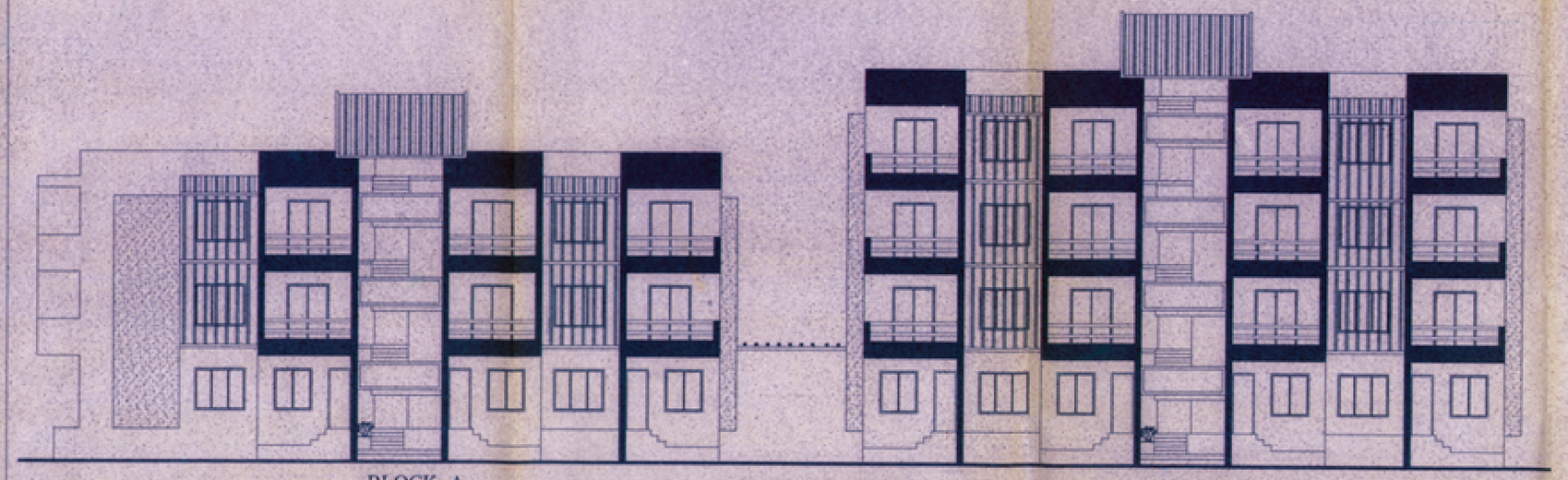
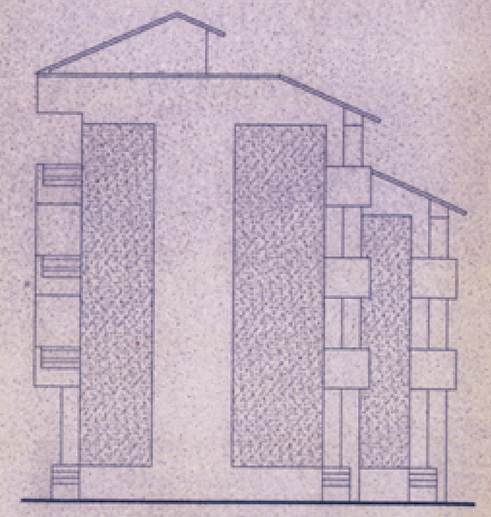
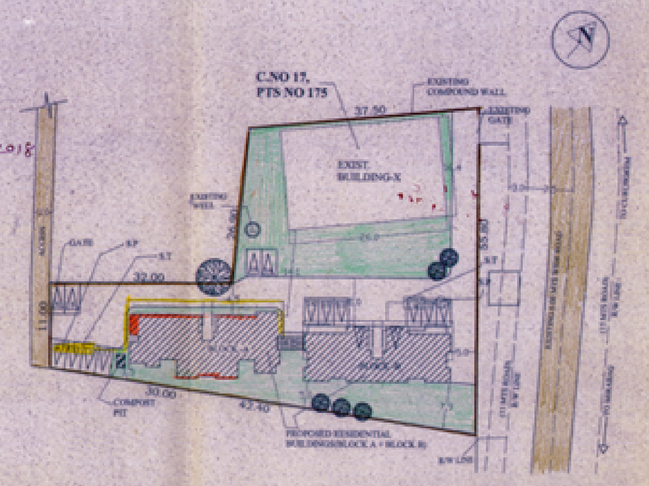


