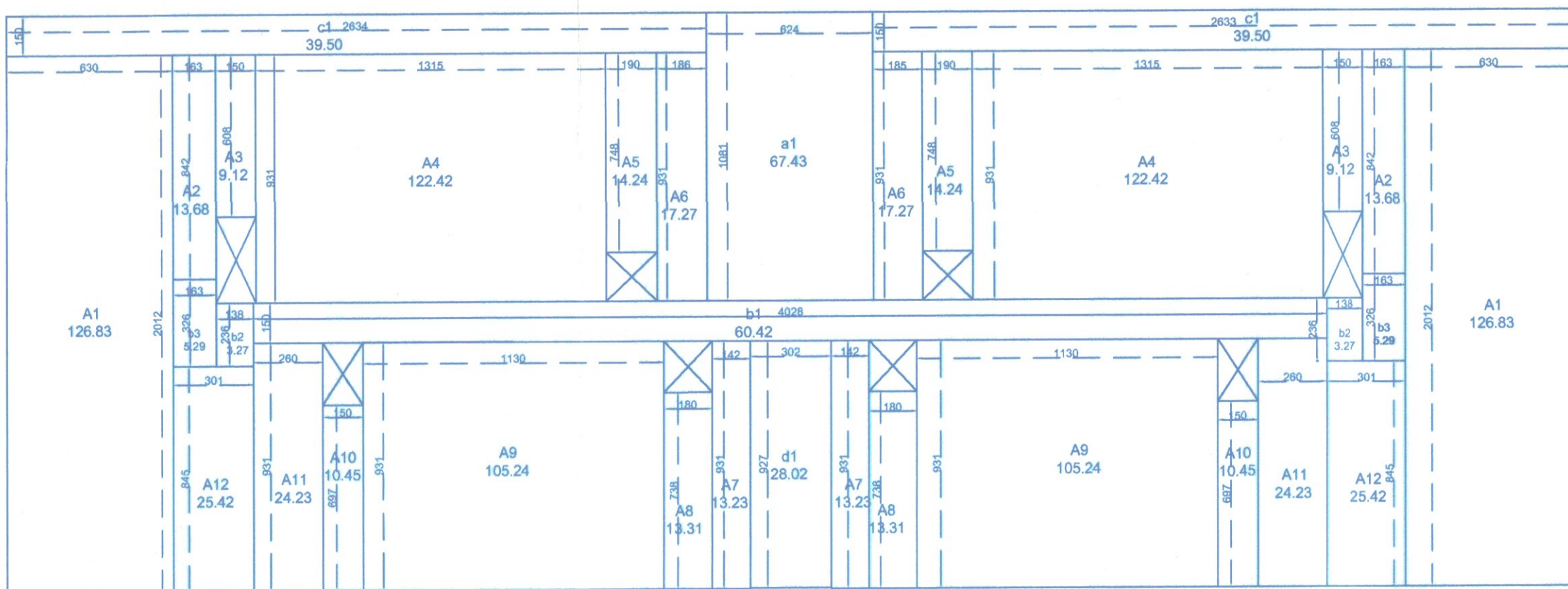
