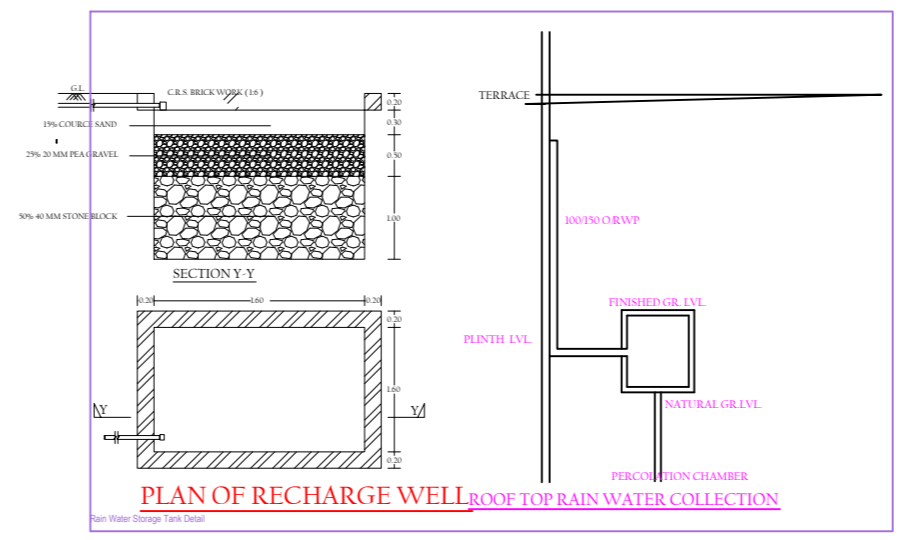
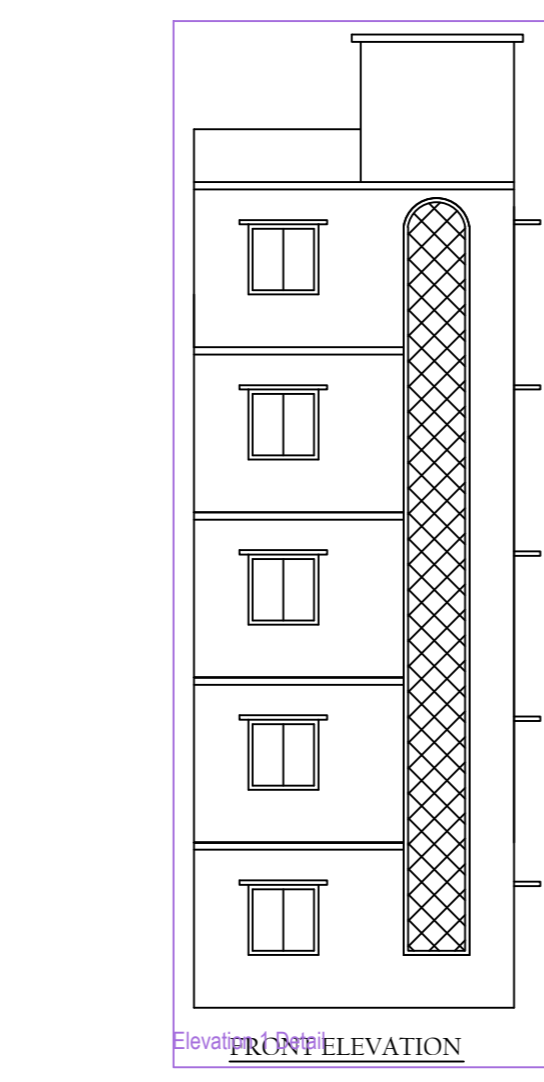
