



10.00 M.W. PROPOSED ROAD

ROHIDAS K. PEREIRA  
Secretary  
Village Panchayat of Taleigao



Wings 'A' & 'B' of Block 2 completed in all respects. Completion Order No. NGPDA/346-Vol-1/1934/18 dated 16/12/2018 granted by North Goa Planning and Development Authority and Occupancy Certificate No. VP/TLG/OC/CERT/16/2018-19/646 dated 19/6/2018 issued by Village Panchayat of Taleigao.

AREA STATEMENT

1. TOTAL AREA OF PLOT	54,998.00 SQ.M.
2. AREA UNDER ROAD WIDENING	NIL
3. AREA RESERVED FOR GOVT. (X)	5,744.00 SQ.M.
4. AREA RESERVED FOR HUNDARS (Y)	1,854.00 SQ.M.
5. AREA RESERVED FOR 8.00 M.W. ODP ROAD	390.00 SQ.M.
6. EFFECTIVE AREA OF PLOT	47,010.00 SQ.M.
7. COVERED AREA OF EXISTING BLOCK 2	4,919.00 SQ.M.
8. PLOT COVERAGE OF EXISTING BLOCK 2	10.46%
9. COVERED AREA OF EXISTING BLOCK 2 (Blocks 'A', 'B')	610.33 SQ.M.
10. PLOT COVERAGE OF EXISTING BLOCK 2	1.30%
11. COVERED AREA OF REVISED BLOCK 2 (Blocks 'C', 'D', 'E')	926.92 SQ.M.
12. PLOT COVERAGE OF REVISED BLOCK 2	1.97%
13. REVISED COVERED AREA OF BLOCK 2	1,857.00 SQ.M.
14. PLOT COVERAGE OF REVISED BLOCK 2	3.95%
15. COVERED AREA OF APPROVED CHANGING ROOMS	79.86 SQ.M.
16. PLOT COVERAGE OF APPROVED CHANGING ROOMS	0.17%
17. COVERED AREA OF REVISED VILLAS	4,081.83 SQ.M.
18. PLOT COVERAGE OF REVISED VILLAS	8.68%
19. COVERED AREA OF PROPOSED BLOCK 3	2,432.20 SQ.M.
20. PLOT COVERAGE OF PROPOSED BLOCK 3	5.18%
21. COVERED AREA OF REVISED CLUB HOUSE	640.07 SQ.M.
22. PLOT COVERAGE OF REVISED CLUB HOUSE	1.36%
23. TOTAL COVERED AREA ON GROUND	12,547.21 SQ.M.
24. TOTAL PLOT COVERAGE	26.69%
25. TOTAL NET AREA ON ALL FLOORS OF EXISTING BLOCK 2	7,159.97 SQ.M.
26. TOTAL NET AREA ON ALL FLOORS OF EXISTING BLOCK 2 (Blocks 'A', 'B')	2,101.28 SQ.M.
27. TOTAL NET AREA ON ALL FLOORS OF EXISTING BLOCK 2 (Blocks 'C', 'D', 'E')	2,553.93 SQ.M.
28. TOTAL NET AREA ON ALL FLOORS OF REVISED BLOCK 3	6,537.32 SQ.M.
29. TOTAL NET AREA OF APPROVED CHANGING ROOMS	63.69 SQ.M.
30. TOTAL NET AREA OF REVISED VILLAS	9,652.66 SQ.M.
31. TOTAL NET AREA OF PROPOSED BLOCK 4/RES. SUITES	11,795.16 SQ.M.
32. TOTAL NET AREA OF REVISED CLUB HOUSE	1,114.96 SQ.M.
33. TOTAL NET AREA OF ALL STRUCTURES	41,038.97 SQ.M.
34. TOTAL FLOOR AREA CONSUMED	41,038.97 SQ.M.
35. TOTAL FLOOR AREA PERMISSIBLE	41,195.00 SQ.M.
36. EXTRA AREA AVAILABLE (7.50 % OF NET AREA)	3,077.92 SQ.M.
37. EXTRA AREA CONSUMED	1,232.58 SQ.M.
38. TOTAL AREA OF SWIMMING POOLS	718.15 SQ.M.

