter

City Planner
Cuttack Municipal Corporation
Cuttack

Approved Floor Area in FT²/M²
Ground Floor 11979.754
First Floor 11979.754
Second Floor 11979.754
Third Floor 11979.754
Other Floor 11979.754
Total 11979.754 m²

CHECKED
26/09/2023
Assistant Town Planner
Cuttack Municipal Corporation
Cuttack



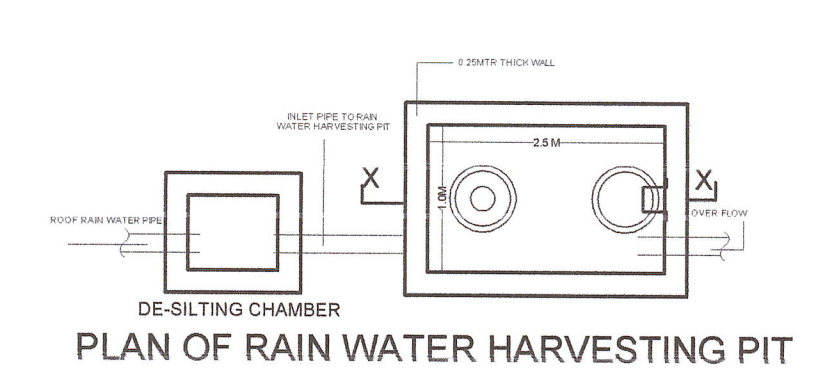
APPROVAL DRAWING

PROJECT TITLE
REVISED PROPOSED B+2S+21(4 TOWERS) RESIDENTIAL (MIG CATEGORY) APARTMENT (LAXMI FRESH LIVING) ALONGWITH 1 BLOCK S+14 (TOWER- E) EWS CATEGORY & B+G+3 COMMERCIAL BUILDING OF SRI.BAMAN CHARAN SWAIN REPRESENTED THROUGH GPA HOLDER SRI.RAJESH KUMAR NAYAK,M.D OF M/S LAXMI INFRA VENTURE PVT.LTD OVER PLOT NO-1390,1380/3003 , 1380/3004 ,1380/3031 & 1380/3030 , KHATA NO- 498/111 , MZ- NUAHAT ,THANA - CUTTACK SADAR NO-45,TAHASIL-CUTTACK SADAR NO-273,DIST-CUTTACK.

DRAWING TITLE
SITE PLAN
B.P.No. 15/2023
CODE No N10300223
01-A

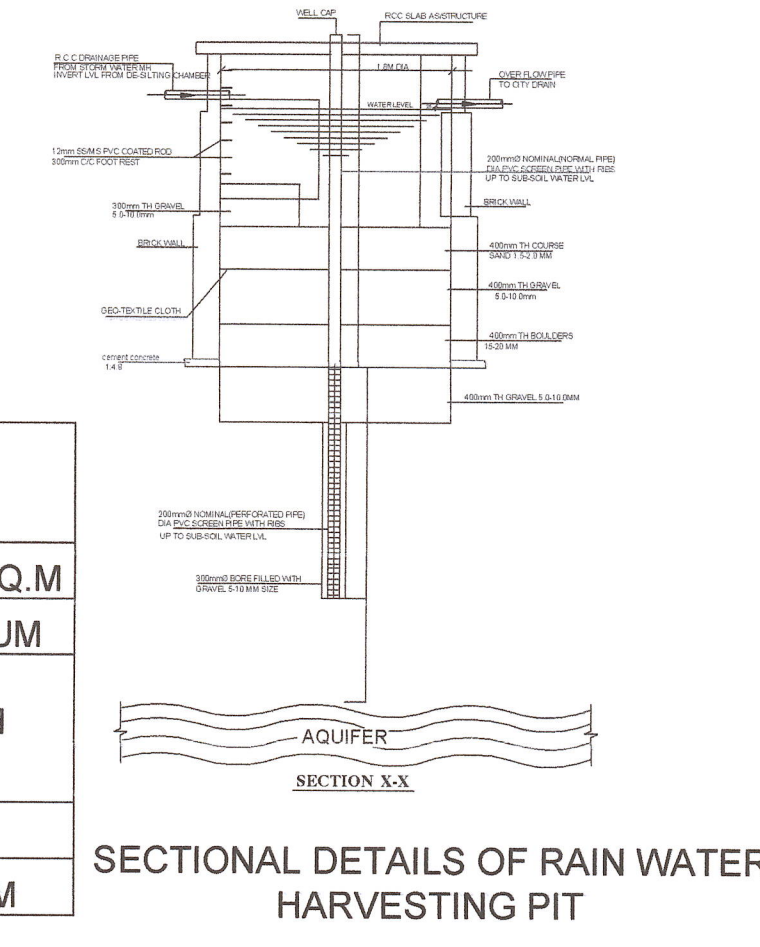
ARCHITECT
DEEPAK KUMAR SAHOO
REGD NO- CA/2004/34227
THE BUILDING PLANS HAVE BEEN PREPARED AS PER PROVISIONS OF ODISHA DEVELOPMENT AUTHORITY(PLANNING AND BUILDING STANDARDS)RULES,2020

