

AREA STATEMENT

GROUND FLOOR BUA = 154.58 SQ.M. x 4nos. = 618.32 SQ.M.
GROUND FLOOR BUA = 144.37 SQ.M. x 4nos. = 577.48 SQ.M.
TOTAL GR. FLOOR BUA = 1195.80 SQ.M.
FIRST FLOOR BUA = 154.58 SQ.M. x 4nos. = 618.32 SQ.M.
FIRST FLOOR BUA = 144.37 SQ.M. x 4nos. = 577.48 SQ.M.
TOTAL FR. FLOOR BUA = 1195.80 SQ.M.

Approved with condition vide
 L. No.: TP/1081/NER/29/4055
 dt 12/10/2024
 Dy. Town Planner
 Town & Country Planning Dept.
 Govt. of Goa, Mapusa

AREA STATEMENT

01	TOTAL AREA OF SY NO 85/8-A - PLOT 'B' NERUL	3326 M2
02	AREA FOR ROAD WIDENING	165.98 M2
03	EFFECTIVE PLOT AREA	3160.02 M2
04	15% OPEN SPACE	474 M2
05	OPEN SPACE PROVIDED	500 M2
06	COVERAGE PERMISSIBLE (40 %)	1264.0 M2
07	PROPOSED COVERAGE (37.84 %) 618.32SQ.M.+577.48SQ.M.	1195.80 M2
08	F.A.R. PERMISSIBLE (80 %)	2660.80 M2
09	PROPOSED F.A.R 946.24SQ.M.+869.36SQ.M. (54.59%)	1815.60 M2
10	PROPOSED BUILTUP AREA	2391.60 M2
	TOTAL GR. FLOOR BUA	1195.80 M2
	TOTAL FR. FLOOR BUA	1195.80 M2

