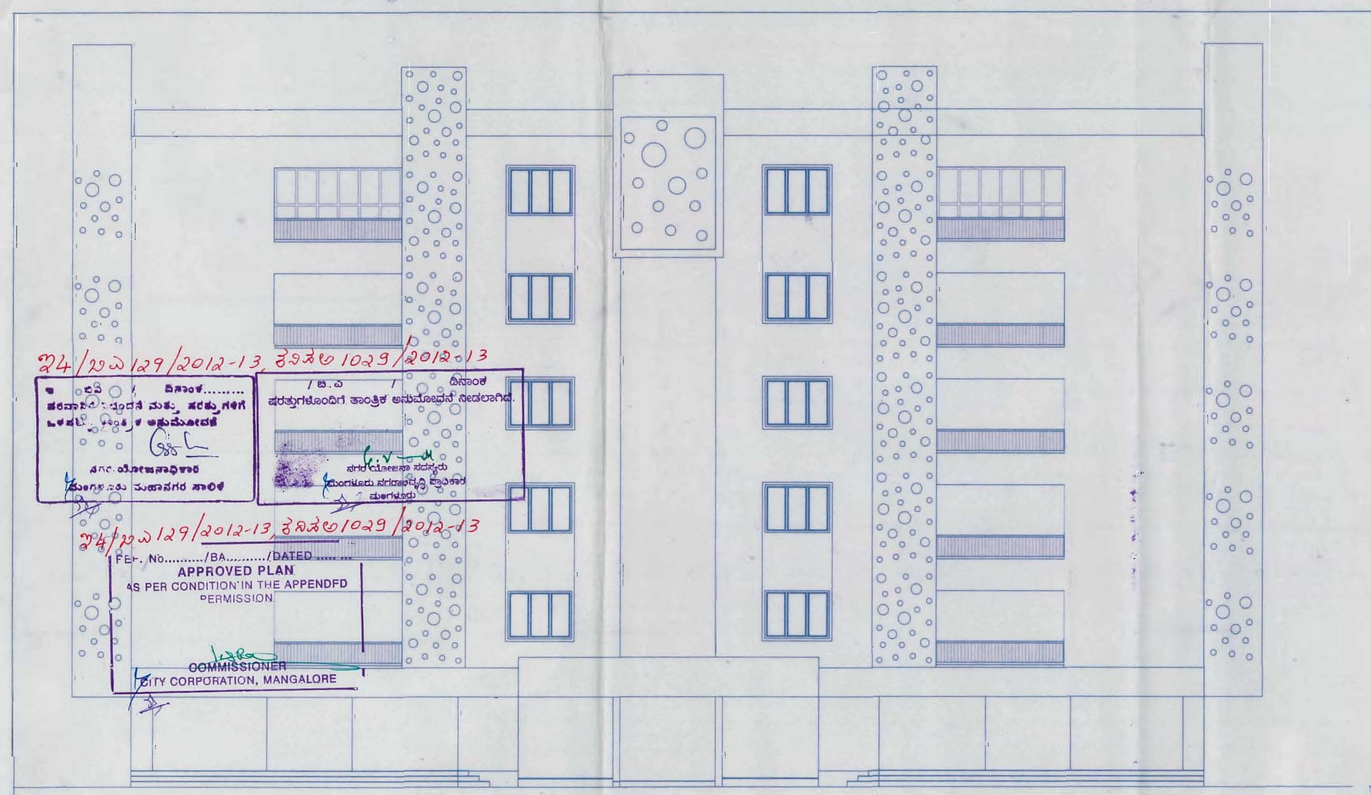
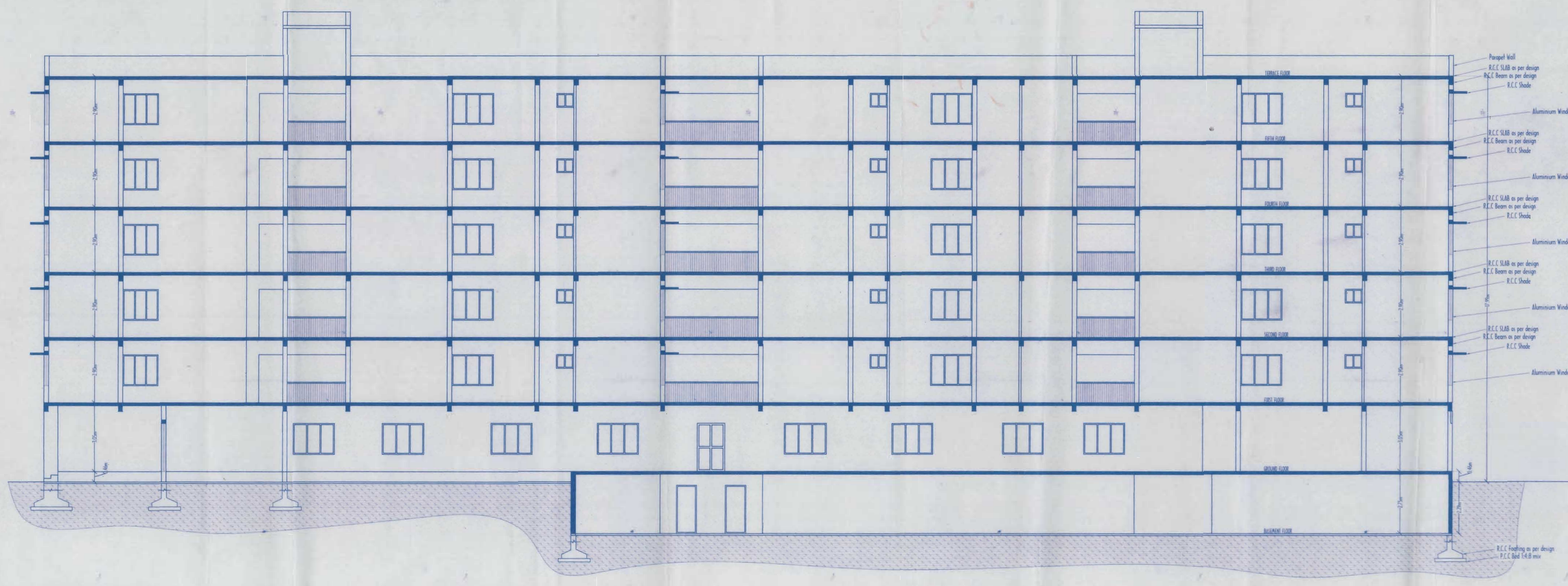
