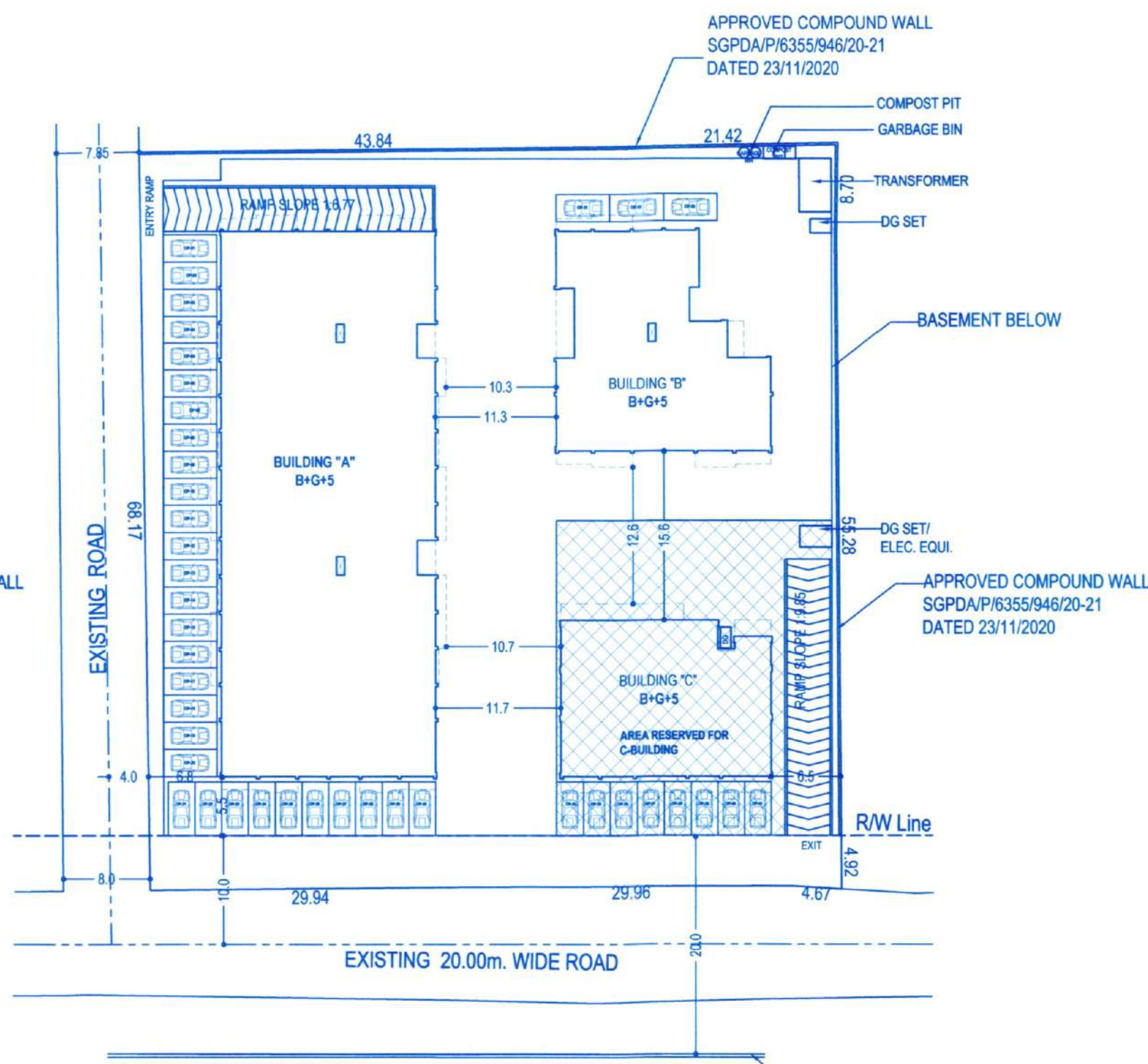
