Please check letter No. TPP/2681/Sattari/1531/1-B
dated 02/12/2022 regarding the Plan.

Town & Country Planning Deptt.
Town Planner
Panaji-Goa.

SECRETARY
V.P. Bandra Nirankal
Cacora-Codar Ponda - Goa

V.P. BETODA NIRANKAL
BICHOLIM - GOA
CONVEN

Approved permit vide no. VP/BN/CONV/1135 dt 15/12/2022
No V.P./BN/CONV/1135/2022 dated 15/12/2022

NOTE
* Plot boundry shown in black.
* Proposed construction shown in red.
* Compound wall shown in green.
* Drainage shown in yellow.

BUILDING I Floor reference A	use	total built up area m2	Area free from F.A.R		O.T.	Net floor Area m2
			bot	stilt		
lower ground floor	stilt	121.94	-	24.14	97.80	NIL
upper ground floor	stilt /resd	204.00	36.26	24.14	97.80	97.80
first floor	residential	202.22	72.52	24.14	-	195.60
second floor	residential	202.22	72.52	24.14	-	195.60
third floor	residential	202.22	72.52	24.14	-	97.80
forth floor	residential	1.90.20	36.26	24.14	-	97.80
total	-	1468.84	290.08	144.84	195.60	682.40

BUILDING 2 Floor reference A	use	total built up area m2	Area free from F.A.R		O.T.	Net floor Area m2
			bot	stilt		
lower ground floor	stilt	121.94	-	24.14	97.80	NIL
upper ground floor	stilt /resd	204.00	36.26	24.14	97.80	97.80
first floor	residential	202.22	72.52	24.14	-	195.60
second floor	residential	202.22	72.52	24.14	-	195.60
third floor	residential	202.22	72.52	24.14	-	97.80
forth floor	residential	1.90.20	36.26	24.14	-	97.80
total	-	1468.84	290.08	144.84	195.60	682.40

JOB:
PROPOSED REVISION OF RESIDENTIAL BUILDINGS & COMPOUND WALL AT MR.SUNDER PRABHUDESAI AND MRS.SWATI SUNDER PRABHUDESAI IN PLOT NO.10 SURVEY BEARING NO.153/1-B SITUATED AT VILLAGE BETORA IN TALUKA PONDA GOA.

DRAWING SHEET NO. 01
SCALE 1:100, 1:200 & 1:500
DATE: 27/09/2021

OWNER'S NAME:
MR.SUNDER PRABHUDESAI AND MRS.SWATI SUNDER PRABHUDESAI

OWNER'S SIGN:

ARCHITECT & INTERIOR DESIGNERS
JAYESH PHADTE
AAID, GBD, FIA, SARTHAK MARACHI, BHIND PONDA COMMERCE CENTRE, PONDA, GOA.
E-mail: jayeshphadte@rediffmail.com

JOB NO.:
DRAWN BY: prabk.

DOOR WINDOW SCHEDULE	
TYPE	SIZES
D	1.00 X 2.30
D1	0.90 X 2.30
D2	0.75 X 2.30
D3	2.00 X 2.30
W	1.50 X 1.20
W1	1.20 X 1.20
WA	1.20 X 1.00

AREA CALCULATION
FIRST FLOOR AREA
A1= 48.00 m2
A2= 48.00 m2
A3= 48.00 m2
A4= 48.00 m2
B = 24.14 m(bot+stilt+passage)
C = 14.84 m(bedroom)
D = 14.84 m(bedroom)
E = 14.84 m(bedroom)
F = 14.84 m(bedroom)
G = 14.84 m(bedroom)
H = 14.84 m(bedroom)
I = 14.84 m(bedroom)
J = 14.84 m(bedroom)
K = 14.84 m(bedroom)
L = 14.84 m(bedroom)
M = 14.84 m(bedroom)
N = 14.84 m(bedroom)
Total = 392.28 m2
NET FLOOR AREA = 195.60 m2

AREA CALCULATION
SECOND FLOOR AREA
A1= 48.00 m2
A2= 48.00 m2
A3= 48.00 m2
A4= 48.00 m2
B = 24.14 m(bot+stilt+passage)
C = 14.84 m(bedroom)
D = 14.84 m(bedroom)
E = 14.84 m(bedroom)
F = 14.84 m(bedroom)
G = 14.84 m(bedroom)
H = 14.84 m(bedroom)
I = 14.84 m(bedroom)
J = 14.84 m(bedroom)
K = 14.84 m(bedroom)
L = 14.84 m(bedroom)
M = 14.84 m(bedroom)
N = 14.84 m(bedroom)
Total = 392.28 m2
NET FLOOR AREA = 195.60 m2

