



PROPOSED COMPOUND WALL LENGTH 259.8 M.  
COMPOUND WALL DETAIL  
SCALE:-50

Approved with condition vide  
L. No.:

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

Approved with condition vide  
L. No.: TPB/7906/MOI/TCP/23/2023

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

Approved vide permission  
No. VP/Moif/Per/29/2022-2023/1178  
Dated: 22/10/2023

Village Panchayat Moira  
Bardez - Goa.

Proposed Phase III Development  
4620.0 SQ.M.  
vide File No. TPB/7888/Moira

OPEN SPACE/R.G  
3304.0 SQ.M.

AREA : 9340.0 SQ.M.  
APPROVED BY TCP VIDE NO:  
TPB/ 7734/ MOI/ TCP- 2022/4628 DATED 16/08/2022

AREA PROPOSED FOR DEVELOPMENT  
3680.0 SQ.M.

SITE PLAN  
SCALE-500

Sl. No.	Area Statement	Area in sqm
1	Total Area of the Plot	20,841.00
2	Road area	460.00
3	Net plot area for Development	20,381.00
4	RG area Required (15%)	3,057.15
5	RG area provided (15.28 %)	3,301.00
6	Permissible Coverage on Ground	6,199.45
7	Permissible Coverage in %	40.00
8	Floor area permissible	10,470.95
9	FAR permissible on Gross plot area in %	60.00

  

Sl. No.	Area Statement	Area in sqm
1	Plot Area	9,340.00
2	Road Widening area	245.00
3	Net plot area (2-1)	9,095.00
4	FAR on plot Area (50% of 1)	4,670.00
5	RG FAR Provided (52.59 %)	873.90
6	Total Permissible Floor area (4+5)	5,543.90
7	Consumed Floor area	3,790.42
8	Consumed FAR in % (7/4)	49.58
9	Balance FAR including RG FAR (7-6)	1,753.48
10	Permissible Coverage on Ground (40% of 3)	3,638.00
11	Existing Covered area on Ground	-
12	Proposed Covered area	3,970.98
13	Proposed Coverage in % (12/9)	22.67

  

Sl. No.	Area Statement	Area in sqm
1	Plot Area	3,690.00
2	Road Widening area	3,000.00
3	Net plot area (2-1)	1,690.00
4	FAR on plot Area (50% of 1)	344.50
5	RG FAR Provided (52.59 %)	2,184.32
6	Total Permissible Floor area (4+5)	1,279.82
7	Consumed Floor area	37.47
8	Consumed FAR in % (7/3)	89.50
9	Balance FAR including RG FAR (7-6)	1,439.00
10	Permissible Coverage on Ground (40% of 3)	1,156.75
11	Existing Covered area on Ground	1,156.75
12	Proposed Covered area	1,156.75
13	Proposed Coverage in % (12/9)	32.22

  

Sl. No.	Area Statement	Area in sqm
1	Plot Area	4,620.00
2	Road Widening area	115.00
3	Net plot area (2-1)	4,505.00
4	FAR on plot Area (50% of 1)	2,252.50
5	RG FAR Provided (52.59 %)	432.27
6	Total Permissible Floor area (4+5)	2,252.27
7	Consumed Floor area	-
8	Consumed FAR in % (7/3)	-
9	Balance FAR including RG FAR (7-6)	2,742.27
10	Permissible Coverage on Ground (40% of 3)	1,800.00
11	Existing Covered area on Ground	-
12	Proposed Covered area	1,800.00
13	Proposed Coverage in % (12/9)	-

  

Sl. No.	Description	Plot Area in sqm	FAR 0.5 in sqm	Percent in %	RG FAR in sqm	FAR + RG FAR in sqm
1	Approved Development - TCP ORDER VIDE REF NO. TPB/7734/MOI/TCP-2022/4628 DATED 16/08/2022	9,340.00	4,670.00	50.00%	873.90	5,543.90
2	Proposed Development	3,690.00	1,640.00	20.00%	344.50	2,184.50
3	Proposed phase II Development vide file no. TPB/7888/Moira	4,620.00	2,310.00	26.19%	432.27	2,742.27
4	RG	3,301.00	1,650.50	100%	1,650.50	1,650.50
5	Total	20,841.00	10,470.95	100%	1,650.50	10,470.95

TYPE 01	HOUSE B & C	02 No.
TYPE 02	HOUSE D	01 No.
TYPE 03	HOUSE D	01 No.
TYPE 04	HOUSE E	01 No.

