**NOTE:**
**Facilities for the Persons with Disabilities & elderly Persons will be provided as per regulations.**

## AREA STATEMENT

| | | |
|---|---|---|
| 1 | AREA OF THE PLOT Candolim Village Sy. No. 164/5 & 6 | 1350.00 M2 ( 675.00 + 675.00 ) |
| 1A | AREA OF THE PLOT UNDER DEVELOPMENT | 1350.00 M2 |
| 2 | DEDUCTION FOR: | |
| a) | AREA WITHIN ROAD WIDENING / PROPOSED | 350.00 M2 |
| b) | AREA RESERVED FOR ANY OTHER USE | Nil |
| 3 | EFFECTIVE AREA OF PLOT | 1000.00 M2 |
| 4 | OPEN SPACE REQUIRED 15% OF THE PLOT AREA | Nil |
| 5 | TOTAL OPEN SPACE PROVIDED | NIL |
| 6 | PERMISSIBLE COVERAGE | 40% = 400.00 M2 |
| 7 | PROPOSED COVERAGE | 394.72 M2 = 39.47 % |
| 8 | EXISTING BUILDINGS TO BE DEMOLISHED | 225.00 M2 |
| 9 | PERMISSIBLE FLOOR AREA FAR = 150 | 2025.00 M2 |
| 10 | Area of the swimming pool | 78.08 |
| 11 | Length of the compound wall | 151.29 Rn. Mts. |

| FLOOR | USE | TOTAL BUILT-UP AREA M2 | AREA FREE FROM FAR M2: Staircase | Balcony | Terrace | Stilt/ Basement area | Lift & Lobby | NET FLOOR AREA M2 | FAR |
|---|---|---|---|---|---|---|---|---|---|
| Basement Floor | Parking | 903.96 | 14.04 | NIL | NIL | 855.80 | 34.12 | 00.00 | 149.07 |
| Ground Floor | Commercial | 198.76 | NIL | NIL | NIL | NIL | NIL | 198.76 | |
| | Residential | 195.96 | 42.46 | NIL | NIL | NIL | 49.70 | 103.80 | |
| Stilt Floor | Residential | 408.53 | 27.24 | NIL | NIL | 347.17 | 34.12 | NIL | |
| First Floor | Residential | 502.02 | 42.36 | 82.76 | 48.54 | NIL | 43.38 | 284.98 | |
| Second Floor | Residential | 453.48 | 42.36 | 82.76 | NIL | NIL | 43.38 | 284.98 | |
| Third Floor | Residential | 502.02 | 42.36 | 82.76 | 48.54 | NIL | 43.38 | 284.98 | |
| Fourth Floor | Residential | 453.48 | 42.36 | 82.76 | NIL | NIL | 43.38 | 284.98 | |
| Fifth Floor | Residential | 502.02 | 42.36 | 82.76 | 48.54 | NIL | 43.38 | 284.98 | |
| Sixth Floor | Residential | 453.48 | 42.36 | 82.76 | NIL | NIL | 43.38 | 284.98 | |
| TOTAL | | 4573.71 | 337.90 | 496.56 | 145.62 | 1202.97 | 378.22 | 2012.44 | |

| | | | |
|---|---|---|---|
| 12 | TOTAL FLOOR AREA | | 2012.44 M2 |
| 13 | PROPOSED FAR | | 149.07 |
| 14 | CAR PARKING REQUIRED | | 42 nos. |
| 15 | CAR PARKING PROVIDED | | 42 nos. |
| 16 | Total area calculation for Infrastructure Tax | Commercial | 198.76 M2 |
| | | Residential | 3171.98 M2 |
| | | Swimming pool | 78.08 M2 |
| | | Ramp | 115.96 M2 |
| | | TOTAL | 3564.78 M2 |

**PROJECT:** Proposed Amalgamation of plots, Constructions of Commercial Cum Residential Building, Swimming Pool & Compound Wall

**LOCATION:** Candolim, Bardez - Goa

**CLIENT:** Keshava Kiyaan Reality LLP & others

**TITLE:** PLANS, ELEVATION, SECTION & SITE PLAN

**STATUS:** SUBMISSION DRAWINGS ( For approval only )

NORTH:

DRAWN: Santoshi

CHECKED: Prashant

DATE: 25th October 2024

SCALE: 1:100, 1:200 & 1:500

DRAWING NUMBER: 01

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prashant gaonkar
Architects & Interior Designers
A-308,3rd Floor, Dwrakanath Centre,Above Hotel Navtara,
Opp. Shree Bodgeshwar Temple,Mapusa- Goa. Tel.9822488590.

# Proposed Amalgamation of plots, Constructions of Commercial Cum Residential Building, Swimming Pool & Compound Wall for Keshava Kiyaan Reality LLP & Others of Plot Bearing Sy. No. 164/5 & 6 at Candolim, Bardez Goa