AREA CALCULATION
THIRD FLOOR AREA
A1= 48.00 m2
A2= 48.00 m2
A3= 48.00 m2
A4= 48.00 m2
B = 24.14 m(bot+stilt+passage)
C = 14.84 m(bedroom)
D = 14.84 m(bedroom)
E = 14.84 m(bedroom)
F = 14.84 m(bedroom)
G = 14.84 m(bedroom)
H = 14.84 m(bedroom)
I = 14.84 m(bedroom)
J = 14.84 m(bedroom)
K = 14.84 m(bedroom)
L = 14.84 m(bedroom)
M = 14.84 m(bedroom)
N = 14.84 m(bedroom)
Total = 392.28 m2
NET FLOOR AREA = 195.60 m2

AREA CALCULATION
FORTH FLOOR AREA
A1= 48.00 m2
A2= 48.00 m2
B = 24.14 m(bot+stilt+passage)
C = 14.84 m(bedroom)
D = 14.84 m(bedroom)
E = 14.84 m(bedroom)
F = 14.84 m(bedroom)
G = 14.84 m(bedroom)
H = 14.84 m(bedroom)
I = 14.84 m(bedroom)
J = 14.84 m(bedroom)
K = 14.84 m(bedroom)
L = 6.99 M2 (O.T.)
M = 6.99 M2 (O.T.)
Total = 195.60 m2
NET FLOOR AREA = 195.60 M2

AREA CALCULATION
FORTH FLOOR AREA
A1= 48.00 m2
A2= 48.00 m2
B = 24.14 m(bot+stilt+passage)
C = 14.84 m(bedroom)
D = 14.84 m(bedroom)
E = 14.84 m(bedroom)
F = 14.84 m(bedroom)
Total = 195.60 m2
NET FLOOR AREA = 195.60 M2

AREA DIAGRAM OF LOWER GROUND FLOOR PLAN BUILDING I & 2
SCALE 1:100

AREA DIAGRAM OF UPPER GROUND FLOOR PLAN BUILDING I & 2
SCALE 1:100

AREA DIAGRAM OF FIRST FLOOR PLAN BUILDING I & 2
SCALE 1:100

AREA DIAGRAM OF SECOND FLOOR PLAN BUILDING I & 2
SCALE 1:100

AREA DIAGRAM OF THIRD FLOOR PLAN BUILDING I & 2
SCALE 1:100

AREA DIAGRAM OF FORTH FLOOR PLAN BUILDING I & 2
SCALE 1:100

TYPICAL SECTION AA OF BUILDING I & 2
SCALE 1:100

ELEVATION OF BUILDING I & 2
SCALE 1:100

LOWER GROUND FLOOR PLAN BUILDING I & 2
SCALE 1:100

UPPER GROUND FLOOR PLAN BUILDING I & 2
SCALE 1:100

FIRST FLOOR PLAN BUILDING I & 2
SCALE 1:100

SECOND FLOOR PLAN BUILDING I & 2
SCALE 1:100

THIRD FLOOR PLAN BUILDING I & 2
SCALE 1:100

FORTH FLOOR PLAN BUILDING I & 2
SCALE 1:100

SITE PLAN
SCALE 1:500

PROPOSED COMPOUND WALL

PLOT BOUNDARY

ACCESS ROAD 10.00 M WIDE

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

OPEN COURT

FABRICATED SLOPING ROOF

LIVING

TOILET

BEDROOM

KITCHEN

STORE ROOM

BALC

LIFT

LIFT MACHINE ROOM

STAIR CASE

COVER

SEPTIC TANK

SOAK PIT

RETAINING WALL

PROPOSED REVISION OF RESIDENTIAL BUILDINGS & COMPOUND WALL AT MR.SUNDER PRABHUDESAI AND MRS.SWATI SUNDER PRABHUDESAI IN PLOT NO.10 SURVEY BEARING NO.153/1-B SITUATED AT VILLAGE BETORA IN TALUKA PONDA GOA.

Please check letter No. TPP/208/Bethora/153/1-B
2023/2078 dated 27/09/2023
regarding the Plans

Town Planner
Town & Country Planning Dept.
Govt. of Goa,
Ponda-Goa.

NOTARY
ANITA N. NAIK-DESSAI
PONDA-GOA
REGD. No. 7/2014
Exp. on 27/02/2024
GOVT. OF GOA

Permission granted Vide Ps No 418 dt. 05/01/2024
No VP/BMCC/Const Licence/19/2023-24/2155 dt. 05/02/2024

SECRETARY
V.P. Betora Niranka
Conxem-Codar, Ponda - Goa

V.P. BETODA NIRANKAL
PONDA - GOA
CONXEM CODAR

GROUND FLOOR PLAN BUILDING 4
SCALE 1:100

TYPICAL FIRST & THIRD FLOOR PLAN BUILDING 4
SCALE 1:100

SECOND FLOOR PLAN BUILDING 4
SCALE 1:100

FORTH FLOOR PLAN BUILDING 4
SCALE 1:100

ELEVATION OF BUILDING 4
SCALE 1:100

TYPICAL SECTION CC OF BUILDING 4
SCALE 1:100

AREA CALCULATION
GROUND FLR AREA

A1= 48.90 m2(stair)
A2= 48.90 m2(lift)
A3= 48.90 m2(lift)
A4= 48.90 m2(lift)
B = 24.14 m2(stair/lift/passage)

Total = 219.74 m2

NET FLOOR AREA = NIL

AREA CALCULATION
FIRST FLR AREA

A1= 48.90 m2
A2= 48.90 m2
A3= 48.90 m2
A4 = 48.90 m2
B = 24.14 m2(stair/lift/passage)
C= 3.23 M2 (balcony)
D= 14.90 m2(balcony)
E= 3.23 M2 (balcony)
F= 14.90 m2(balcony)
G = 3.23 M2 (balcony)
H = 14.90 m2(balcony)
I = 14.90 m2(balcony)
J = 3.23 M2 (balcony)
K = 6.99 M2 (O.T.)
L = 6.99 M2 (O.T.)
M = 6.99 M2 (O.T.)
N = 6.99 M2 (O.T.)

Total = 320.22 m2

NET FLOOR AREA = 195.60

AREA CALCULATION
SECOND FLR AREA

A1= 48.90 m2
A2= 48.90 m2
A3= 48.90 m2
A4 = 48.90 m2
B = 24.14 m2(stair/lift/passage)
C= 3.23 M2 (balcony)
D= 14.90 m2(balcony)
E= 3.23 M2 (balcony)
F= 14.90 m2(balcony)
G = 3.23 M2 (balcony)
H = 14.90 m2(balcony)
I = 4.90 m2(balcony)
J = 3.23 M2 (balcony)

Total = 292.26 m2

NET FLOOR AREA = 195.60 M2

AREA CALCULATION
THIRD FLR AREA

A1= 48.90 m2
A2= 48.90 m2
A3= 48.90 m2
A4 = 48.90 m2
B = 24.14 m2(stair/lift/passage)
C= 3.23 M2 (balcony)
D= 14.90 m2(balcony)
E= 3.23 M2 (balcony)
F= 14.90 m2(balcony)
G = 3.23 M2 (balcony)
H = 14.90 m2(balcony)
I = 14.90 m2(balcony)
J = 3.23 M2 (balcony)
K = 6.99 M2 (O.T.)
L = 6.99 M2 (O.T.)
M = 6.99 M2 (O.T.)
N = 6.99 M2 (O.T.)

Total = 320.22 m2

NET FLOOR AREA = 195.60

AREA CALCULATION
FORTH FLR AREA

A1= 48.90 m2
A2= 48.90 m2
A3= 48.90 m2
A4 = 48.90 m2
B = 24.14 m2(stair/lift/passage)
C= 3.23 M2 (balcony)
D= 14.90 m2(balcony)
E= 3.23 M2 (balcony)
F= 14.90 m2(balcony)
G = 3.23 M2 (balcony)
H = 2.91 m2(balcony)
I = 3.10 m2(balcony)
J = 15.11 m2 (O.T.)
K= 3.23 M2 (balcony)
L= 2.91 m2(balcony)
M= 3.10 m2(balcony)
N= 15.11 m2 (O.T.)

Total = 291.78 m2

NET FLOOR AREA = 182.88 M2

ROOF PLAN
SCALE 1:100

BUILDING 4

Floor reference A	use	total built up area m2	Area free from F.A.R				Net floor Area m2
			bal	stair lift	stilt	O.T.	
ground floor	stilt	219.74		24.14	195.6	-	NIL
first floor	residential	320.22	72.52	24.14	-	27.96	195.60
second floor	residential	292.26	72.52	24.14	-	-	195.60
third floor	residential	320.22	72.52	24.14	-	27.96	195.60
forth floor	residential	291.78	54.74	24.14	-	30.22	182.88
Total		444.22	272.30	120.7	195.60	86.14	769.48

JOB:

PROPOSED REVESION OF RESIDENTIAL BUILDINGS & COMPOUND WALL MR.SUNDER PRABHUDESAI AND MRS.SWATI SUNDER PRABHUDESAI IN PLOT NO.10 SURVEY BEARING NO.153/1-B SITUATED AT VILLAGE BETORA IN TALUKA PONDA,GOA.

DRAWN SHEET NO:-05
DATE:-NOV.2023
JOB NO:-
DRAWN BY :- pratik

OWNER'S NAME :-
MR.SUNDER PRABHUDESAI AND
MRS.SWATI SUNDER PRABHUDESAI

OWNER'S SIGN :-

ARCH. SIGN :-

JAYESH PHADTE
architect
COA REG. NO. : CA/87/12179
TCP REG. NO. : AR/0070/2010

ARCHITECT & INTERIOR DESIGNER

JAYESH PHADTE
A402 / 403 SV SATHAK HARMONY, BEHIND PONDA COMMERCE CENTRE, PONDA, GOA.
E-mail : jayeshphadte@rediffmail.com

VJP GOA

SECRETARY
V.P. Bahora Nirmanal
Corporation-Cudar, Ponda - Goa

Permission granted vide
Meeting dtd. 31/10/2021 Vide K.No. 418
No. VP/Bhtc/Comdi Use/10/23-24/3456
dt. 25/10/2021

Please check letter No. ZPP/2238/Bethkar/153/1-B
dated...27/09/2022...

Town & Country Planning Dept.
Panaji-Goa

regarding the plans

JAYESH PHADTE
ARCHITECT & ENTHUSE DESIGNER
ANIL DATTA SARMAL MARG, NEAR CHAMUNDI CINEMA PONDA-GOA

ARCHITECT
JAYESH PHADTE
B.Sc. Architect
CCMR/RES. NO. : CMR/1798
TCP/RES. NO. : NR/2003/2009

SIGNATURE

OWNER'S NAME:-
MR.SUNDER PRABHUDESAI AND
MRS.SWATI SUNDER PRABHUDESAI

OWNER SIGN

DRAWN BY - graphic

JOB NO.:

DATE:-05/05/2022

SHEET NO.:-01

SCALE:- 1:100, 1:200, 1:150

PROPOSED REVESION OF RESIDENTIAL BUILDINGS & COMPOUND WALL MR.SUNDER PRABHUDESAI AND MRS.SWATI SUNDER PRABHUDESAI IN PLOT NO.10 SURVEY BEARING NO.153/1-B SITUATED AT VILLAGE BETORA IN TALUKA PONDA,GOA.

JOB:

AREA STATEMENT

Floor reference A	Use	Total Built up Area m2	Net Floor Area m2	F.A.R
BULDING 1	residential	1466.84	782.40	
BULDING 2	residential	1466.84	782.40	
BULDING 3	residential	1466.84	782.40	
BULDING 4	residential	1444.22	765.48	
TOTAL		5804.74	3114.68	79.91

NOTE:-
AREA FOR INFRASTRUCTURE TAX =5804.74-M2)

PARKING DETAIL:-
Parking required = 61 Cars
Parking provided = 61 Cars

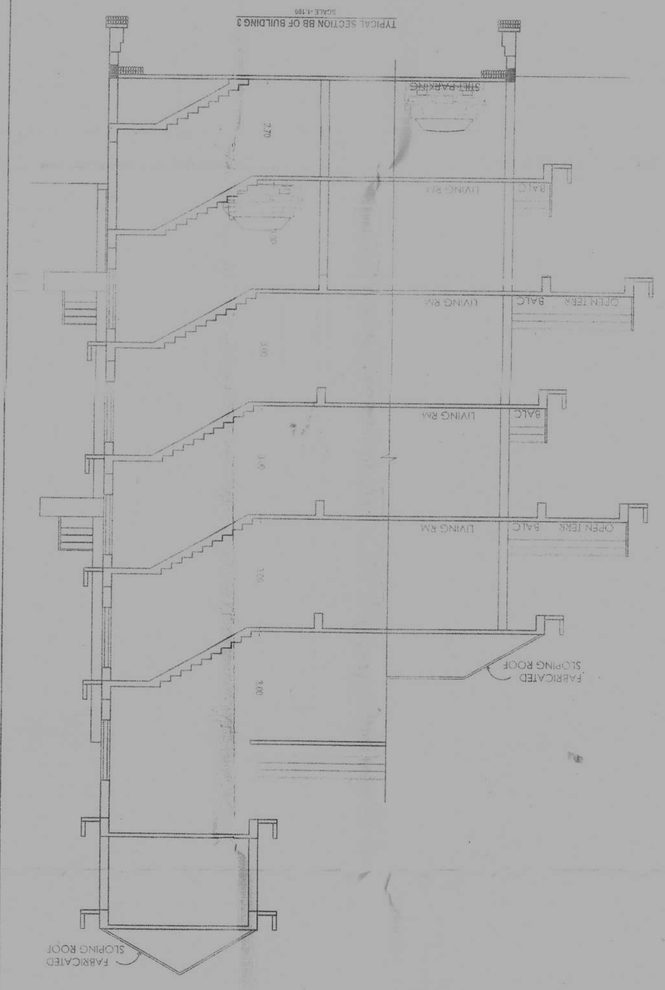
01. Area of the plot = 3900.00 M2
02.Deduction for
a) Area within road widening/proposed(front) (rear) = NIL
b)Area reserved for any other use (total) = NIL
c) Total (a+ b) = -
03. Effective area of plot (01-02) = NIL
04. Whether any extra F.A.R is claimed on basis of road widening/prop road = 3900.00 M2
If yes, state
a) Area of road widening = -
b) Whether the land has been gifted to the local body. = -
05.Area occupied by existing building in the plot. = -
06.Area of the building to be demolished. = -
07.Covered area of proposed building. = 878.96 M2
08.Total covered area(05-06+07). = 878.96 M2
09. Total coverage = 22.53 %

