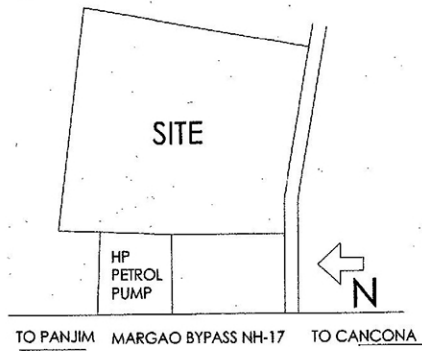
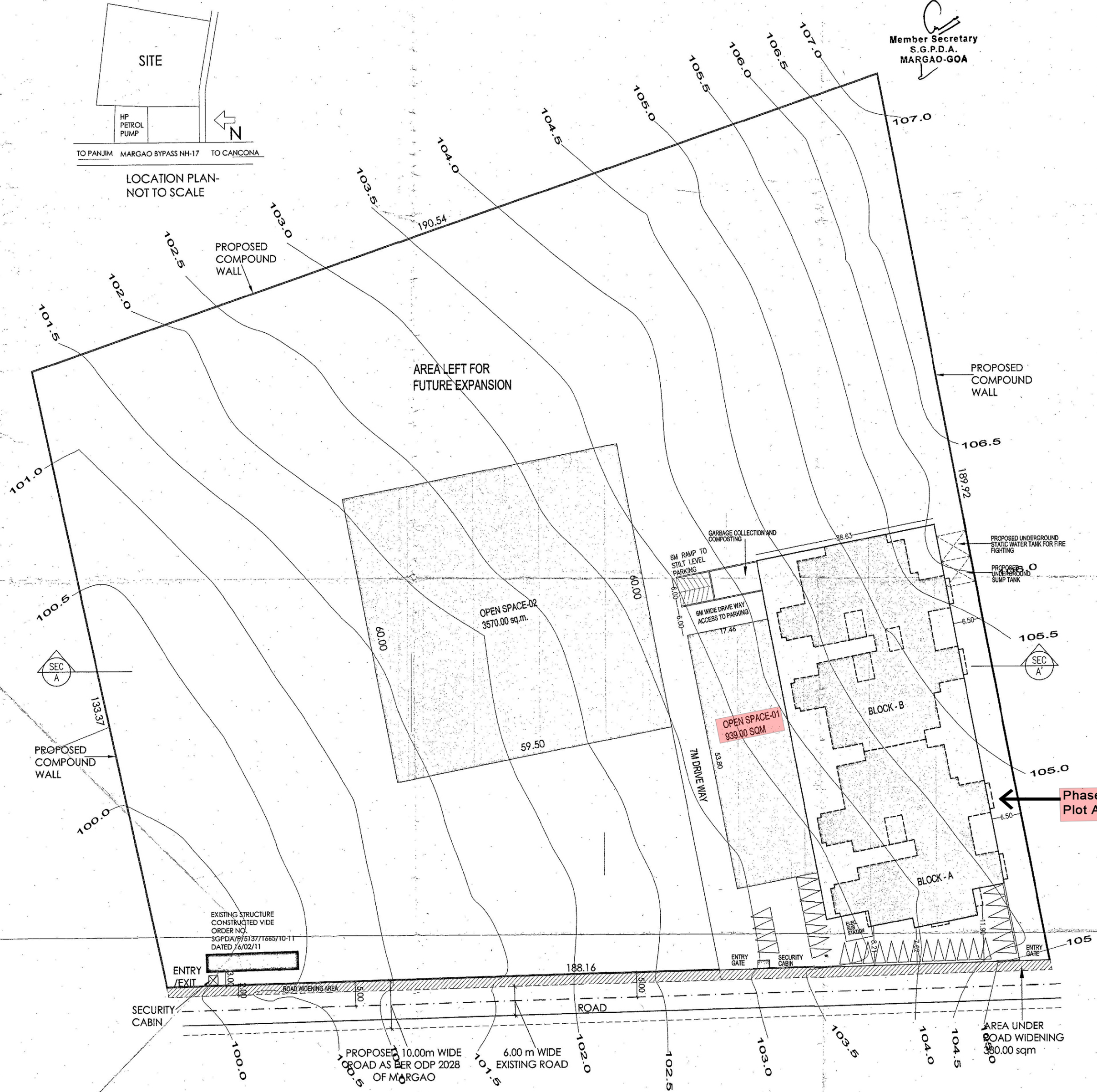


Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/5141/61/25-26
Dated 03/04/2025

Member Secretary
S.G.P.D.A.
MARGAO-GO



LOCATION PLAN - NOT TO SCALE



AREA STATEMENT		
ZONE	C1	
NAME	TYPE OF AREAS	AREAS (sq.m.)
1	AREA OF THE PLOT	30,256.00
2	ROAD WIDENING AREA	380.00
3	NET PLOT AREA	29,876.00
4	OPEN SPACE REQUIRED (15% OF 3)	15% 4,481.40
5	OPEN SPACE PROVIDED	939.00 4,509.00
6	PERMISSIBLE COVERAGE (40% OF 3)	40% 12,102.40
7	PERMISSIBLE F.A.R. (200% OF 2)	200% 60,512.00
8	PROPOSED COVERAGE AREA	8.27% 2,501.50
9	PROPOSED F.A.R.	40.27% 12,183.08

FAR AREA STATEMENT						
BLOCK	BUILT UP AREA PER FLOOR	TOTAL AREA	BALCONY/ VERANDAH PER FLOOR	TOTAL BALCONY/ VERANDAH	STAIRCASE/ LIFT/ PASSAGE/ LOBBY PER FLOOR	TOTAL STAIRCASE/ LIFT/ PASSAGE/ LOBBY
BLOCK A	Ground Floor	1,982.35	134.73		293.92	
	1st	961.05	123.00		115.43	
	2nd	929.03	123.00		121.75	
	3rd	961.07	125.75		115.43	
	4th	934.33	123.00	1,036.26	121.75	1,177.46
	5th	960.12	133.45		115.43	
	6th	934.33	123.00		121.75	
	7th	1,019.00	150.33		100.64	
	Attic	243.91	0.00		71.36	
BLOCK B	1st	1,076.17	139.04		156.11	
	2nd	1,014.17	124.50		164.00	
	3rd	1,077.26	144.48		157.11	
	4th	1,018.73	124.50	934.37	165.96	1,127.75
	5th	1,070.73	147.67		150.58	
	6th	1,018.73	124.50		165.96	
	7th	1,148.77	129.68		121.84	
	Attic	109.17	0.00		46.19	
TOTAL		16,458.92		1,970.63		2,305.21
TOTAL F.A.R. PROPOSED FOR BLOCK A AND B						12,183.08

BUILTUP AREA - RESIDENTIAL	14,476.57 sq.m.
BUILTUP AREA - COMMERCIAL	1,982.35 sq.m.
TOTAL BUILT UP AREA	16,458.92 sq.m.
TOTAL BUILTUP AREA OF BLOCK A AND B	16,458.92 sq.m.
STILT FLOOR PARKING AREA	3,018.83 sq.m.
CLUB HOUSE	431.20 sq.m.
TOTAL CONSTRUCTION AREA OF PROJECT	19,908.95 sq.m.

PARKING AREA STATEMENT	PARKING REQUIRED	NOS	PARKING	
FLOOR AREA More than 150 sqm	2	75	150.00	Nos
Commercial 1553 sqm	1 per 150 sqm	11	11.00	
TOTAL PARKING REQUIRED			161.00	Nos
PARKING PROVIDED			163.00	Nos

Phase 1
Plot Area = 6254.00 sq.m.

LAND OWNER -
MARQUIS FARMS PVT LTD

ARCHITECT / ENGINEER
Ar. Ravindra Raste
191, Om, Durganagar, Borim,
Ponda, Goa 403401
TCP Reg. No. AR/002/2015
COA Reg. No. CA/2009/45249

DEVELOPER -
SHREM AANSAV REALTY LLP

DRAWING TITLE
PLAN, LOCATION PLAN, AREA
STATEMENT

LEGEND
[Symbol] PROPOSED WORK
[Symbol] PLOT BOUNDARY
[Symbol] COMPOUND WALL
[Symbol] OPEN SPACE

SCALE 1:500
SITE PLAN
DATE: 15-10-24
PROJECT:
RESIDENTIAL AND COMMERCIAL DEVELOPMENT
ON PLOT BEARING P.T. SHEET NO. 57, CHALTA
NO. 1 AT MARGAO, GOA