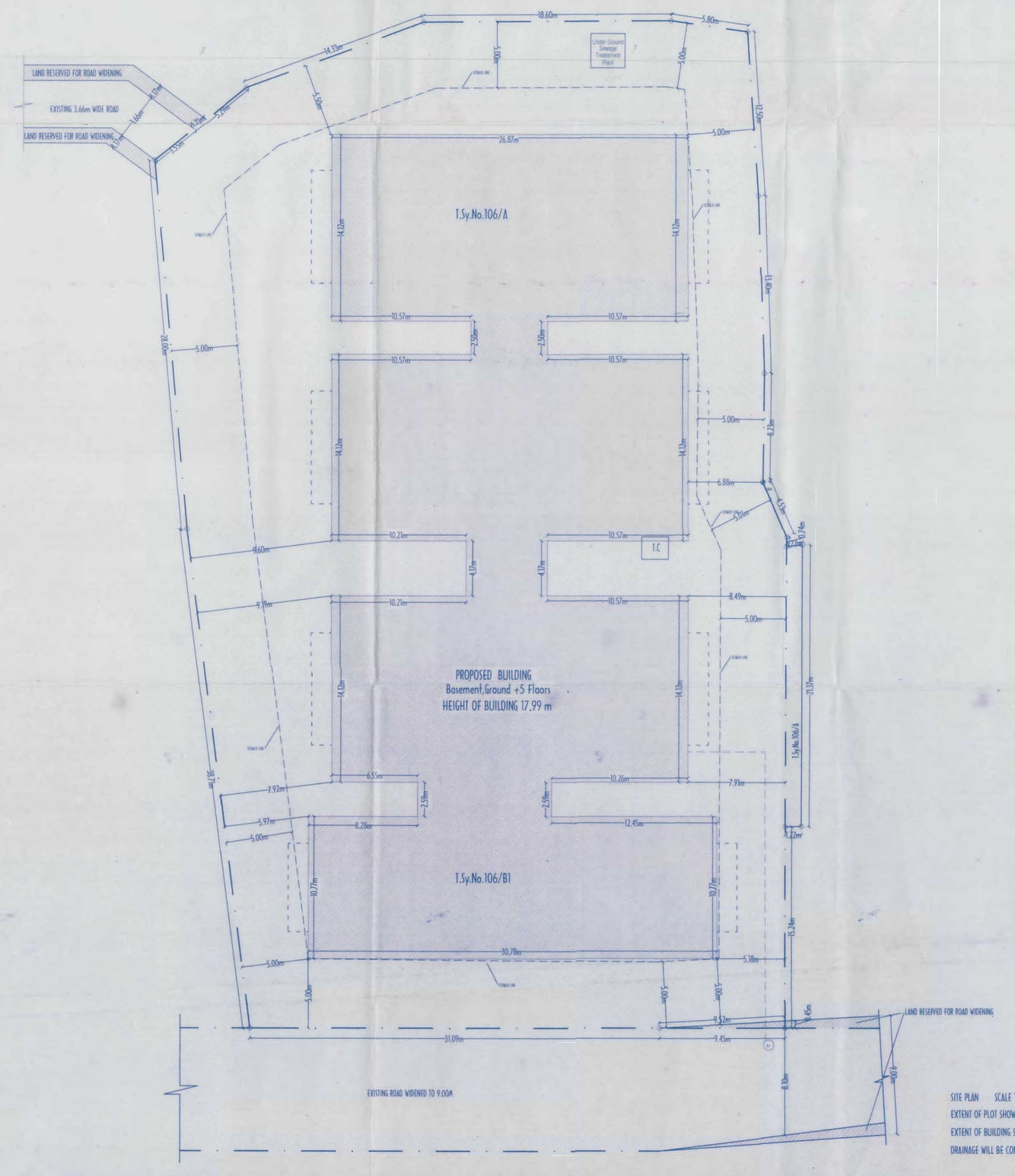


