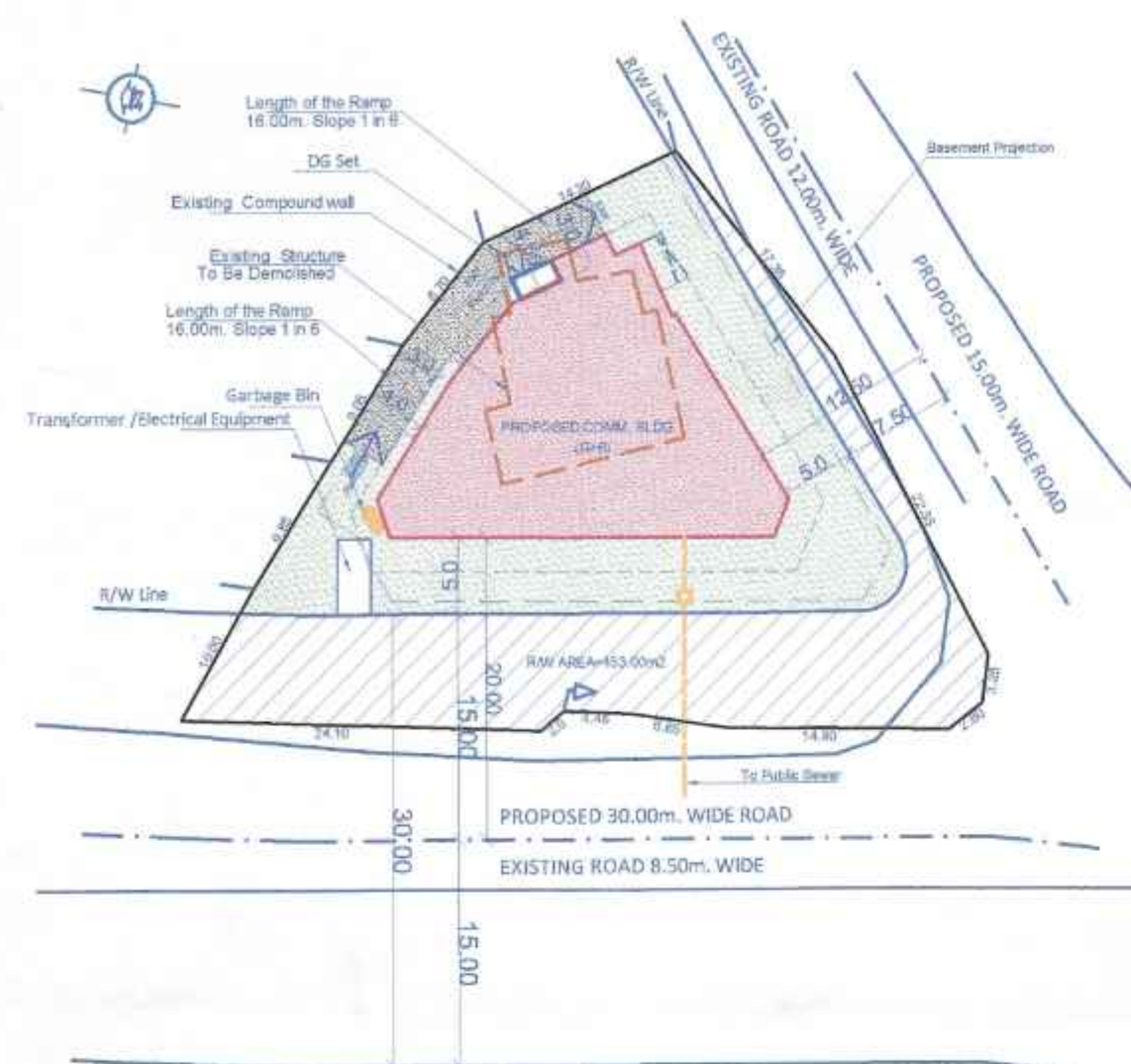
