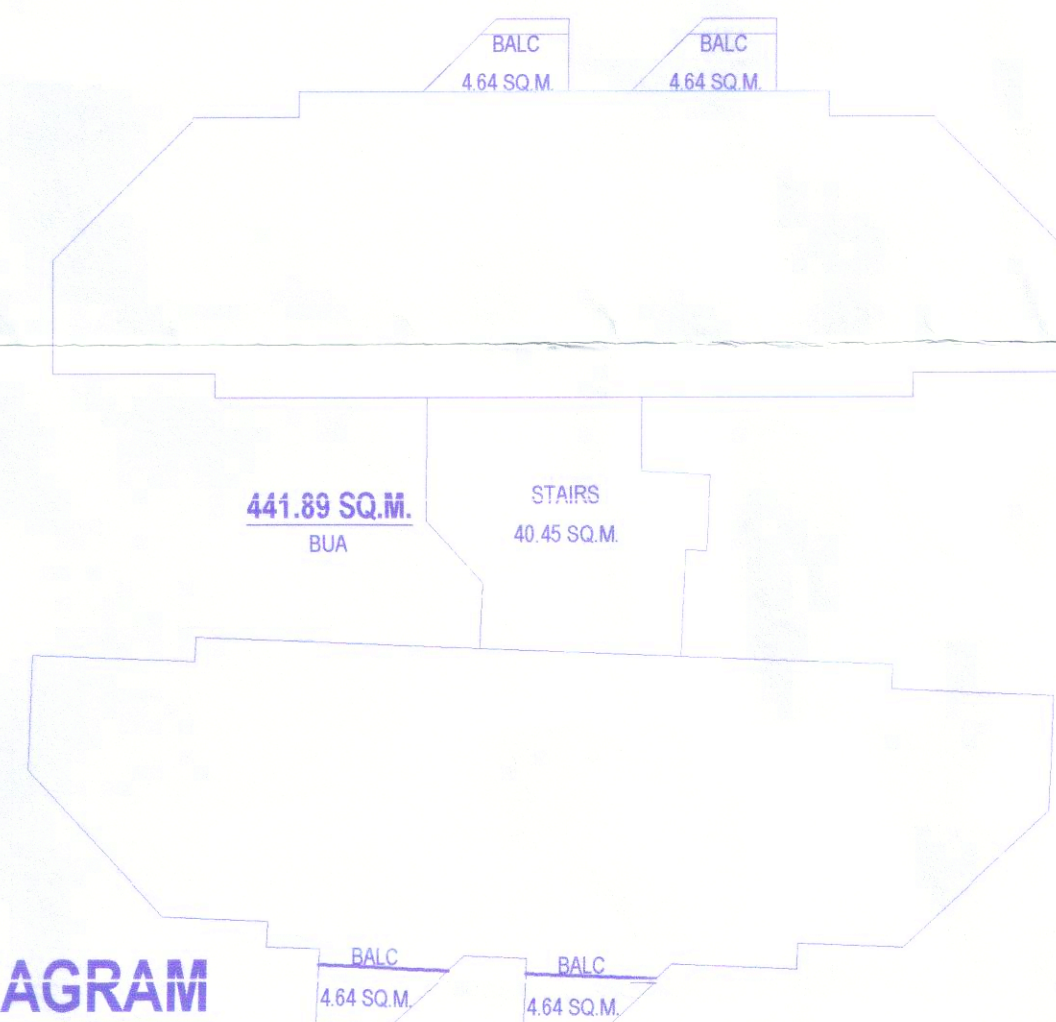


SITE PLAN
Scale:- 1:500

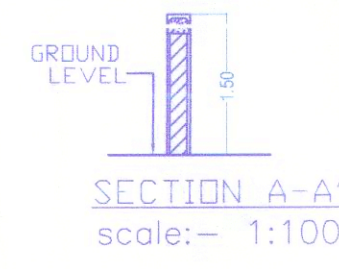
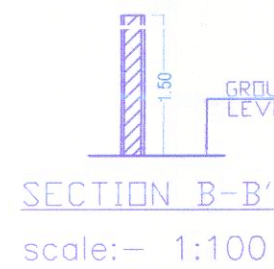


AREA DIAGRAM
Scale:- 1:200

BUILTUP AREA STATEMENT

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R						NET F.A.R (sq.mts)
		STAIRCASE	DUCT VOID	CCTV/SER PASSAGE LOBBY	VER/BALC	PORCH TERRACE	TOTAL	
APT. BLOCK								
GROUND FLOOR	441.89	40.45	-	-	18.56	-	59.01	382.88
FIRST FLOOR	441.89	40.45	-	-	18.56	-	59.01	382.88
SECOND FLOOR	441.89	40.45	-	-	18.56	-	59.01	382.88
THIRD FLOOR	441.89	40.45	-	-	18.56	-	59.01	382.88
BUILTUP AREA	1767.56						236.04	1531.52
TOTAL BUILTUP AREA = 3535.12 SQ.M.								TOTAL FAR = 3063.04 SQ.M.
PREVIOUSLY APPROVED BUILTUP AREA = 3535.12 SQ.M.								
APPROVED COVERAGE = 883.78 SQ.M. PREVIOUSLY APPROVED FAR = 3063.04 SQ.M.								

