

Please Check Letter No. DA/4068/MAN/PER/
Tup/2026/605 Date. 20/03/2026

Regarding the Plans.

Deputy Town Planner
Town & Country Planning Dept
Govt. of Goa,
Pernem - Goa

Assistant Engineer (O&M)
Electricity Department
Sub-Div III, Agawada

Approved subject NOC
Letter No. 06 AE/III/Agw-Tech-02 dt 01/04/2026

BUILTUP AREA STATEMENT

TYPE - 1 - BLOCK 'A' - APARTMENTS

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R							NET F.A.R (sq.mts)
		STAIRCASE LIFT	DUCT VOID	CCTV/SER LOBBY	PASSAGE TERRACE	BALCONY	PORCH	TOTAL	
GROUND FLOOR	410.29	32.36	-	-	-	-	-	32.36	377.93
FIRST FLOOR	454.03	32.36	-	-	-	43.72	-	76.08	377.95
SECOND FLOOR	454.03	32.36	-	-	-	43.72	-	76.08	377.95
THIRD FLOOR	454.03	32.36	-	-	-	43.72	-	76.08	377.95
TERRACE	290.87	-	-	-	-	-	-	0.00	
TOTAL BUA = 2063.25 SQ.M.									1511.78 SQ.M.
COVERAGE OF APARTMENT BLOCK 'A' = 410.29 SQ.M.									

TYPE - 2 - BLOCK 'B' - APARTMENTS

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R							NET F.A.R (sq.mts)
		STAIRCASE LIFT	DUCT VOID	CCTV/SER LOBBY	PASSAGE TERRACE	BALCONY	PORCH	TOTAL	
GROUND FLOOR	334.76	35.04	-	-	-	-	-	35.04	299.72
FIRST FLOOR	405.00	35.04	-	-	-	62.58	-	97.62	307.38
SECOND FLOOR	405.00	35.04	-	-	-	62.58	-	97.62	307.38
THIRD FLOOR	405.00	35.04	-	-	-	62.58	-	97.62	307.38
TERRACE	192.65	-	-	-	-	-	-	192.65	0.00
BUA = 1742.41 SQ.M.									1221.86 SQ.M.
COVERAGE OF APARTMENT BLOCK 'B' = 334.76 SQ.M.									

TYPE - 3 - BLOCK 'C' - APARTMENTS

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R							NET F.A.R (sq.mts)
		STAIRCASE LIFT	DUCT VOID	CCTV/SER LOBBY	PASSAGE TERRACE	BALCONY	PORCH	TOTAL	
GROUND FLOOR	177.40	22.94	-	-	-	-	-	22.94	154.46
FIRST FLOOR	590.35	23.81	14.70	-	-	51.57	-	90.08	500.27
SECOND FLOOR	590.35	23.81	14.70	-	-	51.57	-	90.08	500.27
THIRD FLOOR	590.35	23.81	14.70	-	-	51.57	-	90.08	500.27
TERRACE	293.00	-	-	-	-	-	-	293.00	0.00
BUA = 2241.45 SQ.M.									1655.27 SQ.M.
COVERAGE OF APARTMENT BLOCK 'C' = 590.35 SQ.M.									

INFRASTRUCTURE TAX AREA STATEMENT

TYPE - 1 - BLOCK 'A' - APARTMENTS

FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREA TO BE INCLUDED IN F.A.R							TOTAL B.U.A (sq.mts)
		STAIRCASE LIFT	DUCT VOID	CCTV/SER LOBBY	PASSAGE TERRACE	BALCONY	PORCH	TOTAL	
GROUND FLOOR	377.93	32.36	-	-	-	-	-	32.36	410.29
FIRST FLOOR	377.95	32.36	-	-	-	43.72	-	76.08	454.03
SECOND FLOOR	377.95	32.36	-	-	-	43.72	-	76.08	454.03
THIRD FLOOR	377.95	32.36	-	-	-	43.72	-	76.08	454.03
TERRACE	0.00	-	-	-	-	-	-	-	290.87
BUA = 2063.25 SQ.M.									
COVERAGE OF APARTMENT BLOCK 'A' = 410.29 SQ.M.									

TYPE - 2 - BLOCK 'B' - APARTMENTS

FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREA TO BE INCLUDED IN F.A.R							TOTAL B.U.A (sq.mts)
		STAIRCASE LIFT	DUCT VOID	CCTV/SER LOBBY	PASSAGE TERRACE	BALCONY	PORCH	TOTAL	
GROUND FLOOR	299.72	35.04	-	-	-	-	-	35.04	334.76
FIRST FLOOR	307.38	35.04	-	-	-	62.58	-	97.62	405.00
SECOND FLOOR	307.38	35.04	-	-	-	62.58	-	97.62	405.00
THIRD FLOOR	307.38	35.04	-	-	-	62.58	-	97.62	405.00
TERRACE	0.00	-	-	-	-	-	-	192.65	192.65
BUA = 1742.41 SQ.M.									
COVERAGE OF APARTMENT BLOCK 'B' = 334.76 SQ.M.									