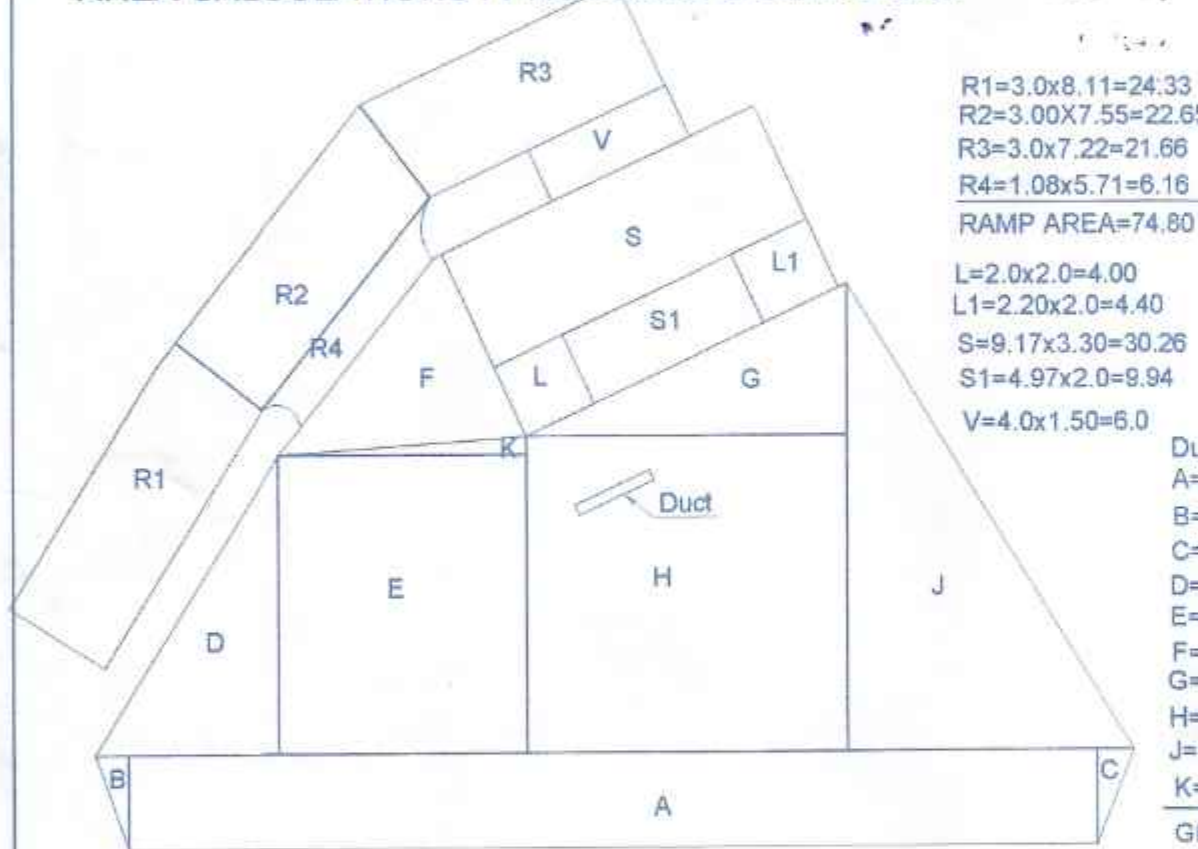




