



AREA STATEMENT		ALL READY	ADDITIONAL	TOTAL		
PLOT AREA	SANCTIONED	AREA	SQM	ACRES		
	20234.250	4173.314	24407.564			
	5.000	1.03125	6.031			
PERMISSIBLE GR. COVG 50%	10117.125	2086.657	12203.782			
PROPOSED GROUND COVERAGE	5769.690	2297.946	8067.636		33.05%	
COMMERCIAL AREA DETAIL						
PERMISSIBLE AREA FOR COMMERCIAL 4 %	809.370	166.933	976.303		4.00%	
	0.200	0.041	0.241			
PERMISSIBLE F.A.R FOR COMMERCIAL 175	1416.398	292.132	1708.529			
COMMERCIAL AREA SANCTIONED	1411.853					
	SANCTIONED	REVISED	PROPOSED			
PROPOSED COMMERCIAL	250.448	1090.711	360.783	1702.142		174.35%
NET AREA FOR HOUSING	19424.800	4006.382	23431.282			
	4.800	0.890	5.790			
HOUSING AREA CALCULATION						
PERMISSIBLE F.A.R FOR HOUSING 225	43705.980	8014.358	52720.338			
ADD 3 % FOR COMPOST PLANT ON 5.79 ACRES			702.938			
NET PERM. FAR FOR HOUSING			53423.276		228.00%	
LESS FAR ALREADY SANCTIONED	43670.379					
BALANCE FAR FOR AVAILABLE FOR SANCTION			8752.897			
PROPOSE F.A.R		9605.122				
NET PROPOSED FAR			53275.501		227.37%	
DENSITY CALCULATION						
PERMISSIBLE DENSITY MAXIMUM @ 900 PPA	5211.000	PERSONS	1042.200	DU'S		
PERMISSIBLE DENSITY MINIMUM @ 750 PPA	4343.000	PERSONS	868.600	DU'S		
PROPOSED DENSITY / DWELLING UNITS	SANCTIONED	PROPOSED	TOTAL			
NO. OF UNITS	818.000	132.000	950.000	UNITS		
DENSITY	4090.000	660.000	4750.000	PERSONS		
			820.390	PPA		
GREEN AREA CALCULATION						
MINIMUM GREEN AREA REQ. 15%	3661.135	SQM				
PROPOSE GREEN AREA	4102.121	SQM			16.81%	
COVERD AREA DETAIL						
	BLOCK -20 SQM.(3 BHK)	BLOCK -21 SQM.(3 BHK)	BLOCK -22 SQM.(3BHK)	BLOCK -23 SQM.(3BHK)	TOTAL SQM	COMMERCIAL 1,2.83
GROUND COVERAGE	319.611	319.611	319.611	319.611	286.168	2297.94
STLT AREA (PARKING) NON F.A.R	71.542	71.542	71.542	71.542		
F.A.R DETAIL						
GROUND FLOOR	248.068	248.068	248.068	248.068		500.307
1 ST FLOOR	287.095	287.095	287.095	287.095		182.330
2 ND FLOOR	287.095	287.095	287.095	287.095		
3 RD FLOOR	287.095	287.095	287.095	287.095		
4 TH FLOOR	287.095	287.095	287.095	287.095		
5 TH FLOOR	287.095	287.095	287.095	287.095		
6 TH FLOOR	287.095	287.095	287.095	287.095		
7 TH FLOOR	287.095	287.095	287.095	287.095		
8 TH FLOOR	287.095	287.095	287.095	287.095		
TOTAL F.A.R	2544.828	2544.828	2544.828	1970.638	9605.122	1702.139
MUMTY MACHINE ROOM(NON F.A.R)	38.216	38.216	38.216	38.216	152.864	
PROPOSED UNIT ON GROUND/ FLOOR	3,000	3,000	3,000	3,000		
PROPOSED UNIT ON TYPICAL FLOOR	4,000	4,000	4,000	4,000		
NO. OF FLOOR	8,000	8,000	8,000	8,000		
TOTAL NO UNITS IN TYPICAL FLOOR	32,000	32,000	32,000	24,000		
TOTAL NO UNITS PER BLOCK	35,000	35,000	35,000	27,000	132	
HIGHT OF BUILDING	27.000	27.000	27.000	21.100		
PROPOSED DENSITY	175,000	175,000	175,000	135,000	660	

GREEN AREA DETAIL						
1	24.167	X	23.773		574.522	SQM.
2	25.583	X	79.567		2035.563	SQM.
3	7.690	X	62.140		477.857	SQM.
4	8.947	X	15.760		141.005	SQM.
5	6.530	X	2.850	X13	241.937	SQM.
6	2.330	X	24.480		57.038	SQM.
7	162.905	X	1.500		244.358	SQM.
8	219.895	X	1.500		329.843	SQM.
		TOTAL			4102.121	SQM.

