

ORHARD OVERLAPPING WITH NO DEVELOPMENT SLOPE : 378 SQ.M.

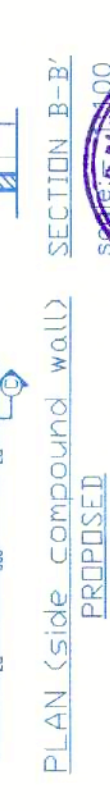
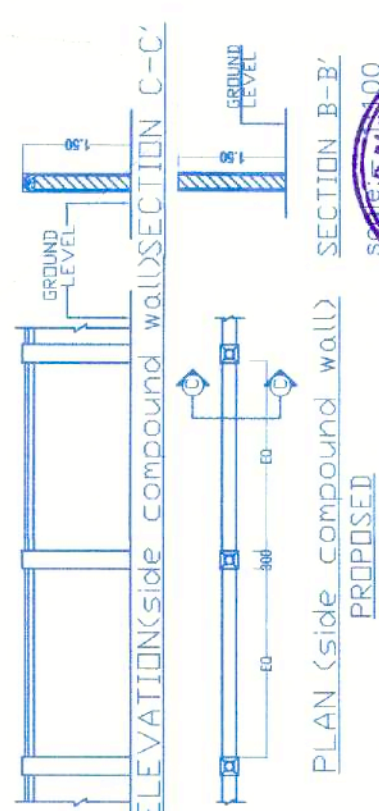
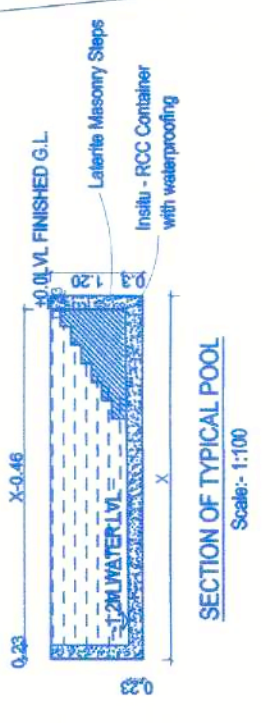
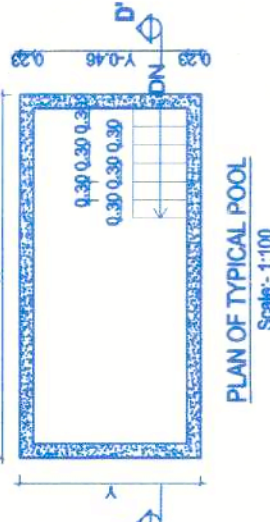
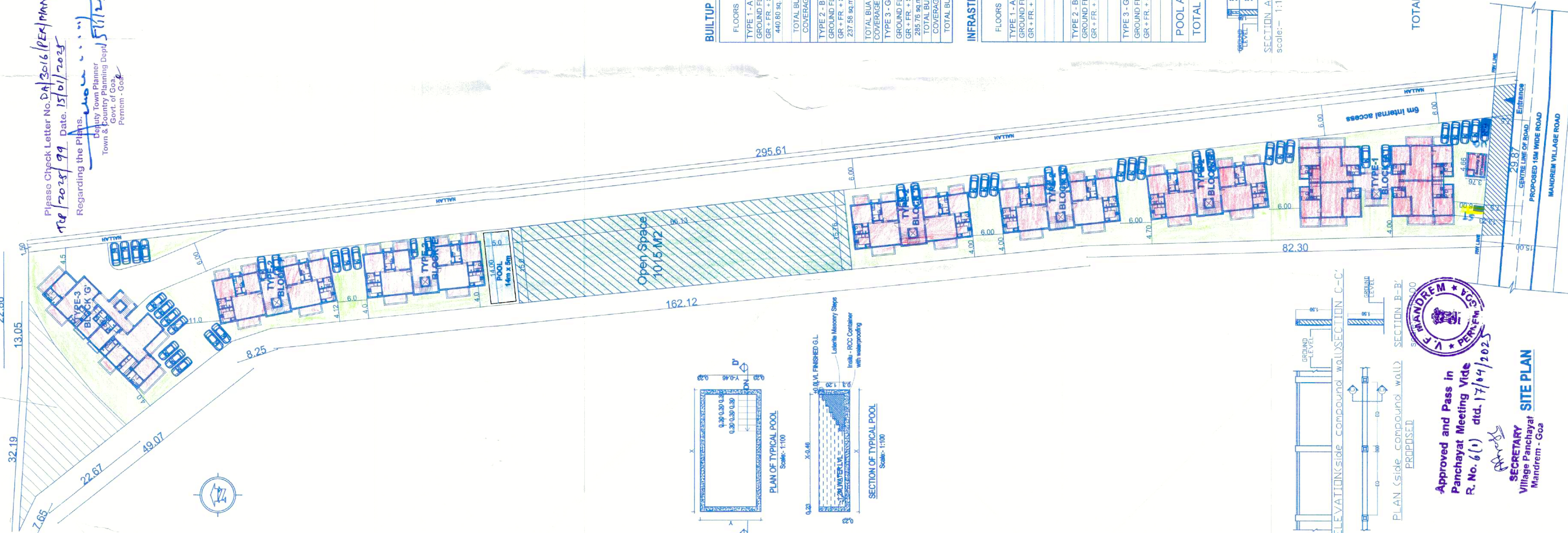
AREA STATEMENT OF LANDED PROPERTY