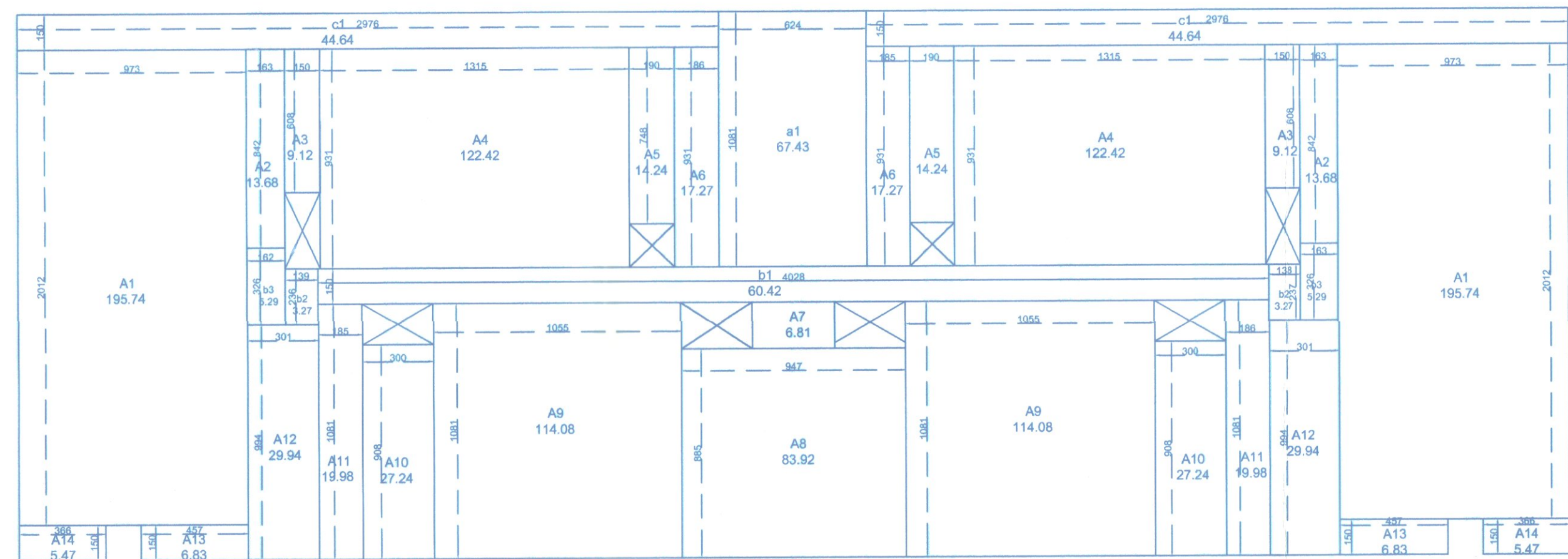


