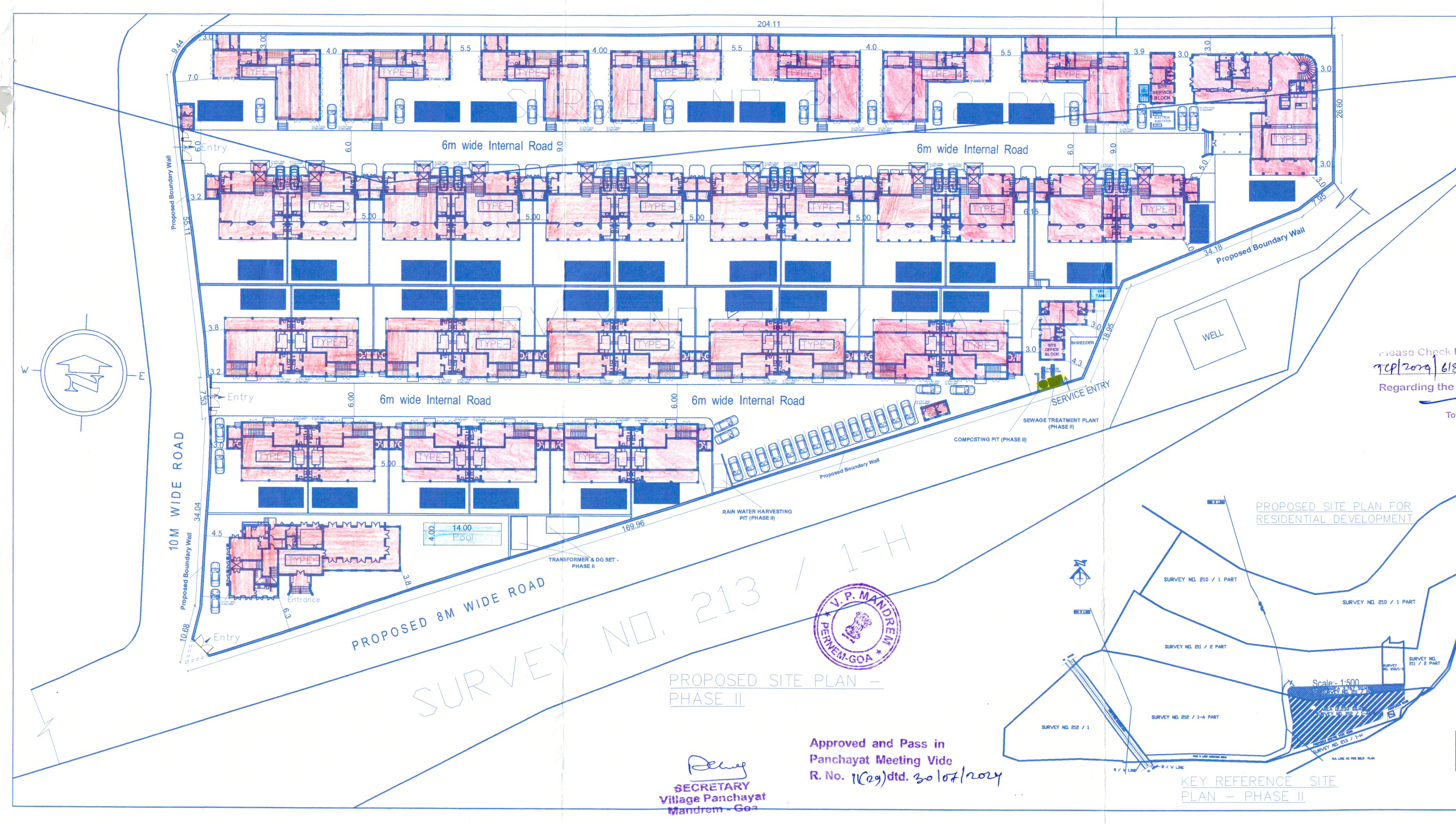

Please Check Letter No. DA/1257/PER/MAN/TCP/2024/618 Date. 27/03/2024

Regarding the Plans.

Deputy Town Planner
Town & Country Planning Dept.
Govt. of Goa.
Pernem - Goa.
25/8/24

Approved and Pass in
Panchayat Meeting Vide
R. No. 11(29) dtd. 30/07/2024

SECRETARY
Village Panchayat
Mandrem - Goa

AREA STATEMENT

AREA OF SY. NO. 211 / 2 OF MANDREM VILLAGE = 56,449 SQ.M.
AREA OF SY. NO. 212 / 1-A OF MANDREM VILLAGE = 66,871 SQ.M.

