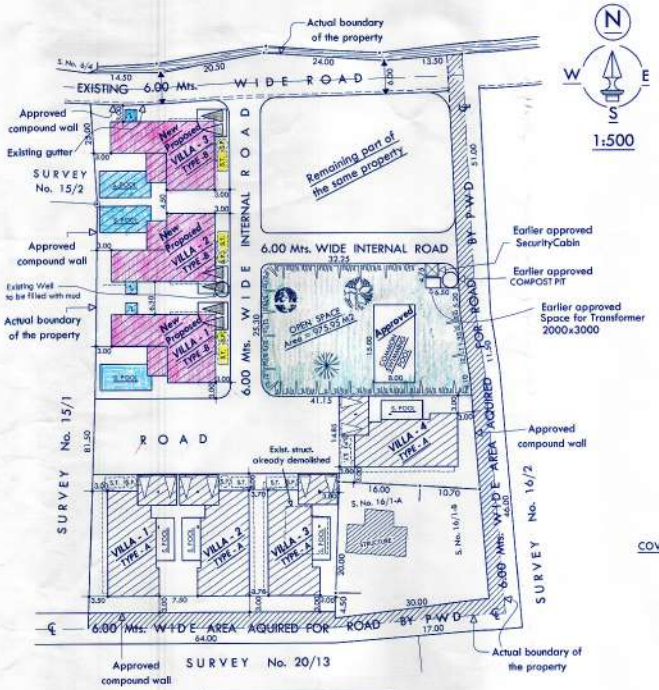


SITE PLAN

Sr. No.	Floors Ref.	USE	Total B. U. Area	Area Free From F.A.R.						Net Floor Area	FAR
				Balc./Ver.	S/C	Porch	S./Pool	Zacoas	Open deck		
1.	Gr. Fl.	Res.	253.483 M2	------	2.715 M2	------	48.48 M2	5.06 M2	22.07 M2	175.158 M2	
2.	1st Fl.	Res.	170.224 M2	4.914 M2	6.72 M2	------	------	------	------	158.59 M2	
3.	Total of one unit	Res.	423.707 M2	4.914 M2	9.435 M2	------	48.48 M2	5.06 M2	22.07 M2	333.748 M2	
4.	Total of 3 units	Res.	1271.12 M2	14.742 M2	28.305 M2	------	145.44 M2	15.18 M2	66.21 M2	1001.244 M2	15.51

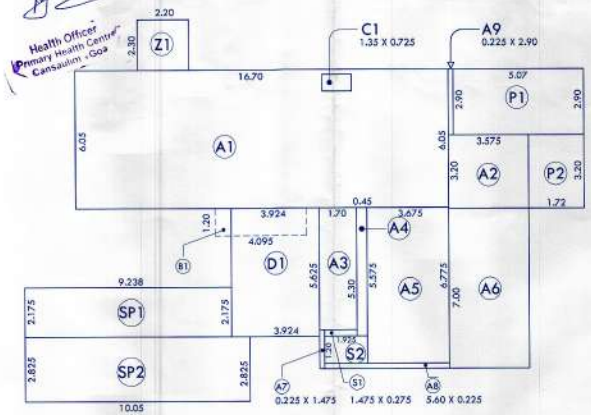
TPM APPROVAL.

Please check order No. TPM/27074/cana/16/1/19 1796 dated 8/3/19 regarding the plans.

Dy. Town Planner
for Town & Country Planning Dept.
South Goa Dist. Office, Margao Goa

PANCHAYAT APPROVAL.

Health Officer
Primary Health Centre
Cansaulim - Goa



DETAILS OF AREA IN BLOCK

Not To Scale.

