

AREA STATEMENT

PLOT AREA:

- Area of the Plot: 441.00 Sq.mts.
- Deduction for:
 - (a) Area within road widening (proposed): 65.00 Sq.mts.
 - (b) Area reserved for any other use: - Sq.mts.
 - Total (a+b): 65.00 Sq.mts.
- Net effective area (1)-(2): 376.00 Sq.mts.
- Covered area occupied by the existing building, if any: 44.95 Sq.mts.
- Plot coverage of the existing building (in %): 10.19 %
- Covered area of the existing building that is proposed to be demolished: 44.95 Sq.mts.
- Plot coverage of the existing building that is proposed to be demolished (in %): 10.19 %
- Covered area of proposed building: 149.55 Sq.mts.
- Plot coverage of the proposed building (in %): 39.77 %
- Combined covered area of the existing building to be maintained and that of the proposed building: 149.55 Sq.mts.
- Combined plot coverage of the existing building to be maintained and that of the proposed building (in %): 39.77 %

FLOOR AREA:

- Balcony area and covered area over footways floorwise and total on all floors: 170.03 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: 129.75 Sq.mts.
- Floor area consumed on First floor: 129.75 Sq.mts.
- Floor area consumed on Second floor: 129.75 Sq.mts.
- Floor area consumed on Third floor: 122.46 Sq.mts.
- Floor area consumed on any other floor or floors and any other area consumed for FAR purpose: 129.75 Sq.mts.
- Existing floor area to be maintained: - Sq.mts.
- Total floor area consumed: 641.46 Sq.mts.
- (13+14+15+16+17+18+19+20+21)
- Floor area permissible: 882.00 Sq.mts.
- FAR permissible: 200.00 %
- FAR consumed: 145.46 %
- Mezzanine area: - Sq.mts.
- Loft area: - Sq.mts.
- Basement area: - Sq.mts.
- Garage area: - Sq.mts.

30. Details of areas and use, floorwise:

Floor Reference	Use	Total builtup area M ²	Open Terr	Areas free from FAR					Net Floor Area sq.m.	FAR p %	
				Stairs	Bal.	Porch	Lift	Shil			
PROPOSED BUILDING											
BASEMENT FLOOR	Comm.	149.55		15.51	-	-	4.29	-	19.80	129.75	29.42%
GROUND FLOOR	Comm.	170.57		21.15	15.38	-	4.29	-	40.82	129.75	29.42%
FIRST FLOOR	Comm.	207.24		21.15	52.05	-	4.29	-	77.49	129.75	29.42%
SECOND FLOOR	Comm.	207.24		21.15	52.05	-	4.29	-	77.49	129.75	29.42%
THIRD FLOOR	Comm.	198.45	7.30	21.15	50.55	-	4.29	-	75.99	122.46	27.77%
TOTAL	Comm.	933.05	7.30	100.11	170.03	-	21.45	-	291.59	641.46	145.46%

PARKING DETAILS		No. of Car Parking area	
FLOOR AREA/NO. OF UNITS	USE	Provided	Required
641.46sq.m.	Comm.	13	12.83
TOTAL	Comm.	13	12.83

32. Type of zone to which the plot belongs to: C1 zone

33. Front setback from the center line of road: (7.50+3.50)= 11.00 mts.

34. Side setbacks:

- (a) 4.50 mts.
- (b) - mts.