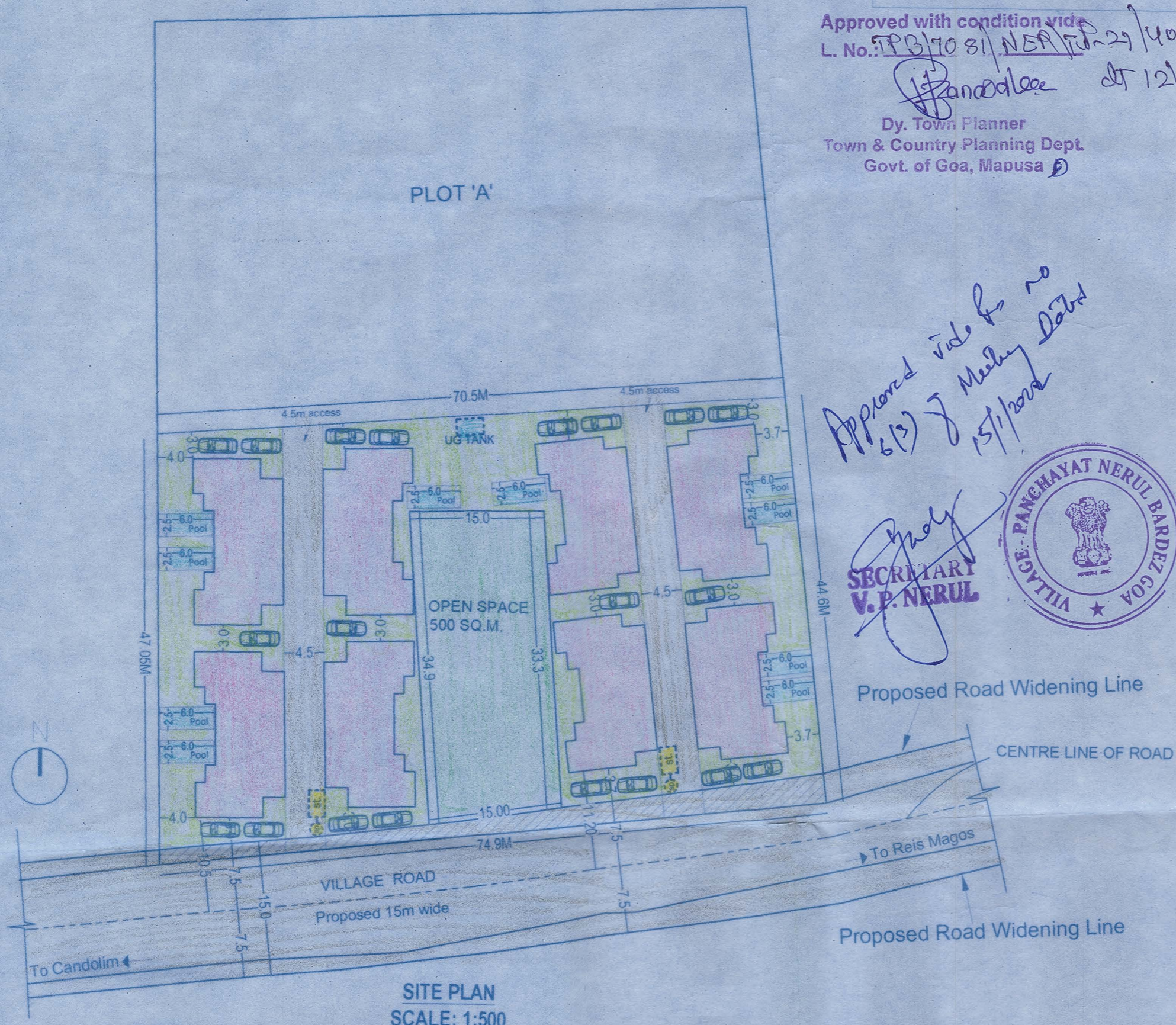
AREA STATEMENT

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R					NET F.A.R (sq.mts)
		STAIRCASE VOID	DUCT	CCTV/SER PASSAGE LOBBY	VER/BALC	PORCH TERRACE	
TYPE 1							
GROUND FLOOR	154.58	24.24	-	-	16.1	-	114.24
FIRST FLOOR	154.58	32.26	-	-	-	-	122.32
	309.16						236.56
TOTAL x 4 NOS.	1236.64 SQ.M. = BUA						946.24 SQ.M.
COVERAGE - 154.58 SQ.M. x 4 NOS. = 618.32 SQ.M.							

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R					NET F.A.R (sq.mts)
		STAIRCASE VOID	DUCT	CCTV/SER PASSAGE LOBBY	VER/BALC	PORCH TERRACE	
TYPE 2							
GROUND FLOOR	144.37	24.24	-	-	14.9	-	105.23
FIRST FLOOR	144.37	32.26	-	-	-	-	112.11
	288.74						217.34
TOTAL x 4 NOS.	1154.96 SQ.M. = BUA						869.36 SQ.M.
COVERAGE - 144.37 SQ.M. x 4 NOS. = 577.48 SQ.M.							
TOTAL BUA = 1236.64 SQ.M. + 1154.96 SQ.M. = 2391.6 SQ.M.							

AREA STATEMENT FOR INFRASTRUCTURE TAX

FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREA TO BE INCLUDED IN INFRASTRUCTURE TAX					TOTAL B.U.A (sq.mts)
		STAIRCASE VOID	DUCT	CCTV/SER PASSAGE LOBBY	VER/BALC	PORCH TERRACE	
TYPE 1							
GROUND FLOOR	114.24	24.24	-	-	16.1	-	154.58
FIRST FLOOR	122.32	32.26	-	-	-	-	154.58
	236.56						309.16
TOTAL x 4 NOS.	FAR = 946.24 SQ.M.						B.U.A. = 1236.64 SQ.M.
TYPE 2							
GROUND FLOOR	105.23	24.24	-	-	14.9	-	144.37
FIRST FLOOR	112.11	32.26	-	-	-	-	144.37
	217.34						288.74
TOTAL x 4 NOS.	FAR = 869.36 SQ.M.						BUA=1154.96 SQ.M.
TOTAL BUA = 1236.64 SQ.M. + 1154.96 SQ.M. = 2391.6 SQ.M.							
POOL AREA = 6m x 2.5m x 10nos. = 150 SQ.M.							
TOTAL INFRASTRUCTURE TAX AREA = 2541.6 SQ.M.							