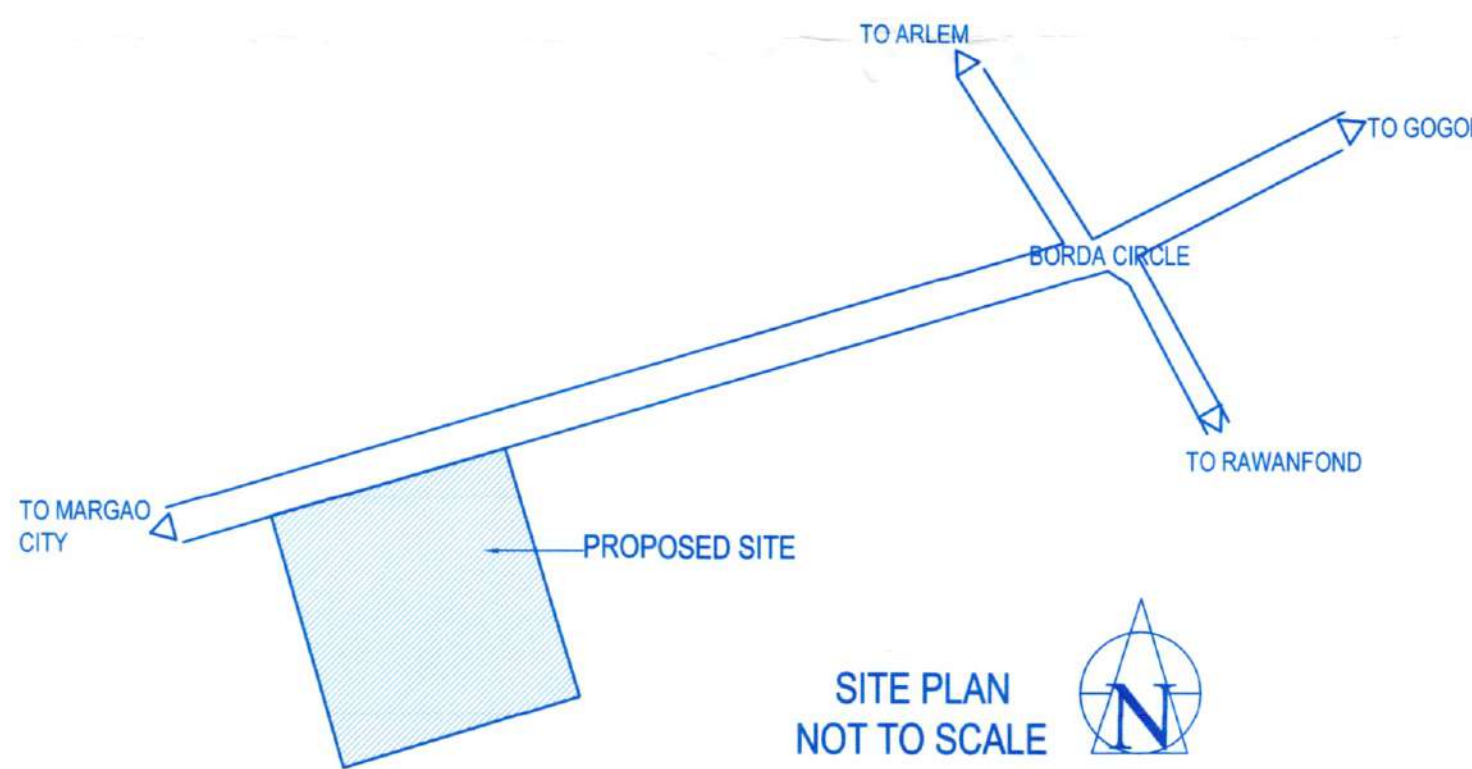