COVERED AREA = A1 + A2 + A3 + A4 + A5 + A6 + A7 + A8 + A9 + P1 + P2 + S1 + S2 - C1
= 101.035 + 11.44 + 9.01 + 2.50 + 24.89 + 25.025 + 0.33 + 1.26 + 0.6525 + 14.70 + 5.504 + 0.40 + 2.31 - 097
= 198.08 M2

BUILT UP AREA ON GROUND FLOOR OF "B" TYPE VILLA

COVERED AREA + SP1 + SP2 + D1 + Z1 - [P1 + P2]
198.08 + 20.09 + 28.39 + 22.07 + 5.06 - 20.207 = 253.483 M2

FLOOR AREA ON GROUND FLOOR = BUA - [S1+S2] - [SP1+SP2] - [Z1] - [D1]
= 253.483 - 2.715 - 48.48 - 5.06 - 22.07 = 175.158 M2

BUILT UP ON FIRST FLOOR = COVERED AREA ON Gr. FLOOR + C1 + B1 - VOID
= 198.08 + 0.97 + 4.914 - 33.74
= 170.224 M2

FLOOR AREA ON FIRST FLOOR = BUA ON Fr. FL. - B1 - (S/C)
= 170.224 - 4.914 - 6.72
= 158.59 M2

AREA STATEMENT

1.	Total area of the property		=	7513.00 M2
2.	Less area aquired for road		=	620.00 M2
3.	Less area under existing 6.00 mts. road towards North(un aquired)		=	440.00 M2
4.	∴ Net effective area of the property		=	6453.00 M2
5.	Area under 15 % open space required		=	967.95 M2
6.	Area under open space provided		=	975.00 M2
7.	Area under existing house in the property (already demolished)		=	70.50 M2
8.	Existing coverage in the property (already demolished)		=	1.09 %
9.	Existing floor area in the property (already demolished)		=	70.50 M2
10.	∴ Existing FAR in the property (already demolished)		=	1.02
11.	Earlier approved covered area of 4 nos. 'A' type villas	4 x 205.583	=	821.132 M2
12.	∴ Earlier approved coverage		=	12.72 %
13.	Earlier approved floor area on the ground floor	4 x 158.733	=	634.932 M2
14.	Earlier approved floor area on the first floor	4 x 166.522	=	666.088 M2
15.	Earlier approved floor area on all the floors		=	1301.02 M2
16.	∴ Earlier approved FAR		=	20.16
17.	Earlier approved Built up area on ground floor			
	Earlier approved: a) by virtues of villas — Villa 1 & 2	2 x 199.613	=	399.226 M2
	Villa 3	1 x 190.636	=	190.636 M2
	Villa 4	1 x 195.361	=	195.361 M2
	Sub Total		=	785.223 M2
	b) By virtues of attached swimming pool	4 x 28.91	=	115.64 M2
	c) Area under swimming pool (common)		=	120.00 M2
	d) Area under security cabin	2.50 x 2.40	=	6.00 M2
18.	Earlier approved Built up area on first floor	4 x 173.332	=	693.328 M2
19.	∴ Earlier approved Total built up area in the property		=	1720.191 M2

NOW NEW PROPOSAL

20.	Proposed covered area of 3 nos. 'B' type villas	3 x 198.08	=	594.24 M2
21.	∴ Proposed coverage		=	9.20 %
22.	Proposed floor area on the ground floor	3 x 175.158	=	525.474 M2
23.	Proposed floor area on the first floor	3 x 158.59	=	475.77 M2
24.	Proposed floor area on all the floors		=	1001.244 M2
25.	∴ New proposed FAR		=	15.51
26.	∴ Total covered area	821.132 + 594.24	=	1415.37 M2
27.	Total coverage	12.72 + 9.20	=	21.92 %
28.	Total floor area	1301.02 + 1001.244	=	2302.26 M2
29.	Total FAR	20.16 + 15.51	=	35.67

OWNER.

STARCROFT DEVELOPERS PVT. LTD. (Director)

ARCHITECT./ENG.

AUXILIO RODRIGUES
B.E. Civil (Hons)
Reg. No. PWD / ENGR. 19/181
Designs, Assessors,
Bardez, Goa 403 509
TCP Reg. No. 12/78

TITLE

PROPOSED CONSTRUCTION OF RESIDENTIAL "B" TYPE VILLAS IN THE PROPERTY BEARING SURVEY No. 16/1 SITUATED AT CANA VILLAGE OF SALCETE TALUKA GOA. FOR STARCROFT DEVELOPERS PVT. LTD.

Matew 15,29-37 | Saint. Nicholas Dtd. 06/12/2017