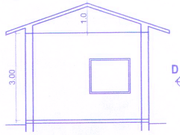
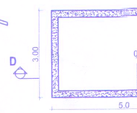
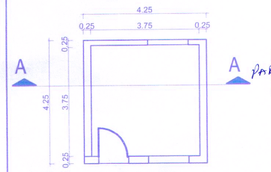


SECTION AA' Scale:- 1:100



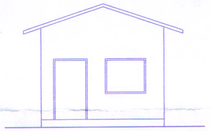
PLAN OF TYPICAL POOL
Scale:- 1:100

SECTION OF TYPICAL POOL
Scale:- 1:100

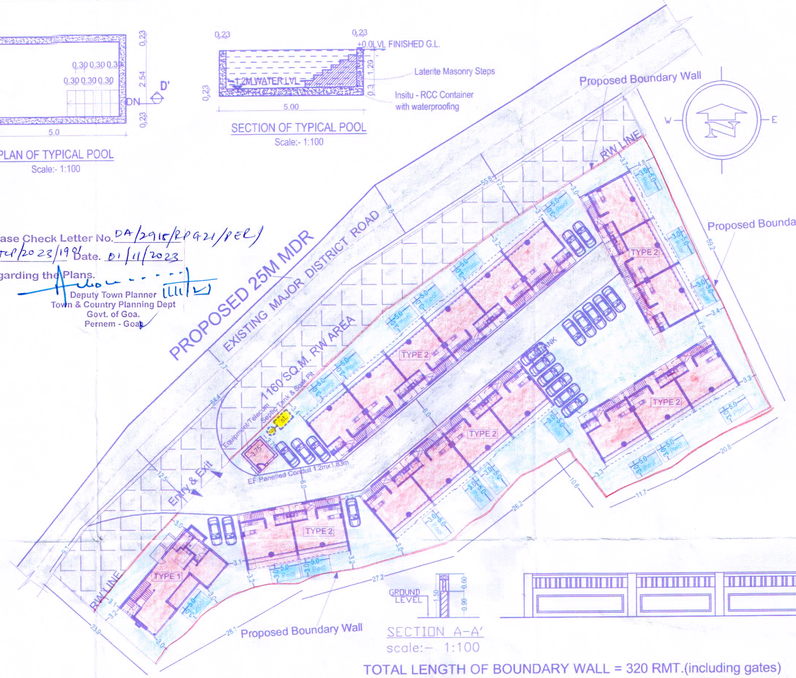


EQUIPMENT/TELECOM ROOM Scale:- 1:100
BUA/ COVERAGE = 18.06 SQ.M.

Please Check Letter No. DA/3915/RP621/PEE/PAR/TCP/2023/198 Date. 01/11/2023
Regarding the Plans.
Deputy Town Planner
Town & Country Planning Dept
Govt. of Goa.
Pernem - Goa

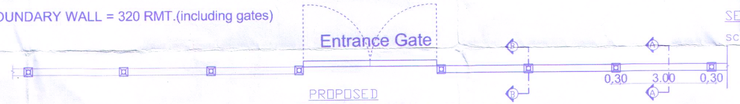


ELEVATION Scale:- 1:100

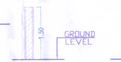


SECTION A-A'
scale:- 1:100

TOTAL LENGTH OF BOUNDARY WALL = 320 RMT.(including gates)



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



SECTION B-B'
scale:- 1:100

ELEVATION(side compound wall)SECTION C-C'

PLAN (side compound wall)
PROPOSED

AREA STATEMENT

01	PLOT AREA OF SY.NO.81/10-A PARCEM	5155 M2
02	AREA LOST IN ROAD WIDENING	1160 M2
03	EFFECTIVE PLOT AREA	3995 M2
04	COVERAGE PERMISSIBLE (40 %)	1598 M2
05	PROPOSED COVERAGE (39.21%)	
	TYPE 1 - COVERAGE - 136.91 SQ.M.	1566.53 M2
	TYPE 2 - COVERAGE - 156.84 SQ.M./ 2 x 18units =1411.56 M2	
	EQUIPMENT/TELECOM ROOM COVERAGE - 18.06 SQ.M.	
06	F.A.R. PERMISSIBLE (50 %)	2577.50 M2
07	PROPOSED F.A.R (48.79%)	
	TYPE 1 - 270.1 SQ.M.	2515.06 M2
	TYPE 2 - 249.44 SQ.M./ 2 x 18units = 2244.96 SQ.M.	
7a	LOWER GROUND FLOOR FAR	137.14 SQ.M.
7b	GROUND FLOOR FAR (124.02 SQ.M./2 x 18units) + 137.14 SQ.M.	1253.32 SQ.M.
7c	FIRST FLOOR FAR	1254.82 SQ.M.
	(125.42 SQ.M./2 x 18units) + 126.04 SQ.M.	
7d	TERRACE FLOOR FAR	6.92 SQ.M.
08	PROPOSED BUILTUP AREA	3500.72 M2
8a	GROUND FLOOR BUA (150.29 M2 + 176.06 M2 /2 x 18units)	1734.83 M2
8b	FIRST FLOOR BUA (159.83 M2 + 164.92 M2 /2 x 18units)	1644.11 M2
8c	TERRACE FLOOR BUA	103.72 M2
	TOTAL BUA OF UNITS	3482.66 M2
8d	EQUIPMENT/ TELECOM ROOM BUA	18.06 M2
	TYPE 1 - 413.84 SQ.M. = BUA	
	TYPE 2 - 340.98 SQ.M./2 x 18units = 3068.82 SQ.M. = BUA	

