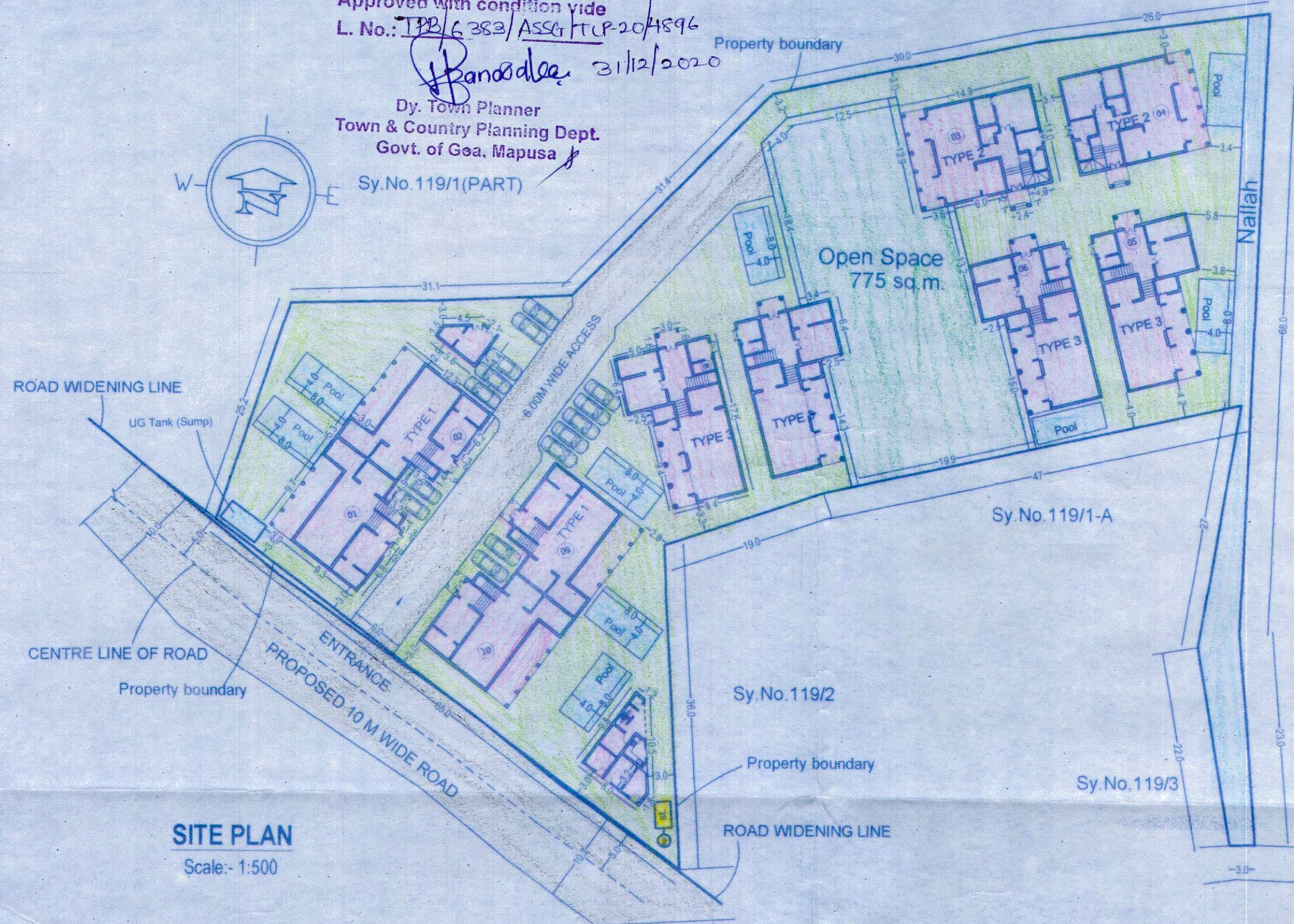
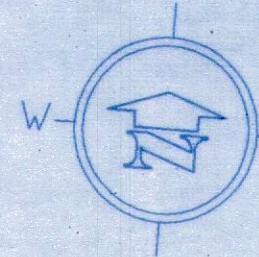


Approved with condition vide
L. No.: TP/6382/ASSG/TP-20/4596

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

Sy.No.119/1(PART)



