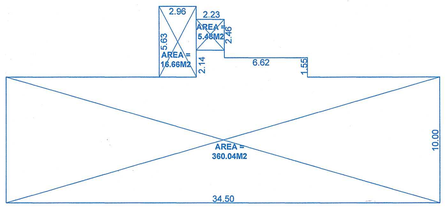
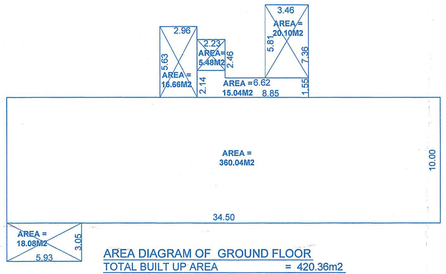
Approved Subject to NOC Vide Letter
No: AE-I (U)/ O&M/ /2024 -20 /Tech - 40/
Dated: 11/10/2024 ಕನ್ನಡ-11175

ASSISTANT ENGINEER (ELECT)
Electricity Department
Sub-Div. III, Div-VI,
Mapusa - Goa.



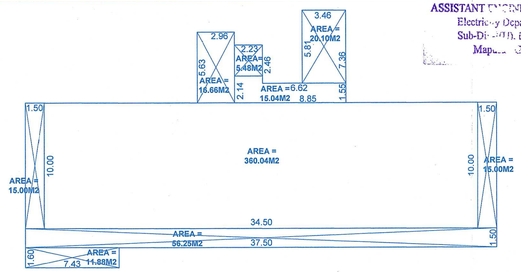
AREA DIAGRAM OF BASEMENT FIOOR

TOTAL BUILT UP AREA	= 382.18m2
deducted area staircase/lift	= 22.14M2
deduction area of stilt basement	= 360.04m2
AREA FOR FAR.	= 0.00 m2
Commercial area for infrastructure tax	= 22.14m2



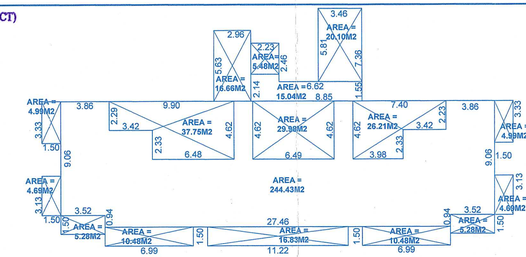
AREA DIAGRAM OF GROUND FLOOR

TOTAL BUILT UP AREA	= 420.36m2
deducted area of staircase/lift	= 60.32m2
AREA FOR COVERAGE	= 420.36m2
AREA FOR FAR.	= 360.04m2
Commercial area for infrastructure tax	= 420.36m2



AREA DIAGRAM OF FIRST FIOOR

TOTAL BUILT UP AREA	= 500.41m2
deducted area staircase/lift	= 54.12M2
deducted area of balconies	= 86.25 m2
AREA FOR FAR.	= 360.04m2
Residential area for infrastructure tax	= 500.41m2



AREA DIAGRAM OF TYPICAL SECOND ,THIRD ,FOURTH ,FIFTH & SIXTH FIOOR

TOTAL BUILT UP AREA	= 463.36m2
deducted area staircase/lift	= 42.24M2
deducted area of balconies	= 67.71m2
deduction of Open Terrace/void	= 93.94m2
AREA FOR FAR.	= 259.47 m2
Residential area for infrastructure tax	= 463.36m2

AREA STATEMENT.

SR.NO	DESCRIPTION	AREA	UNITS
1	AREA OF PLOT	1519.00	sq.mt
2	AREA ACQUIRED FOR ROAD WIDENING	215.70	sq.mt
3	NET EFFECTIVE AREA FOR COVERAGE	1303.30	sq.mt
4	TOTAL COVERED AREA OF PROPO. BUILDING	420.36	sq.mt
5	COVERAGE CONSUMED	32.25	%
6	COVERAGE PERMISSIBLE (40%)	521.32	sq.mt