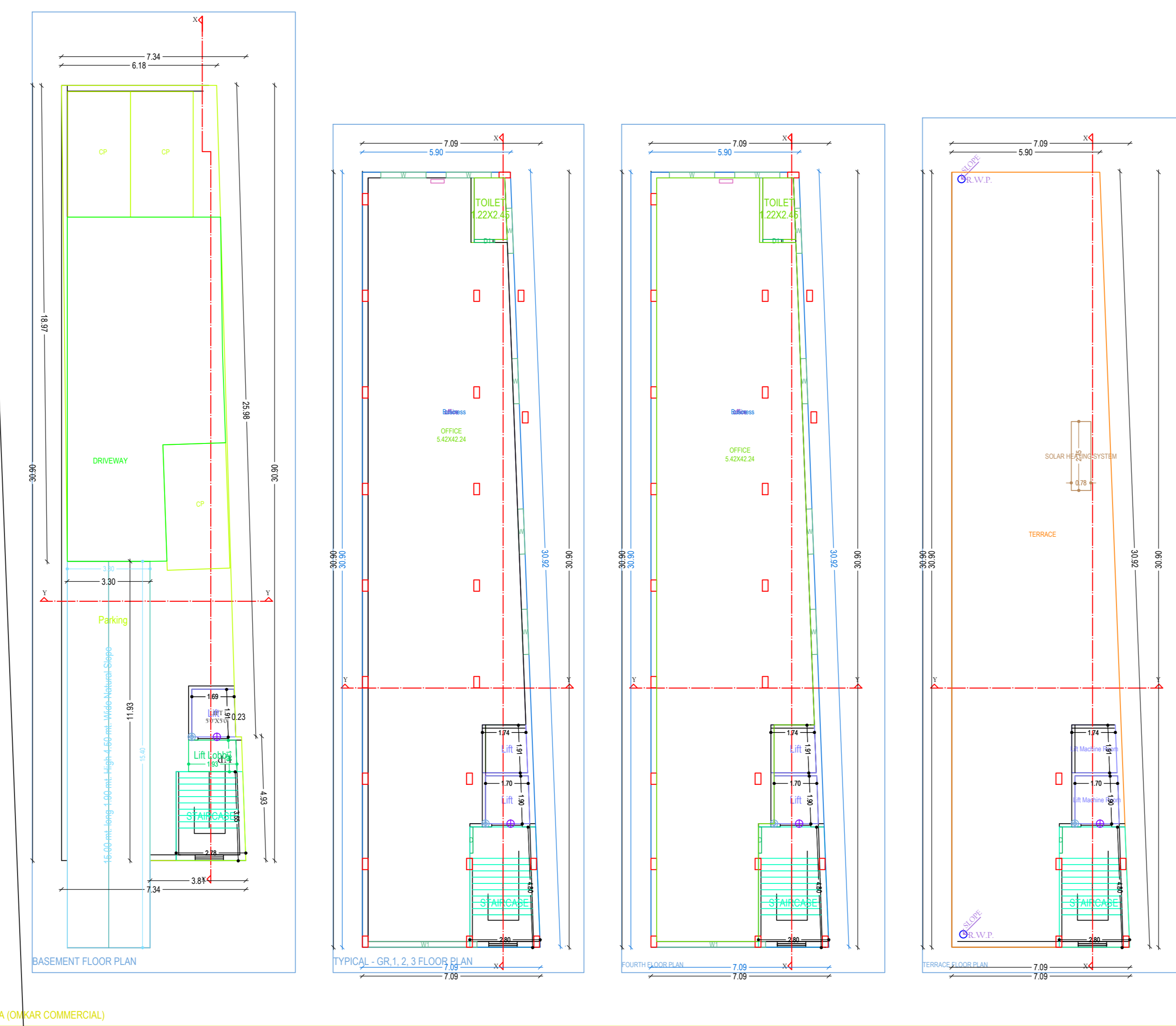
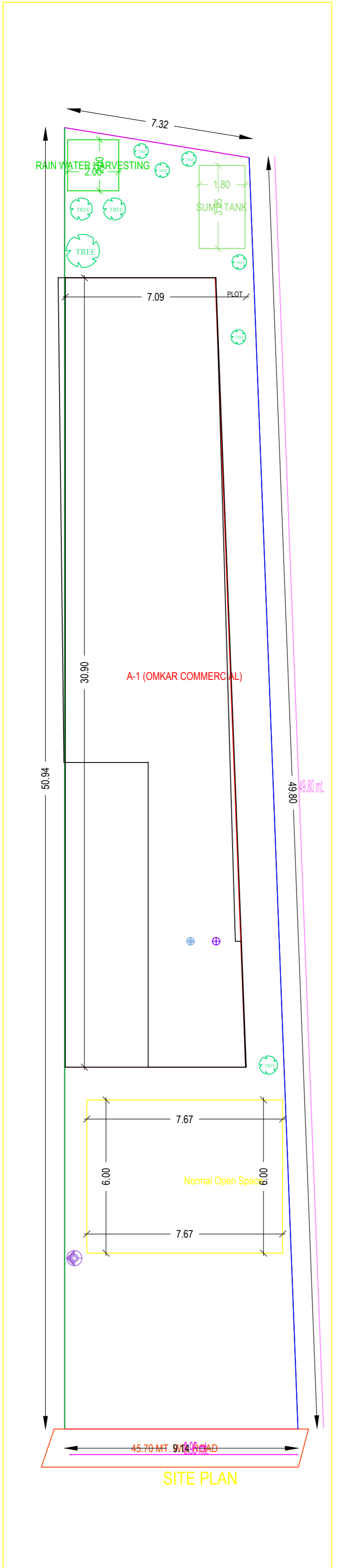
