



Ref No. YP/X/Const. Licence/2024-25/531

Date: 01/10/2024

Signature

SECRETARY
VILLAGE PANCHAYAT
XELDEM

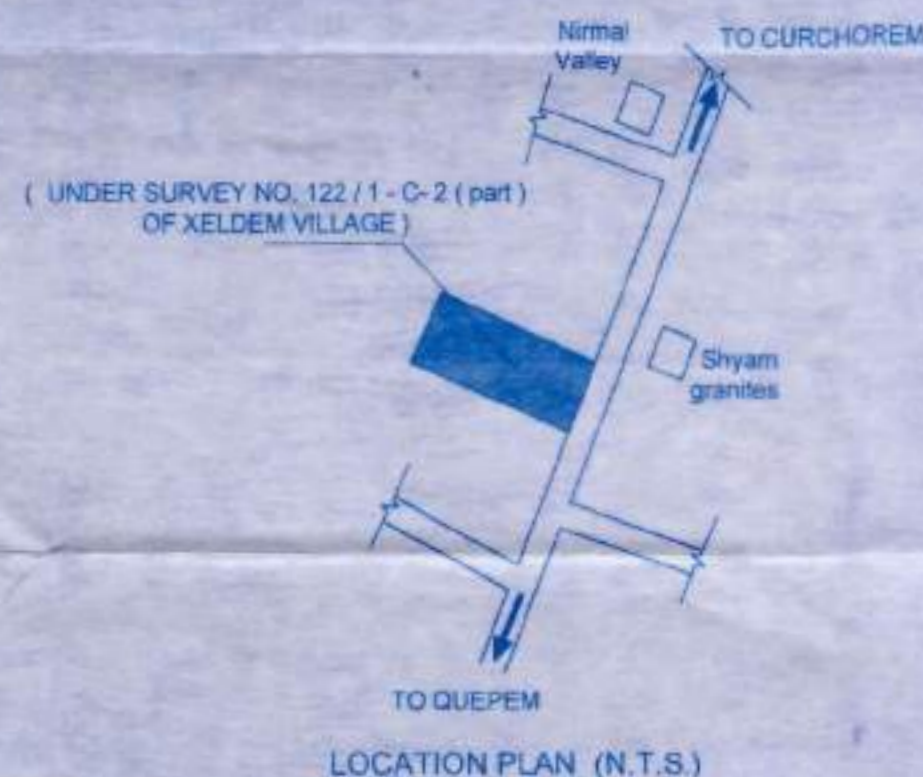
Please Check Letter No. TPA/CT/7916/Q-Xeldem
122/1-C-2/2024/2220 Date 06/09/2024

Regarding the Plan

Dy Town Planner
Office in Charge
Town & Country Planning Dept.
Taluka Office: Quepem, Sanguem, Dharwad
Quepem - Goa



SITE PLAN
(Scale:- 1:500)



LOCATION PLAN (N.T.S.)

AREA STATEMENT

- 1) AREA OF PLOT (UNDER SURVEY NO. 122/1-C-2 (part) OF XELDEM VILLAGE, QUEPEM) = 1431.00 SQ.MT.
- 2) COVERAGE PERMISSIBLE (40%) = 572.40 SQ.MT.
- 3) COVERED AREA USED (in %) = 38.56 %
- 4) COVERED AREA USED
Bldg. "A" 162.58 M2 (F.A.R) + 17.28 (Stairc.)+ 3.60 (Lift) + 52.74 (Stilt Parking) + 11.82 (Telecom room) = 248.02 SQ.MT.
Bldg. "B" 20.01 (Stairc.) + 270.19 (Stilt Parking) + 13.53 (Telecom room) = 303.73 SQ.MT.
Total = 551.75 SQ.MT.
- 5) FAR PERMISSIBLE (80%) VP1 ZONE = 1144.80 SQ.MT.
- 6) DETAILS OF AREAS AND USE

Floor / Reference	%	Use	Total Built Up Area M2	Areas free from FAR							Net Floor Area M2	FAR USED
				Balcony	Staircase	Lift	Terrace	Stilt Parking	Telecom room	Society off. & Hall (max. 7.5% of FAR Proposed = 85.54 m2)		
BUILDING "A"												
Ground / Stilt Parking	12.54	Comm. / Parking	248.02	0.00	17.28	3.60	0.00	52.74	11.82	0.00	162.58	11.36
Mezzanine/First	5.37	Residential	105.34	19.72	16.00	3.60	0.00	0.00	0.00	0.00	66.02	4.51
Second	14.35	Residential	281.55	55.25	20.08	3.60	0.00	0.00	0.00	0.00	202.62	14.16
Third	14.42	Residential	282.81	34.92	20.08	3.60	6.30	0.00	0.00	81.31	136.60	9.55
Sub- total	46.79		917.71	109.89	73.44	14.40	6.30	52.74	11.82	81.31	567.81	39.68
BUILDING "B"												
Ground / Stilt Parking	15.49	Parking	303.73	0.00	20.01	0.00	0.00	270.19	13.53	0.00	0.00	0.00
First	17.27	Residential	338.75	35.10	17.25	0.00	0.00	0.00	0.00	0.00	286.40	20.01
Second	20.46	Residential	401.25	68.35	17.25	0.00	29.25	0.00	0.00	0.00	286.40	20.01
Sub- total	53.21		1043.73	103.45	54.51	0.00	29.25	270.19	13.53	0.00	572.80	40.03
TOTAL	100.00		1961.44	213.34	127.95	14.40	35.55	322.93	25.35	81.31	1140.61	79.71

- 7) PERMISSIBLE SHOP AREA (60 % OF 551.75M2) = 275.88 SQ.MT.
- 8) SHOP AREA USED = 162.58 SQ.MT.
- 9) HEIGHT OF THE BUILDING

BUILDING "A" 11.00 MTS.
BUILDING "B" 6.00 MTS.

