PART SITE PLAN
PLOT NO.- 2373,2374,2383,2384 & 2386
KHATA NO-725/477,725/477,725/477,725/477 & 551
MOUZA-KALARAHANGA,
BHUBANESWAR,DIST.-KHORDHA.
SCALE-1:800

SCHEDULE OF PROPERTY

Sl.No	Name of Mouza	Khata No.	Plot No.	Revenue Plot No.	Kissam	Total as per ROR (Ac Dec)
1.	KALARANGA	725/477	2373			Ac 0.500 dec
2.	KALARANGA	725/477	2374			Ac 0.260 dec
3.	KALARANGA	725/477	2383			Ac 0.320 dec
4.	KALARANGA	725/477	2384			Ac 0.030 dec
5.	KALARANGA	551	2386			Ac 0.170 dec
					TOTAL	Ac 1.280 dec

SCHEDULE OF SUB DIVIDED PLOT

SUB PLOT NO.	REVENUE PLOT NO.	NORTH	EAST	SOUTH	WEST	AREA (SQM)	BUILTUP AREA(SQM)	F.A.R
01	2373	12.69	8.57	12.01	9.83	112.17 Sqm	155.40 Sqm	1.38
02	2373	12.01	9.67	12.25	7.77	108.39 Sqm	160.32 Sqm	1.47
03	2373	9.14	11.21	9.14	11.43	102.57 Sqm	140.84 Sqm	1.37
04	2373	9.14	12.59	10.11	8.28	95.34 Sqm	135.56 Sqm	1.42
05	2373	12.32	10.06	12.19	8.30	111.42 Sqm	155.00 Sqm	1.39
06	2373	12.19	8.53	12.19	8.53	104.05 Sqm	158.26 Sqm	1.52
07	2373 & 2374	12.19	14.02	14.08	6.97	126.83 Sqm	165.60 Sqm	1.30
08	2373	10.84	10.15	10.67	8.22	99.81 Sqm	146.38 Sqm	1.47
09	2373	10.67	8.53	10.67	8.53	91.01 Sqm	140.84 Sqm	1.54
10	2373 & 2374	10.67	8.53	10.67	8.53	91.01 Sqm	140.84 Sqm	1.54
11	2374	10.67	8.53	10.67	8.53	91.01 Sqm	140.84 Sqm	1.54
12	2373	10.82	11.95	10.67	10.15	117.69 Sqm	152.32 Sqm	1.29
13	2373 & 2374	10.67	8.53	10.67	8.53	91.01 Sqm	140.88 Sqm	1.54
14	2373 & 2374	10.67	8.53	10.67	8.53	91.01 Sqm	140.88 Sqm	1.54
15	2374	10.67	8.53	10.67	8.53	91.01 Sqm	140.88 Sqm	1.54
16	2374 & 2383	21.34	8.53	21.34	8.53	182.03 Sqm	282.98 Sqm	1.55
		NORTH -EAST	SOUTH -EAST	SOUTH -WEST	NORTH -WEST	AREA (SQM)		
17	2374 & 2383	8.23	13.09	8.23	13.09	107.73 Sqm	172.24 Sqm	1.59
18	2374 & 2383	8.64	13.12	8.23	15.76	117.08 Sqm	172.24 Sqm	1.47
19	2383	8.33	11.84	8.23	13.12	102.23 Sqm	157.02 Sqm	1.53
20	2383 & 2384	9.04	11.55	7.16	11.84	93.78 Sqm	137.80 Sqm	1.47
21	2386	8.85	16.44,5.86	9.02	23.25	198.77 Sqm	264.52 Sqm	1.33
22	2386	8.53	14.09	4.31,4.25	14.15	122.08 Sqm	187.60 Sqm	1.53
23	2386	8.53	14.15	2.42,2.69, 5.51	14.92	121.62 Sqm	187.60 Sqm	1.54
24	2383 & 2386	10.67	14.92	4.21,1.31, 1.28,9.48	9.24	116.34 Sqm	128.18 Sqm	1.10
25	2383	8.53	9.22	10.74	15.76	106.00 Sqm	147.28 Sqm	1.39
26	2383	8.53	15.76	6.29,4.99	15.76	150.08 Sqm	206.80 Sqm	1.37
			Total			2942.46 Sqm	**4259.22** Sqm	

