

AREA STATEMENT PHASE I

1. TOTAL PLOT AREA	28675
2. TOTAL FAR PERMISSIBLE	17205
3. PHASE - I (BLDG A1, A2 & B1)	
4. FAR FOR BLDG A1 = 1288.68	
(U) FAR FOR BLDG A2 = 1288.68	
(U) FAR FOR BLDG B1 = 1532.64	
5. TOTAL FAR PHASE - I	4010.20
6. UN DIVIDED AREA FOR BLDG A1, A2 & BLDG B1 = (4010.20/17205) x 28675.00	6684.00

- LEGENDS -**
1. PLOT BOUNDARY SHOWN THUS.
 2. PROPOSED WORK SHOWN THUS.
 3. PROPOSED OPEN SPACE SHOWN THUS.
 4. PROPOSED DRAINAGE LINE SHOWN THUS.
 5. WORK PROPOSED TO BE DEMOLISHED SHOWN THUS.
 6. PRO - ROAD WIDENING SHOWN THUS.

AREA STATEMENT PHASE II

1. TOTAL PLOT AREA	28675
2. TOTAL FAR PERMISSIBLE	17205
3. PHASE - II (BLDG A3, A4, A5, BLDG - B2 & BLDG - B1A & B2)	
4. FAR BLDG A3, A4 & A5 = (1288.68 x 3) = 3716.04	
FAR BLDG B2 = 1532.64	
FAR BLDG B1A & B2 = 2773.48	
5. TOTAL FAR PHASE II	8022.36
6. UN DIVIDED AREA FOR BLDG A3, A4, A5, B2, B1A & B2 = (8022.36 x 17205) x 28675	13370.60

AREA CALCULATION

SHOPS 60NOS. (TYPE C1, C2, D, E1 & E2)

SR NO	FLOOR %	USE	TOTAL BUILT-UP AREA sq.mts	AREA FREE FROM F.A.R				NET FLOOR AREA FOR F.A.R sq.mts	F.A.R CONSUMED (%)
				BALCONY/PASSAGE	STAIRCASE & LIFT	STILT AREA	TERRACE AREA		
1	GROUND FLOOR	COMMERCIAL	3241.65		115.96			3125.69	
2	TOTAL AREA FREE OF F.A.R				115.96				
3	TOTAL		3241.65					3125.69	12.72

AREA CALCULATION

STUDIO APTS. 60NOS. (TYPE C1, C2, D, E1 & E2)

SR NO	FLOOR %	USE	TOTAL BUILT-UP AREA sq.mts	AREA FREE FROM F.A.R				NET FLOOR AREA FOR F.A.R sq.mts	F.A.R CONSUMED (%)
				BALCONY/PASSAGE	STAIRCASE & LIFT	STILT AREA	TERRACE AREA		
1	UPPER FLOOR	RESIDENTIAL	2985.27	804.64	151.06		685.00	2029.57	
2	TOTAL AREA FREE OF F.A.R			804.64	151.06		685.00		
3	TOTAL		2985.27					2029.57	8.26

AREA CALCULATION

2BHK (TYPE A1 - A5)

SR NO	FLOOR %	USE	TOTAL BUILT-UP AREA sq.mts	AREA FREE FROM F.A.R				NET FLOOR AREA FOR F.A.R sq.mts	F.A.R CONSUMED (%)
				BALCONY	STAIRCASE & LIFT	STILT AREA	TERRACE AREA		
1	STILT FLOOR	PARKING	341.23		14.16	327.07			
2	UPP. GROUND FLR	RESIDENTIAL	414.61	58.82	50.44		305.35		
3	FIRST FLOOR	RESIDENTIAL	414.61	58.82	50.44		305.35		
4	SECOND FLOOR	RESIDENTIAL	414.61	58.82	50.44		305.35		
5	THIRD FLOOR	RESIDENTIAL	414.61	58.82	50.44		305.35		
6	TOTAL AREA FREE OF F.A.R			235.28	215.92	327.07			
7	TOTAL		1658.44				1221.40		
8	TOTAL BUILDING 5NOS		8292.2				6107.00		24.85

