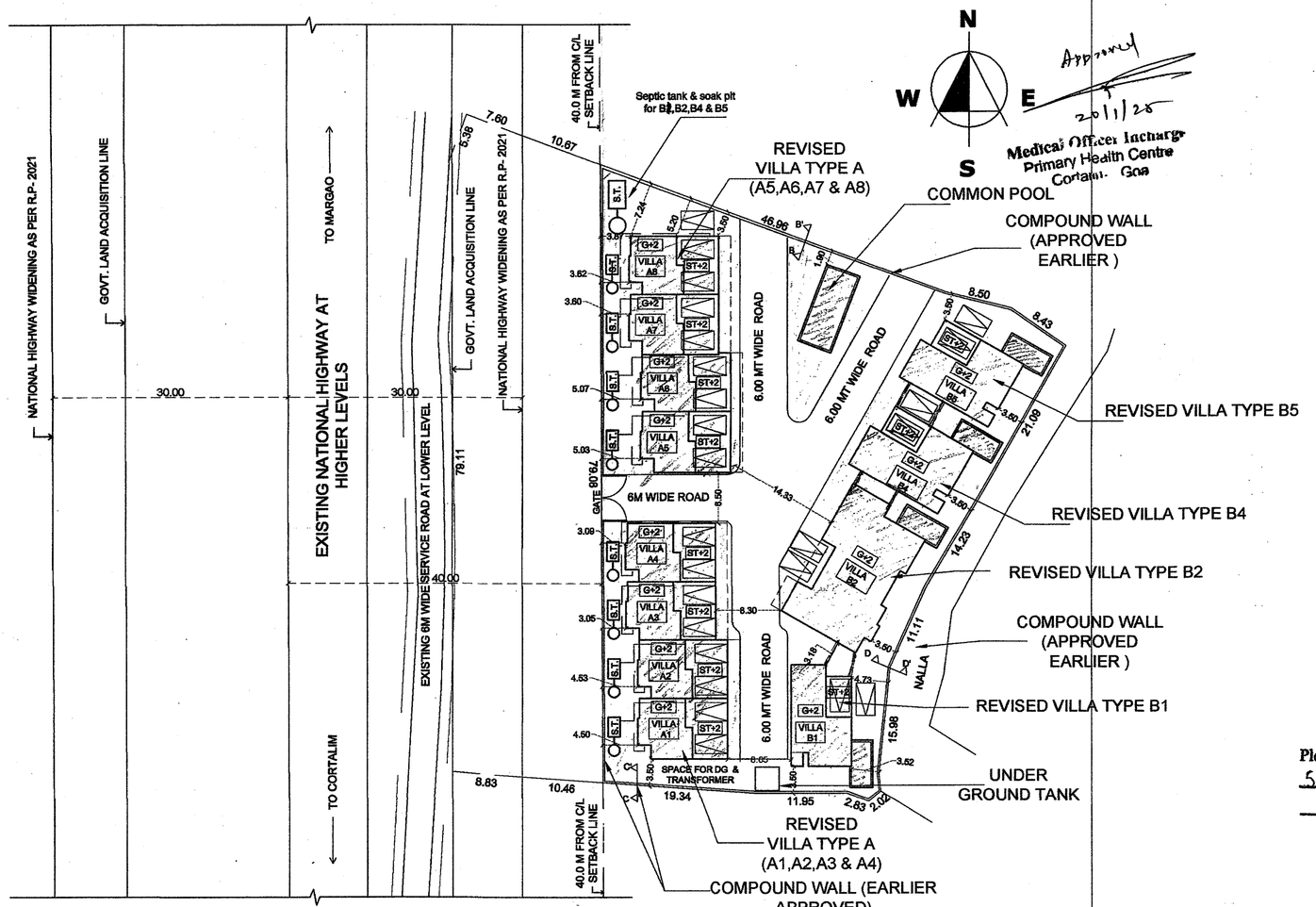
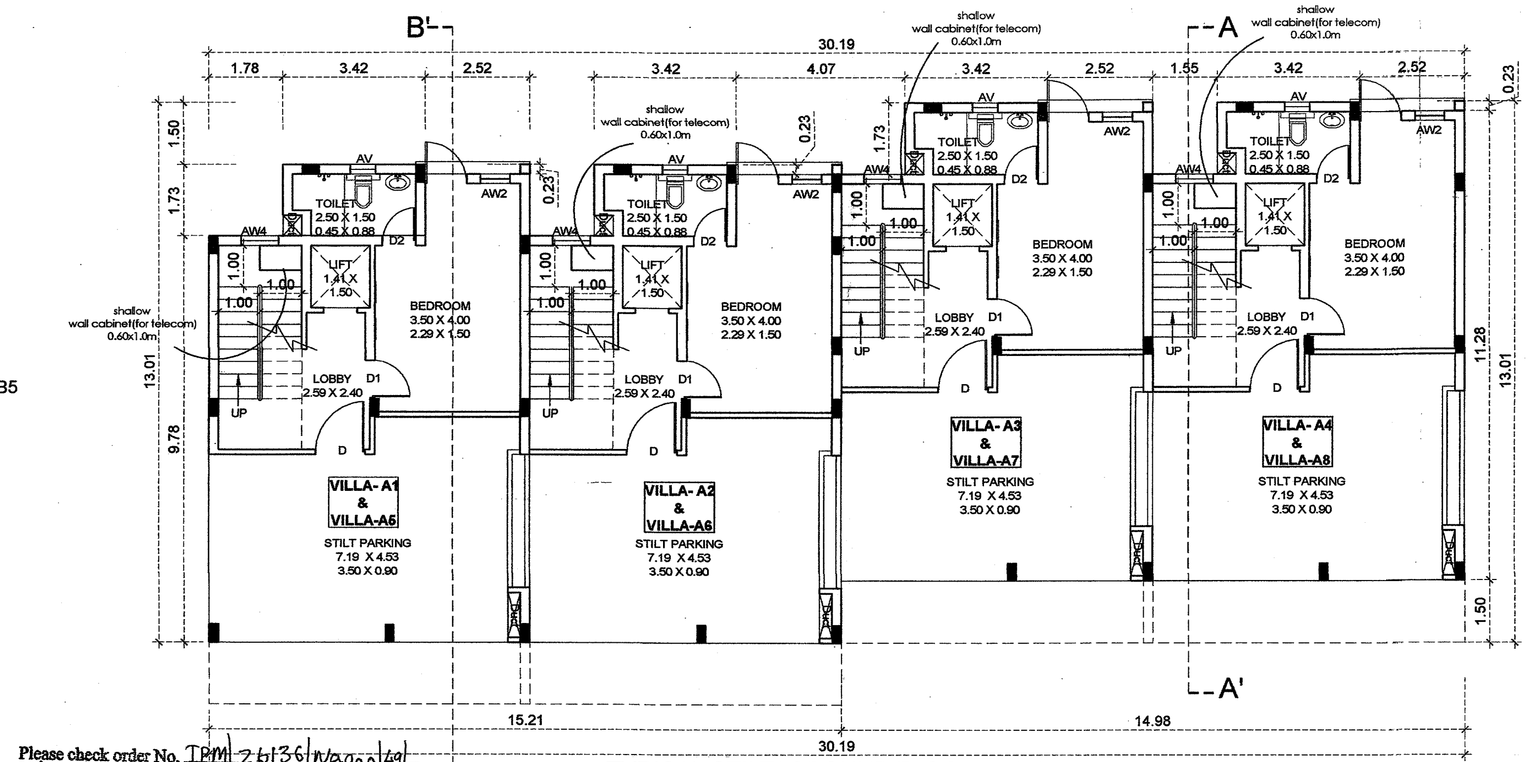


SITE PLAN SCALE 1:500

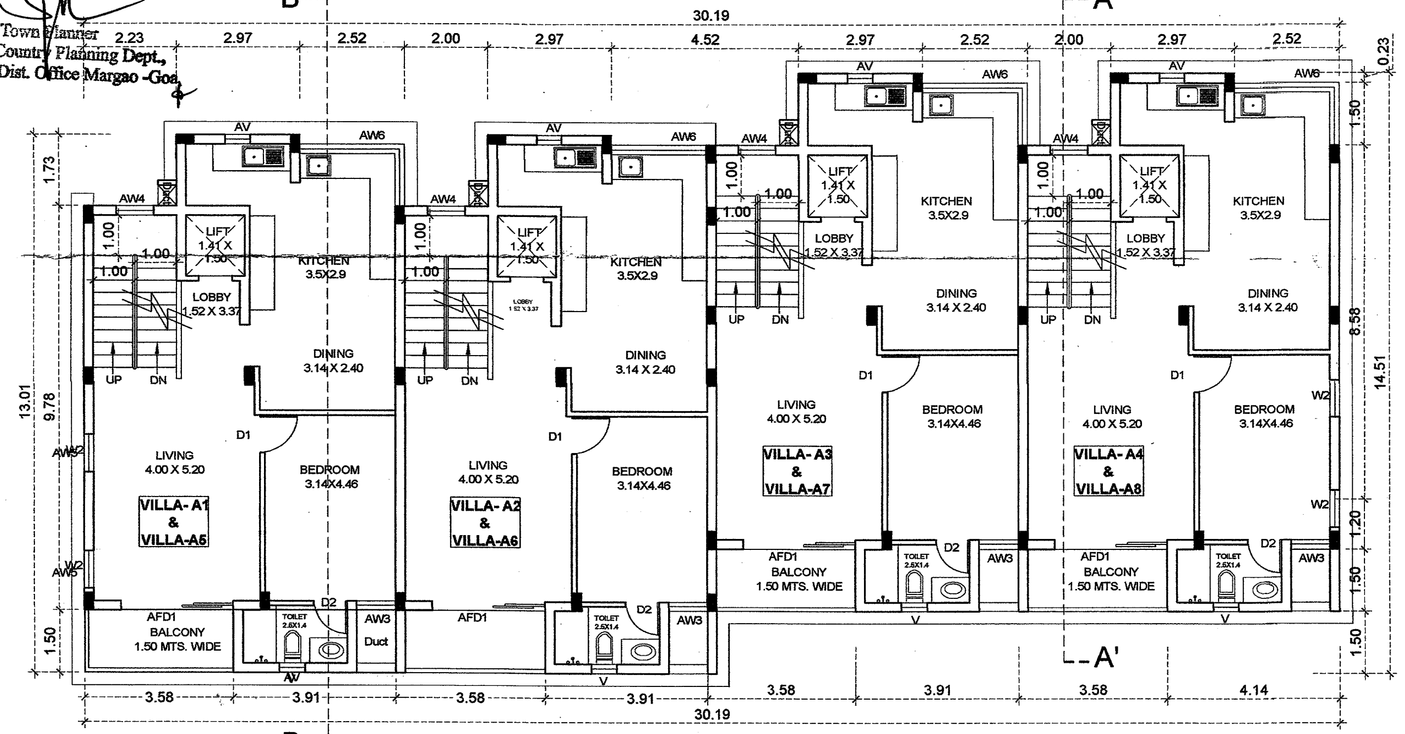
VILLA TYPE - A1,A2,A3,A4 & A5,A6,A7,A8



Please check order No. TPM/26136/Margao/491
5/2025/214 dated 09/01/2025
regarding the plans

Town Planner
Town & Country Planning Dept.,
South Goa Dist. Office Margao -Goa.

