CORPORATION OF THE CITY OF PANAJI
Approved Vide No. ...ENG/const-LIC-18/2025-2026
Commissioner
Date: 1/10/25

Assistant Engineer (Grade II)
Corporation of the City of Panaji

ASSTT. ENGINEER
SUB DIV. - II, PANAJI, PWD
TONCA CAMPALEM - GOA

This office letter NO SDE-II(W)PWJ/25-26/Mech-46/1225-
Dated: 19/08/2025

Assistant Engineer
Elect. Sub. Divn-II (L)
Panaji - Goa

AREA STATEMENT (SQ MT)												
FLOOR	USE	BUILT UP AREA	AREAS FREE FROM F.A.R							NET FLOOR AREA	BAL.CONSUMED PER FLOOR (%)
			REG.+ENC BAL AREA	STAIRCASE AREA	Telecom C/H	Society O/H	LIFT AREA	PASSAGE/ LOBBY AREA	PARKING AREA	TOTAL		
STILT FLOOR	PARKING	190.05	0.00	21.29	--	--	7.69	11.93	149.44	190.35	0.00	
FIRST FLOOR	RESI.	217.05	33.59	23.45	15.80	11.57	7.27	8.97	0.00	103.65	114.20	29.41
SECOND FLOOR	RESI.	221.09	38.70	23.45	--	--	7.27	8.97	0.00	81.39	140.20	27.60
THIRD FLOOR	RESI.	221.09	38.70	23.45	--	--	7.27	8.97	0.00	81.39	140.20	27.60
FOURTH FLOOR	RESI.	221.09	38.70	23.45	--	--	7.27	8.97	0.00	81.39	140.20	27.60
FIFTH FLOOR	RESI.	221.09	38.70	23.45	--	--	7.27	8.97	0.00	81.39	140.20	27.60
SIXTH FLOOR	RESI.	221.09	38.70	23.45	--	--	7.27	8.97	0.00	81.39	140.20	27.60
SEVENTH FLOOR	RESI.	221.09	38.70	23.45	--	--	7.27	8.97	0.00	81.39	140.20	27.60
EIGHTH FLOOR	RESI.	221.09	38.70	23.45	--	--	7.27	8.97	0.00	81.39	140.20	27.60
NINETH FLOOR	RESI.	221.09	38.70	23.45	--	--	7.27	8.97	0.00	81.39	140.20	27.60
TOTAL		2180.92	343.19	259.34	15.80	11.57	73.12	92.66	149.44	945.12	1235.80	27.77

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/187/PNJ/1400/2025
DATED 22 JUL 2025
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI - GOA

AREA STATEMENT

		NIL
1)	TOTAL AREA OF THE PLOT	504.00 M2
2)	AREA WITHIN ROAD WIDENING/PROPOSED	
3)	EFFECTIVE AREA OF PLOT	504.00 M2
4)	PERMISSIBLE COVERAGE (40 %)	201.60 M2
5)	PROPOSED COVERAGE (37.76 %)	190.35 M2
6)	PERMISSIBLE F.A.R (250)	1260.00 M2
7)	PROPOSED F.A.R. (245.1)	1235.80 M2

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	DESCRIPTION
SD	4.32	2.40	AL. SLIDING WINDOW
SD1	3.45	2.40	AL. SLIDING WINDOW
SD2	2.60	2.40	AL. SLIDING WINDOW
D	1.20	2.20	WOODEN FRAMED FLUSH DOOR
D1	1.05	2.20	WOODEN FRAMED FLUSH DOOR
D2	0.80	2.20	WOODEN FRAMED FLUSH DOOR
W	4.27	1.80	AL. SLIDING WINDOW
W1	3.80	1.80	AL. SLIDING WINDOW
W2	3.15	1.80	AL. SLIDING WINDOW
W3	2.10	1.80	AL. SLIDING WINDOW
W4	1.10	1.80	AL. SLIDING WINDOW
W5	1.20	1.80	AL. SLIDIND WINDOW.
V	0.70	0.90	AL. VENTILATOR.
V1	1.20	0.60	AL. VENTILATOR.

