

AREA STATEMENT

License issued under No. ALGO/21-22 Dated 04/03/2022
 Subject to the conditions stipulated therein
CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

PLOT AREA:

1. Area of the Plot (P.T.SHEET NO. 224 / CHALTA NO. 2) 3980.00 Sq. Mts
2. Deduction for
 - (a) Area within road widening/ Right of Way. 109.00 Sq. Mts
 - (b) Area Reserved for any other Purpose 0 Sq. Mts
 Total (a+b) 109.00 Sq. Mts
3. Net effective area (1)-(2) 3871.00 Sq. Mts
4. Covered area occupied by the existing building, if any 0 Sq. Mts
5. Plot coverage of the existing building (in%) 0 %
6. Covered area of the existing building that is proposed to be demolished 0 Sq. Mts
7. Plot coverage of the existing building that is proposed to be demolished (in %) 0 %
8. Covered area of proposed building 1451.034 Sq. Mts
9. Plot coverage of the proposed building (in %) 37.485 %
10. Combined covered area of the existing building to be maintained and that of the proposed building 1451.034 Sq. Mts
11. Combined plot coverage of the existing building to be maintained and that of the proposed building (in %) 37.485 %

FLOOR AREA:

12. Balcony area and covered area over footways floorwise and total on all floors 1178.625 Sq. Mts
13. Lobby area and covered area over footways floorwise and total on all floors, consumed for FAR purpose 725.397 Sq. Mts
14. Addition of set-back area and/or proposed road for FAR purpose 0 Sq. Mts
15. Addition of garage area for FAR purpose 0 Sq. Mts
16. Floor area consumed on GROUND LEVEL 838.110 Sq. Mts
17. Floor area consumed on FIRST LEVEL 298.892 Sq. Mts
18. Floor area consumed on SECOND LEVEL 1214.742 Sq. Mts
19. Floor area consumed on THIRD LEVEL 885.233 Sq. Mts
20. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose 3987.734 Sq. Mts
21. Existing floor area to be maintained 0 Sq. Mts
22. Total floor area consumed: (13+14+15+16+17+18+19+20+21) 7949.909 Sq. Mts
23. Floor area permissible 7960.000 Sq. Mts
24. FAR permissible 200.000 %
25. FAR consumed 199.746 %
26. Mezzanine area 0 Sq. Mts

27. Loft area 0 Sq. Mts
28. Basement area 2348.982 Sq. Mts
29. Stilt area 1096.871 Sq. Mts
30. Details of areas and use, floor

FLOOR	TOTAL BUILT UP AREA (M ²)	AREA FREE FROM F.A.R							FLOOR AREA (M ²)
		PARKING	STAIRCASE	LIFT	LOBBY	AMENITIES	BALCONY	COVERED TERRACE	
BASEMENT LEVEL	2348.982	2171.564	84.690	22.604	70.123	-	-	-	-
GROUND LEVEL	2011.387	934.761	79.242	21.404	137.871	-	-	-	838.110
FIRST LEVEL	648.408	-	37.346	12.389	99.304	137.530	62.948	-	298.892
SECOND LEVEL	1683.447	-	79.010	22.604	194.958	-	172.372	-	1214.524
THIRD LEVEL	1206.551	-	35.384	10.623	103.681	-	171.630	-	885.233
FOURTH LEVEL	1206.551	-	35.384	10.623	103.681	-	171.630	-	885.233
FIFTH LEVEL	1206.551	-	35.384	10.623	103.681	-	171.630	-	885.233
SIXTH LEVEL	1206.551	-	35.384	10.623	103.681	-	171.630	-	885.233
SEVENTH LEVEL	1206.551	-	35.384	10.623	103.681	-	171.630	-	885.233
EIGHT LEVEL	690.736	-	37.346	12.389	109.044	-	85.155	-	446.802
TOTAL	13415.715	3106.325	494.511	144.505	1129.706	137.530	1178.625	-	7224.512

PERMISSIBLE 7.5% OF PROPOSED AREA 541.838 M²
 AREA OF LOBBY AND CLUB HOUSE 1267.236 M²
 LOBBY AREA FOR F.A.R. 725.397 M²
 TOTAL F.A.R. AREA 7949.909 M²
 CONSUMED F.A.R. 199.746 %

Municipal Engineer
Margao Municipal Council

31. Parking Details:

Use	No. of Car Parks/ Parking Area			
	Number Of Residential Unit	Floor Area	Provided	Required
Commercial	20 Units	1605.832	40	32
Residential	64 Units	5618.877	77	70