01	AREA OF SY NO.365/2-A MANDREM	7255 M2
02	AREA IN ORCHARD OVERLAPPING WITH NO DEVELOPMENT SLOPE	378 M2
03	AREA IN SETTLEMENT	6877 M2

AREA STATEMENT OF PROPOSED RESIDENTIAL DEVELOPMENT

01	AREA OF SY NO.365/2-A MANDREM IN SETTLEMENT	6877 M2
02	AREA LOST IN ROAD WIDENING	125 M2
03	EFFECTIVE PLOT AREA	6752 M2
3a	15% OPEN SPACE REQD.	1013 M2
3b	OPEN SPACE PROVIDED	1015 M2
04	PERMISSIBLE COVERAGE	2700.8 M2
05	PROPOSED COVERAGE	2054.36 M2
5a	TYPE 1 - BLOCK A = 440.80 sq.m.	
5b	TYPE 2 - BLOCK B-F = 1187.90 sq.m.	
5c	TYPE 3 - BLOCK G = 285.76 sq.m.	
5d	SERVICES = 17.52 sq.m.	
	PROPOSED COVERAGE - 28.61 %	1931.98 M2
06	PERMISSIBLE F.A.R - 60%	4126.2 M2
06	ADDITIONAL F.A.R SOUGHT FOR - 40%	2750.8 M2
06	PROPOSED F.A.R	5564.64 M2
6a	TYPE 1 - BLOCK A = 1385.72 SQ.M.	
6b	TYPE 2 - BLOCK B-F = 3329 SQ.M.	
6c	TYPE 3 - BLOCK G = 832.40 SQ.M.	
6d	SERVICES = 17.52 sq.m.	
	TYPICAL FLOOR F.A.R	
	346.43sq.m. + 832.25sq.m. + 208.1sq.m.	
7a	GROUND FLOOR F.A.R	1404.30 M2
7b	FIRST FLOOR F.A.R	1386.78 M2
7c	SECOND FLOOR F.A.R	1386.78 M2
7d	THIRD FLOOR F.A.R	1386.78 M2
08	PROPOSED BUILT UP AREA	7675.36 M2
8a	GROUND FLOOR BUA	1931.98 M2
i	TYPE 1 - A BLOCK - 440.8 SQ.M.	
ii	TYPE 2 - B to F - 237.58 SQ.M. x 5 nos.	
iii	TYPE 3 - G BLOCK - 285.76 SQ.M.	
iv	SERVICES = 17.52 sq.m.	
8b	FIRST FLOOR BUA	1914.46 M2
8c	SECOND FLOOR BUA	1914.46 M2
8c	THIRD FLOOR BUA	1914.46 M2

