



1. AREA OF THE PLOT = 128925.00 sq.m
 2. AREA UNDER SETTLEMENT S1 ZONE = 118795.00 sq.m
 3. AREA UNDER COMMERCIAL C1 ZONE = 10130.00 sq.m

SETTLEMENT ZONE S1
 1. AREA FOR DEVELOPMENT UNDER SETTLEMENT ZONE S1 = 118795.00 sq.m
 a) AREA UNDER ODP ROAD = 7563.00 sq.m
 b) AREA UNDER EXISTING ROAD = 1750.00 sq.m
 c) EFFECTIVE PLOT AREA = 109482.00 sq.m
 d) ALLOWABLE COVERAGE = 40% 109482 = 43792.80 sq.m
 e) AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT = 0.00 sq.m
 f) AREA OF THE BUILDING TO BE DEMOLISH = 0.00 sq.m
 g) COVERED AREA OF THE PROPOSED BUILDING = 30249.60 sq.m
 h) TOTAL COVERED AREA = 30249.60 sq.m
 i) TOTAL COVERAGE = 27.62%
 j) ALLOWABLE F.A.R (100) = 118795.00 sq.m

2. AREA UNDER COMMERCIAL ZONE = 10130.00 sq.m
 a) AREA UNDER ODP ROAD = 1050.00 sq.m
 b) AREA UNDER EXISTING ROAD = 950.00 sq.m
 c) EFFECTIVE PLOT AREA = 8130.00 sq.m
 d) ALLOWABLE COVERAGE = 40% 8130 = 3252.00 sq.m
 e) AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT = 0.00 sq.m
 f) AREA OF THE BUILDING TO BE DEMOLISH = 0.00 sq.m
 g) COVERED AREA OF THE PROPOSED BUILDING = 3038.53 sq.m
 h) TOTAL COVERED AREA = 3038.53 sq.m
 i) TOTAL COVERAGE = 37.37%
 j) ALLOWABLE F.A.R (200) = 20260.00 sq.m

FLOOR (AS REFERRED A)	USE	TOTAL BUILT UP AREA (SQ.M)	PAR/SER	AREA FREE OF F.A.R. (SQ.M)	PROPOSED NET FLOOR AREA (SQ.M)	TOTAL COVERAGE (%)
COMMERCIAL BLOCK						
STILT FLOOR	PAR/SHOP	1419.51	552.80	1193.37	156.60	156.60
FIRST FLOOR	RES.	1283.92	---	114.36	116.36	1347.54
SECOND FLOOR	RES.	1009.83	---	83.52	82.24	152.76
THIRD FLOOR	RES.	1000.51	---	83.52	68.82	152.34
FOURTH FLOOR	RES.	1000.51	---	83.52	68.82	152.34
FIFTH FLOOR	RES.	1000.51	---	83.52	68.82	152.34
SIXTH FLOOR	RES.	1000.51	---	83.52	68.82	152.34
SEVENTH FLOOR	RES.	1000.51	---	83.52	68.82	152.34
TOTAL		8686.62	139.37	631.08	631.08	6651.37
HOTEL BLOCK						
BASEMENT FLOOR	PAR/SER	3242.00	2969.00	124.08	124.08	242.00
STILT/GROUND FLOOR	PAR/SHOP	4949.37	3876.98	248.06	181.01	133.00
FIRST FLOOR	HOTEL	2179.16	---	183.04	184.35	317.39
SECOND FLOOR	HOTEL	1968.53	---	129.91	131.83	324.45
THIRD FLOOR	HOTEL	1968.53	---	129.91	131.83	324.45
FOURTH FLOOR	HOTEL	1968.53	---	129.91	131.83	324.45
FIFTH FLOOR	HOTEL	1968.53	---	129.91	131.83	324.45
SIXTH FLOOR	HOTEL	1968.53	---	129.91	131.83	324.45
SEVENTH FLOOR	HOTEL	1968.53	---	129.91	131.83	324.45
TOTAL		23481.71	491.71	1248.43	1318.09	11950.14
TOTAL		30168.61	631.08	1860.51	1860.51	3038.53

2. FAR CONSUMED = 183.62
 3. OPEN SPACE REQUIRED 15% (8130) = 1219.50 sq.m
 4. OPEN SPACE PROVIDED = 1250.00 sq.m
 5. LENGTH OF THE COMPOUND WALL = 1455.00 R.M

NAME OF OPEN SPACE	AREA (SQ.M)
1	4100.00
2	1021.00
3	1365.00
4	1178.00
5	1974.00
6	653.00
7	672.00
8	600.00
9	837.00
10	3000.00
11	1050.00
TOTAL	16450.00

BLOCK NO.	TOTAL UNITS	FLOOR REFERENCE A	USE	TOTAL BUILT UP AREA (SQ.M)	PAR/SER	AREA FREE OF F.A.R. (SQ.M)	PROPOSED NET FLOOR AREA (SQ.M)	TOTAL COVERAGE (%)
RESIDENTIAL BLOCKS								
1	2	STILT FLOOR	PAR/SER	510.40	187.43	70.25	37.20	494.88
		FIRST FLOOR	RES.	431.65	---	34.72	32.14	66.86
		SECOND FLOOR	RES.	431.65	---	34.72	32.14	66.86
		THIRD FLOOR	RES.	431.65	---	34.72	32.14	66.86
		FOURTH FLOOR	RES.	431.65	---	34.72	32.14	66.86
		FIFTH FLOOR	RES.	431.65	---	34.72	32.14	66.86
		TOTAL		2668.74	70.25	1839.56	1839.56	68.37
TOTAL	7			18881.18	491.75	12876.92	12876.92	68.37

BLOCK NO.	TOTAL UNITS	FLOOR REFERENCE A	USE	TOTAL BUILT UP AREA (SQ.M)	PAR/SER	AREA FREE OF F.A.R. (SQ.M)	PROPOSED NET FLOOR AREA (SQ.M)	TOTAL COVERAGE (%)
2	3	STILT FLOOR	PAR/SER	333.85	264.12	34.59	24.64	323.15
		FIRST FLOOR	RES.	202.93	---	21.83	21.92	249.18
		SECOND FLOOR	RES.	202.93	---	21.83	21.92	249.18
		THIRD FLOOR	RES.	202.93	---	21.83	21.92	249.18
		FOURTH FLOOR	RES.	202.93	---	21.83	21.92	249.18
		FIFTH FLOOR	RES.	202.93	---	21.83	21.92	249.18
		TOTAL		1816.50	34.59	1245.90	1245.90	68.37
TOTAL	3			5449.80	103.17	3737.70	3737.70	68.37

BLOCK NO.	TOTAL UNITS	FLOOR REFERENCE A	USE	TOTAL BUILT UP AREA (SQ.M)	PAR/SER	AREA FREE OF F.A.R. (SQ.M)	PROPOSED NET FLOOR AREA (SQ.M)	TOTAL COVERAGE (%)
3	9	STILT FLOOR	PAR/SER	514.24	471.10	47.53	45.43	514.24
		FIRST FLOOR	RES.	499.81	---	37.80	32.90	453.13
		SECOND FLOOR	RES.	499.81	---	37.80	32.90	453.13
		THIRD FLOOR	RES.	499.81	---	37.80	32.90	453.13
		FOURTH FLOOR	RES.	499.81	---	37.80	32.90	453.13
		FIFTH FLOOR	RES.	499.81	---	37.80	32.90	453.13
		TOTAL		3036.77	47.53	2169.61	2169.61	71.46
TOTAL	9			27330.53	417.95	19521.27	19521.27	71.46

BLOCK NO.	TOTAL UNITS	FLOOR REFERENCE A	USE	TOTAL BUILT UP AREA (SQ.M)	PAR/SER	AREA FREE OF F.A.R. (SQ.M)	PROPOSED NET FLOOR AREA (SQ.M)	TOTAL COVERAGE (%)
4	6	STILT FLOOR	PAR/SER	396.30	334.20	38.44	31.65	396.30
		FIRST FLOOR	RES.	392.15	---	22.00	41.86	324.29
		SECOND FLOOR	RES.	392.15	---	22.00	41.86	324.29
		THIRD FLOOR	RES.	392.15	---	22.00	41.86	324.29
		FOURTH FLOOR	RES.	392.15	---	22.00	41.86	324.29
		FIFTH FLOOR	RES.	392.15	---	22.00	41.86	324.29
		TOTAL		2370.95	38.44	1641.45	1641.45	69.24
TOTAL	6			21213.45	273.80	14773.05	14773.05	69.24

