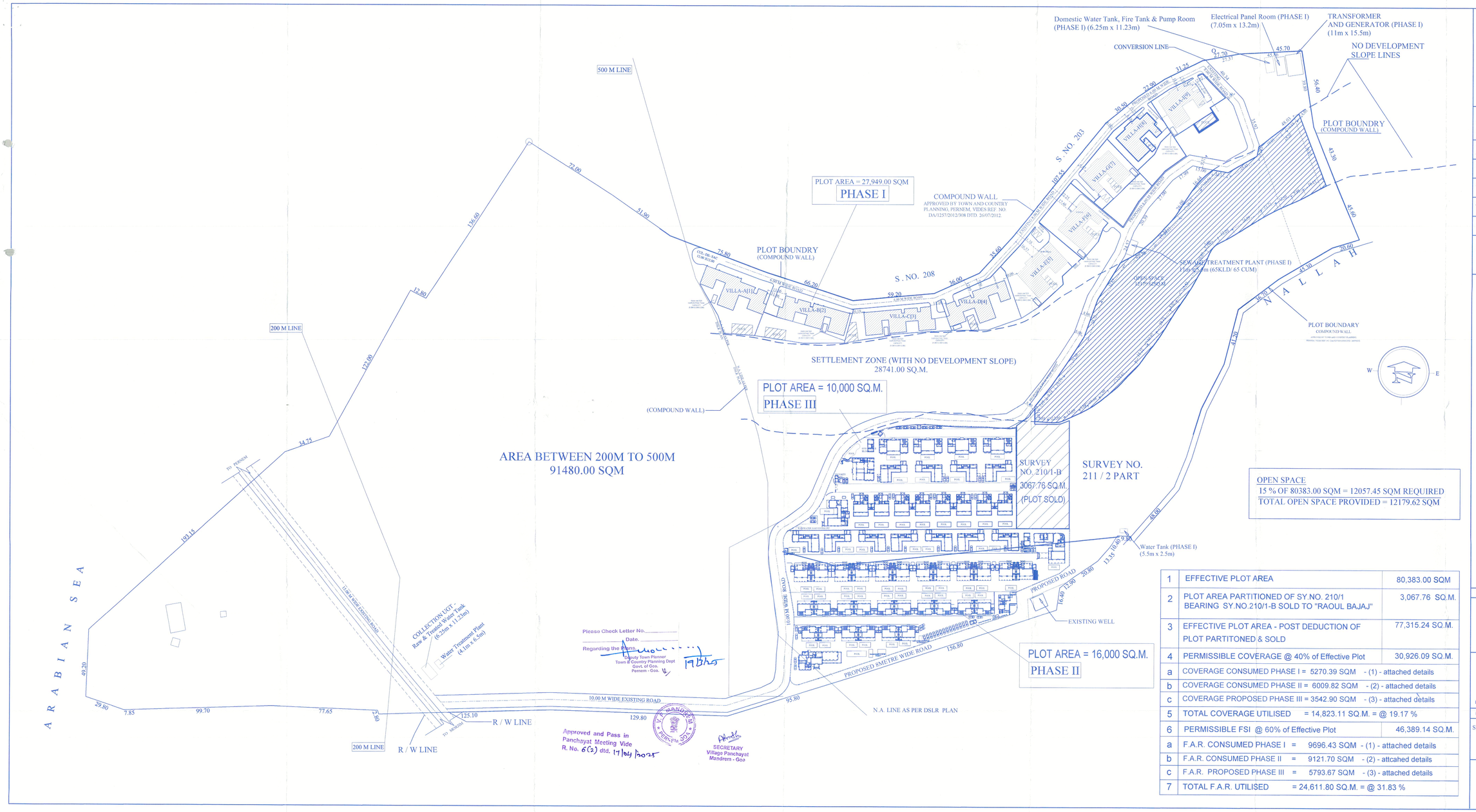

1	EFFECTIVE PLOT AREA	80,383.00 SQM
2	PLOT AREA PARTITIONED OF SY.NO. 210/1 BEARING SY.NO.210/1-B SOLD TO "RAOUL BAJAJ"	3,067.76 SQ.M.
3	EFFECTIVE PLOT AREA - POST DEDUCTION OF PLOT PARTITONED & SOLD	77,315.24 SQ.M.
4	PERMISSIBLE COVERAGE @ 40% of Effective Plot	30,926.09 SQ.M.
a	COVERAGE CONSUMED PHASE I = 5270.39 SQM - (1) - attached details	
b	COVERAGE CONSUMED PHASE II = 6009.82 SQM - (2) - attached details	
c	COVERAGE PROPOSED PHASE III = 3542.90 SQM - (3) - attached details	
5	TOTAL COVERAGE UTILISED = 14,823.11 SQ.M. = @ 19.17 %	
6	PERMISSIBLE FSI @ 60% of Effective Plot	46,389.14 SQ.M.
a	F.A.R. CONSUMED PHASE I = 9696.43 SQM - (1) - attached details	
b	F.A.R. CONSUMED PHASE II = 9121.70 SQM - (2) - attcahed details	
c	F.A.R. PROPOSED PHASE III = 5793.67 SQM - (3) - attached details	
7	TOTAL F.A.R. UTILISED = 24,611.80 SQ.M. = @ 31.83 %	

MASTER PLAN - AREA STATEMENT

AREA OF THE PLOT S NO 210/1,211/2 & 212/0(212/1 & 212/1-A)	2,31,153.00 SQM
AREA OF THE PLOT BETWEEN 0- 500M. HTL	1,22,029.00 SQM
AREA OF THE PLOT BEYOND 500M. HTL	1,09,124.00 SQM
AREA UNDER ROAD WIDENING	00.00 SQM
AREA RESERVED FOR UNDEVELOPABLE SLOPE	28,741.00 SQM
EFFECTIVE PLOT AREA	80,383.00 SQM

OPEN SPACE
15 % OF 80383.00 SQM = 12057.45 SQM REQUIRED
TOTAL OPEN SPACE PROVIDED = 12179.62 SQM

SCALE - 1:1000

ARCHITECTS

PARESH GALIONDE
BECHNOLOGIE ITV
CHARTERED ENGINEER
T.C.P. Reg. NO. ER/N/87/2010

OWNER

FOR- (MAHA SEER HOTELS AND RESORTS PVT. LTD.)

NOTE : ALL DIMENSION ARE IN CMS. & MTS.

SITE PLAN INDICATING RESIDENTIAL DEVELOPMENT IN PHASE I, PHASE II & PHASE III ON AMALGAMATED PLOT BEARING SURVEY NO. 210/1 , 211/2 , 212/1 & 212/1-A OF MANDREM VILLAGE, AT MANDREM, PERNEM GOA.