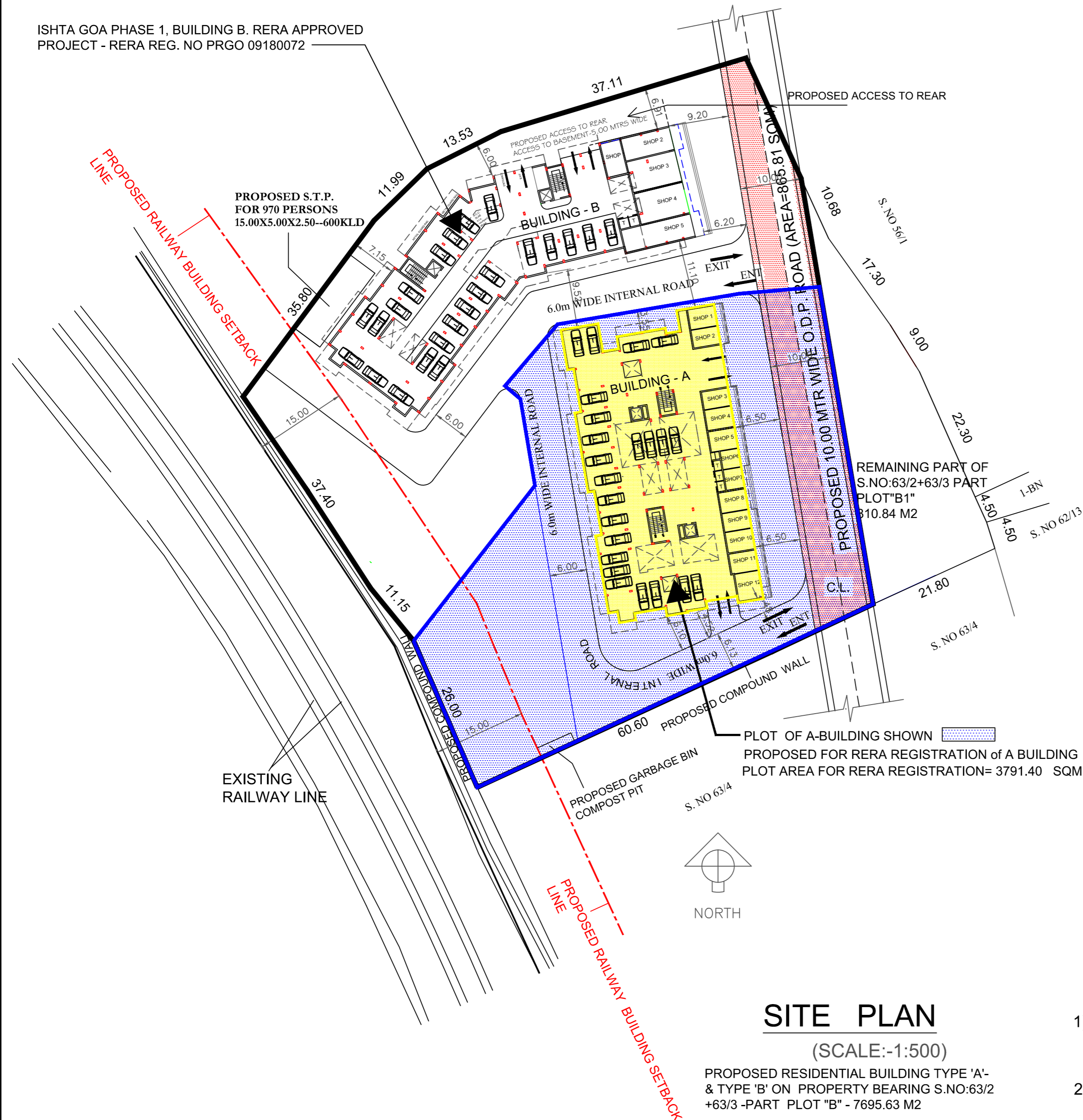


ISHTA GOA PHASE 1, BUILDING B. RERA APPROVED  
PROJECT - RERA REG. NO PRGO 09180072



**EXPLANATION FOR AREA OF PLOT FOR A- BUILDING  
CONSIDERED FOR RERA REGISTRATION**

- TOTAL AREA OF PLOT AS PER APPROVAL = 7695.63 SQM
- AREA LEFT FOR 10.M WIDE ODP ROAD = 865.81 SQM
- EFFECTIVE AREA OF PLOT EXCLUDING ROAD AREA = 6829.82 SQM
- BUILDING A & BUILDING B ARE SANCTIONED ON THIS EFFECTIVE PLOT AREA
- BUILDING A IS PRESENTLY PROPOSED FOR RERA REGISTRATION
- HENCE PLOT AREA SURROUNDING THE PERIPHERY OF BUILDING A IS IS CONSIDERED FOR RERA REGISTRATION WHICH INCLUDES ACCESS ROADS TO BUILDING A AND SETBACK AREAS OF BUILDING A
- APPROX. HALF OF THE BUILTUP AREA IS CONSUMED BY BUILDING A OUT OF TOTAL PERMISSIBLE BUILTUP AREA, HENCE THE PLOT AREA PROPOSED FOR RERA FOR BUILDING A IS CONSIDERED APPROX HALF OF THE TOTAL PLOT AREA

## FORMULA

- | FORMULA |   | PHASE BUILTUP AREA FOR A BUILDING |  |
|---------|---|-----------------------------------|--|
| ●       | PHASE AREA OF THE PLOT FOR A BUILDING   | = TOTAL AREA OF THE PLOT X        | $\frac{\text{TOTAL BUILTUP AREA FOR A BUILDING}}{\text{TOTAL BUILTUP AREA}}$ |
| ●       | PHASE AREA OF THE PLOT FOR B BUILDING   | = 7695.63 SQM X                   | $\frac{5690.60 \text{ SQM}}{11542.00 \text{ SQM}}$                           |
| ●       | PHASE AREA OF THE PLOT FOR A BUILDING   | = 3794.20 SQM                     |  |
| ●       | PLOT AREA PROPOSED FOR RERA REGISTRATION OF BUILDING A AS SHOWN BLUE IN SITE PLAN | = 3791.40 SQM                     |  |

### EXPLANATION FOR RAILWAY AREA

- RAILWAY LINE IS ABUTTED TO PLOT BOUNDARY
- AS PER RAILWAY DEPT BYLAWS 15.0 M BUILDING SETBACK LINE IS SHOWN IN THE PLAN
- NO PART OF THE BUILDING A & BUILDING B CROSSES THIS SETBACK LINE
- PLEASE CHECK THE COPY OF NOC FROM RAILWAY DEPT. ENCLOSED WITH THIS PLAN

OLD	TCP APPROVAL NO:- MPDA/9P-97/2016-17/1374....DATED:- 04.01.2017 LICENSE NO: V.P. CHI /11/2017-18/10/256.....DATED:- 08.05.2017
NEW	TCP APPROVAL NO:- MPDA/9P-97/2018-19/121.....DATED:- 16.04.2018 LICENSE NO: V.P. CHI /11/2018-19/24/687.....DATED:- 01.06.2018

**KETAN CHAVAN  
AND ASSOCIATES**  
ARCHITECTS, PLANNERS & URBAN DESIGNERS

TCPD, GOA REG. NO AR/0016/2016  
COA REG. NO CA/2003/30582

HEADQUARTER OFFICE ADD:

'SITAKESHAR' FL NO 12. SARASWAT BANK CO-OP SOCY, 81A 1/1 PL 6  
BANER ROAD, AUNDH, PUNE-411 007

BRANCH OFFICE ADD:	
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H.NO. 230, NR. DABOLIM RAILWAY STATION, DABOLIM, GOA.