



1. AREA OF THE PLOT = 128925.00 sq.m
2. AREA UNDER SETTLEMENT S1 ZONE = 118795.00 sq.m
3. AREA UNDER COMMERCIAL C1 ZONE = 10130.00 sq.m

SETTLEMENT ZONE S1
1. AREA FOR DEVELOPMENT UNDER SETTLEMENT ZONE S1
a) AREA UNDER ODP ROAD = 118795.00 sq.m
b) AREA UNDER EXISTING ROAD = 7563.00 sq.m
c) EFFECTIVE PLOT AREA = 109482.00 sq.m
d) ALLOWABLE COVERAGE = 40% 109482 = 43792.80 sq.m
e) AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT = 0.00 sq.m
f) AREA OF THE BUILDING TO BE DEMOLISHED = 0.00 sq.m
g) COVERED AREA OF THE PROPOSED BUILDING = 30249.60 sq.m
h) TOTAL COVERED AREA = 30249.60 sq.m
i) TOTAL COVERAGE = 27.62%
j) ALLOWABLE F.A.R (100) = 118795.00 sq.m

2. AREA UNDER COMMERCIAL ZONE
a) AREA UNDER ODP ROAD = 10130.00 sq.m
b) AREA UNDER EXISTING ROAD = 950.00 sq.m
c) EFFECTIVE PLOT AREA = 8130.00 sq.m
d) ALLOWABLE COVERAGE = 40% 8130 = 3252.00 sq.m
e) AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT = 0.00 sq.m
f) AREA OF THE BUILDING TO BE DEMOLISHED = 0.00 sq.m
g) COVERED AREA OF THE PROPOSED BUILDING = 3038.53 sq.m
h) TOTAL COVERED AREA = 3038.53 sq.m
i) TOTAL COVERAGE = 37.37%
j) ALLOWABLE F.A.R (200) = 20260.00 sq.m

AREA STATEMENT									
FLOOR (%) REFERENCE A	USE	TOTAL BUILT UP AREA (m ²)	PAR/ SER	LOBBY SER	STAIRS/ LIFT	AREA FREE OF F.A.R. BALLOT BLOCK	P.A.R. TOTAL	PROPOSED NPT FLOOR AREA (m ²)	TOTAL COVERAGE
COMMERCIAL BLOCK									
STILT FLOOR	PAR/SER	1418.52/552.89	118.37	158.68	154.57	1004.71	414.81	1106.65	
FIRST FLOOR	COM.	1263.92	---	116.38	---	116.38	1147.54		
SECOND FLOOR	RES.	1000.81	---	83.52	89.34	152.76	848.17		
THIRD FLOOR	RES.	1000.51	---	83.52	88.82	152.34	848.17		
FOURTH FLOOR	RES.	1000.51	---	83.52	88.82	152.34	848.17		
FIFTH FLOOR	RES.	1000.51	---	83.52	88.82	152.34	848.17		
SIXTH FLOOR	RES.	1000.51	---	83.52	88.82	152.34	848.17		
SEVENTH FLOOR	RES.	1000.51	---	83.52	88.82	152.34	848.17		
	TOTAL	8686.82	139.37	---	---	---	6651.37		
HOTEL BLOCK									
BASMENT FLOOR	PAR/SER	3242.00/2999.83	124.58	129.39	---	3242.00	---	1531.88	
STILT/GROUND FLOOR	PAR/SER	4949.37/3876.18	214.09	181.91	133.00	4407.98	441.39		
FIRST FLOOR	HOTEL	2179.18	---	153.04	184.35	---	317.39	1861.77	
SECOND FLOOR	HOTEL	1868.53	---	129.61	131.09	324.05	1607.83		
THIRD FLOOR	HOTEL	1868.53	---	129.61	131.09	260.70	1607.83		
FOURTH FLOOR	HOTEL	1868.53	---	129.61	131.09	260.70	1607.83		
FIFTH FLOOR	HOTEL	1868.53	---	129.61	131.09	260.70	1607.83		
SIXTH FLOOR	HOTEL	1868.53	---	129.61	131.09	260.70	1607.83		
SEVENTH FLOOR	HOTEL	1868.53	---	129.61	131.09	260.70	1607.83		
	TOTAL	21481.71	491.71	---	---	---	11958.14		
TOTAL		30168.63	631.08	---	---	---	18601.51	3038.53	

