

AREA STATEMENT OF PROPERTY AS PER FORM I & XIV

01	AREA OF SY.NO.50/23-A, SIOLIM	2356 M2
02	AREA OF SY.NO.50/23-B, SIOLIM	2230 M2
TOTAL AREA AS PER GOVT.RECORDS		4586 M2

ACTUAL AREA STATEMENT

01	AREA OF SY.NO.50/23-A, SIOLIM	2356 M2
	AREA ENCROACHED UPON	456 M2
	NET AREA FOR DEVELOPMENT	1900 M2
02	AREA OF SY.NO.50/23-B, SIOLIM	2230 M2
	AREA ENCROACHED UPON	253 M2
	NET AREA FOR DEVELOPMENT	1977 M2
	TOTAL AREA ACTUAL -	3877 M2

AREA STATEMENT OF RESIDENTIAL DEVELOPMENT

01	AREA FOR RESIDENTIAL DEVELOPMENT	3877 M2
02	AREA FOR ROAD WIDENING	0 M2
03	EFFECTIVE PLOT AREA	3877 M2
04	COVERAGE PERMISSIBLE (40 %)	1550.80 M2
05	PROPOSED COVERAGE (33.36%)	1293.26 M2
06	F.A.R. PERMISSIBLE (50 %)	1938.50 M2
07	PROPOSED F.A.R (48.60%)	1884.31 M2
7a	GROUND FLOOR F.A.R	973.1 sq.m.
7b	FIRST FLOOR F.A.R	911.21 sq.m.
08	PROPOSED BUILT UP AREA	2659.18 M2
8a	GROUND FLOOR BUA	1334.66 sq.m.
8b	FIRST FLOOR BUA	1324.52 sq.m.

Approved with condition vide

L. No.: TPB/8195/SIO/TP-23/1979

28/3/2023

Dy. Town Planner

Town & Country Planning Dept

Govt. of Goa, Mapusa

FLOOR AREA STATEMENT

UNIT	Nos.	GR. FLR.	FR. FLR.
TYPE 1	2 nos.	243.68 sq.m.	207.16 sq.m.
TYPE 2	5 nos.	606.1 sq.m.	584.95 sq.m.
TYPE 3	2 nos.	123.32 sq.m.	119.1 sq.m.
TOTAL FAR		973.1 sq.m.	911.21 sq.m.

TOTAL FAR : 1884.31 M2

BUA AREA STATEMENT

UNIT	Nos.	GR. FLR.	FR. FLR.
TYPE 1	2 nos.	319.16 sq.m.	309.02 sq.m.
TYPE 2	5 nos.	844.5 sq.m.	844.5 sq.m.
TYPE 3	2 nos.	171 sq.m.	171 sq.m.
TOTAL BUA		1334.66 sq.m.	1324.52 sq.m.

TOTAL BUA : 2659.18 M2

BUILT-UP AREA STATEMENT

FLOORS	TOTAL B.U.A (sq.mts)	STAIRCASE	DUCT VOID	AREA STATEMENT AREA FREE OF F.A.R CCTV/SER PASSAGE LOBBY	VER/BALC TERRACE	PORCH	TOTAL	NET F.A.R (sq.mts)
TYPE 1 - RESIDENTIAL UNIT								
GROUND FLOOR	159.58	17.04	-	-	-	20.7	37.74	121.84
FIRST FLOOR	154.51	35.28	-	-	-	15.65	50.93	103.58
SUB TOTAL BUA		314.09 SQ.M.						SUBTOTAL FAR= 225.42 SQ.M.
TOTAL BUAX2nos		628.18 SQ.M.						TOTAL FARx2nos= 450.84 SQ.M.
COVERAGE = 138.88 sq.m. x 2 nos. = 277.76 SQ.M.(excluding unstoried verandah)								

FLOORS	TOTAL B.U.A (sq.mts)	STAIRCASE	DUCT VOID	AREA STATEMENT AREA FREE OF F.A.R CCTV/SER PASSAGE LOBBY	VER/BALC TERRACE	PORCH	TOTAL	NET F.A.R (sq.mts)
TYPE 2 - RESIDENTIAL UNIT								
GROUND FLOOR	168.9	21.99	-	-	-	25.69	47.68	121.22
FIRST FLOOR	168.9	26.22	-	-	-	25.69	51.91	116.99
SUB TOTAL BUA		337.8 SQ.M.						SUBTOTAL FAR= 238.21 SQ.M.
TOTAL BUAX5nos		1689 SQ.M.						TOTAL FARx5nos= 1191.05 SQ.M.
COVERAGE = 168.9 sq.m. x 5 nos. = 844.5 SQ.M.								

