

APPROVED UNDER THE CONDITIONS 16  
 THE LICENCE No. 05  
 DATE: 11/09/2025

MUNICIPAL ENGINEER (Gr1) CHIEF OFFICER  
 MAPUSA MUNICIPAL COUNCIL

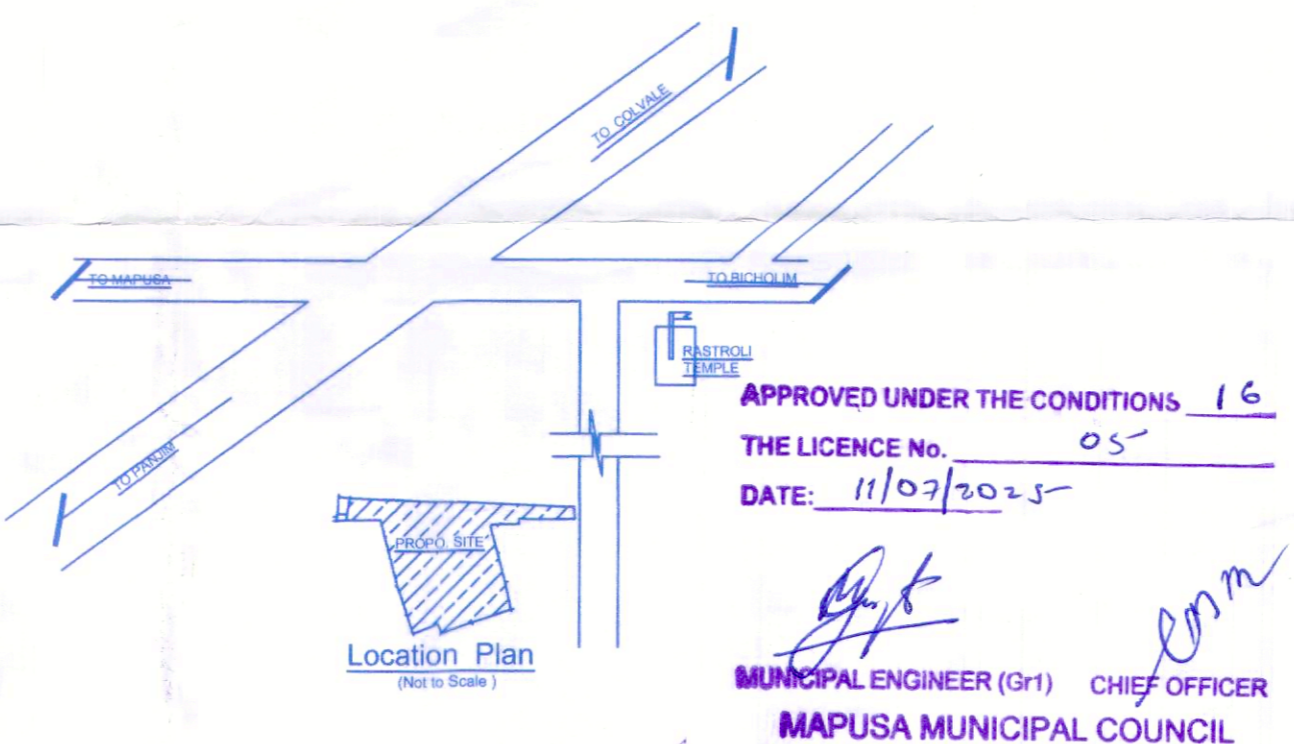


**SITE PLAN**  
SCALE: 1:500

**AREA STATEMENT**

AREA OF AMALGAMATED PLOT	6900.00	M2
AREA UNDER ROAD WIDENING	8.24	M2
NET EFFECTIVE AREA OF PLOT	6891.76	M2
OPEN SPACE REQUIRED (15%)	1035.00	M2
OPEN SPACE PROVIDED (16.63%)	1147.75	M2
COVERED AREA OF SECURITY CABIN (APPROVED)	5.27	M2
COVERED AREA OF BUILDING BLOCK- A & B ( REVISED)	998.12	M2
COVERED AREA OF BUILDING BLOCK- C & D ( REVISED)	957.39	M2
TOTAL COVERED AREA	1960.70	M2
COVERAGE CONSUMED	28.44	%
COVERAGE PERMISSIBLE	40.00	%
<b>FLOOR AREA</b>		
L. BASEMENT FLOOR	0.00	M2
SECURITY CABIN	5.27	M2
GROUND FLOOR	0.00	M2
UPPER GROUND FLOOR	1483.69	M2
FIRST FLOOR	1484.01	M2
SECOND FLOOR	1481.83	M2
THIRD FLOOR	1482.15	M2
FOURTH FLOOR	1483.69	M2
FIFTH FLOOR	1475.54	M2
SIXTH FLOOR	1401.40	M2
TOTAL FLOOR AREA CONSUMED	10297.58	M2
F.A.R CONSUMED	149.24	
FLOOR AREA PERMISSIBLE	150.00	
F.A.R PERMISSIBLE	10350.00	M2
ADDITIONAL AREA PERMISSIBLE FOR INFRA STRUCTURAL FACILITIES ( 7.5%)	772.32	M2
ADDITIONAL AREA CONSUMED FOR INFRA STRUCTURAL FACILITIES	683.64	M2
TOTAL PARKING REQUIRED	132.00	Cars
TOTAL PARKING PROVIDED	155.00	Cars
<b>AREA CALCULATION FOR INFRASTRUCTURE TAX</b>		
PROPOSED BUILT-UP AREA	16525.64	M2
SWIMMING POOL AREA	125.50	M2
TOTAL PROPOSED BUILT UP AREA	16648.47	M2
LESS EARLIER APPROVED BUILT-UP AREA	10860.4	M2
THEREFORE ADDITIONAL BUILT-UP AREA FOR INFRA STRUCTURE TAX ( 16685.74 - 10860.40)	5788.12	M2

