AREA STATEMENT

1)	Area of the Plot	2000.00	SQ.M
2)	Area for road widening	436.22	SQ.M
3)	Area reserved for any other use	0.00	SQ.M
4)	Net effective area of the plot	1563.78	SQ.M
5)	Coverage permissible	625.51	SQ.M
6)	Proposed coverage of building	625.48	SQ.M
7)	Plot coverage (in %)	40.00	%
8)	Balcony area & covered area over footways floor-wise & total on all floors	505.54	SQ.M
9)	Floor area consumed on Ground Floor	317.73	SQ.M
10)	Floor area consumed on Upper Ground Floor	201.05	SQ.M
11)	Floor area consumed on First Floor	537.90	SQ.M
12)	Floor area consumed on Second Floor	537.90	SQ.M
13)	Floor area consumed on Third Floor	404.99	SQ.M
19)	Total Floor Area consumed by building	1999.57	SQ.M
20)	F.A.R Consumed of the Plot (in %)	99.98	%
21)	Front set back	3.30	M
22)	Side set back	5.00 & 5.55	M
23)	Rear set back	4.80	M
24)	Height of the Building	12.00 &14.00	M

Reference	Use	Total built up area Area M2	Ver/ Bal.	Areas free of FAR: Stairs/ Lift	Lobby (7.5% free of far)	Passg (7.5% free of far)	OT	PARKING	CTI Room	Total.	Area M2	P %
RESIDENTIAL BUILDING WITH SHOPS												
GROUND FLOOR	COM	625.48	0.00	10.16	0.00	0.00	0.00	297.59	0.00	307.75	317.73	15.89
UPPER GROUND	Res	308.91	60.31	19.82	12.25	15.48	0.00	0.00	0.00	107.86	201.05	10.05
FIRST FLOOR	Res	753.65	161.33	21.92	32.50	0.00	0.00	0.00	0.00	215.75	537.90	26.90
SECOND FLOOR	Res	753.65	161.33	21.92	32.50	0.00	0.00	0.00	0.00	215.75	537.90	26.90
THIRD FLOOR	Res	753.65	122.57	19.82	20.25	8.26	149.30	0.00	28.46	348.66	404.99	20.25
Total		3195.34	505.54	93.64	97.50	23.74	149.30	297.59	28.46	1195.77	1999.57	99.98