TYPICAL STILT/ GROUND FLOOR PLAN
VILLA TYPE - A1,A2,A3,A4 & A5,A6,A7,A8
(SCALE-1:100)



TYPICAL FIRST FLOOR PLAN
VILLA TYPE - A1,A2,A3,A4 & A5,A6,A7,A8
(SCALE-1:100)

AREA DETAILS FLOOR WISE											
	FLOOR REFERENCE	USE	TOTAL B.U.A. (M²)	AREA FREE FROM FAR (M²) BALCONY	STILT PARKING	STAIRCASE/ LIFT	TERRACE	POOL	NET FLOOR AREA (M²)	TOTAL NET FLOOR AREA (M²)	FAR (%)
VILLA TYPE A (4 NOS.) A1,A2,A3,A4	STILT/ GROUND FLOOR	RESIDENTIAL	(84.65 X 4) = 338.60	——	(38.00X 4) = 152.00	(2.11 X 4) = 8.44	——	——	(44.54 X 4) = 178.16	(209.83 /VILLA) 209.83 X4 = 839.32 SQ.MT	
	FIRST FLOOR	RESIDENTIAL	(92.13 X 4) = 368.52	(5.37 X 4) = 21.48	——	——	——	——	(86.76 X 4) = 347.04		
	SECOND FLOOR	RESIDENTIAL	(93.74 X 4) = 374.96	(15.21 X 4) = 60.84	——	——	——	——	(78.53 X 4) = 314.12		
VILLA TYPE A (4 NOS.) A5,A6,A7,A8	STILT/ GROUND FLOOR	RESIDENTIAL	(84.65 X 4) = 338.60	——	(38.00X 4) = 152.00	(2.11 X 4) = 8.44	——	——	(44.54 X 4) = 178.16	(209.83 /VILLA) 209.83 X4 = 839.32 SQ.MT	
	FIRST FLOOR	RESIDENTIAL	(92.13 X 4) = 368.52	(5.37 X 4) = 21.48	——	——	——	——	(86.76 X 4) = 347.04		
	SECOND FLOOR	RESIDENTIAL	(93.74 X 4) = 374.96	(15.21 X 4) = 60.84	——	——	——	——	(78.53 X 4) = 314.12		
VILLA TYPE B (1 NOS) B1	STILT/ GROUND FLOOR	RESIDENTIAL	111.55	6.69	17.11	2.11	——	17.17	68.47	226.69 SQ.MT	
	FIRST FLOOR	RESIDENTIAL	90.72	11.61	——	-	——	——	79.11		
	SECOND FLOOR	RESIDENTIAL	90.72	11.61	——	-	——	——	79.11		
VILLA TYPE B (1 NOS) B2	STILT/ GROUND FLOOR	RESIDENTIAL	203.38	18.92	——	2.75	——	17.20	164.51	383.50 SQ.MT	
	FIRST FLOOR	RESIDENTIAL	202.69	37.69	——	-	——	——	165.00		
	SECOND FLOOR	RESIDENTIAL	171.09	——	——	-	117.10	——	53.99		
VILLA TYPE B (2 NOS) B4& B5	STILT/ GROUND FLOOR	RESIDENTIAL	129.97	8.23	19.58	2.11+11.91	——	17.17	70.97	232.31 SQ.M	
	FIRST FLOOR	RESIDENTIAL	107.69	13.00	——	14.02	——	——	80.67		
	SECOND FLOOR	RESIDENTIAL	107.69	13.00	——	14.02	——	——	80.67		
VILLA TYPE B (2 NOS) B4& B5	STILT/ GROUND FLOOR	RESIDENTIAL	129.97	8.23	19.58	2.11+11.91	——	17.17	70.97	232.31 SQ.M	
	FIRST FLOOR	RESIDENTIAL	107.69	13.00	——	14.02	——	——	80.67		
	SECOND FLOOR	RESIDENTIAL	107.69	13.00	——	14.02	——	——	80.67		
COMMON POOL			45.65				——	45.65			
TOTAL			3770.66	319.62	360.27	105.86	117.10	114.36	2753.45	2753.45	58.27%

TOTAL BUILT UP AREA FOR INFRASTRUCTURE TAX = 3770.66- 360.27 (STILT)- 117.10 (TERRACE) = 3293.29 SQMT

AREA STATEMENT	
AREA OF THE PLOT	4725.00 SQMT
AREA IN ROAD WIDENING (AS PER RP 2021)	750.00 SQMT
EFFECTIVE AREA OF PLOT	**3975.00 SQMT**
PERMISSIBLE COVERED AREA 40 %	1590.00 SQMT
COVERED AREA	
VILLA TYPE - A (A1,A2,A3,A4) - 84.65 X 4	338.60 SQMT
(A5,A6,A7,A8) - 84.65 X 4	338.60 SQMT
VILLA - TYPE B1	94.38 SQMT
VILLA - TYPE B2&B3	186.18 SQMT
VILLA - TYPE B4	112.80 SQMT
VILLA - TYPE B5	112.80 SQMT
	1183.36 SQ.MT
PROPOSED COVERED AREA	**1183.36** SQMT
PROPOSED COVERAGE	**29.77 %**
FLOOR AREA	
VILLA- TYPE A (A1,A2,A3,A4)	
GROUND FLOOR-(44.54 X 4)	178.16 SQMT
FIRST FLOOR - (86.76 X 4)	347.04 SQ.MT
SECOND FLOOR - (78.53 X 4)	314.12 SQMT
VILLA- TYPE A (A5,A6,A7,A8)	
GROUND FLOOR-(44.54 X 4)	178.16 SQMT
FIRST FLOOR - (86.76 X 4)	347.04 SQ.MT
SECOND FLOOR - (78.53 X 4)	314.12 SQ.MT
VILLA- TYPE B1	
GROUND FLOOR-	68.47 SQMT
FIRST FLOOR -	79.11 SQMT
SECOND FLOOR -	79.11 SQMT
VILLA- TYPE B2&B3	
GROUND FLOOR-	164.51 SQMT
FIRST FLOOR -	165.00 SQMT
SECOND FLOOR -	53.99 SQMT
VILLA- TYPE B4	
GROUND FLOOR-	70.80 SQMT
FIRST FLOOR -	80.67 SQMT
SECOND FLOOR -	80.67 SQMT
VILLA- TYPE B4	
GROUND FLOOR-	70.80 SQMT
FIRST FLOOR -	80.67 SQMT
SECOND FLOOR -	80.67 SQMT
TOTAL FLOOR AREA	**2753.45 SQMT**
PERMISSIBLE F.A.R 60 %	2835.00 SQMT
TOTAL F.A.R CONSUMED	**58.27 %**
BUILT UP AREA FOR INFRASTRUCTURE TAX	
BUILT UP AREA	**3770.66 SQMT**
DEDUCTION STILT & TERRACE AREA	**-477.37 SQMT**
	3293.29 SQMT

SECRETARY
Village Panchayat, NAGOA
SALCETE-GOA

PROVED VIDE RES. NO. IV (1)
DT. 31/01/2025
VILLAGE PANCHAYAT
NAGOA SALCETE GOA

VILLAGE PANCHAYAT NAGOA SALCETE-GOA

DRG. - 01 / 04

SCALE - 1:100 DATE - 26-07-2024

NOTE : ALL DIMENSION ARE IN CMS. & MTS.

REVISED SUBMISSION OF PROPOSED RESIDENTIAL PROJECT ON PLOT BEARING SURVEY NO./SUB DIVISION NO. 49/5-A AT NAGOA VILLAGE, SALCETE TALUKA GOA

P.O.A

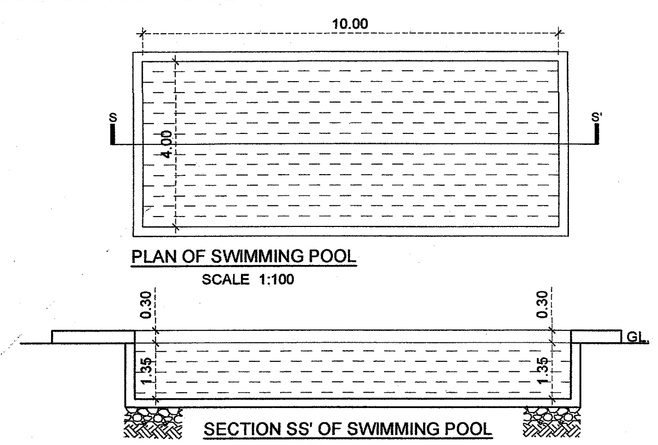
MR. YATIN PAREKH

ASHWINI SHETTY
OFFICE No. 2
LANDSCAPE SHIRE
SECOND FLOOR
CARANZALEM - 403002
REG. No: CA/ 98/19971
TP: AR/100/2010

ARCHITECT

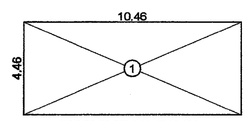
ASHWINI SHETTY RAGHA
Landscape shire
caranzalem
Ph: 9822127198

SWIMMING POOL



PLAN OF SWIMMING POOL
SCALE 1:100

SECTION SS' OF SWIMMING POOL
SCALE 1:100



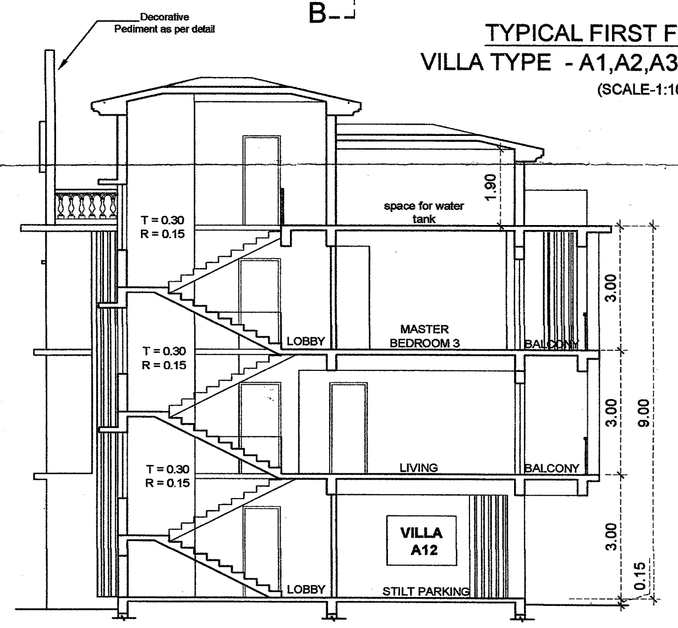
SWIMMING POOL
(SCALE-1:200)

1. 10.46 X 4.46 = 46.65 SQ.MT.