SCHEDULE OF DOORS & WINDOWS FOR BUILDINGS A & B

S.No	TYPE	SIZE	REMARKS
1.	D1	1.00 X 2.15	FLUSH DOOR
2.	D2	0.90 X 2.15	FLUSH DOOR
3.	D3	0.75 X 2.15	FLUSH DOOR
4.	RS1	2.60 X 3.90	ROLLING SHUTTER
5.	RS2	2.80 X 3.90	ROLLING SHUTTER
6.	SD	as per plan	ALUMINIUM SLIDING DOOR
7.	SD1	2.60 X 2.50	ALUMINIUM SLIDING DOOR
8.	SD2	1.90 X 2.50	ALUMINIUM SLIDING DOOR
9.	SD3	3.00 X 2.50	ALUMINIUM SLIDING DOOR
10.	W	1.20 X 1.50	ALUMINIUM WINDOW
11.	W1	1.50 X 1.50	ALUMINIUM WINDOW
12.	V	0.60 X 1.00	ALUMINIUM VENTILATOR

OWNER

(Mr. JOHANN DOMNICK FERNANDES, as power of attorney of a) Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik & b) Mrs. Reema Avdhut Naik

Signature

RABINDRA CACODCAR

CONSULTANTS - MARGAO.

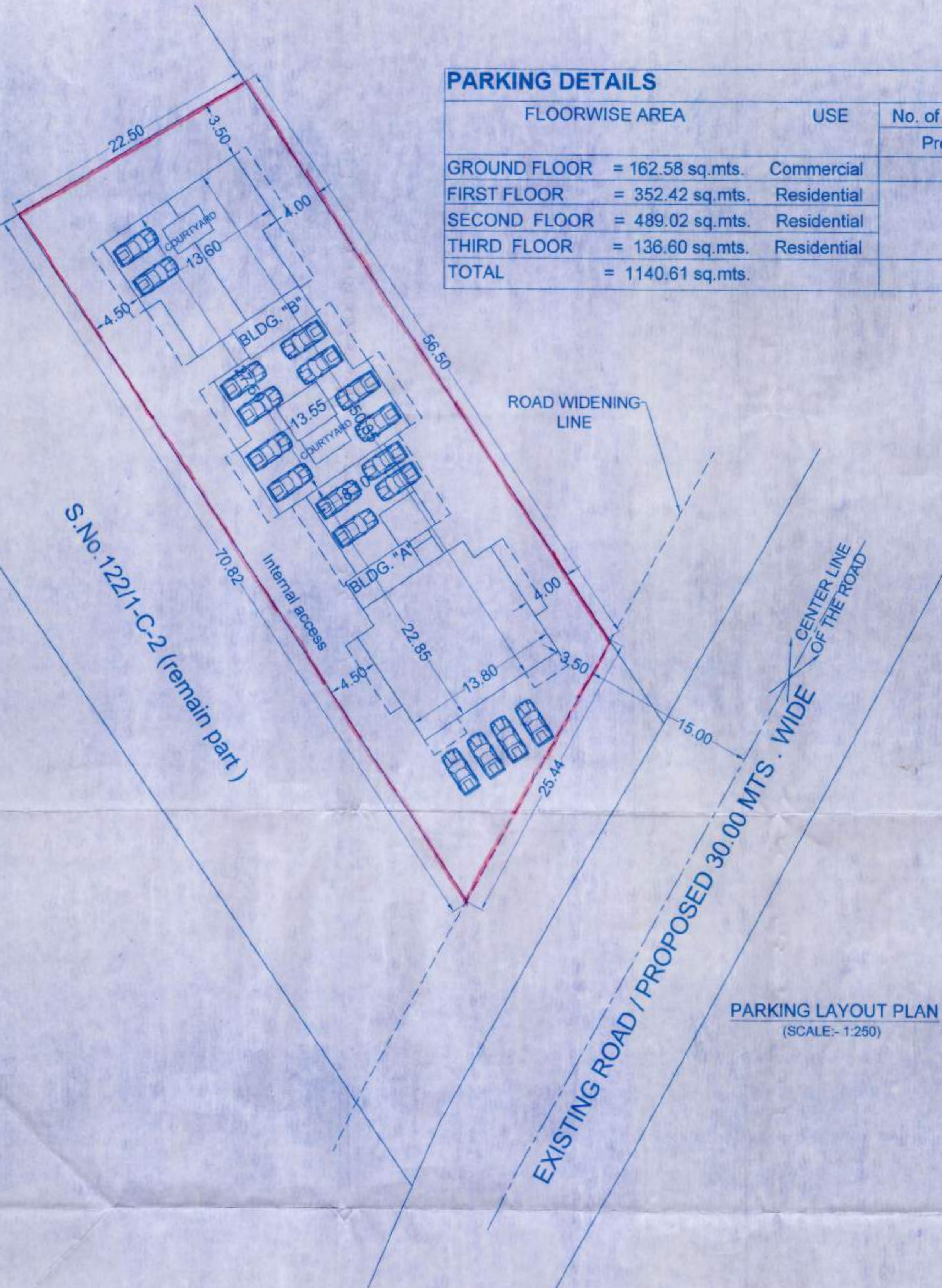
PROPOSED COMMERCIAL & RESIDENTIAL BUILDINGS "A" & "B" ON THE PLOT UNDER SURVEY NO. 122 / 1 - C-2 (part) OF XELDEM VILLAGE, QUEPEM.

RABINDRA CACODCAR
B.E. CIVIL (I.I.T.-LISBON)
T.C. No. Reg. No. BR/0008/2010

DRAWING NO. 01
DATE: 17.07.2023
SCALE: 1:500
CHECKED BY

PARKING DETAILS

FLOORWISE AREA	USE	No. of Car Parks/ parking area	
		Provided	Required
GROUND FLOOR = 162.58 sq.mts.	Commercial	4	3.25
FIRST FLOOR = 352.42 sq.mts.	Residential	14	5
SECOND FLOOR = 489.02 sq.mts.	Residential		7
THIRD FLOOR = 136.60 sq.mts.	Residential		2
TOTAL = 1140.61 sq.mts.		18	17.25



PARKING LAYOUT PLAN
(SCALE:- 1:250)



OWNER

(Mr. JOHANN DOMNICK FERNANDES, as power of attorney of a) Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik & b) Mrs. Reema Avdhut Naik

RABINDRA CACODCAR
CONSULTANTS - MARGAO.

