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Approved with conditions
R. No. 311 dt 31/8/23
Secretary
Village Panchayat Assagao
Bardez - Goa.

Approved with condition vide
L. No. 1113/G.P.D. Assagao dt 18/11/2021
Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Mapusa

BUILT UP AREA STATEMENT

FLOORS	TOTAL B.U.A (sq.mts)	STAIRCASE DUCT VOID	AREA STATEMENT AREA FREE OF F.A.R				NET F.A.R (sq.mts)	PROP F.A.R (sq.mts)	
2 - UNIT BLOCK - GROUND + 2			LOBBY	BALCONY TERRACE	PORCH	TOTAL			
GROUND FLOOR	159.9	26.0	8.28	-	-	34.28	125.62	56.86%	
FIRST FLOOR	159.9	26.0	-	-	-	26.0	133.9		
SECOND FLOOR	159.9	26.0	-	81.88	-	107.88	52.03		
TOTAL	479.70					150.4	311.55		
COVERAGE	159.9								
3 - UNIT BLOCK - GROUND + 1									
GROUND FLOOR	210.67	28.94	-	-	-	28.94	181.73		
FIRST FLOOR	210.67	28.94	-	8.60	15.68	53.22	157.45		
TOTAL	421.34					82.16	339.18		
2 NOS. COVERAGE	842.68					164.32	678.36		
2 - UNIT BLOCK - GROUND + 1	421.34								
GROUND FLOOR	141.14	19.29	-	-	-	19.29	121.85		
FIRST FLOOR	141.14	19.29	-	5.73	10.69	35.71	105.43		
TOTAL	282.28					55.0	227.28		
COVERAGE	141.14								
STANDALONE UNIT - GROUND + 1									
GROUND FLOOR	208.52	10.28	5.76	-	40.23	56.27	152.25		
FIRST FLOOR	179.8	38.40	-	-	32.48	70.88	108.92		
TOTAL	388.32					127.15	261.17		
COVERAGE	191.77								
TOTAL B.U.A = 1992.98 sq.m.							TOTAL F.A.R : 1478.36 sq.m.		
TOTAL B.U.A = 479.7 sq.m. + 842.68 sq.m. + 282.28 sq.m. + 388.32 sq.m. = 1992.98 sq.m.									
NET F.A.R = 311.55 sq.m. + 678.36 sq.m. + 227.28 sq.m. + 261.17 sq.m. = 1478.36 sq.m.									
COVERAGE = 159.9 sq.m. + 421.34 m. + 141.14sq.m. + 191.77 sq.m. = 914.15 SQ.M. = 39.25%									

