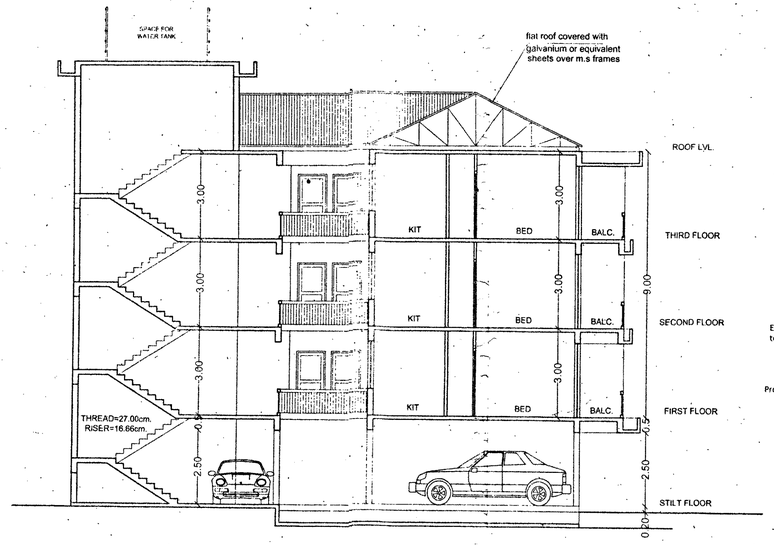
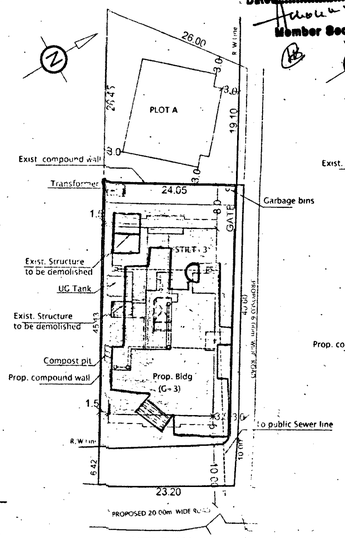
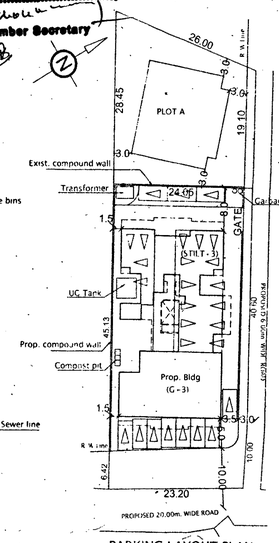



Development Permission Granted
Subject to Conditions Vide Order
No. SGPDA/P/ 333/408/16-17
Dated 02/06/2016
Member Secretary




SITE PLAN
SCALE 1:500




PARKING LAYOUT PLAN
SCALE 1:500

31. Details of areas and use ,floorwise:

| Floor % Reference | Use | Total builtup area M2 | Open Terrace M2 | Areas free from FAR: Stairs | Lift | Balc. | Porch | Soc.off | Stilt/ Access | Total | Net Floor Area sq.m | FAR P % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **PROPOSED BUILDING** | | | | | | | | | | | | |
| GROUND FLOOR | Comm./Stilt | 412.76 | - | 10.46 | 5.17 | - | - | - | 213.26 | 228.89 | 183.87 | 14.06% |
| FIRST FLOOR | Res. | 495.265 | 32.30 | 20.90 | 4.73 | 96.525 | - | - | - | 122.155 | 373.11 | 28.53% |
| SECOND FLOOR | Res. | 495.265 | - | 20.90 | 4.73 | 96.525 | - | - | - | 122.155 | 373.11 | 28.53% |
| THIRD FLOOR | Res. | 495.265 | 32.30 | 20.90 | 4.73 | 96.525 | - | - | - | 122.155 | 373.11 | 28.53% |
| TOTAL | Comm/Res. | 1898.555 | 64.60 | 73.16 | 19.36 | 289.575 | - | - | 213.26 | 595.355 | 1303.20 | 99.65% |
| AREAS IN ADDITIONAL FAR | | - | - | - | - | - | - | - | - | - | 68.55 | 5.24% |
| GRAND TOTAL | Comm/Res. | 1967.105 | 64.60 | 73.16 | 19.36 | 289.575 | | | 213.26 | 595.355 | 1371.75 | 104.90% |

| PARKING DETAILS | No. of Car Parks/ parking area | | |
|---|---|---|---|
| NO. OF UNITS | USE | Provided | Required |
| 183.87 sq.m | Comm. | 04 | 3.67 |
| FAR UPTO 75 sq.m (15 Units) | Res. | 24 | 15.00 |
| TOTAL | Comm./Res. | 28 | 18.67 |