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

36. Height of the plinth: - mts.

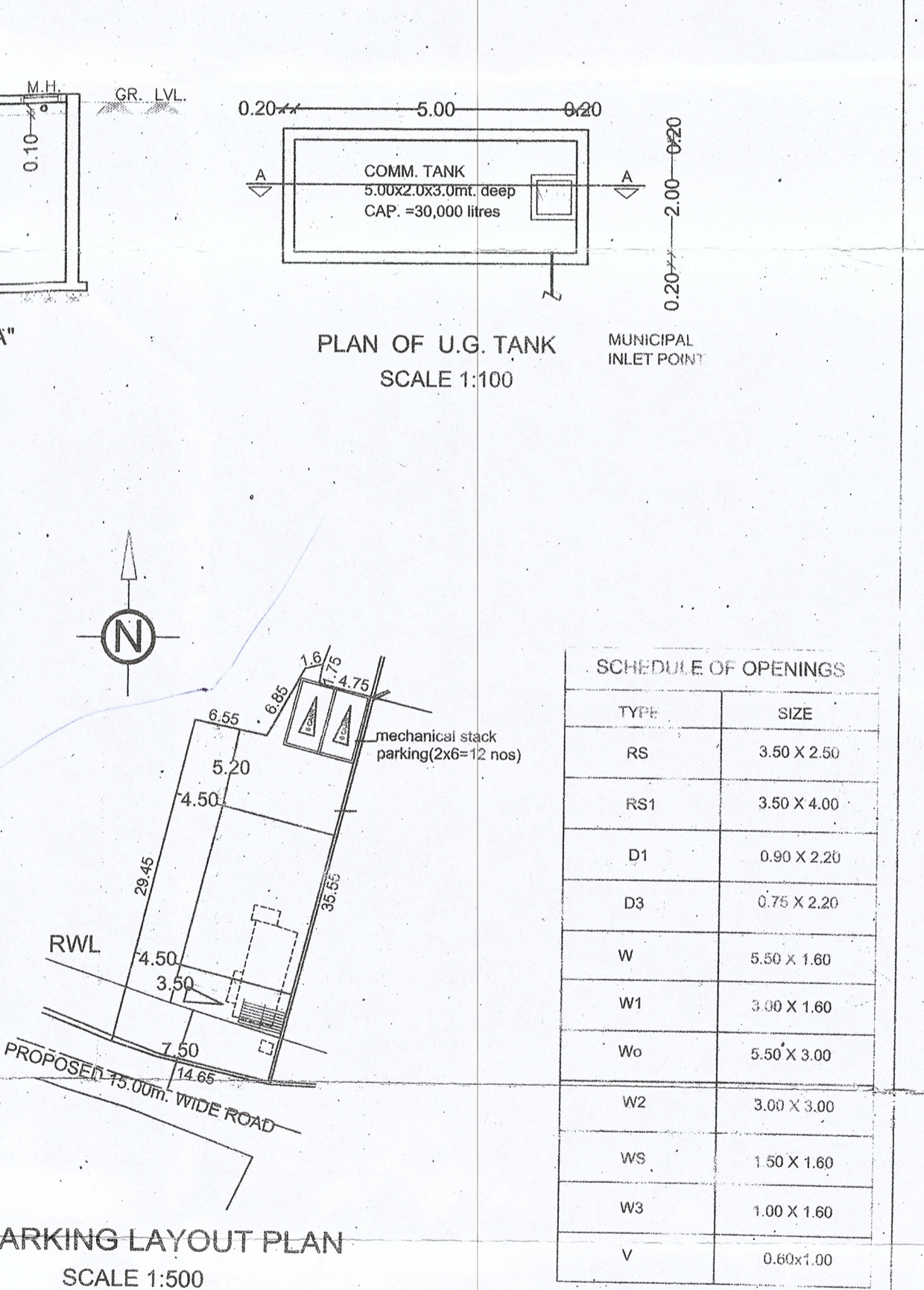
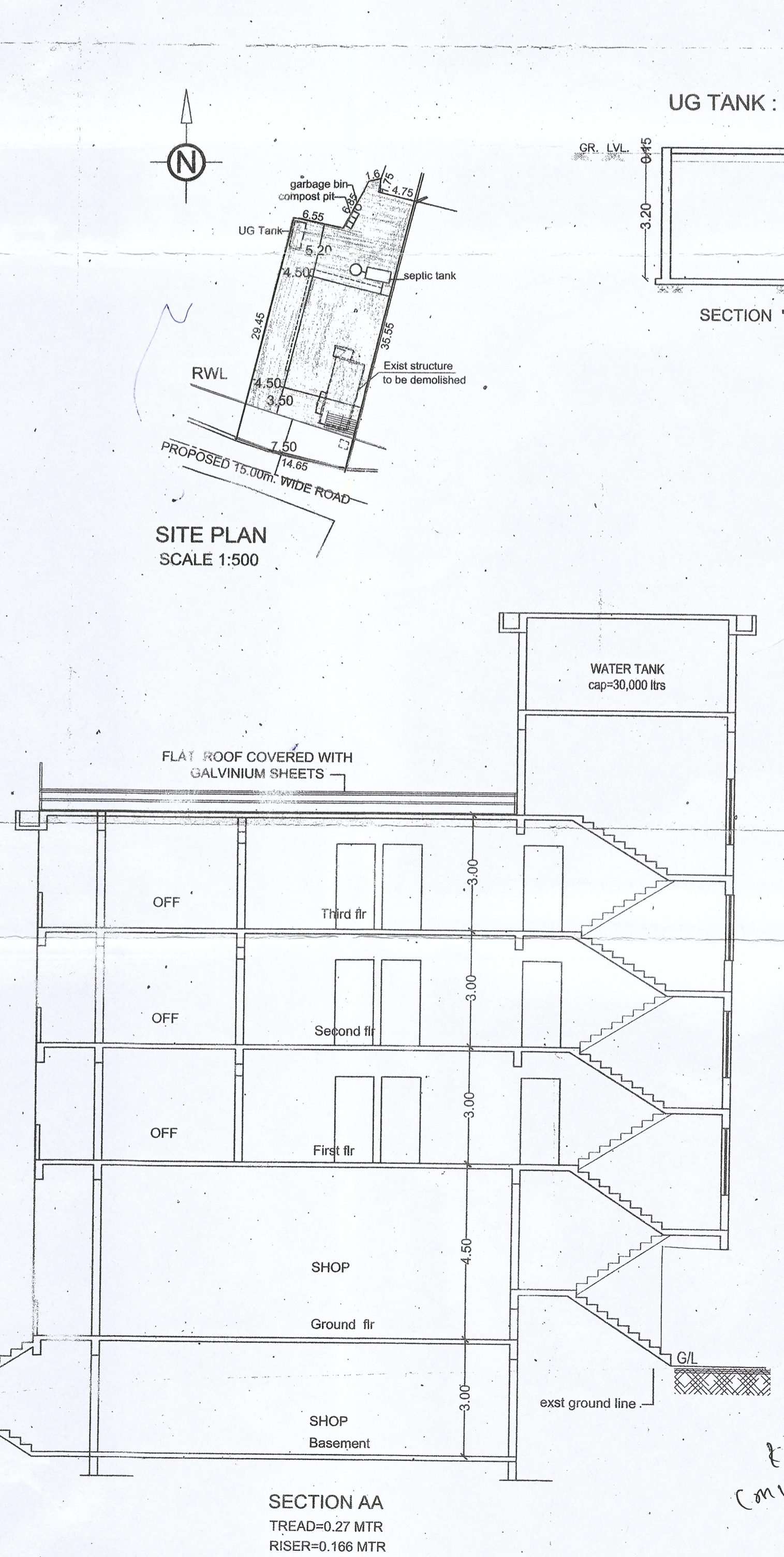