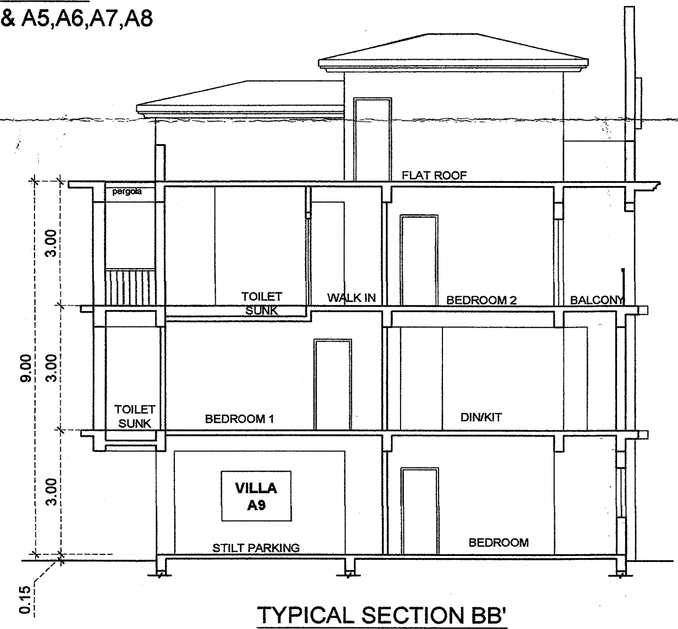
BUILT UP AREA
1 = 46.65 SQMT

PARKING DETAILS FOR PROPOSED BUILDING					
FLOOR AREA	USE	VILLA TYPE	NO.	PARKING REQD.	PARKING PROV.
ABOVE 150 SQ.M.	RESIDENTIAL	TYPE A	8	2.00 X 8 UNITS.= 16 NOS	25 NOS.
ABOVE 150 SQ.M.	RESIDENTIAL	TYPE B	4	2.00 X 4 UNITS.= 8 NOS	
TOTAL				24 NOS.	

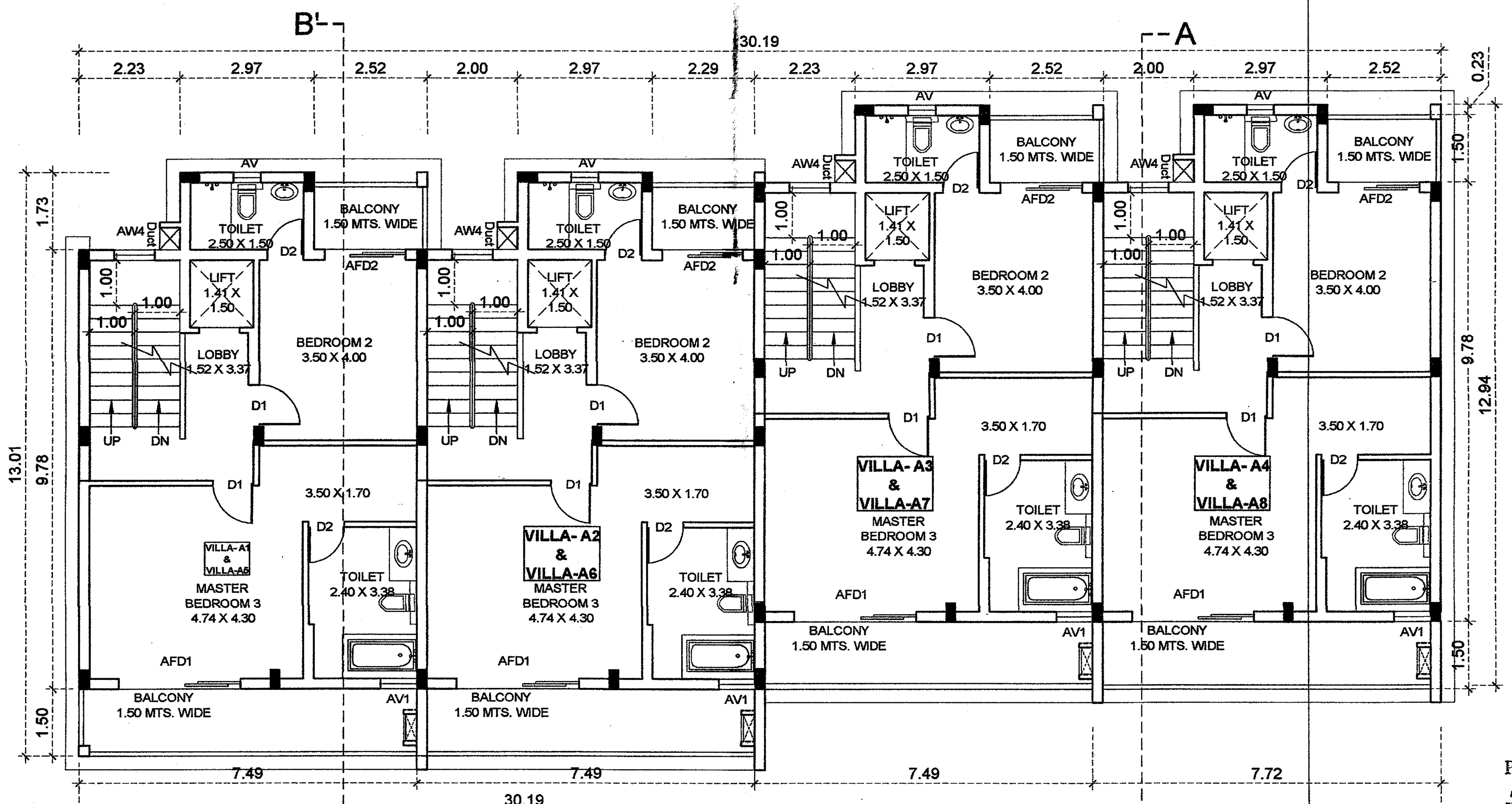
SCHEDULES OF DOOR & WINDOW			
D	1.20 X 2.15	AV	0.6x0.9
D1	0.90 X 2.15	AW2	0.7x1.25
D2	0.80 X 2.15	AW3	0.94X1.7
AFD1	2.7X2.15	AW4	1.0X1.7
AFD2	1.8X2.15	AW5	0.9x1.25
AW4	0.9x1.5	AW6	2.5+1.5 x1.15
		AV1	0.8X0.9



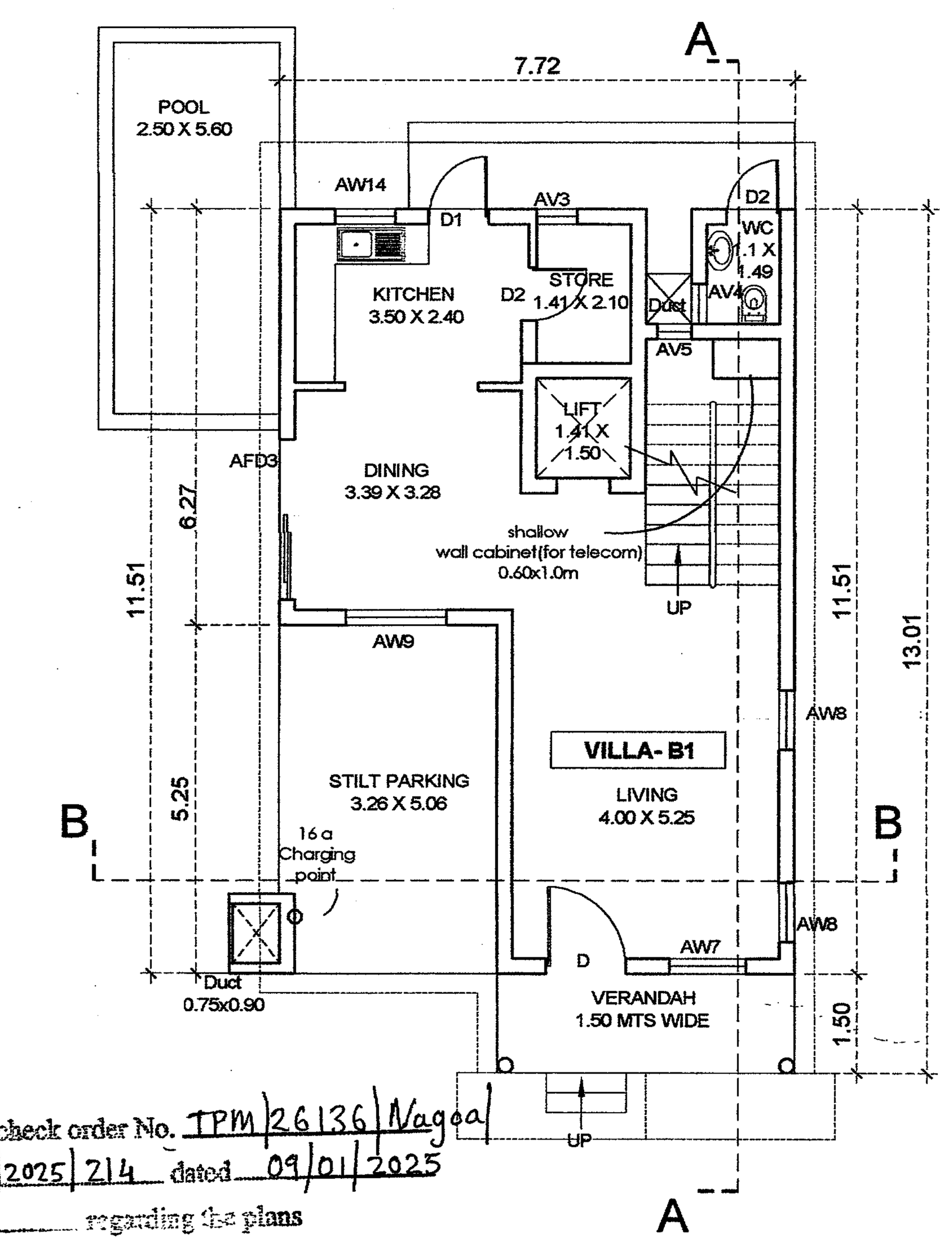
TYPICAL SECTION AA'
VILLA TYPE - A1,A2,A3,A4 & A5,A6,A7,A8
(SCALE-1:100)