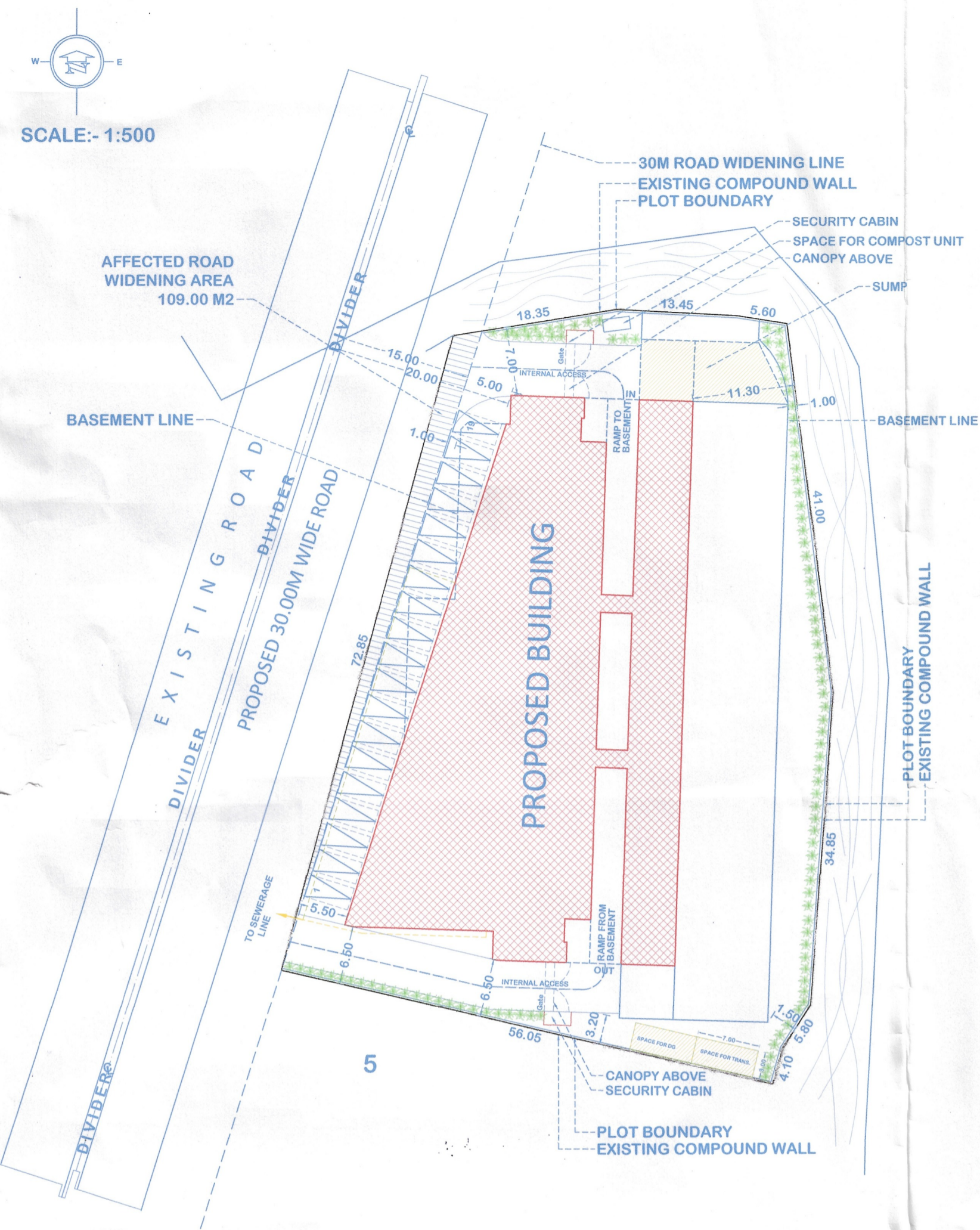
32. Type of zone to which the plot belongs to: Commercial Zone C1

SETBACKS:

33. Front setback 20.00 mts
34. Side setbacks:
 - (a) 7.00 mts.
 - (b) 6.50 mts.
35. Distance between two or more building on the same plot, if any Not Applicable
36. Height of the plinth 0.50 mts
37. Use to which the building is to be put to floor-wise:

Basement Level	: Parking
Ground Level	: Commercial & Stilt Parking
First Level	: Commercial & Residential
Second Level	: Commercial & Residential
Third Level	: Residential
Fourth Level	: Residential
Fifth Level	: Residential
Sixth Level	: Residential
Seventh Level	: Residential
Eighth Level	: Residential
38. Plot owned by with reference to the ownership certificate of land: 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. : N.A.
40. Any other information : Area of Ramp - 233.535 Sq. Mts.
: Area of Swimming Pool - 85.67 Sq. Mts.

ALL DIMENSIONS ARE IN METERS.



Development Permission Granted
 Subject To Conditions Vide Order
 No SGPDA/P/4549/17/11/21-22
 Dated 11/02/2022

[Signature]
 Member Secretary

NOC for Sanitation point of view
 NOC/No. UHCM/NOC/2021-22/2809
 Dated: 19/02/2022
 HEALTH OFFICER
 URBAN HEALTH CENT
 MARGAO

TITLE:-
**REVISED PLAN
 PROPOSED CONSTRUCTION OF COMMERCIAL
 AND RESIDENTIAL BUILDING IN PLOT CHALTA
 NO. 2 OF P. T. SHEET NO. 224 MARGAO CITY
 FOR NANU ESTATES PVT. LTD.**

SIGN. OF OWNER	SIGN. OF ARCHITECT
<i>[Signature]</i>	ABHIJEET NEVREKAR Registered Architect Reg No: CA/2002/290131 Council of Architecture India.

SITE PLAN