2. FAR CONSUMED = 183.62
3. OPEN SPACE REQUIRED 15% (8130) = 1219.50 sq.m
4. OPEN SPACE PROVIDED = 1250.00 sq.m
5. LENGTH OF THE COMPOUND WALL = 1455.00 R.M

OPEN SPACE OF RESIDENTIAL	
NAME OF OPEN SPACE	AREA (SQ. M)
1	4109.00
2	1021.00
3	1365.00
4	1178.00
5	1974.00
6	653.00
7	672.00
8	600.00
9	837.00
10	3000.00
11	1050.00
TOTAL	16450.00

AREA STATEMENT											
BLOCK NO	TOTAL UNITS	FLOOR (%) REFERENCE A	USE	TOTAL BUILT UP AREA (m)2	PARK/ LAWN	LOBBY AREA	STAIRS/ LIFT	AREA FREE OF F.A.R. (m)2	PROPOSED NET FLOOR AREA (m)2	TOTAL COVERAGE	
RESIDENTIAL BLOCKS											
1	7	STILT FLOOR	PAR/SER	510.49	187.43	70.25	37.20	---	494.86	15.61	510.49
		FIRST FLOOR	RES.	431.65	---	---	34.72	32.14	66.86	364.79	
		SECOND FLOOR	RES.	431.65	---	---	34.72	32.14	66.86	364.79	
		THIRD FLOOR	RES.	431.65	---	---	34.72	32.14	66.86	364.79	
		FOURTH FLOOR	RES.	431.65	---	---	34.72	32.14	66.86	364.79	
		FIFTH FLOOR	RES.	431.65	---	---	34.72	32.14	66.86	364.79	
		TOTAL		2668.74	---	70.25	---	---	1839.56	---	
TOTAL	7			18881.18	---	491.75	---	---	12876.92	---	1573.43
2	3	STILT FLOOR	PAR/SER	323.15	264.12	34.59	24.84	---	323.15	---	323.15
		FIRST FLOOR	RES.	302.93	---	---	21.83	31.92	53.75	249.18	
		SECOND FLOOR	RES.	297.63	---	---	21.83	26.62	48.45	249.18	
		THIRD FLOOR	RES.	297.63	---	---	21.83	26.62	48.45	249.18	
		FOURTH FLOOR	RES.	297.63	---	---	21.83	26.62	48.45	249.18	
		FIFTH FLOOR	RES.	297.63	---	---	21.83	26.62	48.45	249.18	
		TOTAL		1816.86	---	34.59	---	---	1245.90	---	
TOTAL	3			5449.86	---	103.17	---	---	3737.70	---	
CONNECTING PASSAGE FOR BLOCK 2 ON ALL FIVE FLOORS											
ROW-1 BLOCK 2 - BLOCK 5				37.50	---	---	---	---	37.50	---	
ROW-17 BLOCK 3 - BLOCK 4				22.50	---	---	---	---	22.50	---	
ROW-17 BLOCK 4 - BLOCK 2				22.50	---	---	---	---	22.50	---	
TOTAL				82.50	---	---	---	---	82.50	---	189.45
3	9	STILT FLOOR	PAR/SER	514.24	421.16	47.55	45.53	---	514.24	---	514.24
		FIRST FLOOR	RES.	499.83	---	---	37.86	32.90	70.70	429.13	
		SECOND FLOOR	RES.	499.83	---	---	37.86	32.90	70.70	429.13	
		THIRD FLOOR	RES.	499.83	---	---	37.86	32.90	70.70	429.13	
		FOURTH FLOOR	RES.	511.52	---	---	37.86	32.90	70.70	440.82	
		FIFTH FLOOR	RES.	511.52	---	---	37.86	32.90	70.70	440.82	
		TOTAL		3036.77	---	47.55	---	---	2168.03	---	
TOTAL	9			27330.93	---	427.65	---	---	19521.27	---	4626.16
4	8	STILT FLOOR	PAR/SER	396.30	134.20	30.44	31.66	---	396.30	---	396.30
		FIRST FLOOR	RES.	392.15	---	---	22.00	41.86	63.86	328.29	
		SECOND FLOOR	RES.	392.15	---	---	22.00	41.86	63.86	328.29	
		THIRD FLOOR	RES.	392.15	---	---	22.00	41.86	63.86	328.29	
		FOURTH FLOOR	RES.	392.15	---	---	22.00	41.86	63.86	328.29	
		FIFTH FLOOR	RES.	392.15	---	---	22.00	41.86	63.86	328.29	
		TOTAL		2357.05	---	30.44	---	---	1641.45	---	
TOTAL	8			21213.45	---	271.66	---	---	14773.05	---	
CONNECTING PASSAGE FOR BLOCK 4 ON ALL FIVE FLOORS											
ROW-3 BLOCK 5 - BLOCK 4				37.50	---	---	---	---	37.50	---	
ROW-35 BLOCK 4 - BLOCK 6				12.67	---	---	---	---	12.67	---	
TOTAL				2163.62	---	324.13	---	---	14773.05	---	3566.70
5	13	STILT FLOOR	PAR/SER	602.00	473.70	67.17	47.90	---	588.77	13.23	602.00
		FIRST FLOOR	RES.	587.16	---	---	47.90	51.76	99.66	487.50	
		SECOND FLOOR	RES.	587.16	---	---	47.90	51.76	99.66	487.50	
		THIRD FLOOR	RES.	587.16	---	---	47.90	51.76	99.66	487.50	
		FOURTH FLOOR	RES.	587.16	---	---	47.90	51.76	99.66	487.50	
		FIFTH FLOOR	RES.	587.16	---	---	47.90	51.76	99.66	487.50	
		TOTAL		3537.80	---	67.17	---	---	2450.73	---	
TOTAL	13			45991.40	---	873.21	---	---	31859.49	---	7826.00
6	11	STILT FLOOR	PAR/SER	807.53	724.01	24.88	42.30	---	790.39	17.14	807.53
		FIRST FLOOR	RES.	735.37	---	---	41.80	74.61	116.41	618.96	
		SECOND FLOOR	RES.	735.37	---	---	41.80	74.61	116.41	618.96	
		THIRD FLOOR	RES.	735.37	---	---	41.80	74.61	116.41	618.96	
		FOURTH FLOOR	RES.	735.37	---	---	41.80	74.61	116.41	618.96	
		FIFTH FLOOR	RES.	735.37	---	---	41.80	74.61	116.41	618.96	
		TOTAL		4494.38	---	24.88	---	---	3811.94	---	
TOTAL	11			89328.18	---	264.68	---	---	54231.34	---	8882.83
SWIMMING POOL/CLUB HOUSE											
01		POOL/DECK/TOILETS	POOL	540.72	---	---	---	---	509.28	31.44	31.44
		GROUND FLOOR	RES.	771.59	---	---	---	---	771.59	---	771.59
		FIRST FLOOR	RES.	702.59	---	---	---	---	702.59	---	
TOTAL AREA				2014.90	---	4474.18	---	---	---	31.44	803.03
SECURITY CABIN											
02		SECURITY CABIN		25.38	---	---	---	---	25.38	---	---
TOTAL AREA				170167.87	---	4987.13	---	---	127031.21	---	30249.60