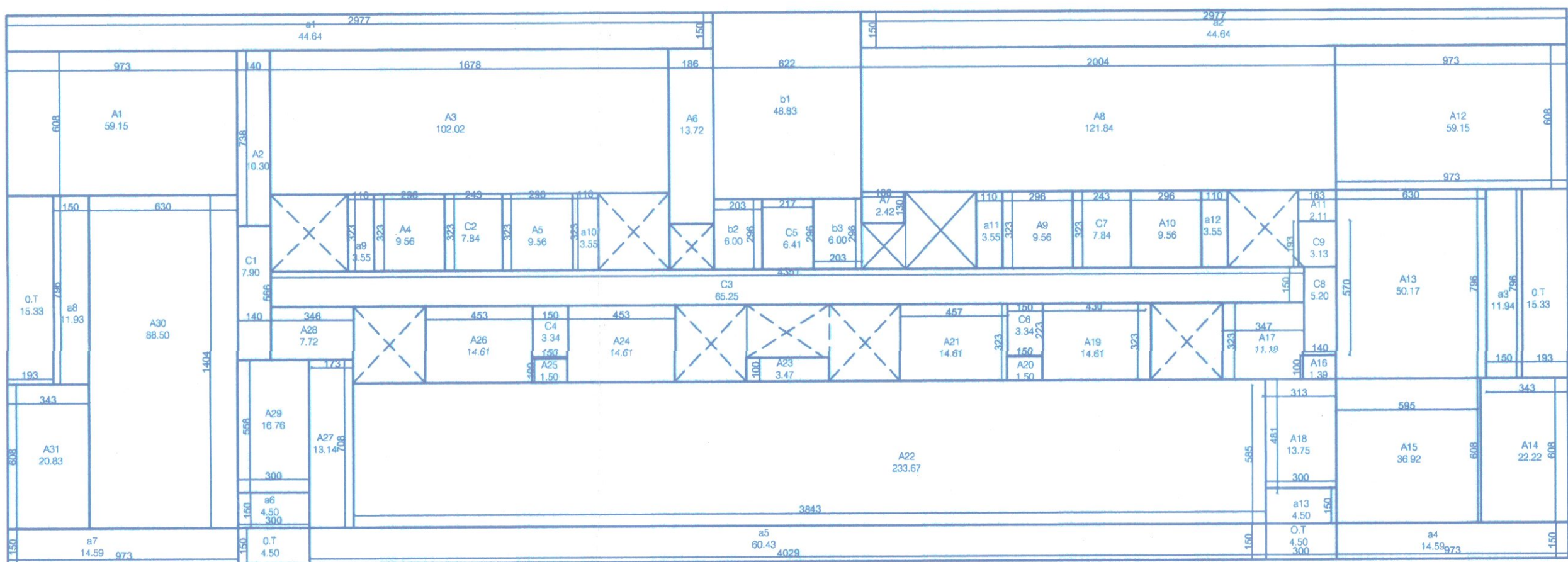
AREA STATEMENT (1:200)



