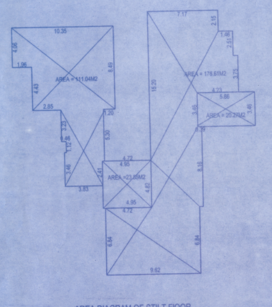
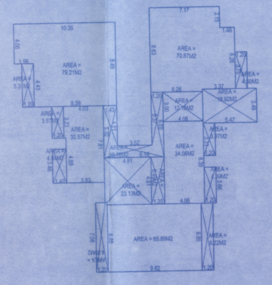


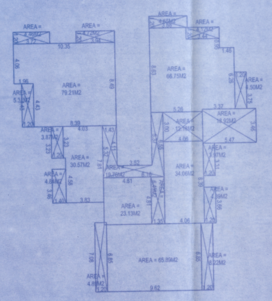
AREA DIAGRAM OF STILT FIOOR

TOTAL BUILT UP AREA = 331.77m2
deducted area staircase = 44.12M2
deducte area of stilt = 287.65 m2
AREA FOR COVERAGE = 331.71 m2
AREA FOR FAR.- = 000.00 m2
area for infrastructure tax = 44.12m2



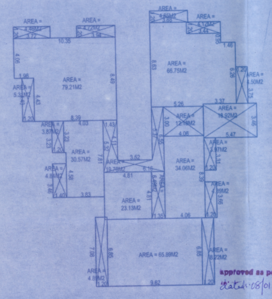
AREA DIAGRAM OF UPPER GROUND FIOOR

TOTAL BUILT UP AREA - = 401.07m2
deducted area staircase = 42.05m2
deducted area of balcony = 59.75m2
deducted area of Lobby = 18.67m2
AREA FOR FAR.- = 280.60m2
area for infrastructure tax = 401.07m2



AREA DIAGRAM OF FIRST FIOOR

TOTAL BUILT UP AREA - = 414.90m2
deducted area staircase = 42.05m2
deducted area of balcony = 77.70m2
deducted area of Lobby = 18.67m2
AREA FOR FAR.- = 276.48m2
area for infrastructure tax = 414.90m2

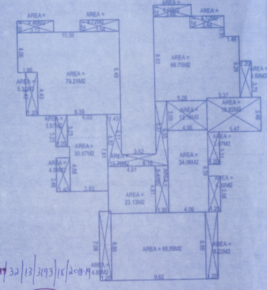


AREA DIAGRAM OF SECOND FIOOR

TOTAL BUILT UP AREA - = 414.90m2
deducted area staircase = 42.05m2
deducted area of balcony = 77.70m2
deducted area of Lobby = 18.67m2
AREA FOR FAR.- = 276.48m2
area for infrastructure tax = 414.90m2

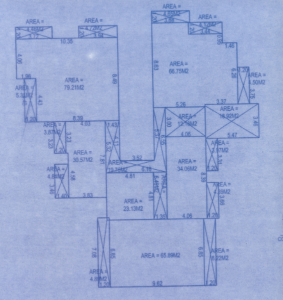
approved as per letter no V P 17/32/13/3193/18/2018-19
dated:-08/01/2019

LOURENCO RIBEIRO
SECRETARY
VILLAGE PANCHAYAT CANDOLIM
BARDEZ - GOA



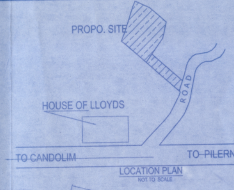
AREA DIAGRAM OF THIRD FIOOR

TOTAL BUILT UP AREA - = 414.90m2
deducted area staircase = 42.05m2
deducted area of balcony = 77.70m2
deducted area of Lobby = 18.67m2
AREA FOR FAR.- = 276.48m2
area for infrastructure tax = 414.90m2



AREA DIAGRAM OF FOURTH FIOOR

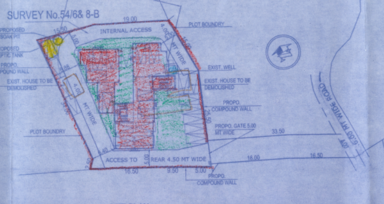
TOTAL BUILT UP AREA - = 414.90m2
deducted area staircase = 42.05m2
deducted area of balcony = 77.70m2
deducted area of Lobby = 18.67m2
AREA FOR FAR.- = 276.48m2
area for infrastructure tax = 414.90m2



LOCATION PLAN
NOT TO SCALE

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/CAL/44/444/3066/19
DATED 02 JAN 2019

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM - GOA



SITE PLAN

AREA STATEMENT

SR.NO	DESCRIPTION	AREA	UNITS
1	AREA OF PLOT	1425.00	sq.mt
2	AREA UNDER ROAD	9.13	sq.mt
3	NET EFFECTIVE AREA FOR COVERAGE	1415.87	sq.mt
4	AREA OF EXISTING HOUSE TO BE DEMOLISHED	150.00	sq.mt
5	TOTAL COVERED AREA OF PROPO. BUILDING	331.71	sq.mt
6	COVERAGE CONSUMED	23.42	%
7	COVERAGE PERMISSIBLE (40%)	566.340	sq.mt
8	DETAIL OF AREA USED FLOOR WISE		

Sr.No	Floor Referance	Use	Built-Up Area (sqm)	Area Free From F.A.R (sqm)			Net Floor Area (sqm)	F.a.r
				Staircase	Balc/pass	PARK/ LOBBY		
a)	Stilt Floor	Park	331.77	44.12	–	287.65	000.00	97.29
b)	Upper Ground Floor	Resi	401.07	42.05	59.75	18.67	280.60	
c)	First Floor	Resi	414.90	42.05	77.70	18.67	276.48	
d)	Second Floor	Resi	414.90	42.05	77.70	18.67	276.48	
e)	Third Floor	Resi	414.90	42.05	77.70	18.67	276.48	
f)	Fourth Floor	Resi	414.90	42.05	77.70	18.67	276.48	
g)	Total		2392.44	254.37	370.55	381.00	1386.52	

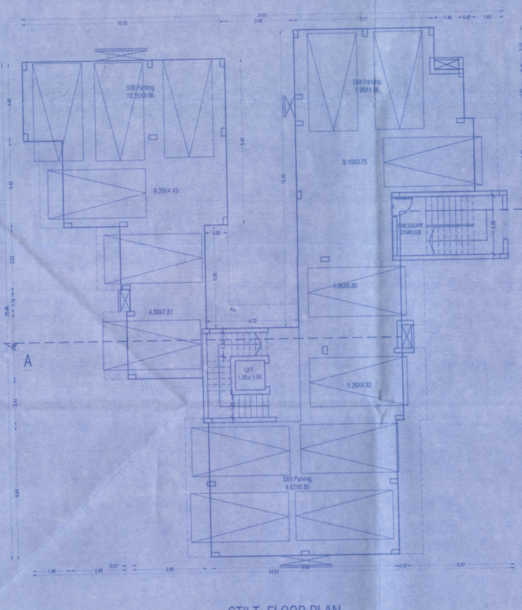
SR.NO	DESCRIPTION	AREA	UNITS
9	NET FLOOR AREA		
a)	STILT FLOOR	00.00	sq.mt
b)	UPPER GROUND FLOOR	280.60	sq.mt
c)	FIRST FLOOR	276.48	sq.mt
d)	SECOND FLOOR	276.48	sq.mt
e)	THIRD FLOOR	276.48	sq.mt
f)	FOURTH FLOOR	276.48	sq.mt
g)	TOTAL FLOOR AREA	1386.52	sq.mt
10	F.A.R CONSUMED	97.29	%
11	F.A.R PERMISIBLE (100%)	1425.00	sq.mt
12	LENGTH OF COMPOUND WALL	142.50	R.mt
13	AREA FOR INFRASTRUCTURE TAX	2178.75	sq.mt
14	PARKING PROVIDED	26	NOs
15	PARKING REQUIRED	26	NOs
16	ADDITIONAL F.A.R Available (7.5% of 1140.00M2) -- 106.87M2 ADDITIONAL F.A.R Utilised (for Lobby) -93.65.00m2 (6.55%)		

DECK AREA FOR INFRASTRUCTURE TAX = 32.86M2
SWIMMING POOL AREA FOR INFRASTRUCTURE TAX = 41.10M2
BUILDING AREA FOR INFRASTRUCTURE TAX = 2104.79M2
BUILDING AREA FOR INFRASTRUCTURE TAX = 2178.75M2

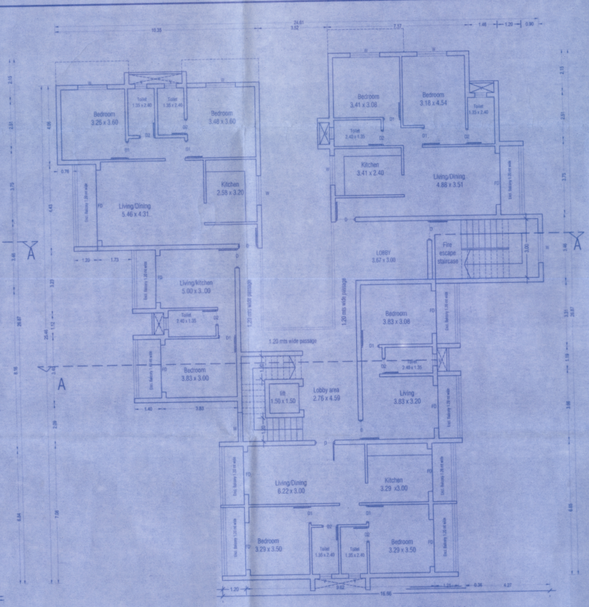
NOTE :-
1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

SCHEDULE OF OPENINGS

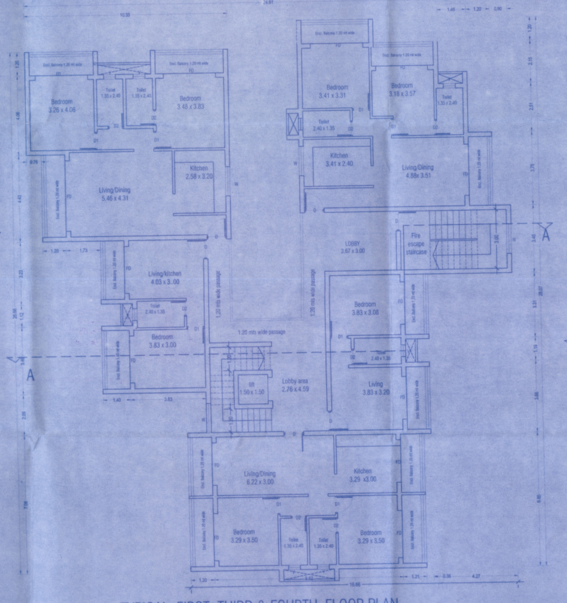
NOMEN	SIZE	NOMEN	SIZE	NOMEN	SIZE
FD	2.75 X 2.15	D2	0.80 X 2.15	W2	3.60 X 1.15
D	1.20 X 2.15	W	2.40 X 1.15	W3	0.60 X1.50
D1	0.90 X 2.15	W1	3.00 X 1.15	V	0.60 X 0.80



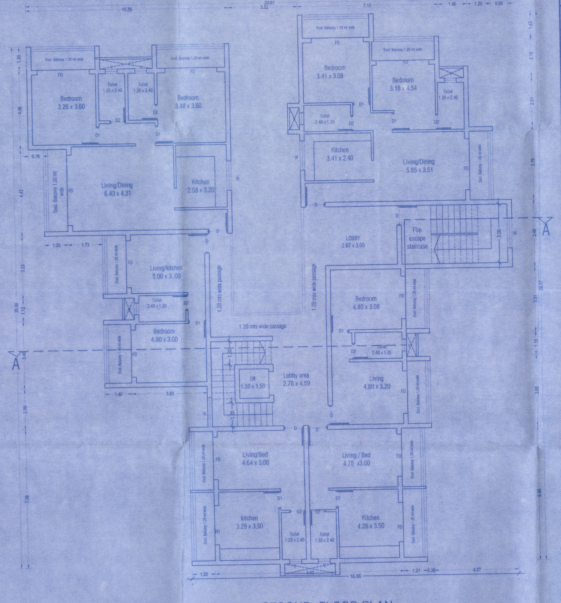
STILT FLOOR PLAN
SCALE 1:100



UPPER GROUND FLOOR PLAN
SCALE 1:100



TYPICAL FIRST, THIRD & FOURTH FLOOR PLAN
SCALE 1:100



SECOND FLOOR PLAN
SCALE 1:100

SIGNATURE OF OWNER

CLARAMOUNT REALTY

PARTNERS

SIGNATURE OF ARCHITECT

Ashwinikumar Prabhu
Architect
TCP Reg. No. AR/0029/2010
B-209, Saldanha Business Towers
At Court Circle, Mapusa - Goa

	PROJ. NO.	DRG. NO.	REV. NO.
	SA-AR-417/18	SD - 01	SD - 01
	DATE	DRAWN BY	CKD. BY
NORTH	11- 10 - 2018	Krishna	ashwin. P

TITLE :

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING COMPOUND WALL AND SWIMMING POOL ON PLOT BEARING SURVEY NO. 54 / 6 & 8-B. AT CALANGUTE, BARDEZ - GOA .FOR : **M/s. CLARAMOUNT REALTY** .

PROJECT ARCHITECT

ASHWINIKUMAR PRABHU

studio Arche'type
architecture + interiors

B-209, 2nd floor, Saldanha Business Towers, At Court Circle,Mapusa, Goa-INDIA.
Ph. 0091-832-6516850 e-mail: studioarchetype@gmail.com.