OPEN SPACE REQUIREMENTS

1. TOTAL AREA OF PLOT	54,998.00 SQ.M.
2. DEDUCT AREA RESERVED FOR BOTANICAL GARDEN	5,744.00 SQ.M.
3. BALANCE AREA FOR WHICH OPEN AREA IS TO BE PROVIDED	49,254.00 SQ.M.
4. OPEN SPACE REQUIRED	7,388.00 SQ.M.
5. OPEN SPACE PROVIDED	7,388.00 SQ.M.
(a) OS1	3,650.00 SQ.M.
(b) OS2	550.00 SQ.M.
(c) OS3	1,500.00 SQ.M.
(d) OS4	1,688.00 SQ.M.

Revised Areas for Infrastructure Tax

Particulars	Use	Gross Area	Nos.	Total Gross Area	Ded. Stairs/Basement	Add S. Pools	Grand Total
Block 2 (Wings C,D,E)	Residential	5,713.79SQ.M.	1	5,713.79SQ.M.	2,355.57SQ.M.		3,358.22SQ.M.
Block 3	Residential	10,199.84SQ.M.	1	10,199.84SQ.M.	1,745.80SQ.M.		8,454.04SQ.M.
Block 4	Commercial	19,638.35SQ.M.	1	19,638.35SQ.M.	6,572.20SQ.M.		13,066.15SQ.M.
Block 4 (Clubhouse/Res. Suites)	Commercial	1,739.38SQ.M.	1	1,739.38SQ.M.		134.90 SQ.M.	1,874.28SQ.M.
Clubhouse	Residential	1,764.07SQ.M.	1	1,764.07SQ.M.		64.00 SQ.M.	1,828.07SQ.M.
Villa 'A'	Residential	581.67 SQ.M.	3	1,745.01 SQ.M.	275.28 SQ.M.	94.50 SQ.M.	1,564.23 SQ.M.
Villa 'B'	Residential	658.28 SQ.M.	3	1,974.84 SQ.M.	260.49 SQ.M.	58.50 SQ.M.	1,772.85 SQ.M.
Villa 'C'	Residential	766.49 SQ.M.	1	766.49 SQ.M.	86.83 SQ.M.	27.00 SQ.M.	706.66 SQ.M.
Villa 'D'	Residential	1,175.74SQ.M.	1	1,175.74SQ.M.	127.80 SQ.M.	41.34 SQ.M.	1,089.28SQ.M.
Villa 'E'	Residential	929.79 SQ.M.	1	929.79 SQ.M.	205.75 SQ.M.	32.00 SQ.M.	756.04 SQ.M.
Villa 'F'	Residential	726.26 SQ.M.	3	2,178.78 SQ.M.		54.00 SQ.M.	2,232.78 SQ.M.
Villa 'G'	Residential	581.43 SQ.M.	1	581.43 SQ.M.		21.00 SQ.M.	602.43 SQ.M.
Villa 'H'	Residential	409.54 SQ.M.	1	409.54 SQ.M.		18.00 SQ.M.	427.54 SQ.M.
Villa 'I'	Residential	520.37 SQ.M.	1	520.37 SQ.M.		27.00 SQ.M.	547.37 SQ.M.
Villa 'J'	Residential	642.30 SQ.M.	1	642.30 SQ.M.		25.04 SQ.M.	667.34 SQ.M.
Villa 'K'	Residential	520.81 SQ.M.	1	520.81 SQ.M.		32.87 SQ.M.	553.68 SQ.M.
Villa 'L'	Residential	567.20 SQ.M.	2	1,134.40 SQ.M.		52.00 SQ.M.	1,186.40 SQ.M.
Villa 'M'	Residential	901.39 SQ.M.	1	901.39 SQ.M.	46.35 SQ.M.	36.00 SQ.M.	891.04 SQ.M.
Total		48,036.70SQ.M.		52,536.32SQ.M.	11,676.07SQ.M.	718.15SQ.M.	41,578.40SQ.M.

