

Approved vide permission No. VP/MOI/Per/21/2022-2023 Dated 06/11/24

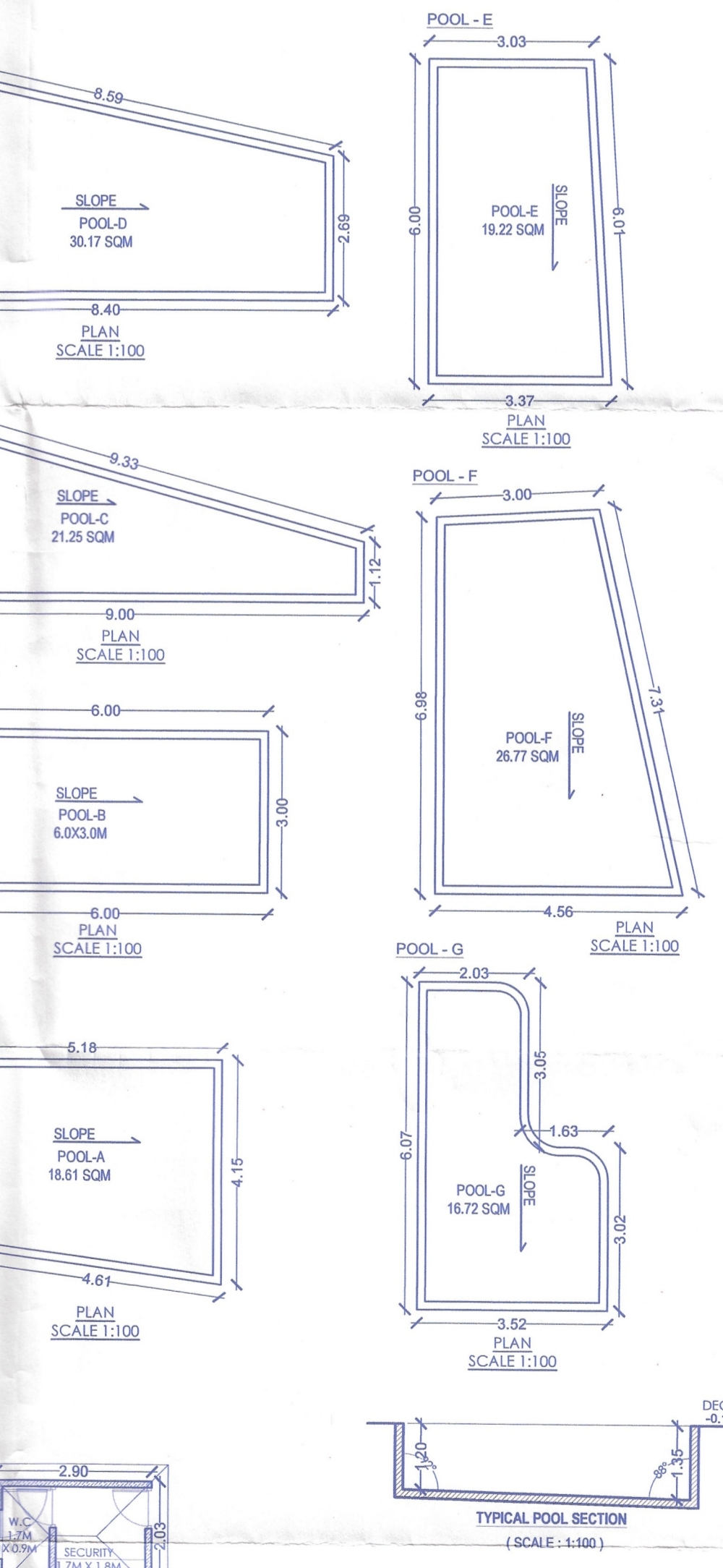
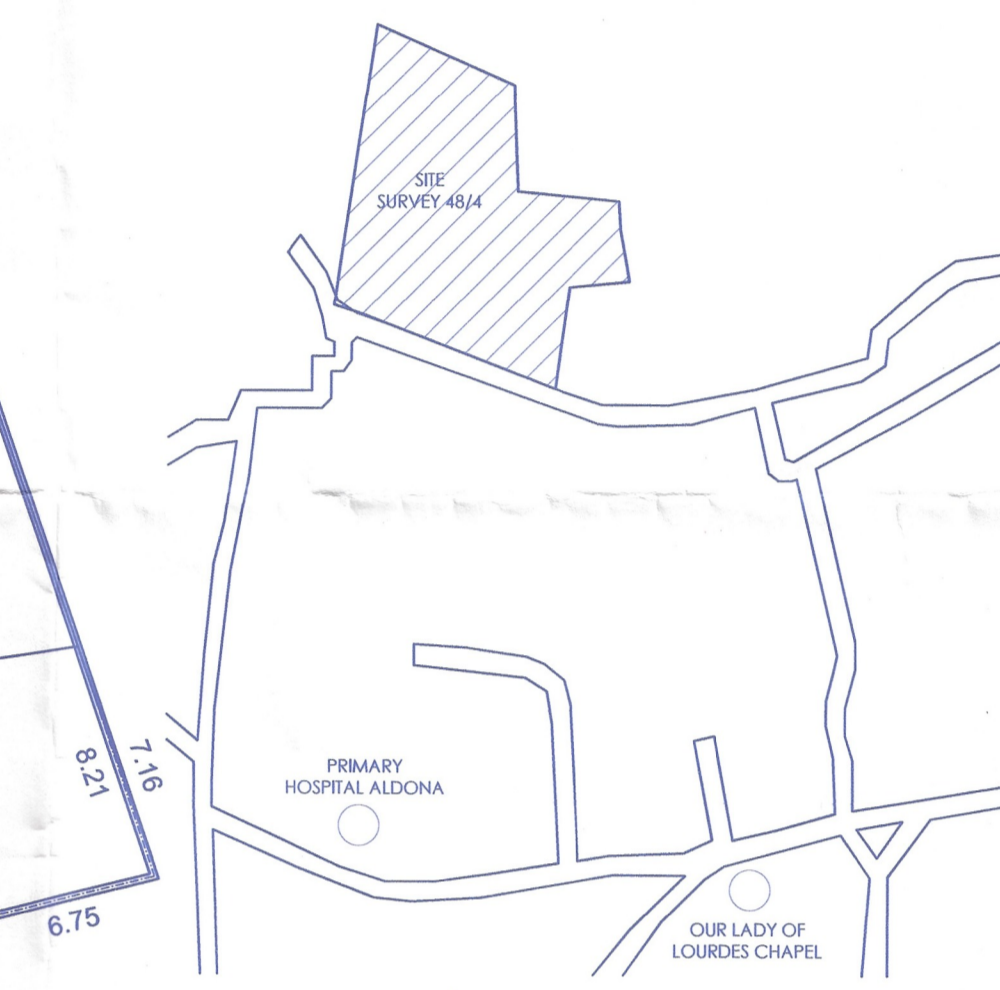
Approved With Condition Vide T.C.O.No. TPB/7664/MOI/2024/6413 Dated 29/17/24