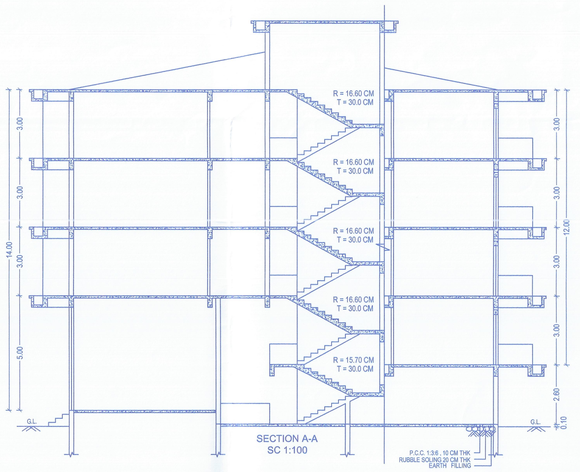
PARKING REQUIREMENTS

FLOOR AREA	USE	PROVIDED	REQUIRED
311.52	COMM		6.2304
1668.32	RES		22.4843
		29.00	28.7147

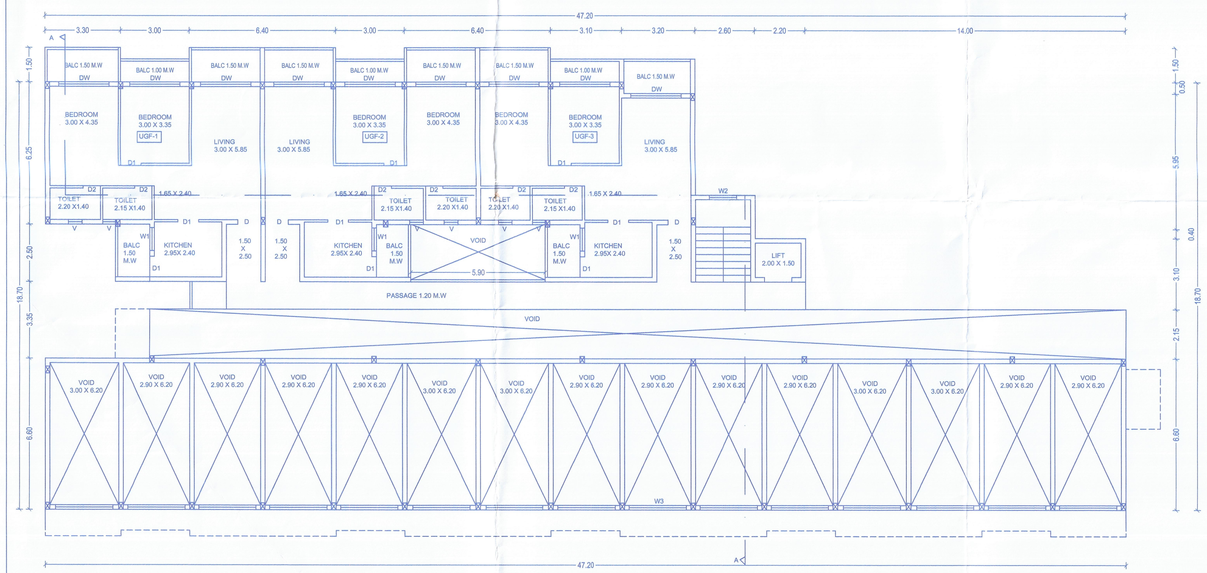
AREA FOR INFRASTRUCTURAL TAX

COMM	311.5200	SQ.M
RES:	2586.2300	SQ.M

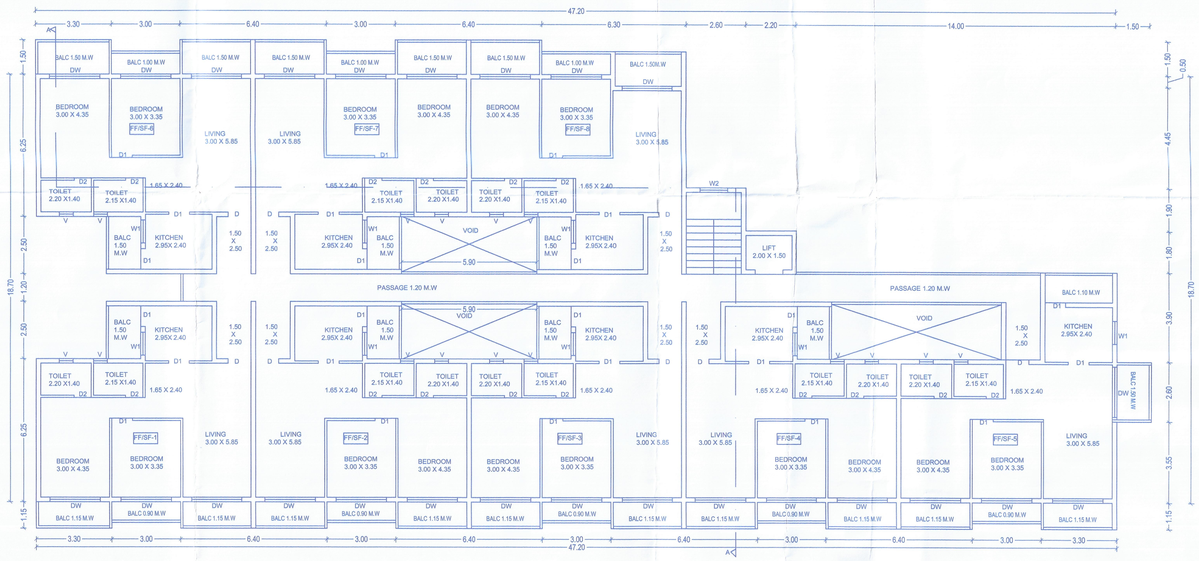
FRONT ELEVATION
SC 1:100



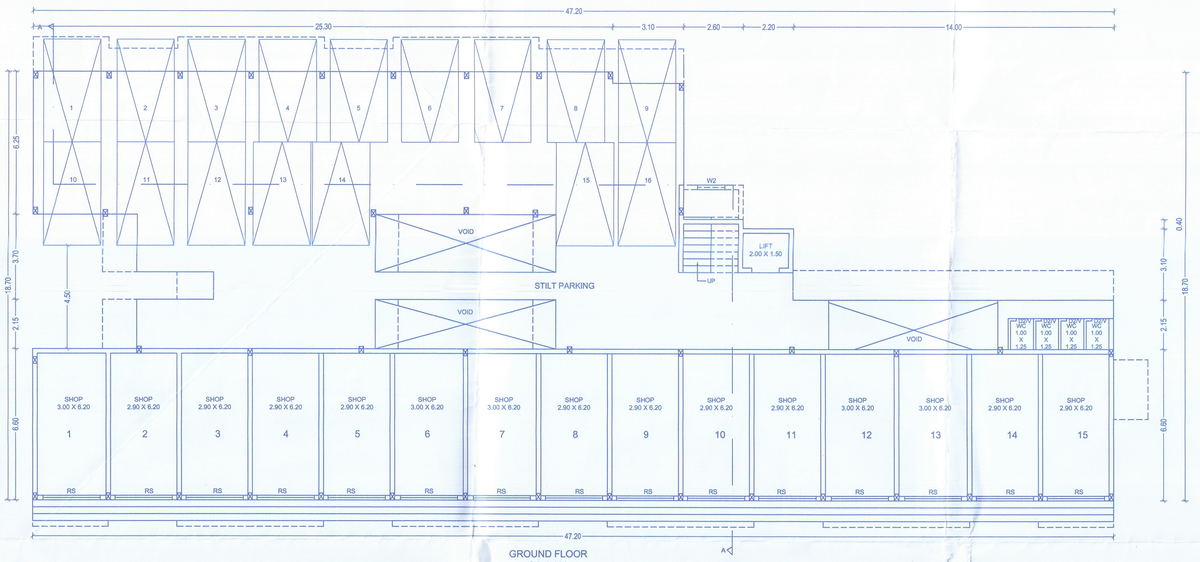
SECTION A-A
SC 1:100



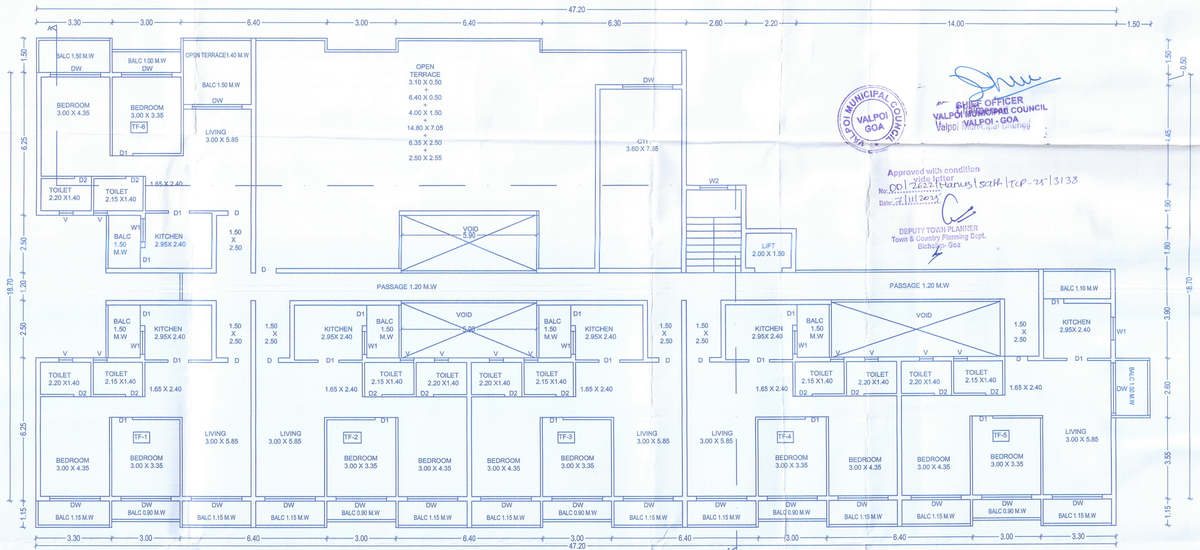
UPPER GROUND FLOOR
SC 1:100



TYPICAL FIRST/SECOND FLOOR
SC 1:100

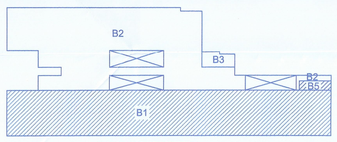


GROUND FLOOR
SC 1:100



THIRD FLOOR
SC 1:100

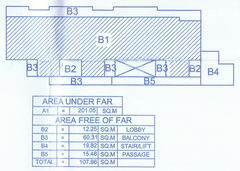
AREA CALCULATION (NTS)



AREA UNDER FAR			