7 DETAIL OF AREA USED FLOOR WISE

Sr.No	Floor Referance	Use	Built-Up Area (sqm)	Area Free From F.A.R (sqm)			Net Floor Area (sqm)	F.A.R
				Staircase /lift	Balc	ot/void	Mezz/ park		
1	Basement Floor	park	382.18	22.14	--	--	360.00	0.00	
2	Ground Floor	Comm	420.36	60.32	--	---	--	360.04	
3	Mezzanine Floor	Comm	167.57	42.24	--	---	125.33	0.00	
4	First Floor	Comm	500.41	54.12	86.25	---	--	360.04	
5	Mezzanine Floor	Comm	155.57	42.24			113.33	0.00	
6	Second Floor	Resi	463.36	42.24	67.71	93.94	--	259.47	132.81
7	Third Floor	Resi	463.36	42.24	67.71	93.94	--	259.47	
8	Fourth Floor	Resi	463.36	42.24	67.71	93.94	--	259.47	
9	Fifth Floor	Resi	463.36	42.24	67.71	93.94	--	259.47	
10	Sixth Floor	Resi	463.36	42.24	67.71	93.94	--	259.47	
11	Total		3942.89	432.26	424.80	469.70	553.58	2017.43	

8 NET FLOOR AREA

a)	BASEMENT FLOOR	000.00	sq.mt
b)	GROUND FLOOR	360.04	sq.mt
c)	FIRST FLOOR	360.04	sq.mt
d)	SECOND FLOOR	259.47	sq.mt
e)	THIRD FLOOR	259.47	sq.mt
f)	FOURTH FLOOR	259.47	sq.mt
g)	FIFTH FLOOR	259.47	sq.mt
h)	SIXTH FLOOR	259.47	sq.mt
9	TOTAL FLOOR AREA	2017.43	sq.mt
10	F.A.R CONSUMED	132.81	%
11	F.A.R PERMISIBLE (200%)	3038.00	sq.mt
12	LENGTH OF COMPOUND WALL	109.76	R.mt
13	AREA FOR INFRASTRUCTURE TAX	3446.78	sq.mt
14	TOTAL PARKING REQUIRED	32	Nos.
15	TOTAL PARKING PROVIDED	32	Nos.

LGF. AREA FOR INFRASTRUCTURE TAX	=	22.14M2
GF. AREA FOR INFRASTRUCTURE TAX	=	420.36M2
FF. AREA FOR INFRASTRUCTURE TAX	=	500.41M2
SF,TF,FF,FF & SF AREA FOR INFRASTRUCTURE TAX = 463.36M2 X 5	=	2316.80M2
MEZZANINE AREA FOR INFRASTRUCTURE TAX	=	114.56M2
RAMP AREA FOR INFRASTRUCTURE TAX	=	72.49M2
TOTAL AREA FOR INFRASTRUCTURE TEX	=	3446.78M2

NOTE :-
1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

SIGNATURE OF OWNER

RYAN SEQUEIRA

SIGNATURE OF ARCHITECT

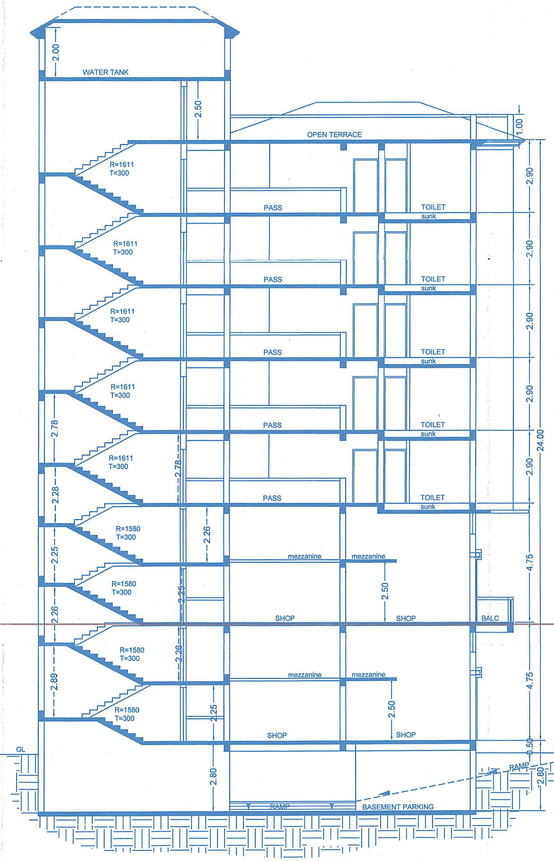
Ashwinikumar Prabhu
Architect
COA No. CA/97/2196
B-209, Saldanha Business Towers
At Court Circle, Mapusa - Goa

PROJ. NO.	DRG. NO.	REV. NO.
SA-AR-409/18	SD - 01	—
DATE	DRAWN BY	CKD. BY
06- 01 - 2018	Krishna	Ashwin. P

TITLE :
PROPOSED CONSTRUCTION OF COMMERCIAL / RESIDENTIAL BUILDING IN LAND BEARING PTSHEET NO 147. CHALTA NO. 268-275 & 268-A SITUATED AT MAPUSA, BARDEZ TALUKA - GOA.
FOR : THIRTEEN STAR CONSTRUCTION AND DEVELOPERS

PROJECT ARCHITECT
ASHWINIKUMAR PRABHU

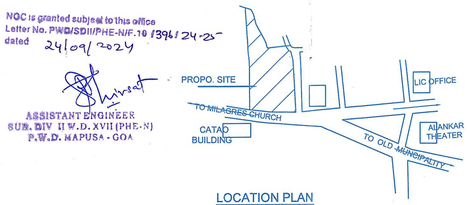
studio Arche'type
architecture + interiors
C-5 3rd floor Trionora Apartment ,Near Muncipal Market ,Panjim ,Goa-INDIA.
Ph. 0091-832-6511330 e-mail: studioarchetype@gmail.com



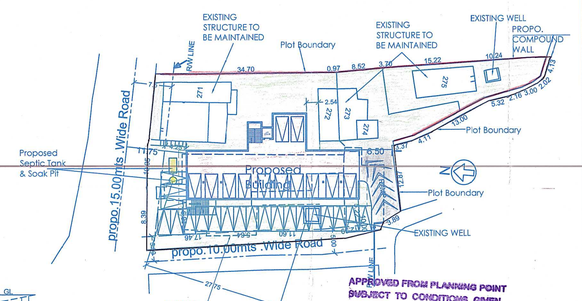
SECTION A-A
SCALE :1:100

NOC is granted subject to this office
Letter No. PWD/SDIII/PHE-NIF.10 /3961/24-25
dated 24/09/2024

ASSISTANT ENGINEER
SUB. DIV III W.D. XVII (PHE-N)
P.W.D. MAPUSA - GOA



LOCATION PLAN
NOT TO SCALE



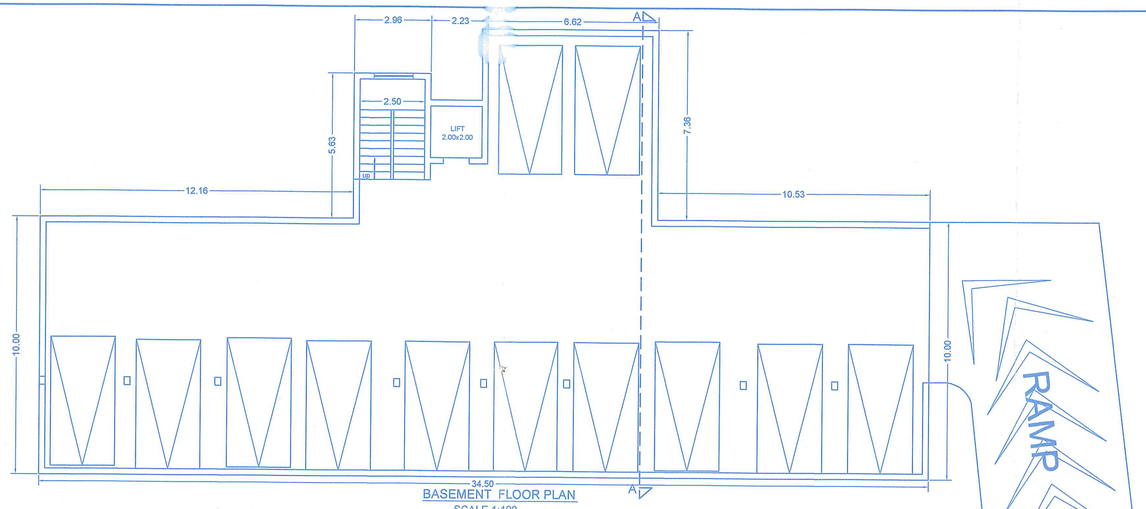
Site Plan
(Scale: 1:500)