Dy. Town Planner Town & Country Planning Dept Govt. of Goa, Mapusa



VILLA A - AREA CALCULATION						
Floors	B.U.A sqm	Staircase	Balcony	LiM/Duct Cutout	Parking	NET F.A.R
GROUND FLOOR	172.75	14.97	22.73	0.00	0.00	135.05
FIRST FLOOR	171.06	19.09	34.03	0.00	0.00	117.94
TOTAL	343.81	34.06	56.76	0.00	0.00	252.99

VILLA J - AREA CALCULATION						
Floors	B.U.A sqm	Staircase	Balcony	LiM/Duct Cutout	Parking	NET F.A.R
GROUND FLOOR	184.42	8.37	24.33	0.00	0.00	151.72
FIRST FLOOR	184.42	17.46	32.32	4.42	0.00	130.22
TOTAL	368.84	25.83	56.65	4.42	0.00	281.94



TOTAL BUA FOR INFRASTRUCTURE TAX

TOTAL BUA OF ALL UNITS = 1+2+3+4+5+6+7+8+9+10+11+12+13+14 = 5211.33.....(1)

SWIMMING POOL AREAS

AREA OF TYPE A (1 Nos.) = 18.61 SQM

AREA OF TYPE B (8 Nos.) = 8X18 = 144 SQM

AREA OF TYPE C (1 Nos.) = 21.25 SQM

AREA OF TYPE D (1 Nos.) = 30.17 SQM

AREA OF TYPE E (1 Nos.) = 19.22 SQM

AREA OF TYPE F (1 Nos.) = 26.77 SQM

AREA OF TYPE G (1 Nos.) = 16.72 SQM

TOTAL SWIMMING POOL AREA = A + B + C + D + E + F + G = 276.74.....(2)