SITE PLAN
SCALE: 1:500

Approved vide no
 6(12) J Mulya Dada
 15/1/2024



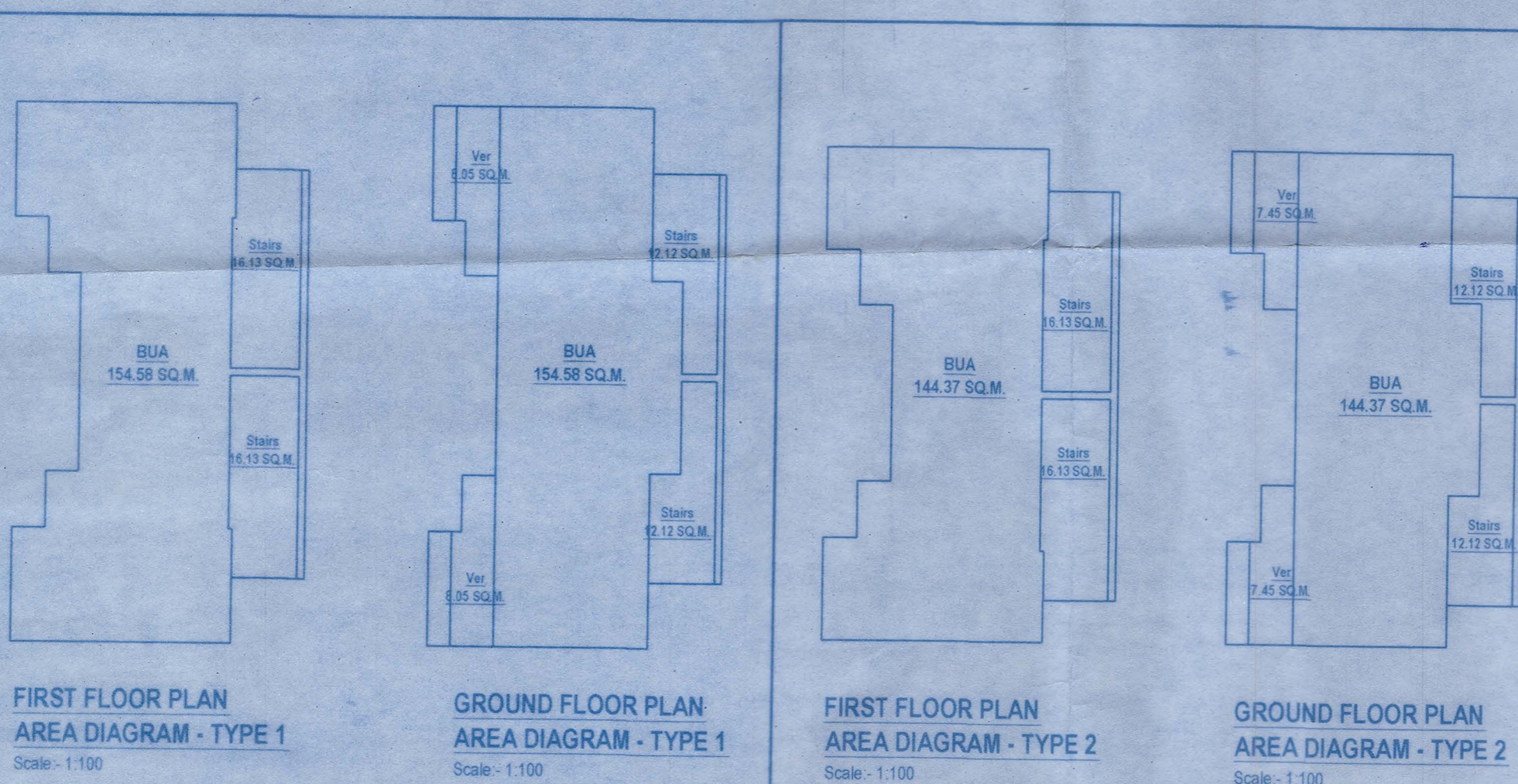
Proposed Road Widening Line
 CENTRE LINE OF ROAD

SCHEDULE OF DOORS & WINDOWS FOR VILLA TYPE 2

TYPE	SIZE	SILL HT.	LINTEL BOTTOM
S.D	4.90 X 2.50	—	2.50
D	2.25 X 2.20	—	2.20
D1	1.00 X 2.20	—	2.20
D2	0.80 X 2.10	—	2.10
W	2.75 X 1.20	1.00 MT.	2.20
W1	2.63 X 1.20	1.00 MT.	2.20
W2	2.25 X 1.20	1.00 MT.	2.20
W3	1.00 X 1.20	1.00 MT.	2.20
V	1.68 X 0.80	1.40 MT.	2.20
V1	0.80 X 0.80	1.40 MT.	2.20

SCHEDULE OF DOORS & WINDOWS FOR VILLA TYPE 1

TYPE	SIZE	SILL HT.	LINTEL BOTTOM
S.D	5.30 X 2.50	—	2.50
D	2.25 X 2.20	—	2.20
D1	1.00 X 2.20	—	2.20
D2	0.80 X 2.10	—	2.10
W	3.15 X 1.20	1.00 MT.	2.20
W1	3.02 X 1.20	1.00 MT.	2.20
W2	2.25 X 1.20	1.00 MT.	2.20
W3	1.00 X 1.20	1.00 MT.	2.20
V	1.68 X 0.80	1.40 MT.	2.20
V1	0.80 X 0.80	1.40 MT.	2.20



FIRST FLOOR PLAN
AREA DIAGRAM - TYPE 1
Scale: 1:100

GROUND FLOOR PLAN
AREA DIAGRAM - TYPE 1
Scale: 1:100

FIRST FLOOR PLAN
AREA DIAGRAM - TYPE 2
Scale: 1:100

GROUND FLOOR PLAN
AREA DIAGRAM - TYPE 2
Scale: 1:100

PROJECT TITLE:
 PROPOSED CONSTRUCTION OF RESIDENTIAL UNITS
 ALONGWITH POOL ON PROPERTY BEARING SY. NO.
 85/8-A- PLOT 'B' OF NERUL VILLAGE, SITUATED AT
 NERUL BARDEZ TALUKA, GOA.

FOR- VIANAAR INFRA LLP
 SUBMISSION DRAWING SHEET NO. 1
 OWNER'S SIGN CONSULTANT SIGN

Vianaar
 FRESH GAITONDE
 (CIVIL) ENGINEER
 REGISTERED ENGINEER
 NO. 6572010