APPROVED UNDER THE CONDITIONS
THE LICENCE No. Constlic/mapusa/2024-25/33
DATE: 31/01/2025

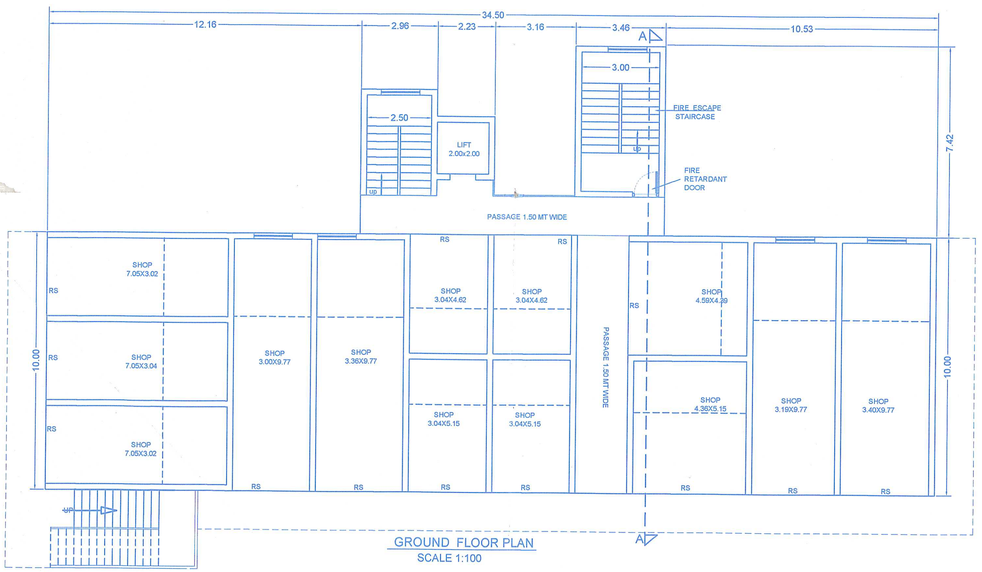
MUNICIPAL ENGINEER (M.A.) CHIEF OFFICER
MAPUSA MUNICIPAL COUNCIL

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/M/1842/395/2023
DATED 25 APR 2023

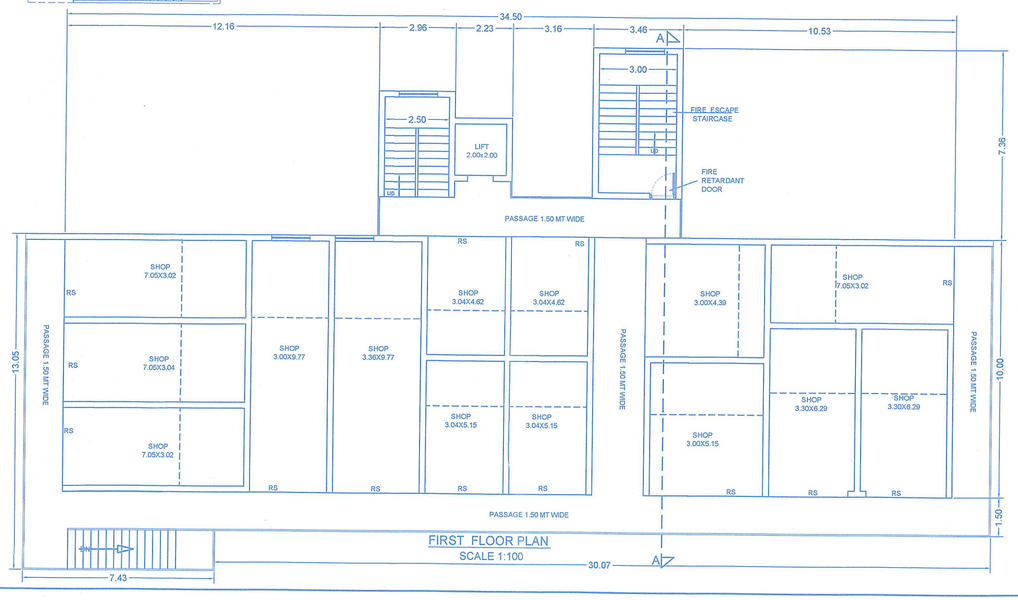
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI - GOA



