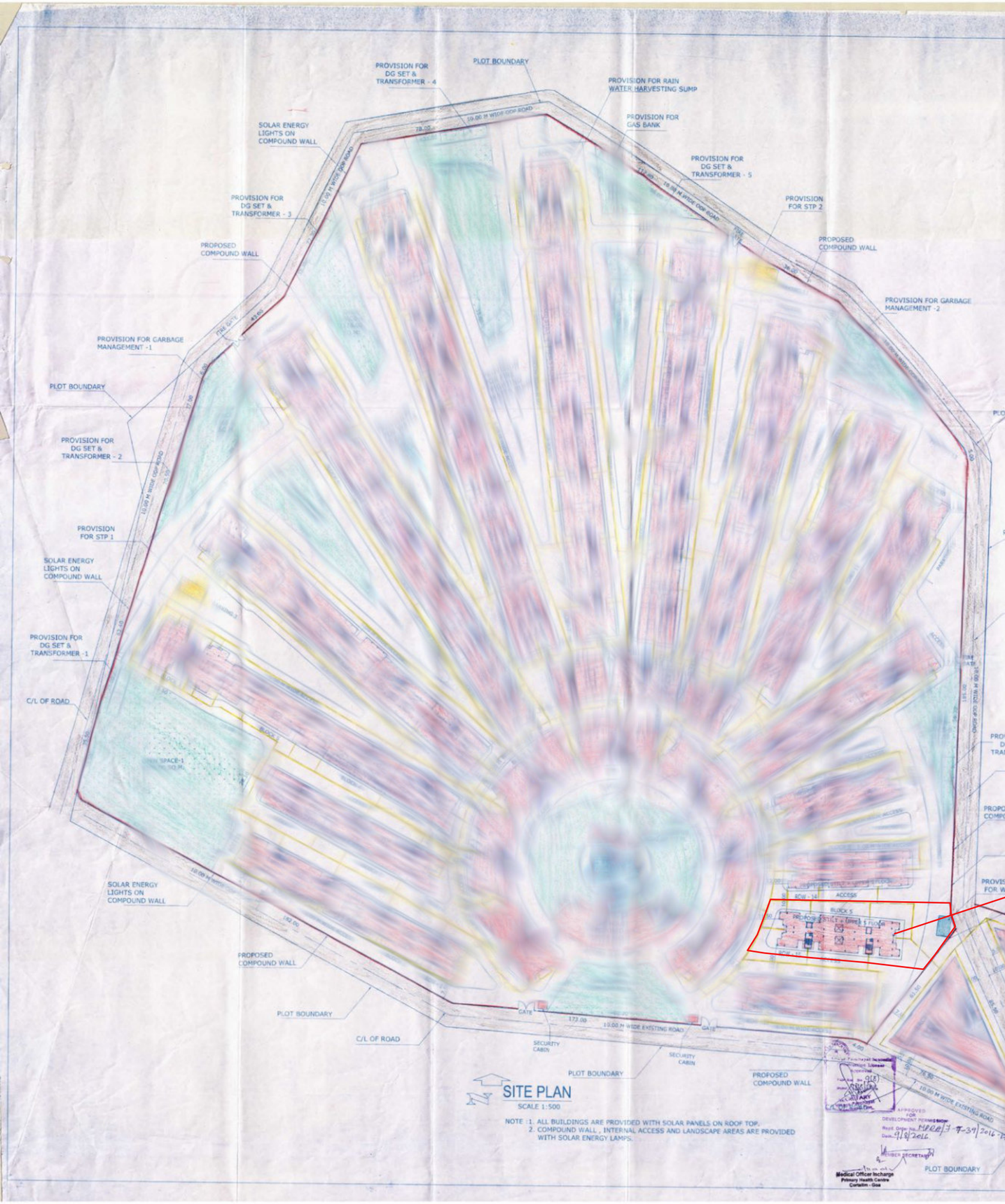

NOTE : 1. ALL BUILDINGS ARE PROVIDED WITH SOLAR PANELS ON ROOF TOP.
2. COMPOUND WALL, INTERNAL ACCESS AND LANDSCAPE AREAS ARE PROVIDED WITH SOLAR ENERGY LAMPS.

