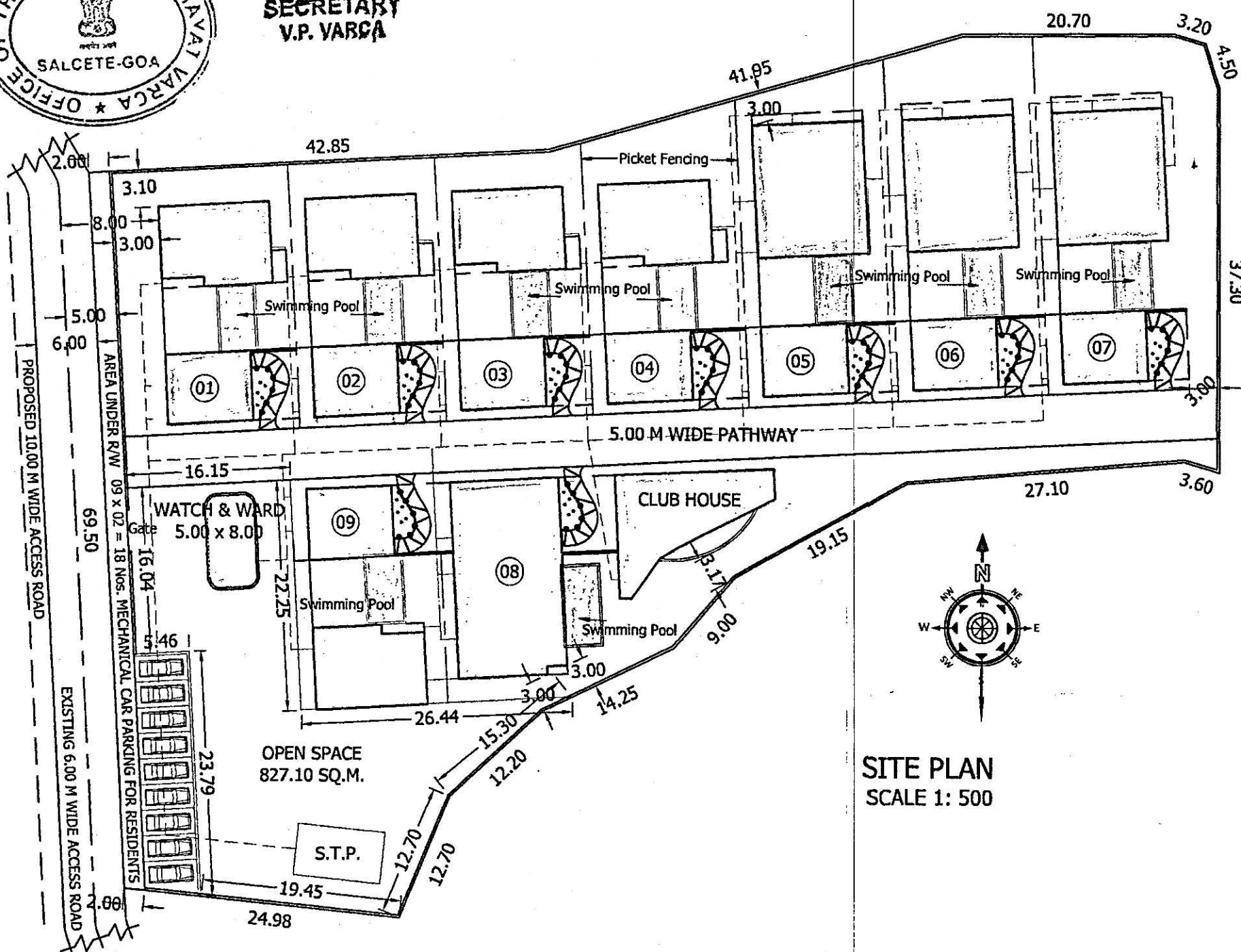




SECRETARY
V.P. VARGA



SITE PLAN
SCALE 1: 500

Please check order No. 6297

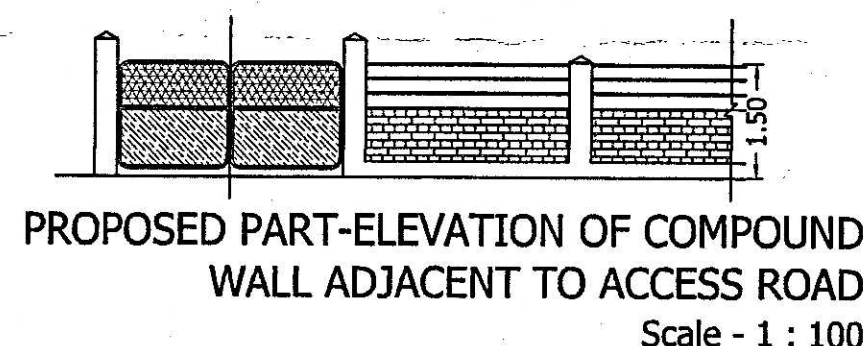
Town & Country Dept.,
South Goa Dist. Office Margao - Goa.

