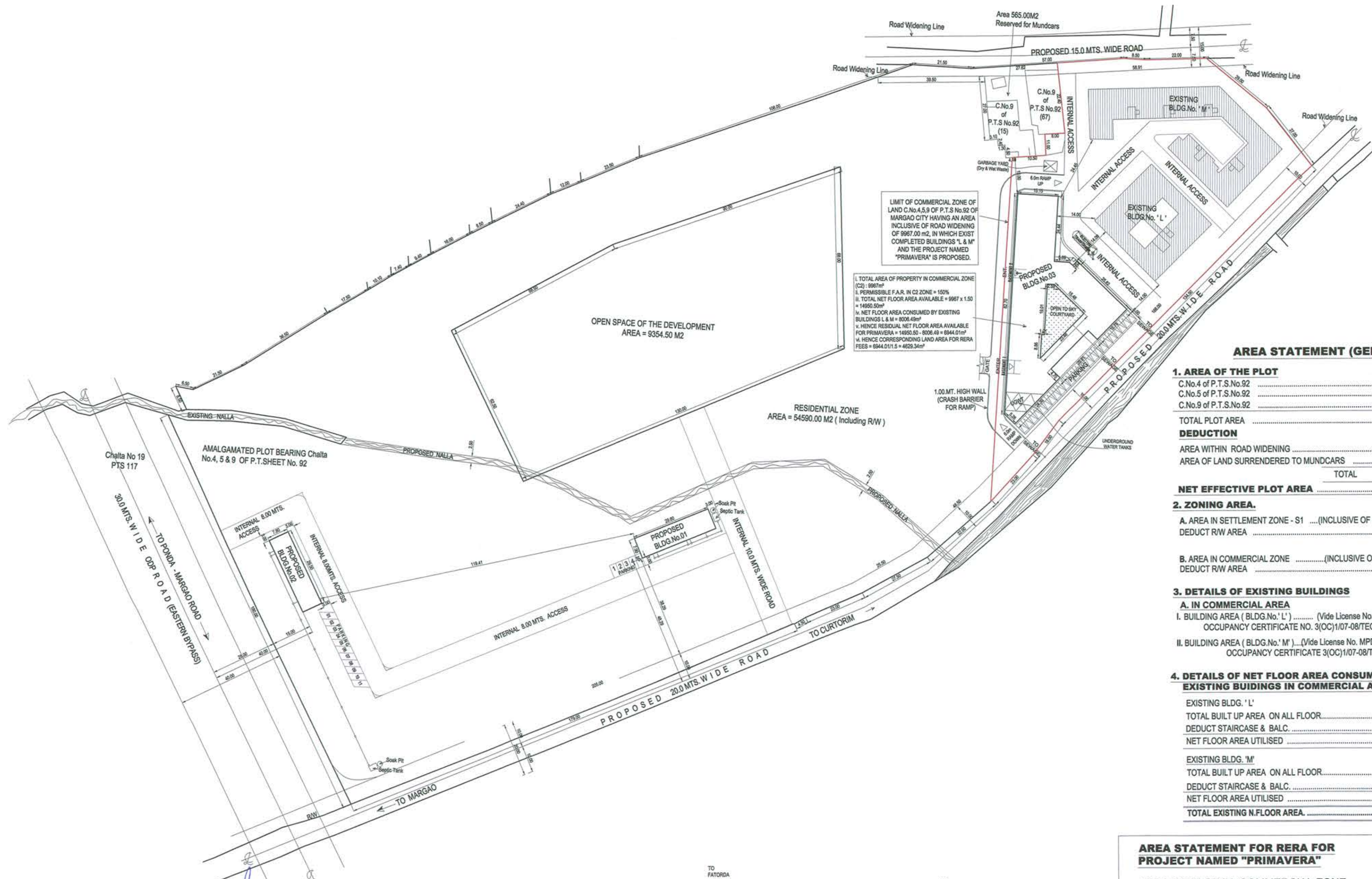




LIMIT OF COMMERCIAL ZONE OF LAND C.No.4,5,9 OF P.T.S No.92 OF MARGAO CITY HAVING AN AREA INCLUSIVE OF ROAD WIDENING OF 9967.00 m2, IN WHICH EXIST COMPLETED BUILDINGS 'L' & 'M' AND THE PROJECT NAMED "PRIMAVERA" IS PROPOSED.

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

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 MUNDGARS	815.00 M2
TOTAL	3659.60 M2

NET EFFECTIVE PLOT AREA

	61712.40 M2
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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"

a. AREA OF PLOT IN COMMERCIAL ZONE(INCLUSIVE OF R/W)	= 9967.00 M2
b. PERMISSIBLE FAR IN C2 ZONE.....	= 1.50
c. TOTAL NFA PERMISSIBLE IN COMMERCIAL ZONE(INCLUSIVE OF R/W)	= 14950.50 M2
d. TOTAL NFA UTILISED IN BLDG. L & M	= 8006.49 M2
e. 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

ARMANDO RIBEIRO DE SANTANA
 ARCHITECT
 H. No: 161, Opp. St. Sebastian Chapel, Fontainhas,
 Panjim-Goa Ph.: (0) 2226837 (R) 2424042
 Reg. No. AR/0016/2010

SITE PLAN,
 LOCATION PLAN,
 AREA STATEMENT

DRG. NO.

RR-01

SCALE :- 1:1000

DATE :- 07-06 - 2018

DRAWN :- PREM



NOTES:
 (R) ALL DIMENSIONS ARE IN MM EXCEPT FOR THE SITE PLAN
 (R) DIMS. TO BE READ & NOT TO BE SCALED

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 .