PLOT B	SURVEY NO. 211 / 2 (PART)	3,767 SQ.M.
PLOT B1	SURVEY NO. 212 / 1-A (PART)	12,233 SQ.M.

AREA PROPOSED FOR RESIDENTIAL DEVELOPMENT PROJECT = 16,000 SQ.M.

Scale:- 1:4000

BUILTUP AREA STATEMENT - PHASE II DEVELOPMENT

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R STAIRCASE	DUCT VOID	CCTV/SER	PORCH ENT.LOBBY	BALCONY VERANDAH	TERRACE	TOTAL	NET F.A.R (sq.mts)
TYPE 1 - 5 BHK									
GROUND FLOOR	309.64	16.60	-	-	8.14	-	27.69	52.43	257.21
FIRST FLOOR	244.10	16.60	2.97	-	-	17.87	8.79	99.74	
including terrace						9.16	44.35		144.37
TOTAL BUA	553.75 SQ.M.							TOTAL FAR	401.58 SQ.M.

COVERAGE = 273.81 sq.m.(excluding unstoried entrance porch & verandah)

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R STAIRCASE	DUCT VOID	CCTV/SER	PORCH ENT.LOBBY	BALCONY VERANDAH	TERRACE	TOTAL	NET F.A.R (sq.mts)
TYPE 2 - 4 BHK									
GROUND FLOOR	284.18	26.28	-	-	5.34	29.94	-	61.56	222.62
FIRST FLOOR	262.68	26.28	-	-	-	35.78	-	62.06	200.62
TOTAL BUA	546.86 SQ.M.							TOTAL FAR	423.24 SQ.M.

COVERAGE = 278.84 sq.m.(excluding unstoried entrance porch)
TOTAL FAR x 8 nos. = 3385.92 SQ.M.
TOTAL BUA x 8 nos. = 4374.88 SQ.M.
TOTAL COVERAGE x 8 nos. = 2230.72 sq.m.

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R STAIRCASE	DUCT VOID	CCTV/SER	PORCH ENT.LOBBY	BALCONY VERANDAH	PARKING TERRACE	TOTAL	NET F.A.R (sq.mts)
TYPE 3 - 4 BHK									
GROUND FLOOR	322.61	22.86	-	-	21.06	29.0	17.32	90.24	232.37
FIRST FLOOR	303.33	36.40	-	-	-	34.60	-	71.00	232.33
TOTAL BUA	625.94 SQ.M.							TOTAL FAR	464.70 SQ.M.

COVERAGE = 297.79 sq.m.(excluding unstoried porch)
TOTAL FAR x 6 nos. = 2788.20 SQ.M.
TOTAL BUA x 6 nos. = 3755.64 SQ.M.
TOTAL COVERAGE x 6 nos. = 1786.74 sq.m.

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R STAIRCASE	DUCT VOID	CCTV/SER	PORCH ENT.LOBBY	BALCONY VERANDAH	TERRACE	TOTAL	NET F.A.R (sq.mts)
TYPE 4 - 4 BHK									
GROUND FLOOR	176.45	12.05	-	-	-	22.86	-	34.91	141.54
FIRST FLOOR	173.88	14.82	-	-	-	32.60	-	47.42	126.46
TOTAL BUA	350.33 SQ.M.							TOTAL FAR	268.0 SQ.M.

COVERAGE = 176.45 sq.m.
TOTAL FAR x 7 nos. = 1876.0 SQ.M.
TOTAL BUA x 7 nos. = 2452.31 SQ.M.
TOTAL COVERAGE x 7 nos. = 1235.15 sq.m.

FLOORS	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R STAIRCASE	DUCT VOID	CCTV/SER	PORCH ENT.LOBBY	BALCONY TERRACE	VERANDAH	TOTAL	NET F.A.R (sq.mts)
TYPE 5 - 5 BHK									
GROUND FLOOR	376.65	34.39	-	-	27.76	-	51.98	114.13	262.52
FIRST FLOOR	356.14	34.39	-	-	-	42.78	-	77.17	278.97
TOTAL BUA	732.79 SQ.M.							TOTAL FAR	541.49 SQ.M.