SITE PLAN
SCALE 1:500

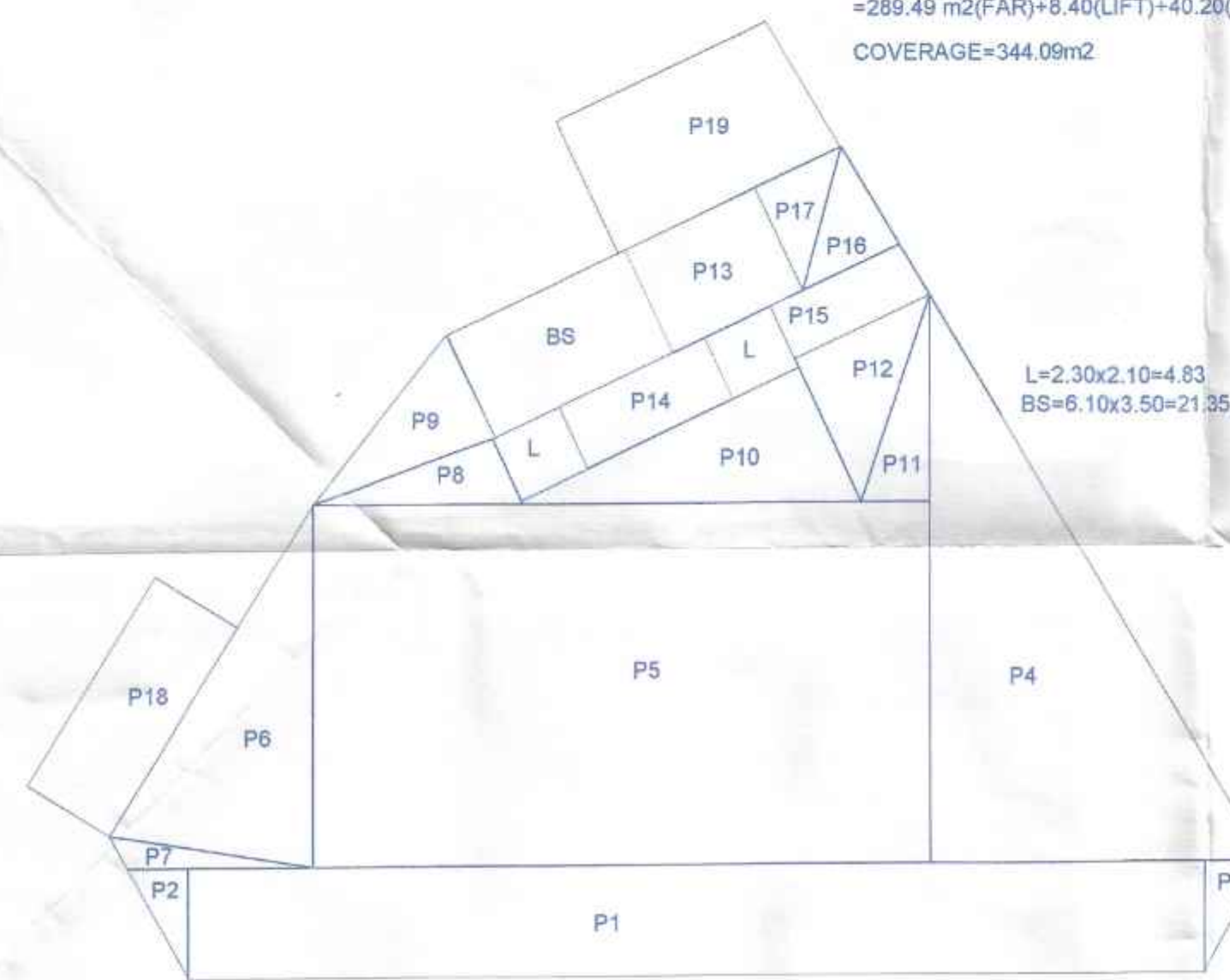
AREA CALCULATIONS : PROPOSED COMM. BLDG.



R1=3.0x8.11=24.33
R2=3.0x7.55=22.65
R3=3.0x7.22=21.66
R4=1.08x5.71=6.16
RAMP AREA=74.80
L=2.0x2.0=4.00
L1=2.20x2.0=4.40
S=9.17x3.30=30.26
S1=4.97x2.0=9.94
V=4.0x1.50=6.0

Duct=2.18x0.3=0.65
A=25.76x2.50=64.40
B=1/2x2.65x0.83=1.09
C=1/2x2.69x0.91=1.22
D=1/2x9.25x4.15=19.19
E=6.60x7.85=51.81
F=1/2x6.61x4.88=16.12
G=1/2x9.41x3.61=16.98
H=8.52x8.33=70.97
J=1/2x14.47x6.47=46.81
K=1/2x6.61x0.47=1.55
GR FAR=290.14-0.65(Duct)=289.49

GR FLOOR AREA=A+B+C+D+E+F+G+H+J+K(FAR)+L+L1(LIFT)+S+S1(STAIRS)+ET(ENT FOYER)+V(VER)+R1+R2+R3+R4(RAMP)
=289.49 m2(FAR)+8.40(LIFT)+40.20(STAIRS)+9.94(ENT FOYER)+6.00(VER)+74.80 (RAMP)
COVERED AREA=A+B+C+D+E+F+G+H+J+K(FAR)+L+L1(LIFT)+S+S1(STAIRS)+V(VER)+ET(ENT FOYER)
=289.49 m2(FAR)+8.40(LIFT)+40.20(STAIRS)+6.00(VER)+9.94(ENT FOYER)
COVERAGE=344.09m2



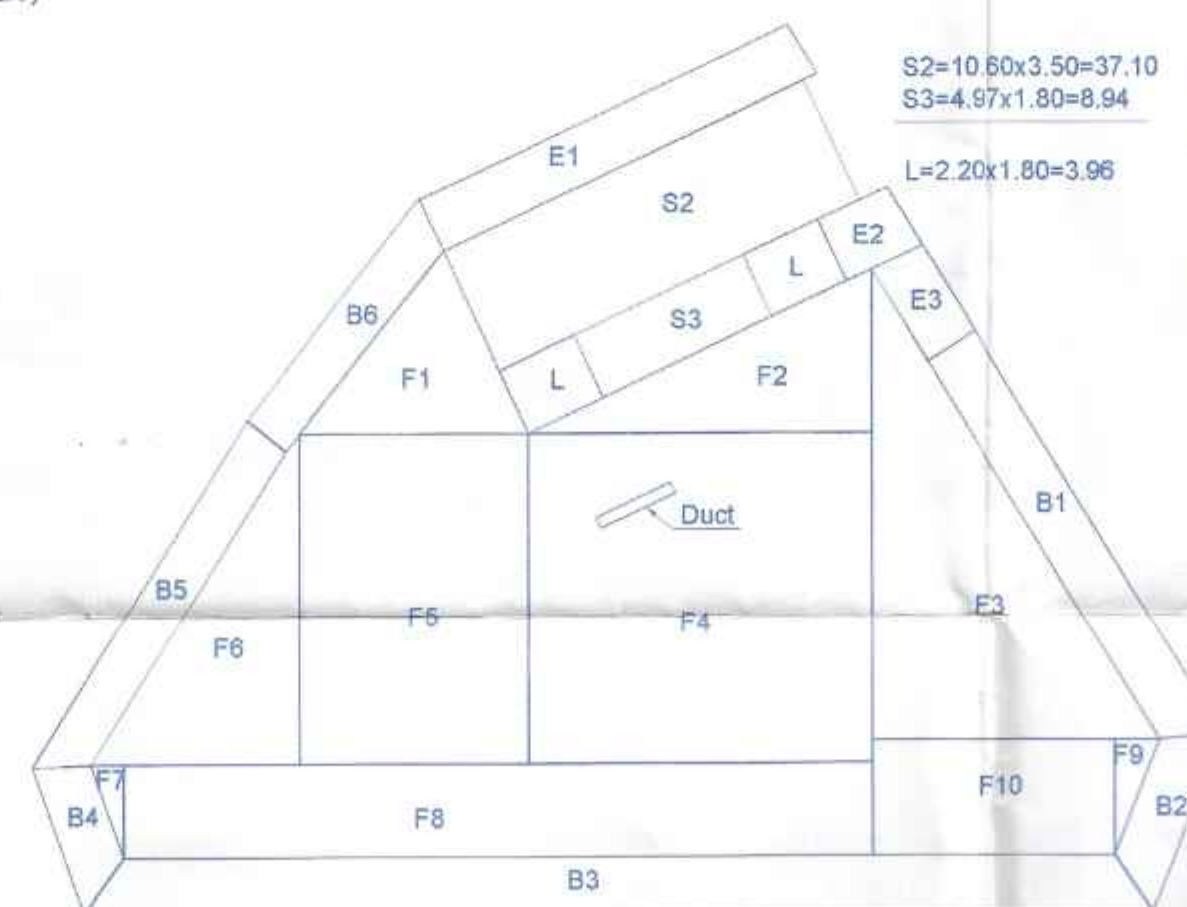
BASEMENT AREA=P1+P2.....+P19(PARKING AREA)+2xL(LIFT)+BS(STAIRS)
=616.98 m2(PARKING AREA)+9.66(LIFT)+21.35(STAIRS)

PARKING IN BASEMENT=21 CARS
OPEN PARKING=23 CARS
TOTAL PARKING=44 CARS

PARKING LAYOUT PLAN
SCALE 1:500

De. Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/577/1555/24-75
Dated 13.03.2024

Member Secretary
19/2/2024



1ST TO 6TH FLOOR AREA=F1+F2+...+F10(FAR)+2xL(LIFT)+S2+S3(STAIRS)+E1+E2+E3(ENT FOYER)+B1+B2...+B6(BALC.)
1st to 6th FLOOR AREA=312.21m2 (FAR)+7.92(LIFT)+46.04(STAIRS)+24.34(ENT FOYER)+93.42(BALC.)

30. Details of areas and use, floorwise:

Floor % Reference	Use	Total builtup area M2	Stairs	Lift	Ba/c/ Ver.	Porch	Ent. Lobby	Still	Ramp	Total	Net Floor Area sq.m	FAR p %
PROPOSED COMMERCIAL BUILDING												
BASEMENT FLOOR	PARK.	647.99	21.35	9.66	-	-	-	616.98	-	647.99	0.00	
GROUND FLOOR	Comm.	418.89	40.20	8.40	6.00	-	-	-	74.80	129.40	289.49	
FIRST FLOOR	Comm.	483.93	46.04	7.92	93.42	-	24.34	-	-	171.72	312.21	
SECOND FLOOR	Comm.	483.93	46.04	7.92	93.42	-	24.34	-	-	171.72	312.21	
THIRD FLOOR	Comm.	483.93	46.04	7.92	93.42	-	24.34	-	-	171.72	312.21	
FOURTH FLOOR	Comm.	483.93	46.04	7.92	93.42	-	24.34	-	-	171.72	312.21	
FIFTH FLOOR	Comm.	483.93	46.04	7.92	93.42	-	24.34	-	-	171.72	312.21	
SIXTH FLOOR	Comm.	483.93	46.04	7.92	93.42	-	24.34	-	-	171.72	312.21	
TOTAL	Comm.	3970.46	337.79	65.58	566.52	-	146.04	616.98	74.80	1807.71	2162.75	163.84%