For Infrastructure Tax, Commercial= 14,940.43 SQ.M. + Residential= 26,637.97 SQ.M., Total Area=41,578.40 SQ.M.

Note:-  
Permissions Granted  
1. Original Order Ref. No. NGPDA/346/504/06 dated 31/5/2006 issued by North Goa Planning and Development Authority  
2. Sanad No. 16/CNV/TIS/NRS/39/2006 dated 29/8/2006 issued by Dy. Collector and SDO, Panaji, further extended Sanad No. CNV/TIS/29/93 dated 30/3/2007  
3. Original Construction Licence No. VP/TLG/2007-08/3379 dated 11/6/2007 issued by Village Panchayat of Taleigao.  
4. NOC under Section 17-A of Town & Country Planning Act, 1974, Ref. No. 17-A/TIS/23/TCF-07-08/1520 dated 11/4/2008 issued by Town & Country Planning Dept.  
5. N.O.C. No. 21-245/2008-IA.III dated 11/12/2008 issued by Ministry of Environment & Forests, Government of India.  
6. Consent to Establish (NOC) Order No. 5/4330/09-PCB/3855 dated 1/9/2009 issued by Goa State Pollution Control Board.  
7. Revised Order Ref. No. NGPDA/346-VOL-1/1395/2016 dated 16/9/2016 issued by North Goa Planning and Development Authority  
8. Revised Construction Licence No. VP/TLG/CONST-LIC/48/16-17/3513 dated 2/1/2017 issued by Village Panchayat of Taleigao.

Parking Details

Particulars	Required	No of Cars Provided
Block 2 (Wings C,D,E)	36	46
Block 3	48	50
Block 4 (Clubhouse/Res. Suites)	86	111
Villa 'A' (3 Nos.)	3	6
Villa 'B' (3 Nos.)	3	6
Villa 'C'	1	3
Villa 'D'	1	2
Villa 'E'	1	2
Villa 'F' (3 Nos.)	3	9
Villa 'G'	1	1
Villa 'H'	1	1
Villa 'I'	1	1
Villa 'J'	1	2
Villa 'K'	1	2
Villa 'L' (2 Nos.)	2	2
Villa 'M'	1	2
Total	190	246

Revised Area Calculations of Block 2 (Wings 'C', 'D', 'E')

Particulars	Gross Area	Deduct Ver. Balconies	Deduct Lift/Staircase	Deduct Stairs/Basement	Net Area
Basement Floor	1,510.45 m <sup>2</sup>			1,510.45 m <sup>2</sup>	
Stilt/Ground Floor	926.92 m <sup>2</sup>		81.80 m <sup>2</sup>	845.12 m <sup>2</sup>	
First Floor	1,092.14 m <sup>2</sup>	159.03 m <sup>2</sup>	81.80 m <sup>2</sup>		851.31 m <sup>2</sup>
Second Floor	1,092.14 m <sup>2</sup>	159.03 m <sup>2</sup>	81.80 m <sup>2</sup>		851.31 m <sup>2</sup>
Third Floor	1,092.14 m <sup>2</sup>	159.03 m <sup>2</sup>	81.80 m <sup>2</sup>		851.31 m <sup>2</sup>
Total	5,713.79 m <sup>2</sup>	477.09 m <sup>2</sup>	327.20 m <sup>2</sup>	2,355.57 m <sup>2</sup>	2,553.93 m <sup>2</sup>

