

**AREA STATEMENT**

1.	Area of Plot	3900.00 sqm
2.	Road widening Area	142.73 sqm
3.	Net Plot Area	3757.27 sqm
4.	Permissible Coverage	40%
5.	Permissible Covered Area	1502.90 sqm
6.	Proposed Covered Area	1260.8 sqm
7.	Proposed Coverage	33.55%
8.	Permissible F.A.R	60%
9.	Permissible Floor Area (60% +25% of 60% of 142.73m <sup>2</sup> (2254.62 m <sup>2</sup> 21.4 m <sup>2</sup> )	2276.02 sqm (for 5 villas)
10.	Proposed Floor Area	
a.	Ground floor (Typical Villa)	717.44 sqm
b.	First floor (Typical Villa)	812.8 sqm
c.	Total	1530.24 sqm
11.	Proposed Floor Area (for 5&6 villa)	
a.	Ground floor (5&6)	177.6 sqm
b.	First floor (5 & 6)	203.47 sqm
c.	Total	381.1 sqm
12.	Proposed Floor Area (Apartment Block)	
a.	Basement	NIL
b.	Ground floor	147.7 Sq.m
c.	First floor	155 Sq.m
d.	Total	302.7 Sq.m
13.	Total Floor area consumed	2214 sqm
14.	Proposed F.A.R	58.9 %
14.	Total Built Up	2897 sq.m

**SETBACKS AND HEIGHTS**

1.	Front setback from centreline road	13.97 m
2.	Side Setback (R)	4.44 m
3.	Side Setback (L)	3.93 m
4.	Rear Setback	3.09 m
5.	Ht. of the plinth	+0.45m
6.	Ht. of the building from the plinth (eaves)	6.5 M
7.	Ht. of the building from the plinth (Ridge)	6.55 M
8.	Length of compound wall	253.0 sq.m

SHEET 1

PROJECT:  
PROPOSED RESIDENTIAL VILLA AND APARTMENT & COMPOUND WALL ON PLOT BEARING SURVEY 422, SITUATED AT ASSAGAO VILLAGE, BARDEZ, GOA

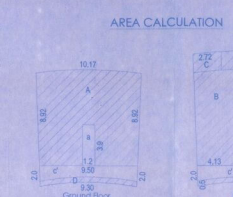
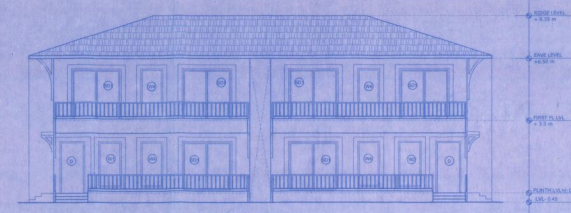
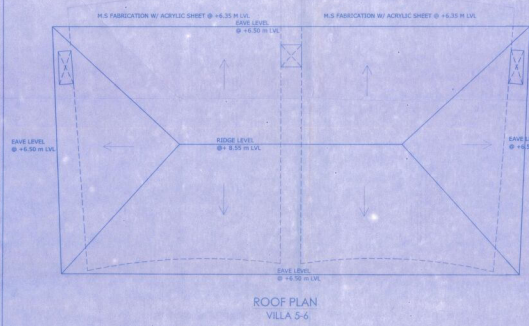
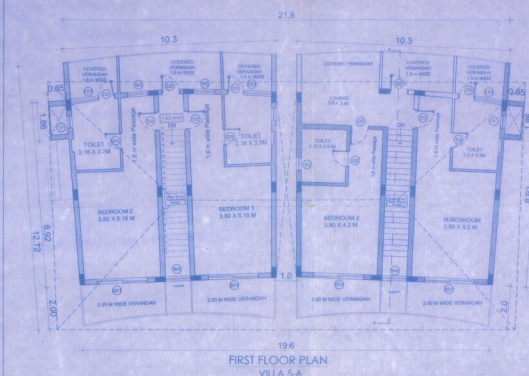
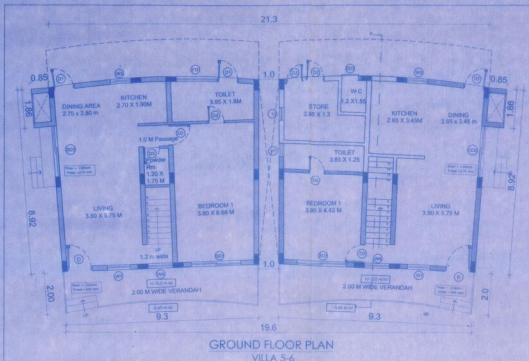
DRG:  
REVISED SUBMISSION DRAWING  
SCALE: 1:100 DATE: 09/07/2019

CLIENT:  
ZEPHYR HOLDINGS AND OTHERS  
P.O.A HOLDER (MR. PIERRE LOBO)

ARCHITECT:  
ASHWINI SHETTY OFFICE No. 1  
SHOP NO. 15 & 16, FIRST FLOOR  
LANDSCAPE SHIRE, CANANALIM  
PH: 9822127188  
ASHWINI SHETTY OFFICE No. 1  
SHOP NO. 15 & 16, FIRST FLOOR  
LANDSCAPE SHIRE, CANANALIM  
PH: 9822127188

Approved with conditions vide R. No. 1010/2019 dt. 16/11/2019  
Society  
Village Pancharat, Assagao  
Bardez - Goa.

Approved with condition vide L. No. 178/2019/Assagao (112)/19/2019 dt. 27/12/2019  
Dy. Town Planner  
Town & Country Planning Dept.  
Govt. of Goa, Bardez.



**TYPICAL VILLA GROUND FLOOR**

Area inclusive of F.A.R  
 A=85 sq.m  
 D= 4.68 sq.m  
**TOTAL Area in FAR = 89.68 sq.m**

Area exclusive of FAR  
 a=4.7 Sq.m  
 c= 11.6 sq.m  
 Total = 16.3 sq.m

Built up in G.F = 105.98 sq.m  
**Total covered area (typical villas) = 105.98 x 8 = 847.84 sq.m**

**FIRST FLOOR**

B= 39.3 X 2 = 78.6 Sq.m  
 C= 4.8 x 2= 9.6 sq.m  
 C'=8.76 sq.m  
 D= 4.68 sq.m  
**TOTAL Area in F.A.R = 101.6 sq.m**

Area exclusive of FAR  
 b= 11.1 sq.m  
 c= 11.6 sq.m  
**TOTAL Area exclusive of F.A.R = 22.7 sq.m**

Built up = 124.3 sq.m  
**TOTAL FAR of Each villa : 191.28 sq.m**  
**F.A.R of 8 villas = 1530.24 sq.m**

**AREA STATEMENT**

FLOOR REF.	GROSS SQ.M	AREA FREE OF F.A.R (SQ.M.)				NET FLOOR IN F.A.R	
		PARKING & SERVICE BALCONY	STAIRCASE	DUCT	TOTAL		
BASEMENT							
APARTMENT	192 Sq.m	174.3	15.67		192 Sq.m	NIL	
<b>TOTAL A</b>	<b>192 Sq.m</b>	<b>174.3</b>	<b>15.67</b>		<b>192 Sq.m</b>	<b>0</b>	
GROUND FLOOR							
TYPICAL VILLA	105.98 x 8 = 847.84	11.6 x 8 = 92.8	4.740 = 37.6	16.3 x 8 = 130.4	89.68 x 8 = 717.44		
<b>TOTAL B</b>	<b>1260.82</b>	<b>144.65</b>	<b>44.45</b>	<b>8.92</b>	<b>218.02</b>	<b>1042.8</b>	
APARTMENT	192 sq.m	21.3	15.67		36.9	155	
TYPICAL VILLA	124.3 x 8 = 994.4	11.6 x 8 = 92.8	11.14 x 8 = 88.8	22.7 x 8 = 181.6	191.6 x 8 = 1532.8		
<b>TOTAL C</b>	<b>1444.2</b>	<b>23.2</b>	<b>22.2</b>	<b>8.92</b>	<b>54.32</b>	<b>203.4</b>	
<b>TOTAL C</b>	<b>1444.2</b>	<b>137.3</b>	<b>126.67</b>	<b>8.92</b>	<b>272.8</b>	<b>1171</b>	
<b>GRAND TOTAL</b>	<b>2897 sq.m</b>	<b>174.3 sq.m</b>	<b>281.95 sq.m</b>	<b>204.79 sq.m</b>	<b>17.84</b>	<b>682.8 sq.m</b>	<b>2214 sq.m</b>

TOTAL FAR CONSUMED = 2214 sq.m  
 TOTAL COVERED AREA CONSUMED = 1280.8 sq.m

**VILLA 5 and 6 GROUND FLOOR**

Area inclusive of F.A.R  
 A=85 sq.m  
 A'= 83.27 sq.m  
 D= 4.68 x 2 = 9.36 sq.m  
**TOTAL area in FAR = 177.63 sq.m**