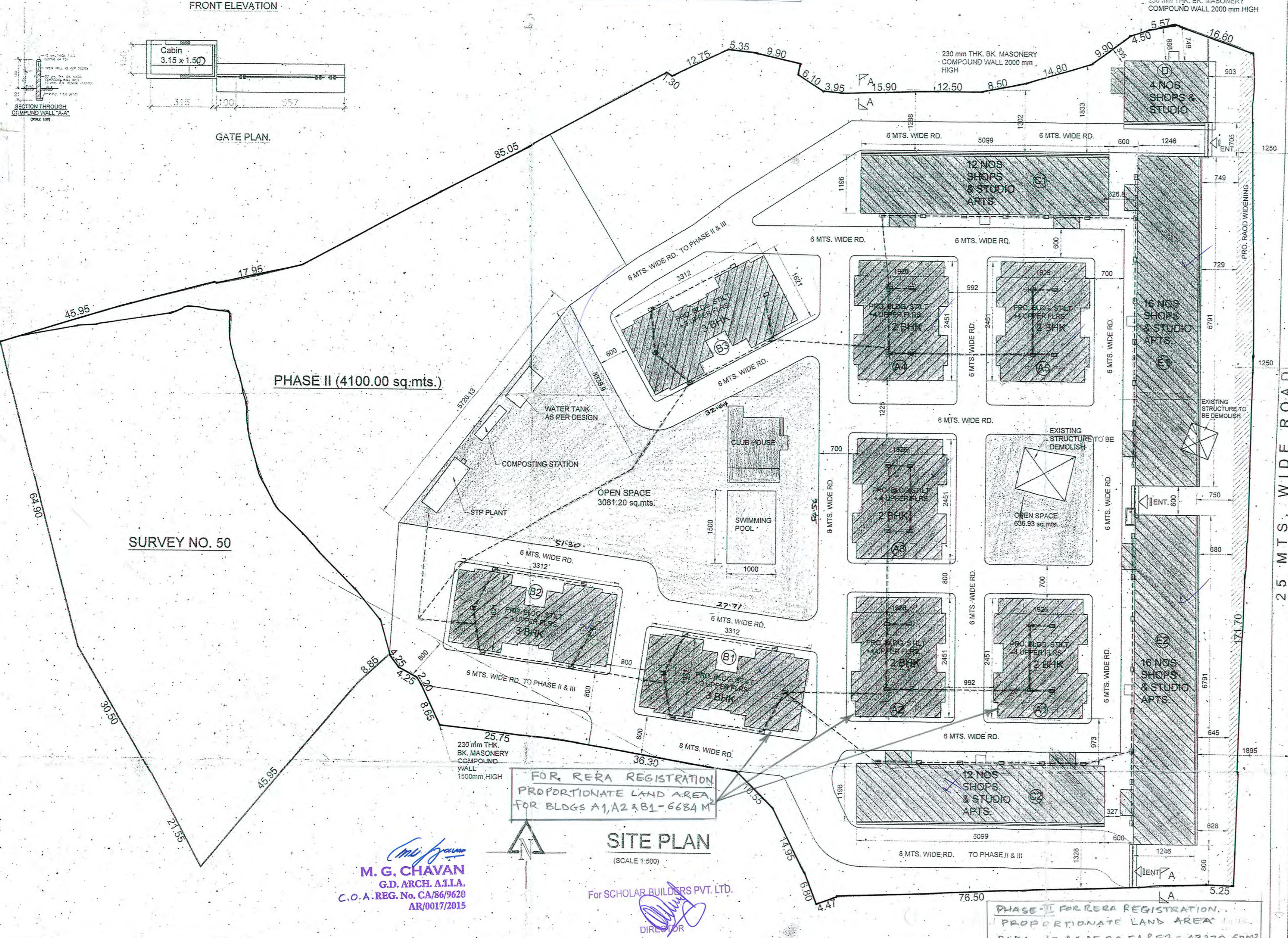
AREA CALCULATION

3BHK (3FLRS. 3 NOS. BUILDING) (TYPE B1 - B3)

SR NO	FLOOR %	USE	TOTAL BUILT-UP AREA sq.mts	AREA FREE FROM F.A.R				NET FLOOR AREA FOR F.A.R sq.mts	F.A.R CONSUMED (%)
				BALCONY	STAIRCASE & LIFT	STILT AREA	TERRACE AREA		
1	STILT FLOOR	PARKING	418.59		16.42	402.17			
2	UPP. GROUND FLR	RESIDENTIAL	497.21	79.32	34.68		383.21		
3	FIRST FLOOR	RESIDENTIAL	497.21	79.32	34.68		383.21		
4	SECOND FLOOR	RESIDENTIAL	497.21	79.32	34.68		383.21		
5	TOTAL AREA FREE OF F.A.R			237.96	120.46	402.17			
6	TOTAL		1491.63				1149.63		
7	TOTAL BUILDING 3NOS		4474.89				3448.89		14.03

