



**30. Details of areas and use, floorwise**

Floor % Reference	Use	Open Terrace	Total builtup area M2	Areas free from FAR						Net Floor Area sq.m	FAR %	Additional FAR Ent. Foyer/ Soc off	FAR %	Prop Total FAR %	FAR %
				Stairs	Bal/ Ver	Lift	Stilt	Ramp	Total						
<b>RESIDENTIAL BUILDING</b>															
BASEMENT/ LGR STILT FLR	PARKING	-	88.20	26.95	-	23.10	-	-	50.05	0.00	0.00%	18.15	1.02%	18.15	1.02%
BASEMENT/ LGR STILT FLR	PARKING	-	885.49	22.00	-	18.80	828.40	-	899.29	0.00	0.00%	16.20	0.90%	16.20	0.90%
UPPER GROUND STILT FLOOR	PARKING	-	992.90	41.00	-	18.80	611.35	305.64	976.79	0.00	0.00%	16.20	0.90%	16.20	0.90%
FIRST FLOOR	Res.	93.16	645.57	41.22	110.40	18.52	-	-	170.14	408.52	22.751%	66.91	3.74%	475.43	26.49%
SECOND FLOOR	Res.	90.71	594.86	41.22	110.40	18.52	-	-	170.14	408.52	22.751%	16.20	0.90%	424.72	23.65%
THIRD FLOOR	Res.	-	594.86	41.22	110.40	18.52	-	-	170.14	408.52	22.751%	16.20	0.90%	424.72	23.65%
FOURTH FLOOR	Res.	-	594.86	41.22	110.40	18.52	-	-	170.14	408.52	22.751%	16.20	0.90%	424.72	23.65%
FIFTH FLOOR	Res.	-	594.86	41.22	110.40	18.52	-	-	170.14	408.52	22.751%	16.20	0.90%	424.72	23.65%
SIXTH FLOOR	Res.	-	594.86	41.22	110.40	18.52	-	-	170.14	408.52	22.751%	16.20	0.90%	424.72	23.65%
SEVENTH FLOOR	Res.	-	594.86	41.22	110.40	18.52	-	-	170.14	408.52	22.751%	16.20	0.90%	424.72	23.65%
TOTAL	Res.	143.87	5964.41	378.58	772.80	190.34	1239.75	305.64	2887.11	2869.64	159.26%	214.66	11.96%	3074.30	171.22%
<b>SECURITY CABIN</b>															
GROUND FLOOR	Res.	-	3.00	-	-	-	-	-	3.00	0.17%	-	0.00%	0.00	0.17%	
GRAND TOTAL	Res.	143.87	5964.41	378.58	772.80	190.34	1239.75	305.64	2887.11	2869.64	159.43%	214.66	11.96%	3077.30	171.39%

NOTE : 1.50% AREA OF PROPOSED FAR=2862.54x 0.075=214.70sqm  
PROPOSED ADDITIONAL FAR FOR ENT. FOYER+SOC OFF =214.66 sqm  
AREA FOR INFRASTRUCTURE TAX = 5964.41sqm - 628.40 sqm(Basement park)-611.35 sqm(Stilt park)= 4724.66 m2

FLOOR AREA/NO. OF UNITS for below 100 to 100sqm (28 Feet)	USE	No. of Car Parks/ parking area	
		Provided	Required
TOTAL	Res.	60	42
TOTAL	Res.	60	42

**32. Type of zone to which the plot belongs to** Commercial zone

**SETBACKS:**

33. Front setback from the center line of road  
5.00+5.00+10.00 mts.  
5.00+17.10+22.10 mts.

34. Side setbacks:  
(a) 6.00 mts.  
(b) 6.00 mts.

35. Distance between two or more building on the same plot, if any - mts.

36. Height of the plinth - mts.

37. Use to which the building is to be put to floorwise:  
Basement floor: Parking  
Lower Gr. floor: Parking  
First floor: Res.  
Second floor: Res.  
Upper floor: Res.

38. Plot owned by with reference to the ownership certificate of land : CITYSCAPE DEVELOPERS

39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division. SPDP/P/3154/179789-90 dated 08/08/1989

40. Any other information

**AREA STATEMENT**

1. Area of the Plot 1795.50 Sq.mts.

2. Deduction for (a) Area within road widening 0.00 Sq.mts. (b) Area reserved for any other purpose 0.00 Sq.mts. Total (a+b) 0.00 Sq.mts.