TYPE - 3 - BLOCK 'C' - APARTMENTS

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA TO BE INCLUDED IN F.A.R							NET F.A.R (sq.mts)
		STAIRCASE LIFT	DUCT VOID	CCTV/SER LOBBY	PASSAGE TERRACE	BALCONY	PORCH	TOTAL	
GROUND FLOOR	177.40	22.94	-	-	-	-	-	22.94	154.46
FIRST FLOOR	590.35	23.81	14.70	-	-	51.57	-	90.08	500.27
SECOND FLOOR	590.35	23.81	14.70	-	-	51.57	-	90.08	500.27
THIRD FLOOR	590.35	23.81	14.70	-	-	51.57	-	90.08	500.27
TERRACE	293.00	-	-	-	-	-	-	293.00	0.00
BUA = 2241.45 SQ.M.									
TOTAL BUILT UP AREA OF APARTMENTS = 6047.11 SQ.M.									
TOTAL BUILT UP AREA OF ANCILLARY STRUCTURES = 24.84 SQ.M.									
TOTAL BUILT UP AREA OF POOL = 35.00 SQ.M.									
TOTAL INFRASTRUCTURE TAX AREA = 6106.95 SQ.M.									

TOTAL BUILT UP AREA OF APARTMENT BLOCKS -

	TOTAL BUA	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TERRACE
TYPE 1 - BLOCK 'A' APARTMENT BLOCK	2063.25 SQ.M.	410.29 SQ.M.	454.03 SQ.M.	454.03 SQ.M.	454.03 SQ.M.	290.87 SQ.M.
TYPE 2 - BLOCK 'B' APARTMENT BLOCK	1742.41 SQ.M.	334.76 SQ.M.	405.00 SQ.M.	405.00 SQ.M.	405.00 SQ.M.	192.65 SQ.M.
TYPE 3 - BLOCK 'C' APARTMENT BLOCK	2241.45 SQ.M.	177.40 SQ.M.	590.35 SQ.M.	590.35 SQ.M.	590.35 SQ.M.	293.00 SQ.M.
	6047.11 SQ.M.	922.45 SQ.M.	1449.38 SQ.M.	1449.38 SQ.M.	1449.38 SQ.M.	776.52 SQ.M.
	TOTAL BUA	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TERRACE

TOTAL FLOOR AREA OF APARTMENT BLOCKS -

	TOTAL FAR	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TERRACE
TYPE 1 - BLOCK 'A' APARTMENT BLOCK	1511.78 SQ.M.	377.93 SQ.M.	377.95 SQ.M.	377.95 SQ.M.	377.95 SQ.M.	0 SQ.M.
TYPE 2 - BLOCK 'B' APARTMENT BLOCK	1221.86 SQ.M.	299.72 SQ.M.	307.38 SQ.M.	307.38 SQ.M.	307.38 SQ.M.	0 SQ.M.
TYPE 3 - BLOCK 'C' APARTMENT BLOCK	1655.27 SQ.M.	154.46 SQ.M.	500.27 SQ.M.	500.27 SQ.M.	500.27 SQ.M.	0 SQ.M.
	4388.91 SQ.M.	832.11 SQ.M.	1185.60 SQ.M.	1185.60 SQ.M.	1185.60 SQ.M.	0 SQ.M.
	TOTAL FAR	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TERRACE

BUILT UP AREA OF ANCILLARY STRUCTURES -

IT / TELECOM : 17.52 SQ.M.
SECURITY : 7.32 SQ.M.
TOTAL : 24.84 SQ.M.

As per Memorandum issued
by Block Development
Officer, Pernem Goa, vide
no 03/2017/BDO-Per/11
Consd/mandrem/2026-27/1476
dated 25/05/2026



SECRETARY
Village Panchayat
Mandrem - Goa

PROJECT TITLE:
PROPOSED CONSTRUCTION OF APARTMENT RESIDENTIAL
BUILDING BLOCKS ALONGWITH POOL & BOUNDARY WALL ON
PROPERTY BEARING SY. NO. 374/8 OF MANDREM VILLAGE,
SITUATED AT MANDREM, NORTH GOA, PERNEM TALUKA, GOA.

FOR - OLALIAN ESTATE PVT. LTD.

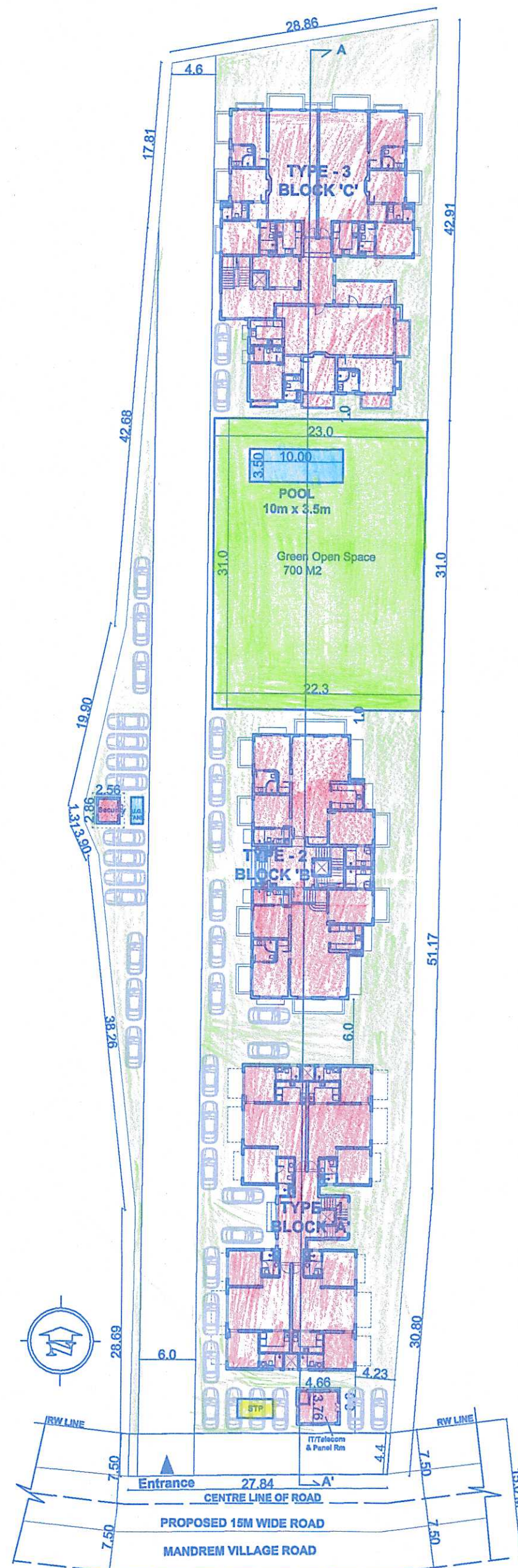
SUBMISSION DRAWING SHEET NO. 1

OWNER SIGN CONSULTANT SIGN

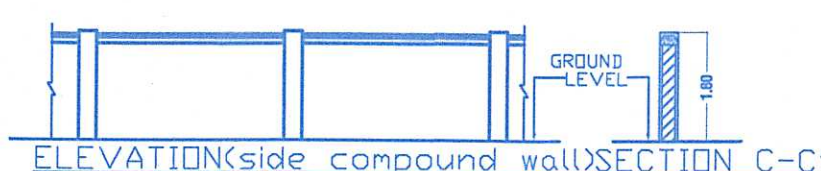
OLALIAN ESTATE PVT LTD

Authorized Signatory

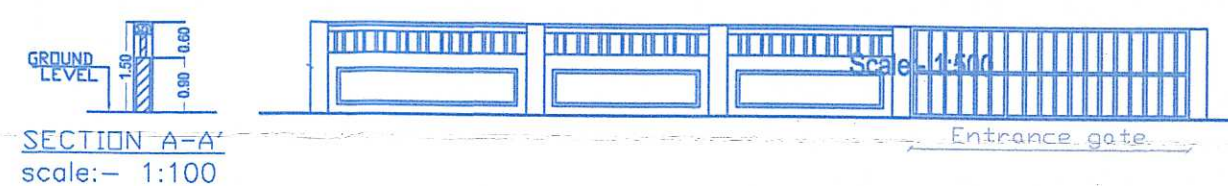
ROHAN SHIRGAONKAR
B.E. CIVIL
Town & Country Planning
Reg.No. ER/0020/2019



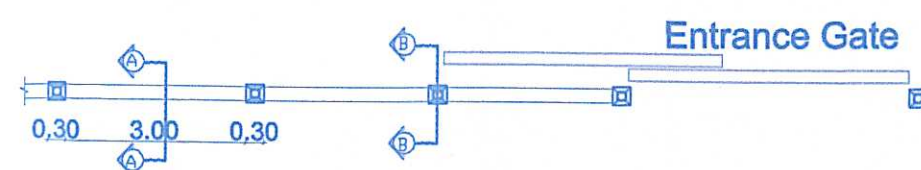
SITE PLAN



PLAN (side compound wall) PROPOSED



SECTION A-A'
scale:- 1:100



PROPOSED
PART ELEVATION OF COMPOUND WALL AND GATE
scale:- 1:100

TOTAL LENGTH OF BOUNDARY WALL = 366 RMT. (including gate)