

TYPE 2 - RESIDENTIAL UNIT

AREA STATEMENT

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R					TOTAL	NET F.A.R (sq.mts)
		STAIRCASE VOID	DUCT/CCTV/SER PASSAGE LOBBY	VER/BALC TERRACE	PORCH	TERRACE		
GROUND FLOOR	70.02	8.52	-	-	-	8.52	61.5	
FIRST FLOOR	77.85	17.64	-	-	7.82	25.46	52.39	
SUB TOTAL BUA		147.87 SQ.M.					SUBTOTAL FAR= 113.89 SQ.M.	
COVERAGE = 70.02 SQ.M.								

TYPE 1 - RESIDENTIAL UNIT

AREA STATEMENT

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R					TOTAL	NET F.A.R (sq.mts)
		STAIRCASE VOID	DUCT/CCTV/SER PASSAGE LOBBY	VER/BALC TERRACE	PORCH	TERRACE		
GROUND FLOOR	138.85	17.04	-	-	-	17.04	121.81	
FIRST FLOOR	154.51	35.28	-	-	15.65	50.93	103.58	
SUB TOTAL BUA		293.36 SQ.M.					SUBTOTAL FAR= 225.39 SQ.M.	
TOTAL BUAX3nos		880.08 SQ.M.					TOTAL FAR= 676.17 SQ.M.	
COVERAGE = 416.55 SQ.M.								

BUILTUP AREA STATEMENT

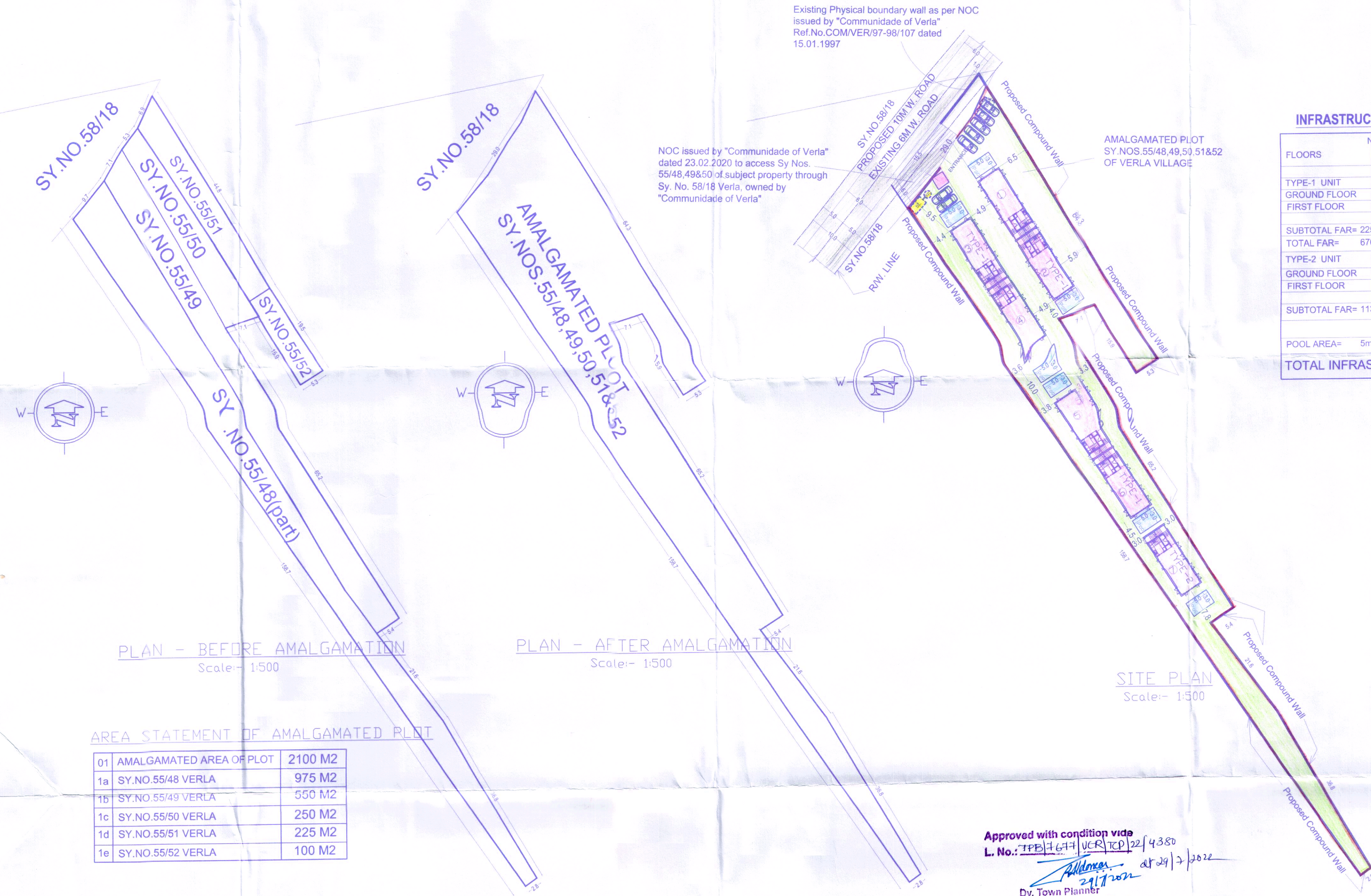
FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R					TOTAL	NET F.A.R (sq.mts)
		STAIRCASE VOID	DUCT/CCTV/SER PASSAGE LOBBY	VER/BALC TERRACE	PORCH	TERRACE		
TYPE-1 UNIT								
GROUND FLOOR	138.85	17.04	-	-	-	17.04	121.81	
FIRST FLOOR	154.51	35.28	-	-	15.65	50.93	103.58	
SUB TOTAL BUA		293.36 SQ.M.					SUBTOTAL FAR= 225.39 SQ.M.	
TOTAL BUAX3nos		880.08 SQ.M.					TOTAL FAR= 676.17 SQ.M.	
TYPE-2 UNIT								
GROUND FLOOR	70.02	8.52	-	-	-	8.52	61.5	
FIRST FLOOR	77.85	17.64	-	-	7.82	25.46	52.39	
SUB TOTAL BUA		147.87 SQ.M.					SUBTOTAL FAR= 113.89 SQ.M.	
TOTAL BUA = 1027.95 M2								

