

ISHTA GOA PHASE 1, BUILDING B. RERA APPROVED
PROJECT - RERA REG. NO PRGO 09180072
(FOR PLOT AREA = 3904.23 SQM)

PHASE BUILTUP AREA
FOR A BUILDING
TOTAL BUILTUP AREA

- FORMULA**
- PHASE AREA OF THE PLOT FOR A BUILDING = TOTAL AREA OF THE PLOT X $\frac{\text{PHASE BUILTUP AREA FOR A BUILDING}}{\text{TOTAL BUILTUP AREA}}$
 - PHASE AREA OF THE PLOT FOR A BUILDING = 7695.63 SQM X $\frac{5690.60 \text{ SQM}}{11542.00 \text{ SQM}}$
 - PHASE AREA OF THE PLOT FOR A BUILDING = 3794.20 SQM

SR NO	DESCRIPTION	AREA
1.	PHASE AREA OF THE PLOT AS PER FORMULA FOR A BUILDING	3794.20 SQM
2.	PHASE AREA OF THE PLOT AS PER ACTUAL DEMARCATION FOR A BUILDING	3791.40 SQM
3.	PHASE AREA OF THE PLOT AS PER FORMULA FOR B BUILDING	3901.43 SQM
4.	PHASE AREA OF THE PLOT AS PER ACTUAL DEMARCATION FOR B BUILDING	3904.23 SQM
TOTAL OF POINT 1+3		7695.63 SQM
TOTAL OF POINT 2+4		7695.63 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

OLD	TCP APPROVAL NO:- MPDA/9P-97/2016-17/1374....DATED:- 04.01.2017 LICENSE NO: V.P. CHI /11/2017-18/10/256.....DATED:- 08.05.2017
NEW	TCP APPROVAL NO:- MPDA/9P-97/2018-19/121.....DATED:- 16.04.2018 LICENSE NO: V.P. CHI /11/2018-19/24/687.....DATED:- 01.06.2018

EXPLANATION FOR AREA OF PLOT FOR A- 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 A IS PRESENTLY PROPOSED FOR RERA REGISTRATION
- HENCE PLOT AREA SURROUNDING THE PERIPHERY OF BUILDING A IS IS CONSIDERED FOR RERA REGISTRATION WHICH INCLUDES ACCESS ROADS TO BUILDING A AND SETBACK AREAS OF BUILDING A
- APPROX. HALF OF THE BUILTUP AREA IS CONSUMED BY BUILDING A OUT OF TOTAL PERMISSIBLE BUILTUP AREA, HENCE THE PLOT AREA PROPOSED FOR RERA FOR BUILDING A IS CONSIDERED APPROX HALF OF THE TOTAL PLOT AREA

SITE PLAN

(SCALE:-1:500)

PROPOSED RESIDENTIAL BUILDING TYPE 'A'-
& TYPE 'B' ON PROPERTY BEARING S.NO:63/2
+63/3 -PART PLOT "B" - 7695.63 M2

1)

2)

OWNER'S SIGN

NORTH