

AREA STATEMENT FOR INFRASTRUCTURE TAX

TYPE-1 UNIT

FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R							TOTAL B.U.A (sq.mts)
		STAIRCASE	DUCT VOID	CCTV/SER LOBBY	PASSAGE	VER/BALC	PORCH	TERRACE	
GROUND FLOOR	121.12	10.03	-	6.33		13.24	2.58	32.18	153.3
FIRST FLOOR	115.64	18.12	-	-	-	4.26	13.24	35.62	151.26
	236.76							67.80	304.56
TOTAL x 2nos.	473.52 SQ.M								BUA=609.12 SQ.M.

TYPE-2 UNIT

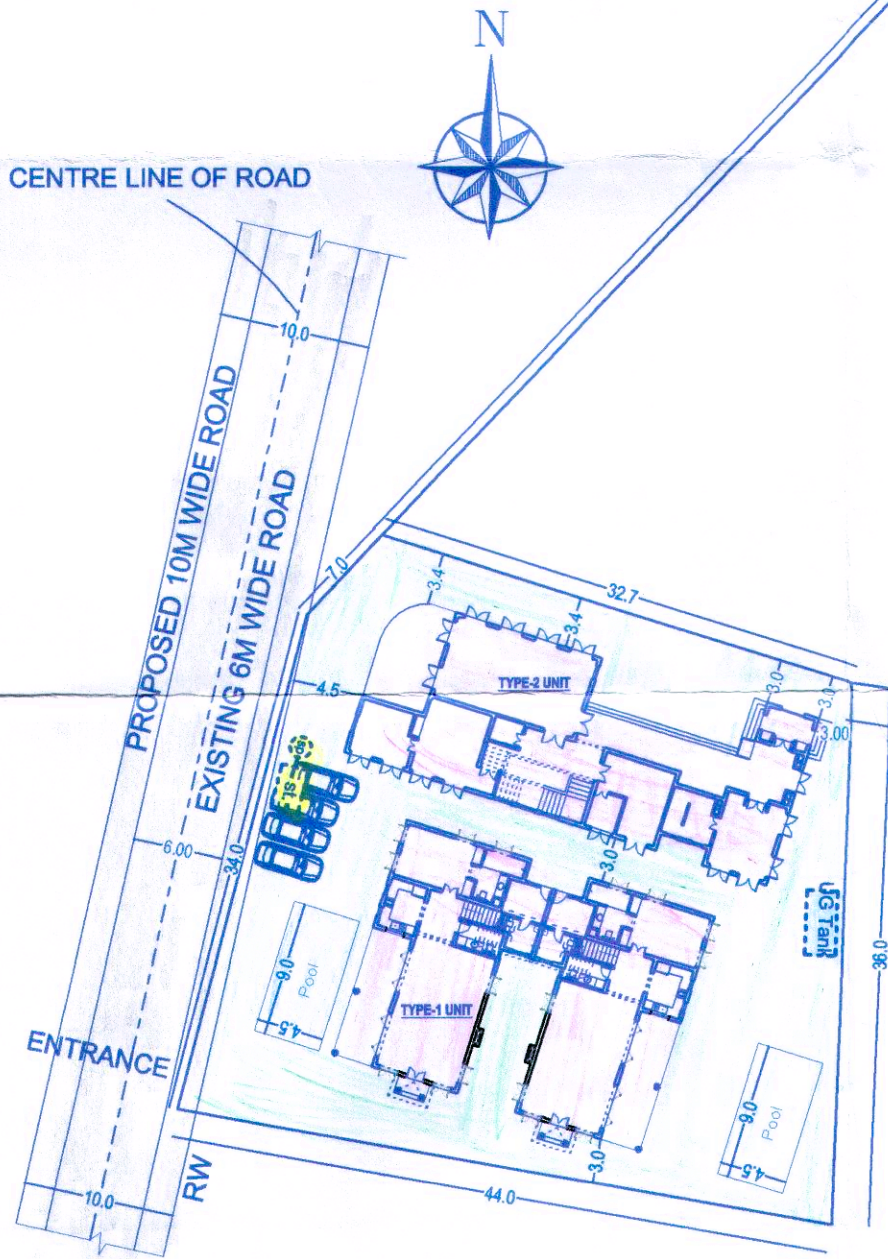
FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R							TOTAL B.U.A (sq.mts)
		STAIRCASE	DUCT VOID	CCTV/SER LOBBY	PASSAGE	VER/BALC	PORCH	TERRACE	
GROUND FLOOR	208.17	31.31	-			35.71	7.60	74.62	282.79
FIRST FLOOR	151.14	37.5	-	-	-	15.95	16.36	69.81	220.95
FAR	359.31							144.43	503.74

TOTAL BUA OF TYPE 1 & TYPE 2 UNIT = 1112.86 SQ.M.

POOL x 2 NOS. = 4.5m x 9m = 81 SQ.M.