FLOORS	TOTAL B.U.A (sq.mts)	STAIRCASE	DUCT VOID	AREA STATEMENT AREA FREE OF F.A.R CCTV/SER PASSAGE LOBBY	VER/BALC TERRACE	PORCH	TOTAL	NET F.A.R (sq.mts)
TYPE 3 - RESIDENTIAL UNIT								
GROUND FLOOR	85.5	10.995	-	-	-	12.847	23.84	61.66
FIRST FLOOR	85.5	13.11	-	-	-	12.847	25.95	59.55
SUB TOTAL BUA		171 SQ.M.						SUBTOTAL FAR= 121.21 SQ.M.
TOTAL BUAX2nos		342 SQ.M.						TOTAL FARx2nos= 242.42 SQ.M.
COVERAGE = 85.5 sq.m. x 2 nos. = 171 SQ.M.								

INFRASTRUCTURE TAX AREA STATEMENT

FLOORS	NET F.A.R (sq.mts)	STAIRCASE	DUCT VOID	AREA STATEMENT AREAS TO BE INCLUDED IN INFRA TAX CCTV/SER PASSAGE LOBBY	VER/BALC TERRACE	PORCH	TOTAL	TOTAL B.U.A (sq.mts)
TYPE 1 - RESIDENTIAL UNIT								
GROUND FLOOR	121.84	17.04	-	-	-	20.7	37.74	159.58
FIRST FLOOR	103.58	35.28	-	-	-	15.65	50.93	154.51
		225.42						SUB TOTAL BUA 314.09 SQ.M.
								TOTAL BUAX2nos 628.18 SQ.M.

FLOORS	NET F.A.R (sq.mts)	STAIRCASE	DUCT VOID	AREA STATEMENT AREAS TO BE INCLUDED IN INFRA TAX CCTV/SER PASSAGE LOBBY	VER/BALC TERRACE	PORCH	TOTAL	TOTAL B.U.A (sq.mts)
TYPE 2 - RESIDENTIAL UNIT								
GROUND FLOOR	121.22	21.99	-	-	-	25.69	47.68	168.9
FIRST FLOOR	116.99	26.22	-	-	-	25.69	51.91	168.9
		238.21						SUB TOTAL BUA 337.8 SQ.M.
								TOTAL BUAX5nos 1689 SQ.M.

FLOORS	NET F.A.R (sq.mts)	STAIRCASE	DUCT VOID	AREA STATEMENT AREAS TO BE INCLUDED IN INFRA TAX CCTV/SER PASSAGE LOBBY	VER/BALC TERRACE	PORCH	TOTAL	TOTAL B.U.A (sq.mts)
TYPE 3 - RESIDENTIAL UNIT								
GROUND FLOOR	61.66	10.995	-	-	-	12.847	23.84	85.5
FIRST FLOOR	59.55	13.11	-	-	-	12.847	25.95	85.5
		121.21						SUB TOTAL BUA 171 SQ.M.
								TOTAL BUAX2nos 342 SQ.M.
								TOTAL BUA : 2659.18 M2
POOL AREA : 3m x 6m x 16nos = 288 SQ.M.								
INFRASTRUCTURE TAX AREA : 2947.18 SQ.M.								

Plan Approved and Passed

Vide Res. No. 619

Meeting Date: 23/05/23

With consent of

Dated: 28/08/23



PROJECT TITLE:

PROPOSED CONSTRUCTION OF RESIDENTIAL UNITS, SWIMMING POOL & BOUNDARY WALL ON AMALGAMATED PLOT BEARING SY. NOS. 50/23-A & 50/23-B OF SIOLIM VILLAGE SITUATED AT SIOLIM, BARDEZ TALUKA, GOA.