AREA STATEMENT

01	AMALGAMATED AREA OF PLOT SY.NOS.55/48,49,50,51&52 VERLA	2100 M2	
02	AREA FOR ROAD WIDENING	0 M2	
03	NET EFFECTIVE AREA OF PLOT	2100 M2	
04	COVERAGE PERMISSIBLE (40 %)	840 M2	
05	PROPOSED COVERAGE (23.17%)	486.57 M2	
5a	TYPE-1 UNIT COVERAGE = 416.55 SQ.M.		
5b	TYPE-2 UNIT COVERAGE = 70.02 SQ.M.		
06	F.A.R. PERMISSIBLE (50 %)	1050 M2	
07	PROPOSED F.A.R (37.62 %)	790.06 M2	
		GROUND FIRST	
7a	TYPE-1 UNIT FAR = 676.17 SQ.M.	365.43 SQ.M.	310.74 SQ.M.
7b	TYPE-2 UNIT FAR = 113.89 SQ.M.	61.5 SQ.M.	52.39 SQ.M.
	TOTAL	426.93 SQ.M.	363.13 SQ.M.
08	PROPOSED B.U.A.	1027.95 M2	
		GROUND FIRST	
8a	TYPE-1 UNIT BUA = 880.08 SQ.M.	416.55 SQ.M.	463.53 SQ.M.
8b	TYPE-2 UNIT BUA = 147.87 SQ.M.	70.02 SQ.M.	77.85 SQ.M.
	TOTAL	486.57 SQ.M.	541.38 SQ.M.

INFRASTRUCTURE TAX AREA STATEMENT

FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R					TOTAL B.U.A (sq.mts)
		STAIRCASE VOID	DUCT/CCTV/SER PASSAGE LOBBY	VER/BALC TERRACE	PORCH	TERRACE	
TYPE-1 UNIT							
GROUND FLOOR	121.81	17.04	-	-	-	17.04	138.85
FIRST FLOOR	103.58	35.28	-	-	15.65	50.93	154.51
SUBTOTAL FAR= 225.39 SQ.M.							SUB TOTAL BUA 293.36 SQ.M.
TOTAL FAR= 676.17 SQ.M.							TOTAL BUAX3nos 880.08 SQ.M.
TYPE-2 UNIT							
GROUND FLOOR	61.5	8.52	-	-	-	8.52	70.02
FIRST FLOOR	52.39	17.64	-	-	7.82	25.46	77.85
SUBTOTAL FAR= 113.89 SQ.M.							SUB TOTAL BUA 147.87 SQ.M.
TOTAL BUA = 1027.95 M2							
POOL AREA= 5m x 3m x 7nos. = 105 SQ.M.							
TOTAL INFRASTRUCTURE TAX AREA = 1132.95 SQ.M.							