INFRASTRUCTURE TAX AREA STATEMENT

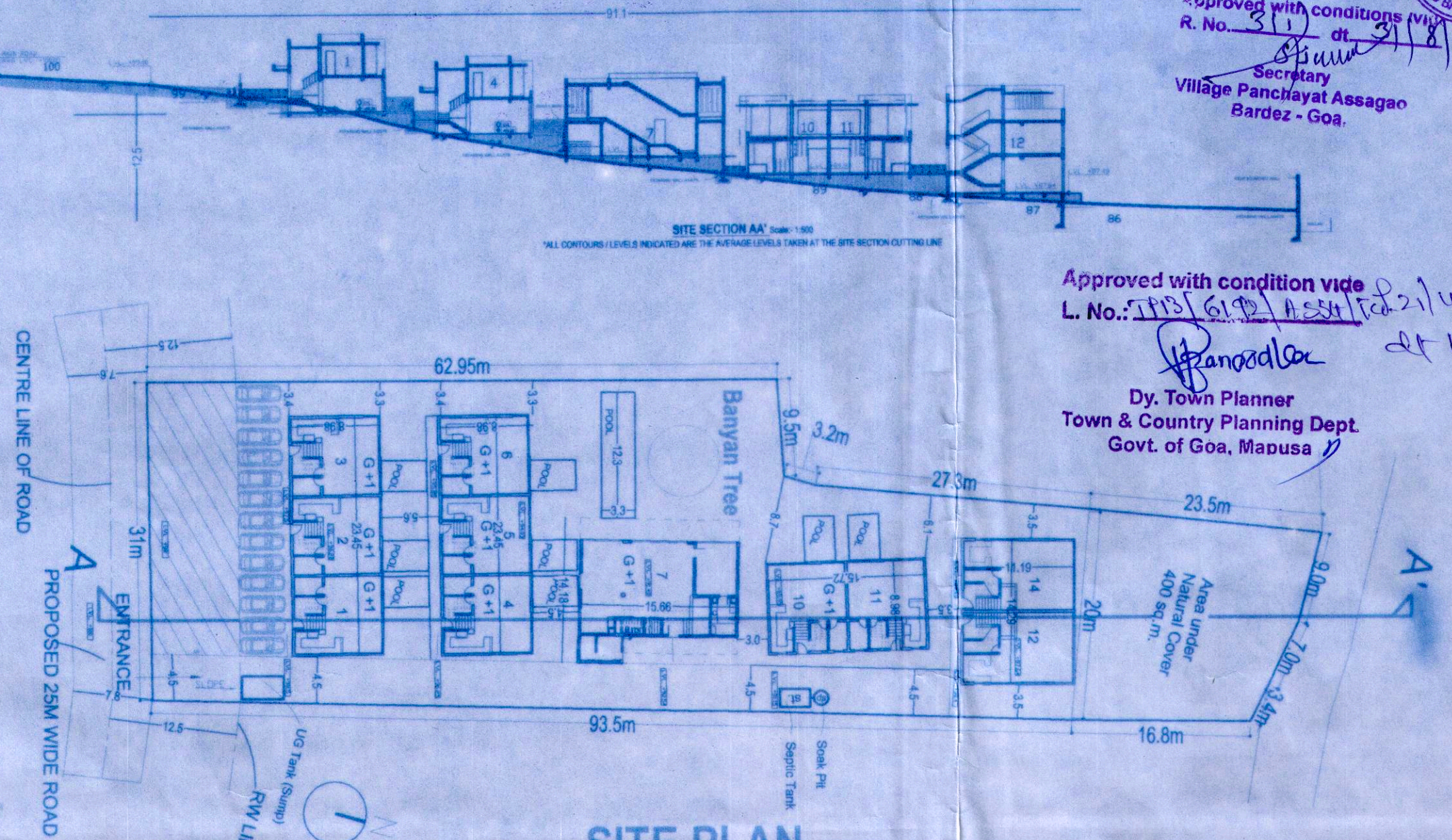
FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREA TO BE INCLUDED IN INFRASTRUCTURE TAX					TOTAL B.U.A (sq.mts)	
		STAIRCASE DUCT VOID	CCTV/SER PASSAGE LOBBY	BALCONY TERRACE	PORCH	TOTAL		
2 - UNIT BLOCK - GROUND + 2								
GROUND FLOOR	125.62	26.0	-	8.28	-	-	34.28	159.9
FIRST FLOOR	133.9	26.0	-	-	-	-	26.0	159.9
SECOND FLOOR	52.03	26.0	-	-	-	81.88	-	159.9
TOTAL	311.55						107.88	479.70
3 - UNIT BLOCK - GROUND + 1								
GROUND FLOOR	181.73	28.94	-	-	-	-	28.94	210.67
FIRST FLOOR	157.45	28.94	-	-	8.60	15.68	53.22	210.67
TOTAL	339.18						82.16	421.34
2 NOS.		678.36					164.32	842.68
2 - UNIT BLOCK - GROUND + 1								
GROUND FLOOR	121.85	19.29	-	-	-	-	19.29	141.14
FIRST FLOOR	105.43	19.29	-	-	5.73	10.69	35.71	141.14
TOTAL	227.28						55.0	282.28
STANDALONE UNIT - GROUND + 1								
GROUND FLOOR	152.25	10.28	-	5.76	-	40.23	-	208.52
FIRST FLOOR	108.92	38.40	-	-	-	32.48	-	179.8
TOTAL	261.17						127.15	388.32
TOTAL F.A.R : 1478.36 sq.m.							TOTAL B.U.A = 1992.98 sq.m.	
POOL AREA = (4.5m x 3m x 8 nos. = 108 SQ.M.) + 12.3m x 3.3m = 40.59 SQ.M. = 148.59 SQ.M.								
TOTAL INFRASTRUCTURE TAX AREA = 2141.57 sq.m.								