COVERAGE = 348.89 sq.m.(excluding unstoried entrance porch)

BLOCK TYPE	TOTAL B.U.A (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R STAIRCASE	DUCT VOID	CCTV/SER	PORCH ENT.LOBBY	BALCONY VERANDAH	TERRACE	TOTAL	NET F.A.R (sq.mts)
SITE SERVICE BLOCK	41.65							—	41.65
SITE OFFICE BLOCK	68.86							—	68.86
SECURITY CABIN- 2nos.	24.0							6.0	18.0
TOTAL BUA	134.51 SQ.M.							TOTAL FAR	128.51 SQ.M.

COVERAGE = 134.51 sq.m.

TOTAL BUILTUP AREA OF UNITS : 11869.36 M2

TOTAL BUILTUP AREA OF ANCILLARY BLOCKS : 134.51 M2

INFRASTRUCTURE TAX AREA STATEMENT - PHASE II DEVELOPMENT

FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREA FREE OF F.A.R STAIRCASE	DUCT VOID	CCTV/SER	PORCH ENT.LOBBY	BALCONY VERANDAH	TERRACE	TOTAL	TOTAL B.U.A (sq.mts)
TYPE 1 - 5 BHK									
GROUND FLOOR	257.21	16.60	-	-	8.14	-	27.69	52.43	309.64
FIRST FLOOR		16.60	2.97	-	-	17.87	8.79	99.74	244.10
including terrace	144.37					9.16	44.35		
								TOTAL BUA	553.75 SQ.M.

FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREAS TO BE INCLUDED IN INFRA TAX STAIRCASE	DUCT VOID	CCTV/SER	PORCH ENT.LOBBY	BALCONY VERANDAH	TERRACE	TOTAL	TOTAL B.U.A (sq.mts)
TYPE 2 - 4 BHK									
GROUND FLOOR	222.62	26.28	-	-	5.34	29.94	-	61.56	284.18
FIRST FLOOR	200.62	26.28	-	-	-	35.78	-	62.06	262.68
								TOTAL BUA	546.86 SQ.M.

TOTAL BUA x 8 nos. = 4374.88 SQ.M.

FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREAS TO BE INCLUDED IN INFRA TAX STAIRCASE	DUCT VOID	CCTV/SER	PORCH ENT.LOBBY	BALCONY VERANDAH	PARKING TERRACE	TOTAL	TOTAL B.U.A (sq.mts)
TYPE 3 - 4 BHK									
GROUND FLOOR	232.37	22.86	-	-	21.06	29.0	17.32	90.24	322.61
FIRST FLOOR	232.33	36.40	-	-	-	34.60	-	71.00	303.33
								TOTAL BUA	625.94 SQ.M.

TOTAL BUA x 6 nos. = 3755.64 SQ.M.

FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREAS TO BE INCLUDED IN INFRA TAX STAIRCASE	DUCT VOID	CCTV/SER	PORCH ENT.LOBBY	BALCONY VERANDAH	TERRACE	TOTAL	TOTAL B.U.A (sq.mts)
TYPE 4 - 4 BHK									
GROUND FLOOR	141.54	12.05	-	-	-	22.86	-	34.91	176.45
FIRST FLOOR	126.46	14.82	-	-	-	32.60	-	47.42	173.88
								TOTAL BUA	350.33 SQ.M.

TOTAL BUA x 7 nos. = 2452.31 SQ.M.

FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREAS TO BE INCLUDED IN INFRA TAX STAIRCASE	DUCT VOID	CCTV/SER	PORCH ENT.LOBBY	BALCONY TERRACE	VERANDAH	TOTAL	TOTAL B.U.A (sq.mts)
TYPE 5 - 5 BHK									
GROUND FLOOR	262.52	34.39	-	-	27.76	-	51.98	114.13	376.65
FIRST FLOOR	278.97	34.39	-	-	-	42.78	-	77.17	356.14
								TOTAL BUA	732.79 SQ.M.

BLOCK TYPE	NET F.A.R (sq.mts)	AREA STATEMENT AREAS TO BE INCLUDED IN INFRA TAX STAIRCASE	DUCT VOID	CCTV/SER	PORCH ENT.LOBBY	BALCONY VERANDAH	TERRACE	TOTAL	TOTAL B.U.A (sq.mts)
SITE SERVICE BLOCK	41.65							—	41.65
SITE OFFICE BLOCK	68.86							—	68.86
SECURITY CABIN- 2nos.	18.0							6.0	24.0
								TOTAL BUA	134.51 SQ.M.

