

DWG:-01/07

Please Check Letter No. 7156/12/2021 dated 20.11.2021 regarding the Plan.

Dy. Town Planner,
Town & Country Planning Dept
Govt. of Goa,
Panaji, Goa



SARPANCH
Village Panchayat
Azossim - Mandur
Date:

SECRETARY
Village Panchayat
Azossim - Mandur
Date:



A	TOTAL PLOT AREA UNDER SR.NO.8/1-D-1	30,570.00 M2
B	AREA UNDER 10.00 MT WIDE ODP ROAD	4827.00 M2
C	NET PLOT AREA (A-B)	25,743.00 M2
D	REQUIRED OPEN SPACE 15% (Cx15%)	3,861.45 M2
E	AVAILABLE OPEN SPACE	7,210.00 M2
F	PERMISSIBLE COVERAGE (40%) (Cx40%)	10,297.20 M2
G	F.A.R PERMISSIBLE (0.60) (Ax0.60)	18,342.00 M2
H	PROPOSED COVERED AREA	6,861.90 M2
I	PROPOSED COVERAGE (H/Cx100)	26.65 %
J	PROPOSED F.A.R	18,339.20 M2
K	PROPOSED F.A.R CONSUMED	59.99 %

TOTAL PROPOSED B.U.A	26,817.55 M2
AREA UNDER STILT PARKING	1,980.10 M2
AREA FOR INFRASTRUCTURE TAX	24,837.45 M2

SITE PLAN

PROJECT:
PROPOSED CONSTRUCTION ON PLOT
BEARING SURVEY No.8/1-D-1, AT AZOSSIM VILLAGE,
TISWADI TALUKA, GOA

CLIENT:
M/S PRESCON HOMES PVT.LTD

DRAWINGS:
SITE PLAN, COMPOUND WALL &
AREA STATEMENT

ARCHITECT'S SIGNATURE
CLIENT'S SIGNATURE
Bryan J. Soares
Reg. No. CA/89/12085
AR/0031/2010

CHKD BY: B.S.
DRN BY: V.S.
DRG NO: SUB-01
JOB NO: 685/19
DATE -14-01-2021
SCALE: 1:500

ARCHITECTS:
SOARES & ASSOCIATES
G-1, VIKAS BUILDING,
18TH JUNE ROAD,
PANJIM, GOA.

PH./FAX : 2228040 - 2430010/6642040
e-mail: soares88@gmail.com

PARKING STATEMENT		
PARKING REQUIRED		
1 BLOCK B1	48 CARS	
2 BLOCK A1	48 CARS	
3 BLOCK A2	48 CARS	
4 BLOCK A3	48 CARS	
5 BLOCK A4	48 CARS	
6 CLUB HOUSE	48 CARS	
7 PARKING REQUIRED	288 CARS	
8 10 % VISITOR'S PARKING	28 CARS	
9 TOTAL PARKING REQUIRED	314 CARS	
10 STILT PARKING PROVIDED	70 CARS	
11 SURFACE PARKING PROVIDED	245 CARS	
12 TOTAL PARKING PROVIDED	315 CARS	

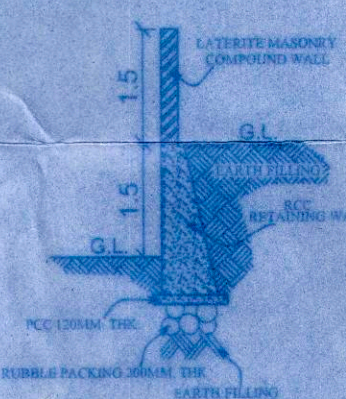
SWIMMING POOL AREA		
B1	SWIMMING POOL-1	200.00 M2
	TOTAL	200.00 M2

1	PERMISSIBLE 7.50% ADDITIONAL F.A.R FOR SERVICES & LOBBY ETC.(18342.00 x 0.075)	1,375.65 M2
2	TYPE-A1 APARTMENT 1&2 BHK	48.80 M2
3	TYPE-A2 APARTMENT 1&2 BHK	48.80 M2
4	TYPE-A3 APARTMENT 1&2 BHK	48.80 M2
5	TYPE-A4 APARTMENT 1&2 BHK	48.80 M2
6	TYPE-B1 APARTMENT 1 BHK	97.40 M2
7	CLUB HOUSE	368.10 M2
8	TOTAL PROPOSED 7.50% ADDITIONAL F.A.R FOR SERVICES, LOBBY, CLUB HOUSE	660.70 M2