Rabindra Cacodcar

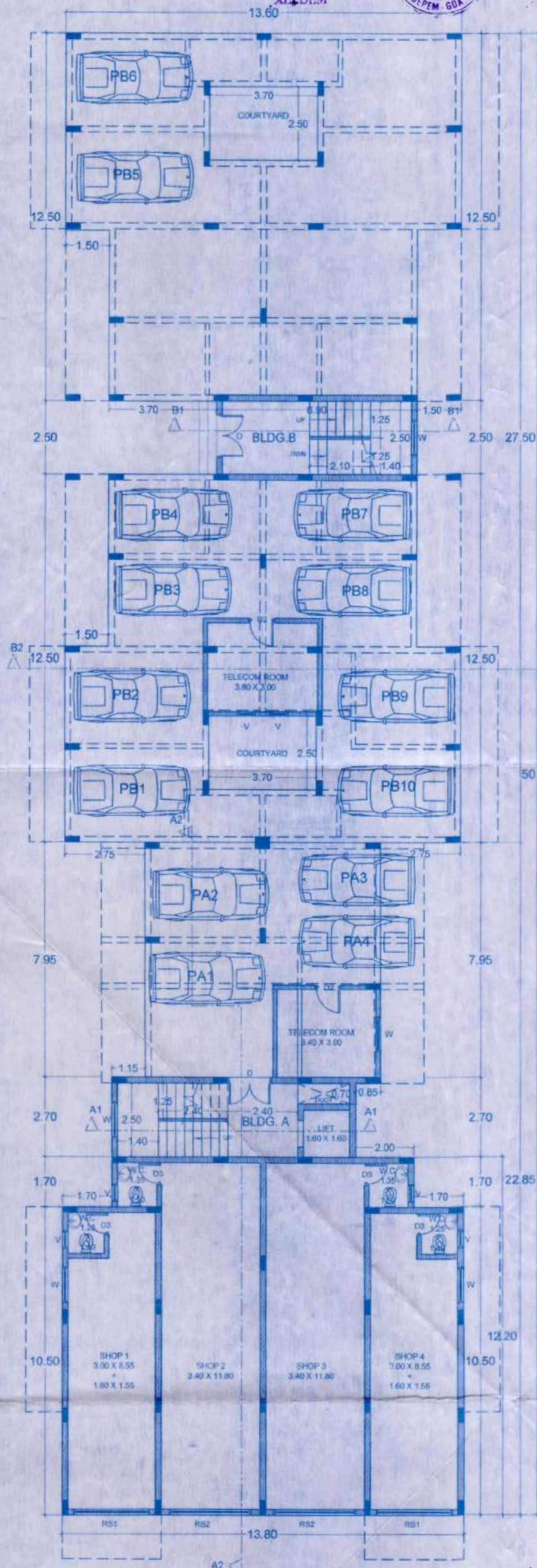
RABINDRA CACODCAR
B.E. CIVIL (I.S.T.-LISBON)
T.O.P.D. Reg. No. ER/0005/2010

PROPOSED COMMERCIAL & RESIDENTIAL BUILDINGS
"A" & "B" ON THE PLOT UNDER SURVEY NO. 122 / 1 -
C- 2 (part) OF XELDEM VILLAGE, QUEPEM.

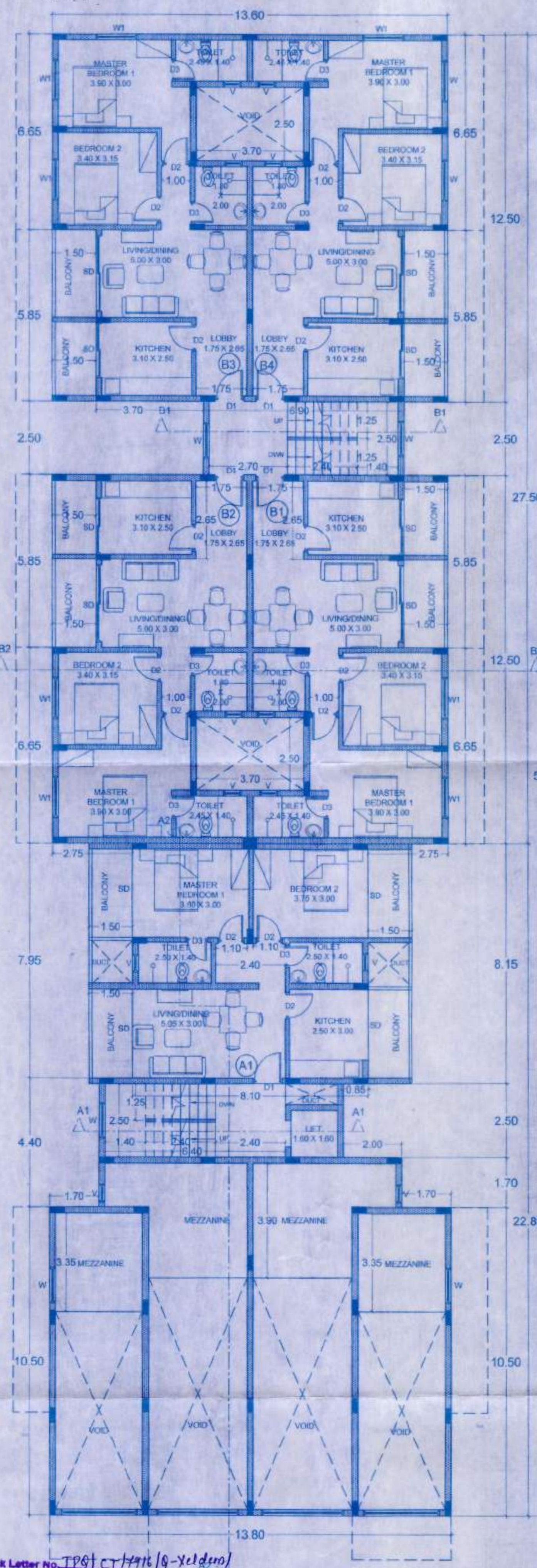
DRAWING NO.	02
DATE	12.06.2024
SCALE	1:250
CHECKED BY	