POA HOLDER :
M/S. LAXMI INFRA VENTURE (P) LTD.
MR. RAJESH KUMAR NAYAK
(MANAGING DIRECTOR)



RECHARGING PIT CALCULATION

TERRACE AREA	5791.101SQ.M
VOLUME OF RECHARGING PIT REQUIRED	347.46 CUM
VOLUME OF SINGLE RECHARGING PIT (2.5 X 1 X 6) CUM	15 CUM
NUMBER OF RECHARGING PIT PROVIDED	24
TOTAL VOLUME PROVIDED	360 CUM



M/s. Laxmi Infra Venture (P) Ltd.
Mr. Rajesh Kumar Nayak
Managing Director

PARKING CALCULATION

RESIDENTIAL BUILT UP AREA (BLOCK-A + BLOCK-B + BLOCK-C + BLOCK-D)		59540.918 SQ.M
PARKING FOR RESIDENTIAL		
REQUIRED@25% OF B.U.A		14885.229 SQ.M
TOTAL PARKING IN STILT PROVIDED		5377.85 SQ.M
TOTAL SLAB AREA IN STILT	6065.371	
TOTAL UTILITY IN STILT	687.521	
TOTAL BASEMENT AREA		
TOTAL BASEMENT AREA		10292.282 SQ.M
UTILITY AREA IN BASEMENT		375.798 SQ.M
SERVICES IN BASEMENT		169.00 SQ.M
TOTAL PARKING IN BASEMENT PROVIDED		9747.484 SQ.M
TOTAL SURFACE PARKING IN PROVIDED		
SURFACE PARKING -1A		227.65 SQ.M
SURFACE PARKING -2A		58.04 SQ.M
SURFACE PARKING -3A		80.0 SQ.M
TOTAL PARKING IN RESIDENTIAL (PROVIDED)		15501.024 SQ.M
PARKING FOR COMMERCIAL		
REQUIRED@40% OF B.U.A		1618.775 SQ.M
TOTAL BASEMENT AREA		
TOTAL BASEMENT AREA		1088.858 SQ.M
UTILITY AREA & SERVICE AREA IN BASEMENT		81.703 SQ.M
TOTAL PARKING IN BASEMENT PROVIDED		1007.155 SQ.M
TOTAL SURFACE PARKING IN PROVIDED		
SURFACE PARKING -1		307.010 SQ.M
SURFACE PARKING -2		100.355 SQ.M
SURFACE PARKING -3		77.427 SQ.M
SURFACE PARKING -4		133.728 SQ.M
TOTAL PARKING IN COMMERCIAL (PROVIDED)		1625.673 SQ.M

FAR CALCULATION

TOTAL PLOT AREA	=	22711.11 SQ.M.
PROPOSED 24.39 MTR ROAD AFFECTED	=	489.74 SQ.M.
NET PLOT AREA	=	22221.37 SQ.M.
BLOCK NAME	FAR AREA	BUA
BASEMENT AREA(RESIDENTIAL)		
BLOCK -A	21273.952 SQ.M	23501.537 SQ.M
BLOCK -B	21273.952 SQ.M	23501.537 SQ.M
BLOCK -C	10636.914 SQ.M	11662.171 SQ.M
BLOCK -D	6282.024 SQ.M	6869.979 SQ.M
CLUB HOUSE/ COMMUNITY HALL		
	1003.30 SQ.M	1003.30 SQ.M
ANEXURE BLOCK (NEIGHBOURHOOD COMMERCIAL)		
	4046.938 SQ.M	5054.085 SQ.M
TOTAL		81884.891 SQ.M

FAR = 2.90
 GROUND COVERAGE
 TOTAL STILT AREA+GROUND FLOOR COMMERCIAL+CLUB HOUSE GROUND FLOOR
 = 7584.259 SQMTR (34.13 % OF LAND AREA)
 (MAX PERMISSIBLE GROUND COVERAGE = 40 %)