ELEVATION



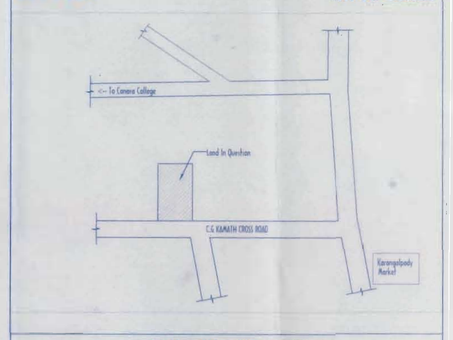
SECTION AT A-A



SITE PLAN SCALE 1:200
EXTENT OF PLOT SHOWN THUS
EXTENT OF BUILDING SHOWN THUS
DRAINAGE WILL BE CONNECTED TO U.G.D

KEY PLAN

NO TO SCALE



SCHEDULE OF OPENING

DOORS		
	D/W	1.83 m x2.10 m
	D	1.50 m x2.10 m
	D1	0.91 m x2.10 m
	D2	0.75 m x2.10 m
WINDOWS		
	W	1.83 m x1.35 m
	W1	1.22 m x1.35 m
	W2	0.90 m x1.35 m
VENTILATOR		
	V	0.76 m x0.61 m

AREA STATEMENT

FLOOR	TOTAL	BUILT UP AREA PARKING	COMMERCIAL	OHT	RAMP/LIFT	CORRIDOR	SUBTRACT AREA	NET AREA RESIDENTIAL	COMMERCIAL	TOTAL NET AREA
BASEMENT	1029.06	1054.73	75.83	7.84	9.63	---	1029.06	---	---	---
GROUND	1589.34	1605.79	35.44	7.84	1.26	---	1582.33	29.57	230.44	456.02
FIRST	1462.21	---	27.83	7.84	1.26	---	36.79	1425.12	---	1425.12
SECOND	1466.09	---	27.83	7.84	1.26	---	36.79	1429.39	---	1429.39
THIRD	1466.09	---	27.83	7.84	1.26	---	36.79	1429.39	---	1429.39
FOURTH	1466.09	---	27.83	7.84	1.26	---	36.79	1429.39	---	1429.39
FIFTH	1466.09	---	27.83	7.84	1.26	---	36.79	1429.39	---	1429.39
TOTAL	10299.57	2660.52	189.22	54.88	15.14	---	3302.85	7562.44	230.44	7792.88