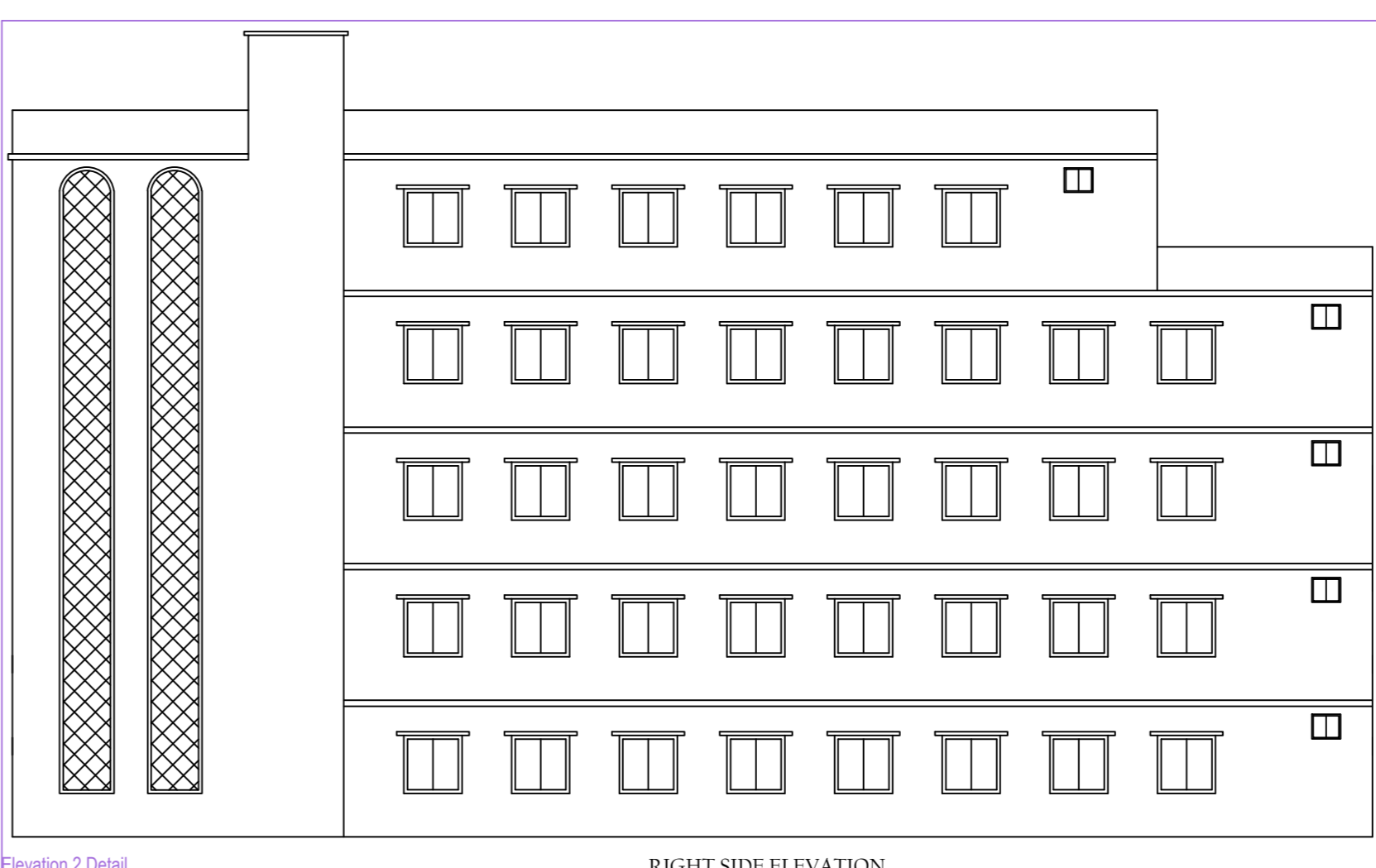