2. FAR CONSUMED = 98.51
3. OPEN SPACE REQUIRED 15% (109482.00) = 16422.30 sq.m
a) OPEN SPACE PROVIDED = 16450.00 sq.m

PROJECT : PROPOSED RESIDENTIAL, COMMERCIAL & HOTEL DEVELOPMENT IN SY.NO.198 OF SANCOALE VILLAGE, MORMUGAO-TALUKA,GOA.
CLIENT: TRINITAS REALTORS INDIA LLP

DRAWN BY : PIRDOZ SCALE AS NOTED DRG NO: SD-20
TITLE: SUBMISSION DRAWING SITE PLAN
OWNER SIGN
KUNDAN V. PRABHU
ARCHITECT AND INTERIOR DESIGNER
783, PRABHU HOUSE
ALTO - BETIM, PORVORUM, BARDEZ - GOA
TEL: 2413590
e-mail: kundansprabhu@gmail.com
ARCHITECT SIGN
KUNDAN V. PRABHU
ARCHITECT & INTERIOR DESIGNER
BARDEZ - MORMUGAO
20.01.2016

SITE PLAN
SCALE 1:500
NOTE: 1. ALL BUILDINGS ARE PROVIDED WITH SOLAR PANELS ON ROOF TOP.
2. COMPOUND WALL, INTERNAL ACCESS AND LANDSCAPE AREAS ARE PROVIDED WITH SOLAR ENERGY LAMPS.

APPROVED FOR DEVELOPMENT PERMIT
By: *[Signature]*
Date: 18/01/2016
MEMBER SECRETARY
Medical Officer Incharge
Primary Health Centre
Cortalim - Goa