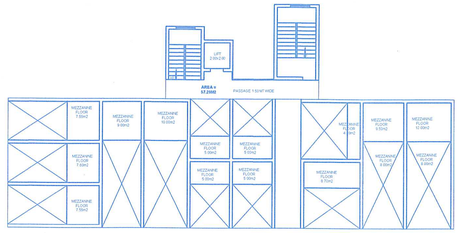
BASEMENT FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

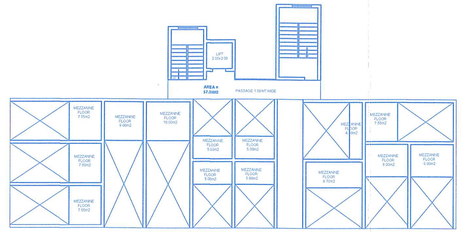


FIRST FLOOR PLAN
SCALE 1:100



(GROUND FLOOR) MEZZANINE FLOOR PLAN
SCALE 1:200

AREA DIAGRAM OF MEZZANINE FLOOR
TOTAL BUILT UP AREA = 167.58m2
deducted area staircase = 57.29M2
AREA OF MEZZANINE FLOOR = 110.29 m2
Commercial area for infrastructure tax = 57.29m2

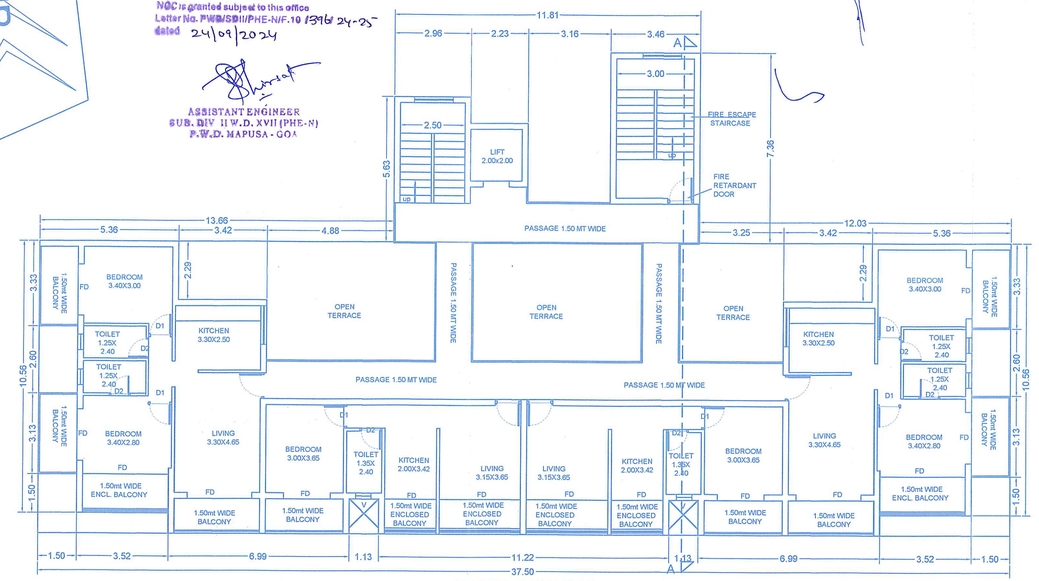


(FIRST FLOOR) MEZZANINE FLOOR PLAN
SCALE 1:200

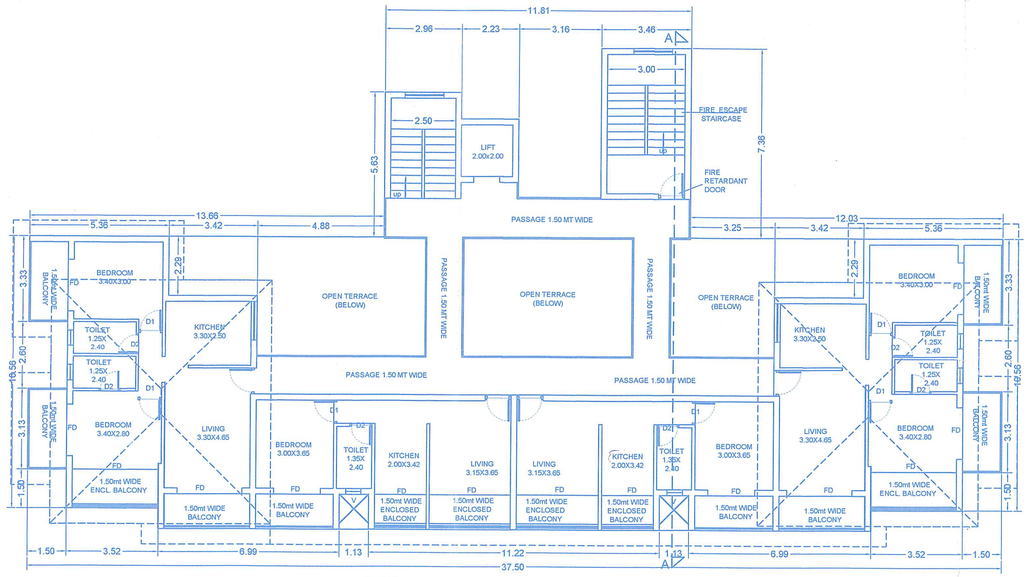
AREA DIAGRAM OF MEZZANINE FLOOR
TOTAL BUILT UP AREA = 155.58m2
deducted area staircase = 57.29 M2
AREA OF MEZZANINE FLOOR = 98.29 m2
Commercial area for infrastructure tax = 57.29m2

NOC is granted subject to this office
Letter No. PWD/SDII/PHE-N/F.10 /5976 24-25
dated 24/09/2024

ASSISTANT ENGINEER
SUB. DIV II W.D. XVII (PHE-N)
P.W.D. MAPUSA - GOA



SECOND FLOOR PLAN
SCALE 1:100



TYPICAL THIRD , FOUTH ,FIFTH ,SIXTH FLOOR PLAN
SCALE 1:100

APPROVED UNDER THE CONDITIONS
THE LICENCE No. GOASTELK/MAPUSA/2024-25/33
DATE: 31/01/2025

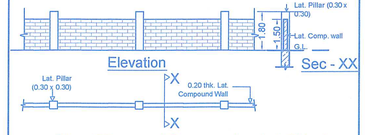
MUNICIPAL ENGINEER (Gr1) CHIEF OFFICER
MAPUSA MUNICIPAL COUNCIL

SCHEDULE OF OPENINGS