AREA STATEMENT

LAND AREA	=5179.93 Sqm (Ac 1.280 Dec)
TOTAL SUB PLOT AREA	=2942.46 Sqm(56.80%)
TOTAL NOS SUB PLOT	=27
OPEN SPACE AREA	=518.18 Sqm(10%)
ROAD AREA	=1460.28 Sqm(28.20%)
CIVIC AMENITIES AREA	=259.01 Sqm(5%)

SUB PLOT NO-01
PLOT AREA =112.17 Sqm
PROPOSED GROUND FLOOR AREA =77.70 Sqm
PROPOSED1ST FLOOR AREA =77.70 Sqm
TOTAL F.A.R AREA =155.40 Sqm
F.A.R =1.38
HEAD ROOM AREA =12.58 Sqm
BUILT UP AREA(155.40+12.58) =167.98 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =1.02
LEFT SIDE =0.91
RIGHT SIDE =0.00

SUB PLOT NO-02
PLOT AREA =108.39 Sqm
PROPOSED GROUND FLOOR AREA =80.16 Sqm
PROPOSED 1ST FLOOR AREA =80.16 Sqm
TOTAL F.A.R AREA =160.32 Sqm
F.A.R =1.47
HEAD ROOM AREA =12.58 Sqm
BUILT UP AREA(160.32+12.58) =172.90 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =1.01
LEFT SIDE =0.25
RIGHT SIDE =0.00

SUB PLOT NO-03
PLOT AREA =102.57 Sqm
EXISTING GROUND FLOOR AREA =70.44 Sqm
PROPOSED 1ST FLOOR AREA =70.44 Sqm
TOTAL F.A.R AREA =140.84 Sqm
F.A.R =1.37
HEAD ROOM AREA =12.58 Sqm
BUILT UP AREA(140.84+12.58) =153.42 Sqm
SETBACK
FRONT SIDE =1.10
REAR SIDE =0.38
LEFT SIDE =1.07
RIGHT SIDE =1.00

SUB PLOT NO-04
PLOT AREA =95.34 Sqm
EXISTING GROUND FLOOR AREA =67.78 Sqm
PROPOSED 1ST FLOOR AREA =67.78Sqm
TOTAL F.A.R AREA =135.56 Sqm
F.A.R =1.42
HEAD ROOM AREA =12.58 Sqm
BUILT UP AREA(135.56+12.58) =148.14 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =0.38
LEFT SIDE =0.00
RIGHT SIDE =0.00

SUB PLOT NO-05
PLOT AREA =111.42 Sqm
EXISTING GROUND FLOOR AREA =77.50 Sqm
PROPOSED 1ST FLOOR AREA =77.50 Sqm
TOTAL F.A.R AREA =155.00 Sqm
F.A.R =1.39
HEAD ROOM AREA =12.58 Sqm
BUILT UP AREA(155.00+12.58) =167.58 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =1.00
LEFT SIDE =0.77
RIGHT SIDE =0.00

SUB PLOT NO-06
PLOT AREA =104.05 Sqm
EXISTING GROUND FLOOR AREA =79.13 Sqm
PROPOSED 1ST FLOOR AREA =79.13 Sqm
TOTAL F.A.R AREA =158.26 Sqm
F.A.R =1.52
HEAD ROOM AREA =12.58 Sqm
BUILT UP AREA(158.26+12.58) =170.84 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =1.00
LEFT SIDE =0.77
RIGHT SIDE =0.00

SUB PLOT NO-07
PLOT AREA =128.01 Sqm
EXISTING GROUND FLOOR AREA =82.80 Sqm
PROPOSED FIRST FLOOR AREA =82.80 Sqm
TOTAL F.A.R AREA =165.60 Sqm
F.A.R =1.29
HEAD ROOM AREA =12.58 Sqm
BUILT UP AREA(165.60+12.58) =178.18 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =1.00
LEFT SIDE =1.16
RIGHT SIDE =0.00

