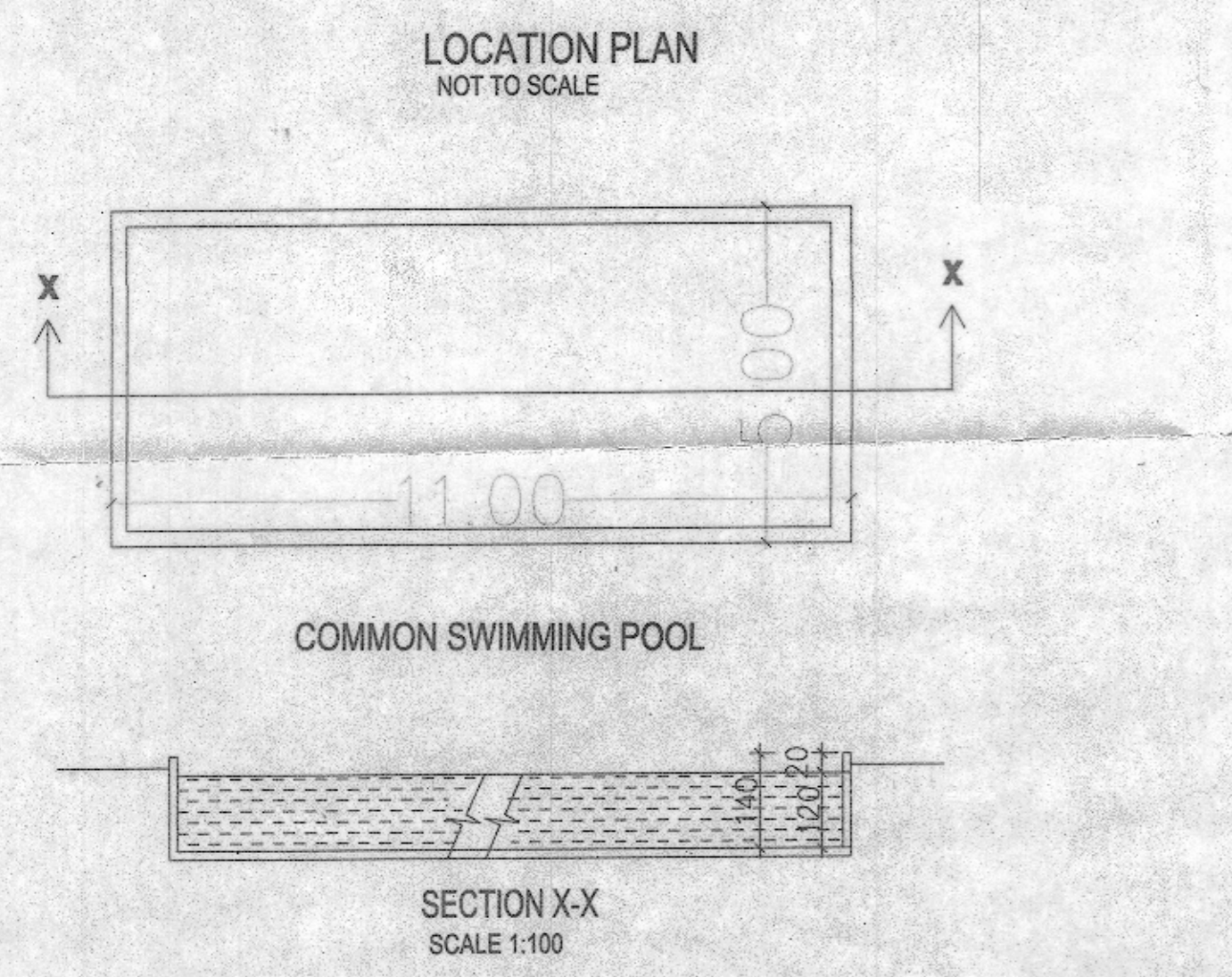