Ref. No. 111/10/2024 Licence/2024-25/53
Date: 01/10/2024

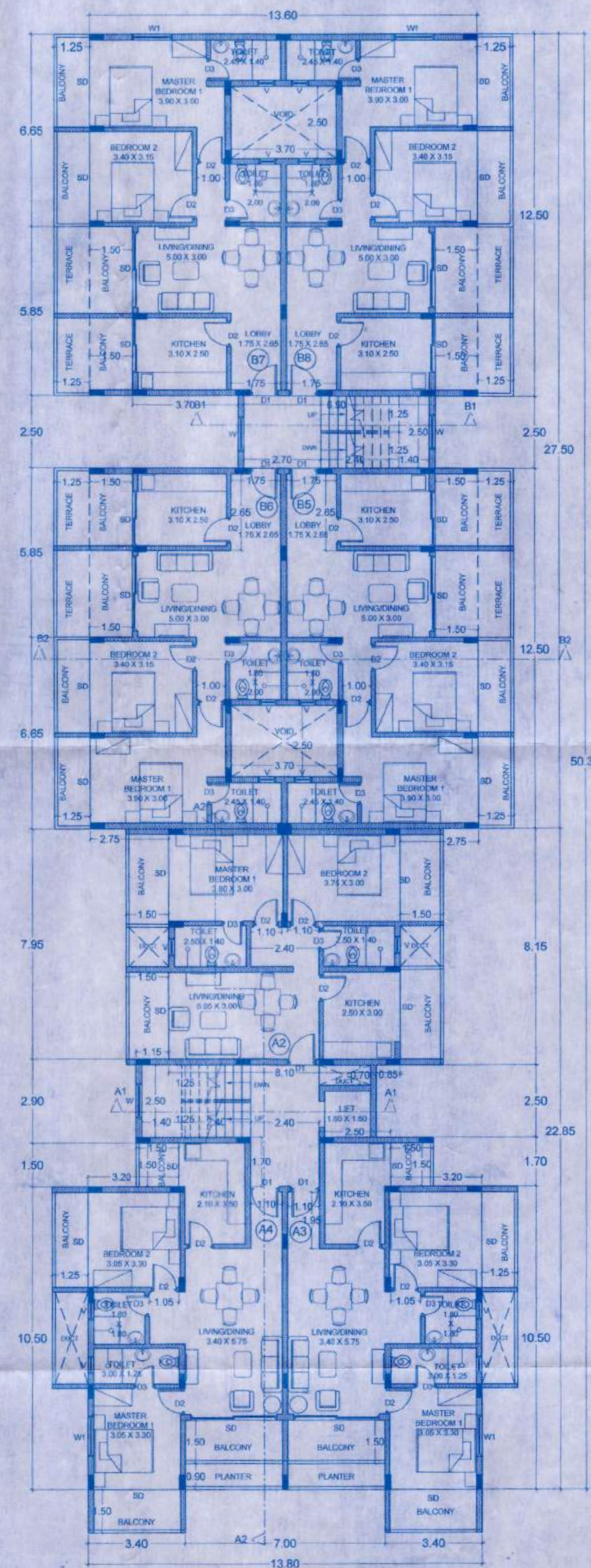
SECRETARY
VILLAGE PANCHAYAT
XELDEM



GROUND FLOOR / STILT PARKING PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

OWNER

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Mrs. Reema Avdhut Naik

Fernandes

Please Check Letter No. 111/10/2024 Licence/2024-25/53
122/1-C-2/2024/2220 Date: 06/09/2024
Regarding the Plan
By Town Planner
Office in Charge
Town & Country Planning Dept.
Taluka Office: Quepem, Sanguem, Dharbandor
Quepem - Goa

RABINDRA CACODCAR
CONSULTANTS - MARGAO.

PROPOSED COMMERCIAL & RESIDENTIAL BUILDINGS
"A" & "B" ON THE PLOT UNDER SURVEY NO. 122 / 1 - C - 2
(part) OF XELDEM VILLAGE, QUEPEM.

Rabindra Cacodcar
RABINDRA CACODCAR
B.E. CIVIL (I.B.T.-LISBON)
T.C.P.D. Reg. No. ER/0006/2010