AREA STATEMENT

1. TOTAL PLOT AREA	
a) TOTAL AREA	28675.00 sq.mts.
b) PHASE - II PLOT AREA	4100.00 sq.mts.
TOTAL PLOT AREA FOR PHASE - I TO BE USED (a - b)	24575.00 sq.mts.
2. DEDUCTION FOR	
a. AREA WITHIN ROAD WIDENING/PROPOSED	88.67 sq.mts.
b. AREA RESERVED FOR ANY OTHER USE	NIL.
WIDENING / PROPOSED TOTAL (a + b)	88.67 sq.mts.
3. NET EFFECTIVE AREA PHASE - I (1) - (2)	24486.33 sq.mts.
4. TOTAL F.A.R PERMISSIBLE 24575.00 x 0.6	14745.00 sq.mts.
5. AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT	130.10 sq.mts.
6. AREA OF THE BUILDING TO BE DEMOLISHED (BLOCK "X" & "Y")	130.10 sq.mts.
7. COVERAGE MAX AVAILABLE (24486.33 x 40%)	9794.53 sq.mts.
COVERAGE PRESENTLY CONSUMED/USED	8156.79 sq.mts.
COMMERCIAL TOTAL COVERAGE PRESENTLY CONSUMED	3125.69 sq.mts.
8. F.A.R CONSUMED BY 3BHK SINGLE 3NOS. BUILDING (3 floors)	3448.89 sq.mts.
9. F.A.R CONSUMED BY 2BHK SINGLE 5NOS. BUILDING (4 floors)	6107.00 sq.mts.
10. F.A.R CONSUMED BY SHOPS 60NOS.	3125.69 sq.mts.
11. F.A.R CONSUMED BY STUDIO APTS. 60NOS	2029.57 sq.mts.
12. AREA OF CLUB HOUSE (FREE OF F.A.R.)	338.46 sq.mts.
13. AREA OF SWIMMING POOL	150.00 sq.mts.
TOTAL F.A.R. CONSUMED BY 2BHK, 3BHK, STUDIO APTS. & SHOPS.	14711.15 sq.mts.
14. F.A.R CONSUMED 14711.15 / 24575 x 100	59.86 %
15. OPEN SPACE REQUIRED (15% OF 24486.33)	3672.35 sq.mts.
16. OPEN SPACE PROVIDED	3698.13 sq.mts.
17. COVERAGE CONSUMED (8856.79 / 24486.33 x 100)	28.00 %



- NOTES -**
1. ALL DIMENSION ARE IN CENTIMETRES.
 2. NO DIMENSION SHALL BE SCALED FROM THIS DRAWING.
 3. ONLY WRITTEN DIMENSION SHALL BE FOLLOWED.
 4. R.C.C. LOFT WILL BE PROVIDED ON BATH AND W.C
 5. R.C.C. CHAJJAH, PROJECTION 75 cm.
 6. ALL EXTERNAL WALLS 23 cm BRICK MASONRY.
 7. ALL INTERNAL PARTITION WALLS 15 cm BRICK MASONRY.

DESCRIPTION OF PROPERTY AND PROPOSAL

PROPOSED RESIDENTIAL & COMMERCIAL COMPLEX MARCEL GOA.
SURVEY NO/SUB DIV NO. 51 SITUATED AT TIVREM VILLAGE OF PONDA TALUKA.

SCALE: AS SHOWN	DRAWN BY: HCS	DRAWING NO. CM/01	APP'D BY: MGC
REV:			CHK'D BY: MDC

PROJECT NAME:-

CHAMUNDA RIVER PARK (PHASE - I)

HEALTH OFFICER
PRIMARY HEALTH CENTRE
BETKI-GO.

OWNER NAME, ADDRESS & SIGNATURE

SCHOLAR BUILDERS PVT. LTD.
FATIMA CHAMBERS, 2nd FLOOR,
OPP. HOTEL SAMRAT, PANAJI - GOA 403 001

ARCHITECTS NAME, ADDRESS & SIGNATURE

M. G. CHAVAN
G. D. ARCH. A. I. A.
REG. No. CA/86/8680.
AR/0017/2015
ARCHITECT & INTERIOR DESIGNER
98/1102, COSMOPOLITAN, POWAI, MUMBAI - 400076

Approved with
Date 25-07-2016

Please check letter No. 1101/430/Turcom/311
2016/483 dated 11/04/2016
regarding the Plans

Sarpanch
V. P. Tivrem, Orga