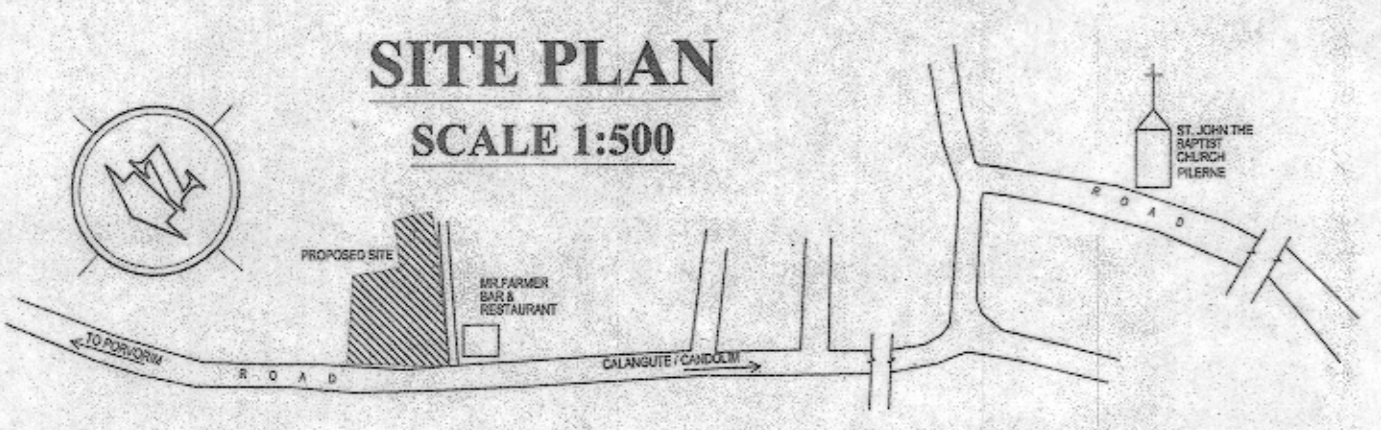
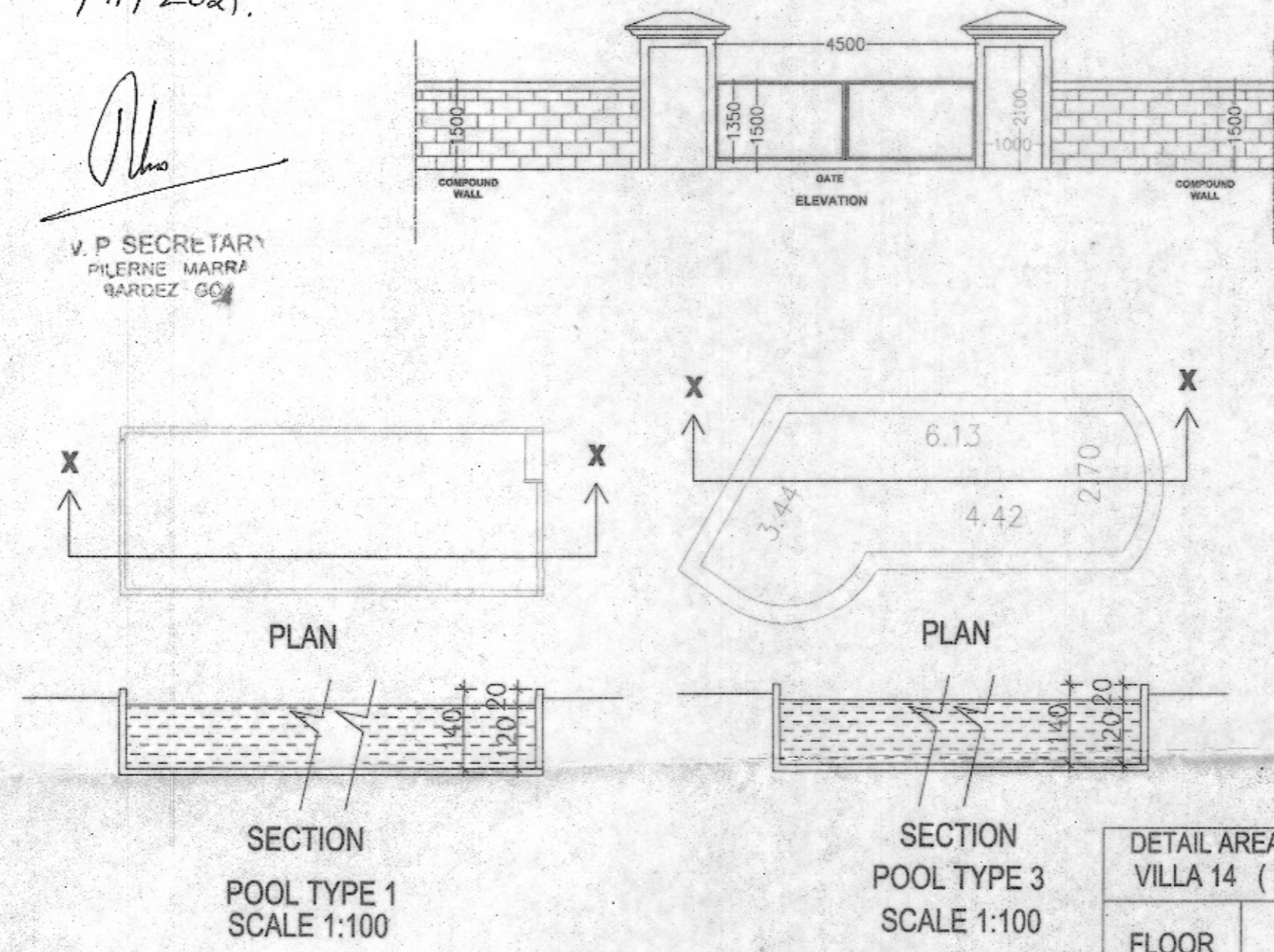
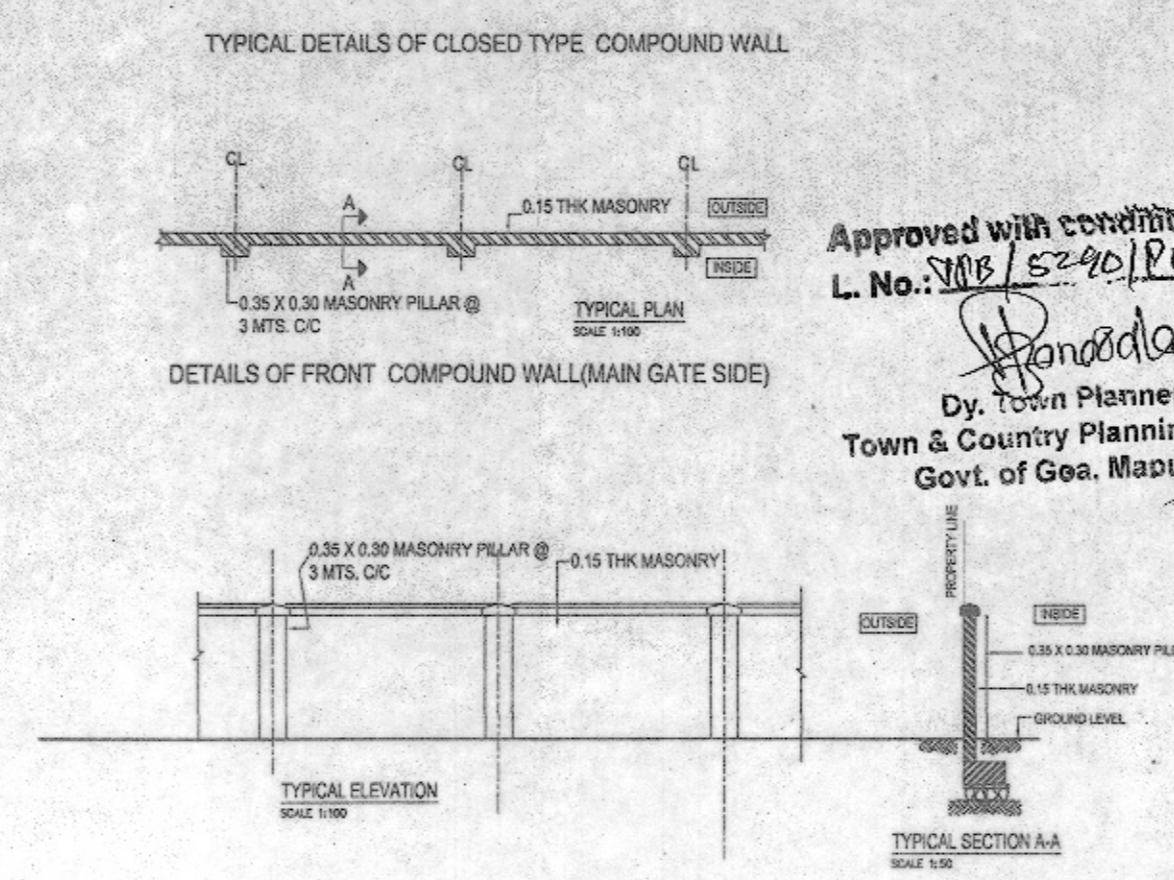