APPROVED FOR DEVELOPMENT PERMISSION
Regd. Order No. MRD/T-7-39/2016-77/523
Date 9/8/2016
MEMBER SECRETARY

Medical Officer Incharge
Primary Health Centre
Curtolim - Goa

1.AREA OF THE PLOT ..... = 128925.00 sq.m
2.AREA UNDER SETTLEMENT S1 ZONE ..... = 118795.00 sq.m
3.AREA UNDER COMMERCIAL C1 ZONE ..... = 10130.00 sq.m

SETTLEMENT ZONE S1
1. AREA FOR DEVELOPMENT UNDER SETTLEMENT ZONE S1
PLOT AREA ..... = 118795.00 sq.m
a) AREA UNDER ODP ROAD ..... = 7563.00 sq.m
b) AREA UNDER EXISTING ROAD ..... = 1750.00 sq.m
c) EFFECTIVE PLOT AREA ..... = 109482.00 sq.m
d) ALLOWABLE COVERAGE ..... = 40% 109482 ..... = 43792.80 sq.m
e) AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT ..... = 0.00 sq.m
f) AREA OF THE BUILDING TO BE DEMOLISH ..... = 0.00 sq.m
g) COVERED AREA OF THE PROPOSED BUILDING ..... = 30249.60 sq.m
h) TOTAL COVERED AREA ..... = 30249.60 sq.m
i) TOTAL COVERAGE ..... = 27.62%
j) ALLOWABLE F.A.R (100) ..... = 118795.00 sq.m

2.AREA UNDER COMMERCIAL ZONE ..... = 10130.00 sq.m
a) AREA UNDER ODP ROAD ..... = 1050.00 sq.m
b) AREA UNDER EXISTING ROAD ..... = 950.00 sq.m
c) EFFECTIVE PLOT AREA ..... = 8130.00 sq.m
d) ALLOWABLE COVERAGE ..... = 40%8130 ..... = 3252.00 sq.m
e) AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT ..... = 0.00 sq.m
f) AREA OF THE BUILDING TO BE DEMOLISH ..... = 0.00 sq.m
g) COVERED AREA OF THE PROPOSED BUILDING ..... = 3038.53 sq.m
h) TOTAL COVERED AREA ..... = 3038.53 sq.m
i) TOTAL COVERAGE ..... = 37.37 %
j) ALLOWABLE F.A.R (200) ..... = 20260.00 sq.m

AREA STATEMENT

FLOOR (%) REFERENCE A	USE	TOTAL BUILT UP AREA(m2)	PAR/RAMP	LOBBY/SER.	AREA FREE OF F.A.R. STAIRS/LIFT	BAL/OT LEDGE	TOTAL	PROPOSED NET FLOOR AREA (m2)	TOTAL COVERAGE
COMMERCIAL BLOCK									
STILT FLOOR	PAR/SHOP	1419.52	552.09	139.37	558.66	154.57	1004.71	414.81	1106.65
FIRST FLOOR	COM.	1283.92	—	—	116.38	—	116.38	1147.54	
SECOND FLOOR	RES.	1000.51	—	—	83.52	69.24	152.76	848.17	
THIRD FLOOR	RES.	1000.51	—	—	83.52	68.82	152.34	848.17	
FOURTH FLOOR	RES.	1000.51	—	—	83.52	68.82	152.34	848.17	
FIFTH FLOOR	RES.	1000.51	—	—	83.52	68.82	152.34	848.17	
SIXTH FLOOR	RES.	1000.51	—	—	83.52	68.82	152.34	848.17	
SEVENTH FLOOR	RES.	1000.51	—	—	83.52	68.82	152.34	848.17	
	TOTAL	8686.92		139.37				6651.37	
HOTEL BLOCK									
BASEMENT FLOOR	PAR/SER.	3242.00	2989.63	124.56	128.39	—	3242.00	—	1531.88
STILT/GROUND FLOOR	PAR/SHOP	4649.37	3876.98	214.09	181.91	133.00	4407.98	441.39	
FIRST FLOOR	HOTEL	2179.10	—	153.04	164.35	—	317.39	1861.77	
SECOND FLOOR	HOTEL	1868.53	—	—	129.61	131.09	260.70	1607.83	
THIRD FLOOR	HOTEL	1868.53	—	—	129.61	131.09	260.70	1607.83	
FOURTH FLOOR	HOTEL	1868.53	—	—	129.61	131.09	260.70	1607.83	
FIFTH FLOOR	HOTEL	1868.53	—	—	129.61	131.09	260.70	1607.83	
SIXTH FLOOR	HOTEL	1868.53	—	—	129.61	131.09	260.70	1607.83	
SEVENTH FLOOR	HOTEL	1868.53	—	—	129.61	131.09	260.70	1607.83	
	TOTAL	21481.71		491.71				11950.14	
	TOTAL	30168.63		631.08				18601.51	3038.53

