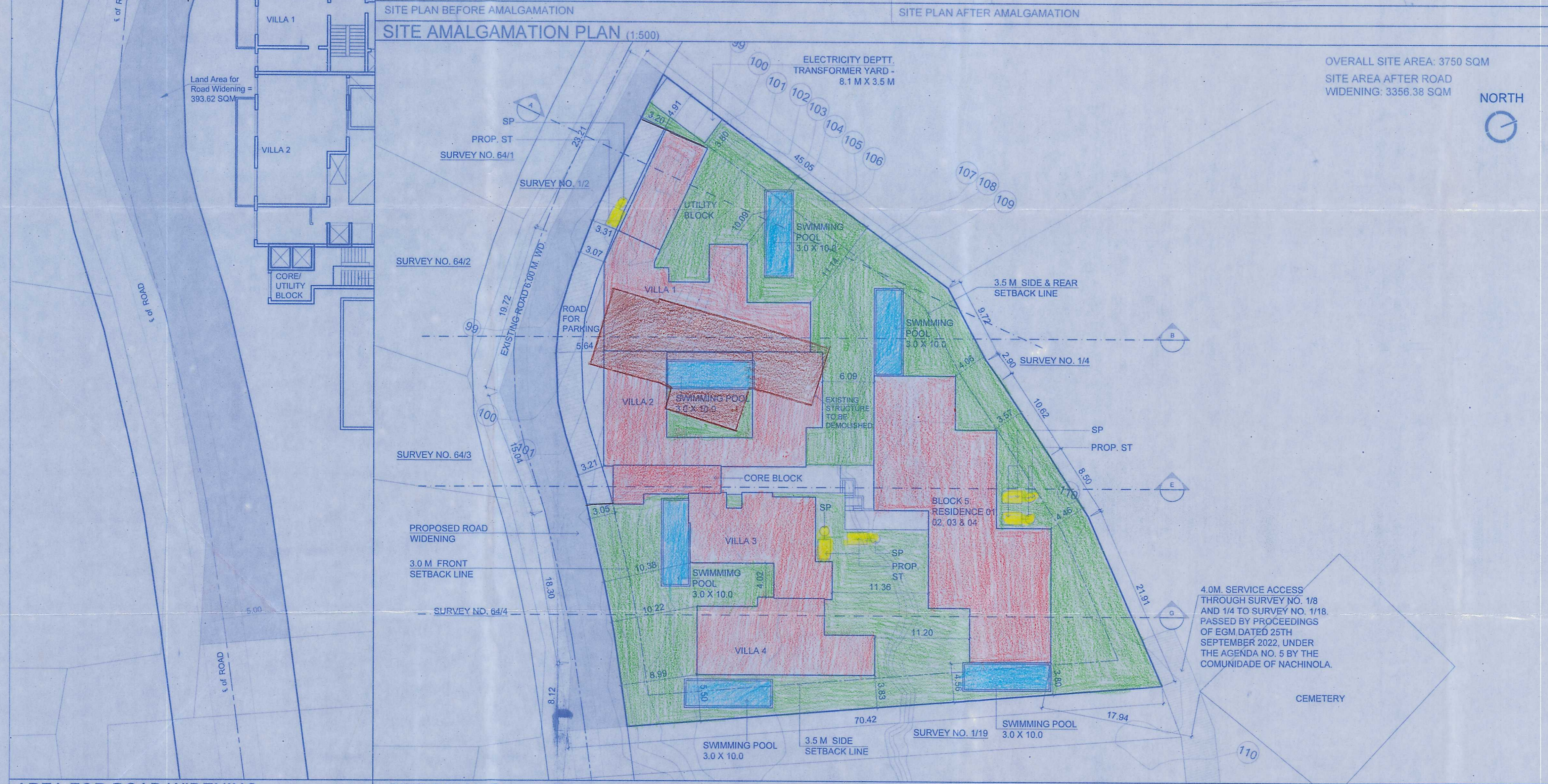


AREA STATEMENT (In SQM)		
1	AREA OF THE AMALGAMATED PLOT	3750
2	DEDUCTION (LAND AREA LOST IN ROAD WIDENING)	393.62
3	NET EFFECTIVE AREA	3356.38
4	COVERED AREA PERMISSIBLE (In %)	60.00%
5	COVERED AREA OF EXISTING BUILDING TO BE DEMOLISHED	187.48
6	PLOT COVERAGE OF EXISTING BUILDING (In%)	5.59%
7	COVERED AREA OF THE PROPOSED BUILDING	1313.837
8	PLOT COVERAGE OF THE PROP. BUILDING (In%)	39.14%
9	COMBINED COVERED AREA OF THE EXISTING BUILDING TO BE DEMOLISHED & THAT OF THE PROPOSED BUILDING	1313.837
10	COMBINED PLOT COVERAGE OF THE EXIST. BUILDING TO BE DEMOLISHED & THAT OF THE PROPOSED BUILDING FLOOR AREA (In%)	39.14%
11	ADDITION OF SET- SETBACK AREA &/OR PROP ROAD FOR FAR PURPOSE	393.2
12	ADDITION OF GARAGE AREA &/OR PROP ROAD FOR FAR PURPOSE	NA
13	FLOOR AREA CONSUMED ON STILT FLOOR (PROPOSED)	73.86
14	FLOOR AREA CONSUMED ON LOWER GROUND FLOOR (PROPOSED)	256.78
15	FLOOR AREA CONSUMED ON GROUND FLOOR (PROPOSED)	1074.28
16	FLOOR AREA CONSUMED ON FIRST FLOOR (PROPOSED)	596.33
17	FLOOR AREA CONSUMED ON SECOND FLOOR (PROPOSED)	211.19
18	FLOOR AREA CONSUMED ON ANY OTHER FLOOR OR FLOORS & ANY OTHER AREA CONSUMED FOR FAR PURPOSE (PROPOSED)	0.000
19	TOTAL FLOOR AREA PROPOSED (16+17+18+19+20+21)	2212.45
20	TOTAL FLOOR AREA CONSUMED	2212.45
21	FLOOR AREA PERMISSIBLE	2250.00
22	FAR PERMISSIBLE (In%)	60.00%
22	FAR CONSUMED (20/1)	59.00%
23	TYPE OF ZONE TO WHICH THE PLOT BELONGS TO	VP-2
24	SETBACK	
25	FRONT SETBACK FROM THE CENTER LINE OF THE ROAD	8.00M
25	SIDE SETBACK:-	
(a)	RIGHT SIDE	3.50 M
(b)	LEFT SIDE	3.50 M
26	DISTANCE BETWEEN TWO OR MORE BUILDINGS ON THE SAME PLOT, IF ANY	MIN 3.5M
27	HEIGHT OF THE PLINTH	0.60M
28	USE TO WHICH THE BUILDING IS TO BE PUT TO FLOOR-WISE:-	
	GROUND FLOOR	RESIDENTIAL
	FIRST FLOOR - SECOND FLOOR	RESIDENTIAL
29	PLOT OWNED BY WITH REFERENCE TO THE OWNERSHIP CERTIFICATE OF LAND BELONGING TO JYOTI RATH	
30	HEIGHT OF VILLAS FROM TOP OF PLINTH TO BOTTOM OF EVE BOARD	9.00M



FLOOR REFERENCE	USE	TOTAL B.U.A.	AREA FREE FROM F.A.R.							NET FLOOR AREA M2	F.A.R. %
