

Approved with conditions vide
L.No.: 178/ 6532/10/17-21/174
Dated: 12/3/2021

Approved vide Res. No. 10/5
passed in the monthly meeting
Dated: 12/3/2021

Town & Country Planning Dept.
Govt. of Goa, Mapusa



Secretary
W.P. Sudhakar

PROJECT TITLE:
PROPOSED CONSTRUCTION OF RESIDENTIAL UNIT
TYPE-I & TYPE-II ALONG WITH P.O. ON PROPERTY
BEARING SY NO. 186/5 & 186/13 OF SO. 10 M. VILLAGE
SHOUBHAR, TAL. NORTH GOA, DIST. NORTH GOA.

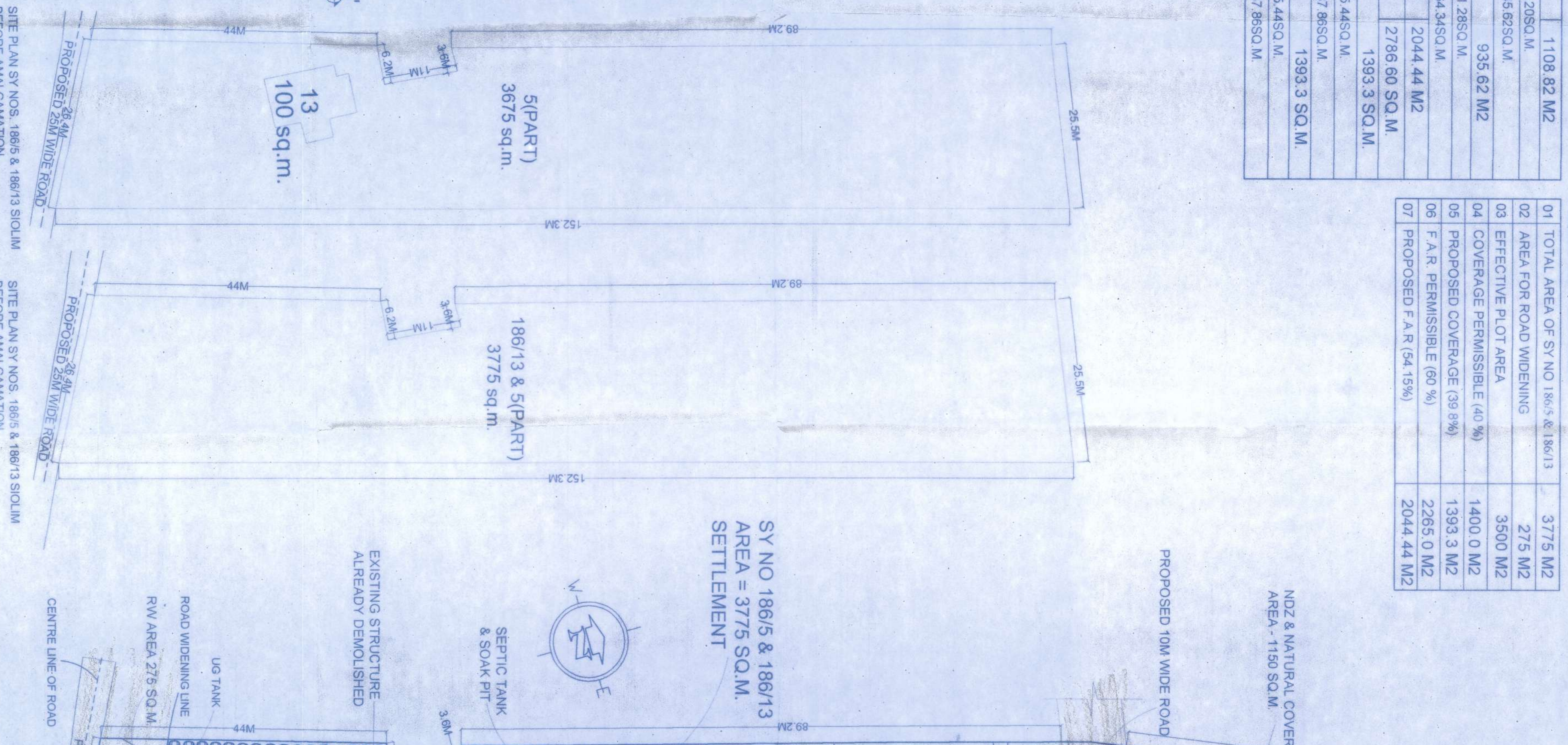
FOR: REALCON RESIDENCY LTD.
P.O. NO. 10/5, W.P. SHROUDHAR, N. KANAKI
CONTRACT NO. 10/5

