

AREA STATEMENT	
TOTAL AREA OF THE PLOT	12650 SQ. M.
AREA RESERVED FOR FUTURE EXPANSION	6900 SQ. M.
BALANCE PLOT AREA FOR PROPOSED DEVELOPMENT	5750 SQ. M.
AREA UNDER ROAD WIDENING	0.00 SQ. M.
NET EFFECTIVE AREA	5750.00 SQ. M.
PERMISSIBLE COVERAGE	40 %
PERMISSIBLE COVERED AREA	2300.00 SQ. M.
PROPOSED COVERED AREA	1672.12 SQ. M.
PERMISSIBLE FAR	50 %
PERMISSIBLE FLOOR AREA (FOR NET EFFECTIVE AREA)	2875.00 SQ. M.
PERMISSIBLE FLOOR AREA (FOR ROAD WIDENING)	0.00 SQ. M.
TOTAL PERMISSIBLE FLOOR AREA	2875.00 SQ. M.
PROPOSED FLOOR AREA	2438.14 SQ. M.
FAR CONSUMED	42.40 %
AREA OF SWIMMING POOLS 25.81 X 8 =	206.48 SQ. M.
AREA FOR INFRASTRUCTURE TAX (TOTAL BUILTUP AREA + AREA OF SWIMMING POOLS)	3352.68 SQ. M.
LENGTH OF THE COMPOUND WALL	217.00 MTRS.
NO OF PARKING PROVIDED	16 NOS
OPEN SPACE REQUIRED (15% OF NET EFFECTIVE PLOT AREA)	862.50 SQ. M.
PROPOSED OPEN SPACE	1189.00 SQ. M.

GENERAL NOTES:  
 1. DO NOT SCALE THIS DRAWING.  
 2. THIS DRAWING IS A COPY RIGHT AND MUST NOT BE DISCLOSED, USED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS PERMISSION OF RAYA SHANKHWALKER ARCHITECTS. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

PROJECT  
 PROPOSED RESIDENTIAL BUILDINGS, COMPOUND WALL AND SWIMMING POOLS IN PLOT BEARING SURVEY NO. 252/3 SITUATED AT ASSAGAO VILLAGE, OF BARDEZ TALUKA, GOA.

SCALE: 1:100, 1:500  
 REMARK: APPROVAL DRAWING  
 DRAW BY: LOCATION PLAN, SITE PLAN, COMPOUND WALL, GATE, SWIMMING POOL DETAILS BUILDING DETAILS  
 CHECK BY: DATE: OWNER:

