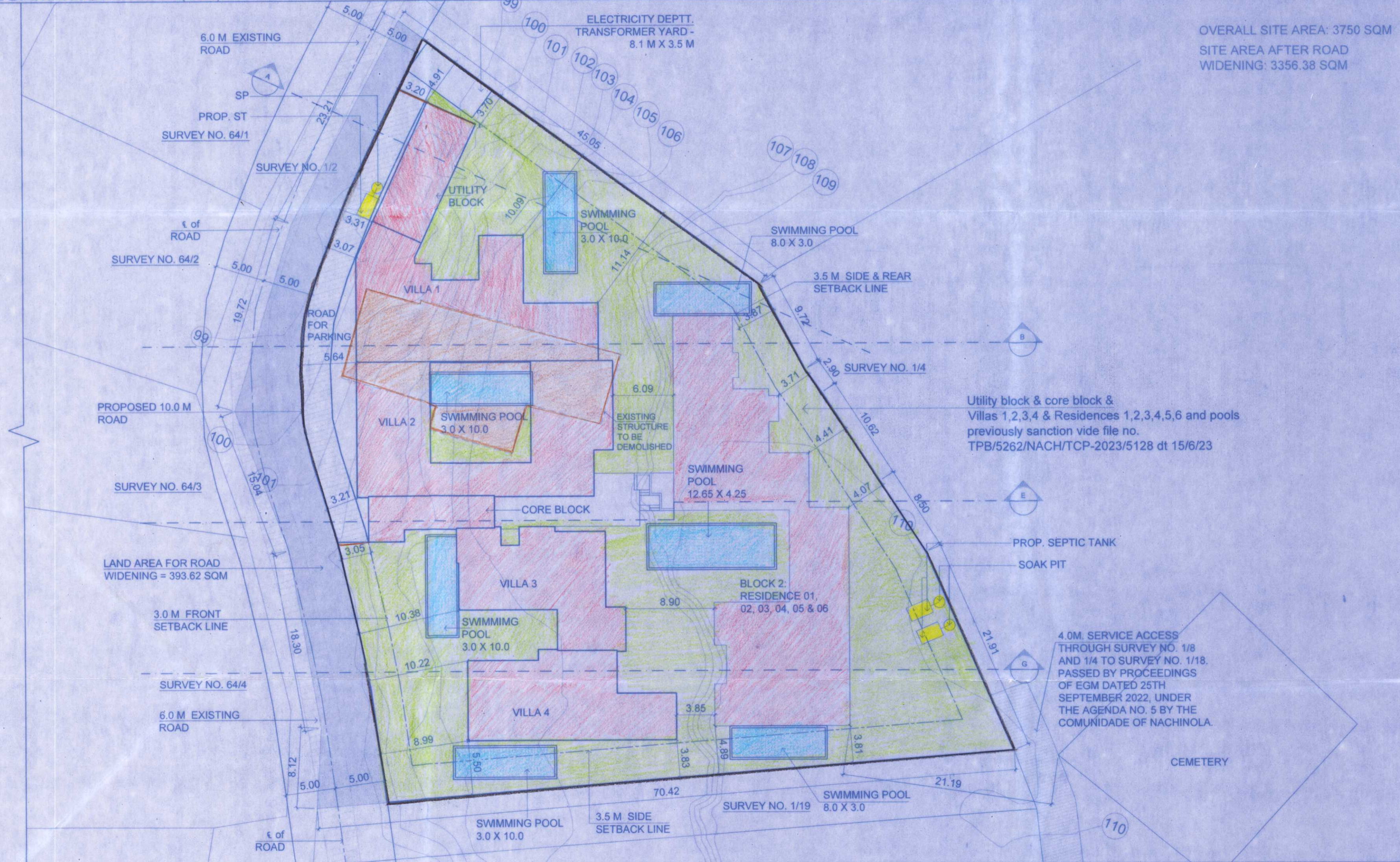


Approved with conc. L. No. TPB/5262/NACH/TCP-2023/5128 dt 15/6/23  
 Dy. Town Planner  
 Town & Country Planning Dept  
 Govt. of Goa, Madusa