Area exclusive of FAR  
 a= 4.7 sq.m  
 a'= 4.48 sq.m  
 c= 11.6 x 2 = 23.2 sq.m  
 c' = 8.92 sq.m  
**Total = 43.3 sq.m**

Built up in G.F of villa 5 and 6 = **220.98 sq.m**  
**Covered area of villa 5 & 6 = 220.98 sq.m**

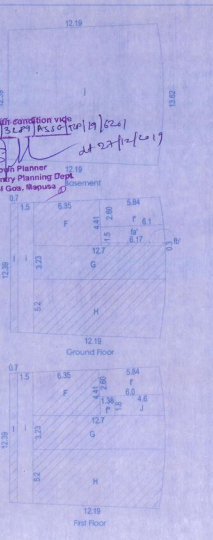
**FIRST FLOOR**

B= 39.3 X 4 = 157.2 Sq.m  
 C= 4.8 x 3= 14.4 sq.m  
 C'=8.76 sq.m  
 E= 7.20 sq.m  
 D= 4.68 x 2 = 9.36 sq.m  
**TOTAL Area in F.A.R = 203.47 sq.m**

Area exclusive of FAR  
 b= 11.1 x 2 = 22.2 sq.m  
 c= 11.6 x 2 = 23.2 sq.m  
 d= 8.92 sq.m  
**TOTAL Area exclusive of F.A.R = 54.32 sq.m**

Built up in ff of villa 5 and 6 = **257.8 sq.m**

**TOTAL FAR of villa 5 and 6 = 381.1 sq.m**



**APARTMENT BLOCK FIRST FLOOR PLAN**

Area in F.A.R  
 F = 27.5 sq.m  
 G = 41.28 sq.m  
 H = 68.5 sq.m  
 I = 8.6 sq.m  
 J = 9.2 sq.m  
**TOTAL Area in F.A.R = 155 Sq.m**

Area exclusive of F.A.R  
 I = 18.7 sq.m  
 F = 15.6 sq.m  
 F' = 2.60 sq.m  
**TOTAL Area Free of F.A.R = 36.9 sq.m**  
**BUILT UP IN FIRST FLOOR = 192 Sq.m**

**SCHEDULE OF OPENINGS**

TYPE	SIZE	BILL HT.	LINTEL HT.	NO. S
D	1.2 x 2.50	-	2.50	03
D1	1.6 x 2.50	-	2.50	03
D2	0.9 x 2.20	-	2.20	06
D3	0.8 x 2.20	-	2.20	02
D41	1.0 x 2.20	-	2.20	5
W3	1.0 x 1.50	1.0	2.50	07
W4	1.0 x 2.2	0.30	2.50	06
W5	1.1 x 2.20	0.3	2.50	01
FD	1.86 x 2.25	-	2.50	02
FD2	1.30 x 2.2	-	2.50	05
SD1	0.9 x 2.20	-	2.20	11
SD1	2.4 x 2.50	-	2.50	09
SD2	2.40 x 2.50	-	2.50	03
V1	0.60 x 1.2	1.8	2.50	02
V	0.66 x 1.2	1.3	2.50	03
W1	1.6 x 1.2	0.30	2.50	2
W2	1.4 x 1.60	1.0	2.50	2
W3	1.2 x 1.22	0.30	1.60	2
V8	1.3 x 0.7	1.8	2.50	4
V6	1.5x 0.7	1.8	2.50	2
W9	0.6 x 0.7	1.8	2.50	4

Approved with conditions No. 10  
 R.No. 52/2019 dt. 01/11/2019  
 Dr. M. S. Shetty  
 Village Panchayat Assagao  
 Bardez - Goa.

**PROJECT:**  
 PROPOSED RESIDENTIAL VILLA AND APARTMENT & COMPOUND WALL ON PLOT BEARING SURVEY 4029, SITUATED AT ASSAGAO VILLAGE, BARDEZ, GOA.

**DRG:**  
 REVISED SUBMISSION DRAWING

**SCALE:**  
 AS INDICATED

**DATE:**  
 09/07/2019

**CLIENT:**  
 ZEPHYR HOLDINGS AND OTHERS  
 P.O.A HOLDER (MR. PIERRE LOBO)

**ARCHITECT:**  
 ASHWINI SHETTY  
 SHOP NO. 15 & 16, FIRST FLOOR, SOCIETY - THE LANDSCAPE SHIRE, CARNAULIM, BARDEZ, GOA. REG. NO. CA. 18. 001. 001  
 NP/ART/2019