EXTENT OF PLOT :- 956.06 Sqm.
LAND RESERVED FOR ROAD WIDENING :- 230 Sqm
EXTENT OF PLOT AFTER ROAD WIDENING :- 726.06 Sqm

PLOT COVERAGE :- $\frac{1589.34}{726.06} \times 100 = 54.59\ \% < 70\ \%$

NET AREA FOR FAR :- 7792.88

FAR PROPOSED :- $\frac{7792.88}{726.06} = 2.4319\ (1.60 + 0.80 + 0.40)$

PERMISSIBLE FAR	1.6 (G)	4995.70 Sqm.
PREMIUM FAR	0.80(G)	2453.65 Sqm.
T.D.R	0.40(R)	1226.83 Sqm.
TOTAL	2.4(R)	7676.18 Sqm.

CAR PARKING REQUIREMENT

SL No.	AREA OF DEVELOPMENT (COMMERCIAL) Sqm	AREA COMMERCIAL	No. OF DEVELOPMENT	MULTIPLY FACTOR (IS NO. 2.3)	CAR PARKING REQUIREMENT (IS NO. 2.3) No.
1	COMMERCIAL	230 sm		30sq.100 Sqm	5
2	APARTMENT > 75	---	---	1.5 N	---
3	APARTMENT 75 > & >125	40		1.00	40
4	APARTMENT 125 >	---		---	---

TOTAL CAR PARKING REQUIRMENT :- 45 nos
5% VISITOR CAR PARK :- 3 nos
TOTAL CAR PARKING PROVIDED :- 50 nos
2% TWO WHEELER PARKING :- 20 nos
TOTAL TWO WHEELER PARKING PROVIDED :- 40 nos
Height Site Approval: KUDA/PFL/16/2012 DT: 20.12.2012-2015

SCALE 1:100

Proposed Construction of Commercial & Residential Apartment Building at Sy.No.106/A, 106/B1 105/B At Kodialbail Village, Mangalore City Corporation Limit, Dakshina Kannada District In Favor Of M/S R.S.Realty Promotions & Jhon Samuwel

For M/s. R S RPALTY PROMOTIONS

GPA Holder

APPLICANT :-

Dunstan J. M. D'Silva
B.Arch
REG. No. 214-95-24-110/2013-2018
1st FLOOR, MISBAH IMPEX
PANAJE, MANGALORE - 575 001

ARCHITECT :-

SHEET NO 3 OF 3

24/ಸಿಎ/129/2012-13, ಕೆಎಸಿಆರ್1029/2012-13

ಇದು / ದಿನಾಂಕ..... ಪರವಾನಿಗೆ ನಿರ್ಬಂಧನೆ ಮತ್ತು ಪರಿಷ್ಕರಣೆ ಎಲ್ಲಾ ಷರತ್ತುಗಳಿಗೆ ಅನುಮೋದನೆ

ನಗರ ಯೋಜನಾಧಿಕಾರಿ
ಮಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

ದಿನಾಂಕ..... ಪರವಾನಿಗೆಯಂತೆ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ನಿರಾಕರಣೆ