AREA STATEMENT

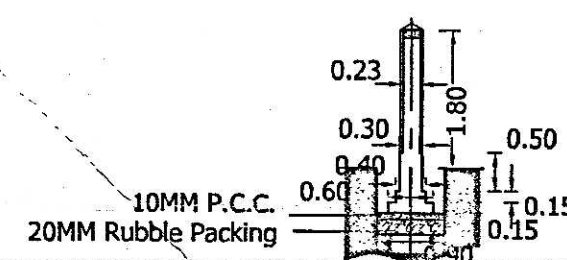
SR. #	DESCRIPTION	VALUE	UNIT
01	AREA OF THE PLOT	5610.00	M ²
02	DEDUCTIONS FOR...		
(a)	AREA WITHIN ROAD WIDENING (Proposed)	139.00	M ²
(b)	AREA RESERVED FOR ANY OTHER PURPOSE / USE	NIL	
	TOTAL (a) + (b)	139.00	M ²
03	NET EFFECTIVE AREA OF THE PLOT	5471.00	M ²
04	MANDATORY OPEN SPACE @ 15%	820.65	M ²
05	OPEN SPACE PROPOSED	827.10	M ²
06	COVERED AREA PERMISSIBLE (@ 50% FOR G+1)	2735.50	M ²
07	COVERED AREA PROPOSED	1918.55	M ²
08	COVERAGE CONSUMED	35.07	%
09	FLOOR AREA PERMISSIBLE		
(a)	@ 50% OF NET EFFECTIVE PLOT AREA	2735.00	M ²
(b)	AREA AFFECTED BY R/W.	139.00	M ²
	TOTAL (a) + (b)	2874.00	M ²
10	TOTAL FLOOR AREA CONSUMED	2171.45	M ²
11	ADDITIONAL AREA PERMISSIBLE @ 7.5% OF FLOOR AREA PROPOSED (used for infrastructural facilities)	162.86	M ²
12	DETAILS OF AREAS & USE, FLOORWISE		

FLOOR REFERENCE	USE	TOTAL BUILT-UP AREA (M ²)	AREAS FREE FROM F.A.R. (M ²)			NET FLOOR AREA (M ²)	F.A.R. (%)
			BALCONY & DECK	STAIRS	ANCILLARY		
GROUND	RESIDENTIAL	1918.55	417.66	84.14	100.00	1316.75	24.07
FIRST	RESIDENTIAL	1058.16	141.45	-	61.85	854.70	15.62
TOTAL		2976.71	559.11	84.14	161.85	2171.45	39.69

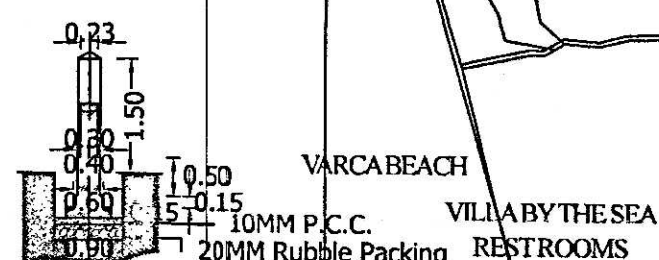
13	PARKING DETAILS		
No. OF UNITS WITH FLOOR AREA ABOVE 150 M ²	USE	No. OF CAR PARKS / PARKING AREA	
		PROPOSED	MANDATORY
09	RESIDENTIAL	18.00	18.00
14	FRONT SETBACK FROM C/L OF ROAD	8.00	M
15	FRONT SETBACK FROM PLOT BOUNDARY	3.00	M
16	SIDE SETBACKS		
(a)	NORTH SETBACK	3.00	M
(b)	SOUTH SETBACK	3.00	M
17	REAR SETBACK	3.00	M
18	HEIGHT OF THE PLINTH	0.45	M
19	HEIGHT OF THE PROPOSED BLDG.	7.45	M
20	TYPE OF ZONE TO WHICH PLOT BELONGS	SETTLEMENT	
21	TOTAL BUILT-UP AREA FOR CALCULATIONS OF INFRA TAX.	3207.83	M ²
22	TOTAL LENGTH OF PROPOSED COMPOUND WALL	342.95	M