AREA STATEMENT

I	AREA OF SY NO 186/19 ASSAGAO	3000 M2
II	AREA PROPOSED FOR DEVELOPMENT	2600 M2
III	BALANCE AREA UNDER NATURAL COVER	400 M2

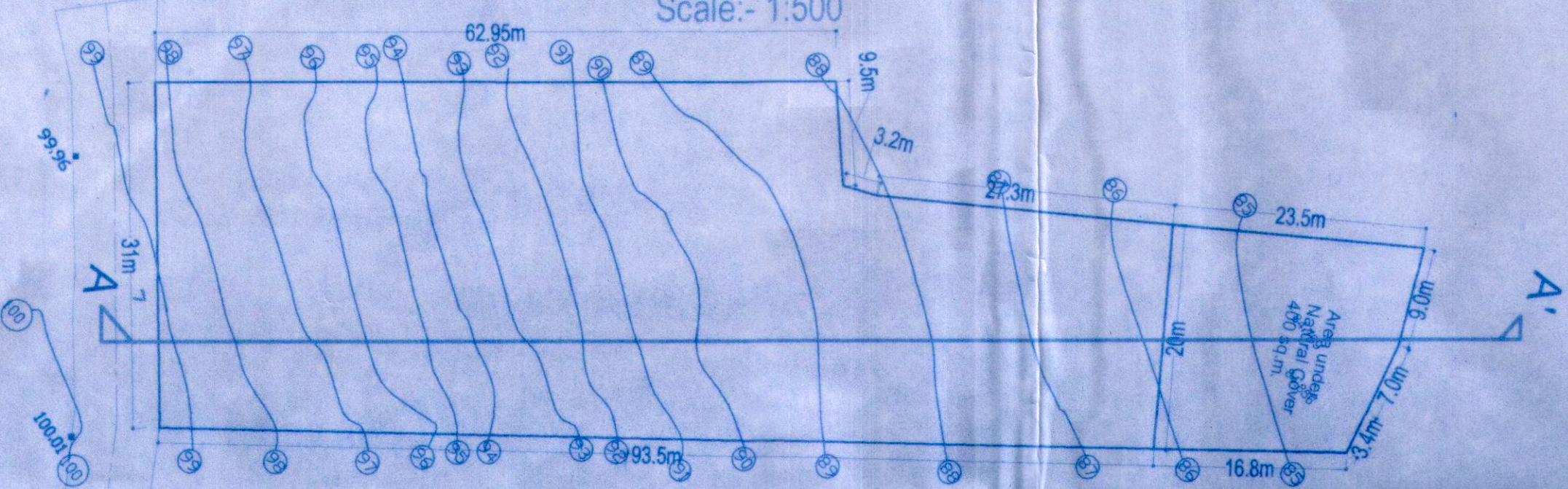
AREA STATEMENT :

01	AREA OF THE PLOT	2600 M2
02	AREA FOR ROAD WIDENING	271 M2
03	EFFECTIVE PLOT AREA	2329 M2
04	COVERAGE PERMISSIBLE (40 %)	931.60 M2
05	PROPOSED COVERAGE (39.25%)	914.15 M2
06	F.A.R. PERMISSIBLE (60 %)	1560 M2
07	PROPOSED F.A.R (56.86%)	1478.36 M2



