

Mango Municipal Corporation

FOR APPROVAL OF BUILDING PERMIT

With respect to your Application No. **MNAC/BP/0014/W08/2019** Date **03/10/2019 1:14:22 PM** permission is hereby granted in favor of,

Smt / Shri **HASMAT ARA**

For :

- Construction of a **New** building
- Reconstruction of **New** building
- Alteration of **New** building
- Alteration or additions in the existing building
- Institution of change of the use of building **Commercial** (Specify)

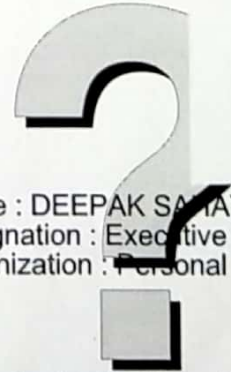
In respect of Plot No. (CS) **3349** Plot No. (MSP) **3349** Khata No. **811** Holding No. **0080003156000M0** Village **Pardih** of Municipal Corporations / Municipal Council / Nagar Panchayats/ Metropolitan area/ Planning Area under Planning Authority/ Gram Panchayat areas covered under Development Plan/ Planning Authorities/ or any Planning Scheme notified under Jharkhand Urban Planning and Development Act 2012 within the Development plan/ Area Development Scheme of Subject to the following conditions / restrictions.

- The land/ Building shall be used exclusively for **Commercial** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space measuring **342.79** sq. m. as shown in the approved plan shall be kept open and no part of it will be built upon.
- The land over which construction is proposed is accessible by an approved means of access of **30** m. width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The applicant shall free gift **0** m. wide strip of land of the road in the name of the authority for the purposes as mentioned in these Byelaws.
- The permission is valid for period of **03/11/2022** with effect from the date of issue.
- Permission accorded under the provision cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
- Any dispute arising out of land record or in respect of right/title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
- Any other conditions.

Memo No. **MNAC/BP/0020/W08/2019**, Date **03/11/2019 08:21:31 PM**

Copy along with 3 copies of the approved plans to

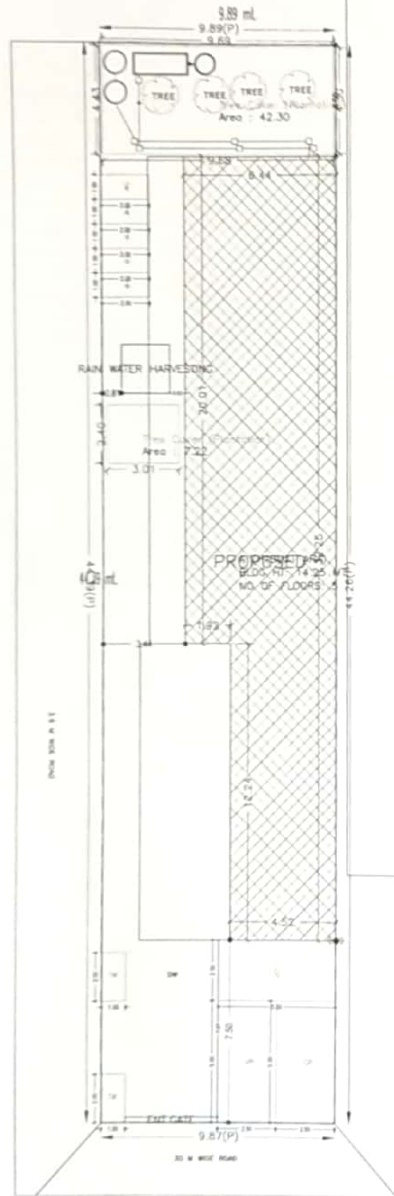
Smt / Shri **HASMAT ARA**



Name : DEEPAK SAHAY
Designation : Executive Officer
Organization : Personal

Authorized Officer / Authority

Copy with a copy approved plan forwarded to the **Mango Municipal Corporation** for information.