7.50% AREA OF PROPOSED FAR=162.20 m2
7.50% AREA CONSUMED = 146.04 m2

31. PARKING DETAILS

PARKING DETAILS	USE	Provided	Required
NO. OF UNITS			
COMM. AREA=2162.75m2	Comm.	44	43.25
TOTAL	Comm.	44	43.25

32. Zone of the property

C1 zone

SETBACKS:

33. Front setback from the center line of road	20.00, 12.50	mts.
34. Side setbacks:		
(a)	-	mts.
(b)	-	mts.
35. Distance between two or more building on the same plot, if any	-	mts.
36. Height of the plinth	0.80	mts.
37. Use to which the building is to be put to floor-wise :	Basement Floor : Parking Ground Floor : Commercial First Floor : Commercial Second Floor : Commercial Third to Sixth Floor : Commercial	

38. Plot owned by with reference to the ownership certificate of land : M/S NANU ESTATES PVT.LTD.

39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division. Not Applicable

40. Any other information -

AREA STATEMENT

PLOT AREA:	License issued under No. 163/2024-25 Subject to the conditions stipulated therein CHIEF OFFICER, MARGAO MUNICIPAL COUNCIL	1320.00	Sq.mts.
1. Area of the Plot		1320.00	Sq.mts.
2. Deduction for			
(a) Area within road widening (proposed 30.00m wide road)		453.00	Sq.mts.
(b) Area reserved for any other use		0.00	Sq.mts.
Total (a+b)		453.00	Sq.mts.
3. Net effective area (1)-(2)		867.00	Sq.mts.
4. Covered area occupied by the existing building, if any		0.00	Sq.mts.
5. Plot coverage of the existing building (in %)		0.00	%
6. Covered area of the existing building that is proposed to be demolished		147.34	Sq.mts.
7. Plot coverage of the existing building that is proposed to be demolished (in %)		16.99	%
8. Covered area of proposed building		344.09	Sq.mts.
9. Plot coverage of the proposed building (in %)		39.68	%
FLOOR AREA:			
10. Balcony area and covered area over footways floorwise and total on all floors		566.52	Sq.mts.
11. Balcony area and covered area over footways floorwise and total on all floors, consumed for FAR purpose		-	Sq.mts.
12. Addition of set-back area and/or proposed road for FAR purpose		-	Sq.mts.
13. Addition of garage area for FAR purpose		-	Sq.mts.
14. Floor area consumed on Ground floor		289.49	Sq.mts.
15. Floor area consumed on First floor		312.21	Sq.mts.
16. Floor area consumed on second floor		312.21	Sq.mts.
17. Floor area consumed on third floor		312.21	Sq.mts.
18. Floor area consumed on fourth floor		312.21	Sq.mts.
19. Floor area consumed on Fifth & sixth floor		624.42	Sq.mts.
20. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose		-	Sq.mts.
21. Existing floor area to be maintained		-	Sq.mts.
22. Total floor area consumed: (13+14+15+16+17+18+19+20+21)		2162.75	Sq.mts.
23. Floor area permissible		2167.50	Sq.mts.
24. FAR permissible		200.00	%
25. FAR consumed		163.84	%

PERMISSIBLE FAR CALCULATIONS:

AREA OF PLOT=1320.00
R/W AREA=453.00
EFFECTIVE PLOT AREA=867.00
FAR =867X2=1734.00
1734X25/100=433.50
453.00x2=906.00
FAR PERMISSIBLE=1734+433.50=2167.50m2



LOCATION PLAN
NOT TO SCALE

OWNER : M/S NANU ESTATES PVT.LTD.	
PROJECT : PROPOSED COMMERCIAL BUILDING IN THE PROPERTY SURVEYED UNDER CHALTA NO. 16 /P.T.S.NO. 41 AT MARGAO SALCETE- GOA	
SHEET NO. 1	DATE : 19/ 02 /2024
OWNER	ARCHITECT