SUB PLOT NO-08
PLOT AREA =99.41 Sqm
EXISTING GROUND FLOOR AREA =73.19 Sqm
PROPOSED FIRST FLOOR AREA =73.19 Sqm
TOTAL F.A.R AREA =146.38 Sqm
F.A.R. =1.47
HEAD ROOM AREA =12.58 Sqm
BUILT UP AREA(146.38+12.58) =158.96 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =0.60
LEFT SIDE =0.70
RIGHT SIDE =0.00

SUB PLOT NO-09,10,11
PLOT AREA =91.06 Sqm
EXISTING GROUND FLOOR AREA =70.44 Sqm
EXISTING 1ST FLOOR AREA =70.44 Sqm
TOTAL F.A.R AREA =140.88x3=422.64 Sqm
F.A.R =1.54
HEAD ROOM AREA(12.58X3) =37.74 Sqm
BUILT UP AREA(422.64+37.74) =460.38 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =0.60
LEFT SIDE =0.77
RIGHT SIDE =0.00

SUB PLOT NO-12
PLOT AREA =117.69 Sqm
EXISTING GROUND FLOOR AREA =76.16 Sqm
EXISTING FIRST FLOOR AREA =76.16 Sqm
TOTAL F.A.R AREA =152.32 Sqm
F.A.R =1.29
HEAD ROOM AREA =12.58 Sqm
BUILT UP AREA(152.32+12.58) =164.90 Sqm
SETBACK
FRONT SIDE =1.01
REAR SIDE =1.00
LEFT SIDE =1.00
RIGHT SIDE =0.60

SUB PLOT NO-13,14,15
PLOT AREA =91.06 Sqm
EXISTING GROUND FLOOR AREA =70.44 Sqm
EXISTING 1ST FLOOR AREA =70.44 Sqm
TOTAL F.A.R AREA =140.88x3=422.64 Sqm
F.A.R =1.54
HEAD ROOM AREA(12.58X3) =37.74 Sqm
BUILT UP AREA(422.64+37.74) =460.38 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =0.60
LEFT SIDE =0.00
RIGHT SIDE =0.77

SUB PLOT NO-16
PLOT AREA =182.12 Sqm
EXISTING GROUND FLOOR AREA =141.49 Sqm
PROPOSED FIRST FLOOR AREA =141.49 Sqm
TOTAL F.A.R AREA =282.98 Sqm
F.A.R =1.55
HEAD ROOM AREA =13.56 Sqm
BUILT UP AREA(282.98+13.56) =296.54 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =1.00
LEFT SIDE =0.61
RIGHT SIDE =0.61

SUB PLOT NO-17
PLOT AREA =107.73 Sqm
EXISTING GROUND FLOOR AREA =86.12 Sqm
PROPOSED FIRST FLOOR AREA =86.12 Sqm
TOTAL F.A.R AREA =172.24 Sqm
F.A.R =1.59
HEAD ROOM AREA =12.58 Sqm
BUILT UP AREA(172.24+12.58) =184.82 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =1.00
LEFT SIDE =0.00
RIGHT SIDE =0.47

SUB PLOT NO-18
PLOT AREA =117.08 Sqm
EXISTING GROUND FLOOR AREA =86.12 Sqm
PROPOSED FIRST FLOOR AREA =86.12 Sqm
TOTAL F.A.R AREA =172.24 Sqm
F.A.R =1.47
HEAD ROOM AREA =12.58 Sqm
BUILT UP AREA(172.24+12.58) =184.82 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =1.13
LEFT SIDE =0.00
RIGHT SIDE =0.47

SUB PLOT NO-19
PLOT AREA =102.23 Sqm
EXISTING GROUND FLOOR AREA =78.51 Sqm
PROPOSED 1ST FLOOR AREA =78.51 Sqm
TOTAL F.A.R AREA =157.02 Sqm
F.A.R =1.53
HEAD ROOM AREA =12.58 Sqm
BUILT UP AREA(157.02+12.58) =169.60 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =1.04
LEFT SIDE =0.00
RIGHT SIDE =0.46

SUB PLOT NO-20
PLOT AREA =93.78 Sqm
EXISTING GROUND FLOOR AREA =68.90 Sqm
PROPOSED 1ST FLOOR AREA =68.90 Sqm
TOTAL F.A.R AREA =137.80 Sqm
F.A.R =1.47
HEAD ROOM AREA =12.58 Sqm
BUILT UP AREA(137.80+12.58) =150.38 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =1.36
LEFT SIDE =0.00
RIGHT SIDE =0.00