SITE PLAN

Scale:- 1:500

AREA STATEMENT

I	AREA OF SY NO 119/1 ASSAGAO	8800 M2
II	AREA OF PLOT 'A'	5165 M2
III	AREA OF PLOT 'B'	3635 M2

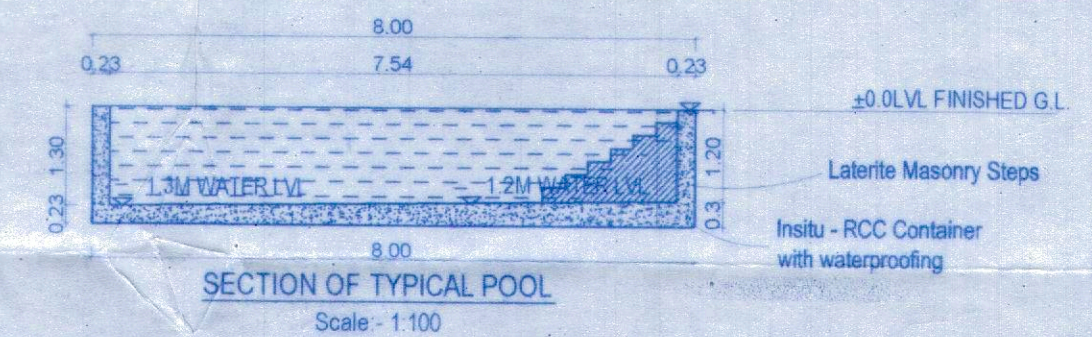
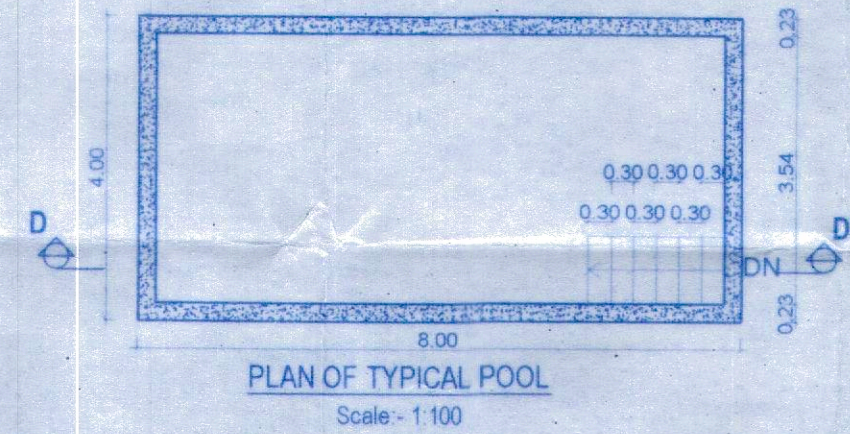
AREA STATEMENT OF PROPOSED RESIDENTIAL DEVELOPMENT ON PLOT 'A' :

01	AREA OF THE PLOT 'A'	5165 M2
02	AREA FOR ROAD WIDENING	0 M2
03	EFFECTIVE PLOT AREA	5165 M2
04	15% OPEN SPACE REQUIRED	774.75 M2
	OPEN SPACE PROVIDED	775 M2
05	EFFECTIVE PLOT FOR DEVELOPMENT	4390.25 M2
06	COVERAGE PERMISSIBLE (40 %)	1756.10 M2
07	PROPOSED COVERAGE (32.80%)	1694.37 M2
08	F.A.R. PERMISSIBLE (50 %)	2582.50 M2
09	PROPOSED F.A.R (48.12%)	2485.85 M2

AREA CALCULATIONS

GROUND FLOOR FAR	1286.43 M2
FIRST FLOOR FAR	1179.26 M2
TOTAL FLOOR AREA CONSUMED	2465.69 M2
TOTAL BUILT UP AREA	3323.51 SQ.M.
GROUND FLOOR BUA	1674.21 SQ.M.
FIRST FLOOR BUA	1649.30 SQ.M.

TOTAL BUILT UP AREA	
TYPE 1 X 2 NOS. 303.85 SQ.M. X 2 GROUND FLOOR 607.7 SQ.M.	TYPE 1 X 2 NOS. 303.97 SQ.M. X 2 FIRST FLOOR 607.94 SQ.M.
TYPE 2 X 2 NOS. 169.16 SQ.M. X 2 GROUND FLOOR 338.32 SQ.M.	TYPE 2 X 2 NOS. 172.58 SQ.M. X 2 FIRST FLOOR 345.16 SQ.M.
TYPE 3 X 4 NOS. 169.35 SQ.M. X 4 GROUND FLOOR 677.4 SQ.M.	TYPE 3 X 4 NOS. 174.05 SQ.M. X 4 FIRST FLOOR 696.20 SQ.M.
STAFF ROOM 50.79 SQ.M.	
STAFF ROOM 20.16 SQ.M.	
1674.21 SQ.M.	1649.30 SQ.M.
TOTAL FLOOR AREA	
TYPE 1 X 2 NOS. 230.17 SQ.M. X 2 GROUND FLOOR 460.34 SQ.M.	TYPE 1 X 2 NOS. 225.83 SQ.M. X 2 FIRST FLOOR 451.66 SQ.M.
TYPE 2 X 2 NOS. 134.30 SQ.M. X 2 GROUND FLOOR 268.60 SQ.M.	TYPE 2 X 2 NOS. 130.34 SQ.M. X 2 FIRST FLOOR 260.68 SQ.M.
TYPE 3 X 4 NOS. 127.84 SQ.M. X 4 GROUND FLOOR 511.36 SQ.M.	TYPE 3 X 4 NOS. 116.73 SQ.M. X 4 FIRST FLOOR 466.92 SQ.M.
STAFF ROOM 46.13 SQ.M.	
STAFF ROOM 20.16 SQ.M.	