FOR: VIANAR PROPERTIES PVT. LTD

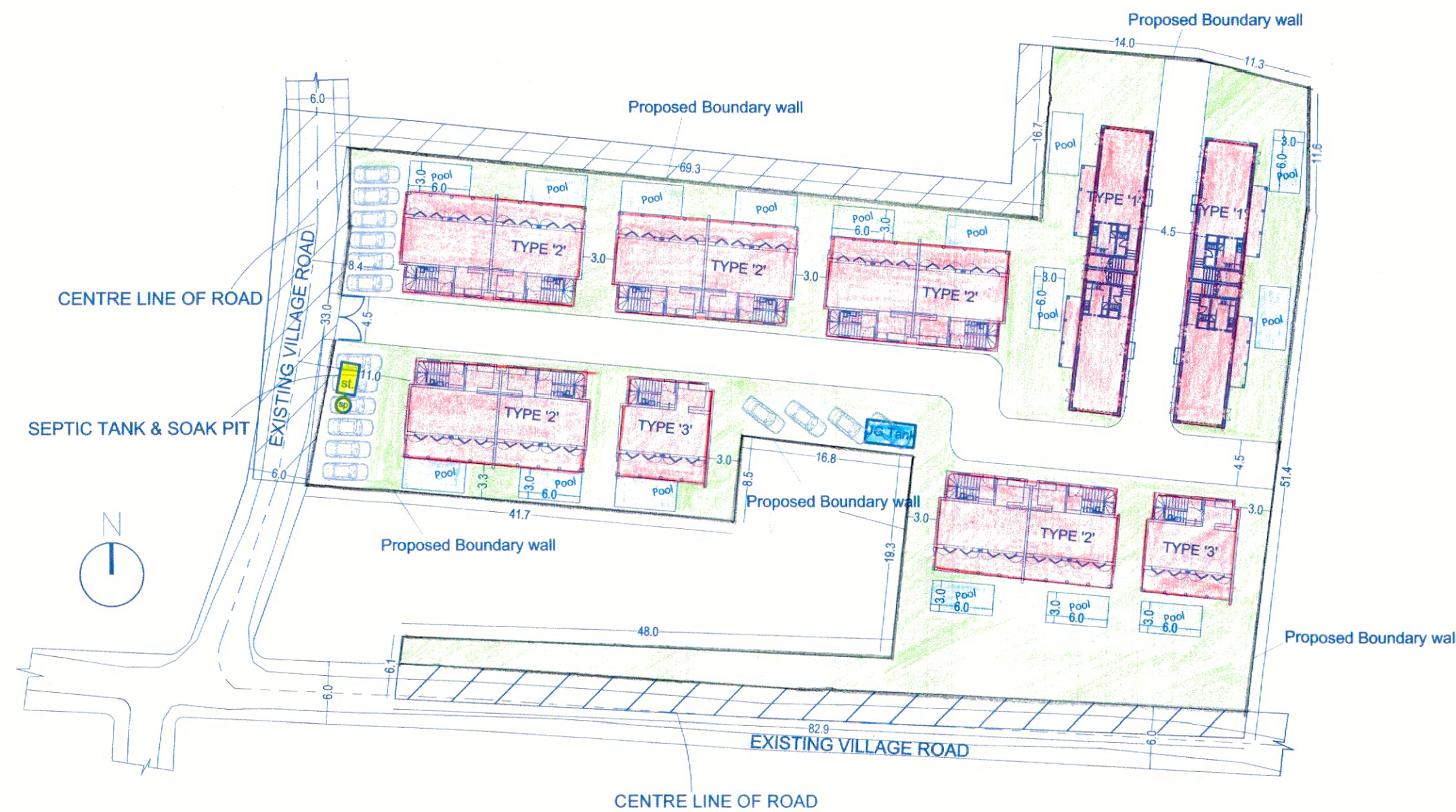
SUBMISSION DRAWING SHEET NO. 1

OWNER'S SIGN CONSULTANT SIGN

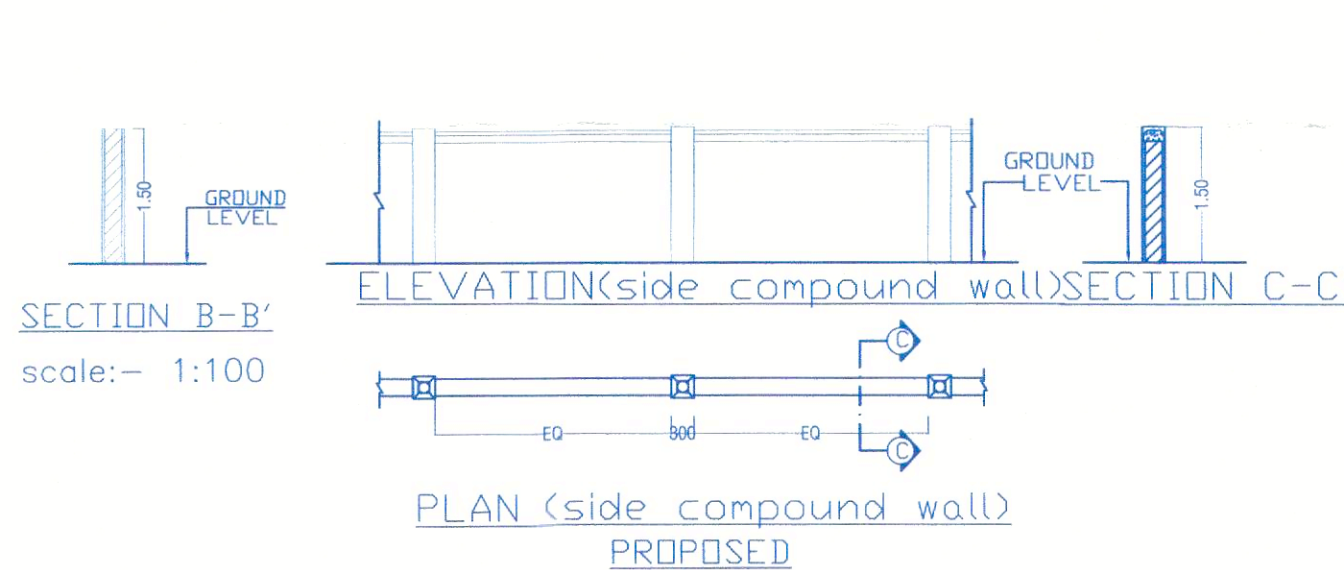
VIANAR PROPERTIES PVT LTD

Authorized Signatory

TPP Res. No. E-06/20