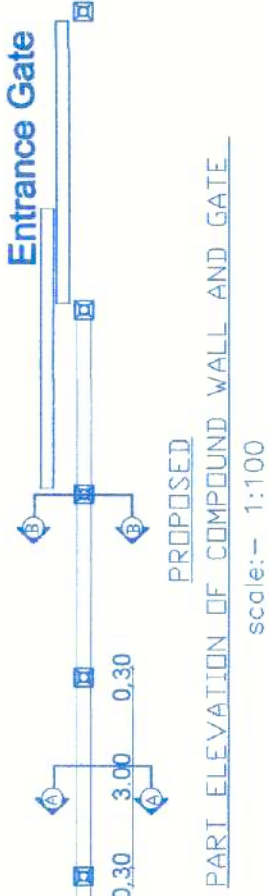
Please Check Letter No. DA/3016/PER/MAIN/
17/2025/99 Date: 15/01/2025
Regarding the Plans.
Deputy Town Planner
Town & Country Planning Dept
Govt. of Goa,
Pernem - Goa.



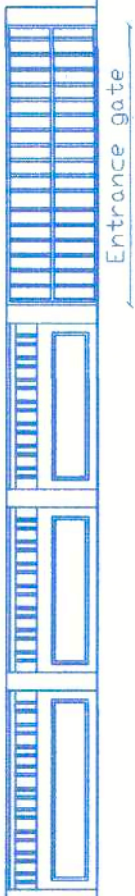
Approved and Pass in
Panchayat Meeting Vide
R. No. 6(1) dtd. 17/04/2025
SECRETARY
Village Panchayat
Mandrem - Goa



TOTAL LENGTH OF BOUNDARY WALL = 690 RMT. (including gate)



SECTION A-A'
scale:- 1:100



INFRASTRUCTURE TAX AREA STATEMENT

FLOORS	NET F.A.R. (sq. mts)	AREA TO BE INCLUDED IN INFRA. TAX	TOTAL BUA (sq. mts)
TYPE 1 - A BLOCK	346.43	STAIRCASE DUCT/CCTV/SER PORCH	166.45
GR + FR. + SC. + TH.	285.76	ENT LOBBY VERANDAH	33.21
TOTAL BUA OF B, C, D, E & F = 4751.60 SQ.M.			
COVERAGE = 237.58 sq.m. x 4 flrs. = 950.32 SQ.M.			
TYPE 2 - B to F	237.58	STAIRCASE DUCT/CCTV/SER PORCH	166.45
GR + FR. + SC. + TH.	285.76	ENT LOBBY VERANDAH	33.21
TOTAL BUA OF B, C, D, E & F = 1187.90 sq.m.			
COVERAGE = 237.58 sq.m. x 5 nos. = 1187.90 sq.m.			
TYPE 3 - G	285.76	STAIRCASE DUCT/CCTV/SER PORCH	166.45
GR + FR. + SC. + TH.	285.76	ENT LOBBY VERANDAH	33.21
TOTAL BUA OF B, C, D, E & F = 1187.90 sq.m.			
COVERAGE = 285.76 sq.m.			
TOTAL BUA = 7675.36 M2			

BUILT UP AREA STATEMENT

FLOORS	TOTAL BUA (sq. mts)	AREA STATEMENT	NET F.A.R. (sq. mts)
TYPE 1 - A BLOCK	346.43	STAIRCASE DUCT/CCTV/SER PORCH	166.45
GR + FR. + SC. + TH.	285.76	ENT LOBBY VERANDAH	33.21
TOTAL BUA OF B, C, D, E & F = 4751.60 SQ.M.			
COVERAGE = 237.58 sq.m. x 4 flrs. = 950.32 SQ.M.			
TYPE 2 - B to F	237.58	STAIRCASE DUCT/CCTV/SER PORCH	166.45
GR + FR. + SC. + TH.	285.76	ENT LOBBY VERANDAH	33.21
TOTAL BUA OF B, C, D, E & F = 1187.90 sq.m.			
COVERAGE = 237.58 sq.m. x 5 nos. = 1187.90 sq.m.			
TYPE 3 - G	285.76	STAIRCASE DUCT/CCTV/SER PORCH	166.45
GR + FR. + SC. + TH.	285.76	ENT LOBBY VERANDAH	33.21
TOTAL BUA OF B, C, D, E & F = 1187.90 sq.m.			
COVERAGE = 285.76 sq.m.			
TOTAL BUA = 7675.36 M2			