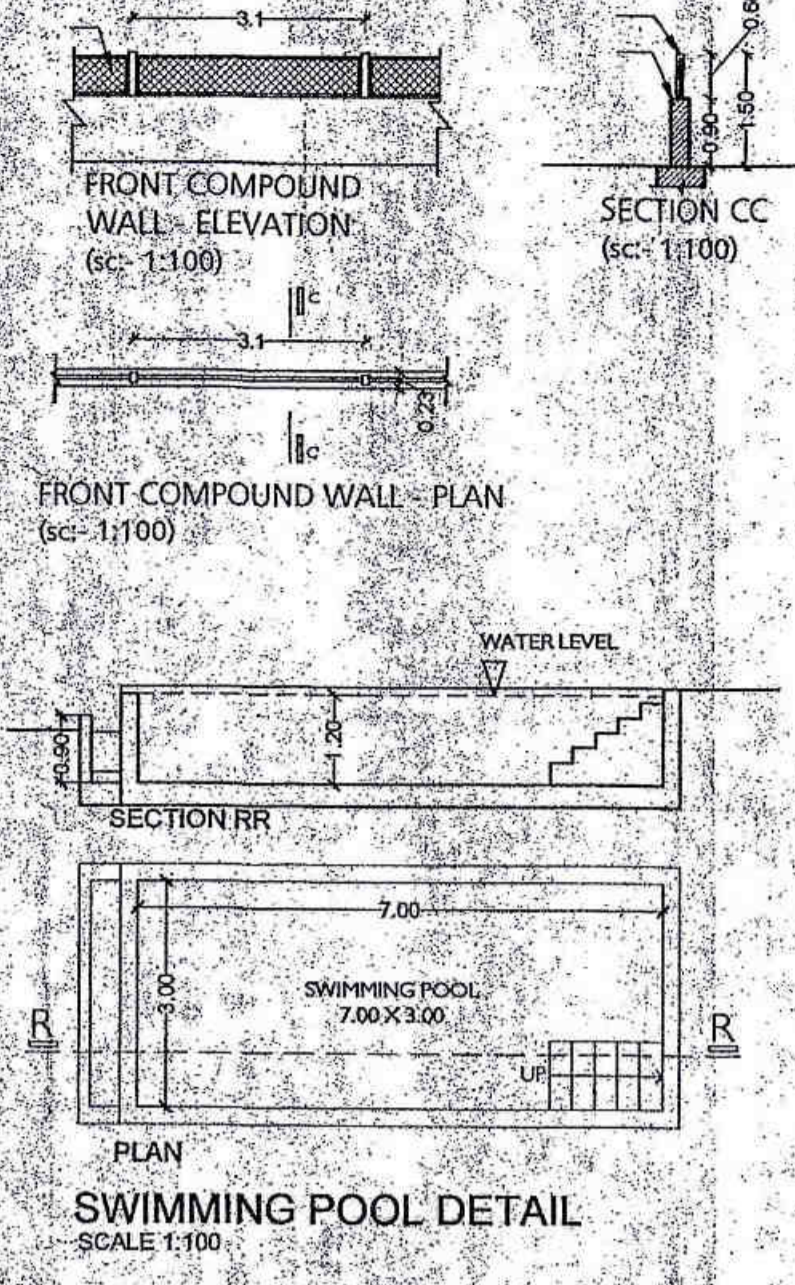
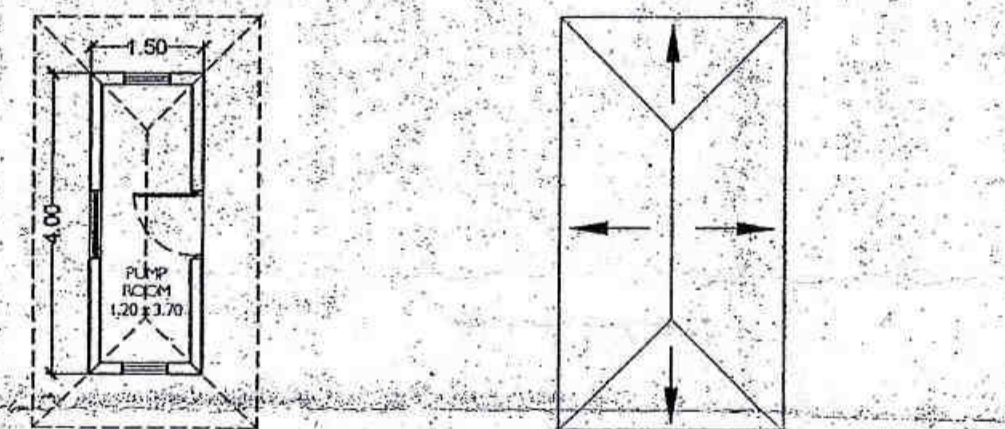
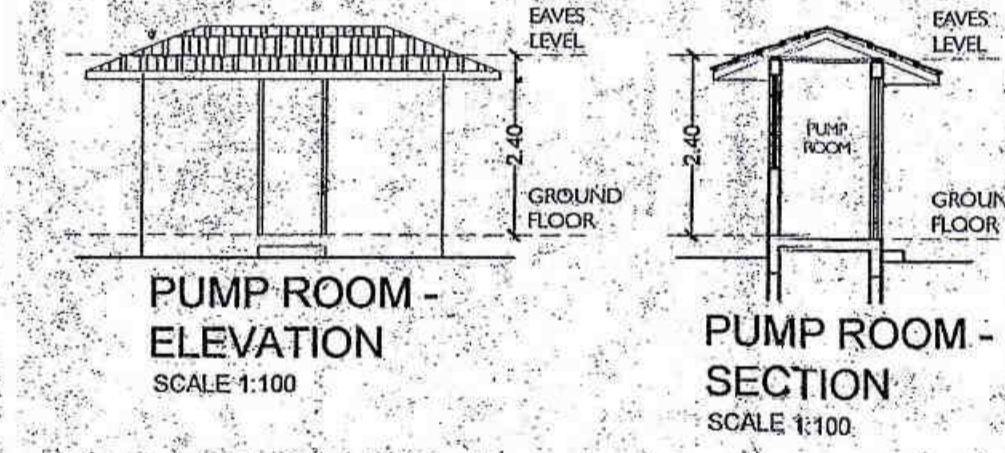
OWNER  
 AVONSHIRE DEVELOPMENTS  
 REPRESENTED BY  
 POA MR. MEHBOOB HAMID MULLA  
 OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