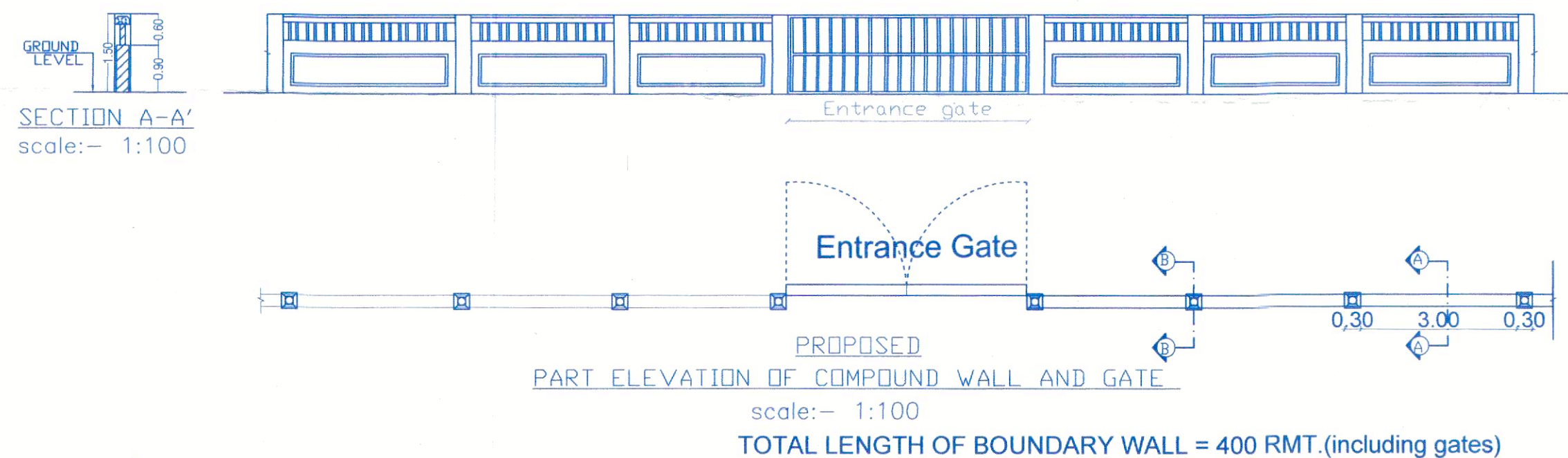


PROPOSED SITE PLAN OF AMALGAMATED PROPERTY
SY.NO.50/23-A & 50/23-B OF SIOLIM VILLAGE Sc- 1: 500



SECTION B-B'
scale:- 1:100

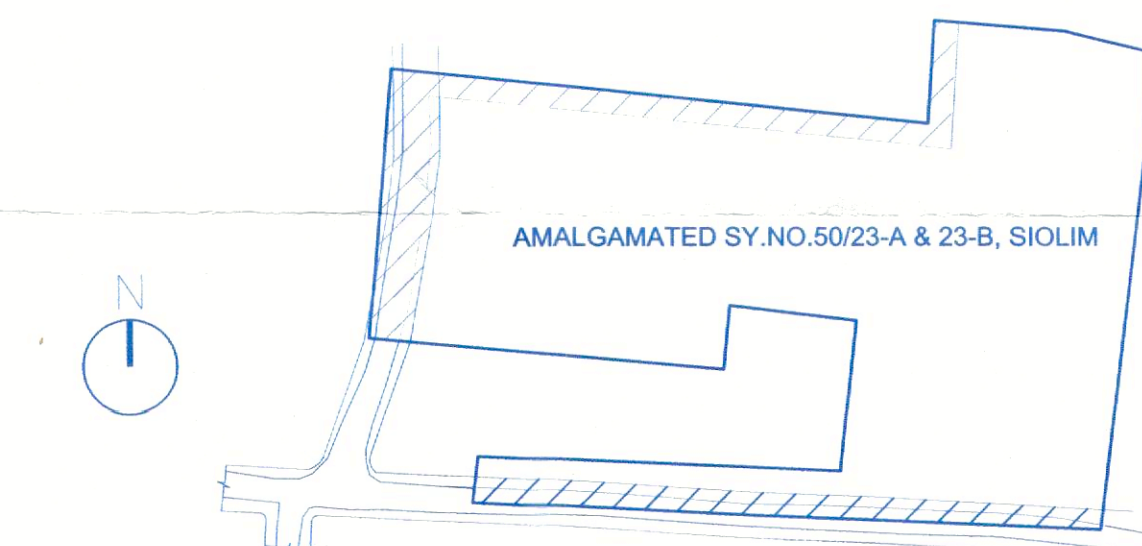
PLAN (side compound wall)
