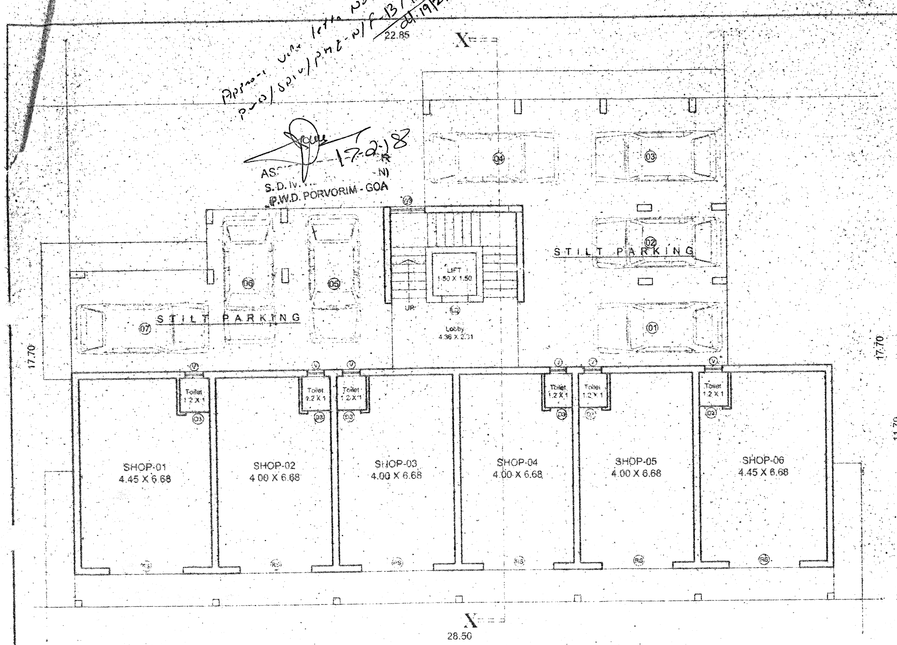
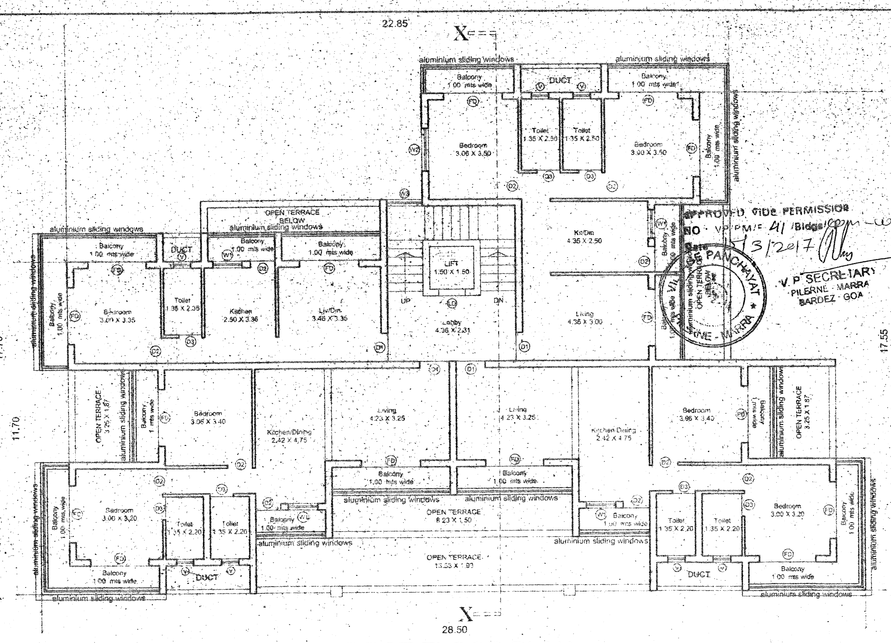
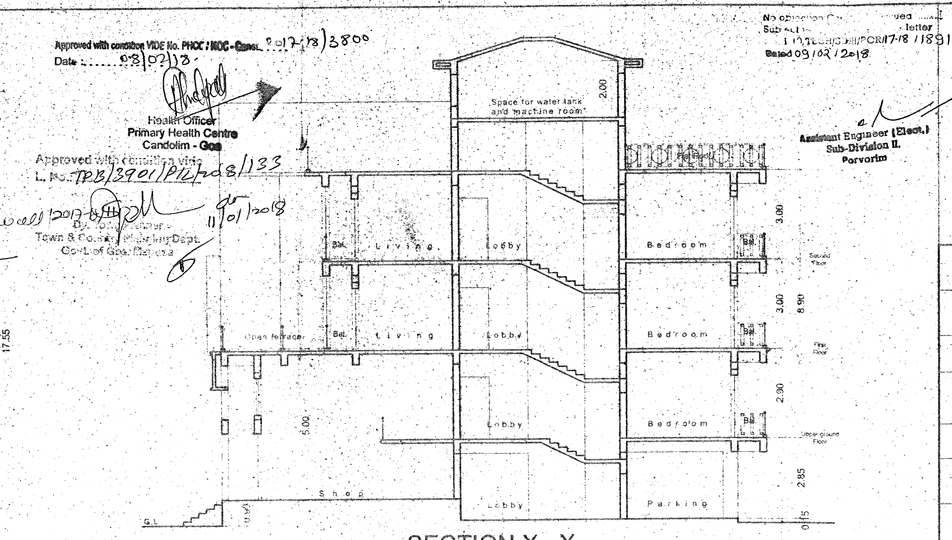


