PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

AREA STATEMENT - UNIT TYPE 'A'

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R							NET F.A.R (sq.mts)
		STAIRS PASSAGE	ATRIUM LOBBY	CCTV/SER	VER/BALC	TERRACE	PORCH	TOTAL	
GROUND FLOOR	153.07	16.86					8.02	24.88	128.19
FIRST FLOOR	145.05	31.72						31.72	113.33
SUB TOTAL	298.12	= BUA						56.6	241.52
COVERAGE = 145.05 SQ.M. (excluding unstoried porch)									
TOTAL x 5 nos.	1490.6	= TOTAL BUA						TYPE 'A' UNIT FAR = 1207.60 SQ.M.	
TOTAL COVERAGE = 725.25 SQ.M.									

AREA STATEMENT - UNIT TYPE 'B'

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R							NET F.A.R (sq.mts)
		STAIRS PASSAGE	ATRIUM LOBBY	CCTV/SER	VER/BALC	TERRACE	PORCH	TOTAL	
GROUND FLOOR	146.45	16.36					4.64	21.0	125.45
FIRST FLOOR	146.45	31.44						31.44	115.01
SUB TOTAL	292.90	= BUA						52.44	240.46
COVERAGE = 141.81 SQ.M. (excluding unstoried porch)									
								TYPE 'B' UNIT FAR = 240.46 SQ.M.	

AREA STATEMENT - SERVICES

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R		NET F.A.R (sq.mts)
		SECURITY	TOTAL	
GROUND FLOOR	18.26	6.00	6.00	12.26
COVERAGE = 18.26 SQ.M.				
				FAR = 12.26 SQ.M.

BUILTUP AREA STATEMENT

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R							NET F.A.R (sq.mts)
		STAIRS PASSAGE	ATRIUM LOBBY	CCTV/SER	VER/BALC	TERRACE	PORCH	TOTAL	
TYPE 'A'									
GROUND FLOOR	153.07	16.86					8.02	24.88	128.19
FIRST FLOOR	145.05	31.72						31.72	113.33
SUB TOTAL	298.12	= BUA						56.6	241.52
COVERAGE = 145.05 SQ.M. (excluding unstoried porch)									
TOTAL x 5 nos.	1490.6	= TOTAL BUA						TYPE 'A' UNIT FAR = 1207.60 SQ.M.	
TYPE 'B'									
GROUND FLOOR	146.45	16.36					4.64	21.0	125.45
FIRST FLOOR	146.45	31.44						31.44	115.01
SUB TOTAL	292.90	= BUA						52.44	240.46
COVERAGE = 141.81 SQ.M. (excluding unstoried porch)									
								TYPE 'B' UNIT FAR = 240.46 SQ.M.	
TOTAL BUA = 1783.50 M2								TOTAL FAR = 1448.06 M2	

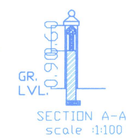
INFRASTRUCTURE TAX AREA STATEMENT

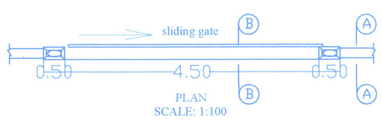
FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R							TOTAL B.U.A (sq.mts)
		STAIRS PASSAGE	ATRIUM LOBBY	CCTV/SER	VER/BALC	TERRACE	PORCH	TOTAL	
TYPE 'A'									
GROUND FLOOR	128.19	16.86					8.02	24.88	153.07
FIRST FLOOR	113.33	31.72						31.72	145.05
SUB TOTAL	241.52	= BUA						56.6	298.12
TYPE 'A' UNIT FAR = 1207.60 SQ.M.								TOTAL x 5 nos. TOTAL BUA	1490.6 M2
TYPE 'B'									
GROUND FLOOR	125.45	16.36					4.64	21.0	146.45
FIRST FLOOR	115.01	31.44						31.44	146.45
SUB TOTAL	240.46							52.44	292.90
TYPE 'B' UNIT FAR = 240.46 SQ.M.								TOTAL BUA	1783.50 M2

BUA OF SERVICES = 18.26 SQ.M.
POOL AREA = 3m x 5.8 x 12 nos.= 208.8 M2
TOTAL INFRASTRUCTURE TAX AREA = 1783.50 + 18.26 + 208.80 = 2010.56 M2