B1	=	311.52	SQ.M
B4	=	6.21	SQ.M
TOTAL	=	317.73	SQ.M

AREA FREE OF FAR			
B2	=	297.99	SQ.M STILT
B3	=	15.16	SQ.M STAIRS/LIFT
TOTAL	=	307.75	SQ.M

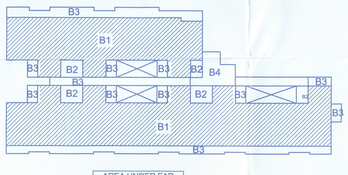
GROUND FLOOR



AREA UNDER FAR			
A1	=	201.06	SQ.M

AREA FREE OF FAR			
B2	=	12.25	SQ.M LOBBY
B3	=	60.31	SQ.M BALCONY
B4	=	19.82	SQ.M STAIRS/LIFT
B5	=	15.48	SQ.M PASSAGE
TOTAL	=	107.86	SQ.M

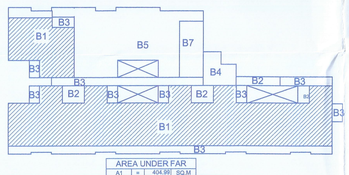
UPPER GROUND FLOOR



AREA UNDER FAR			
A1	=	337.90	SQ.M

AREA FREE OF FAR			
B2	=	32.50	SQ.M LOBBY
B3	=	161.33	SQ.M BALCONY
B4	=	21.92	SQ.M STAIRS/LIFT
TOTAL	=	215.75	SQ.M

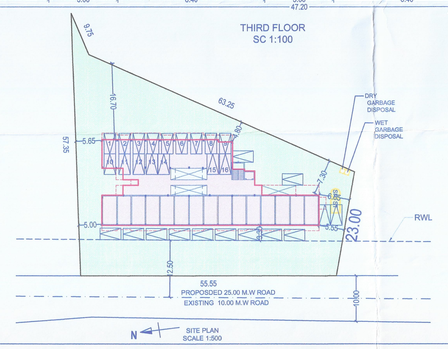
TYPICAL FIRST/SECOND FLOOR



AREA UNDER FAR			
A1	=	404.99	SQ.M

AREA FREE OF FAR			
B2	=	20.25	SQ.M LOBBY
B3	=	122.57	SQ.M BALCONY
B4	=	19.82	SQ.M STAIRS/LIFT
B5	=	149.30	SQ.M OT
B6	=	8.26	SQ.M PASSAGE
B7	=	28.46	SQ.M CTI
TOTAL	=	348.66	SQ.M

THIRD FLOOR



CHIEF OFFICER
VALPOI MUNICIPAL COUNCIL
Valpoi - GOA

Approved with condition vide letter No. DDI/2222/Nanus/Sattl/Tcp-21/3133 Date: 7/11/2021

DEPUTY TOWN PLANNER
Town & Country Planning Dept.
Bicholim Goa

PROPOSED RESIDENTIAL BUILDING WITH SHOPS	
FOR M/S. B M PROJECTORS	
IN PLOT BEARING SURVEY NO 24/1-AB	
SITUATED AT NANUS, SATTARI TALUKA, GOA	
DRAWN BY: UTKARSHA	CHECKED BY:

NAVINT S. ARSEKAR
B.E.(CIVIL)
ENGINEER
Reg. No. ER/0019/2010

ENGINEER

OWNER