32. Type of zone to which the plot belongs to — S1 zone

SETBACKS:

33. Front setback from the center line of road — 6.50, 15.00 mts.
34. Side setbacks
(a) — 1.50 mts.
(b) — -- mts.
35. Distance between two or more building on the same plot, if any — -- mts.
36. Height of the plinth — 0.20 mts.
37. Use to which the building is to be put to floor-wise :
Ground floor : Commercial/Stilt
First floor : Residential
Second floor : Residential
Third floor : Residential
Upper floor : --
38. Plot owned by with reference to the ownership certificate of land : Mr. ORVIL GONSALVES.
39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division. --
40. Any other information --

## AREA STATEMENT

PLOT AREA:

| | | |
|---|---|---|
| 1. Area of the Plot (1063.04(AREA OF PLOT 'B')+244.63(R/W AREA)) | 1307.67 | Sq.mts. |
| 2. Deduction for | | |
| (a) Area within road widening | 244.63 | Sq.mts. |
| (b) Area reserved for any other use | -- | Sq.mts. |
| Total (a+b) | 244.63 | Sq.mts. |
| 3. Net effective area (1)-(2) | 1063.04 | Sq.mts. |
| 4. Covered area occupied by the existing building,if any | 481.30 | Sq.mts. |
| 5. Plot coverage of the existing building(in%) | 45.27 | % |
| 6. Covered area of the existing building that is proposed to be demolished | 481.30 | Sq.mts. |
| 7. Plot coverage of the existing building that is proposed to to be demolished (in %) | 45.27 | % |
| 8. Covered area of proposed building | 412.76 | Sq.mts. |
| 9. Plot coverage of the proposed building (in %) | 38.82 | % |
| 10. Combined covered area of the existing building to be maintained and that of the proposed building | -- | Sq.mts. |
| 11. Combined plot coverage of the existing building to be maintained and that of the proposed building(in %) | -- | % |

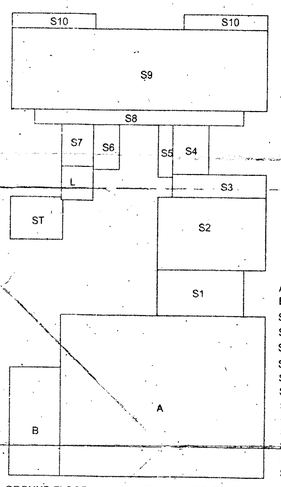
FLOOR AREA:

| | | |
|---|---|---|
| 12. Balcony area and covered area over footways floorwise and total on all floors | 289.575 | Sq.mts. |
| 13. Balcony area and covered area over footways floorwise and total on all floors,consumed for FAR purpose | -- | Sq.mts. |
| 14. Addition of set-back area and/or proposed road for FAR purpose | -- | Sq.mts. |
| 15. Addition of garage area for FAR purpose | -- | Sq.mts. |
| 16. Floor area consumed on Ground floor | 183.87 | Sq.mts. |
| 17. Floor area consumed on First floor | 373.11 | Sq.mts. |
| 18. Floor area consumed on Second floor | 373.11 | Sq.mts. |
| 19. Floor area consumed on Third floor | 373.11 | Sq.mts. |
| 20. Floor area consumed on Fourth floor | -- | Sq.mts. |
| 20. Floor area consumed on Fifth floor | -- | Sq.mts. |
| 21. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose | -- | Sq.mts. |
| 22. Existing floor area to be maintained | -- | Sq.mts. |
| 23. Total floor area consumed: (13+14+15+16+17+18+19+20+21) | 1303.20 | Sq.mts. |
| 24. Floor area permissible | 1307.67 | Sq.mts. |
| 25. FAR permissible | 100.00 | % |
| 26. FAR consumed | 99.65 | % |
| 27. Mezzanine area | -- | Sq.mts. |
| 28. Loft area | -- | Sq.mts. |
| 29. Basement area | -- | Sq.mts. |
| 30. Garage area | -- | Sq.mts. |