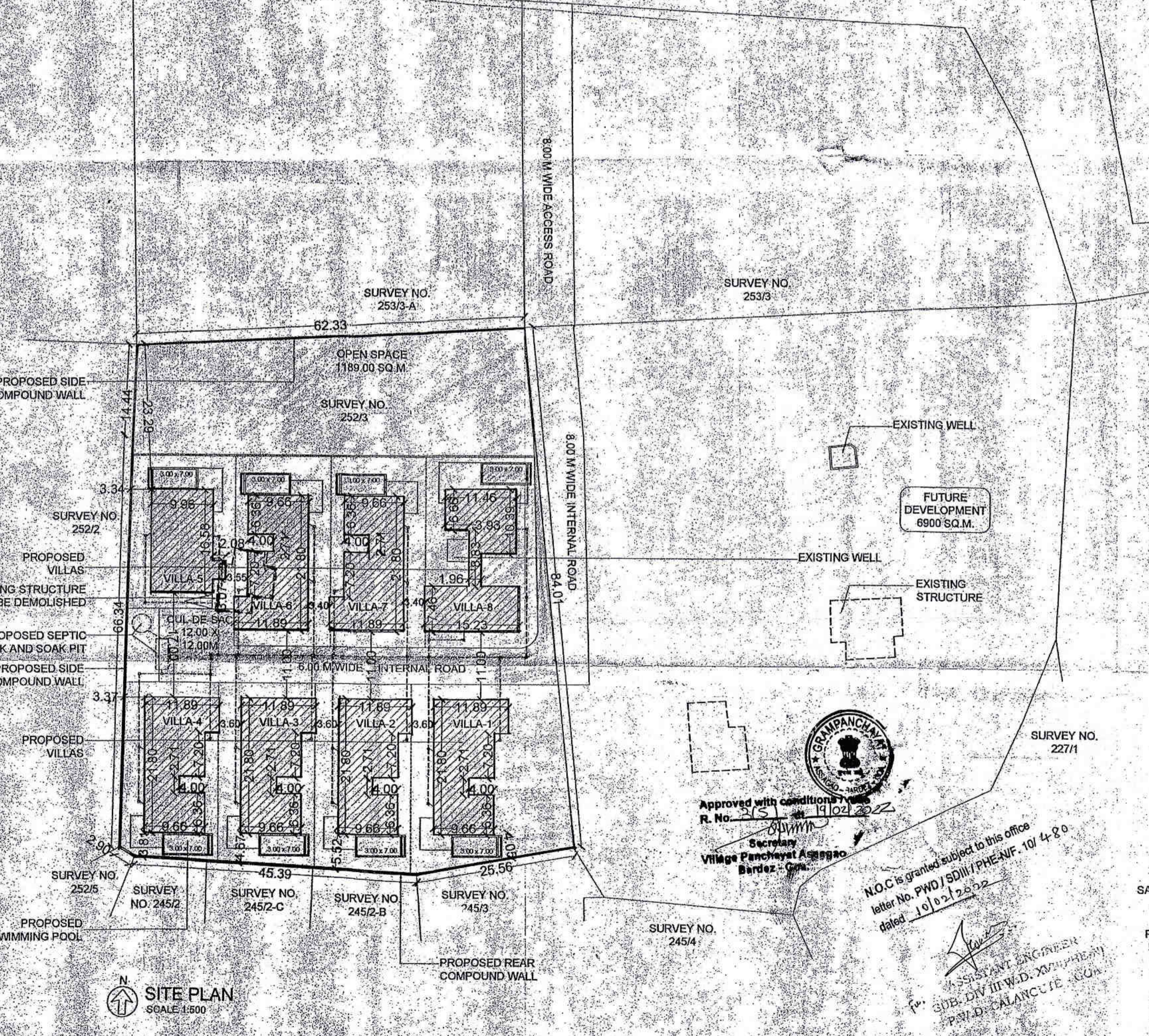
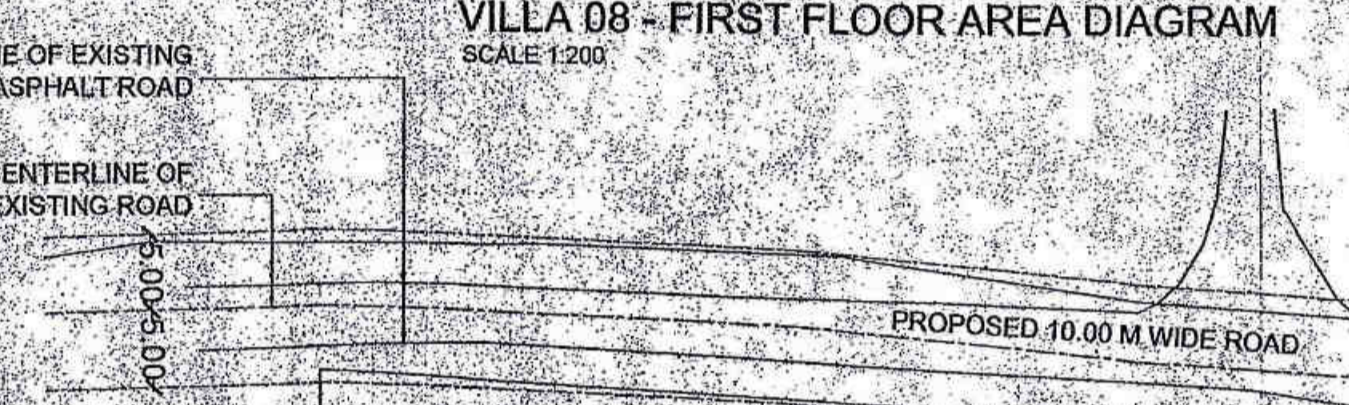
RAYA D. KAMAT SHANKHWALKER  
 (B. ARCH)  
 COA REG. NO. CA/98/20649  
 TCP REG. NO. AR/0065/2010

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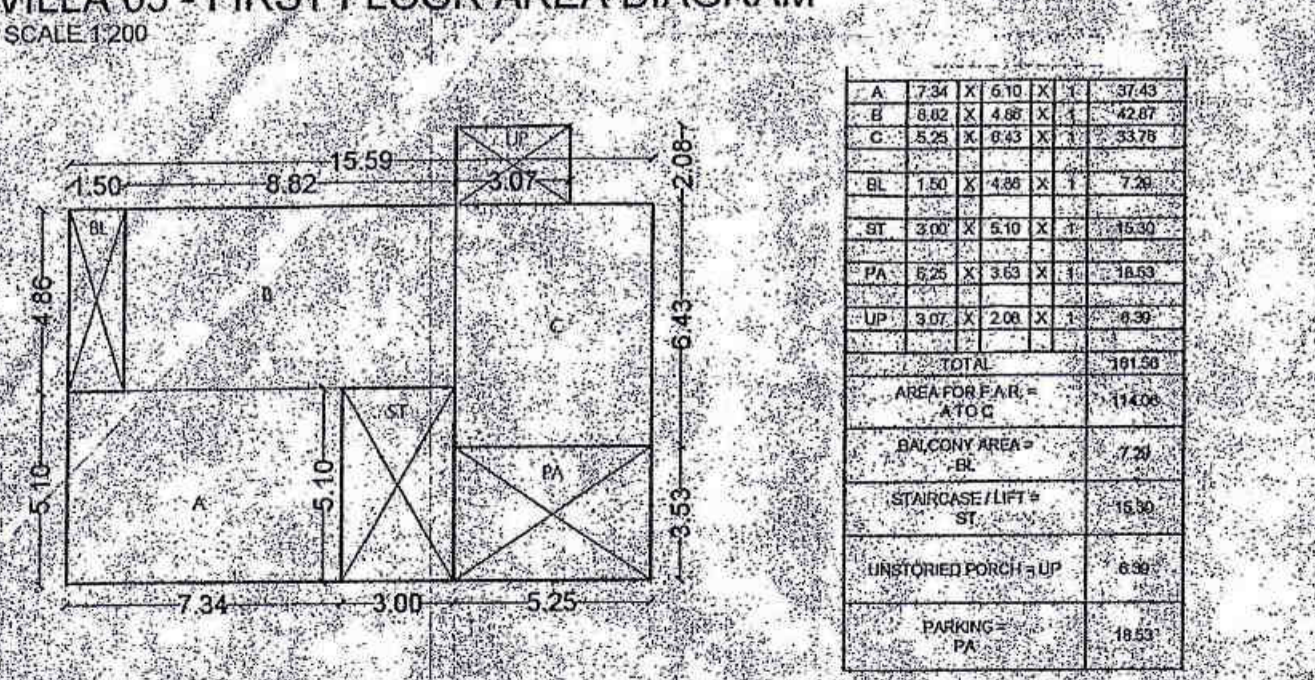
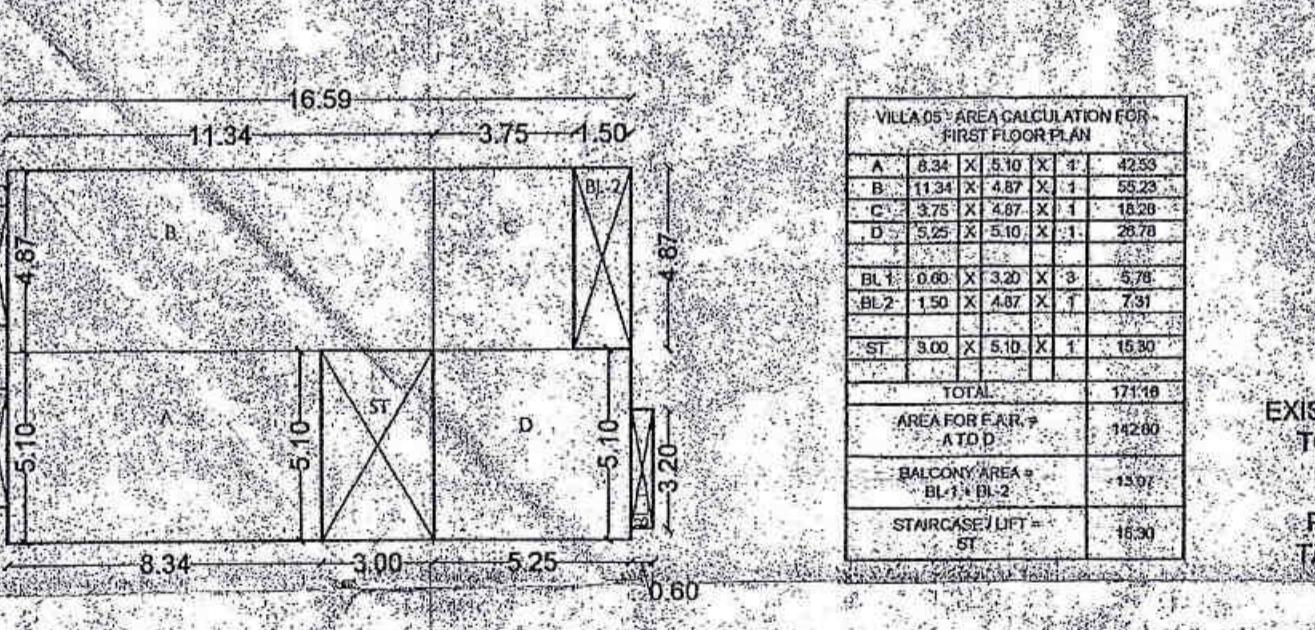
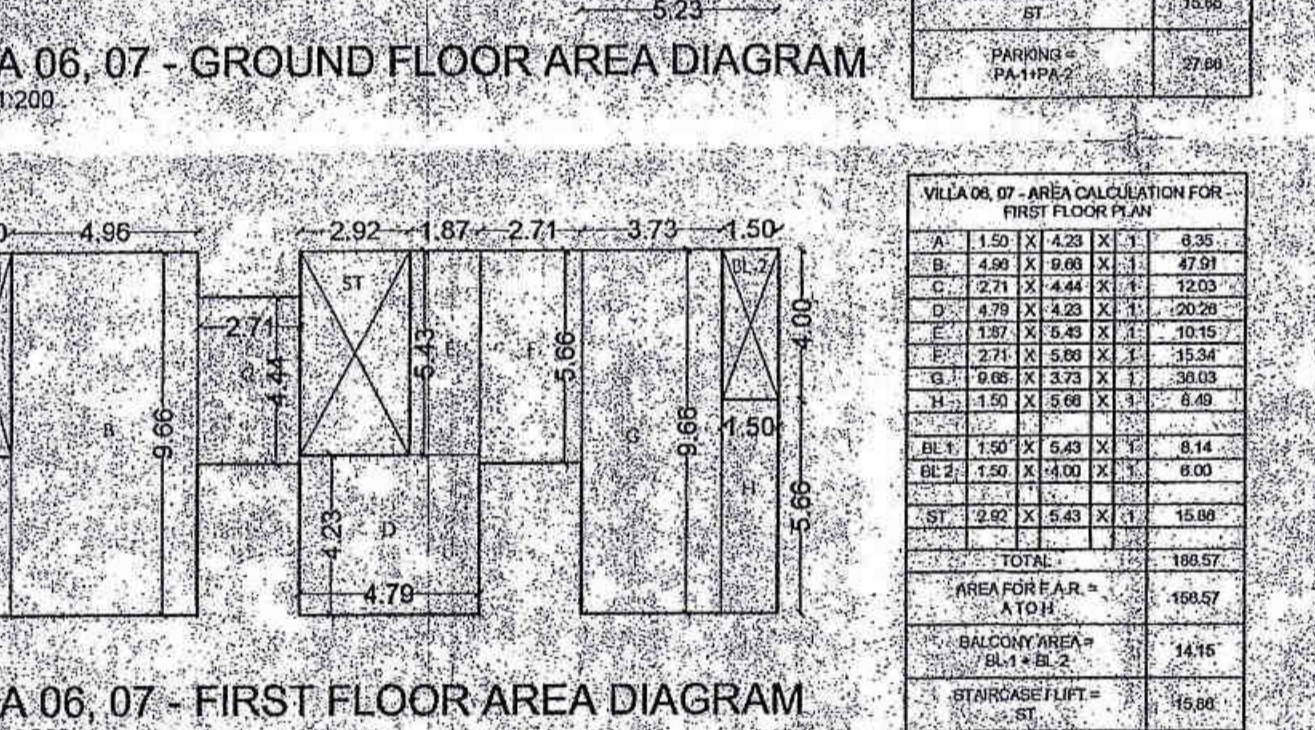
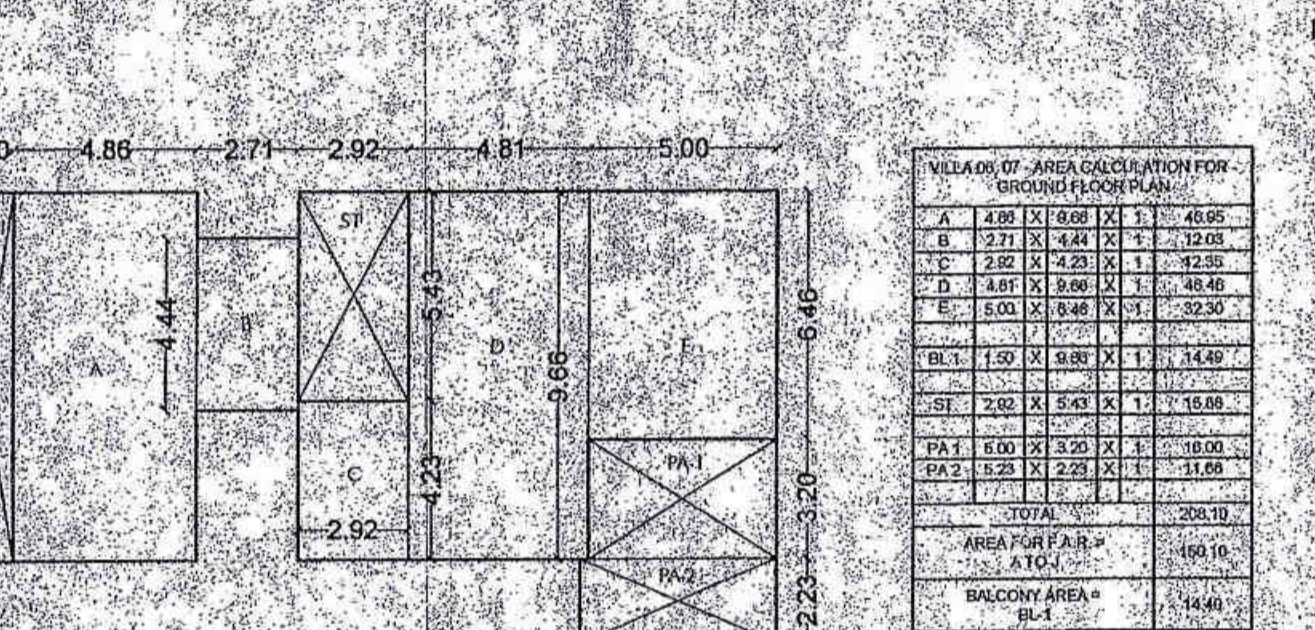
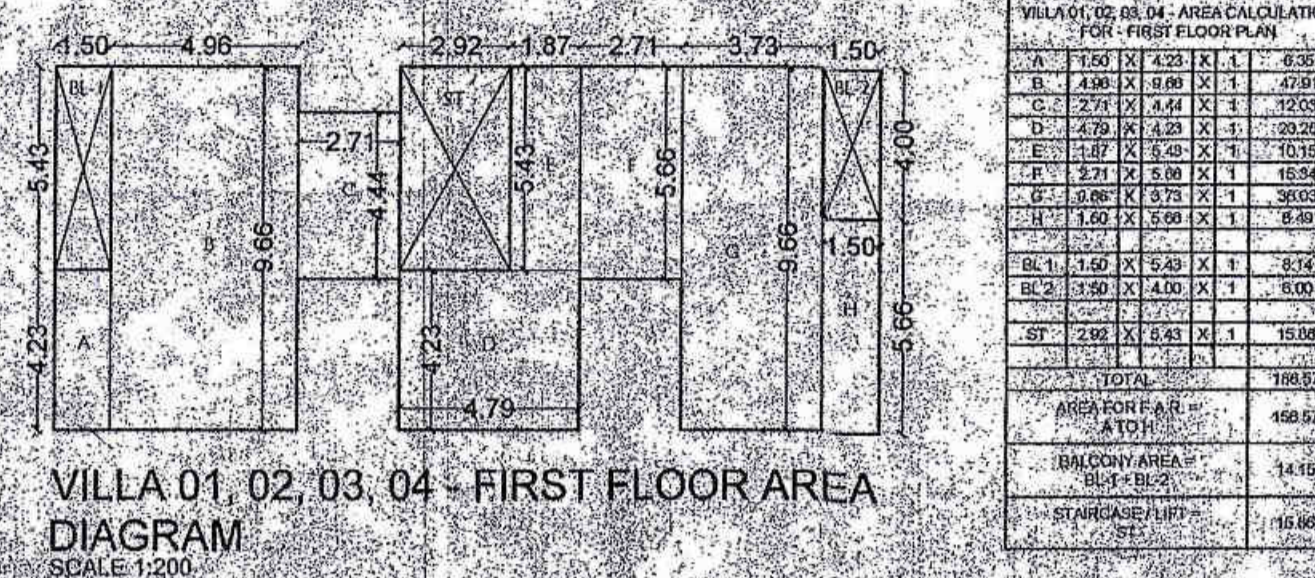
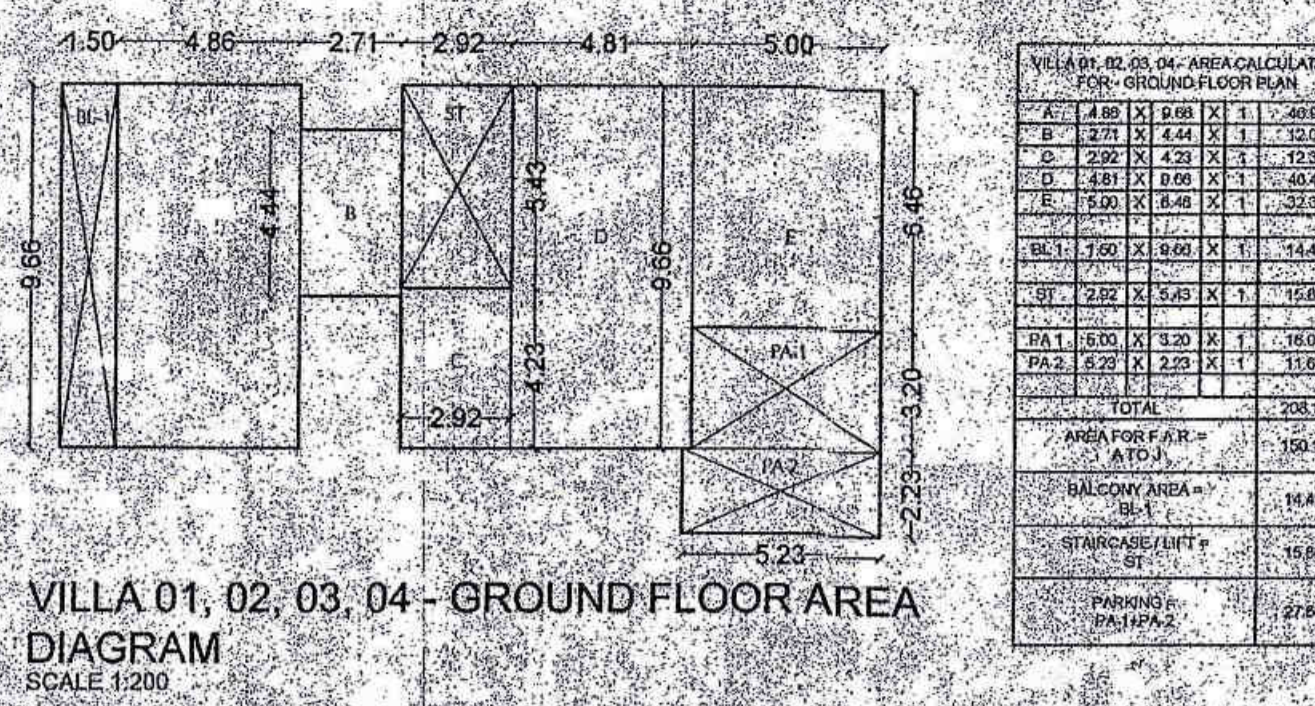
BLDG. NAME	FLOOR REFERENCE	USE	AREAS FREE OF F.A.R. (SQ.M.)					TOTAL (SQ.M.)	NET FLOOR AREA (SQ.M.)
			UP AREA (SQ.M.)	BALCO/TERRACE (SQ.M.)	STAIRS/LIFT (SQ.M.)	PARKING (SQ.M.)	UNSTORIED PORCH (SQ.M.)		
VILLA 01	GROUND FLOOR	RES.	208.10	14.49	15.86	27.66	0.00	56.01	150.09
	FIRST FLOOR	RES.	186.57	14.15	15.86	0.00	0.00	30.01	156.58
VILLA 02	GROUND FLOOR	RES.	208.10	14.49	15.86	27.66	0.00	56.01	150.09
	FIRST FLOOR	RES.	186.57	14.15	15.86	0.00	0.00	30.01	156.58
VILLA 03	GROUND FLOOR	RES.	208.10	14.49	15.86	27.66	0.00	56.01	150.09
	FIRST FLOOR	RES.	186.57	14.15	15.86	0.00	0.00	30.01	156.58
VILLA 04	GROUND FLOOR	RES.	208.10	14.49	15.86	27.66	0.00	56.01	150.09
	FIRST FLOOR	RES.	186.57	14.15	15.86	0.00	0.00	30.01	156.58
VILLA 05	GROUND FLOOR	RES.	161.56	7.29	16.30	16.63	6.39	47.51	114.09
	FIRST FLOOR	RES.	171.16	13.07	15.30	0.00	0.00	28.37	142.79
VILLA 06	GROUND FLOOR	RES.	208.10	14.49	15.86	27.66	0.00	56.01	150.09
	FIRST FLOOR	RES.	186.57	14.15	15.86	0.00	0.00	30.01	156.58
VILLA 07	GROUND FLOOR	RES.	208.10	14.49	15.86	27.66	0.00	56.01	150.09
	FIRST FLOOR	RES.	186.57	14.15	15.86	0.00	0.00	30.01	156.58
VILLA 08	GROUND FLOOR	RES.	228.02	17.19	18.99	31.41	0.00	65.59	162.43
	FIRST FLOOR	RES.	211.44	16.51	16.96	0.00	0.00	32.47	178.97
PUMP ROOM	PUMP ROOM	RES.	6.00	0.00	0.00	0.00	0.00	6.00	0.00
	TOTAL		3146.20	224.90	254.97	1215.90	6.39	708.06	2438.14