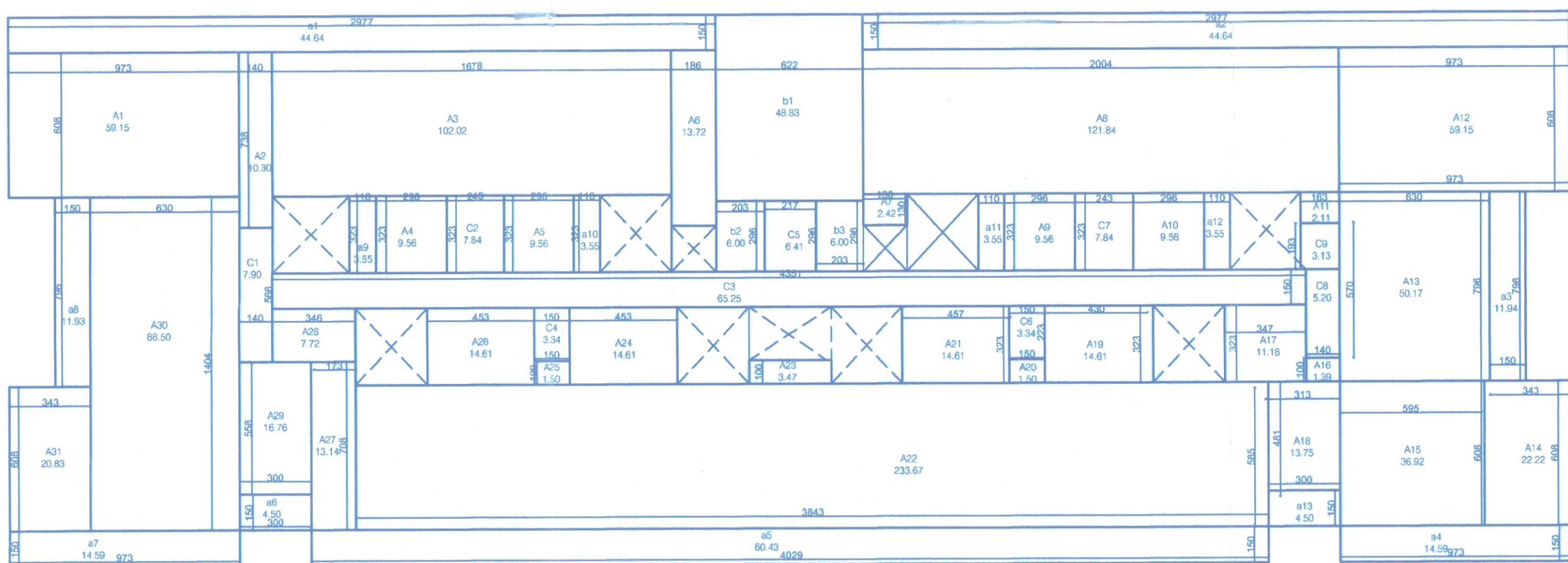
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL SECOND/FOURTH/SIXTH FLOOR PLAN



TYPICAL THIRD/FIFTH FLOOR PLAN

AREA DIAGRAM
GROUND FLOOR
SCALE 1:200

AREA IN F.A.R.
=2(A1+A2+A3+A4+A5
+A6+A7+A8+A9+A10
+2(126.83+13.68+9.12+122.42+14.24
+17.27+13.23+13.31+105.24+10.45
+24.23+25.42)
=990.88 M2

