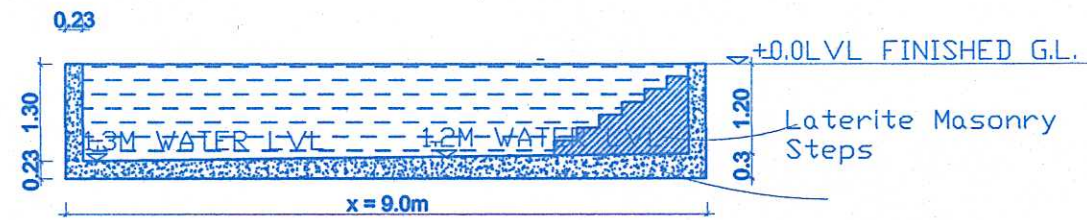


LENGTH OF PROPOSED COMPOUND WALL = 174.60 RMTS.



SECTION BB - TYPICAL POOL
Scale:- 1:100



PLAN OF POOL
Scale:- 1:100

PREVIOUSLY APPROVED AREA STATEMENT

01	TOTAL AREA OF SY.NO. 29/10	2000 M2
02	AREA UNDER NATURAL COVER	620.10 M2
03	AREA UNDER NDZ + NATURAL COVER	392.90 M2
04	AREA OF SY.NO.29/10 IN SETTLEMENT (01- 02 - 03) =	987.00 M2
05	AREA FOR ROAD WIDENING	67.0 M2
06	EFFECTIVE PLOT AREA (04 - 05) =	920.0 M2
07	TOTAL AREA OF SY.NO. 29/10	2000 M2
08	AREA OF SY.NO.29/10 IN SETTLEMENT	987.0 M2
09	AREA FOR ROAD WIDENING	67.0 M2
10	EFFECTIVE PLOT AREA	920.0 M2
11	COVERAGE PERMISSIBLE (40 %)	368.0 M2
12	PROPOSED COVERAGE (31.09%)	286.04 M2
13	F.A.R. PERMISSIBLE (80 %)	789.84 M2
14	PROPOSED F.A.R (76.45%)	754.56 M2
14a	GROUND FLOOR FAR	251.52 M2
14b	FIRST FLOOR FAR	251.52 M2
14c	SECOND FLOOR FAR	251.52 M2
15	TOTAL BUILT-UP AREA(PREVIOUSLY APPROVED)	885.53 M2
15a	GROUND FLOOR BUA	286.04 M2
15b	FIRST FLOOR BUA	297.24 M2
15c	SECOND FLOOR BUA	302.25 M2

REVISED BUILT UP AREA STATEMENT

15	TOTAL BUILT-UP AREA(REVISED)	959.67 M2
15a	GROUND FLOOR BUA	286.04 M2
15b	FIRST FLOOR BUA 297.24 M2 + 37.07 M2	334.31 M2
15c	SECOND FLOOR BUA 302.25 M2 + 37.07 M2	339.32 M2

REVISED 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	ATRIUM	CCTV/SER	VER/BALC	TERRACE	PORCH	TOTAL		
PREVIOUSLY APPROVED BUA										
GROUND FLOOR	286.04	34.52						34.52	251.52	
FIRST FLOOR	297.24	34.52			11.2			45.72	251.52	
SECOND FLOOR	302.25	34.52			16.21			50.73	251.52	
TOTAL	885.53 = BUA							130.97	FAR = 754.56 M2	
Revised - Added Balconies										
FIRST FLOOR					37.07				0.00	
SECOND FLOOR					37.07				0.00	
Added Balconies BUA									74.14	ADDED FSI = 0.00