Revised Area Calculations of Block 3

Particulars	Gross Area	Deduct Ver. Balconies	Deduct Lift/Staircase	Deduct Stairs/Basement	Net Area
Stilt Floor	1,857.00 m <sup>2</sup>		111.20 m <sup>2</sup>	1,745.80 m <sup>2</sup>	
Upper Ground Floor	2,085.71 m <sup>2</sup>	215.02 m <sup>2</sup>	111.20 m <sup>2</sup>	120.16 m <sup>2</sup>	1,639.33 m <sup>2</sup>
First Floor	2,085.71 m <sup>2</sup>	215.02 m <sup>2</sup>	111.20 m <sup>2</sup>	120.16 m <sup>2</sup>	1,639.33 m <sup>2</sup>
Second Floor	2,085.71 m <sup>2</sup>	215.02 m <sup>2</sup>	111.20 m <sup>2</sup>	120.16 m <sup>2</sup>	1,639.33 m <sup>2</sup>
Third Floor	2,085.71 m <sup>2</sup>	215.02 m <sup>2</sup>	111.20 m <sup>2</sup>	120.16 m <sup>2</sup>	1,639.33 m <sup>2</sup>
Total	10,199.84 m <sup>2</sup>	860.08 m <sup>2</sup>	556.00 m <sup>2</sup>	480.64 m <sup>2</sup>	6,557.32 m <sup>2</sup>

Area Calculations of Proposed Block 4

Particulars	Gross Area	Deduct Ver. Balconies	Deduct Lift/Staircase	Deduct Parking	Net Area
Basement Floor	4,140.00 m <sup>2</sup>			4,140.00 m <sup>2</sup>	
Stilt Floor	2,432.20 m <sup>2</sup>			2,432.20 m <sup>2</sup>	
Upper Ground Floor	2,100.05 m <sup>2</sup>	24.48 m <sup>2</sup>	291.42 m <sup>2</sup>		1,784.15 m <sup>2</sup>
First Floor	2,103.20 m <sup>2</sup>	24.48 m <sup>2</sup>	291.42 m <sup>2</sup>		1,787.30 m <sup>2</sup>
Second Floor	2,103.20 m <sup>2</sup>	24.48 m <sup>2</sup>	291.42 m <sup>2</sup>		1,787.30 m <sup>2</sup>
Third Floor	2,103.20 m <sup>2</sup>	24.48 m <sup>2</sup>	291.42 m <sup>2</sup>		1,787.30 m <sup>2</sup>
Fourth Floor	2,103.20 m <sup>2</sup>	24.48 m <sup>2</sup>	291.42 m <sup>2</sup>		1,787.30 m <sup>2</sup>
Fifth Floor	2,116.94 m <sup>2</sup>	36.27 m <sup>2</sup>	291.42 m <sup>2</sup>		1,789.25 m <sup>2</sup>
Sixth Floor	436.36 m <sup>2</sup>	8.01 m <sup>2</sup>	327.74 m <sup>2</sup>		100.61 m <sup>2</sup>
Total	19,638.35 m <sup>2</sup>	166.68 m <sup>2</sup>	2,076.26 m <sup>2</sup>	6,572.20 m <sup>2</sup>	10,823.21 m <sup>2</sup>

Area Calculations of Proposed Block 4 (Clubhouse/Residential Suites)