			STAIRS M2	BALCONY/ VERANDAH/ OPEN TERRACE M2	LIFT M2	CUTOUT M2	CORRIDOR M2	PARKING M2	TOTAL M2		
PROPOSED UTILITY / STILT / VILLA 1 / VILLA 2											
STILT	RESI	267.18	27.72	0.00	0.00	0.00	0.00	165.60	193.32	73.86	
LGf	RESI	372.85	52.97	38.48	4.89	10.48	9.26	0.00	116.07	256.78	
GF	RESI	608.52	48.68	38.48	9.39	0.00	56.36	0.00	152.90	455.61	
		1248.55	129.37	76.95	14.28	10.48	65.61	165.60	462.29	786.26	
PROPOSED VILLA - 3 / VILLA - 4											
GF	RESI	306.71	20.87	13.88	0.00	0.00	22.97	0.00	57.71	249.00	
FF	RESI	306.98	25.09	40.64	4.50	11.46	11.16	0.00	92.85	214.13	
		613.69	45.96	54.52	4.50	11.46	34.13	0.00	150.56	463.13	
PROPOSED BLOCK - 2											
GF	RESI	398.61	28.94	0.00	0.00	0.00	0.00	0.00	28.94	369.67	
FF	RESI	414.83	28.94	0.00	3.69	0.00	0.00	0.00	32.63	382.20	
SF	RESI	307.71	28.94	63.88	3.69	0.00	0.00	0.00	96.51	211.19	
		1121.15	86.83	63.88	7.38	0.00	0.00	0.00	158.09	963.07	
TOTAL		2983.39	262.15	195.35	26.16	21.94	99.74	165.60	770.94	2212.45	59.00

INFRASTRUCTURE TAX				
BUILDING	BUA	OPEN AREA	SWIMMING POOL	TOTAL
UTILITY BLOCK / VILLA 1 / VILLA 2	1248.55	0	60	1308.55
VILLA 3 / VILLA 4	613.69	0	60	673.69
BLOCK 2	1121.15	164.65	120	1405.80
TOTAL				3388.04

SP PREVIOUSLY PAID		TOTAL
TPB/5262/NACHTCP-2019/5237		844.78
TOTAL		844.78

INFRASTRUCTURE TAX NOW PAYABLE	
	2543.26

Approved with common vize
 L. No.: TPB/5262/NACHTCP/2019/5237
 15/11/23
 Dy. Town Planner
 Town & Country Planning Dept
 Govt. of Goa, Mapusa

PROJECT
 PROPOSED CONSTRUCTION OF RESIDENCE AND COMPOUND WALL ON LAND BEARING SURVEY NO: 1/15, 1/16, 1/17 & 1/18, SITUATED AT VILLAGE NACHINOLA, BARDEZ, GOA BELONGING TO JYOTI RATH / ANTONIO FRANCISCO NAZARE

SITE PLAN- Ground Floor (1:300)

Submission Drawing
 SITE PLAN, LAND AREA FOR ROAD WIDENING, ETC

ARCHITECT'S / ENGINEER'S SIGN.
 JYOTI RATH ARCHITECT
 CA NO. 92/15073

DESIGNED BY:
 Architect - JYOTI RATH
 CA No. 92/15073
 JYOTI RATH AFFILIATES LLP

JOB No. :
DATE : 04.11.2022
SCALE : 1:75, 100, 200, 300, 500
DRN. BY : PP
DRG. No. : 01
SHEET SIZE : A1

APPLICANT'S SIGN.
 NORTH: