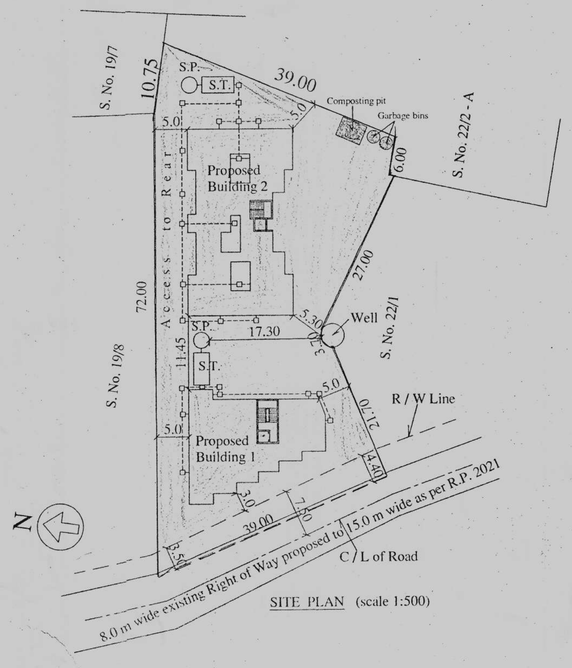


SITE PLAN (scale 1:500)

Please Check Letter No. TPCT/7814/S-Sanguem
22/1-A/2024/658 dtd. 04/03/2024
Regarding the Plan

By Town Planner
Office In Charge
Town & Country Planning Dept.
Taluka Office: Quepem, Sanguem, Dharbandora
Quepem - Goa

NOTES

ALL DIMENSIONS ARE IN METERS.

PLOT BOUNDARY SHOWN IN BLACK.

PROPOSED CONSTRUCTIONS SHOWN IN PINK.

SEPTIC TANK AND SOAK PIT WITH SEWERAGE LINE SHOWN IN YELLOW.

EXISTING WELL SHOWING IN BLUE.

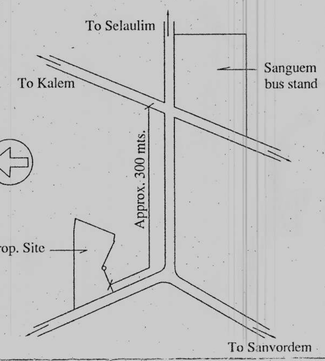
COMPOSTING PIT & GARBAGE BINS SHOWN IN BROWN.

VACANT SPACE SHOWN IN GREEN.

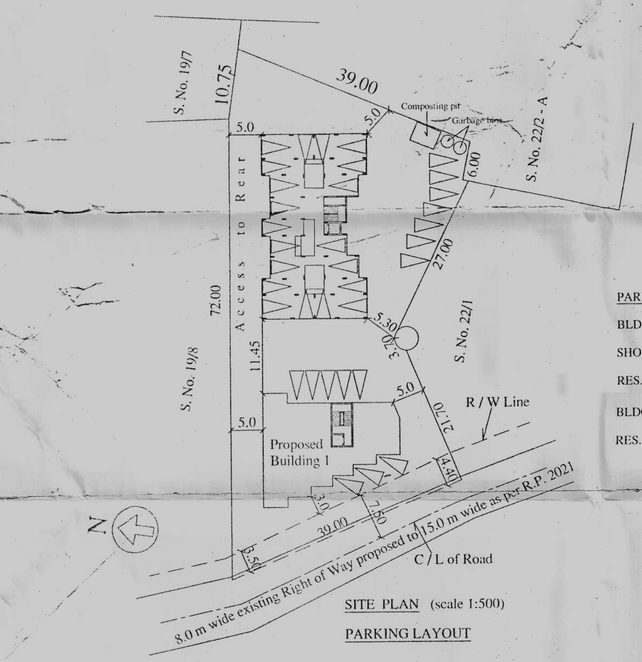
HEALTH OFFICER
PRIMARY HEALTH CENTRE
SANGUEM

DETAILS OF AREA IN SQ. MTS.

FLOORS	TOTAL B.U.A.	AREA FREE OF F.A.R.				NET FLOOR AREA	OPEN TERRACE
		STAIR/PASG	BALC.	PARKING	T.R. / S.O.		
BUILDING 1							
GROUND FLOOR	269.00 M2	20.00 M2	----------	----------	----------	249.00 M2	----------
FIRST FLOOR	289.85 M2	31.80 M2	50.55 M2	---------	----------	207.50 M2	24.00 M2
SECOND FLOOR	300.35 M2	31.80 M2	61.05 M2	---------	----------	207.50 M2	----------
THIRD FLOOR	300.35 M2	31.80 M2	61.05 M2	---------	----------	207.50 M2	----------
ROOF	9.20 M2	----------	----------	----------	9.20 M2	----------	----------
BUILDING 2							
GROUND FLOOR	378.00 M2	30.00 M2	---------	348.00 M2	----------	----------	----------
UPPER GR. FLOOR	454.50 M2	48.00 M2	76.00 M2	---------	11.30 M2	319.20 M2	----------
FIRST FLOOR	474.20 M2	48.00 M2	95.70 M2	---------	11.30 M2	319.20 M2	----------
SECOND FLOOR	474.20 M2	48.00 M2	95.70 M2	---------	11.30 M2	319.20 M2	----------
THIRD FLOOR	474.20 M2	48.00 M2	95.70 M2	---------	11.30 M2	319.20 M2	----------
TOTAL	3423.85 M2	337.40 M2	535.75 M2	348.00 M2	54.40 M2	2148.30 M2	24.00 M2



LOCATION PLAN (not to scale)



SITE PLAN (scale 1:500)

PARKING LAYOUT

PARKING CALCULATIONS

BLDG.1.	FL. AREA	PARK.REQD.	PARK.PROV.
SHOPS	249.00 M2	5 NOS	5 NOS
RES.	622.50 M2 (9units)	9 NOS	10 NOS
BLDG.2.			
RES.	1276.80 M2 (20units)	20 NOS	20 NOS
	Total	34 NOS	35 NOS

AREA STATEMENT

AREA OF THE PLOT	=	2172.00 M2
AREA WITHIN THE EXISTING 8.0 M ROAD & ROAD WIDENING	=	153.00 M2
NET EFFECTIVE AREA OF THE PLOT	=	2019.00 M2
COVERED AREA OF RESIDENTIAL BUILDING 1	=	269.00 M2
COVERED AREA OF RESIDENTIAL BUILDING 2	=	378.00 M2
TOTAL COVERED AREA	=	647.00 M2
COVERAGE CONSUMED	=	32.05 %
COVERAGE PERMISSIBLE	=	40.00 %

F. A. R. CALCULATIONS

BUILDING 1		
GROUND FLOOR AREA	=	249.00 M2
FIRST FLOOR AREA	=	207.50 M2
SECOND FLOOR AREA	=	207.50 M2
THIRD FLOOR AREA	=	207.50 M2
BUILDING 2		
UPPER GROUND FLOOR AREA	=	319.20 M2
FIRST FLOOR AREA	=	319.20 M2
SECOND FLOOR AREA	=	319.20 M2
THIRD FLOOR AREA	=	319.20 M2
TOTAL FLOOR AREA	=	2148.30 M2
F. A. R. CONSUMED	=	98.91 %
F. A. R. PERMISSIBLE	=	100.00 %

COMMERCIAL AREA = 249M2 <=647 / 2 <= 323.50M2

Er. DEEPAK S. HALARNKER
B.E. (CIVIL)
STRUCTURAL ENGINEER
T.C.P.D.
Reg. No. SE/0001/2010

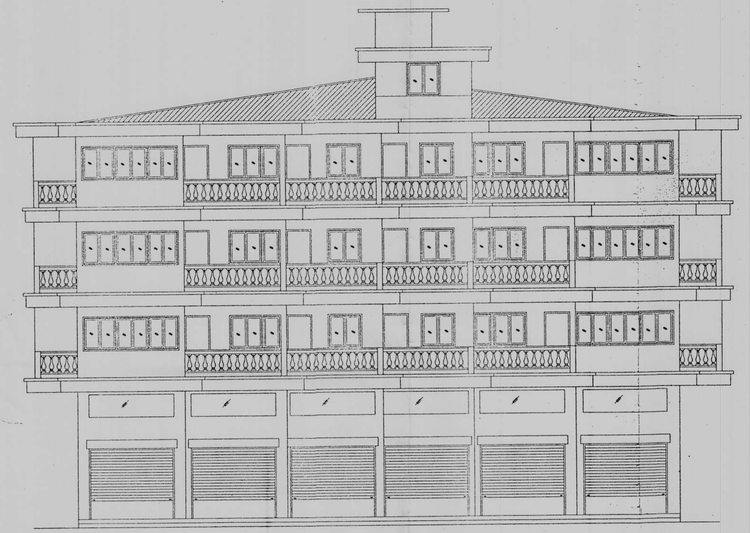
PROPOSED CONSTRUCTION OF RESIDENTIAL / COMMERCIAL
BUILDING 1 AND RESIDENTIAL BUILDING 2
ON PRPERTY BEARING SURVEY NO. 22 / 1 - A
AT SANGUEM , SANGUEM - TALUKA, GOA
FOR MR. PATRICIO alias PATRIC PEREIRA AND
MRS. JOVINA LUCI CONCEICAO PEREIRA.

DATE:- 14 / 09 / 2023 JOB NO.:- 654 / 23

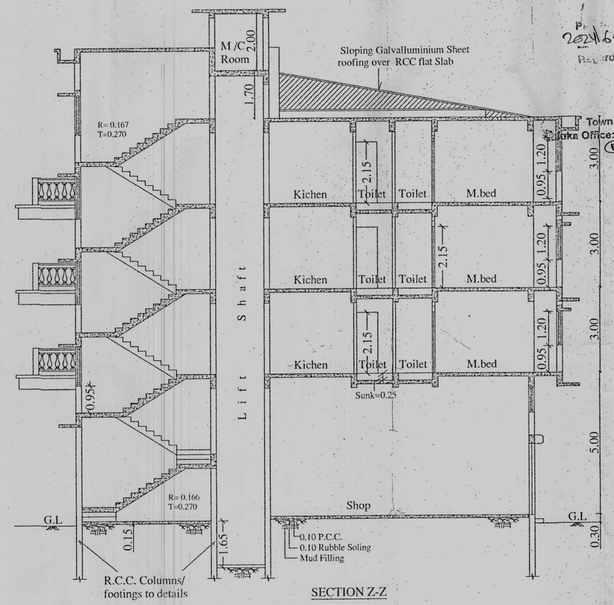
SCALE:- 1:100, 1:500 DRG. BY.:- S.S DRG. NO.:- 01

ENGINEER
DEEPAK S. HALARNKER B.E. (CIVIL).MIE
O-18, FIRST FLOOR, SHRIRAM CHAMBERS,
NEAR NEW ERA HIGH SCHOOL,
MARGAO - GOA. PH. 2704693
deepakhalarnker@gmail.com (email)

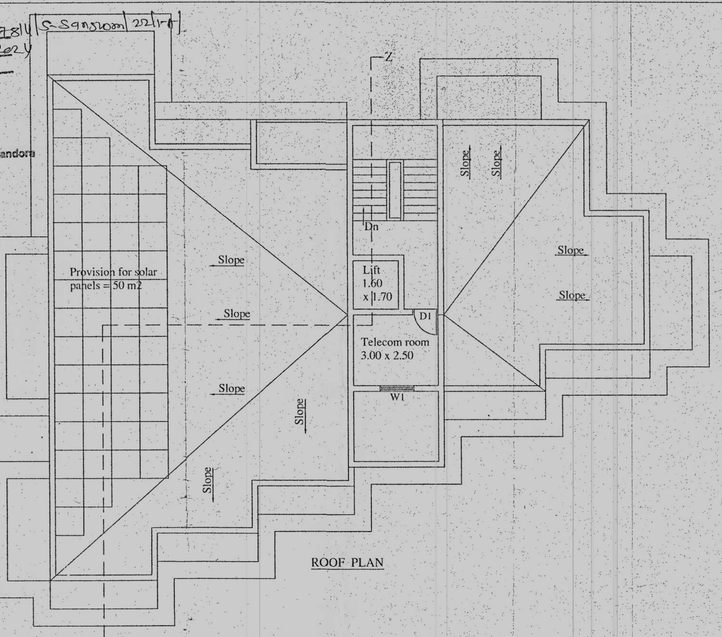
OWNER



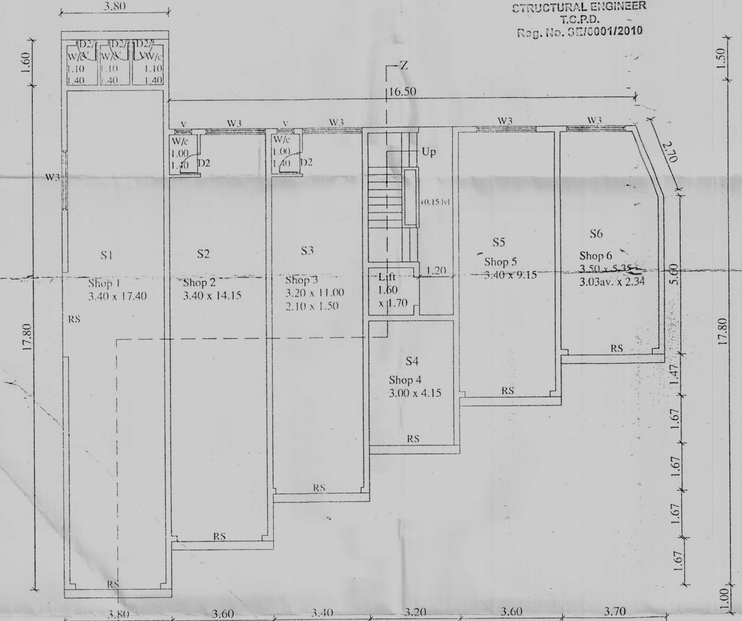
ELEVATION



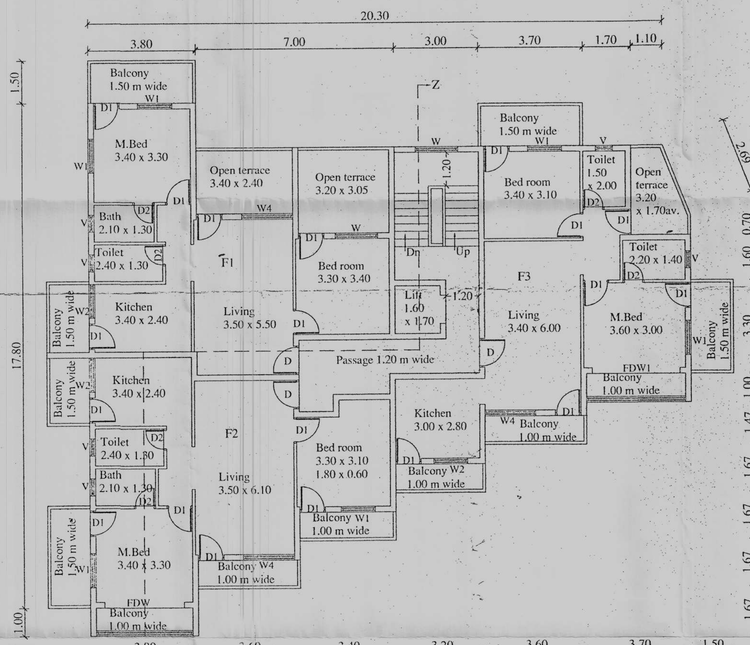
SECTION Z-Z



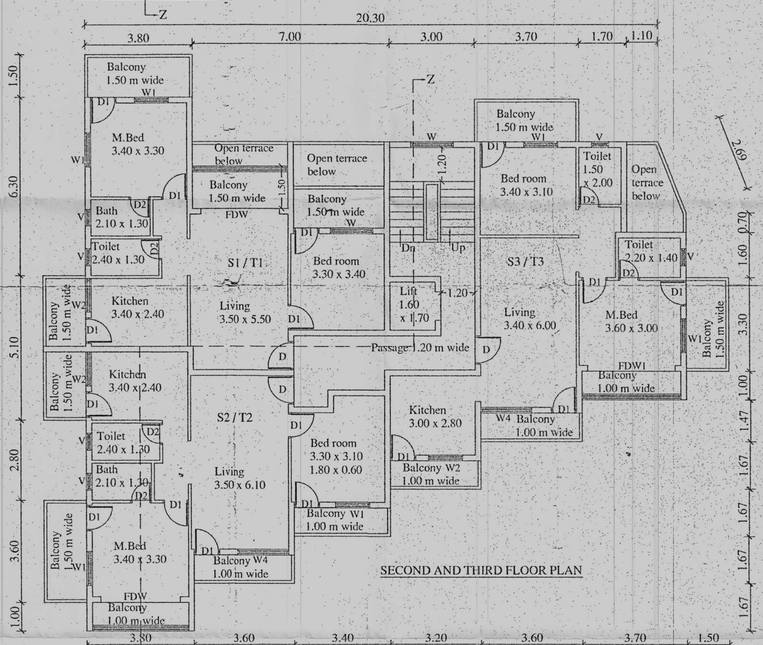
ROOF PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND AND THIRD FLOOR PLAN

BUILDING 1

SCHEDULE OF OPENINGS

DOORS		WINDOWS	
D	1.00 x 2.15	W	1.50 x 1.20
D1	0.90 x 2.15	W1	1.20 x 1.20
D2	0.75 x 2.15	W2	1.20 x1.00
D2/V	0.75 x 2.50	W3	2.10 x 1.50
FDW	2.80 x 2.15	W4	1.80 x 1.20
FDW1	3.10 x 2.15	V	0.60 x 0.90
RS	3.00 x 2.50		

E: DEEPAK S. HALARNKER
B.E. (CIVIL)
STRUCTURAL ENGINEER
T.C.P.D.
Reg. No. GE/0001/2010

Block Letter No. TPD/CR/278/11 S. Sanguem 22/1-A
2224658 Date 01/03/2024
Revising the Plan
Dy Town Planner
Office in Charge
Town & Country Planning Dept.
Taluka Office: Quepem, Sanguem, Dharbandora
Quepem - Goa

Municipal Engineer
Sanguem Municipal Council
Sanguem-Goa

SANGUEM MUNICIPAL COUNCIL SANGUEM GOA

CHIEF OFFICER
Sanguem Municipal Council
Sanguem Goa.

PROPOSED CONSTRUCTION OF ~~RESIDENTIAL / COMMERCIAL~~
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ON PRPERTY BEARING SURVEY NO. 22 / 1 - A
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MARGAO GOA. PH: 2704693
deepakhalarnkar@gmail.com (email)

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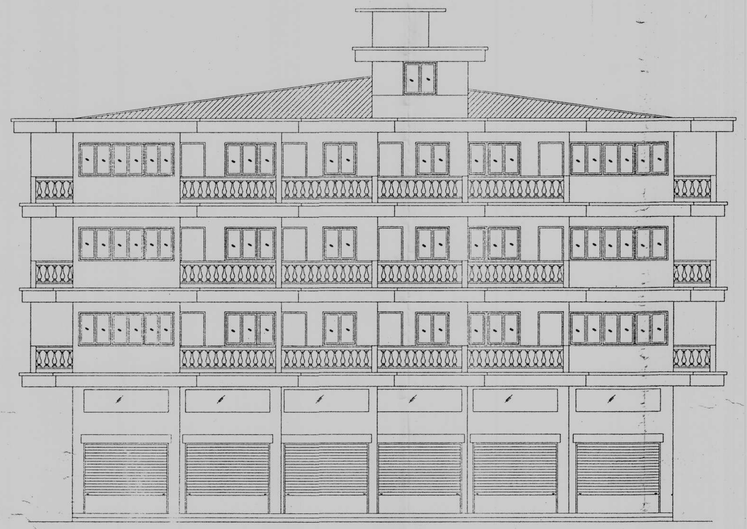

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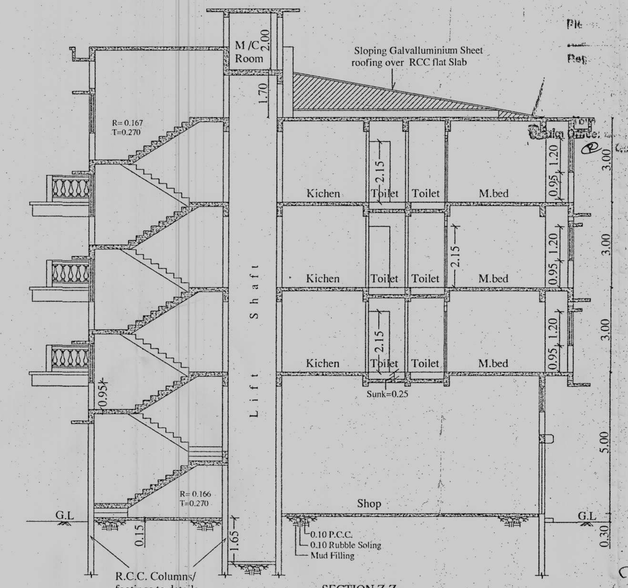

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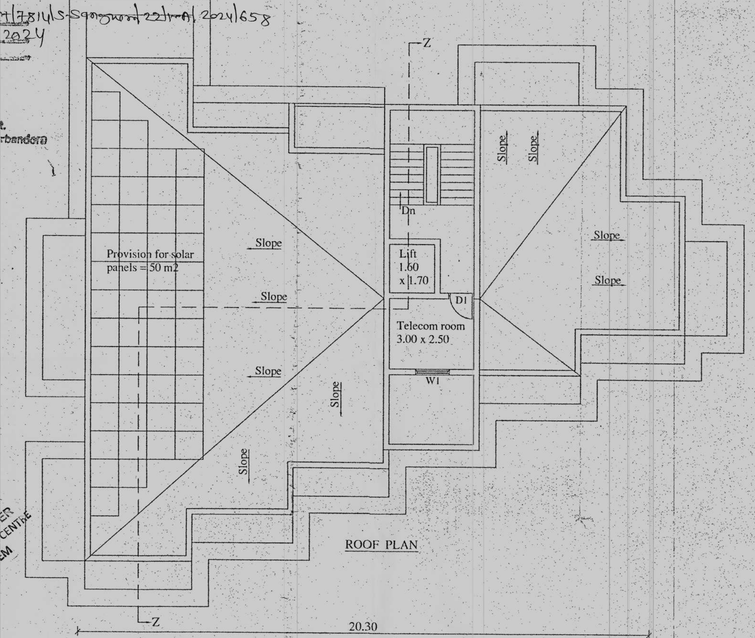

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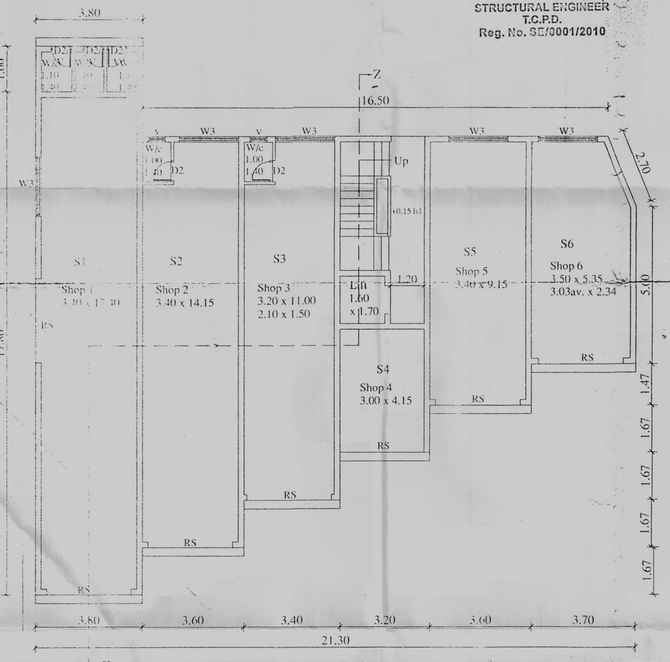
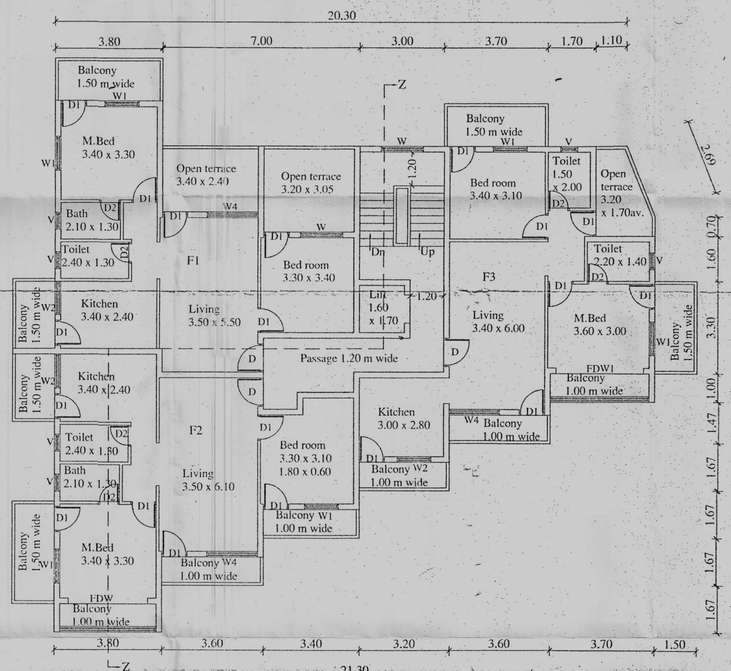
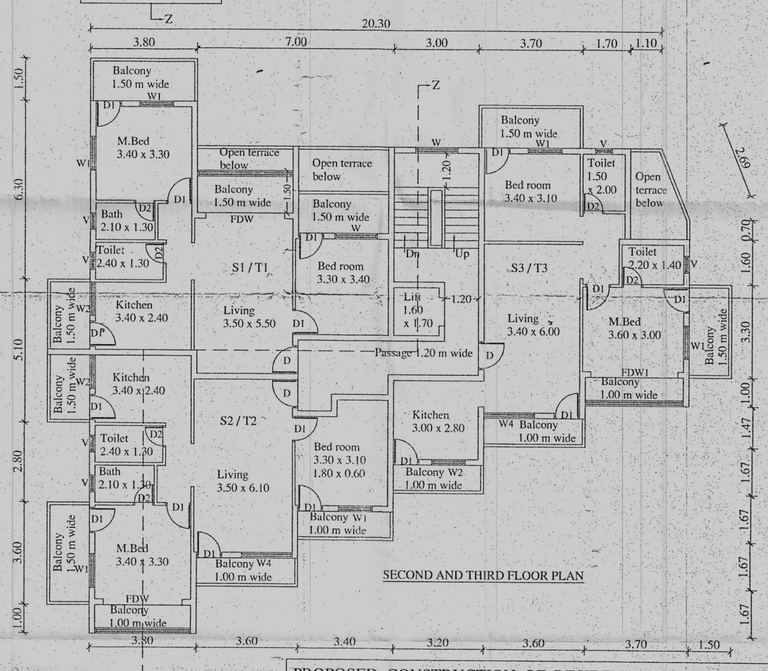


GROUND FLOOR PLAN



FIRST FLOOR PLAN



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BUILDING 1

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T.C.P.D.
Reg. No. SE/0001/2010

Letter No. SPD/CR/78/14/Sanguem/2231/A1/2024/658
Date: 31/03/2024
Plan
...Manner
...in Charge
...ory Planning Dept.
...m, Sanguem, Dharbandora
...Goa

HEALTH OFFICER
PRIMARY HEALTH CENTRE
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