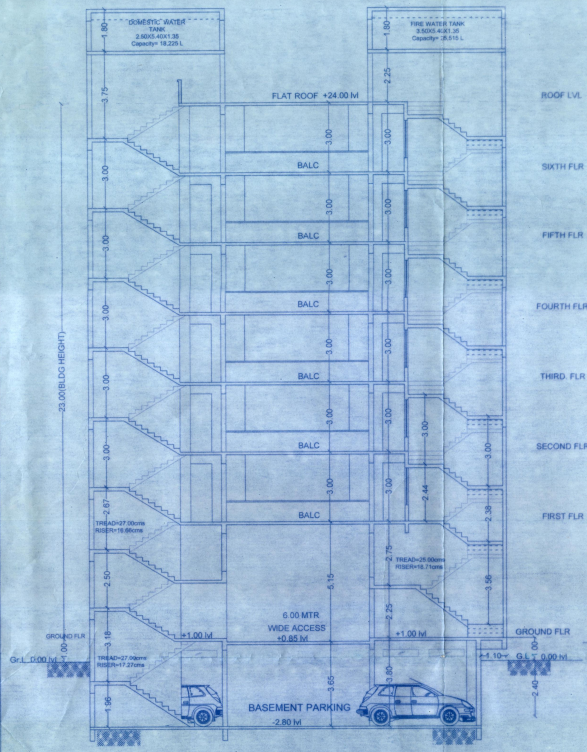
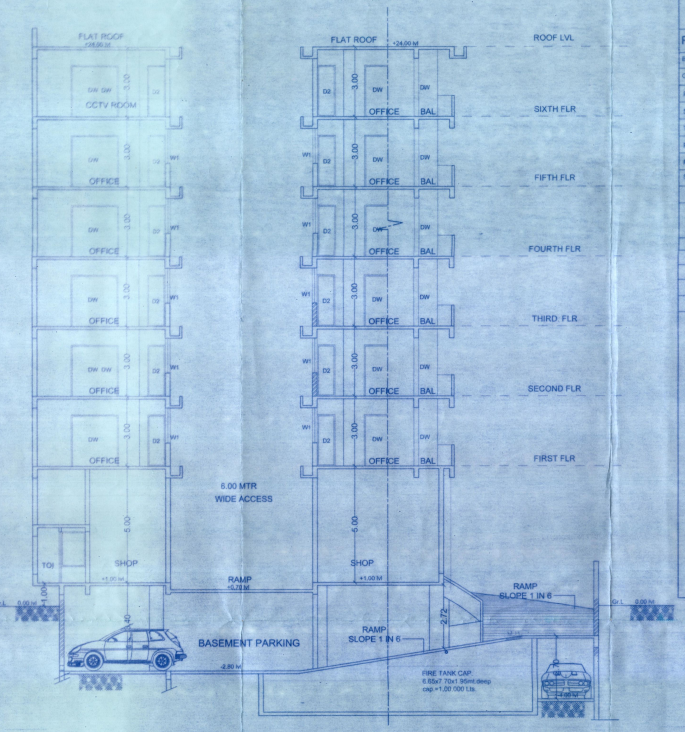


SECTION AA THROUGH FIRE ESCAPE AND STAIRCASE



SECTION BB THROUGH RAMP

Floor % Reference	Use	Total built-up area M2	Areas free from FAR						Net Floor Area sq.m.	FAR p %	Additional FAR Society Office/ CCtvrm	Total Floor Area sq.m.	Additional FAR %
			Ramp	Stairs	Bal.	Lift.	Still/ Access/ Atrium	Total					
PROPOSED BUILDING													
BASEMENT FLOOR	Parking	562.77	33.71	21.42	-	4.73	502.91	562.77	-	0.00%	-	-	0.00%
GROUND FLOOR	Comm.	427.01	92.73	36.42	-	4.29	75.42	208.86	218.15	31.94%	-	218.15	31.94%
FIRST FLOOR	Comm.	309.46	-	37.41	60.03	4.29	-	101.73	207.73	30.41%	-	207.73	30.41%
SECOND FLOOR	Comm.	309.46	-	37.41	60.03	4.29	-	101.73	207.73	30.41%	-	207.73	30.41%
THIRD FLOOR	Comm.	309.46	-	37.41	60.03	4.29	-	101.73	207.73	30.41%	-	207.73	30.41%
FOURTH FLOOR	Comm.	309.46	-	37.41	60.03	4.29	-	101.73	207.73	30.41%	-	207.73	30.41%
FIFTH FLOOR	Comm.	309.46	-	37.41	60.03	4.29	-	101.73	207.73	30.41%	-	207.73	30.41%
SIXTH FLOOR	Comm/ Res.	309.46	-	37.41	60.03	4.29	-	101.73	107.60	15.75%	100.13	207.73	30.41%
TOTAL	Comm/ Res.	2846.54	126.44	282.30	360.18	34.76	578.33	1382.01	1364.40	199.77%	100.13	1464.53	214.43%