BLOCK -A SIDE ELEVATION BLOCK -B

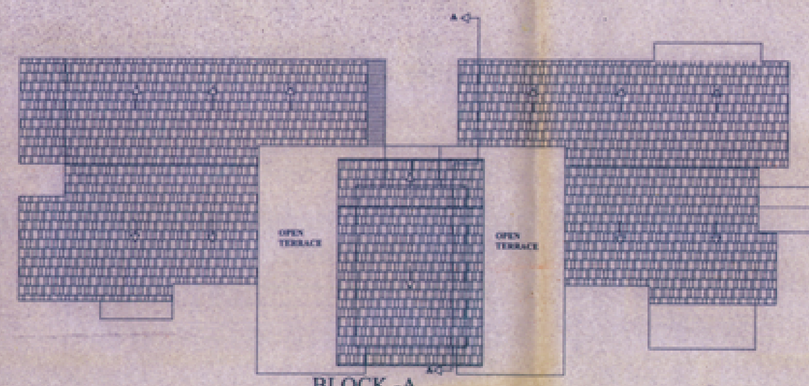


FRONT ELEVATION



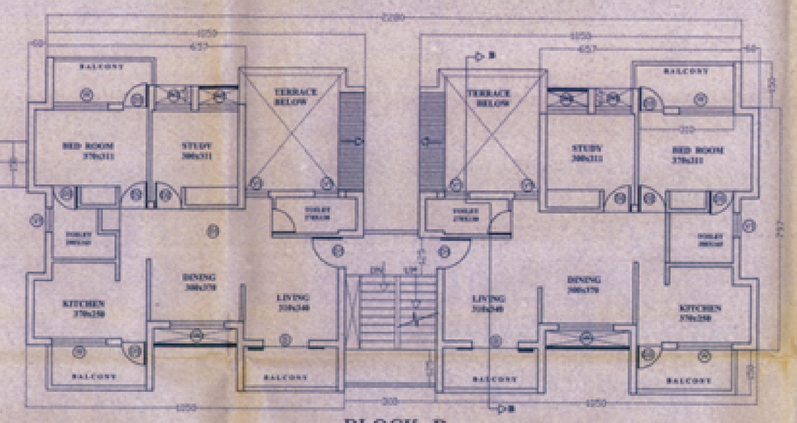
SITE PLAN (SCALE-1:500)

2018/225 TPA1 erla-ccp/161 Dated 5/10/2018
Regarding the Plans
Chief Town & Country Planning, Dept.
Office: Quepem / Bangalore Dharbandhora
Goa