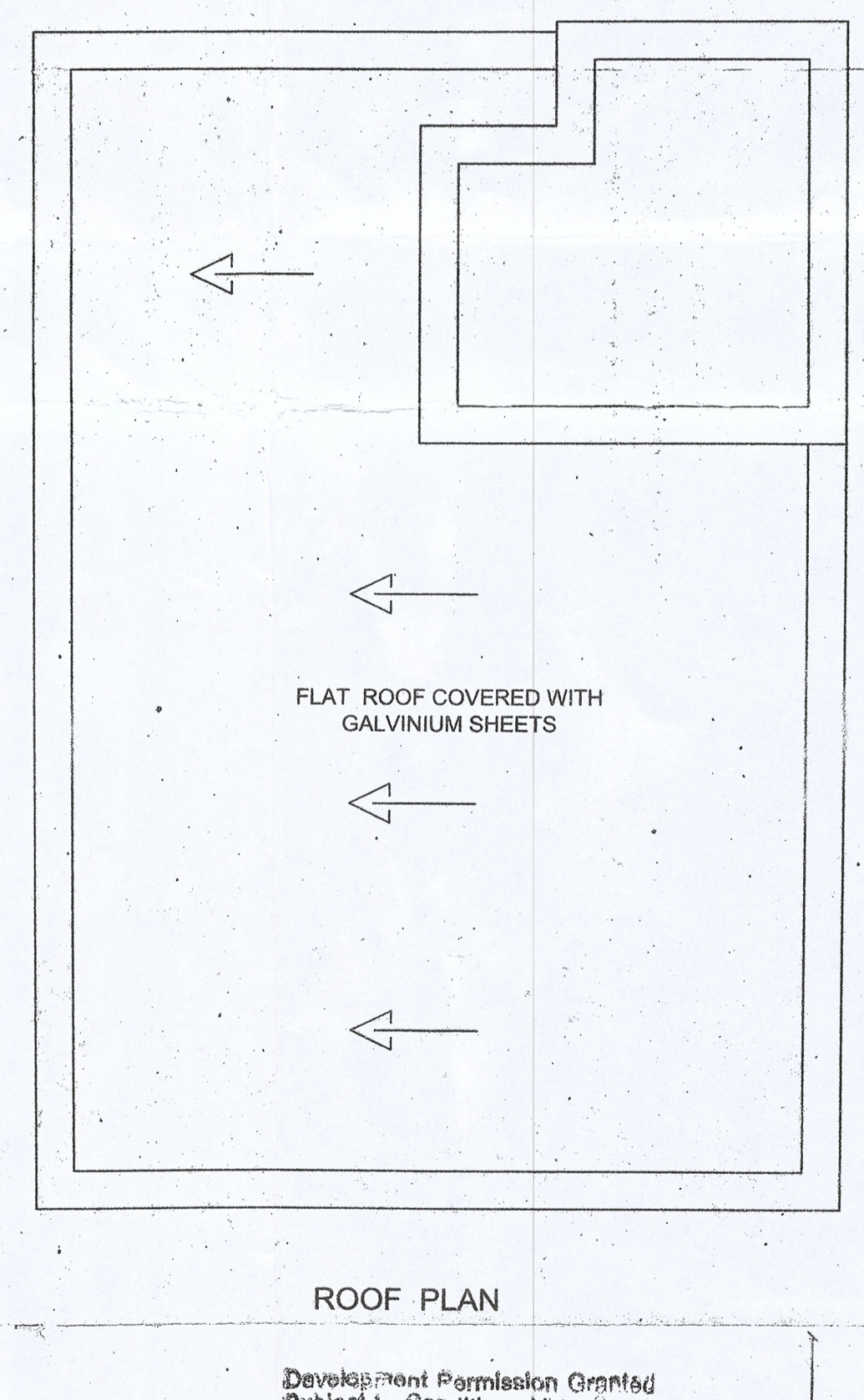
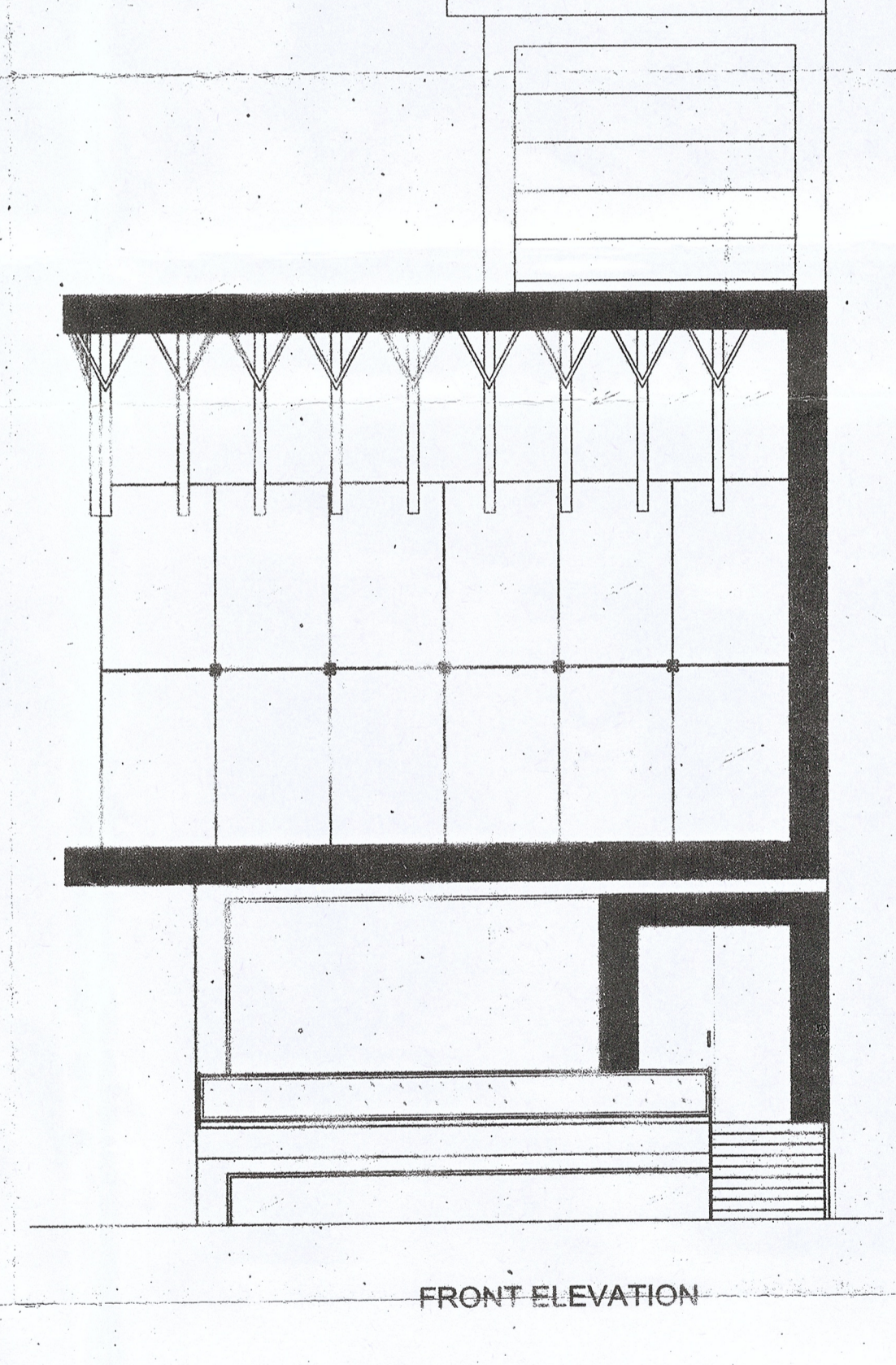