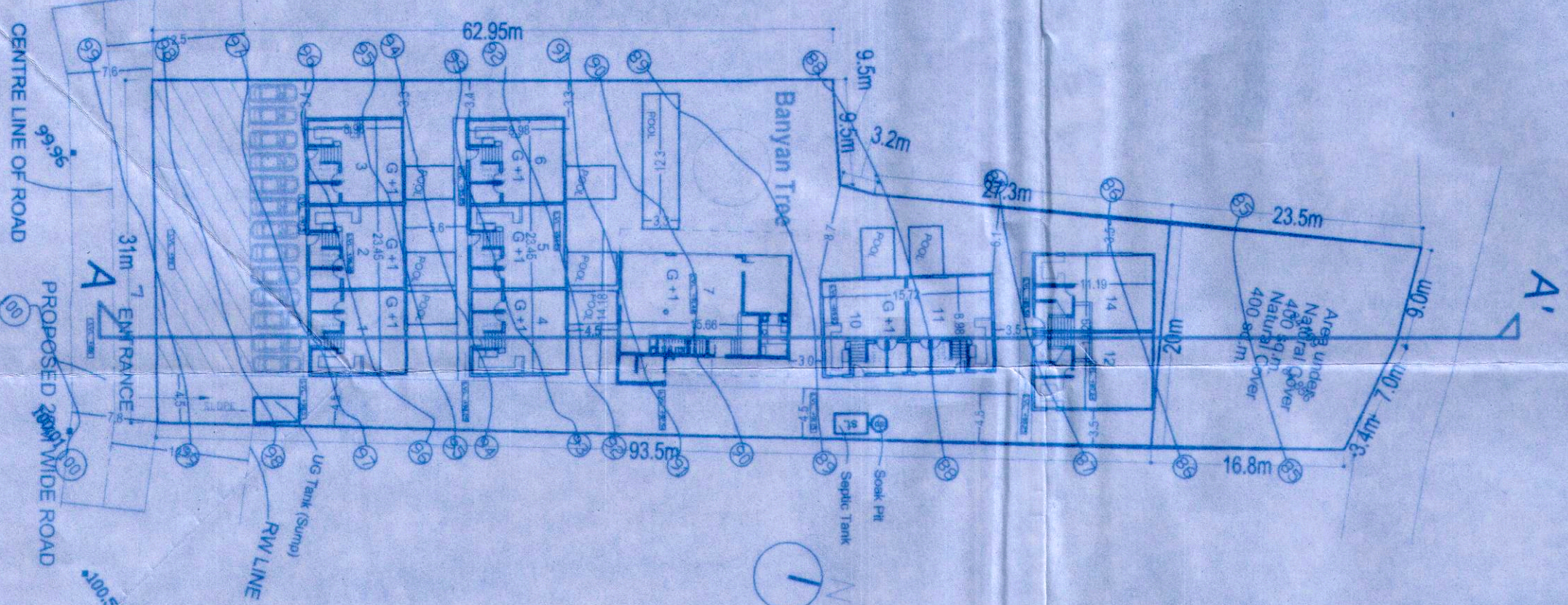
SITE PLAN

Scale:- 1:500



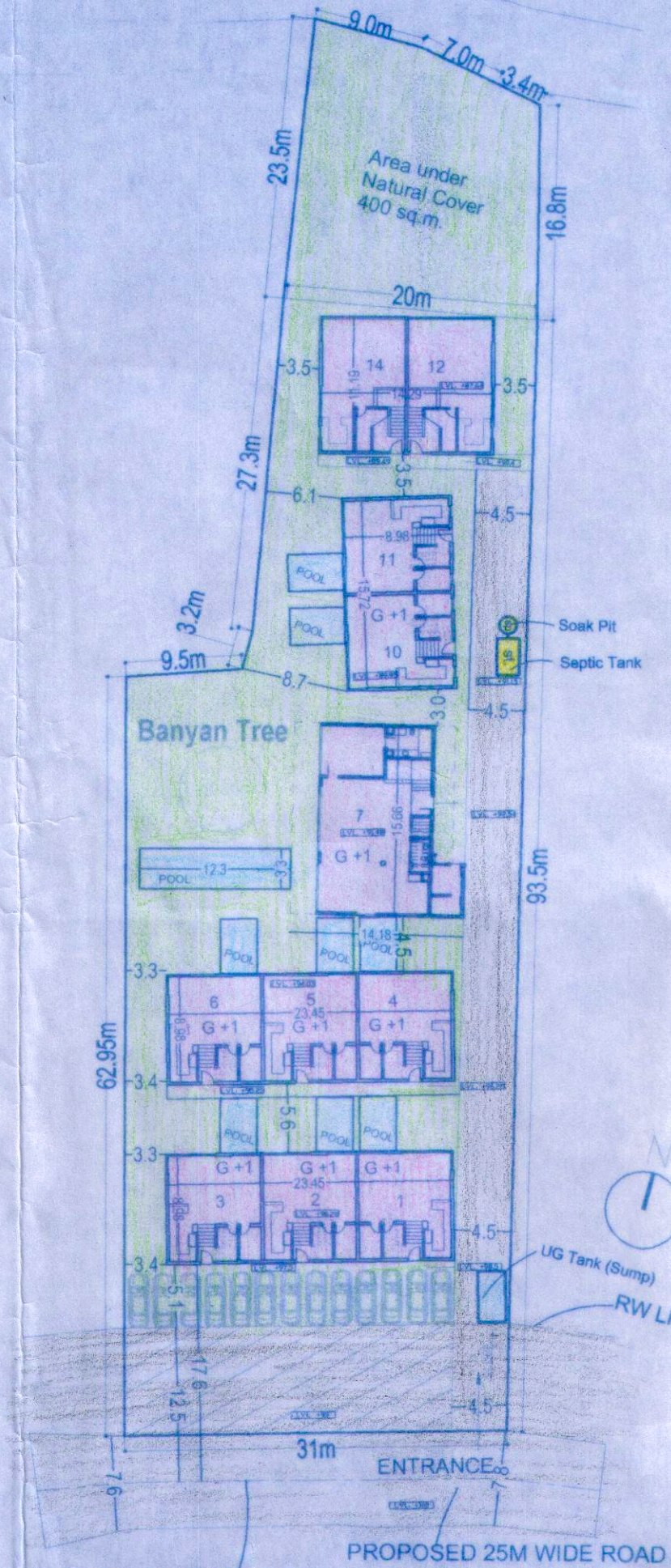
CONTOUR PLAN

Scale:- 1:500



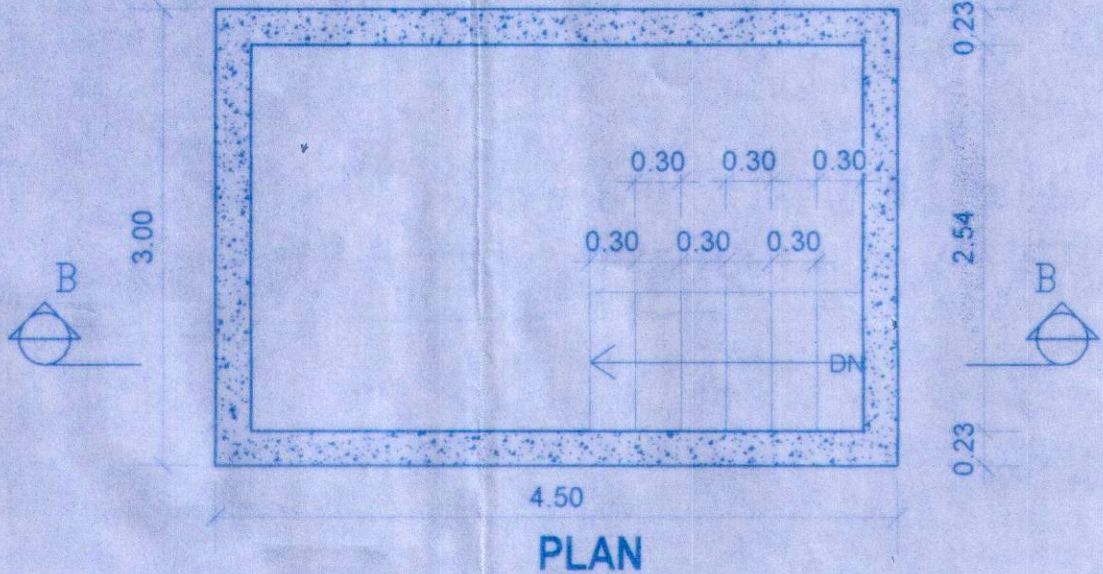
BUILDING LAYOUT ON SITE CONTOUR PLAN

Scale:- 1:500

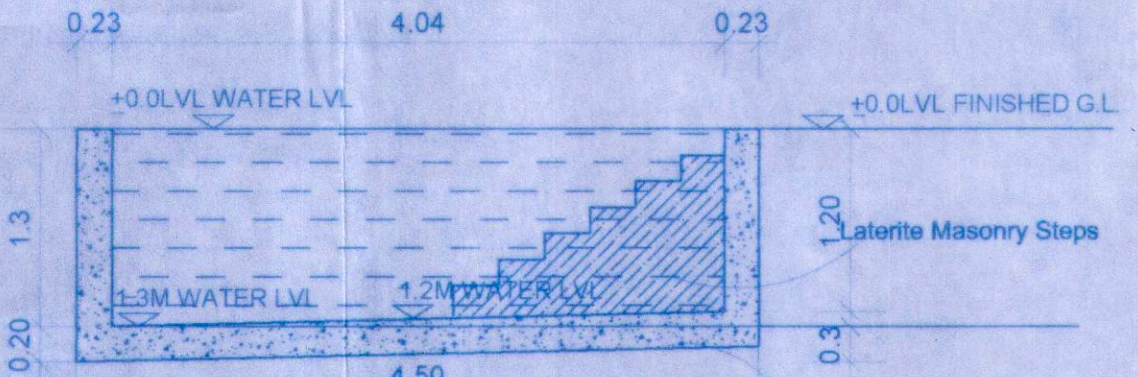


SITE PLAN

Scale:- 1:500



PLAN



SECTION BB
DETAILS OF POOL

Scale:- 1:50

PROJECT TITLE :
REVISED PLANS OF PROPOSED CONSTRUCTION OF
RESIDENTIAL UNITS ALONGWITH POOL ON
PROPERTY BEARING SY.NO. 186/19 OF ASSAGAO
VILLAGE, BARDEZ TALUKA, GOA.
FOR- RYAGO HOTELS PVT. LTD.

SUBMISSION DRAWING -SHEET NO.1
OWNER'S SIGN
CONSULTANT SIGN

RYAGO HOTELS PVT. LTD.

AUTHORIZED SIGNATORY

PARESH GATONDE
BE(CIVIL) AME FIV
CHARTERED ENGINEER
T.C.P. Reg. No. BE-0057/2010

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