BLOCK NO.	TOTAL UNITS	FLOOR REFERENCE A	USE	TOTAL BUILT UP AREA (SQ.M)	PAR/SER	AREA FREE OF F.A.R. (SQ.M)	PROPOSED NET FLOOR AREA (SQ.M)	TOTAL COVERAGE (%)
5	13	STILT FLOOR	PAR/SER	602.00	473.70	67.17	47.90	589.77
		FIRST FLOOR	RES.	587.16	---	47.90	51.76	687.50
		SECOND FLOOR	RES.	587.16	---	47.90	51.76	687.50
		THIRD FLOOR	RES.	587.16	---	47.90	51.76	687.50
		FOURTH FLOOR	RES.	587.16	---	47.90	51.76	687.50
		FIFTH FLOOR	RES.	587.16	---	47.90	51.76	687.50
		TOTAL		3537.80	67.17	2450.73	2450.73	69.03
TOTAL	13			45891.49	973.21	31854.49	31854.49	71.62

BLOCK NO.	TOTAL UNITS	FLOOR REFERENCE A	USE	TOTAL BUILT UP AREA (SQ.M)	PAR/SER	AREA FREE OF F.A.R. (SQ.M)	PROPOSED NET FLOOR AREA (SQ.M)	TOTAL COVERAGE (%)
6	11	STILT FLOOR	PAR/SER	807.53	724.01	24.08	47.30	790.35
		FIRST FLOOR	RES.	785.37	---	41.80	74.61	816.96
		SECOND FLOOR	RES.	785.37	---	41.80	74.61	816.96
		THIRD FLOOR	RES.	785.37	---	41.80	74.61	816.96
		FOURTH FLOOR	RES.	785.37	---	41.80	74.61	816.96
		FIFTH FLOOR	RES.	785.37	---	41.80	74.61	816.96
		TOTAL		4494.38	24.08	3423.14	3423.14	76.19
TOTAL	11			49326.18	264.48	34231.34	34231.34	69.42

BLOCK NO.	TOTAL UNITS	FLOOR REFERENCE A	USE	TOTAL BUILT UP AREA (SQ.M)	PAR/SER	AREA FREE OF F.A.R. (SQ.M)	PROPOSED NET FLOOR AREA (SQ.M)	TOTAL COVERAGE (%)
01		POOL/OBICA/TOILETS	POOL	548.70	---	---	509.28	31.44
		GROUND FLOOR	RES.	771.59	---	---	771.59	771.59
		FIRST FLOOR	RES.	702.59	---	---	702.59	702.59
TOTAL AREA				2014.70	---	---	1474.16	31.44

BLOCK NO.	TOTAL UNITS	FLOOR REFERENCE A	USE	TOTAL BUILT UP AREA (SQ.M)	PAR/SER	AREA FREE OF F.A.R. (SQ.M)	PROPOSED NET FLOOR AREA (SQ.M)	TOTAL COVERAGE (%)
02		SECURITY CABIN	SECURITY CABIN	25.26	---	---	25.26	25.26
TOTAL AREA				170167.87	---	---	117031.21	68.78

2. FAR CONSUMED = 98.51
 3. OPEN SPACE REQUIRED 15% (109482.00) = 16422.30 sq.m
 4. OPEN SPACE PROVIDED = 16450.00 sq.m

PROJECT : PROPOSED RESIDENTIAL, COMMERCIAL & HOTEL DEVELOPMENT IN SY.NO.198 OF SANCOALE VILLAGE, MORMUGAO-TALUKA,GOA.

CLIENT: TRINITAS REALTORS INDIA LLP

DRAWN BY : PIRDOZ	SCALE AS NOTED	DRG NO: SD-20
TITLE: SUBMISSION DRAWING SITE PLAN	OWNER SIGN	
KUNDAN V. PRABHU	ARCHITECT SIGN	
ARCHITECT AND INTERIOR DESIGNER 783, PRABHU HOUSE ALTO - BETIM, PORVORIM, BARDEZ - GOA TEL: 2413590 e-mail: kundansprabhu@gmail.com	20.07.2016	

SITE PLAN
 SCALE 1:500
 NOTE : 1. ALL BUILDINGS ARE PROVIDED WITH SOLAR PANELS ON ROOF TOP.
 2. COMPOUND WALL, INTERNAL ACCESS AND LANDSCAPE AREAS ARE PROVIDED WITH SOLAR ENERGY LAMPS.

APPROVED FOR DEVELOPMENT PERMISSION
 Report No. MR/2016/7-34/2016-19/2016
 Date: 21/07/2016
 MEMBER SECRETARY
 Medical Officer Incharge
 Primary Health Centre
 Chorão - Goa