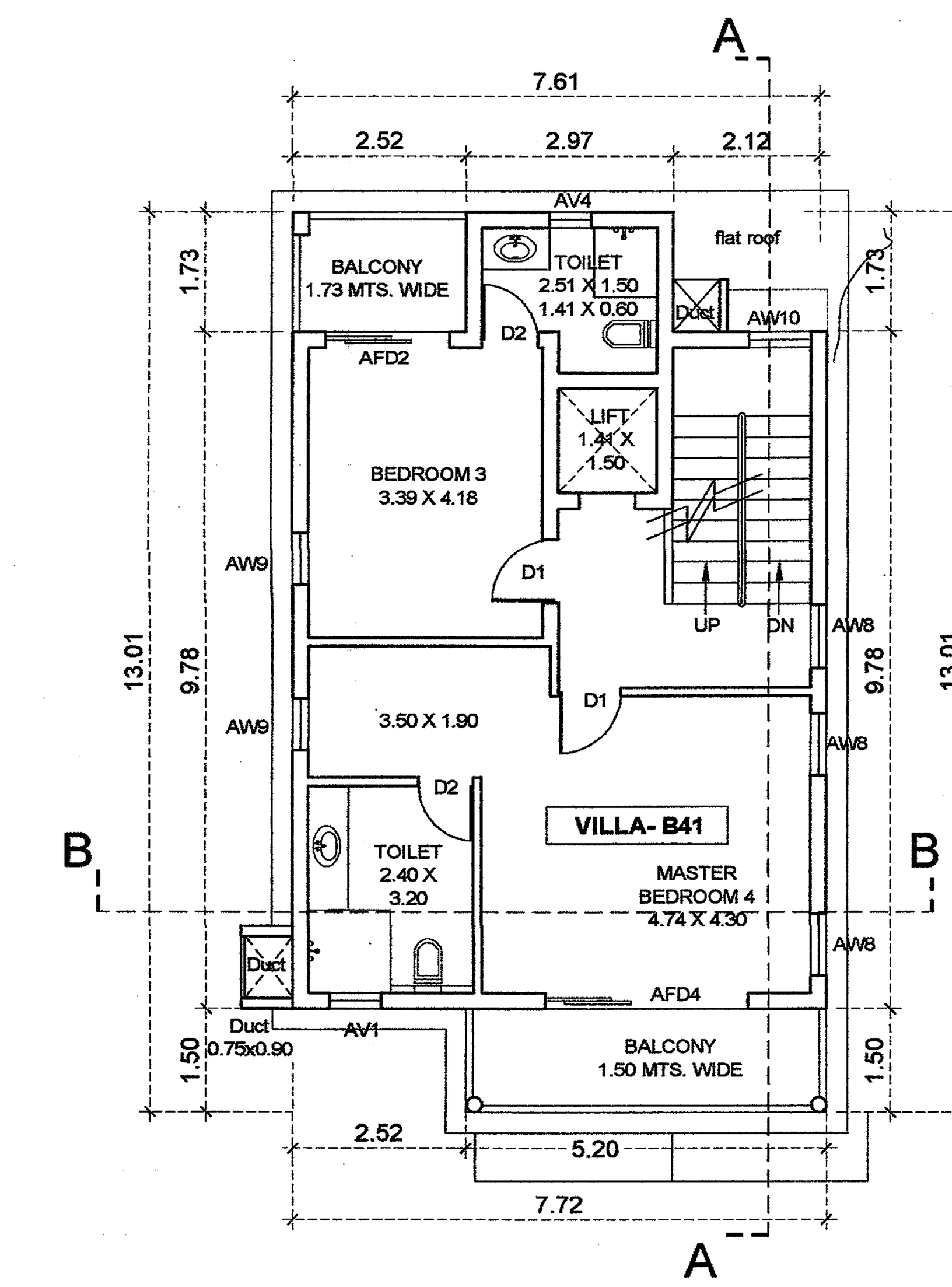
TYPICAL SECTION BB'
VILLA TYPE - A1,A2,A3,A4 & A5,A6,A7,A8
(SCALE-1:100)



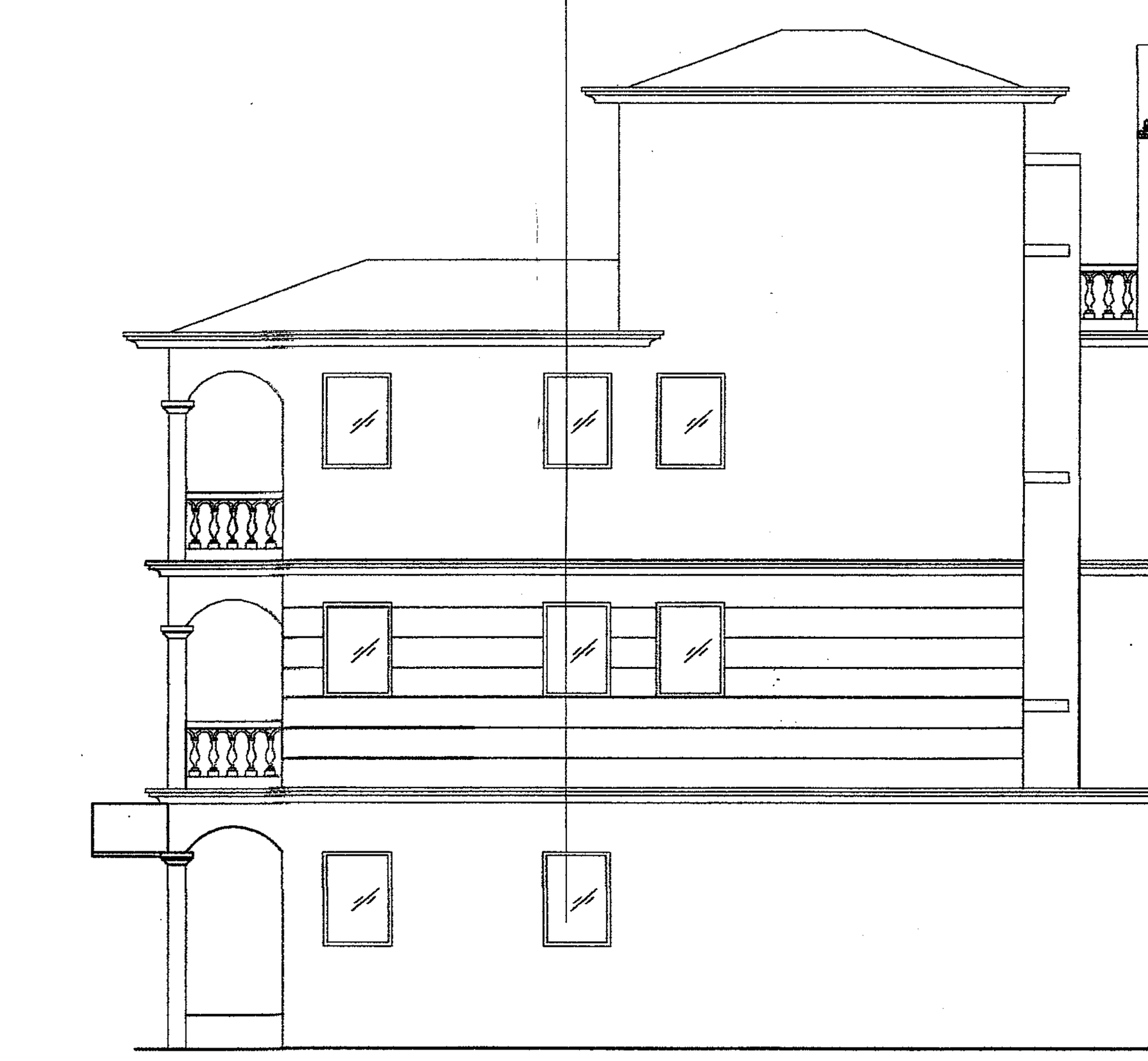
TYPICAL SECOND FLOOR PLAN
VILLA TYPE - A1,A2,A3,A4 & A5,A6,A7,A8
(SCALE-1:100)



GROUND FLOOR PLAN
VILLA TYPE - B1
(SCALE-1:100)



FIRST FLOOR PLAN
VILLA TYPE - B1
(SCALE-1:100)



FRONT ELEVATION VILLA B1
VILLA TYPE - B1
(SCALE-1:100)

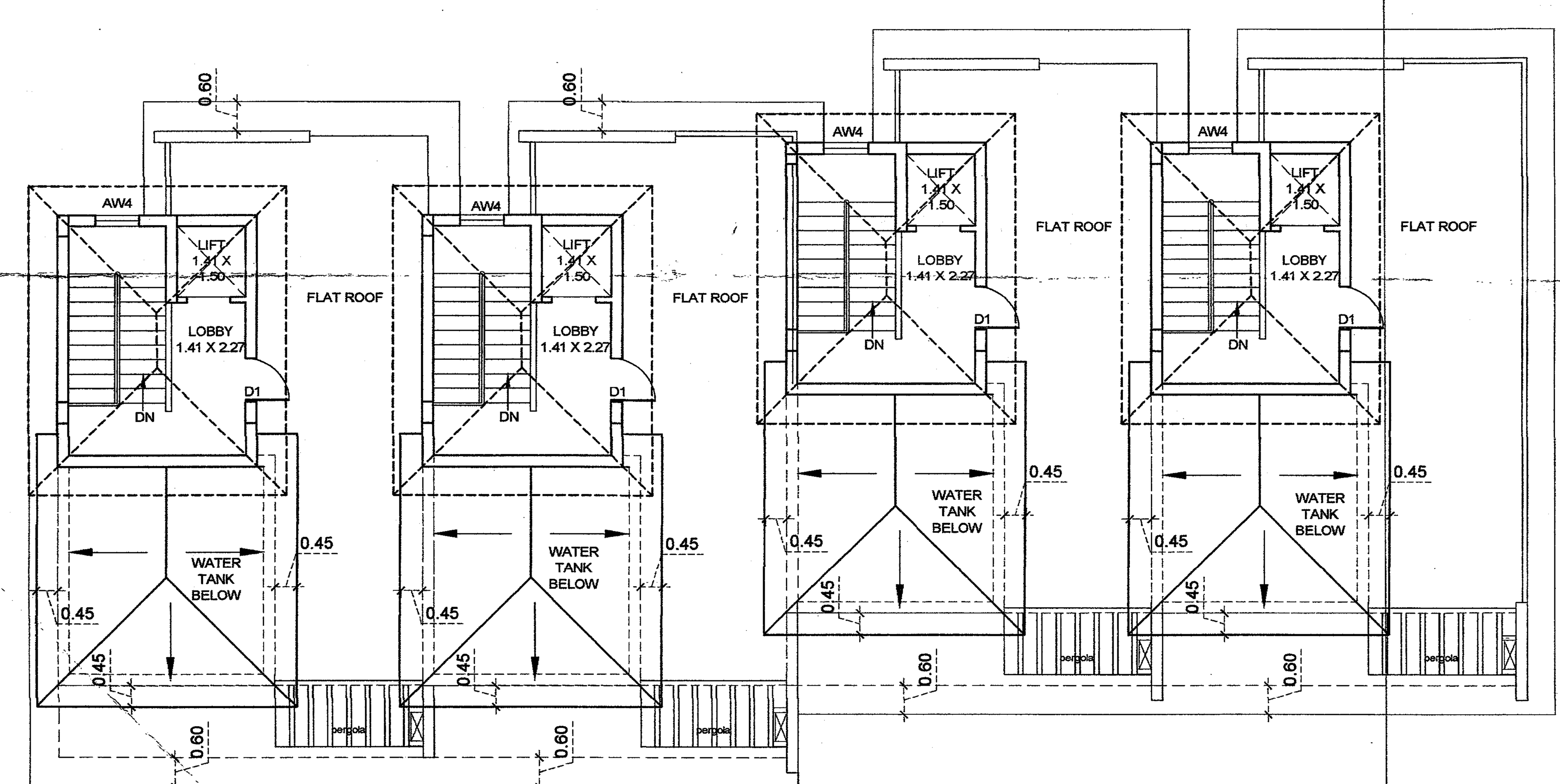
Please check order No. TPM/26136/Nagoa/49/5/2025/214 dated 09/01/2025 regarding the plans