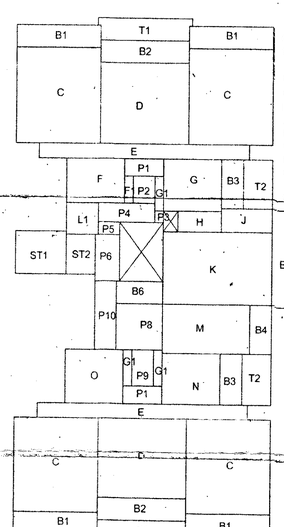
Licence issued under No. 61/2016-17 Dated 6/7/16
Subject to the conditions stipulated therein.
CHIEF OFFICER
MARGAO MUNICIPAL COUNCIL
Municipal Engineer
Margao Municipal Council

AREA CHARGEBLE FOR INFRASTRUCTURE TAX=
=(TOTAL BUILT UP AREA - STILT AREA+ OPEN TERRACE)
=(1967.105 - 213.26 + 64.60)
=1818.445sq.m.

## AREA CALCULATIONS :




A=14.20x11.10=157.62
B=3.50x7.50=26.25
S1=6.0x3.10=18.60
S2=7.50x4.90=36.75
S3=6.50x1.60=10.40
S4=2.50x3.40=8.50
S5=1.0x3.60=3.60
S6=1.80x3.10=5.58
S7=2.20x2.90=6.38
S8=14.50x1.0=14.50
S9=17.70x5.50=97.35
S10=5.80x1.0=5.80
L=2.20x2.35=5.17
ST=3.6*x2.90=10.46




C=5.80x6.50=37.70
D=6.10x5.50=33.55
E=14.30x1.0=14.30
F=4.0x3.10=12.40
G=4.0x3.60=14.40
H=3.0x1.40=4.20
J=3.50x1.60=5.60
K=7.50x4.90=36.75
M=6.0x3.30=19.80
N=4.0x3.40=13.60
O=4.0x3.60=14.40
F1=0.60X1.90=1.14
G1=0.60X2.40=1.44

B1=5.80x1.50=8.70
B2=6.10X1.50=9.15
B3=1.50x3.40=5.10
B4=1.50x3.30=4.95
B5=1.50x6.50=9.75
B6=3.20X1.50=4.80
P3=0.60x0.80=0.48
P4=3.90x1.30=5.07
P5=1.50x0.85=1.275
P10=1.50x4.60=6.90

T1=6.10X1.0+6.50X0.5=9.35
T2=2.0x3.40=6.80

L1=2.20x2.15=4.73
ST1=3.50x2.90=10.15
ST2=2.0x2.70=5.40
P6=1.70x3.15=5.35

P1=2.70x1.20=3.24
P2=1.50x1.90=2.85
P8=3.20x3.10=9.92
P9=1.50x2.40=3.60
— ENT. FOYER

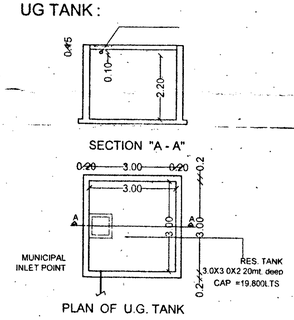
TY. 1ST & 3RD FLOOR AREA=4xC+2xD+2xE+F+G+H+J+K+M+N+O+3xG1+F1[FAR]+L1[LIFT]+ST1+ST2+P6[STAIRS]+4xB1+2xB2+2xB3+B4+B5+B6+P3+P4+P5+P10[BALC.]+2xP1+P2+P8+P9[ENT. FOYER]+2xT1+2xT2[OPEN TERRACE]
=4x37.70+2x33.55+2x14.30+12.40+14.40+4.20+5.60+36.75+19.80+13.60+14.40+3x1.44+1.14[FAR]+4.73[LIFT]+10.15+5.40+5.35[STAIRS]+4x8.70+2x9.15+2x5.10+4.95+9.75+4.80+0.48+5.07+1.275+6.90[BALC.]+2x3.24+2.85+9.92+3.60[ENT. FOYER]+2x9.35+2x6.80[OPEN TERRACE]
=373.11sq.m.[FAR]+4.73[LIFT]+20.90[STAIRS]+96.525[BALC.]+22.85[ENT. FOYER]+32.30[OPEN TERRACE]