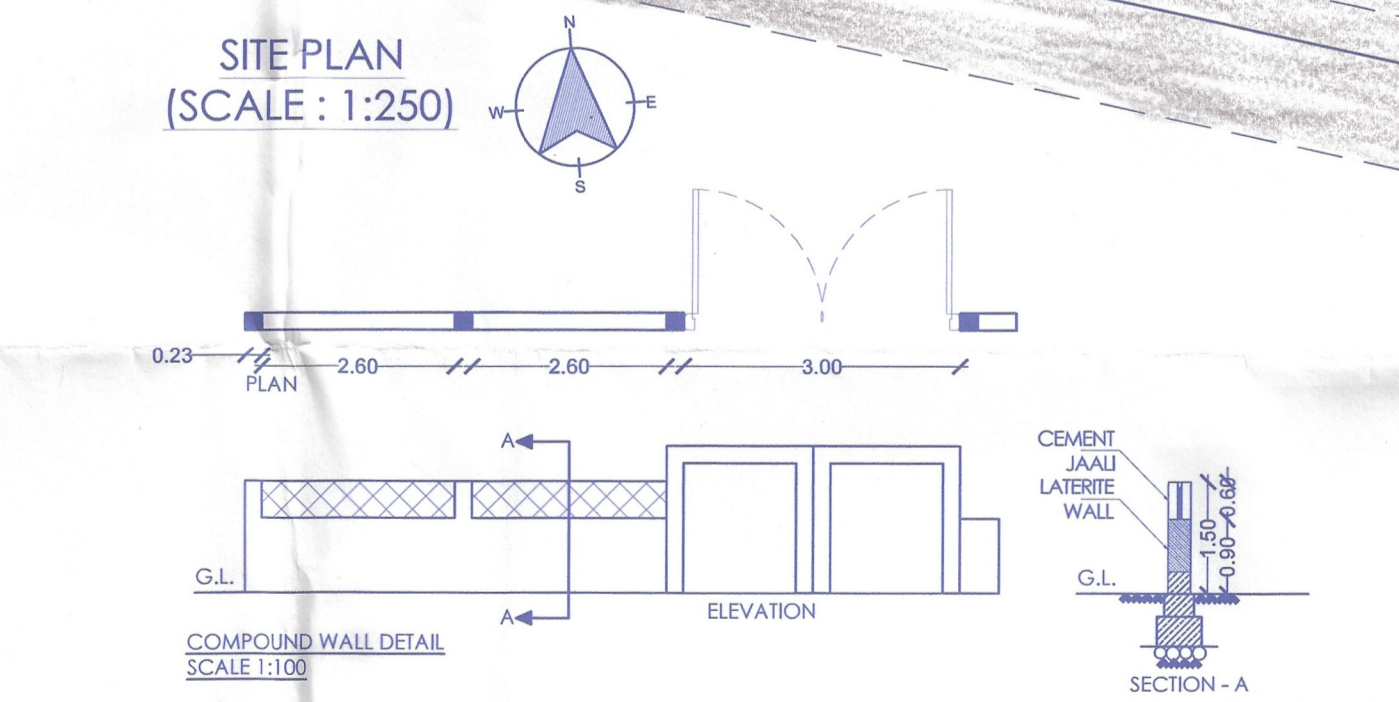
TOTAL AREA TO BE CONSIDERED FOR INFRA STRUCTURE TAX = TOTAL B.U.A + SWIMMING POOL AREA = (1) + (2) = 5211.33 + 276.74 = 5,488.07 SQM

PARKING STATEMENT :-

TOTAL NO OF VILLAS - 14

TOTAL NO OF CARS REQUIRED = 14

TOTAL NO OF CARS PROVIDED = 23 CARS



AREA STATEMENT

PLOT AREA AS PER SANAD:	= 8800.00 sqm.
AREA ACQUIRED BY P.W.D - PLOT 1	= 600 sqm
AREA ACQUIRED BY P.W.D - PLOT 2	= 375 sqm
TOTAL PLOT AREA:	= 7825.00 sqm.
AREA DEDUCTED DUE TO ROAD WIDENING	= 229 sqm.
NET PLOT AREA:	= 7596.00 sqm.
PERMISSIBLE COVERAGE = 50%	= 3986 sqm
PROPOSED COVERAGE = 34.37%	= 2611.45 sqm.
PERMISSIBLE FAR = 60 %	= 4695 sqm.
PROPOSED FAR = 51.44%	= 4025.84 sqm
FRONT SET BACK	= 3.00 m
REAR SET BACK	= 3.00 m
L.H.S SET BACK	= 3.00 m
R.H.S SET BACK	= 3.00 m
AREA OF EXISTING PLINTH	= N.A.
HEIGHT OF BUILDING	= 6.60m
HEIGHT OF PLINTH	= 0.45 m.
USE OF BUILDING	= RESIDENTIAL
TOTAL OPEN AREA REQUIRED (15%)	= 1139.4 sqm
TOTAL OPEN AREA PROVIDED	= 1230 sqm

PROJECT TITLE		ARCHITECT	CLIENT
REVISION DRAWING FOR CONSTRUCTION OF RESIDENTIAL VILLAS, SWIMMING POOLS & COMPOUND WALL ON PLOT BEARING SURVEY NO. 48/4 AT MOIRA, BARDEZ, GOA.		Ar. EZRAD SOUZA TCP REG. NO. AR/0028/2015 COA REG. NO. CA/2013/6071	Mr. Saurabh Sangekar & ors. Sankar Sankar S-A Proctor Road Grant Road East Mumbai 400004
NOTE: APPROVED BY TOWN PLANNERS WITH CONDITION L. NO. TPB/7664/MOI/ICD-22/4994 DATED - 06/09/2022 NOTE: APPROVED BY MEDICAL OFFICER, PRIMARY HEALTH CENTER ALDONA PASSED AND APPROVED WIDE PERMISSION NO. VP/MOI/Per/21/2022-2023/190 DATED - 20/10/2022			
SHEET No.	DT	DRAWINGS	
FILE No.		SITE PLAN	
SHEET SIZE.	DRG NO.	AREA STATEMENT	
A1		AREA STATEMENTS FOR ALL VILLAS	
DATE	07-06-2024	COMPOUND WALL PLAN AND SECTION	
DRAWN BY	S.N	SWIMMING POOL PLAN AND SECTION	