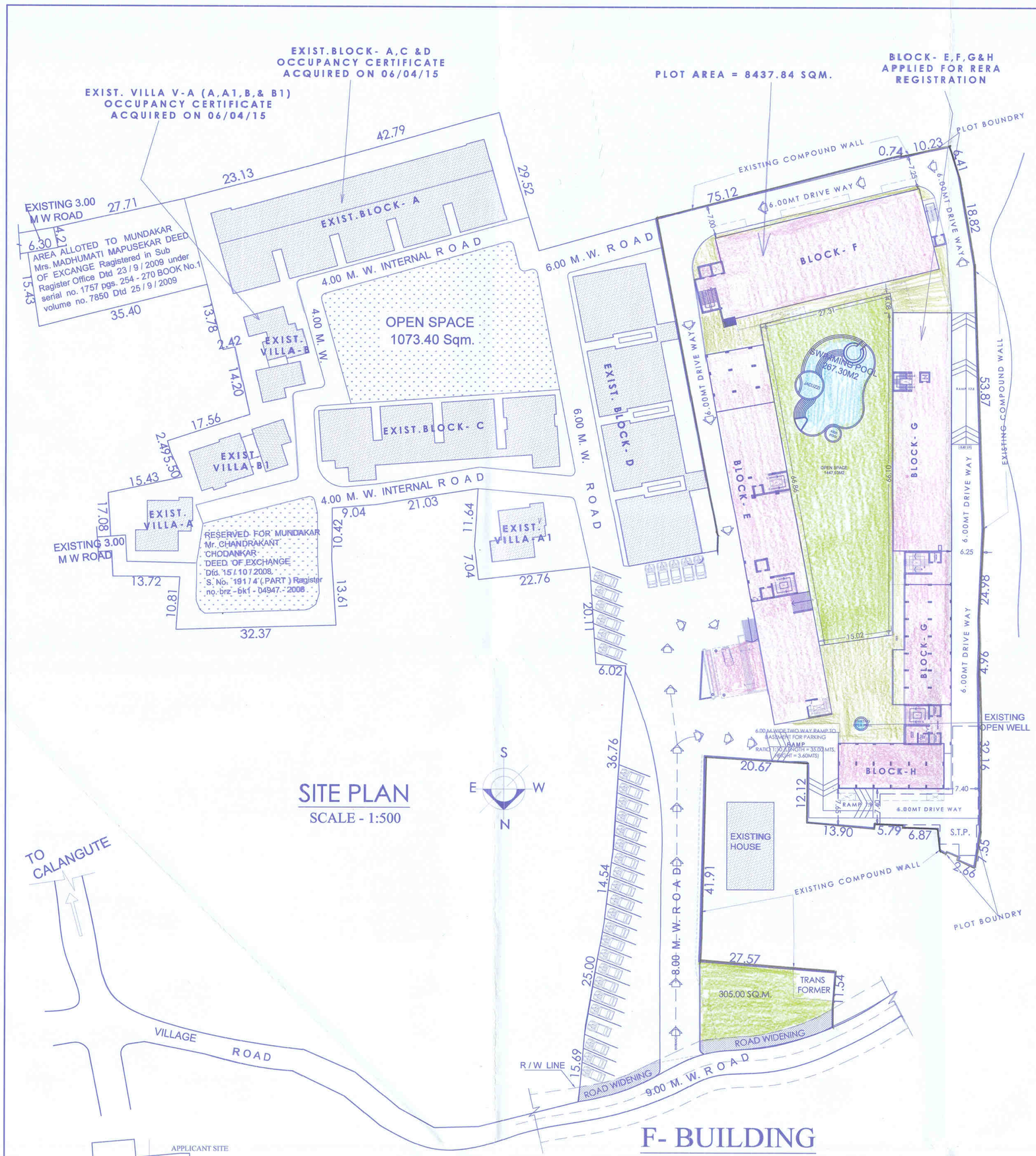
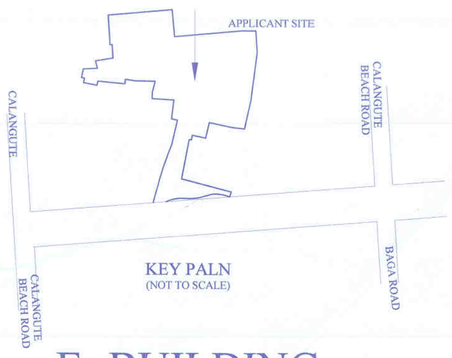


SITE PLAN
SCALE - 1:500



KEY PALN
(NOT TO SCALE)