SUB PLOT NO-21
PLOT AREA =198.77 Sqm
PROPOSED GROUND FLOOR AREA =132.26 Sqm
PROPOSED 1ST FLOOR AREA =132.26 Sqm
TOTAL F.A.R AREA =264.52 Sqm
F.A.R =1.33
HEAD ROOM AREA =13.56 Sqm
BUILT UP AREA(264.52+13.56) =278.08 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =1.00
LEFT SIDE =0.44
RIGHT SIDE =0.62

SUB PLOT NO-22
PLOT AREA =122.08 Sqm
PROPOSED GROUND FLOOR AREA =93.80 Sqm
PROPOSED 1ST FLOOR AREA =93.80 Sqm
TOTAL FLOOR AREA =187.60 Sqm
F.A.R = 1.53
HEAD ROOM AREA =12.58 Sqm
BUILT UP AREA(187.60+12.58) =200.18 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =1.08
LEFT SIDE =0.77
RIGHT SIDE =0.00

SUB PLOT NO-23
PLOT AREA =121.62 Sqm
PROPOSED GROUND FLOOR AREA =93.80 Sqm
PROPOSED 1ST FLOOR AREA =93.80 Sqm
TOTAL FLOOR AREA =187.60 Sqm
F.A.R = 1.54
HEAD ROOM AREA =12.58 Sqm
BUILT UP AREA(187.60+12.58) =200.18 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =1.01
LEFT SIDE =0.77
RIGHT SIDE =0.00

SUB PLOT NO-24
PLOT AREA =116.31 Sqm
PROPOSED GROUND FLOOR AREA =64.09 Sqm
PROPOSED 1ST FLOOR AREA =64.09 Sqm
TOTAL FLOOR AREA =128.18 Sqm
F.A.R = 1.10
HEAD ROOM AREA =11.03 Sqm
BUILT UP AREA(128.18+11.03) =139.21 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =1.00
LEFT SIDE =1.00
RIGHT SIDE =0.00

SUB PLOT NO-25
PLOT AREA =106.00 Sqm
PROPOSED GROUND FLOOR AREA=73.64 Sqm
PROPOSED FIRST FLOOR AREA =73.64 Sqm
TOTAL F.A.R AREA =147.28 Sqm
F.A.R =1.39
HEAD ROOM AREA =12.22 Sqm
BUILT UP AREA(147.28+12.22) =159.50 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =0.85
LEFT SIDE =0.77
RIGHT SIDE =0.00

SUB PLOT NO-26
PLOT AREA =150.12 Sqm
PROPOSED GROUND FLOOR AREA=103.40 Sqm
PROPOSED FIRST FLOOR AREA =103.40 Sqm
TOTAL F.A.R AREA =206.80 Sqm
F.A.R =1.37
HEAD ROOM AREA =12.39 Sqm
BUILT UP AREA(206.80+12.39) =219.19 Sqm
SETBACK
FRONT SIDE =1.00
REAR SIDE =1.34
LEFT SIDE =0.61
RIGHT SIDE =0.00

TOTAL BUILT UP AREA=4586.16 Sqm

DRAWING TITLE:

APPROVAL DRAWING

JOB TITLE:

REVISE TO THE APPROVED LAYOUT WITH HOUSING SCHEME PLAN of Sri. Kedarnath Swain & Smt. Parvati Pradhan G.P.A Holder Sri.ASHOK KUMAR SWAIN(Managing Director) M/s. Mahima Infracon Pvt. Ltd,Plot No.- 2373,2374,2383,2384 & 2386 Khata No-725/477 & 725/1596,Mouza -Kalarahanga,Bhubaneswar, Dist.-khordha.

SCALE- 1:200

DATE-

SHEET NO-01/07

Architect:

NISHANT SUMAN. B.Arch.
Registered Architect
Regd. No:-CA/2001/28081

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SIGNATURE OF APPLICANT:

Sri.ASHOK KUMAR SWAIN(Managing Director)
M/s. Mahima Infracon Pvt. Ltd,
G.P.A Holder of Sri. Kedarnath Swain & Smt. Parvati Pradhan

SIGNATURE OF AUTHORITY: