

1. AREA OF THE PLOT = 128925.00 sq.m
 2. AREA UNDER SETTLEMENT S1 ZONE = 118795.00 sq.m
 3. AREA UNDER COMMERCIAL C1 ZONE = 10130.00 sq.m

SETTLEMENT ZONE S1
 1. AREA FOR DEVELOPMENT UNDER SETTLEMENT ZONE S1 = 118795.00 sq.m
 PLOT AREA = 7563.00 sq.m
 a) AREA UNDER ODP ROAD = 1750.00 sq.m
 b) AREA UNDER EXISTING ROAD = 43792.80 sq.m
 c) EFFECTIVE PLOT AREA = 109482.00 sq.m
 d) ALLOWABLE COVERAGE = 40% 109482 = 43792.80 sq.m
 e) AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT = 0.00 sq.m
 f) AREA OF THE BUILDING TO BE DEMOLISHED = 30249.60 sq.m
 g) COVERED AREA OF THE PROPOSED BUILDING = 30249.60 sq.m
 h) TOTAL COVERED AREA = 27.62%
 i) ALLOWABLE F.A.R (100) = 118795.00 sq.m

2. AREA UNDER COMMERCIAL ZONE = 10130.00 sq.m
 a) AREA UNDER ODP ROAD = 1050.00 sq.m
 b) AREA UNDER EXISTING ROAD = 813.00 sq.m
 c) EFFECTIVE PLOT AREA = 40% 8130 = 3252.00 sq.m
 d) ALLOWABLE COVERAGE = 40% 8130 = 3252.00 sq.m
 e) AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT = 0.00 sq.m
 f) AREA OF THE BUILDING TO BE DEMOLISHED = 3038.53 sq.m
 g) COVERED AREA OF THE PROPOSED BUILDING = 3038.53 sq.m
 h) TOTAL COVERED AREA = 37.37%
 i) ALLOWABLE F.A.R (200) = 20260.00 sq.m

FLOOR (No.)	USE	TOTAL BUILT UP AREA (M ²)	AREA FREE OF F.A.R. (M ²)	PROPOSED NET FLOOR AREA (M ²)	TOTAL COVERAGE
COMMERCIAL BLOCK					
STILT FLOOR	PAR/SHOP	1419.52	552.80	1199.37	1106.65
FIRST FLOOR	RES.	1283.92	134.38	1163.38	1147.54
SECOND FLOOR	RES.	1000.91	83.52	892.24	848.17
THIRD FLOOR	RES.	1000.51	83.52	888.82	848.17
FOURTH FLOOR	RES.	1000.51	83.52	888.82	848.17
FIFTH FLOOR	RES.	1000.51	83.52	888.82	848.17
SIXTH FLOOR	RES.	1000.51	83.52	888.82	848.17
SEVENTH FLOOR	RES.	1000.51	83.52	888.82	848.17
TOTAL		8486.82	633.77	7399.37	7399.37

FLOOR	USE	TOTAL BUILT UP AREA (M ²)	AREA FREE OF F.A.R. (M ²)	PROPOSED NET FLOOR AREA (M ²)	TOTAL COVERAGE
HOTEL BLOCK					
BASEMENT FLOOR	PAR/RES.	3242.00	2909.63	128.39	3242.00
STILT/GROUND FLOOR	PAR/SHOP	4849.37	3879.98	224.08	4407.98
FIRST FLOOR	HOTEL	2179.10	153.04	184.35	1841.39
SECOND FLOOR	HOTEL	1968.53	129.51	131.09	1824.05
THIRD FLOOR	HOTEL	1968.53	129.51	131.09	1824.05
FOURTH FLOOR	HOTEL	1968.53	129.51	131.09	1824.05
FIFTH FLOOR	HOTEL	1968.53	129.51	131.09	1824.05
SIXTH FLOOR	HOTEL	1968.53	129.51	131.09	1824.05
SEVENTH FLOOR	HOTEL	1968.53	129.51	131.09	1824.05
TOTAL		21481.71	491.74	1918.71	11955.14

2. FAR CONSUMED = 183.62
 3. OPEN SPACE REQUIRED 15% (8130) = 1219.50 sq.m
 4. OPEN SPACE PROVIDED = 12550.00 sq.m
 5. LENGTH OF THE COMPOUND WALL = 1455.00 R.M

NAME OF OPEN SPACE	AREA (SQ.M)
1	4109.00
2	1021.00
3	1365.00
4	1178.00
5	1974.00
6	653.00
7	672.00
8	600.00
9	837.00
10	3000.00
11	1050.00
TOTAL	16450.00

BLOCK NO.	TOTAL UNITS	FLOOR (No.)	REFERENCE	USE	TOTAL BUILT UP AREA (M ²)	AREA FREE OF F.A.R. (M ²)	PROPOSED NET FLOOR AREA (M ²)	TOTAL COVERAGE		
RESIDENTIAL BLOCKS										
1	2	STILT FLOOR	PAR/RES.	310.40	387.43	70.23	37.20	494.86	15.81	
		FIRST FLOOR	RES.	431.65	—	—	34.72	32.14	66.86	364.79
		SECOND FLOOR	RES.	431.65	—	—	34.72	32.14	66.86	364.79
		THIRD FLOOR	RES.	431.65	—	—	34.72	32.14	66.86	364.79
		FOURTH FLOOR	RES.	431.65	—	—	34.72	32.14	66.86	364.79
		FIFTH FLOOR	RES.	431.65	—	—	34.72	32.14	66.86	364.79
TOTAL				2668.74	70.23	34.72	32.14	66.86	1839.56	
TOTAL	7			18681.18	491.74	—	—	—	12876.82	3573.43

ROW	BLOCK	AREA (M ²)	AREA (M ²)	AREA (M ²)
ROW-1	BLOCK 2 - BLOCK 5	17.50	3750	
ROW-2	BLOCK 2 - BLOCK 4	22.50	2250	
ROW-3	BLOCK 4 - BLOCK 2	22.50	2250	
TOTAL		5530.30	18557	

BLOCK NO.	TOTAL UNITS	FLOOR (No.)	REFERENCE	USE	TOTAL BUILT UP AREA (M ²)	AREA FREE OF F.A.R. (M ²)	PROPOSED NET FLOOR AREA (M ²)	TOTAL COVERAGE		
2	9	STILT FLOOR	PAR/RES.	514.24	421.11	42.55	42.53	514.24	514.24	
		FIRST FLOOR	RES.	499.83	—	—	37.80	32.90	70.70	429.13
		SECOND FLOOR	RES.	499.83	—	—	37.80	32.90	70.70	429.13
		THIRD FLOOR	RES.	499.83	—	—	37.80	32.90	70.70	429.13
		FOURTH FLOOR	RES.	499.83	—	—	37.80	32.90	70.70	429.13
		FIFTH FLOOR	RES.	499.83	—	—	37.80	32.90	70.70	429.13
TOTAL				3036.77	47.15	37.80	32.90	70.70	2169.07	
TOTAL	8			27330.93	427.89	—	—	—	19521.27	4626.16

ROW	BLOCK	AREA (M ²)	AREA (M ²)	AREA (M ²)
ROW-1	BLOCK 2 - BLOCK 4	37.50	3750	
ROW-2	BLOCK 4 - BLOCK 2	12.67	1267	
TOTAL		21263.62	32411	

ROW	BLOCK	AREA (M ²)	AREA (M ²)	AREA (M ²)
ROW-1	BLOCK 5 - BLOCK 4	37.50	3750	
ROW-2	BLOCK 4 - BLOCK 6	12.67	1267	
TOTAL		21263.62	32411	

BLOCK NO.	TOTAL UNITS	FLOOR (No.)	REFERENCE	USE	TOTAL BUILT UP AREA (M ²)	AREA FREE OF F.A.R. (M ²)	PROPOSED NET FLOOR AREA (M ²)	TOTAL COVERAGE		
3	13	STILT FLOOR	PAR/RES.	602.00	473.70	67.17	47.90	588.77	13.23	
		FIRST FLOOR	RES.	587.16	—	—	47.90	51.70	99.66	487.50
		SECOND FLOOR	RES.	587.16	—	—	47.90	51.70	99.66	487.50
		THIRD FLOOR	RES.	587.16	—	—	47.90	51.70	99.66	487.50
		FOURTH FLOOR	RES.	587.16	—	—	47.90	51.70	99.66	487.50
		FIFTH FLOOR	RES.	587.16	—	—	47.90	51.70	99.66	487.50
TOTAL				3537.80	67.17	47.90	51.70	99.66	2450.72	
TOTAL	13			45991.40	873.21	—	—	—	31859.49	7826.50

BLOCK NO.	TOTAL UNITS	FLOOR (No.)	REFERENCE	USE	TOTAL BUILT UP AREA (M ²)	AREA FREE OF F.A.R. (M ²)	PROPOSED NET FLOOR AREA (M ²)	TOTAL COVERAGE		
4	16	STILT FLOOR	PAR/RES.	807.51	724.01	24.20	42.30	790.39	17.14	
		FIRST FLOOR	RES.	735.37	—	—	41.80	74.61	116.41	618.96
		SECOND FLOOR	RES.	735.37	—	—	41.80	74.61	116.41	618.96
		THIRD FLOOR	RES.	735.37	—	—	41.80	74.61	116.41	618.96
		FOURTH FLOOR	RES.	735.37	—	—	41.80	74.61	116.41	618.96
		FIFTH FLOOR	RES.	735.37	—	—	41.80	74.61	116.41	618.96
TOTAL				4494.36	251.30	348.70	369.93	3311.94		
TOTAL	11			49326.18	264.44	—	—	—	34231.34	8882.81

POOL/DECK/TOILETS	POOL	AREA (M ²)	AREA (M ²)	AREA (M ²)
POOL/DECK/TOILETS	POOL	540.72	—	540.72
GROUND FLOOR	RES.	771.59	771.59	—
FIRST FLOOR	RES.	702.59	702.59	—
TOTAL AREA		2014.90	1474.16	31.44

SECURITY CABIN	SECURITY CABIN	AREA (M ²)	AREA (M ²)	AREA (M ²)
SECURITY CABIN	SECURITY CABIN	25.36	25.36	—
TOTAL AREA		170167.87	4067.13	117031.21

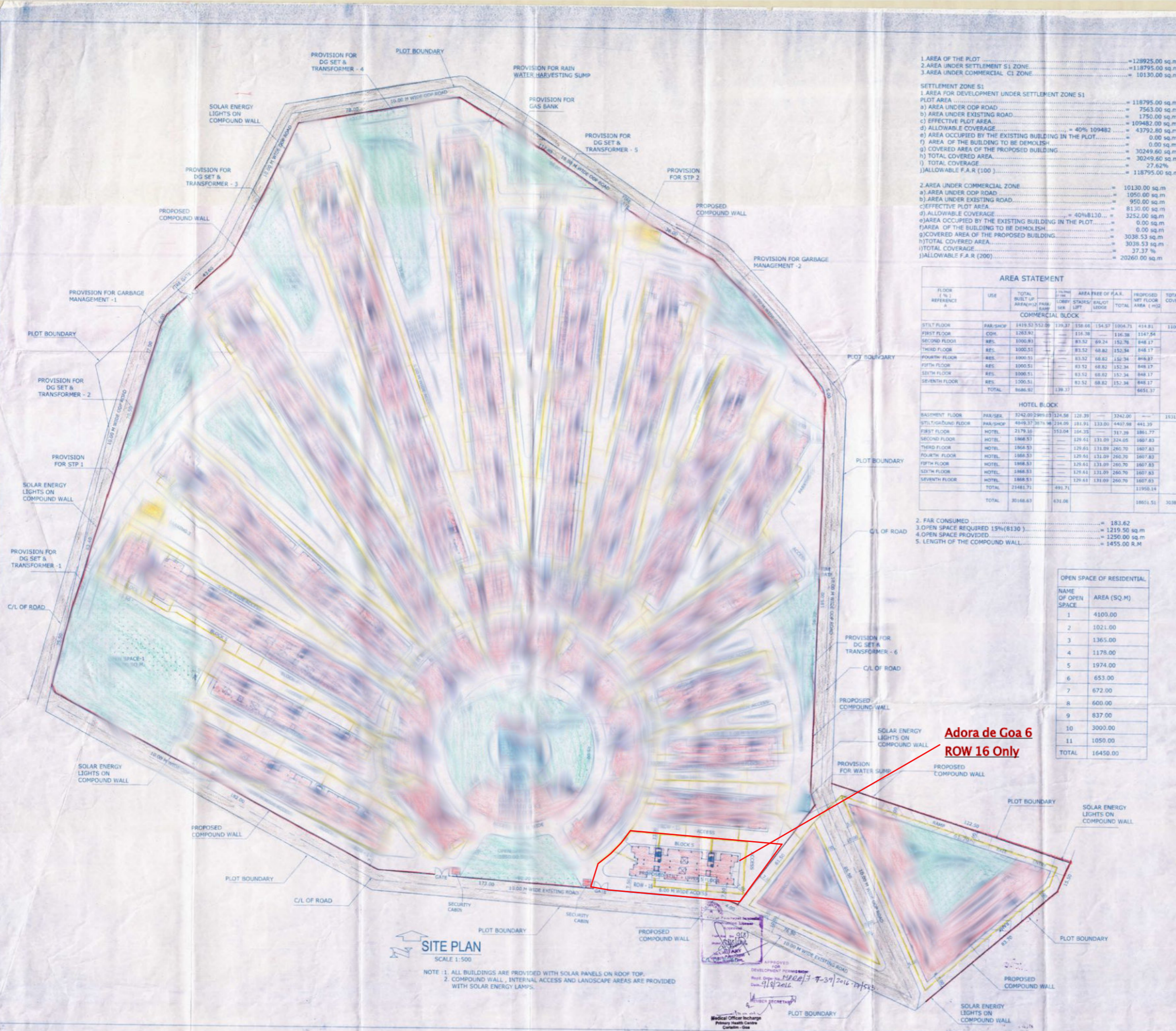
2. FAR CONSUMED = 98.51
 3. OPEN SPACE REQUIRED 15% (109482.00) = 16422.30 sq.m
 4. OPEN SPACE PROVIDED = 16450.00 sq.m

PROJECT : PROPOSED RESIDENTIAL, COMMERCIAL & HOTEL DEVELOPMENT IN SY.NO.198 OF SANCOALE VILLAGE, MORMUGAO-TALUKA, GOA.
 CLIENT: TRINITAS REALTORS INDIA LLP

DRAWN BY : FIRDOZ SCALE AS NOTED DRG NO: SD-20
 TITLE: SUBMISSION DRAWING SITE PLAN OWNER SIGN
 KUNDAN V. PRABHU ARCHITECT SIGN
 ARCHITECT AND INTERIOR DESIGNER 783, PRABHU HOUSE ALTO - BETIM, PORVURIM, BARDEZ - GOA TEL: 2413690 e-mail: kundampprabhu@gmail.com
 20.01.2016

SITE PLAN
 SCALE 1:500
 NOTE: 1. ALL BUILDINGS ARE PROVIDED WITH SOLAR PANELS ON ROOF TOP.
 2. COMPOUND WALL, INTERNAL ACCESS AND LANDSCAPE AREAS ARE PROVIDED WITH SOLAR ENERGY LAMPS.

APPROVED FOR DEVELOPMENT PERMISSION
 Head Office No. 118/18/2016
 11/01/2016
 Medical Officer Incharge Primary Health Centre Corlim - Goa



1. AREA OF THE PLOT = 128925.00 sq.m
 2. AREA UNDER SETTLEMENT S1 ZONE = 118795.00 sq.m
 3. AREA UNDER COMMERCIAL C1 ZONE = 10130.00 sq.m

SETTLEMENT ZONE S1
 1. AREA FOR DEVELOPMENT UNDER SETTLEMENT ZONE S1
 PLOT AREA = 118795.00 sq.m
 a) AREA UNDER ODP ROAD = 7563.00 sq.m
 b) AREA UNDER EXISTING ROAD = 1750.00 sq.m
 c) EFFECTIVE PLOT AREA = 109482.00 sq.m
 d) ALLOWABLE COVERAGE = 40% 109482 = 43792.80 sq.m
 e) AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT = 0.00 sq.m
 f) AREA OF THE BUILDING TO BE DEMOLISH = 0.00 sq.m
 g) COVERED AREA OF THE PROPOSED BUILDING = 30249.60 sq.m
 h) TOTAL COVERED AREA = 30249.60 sq.m
 i) TOTAL COVERAGE = 27.62%
 j) ALLOWABLE F.A.R (100) = 118795.00 sq.m

2. AREA UNDER COMMERCIAL ZONE = 10130.00 sq.m
 a) AREA UNDER ODP ROAD = 1050.00 sq.m
 b) AREA UNDER EXISTING ROAD = 950.00 sq.m
 c) EFFECTIVE PLOT AREA = 8130.00 sq.m
 d) ALLOWABLE COVERAGE = 40% 8130 = 3252.00 sq.m
 e) AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT = 0.00 sq.m
 f) AREA OF THE BUILDING TO BE DEMOLISH = 0.00 sq.m
 g) COVERED AREA OF THE PROPOSED BUILDING = 3038.53 sq.m
 h) TOTAL COVERED AREA = 3038.53 sq.m
 i) TOTAL COVERAGE = 37.37%
 j) ALLOWABLE F.A.R (200) = 20260.00 sq.m

AREA STATEMENT

FLOOR (S1) REFERENCE A	USE	TOTAL BUILT UP AREA (M ²)	PAR/SHOP	RES.	LOBBY STAIRS/ LIFT	AREA FREE OF F.A.R. (M ²)	PROPOSED NPT FLOOR AREA (M ²)	TOTAL COVERAGE
COMMERCIAL BLOCK								
STILT FLOOR	PAR/SHOP	1419.52	552.89	119.37	156.66	154.97	1004.74	1106.65
FIRST FLOOR	COM.	1263.92	---	---	---	---	116.38	1147.54
SECOND FLOOR	RES.	1000.81	---	---	83.52	69.24	152.76	948.17
THIRD FLOOR	RES.	1000.51	---	---	83.52	68.82	152.34	948.17
FOURTH FLOOR	RES.	1000.51	---	---	83.52	68.82	152.34	948.17
FIFTH FLOOR	RES.	1000.51	---	---	83.52	68.82	152.34	948.17
SIXTH FLOOR	RES.	1000.51	---	---	83.52	68.82	152.34	948.17
SEVENTH FLOOR	RES.	1000.51	---	---	83.52	68.82	152.34	948.17
TOTAL		8686.81	---	---	139.37	---	6651.37	---
HOTEL BLOCK								
BASMENT FLOOR	PAR/RES.	3242.00	2999.83	124.58	129.39	---	3242.00	1631.88
STILT/GROUND FLOOR	PAR/SHOP	4949.37	3876.18	284.09	181.91	133.00	4407.98	441.39
FIRST FLOOR	HOTEL	2179.16	---	153.04	154.35	---	317.39	1861.77
SECOND FLOOR	HOTEL	1868.53	---	---	129.61	131.89	324.05	1807.83
THIRD FLOOR	HOTEL	1868.53	---	---	129.61	131.89	260.70	1807.83
FOURTH FLOOR	HOTEL	1868.53	---	---	129.61	131.89	260.70	1807.83
FIFTH FLOOR	HOTEL	1868.53	---	---	129.61	131.89	260.70	1807.83
SIXTH FLOOR	HOTEL	1868.53	---	---	129.61	131.89	260.70	1807.83
SEVENTH FLOOR	HOTEL	1868.53	---	---	129.61	131.89	260.70	1807.83
TOTAL		21481.71	---	491.71	129.61	131.89	260.70	11950.14
TOTAL		30148.63	---	671.08	---	---	1801.51	3038.53

- 2. FAR CONSUMED = 183.62
- 3. OPEN SPACE REQUIRED 15% (8130) = 1219.50 sq.m
- 4. OPEN SPACE PROVIDED = 1250.00 sq.m
- 5. LENGTH OF THE COMPOUND WALL = 1455.00 R.M

OPEN SPACE OF RESIDENTIAL

NAME OF OPEN SPACE	AREA (SQ.M)
1	4109.00
2	1021.00
3	1365.00
4	1178.00
5	1974.00
6	653.00
7	672.00
8	600.00
9	837.00
10	3000.00
11	1050.00
TOTAL	16450.00

AREA STATEMENT

BLOCK NO	TOTAL UNITS	FLOOR (S1) REFERENCE A	USE	TOTAL BUILT UP AREA (M ²)	PAR/SHOP	RES.	LOBBY STAIRS/ LIFT	AREA FREE OF F.A.R. (M ²)	PROPOSED NPT FLOOR AREA (M ²)	TOTAL COVERAGE
RESIDENTIAL BLOCKS										
1	7	STILT FLOOR	PAR/RES.	510.49	187.43	70.25	37.20	---	494.86	510.49
		FIRST FLOOR	RES.	431.65	---	---	---	34.72	32.14	56.86
		SECOND FLOOR	RES.	431.65	---	---	---	34.72	32.14	56.86
		THIRD FLOOR	RES.	431.65	---	---	---	34.72	32.14	56.86
		FOURTH FLOOR	RES.	431.65	---	---	---	34.72	32.14	56.86
		FIFTH FLOOR	RES.	431.65	---	---	---	34.72	32.14	56.86
		TOTAL		2668.74	---	---	---	34.72	32.14	1839.56
TOTAL	7			18881.18	---	---	---	491.16	---	12876.92
2	3	STILT FLOOR	PAR/RES.	333.15	264.12	34.59	24.84	---	303.15	323.15
		FIRST FLOOR	RES.	302.93	---	---	---	21.83	31.92	249.18
		SECOND FLOOR	RES.	297.83	---	---	---	21.83	26.62	249.18
		THIRD FLOOR	RES.	297.83	---	---	---	21.83	26.62	249.18
		FOURTH FLOOR	RES.	297.83	---	---	---	21.83	26.62	249.18
		FIFTH FLOOR	RES.	297.83	---	---	---	21.83	26.62	249.18
		TOTAL		1816.86	---	---	---	34.39	---	1345.90
TOTAL				5449.86	---	---	---	303.17	---	3737.70
CONNECTING PASSAGE FOR BLOCK 2 ON ALL FIVE FLOORS										
		ROW - 8 BLOCK 2 - BLOCK 5		37.50	---	---	---	---	---	37.50
		ROW - 17 BLOCK 2 - BLOCK 4		22.50	---	---	---	---	---	22.50
		ROW - 17 BLOCK 4 - BLOCK 2		22.50	---	---	---	---	---	22.50
TOTAL				82.50	---	---	---	---	---	82.50
3	9	STILT FLOOR	PAR/RES.	514.24	421.16	47.51	45.53	---	514.24	514.24
		FIRST FLOOR	RES.	499.83	---	---	---	37.86	32.90	429.13
		SECOND FLOOR	RES.	499.83	---	---	---	37.86	32.90	429.13
		THIRD FLOOR	RES.	499.83	---	---	---	37.86	32.90	429.13
		FOURTH FLOOR	RES.	499.83	---	---	---	37.86	32.90	429.13
		FIFTH FLOOR	RES.	499.83	---	---	---	37.86	32.90	429.13
		TOTAL		3036.77	---	---	---	47.55	---	2169.01
TOTAL	9			27330.93	---	---	---	427.65	---	19521.27
4	8	STILT FLOOR	PAR/RES.	396.30	134.20	30.44	31.66	---	396.30	396.30
		FIRST FLOOR	RES.	392.15	---	---	---	22.00	41.86	336.29
		SECOND FLOOR	RES.	392.15	---	---	---	22.00	41.86	336.29
		THIRD FLOOR	RES.	392.15	---	---	---	22.00	41.86	336.29
		FOURTH FLOOR	RES.	392.15	---	---	---	22.00	41.86	336.29
		FIFTH FLOOR	RES.	392.15	---	---	---	22.00	41.86	336.29
		TOTAL		2337.05	---	---	---	30.44	---	1641.45
TOTAL	8			21213.45	---	---	---	271.66	---	14773.05
CONNECTING PASSAGE FOR BLOCK 4 ON ALL FIVE FLOORS										
		ROW - 3 BLOCK 3 - BLOCK 4		37.50	---	---	---	---	---	37.50
		ROW - 35 BLOCK 4 - BLOCK 6		12.67	---	---	---	---	---	12.67
TOTAL				21263.62	---	---	---	---	---	14773.05
5	13	STILT FLOOR	PAR/RES.	602.00	473.70	67.17	47.90	---	588.77	602.00
		FIRST FLOOR	RES.	587.16	---	---	---	47.90	51.76	599.66
		SECOND FLOOR	RES.	587.16	---	---	---	47.90	51.76	599.66
		THIRD FLOOR	RES.	587.16	---	---	---	47.90	51.76	599.66
		FOURTH FLOOR	RES.	587.16	---	---	---	47.90	51.76	599.66
		FIFTH FLOOR	RES.	587.16	---	---	---	47.90	51.76	599.66
		TOTAL		3537.80	---	---	---	67.17	---	2450.73
TOTAL	13			45991.40	---	---	---	873.21	---	31859.49
6	11	STILT FLOOR	PAR/RES.	807.53	724.01	24.88	42.30	---	790.39	807.53
		FIRST FLOOR	RES.	735.37	---	---	---	41.80	74.61	616.41
		SECOND FLOOR	RES.	735.37	---	---	---	41.80	74.61	616.41
		THIRD FLOOR	RES.	735.37	---	---	---	41.80	74.61	616.41
		FOURTH FLOOR	RES.	735.37	---	---	---	41.80	74.61	616.41
		FIFTH FLOOR	RES.	735.37	---	---	---	41.80	74.61	616.41
		TOTAL		4468.38	---	---	---	231.30	348.70	3311.94
TOTAL	11			63328.18	---	---	---	284.48	---	54231.94
SWIMMING POOL/CLUB HOUSE										
01		POOL/DRAK/TOILETS	POOL	540.72	---	---	---	---	509.28	31.44
		GROUND FLOOR	RES.	771.59	---	---	---	---	771.59	---
		FIRST FLOOR	RES.	702.59	---	---	---	---	702.59	---
TOTAL AREA				2014.90	---	---	---	---	---	31.44
SECURITY CABIN										
02		SECURITY CABIN		25.38	---	---	---	---	25.38	---
TOTAL AREA				170167.87	---	---	---	---	---	117031.21

2. FAR CONSUMED = 98.51
 3. OPEN SPACE REQUIRED 15% (109482.00) = 16422.30 sq.m
 a) OPEN SPACE PROVIDED = 16450.00 sq.m

SITE PLAN
 SCALE 1:500

NOTE 1. ALL BUILDINGS ARE PROVIDED WITH SOLAR PANELS ON ROOF TOP.
 2. COMPOUND WALL, INTERNAL ACCESS AND LANDSCAPE AREAS ARE PROVIDED WITH SOLAR ENERGY LAMPS.

APPROVED FOR DEVELOPMENT PERMIT
 Date: 09/07/2016

Medical Officer Incharge
 Primary Health Centre
 Coranin - Goa

PROJECT : PROPOSED RESIDENTIAL, COMMERCIAL & HOTEL DEVELOPMENT IN SY.NO.198 OF SANCOALE VILLAGE, MORMUGAO-TALUKA, GOA.
 CLIENT: TRINITAS REALTORS INDIA LLP

DRAWN BY : FIRDOZ SCALE AS NOTED DRG NO: SD-20

TITLE: SUBMISSION DRAWING SITE PLAN OWNER SIGN

KUNDAN V. PRABHU ARCHITECT SIGN

ARCHITECT AND INTERIOR DESIGNER
 783, PRABHU HOUSE
 ALTO - BETIM, PORVORUM, BARDEZ - GOA
 TEL: 2413990
 e-mail: kundansprabhu@gmail.com

20.07.2016