AREA STATEMENT

1)	TOTAL AREA OF THE PLOT (SURVEY NO. 191/1,4,14 & S.NO. 193/3 (PART)	17,670.00 SQ.M.	
2)	DEDUCTION FOR		
	A) AREA RESERVED FOR ANY OTHER USE	NIL	
	B) AREA FOR MUNDKAR	1,630.00	
	C) AREA UNDER ROAD WIDENING	248.65	
3)	NET EFFECTIVE AREA	15,791.35	
5)	OPEN SPACE REQUIRED (15.00 %)	2,368.70	
6)	OPEN SPACE KEPT (15.96 %)	2521.33	
	A) AREA UNDER S2 ZONE	7353.51	
	B) AREA UNDER C2 ZONE	8437.84	
7	NET EFFECTIVE AREA FOR COVERAGE	15,791.35	sq.mt
8 PROPOSED TOTAL COVERED AREA	a) BLDG -E	838.43	sq.mt
	b) BLDG -F	802.01	sq.mt
	c) BLDG -G & H	1019.67	sq.mt
	d) TOTAL FLOOR AREA	2660.11	sq.mt
9	PROPO. COVERAGE CONSUMED	16.84	%
10	PRPO. COVERAGE PERMISSIBLE (40%)	6316.54	sq.mt
	EXISTING BUILDING AREA DETAILS IN (S2)		
11)	EXISTING BLDG - PLOT COVERAGE BLOCK - A = 935.50 SQ.M. BLOCK - C = 480.33 SQ.M. BLOCK - D = 1076.64 SQ.M. VILLA - (A) 79.85 X 2.NO. = 159.70 SQ.M. VILLA - (B) 105.57 X 2.NO. = 211.14 SQ.M. TOTAL = 2863.31 SQ.M.	2,863.31	
12)	EXISTING BLDG COVERED AREA	16.50 %	
13)	PROPOSED BLDG COVERED AREA	16.84 %	
14)	TOTAL COMBINE COVERED AREA	33.34 %	
15)	EXISTING BLDG FLOOR AREA (F.A.R) BLOCK - A = 2101.56 SQ.M. BLOCK - C = 1694.51 SQ.M. BLOCK - D = 2788.88 SQ.M. VILLA - (A) 79.85 X 2.NO. = 214.26 SQ.M. VILLA - (B) 105.57 X 2.NO. = 341.94 SQ.M. TOTAL = 7141.15 SQ.M.	7,141.15	
16)	FAR CONSUMED FOR EXISTING BLDG %	51.38 %	
17 PROPOSED NET FLOOR AREA	a) BLDG -E	3513.57	sq.mt
	b) BLDG -F	4245.62	sq.mt
	c) BLDG -G & H	4885.56	sq.mt
	d) TOTAL FLOOR AREA	12644.75	sq.mt
18	F.A.R CONSUMED	149.85	%
19	F.A.R PERMISIBLE (150%) 8437.84M2	12656.76	sq.mt
20	LENGTH OF COMPOUND WALL	---	---
21	AREA FOR INFRASTRUCTURE TAX	17451.71	sq.mt
22	PARKING REQUIRED	170	NOs
23	PARKING PROVIDED	177	NOs
24	ADDITIONAL F.A.R Utilised (7.5% of 12642.22M2) ---------- 948.16M2 ADDITIONAL F.A.R Utilised (for lobby&,Gym& Club House) (7.49%) -- 947.87m2		

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

	PROJ. NO.	DRG. NO.	REV. NO.
	SA-AR- /23	01	---
	DATE	DRAWN BY	CKD. BY
NORTH	20-03-2024	KRISHNA	

SIGNATURE OF OWNER

SIGNATURE OF CONSULTANT

PARESH GAITONDE
BE(CIVIL) AMIE FIV
CHARTERED ENGINEER
T.C.P. Reg. No. EE/0057/2010

PARESH GAITONDE
REG: ER-0057/2010
OFFICE: BT-7/BT-15, BLOCK B, CAMPAL TRADE CENTRE, BEHIND MILITARY HOSPITAL, CAMPAL, PANAJI, GOA.- 403001

VIDE APPROVED REF. NO. TPBZ/111/ CAL / 2011 / 2838 DATED : 09 / 11 / 2011
VIDE APPROVED REF. NO. NGPDA / CAL / 44 / 16 / 3317 DATED : 23 / 01 / 2019
LICENCE. NO. VP / Cal /F-13 / 18-19 L- 70 / 5234 DATED : 11 / 02 / 2019

TITLE :

REVISED PLAN OF RESIDENTIAL BUILDINGS BLOCKS E,F,G,H & SWIMMING POOL IN LAND BEARING SURVEY NO. 191/1,4 ,14 & 193/3 -A&193./13(PART) SITUATED AT CALANGUTE VILLAGE, BARDEZ, GOA. FOR - M/S .KISHORE INFRASTRUCTURES PVT. LTD.