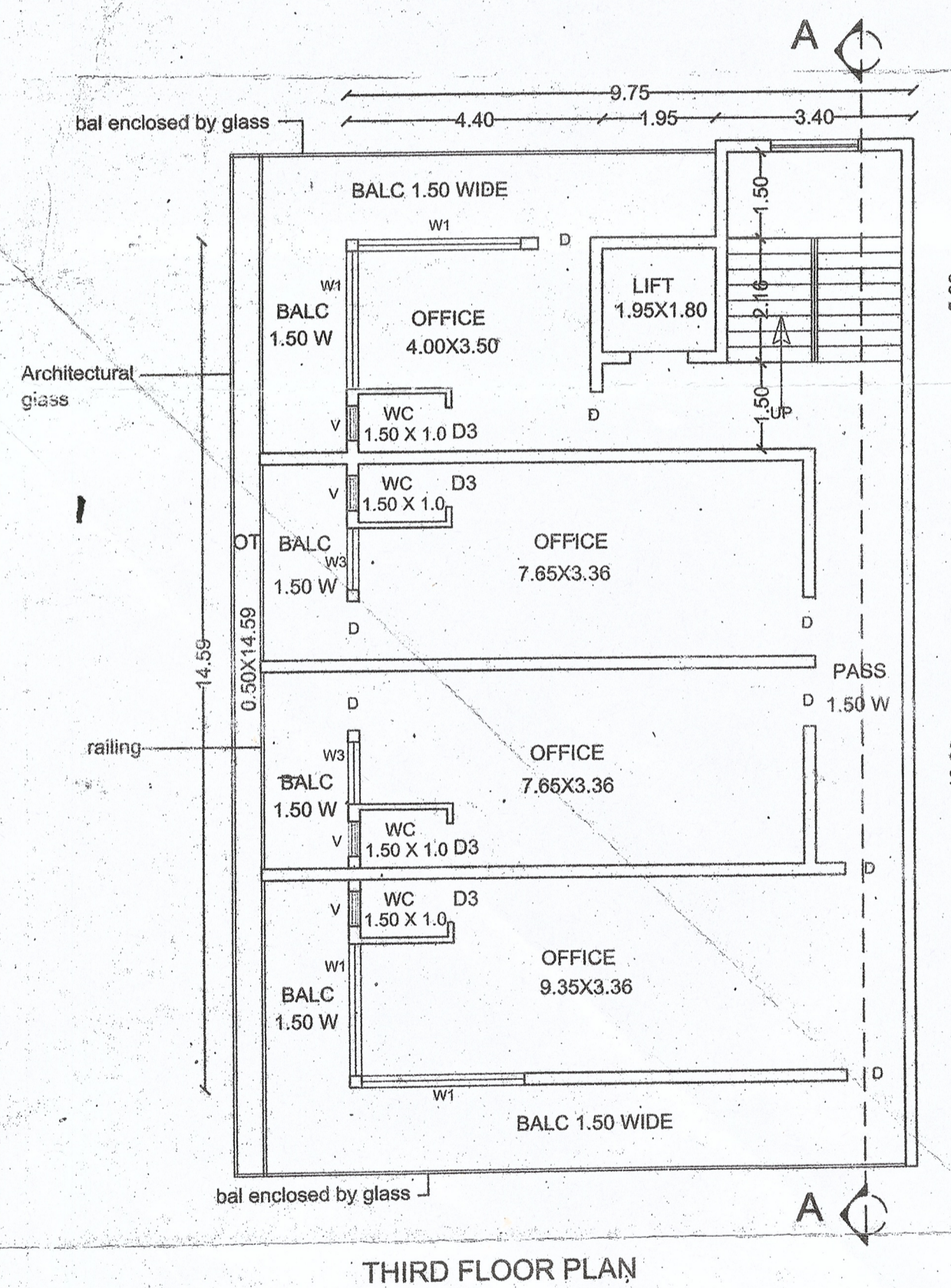
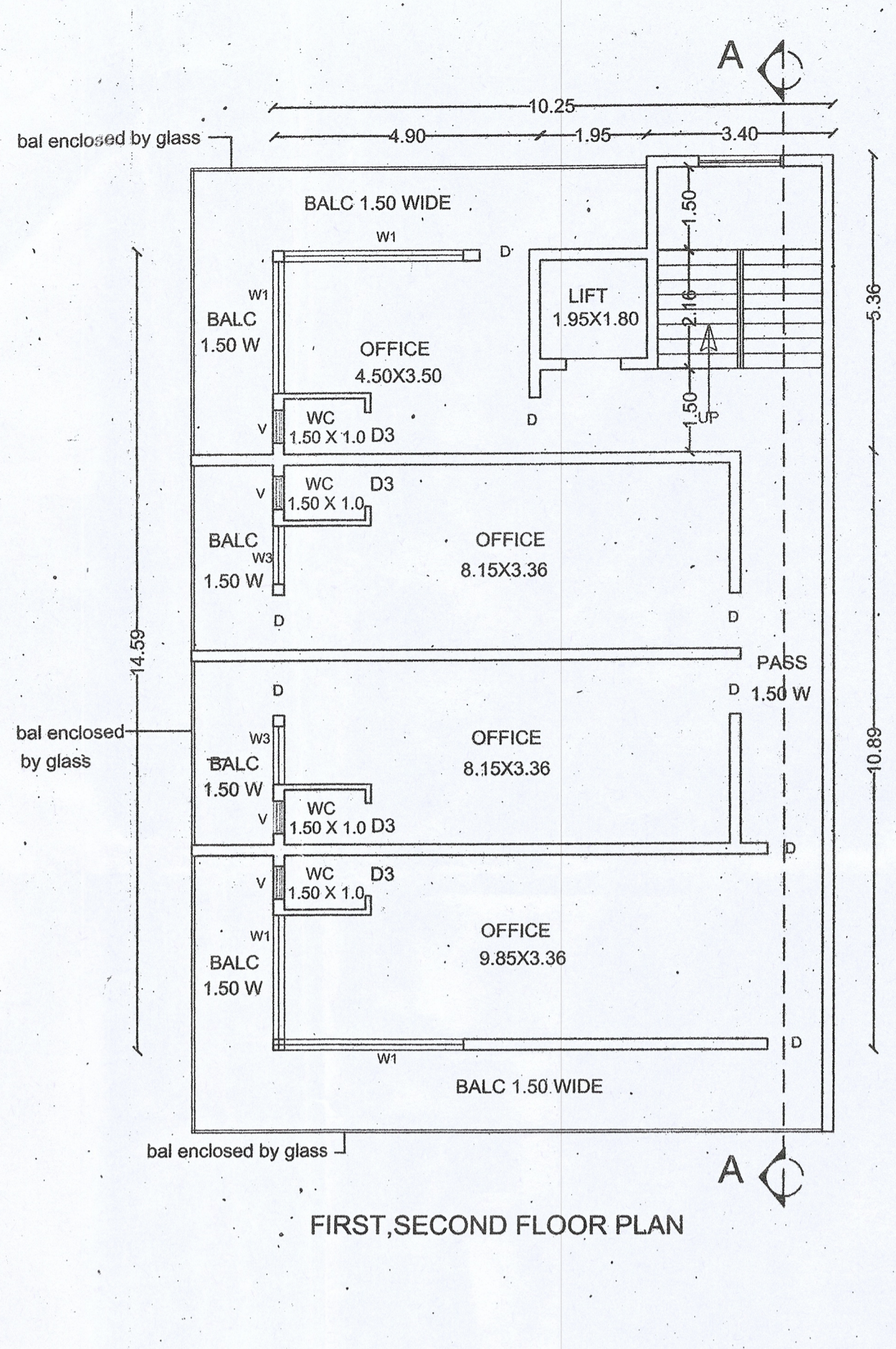