Town Planner
Town & Country Planning Dept.,
South Goa Dist. Office Margao -Goa

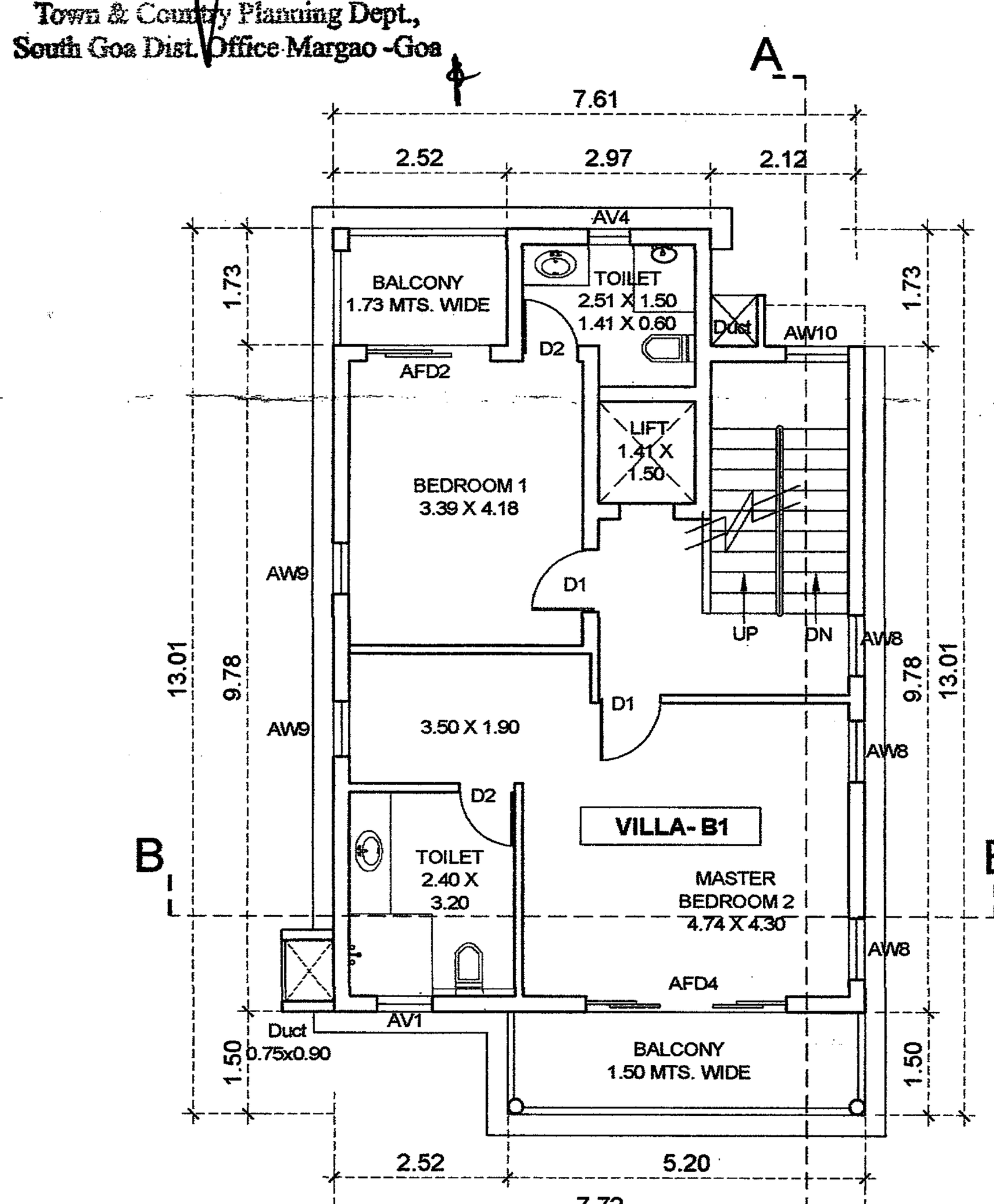
APPROVED VIDE RES. No. 1/(1) dt. 3/01/2025
VILLAGE PANCHAYAT
NAGOA SALCETE GOA

VILLAGE PANCHAYAT * NAGOA, SALCETE-GOA *

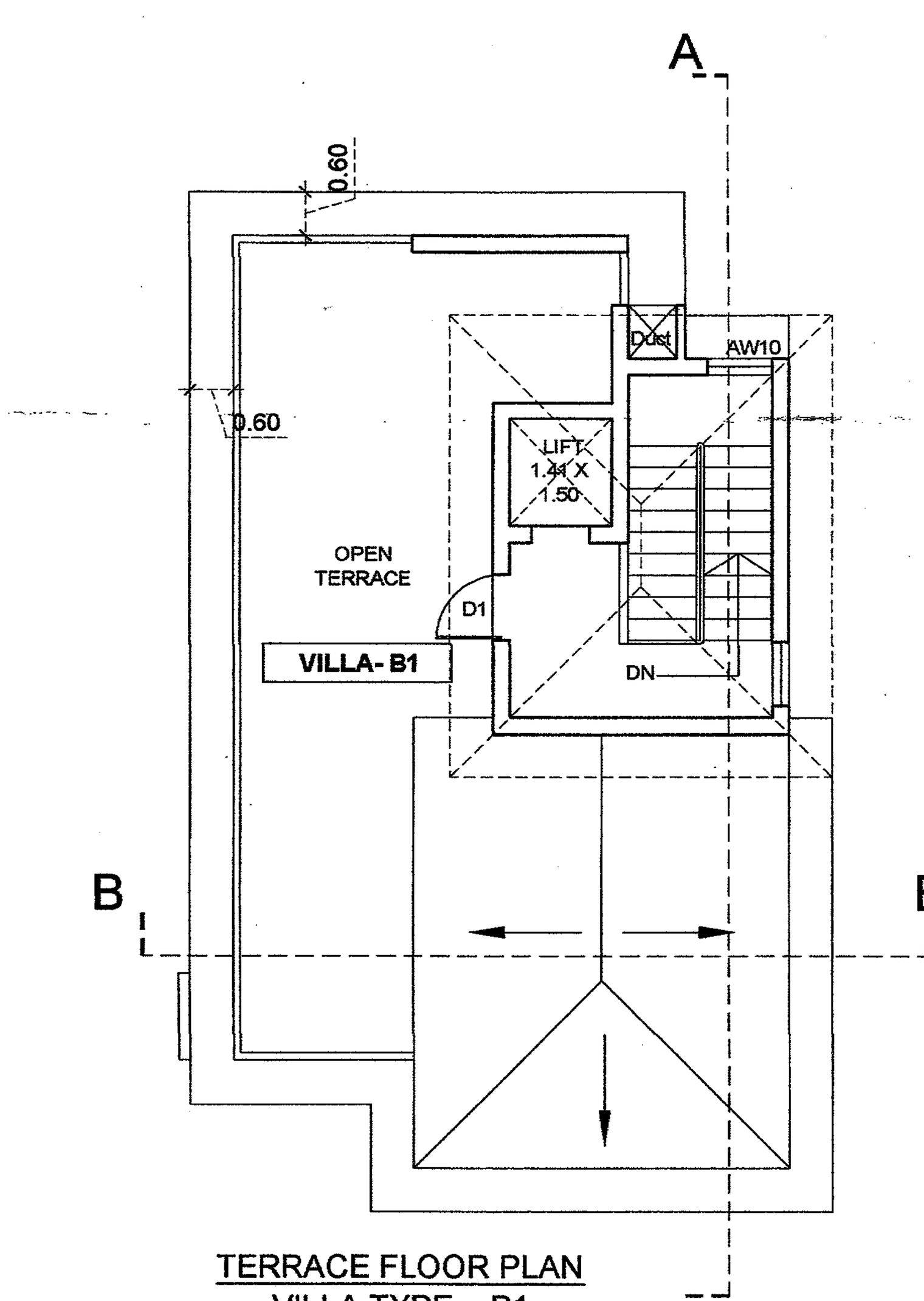
SECRETARY
Village Panchayat, NAGOA
SALCETE -GOA



TYPICAL ROOF PLAN
VILLA TYPE - A1,A2,A3,A4 & A5,A6,A7,A8
(SCALE-1:100)

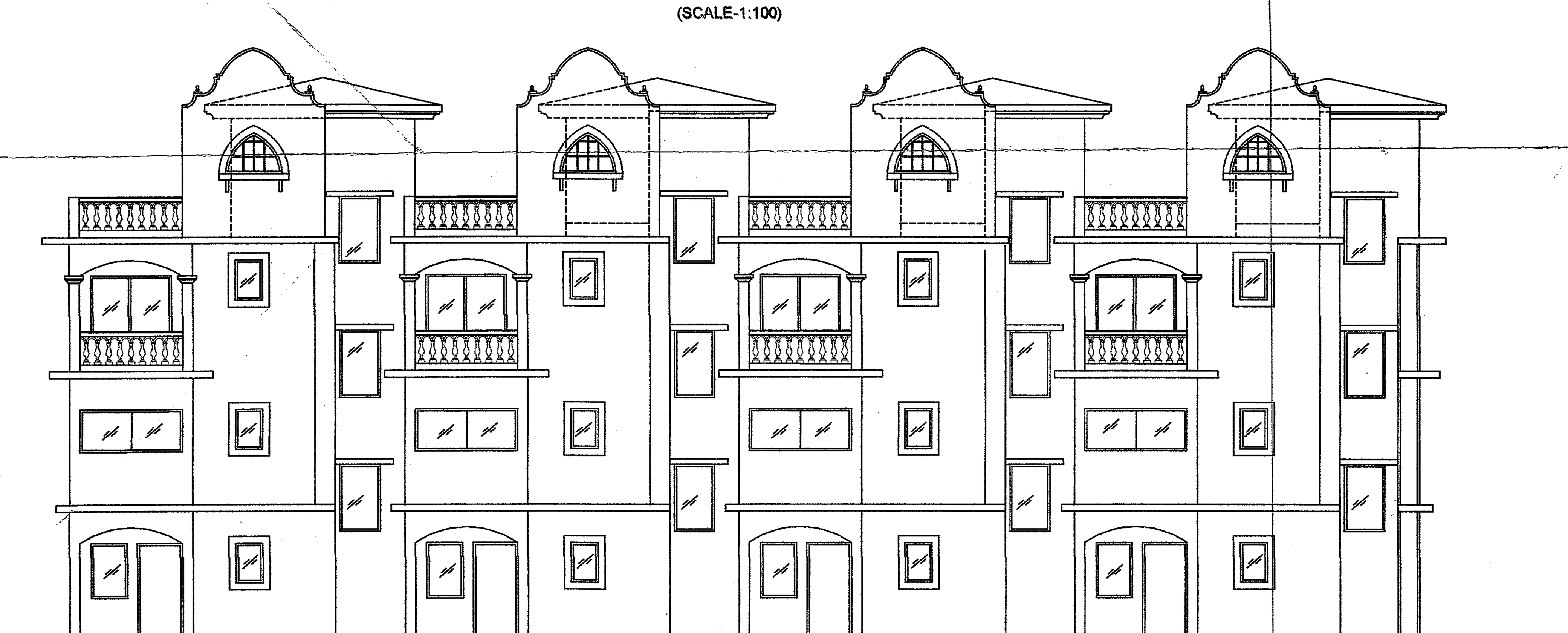


SECOND FLOOR PLAN
VILLA TYPE - B1
(SCALE-1:100)