SITE PLAN
SCALE 1:500



PARKING PLAN
SCALE 1:500



SITE PLAN
NOT TO SCALE

30. Details of areas and use, floorwise

Floor % Reference	Use	Open Terrace	Inter. Terrace	Total builtup area M2	Areas free from FAR					NET FAR		ADDITIONAL FAR		PROPOSED TOTAL FAR				
					Stairs	Bal/ Ver	Lift	Mezz Ramp	base Silt/ Un. porch	Total	Net Floor Area sqm	FAR P %	Ent. Foyer/ Club house	FAR P %	TOTAL Floor Area sqm	FAR P %		
BASEMENT	PARK	-	-	3889.25	84.59	-	18.95	218.24	3567.46	3889.25	-	-	-	-	-			
PROPOSED BUILDING 'A'																		
GROUND FLOOR	COM	-	-	995.59	65.27	-	6.15	-	71.42	909.72	21.24%	14.45	0.34%	924.17	21.58%			
FIRST FLOOR	RES	-	-	96.46	923.99	62.35	195.59	6.15	-	264.09	638.00	14.89%	21.90	0.51%	659.90	15.40%		
SECOND FLOOR	RES	-	-	8.70	923.99	62.35	195.59	6.15	-	264.09	638.00	14.89%	21.90	0.51%	659.90	15.40%		
THIRD FLOOR	RES	-	-	92.74	923.99	62.35	195.59	6.15	-	264.09	638.00	14.89%	21.90	0.51%	659.90	15.40%		
FOURTH FLOOR	RES	-	-	8.70	923.99	62.35	195.59	6.15	-	264.09	638.00	14.89%	21.90	0.51%	659.90	15.40%		
FIFTH FLOOR	RES	-	-	92.74	923.99	62.35	195.59	6.15	-	264.09	638.00	14.89%	21.90	0.51%	659.90	15.40%		
TOTAL				101.44	197.90	5615.54	377.02	977.95	36.90	-	1391.87	4099.72	95.69%	123.95	2.89%	4223.67	98.58%	
PROPOSED BUILDING 'B'																		
GROUND FLOOR	COM	-	-	322.57	61.30	-	2.78	-	64.08	258.49	6.03%	-	0.00%	258.49	6.03%			
FIRST FLOOR	RES	-	-	31.21	330.85	55.00	59.67	2.87	-	117.54	203.71	4.75%	9.60	0.224%	213.31	4.98%		
SECOND FLOOR	RES	-	-	18.00	330.85	55.00	59.67	2.87	-	117.54	203.71	4.75%	9.60	0.224%	213.31	4.98%		
THIRD FLOOR	RES	-	-	28.36	330.85	55.00	59.67	2.87	-	117.54	203.71	4.75%	9.60	0.224%	213.31	4.98%		
FOURTH FLOOR	RES	-	-	18.00	330.85	55.00	59.67	2.87	-	117.54	203.71	4.75%	9.60	0.224%	213.31	4.98%		
FIFTH FLOOR	RES	-	-	28.36	330.85	55.00	59.67	2.87	-	117.54	203.71	4.75%	9.60	0.224%	213.31	4.98%		
TOTAL				45.36	77.57	1976.82	336.30	296.35	17.13	-	651.78	1135.73	26.51%	189.31	4.42%	1326.04	30.93%	
PROPOSED BUILDING 'C'																		
GROUND FLOOR	COM	-	-	270.79	39.20	-	6.19	-	45.39	225.40	5.26%	-	0.00%	225.40	5.26%			
FIRST FLOOR	COM	-	-	323.29	45.62	62.20	6.19	-	114.01	209.28	4.89%	-	0.00%	209.28	4.89%			
SECOND FLOOR	COM	-	-	323.29	45.62	62.20	6.19	-	114.01	209.28	4.89%	-	0.00%	209.28	4.89%			
THIRD FLOOR	COM	-	-	323.29	45.62	62.20	6.19	-	114.01	209.28	4.89%	-	0.00%	209.28	4.89%			
FOURTH FLOOR	RES	-	-	319.50	45.62	56.60	6.19	-	108.41	206.61	4.82%	4.48	0.10%	211.09	4.92%			
FIFTH FLOOR	RES	-	-	33.71	321.13	45.62	61.96	6.19	-	113.77	207.36	4.84%	-	0.00%	207.36	4.84%		
TOTAL				33.71	1881.29	267.30	305.16	37.14	-	609.60	1183.33	27.62%	88.36	2.06%	1271.69	29.68%		
GRAND TOTAL				181.51	275.47	13362.90	1065.21	1581.46	110.13	218.24	3567.46	6542.50	6418.78	149.83%	401.62	9.38%	6820.40	159.21%

AREA FOR INFRASTRUCTURE TAX=13362.90 - 3567.46(BASEMENT)+9795.44sq. mts +275.47sq. mts (INTERMEDIATED TERRACE)+181.51sq. mts (OPEN TERRACE)
NOTE: PROPOSED SOCIETY - PROPOSED Foyer-401.62sqm (7.56% AREA OF PROPOSED FAR=481.41sqm.)

