

LANDED PROPERTY - AREA STATEMENT

01	AREA OF SY. NO. 26/3-A REIS MAGOS	9725 M2
1a	AREA UNDER ORCHARD & NDZ OVERLAP	4100 M2
1b	AREA UNDER SETTLEMENT	5625 M2
02	AREA LOST IN ROAD WIDENING	1270 M2
03	EFFECTIVE PLOT AREA FOR DEVELOPMENT	4355 M2
3a	15% OPEN SPACE REQD.	653.25 M2
3b	15% OPEN SPACE PROVIDED	654 M2

04	COVERAGE PERMISSIBLE (40 %)	1742.0 M2
05	PROPOSED COVERAGE (39.83%)	1734.73 M2
6a	PREVAILING F.A.R. PERMISSIBLE (80 %)	4500 M2
6b	ADDITIONAL F.A.R. SANCTIONED (20 %)	1125 M2
6c	TOTAL F.A.R. PERMISSIBLE (100 %)	5625 M2

07	PREVAILING BLDG. HEIGHT PERMISSIBLE	(11.5m)
7a	ADDITIONAL BLDG. HEIGHT SANCTIONED	(3.5m)
7b	TOTAL BLDG. HEIGHT PERMITTED	(15.0m)

08	PROPOSED FAR (89.44 %)	5031.12 M2
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PROPOSED FAR OF APARTMENTS

8a	GROUND FLOOR F.A.R. 189.85 x 3 nos.	569.55 M2
8b	FIRST FLOOR F.A.R. 366.74 x 3 nos.	1100.22 M2
8c	SECOND FLOOR F.A.R. 366.75 x 3 nos.	1100.25 M2
8d	THIRD FLOOR F.A.R. 366.75 x 3 nos.	1100.25 M2
8e	FOURTH FLOOR F.A.R. 366.75 x 3 nos.	1100.25 M2
TOTAL FAR OF APARTMENTS = 4970.52 SQ.M.		

08	PROPOSED BUILT UP AREA - APARTMENTS	6803.58 SQ.M.
8a	GROUND FLOOR BUA 225.05 x 3 nos.	675.15 M2
8b	FIRST FLOOR BUA 423.80 x 3 nos.	1271.40 M2
8c	SECOND FLOOR BUA 445.67 x 3 nos.	1337.01 M2
8d	THIRD FLOOR BUA 445.67 x 3 nos.	1337.01 M2
8e	FOURTH FLOOR BUA 445.67 x 3 nos.	1337.01 M2
8f	TERRACE FLOOR BUA 282.00 x 3 nos.	846.00 M2
TOTAL BUA OF APARTMENTS = 6803.58 SQ.M.		
TOTAL BUA OF ANCILLARY = 104.58 SQ.M.		
TOTAL BUA OF DEVELOPMENT = 6908.16 SQ.M.		

POOL AREA = 97.0 SQ.M.	
TOTAL INFRASTRUCTURE TAX AREA = 7005.16 SQ.M.	

PROJECT :

PROPOSED CONSTRUCTION OF APARTMENT RESIDENTIAL BUILDING BLOCKS ALONGWITH POOL & BOUNDARY WALL ON PROPERTY BEARING SY. NO. 26/3-A OF REIS MAGOS VILLAGE, SITUATED AT REIS MAGOS, NORTH GOA, BARDEZ TALUKA, GOA.

FOR - VIANAAR PROPERTIES PVT. LTD.

SUBMISSION DRAWING

OWNERS' SIGN

SHEET NO. 1

CONSULTANT SIGN

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

PRATHANSHI BHA.
B.E. (CIVIL)
T.C.P. No. 108/0020/2022



SITE PLAN

Scale:- 1:500

INFRASTRUCTURE TAX AREA STATEMENT

FLOORS	NET F.A.R. (sq.mts)	AREA TO BE INCLUDED IN F.A.R.	STAIRCASE DUCT	VOID	LOBBY	BALCONY	PORCH	TERRACE	VERANDAH	TOTAL (sq.mts)
GROUND FLOOR	189.85	35.2	-	-	-	21.86	-	43.72	-	225.05
FIRST FLOOR	366.74	35.2	-	-	-	43.72	-	78.92	-	423.80
SECOND FLOOR	366.75	35.2	-	-	-	43.72	-	78.92	-	445.67
THIRD FLOOR	366.75	35.2	-	-	-	43.72	-	78.92	-	445.67
FOURTH FLOOR	366.75	35.2	-	-	-	43.72	-	78.92	-	445.67
TERRACE	0.00	-	-	-	-	-	-	-	-	282.0
BUA = 2267.86 SQ.M.										
TOTAL BUA = 2267.86 SQ.M. x 3 nos. = 6803.58 SQ.M.										
BUA OF ANCILLARY BLOCKS SERVICES = 104.58 SQ.M.										
AREA OF POOL = 97.0 SQ.M.										
TOTAL INFRASTRUCTURE TAX AREA = 7005.16 SQ.M.										

JUNBER ENG (ELECT)
S. DIV : SV

Assistant Engineer
Electricity Dept.
Sub Division W
Calangate

BUILTUP AREA STATEMENT

FLOORS	TOTAL BUA (sq.mts)	AREA FREE OF F.A.R.	STAIRCASE DUCT	VOID	LOBBY	BALCONY	PORCH	TERRACE	VERANDAH	TOTAL (sq.mts)
GROUND FLOOR	225.05	35.2	-	-	-	21.86	-	43.72	-	225.05
FIRST FLOOR	423.80	35.2	-	-	-	43.72	-	78.92	-	423.80
SECOND FLOOR	445.67	35.2	-	-	-	43.72	-	78.92	-	445.67
THIRD FLOOR	445.67	35.2	-	-	-	43.72	-	78.92	-	445.67
FOURTH FLOOR	445.67	35.2	-	-	-	43.72	-	78.92	-	445.67
TERRACE	282.0	-	-	-	-	-	-	-	-	282.0
TOTAL BUA = 2267.86 SQ.M. x 3 nos. = 6803.58 SQ.M.										
COVERAGE OF APARTMENTS = 423.80 SQ.M.										
TOTAL COVERAGE OF APARTMENTS = 423.80 X 3 = 1271.40 SQ.M.										

BUA OF ANCILLARY BLOCKS SERVICES = 104.58 SQ.M.

STAFF & HOUSEKEEPING ROOM + ELECTRICAL PANEL & EQUIPMENT ROOM = 4.68m x 6.56m = 26.73 SQ.M. x 2 nos. = 53.46 SQ.M.

SECURITY = 6 SQ.M.

IT / TELECOM & CCTV ROOM = 37.98 SQ.M.

POOL SHOWER ROOM = 3.4m x 2.1m = 7.14 SQ.M.

POOL = 19.3m x 5.3m = 97.0 SQ.M.

CUMULATIVE COVERAGE = 1734.73 SQ.M.

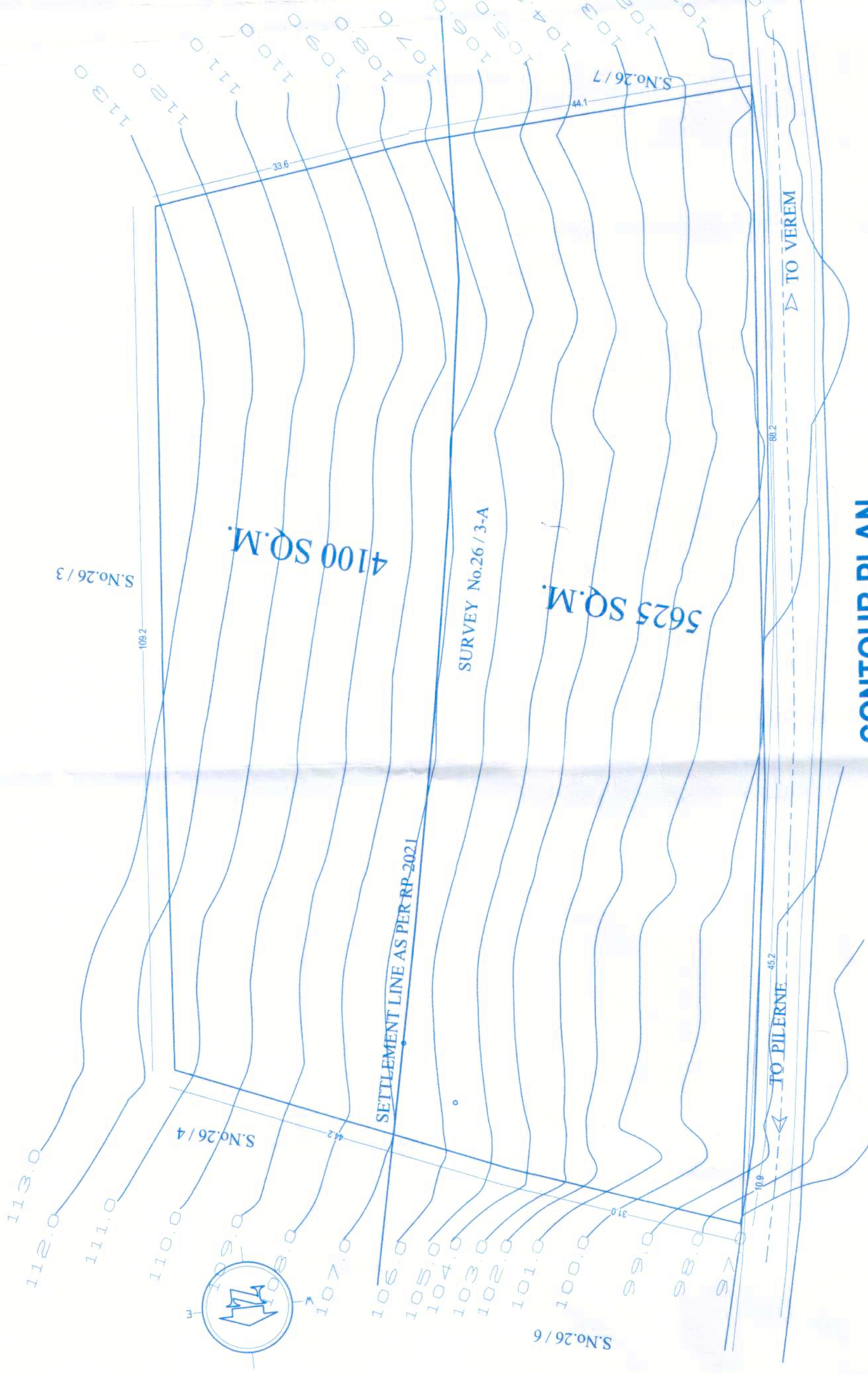
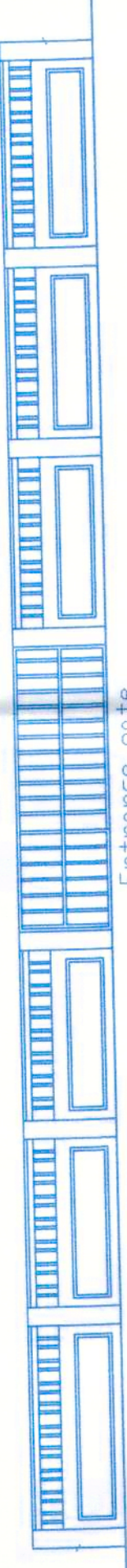
APARTMENTS + STAFF & HOUSEKEEPING RM. & ELECTRICAL EQUIP. RM. + IT / TELECOM CCTV RM. + POOL SHOWER RM. + SECURITY RM. + SLAB ABOVE PARKING. = 1271.40 SQ.M. + 53.46 SQ.M. + 37.98 SQ.M. + 7.14 SQ.M. + 6 SQ.M. + 556.75 SQ.M. = 1734.73 SQ.M.

CUMULATIVE FAR = 5031.12 SQ.M.

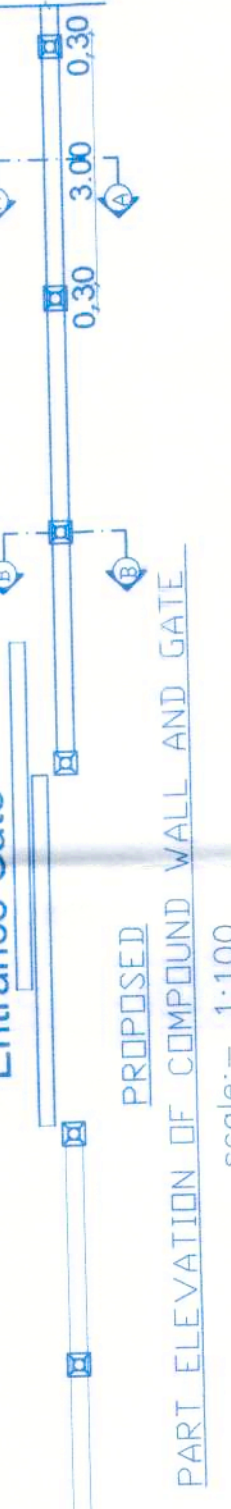
APARTMENTS + STAFF & HOUSEKEEPING RM. & ELECTRICAL EQUIP. RM. + POOL SHOWER RM. = 4870.52 SQ.M. + 53.46 SQ.M. + 7.14 SQ.M. = 5031.12 SQ.M.

CONTOUR PLAN

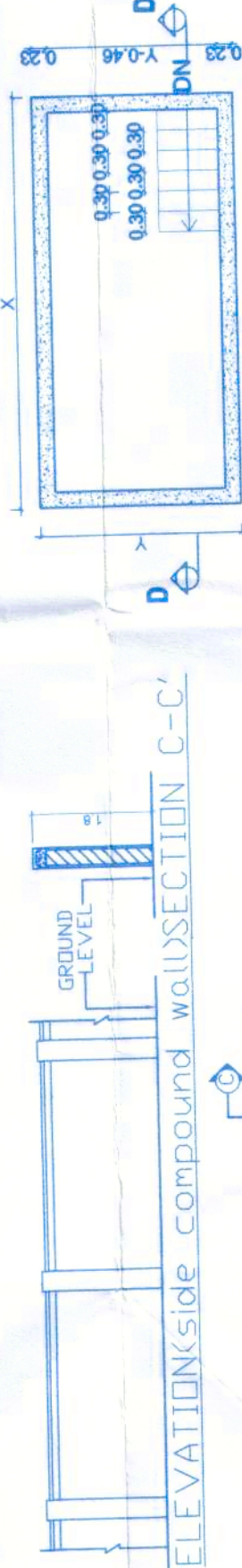
Scale:- 1:500



ENTRANCE GATE



TOTAL LENGTH OF BOUNDARY WALL = 400 RMT. (including gates)



SECTION B-B'

Scale:- 1:100

PLAN (side compound wall)

PROPOSED



TYPICAL WALL AND SWIMMING POOL DETAILS

Scale:- 1:500