PROPOSED



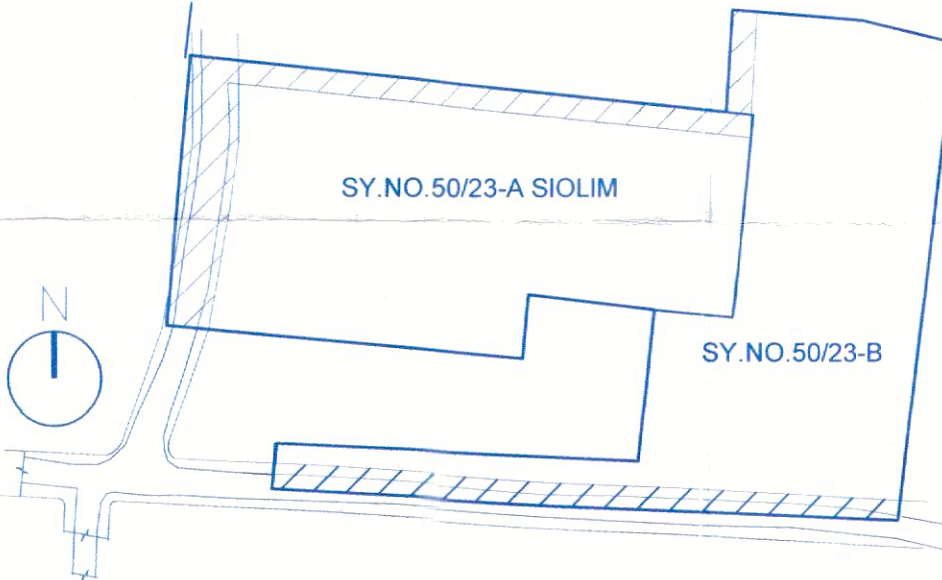
SECTION A-A'
scale:- 1:100

PART ELEVATION OF COMPOUND WALL AND GATE
scale:- 1:100

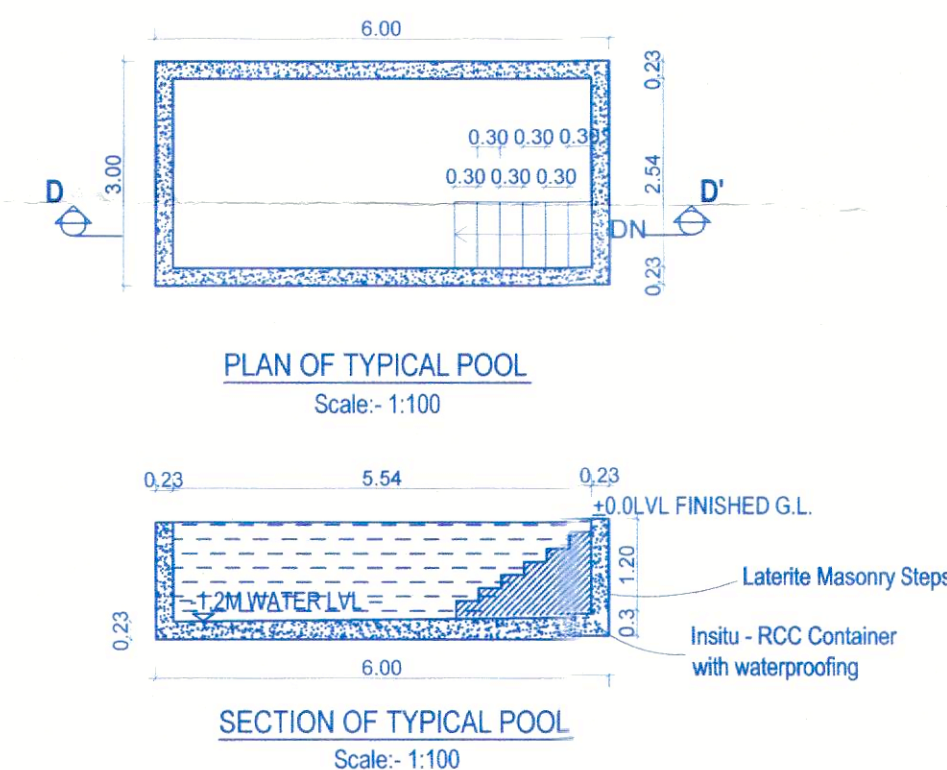
TOTAL LENGTH OF BOUNDARY WALL = 400 RMT.(including gates)



PROPOSED SITE PLAN OF AMALGAMATED PROPERTY
SY.NO.50/23-A & 23-B OF SIOLIM VILLAGE Sc- 1: 1000



SITE PLAN BEFORE AMALGAMATION
SY.NO.50/23-A & 50/23-B OF SIOLIM VILLAGE Sc- 1: 1000



PLAN OF TYPICAL POOL
Scale:- 1:100

SECTION OF TYPICAL POOL
Scale:- 1:100