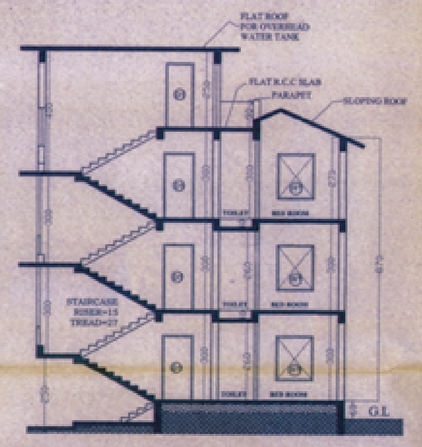


BLOCK -A

THIRD FLOOR PLAN

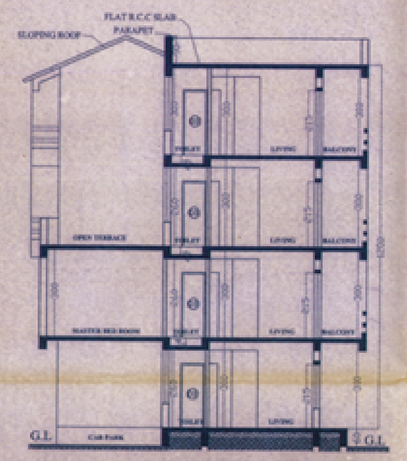


BLOCK -B



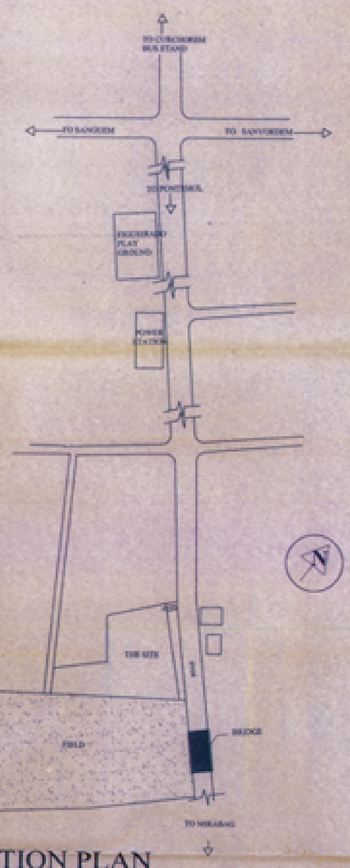
SECTION AA

(SCALE-1:100)

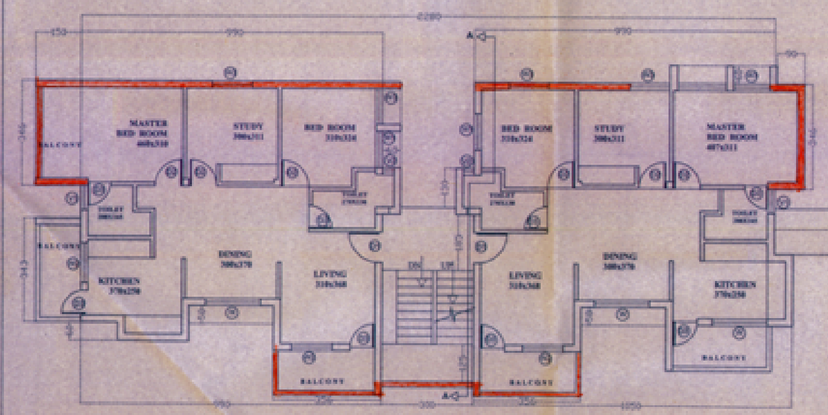


SECTION BB

(SCALE-1:100)

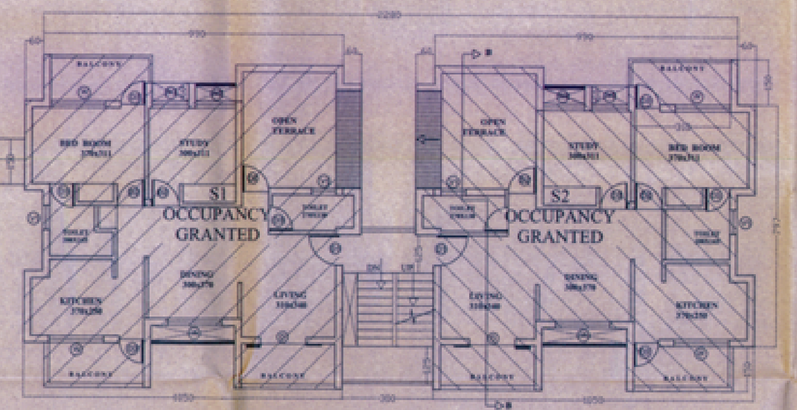


LOCATION PLAN
(NOT TO SCALE)