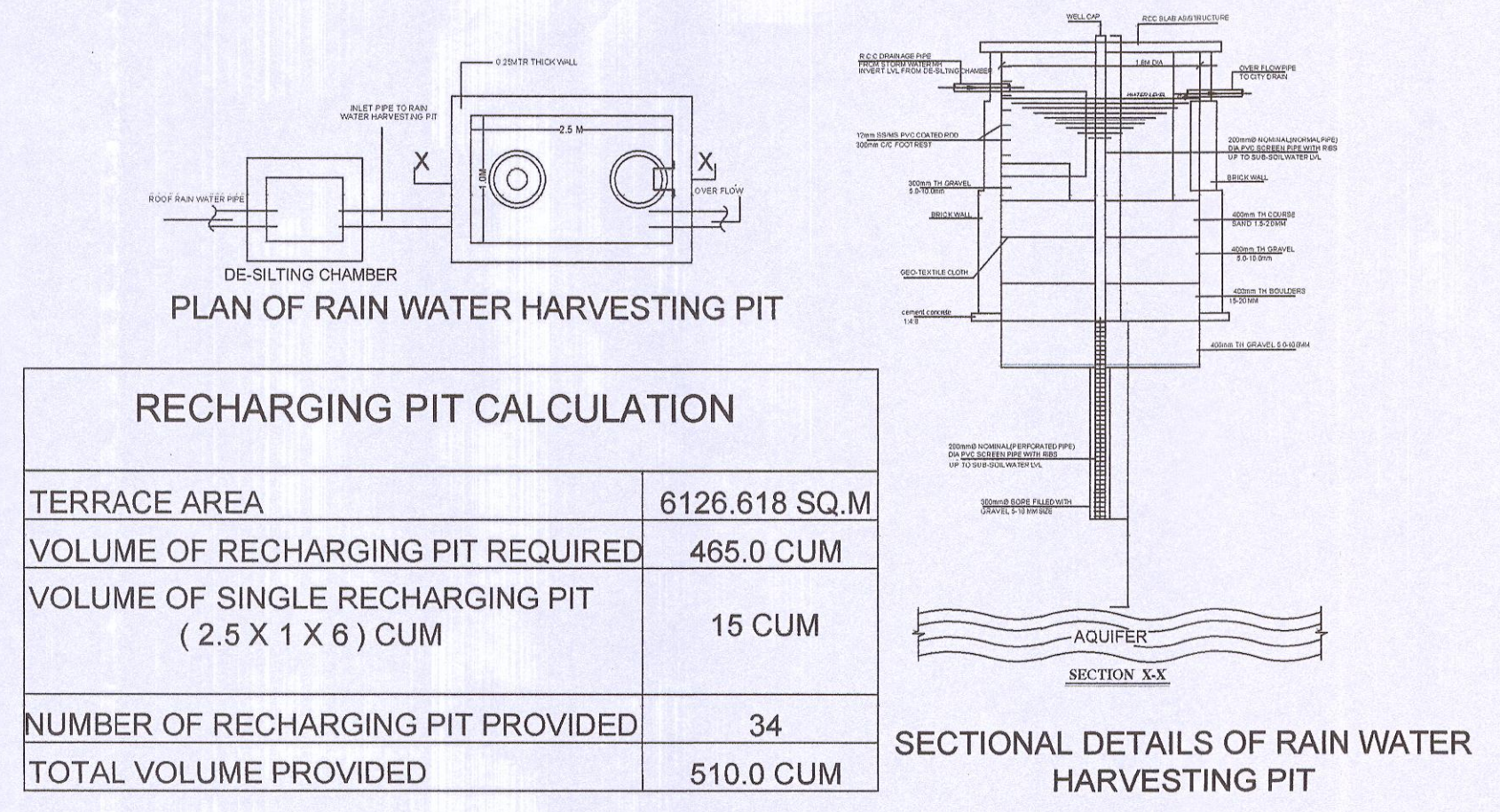
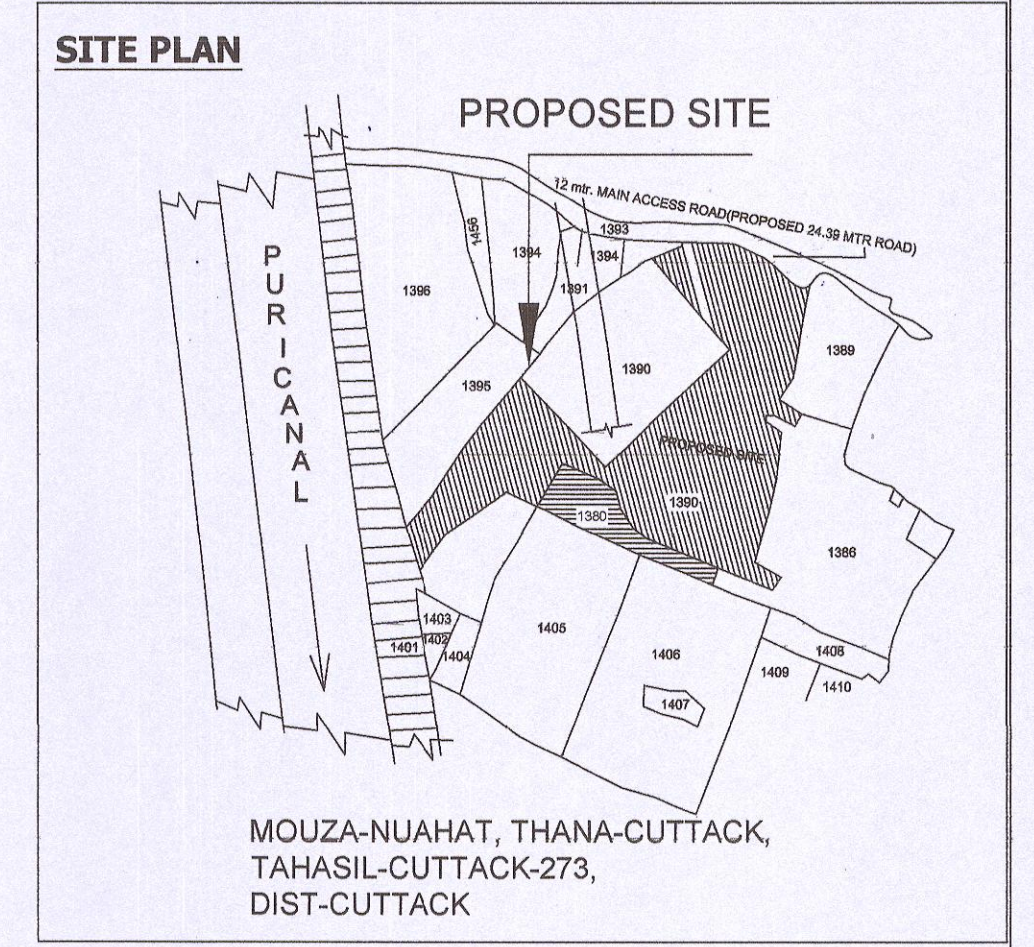
B.P.No. 303/2021
 CODE No. 103030303



