



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 ..... = 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 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 <sup>2</sup> )	AREA FREE OF F.A.R. (M <sup>2</sup> )	PROPOSED NET FLOOR AREA (M <sup>2</sup> )	TOTAL COVERAGE
<b>COMMERCIAL BLOCK</b>					
STILT FLOOR	PAR/SHOP	1419.52	552.80	119.37	158.68
FIRST FLOOR	COA	1283.92	134.38	116.38	1147.54
SECOND FLOOR	RES.	1000.91	83.52	89.24	152.76
THIRD FLOOR	RES.	1000.51	83.52	88.82	152.34
FOURTH FLOOR	RES.	1000.51	83.52	88.82	152.34
FIFTH FLOOR	RES.	1000.51	83.52	88.82	152.34
SIXTH FLOOR	RES.	1000.51	83.52	88.82	152.34
SEVENTH FLOOR	RES.	1000.51	83.52	88.82	152.34
TOTAL		8486.82	139.37	832.00	6651.37
<b>HOTEL BLOCK</b>					
BASEMENT FLOOR	PAR/RES.	3242.00	290.00	128.39	3242.00
STILT/GROUND FLOOR	PAR/SHOP	4849.37	387.98	224.08	4407.98
FIRST FLOOR	HOTEL	2179.10	153.04	164.35	317.39
SECOND FLOOR	HOTEL	1968.53	129.51	131.09	324.05
THIRD FLOOR	HOTEL	1968.53	129.51	131.09	324.05
FOURTH FLOOR	HOTEL	1968.53	129.51	131.09	324.05
FIFTH FLOOR	HOTEL	1968.53	129.51	131.09	324.05
SIXTH FLOOR	HOTEL	1968.53	129.51	131.09	324.05
SEVENTH FLOOR	HOTEL	1968.53	129.51	131.09	324.05
TOTAL		21481.71	891.74	1284.61	11955.14
TOTAL		30168.63	631.08	1860.51	3038.53

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 <sup>2</sup> )	AREA FREE OF F.A.R. (M <sup>2</sup> )	PROPOSED NET FLOOR AREA (M <sup>2</sup> )	TOTAL COVERAGE		
<b>RESIDENTIAL BLOCKS</b>										
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	1839.56		
TOTAL	7			18681.18	491.75	---	---	12876.82	3573.43	

2	3	STILT FLOOR	PAR/RES.	323.15	264.12	34.39	24.84	523.15	---	323.15
		FIRST FLOOR	RES.	302.91	---	---	21.82	20.62	48.45	249.18
		SECOND FLOOR	RES.	297.63	---	---	21.82	20.62	48.45	249.18
		THIRD FLOOR	RES.	297.63	---	---	21.82	20.62	48.45	249.18
		FOURTH FLOOR	RES.	297.63	---	---	21.82	20.62	48.45	249.18
TOTAL				1816.86	34.39	21.82	20.62	48.45	249.18	
TOTAL				5449.86	103.17	---	---	1245.90	3737.70	

3	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
TOTAL				3036.77	47.15	37.80	32.90	70.70	460.82	
TOTAL				27330.93	427.65	---	---	19521.27	4626.16	

4	6	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	63.86	328.29
		SECOND FLOOR	RES.	392.15	---	---	22.00	41.86	63.86	328.29
		THIRD FLOOR	RES.	392.15	---	---	22.00	41.86	63.86	328.29
		FOURTH FLOOR	RES.	392.15	---	---	22.00	41.86	63.86	328.29
TOTAL				2357.05	30.44	22.00	41.86	63.86	328.29	
TOTAL				21213.45	271.86	---	---	14773.05	1641.43	

5	13	STILT FLOOR	PAR/RES.	602.00	473.70	67.17	47.90	588.77	13.23	602.00
		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
TOTAL				3537.80	67.17	47.90	51.70	99.66	487.50	
TOTAL				49991.40	873.21	---	---	31859.49	7826.50	

6	16	STILT FLOOR	PAR/RES.	807.51	724.01	24.20	42.30	790.39	17.14	807.51
		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				49328.18	264.44	---	---	34231.34	8882.81	