AREA FREE OF F.A.R
STAIRCASE AND LIFT
=a
=67.42M2

PASSAGE
=b1+2b2+2b3
=60.42+2(3.27)+2(5.29)
=77.54 M2

BALCONY
=2c1
=2(39.50)
=79.0M2

LOBBY
=d1
=28.02M2

TOTAL BUILTUP AREA
= 990.88+67.42+77.54+79.0
+28.02
=1242.86M2

AREA DIAGRAM
FIRST FLOOR
SCALE 1:200

AREA IN F.A.R.
=2(A1+A2+A3+A4+A5
+A6)+A7+A8+2(A9+A10+A11+A12+A13+A14)
=2(195.74+13.68+9.12+122.42+14.24+17.27)+6.81
+83.92+2(114.08+27.24+19.98+29.94+6.83+5.47)
= 1242.75 M2

AREA FREE OF F.A.R
STAIRCASE AND LIFT
=a
=67.42M2

PASSAGE
=b1+2b2+2b3
=60.42+2(3.27)+2(5.29)
=77.54 M2

BALCONY
=2c1
=2(44.84)
=89.68M2

TOTAL BUILTUP AREA
=1242.75+67.42+77.54+89.68
=1476.99 M2

AREA STATEMENT
AREA IN FAR
TYPICAL SECOND/
FOURTH/SIXTH FLOOR

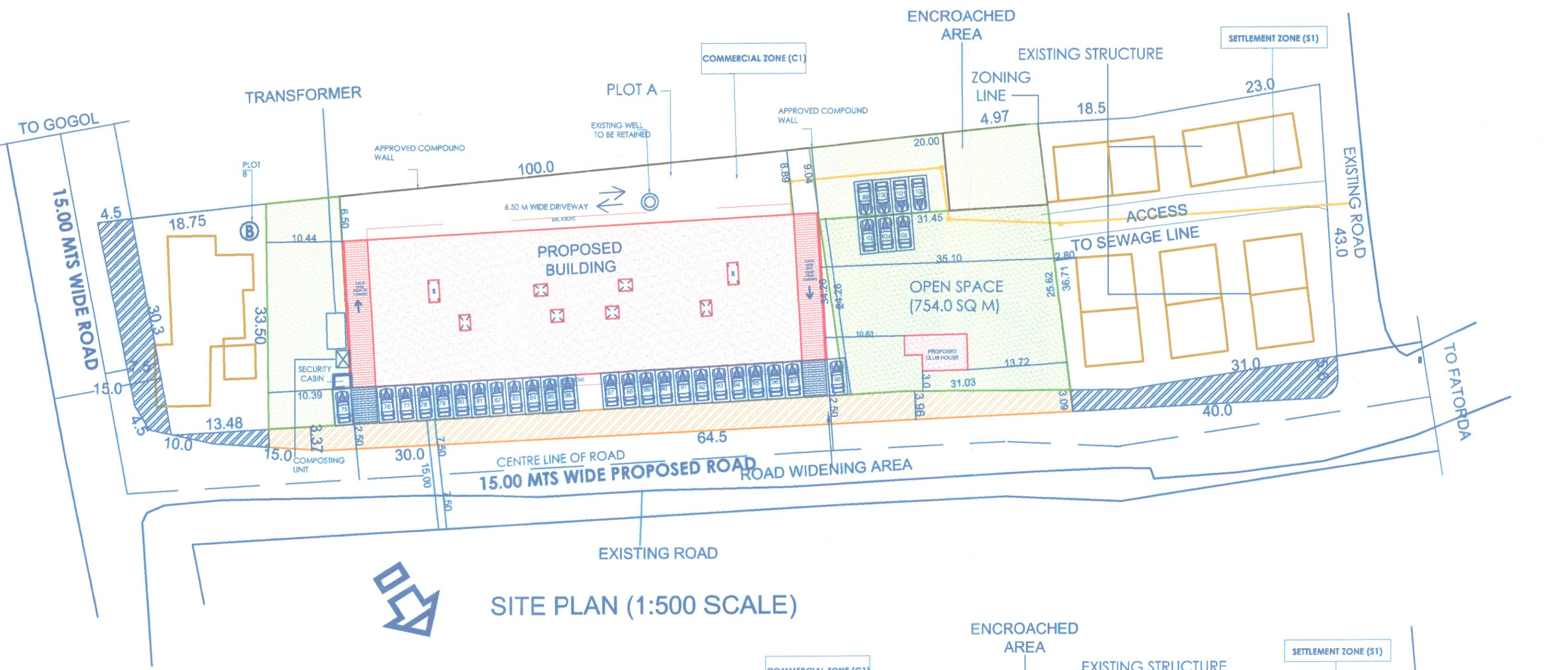
=A1+A2+A3+A4+A5+A6+A7+A8+
A9+A10+A11+A12+A13+A14+A15+A16
+A17+A18+A19+A20+A21+A22+A23+
A24+A25+A26+A27+A28+A29+A30+A31
= 59.15+10.30+102.02+9.56+9.56+13.72+2.42
+121.84+9.56+9.56+2.11+59.15+50.17+22.22+
36.92+1.39+1.18+13.75+14.61+1.5+14.61+233.67+
3.47+14.61+1.5+14.61+13.14+7.72+16.76+88.50+
20.83
=990.11 M2

AREA FREE OF F.A.R
STAIRCASE & LIFT
=b1+b2+b3
=48.83+6.00+6.00
= 60.83 M2

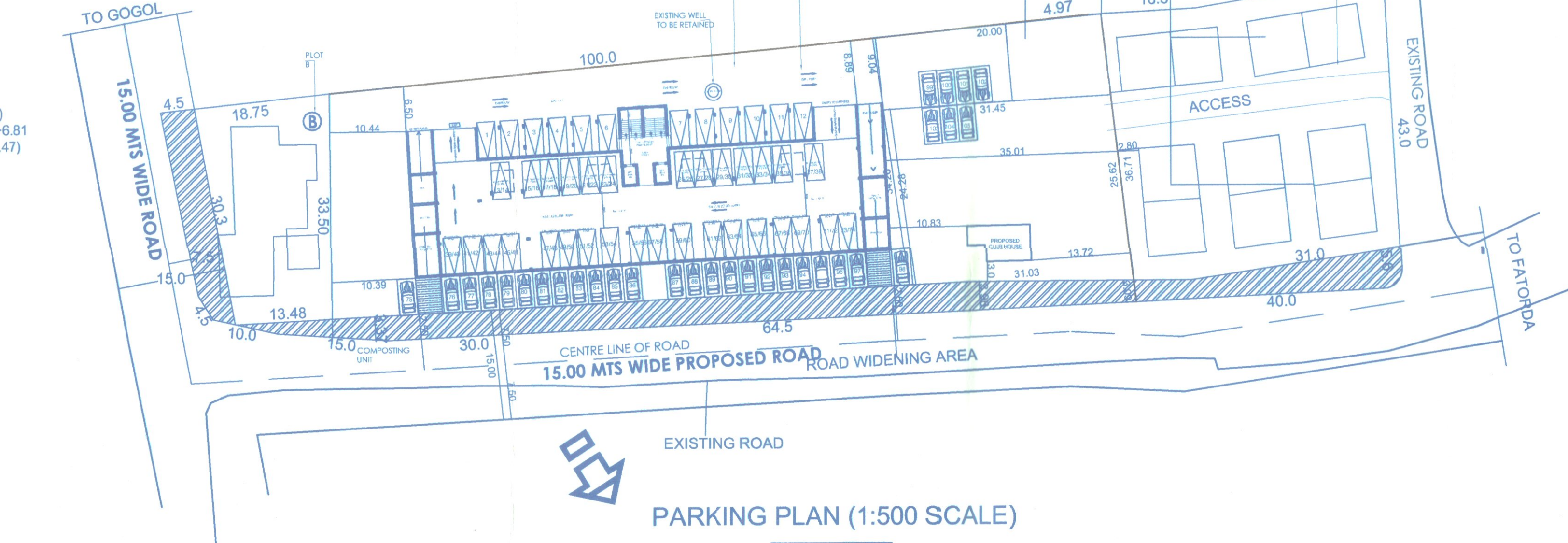
AREA STATEMENT
AREA IN FAR
TYPICAL THIRD/FIFTH FLOOR

=A1+A2+A3+A4+A5+A6+A7+A8+
A9+A10+A11+A12+A13+A14+A15+A16
+A17+A18+A19+A20+A21+A22+A23+
A24+A25+A26+A27+A28+A29+A30+A31
= 59.15+10.30+102.02+9.56+9.56+13.72+2.42
+121.84+9.56+9.56+2.11+59.15+50.17+22.22+
36.92+1.39+1.18+13.75+14.61+1.5+14.61+233.67+
3.47+14.61+1.5+14.61+13.14+7.72+16.76+88.50+
20.83
=990.11 M2

AREA FREE OF F.A.R
STAIRCASE & LIFT
=b1+b2+b3
=48.83+6.00+6.00
= 60.83 M2



SITE PLAN (1:500 SCALE)



PARKING PLAN (1:500 SCALE)

PASSAGE
= c1+c2+c3+c4+c5+c6+c7+c8+c9
= 7.90+7.84+65.25+3.34+6.41
+3.34+7.84+5.20+3.13
=110.25 M2

BALCONY
=a1+a2+a3+a4+a5+a6+a7+a8
+a9+a10+a11+a12+a13
= 44.64+44.64+11.94+14.59+
60.43+4.50+14.59+11.93+3.55
+3.55+3.55+3.55+4.50
=225.96 M2

O.T.=4.50 +4.30+15.33+15.33
= 39.68M2

TOTAL BUILTUP AREA
= 990.11+ 60.83+110.25+225.96
=1387.15 M2

BASEMENT PLAN

AREA STATEMENT
SCALE 1:200
BASEMENT PLAN

AREA FREE OF F.A.R
STAIRCASE & LIFT
=a
=72.31 M2

PARKING
=b+2c+d
=2(243.08)+637.17
=1123.33M2

TOTAL BUILTUP AREA
=72.31+1123.33
=1195.64

AREA STATEMENT
AREA IN FAR
TYPICAL THIRD/FIFTH FLOOR

=A1+A2+A3+A4+A5+A6+A7+A8+
A9+A10+A11+A12+A13+A14+A15+A16
+A17+A18+A19+A20+A21+A22+A23+
A24+A25+A26+A27+A28+A29+A30+A31
= 59.15+10.30+102.02+9.56+9.56+13.72+2.42
+121.84+9.56+9.56+2.11+59.15+50.17+22.22+
36.92+1.39+1.18+13.75+14.61+1.5+14.61+233.67+
3.47+14.61+1.5+14.61+13.14+7.72+16.76+88.50+
20.83
=990.11 M2

AREA FREE OF F.A.R
STAIRCASE & LIFT
=b1+b2+b3
=48.83+6.00+6.00
= 60.83 M2

Development Permission Granted-
Subject To Conditions Vide Order
No SGPD/PI/645/113876-74
Dated 23.09.2026

Member Secretary
S.G.P.D.A.
MARGAO GOA

01. ORIGINAL AREA OF THE PROPERTY		6056.00 M2
02. DEDUCTION FOR		
(a) AREA RESERVED FOR PLOT 'B'		499.89 M2
03. AREA OF PLOT 'A' (6056.00-499.89)		5556.11 M2
04. PART AREA IN COMMERCIAL ZONE		3980.00 M2
05. PART AREA IN SETTLEMENT ZONE		1576.11 M2
06. AREA DETAILS OF PLOT 'A'		
AREA OF PLOT 'A'		5556.11 M2
AREA IN ROAD WIDENING		535.18 M2
EFFECTIVE PLOT 'A' AREA		5020.93 M2
07. PERMISSIBLE COVERED AREA @40%		2008.37 M2
08. AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT (APPROVED)		487.37 M2
09. AREA OF THE BUILDING TO BE DEMOLISHED		NIL
10. COVERED AREA OF THE PROPOSED BUILDING		1294.12 M2
11. TOTAL COVERED AREA		1781.49 M2
12. TOTAL COVERAGE		35.48%
13. DETAILS OF AREA AND USE, FLOOR WISE AREA TO BE REGULARISED (COMMERCIAL)		
FLOOR	TOTAL BUILT-UP IN SQM	AREAS FREE OF F.A.R.
		BAL / VER
		STAIRS
		PARKING
		PASSAGE
		LOBBY
		NET FLOOR AREA (SQM)
BASEMENT/STILT	1195.64	nil
GROUND FLR	1242.86	79.0
FIRST FLR.	1476.99	89.28
SECOND FLR.	1387.15	225.96
THIRD FLR.	1387.15	225.96
FOURTH FLR.	1387.15	225.96
FIFTH FLR.	1387.15	225.96
SIXTH FLR.	1387.15	225.96
TOTAL	10851.24	1298.08

AREA STATEMENT		
14. FLOOR AREA EXCEEDING 7.5 % OF 7184.18 =		734.35-638.81
		=195.54 sq m
16. AREA RESERVED FOR SECURITY CABIN=		6.00 sq m
17. PROPOSED FLOOR AREA(7184.18 +195.54 +6.00)=		7385.72 sq m.
18. Permissible open space @15% of effective plot area(15% of 5020.93 sq m)		753.13 sq m.
19. OPEN SPACE PROVIDED		754.00 sq m.
20. CLUB HOUSE PROVIDED (5% OF OPEN SPACE)		36.91 sq m.
20. PARKING DETAILS		
FLOOR AREA	USE	NOS. CAR PARKING AREAS PROVIDED
2233.62 M2	COMMERCIAL	45
4950.55M2	RESIDENTIAL	60
21. PERMISSIBLE FLOOR AREA IN COMMERCIAL ZONE(@200)=		3980X2 =7960.00 SQ M
22. PERMISSIBLE FLOOR AREA IN SETTLEMENT ZONE (@100)		= 1576.11 SQ M
23. TOTAL PERMISSIBLE FLOOR AREA(7960.00+1576.11)=		9536.11 SQM
24. PROPOSED FLOOR AREA IN COMMERCIAL ZONE		= 7385.72 sq m.
25. EXISTING FLOOR AREA IN SETTLEMENT ZONE=		1002.20 sq m
26. TOTAL FLOOR AREA CONSUMED= 7385.72 +1002.20 (PROPOSED+ EXISTING) =		8387.92 sqm
27. FAR CONSUMED IN COMMERCIAL ZONE (7385.72 X100/3980.00)=		185.57
28. EXISTING FAR IN SETTLEMENT ZONE (1002.20X100/ 1576.11)=		63.58
29. PERMISSIBLE HEIGHT OF BLDG.		24.0M
30. PROPOSED HEIGHT OF BLDG.		24.0M

SCHEDULE OF OPENINGS

D :110X250
D1:90X220
D1:90X 250
D2:80X220
V:60X80
W:150X150
W2:115 X130
W2:100 X130
W3:150 X130

PROJECT

REVISED COMMERCIAL & RESIDENTIAL BUILDING FOR M/S VAASTU DEVLOPER CONSTITUTED ATTORNEY TO THE OWNER MR. ASHOK DASANI ON PLOT A ON LAND BEARING CHALTA NO. 3 P.T. SHEET NO. 58 AT MARGAO GOA

CLIENT

M/S VAASTU DEVLOPER CONSTITUTED ATTORNEY TO THE OWNER MR. ASHOK DASANI

DRAWING TYPE

SUBMISSION DRAWING

AREA STATEMENT, SITE PLAN, PARKING PLAN

DEALT : APARNA T
CHECKD : UPI
DATE : 21-08-26
DRG NO : 6
SCALE : 1:100
JOB NO: 727/19

OWNER

ARCHITECT

ARCHITECT
NUTAN U. KAMAT
CA/2025/192021
Vidyanagar, Margao, Goa.