AREA STATEMENT

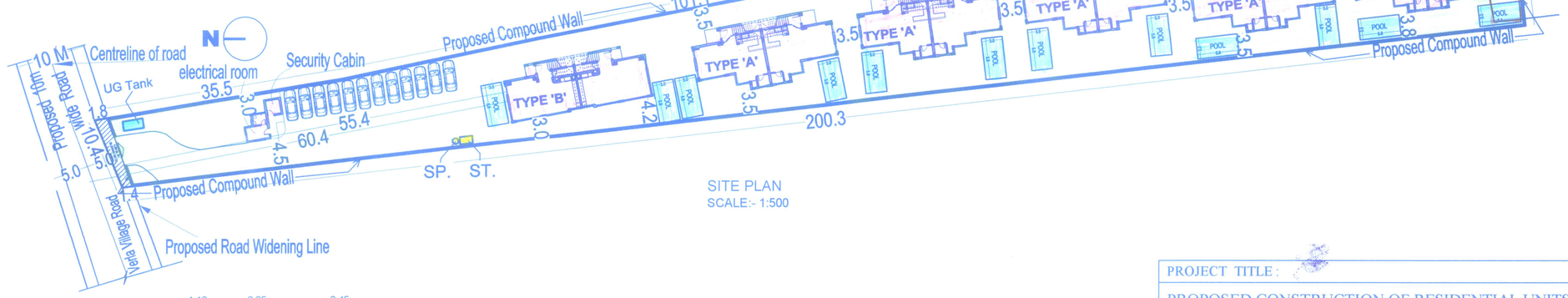
01	TOTAL AREA OF SY NO 52/32-A VERLA	3169 M2
02	AREA FOR ROAD WIDENING	17.0 M2
03	EFFECTIVE PLOT AREA	3152.0 M2
04	COVERAGE PERMISSIBLE (40 %)	1260.8 M2
05	PROPOSED COVERAGE (28.08%) 867.06 + 18.26 =	885.32 M2
	TYPE 'A' UNIT 145.05 SQ.M. X 5 nos.	725.25 M2
	TYPE 'B' UNIT 141.81 SQ.M. x 1 no.	141.81 M2
06	F.A.R. PERMISSIBLE (60 %)	1901.4 M2
07	PROPOSED F.A.R (46.08%) 1448.06 + 12.26 =	1460.32 M2
7a	GROUND FLOOR - TYPE 'A' = 128.19 SQ.M. X 5 nos. GROUND FLOOR - TYPE 'B' = 125.45 SQ.M. X 1 no.	766.4 M2
7b	FIRST FLOOR - TYPE 'A' - 113.33 SQ.M. X 5 nos. FIRST FLOOR - TYPE 'B' - 115.01 SQ.M. X 1 no.	681.66 M2
8	TOTAL BUILT-UP AREA	1801.76 M2
8a	GR.FLR. - TYPE 'A' = 153.07 SQ.M. X 5 nos. GR.FLR. - TYPE 'B' = 146.45 SQ.M. X 1 no.	911.8 M2
8b	FR.FLR - TYPE 'A' = 145.05 SQ.M. X 5 nos. FR.FLR - TYPE 'B' = 146.45 SQ.M. X 1 no.	871.7 M2
8c	GR.FLR - SERVICES	18.26 M2





GATE & COMPOUND WALL

LENGTH OF PROPOSED COMPOUND WALL = 431.20 RMTS.



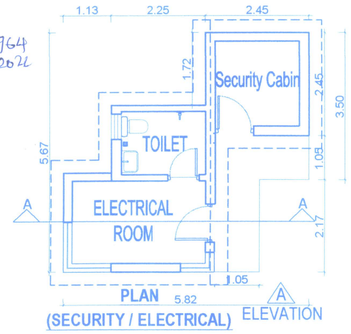
SITE PLAN
SCALE:- 1:500

PLAN
SCALE - 1:100

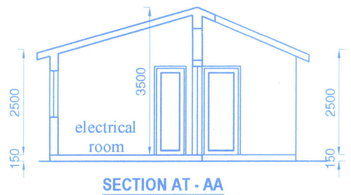
SECTION AA'
SCALE - 1:100

Approved with condition vide
L. No.: TPB/7414/VER/TCP/22/764
dt 2/3/2022

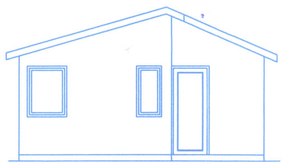
Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Mapusa



PLAN (SECURITY / ELECTRICAL) ELEVATION
Scale:- 1:100



SECTION AT - AA
(SECURITY / ELECTRICAL)
Scale:- 1:100



ELEVATION - A
(SECURITY / ELECTRICAL)
Scale:- 1:100

APPROVED
Subject to the conditions laid down in the construction licence
No. VIII/VC/F-licence/02/2023-23/334
Dated 16/03/2022
Secretary

PROJECT TITLE :	
PROPOSED CONSTRUCTION OF RESIDENTIAL UNITS TYPE - A (5 NOS.), TYPE - B (1 NO.), COMPOUND WALL ALONG WITH POOL ON PROPERTY BEARING SY. NO. 52/32-A OF VERLA VILLAGE, BARDEZ TALUKA, GOA.	
FOR- REALCON RESIDENCY LLP	
SUBMISSION DRAWING	SHEET NO. 1
OWNER'S SIGN	CONSULTANT SIGN

PARESH CHITONDE
B.E. (Civil) AMIE FIV
CHARTERED ENGINEER
C.C.P. Reg. No. ER/0057/2010

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