CONSULTANT SIGN
Realcon Residency Ltd.
PARESH EDIYOT
T.C. No. 10/5
12/3/2021

Authorised Signatory

SITE PLAN

Scale: 1:100



AREA STATEMENT

Sl. No.	DESCRIPTION	AREA (sq.m.)
01	TOTAL AREA OF SY NO. 186/5 & 186/13	3775 M2
02	AREA FOR ROAD WIDENING	275 M2
03	EFFECTIVE PLOT AREA	3500 M2
04	COVERABLE PERMISSIBLE (40%)	1400.0 M2
05	PROPOSED COVERABLE (38.8%)	1393.3 M2
06	F.A.R. PERMISSIBLE (60%)	2265.0 M2
07	PROPOSED F.A.R. (54.15%)	2044.44 M2

AREA CALCULATIONS

GROUND FLOOR FAR	1108.82 M2
TYPE I = 140.85 SQ.M. X 4 NOS. = 563.40 SQ.M.	
TYPE II = 272.81 SQ.M. X 2 NOS. = 545.62 SQ.M.	
FIRST FLOOR FAR	935.62 M2
TYPE I = 177.82 SQ.M. X 4 NOS. = 711.28 SQ.M.	
TYPE II = 232.17 SQ.M. X 2 NOS. = 464.34 SQ.M.	
TOTAL FLOOR AREA CONSIDERED	2044.44 M2
TOTAL BUILT UP AREA	2768.60 SQ.M.
GROUND FLOOR BUA	1393.3 SQ.M.
TYPE I = 178.35 SQ.M. X 4 NOS. = 713.40 SQ.M.	
TYPE II = 245.93 SQ.M. X 2 NOS. = 491.86 SQ.M.	
FIRST FLOOR BUA	1393.3 SQ.M.
TYPE I = 178.35 SQ.M. X 4 NOS. = 713.40 SQ.M.	
TYPE II = 245.93 SQ.M. X 2 NOS. = 491.86 SQ.M.	

AREA STATEMENT FOR INFRASTRUCTURE TAX									
NET F.A.R.		AREA STATEMENT		AREA STATEMENT CALCULATION		NET F.A.R.			
FLOORS	BUA (sq.m)	STAIRCASE	DUCT COVER PASSAGE	VERBALG TERRACE	PORCH	TOTAL	BUA (sq.m)	TOTAL	
GROUND FLOOR	144.80	16.57	-	-	-	16.59	35.55	176.35	
FIRST FLOOR	156.82	25.0	-	13.60	-	19.94	55.54	176.35	
TOTAL	256.82	25.0	-	13.60	-	19.94	91.09	354.91	
TYPE 1 X 4 NOS.	1034.45 SQ.M.						1410.86 SQ.M.	BUA	
TYPE II									
GROUND FLOOR	222.81	33.14	-	-	-	37.88	71.12	344.03	
FIRST FLOOR	232.17	50.0	-	27.2	-	34.56	111.76	343.93	
TOTAL	504.98	50.0	-	27.2	-	34.56	182.88	687.86	
TYPE 2 X 2 NOS.	FAR = 1009.96 SQ.M.						1375.72 SQ.M.	BUA	
TOTAL B.U.A. = 1410.86 SQ.M. + 1375.72 SQ.M. = 2786.60 SQ.M.									
POOL AREA = 3.0m x 4.5m x 16 Nos. = 216 SQ.M.									
INFRASTRUCTURE AREA = 278.60 SQ.M. + 216 SQ.M. = 3002.60 SQ.M.									
TOTAL COVERAGE = 860.48 SQ.M.									
TOTAL COVERAGE = 1350.30 SQ.M.									
TOTAL FAR = 2044.44 SQ.M.									
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