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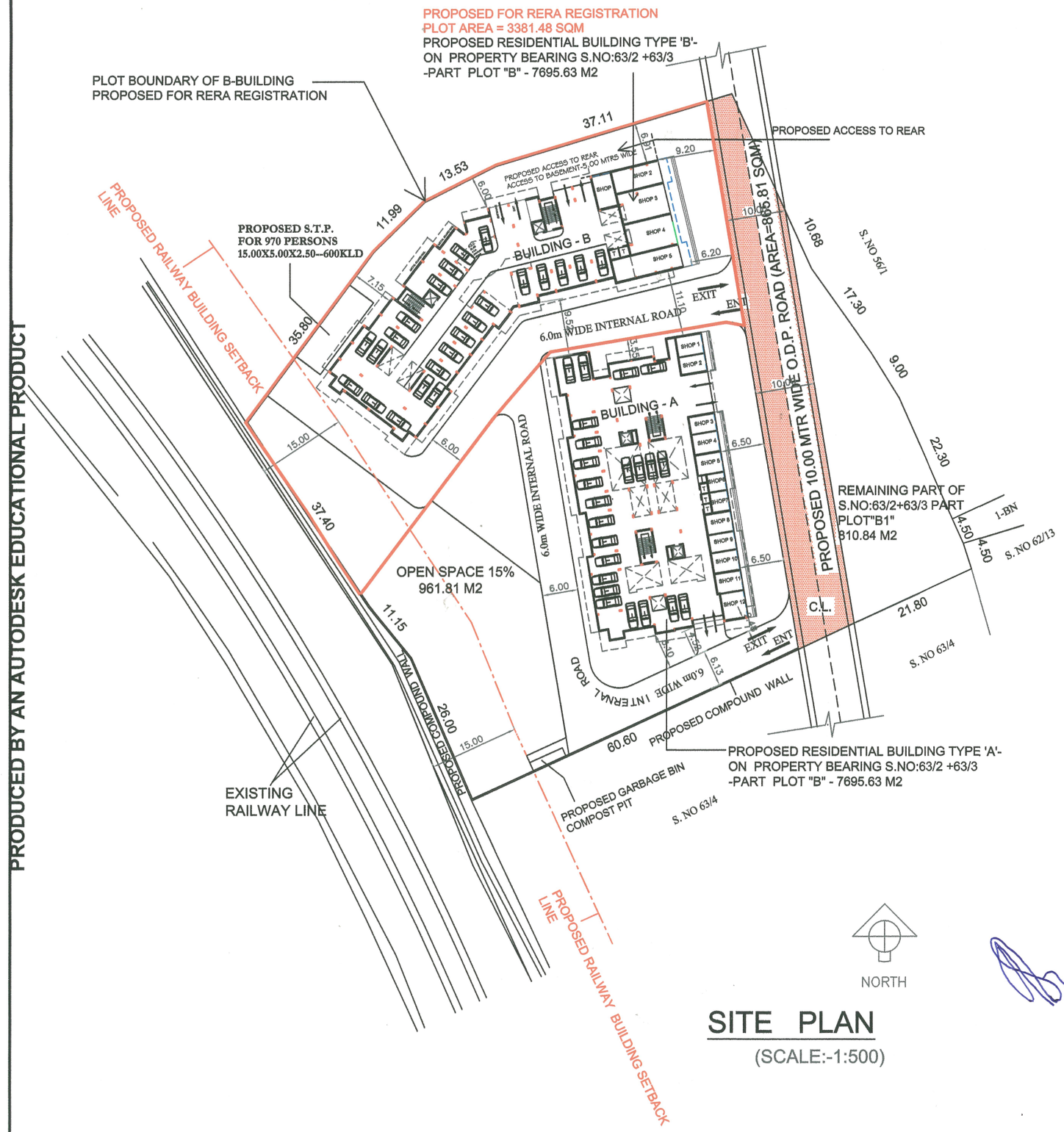

SITE PLAN
(SCALE:-1:500)

EXPLANATION FOR AREA OF PLOT FOR B- BUILDING CONSIDERED FOR RERA REGISTRATION

- TOTAL AREA OF PLOT AS PER APPROVAL = 7695.63 SQM
- AREA LEFT FOR 10.M WIDE ODP ROAD = 865.81 SQM
- EFFECTIVE AREA OF PLOT EXCLUDING ROAD AREA = 6829.82 SQM
- BUILDING A & BUILDING B ARE SANCTIONED ON THIS EFFECTIVE PLOT AREA
- BUILDING B IS PRESENTLY PROPOSED FOR RERA REGISTRATION
- HENCE PLOT AREA SURROUNDING THE PERIPHERY OF BUILDING B IS IS CONSIDERED FOR RERA REGISTRATION WHICH INCLUDES ACCESS ROADS TO BUILDING B AND SETBACK AREAS OF BUILDING B
- APPROX. HALF OF THE BUILTUP AREA IS CONSUMED BY BUILDING B OUT OF TOTAL PERMISSIBLE BUILTUP AREA, HENCE THE PLOT AREA PROPOSED FOR RERA FOR BUILDING B IS CONSIDERED APPROX HALF OF THE TOTAL PLOT AREA

FORMULA

- PHASE AREA OF THE PLOT FOR B BUILDING = TOTAL AREA OF THE PLOT X $\frac{\text{PHASE BUILTUP AREA FOR B BUILDING}}{\text{TOTAL BUILTUP AREA}}$
- PHASE AREA OF THE PLOT FOR B BUILDING = 6829.82 SQM X $\frac{5851.40 \text{ SQM}}{11542.00 \text{ SQM}}$
- PHASE AREA OF THE PLOT FOR B BUILDING = 3462.48 SQM
- PLOT AREA PROPOSED FOR RERA REGISTRATION OF BUILDING B AS SHOWN RED IN SITE PLAN = 3381.48 SQM

EXPLANATION FOR RAILWAY AREA

- RAILWAY LINE IS ABUTTED TO PLOT BOUNDARY
- AS PER RAILWAY DEPT BYLAWS 15.0 M BUILDING SETBACK LINE IS SHOWN IN THE PLAN
- NO PART OF THE BUILDING A & BUILDING B CROSSES THIS SETBACK LINE
- PLEASE CHECK THE COPY OF NOC FROM RAILWAY DEPT. ENCLOSED WITH THIS PLAN

KETAN CHAVAN
AND ASSOCIATES
ARCHITECTS, PLANNERS & URBAN DESIGNERS

KETAN CHAVAN ★ CA/2003/30582 ★ ARCHITECT

HEADQUARTER OFFICE ADD:
'SITAKESHAR' FL NO 12. SARASWAT BANK CO-OP SOCY, 81A 1/1 PL 6
BANER ROAD, AUNDH, PUNE-411 007
REG. NO CA/2003/30582

BRANCH OFFICE ADD:
H.NO. 230, NR. DABOLIM RAILWAY STATION, DABOLIM, GOA.

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