BUILT UP AREA STATEMENT

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R STAIRCASE	DUCT VOID	CCTV/SER	PASSAGE LOBBY	VER/BALC SITOUT	PORCH TERRACE	TOTAL	NET F.A.R (sq.mts)
TYPE 1									
GROUND FLOOR	150.29	4.17	-	-	-	8.98	-	13.15	137.14
FIRST FLOOR	159.83	15.25	-	-	-	9.0	9.54	33.79	126.04
TERRACE FLOOR	103.72	16.77	-	-	-	-	80.03	96.8	6.92
TOTAL	413.84 SQ.M. = BUA								FAR = 270.1 SQ.M
TYPE 2									
GROUND FLOOR	176.06	19.56	-	-	-	25.22	7.26	52.04	124.02
FIRST FLOOR	164.92	39.5	-	-	-	-	-	39.50	125.42
									249.44
TOTAL	340.98 SQ.M. = BUA								FAR = 249.44 SQ.M
TOTAL BUA OF 18units = 340.98sq.m./2 x 18 units = 3068.82 SQ.M.									
TOTAL BUA OF UNITS = 3068.82 SQ.M.+ 413.84 SQ.M. = 3482.66 SQ.M. BUA OF EQUIPMENT/ TELECOM ROOM = 18.06 SQ.M.									BUA =3500.72 SQ.M.

INFRASTRUCTURE TAX AREA STATEMENT

FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREAS TO BE INCLUDED IN INFRA. TAX CALC. STAIRCASE	DUCT VOID	CCTV/SER	PASSAGE LOBBY	VER/BALC SITOUT	PORCH TERRACE	TOTAL	TOTAL B.U.A (sq.mts)
TYPE 1									
GROUND FLOOR	137.14	4.17	-	-	-	8.98	-	13.15	150.29
FIRST FLOOR	126.04	15.25	-	-	-	9.0	9.54	33.79	159.83
TERRACE FLOOR	6.92	16.77	-	-	-	-	80.03	96.8	103.72
TOTAL									BUA = 413.84 SQ.M.
TYPE 2									
GROUND FLOOR	124.02	19.56	-	-	-	25.22	7.26	52.04	176.06
FIRST FLOOR	125.42	39.5	-	-	-	-	-	39.50	164.92
									BUA = 340.98 SQ.M.
TOTAL BUA OF 18units = 340.98sq.m./2 x 18 units = 3068.82 SQ.M.									
TOTAL BUA = 3068.82 SQ.M.+ 413.84 SQ.M. = 3482.66 SQ.M.									
Pool Area = 5m x 3m x 19nos. = 285 SQ.M. BUA OF EQUIPMENT/ TELECOM ROOM = 18.06 SQ.M.									
TOTAL INFRASTRUCTURE TAX AREA = 3500.72 SQ.M. + 285 SQ.M. = 3785.72 SQ.M.									

SITE PLAN Sc-1:500
SY.NO.81/10-A PARCEM VILLAGE

Vide Res. No. 3(A) dt. 05/04/24

SARPANCH SECRETARY
Village Panchayat Parcem
Pernem - Goa

SECRETARY
Village Panchayat Parcem
Pernem - Goa

PROJECT TITLE :
PROPOSED CONSTRUCTION OF RESIDENTIAL UNITS ALONGWITH POOL & BOUNDARY WALL ON PROPERTY BEARING SY. NO. 81/10-A OF PARCEM VILLAGE, SITUATED AT PARCEM, PERNEM TALUKA, GOA.

FOR- VIANAAR PROPERTIES PVT. LTD.

SUBMISSION DRAWING	SHEET NO. 1
OWNER'S SIGN	CONSULTANT SIGN

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

PARSEKAR TONDE
BEA[illegible]AMIE FIV
CHARTERED ENGINEER
T.C.P. [illegible]/0057/2010