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R							NET F.A.R (sq.mts)
		STAIRCASE	DUCT VOID	CCTV/SER PASSAGE LOBBY	VER/BALC	PORCH TERRACE	TOTAL		
ADDITIONAL 20% FAR - ADDITION OF FOURTH FLOOR									
FOURTH FLOOR	441.89	40.45	-	-	-	18.56	-	59.01	382.88
ADDITION OF BUILTUP AREA = 883.78 SQ.M.									
ADDITION OF FAR = 765.76 SQ.M.									
ADDITION OF BUILTUP AREA OF CONNECTING CORRIDOR AT 3RD FLOOR = 39.8 SQ.M.									
TOTAL BUILTUP AREA (2 BLOCKS) = 4458.70 SQ.M.									ADDITION OF 20% FAR = 765.76 SQ.M.
TOTAL FAR = 3828.80 SQ.M.									



LENGTH OF BOUNDARY WALL is 145 Rm

AREA STATEMENT FOR INFRASTRUCTURE TAX

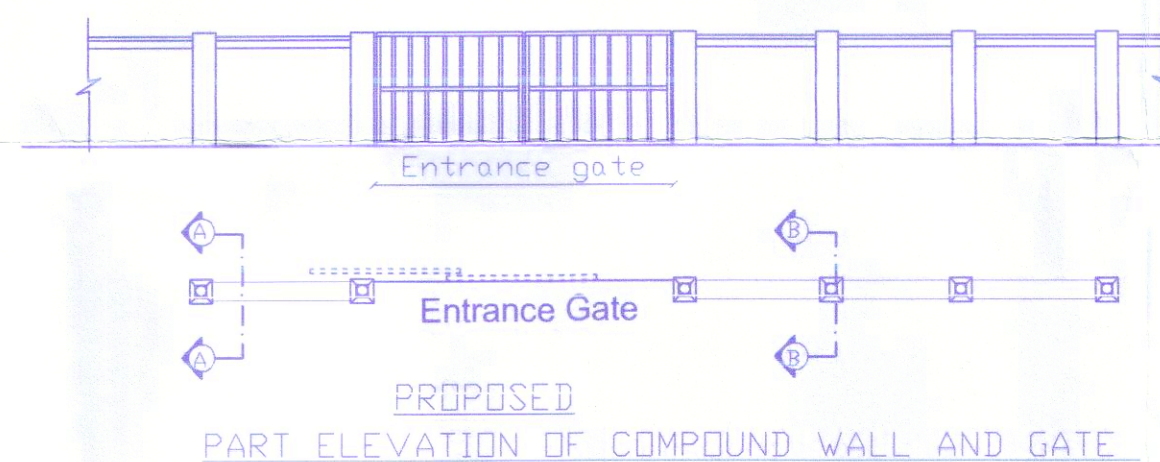
FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREAS INCLUDED IN INFRASTRUCTURE TAX						TOTAL B.U.A (sq.mts)
		STAIRCASE	DUCT VOID	CCTV/SER PASSAGE LOBBY	VER/BALC	PORCH TERRACE	TOTAL	
APT. BLOCK								
GROUND FLOOR	382.88	40.45	-	-	18.56	-	59.01	441.89
FIRST FLOOR	382.88	40.45	-	-	18.56	-	59.01	441.89
SECOND FLOOR	382.88	40.45	-	-	18.56	-	59.01	441.89
THIRD FLOOR	382.88	40.45	-	-	18.56	-	59.01	441.89
								1767.56
TOTAL BUILTUP AREA = 3535.12 SQ.M.								
POOL AREA = 6.0m x 2.5m x 8 nos. = 120 SQ.M.								
PREVIOUSLY APPROVED INFRASTRUCTURE AREA = 3535.12 SQ.M. + 120 SQ.M. = 3655.12 SQ.M.								
ADDITION IN INFRASTRUCTURE AREA WITH ADDITIONAL BUA OF FOURTH FLOOR + CONNECTING CORRIDOR								
= 883.78 SQ.M. + 39.8 SQ.M. = 923.58 SQ.M.								
PREVIOUSLY APPROVED INFRASTRUCTURE AREA = 3655.12 SQ.M.								
REVISED INFRASTRUCTURE AREA WITH ADDITION IN FOURTH FLOOR = 4578.70 SQ.M.								

PREVIOUSLY APPROVED AREA STATEMENT

01	TOTAL AREA OF SY.NO.76/11(PART)-PLOT 'A' NERUL VILLAGE	3950 M2
02	AREA FOR ROAD WIDENING	225 M2
03	EFFECTIVE PLOT AREA	3725 M2
04	COVERAGE PERMISSIBLE (40 %)	1490 M2
05	PROPOSED COVERAGE (23.72 %)	883.78 M2
06	F.A.R. PERMISSIBLE (80 %)	3160 M2
07	PROPOSED F.A.R (77.54%)	3063.04 M2
7a	GROUND FLOOR F.A.R. 382.88sq.m. x 2nos.	765.76 M2
7b	FIRST FLOOR F.A.R. 382.88sq.m. x 2nos.	765.76 M2
7c	SECOND FLOOR F.A.R. 382.88sq.m. x 2nos.	765.76 M2
7d	THIRD FLOOR F.A.R. 382.88sq.m. x 2nos.	765.76 M2
08	PROPOSED BUILTUP AREA	3535.12 M2
8a	GROUND FLOOR BUA	883.78 M2
8b	FIRST FLOOR BUA 441.89sq.m. x 2nos.	883.78 M2
8c	SECOND FLOOR BUA 441.89sq.m. x 2nos.	883.78 M2
8d	THIRD FLOOR BUA 441.89sq.m. x 2nos.	883.78 M2

REVISED AREA STATEMENT

01	TOTAL AREA OF SY.NO.76/11(PART)-PLOT 'A' NERUL VILLAGE	3950 M2
02	AREA FOR ROAD WIDENING	225 M2
03	EFFECTIVE PLOT AREA	3725 M2
04	COVERAGE PERMISSIBLE (40 %)	1490 M2
05	PROPOSED COVERAGE (23.72 %)	883.78 M2
06	F.A.R. @ (80 %)	3160 M2
6a	ADDITIONAL F.A.R. @ (20 %)	790 M2
07	PREVIOUSLY APPROVED F.A.R (77.54%)	3063.04 M2
7a	GROUND FLOOR F.A.R.	765.76 M2
7b	FIRST FLOOR F.A.R.	765.76 M2
7c	SECOND FLOOR F.A.R.	765.76 M2
7d	THIRD FLOOR F.A.R.	765.76 M2
7e	ADDITION OF FOURTH FLOOR F.A.R.(19.39%)	765.76 M2
	TOTAL PROPOSED F.A.R.(96.93%)	3828.80 M2
08	PREVIOUSLY APPROVED BUILTUP AREA	3535.12 M2
8a	GROUND FLOOR BUA	883.78 M2
8b	FIRST FLOOR BUA	883.78 M2
8c	SECOND FLOOR BUA	883.78 M2
8d	THIRD FLOOR BUA	883.78 M2
8d	ADDITION OF FOURTH FLOOR BUA	883.78 M2
8e	ADDITION OF CONNECTING CORRIDOR BUA	39.80 M2
	PROPOSED BUILTUP AREA	4458.70 M2



AREA STATEMENT OF PROPERTY

AREA AS PER FORM I & XIV : SY. NO. 76/11 NERUL	: 6700 SQ.M.
TOTAL AREA LOST IN MDR ROAD WIDENING	: 660 SQ.M.
NET EFFECTIVE PLOT AREA OF SY.NO.76/11	: 6040 SQ.M.
15% OPEN SPACE REQUIRED	: 906 SQ.M.

Approved vide Resoln No (B1)
dt: 29/6/2024

SECRETARY
V. P. NERUL



Approved With Condition Vide
L. No: **IPB/8502/NER/Tcr.2024/2507**
dt: 15/3/2024

Dy. Town Planner
Town & Country Planning Dept
Govt. of. Goa, Mapusa

PROJECT TITLE :
PLANS FOR ADDITIONAL 20% FAR WITH ADDITION OF FOURTH FLOOR, FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL UNITS ALONGWITH POOL & BOUNDARY WALL ON PROPERTY BEARING SY. NO. 76/11(PART) - PLOT 'A' OF NERUL VILLAGE, SITUATED AT NERUL BARDEZ TALUKA, GOA.
FOR- MRS. NANCY SUSAN D'SILVA & OTHERS
SUBMISSION DRAWING SHEET NO. 1
OWNER'S SIGN CONSULTANT SIGN
PRATHAMESH SHARMA
BE (CIVIL)
T.C.P. Reg. No. ER/0020/2022
(FOR ER. PARESH GAITONDE)