Approved with condition vide L. No. TP/1324/AS/4/11/27/51  
 Dy. Town Planner  
 Town & Country Planning Dept. Govt. of Goa, Mapus



Approved with condition vide L. No. TP/1324/AS/4/11/27/51  
 Village Panchayat Assagao, Bardez - Goa.  
 N.O.C is granted subject to this office letter No. PWD/SD/III/PHE/UP/10/4/8/0 dated 10/07/2022  
 P.W.D. CALANCLUTE - GOA



VILLA 01, 02, 03, 04 - AREA CALCULATION FOR GROUND FLOOR PLAN

A	4.86 X 4.86 X 1	23.62
B	2.71 X 4.86 X 1	13.17
C	2.71 X 4.86 X 1	13.17
D	4.81 X 4.86 X 1	23.37
E	4.81 X 4.86 X 1	23.37
F	4.81 X 4.86 X 1	23.37
G	4.81 X 4.86 X 1	23.37
H	4.81 X 4.86 X 1	23.37
I	4.81 X 4.86 X 1	23.37
J	4.81 X 4.86 X 1	23.37
K	4.81 X 4.86 X 1	23.37
L	4.81 X 4.86 X 1	23.37
M	4.81 X 4.86 X 1	23.37
N	4.81 X 4.86 X 1	23.37
O	4.81 X 4.86 X 1	23.37
P	4.81 X 4.86 X 1	23.37
Q	4.81 X 4.86 X 1	23.37
R	4.81 X 4.86 X 1	23.37
S	4.81 X 4.86 X 1	23.37
T	4.81 X 4.86 X 1	23.37
U	4.81 X 4.86 X 1	23.37
V	4.81 X 4.86 X 1	23.37
W	4.81 X 4.86 X 1	23.37
X	4.81 X 4.86 X 1	23.37
Y	4.81 X 4.86 X 1	23.37
Z	4.81 X 4.86 X 1	23.37
TOTAL		233.70

VILLA 01, 02, 03, 04 - AREA CALCULATION FOR FIRST FLOOR PLAN

A	4.86 X 4.86 X 1	23.62
B	2.71 X 4.86 X 1	13.17
C	2.71 X 4.86 X 1	13.17
D	4.81 X 4.86 X 1	23.37
E	4.81 X 4.86 X 1	23.37
F	4.81 X 4.86 X 1	23.37
G	4.81 X 4.86 X 1	23.37
H	4.81 X 4.86 X 1	23.37
I	4.81 X 4.86 X 1	23.37
J	4.81 X 4.86 X 1	23.37
K	4.81 X 4.86 X 1	23.37
L	4.81 X 4.86 X 1	23.37
M	4.81 X 4.86 X 1	23.37
N	4.81 X 4.86 X 1	23.37
O	4.81 X 4.86 X 1	23.37
P	4.81 X 4.86 X 1	23.37
Q	4.81 X 4.86 X 1	23.37
R	4.81 X 4.86 X 1	23.37
S	4.81 X 4.86 X 1	23.37
T	4.81 X 4.86 X 1	23.37
U	4.81 X 4.86 X 1	23.37
V	4.81 X 4.86 X 1	23.37
W	4.81 X 4.86 X 1	23.37
X	4.81 X 4.86 X 1	23.37
Y	4.81 X 4.86 X 1	23.37
Z	4.81 X 4.86 X 1	23.37
TOTAL		233.70