F- BUILDING

FLOOR REFERENCE	USE	TOTAL B.U.A	AREA FREE FROM F.A.R. STAIRS	BALC.	RAMP	DUCTS	PARK	TERC/ SITOUT	7.5% LOBBY	TELE COM RM	TOTAL	NET FLOOR AREA
F - BUILDING												
BASEMENT FLR	PARK	5169.81	87.80	----	198.42	---	4883.59	--	---		4971.39	---
GROUND FLR	RESI.	809.21	63.33	127.76	-	7.20	-	--	111.10		309.39	499.82
FIRST FLOOR	RESI.	873.66	63.33	107.05	-	7.20	-	12.48	111.29		301.35	572.31
SECOND FLR	RESI.	947.26	63.33	96.08	-	7.20	-	24.56	111.29		302.46	644.80
THIRD FLOOR	RESI.	948.86	63.33	97.28	-	7.20	-	24.96	111.29		304.06	644.80
FOURTH FLOOR	RESI.	947.26	63.33	96.08	-	7.20	-	24.56	111.29		302.46	644.80
FIFTH FLOOR	RESI.	948.86	63.33	97.28	-	7.20	-	24.96	111.29		304.06	644.80
SIXTH FLOOR	RESI.	948.28	63.33	139.37	-	7.20	---	127.84		16.25	353.99	594.29
TOTAL		11593.20	531.11	760.90	198.42	50.40	4883.59	239.36	667.55	16.25	7347.58	4245.62

E- BUILDING

FLOOR REFERENCE	USE	TOTAL B.U.A	AREA FREE FROM F.A.R. STAIRS	BALC.	RAMP	DUCTS	PARK	TERC/ SITOUT	7.5% LOBBY	TELE COM RM	TOTAL	NET FLOOR AREA
E - BUILDING												
GROUND FLR	RESI./park	872.84	102.92	67.87	14.48	5.21	241.96	--	210.48		642.92	229.92
FIRST FLOOR	RESI.	896.87	103.72	141.84	---	115.01	-	17.27	---	14.00	391.84	505.03
SECOND FLR	RESI.	863.25	83.83	174.88	---	8.08	-	--	17.46		283.75	579.50
THIRD FLOOR	RESI.	863.25	83.83	174.88		8.08			17.46		283.75	579.50
FOURTH FLOOR	RESI.	863.25	83.83	174.88		8.08			17.46		283.75	579.50
FIFTH FLOOR	RESI.	863.25	83.83	174.88		8.08			17.46		283.75	579.50
SIXTH FLOOR	RESI.	863.75	83.83	97.78		8.08		213.44	---		403.13	460.62
TOTAL		6086.46	707.33	1007.01	14.48	168.70	241.96	230.71	280.32	14.00	2572.89	3513.57

G+H -BUILDING

FLOOR REFERENCE	USE	TOTAL B.U.A	AREA FREE FROM F.A.R. STAIRS	BALC.	patio	DUCTS	PARK	TERC/ SITOUT	7.5% LOBBY	TELE COM RM	TOTAL	NET FLOOR AREA
G+H - BUILDING												
GROUND FLR	RESI./park	1132.71	134.82	67.30	100.16	12.88	474.18	41.66	---		789.34	343.37
FIRST FLOOR	RESI.	1234.76	120.58	241.48	--	12.88	-	--	--	14.00	416.60	818.16
SECOND FLR	RESI.	1158.23	127.24	229.31	--	15.00	-	--	---		371.55	786.68
THIRD FLOOR	RESI.	1159.98	127.24	229.31	--	15.00	-	--	---		371.55	788.43
FOURTH FLOOR	RESI.	1158.23	127.24	229.31	--	15.00	-	--	---		371.55	786.68
FIFTH FLOOR	RESI.	1159.98	127.24	229.31	--	15.00	-	--	---		371.55	788.43
SIXTH FLOOR	RESI.	1166.87	127.24	171.18	--	15.00	-		---		579.06	587.81
TOTAL		8170.76	891.60	1586.13	100.16	100.76	474.18	41.66	---	14.00	3285.20	4885.56