DRG. No.- 3

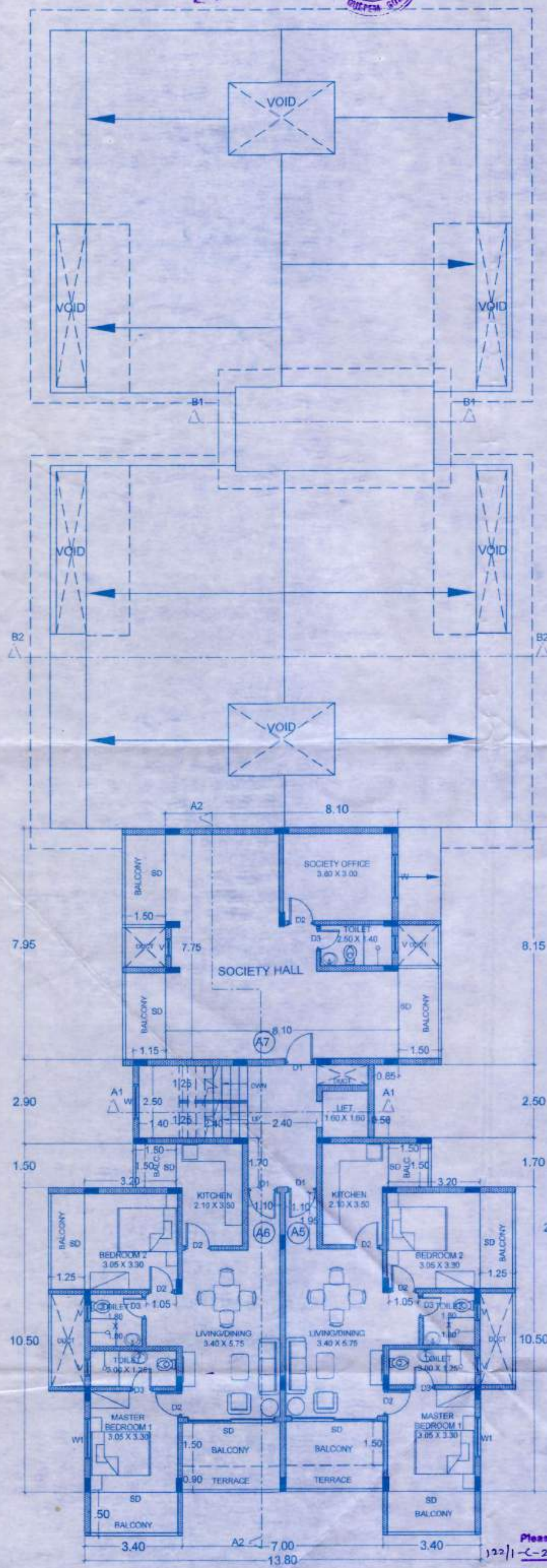
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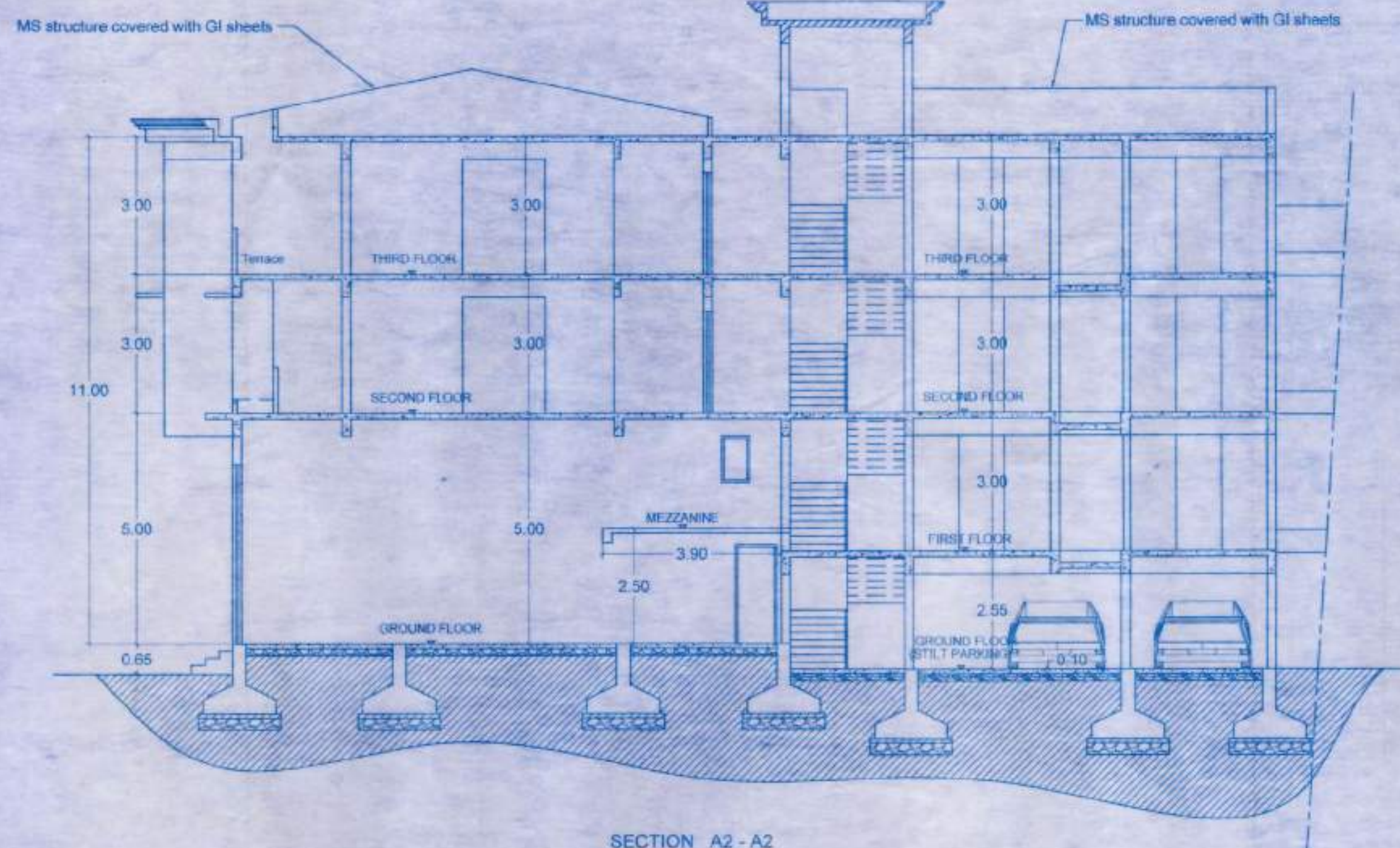
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Ref. No. VP/X/Consd. Licence/2024-25/531
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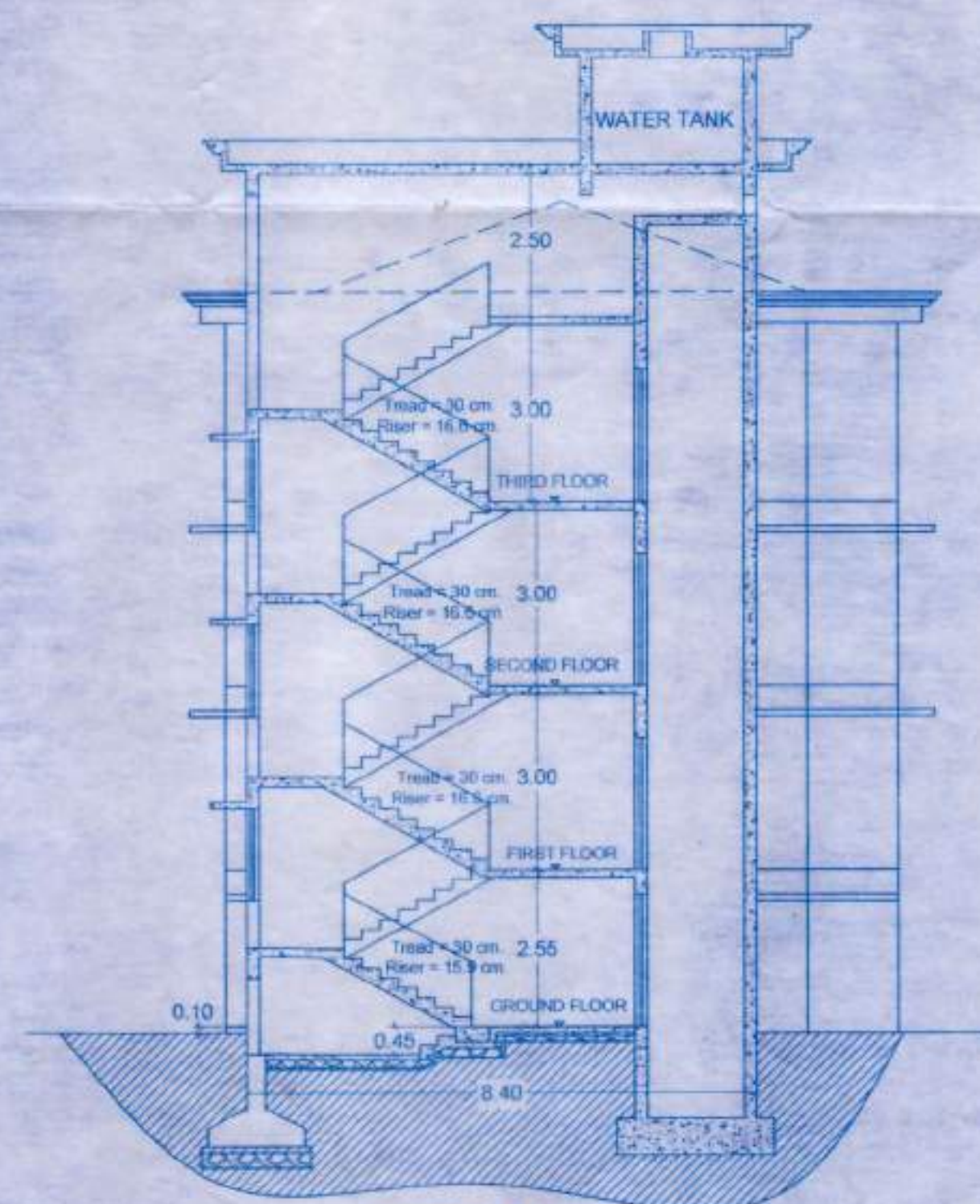
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XELDEM