AREA OF PLOT SURVEY NUMBER 1/15: 750 SQM  
 AREA OF PLOT SURVEY NUMBER 1/16: 825 SQM  
 AREA OF PLOT SURVEY NUMBER 1/17: 675 SQM  
 AREA OF PLOT SURVEY NUMBER 1/18: 1500 SQM  
 TOTAL PLOT AREA OF SURVEY NUMBERS 1/15, 1/16, 1/17 AND 1/18 = 750 SQM+ 825 SQM + 675 SQM+ 1500 SQM = 3750 SQM

AREA STATEMENT (In SQM)		
1	AREA OF THE AMALGAMATED PLOT	3750
2	DEDUCTION (LAND AREA LOST IN ROAD WIDENING)	393.62
3	NET EFFECTIVE AREA	3356.38
4	COVERED AREA PERMISSIBLE (in %)	60.00%
5	COVERED AREA OF EXISTING BUILDING TO BE DEMOLISHED	187.48
6	PLOT COVERAGE OF EXISTING BUILDING (in%)	5.59%
7	COVERED AREA OF THE PROPOSED BUILDING	1316.624
8	PLOT COVERAGE OF THE PROP. BUILDING (in%)	39.23%
9	COMBINED COVERED AREA OF THE EXISTING BUILDING TO BE MAINTAINED & THAT OF THE PROPOSED BUILDING	1316.624
10	COMBINED PLOT COVERAGE OF THE EXIST BUILDING TO BE MAINTAINED & THAT OF THE PROPOSED BUILDING FLOOR AREA (in%)	39.23%
11	ADDITION OF SET-SETBACK AREA &/OR PROP ROAD FOR FAR PURPOSE	NA
12	ADDITION OF GARAGE AREA &/OR PROP ROAD FOR FAR PURPOSE	NA
13	FLOOR AREA CONSUMED ON STILT FLOOR (PROPOSED)	73.86
14	FLOOR AREA CONSUMED ON LOWER GROUND FLOOR (PROPOSED)	256.78
15	FLOOR AREA CONSUMED ON GROUND FLOOR (PROPOSED)	1054.04
16	FLOOR AREA CONSUMED ON FIRST FLOOR (PROPOSED)	528.50
17	FLOOR AREA CONSUMED ON SECOND FLOOR (PROPOSED)	259.15
18	FLOOR AREA CONSUMED ON ANY OTHER FLOOR OR FLOORS & ANY OTHER AREA CONSUMED FOR FAR PURPOSE (PROPOSED)	0.000
19	TOTAL FLOOR AREA PROPOSED (16+17+18+19+20+21)	2172.33
20	TOTAL FLOOR AREA CONSUMED	2172.33
21	FLOOR AREA PERMISSIBLE (in%)	60.00%
22	FAR CONSUMED (20/1)	57.93%
23	TYPE OF ZONE TO WHICH THE PLOT BELONGS TO	VP-2
24	SETBACK	
	FRONT SETBACK FROM THE CENTER LINE OF THE ROAD	8.00M
25	SIDE SETBACK-	
	(a) RIGHT SIDE	3.50 M
	(b) LEFT SIDE	3.50 M
26	DISTANCE BETWEEN TWO OR MORE BUILDINGS ON THE SAME PLOT, IF ANY	MIN 3.5M
27	HEIGHT OF THE PLINTH	0.60M
28	USE TO WHICH THE BUILDING IS TO BE PUT TO FLOOR-WISE-	
	GROUND FLOOR	RESIDENTIAL
	FIRST FLOOR	RESIDENTIAL
29	PLOT OWNED BY WITH REFERENCE TO THE OWNERSHIP CERTIFICATE OF LAND BELONGING TO JYOTI RATH	
30	HEIGHT OF VILLAS FROM TOP OF PLINTH TO BOTTOM OF EVE BOARD	9.00M

SITE AMALGAMATION PLAN (1:500)