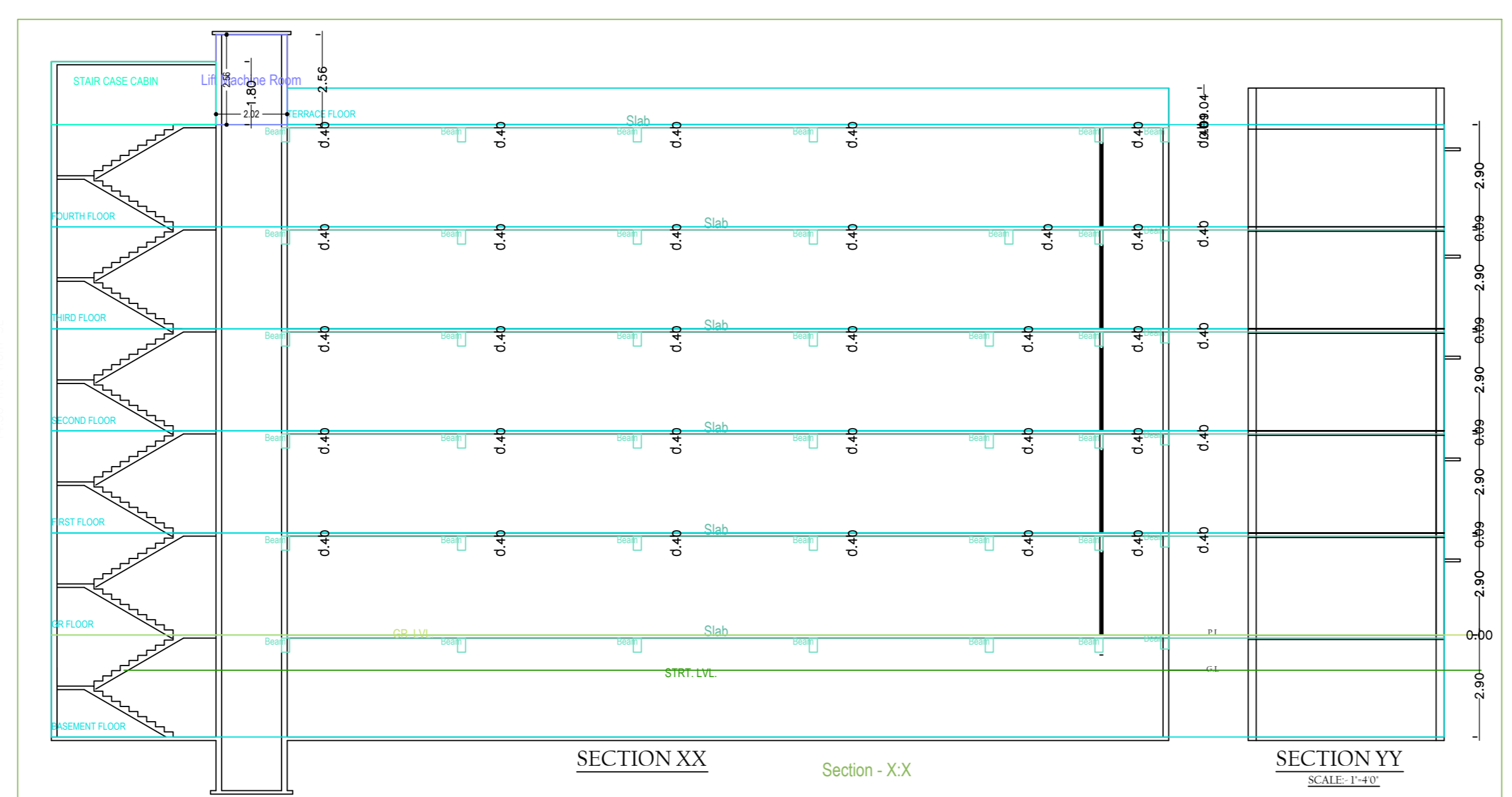
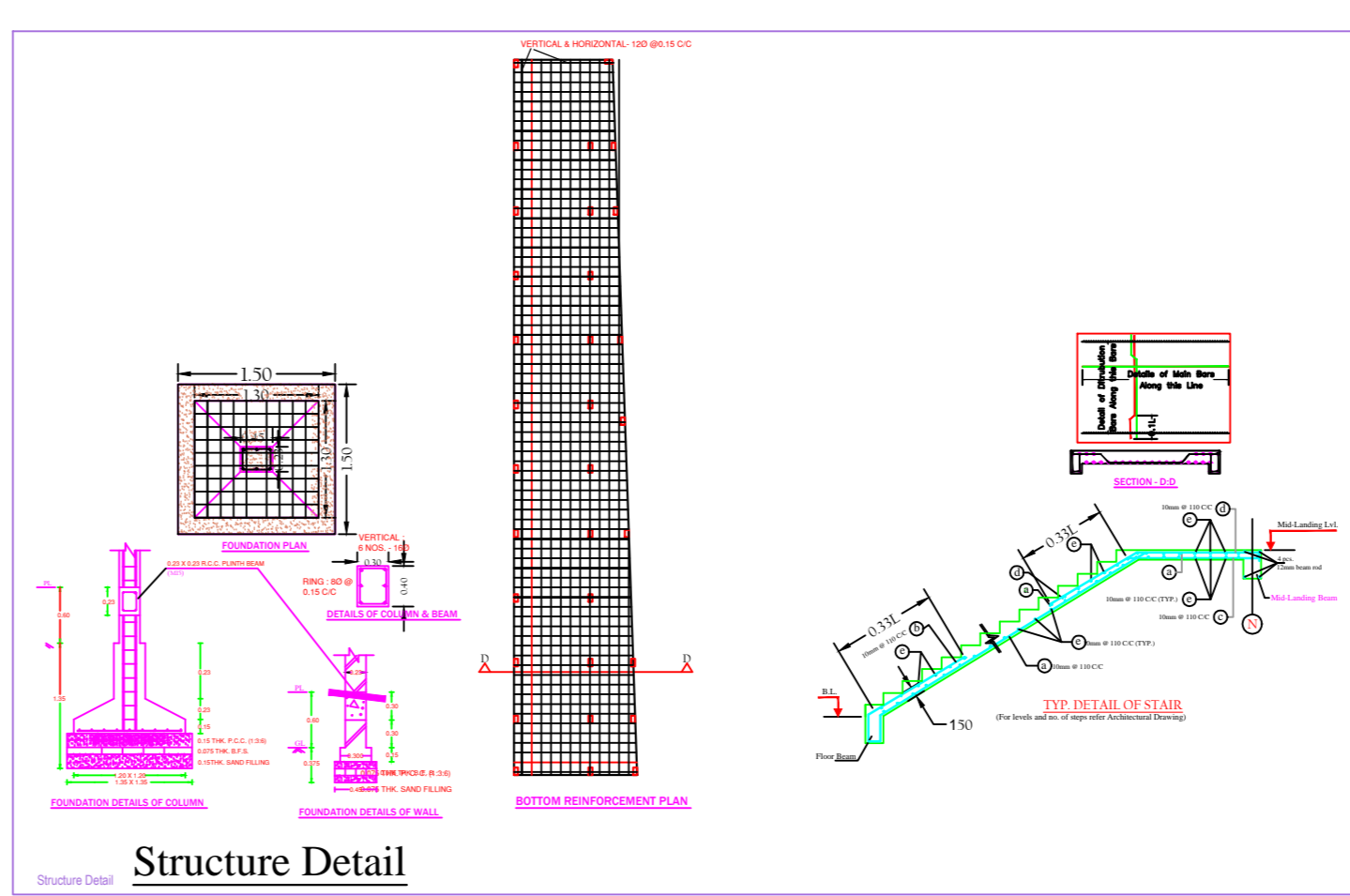