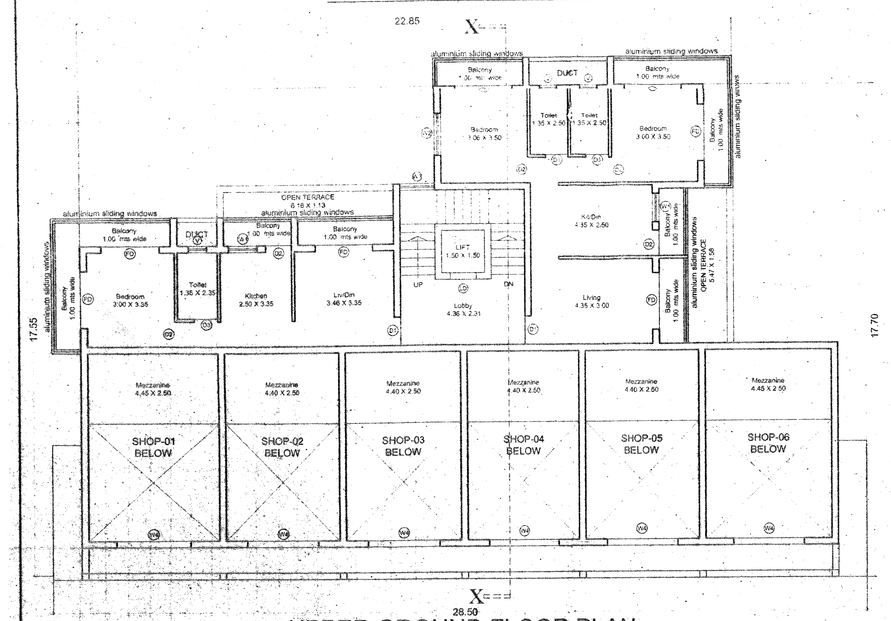
GROUND FLOOR PLAN



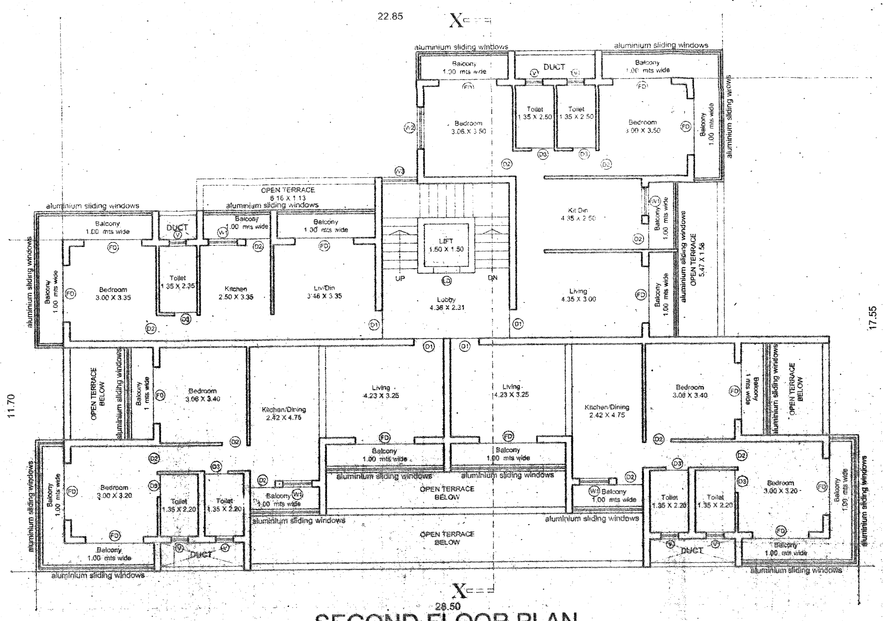
FIRST FLOOR PLAN



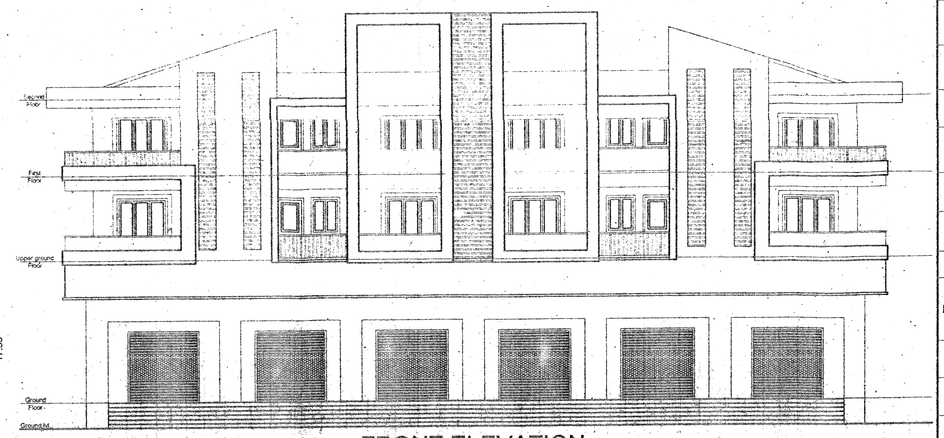
SECTION X - X



UPPER GROUND FLOOR PLAN

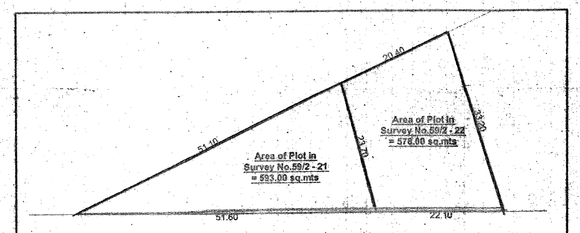


SECOND FLOOR PLAN



FRONT ELEVATION

DOOR & WINDOW SCHEDULE			
DOORS		WINDOWS	
TYPE	SIZE	TYPE	SIZE
SD1	1800 X 2200	W1	1000 X 1300
D	1000 X 2200	W2	1500 X 1300
D1	900 X 2200	W3	1200 X 1300
D2	800 X 2200	W4	2500 X 1000
		V	600 X 900
		SW	1200 X 1300

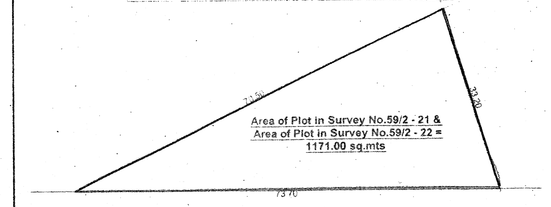


SITE PLAN

Scale 1:500

Showing plots before amalgamation

AREA STATEMENT for the AMALGAMATION OF THE PLOTS	
Area of Plot in Survey No.59/2 - 21	593.00 Sq.mts.
Area of Plot in Survey No.59/2 - 22	578.00 Sq.mts.
TOTAL AREA OF THE PLOTS	1171.00 Sq.mts.



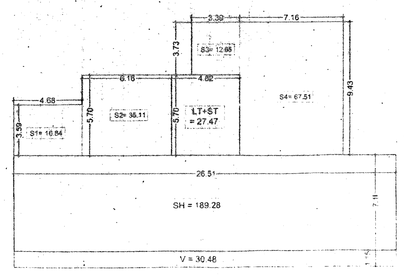
SITE PLAN

Scale 1:500

Showing plots after amalgamation

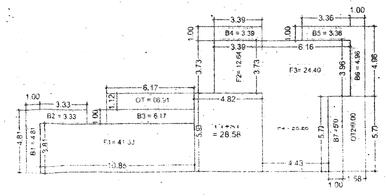
AREA STATEMENT for the AMALGAMATION OF THE PLOTS	
Area of Plot in Survey No.59/2 - 21 & Area of Plot in Survey No.59/2 - 22	1171.00 Sq.mts.