TYPE 2 - 4.5 BHK  
TYPE 1, 3, 4 - 4 BHK

3) AREA CALCULATION

TYPE 01				TYPE 02				TYPE 03				TYPE 04			
1. GROUND FLOOR FAR CALCULATION				1. GROUND FLOOR FAR CALCULATION				1. GROUND FLOOR FAR CALCULATION				1. GROUND FLOOR FAR CALCULATION			
SR.NO	LENGTH	BREADTH	AREA	SR.NO	LENGTH	BREADTH	AREA	SR.NO	LENGTH	BREADTH	AREA	SR.NO	LENGTH	BREADTH	AREA
A1	5.70	7.61	44.06	A1	2.35	3.70	8.70	A1	3.55	3.85	3.82	A1	3.55	3.85	3.82
A2	9.42	1.83	17.24	A2	5.8	6.85	39.73	A2	5.8	7.7	44.66	A2	5.8	6.7	38.89
A3	3.1	9.6	29.76	A3	4.77	11.09	52.73	A3	4.77	10.9	51.99	A3	4.68	11.07	51.61
A4	3.36	5.85	19.66	A4	3.48	2.15	7.48	A4	3.48	2.17	7.55	A4	3.48	2.17	7.55
A5	4.4	2.25	9.90	A5	1.4	2.90	4.06	A5	1.4	2.90	4.06	A5	1.4	2.90	4.06
A6	5.75	3.95	22.71	A6	5.8	6.85	39.73	A6	5.8	6.60	38.28	A6	5.8	6.61	38.34
A7	5.93	3.30	19.57	A7	5.6	1.50	8.40	A7	5.6	1.20	6.72	A7	5.6	0.90	5.04
			164.43				175.89				179.49				179.21
GROUND FLOOR DEDUCTION CALCULATION				GROUND FLOOR DEDUCTION CALCULATION				GROUND FLOOR DEDUCTION CALCULATION				GROUND FLOOR DEDUCTION CALCULATION			
SR.NO	LENGTH	BREADTH	AREA	SR.NO	LENGTH	BREADTH	AREA	SR.NO	LENGTH	BREADTH	AREA	SR.NO	LENGTH	BREADTH	AREA
O1	4.31	5.60	24.18	B1	1.5	5.70	8.55	B1	1.5	5.70	8.55	B1	1.5	5.70	8.55
O2	4.31	5.60	24.18	B2	1.5	3.90	5.85	B2	1.5	3.90	5.85	B2	1.5	3.90	5.85
O3	4.31	5.60	24.18	B3	1.5	3.90	5.85	B3	1.5	3.90	5.85	B3	1.5	3.90	5.85
O4	4.31	5.60	24.18	B4	1.98	1.50	2.97	B4	1.98	1.50	2.97	B4	1.98	1.50	2.97
			96.72				22.07				22.52				22.34
TOTAL AREA				TOTAL AREA				TOTAL AREA				TOTAL AREA			
			67.71				153.82				156.97				156.87

AREA STATEMENT - TYPE 02										
FLOOR	BUILTUP	BALCONY	STAIRCASE	DOUBLE HEIGHT TERRACE	OTHERS	TOTAL AREA IN SQ.M				
GROUND FLOOR	220.72	22.07	12.76	0.00	0.00	175.89				
LOWER GROUND FLOOR	68.75	6.40	6.96	0.00	0.00	76.99				
TOTAL AREA	299.46	28.47	19.72	0.00	0.00	252.87				

AREA STATEMENT - TYPE 03										
FLOOR	BUILTUP	BALCONY	STAIRCASE	DOUBLE HEIGHT TERRACE	OTHERS	TOTAL AREA IN SQ.M				
GROUND FLOOR	213.59	22.52	11.88	0.00	0.00	179.19				
LOWER GROUND FLOOR	95.50	4.80	15.12	0.00	0.00	75.58				
TOTAL AREA	309.09	27.32	27.00	0.00	0.00	254.77				

