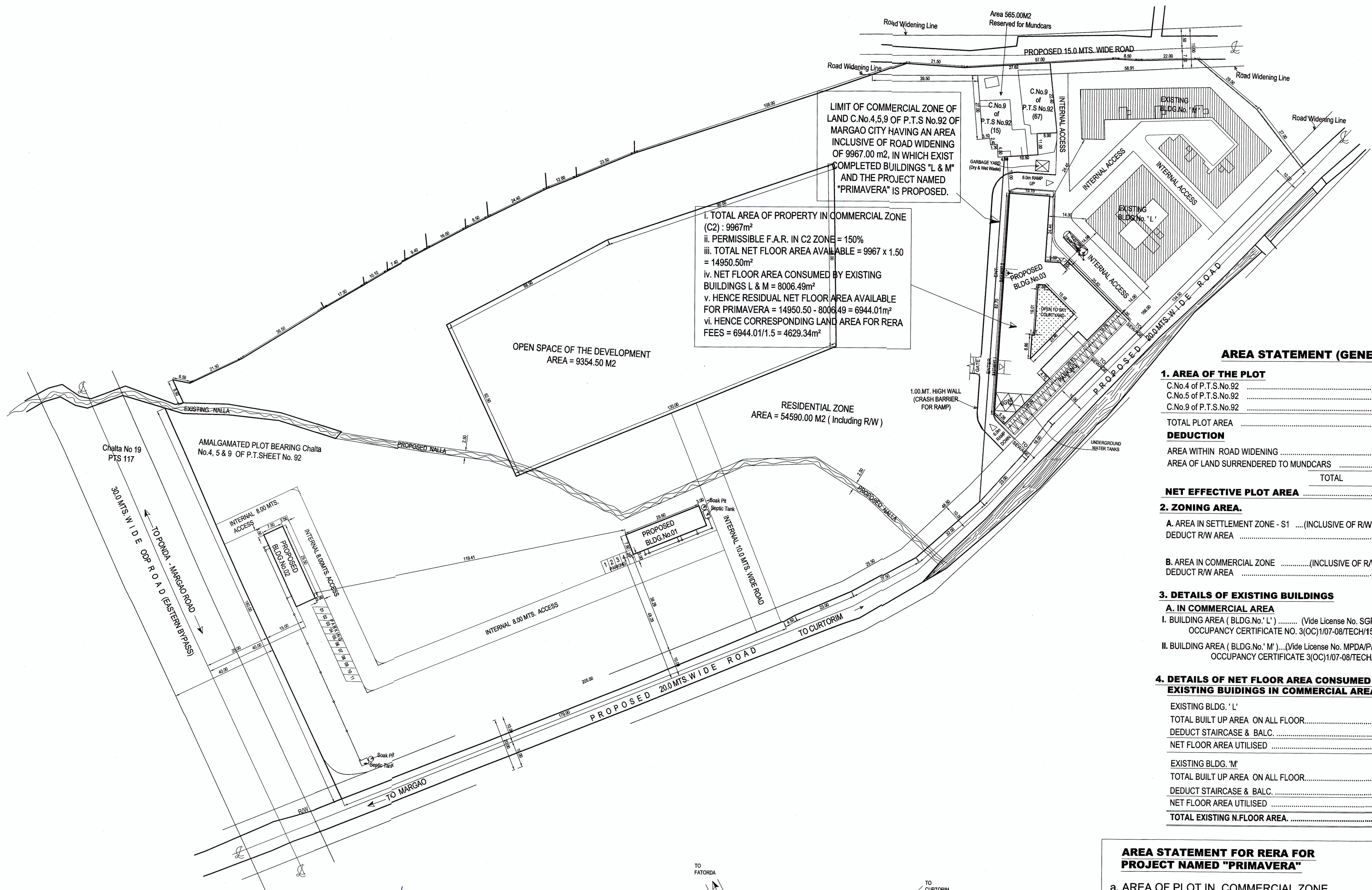




LIMIT OF COMMERCIAL ZONE OF LAND C.No.4,5,9 OF P.T.S No.92 OF MARGAO CITY HAVING AN AREA INCLUSIVE OF ROAD WIDENING OF 9967.00 m2, IN WHICH EXIST COMPLETED BUILDINGS "L & M" AND THE PROJECT NAMED "PRIMAVERA" IS PROPOSED.

- TOTAL AREA OF PROPERTY IN COMMERCIAL ZONE (C2) : 9967m²
- PERMISSIBLE F.A.R. IN C2 ZONE = 150%
- TOTAL NET FLOOR AREA AVAILABLE = 9967 x 1.50 = 14950.50m²
- NET FLOOR AREA CONSUMED BY EXISTING BUILDINGS L & M = 8006.49m²
- HENCE RESIDUAL NET FLOOR AREA AVAILABLE FOR PRIMAVERA = 14950.50 - 8006.49 = 6944.01m²
- HENCE CORRESPONDING LAND AREA FOR RERA FEES = 6944.01/1.5 = 4629.34m²

OPEN SPACE OF THE DEVELOPMENT
AREA = 9354.50 M2

RESIDENTIAL ZONE
AREA = 54590.00 M2 (Including R/W)

AREA STATEMENT (GENERAL)