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING P.T.S. NO. - 11, CHALTA NO. - 26, AT - LA CAMPALA RESIDENTIAL COLONY, PANAJI CITY, GOA. FOR MR. GRATIAN ALBERT NAZARETH & MRS. SANDRA VENA NAZARETH. THROUGH POWER OF ATTORNEY HOLDER (SUDAMA ASSOCIATE) PARTNER MR. MANDAR SHAMSUNDAR PARULEKAR.

OWNER'S SIGN

ARCHITECT'S SIGN

PRATHAMESH BHAT
ARCHITECT (CIVIL)
T.C.P. Reg. No. ER/0020/2022

SHEET NO	SCALE
1/2	1:100 1:200 1:500

TYPICAL SECOND NINE FLOOR BLOCK PLAN

C1	19.35	X	12.80		248.13
		Deduction			
D	0.90	X	2.10		-1.89
2)	2.10	X	1.85		-3.89
3)	1.15	X	1.50		-2.18
4)	2.10	X	0.50		-1.15
5)	2.10	X	1.08		-2.39
	Total Deduction				-26.54
	Total built up area				221.59
	Enc. Balcony Addition-1				
B1	4.25	X	1.50		6.38
B2	7.60	X	1.50		11.40
B3	3.70	X	1.50		-0.05
B4	4.10	X	1.50		4.95
B5	3.60	X	1.00		3.60
B6	3.50	X	1.50		6.38
	Total Addition				38.70
	Staircase Addition-2				
S1	5.85	X	3.64		20.35
	Lift Addition-3				
L1	2.20	X	3.30		7.27
	Passage Addition-4				
P1	2.70	X	1.75		4.73
P2	3.70	X	2.93		10.69
	Total Addition				42.69
	Total Addition 1+2+3+4+5+6				81.38

FIRST FLOOR BLOCK PLAN

B1	19.35	X	12.35		238.95
		Deduction			
D	1.00	X	1.00		-1.00
2)	3.15	X	1.50		-7.22
3)	1.45	X	1.35		-1.96
4)	2.30	X	0.50		-1.15
5)	1.85	X	1.85		-3.42
6)	3.60	X	1.08		-3.89
	Total Deduction				-37.70
	Total built up area				217.85
	Enc. Balcony Addition-1				
B1	4.25	X	1.50		6.38
B2	7.60	X	1.50		11.40
B3	3.70	X	1.08		3.56
B4	6.15	X	1.08		6.16
B5	4.10	X	1.50		6.15
B6	1.40	X	1.35		5.94
	Total Deduction				33.99
	Staircase Addition-2				
S1	5.70	X	1.64		26.45
	Telecom Emergency Addition-3				
T1	2.85	X	2.70		15.80
	Society O/H Addition-4				
S1	2.85	X	4.00		11.57
	Lift Addition-5				
L1	2.20	X	3.30		7.27
	Passage Addition-6				
P1	2.70	X	1.75		4.73
P2	3.70	X	2.93		10.69
	Total Addition				42.97
	Total Addition 1+2+3+4+5+6				103.54

STILT FLOOR BLOCK PLAN

A1	19.85	X	11.00		218.35
		Deduction			
D	14.00	X	1.00		-14.00
D1	14.00	X	1.40		-14.00
	Total Deduction			=	-28.00
	Total built up area			=	190.35
	Staircase Addition-2				
S1	5.85	X	3.64		21.29
	Lift Addition-3				
L1	2.20	X	3.30		7.69
	Passage Addition-4				
P1	1.85	X	1.85		3.42
P2	3.70	X	3.00		11.10
P3	1.85	X	0.35		0.65
	Total				11.93
	Total Addition 1+2+3+4				40.91