SITE PLAN
(SCALE-1:100)

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AREA STATEMENT MANGO MUNICIPAL CORPORATION		VERSION NO. 1.0.41
PROJECT DETAIL	VERSION DATE 28/04/2019	
Region	APRACHA/URBAN	
LOCAL SCHEME	Plot Use Commercial	
OWNER EAST MANGALORE	Plot Sub Use Res/Comm Bldg	
Authority MANGALORE MUNICIPAL CORPORATION	Plot Sub Use/Program/Structure NA	
Block No	Plot/SubPlot No. 1340	
UIN-C/SP/01/408/2019	North Survey No. -4	
Application Type General Proposal	South Survey No. -AB7	
Project Type Building Permits	East Plot Area - 31	
History of Development None	West Survey No. - Subson Mean	
Location of Development Area (LAT)		
Area		
AREA DETAILS		50.47
AREA OF PLOT (Subtotal)	(A)	437.88
NET AREA OF PLOT (Gross Plot Area less)	(A-Deductions)	437.88
Deduction for Subson Plot Area/Comm Plot Area		
Common Plot		49.52
Total		49.52
BALANCE AREA OF PLOT (Net Plot Area - Resonance/Assembly)	(A-Deductions)	388.36
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	437.88
Plot Area for FAR (Net Plot Area + Road/Walking Area)	(A-Deductions)	437.88
COVERAGE CHECK		
Permissible Coverage Area (60.00%)		262.73
Proposed Coverage Area (42.88%)		185.28
Total Prop. Coverage Area (42.88%)		185.28
Balance coverage area (17.12%)		82.60
FAR CHECK		
Permissible FAR Area (1.50)		656.82
Total Permissible FAR Area		656.82
Proposed FAR Area		185.28
Total Proposed FAR Area		185.28
Consumed FAR Area		1.18
Balance FAR Area		368.17
BUILT UP AREA CHECK		
Total Proposed Builtup Area		1228.55
ARCHITECT'S PRGPT	L.R. Suman	
ENGINEER (PRGPT)		
SUPERVISOR (PRGPT)		
OWNER PRGPT	HASMAT ARA	
DEVELOPMENT AUTHORITY	LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	-----
ABUTTING ROAD	-----
PROPOSED CONSTRUCTION COMMON PLOT	-----
ROAD WIDENING AREA	-----
EXISTING (To be retained)	-----
EXISTING (To be demolished)	-----

Buildingwise Floor FAR Details				
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total Proposed Built Up Area (Sq.m)	Total FAR Area (Sq.m)
Basement Floor	292.79	0.54	292.79	0.54
Ground Floor	184.25	173.84	184.25	173.84
First Floor	184.25	184.25	184.25	184.25
Second Floor	184.25	184.25	184.25	184.25
Third Floor	184.25	184.25	184.25	184.25
Fourth Floor	228.79	228.79	228.79	228.79
Tenement Floor	0.00	0.00	0.00	0.00
Total	1228.55	843.63	1228.55	843.63

Building USE/SUBUSE Details			
Building Name	Building Use	Building Sub Use	Building Structure
A (HASMAT ARA)	Commercial	Res/Comm Bldg	NonHighrise

Required Parking (Table 7a)														
Building Name	Type	Sub Use	Area (Sq.M)		Units		Car		Vehicle Car		Two/three			
			Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop		
A (HASMAT ARA)	Commercial	Res/Comm Bldg	+ 0	188	825.62	1	5	-	-	-	-	-	-	
			+ 0	188	825.62	-	-	-	-	-	-	1	10	
A (HASMAT ARA)	Residential	Residential Bldg/Apartment	+ 0	1	0.00	1	1	-	-	-	-	-	-	
			+ 0	1	0.00	-	-	-	-	-	1	1	-	-
Total							6	6	-	0	1	-	10	10

Parking Check (Table 7b)				
Vehicle Type	Reqd		Prop	
	No.	Area	No.	Area
Car	-	-	6	75.00
Total Car	6	75.00	6	75.00
Vehicle Car Parking	-	-	1	12.00
Total Vehicle Parking	1	12.00	1	12.00
Taxi/Bus	-	-	17	34.00
Total Taxi/Bus	17	34.00	17	34.00
Total	17	117.00	17	117.00