NOS.	OPEN SPACE	AREA	PERMISSIBLE F.A.R (5%) FREE ON OPEN SPACE
A1	PROPOSED OPEN SPACE-1	7210.00 M2	360.50 M2

C1	F.A.R PERMISSIBLE UNDER OPEN SPACE (5%)	360.50 M2
C2	BALANCE F.A.R UNDER 7.5%	714.95 M2
C3	BALANCE F.A.R AVAILABLE	2.80 M2
C4	TOTAL F.A.R AVAILABLE	1078.25 M2
D1	CLUB HOUSE AREA INCLUDED IN F.A.R	1187.60 M2
D2	BALANCE CLUB HOUSE AREA INCLUDED IN 7.5% ADDITIONAL F.A.R	1077.55 M2
D3	TOTAL CLUB HOUSE F.A.R	2265.15 M2
D4	BALANCE F.A.R (C4 - D2)	0.70 M2

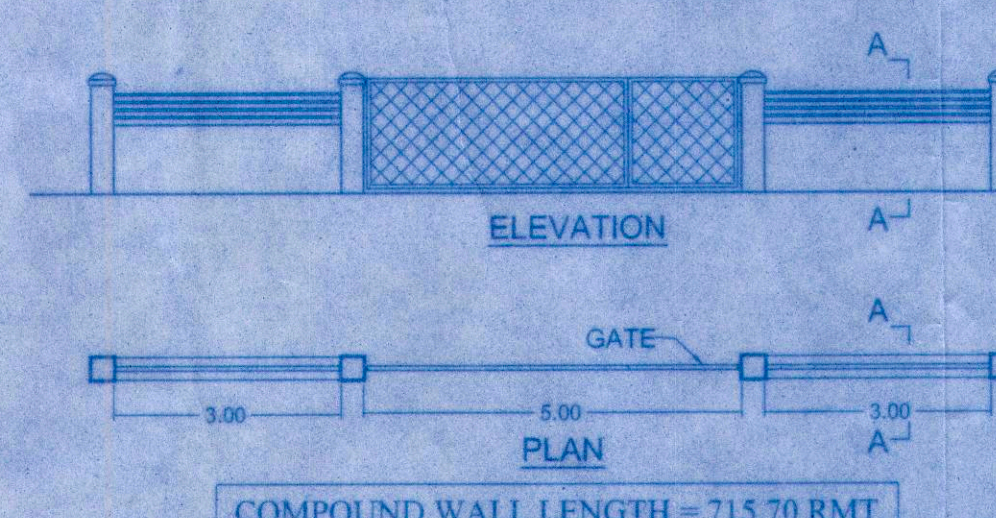
PROPOSED COVERED AREA (S1):		
PROPOSED COVERED AREA (TYPE-A1 APARTMENT 1&2 BHK)	1113.00 M2	
PROPOSED COVERED AREA (TYPE-A2 APARTMENT 1&2 BHK)	1113.00 M2	
PROPOSED COVERED AREA (TYPE-A3 APARTMENT 1&2 BHK)	1154.95 M2	
PROPOSED COVERED AREA (TYPE-A4 APARTMENT 1&2 BHK)	1119.55 M2	
PROPOSED COVERED AREA (TYPE-B1 APARTMENT 1 BHK)	897.85 M2	
PROPOSED COVERED AREA (CLUB HOUSE)	1466.55 M2	
TOTAL PROPOSED COVERED AREA	6,861.90 M2	
PROPOSED FLOOR AREA (S2):		
PROPOSED F.A.R (TYPE-A1 APARTMENT 1&2 BHK)	3669.50 M2	
PROPOSED F.A.R (TYPE-A2 APARTMENT 1&2 BHK)	3595.75 M2	
PROPOSED F.A.R (TYPE-A3 APARTMENT 1&2 BHK)	3551.05 M2	
PROPOSED F.A.R (TYPE-A4 APARTMENT 1&2 BHK)	3584.00 M2	
PROPOSED F.A.R (TYPE-B1 APARTMENT 1 BHK)	2741.30 M2	
PROPOSED F.A.R (CLUB HOUSE)	1187.60 M2	
TOTAL PROPOSED F.A.R	18,339.20 M2	
PROPOSED BUILT UP AREA (S2):		
PROPOSED BUILT UP AREA (TYPE-A1 APARTMENT 1&2 BHK)	4837.10 M2	
PROPOSED BUILT UP AREA (TYPE-A2 APARTMENT 1&2 BHK)	4806.55 M2	
PROPOSED BUILT UP AREA (TYPE-A3 APARTMENT 1&2 BHK)	4915.40 M2	
PROPOSED BUILT UP AREA (TYPE-A4 APARTMENT 1&2 BHK)	5080.20 M2	
PROPOSED BUILT UP AREA (TYPE-B1 APARTMENT 1 BHK)	4094.40 M2	
PROPOSED BUILT UP AREA (CLUB HOUSE)	3,103.90 M2	
TOTAL PROPOSED B.U.A	26,817.55 M2	



TYP. SECTION-DD
Scale: 1:100

SECTION A-A

COMPOUND WALL
Scale: 1:100



COMPOUND WALL LENGTH = 715.70 RMT.