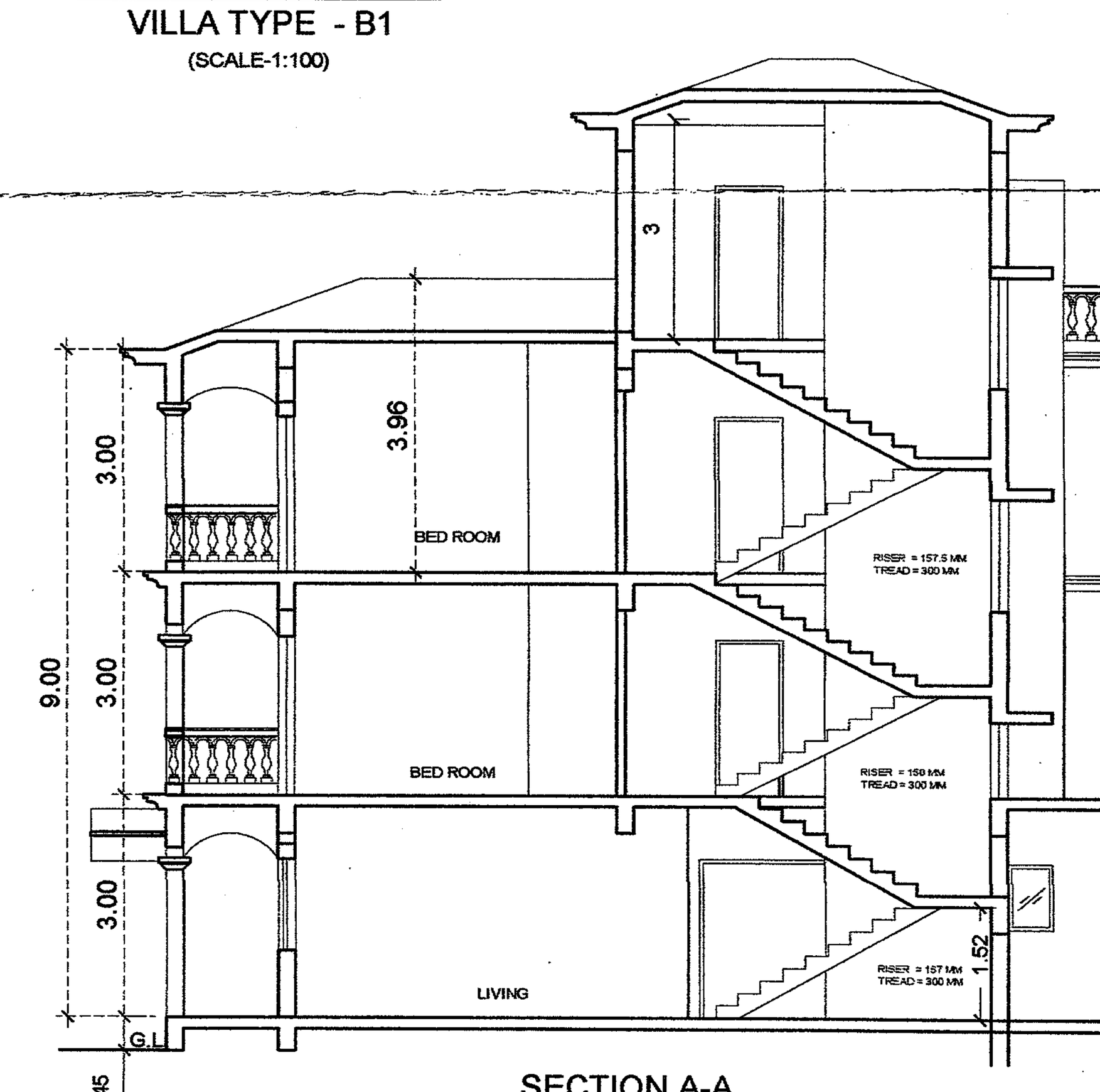


TERRACE FLOOR PLAN
VILLA TYPE - B1
(SCALE-1:100)

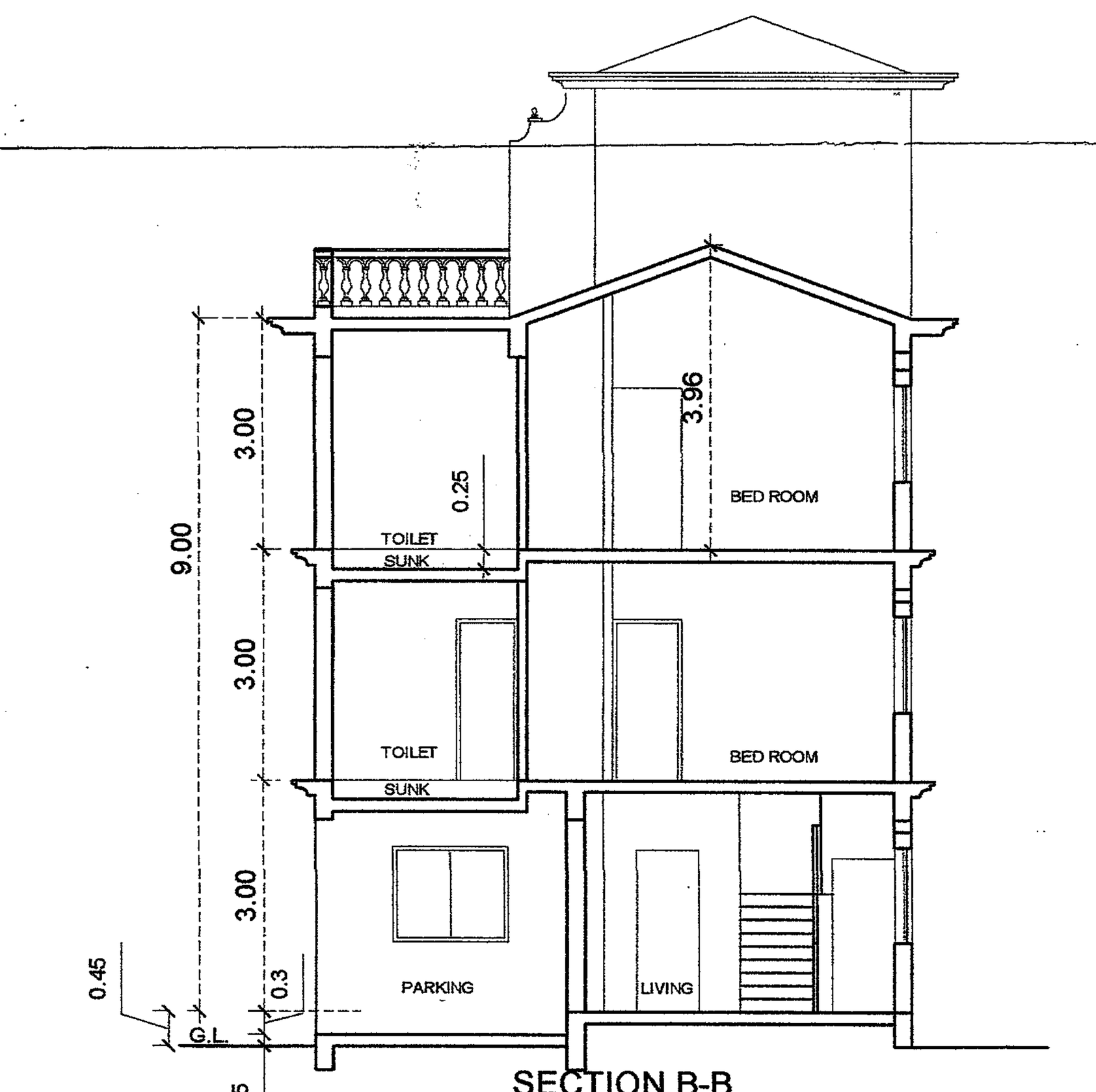
SCHEDULES OF DOOR & WINDOW			
D	1.20 X 2.15	AW9	1.5x1.25
D1	0.90 X 2.15	AW14	0.9X1.15
D2	0.80 X 2.15	AV3	0.6X1.7
AFD3	2.4 X 2.15	AV4	0.6x0.9
AFD4	3.44 x 2.15	AV5	0.5X1.25
AFD2	1.8 X 2.15	AV1	0.8X0.9
AW7	1.15x1.7	AW9	0.75X1.7
AW8	0.9x1.7	AW10	0.9X1.25



TYPICAL FRONT ELEVATION
VILLA TYPE - A1,A2,A3,A4 & A5,A6,A7,A8
(SCALE-1:100)



SECTION A-A
VILLA TYPE - B1
(SCALE-1:100)



SECTION B-B
VILLA TYPE - B1
(SCALE-1:100)

DRG. - 02 / 04

NOTE : ALL DIMENSION ARE IN CMS. & MTS.