Approved with condition vide L. No. 518/S/2011/P/10/21-22-23/11/2021
 Dy. Town Planner
 Town & Country Planning Dept.
 Govt. of Goa, Mapusa

APPROVED FOR PERMISSION
 SO 1 VP/P/21/19/198-Villas/Com-wall/Pool/Club-house/2021-22/1190
 Date: 02/11/2021

V.P. SECRETARY
 PILERNE MARRA
 BARDEZ GOA



AREA STATEMENT:
 VP1 ZONE
 TOTAL AREA OF PLOT = 9900.00 sq.mts.
 AREA UNDER ROAD WIDENING = 486.95
 HENCE NET PLOT AREA = 9413.05 sq.mts.

CALCULATION FOR PERMISSIBLE FAR
 1) PERMISSIBLE F.A.R ON NET PLOT AREA = 60% OF 9413.05
 = 0.6 X 9413.05 = 5647.83.....(A) plus,
 25% of 9413.05 = 2353.26 OR 60% of 486.95 = 292.17.....(B)
 = 5647.83 + 292.17 = 5940 M2
 PERMISSIBLE F.A.R. = 5940 M2

PROPOSED F.A.R. = 5790.72 X 60 = 58.49%
 5940

PERMISSIBLE COVERAGE = (40% of 9413.05) = 0.4 X 9413.05 = 3765.22 M2
 TOTAL COVERED AREA = (95.72X15)+(95.94X7)+(109.17X3)+(109.39X3)
 +101.59+87.68+72.93+73.50+60.15 (CH)
 = 1435.8+671.58+327.51+328.17+101.59+87.68+72.93+73.50+60.15 (CH)
 = 3158.91M2
 PROPOSED COVERAGE = 3158.91 X 40
 3765.22
 PROPOSED COVERAGE = 33.55%

AREA OF POOLS = 1 NO COMMON POOL +
 4 NO. POOL TYPE 1 + 1 NO. POOL TYPE 2 +
 1 NO. POOL TYPE 3 + 5 NO. POOL TYPE 4 +
 7 NO. POOL TYPE 5 + 2 NO. POOL TYPE 6
 = 55 + (4X21.17) + 18.98 + 24.18 + (5X15.0) +
 (7X14.30) + (2X12)
 = 381.94 M2

OPEN SPACE REQUIRED TO BE PROVIDED (15% OF 9900.00)
 = 1485.00 Sq.Mt.
 OPEN SPACE PROVIDED = 1485.58 Sq.Mt.

AREA OF WASTE MANAGEMENT UNIT = 1.5 X 5.14 = 7.71 M2
 AREA OF GAS BANK = 4.50 x 2.50 = 11.25 M2 X 2Nos = 22.50 M2
 AREA OF SECURITY CABIN = 2.70 x 1.60 (2Nos) = 8.64 M2

AREA CALCULATION FOR INFRASTRUCTURE TAX

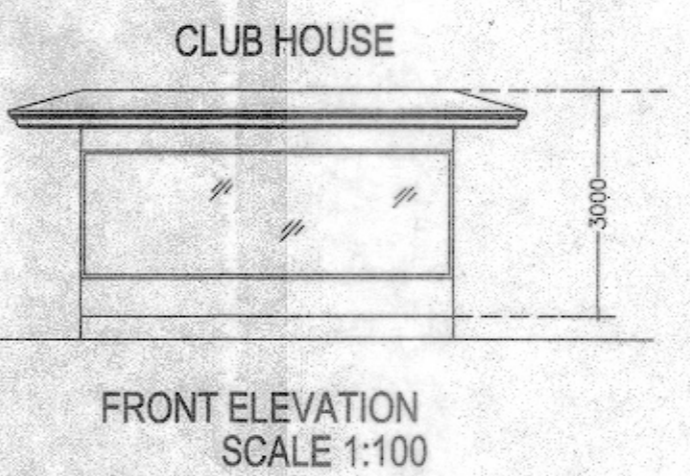
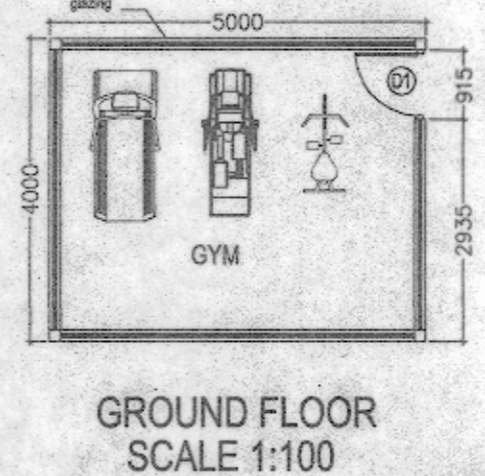
TOTAL SUPERBUILT UP AREA OF BLDGS = 7997.89 M2
 TOTAL AREA OF CLUBHOUSE = 20.00 M2
 AREA OF POOLS = 381.94 M2
 AREA OF WASTE MANAGEMENT UNIT = 7.71 M2
 AREA OF GAS BANK (2 Nos) = 22.50 M2
 AREA OF SECURITY CABIN (2 Nos) = 8.64 M2
 TOTAL = 8438.68 M2

DETAIL AREA CALCULATIONS : VILLA 14 (1NO)

FLOOR REF.	SBUA M2	AREAS FREE OF FAR (M2)						FAR M2
		ENTRANCE PORCH & VERANDAH	BALCONY	LIFT	OPEN TO SKY TERRACE	CAR PARK	BAY WINDOW	
GF	72.93	10.23	—	2.38	—	—	—	60.32
FF	71.63	—	4.87	2.38	—	—	4.06	60.32
SF	64.75	—	—	2.38	—	—	2.05	60.32
FOR 1 SINGLE VILLA	209.31	10.23	4.87	7.14	—	—	6.11	180.96

DETAIL AREA CALCULATIONS : VILLA 13 (1NO)

FLOOR REF.	SBUA M2	AREAS FREE OF FAR (M2)						FAR M2
		ENTRANCE PORCH & VERANDAH	BALCONY	LIFT	OPEN TO SKY TERRACE	CAR PARK	BAY WINDOW	
GF	73.50	10.80	—	2.38	—	—	—	60.32
FF	71.63	—	4.87	2.38	—	—	4.06	60.32
SF	64.75	—	—	2.38	—	—	2.05	60.32
FOR 1 SINGLE VILLA	209.88	10.80	4.87	7.14	—	—	6.11	180.96



DETAIL AREA CALCULATIONS : TYPICAL VILLAS 3,5,7,8,12, 15,16,17,18,19,20,26,28,30,32 (15 NOS)

FLOOR REF.	SBUA M2	AREAS FREE OF FAR (M2)						FAR M2
		ENTRANCE PORCH & VERANDAH	BALCONY	LIFT	OPEN TO SKY TERRACE	CAR PARK	BAY WINDOW	
GF	95.72	18.23	—	2.38	—	—	14.79	60.32
FF	86.31	—	4.87	2.38	—	—	4.06	60.32
SF	64.75	—	—	2.38	—	—	2.05	60.32
FOR 1 SINGLE VILLA	246.78	18.23	4.87	7.14	14.68	14.79	6.11	180.96
FOR 15 VILLAS	3701.70	273.45	73.05	107.10	220.2	221.85	91.65	2714.40

DETAIL AREA CALCULATIONS : TYPICAL VILLAS 2,4,11,25,27,29,31 (7NOS)

FLOOR REF.	SBUA M2	AREAS FREE OF FAR (M2)						FAR M2
		ENTRANCE PORCH & VERANDAH	BALCONY	LIFT	OPEN TO SKY TERRACE	CAR PARK	BAY WINDOW	
GF	95.94	18.45	—	2.38	—	—	14.79	60.32
FF	86.31	—	4.87	2.38	—	—	4.06	60.32
SF	64.75	—	—	2.38	—	—	2.05	60.32
FOR 1 SINGLE VILLA	247.0	18.45	4.87	7.14	14.68	14.79	6.11	180.96
FOR 7 VILLAS	1729.0	129.15	34.09	49.98	102.76	103.53	42.77	1266.72

DETAIL AREA CALCULATIONS : TYPICAL VILLAS 1,9,10 (3NOS)

FLOOR REF.	SBUA M2	AREAS FREE OF FAR (M2)						FAR M2
		ENTRANCE PORCH & VERANDAH	BALCONY	LIFT	OPEN TO SKY TERRACE	CAR PARK	BAY WINDOW	
GF	109.17	18.23	—	2.38	—	—	28.24	60.32
FF	99.76	—	4.87	2.38	—	—	4.06	60.32
SF	64.75	—	—	2.38	—	—	2.05	60.32
FOR 1 SINGLE VILLA	273.68	18.23	4.87	7.14	28.13	28.24	6.11	180.96
FOR 3 VILLAS	821.04	54.69	14.61	21.42	84.39	84.72	18.33	542.88

DETAIL AREA CALCULATIONS : TYPICAL VILLAS 6,21,22 (3NOS)

FLOOR REF.	SBUA M2	AREAS FREE OF FAR (M2)						FAR M2
		ENTRANCE PORCH & VERANDAH	BALCONY	LIFT	OPEN TO SKY TERRACE	CAR PARK	BAY WINDOW	
GF	109.39	18.45	—	2.38	—	—	28.24	60.32
FF	99.76	—	4.87	2.38	—	—	4.06	60.32
SF	64.75	—	—	2.38	—	—	2.05	60.32
FOR 1 SINGLE VILLA	273.90	18.45	4.87	7.14	28.13	28.24	6.11	180.96
FOR 3 VILLAS	821.70	55.35	14.61	21.42	84.39	84.72	18.33	542.88

DETAIL AREA CALCULATIONS : VILLA 23 (1NO)

FLOOR REF.	SBUA M2	AREAS FREE OF FAR (M2)						FAR M2
		ENTRANCE PORCH & VERANDAH	BALCONY	LIFT	OPEN TO SKY TERRACE	CAR PARK	BAY WINDOW	
GF	101.59	10.23	—	2.38	—	—	28.66	60.32
FF	100.18	—	4.87	2.38	—	—	4.06	60.32
SF	64.75	—	—	2.38	—	—	2.05	60.32
FOR 1 SINGLE VILLA	266.52	10.23	4.87	7.14	28.55	28.66	6.11	180.96

DETAIL AREA CALCULATIONS : VILLA 24 (1NO)

FLOOR REF.	SBUA M2	AREAS FREE OF FAR (M2)						FAR M2
		ENTRANCE PORCH & VERANDAH	BALCONY	LIFT	OPEN TO SKY TERRACE	CAR PARK	BAY WINDOW	
GF	87.68	10.23	—	2.38	—	—	14.75	60.32
FF	86.31	—	4.87	2.38	—	—	4.06	60.32
SF	64.75	—	—	2.38	—	—	2.05	60.32
FOR 1 SINGLE VILLA	238.74	10.23	4.87	7.14	14.68	14.75	6.11	180.96

TOTAL FOR 32 VILLAS

7997.89	554.13	155.84	228.48	534.97	538.23	195.52	5790.72
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REVISED PROPOSED CONSTRUCTION OF VILLAS ON PLOT BEARING SURVEY NO.12 / 2 SITUATED AT PILERNE VILLAGE OF BARDEZ TALUKA , GOA.

SCALE
1:500 , 1:100

ARCHITECT'S SIGN:

ISABEL R. ARCHITECT URBAN DESIGNER
 Reg. No. 100822/2011

OWNER'S SIGN:

SHEET NO.
1