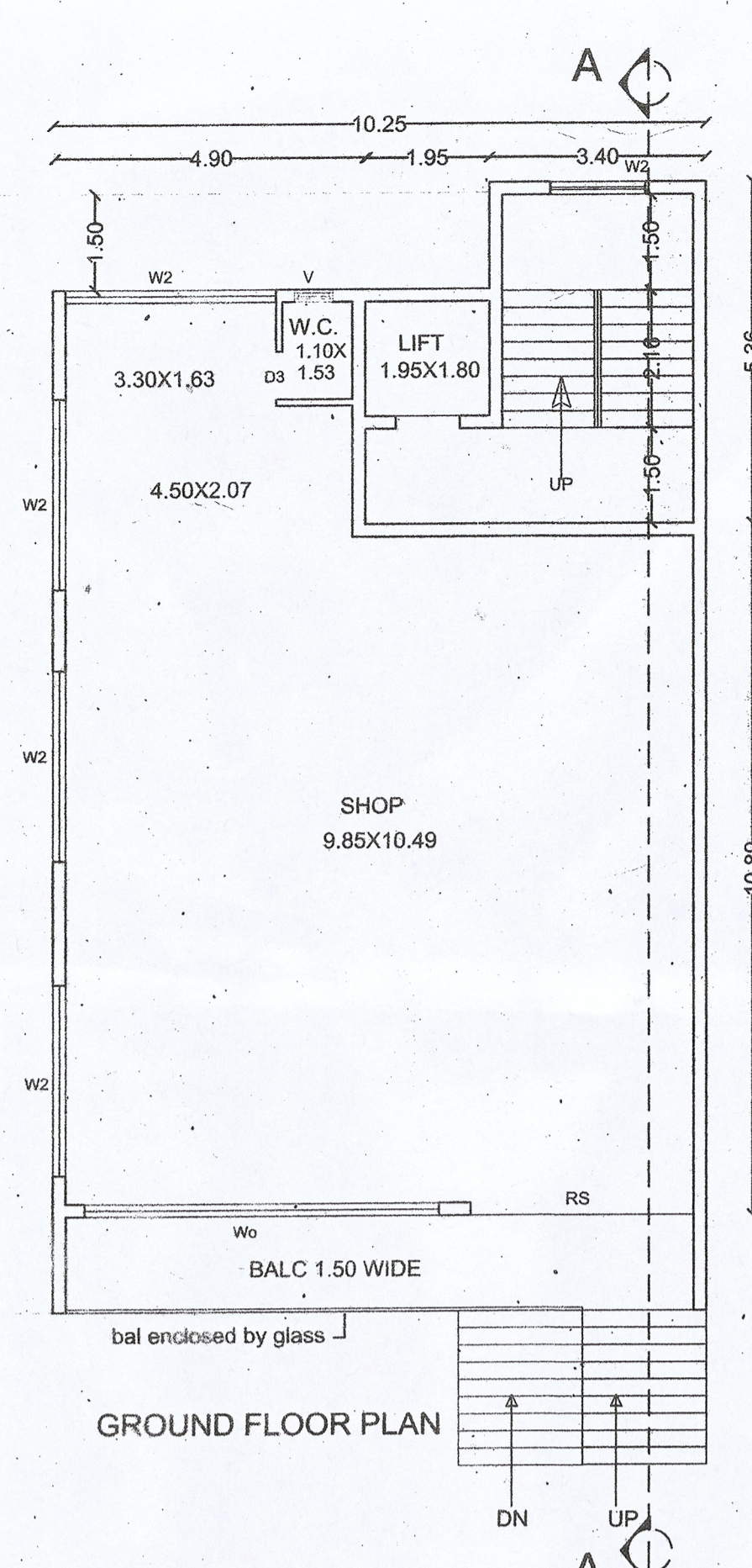
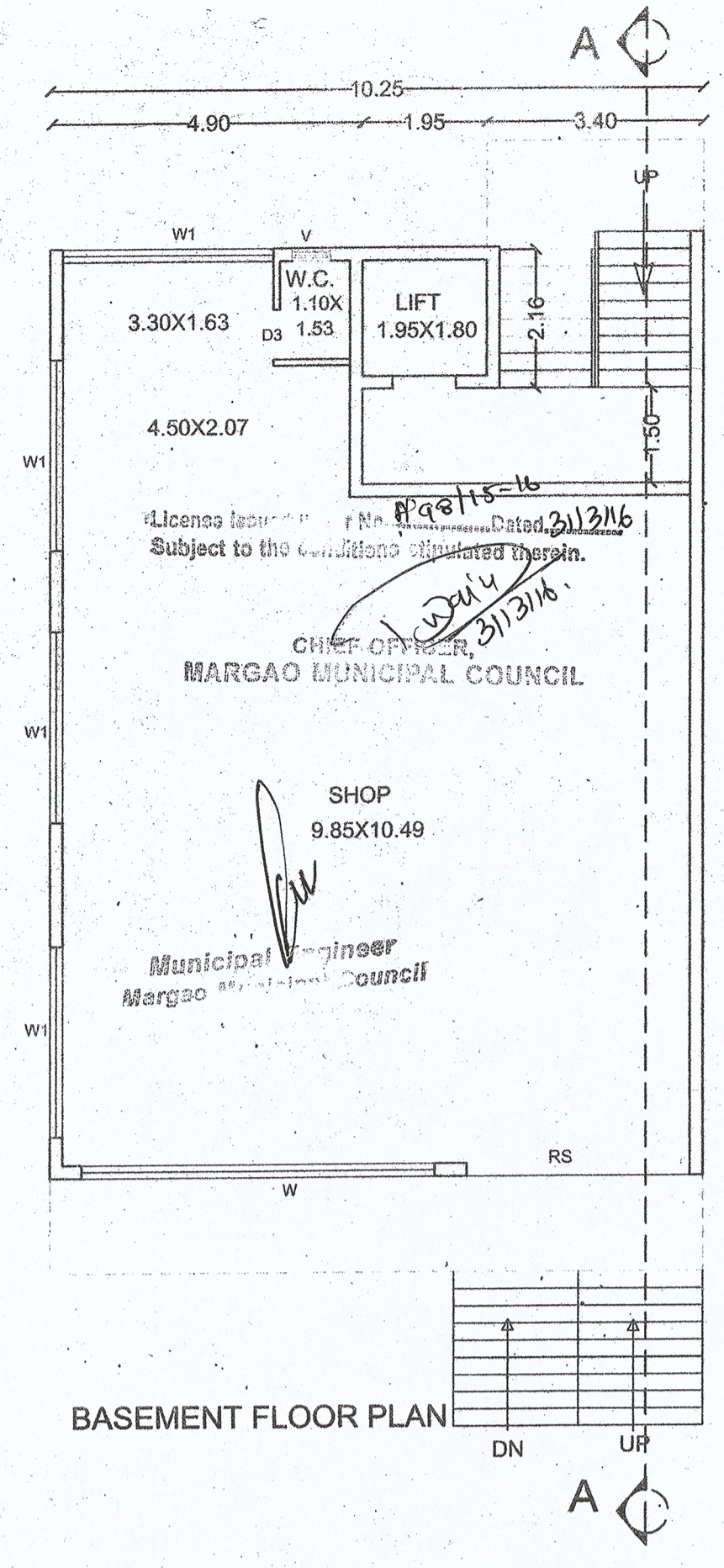
37. Use to which the building is to be put to floor-wise:

Basement:	Commercial
ground floor:	Commercial
First floor:	Commercial
Second floor:	Commercial
Third floor:	Commercial

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

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



SCHEDULE OF OPENINGS

TYPE	SIZE
RS	3.50 X 2.50
RS1	3.50 X 4.00
D1	0.90 X 2.20
D3	0.75 X 2.20
W	5.50 X 1.60
W1	3.00 X 1.60
W0	5.50 X 3.00
W2	3.00 X 3.00
WS	1.90 X 1.60
WS3	1.00 X 1.60
V	0.60 X 1.00

AREA CALCULATIONS:

A = 4.90x3.70 = 18.13
B = 10.25x10.89 = 111.62
S1 = 3.40x3.70+1.95x1.50 = 15.51
L = 1.95x2.20 = 4.29

A = 4.90x3.70 = 18.13
B = 10.25x10.89 = 111.62
S1 = 3.40x3.36+1.95x1.50 = 15.51
L = 1.95x2.20 = 4.29
1 = 10.25x1.50 = 15.38
2 = 17.59x1.50 = 26.39
3 = 6.85x1.50 = 10.28

A = 4.40x3.70 = 16.28
3 = 9.75x10.89 = 106.18
S1 = 3.40x3.36+1.95x1.50 = 21.15
L = 1.95x2.20 = 4.29
1 = 9.75x1.50 = 14.63
2 = 17.59x1.50 = 26.39
3 = 6.35x1.50 = 9.53

BASEMENT FLOOR AREA=(A+B)+FAR+S1(STAIR)+L(LIFT)
=(18.13+111.62)+FAR+15.51(STAIR)+4.29(LIFT)
=129.75 m²(FAR)+15.51(STAIR)+4.29(LIFT)

GROUND FLOOR AREA=(A+B)+FAR+S1(STAIR)+L(LIFT)+1(BALC)
=(18.13+111.62)+FAR+21.15(STAIR)+4.29(LIFT)+15.38(BALC)
=129.75 m²(FAR)+21.15(STAIR)+4.29(LIFT)+15.38(BALC)

FIRST, SECOND FLOOR AREA=(A+B)+FAR+S1(STAIR)+L(LIFT)+(1+2+3)BALC
=(18.13+111.62)+FAR+21.15(STAIR)+4.29(LIFT)+(15.38+26.39+10.28)BALC
=129.75 m²(FAR)+21.15(STAIR)+4.29(LIFT)+52.05(BALC)

THIRD FLOOR AREA=(A+B)+FAR+S1(STAIR)+L(LIFT)+(1+2+3)BALC
=(16.28+106.18)+FAR+21.15(STAIR)+4.29(LIFT)+(3+26.39+9.53)BALC
=122.46 m²(FAR)+21.15(STAIR)+4.29(LIFT)+50.55(BALC)

Development Permission Granted
Subject to Conditions Vides Order
No. SGPDA/PI.5687/1912/15-16
Dated 21/09/2016
Member Secretary

ENGINEER'S SIGNATURE:
UDAY SAWANT
B.E.(CIVIL)
Reg. No. ER/0022/2010

OWNER'S SIGNATURE:
M/S AKAR CREATIONS PVT. LTD.

OWNER: M/S AKAR CREATIONS PVT.LTD.

PROJECT: COMMERCIAL BUILDING AT MARGAO, NEAR PICK UP STAND

JOB NO: 152
DATE: 1-08-2014
DEALT: Shrihari/Manihar/Naresh

CHALTA NO. 14 P.T. SHEET NO.239
DRG. NO- 157
SCALE: 1:100, 1:500

SAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
INTERIOR DESIGNERS
SAPANA BRIDGE, 187 FLOOR
MALHAY, SDA,
PUNE-400013