AREA DIAGRAM & AREA STATEMENT Scale 1:200



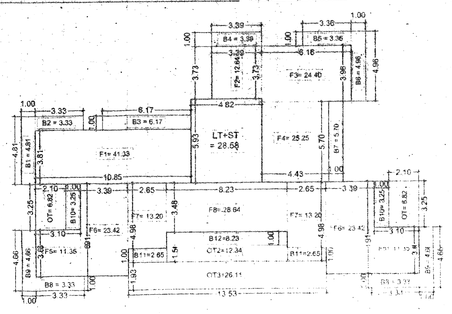
Stilt / Ground Floor Area

AREA STATEMENT of STILT/GROUND FLOOR	
Shop Area = SH =	189.28 Sq. Mts.
Veranda Area = V =	30.48 Sq. Mts.
Staircase + Lift Area = ST + LT =	27.47 Sq. Mts.
Stilt Area = S1 + S2 + S3 + S4 =	132.11 Sq. Mts.
Covered area = Shop + Staircase + Lift + Stilt area =	348.86 Sq. Mts.
Ground Floor area =	189.28 Sq. Mts.



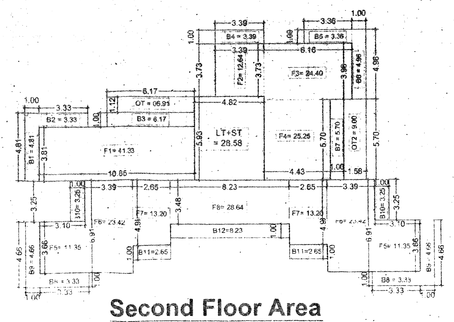
Upper Ground Floor Area

AREA STATEMENT of UPPERGROUND FLOOR	
Floor Area = F1+F2+F3+F4 =	103.62 Sq. Mts.
Staircase + Lift Area = ST + LT =	28.58 Sq. Mts.
Balcony Area =B1+B2+B3+B4+B5+B6+B7 =	31.72 Sq. Mts.
Open Terrace Area = OT1 + OT2 =	15.91 Sq. Mts.
Upperground Floor area =	103.62 Sq. Mts.



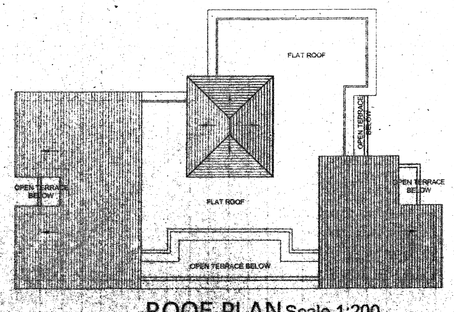
First Floor Area

AREA STATEMENT of FIRST FLOOR	
Floor Area = F1+F2+F3+F4+(2XF5)+(2XF6)+(2XF7)+F8=	228.20 Sq. Mts
Staircase + Lift Area = ST + LT =	28.58 Sq. Mts.
Balcony Area =B1+B2+B3+B4+B5+B6+B7+ (2XB8)+(2XB9)+(2XB10)+(2XB11)+B12 =	67.73 Sq. Mts.
Open Terrace Area = (2XOT1)+OT2+OT3 =	52.09 Sq. Mts.
First Floor area =	228.20 Sq. Mts

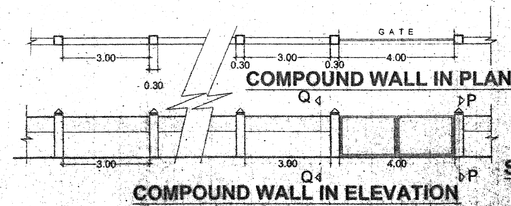


Second Floor Area

AREA STATEMENT of SECOND FLOOR	
Floor Area = F1+F2+F3+F4+(2XF5)+(2XF6)+(2XF7)+F8=	228.20 Sq. Mts.
Staircase + Lift Area = ST + LT =	28.58 Sq. Mts.
Balcony Area =B1+B2+B3+B4+B5+B6+B7+ (2XB8)+(2XB9)+(2XB10)+(2XB11)+B12 =	67.73 Sq. Mts.
Open Terrace Area = OT1 + OT2 =	15.91 Sq. Mts.
Second Floor area =	228.20 Sq. Mts.