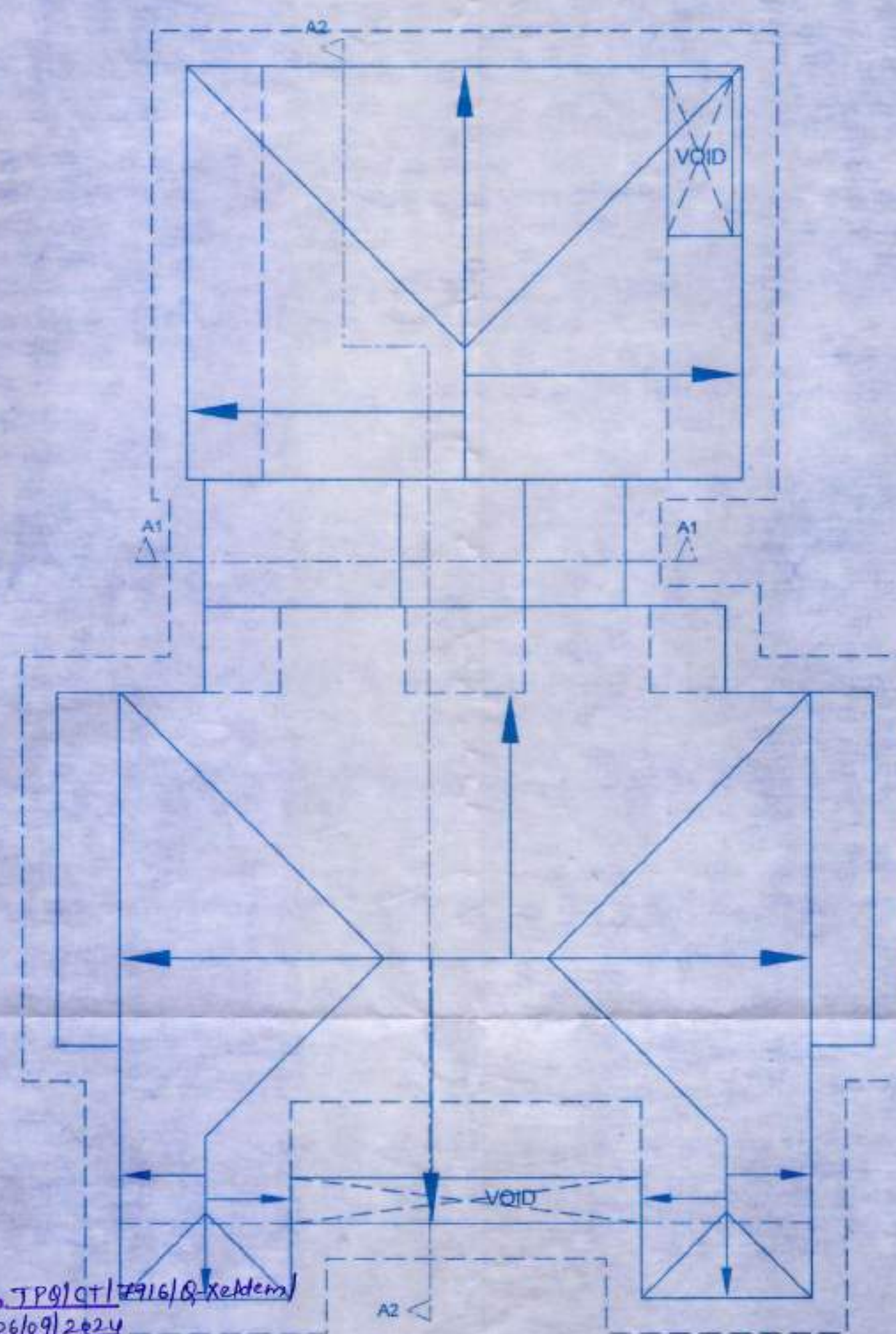
THIRD FLOOR PLAN



SECTION A2 - A2



SECTION A1 - A1



ROOF PLAN

Please Check Letter No. TP9/QT/2916/8, Xeldem
C-2/2024/2230 Date: 06/09/2024

Regarding the Plan

Dy Town Planner
Office in Charge
Town & Country Planning Dept.
Tuluka Office: Quepem, Sanguem, Dharwad
Quepem - Goa

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Fernandes

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PROPOSED COMMERCIAL & RESIDENTIAL BUILDINGS
" A " & " B " ON THE PLOT UNDER SURVEY NO. 122 / 1 - C- 2
(part) OF XELDEM VILLAGE, QUEPEM.