FIRST FLOOR BLOCK PLAN
SCALE 1:200

TERRACE FLOOR PLAN
SCALE -1:100

STILT PARKING FLOOR
Road 12.00 m. wide

STILT FLOOR BLOCK PLAN
SCALE 1:200

FIRST FLOOR PLAN
SCALE -1:100

TYPICAL SECOND TO NINETH FLOOR PLAN
SCALE -1:100

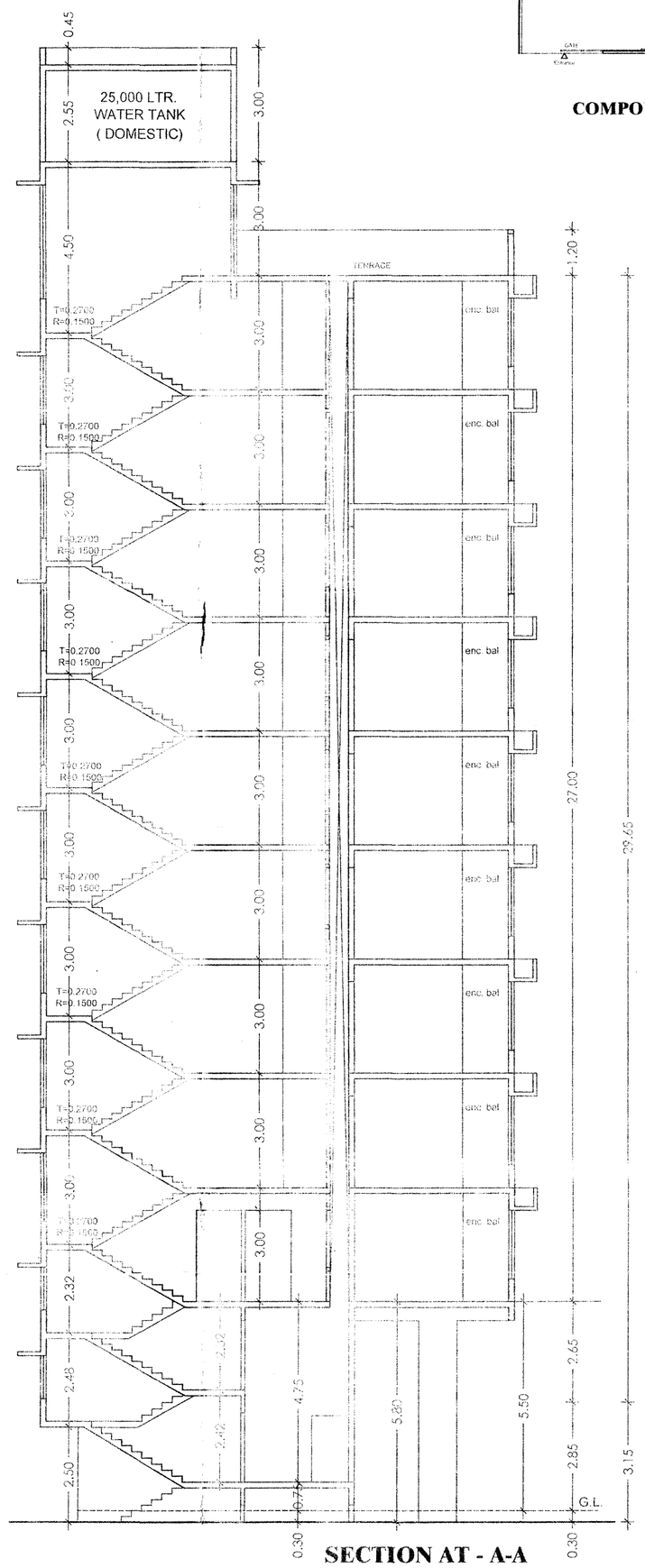
CORPORATION OF THE CITY OF PANAJI
Approved LIC. No. F/K/CP/ENG/CONST-LIC-18/2025-2026
Commissioner
Date: 17/10/25