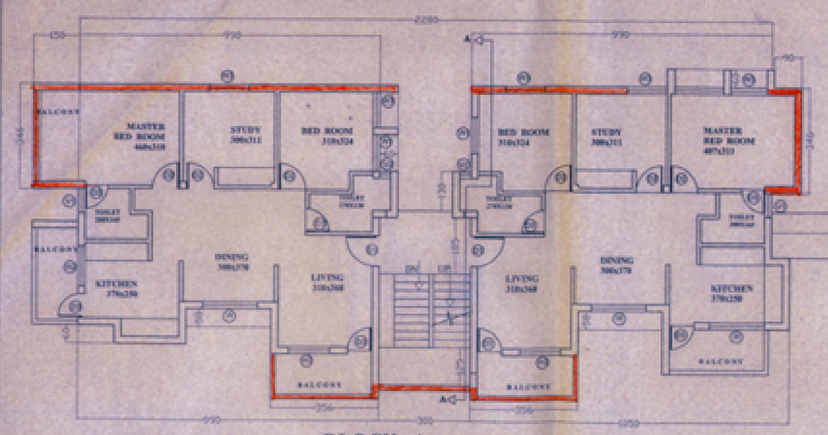


BLOCK -A

SECOND FLOOR PLAN

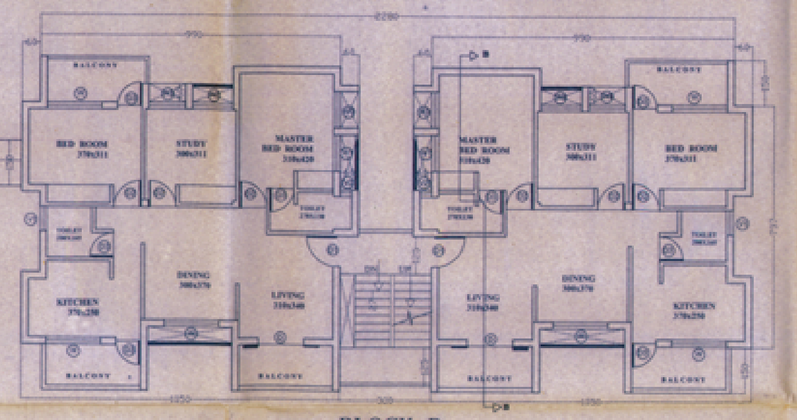


BLOCK -B

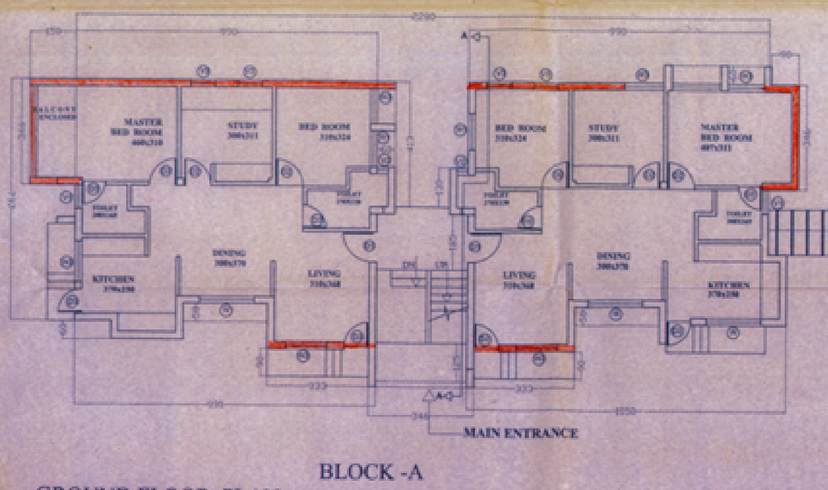


BLOCK -A

FIRST FLOOR PLAN

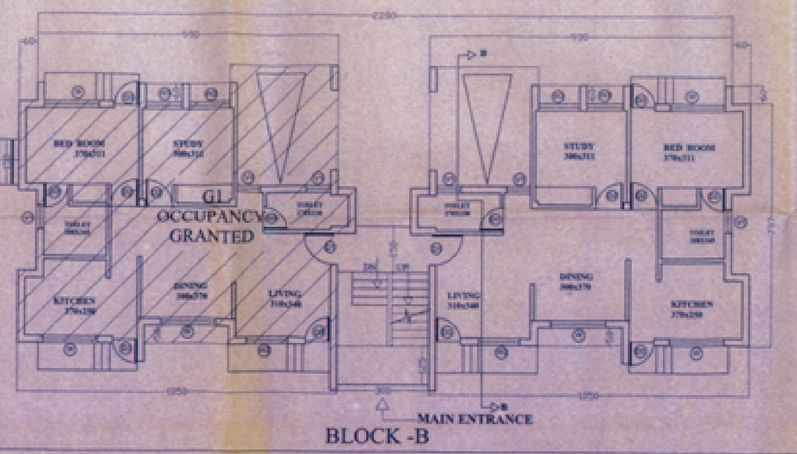


BLOCK -B



BLOCK -A

GROUND FLOOR PLAN



BLOCK -B

FLOOR	USE	TOTAL BUILT-UP AREA NO	AREA FREE FROM F.A.R				NET FLOOR AREA NO	F.A.R
			STILT	STAIRC	OL	BALC		
GROUND	RESIDENTIAL	394.78	18.23	23.46	26.23		326.86	13.76
FIRST	RESIDENTIAL	460.01		23.46	30.08	58.03	348.44	14.67
SECOND	RESIDENTIAL	433.24		23.46	30.08	58.03	321.67	13.54
THIRD	RESIDENTIAL	202.12		3.60	10.66	31.80	156.06	6.57
TOTAL		1490.15	18.23	73.98	97.05	147.86	1153.03	66.50
GROUND	RESIDENTIAL	426.40	EXISTING				426.40	17.96

AREA FOR INFRASTRUCTURE TAX CALCULATION= 1153.03+147.86+73.98=1374.87 M2