RABINDRA CACODCAR
B.E. CIVIL (I.E.T.-LISBON)
T.C. No. Reg. No. ER/0008/2010

DRG. No.- 4

DATE - 12. 06 .2024

SCALE - 1:100

CKD. BY -

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Date: 01/10/2024

SECRETARY
VILLAGE PANCHAYA
XELDEM



Please Check Letter No. TPB/CJ/7916/9-Xeldem/
122/1-C-2/2024/2220 Date 06/09/2024

Regarding the Plan

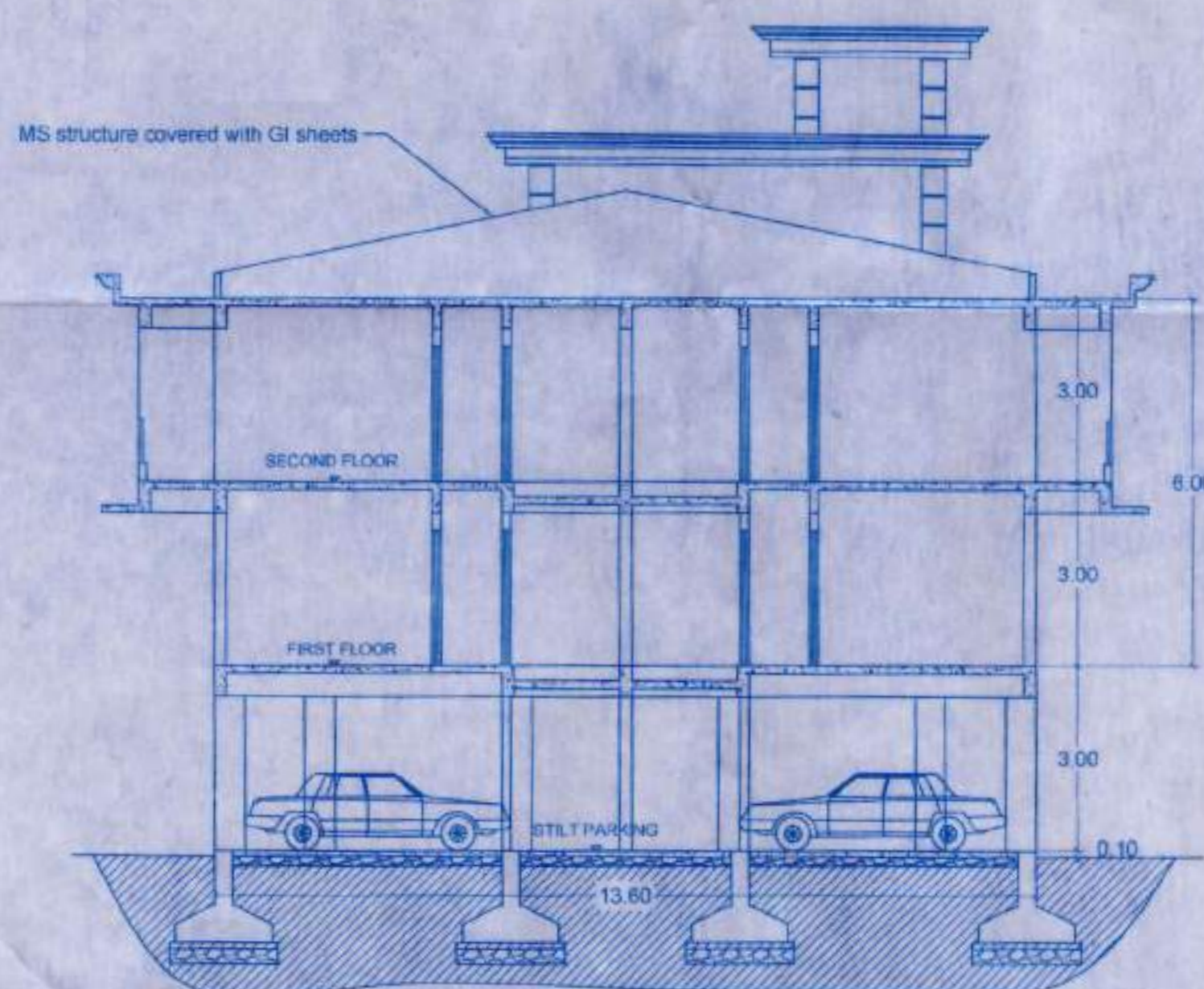
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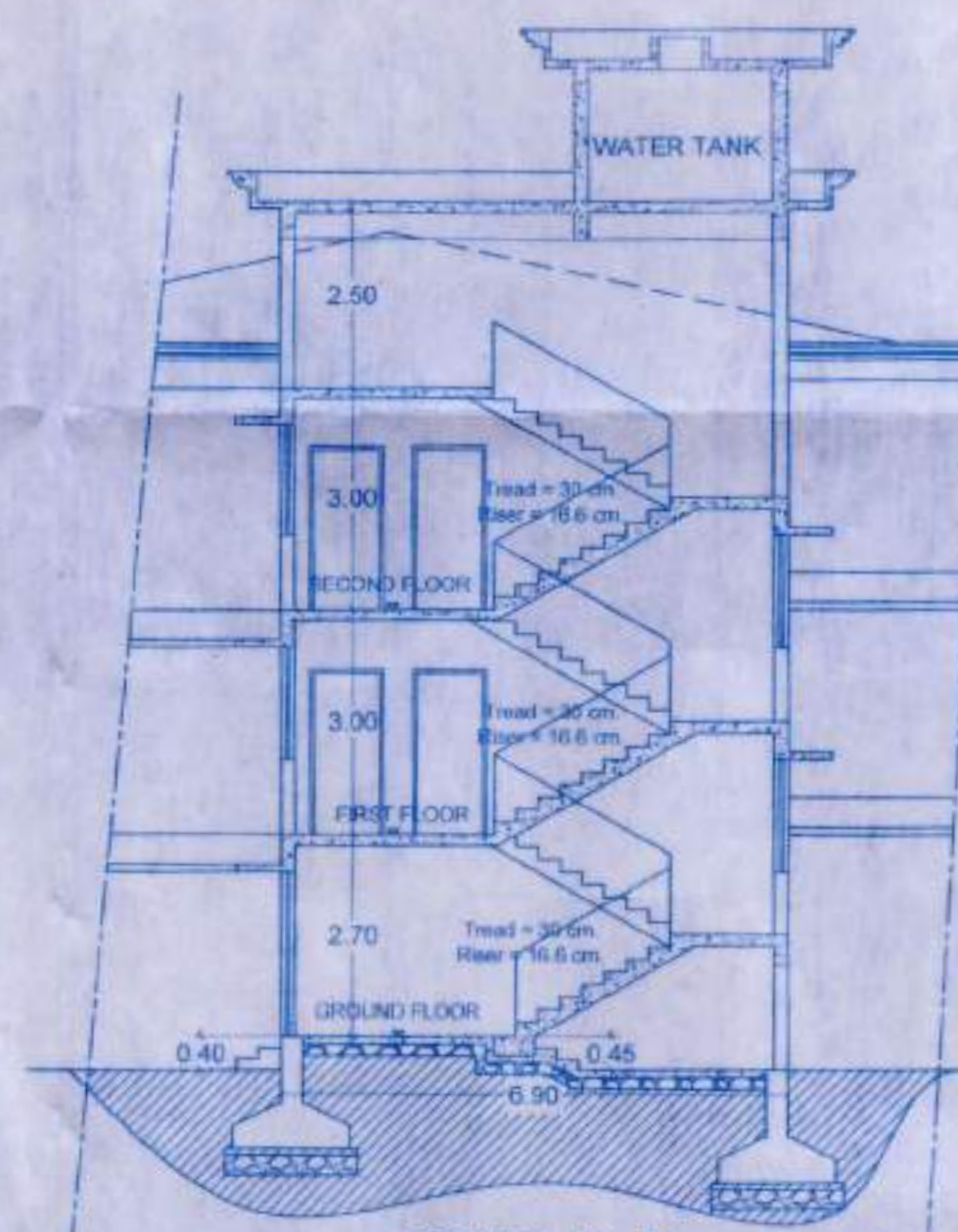
SIDE ELEVATION (EAST)