TOTAL BUILTUP AREA OF UNITS : 11869.36 M2

TOTAL BUILTUP AREA OF ANCILLARY BLOCKS : 134.51 M2

TOTAL BUILTUP AREA OF POOLS : 1060.5 M2

(AREA OF POOL : 8m x 3.5m x 35 nos. = 980 sq.m.
: 7m x 3.5m x 1 no. = 24.5 sq.m.
: 14m x 4m x 1 no. = 56 sq.m.)

TOTAL INFRASTRUCTURE TAX AREA: 13,064.37 SQ.M.

TOTAL LENGTH OF BOUNDARY WALL = 580 RMT.(including gates)

AREA STATEMENT - PHASE II

AREA OF SY. NO. 211 / 2 OF MANDREM VILLAGE = 56,449 SQ.M.	
AREA OF SY. NO. 212 / 1-A OF MANDREM VILLAGE = 66,871 SQ.M.	
AREA OF SY. NO. 211 / 2 (PART) FOR RESIDENTIAL DEVELOPMENT	3,767 SQ.M.
AREA OF SY. NO. 212 / 1-A (PART) FOR RESIDENTIAL DEVELOPMENT	12,233 SQ.M.

AREA STATEMENT - PHASE II- PROPOSED RESIDENTIAL DEVELOPMENT

01	AREA OF RESIDENTIAL PLOT - PHASE II	16000 M2
02	AREA LOST IN ROAD WIDENING	0 M2
03	EFFECTIVE PLOT AREA	16000 M2
3a	15% OPEN SPACE REQD.	NA
	Note : Green Open Space for the larger landed property of Sy.No.211/2 & 212/1-A Mandrem Village, in Settlement Zone beyond 500m HTL intended for Residential Development, has been already considered and provided in the Project Planning of the Project Site Plan. Attached is the Approved Design Layout indicating the same	
04	PROPOSED COVERAGE	6009.82 M2
5a	COVERAGE OF UNITS	5875.31 M2
5b	COVERAGE OF AMENITIES	134.51 M2
06	PROPOSED F.A.R	9121.70 M2
07	FAR OF UNITS	
7a	GROUND FLOOR F.A.R	4685.69 M2
(i)	FIRST FLOOR F.A.R	4307.50 M2
(ii)	FAR OF UNITS	8993.19 M2
	FAR OF AMENITIES	128.51 M2
7b	PROPOSED BUILT UP AREA	
08	BUA OF UNITS	
8a	GROUND FLOOR BUA	6130.54 M2
(i)	FIRST FLOOR BUA	5738.82 M2
(ii)	BUA OF UNITS	11869.36 M2
	BUA OF AMENITIES	134.51 M2
8b	PROPOSED BUA OF PROJECT	12003.87 M2

PREVIOUSLY APPROVED AREA STATEMENT

AREA OF THE PLOT S NO 210/1,211/2 & 212/0	2,31,153.00 SQM
AREA OF THE PLOT BETWEEN 0- 500M. HTL	122029.00SQM
AREA OF THE PLOT BEYOND 500M. HTL	109124.00 SQM
AREA UNDER ROAD WIDENING	00.00 SQM
AREA RESERVED FOR UNDEVELOPABLE SLOPE	28741.00 SQM
EFFECTIVE PLOT AREA	80383.00 SQM
PERMISSIBLE COVERAGE @ 40%	
COVERAGE CONSUMED PHASE I = 5270.39 SQM (06.56%)	
F.A.R. CONSUMED PHASE I 9696.43 SQM (12.06%)	
COVERAGE PROPOSED PHASE II = 6009.82 SQM (07.48%)	
F.A.R. PROPOSED PHASE II = 9121.70 SQ.M. (11.35%)	
TOTAL COVERAGE CONSUMED PHASE I & PHASE II = 11,280.21 SQM (14.04%)	
TOTAL FAR CONSUMED PHASE I & PHASE II = 18,818.13 SQM (23.41%)	

PROJECT TITLE:
PROPOSED CONSTRUCTION OF BOUNDARY WALL & RESIDENTIAL UNITS ALONGWITH POOL ON PROPERTY BEARING SY. NO. 211/2(part) & 212/1-A(part) OF MANDREM VILLAGE, SITUATED AT MANDREM VILLAGE, PERNEM TALUKA, NORTH GOA.

FOR:- MAHASEER HOTELS & RESORTS PVT. LTD.

SUBMISSION DRAWING	SHEET : SITE PLANNING
OWNER SIGN	CONSULTANT SIGN

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