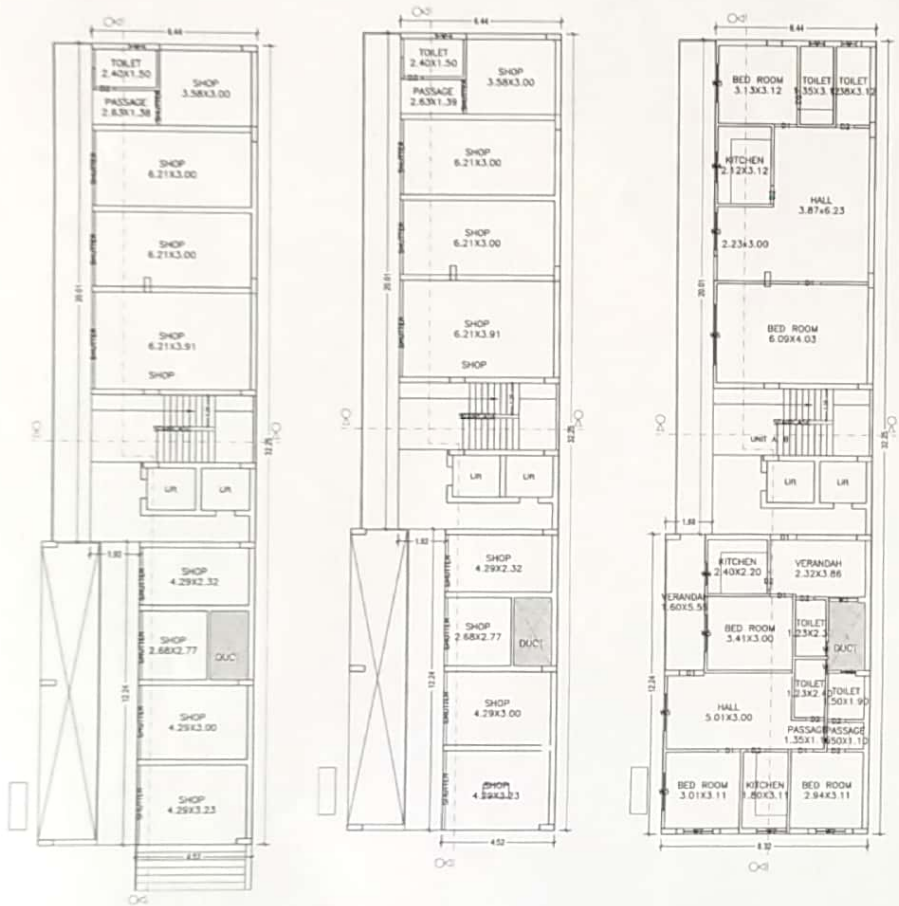
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.M)	Deductions (Area in Sq.m)			Proposed FAR Area (Sq.m)	Add Area by FAR Area (Sq.m)	Total FAR Area (Sq.m)	Total Consumed FAR Area (Sq.m)	Tenement (No.)
			LR	West	Parking					
A (HASMAT ARA)	1	1228.55	18.38	21.75	244.79	228.15	713.95	0.54	843.63	05
Grand Total	1	1228.55	18.38	21.75	244.79	228.15	713.95	0.54	843.63	05

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	CONTRACTOR'S SIGNATURE
L.R. Suman MANGALORE/2019			DEEPAK SANKAR VALSARU VALSARU

This is system generated MAP, No need to Print. Reassigned.

Proposed Basic Information	
Proposed File No.	MRAC/2014/068/2019
Owner Name	HASMAT ARA
Block No	B11
Plot No	3349
Village Name	Parthi
Use	Commercial
Sub Use	Food/Cover Shop



GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

TYPICAL - 1, 2& 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)

FOURTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENGR'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	OWNER'S SIGNATURE
L.E. Bhatia MRACENG0002018			DEEPAK SAHAY Valeriy Unknown Name: DEEPAK SAHAY Designation: Architect Official Seal

This is system generated MAP. No need to be signed.

Proposed Basic Information	
Proposed File No.	MHAC/MP/01/AM/00019
Owner Name	HASMAT ARA
Khata No.	811
Plot No.	3348
Village Name	Puruli
Use	Commercial
Sub-Use	Food/Corner Bldg



FRONT ELEVATION
(SCALE - 1/100)

SIDE-A ELEVATION
(SCALE - 1/100)



CLIENT NAME AND SIGNATURE	STRUCTURAL ENGINEER NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
		Signature By: DEEPAK SAHAY, Vaidhyarthi Name: DEEPAK SAHAY Designation: ARCHT Reg. No: 12345