TOTAL AREA FOR INFRA. TAX. = 1112.86 SQ.M. + 81 SQ.M. = 1193.86 SQ.M.

Approved with condition vide
L. No.: PR/6108/Assg/10-22/4044
dt 07/07/2022
Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Mapusa



SITE PLAN - RESIDENTIAL PLOT
SY.NO.97/1(PART) ASSAGAO

Scale:- 1:500

ACCESS PROVIDED FROM SY.NO.97/2 ASSAGAO
DEVELOPED AS ROAD BY COMUNIDADE DE ASSAGAO .
LETTER PROVIDED TO USE THIS ACCESS TO
SY.NO. 97/1 ASSAGAO

Approved with conditions vide
R. No. 3(1) dt 15/11/22
Secretary
Village Panchayat Assagao
Bardez - Goa.

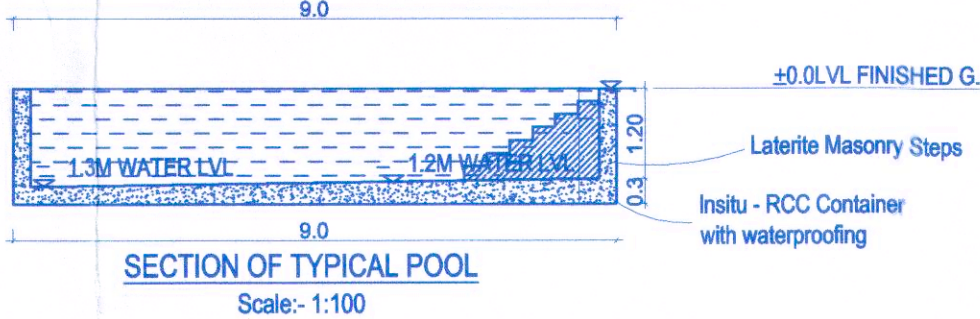
AREA STATEMENT

01	TOTAL AREA OF SY NO 97/1 ASSAGAO	11600.00
		M2
02	SETTLEMENT AREA FOR RESIDENTIAL DEVELOPMENT	1500.00
03	NDZ AREA	4000.00
04	AREA UNDER ORCHARD	6100.00
		M2

AREA STATEMENT OF SETTLEMENT PLOT

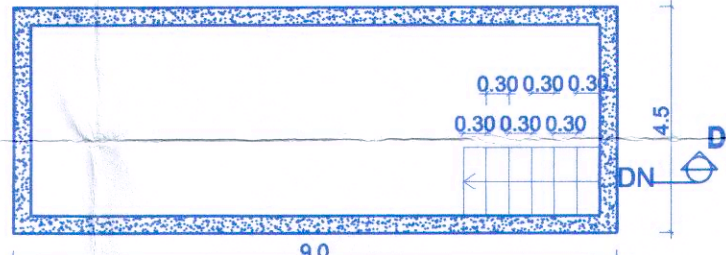
01	SETTLEMENT PLOT AREA	1500
02	AREA FOR ROAD WIDENING	23.5
03	EFFECTIVE SETTLEMENT - RESIDENTIAL PLOT AREA	1476.5
04	COVERAGE PERMISSIBLE (40 %)	583.45
05	PROPOSED COVERAGE (39.05 %)	576.63
06	F.A.R. PERMISSIBLE (60 %)	900.00
07	PROPOSED F.A.R (55.52%)	832.83
7a	GROUND FLR F.A.R. (242.24sq.m. + 208.17sq.m.)	450.41
7b	FIRST FLR F.A.R. (231.28sq.m. + 151.14sq.m.)	382.42
08	BUILT UP AREA	1112.86
8a	GROUND FLR BUA (306.6sq.m. + 282.79sq.m.)	589.39
8b	FIRST FLR BUA (302.52sq.m. + 220.9sq.m.)	523.47

COVERAGE - TYPE-1 UNIT = 301.44 SQ.M. FAR - TYPE 1 UNIT = 473.52 SQ.M
COVERAGE - TYPE-2 UNIT = 275.19 SQ.M. FAR - TYPE 2 UNIT = 359.31 SQ.M
TOTAL COVERAGE = 576.63 SQ.M. TOTAL FAR = 832.83 SQ.M



SECTION OF TYPICAL POOL

Scale:- 1:100



PLAN OF TYPICAL POOL

PROJECT TITLE :

REVISED PLANS OF PROPOSED CONSTRUCTION OF
RESIDENTIAL UNITS ON PROPERTY BEARING SY.
NO. 97/1(PART) OF ASSAGAO VILLAGE, SITUATED
AT ASSAGAO BARDEZ TALUKA, GOA.

FOR- RYAGO HOTELS PVT. LTD.

REVISED SUBMISSION SHEET NO. 1

OWNER'S SIGN CONSULTANT SIGN

Signature of Owner
Signature of Consultant
PARESH GAITONDE
REG. CIVIL AMIE FIV
CHARTERED ENGINEER
T.C.N Reg. No. ER/0057/2010