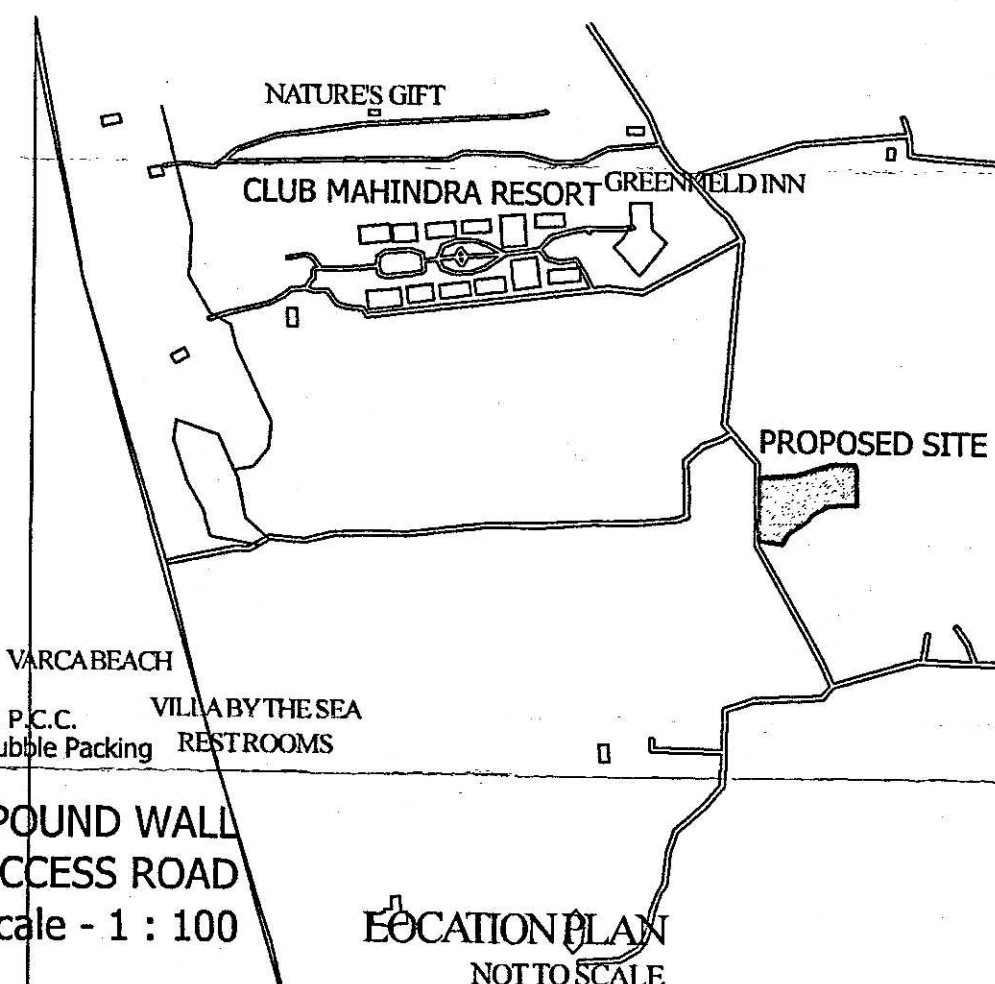
PROPOSED PART-ELEVATION OF COMPOUND WALL ADJACENT TO ACCESS ROAD
Scale - 1: 100



PROPOSED SECTION OF COMPOUND WALL ALONG ADJACENT PLOT BOUNDARY
Scale - 1: 100



PROPOSED SECTION OF COMPOUND WALL ALONG ACCESS ROAD
Scale - 1: 100



LOCATION PLAN
NOT TO SCALE

NOTES :-

1. This drg. is the property of the Architect and is not to be reproduced and / or copied in part or in whole without prior permission of the architect.
2. All Dimensions are in Mts.
3. Discrepancies in the drg. if any, are to be brought to the notice of the architect immediately.
4. Drgs. are to be read and not to be scaled...

Project Title :-

FLOOR PLANS, SECTIONS & ELEVATIONS

Sheet Title :-

PROPOSED REVISION OF GROUP HOUSING AND COMPOUND WALL FOR PLOT BEARING SY. NO. 166/24-A SITUATED AT VARCA VILLAGE OF SALCETE TALUKA- SOUTH GOA FOR

Client :-

Design Architect :-

URBAN ZEN
ARCHITECTURE | INTERIORS | LANDSCAPE
8-2-418, Level 4, Krishnamma House, Road No.7,
Banjara Hills, Hyderabad - 500034

Local Architect :-

Arch. YOGESH S. YADAV KADC
KRUT ARCHITECTS DESIGN CONSULTANTS
COA Regn. No. AR/0032/2011-207/4, Kamat Royale,
Caranzalem, Tiswadi, Goa - 403 002
(+91) 8550999924 | kruti.archdesign@gmail.com

Drg. No.	01	Ref. North :-
Scales :-	1:500, 1:100	
Drawn By :-	Pratibha S. Surve	
Date :-	07 / 11 / 2022	