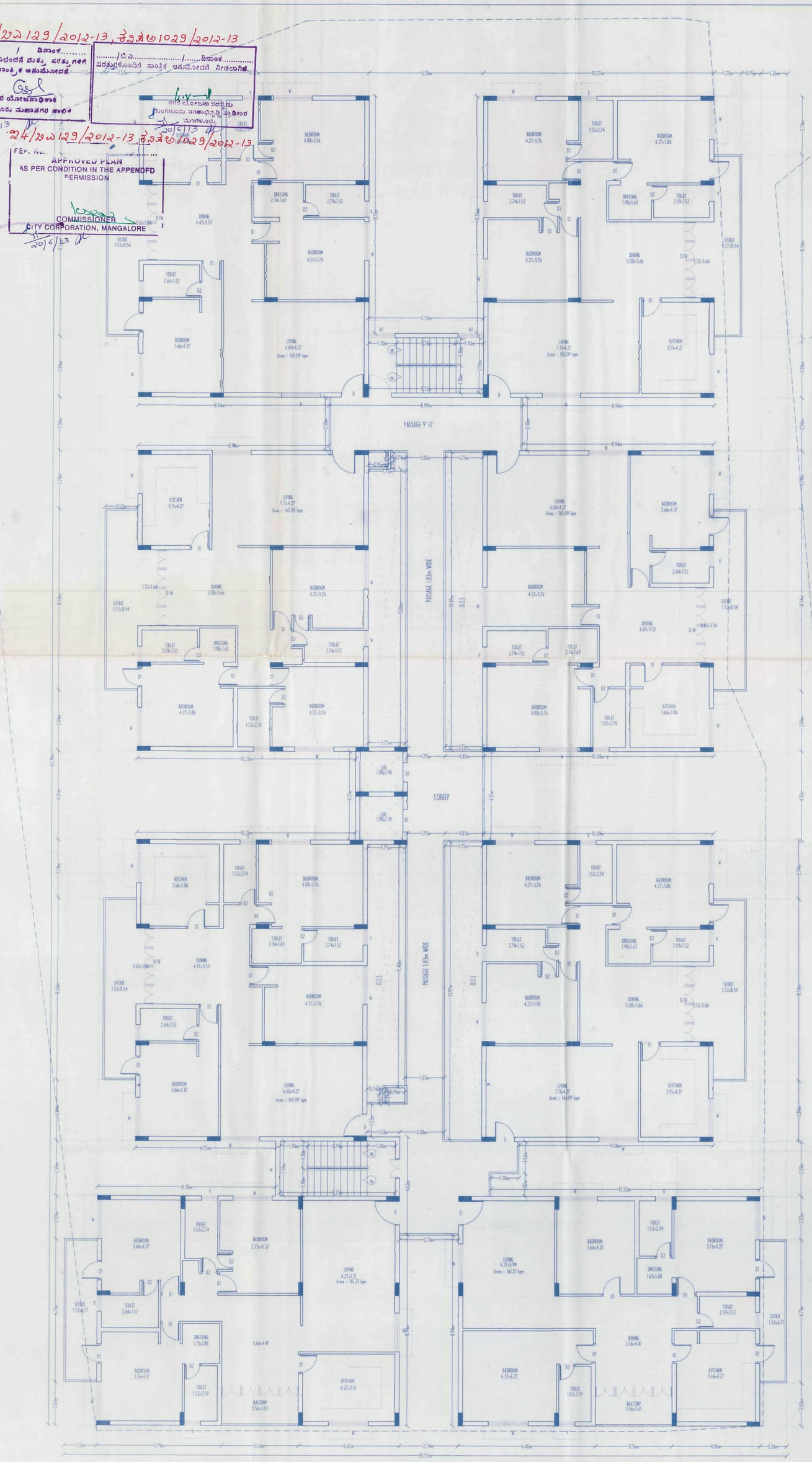
ನಗರ ಯೋಜನಾ ಪರವಾನಿಗೆ ಅಧಿಕಾರಿ
ಮಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