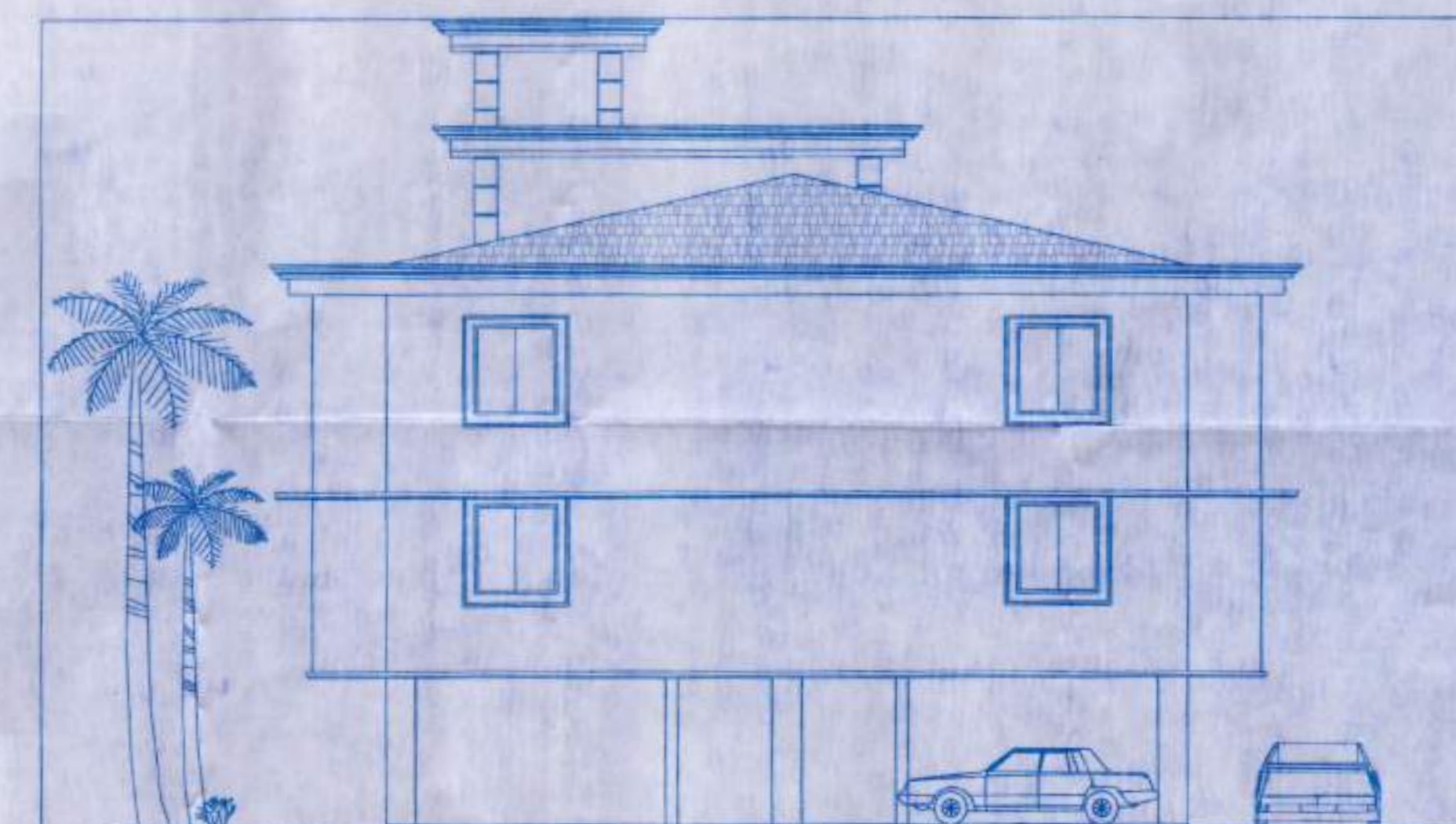
FRONT ELEVATION (SOUTH)



SECTION B2 - B2



SECTION B1 - B1



REAR ELEVATION (NORTH)

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CONSULTANTS - MARGAO.

PROPOSED COMMERCIAL & RESIDENTIAL BUILDINGS
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(part) OF XELDEM VILLAGE, QUEPEM.

Rabindra Cacodcar
RABINDRA CACODCAR
B.E. CIVIL (I.I.T.-LUSKAT)
T.C. No. 122/1-C-2/2024/2220

DRG. No.- 5

DATE - 12. 06 .2024

SCALE - 1:100

CKD. BY -