PARKING DETAILS		No. of Car Parks/ parking area	
FLOOR AREA/NO. OF UNITS	USE	Provided	Required
01 Units(Floor area= 67.92 m2)	Res.	1.0	1.0
1296.48 sq.m	Comm.	26	25.93
TOTAL	Comm.	27	26.93

32. Type of zone to which the plot belongs to: C1 zone

SETBACKS:

33. Front setback from the center line of road: (10.0+5.0) = 15.0 mts.

34. Side setbacks:
(a) 0.00 mts.
(b) 0.00 mts.

35. Distance between two or more building on the same plot, if any: -- mts.

36. Height of the plinth: 1.00 mts.

37. Use to which the building is to be put to floor-wise: Basement floor : Parking; 1st,2nd,3rd,4th,5th floor : Commercial; Sixth floor : Commercial/Residential

38. Plot owned by with reference to the ownership certificate of land: Mr. Narayan .V.Naik Bhatkar

39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division: --

40. Any other information: --

AREA STATEMENT

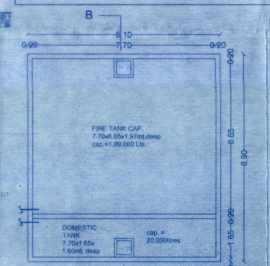
PLOT AREA:

1. Total Area of the Plot	683.00	Sq.mts.
2. Deduction for		
(a) Area within road widening (proposed)	27.00	Sq.mts.
(b) Area reserved for any other use	--	Sq.mts.
Total (a+b)	--	Sq.mts.
3. Net effective area (1)-(2)	656.00	Sq.mts.
4. Covered area occupied by the existing building,if any	287.56	Sq.mts.
5. Plot coverage of the existing building(in %)	43.84	%
6. Covered area of the existing building that is proposed to be demolished	287.56	Sq.mts.
7. Plot coverage of the existing building that is proposed to to be demolished (in %)	43.84	%
8. Covered area of proposed building	258.86	Sq.mts.
9. Plot coverage of the proposed building (in %)	39.46	%
10. Combined covered area of the existing building to be maintained and that of the proposed building	258.86	Sq.mts.
11. Combined plot coverage of the existing building to be maintained and that of the proposed building(in %)	39.46	%

FLOOR AREA:

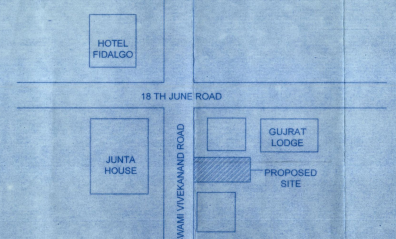
12. Balcony area and covered area over footways floorwise and total on all floors	360.18	Sq.mts.
13. Balcony area and covered area over footways floorwise and total on all floors,consumed for FAR purpose	--	Sq.mts.
14. Addition of set-back area and/or proposed road for FAR purpose	--	Sq.mts.
15. Addition of garage area for FAR purpose	--	Sq.mts.
16. Floor area consumed on Ground floor	218.15	Sq.mts.
17. Floor area consumed on First floor	207.73	Sq.mts.
18. Floor area consumed on Second floor	207.73	Sq.mts.
19. Floor area consumed on Third floor	207.73	Sq.mts.
20. Floor area consumed on Fourth floor	207.73	Sq.mts.
20. Floor area consumed on Fifth floor	207.73	Sq.mts.
21. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose(5th)	107.60	Sq.mts.
22. Existing floor area to be maintained	--	Sq.mts.
23. Total floor area consumed: (13+14+15+16+17+18+19+20+21)	1364.40	Sq.mts.
24. Floor area permissible	1366.00	Sq.mts.
25. FAR permissible	200.00	%
26. FAR consumed	199.77	%
27. Mezzanine area	--	Sq.mts.
28. Loft area	--	Sq.mts.
29. Basement area	--	Sq.mts.
30. Garage area	--	Sq.mts.