AREA STATEMENT FOR INFRASTRUCTURE TAX CALCULATION

FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREA TO BE INCLUDED						TOTAL B.U.A (sq.mts)
		STAIRCASE	DUCT VOID	CCTV/SER PASSAGE LOBBY	VER/BALC TERRACE	PORCH	TOTAL	
TYPE 1								
GROUND FLOOR	230.17	38.61	-	-	28.98	6.09	73.68	303.85
FIRST FLOOR	225.83	42.97	-	-	35.17	-	78.14	303.97
TOTAL	456.0	-	-	-	-	-	151.82	607.82
TYPE 1 x 2 NOS.	912 SQ.M.							1215.64 SQ.M.
TYPE 2								
GROUND FLOOR	134.30	13.32	-	-	16.5	5.04	34.86	169.16
FIRST FLOOR	130.34	17.28	-	-	24.96	-	42.24	172.58
TOTAL	264.64	-	-	-	-	-	77.10	341.74
TYPE 2 X 2 NOS.	529.28 SQ.M.							683.48 SQ.M.
TYPE 3								
GROUND FLOOR	127.84	11.01	-	11.56	14.14	4.8	41.51	169.35
FIRST FLOOR	116.73	22.38	8.68	-	26.26	-	57.32	174.05
TOTAL	244.57	-	-	-	-	-	98.83	343.40
TYPE 3 X 4 NOS.	1373.60 SQ.M.							1373.60 SQ.M.
STAFF ROOM								
GROUND FLOOR	46.13	-	-	-	4.66	-	46.13	50.79
	46.13 SQ.M.							50.79 SQ.M.
TOTAL B.U.A = 1215.64sq.m. + 683.48sq.m. + 1373.6sq.m. + 50.79sq.m. = 3323.51 SQ.M.								
POOL AREA = 8m x 4m x 9 nos. = 288 SQ.M.								
TOTAL AREA FOR INFRASTRUCTUR TAX CLACULATION = 3323.51 sq.m. + 288 sq.m. = 3611.51 SQ.M.								

AREA STATEMENT

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R						NET F.A.R (sq.mts)
		STAIRCASE	DUCT VOID	CCTV/SER PASSAGE LOBBY	VER/BALC TERRACE	PORCH	TOTAL	
TYPE 1								
GROUND FLOOR	303.85	38.61	-	-	28.98	6.09	73.68	230.17
FIRST FLOOR	303.97	42.97	-	-	35.17	-	78.14	225.83
TOTAL	607.82	-	-	-	-	-	151.82	456.0
TYPE 1 x 2 NOS.	1215.64 SQ.M. = BUA							912 SQ.M.
TYPE 2								
GROUND FLOOR	169.16	13.32	-	-	16.5	5.04	34.86	134.30
FIRST FLOOR	172.58	17.28	-	-	24.96	-	42.24	130.34
TOTAL	341.74	-	-	-	-	-	77.10	264.64
TYPE 2 X 2 NOS.	683.48 SQ.M. = BUA							529.28 SQ.M.
TYPE 3								
GROUND FLOOR	169.35	11.01	-	11.56	14.14	4.8	41.51	127.84
FIRST FLOOR	174.05	22.38	8.68	-	26.26	-	57.32	116.73
TOTAL	343.40	-	-	-	-	-	98.83	244.57
TYPE 3 X 4 NOS.	1373.60 SQ.M. = BUA							978.28 SQ.M.
STAFF ROOM								
GROUND FLOOR	50.79	-	-	-	4.66	-	46.13	46.13
	50.79 SQ.M. = BUA							46.13 SQ.M.
TOTAL F.A.R = 47.74% = 2465.69 sq.m.								
TOTAL B.U.A = 1215.64sq.m. + 683.48sq.m. + 1373.6sq.m. + 50.79sq.m. = 3323.51 SQ.M.								
COVERAGE = 607.7 sq.m. + 338.32sq.m. + 677.4sq.m. + 50.79sq.m. = 1674.18 SQ.M. = 38.13%								

Approved with conditions vide
R. No. 3(2) dt. 16/11/2021

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Secretary
Village Panchayat Assagao
Bardez - Goa.

Handwritten signature
HEALTH OFFICER
PRIMARY HEALTH CENTER
SIOLIM

PROJECT TITLE
PROPOSED CONSTRUCTION OF RESIDENTIAL UNITS
ALONG WITH POOL, ON PROPERTY BEARING SY. NO.
119/1(PART) ASSAGAO VILLAGE, SITUATED AT
ASSAGAO BARDEZ TALUKA, GOA
FOR REALCON RESIDENCY LLP

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

Realcon Residency LLP
Handwritten signature
Authorised Signatory

PARESH GAITONDE
REGISTERED CIVIL ENGINEER
CHARTERED ENGINEER
T.C.P. Reg. No. ER/0057/2010