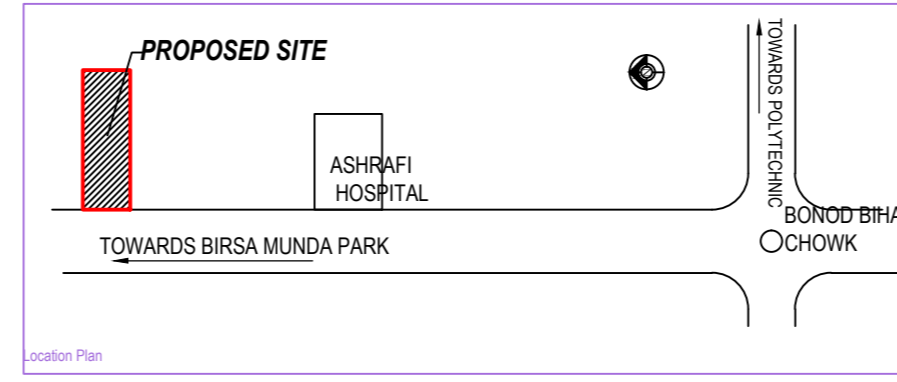
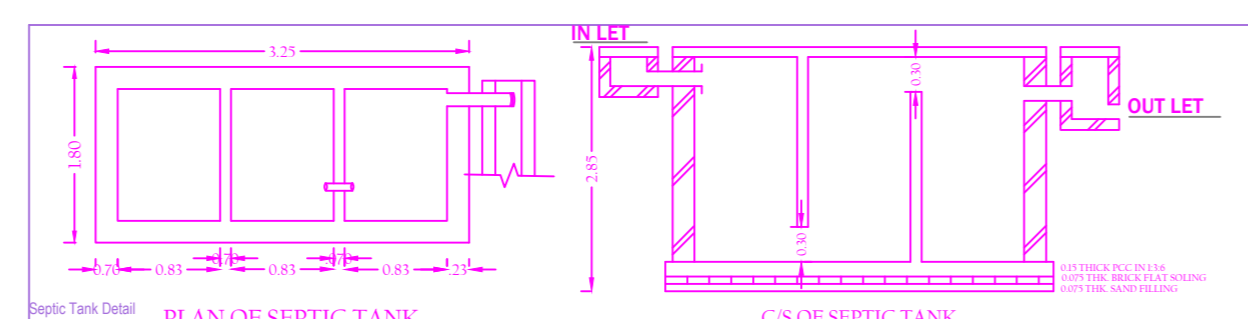