DRAWING TITLE	Checked and (Internal) Service only	DRG. NO.
SUBMISSION DRAWING	SE/HQ. Di. 18-176 11-6-93	
LAYOUT PLAN	Supervised by HUDA, Pan	S - 01

This is a "PROVISIONAL APPROVED BUILDING PLAN"
only for purpose of inviting
objection from the general public

Architect (P)
Municipal Secretary
BPC

SIP (R)
Municipal
BPC

CIP (H)
Chairman
BPC

Approved (H)
Directorate of Town and Country Planning,
Mangalore, Changanarayana

15/11
JO

PA

ATP

LEGEND	
SYMBOLS	DESCRIPTION
	BUTTER FLY VALVE
	NON RETURN VALVE
	9 KG CAPACITY WATER CO2 TYPE FIRE EXTINGUISHER
	4.5 KG CAPACITY CO2 TYPE FIRE EXTINGUISHER
	TWO WAY FIRE BRIGADE OUTLET CONNECTION
	4 WAY FIRE BRIGADE OUTLET CONNECTION
YH 	YARD HYDRANT

DORMITORIES & APARTMENTS (A-3)

(PART-3) - ABOVE 35 MT. BUT NOT EXCEEDING 45 MT. IN HEIGHT

- 1- HOSE REEL
- 2- WET TIRE SYSTEM
- 3- SPRINKLER RISER FOR STILT AND BASEMENT & II
- 4- AUTOMATIC SPRINKLER SYSTEM IN BASEMENT AND STILT
- 5- MANUALLY OPERATED ELECTRIC FIRE ALARM SYSTEM
- 6- UNDER GROUND PUMP CAPACITY - 7,500 LPH
- 7- 1/2" CH HEAD FIRE TAP CAPACITY - 1000 LPH - EACH BLOCK
- 8- ELECTRIC FIRE PUMPS - 1620 lpm HEAD - 80 M.
- 9- DIESEL PUMP - 1620 lpm HEAD - 80 M.
- 10- JOCKEY PUMP - 1620 lpm HEAD - 35 M.
- 11- 1/2" CH CAPACITY WATER CO2 TYPE FIRE EXTINGUISHER AS ISI 2191
- 12- 4.5 KG CAPACITY CO2 TYPE FIRE EXTINGUISHER AS PER ISI 2191
- 13- FIRE STAIRCASE AND FIRE ESCAPE AS PER NBC NORMS.
- 14- 35 SECT BACK AS PER NBC NORM
- 15- P-A SYSTEM AND COMPARTMENTATION AS NBC NORMS
- 16- STRUCTURAL SAFETY FIRE CONTROL ROOM AS PER GROUND FLOOR
- 17- 100% OPEN LEFT HAND FIRE MAIN SWITCH
- 18- VARDY HAZARD; SET BACK AS PER NBC NORMS
- 19- 4WAY FIRE BRIGADE OUTLET CONNECTION.
- 20- 2WAY FIRE BRIGADE INLET CONNECTION
- 21- ALTERNATE SOURCE OF ELECTRIC SUPPLY.
- 22- FIRE PUMP HOUSE ESTABLISHED UPON BASEMENT.

PROJECT TITLE
PROPOSED ADDITIONAL ALTERATION AND REVISION FOR AFFORDABLE
GROUP HOUSING COLONY IN AREA MEASURING 1/5 ACRES ±, 1.0325 ±
(6.0125 ± ADDRESS)
ADDITIONAL AREA MEASURING 1.0325 ACRES (MEASURED 06.08 OF 2017
DATE 8.11.2017) IN ADDITION TO ALREADY LICENSED AREA 5.00 ACRES
(LICENSE NO. 12 OF 2014 DATED 14.03.2014 FOR CONSTRUCTION OF
MANEASUR URBAN COMPLEX DEVELOPED BY PERFECT BUILDWELL
PVT.LTD AND OTHERS.

SCALE	NTS
DATE	JAN. 2018
DESIGN	CHECKED ☒ VIG

ARCHITECT

Design Axis

architects

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ARCHITECT'S SIGN.

Deen Dayal

architects

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APPLICANT'S SIGN.

For Perfact Buildwell Pvt. Ltd.

Manu

Manu Singh, Secretary