REVISED AREA CALCULATION

1.FLOOR AREA ON GROUND FLOOR
TOTAL=322.05M2 (Approved)
DEDUCT
B-1x(3.36x0.60)=2.01
C-2x(3.56x1.20)= 8.54
ADD
Z1-2x(3.56x0.88)=6.26
Z2-1x(3.0x0.78)= 2.34
Z3-1x(0.60x0.49)= 0.29
Z4-1x(0.37x3.46)= 1.28
V1-1x(1.50x3.46)= 5.19
REVISED TOTAL=326.86M2
(ADDITIONAL =4.81M2)

2.C0VERED AREA ON GROUND FLOOR
TOTAL=399.95M2 (Approved)
DEDUCT
X2-2x(2.78x0.60)=3.34
H-1x(2.40x2.64)=6.33
X3-1x(0.60x3.43)= 2.06
Z6-1x(0.60x0.60)= 0.36
ADD
ADDITIONAL AS ABOVE =4.81M2
Z5-1x(3.52x0.60)= 2.11
REVISED TOTAL=394.78M2
(DIFFERENCE =5.17M2)

3.B.U.A. ON GROUND FLOOR
REVISED TOTAL=394.78M2
(DIFFERENCE =5.17M2)

4.FLOOR AREA ON FIRST FLOOR
TOTAL=348.82M2 (Approved)
ADD
ADDITIONAL =4.81M2
DEDUCT
V1-1x(1.50x3.46)= 5.19
REVISED TOTAL=348.44M2
(DIFFERENCE =0.38M2)