Municipal Engineer (Grade III)
Corporation of the City of Panaji

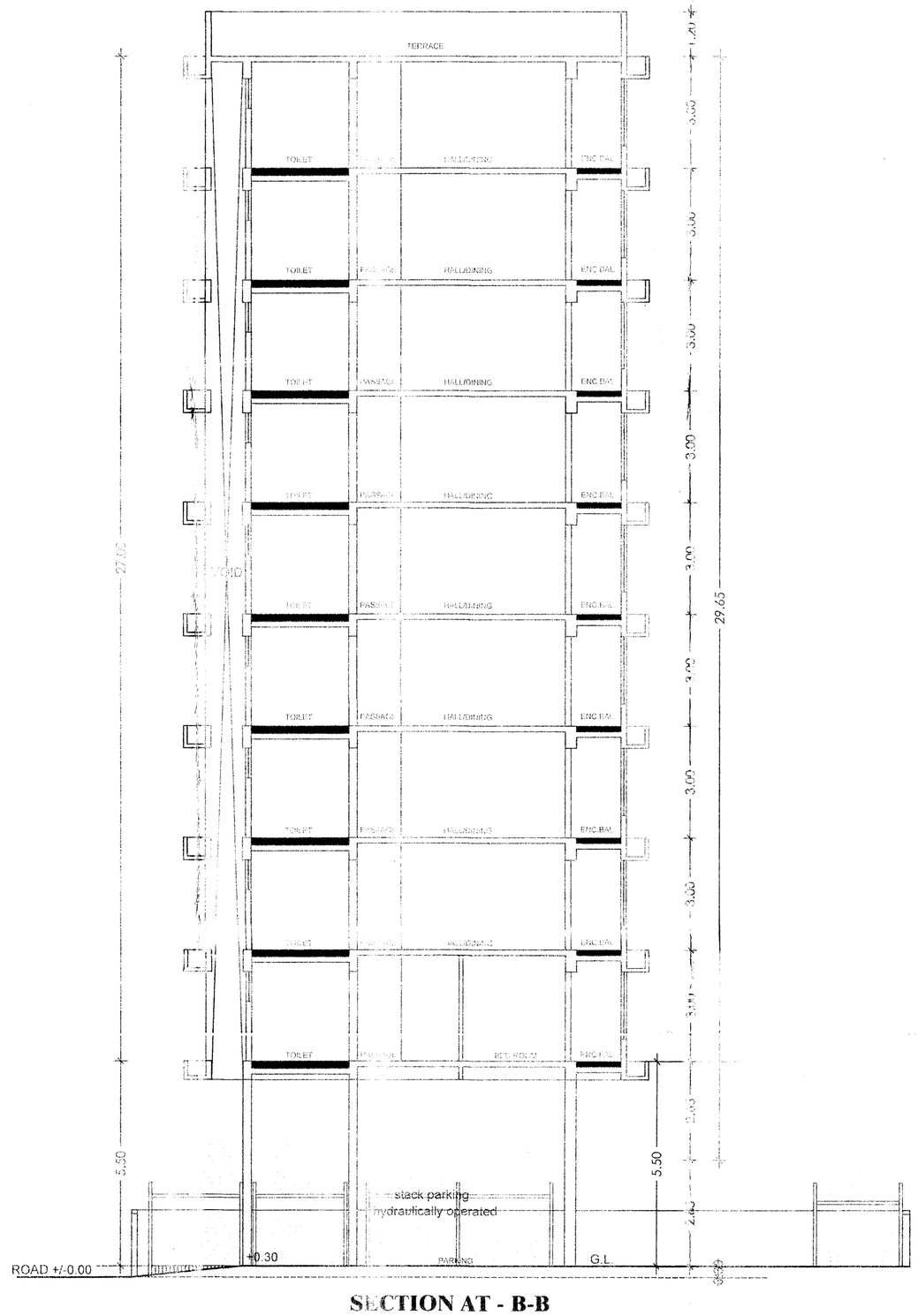
APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/187/PNJ/1400/2025
DATED
22 JUL 2025
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI - GOA

N.O.C. is Issued subject to the
Condition Stipulated in the letter
No. UHC/DHS/NOC/2025 - -2026/DHS/2025/DHS0901/00027/14
Dated 21/08/2025
Health Officer
Urban Health Centre Panaji

