



Village Panchayat Sancoale  
Construction Licence  
Approved  
Vidhan XI (12)  
Date: 18/02/2025  
Secretary  
V. P. Sancoale

APPROVED FOR  
DEVELOPMENT PERMISSION  
Regd. Order No. MPDA/7-U-4(Vol-II)/2024-25/1419  
Date: 04/02/2025

MEMBER SECRETARY

DWG NO-1/5

AREA STATEMENT OF THE TOTAL PLOT APPROVED AS ON 19/10/2015

1. PLOT AREA	23400.00 m <sup>2</sup>
2. AREA UNDER ROAD WIDENING	1633.00 m <sup>2</sup>
3. NET PLOT AREA (a-b)	21767.00 m <sup>2</sup>
4. REQUIRED OPEN SPACE (c x 15%)	3265.05 m <sup>2</sup>
5. PROVIDED OPEN SPACE	3270.00 m <sup>2</sup>
6. PERMISSIBLE COVERED AREA (c x 40%)	8706.80 m <sup>2</sup>
7. PERMISSIBLE F.A.R (c x 2.00)	46,800.00 m <sup>2</sup>
8. APPROVED COVERED AREA (36.09%)	7856.04 m <sup>2</sup>
9. PROPOSED COVERED AREA (0.38 %)	85.22 m <sup>2</sup>
10. TOTAL COVERED AREA (APP+PROP)	7,941.28 m <sup>2</sup>
11. TOTAL COVERAGE (APP+PROP)	36.48 %
12. APPROVED F.A.R (1.85)	40,258.25 m <sup>2</sup>
13. PROPOSED F.A.R (0.08)	1,737.41 m <sup>2</sup>
14. TOTAL F.A.R (APP+PROP)	41,995.66 m <sup>2</sup>
15. TOTAL F.A.R CONSUMED	1.93
16. APPROVED B.U. AREA	15,403.51 m <sup>2</sup>
17. PROPOSED B.U. AREA	2,301.73 m <sup>2</sup>
18. TOTAL B.U. AREA (APP+PROP)	17,705.24 m <sup>2</sup>

AREA CALCULATION

TYPE	COVERED AREA	F.A.R	B.U. AREA
PROPOSED REVISION			
BLOCK C4	438.50	2,556.00	4114.50
BLOCK C5	438.50	2,556.00	4114.50
BLOCK C6	438.50	2,556.00	4114.50
BLOCK C7	448.00	2,699.00	4,380.00
TOTAL	1763.50	10,367.00	16,723.50
APPROVED - 26/04/2023			
BLOCK G1	538.00	3,184.00	5,122.00
APPROVED - 20/02/2023			
BLOCK C3	438.50	2,556.00	4,325.70
APPROVED - 27/12/2021			
BLOCK C, C1, C2, (BLOCK F & G)	2,263.05	13,810.02	21,563.32
APPROVED - 10/01/2019			
BLOCK A, B, H & BASEMENT	2,937.41	15,078.64	38,370.72
NET TOTAL AREA	7,941.28	45,195.66	86,705.24

LAGUNA AZUL  
PHASE - 9  
AREA = 1100.80 m<sup>2</sup>  
RERA NO. = NEW

Bryan J. Soares  
Reg. No. CA/89/12085  
AR/0031/2010

## SITE PLAN

PROJECT:  
PROPOSED REVISION OF BLOCK C4, C5, C6 & C7 ON PLOT BEARING SY. NO/SUB DIV. NO. NO. 211/1-A, AT SANCOALE VILLAGE, MORMUGAO TALUKA - GOA.

OWNER:

MVR SEAVIEW HOMES PVT. LTD

DRN BY: S.A

DRG NO: SUB-01

JOB NO: 626/16

DATED: 28.08.24

DRGS:

SITE PLAN,

AREA STATEMENT

SCALE: 1:500

ARCHITECT'S SIGNATURE

CLIENT'S SIGNATURE

Bryan J. Soares  
Reg. No. CA/89/12085  
AR/0031/2010



ARCHITECTS:  
SOARES & ASSOCIATES

G-1, VIKAS BUILDING,

6TH FLOOR,

PAULINA, GOA.

PH: FAX: 2728040, 2430010

e-mail: bsoares@gmail.com

PARKING REQUIRED : PARKING PROVIDED :

TYPE	Flats	TYPE	Cars
BLOCK A	32	STILT PARKING :	
BLOCK B	106	BLOCK A	18
BLOCK C - C7	256	BLOCK B	57
BLOCK F	32	BLOCK C - C7	12 x 8 = 96
BLOCK G&H	64	BLOCK F	16
TOTAL FLATS	490	BLOCK G&H	36
BLOCK H - 104.0/50+flats		BASEMENT	400
TOTAL - 490 x 1 - 490 flats		TOTAL	621 cars

SITE PLAN  
SCALE: 1:500

REF: MPDA/7-U-4(Vol-II)/2023-24/132  
Dt: 26/04/23  
REF: MPDA/7-U-4(Vol-III)/2022-23/1604  
Dt: 20/02/23  
REFER NO: VP/S/21/2022-23/775  
Dt: 10/06/22  
REF: MPDA/7-U-4(Vol 4)/2021-22/1549  
Dt: 27/12/21  
REFER NO: CONST LIC NO. 5/2019-20  
Dt: 28/02/2019  
REF: MPDA/7-U-4(Vol 2)/2018-19/1269  
Dt: 10/01/2010  
REFER NO: CONST LIC NO. 55/2016-17  
Dt: 16/12/2016  
REFER NO: MPDA/7-U-4/2015-17/950  
Dt: 19/10/2016  
REFER NO: MPDA/7-U-4/13/13/1899