CUTTACK MUNICIPAL CORPORATION
 Permission Granted for...
 Under Section 16 (3) of the ODA act 1982.
 Subject to Terms and Conditions of the Letter No...
 ...which is valid for three years from the date of issue of the above said letter.

City Engineer
 P.M.C. Cuttack

Approved Floor Area in 1771/M²
 Ground Floor...
 First Floor...
 Second Floor...
 Third Floor...
 Other Floor...
 Total...
CHECKED
 25/03/2022
 Assistant Town Planner
 Cuttack Municipal Corporation
 Cuttack



RECHARGING PIT CALCULATION

TERRACE AREA	6126.618 SQ.M
VOLUME OF RECHARGING PIT REQUIRED	465.0 CUM
VOLUME OF SINGLE RECHARGING PIT (2.5 X 1 X 6) CUM	15 CUM
NUMBER OF RECHARGING PIT PROVIDED	34
TOTAL VOLUME PROVIDED	510.0 CUM

APPROVAL DRAWING

PROJECT TITLE
 PROPOSED B+S+12 RESIDENCIAL APPARTMENT AND B+G+3 COMMERCIAL BUILDING OF SRI BAMAN CHARAN SWAIN REPRESENTED THROUGH GPA HOLDER SRI RAJESH KUMAR NAYAK, M.D OF M/S LAXMI INFRAVENTURE PVT.LTD OVER PLOT NO-1380 & 1390, KHATA NO-498/111, MZ-NUAHAT, THANA -CUTTACK SADAR NO-45,TAHASIL-CUTTACK SADAR NO-273, DIST-CUTTACK.

DRAWING TITLE
 SITE PLAN **01-A**

ARCHITECT
 DEEPAK KUMAR SAHOO
 REGD NO- CA/2004/34227
 EMP NO- AR/136/BDA
DEEPAK KU. SAHOO
 Architect

THE BUILDING PLANS HAVE BEEN PREPARED AS PER PROVISIONS OF ODISHA DEVELOPMENT AUTHORITY (PLANNING AND BUILDING STANDARDS) RULES, 2020

POA HOLDER :
 M/S. LAXMI INFRA VENTURE (P) LTD.
 Managing Director
MR. RAJESH KUMAR NAYAK
 (MANAGING DIRECTOR)