24/ಸಿಎ/129/2012-13, ಕೆಎಸಿಆರ್1029/2012-13

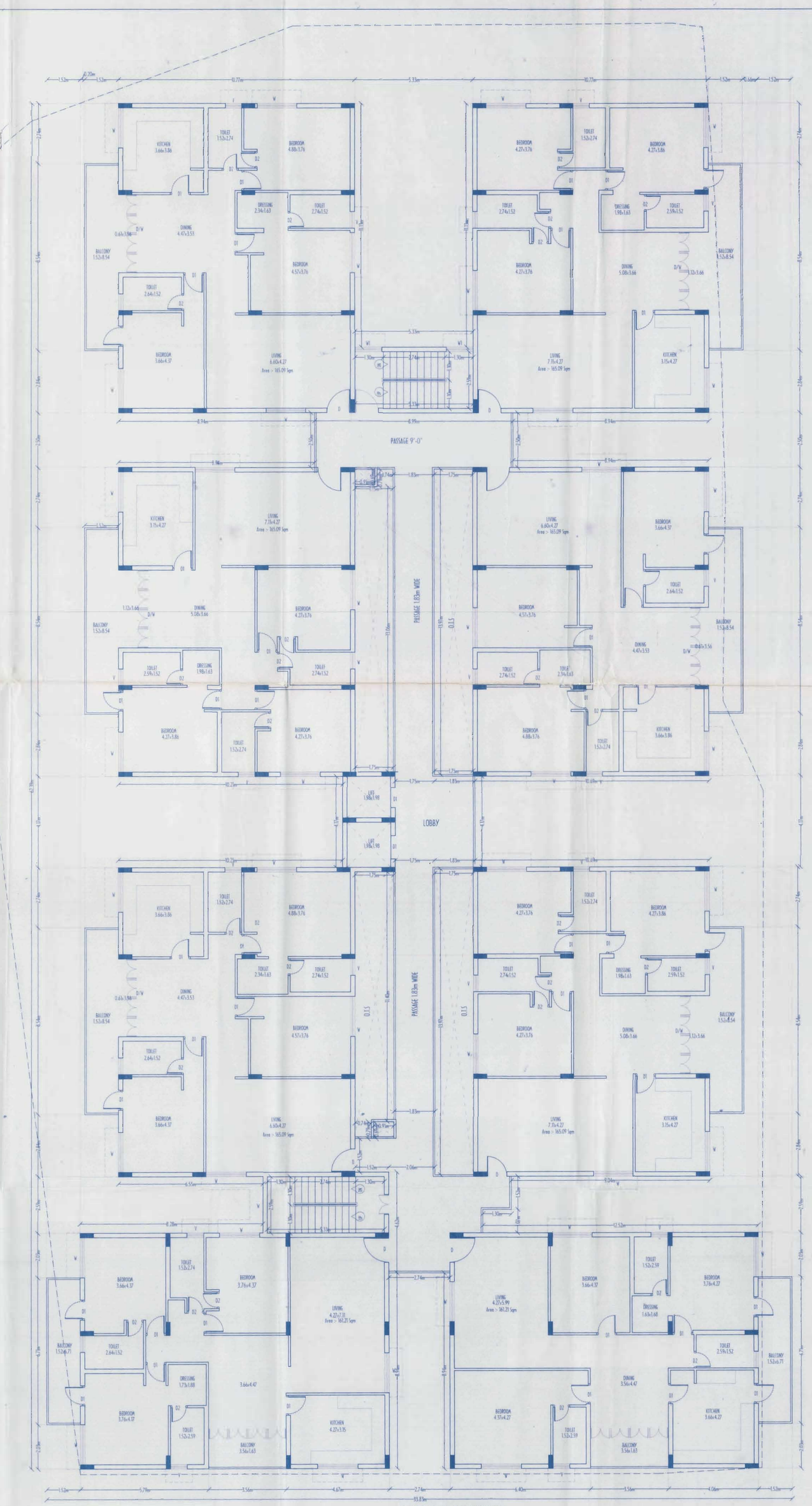
FILE NO.

APPROVED PLAN
AS PER CONDITION IN THE APPENDED PERMISSION

COMMISSIONER
CITY CORPORATION, MANGALORE



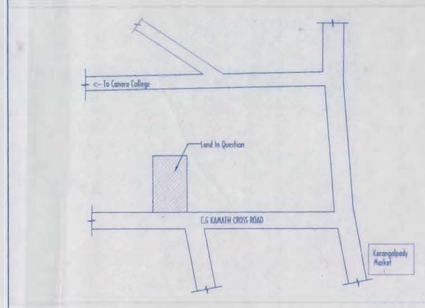
FIRST FLOOR PLAN



TYPICAL 2nd,3rd,4th & 5th FLOOR PLAN

KEY PLAN

NO TO SCALE



SCHEDULE OF OPENING

DOORS		
	D/W	1.83 m x2.10 m
	D	1.50 m x2.10 m
	D1	0.91 m x2.10 m
	D2	0.75 m x2.10 m
WINDOWS		
	W	1.83 m x1.35 m
	W1	1.22 m x1.35 m
	W2	0.90 m x1.35 m
VENTILATOR		
	V	0.76 m x0.61 m

AREA STATEMENT

FLOOR	TOTAL	DEDUCTION AREA					NET AREA		
		PARKING	STAIRCASE	LIFT	DUCT/OPE	COMMODE	SUBSTRACT AREA	RESIDENTIAL	COMMERCIAL	TOTAL NET AREA
BASEMENT	2379.96	1354.76	15.83	7.84	0.63	---	1379.06	---	---	---
GROUND	1508.34	1085.79	35.44	7.84	1.26	---	1130.33	299.57	238.44	458.01
FIRST	1462.21	---	27.60	7.84	1.26	---	36.70	1425.51	---	1425.51
SECOND	1466.09	---	27.60	7.84	1.26	---	36.70	1429.39	---	1429.39
THIRD	1466.09	---	27.60	7.84	1.26	---	36.70	1429.39	---	1429.39
FOURTH	1466.09	---	27.60	7.84	1.26	---	36.70	1429.39	---	1429.39
FIFTH	1466.09	---	27.60	7.84	1.26	---	36.70	1429.39	---	1429.39
TOTAL	10293.97	2440.55	189.27	54.88	8.19	---	2692.89	7362.64	238.44	7601.08