3. Net effective area (1)-(2) 1795.50 Sq.mts.

4. Covered area occupied by the existing building if any 0.00 Sq.mts.

5. Plot coverage of the existing building(in%) 0.00 %

6. Covered area of the existing building that is proposed to be demolished 0.00 %

7. Plot coverage of the existing building that is proposed to be demolished (in %) 0.00 %

8. Covered area of proposed building 687.35 Sq.mts.

9. Plot coverage of the proposed building (in %) 38.26 %

10. Combined covered area of the existing building to be maintained and that of the proposed building 687.35 Sq.mts.

11. Combined plot coverage of the existing building to be maintained and that of the proposed building(in %) 38.26 %

**FLOOR AREA:**

12. Balcony area and covered area over footways floorwise and total on all floors 772.80 Sq.mts.

13. Balcony area and covered area over footways floorwise and total on all floors consumed for FAR purpose - Sq.mts.

14. Addition of set-back area and/or proposed road for FAR purpose - Sq.mts.

15. Addition of garage area for FAR purpose - Sq.mts.

16. Floor area consumed on Ground floor 3.00 Sq.mts.

17. Floor area consumed on First floor 408.52 Sq.mts.

18. Floor area consumed on Second floor 408.52 Sq.mts.

19. Floor area consumed on Third floor 408.52 Sq.mts.

20. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose 1634.08 Sq.mts.

21. Existing floor area to be maintained 0.00 Sq.mts.

22. Total floor area consumed (13+14+15+16+17+18+19+20+21) 2862.64 Sq.mts.

23. Floor area permissible 2872.80 Sq.mts.

24. FAR permissible 200.00 %

25. FAR consumed 159.43 %

26. Mezzanine area - Sq.mts.

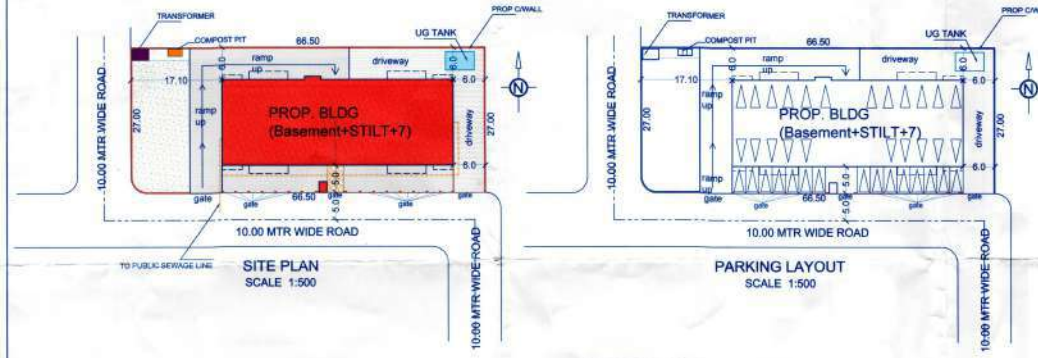
27. Loft area - Sq.mts.

28. Basement area - Sq.mts.

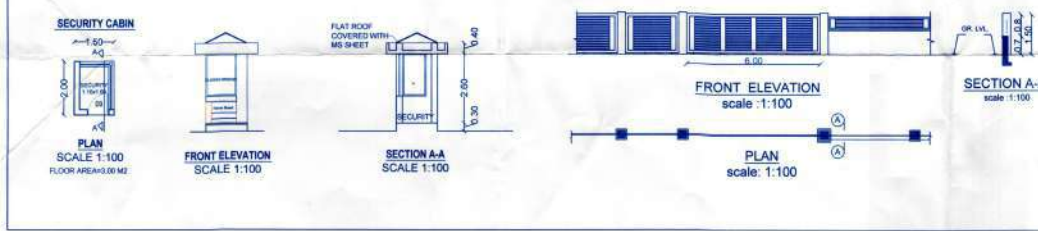
29. Garage area - Sq.mts.

**NOTE:**

ALLOWABLE FLOOR AREA= 1795.50(Total plot area) x 2.0 - 1795.50(Total plot area)x 2.0 x 0.2 =3591.00 M2 - 718.20 m2= 2872.80 M2



PROPOSED COMPOUND WALL & GATE :



**OWNER : CITYSCAPE DEVELOPERS**

**PROJECT : PROPOSED RESIDENTIAL BUILDING, SOCIETY OFFICE, SECURITY CABIN, COMP/WALL & AMALGAMATION OF PLOT AT GOBOL-MARGAO**

DATE: 09-1-2023 P.T.S. NO. 121/CHALTA NO. 1 PLOT NOS F5,F6,F7,F8  
SCALE: 1:100 & 1:500 DRG. NO- 755 / 01

JOB NO:2454 ENGINEER: UDAY SAWANT  
Reg. No. ER/0022/2019

OWNER: JCS

**SARANT & ASSOCIATES**  
REGISTERED ARCHITECT & ENGINEER  
MARGAO, GOA  
INDIAN INSTITUTE OF ARCHITECTURE