31. Details of parking area

FLOOR AREA NO. OF UNITS	USE	No. of Car Parks parking area	
		Required	Provided
FAR upto 75sqm. (1 BHK FLATS-05 NOS)	Res.	05	05
FAR upto 100sqm. (2 BHK FLATS-49 NOS)	Res.	49	49
FAR upto 150sqm. (3 BHK FLATS-11 NOS)	Res.	16.50	17
ABOVE upto 150sqm. (4 BHK FLATS-1 NOS)	Res.	02	02
COMMERCIAL (1936.72sqm.)	Comm.	38.74	85
TOTAL	Res./Comm.	111.24	158

32. Type of zone to which the plot belongs to: commercial (C2) zone

33. Front setback from the center line of road: 10.00+5.50 mts.

34. Side setbacks:
(a) Left Side: 4.00+6.80 mts.
(b) Right Side: 5.50 mts.

35. Distance between two or more building on the same plot, if any: 10.30, 12.60 mts.

36. Height of the plinth: 0.80 mts.

37. Use to which the building is to be put to floor-wise:
Ground floor: Commercial
First floor: Residential / Commercial
Second floor: Residential / Commercial
Third floor: Residential / Commercial
Fourth floor: Residential
Fifth floor: Residential

38. Plot owned by with reference to the ownership certificate of land:
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: ARP BORDA CONSTRUCTION LLP.

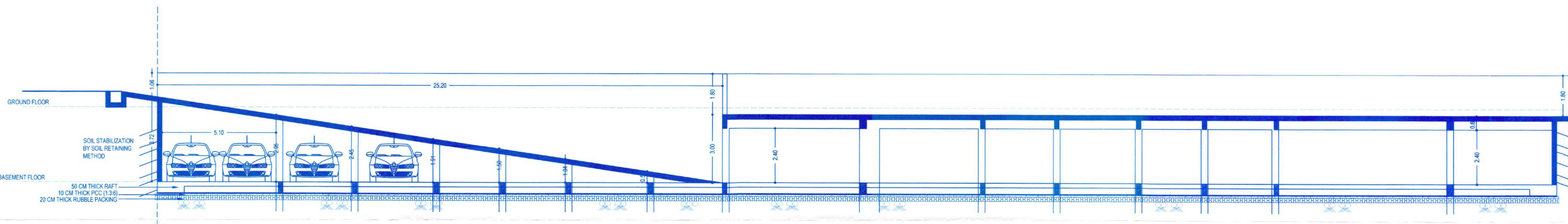
AREA STATEMENT

PLOT AREA:

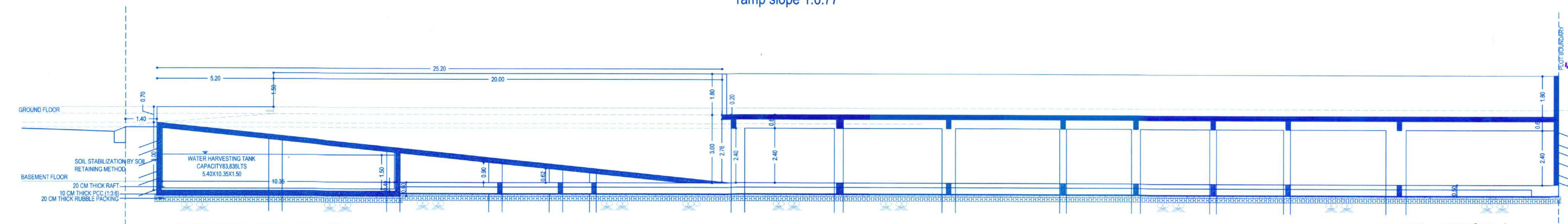
- Area of the Plot: 4284.00 Sq.mts.
- Deduction for:
(a) Area within road widening: 309.30 Sq.mts.
(b) Area reserved for any other use: 0.00 Sq.mts.
Total (a+b): 309.30 Sq.mts.
- Net effective area (1)-(2): 3974.70 Sq.mts.
- Covered area occupied by the existing building, if any: 52.28 Sq.mts.
- Plot coverage of the existing building (in %): 1.32 %
- Covered area of the existing building that is proposed to be demolished: 52.28 Sq.mts.
- Plot coverage of the existing building that is proposed to be demolished (in %): 1.32 %
- Covered area of proposed building: 965.59+322.57+270.79=1558.95 Sq.mts.
- Plot coverage of the proposed building (in %): 39.98 %
- Combined covered area of the existing building to be maintained and that of the proposed building: 965.59+322.57+270.79=1558.95 Sq.mts.
- Combined plot coverage of the existing building to be maintained and that of the proposed building (in %): 39.98 %