VILLA 06, 07 - AREA CALCULATION FOR GROUND FLOOR PLAN

A	4.86 X 4.86 X 1	23.62
B	2.71 X 4.86 X 1	13.17
C	2.71 X 4.86 X 1	13.17
D	4.81 X 4.86 X 1	23.37
E	4.81 X 4.86 X 1	23.37
F	4.81 X 4.86 X 1	23.37
G	4.81 X 4.86 X 1	23.37
H	4.81 X 4.86 X 1	23.37
I	4.81 X 4.86 X 1	23.37
J	4.81 X 4.86 X 1	23.37
K	4.81 X 4.86 X 1	23.37
L	4.81 X 4.86 X 1	23.37
M	4.81 X 4.86 X 1	23.37
N	4.81 X 4.86 X 1	23.37
O	4.81 X 4.86 X 1	23.37
P	4.81 X 4.86 X 1	23.37
Q	4.81 X 4.86 X 1	23.37
R	4.81 X 4.86 X 1	23.37
S	4.81 X 4.86 X 1	23.37
T	4.81 X 4.86 X 1	23.37
U	4.81 X 4.86 X 1	23.37
V	4.81 X 4.86 X 1	23.37
W	4.81 X 4.86 X 1	23.37
X	4.81 X 4.86 X 1	23.37
Y	4.81 X 4.86 X 1	23.37
Z	4.81 X 4.86 X 1	23.37
TOTAL		233.70

VILLA 06, 07 - AREA CALCULATION FOR FIRST FLOOR PLAN

A	4.86 X 4.86 X 1	23.62
B	2.71 X 4.86 X 1	13.17
C	2.71 X 4.86 X 1	13.17
D	4.81 X 4.86 X 1	23.37
E	4.81 X 4.86 X 1	23.37
F	4.81 X 4.86 X 1	23.37
G	4.81 X 4.86 X 1	23.37
H	4.81 X 4.86 X 1	23.37
I	4.81 X 4.86 X 1	23.37
J	4.81 X 4.86 X 1	23.37
K	4.81 X 4.86 X 1	23.37
L	4.81 X 4.86 X 1	23.37
M	4.81 X 4.86 X 1	23.37
N	4.81 X 4.86 X 1	23.37
O	4.81 X 4.86 X 1	23.37
P	4.81 X 4.86 X 1	23.37
Q	4.81 X 4.86 X 1	23.37
R	4.81 X 4.86 X 1	23.37
S	4.81 X 4.86 X 1	23.37
T	4.81 X 4.86 X 1	23.37
U	4.81 X 4.86 X 1	23.37
V	4.81 X 4.86 X 1	23.37
W	4.81 X 4.86 X 1	23.37
X	4.81 X 4.86 X 1	23.37
Y	4.81 X 4.86 X 1	23.37
Z	4.81 X 4.86 X 1	23.37
TOTAL		233.70

VILLA 05 - AREA CALCULATION FOR FIRST FLOOR PLAN

A	4.86 X 4.86 X 1	23.62
B	2.71 X 4.86 X 1	13.17
C	2.71 X 4.86 X 1	13.17
D	4.81 X 4.86 X 1	23.37
E	4.81 X 4.86 X 1	23.37
F	4.81 X 4.86 X 1	23.37
G	4.81 X 4.86 X 1	23.37
H	4.81 X 4.86 X 1	23.37
I	4.81 X 4.86 X 1	23.37
J	4.81 X 4.86 X 1	23.37
K	4.81 X 4.86 X 1	23.37
L	4.81 X 4.86 X 1	23.37
M	4.81 X 4.86 X 1	23.37
N	4.81 X 4.86 X 1	23.37
O	4.81 X 4.86 X 1	23.37
P	4.81 X 4.86 X 1	23.37
Q	4.81 X 4.86 X 1	23.37
R	4.81 X 4.86 X 1	23.37
S	4.81 X 4.86 X 1	23.37
T	4.81 X 4.86 X 1	23.37
U	4.81 X 4.86 X 1	23.37
V	4.81 X 4.86 X 1	23.37
W	4.81 X 4.86 X 1	23.37
X	4.81 X 4.86 X 1	23.37
Y	4.81 X 4.86 X 1	23.37
Z	4.81 X 4.86 X 1	23.37
TOTAL		233.70

VILLA 05 - AREA CALCULATION FOR GROUND FLOOR PLAN

A	4.86 X 4.86 X 1	23.62
B	2.71 X 4.86 X 1	13.17
C	2.71 X 4.86 X 1	13.17
D	4.81 X 4.86 X 1	23.37
E	4.81 X 4.86 X 1	23.37
F	4.81 X 4.86 X 1	23.37
G	4.81 X 4.86 X 1	23.37
H	4.81 X 4.86 X 1	23.37
I	4.81 X 4.86 X 1	23.37
J	4.81 X 4.86 X 1	23.37
K	4.81 X 4.86 X 1	23.37
L	4.81 X 4.86 X 1	23.37
M	4.81 X 4.86 X 1	23.37
N	4.81 X 4.86 X 1	23.37
O	4.81 X 4.86 X 1	23.37
P	4.81 X 4.86 X 1	23.37
Q	4.81 X 4.86 X 1	23.37
R	4.81 X 4.86 X 1	23.37
S	4.81 X 4.86 X 1	23.37
T	4.81 X 4.86 X 1	23.37
U	4.81 X 4.86 X 1	23.37
V	4.81 X 4.86 X 1	23.37
W	4.81 X 4.86 X 1	23.37
X	4.81 X 4.86 X 1	23.37
Y	4.81 X 4.86 X 1	23.37
Z	4.81 X 4.86 X 1	23.37
TOTAL		233.70

