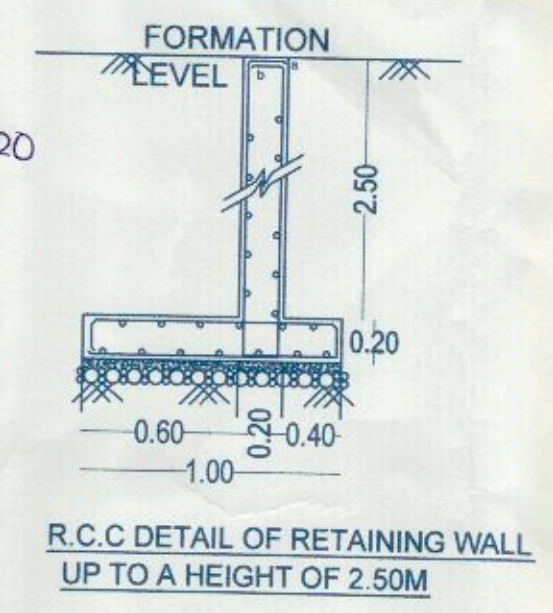




Approved by the Panchayat in letter of the resolution No. 4125 passed in V.P. Meeting dt. 11/08/2022. Const. Licence No. 11/08/2022-23/20 Nuvem, Salceta, Goa



AREA OF PLOT SURVEYED UNDER 254/3-B UNDER NATURAL COVER WITH NDZ = 1554.00 M2

2022/3/18  
Please check order no. dated 15/07/2022 regarding the plans  
Dr. [Signature]  
Town & Country Planning Dept.

SETTLEMENT LINE AS PER RP-2021

PLOT AREA CALCULATIONS  
SURVEY NO 254/3-B=26,510 M2  
SURVEY NO 254/2-B=504.00 M2  
TOTAL PLOT AREA=27,014.00 M2

AREA UNDER SETTLEMENT ZONE  
RP 2001 + RP 2021  
17,484.00+ 7,976.00=25,460.00 M2

### AREA STATEMENT

01. Area of the Plot	27,014.00	Sq.mts.
02. Deduction for		
(a) Area within road widening / proposed	-	Sq.mts.
(b) Area under natural cover with ndz zone in survey no 254/3-B	1554.00	Sq.mts.
Total (a+b)	1554.00	Sq.mts.
03. Effective area of the plot under settlement zone	25,460	Sq.mts.
04. Whether any extra FAR is claimed on the basis of road widening / proposed road, if 'yes' state	0.00	
(a) Area of road widening	-	Sq.mts.
(b) whether the land has been gifted to the local body	-	Sq.mts.
05. Area occupied by the existing building in the plot	3837.79	Sq.mts.
06. Area of the building to be Maintained	3837.79	Sq.mts.
07. Area of the building to be demolished	-	Sq.mts.
08. Covered area of proposed building	1375.52	Sq.mts.
09. Total covered area	5213.31	Sq.mts.
10. Details of areas and use, floor wise	20.48	%

OPEN SPACE REQ ..... = 3819.00 sq.m.  
OPEN SPACE PROVIDED ..... = 4141.00 sq.m.

Areas free from FAR												Net Floor Area	FAR
Floor % Reference	Use	Total builtup area	Stairs+ Lift	Bal./ Ver	Porch	Soc Off	Still/ access	Total				sq.m.	P %
EARLIER APPROVED COMPLETED PHASE 1													
TOTAL PHASE 1	Res.	7957.83	-	575.49	612.40	-	-	-	1187.89	6769.94	26.59%		
PROPOSED PHASE 2													
ROW VILLA "E" - 2 NOS (6 row villas)													
GROUND FLOOR	Res.	435.31	-	43.35	51.70	-	-	95.05	340.26	1.34%			
TOTAL X 2	Res.	870.62	-	86.70	103.40	-	-	190.10	680.52	2.67%			
VILLA "F" - 2 NOS													
GROUND FLOOR	Res.	388.15	-	-	42.00	-	-	42.00	346.15	1.36%			
TOTAL X 2	Res.	776.30	-	-	84.00	-	-	84.00	692.30	2.72%			
TOTAL PHASE 2		1646.92	-	86.70	187.40	-	-	274.10	1372.82	5.39%			
GRAND TOTAL PHASE 1+ PHASE 2		9604.75	-	662.19	799.80	-	-	1461.99	8142.76	31.98%			

AREA FOR INFRASTRUCTURE TAX=1646.92 M2- 187.40(PORCH)=1459.52 M2

PHASE 2- PARKING DETAILS		No. of Car Parks/ parking area	
NO. OF UNITS	USE	Provided	Required
6 UNITS (area upto 150.00 m2)	RES.	9	9
2 UNITS (area above 150.00 m2)	RES.	4	4
TOTAL	RES.	13	13

32. Type of zone to which the plot belongs to Settlement zone
33. Front setback from the center line of road mts.
34. Side setbacks:
- (a) 6.00 mts.
- (b) 38.30 mts.
35. Distance between two or more building on the same plot, if any 5.30, 7.70 mts.
36. Height of the plinth 0.50 mts.
37. Use to which the building is to be put to floor-wise: Residential
38. Plot owned by with reference to the ownership certificate of land: Santa Fe Realty pvt ltd
39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division.
40. Any other information

OWNERS SIGN

**SANTA FE REALTY PVT**

*[Signature]*

Authorised Sign

OWNER: SANTA FE REALTY PVT LTD.

PROJECT: PROPOSED VILLAS, SWIMMING POOL & RETAINING WALL - (PHASE 2) OF GROUP HOUSING AT NUVEM.

JOB NO-701 SURVEY NO.254, SUB DIV NO 3-B SURVEY NO.254, SUB DIV NO 2-B

DATE-07-6-2022 DRG. NO-441/ph2-01

DEALT-MANISHA SCALE- 1:500, 1:100

**UDAY SAWANT**  
B.E.(CIVIL)  
Reg. No. ER/0022/2010

**SAWANT & ASSOCIATES**  
ARCHITECTS, ENGINEERS  
INTERIOR DESIGNERS  
BAPANA ARCADE, 1ST FLOOR  
MALHAT, BDA,  
PHONE NO./011 2736693

LOCATION PLAN (N.T.S)

GERMAN REFRIGERATION

SECTION A-A

PLAN