SCALE - 1:100 **DATE - 26-07-2024**

REVISED SUBMISSION OF PROPOSED RESIDENTIAL PROJECT ON PLOT BEARING SURVEY NO./SUB DIVISION NO. 49/5-A AT NAGOA VILLAGE, SALCETE TALUKA GOA

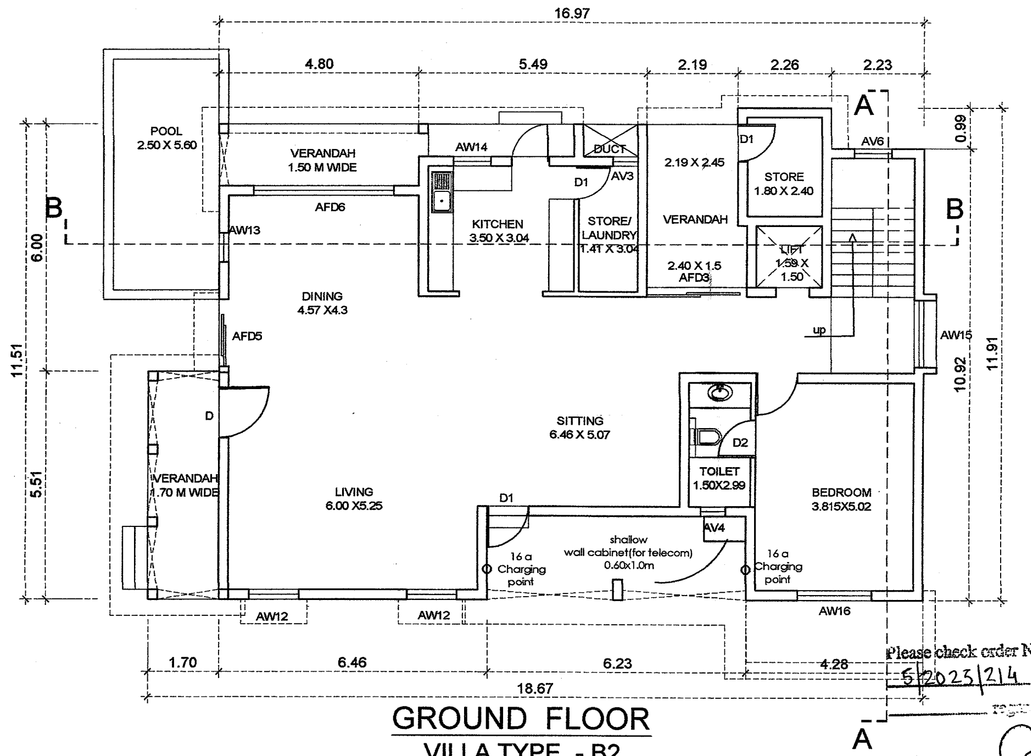
P.O.A

MR. YATIN PAREKH

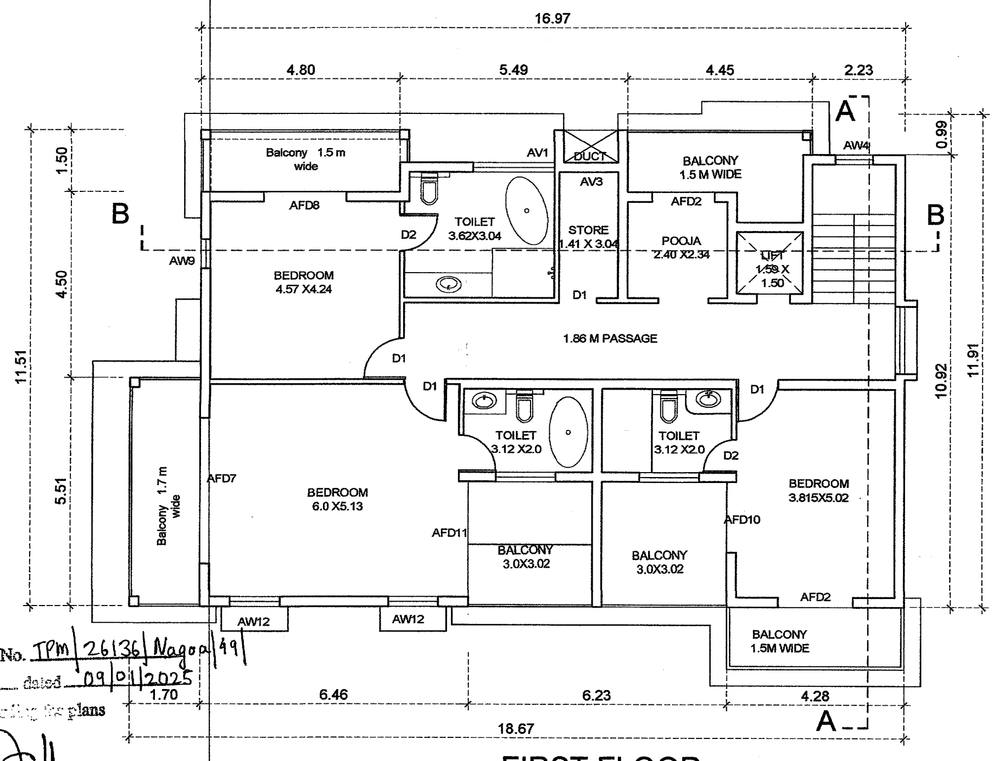
ASHWINI SHETTY
OFFICE No. 2
LANDSCAPE SHIRE
SECOND FLOOR
CARANZALEM - 403002
REG. No: CA: 96/19971
TP: AR/100/2010

ARCHITECT

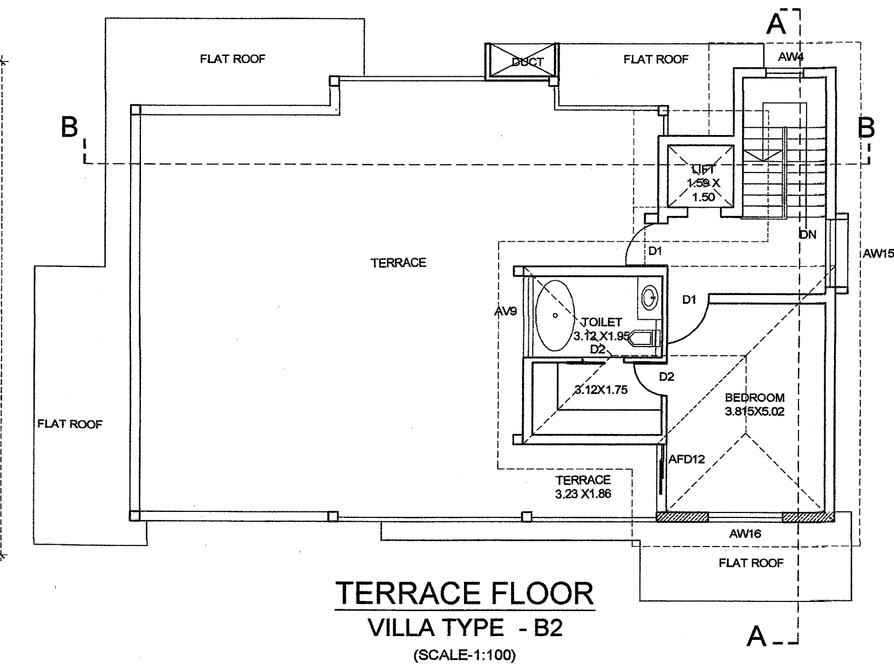
ASHWINI SHETTY RAGHA
Landscape shire
caranzalem
Ph: 9822127198



GROUND FLOOR
VILLA TYPE - B2
(SCALE-1:100)



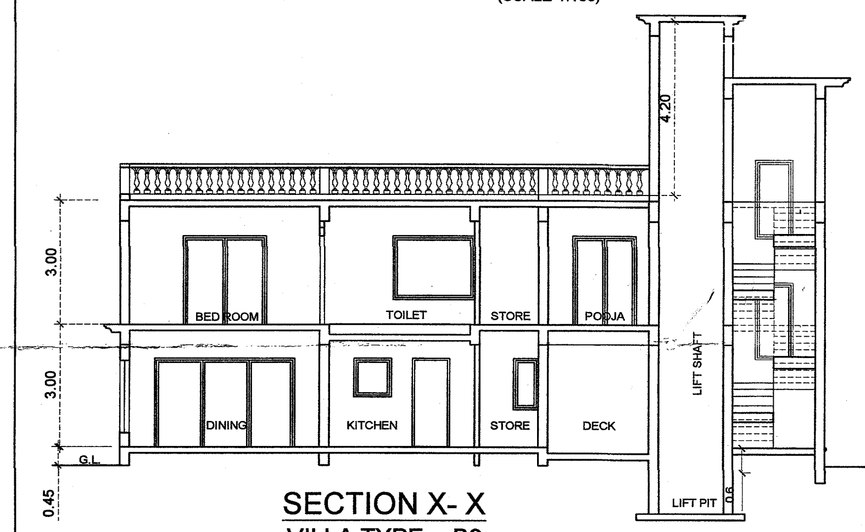
FIRST FLOOR
VILLA TYPE - B2
(SCALE-1:100)



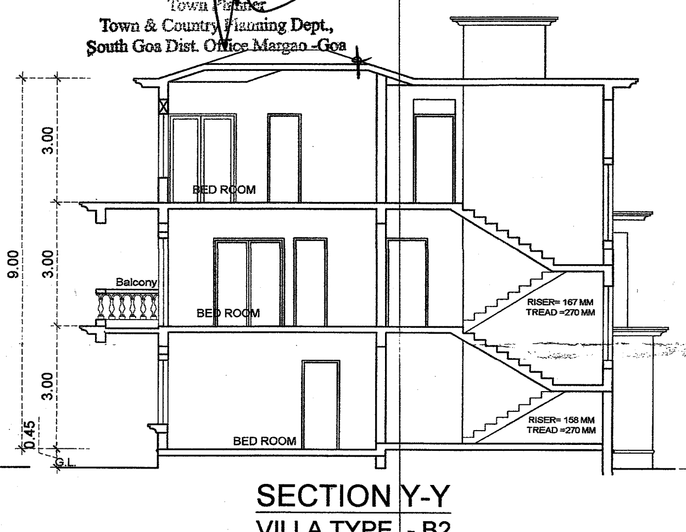
TERRACE FLOOR
VILLA TYPE - B2
(SCALE-1:100)



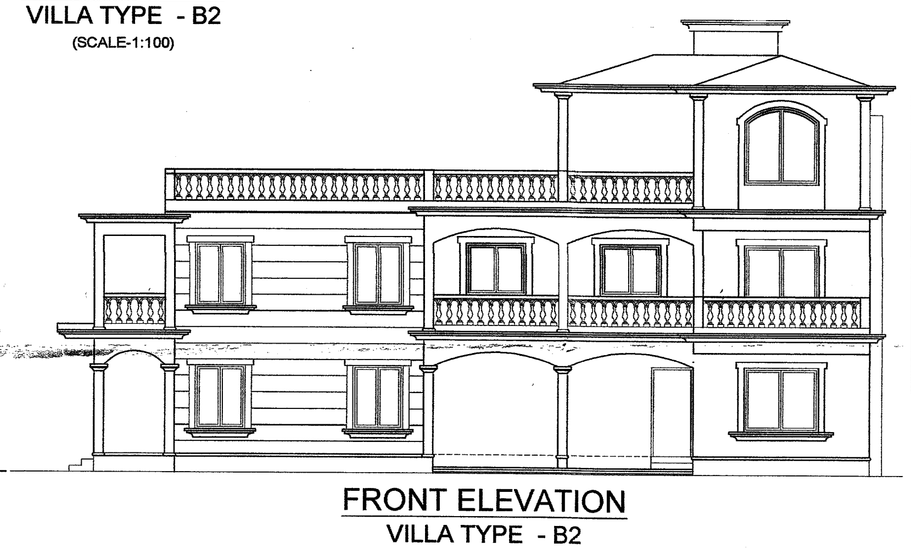
FRONT ELEVATION
VILLA TYPE - B4 & B5
(SCALE-1:100)



SECTION X- X
VILLA TYPE - B2
(SCALE-1:100)