EXTENT OF PLOT :- 3516.06 Sqm
LAND RESERVED FOR ROAD WIDENING :- 258 Sqm
EXTENT OF PLOT AFTER ROAD WIDENING :- 3258.48 Sqm

PLOT COVERAGE :- $\frac{1658.34}{3258.48} \times 100 = 51.01\% < 70\%$

NET AREA FOR FAR :- 7601.08

FAR PROPOSED :- $\frac{7601.08}{3258.48} = 2.439$ (1.60 +0.80+0.40)

PERMISSIBLE FAR	1.600	4985.70 Sqm.
PREMIUM FAR	0.800	2492.85 Sqm.
T.D.R	0.039	122.53 Sqm.
TOTAL	2.439	7601.08 Sqm.

CAR PARKING REQUIREMENT

Sl.No.	AREA OF APARTMENT / COMMERCIAL(Sqm)	AREA COMMERCIAL / No. OF APARTMENT	MULTIPLY FACTOR AS PER T.D	CAR PARKING REQUIRMENT AS PER T.D (No.)
1	COMMERCIAL	238.44	Reg.:250 Sqm	5
2	APARTMENT < 75	---	0.50	---
3	APARTMENT 75 - 8.-175	40	1.00	40
4	APARTMENT 175 >	---	---	45

TOTAL CAR PARKING REQUIRMENT :- 45 nos
10% VISITORS CAR PARK :- 5 nos
TOTAL CAR PARKING PROVIDED :- 80 nos
25% TWO WHEELER PARKING :- 20 nos
TOTAL TWO WHEELER PARKING PROVIDED :- 40 nos
Sanctn Info Approved: PLANNING/PROPOSAL/NK.D.11/29/2012-2013