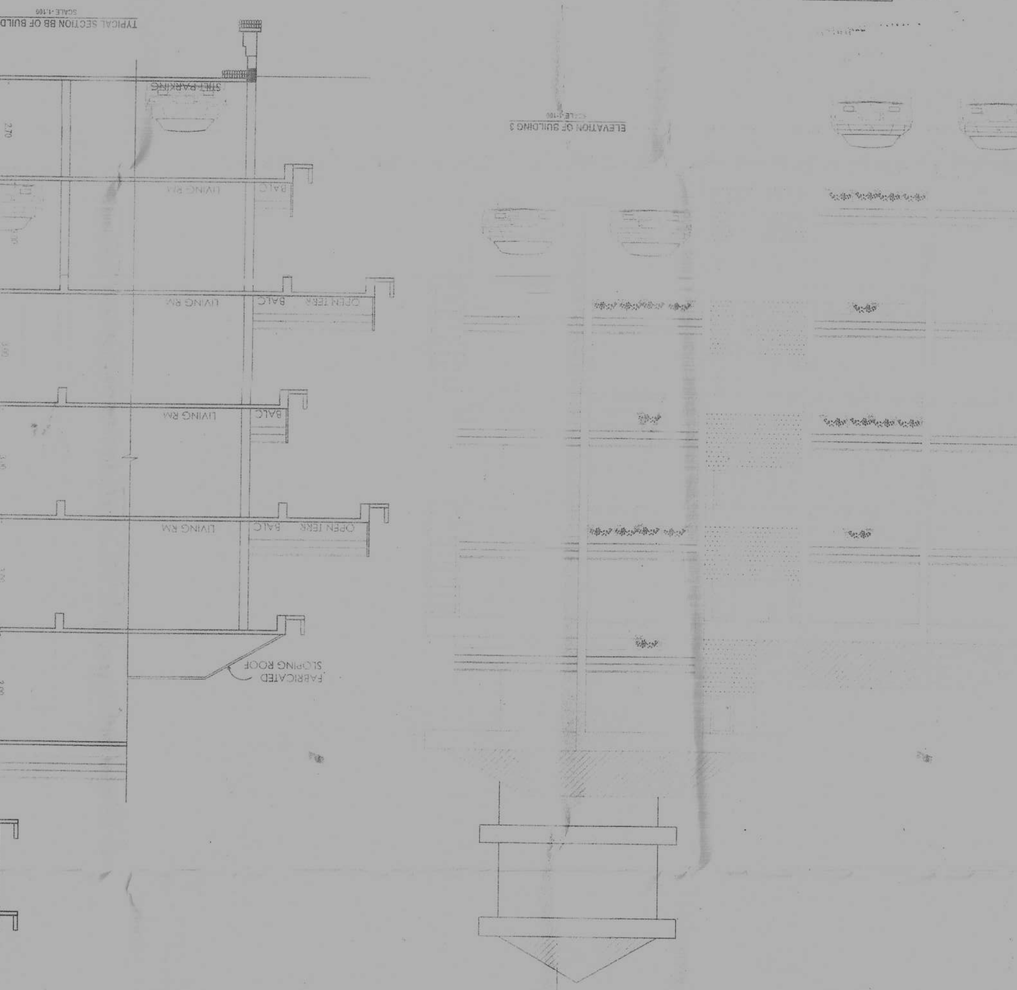
SECTION 1-1
SCALE:-1:50

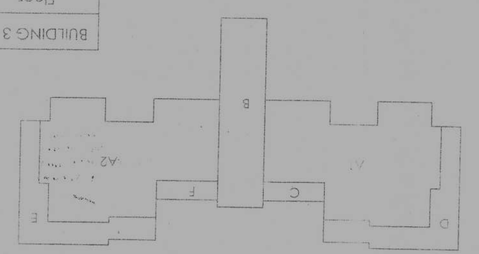
PART DETAIL ELEVATION OF COMPOUND WALL
SCALE:-1:50

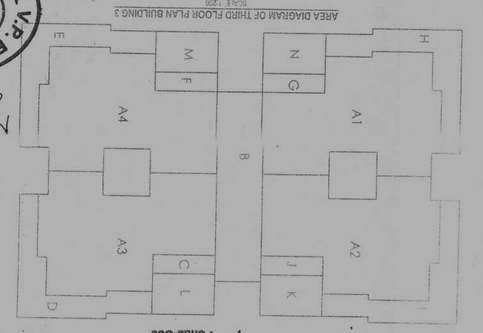
PART DETAIL PLAN OF COMPOUND WALL
SCALE:-1:50

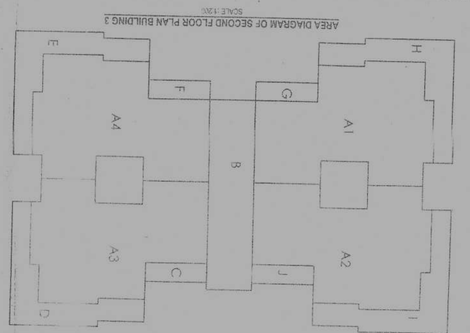
BULDING 3 Floor reference A	use	Total built up area m2	Aeg. tree Plan F.A.R		Net floor Area m2
			Floor UP	Shift UP	C.U.
lower ground floor	stilt	1219.4	24.14	97.80	Nil
upper ground floor	stilt /res	2560.0	24.14	97.80	97.80
1st floor	residential	3302.2	24.14	27.96	195.60
second floor	residential	2926	24.14		195.60
third floor	residential	1382.0	24.14		97.80
tenth floor	residential	1466.84	24.14		97.80
total		14858.4	195.60	125.76	782.40