2ND FLOOR AREA=4xC+2xD+2xE+F+G+H+J+K+M+N+O+3xG1+F1[FAR]+L1[LIFT]+ST1+ST2+P6[STAIRS]+4xB1+2xB2+2xB3+B4+B5+B6+P3+P4+P5+P10[BALC.]+2xP1+P2+P8+P9[ENT. FOYER]
=4x37.70+2x33.55+2x14.30+12.40+14.40+4.20+5.60+36.75+19.80+13.60+14.40+3x1.44+1.14[FAR]+4.73[LIFT]+10.15+5.40+5.35[STAIRS]+4x8.70+2x9.15+2x5.10+4.95+9.75+4.80+0.48+5.07+1.275+6.90[BALC.]+2x3.24+2.85+9.92+3.60[ENT. FOYER]
=373.11sq.m.[FAR]+4.73[LIFT]+20.90[STAIRS]+96.525[BALC.]+22.85[ENT. FOYER]

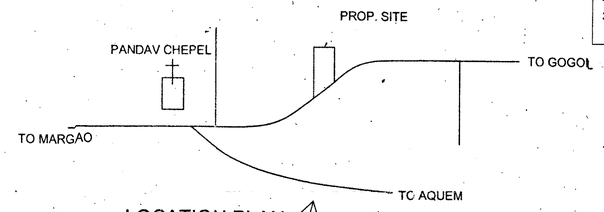
GROUND FLOOR AREA=A+B[FAR]+S1+S2+S3+S4+S5+S6+S7+S8+S9+2xS10[STILT AREA ]+L[LIFT]+ST[STAIRS]
=157.62+26.25[FAR]+18.60+36.75+10.40+8.50+3.60+5.58+6.38+14.50+97.35+2x5.80[STILT AREA ]+5.17[LIFT]+10.46[STAIRS]
=183.87sq.m.[FAR]+213.26[STILT AREA ]+5.17[LIFT]+10.46[STAIRS]

COVERED AREA=A+B[FAR]+S1+S2+S3+S4+S5+S6+S7+S8+S9+2xS10[STILT AREA ]+L[LIFT]+ST[STAIRS]
=157.62+26.25[FAR]+18.60+36.75+10.40+8.50+3.60+5.58+6.38+14.50+97.35+2x5.80[STILT AREA ]+5.17[LIFT]+10.46[STAIRS]
=183.87sq.m.[FAR]+213.26[STILT AREA ]+5.17[LIFT]+10.46[STAIRS]
COVERAGE =412.76sq.m.

## UG TANK :

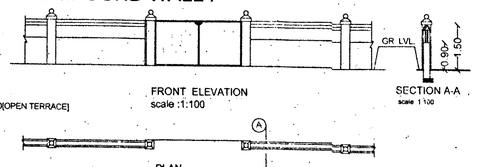



PLAN OF U.G. TANK
SCALE 1:100




LOCATION PLAN
NOT TO SCALE

COMPOUND WALL :




FRONT ELEVATION
scale :1:100

SECTION A-A
scale 1:100




PLAN
scale: 1:100

ENGINEER'S SIGNATURE :
UDAY SAWANT
B.E.(CIVIL)
Reg. No. ER/0022/2010

OWNER'S SIGNATURE :

OWNER : Mr. ORVIL GONSALVES.

PROJECT : PROPOSED COMMERCIAL /RES. BLDG AT AQUEM, MARGAO.

| | | |
|---|---|---|
| JOB NO-2173 | P.T. SHEET NO.220/ C.H. NO.161 | |
| DRG. NO-625/ 01 | DATE : 08-10-2015 | PLOT 'B' |
| DEALT- POOJA / SNEHA | SCALE - 1:100, 1.500 | |

SAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
INTERIOR DESIGNERS
SAPANA ARCADE, 1ST FLOOR
MALBHAT, GOA.
PHONE NO:0832 2736693