Project Title :OMKAR HUB



**BRIEF SPECIFICATION**

PROPOSED COMMERCIAL BUILDING OF 5MT MAJESTY DEVI W/O SHRI OMKAR SINGH OF OMKAR MARKET SANAWARI NEAR RAJASTHANI HOSPITAL BYPASS ROAD PRAGATI NAGAR, WAZIRPUR, BANGALORE NO - 03 OLD KHATA NO - 34, 36 NEW KHATA NO - 14-B OLD PLOT NO - 3 NEW PLOT NO - 650 IN PHASE 1/BANGALORE

NAME AND SIGN OF ENGINEER

ER. ASHOK KUMAR  
ENR. ENGINEERING

SCALE: 1:100  
SHEET: 01

AREA STATEMENT: MINERAL AREA DEVELOPMENT	VERSION NO.: 1.0
AUTHORITY: JAWAHAR NAGAR LOCAL BODIES	VERSION DATE: 05/03/2025
PROJECT DETAIL:	
Project No:	Plot No: Business
Project Name: JAWAHAR NAGAR LOCAL BODIES	Plot Location: Business Office
Client: JAWAHAR NAGAR LOCAL BODIES	Land Use: Business Commercial
Application Type: General Proposal	Building Height: 5MT
Project Category: Building Permission	Building Height: 5MT
Name of Development: New	Revenue Survey No./Sub-plot No.:
Location: 50th Mile	Zone No.:
Site Location: NA	Building No.:
Map Reference: NA	Stage No.:
Sheet No.:	Sheet:
Road/Street:	Street:
	Plot:

AREA DETAILS	50.00	50.00
AREA OF FLOOR (Minimum)	(A) Deductions	411.67
Decision for Balance Plot Area (From Gross Plot Area)		411.67
COF Area		41.00
Total		452.67
Minimum Plot Area (Net Plot Area - Recreational/Community/Other)	(A) Deductions	366.66
Plot Area for Coverage (Net Plot Area)	(A) Deductions	411.67
Plot Area for Full Net Plot Area ( + Right/Way Area)	(A) Deductions	411.67
COVERAGE CHECK		
Proposed Coverage Area (48.75 %)		200.07
Total Coverage Area (48.75 %)		200.07
FAR CHECK		
Proposed Area of FAR		979.83
Total Area of FAR		979.83
DEVELOPER'S SIGNATURE		
DATE		
ARCHITECT/ENGINEER (Stamp)	OWNER	
DEVELOPMENT AUTHORITY	LOCAL BODY	

Color Index	
ABUTTING ROAD	Green
PROPOSED BOUNDARY COVERAGE AREA	Red
EXISTING (To be retained)	Blue
EXISTING (To be removed)	Yellow

Parking Type	Prop No.	Prop Area
Car Parking	2	37.50
Motor Parking	1	10.75
Total Area		48.25

MARGIN DETAIL			
Building/Type	Front Margin	Side Margin	Set Back
Commercial/Office	4.17	4.80	1.41

FAR & Setback Details (Table 4c-1)			
Building/Type	Front Margin	Side Margin	Set Back
Commercial/Office	4.17	4.80	1.41

Building	No. of Storeys	Total FAR (Sq.M)	Deductions (Area in Sq.M)				Proposed FAR Area (Sq.M)	Total FAR Area (Sq.M)
			LR	LR Lobby	Parking	Stair		
Commercial/Office	1	1138.00	0.34	2.39	146.09	979.83	979.83	
Grand Total	1	1138.00	0.34	2.39	146.09	979.83	979.83	

Building A (OMKAR COMMERCIAL)

Floor Name	Total Built up Area (Sq.M)	Deductions (Area in Sq.M)				Proposed FAR Area (Sq.M)	Add Area in FAR (Sq.M)	Total FAR Area (Sq.M)
		LR	LR Lobby	Parking	Stair			
Basement	181.98	3.27	2.39	146.69	0.00	0.00	0.00	
G Floor	184.00	0.00	0.00	0.00	184.00	0.00	184.00	
First Floor	184.00	0.00	0.00	0.00	184.00	0.00	184.00	
Second Floor	184.00	0.00	0.00	0.00	184.00	0.00	184.00	
Third Floor	184.00	0.00	0.00	0.00	184.00	0.00	184.00	
Fourth Floor	184.00	0.00	0.00	0.00	184.00	0.00	184.00	
Roof	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total	1138.00	0.34	2.39	146.09	979.83	0.00	979.83	

SCHEDULE OF JOINTERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
Commercial	PH	1.80	2.10	01
Commercial	W	0.00	2.10	00
Commercial	WT	4.34	1.40	01
Commercial	ST	0.00	1.10	00

SCHEDULE OF JOINTERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
Commercial	PH	1.80	1.40	01
Commercial	W	0.00	1.40	00
Commercial	WT	4.34	1.40	01
Commercial	ST	0.00	1.10	00

UNBIA Table for Building A (OMKAR COMMERCIAL)

FLOOR	Name	UNBIA Type	UNBIA Area	Capit Area	No. of Rooms	No. of Treatment
TYPICAL FLOOR PLAN	office	OFFICE	184.00	184.00	2	4
Basement	office	OFFICE	184.00	184.00	2	1
TYPICAL FLOOR PLAN	-	-	838.17	838.17	10	5