SCALE 1:100

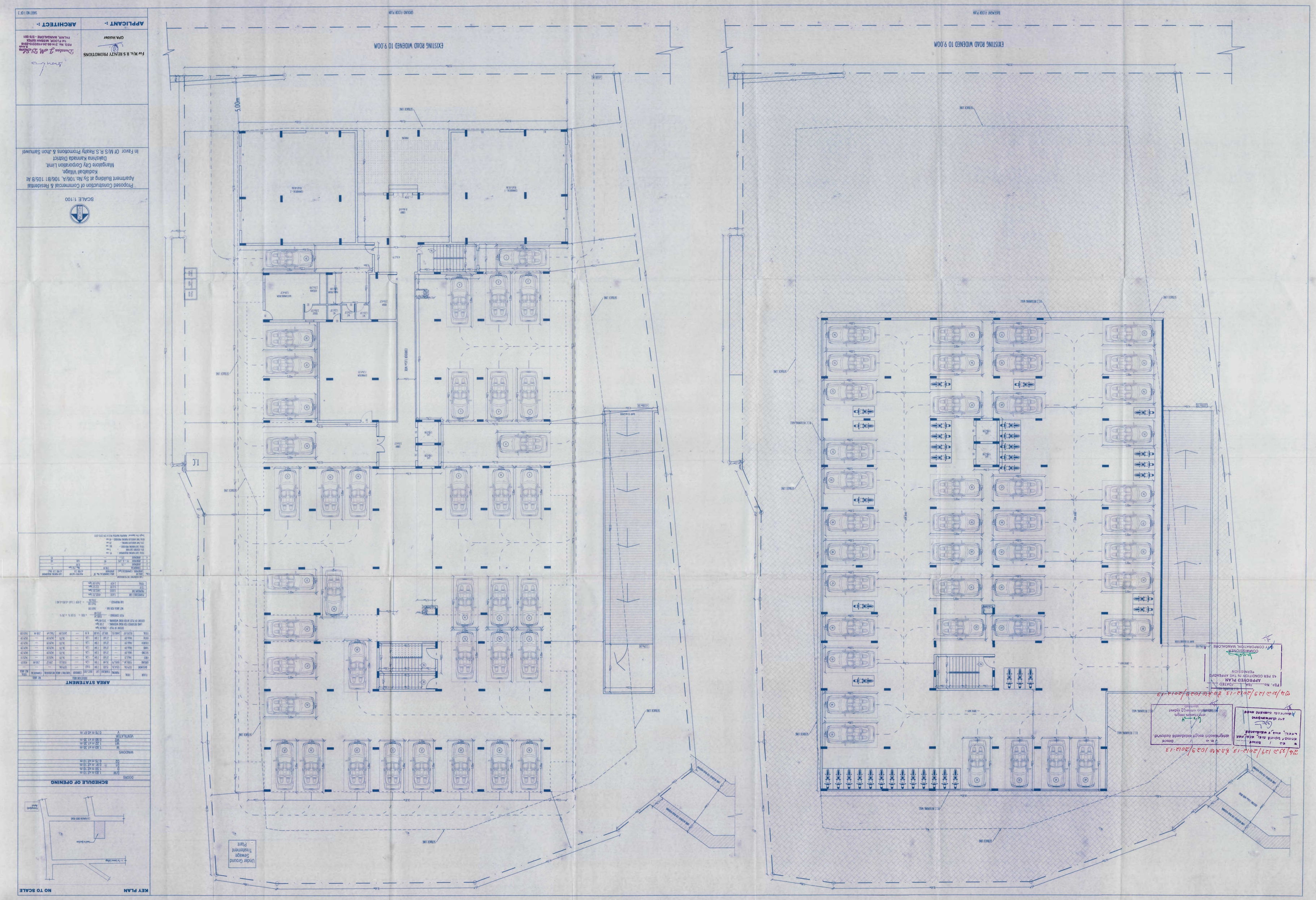
Proposed Construction of Commercial & Residential Apartment Building at Sy.No.106/A, 106/B1 105/B At Kodialbail Village, Mangalore City Corporation Limit, Dakshina Kannada District
In Favor Of M/S R.S.Realty Promotions & Jhon Samuwel

For M/s. R S REALTY PROMOTIONS
GPA Holder

APPLICANT :-

ARCHITECT :-

SHEET NO 2 OF 3


BASEMENT FLOOR PLAN
GROUND FLOOR PLAN
EXISTING ROAD WIDENED TO 9.00M
SETBACK LINE
R.C.C RETAINING WALL
RAMP TO BASEMENT
UNDER GROUND SEWERAGE TREATMENT PLANT
COMMERCIAL - 1
COMMERCIAL - 2
COMMON AREA
LIFT
5.00m
Proposed Construction of Commercial & Residential Apartment Building at Sy.No.106/A, 106/B1 105/B At Kodiaiahal Village, Mangalore City Corporation Limit, Dakshina Kannada District
In Favor Of M/S R.S. Realty Promotions & Jhon Samuwel
SCALE 1:100
For M/s. R S REALTY PROMOTIONS
CPA Holder
Proprietor
REG. No. 214-26-110313-2016
1st FLOOR, MIDBAN MANOR
PALNIR, MANGALORE - 575 001
APPLICANT :-
ARCHITECT :-
SHEET NO 1 OF 3
KEY PLAN
NO TO SCALE
SCHEDULE OF OPENING
DOORS
D/W 1.83 m X2.10 m
D 1.50 m X2.10 m
D1 0.91 m X2.10 m
D2 0.75 m X2.10 m
WINDOWS
W 1.83 m X1.35 m
W2 0.90 m X1.35 m
W1 1.22 m X1.35 m
VENTILATOR
V 0.76 m X0.61 m
AREA STATEMENT
APPROVED PLAN
AS PER CONDITION IN THE APPENDIX
EPIMAKSION
COMMISSIONER
MCC CORPORATION, MANGALORE
ಮಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಕಂದಾಯ ವಿಭಾಗ
ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಶುಲ್ಕ ಸ್ವೀಕರಿಸಿದೆ
ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಸಂಖ್ಯೆ
ಸ್ವೀಕೃತಿ ದಿನಾಂಕ
ಪ್ರಾಧಿಕಾರಿ ಮತ್ತು ಕಂದಾಯ ಅಧಿಕಾರಿ