DETAIL OF AREA USED FLOOR WISE										
FLOOR REFERENCE	USE	BUILT-UP AREA	DEDUCTION				NET FLOOR AREA	F.A.R		
			STAIR	BALC	LOBBY	OPEN TERRACE / VOID			PARK	
L. BASEMENT FLOOR	PARK	5660.85	57.51	0.00	0.00	251.00	5352.34	0.00		
SECURITY CABIN	RESI	5.27	0.00	0.00	0.00	0.00	0.00	5.27		
BUILDING BLOCK- A & B (REVISED)										
GROUND FLOOR	PARK	998.12	89.50	0.00	0.00	48.66	859.96	0.00		
UPPER GROUND	RESI	1151.50	79.71	213.56	43.20	46.20	0.00	768.83		
FIRST FLOOR	RESI	1105.30	79.71	213.24	43.20	0.00	0.00	769.15		
SECOND FLOOR	RESI	1151.50	79.71	213.56	43.20	46.20	0.00	768.83		
THIRD FLOOR	RESI	1105.30	79.71	213.24	43.20	0.00	0.00	769.15		
FOURTH FLOOR	RESI	1151.50	79.71	213.56	43.20	46.20	0.00	768.83		
FIFTH FLOOR	RESI	1105.30	79.71	213.24	43.20	0.00	0.00	769.15		
SIXTH FLOOR	RESI	1102.55	79.71	202.22	43.20	46.20	0.00	731.22		
TOTAL OF BUILDING BLOCK- A & B (REVISED)		8822.41	647.47	1482.62	302.40	184.80	859.96	5345.16	149.24	
GROUND FLOOR	PARK	957.39	86.86	0.00	91.29	73.61	705.63	0.00		
UPPER GROUND	RESI	1080.06	78.64	199.65	40.89	46.02	0.00	714.86		
FIRST FLOOR	RESI	1046.54	78.64	199.65	40.89	12.50	0.00	714.86		
SECOND FLOOR	RESI	1080.06	78.64	199.65	42.75	46.02	0.00	713.00		
THIRD FLOOR	RESI	1046.54	78.64	199.65	42.75	12.50	0.00	713.00		
FOURTH FLOOR	RESI	1080.06	78.64	199.65	40.89	46.02	0.00	714.86		
FIFTH FLOOR	RESI	1027.14	78.64	194.97	40.89	6.25	0.00	706.39		
SIXTH FLOOR	RESI	1005.23	78.64	173.95	40.89	41.57	0.00	670.18		
TOTAL OF BUILDING BLOCK- C & D (REVISED)		8249.41	637.34	1367.17	381.24	210.88	0.00	4947.15		
TOTAL	RESI	22737.94	1342.32	2849.79	683.64	646.68	6212.30	10297.58		



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MUNICIPAL ENGINEER (Gr1) CHIEF OFFICER  
 MAPUSA MUNICIPAL COUNCIL

**REVISED PLAN**

APPROVED FROM PLANNING POINT  
 SUBJECT TO CONDITIONS GIVEN  
 VIDE ORDER No. NG PDA / M / 841 / 244 / 2025  
 DATED 03 JUL 2025

MEMBER SECRETARY  
 NORTH GOA  
 PLANNING & DEV. AUTHORITY  
 PANAJI - GOA

NOTE :-  
 1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE  
 2. ALL DIMENSIONS ARE IN METERS

SIGNATURE OF OWNER  
 For GOLDENDUNES INFRA TECH PVT. LTD.  
 DIRECTOR

SIGNATURE OF ARCHITECT  
 SHWINIKUMAR PRABHU  
 ARCHITECT  
 COA REG. NO: CA/97/21951

NORTH	PROJ. NO.	DRG. NO.	REV. NO.
	SA-AR-479/21	SD - 01	—
	DATE	DRAWN BY	CKD. BY
	03-01-2024	Krishna	Ashwin. P

TITLE :  
 PROPOSED CONSTRUCTION OF  
 RESIDENTIAL BUILDING BLOCK-A,B &  
 BLOCK- C,D (REVISED PLAN) IN  
 AMALGAMATED PLOTS BEARING P T  
 SHEET NO. 30. CHALTA NO. 29/42, & PT  
 SHEET NO 30. CHALTA NO. 30/3 SITUATED  
 AT MAPUSA CITY BARDEZ- GOA.  
 FOR : M/s .GOLDENDUNES INFRA TECH  
 PVT. LTD.

PROJECT ARCHITECT  
 ASHWINIKUMAR PRABHU

studio Arche'type  
 architecture + interiors

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