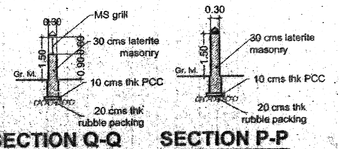


ROOF PLAN Scale 1:200

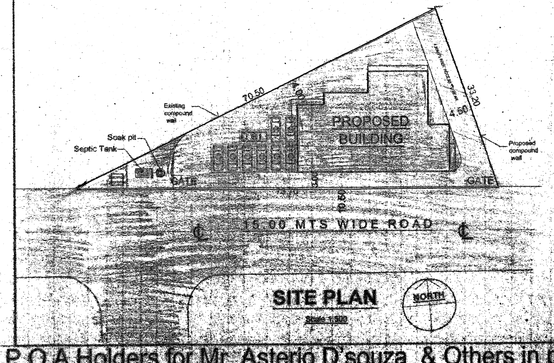


COMPOUND WALL IN PLAN

COMPOUND WALL IN ELEVATION



SECTION Q-Q SECTION P-P



SITE PLAN

Scale 1:500

Owner's Signature

PRASHANT GAONKAR, ARCHITECT
COA REG. NO. CA/97/21582
TCP REG. NO. AR/0064/2010

Architect's Signature

NOTES:

- ALL DIMENSIONS SHALL BE CHECKED & CORELATED WITH THE FURNITURE DRAWINGS AND AMBIGUITY SHALL BE IMMEDIATELY BROUGHT TO THE NOTICE OF THE ARCHITECT BEFORE COMMENCEMENT OF THE WORK.
- ALL DIMENSIONS ARE IN MILIMETERS UNLESS OTHERWISE STATED
- ALL DIMENSIONS ARE TO BE READ ONLY & NOT SCALED.
- ALL DIMENSIONS ARE FROM UNFINISED SURFACES.

AREA STATEMENT

	ZONE	VP1
1	AREA OF THE PLOT IN FORM I & XIV	1171.0 M2
1A	AREA OF THE PLOT UNDER DEVELOPMENT	1171.0 M2
2	DEDUCTION FOR:	
a)	AREA WITHIN ROAD WIDENING / PROPOSED	Nil
b)	AREA RESERVED FOR ANY OTHER USE	Nil
3	EFFECTIVE AREA OF PLOT	1171.0 M2
4	OPEN SPACE REQUIRED 15% OF THE PLOT AREA	Nil
5	TOTAL OPEN SPACE PROVIDED	NIL
6	PERMISSIBLE COVERAGE	40% = 468.4 M2
7	PROPOSED COVERAGE	348.86 M2 = 29.79 %
8	EXISTING BUILDINGS TO BE DEMOLISHED	NIL
9	PERMISSIBLE F.A.R	64% (UNDER DEVELOPMENT) = 749.44 M2
10	Area of the swimming pool	Nil
11	Length of the compound wall	33.20 Rn. Mts.

FLOOR	USE	TOTAL BUILT-UP AREA M2	AREA FREE FROM FAR M2				NET FLOOR AREA M2	FAR
			Lift & Staircase	Balcony Verandah	Stilt area	Open Terrace		
Stilt /Ground Floor	Commercial	219.76	27.47	30.48	132.11	NIL	189.28	749.30 SQM
Upper Ground Floor	Residential	159.58						
	Residential	179.83	28.58	31.72	NIL	15.91	103.62	
First Floor	Residential	376.60	28.58	67.73	NIL	52.09	228.20	
Second Floor	Residential	340.42	28.58	67.73	NIL	15.91	228.20	

12	TOTAL FLOOR AREA		749.30 M2
13	PROPOSED FAR		63.98
14	CAR PARKING REQUIRED		= 16 nos.
15	CAR PARKING PROVIDED		= 16 nos.
16	Total area calculation for Infrastructure Tax	Commercial	Shops + Mazzanine 219.76 m2 + 62.30 m2 = 282.06 M2
		Residential	924.32 M2

SR REMARKS NO DATE ZONE

REVISIONS

PROJECT: Proposed Residential cum Commercial Building & Compound wall

LOCATION: Pilerne, Bardez - goa.

CLIENT: L & N Homes partner Mr Venancio Gonsalves P.O.A Holders for Mr. Asterio D'souza & Others

TITLE: PLANS, ELEVATION, SECTION & SITE PLAN

STATUS: SUBMISSION DRAWINGS (For approval only.)

NORTH:

DRAWN: Praharsh

CHECKED: Prashant

DATE: 15th Sept 2017

SCALE: 1:100, 1:200 & 1:500

DRAWING NUMBER: 01

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prashant gaonkar
Architects & Interior Designers
A-308,3rd Floor, Dwrakanath Centre,Above Hotel Navtara, Opp. Shree Bodgeshwar Temple,Mapusa- Goa. Tel.9822488590.

Proposed Amalgamation of plots, Residential cum Commercial Building & Compound wall for L & N Homes partner Mr.Venancio Gonsalves P.O.A Holders for Mr. Asterio D'souza & Others in plot nos. 21 & 22 of survey no. 59/2 at Pilerne, Bardez - Goa.