REVISED INFRASTRUCTURE TAX AREA STATEMENT

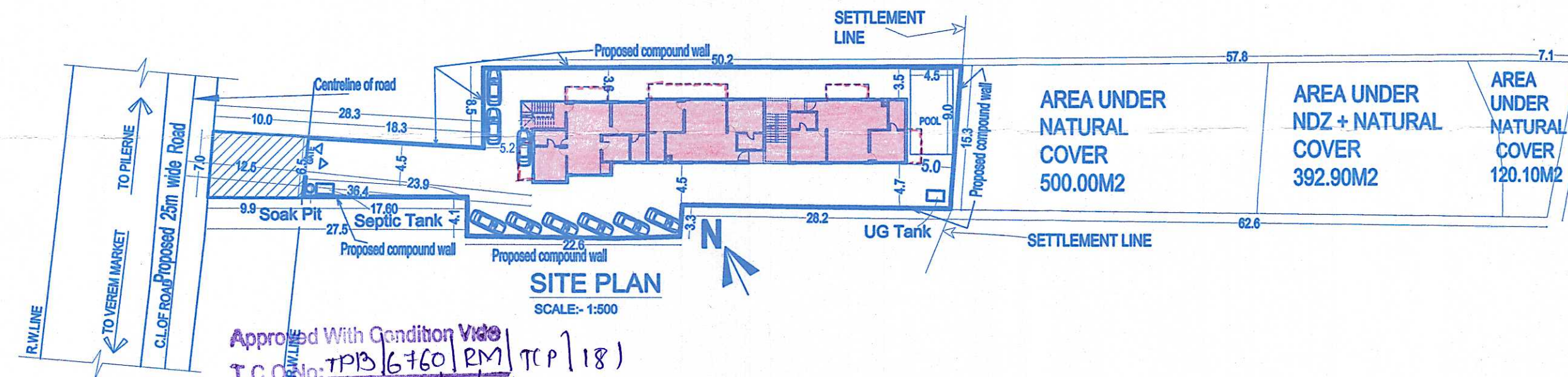
FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREAS TO BE INCLUDED IN F.A.R							TOTAL B.U.A (sq.mts)	
		STAIRS	ATRIUM	CCTV/SER	VER/BALC	TERRACE	PORCH	TOTAL		
PREVIOUSLY APPROVED BUA										
GROUND FLOOR	251.52	34.52						34.52	286.04	
FIRST FLOOR	251.52	34.52			11.2			45.72	297.24	
SECOND FLOOR	251.52	34.52			16.21			50.73	302.25	
TOTAL FAR =	754.56 M2							130.97	BUA = 885.53 M2	
Revised - Added Balconies										
FIRST FLOOR					37.07					
SECOND FLOOR					37.07					
Added Balconies BUA in Infrastructure tax area									74.14	REVISED BUA = 959.67 M2
POOL = 9mx4.5m = 40.5 SQ.M.										
REVISED TOTAL INFRA.TAX AREA = 1000.17 SQ.M.										

PREVIOUSLY APPROVED 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	ATRIUM	CCTV/SER	VER/BALC	TERRACE	PORCH	TOTAL	
PREVIOUSLY APPROVED BUA									
GROUND FLOOR	286.04	34.52						34.52	251.52
FIRST FLOOR	297.24	34.52			11.2			45.72	251.52
SECOND FLOOR	302.25	34.52			16.21			50.73	251.52
TOTAL	885.53 = BUA							130.97	FAR = 754.56 M2
Previously approved Coverage = 286.04 Sq.m.									

PREVIOUSLY APPROVED INFRASTRUCTURE TAX AREA STATEMENT

FLOORS	NET F.A.R (sq.mts)	AREA STATEMENT AREAS TO BE INCLUDED IN F.A.R							TOTAL B.U.A (sq.mts)
		STAIRS	ATRIUM	CCTV/SER	VER/BALC	TERRACE	PORCH	TOTAL	
PREVIOUSLY APPROVED BUA									
GROUND FLOOR	251.52	34.52						34.52	286.04
FIRST FLOOR	251.52	34.52			11.2			45.72	297.24
SECOND FLOOR	251.52	34.52			16.21			50.73	302.25
TOTAL FAR =	754.56 M2							130.97	BUA = 885.53 M2
RESIDENTIAL BLDG. BUA = 885.53 M2									
POOL = 9mx4.5m = 40.5 SQ.M.									
TOTAL INFRASTRUCTURE TAX AREA = 926.03 SQ.M.									



Approved With Condition vide
T.C.C. No: TPB/6760/RM/TCP/18
Dt: 07/01/26

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

PROJECT TITLE :
REVISED PLANS FOR PROPOSED CONSTRUCTION OF
RESIDENTIAL BUILDING, COMPOUND WALL &
SWIMMING POOL ON PROPERTY BEARING SY. NO. 29/10
OF REIS MAGOS VILLAGE, BARDEZ TALUKA, GOA.
FOR- RYAGO HOTELS PVT. LTD.
SUBMISSION DRAWING SHEET NO.1
OWNER'S SIGN CONSULTANT SIGN

RYAGO HOTELS PVT. LTD.
AUTHORISED SIGNATORY

PRATHAMESH BHAT
BE
T.C.P. Reg. No. ER/0020/2022