AREA STATEMENT - TYPE 04										
FLOOR	BUILTUP	BALCONY	STAIRCASE	DOUBLE HEIGHT TERRACE	OTHERS	TOTAL AREA IN SQ.M				
GROUND FLOOR	207.32	22.34	12.76	0.00	0.00	172.32				
LOWER GROUND FLOOR	81.94	5.04	8.85	0.00	0.00	70.05				
TOTAL AREA	291.26	27.38	21.61	0.00	0.00	242.28				

AREA STATEMENT - TYPE 05										
FLOOR	BUILTUP	BALCONY	STAIRCASE	DOUBLE HEIGHT TERRACE	OTHERS	TOTAL AREA IN SQ.M				
GROUND FLOOR	207.32	22.34	12.76	0.00	0.00	172.32				
LOWER GROUND FLOOR	81.94	5.04	8.85	0.00	0.00	70.05				
TOTAL AREA	291.26	27.38	21.61	0.00	0.00	242.28				

AREA STATEMENT - TYPE 06										
FLOOR	BUILTUP	BALCONY	STAIRCASE	DOUBLE HEIGHT TERRACE	OTHERS	TOTAL AREA IN SQ.M				
GROUND FLOOR	207.32	22.34	12.76	0.00	0.00	172.32				
LOWER GROUND FLOOR	81.94	5.04	8.85	0.00	0.00	70.05				
TOTAL AREA	291.26	27.38	21.61	0.00	0.00	242.28				

AREA STATEMENT - TYPE 07										
FLOOR	BUILTUP	BALCONY	STAIRCASE	DOUBLE HEIGHT TERRACE	OTHERS	TOTAL AREA IN SQ.M				
GROUND FLOOR	207.32	22.34	12.76	0.00	0.00	172.32				
LOWER GROUND FLOOR	81.94	5.04	8.85	0.00	0.00	70.05				
TOTAL AREA	291.26	27.38	21.61	0.00	0.00	242.28				

AREA STATEMENT - TYPE 08										
FLOOR	BUILTUP	BALCONY	STAIRCASE	DOUBLE HEIGHT TERRACE	OTHERS	TOTAL AREA IN SQ.M				
GROUND FLOOR	207.32	22.34	12.76	0.00	0.00	172.32				
LOWER GROUND FLOOR	81.94	5.04	8.85	0.00	0.00	70.05				
TOTAL AREA	291.26	27.38	21.61	0.00	0.00	242.28				

AREA STATEMENT - ALL UNITS						
FLOOR	BUILTUP	BALCONY	STAIRCASE	DOUBLE HEIGHT TERRACE	OTHERS	TOTAL AREA IN SQ.M
GROUND FLOOR	1156.7525	103.1394	75.0540	41.3760	0.0000	30.1208
FIRST FLOOR	568.9731	19.4400	67.8590	0.0000	9.9000	0.0000
TOTAL AREA	1725.7256	122.5794	142.9230	41.3760	0.0000	30.1208

- 1) AREA OF SWIMMING POOL ----- 233.16 m2
- 2) TOTAL BUILT UP AREA FOR INFRASTRUCTURE TAX (TOTAL BUILT UP) + SWIMMING POOL 1725.7 + 233.16 = 1958.8 m2
- 3) AREA CALCULATION

PROJECT:  
PROPOSED PHASE-2 CONSTRUCTION OF RESIDENCES,  
SWIMMING POOLS, WELL & COMPOUND WALL FOR LAVAUX  
LUXURY PROJECT ONE LLP ON PLOT BEARING SURVEY  
No.16/0 OF MOIRA VILLAGE, BARDEZ TALUKA, GOA.

DRAWING: SANCTION DRAWING 101 (1/6)

DATE	9TH AUGUST 2022
SCALE	AS PER SPECIFIED
OWNER:	ARCHITECT: / EN66

WISHWAS N. KOTKAR  
B. E. Civil  
Structural Design Engineer  
PVD/ENG/423-8  
MUMBAI

TCP Reg. No. ER10015/2011