01	POOL/DECK/TOILETS	POOL	540.72	---	---	---	509.28	31.44	31.44
	GROUND FLOOR	RES.	771.59	---	---	---	771.59	---	771.59
	FIRST FLOOR	RES.	702.59	---	---	---	702.59	---	702.59
TOTAL AREA			2014.90	---	---	---	1474.46	---	31.44
									803.01

02	SECURITY CABIN		25.36	---	---	---	25.36	---	---
TOTAL AREA			170167.87	---	---	---	170167.87	---	117031.21
									36249.60

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  
 KUNDAN V. PRABHU ARCHITECT AND INTERIOR DESIGNER  
 783, PRABHU HOUSE, ALTO - BETIM, PORVURIM, BARDEZ - GOA. TEL: 2413690  
 e-mail: kundampprabhu@gmail.com  
 OWNER SIGN  
 ARCHITECT SIGN  
 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. 1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280/1281/1282/1283/1284/1285/1286/1287/1288/1289/1290/1291/1292/1293/1294/1295/1296/1297/1298/1299/1300/1301/1302/1303/1304/1305/1306/1307/1308/1309/1310/1311/1312/1313/1314/1315/1316/1317/1318/1319/1320/1321/1322/1323/1324/1325/1326/1327/1328/1329/1330/1331/1332/1333/1334/1335/1336/1337/1338/1339/1340/1341/1342/1343/1344/1345/1346/1347/1348/1349/1350/1351/1352/1353/1354/1355/1356/1357/1358/1359/1360/1361/1362/1363/1364/1365/1366/1367/1368/1369/1370/1371/1372/1373/1374/1375/1376/1377/1378/1379/1380/1381/1382/1383/1384/1385/1386/1387/1388/1389/1390/1391/1392/1393/1394/1395/1396/1397/1398/1399/1400/1401/1402/1403/1404/1405/1406/1407/1408/1409/1410/1411/1412/1413/1414/1415/1416/1417/1418/1419/1420/1421/1422/1423/1424/1425/1426/1427/1428/1429/1430/1431/1432/1433/1434/1435/1436/1437/1438/1439/1440/1441/1442/1443/1444/1445/1446/1447/1448/1449/1450/1451/1452/1453/1454/1455/1456/1457/1458/1459/1460/1461/1462/1463/1464/1465/1466/1467/1468/1469/1470/1471/1472/1473/1474/1475/1476/1477/1478/1479/1480/1481/1482/1483/1484/1485/1486/1487/1488/1489/1490/1491/1492/1493/1494/1495/1496/1497/1498/1499/1500/1501/1502/1503/1504/1505/1506/1507/1508/1509/1510/1511/1512/1513/1514/1515/1516/1517/1518/1519/1520/1521/1522/1523/1524/1525/1526/1527/1528/1529/1530/1531/1532/1533/1534/1535/1536/1537/1538/1539/1540/1541/1542/1543/1544/1545/1546/1547/1548/1549/1550/1551/1552/1553/1554/1555/1556/1557/1558/1559/1560/1561/1562/1563/1564/1565/1566/1567/1568/1569/1570/1571/1572/1573/1574/1575/1576/1577/1578/1579/1580/1581/1582/1583/1584/1585/1586/1587/1588/1589/1590/1591/1592/1593/1594/1595/1596/1597/1598/1599/1600/1601/1602/1603/1604/1605/1606/1607/1608/1609/1610/1611/1612/1613/1614/1615/1616/1617/1618/1619/1620/1621/1622/1623/1624/1625/1626/1627/1628/1629/1630/1631/1632/1633/1634/1635/1636/1637/1638/1639/1640/1641/1642/1643/1644/1645/1646/1647/1648/1649/1650/1651/1652/1653/1654/1655/1656/1657/1658/1659/1660/1661/1662/1663/1664/1665/1666/1667/1668/1669/1670/1671/1672/1673/1674/1675/1676/1677/1678/1679/1680/1681/1682/1683/1684/1685/1686/1687/1688/1689/1690/1691/1692/1693/1694/1695/1696/1697/1698/1699/1700/1701/1702/1703/1704/1705/1706/1707/1708/1709/1710/1711/1712/1713/1714/1715/1716/1717/1718/1719/1720/1721/1722/1723/1724/1725/1726/1727/1728/1729/1730/1731/1732/1733/1734/1735/1736/1737/1738/1739/1740/1741/1742/1743/1744/1745/1746/1747/1748/1749/1750/1751/