OVERALL SITE AREA: 3750 SQM  
 SITE AREA AFTER ROAD WIDENING: 3356.38 SQM

FLOOR REFERENCE	USE	TOTAL B.U.A.	STAIRS M2	BALCONY/VERANDAH/OPEN TERRACE M2	AREA FREE FROM F.A.R.					TOTAL M2	NET FLOOR AREA M2	F.A.R. %
					LIFT M2	CUTOUT M2	CORRIDOR M2	PARKING M2	TOTAL M2			
PROPOSED UTILITY / STILT / VILLA 1 / VILLA 2												
STILT	RESI	267.18	27.72	0.00	0.00	0.00	0.00	0.00	165.60	193.32	73.86	
LGf	RESI	372.85	52.97	38.48	4.89	10.48	9.26	0.00	116.07	256.78		
GF	RESI	608.52	48.68	38.48	9.39	0.00	56.36	0.00	152.90	455.61		
		1248.55	129.37	76.95	14.28	10.48	65.61	0.00	165.60	462.29	786.26	
PROPOSED VILLA - 3 / VILLA - 4												
GF	RESI	306.71	20.87	13.88	0.00	0.00	22.97	0.00	57.71	249.00		
FF	RESI	306.98	25.09	40.64	4.50	11.46	11.16	0.00	92.85	214.13		
		613.69	45.96	54.52	4.50	11.46	34.13	0.00	150.56	463.13		
PROPOSED BLOCK - 2												
GF	RESI	401.40	17.63	0.00	0.00	4.39	29.96	0.00	51.97	349.43		
FF	RESI	402.96	17.63	34.93	5.78	4.39	25.88	0.00	88.59	314.37		
SF	RESI	373.96	17.63	57.07	5.78	4.39	29.96	0.00	114.81	259.15		
		1178.32	52.88	92.00	11.55	13.16	85.79	0.00	255.37	922.95		
TOTAL		3040.55	228.20	223.46	30.33	35.10	185.52	0.00	165.60	868.22	2172.33	57.93

INFRASTRUCTURE TAX				
BUILDING	BUA	OPEN AREA	SWIMMING POOL	TOTAL
UTILITY BLOCK / VILLA 1 / VILLA 2	1248.55	0	60	1308.55
VILLA 3 / VILLA 4	613.69	0	60	673.69
BLOCK 2	1178.32	0	101.76	1280.08
<b>TOTAL</b>				<b>3262.31</b>

SP PREVIOUSLY PAID	
TPB/5262/NACH/TCP-2019/5237	844.78
TPB/5262/NACH/TCP-2023/5128	2543.26
<b>TOTAL</b>	<b>3388.04</b>

<b>INFRASTRUCTURE TAX NOW PAYABLE</b>	<b>-125.73</b>
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SITE PLAN- Ground Floor (1:300)

**PROJECT**  
 REVISED PLANS FOR CONSTRUCTION OF VILLAS, APARTMENTS AND COMPOUND WALL ON LAND BEARING SURVEY NO: 1/15, 1/16, 1/17 & 1/18 SITUATED AT VILLAGE NACHINOLA, BARDEZ, GOA BELONGING TO JYOTI RATH / ANTONIO FRANCISCO NAZARE  
 PREVIOUSLY SANCTION :  
 VIDE FILE NO. TPB/5262/NACH/TCP-2019/5237 dt 21/11/19  
 VIDE FILE NO. TPB/5262/NACH/TCP-2023/5128 dt 15/6/23

**Submission Drawing**  
 SITE PLAN, LAND AREA FOR ROAD WIDENING, ETC

APPLICANT'S SIGN: *[Signature]*

NORTH:

ARCHITECTS / ENGINEER'S SIGN.  
*[Signature]*  
 JYOTI RATH  
 ARCHITECT  
 CA NO. 92/15073

DESIGNED BY:  
 Architect - JYOTI RATH  
 CA No. 92/15073  
 JYOTI RATH AFFILIATES LLP

ADD :- 211 - 212 BESTECH CENTRAL SQUARE, SUSHANT LOK 2, SECTOR 57 GURGAON, HARYANA 122003

JOB No :  
 DATE : 17.10.2023  
 SCALE : 1:75, 100, 200, 300, 500  
 DRN. BY : PP  
 DRG. No. : 01  
 SHEET SIZE : A1