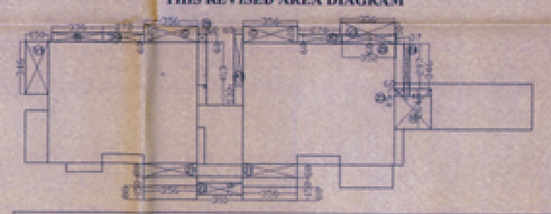
5.B.U.A. ON FIRST FLOOR
TOTAL=464.19M2 (Approved)
ADD
ADDITIONAL AS ABOVE =4.81M2
Z5-1x(3.52x0.60)= 2.11
DEDUCT
X2-2x(2.78x0.60)=3.34
X3-1x(0.60x3.43)= 2.06
Z6-1x(0.60x0.60)= 0.36
V1-1x(3.56x1.50)= 5.34
REVISED TOTAL=460.01M2
(DIFFERENCE =4.18M2)

6.FLOOR AREA ON SECOND FLOOR
TOTAL=322.05M2 (Approved)
ADD
ADDITIONAL =4.81M2
DEDUCT
V1-1x(1.50x3.46)= 5.19
REVISED TOTAL=321.67M2
(DIFFERENCE =0.38M2)

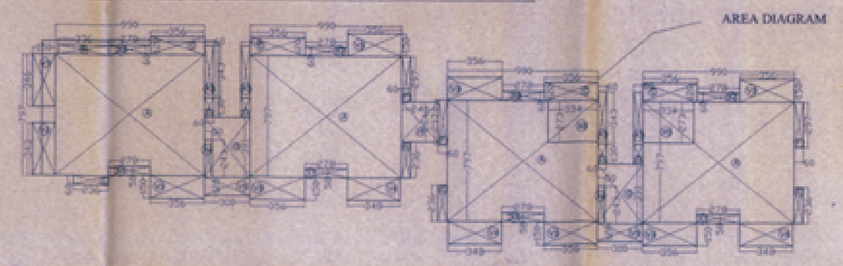
7.B.U.A. ON SECOND FLOOR
TOTAL=437.42M2(Approved)
DEDUCT
DIFFERENCE AS 1ST FLOOR ABOVE=4.18M2
REVISED TOTAL=433.24M2
(DIFFERENCE =4.18M2)

8.NO CHANGES ON THIRD FLOOR

REVISION ONLY IN BLOCK -A AS SHOWN IN THIS REVISED AREA DIAGRAM



AREA CALCULATION



1.FLOOR AREA ON GROUND FLOOR
A-4x(9.90x7.97)=315.61
B-1x(3.36x0.60)=2.01
C-2x(3.56x1.20)= 8.54
D-4x(0.60x1.30)=3.12
E-4x(2.36x0.60)= 5.66
F-3x(0.60x2.97)=5.34
=340.28
DEDUCT
X5-2x(3.34x2.73)= 18.23
TOTAL=322.05M2

2.C0VERED AREA ON GROUND FLOOR
ADD
X1-4x(2.78x0.58)= 6.44
X2-4x(2.78x0.60)=6.67
X3-4x(0.60x3.43)= 8.23
G-2x(3.0x3.91)=23.46
H-1x(2.40x2.64)=6.33
X5-2x(3.34x2.73)= 18.23
C-2x(3.56x1.20)= 8.54
=77.90
TOTAL=399.95M2

3.B.U.A. ON GROUND FLOOR
SAME AS COVERED AREA=399.95M2

4.FLOOR AREA ON FIRST FLOOR
SAME AS GRD. FL.=340.28+8.54=348.82M2

5.B.U.A. ON FIRST FLOOR
SAME AS COVERED AREA=399.95-6.33
ADD
V1-1x(1.50x3.46)= 5.19
V2-1x(1.50x3.43)=5.14
V3-7x(3.56x1.50)= 37.38
V4-3x(3.48x1.50)=15.66
V5-2x(3.0x1.20)=7.20
=70.57
TOTAL=464.19M2

6.FLOOR AREA ON SECOND FLOOR
SAME AS GRD. FL.=322.05M2

7.B.U.A. ON SECOND FLOOR
SAME AS B.U.A. OF FIRST FL.=464.19
DEDUCT
C-2x(3.56x1.20)= 8.54
X5-2x(3.34x2.73)= 18.23
=26.77
TOTAL=437.42M2