2. FAR CONSUMED ..... = 183.62
3.OPEN SPACE REQUIRED 15%(8130) ..... = 1219.50 sq.m
4.OPEN SPACE PROVIDED ..... = 1250.00 sq.m
5. LENGTH OF THE COMPOUND WALL ..... = 1455.00 R.M

OPEN SPACE OF RESIDENTIAL

NAME OF OPEN SPACE	AREA (SQ.M)
1	4109.00
2	1021.00
3	1365.00
4	1178.00
5	1974.00
6	653.00
7	672.00
8	600.00
9	837.00
10	3000.00
11	1050.00
TOTAL	16450.00

AREA STATEMENT

BLOCK NO	TOTAL UNITS	FLOOR (%) REFERENCE A	USE	TOTAL BUILT UP AREA(m2)	PAR/RAMP	LOBBY/SER.	AREA FREE OF F.A.R. STAIRS/LIFT	BAL/OT LEDGE/POOL	TOTAL	PROPOSED NET FLOOR AREA (m2)	TOTAL COVERAGE
RESIDENTIAL BLOCKS											
1	7	STILT FLOOR	PAR/SER.	510.49	287.43	70.25	37.20	—	494.86	15.61	510.49
		FIRST FLOOR	RES.	431.65	—	—	34.72	32.14	66.86	364.79	
		SECOND FLOOR	RES.	431.65	—	—	34.72	32.14	66.86	364.79	
		THIRD FLOOR	RES.	431.65	—	—	34.72	32.14	66.86	364.79	
		FOURTH FLOOR	RES.	431.65	—	—	34.72	32.14	66.86	364.79	
		FIFTH FLOOR	RES.	431.65	—	—	34.72	32.14	66.86	364.79	
		TOTAL		2668.74		70.25				1839.56	
TOTAL	7			18681.18		491.75				12876.92	3573.43
2	3	STILT FLOOR	PAR/SER.	323.15	264.12	34.39	24.64	—	323.15	—	323.15
		FIRST FLOOR	RES.	302.93	—	—	21.83	31.92	53.75	249.18	
		SECOND FLOOR	RES.	297.63	—	—	21.83	26.62	48.45	249.18	
		THIRD FLOOR	RES.	297.63	—	—	21.83	26.62	48.45	249.18	
		FOURTH FLOOR	RES.	297.63	—	—	21.83	26.62	48.45	249.18	
		FIFTH FLOOR	RES.	297.63	—	—	21.83	26.62	48.45	249.18	
		TOTAL		1816.60		34.39				1245.90	
TOTAL				5449.80		103.17				3737.70	
CONNECTING PASSAGE FOR BLOCK 2 ON ALL FIVE FLOORS											
ROW-17 BLOCK 2 - BLOCK 5				37.50		37.50					
ROW-17 BLOCK 2 - BLOCK 4				22.50		22.50					
ROW-17 BLOCK 4 - BLOCK 2				22.50		22.50					
TOTAL				5532.30		185.67				3737.70	969.45
3	9	STILT FLOOR	PAR/SER.	514.24	421.16	45.55	45.53	—	514.24	—	514.24
		FIRST FLOOR	RES.	499.63	—	—	37.80	32.90	70.70	429.13	
		SECOND FLOOR	RES.	499.63	—	—	37.80	32.90	70.70	429.13	
		THIRD FLOOR	RES.	499.63	—	—	37.80	32.90	70.70	429.13	
		FOURTH FLOOR	RES.	511.52	—	—	37.80	32.90	70.70	440.82	
		FIFTH FLOOR	RES.	511.52	—	—	37.80	32.90	70.70	440.82	
		TOTAL		3036.77		47.55				2169.03	
TOTAL	9			27330.93		427.95				19521.27	4628.16
4	6	STILT FLOOR	PAR/SER.	396.30	334.20	30.44	31.66	—	396.30	—	396.30
		FIRST FLOOR	RES.	392.15	—	—	22.00	41.86	63.86	328.29	
		SECOND FLOOR	RES.	392.15	—	—	22.00	41.86	63.86	328.29	