Particulars	Gross Area	Deduct Ver. Balconies	Deduct Lift/Staircase	Deduct Parking	Net Area
Upper Ground Floor	298.91 m <sup>2</sup>	26.22 m <sup>2</sup>	60.65 m <sup>2</sup>	212.04 m <sup>2</sup>	
First Floor	298.91 m <sup>2</sup>	26.22 m <sup>2</sup>	60.65 m <sup>2</sup>		212.04 m <sup>2</sup>
Second Floor	334.97 m <sup>2</sup>	39.90 m <sup>2</sup>	60.65 m <sup>2</sup>		234.42 m <sup>2</sup>
Third Floor	334.97 m <sup>2</sup>	39.90 m <sup>2</sup>	60.65 m <sup>2</sup>		234.42 m <sup>2</sup>
Fourth Floor	334.97 m <sup>2</sup>	39.90 m <sup>2</sup>	60.65 m <sup>2</sup>		234.42 m <sup>2</sup>
Fifth Floor	136.65 m <sup>2</sup>		80.00 m <sup>2</sup>		56.65 m <sup>2</sup>
Total	1,739.38 m <sup>2</sup>	172.14 m <sup>2</sup>	383.25 m <sup>2</sup>	212.04 m <sup>2</sup>	971.95 m <sup>2</sup>

Revised Area Calculations of Clubhouse

Particulars	Gross Area	Deduct Ver. Balconies	Deduct Lift/Staircase	Net Area
Basement Floor	393.14 m <sup>2</sup>		393.14 m <sup>2</sup>	
Ground Floor	640.07 m <sup>2</sup>		69.64 m <sup>2</sup>	570.43 m <sup>2</sup>
First Floor	396.35 m <sup>2</sup>		69.64 m <sup>2</sup>	326.71 m <sup>2</sup>
Second Floor	334.51 m <sup>2</sup>		116.69 m <sup>2</sup>	217.82 m <sup>2</sup>
Total	1,764.07 m <sup>2</sup>		569.57 m <sup>2</sup>	1,194.50 m <sup>2</sup>

Revised Area Calculations of Villa 'A' (3 Nos.)

Particulars	Gross Area	Deduct Ver. Balconies	Deduct Lift/Staircase	Deduct Parking	Net Area
Basement Floor	91.76 m <sup>2</sup>			91.76 m <sup>2</sup>	
Ground Floor	175.89 m <sup>2</sup>		22.43 m <sup>2</sup>		153.46 m <sup>2</sup>
First Floor	178.05 m <sup>2</sup>		30.03 m <sup>2</sup>		148.02 m <sup>2</sup>
Second Floor	135.97 m <sup>2</sup>	19.55 m <sup>2</sup>	20.43 m <sup>2</sup>		95.99 m <sup>2</sup>
Total	581.67 m <sup>2</sup>	19.55 m <sup>2</sup>	72.89 m <sup>2</sup>	91.76 m <sup>2</sup>	397.47 m <sup>2</sup>

Revised Area Calculations of Villa 'B' (3 Nos.)

Particulars	Gross Area	Deduct Ver. Balconies	Deduct Lift/Staircase	Deduct Parking	Net Area
Basement Floor	69.49 m <sup>2</sup>			69.49 m <sup>2</sup>	
Lower Ground Floor	169.10 m <sup>2</sup>	14.02 m <sup>2</sup>	45.00 m <sup>2</sup>	17.34 m <sup>2</sup>	92.74 m <sup>2</sup>
Upper Ground Floor	130.18 m <sup>2</sup>	6.60 m <sup>2</sup>	38.29 m <sup>2</sup>		85.29 m <sup>2</sup>
First Floor	132.27 m <sup>2</sup>	22.55 m <sup>2</sup>	34.53 m <sup>2</sup>		75.19 m <sup>2</sup>
Second Floor	157.24 m <sup>2</sup>	28.62 m <sup>2</sup>	33.20 m <sup>2</sup>		95.42 m <sup>2</sup>
Total	658.28 m <sup>2</sup>	71.79 m <sup>2</sup>	151.02 m <sup>2</sup>	86.83 m <sup>2</sup>	348.64 m <sup>2</sup>

Revised Area Calculations of Villa 'C' (1 No.)