8.FLOOR AREA ON THIRD FLOOR
A-2x(9.90x7.97)= 157.80
C-2x(3.56x1.20)= 8.54
D-2x(0.60x1.30)=1.56
E-2x(0.60x2.36)= 2.83
F-2x(0.60x2.97)=3.56
=174.29
DEDUCT
X5-2x(3.34x2.73)= 18.23
TOTAL=156.06M2

9.B.U.A. ON THIRD FLOOR
ADD
X1-2x(2.78x0.58)= 3.22
X2-2x(2.78x0.60)=3.33
X3-2x(0.60x3.43)= 4.11
V3-4x(3.56x1.50)= 21.36
V4-2x(3.48x1.50)=10.44
V5-1x(3.00x1.20)=3.60
=46.06
TOTAL=202.12M2

NOTE-ALL THE DIMENTIONS ARE IN CMS.

AREA STATEMENT

AREA OF THE PLOT--------2375.0M2

AREA LOST IN R/W----------NIL

EFFECTIVE PLOT AREA----2375.0M2

EXISTING COVERED AREA-----426.40M2
(26x16.40)

AREA TO BE DEMOLISHED ---------- NIL

PROPOSED COVERED AREA----394.78M2(Revised)

TOTAL COVERED AREA---------821.18 M2(Revised)

PERMISSIBLE COVERAGE @40%------950.00M2

EXISTING COVERAGE ---------- 17.95%

PROPOSED COVERAGE----------16.62%(Revised)

COMBINED COVERAGE ---------- 34.57%(Revised)

B.U.AOF EXISTING---------426.40M2

B.U.A OF PROPOSED ----------1490.15M2(Revised)

B.U.A ON GROUND FLOOR---394.78 M2(Revised)
B.U.A ON FIRST FLOOR-------460.01 M2(Revised)
B.U.A ON SECOND FLOOR-----433.24M2(Revised)
B.U.A ON THIRD FLOOR----202.12M2

TOTAL BUILT UP AREA---1916.55M2(Revised)
(EXISTING+PROPOSED)=(426.40+1490.15Revised)

EXISTING FLOOR AREA ----426.40 M2
(26x16.40)

FLOOR AREA PROPOSED----1153.03M2(Revised)

FLOOR AREA ON GROUND---326.86M2(Revised)
FLOOR AREA ON FIRST FLOOR----348.44M2(Revised)
FLOOR AREA ON SECOND FLOOR --321.67M2(Revised)
FLOOR AREA ON THIRD FLOOR ----156.06M2

COMBINED FLOOR AREA-----1579.43M2(Revised)

(EXISTING+PROPOSED)=(426.40+1153.03Revised)

F.A.R. PERMISSIBLE@100%----------2375.00M2

F.A.R.CONSUMED
(PROPOSED+EXISTING)------66.50 %(Revised)

PLINTH HEIGHT----------0.60M

HEIGHT OF THE BUILDING---------12.00M

SCHEDULE FOR DOORS AND WINDOWS			
D	150X215	W	180X150(SILL HT-65)
D1	100X215	W1	120X150(SILL HT-65)
D2	90X215	W2	135X150(SILL HT-65)
D3	80X215	W3	120X125
V1	80X180	V2	40X210

PROPOSED REVISED RESIDENTIAL BUILDING IN S.NO 16, SUB-DIV. NO 4, OF MR.CHANDRAKANT V.NAIK(P.O.A) & OTHERS AT AASHIRWAD GREEN, CACORA, PONTEMOL, CURCHOREM, GOA.

OWNER-
MR. CHANDRAKANT V.NAIK(P.O.A) & OTHERS.

ARCHITECT- 'SPACE ESTHETICS'

TRUPTI C. NAIK
ARCHITECT
COA No.: CA/2007/39587
TCP No: AR/0096/2010

TRUPTI NAIK,
F-4, SHRAM A1, NEUGI NAGAR, PANAJI, GOA.