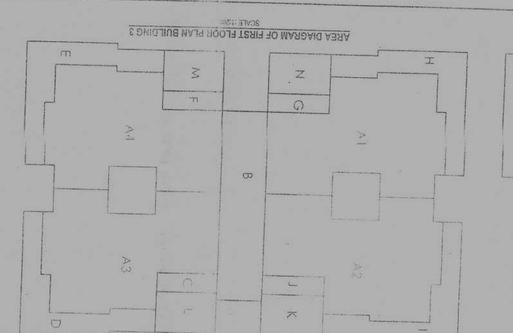


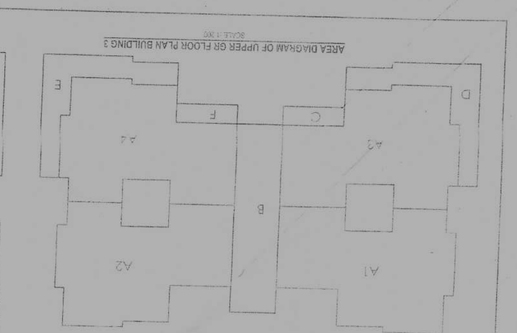


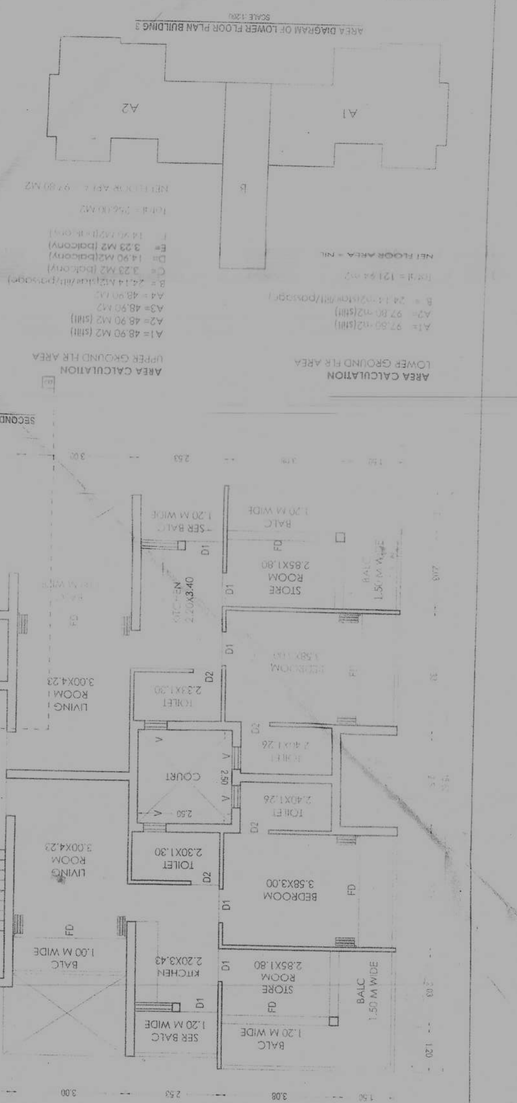


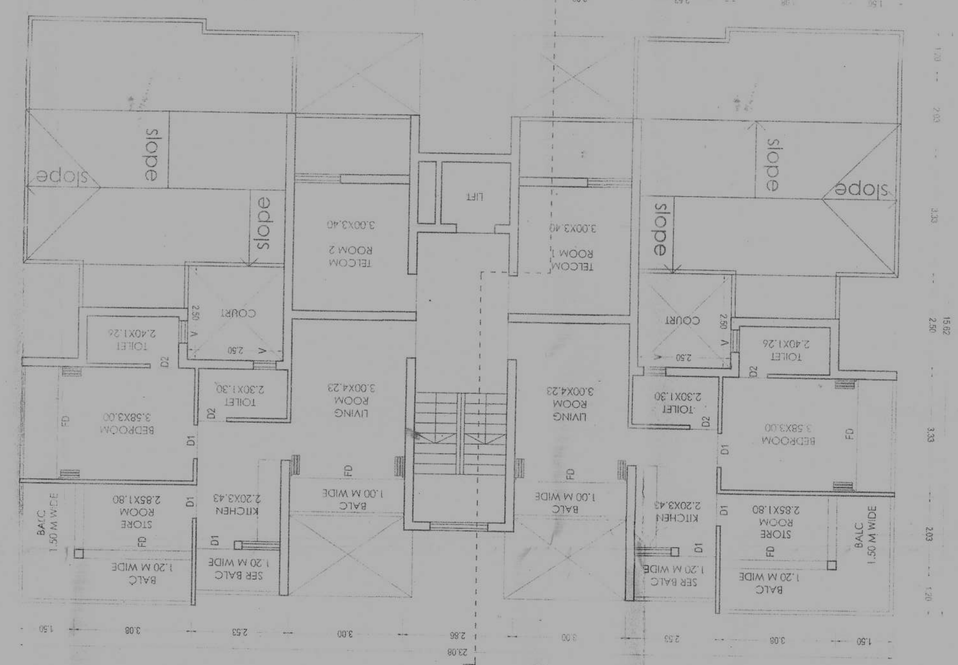