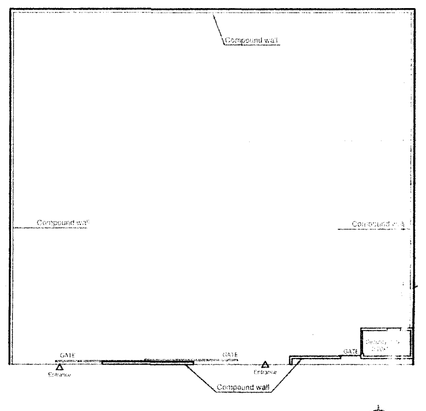
ELEVATION



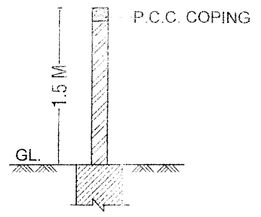
SECTION AT - A-A



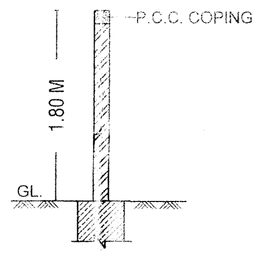
SECTION AT - B-B



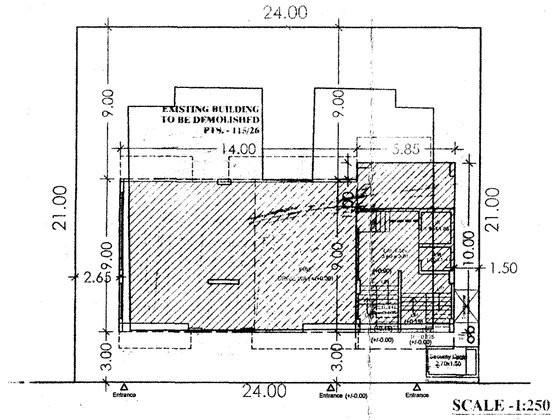
COMPOUND WALL PLAN
SCALE -1:250



FRONT COMPOUND WALL



SIDE & REAR COMPOUND WALL



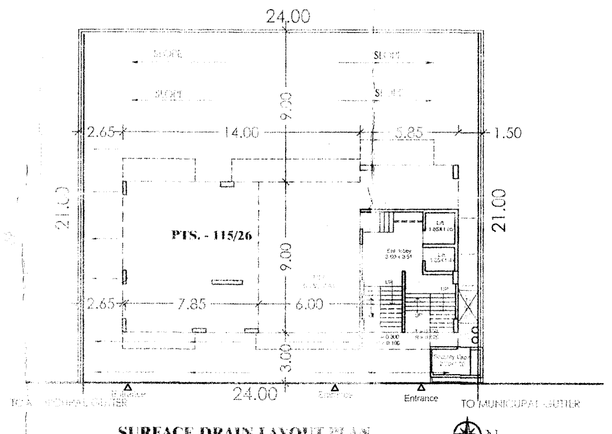
SCALE -1:250

12.00 WIDE ROAD

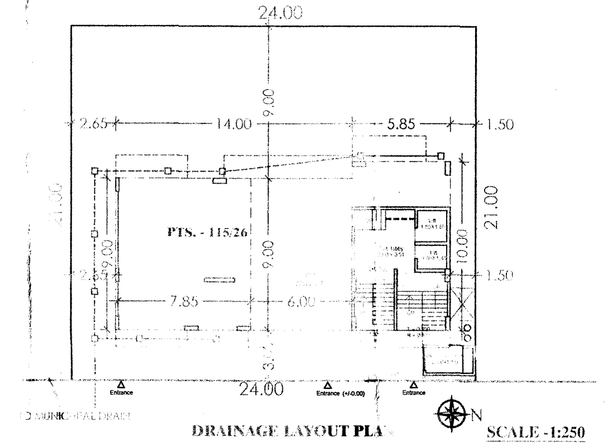
COLOUR NOTES

PLOT BOUNDARY SHOWN IN BLACK	=
PROPOSED WORK SHOWN IN RED	=
DRAINAGE LINE SHOWN IN RED DOTTED	=
PROPOSED BULDG. SHOWN IN	=
EXISTING BULDG. TO BE DEMOLISH SHOWN IN	=

SITE PLAN



SURFACE DRAIN LAYOUT PLAN
12.00 WIDE ROAD
SCALE -1:250



DRAINAGE LAYOUT PLAN
12.00 WIDE ROAD
SCALE -1:250

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON PLOT BEARING P.T.S. NO. - 115, CHALTA NO. - 26, AT - LA CAMPALA RESIDENTIAL COLONY , PANAJI CITY, GOA. FOR MR. GRATIAN ALBERT NAZARETH & MRS. SANDRA VENA NAZARETH. THROUGH POWER OF ATTORNEY HOLDER (SUDAMA ASSOCIATE) PARTNER MR. MANDAR SHAMSUNDAR PARULEKAR.

OWNER'S SIGN	ARCHITECT'S SIGN		
	PRATHAMESH BHAT (CIVIL) T.C.P. Reg. No. ER/0020/2022	SHEET NO	SCALE
		2/2	1:100 1:250