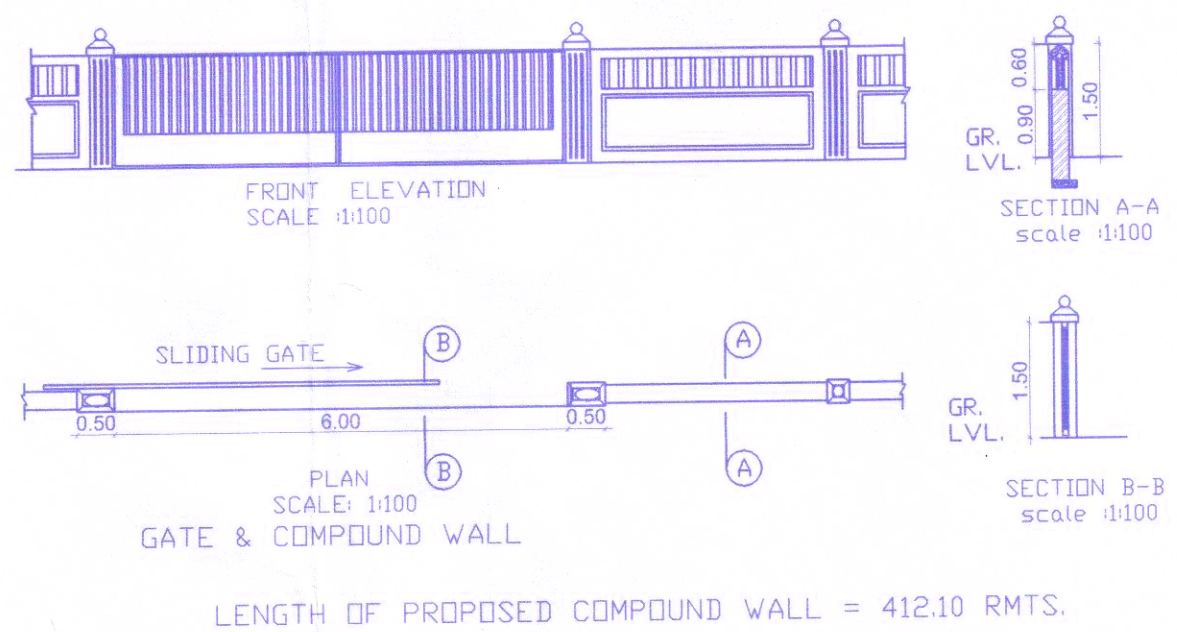
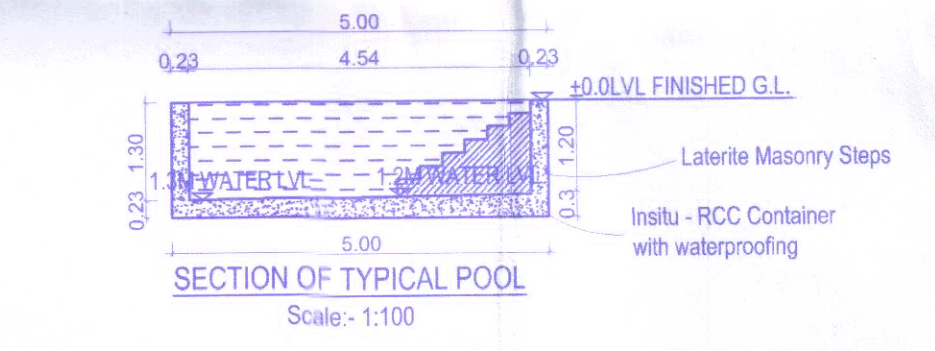
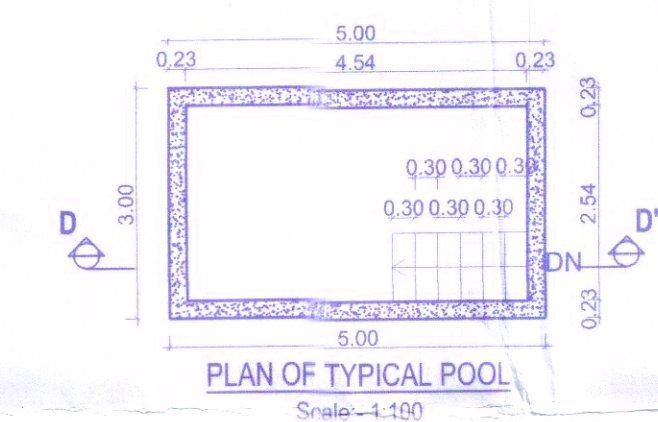
PLAN - BEFORE AMALGAMATION Scale:- 1:500

PLAN - AFTER AMALGAMATION Scale:- 1:500

SITE PLAN Scale:- 1:500

AREA STATEMENT OF AMALGAMATED PLOT

01	AMALGAMATED AREA OF PLOT	2100 M2
1a	SY.NO.55/48 VERLA	975 M2
1b	SY.NO.55/49 VERLA	550 M2
1c	SY.NO.55/50 VERLA	250 M2
1d	SY.NO.55/51 VERLA	225 M2
1e	SY.NO.55/52 VERLA	100 M2



LENGTH OF PROPOSED COMPOUND WALL = 412.10 RMTS.

Approved with condition vide L.No. TPB/1677/VER/CP/22/4380
 Dy. Town Planner
 Town & Country Planning Dept.
 Govt. of Goa, Niasusa

Approved in the conditions and subject to construction licence No. VMC/F-Cont/15/22-23/1540
 Date: 26/12/22
 Secretary



PROJECT TITLE: PROPOSED CONSTRUCTION OF RESIDENTIAL UNITS, SWIMMING POOL & COMPOUND WALL ON AMALGAMATED PLOT BEARING SY. NOS. 55/48,49,50,51&52 OF VERLA VILLAGE, SITUATED AT VERLA, BARDEZ TALUKA, GOA.	
FOR: VIANAR INFRA LLP.	
SUBMISSION DRAWING	SHEET NO. 1
OWNER'S SIGN	CONSULTANT SIGN
	PARESH GATONDE BE (CIVIL) & IE IVY CHARTERED ENGINEER T.C.P. Reg. No. 1517/2014