FLOOR AREA:

- Balcony area and covered area over footways floorwise and total on all floors: 1581.46 Sq.mts.
- Balcony area and covered area over footways floorwise and total on all floors, consumed for FAR purpose: - Sq.mts.
- Addition of set-back area and/or proposed road for FAR purpose: - Sq.mts.
- Addition of garage area for FAR purpose: - Sq.mts.
- Floor area consumed on Ground floor: 1393.61 Sq.mts.
- Floor area consumed on First floor: 1050.99 Sq.mts.
- Floor area consumed on Second floor: 1050.99 Sq.mts.
- Floor area consumed on Third floor: 967.11 Sq.mts.
- Floor area consumed on Fourth floor: 1048.32 Sq.mts.
- Floor area consumed on Fifth floor: 907.76 Sq.mts.
- Existing floor area to be maintained: 0.00 Sq.mts.
- Total floor area consumed: (13+14+15+16+17+18+19+20+21): 6418.78 Sq.mts.
- Floor area permissible: 6426.00 Sq.mts.
- FAR permissible: 150.00 %
- FAR consumed: 149.83 %
- Mezzanine area: - Sq.mts.
- Loft area: - Sq.mts.
- Basement area: 3567.46 Sq.mts.
- Garage area: - Sq.mts.



SECTION R1-R1
ramp slope 1:6.77



SECTION R2-R2
ramp slope 1:9.85

SCHEDULE OF OPENINGS

TYPE	SIZE	TYPE	SIZE
RS1	3.00 X 4.40	SW1	2.20 X 1.60
RS2	2.50 X 4.40	SW2	1.50 X 1.60
FG1	4.65 X 4.40	SW3	0.90 X 1.60
FG2	3.70 X 4.40	KW1	1.00 X 1.30
DD	1.50 X 2.20	KW2	0.90 X 1.30
D1	1.00 X 2.20	KW3	0.80 X 1.30
D2	0.90 X 2.20	V1	0.60 X 1.00
D3	0.75 X 2.20	V2	0.55 X 1.00
KD	0.90 X 2.50	LD	0.80 X 2.20
FD1	3.40 X 2.50	FD	1.00 X 2.20
FD2	3.20 X 2.50	FD6	4.65 X 2.50
FD3	3.10 X 2.50	FD7	7.70 X 2.50
FD4	3.00 X 2.50	FD8	4.30 X 2.50
FD5	2.80 X 2.50	FD9	4.00 X 2.50
		FD10	3.90 X 2.50

ALL BALCONIES TO BE ENCLOSED WITH SLIDING GLASS PANEL SHUTTER WITH PARAPET
OWNER: ARP BORDA CONSTRUCTION LLP.
PROJECT: "FERREIRA ARCADE"
PROPOSED COMMERCIAL AND RESIDENTIAL BUILDINGS AND COMPOUND WALL AT BORDA, MARGAO - GOA
DATE: 14/11/24
SCALE: 1:100 & 1:500
JOB NO: 2382
OWNER: UDAY SAWANT
ENGINEER: UDAY SAWANT
REG. NO. ER/022/2010
SAWANT & ASSOCIATES ARCHITECTS, ENGINEERS INTERIOR DESIGNERS
BORDA ARCADE, 1ST FLOOR
MARGAO, MARGAO-25
PHONE NO: 9738893

Development Permission Grant: J
Subject To Conditions/Vide Order
No SGPDA/PI/6355/104/24-25
Dated: 18/11/2024

Member Secretary

REVISED