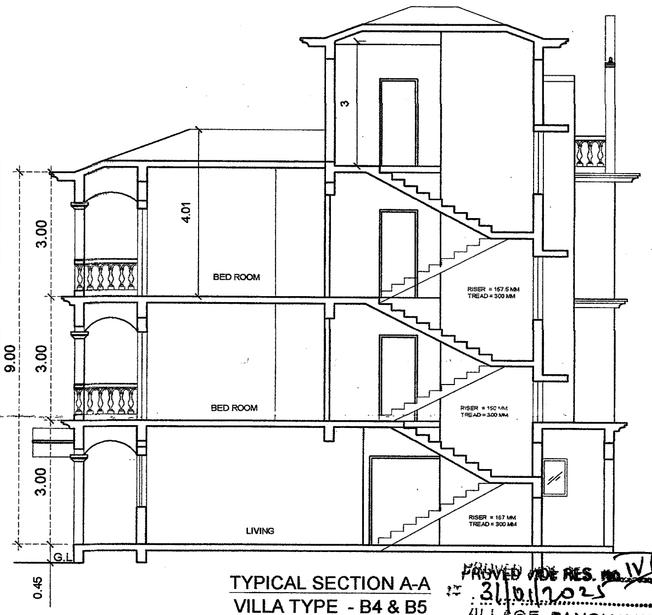


SECTION Y-Y
VILLA TYPE - B2
(SCALE-1:100)

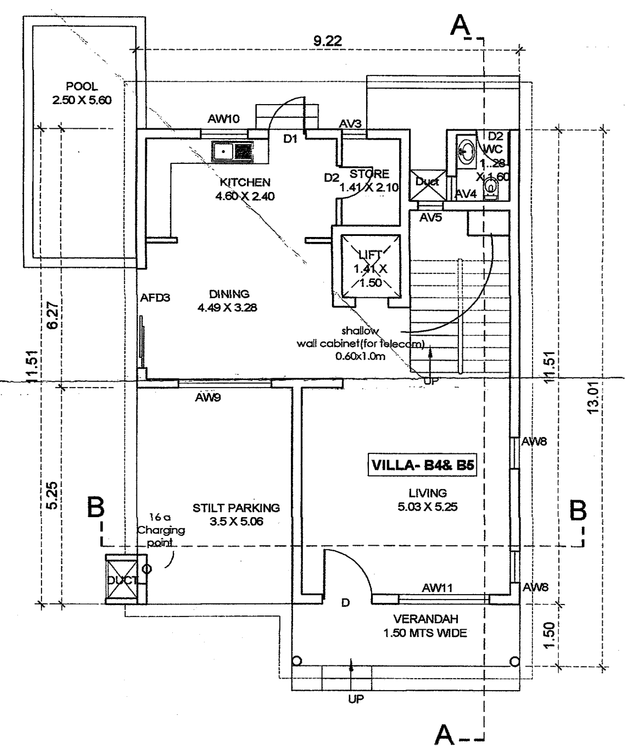


FRONT ELEVATION
VILLA TYPE - B2
(SCALE-1:100)

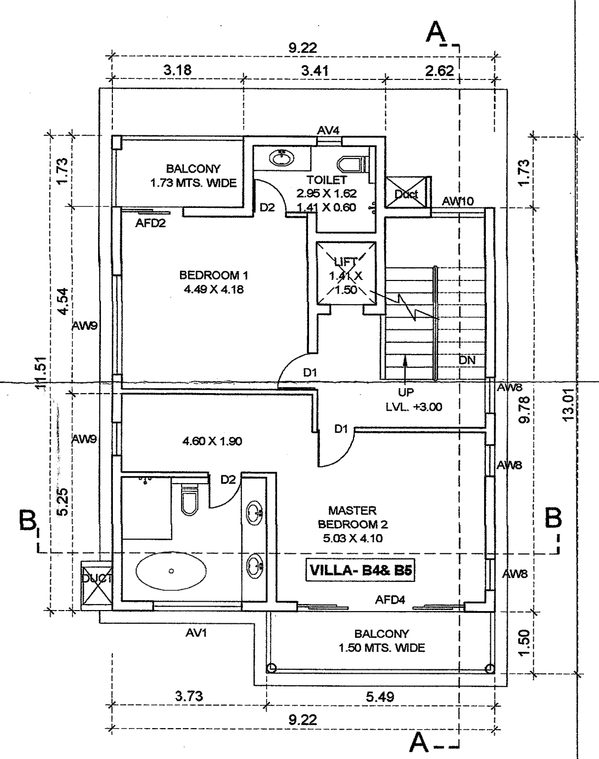
SCHEDULES OF DOOR & WINDOW			
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D1	0.90 X 2.15	AV6	0.9X0.9
D2	0.80 X 2.15	AW15	1.6x1.25
AFD5	1.6x2.15	AW16	1.8x1.7
AFD5	3.3X2.15	AV4	0.6x0.9
AFD3	1.6x2.15	AV7	1.0X1.25
AFD2	1.8X2.15	AV8	1.4X1.25
AFD7	3.5X0.0	AV8	1.4X1.25
AFD8	2.0x2.15	AW9	0.75X1.7
AFD12	1.6X2.15	AV1	2.13x1.7
AW12	1.2X1.7	AW4	0.9X1.25
AW13	2.13x1.25	AV9	1.95X1.7
AW14	0.9x1.15		



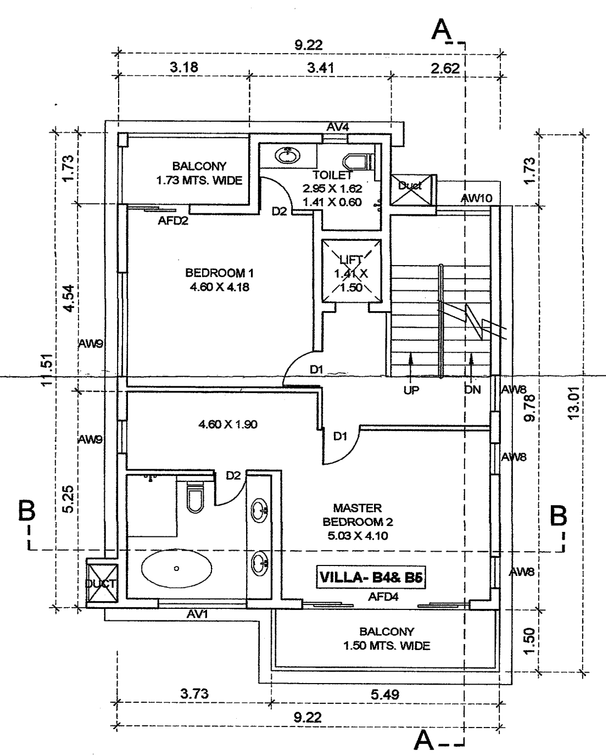
TYPICAL SECTION A-A
VILLA TYPE - B4 & B5
(SCALE-1:100)



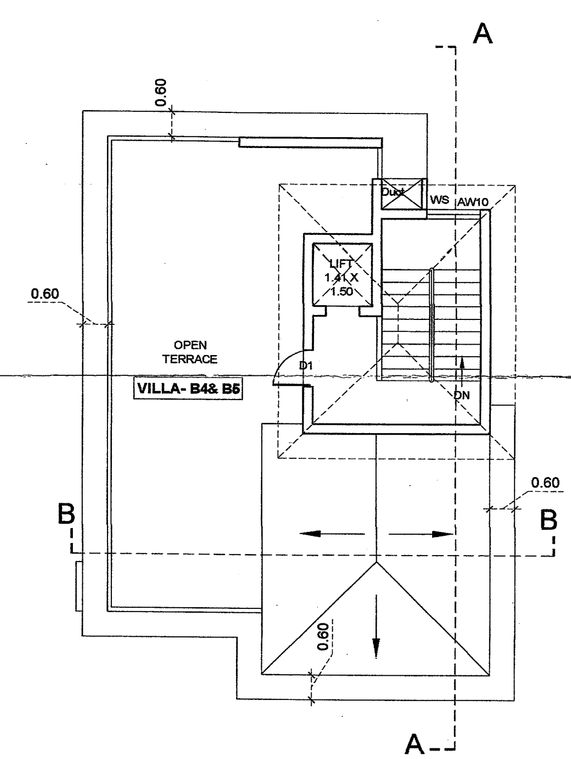
TYPICAL GROUND FLOOR PLAN
VILLA TYPE -B4 & B5
(SCALE-1:100)



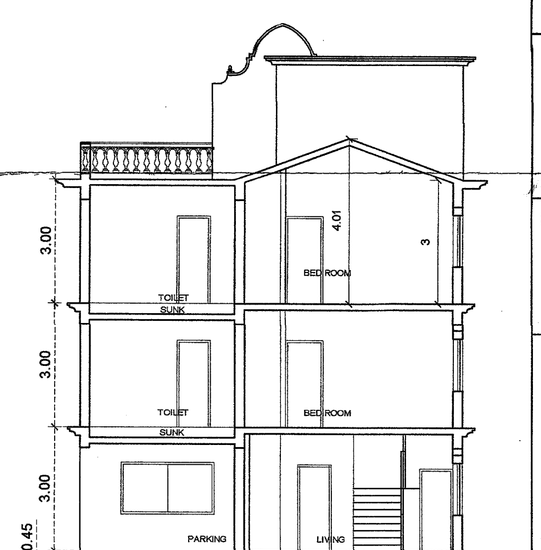
TYPICAL FIRST FLOOR PLAN
VILLA TYPE - B4 & B5
(SCALE-1:100)



SECOND FLOOR PLAN
VILLA TYPE - B4 & B5
(SCALE-1:100)



TYPICAL TERRACE FLOOR PLAN
VILLA TYPE - B4 & B5
(SCALE-1:100)



TYPICAL SECTION B-B
VILLA TYPE - B4 & B5
(SCALE-1:100)

SCHEDULES OF DOOR & WINDOW			
D	1.20 X 2.15	AW9	2.24x1.25
D1	0.90 X 2.15	AW10	1.13X1.15
D2	0.80 X 2.15	AV3	0.6X1.7
AFD3	2.4X2.15	AV4	0.6x0.9
AFD4	4.0x2.15	AV5	0.5X1.25
AFD9	1.5X2.15	AV1	2.13X1.7
AW11	2.18X1.7	AW9	0.75X1.7
AW8	0.9x1.7	AW10	0.9X1.25

Please check order No. TPM/26136/Nagoa/49/5/2025/214 dated 09/01/2025 for the plans

Town Planner
Town & Country Planning Dept.,
South Goa Dist. Office Margao -Goa

PROVED VIDE RES. NO. IV
DT. 31/01/2025
VILLAGE PANCHAYAT
NAGOA SALCETE GOA
SECRETARY
Village Panchayat, NAGOA
SALCETE-GOA

VILLAGE PANCHAYAT NAGOA SALCETE-GOA

DRG. - 03 / 04

SCALE - 1:100 DATE - 26-07-2024

NOTE : ALL DIMENSION ARE IN CMS. & MTS.

REVISED SUBMISSION OF PROPOSED RESIDENTIAL PROJECT ON PLOT BEARING SURVEY NO./SUB DIVISION NO. 49/5-A AT NAGOA VILLAGE, SALCETE TALUKA GOA

P.O.A

MR. YATIN PAREKH

ASHWINI SHETTY
OFFICE No. 2
LANDSCAPE SHIRE
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CARANZALEM - 403002
REG. No: CA: 96/19971
TP: AR/100/2010

ARCHITECT

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