		THIRD FLOOR	RES.	392.15	—	—	22.00	41.86	63.86	328.29	
		FOURTH FLOOR	RES.	392.15	—	—	22.00	41.86	63.86	328.29	
		FIFTH FLOOR	RES.	392.15	—	—	22.00	41.86	63.86	328.29	
		TOTAL		2357.05		30.44				1641.45	
TOTAL	9			21213.45		273.95				14773.05	
CONNECTING PASSAGE FOR BLOCK 4 ON ALL FIVE FLOORS											
ROW-3 BLOCK 5 - BLOCK 4				37.50		37.50					
ROW-10 BLOCK 4 - BLOCK 6				12.67		12.67					
TOTAL				21263.62		324.12				14773.05	3566.73
5	13	STILT FLOOR	PAR/SER.	602.00	473.70	67.17	47.90	—	188.77	13.23	602.00
		FIRST FLOOR	RES.	587.16	—	—	47.90	51.76	99.66	487.50	
		SECOND FLOOR	RES.	587.16	—	—	47.90	51.76	99.66	487.50	
		THIRD FLOOR	RES.	587.16	—	—	47.90	51.76	99.66	487.50	
		FOURTH FLOOR	RES.	587.16	—	—	47.90	51.76	99.66	487.50	
		FIFTH FLOOR	RES.	587.16	—	—	47.90	51.76	99.66	487.50	
		TOTAL		3537.80		67.17				2450.73	
TOTAL	13			45991.40		873.21				31859.49	7826.00
6	11	STILT FLOOR	PAR/SER.	807.53	724.01	24.88	42.30	—	790.39	17.14	807.53
		FIRST FLOOR	RES.	735.37	—	—	41.80	74.61	116.41	618.96	
		SECOND FLOOR	RES.	735.37	—	—	41.80	74.61	116.41	618.96	
		THIRD FLOOR	RES.	735.37	—	—	41.80	74.61	116.41	618.96	
		FOURTH FLOOR	RES.	735.37	—	—	41.80	74.61	116.41	618.96	
		FIFTH FLOOR	RES.	735.37	—	—	41.80	74.61	116.41	618.96	
		TOTAL		4484.38			231.30	348.70	1369.92	3811.94	
TOTAL	11			49328.18		284.68				34231.34	8882.83
SWIMMING POOL/CLUB HOUSE											
—	01	POOL /DECK/TOILETS	POOL	540.72	—	—	—	—	509.28	31.44	31.44
		GROUND FLOOR	RES.	771.59	—	—	771.59	—	771.59	—	771.59
		FIRST FLOOR	RES.	702.59	—	—	702.59	—	702.59	—	—
TOTAL AREA				2014.90		1474.18				31.44	803.03
SECURITY CABIN											
—	02	SECURITY CABIN		25.36	—	25.36	—	—	25.36	—	—
TOTAL AREA				170167.87		4067.13				117031.21	30249.60

2. FAR CONSUMED ..... = 98.51
3.OPEN SPACE REQUIRED 15%(109482.00) ..... = 16422.30 sq.m
a)OPEN SPACE PROVIDED ..... = 16450.00 sq.m

PROJECT : PROPOSED RESIDENTIAL, COMMERCIAL & HOTEL DEVELOPMENT IN SY.NO.198 OF SANCOALE VILLAGE, MORMUGAO-TALUKA,GOA.

CLIENT: TRINITAS REALTORS INDIA LLP

DRAWN BY : FIRDOZ | SCALE AS NOTED | DRG NO: SD-20

TITLE
SUBMISSION DRAWING
SITE PLAN

OWNER SIGN

KUNDAN V. PRABHU
ARCHITECT AND INTERIOR DESIGNER
783, PRABHU HOUSE
ALTO - BETIM, PORVORIM, BARDEZ - GOA.
TEL. 2413590
e-mail : kundanvprabhu@gmail.com

ARCHITECT SIGN
20-01-2016
KUNDAN V. PRABHU
ARCHITECT & INTERIOR DESIGNER
CA/94/7336
IA/97/2008