

ITEM	QTY	UNIT	SIZE
1	1	Sqm	1000000000
2	1	Sqm	1000000000
3	1	Sqm	1000000000
4	1	Sqm	1000000000
5	1	Sqm	1000000000
6	1	Sqm	1000000000
7	1	Sqm	1000000000
8	1	Sqm	1000000000
9	1	Sqm	1000000000
10	1	Sqm	1000000000

AREA STATEMENT

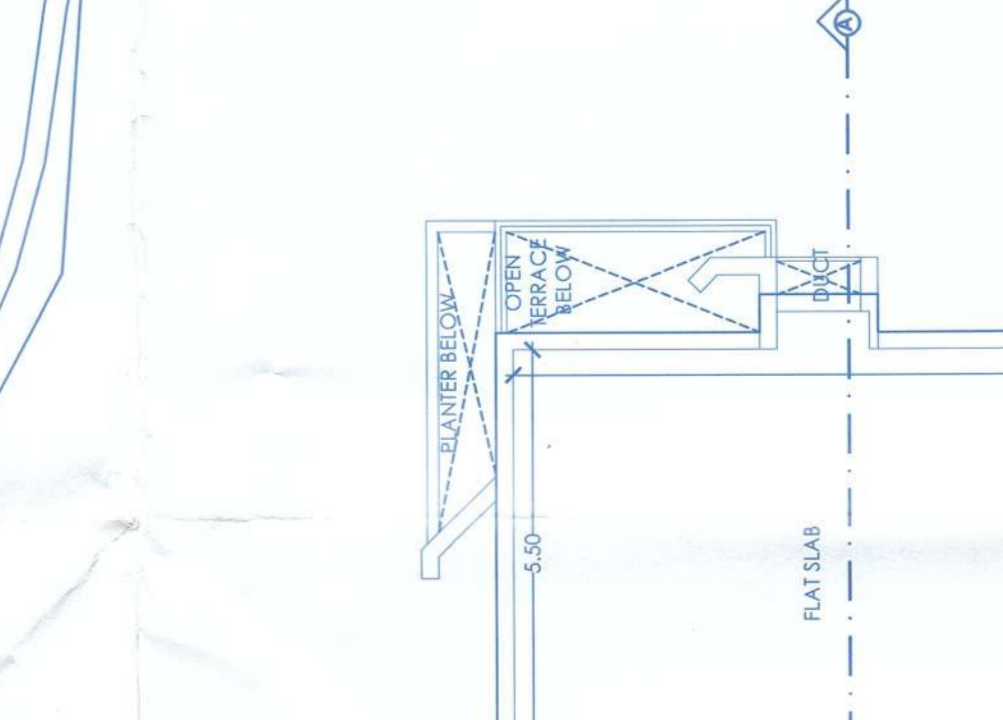
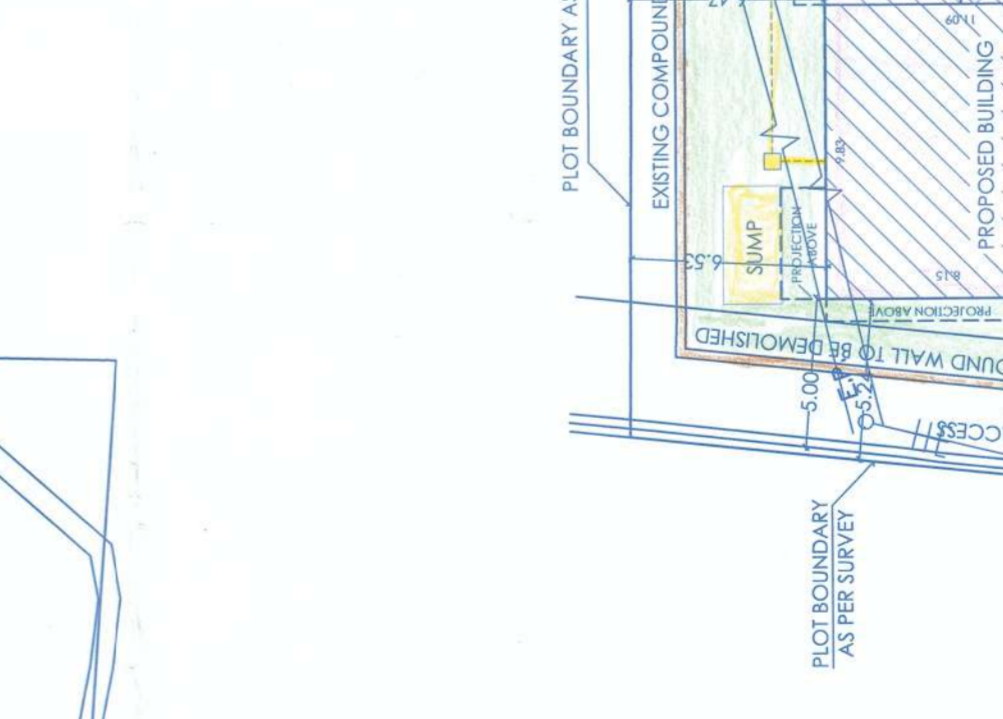
TOTAL PLOT AREA = 841.0 Sqm
 AREA UNDER ROAD WIDENING = NIL
 NET PLOT AREA = 841.0 Sqm
 PERMISSIBLE COVERAGE (40%) = 336.4 Sqm
 PERMISSIBLE F.A.R. (100%) = 841.0 Sqm
 PROPOSED COVERED AREA = 321.40 Sqm
 PROPOSED COVERAGE IN PERCENTAGE = 38.21 %
 PROPOSED F.A.R. IN PERCENTAGE = 87.52 %
 FRONT SET BACK = 4.41 MTS
 L.H.S SET BACK = 5.00 MTS
 R.H.S SET BACK = 5.40 MTS
 REAR SET BACK = 5.20 MTS

TOTAL AREA FOR INFRASTRUCTURE TAX = BUA of staircase & lobby on stilt + total BUA of upper ground/1st/2nd/3rd/4th = 71.29 + 164.73 + 25.61 = 161.63 SQM

PARKING STATEMENT -
 TOTAL NO OF UNITS = 20
 TOTAL NO OF CARS REQUIRED = 20
 TOTAL NO OF CARS PROVIDED = 20

FLOOR	BUA SQM	STAIRCASE/BALCONY/ENCL. BALCONY	DUCTS/LETS	LOBBY	PARKING	NET F.A.R. (Retn)
STILT FLOOR	301.49	31.08	11.58	21.07	9.85	225.53
UPPER GROUND	321.08	31.08	74.48	21.07	15.91	167.26
1ST FLOOR	312.74	31.08	66.38	19.48	15.91	168.96
2ND FLOOR	308.29	31.08	77.28	19.48	5.42	185.47
3RD FLOOR	308.29	31.08	77.28	19.48	11.58	182.94
4TH FLOOR	308.29	31.08	77.28	19.48	11.58	182.94
TOTAL	1158.21	184.48	317.48	69.08	48.02	887.77

NOTE: 80.28 SQM F.A.R. CLAIMED FOR LOBBY/ENTRANCE Foyer/CLUBHOUSE/ SOCIETY OFFICE/TELEPHONE EXCHANGE/ CCTV ROOM & OT/STAIRS.



ARCHITECT
AR. ETZHA D'SOUZA
 TEL: 9840198202/9815
 ON: 9840198202/9815
AR. ETZHA D'SOUZA

CLIENT
M/s. SHERATON HOLIDAYS LLP
Sheraton

PROJECT
 REGION OF PROPOSED RESIDENTIAL BUILDING - 40% COVERAGE WITH 40% F.A.R. IN UPPER GROUND/1ST/2ND/3RD/4TH FLOOR/STILT FLOOR WITH 100% F.A.R. IN UPPER GROUND/1ST/2ND/3RD/4TH FLOOR/STILT FLOOR. ORDER NO. NG PDA/CA/24/717/2019 DATED 14 JAN 2019 PANCHAYAT REFERENCE NO. V7/C/13 Bldgs/L/19-20/17

DRAWINGS
 SHEET No. 01
 FILE No. Location Plan
 SHEET No. 02/001 Stilt Floor Plans
 SHEET No. 03/001 Section
 SHEET No. 04/001 Compound Wall
 SHEET No. 05/001 D/W Schedule
 SHEET No. 06/001 Area Diagrams
 SHEET No. 07/001 Area Statement
 SHEET No. 08/001 Area Calculation

DATE: 18-08-2023
 DRAWN BY: S.N.
 CHECKED BY: S.N.

APPROVED WITH CONDITION VIDE L. No. 117 / C / R 131 Bldgs. L / 23-24 / 4933

By: *[Signature]*
 Town & Country Planning Dept
 Govt. of Goa, Meana

SECRETARY
 TOWN & COUNTRY PLANNING DEPT
 GOA