07/08/2019
Municipal Engineer (Gr. II)
Corporation of the City of Panaji



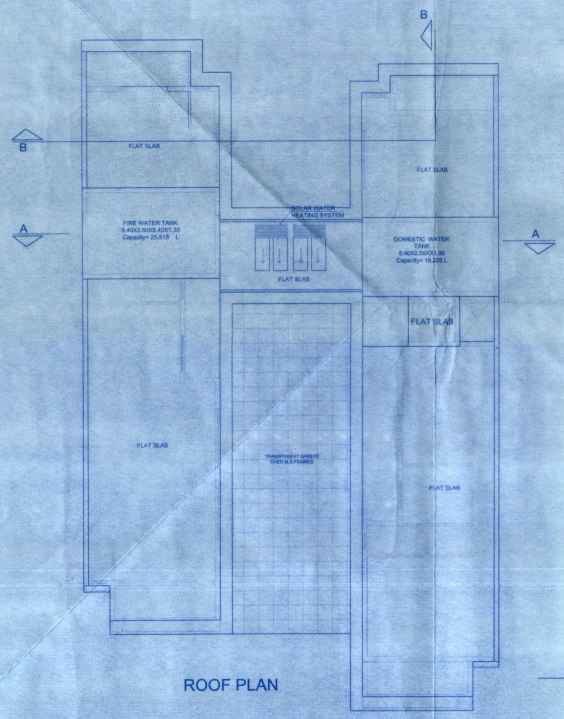
PLAN OF U.G. TANK
SCALE 1:100

SECTION BB
SCALE 1:100

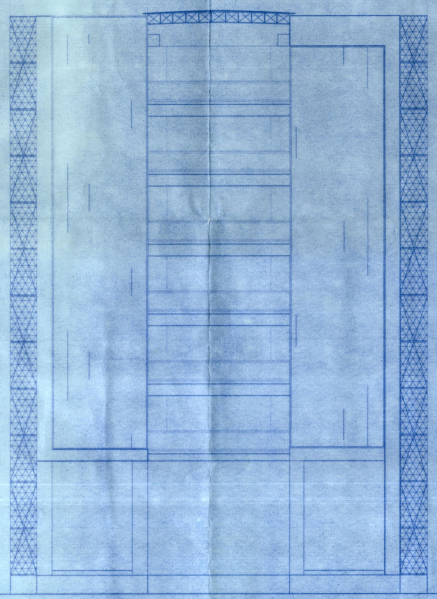


LOCATION PLAN
NOT TO SCALE

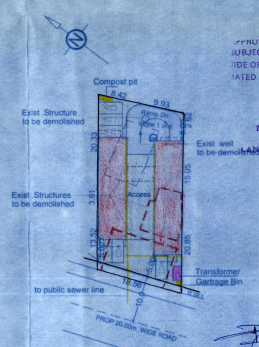
SCHEDULE OF OPENINGS	
TYPE	SIZE
RS	2.50 X 4.50
RS1	2.00 X 4.50
D1	1.00 X 2.50
D2	0.75 X 2.20
DW	2.50 X 2.50
W1	2.50 X 1.50
Ws	1.50 X 1.60
W2	1.50 X 1.60
V	0.60 X 1.00
V1	1.00x1.20
Vb	1.50x0.30



ROOF PLAN



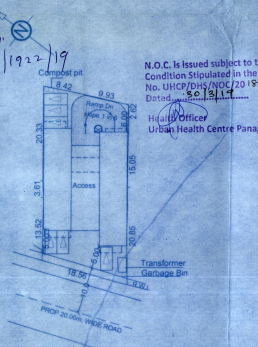
FRONT ELEVATION



SITE PLAN
(SCALE 1:500)

APPROVED FROM PLANNING POINT SUBJECT TO CONDITIONS GIVEN VIDE ORDER No. HS-PDA/12/188 /1922/19 DATED 1 - MAR 2019
MEMBER SECRETARY NORTH GOA PLANNING & DEV. AUTHORITY PANAJI, GOA

ASSISTANT ENGINEER
SUB DIV. II, W.D. III PWD
TONCA, CARANGALEM - GOA



PARKING LAYOUT PLAN
(SCALE 1:500)

N.O.C. Is issued subject to the Condition Stipulated in the letter No. UHCP/DHS/NOC/2019 -2019/3849 Dated 30/8/19
Health Officer
Urban Health Centre Panaji

CORPORATION OF THE CITY OF PANAJI
NOC No. 80/1/ccp/CONST-REC-07/2019-2020/103
ENGINEER'S SIGNATURE 10/7/2019
UDAY SAWANT
B.E.(Civil)
Reg. No. ER/0022/2010

OWNER'S SIGNATURE :

CLIENT: SHRI. NARAYAN.V. NAIK BHATKAR.

PROJECT : PROPOSED COMMERCIAL /RESIDENTIAL BLDG AT PANAJI.

JOB NO-2296	P.T. SHEET NO.61/ Chalta No. 80-A, 81-87
DATE :16-8-2019	DRG. NO-686/ 01
DEALT- MANISHA	SCALE - 1:100, 1:500

SAWANT & ASSOCIATES
ARCHITECTS/ ENGINEERS
INTERIOR DESIGNERS
SAPANA ARCADE, 1 ST FLOOR
HALSWAT, GOA.
PHONE NO.(0) 9823449435