1. AREA OF THE PLOT	
C.No.4 of P.T.S.No.92	10196.00 M2
C.No.5 of P.T.S.No.92	17904.00 M2
C.No.9 of P.T.S.No.92	37272.00 M2
TOTAL PLOT AREA	65372.00 M2
DEDUCTION	
AREA WITHIN ROAD WIDENING	2844.60 M2
AREA OF LAND SURRENDERED TO MUNDICARS	815.00 M2
TOTAL	3659.60 M2
NET EFFECTIVE PLOT AREA	61712.40 M2

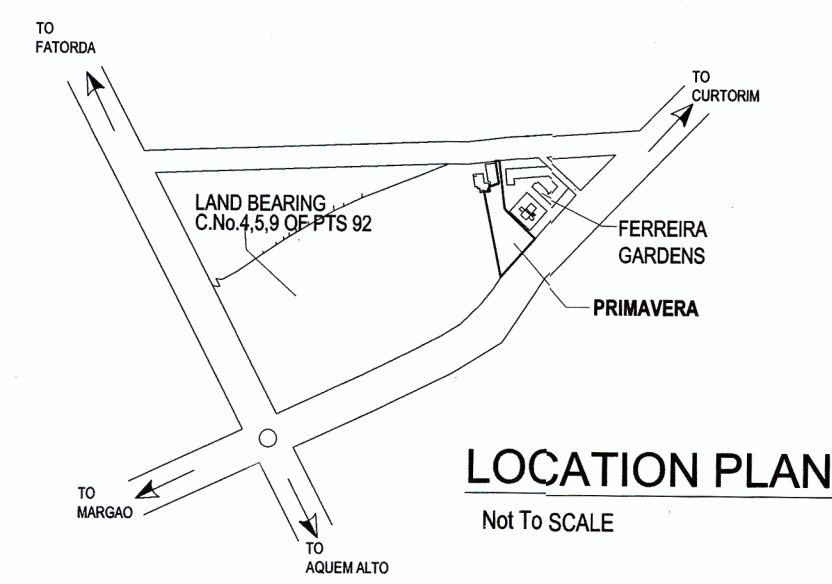
2. ZONING AREA.	
A. AREA IN SETTLEMENT ZONE - S1 (INCLUSIVE OF R/W)	54590.00 M2
DEDUCT R/W AREA	1817.60 M2
	52772.40 M2
B. AREA IN COMMERCIAL ZONE (INCLUSIVE OF R/W)	9967.00 M2
DEDUCT R/W AREA	1027.00 M2
	8940.00 M2

3. DETAILS OF EXISTING BUILDINGS	
A. IN COMMERCIAL AREA	
I. BUILDING AREA (BLDG.No.' L')	(Vide License No. SGPDA/M/P/1006 / 02 OCCUPANCY CERTIFICATE NO. 3(OC)/1/07-08/TECH/155 Dt.03/03/2008)
II. BUILDING AREA (BLDG.No.' M')	(Vide License No. MPDA/P/3461 / 1241 / 04-05 OCCUPANCY CERTIFICATE 3(OC)/1/07-08/TECH/159 Dt.22/01/2009)

4. DETAILS OF NET FLOOR AREA CONSUMED BY EXISTING BUILDINGS IN COMMERCIAL AREA	
EXISTING BLDG. ' L' 	
TOTAL BUILT UP AREA ON ALL FLOOR	3340.73 M2
DEDUCT STAIRCASE & BALC.	347.49 M2
NET FLOOR AREA UTILISED	2993.24 M2
EXISTING BLDG. ' M' 	
TOTAL BUILT UP AREA ON ALL FLOOR	5383.09 M2
DEDUCT STAIRCASE & BALC.	369.84 M2
NET FLOOR AREA UTILISED	5013.25 M2
TOTAL EXISTING N.FLOOR AREA	8006.49 M2

AREA STATEMENT FOR RERA FOR PROJECT NAMED "PRIMAVERA"

- AREA OF PLOT IN COMMERCIAL ZONE (INCLUSIVE OF R/W) = 9967.00 M2
- PERMISSIBLE FAR IN C2 ZONE = 1.50
- TOTAL NFA PERMISSIBLE IN COMMERCIAL ZONE (INCLUSIVE OF R/W) = 14950.50 M2
- TOTAL NFA UTILISED IN BLDG. L & M = 8006.49 M2
- TOTAL NFA BALANCE AVAILABLE FOR THE CONSTRUCTION OF PROJECT NAMED "PRIMAVERA" = 14950.50 M2 - 8006.49 M2 = 6944.01 M2



LOCATION PLAN
Not To SCALE

APPLICANT'S SIGNATURE 		ARCHITECT SIGNATURE CA/30/13080 ARMINIO RIBEIRO DE SANTANA ARCHITECT H. No.: 161, Opp. St. Sebastian Chapel, Fontainhas, Panjim-Goa Ph.: (0) 2226837 (R) 2424042 Reg. No. AR/0016/2010	
PROJECT:- PROPOSED CONSTRUCTION OF RESIDENTIAL & COMMERCIAL BUILDING ON AMALGAMATED PLOT BEARING C.NO.4, 5, & 9 OF P.T.SHEET NO.92 OF MARGAO CITY NAMED "PRIMAVERA" - AREA STATEMENT .		SITE PLAN, LOCATION PLAN, AREA STATEMENT	DRG. NO. RR-01
NOTES: (1) ALL DIMENSIONS ARE IN MM EXCEPT FOR THE SITE PLAN. (2) DWGS. TO BE READ & NOT TO BE SCALED.		SCALE :- 1:1000 DATE :- 13-10-2018 DRAWN :- PREM	