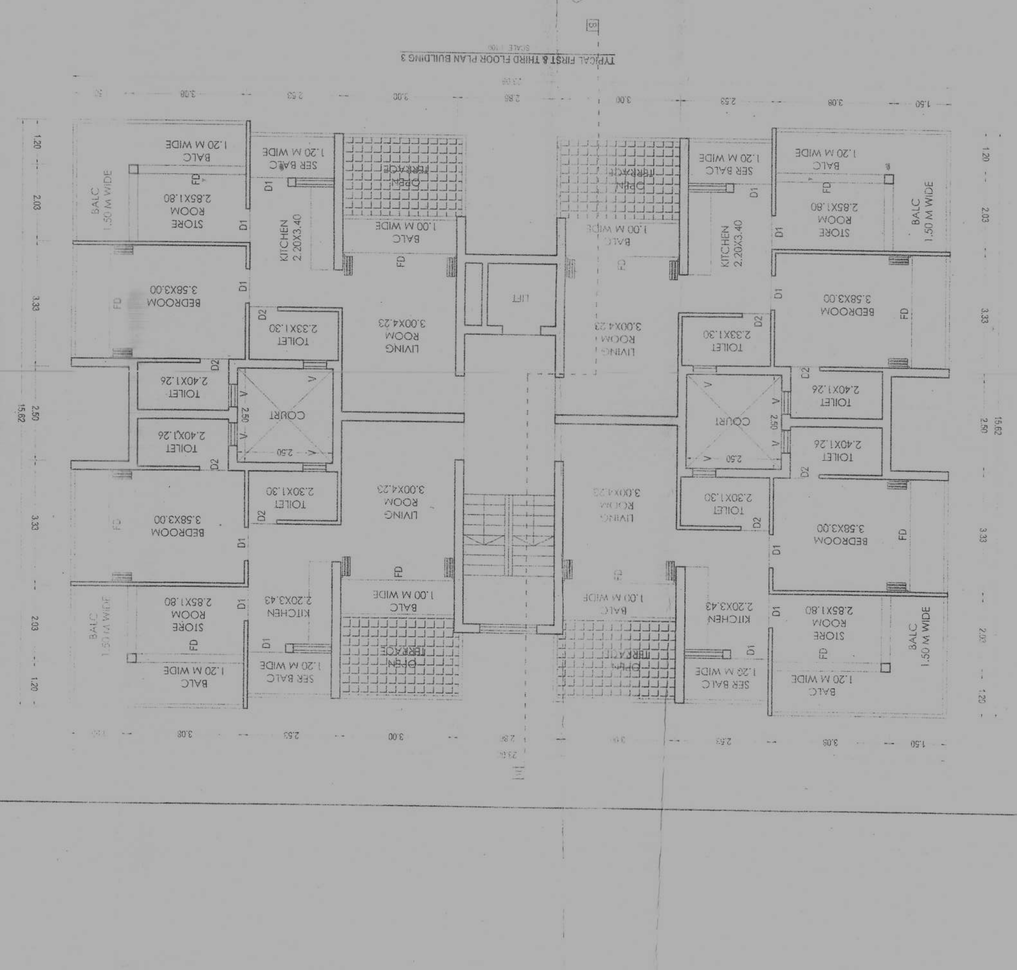


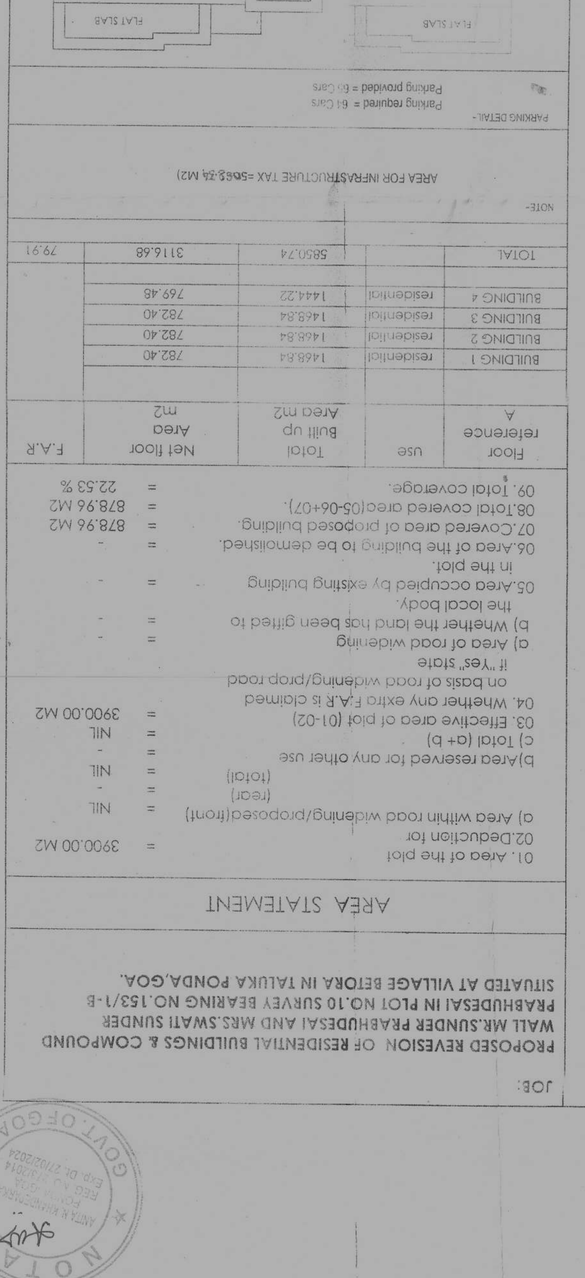












CERTIFIED TRUE COPY OF ORIGINAL

SIGN DATED

GOVT. OF GOA
NOTARY