Particulars	Gross Area	Deduct Ver. Balconies	Deduct Lift/Staircase	Deduct Parking	Net Area
Basement Floor	69.49 m <sup>2</sup>			69.49 m <sup>2</sup>	
Lower Ground Floor	196.02 m <sup>2</sup>	35.15 m <sup>2</sup>	45.00 m <sup>2</sup>	17.34 m <sup>2</sup>	98.53 m <sup>2</sup>
Upper Ground Floor	143.04 m <sup>2</sup>	7.32 m <sup>2</sup>	35.63 m <sup>2</sup>		100.89 m <sup>2</sup>
First Floor	206.27 m <sup>2</sup>	39.64 m <sup>2</sup>	34.49 m <sup>2</sup>		132.14 m <sup>2</sup>
Second Floor	150.87 m <sup>2</sup>	26.54 m <sup>2</sup>	35.84 m <sup>2</sup>		88.49 m <sup>2</sup>
Total	766.49 m <sup>2</sup>	108.65 m <sup>2</sup>	150.96 m <sup>2</sup>	86.83 m <sup>2</sup>	420.05 m <sup>2</sup>

Revised Area Calculations of Villa 'D' (1 No.)

Particulars	Gross Area	Deduct Ver. Balconies	Deduct Lift/Staircase	Deduct Parking	Net Area
Basement Floor	127.80 m <sup>2</sup>			127.80 m <sup>2</sup>	
Ground Floor	319.03 m <sup>2</sup>		21.01 m <sup>2</sup>		298.02 m <sup>2</sup>
First Floor	403.67 m <sup>2</sup>	60.36 m <sup>2</sup>	32.57 m <sup>2</sup>		310.74 m <sup>2</sup>
Second Floor	325.24 m <sup>2</sup>	58.26 m <sup>2</sup>	43.35 m <sup>2</sup>		223.63 m <sup>2</sup>
Total	1,175.74 m <sup>2</sup>	118.62 m <sup>2</sup>	96.93 m <sup>2</sup>	127.80 m <sup>2</sup>	832.39 m <sup>2</sup>

Revised Area Calculations of Villa 'E' (1 No.)

Particulars	Gross Area	Deduct Ver. Balconies	Deduct Lift/Staircase	Deduct Parking	Net Area
Basement Floor	205.75 m <sup>2</sup>			205.75 m <sup>2</sup>	
Ground Floor	293.54 m <sup>2</sup>		31.65 m <sup>2</sup>		221.89 m <sup>2</sup>
First Floor	267.07 m <sup>2</sup>		37.66 m <sup>2</sup>		229.41 m <sup>2</sup>
Second Floor	203.43 m <sup>2</sup>		37.66 m <sup>2</sup>		165.77 m <sup>2</sup>
Total	929.79 m <sup>2</sup>		106.97 m <sup>2</sup>	205.75 m <sup>2</sup>	617.07 m <sup>2</sup>

Revised Area Calculations of Villa 'F' (3 Nos.)

Particulars	Gross Area	Deduct Ver. Balconies	Deduct Lift/Staircase	Deduct Parking	Net Area
Lower Ground Floor	140.86 m <sup>2</sup>	15.69 m <sup>2</sup>	29.90 m <sup>2</sup>		95.27 m <sup>2</sup>
Upper Ground Floor	252.60 m <sup>2</sup>		47.95 m <sup>2</sup>		204.65 m <sup>2</sup>
First Floor	212.07 m <sup>2</sup>		19.39 m <sup>2</sup>		192.68 m <sup>2</sup>
Second Floor	120.73 m <sup>2</sup>		20.01 m <sup>2</sup>		100.72 m <sup>2</sup>
Total	726.26 m <sup>2</sup>	15.69 m <sup>2</sup>	117.25 m <sup>2</sup>		562.18 m <sup>2</sup>

Revised Area Calculations of Villa 'G' (1 No.)

Particulars	Gross Area	Deduct Ver. Balconies	Deduct Lift/Staircase	Deduct Parking	Net Area
Basement Floor	185.94 m <sup>2</sup>		52.41 m <sup>2</sup>		133.53 m <sup>2</sup>