NOMEN	SIZE	NOMEN	SIZE	NOMEN	SIZE
FD	2.00 X 2.15	D2	0.80 X 2.15	W2	0.60 X 1.15
D	1.00 X 2.15	W	1.20 X 1.15		
D1	0.90 X 2.15	W1	1.50 X 1.15	V	0.60 X 0.80

ALIGNMENT FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/M/1842/393/2023
DATED 25 APR 2023

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI - GOA



Plan of Proposed Compound wall (Side)

Total Length of Proposed Compound wall = 109.76rm

NOTE :-
1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

SIGNATURE OF OWNER

RYAN BRAGANZA

SIGNATURE OF ARCHITECT

Ashwinikumar Prabhu
Archite
COA No. CA/97/219
B-209, Saldanha Business Tower
At Court Circle, Mapusa - Goa

	PROJ. NO.	DRG. NO.	REV. NO.
	SA-AR-343/15	SD - 01	—
	DATE	DRAWN BY	CKD. BY
NORTH	01- 01 - 2016	Krishna	Ashwin. P

TITLE :
PROPOSED CONSTRUCTION OF COMMERCIAL / RESIDENTIAL BUILDING IN LAND BEARING PTSHEET NO 147. CHALTA NO. 268-275 & 268-A SITUATED AT MAPUSA, BARDEZ TALUKA - GOA.
FOR : **THIRTEEN STAR CONSTRUCTION AND DEVELOPERS**

PROJECT ARCHITECT
ASHWINIKUMAR PRABHU

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architecture + interiors
C-5 3rd floor Trionora Apartment ,Near Muncipal Market ,Panjim ,Goa-INDIA.
Ph. 0091-832-6511330 e-mail: studioarchetype@gmail.com