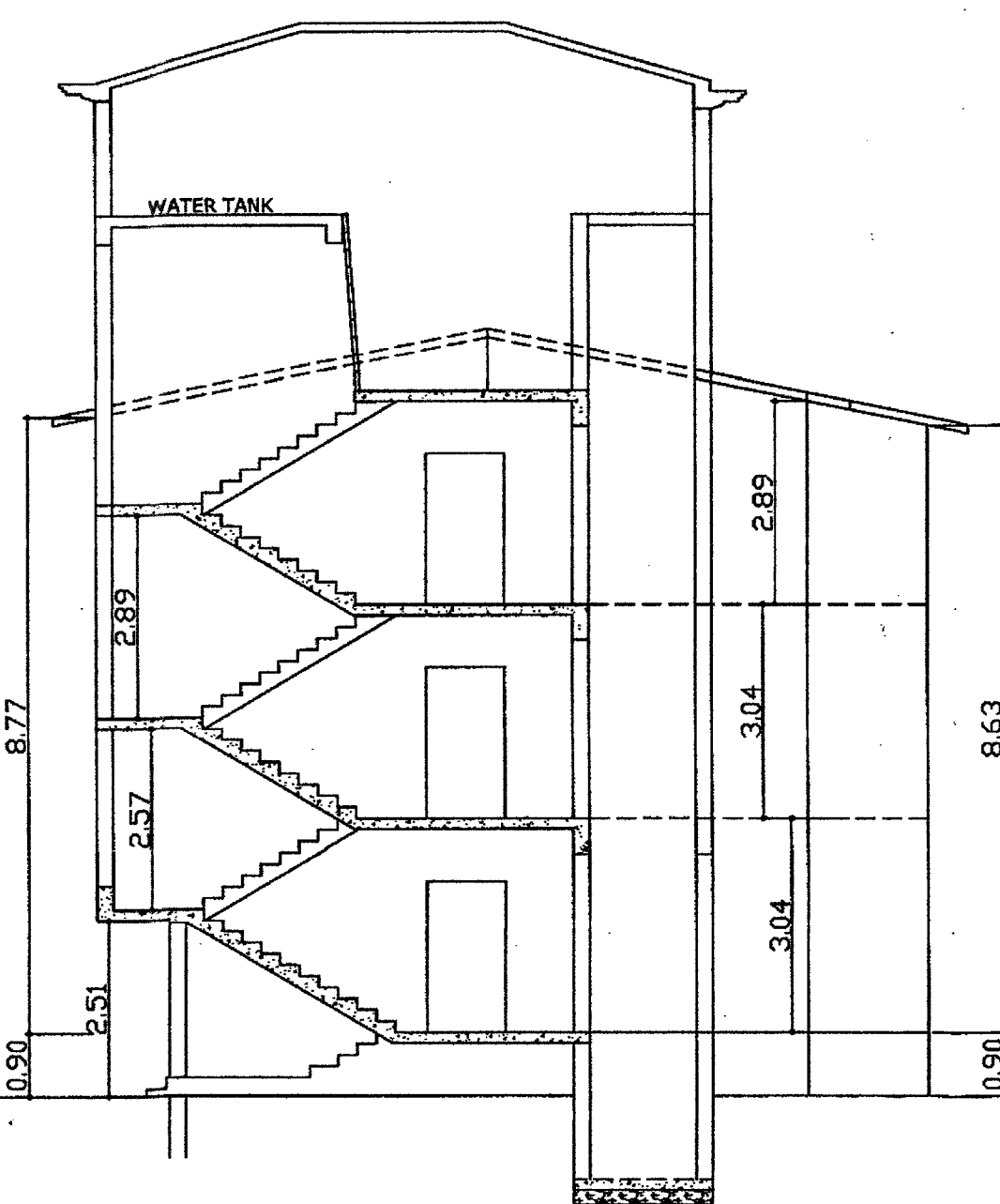




FRONT ELEVATION
(BLOCK-A) (SCALE 1:100)

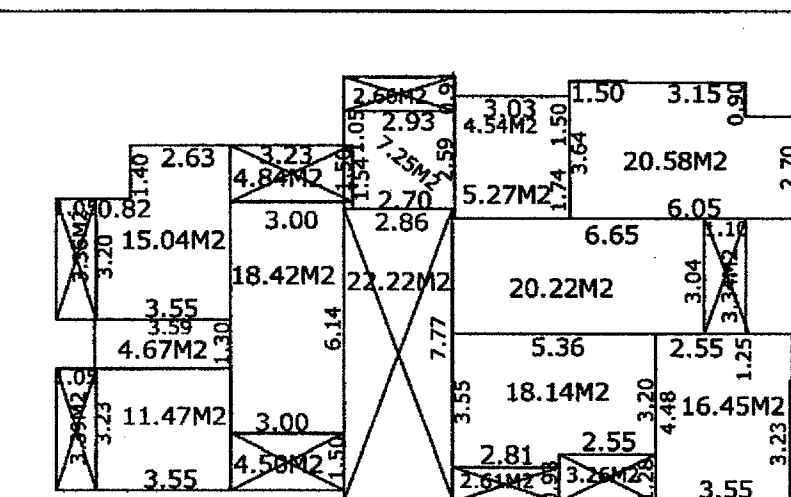
NOC is granted subject to this office
Letter No. V/SD/II/PHE-NF-10/1729/24-25
dated 15/01/2025
ASSISTANT ENGINEER
SUB. P. II W.D. XVII (PHE-N)
P.W.D. MAPUSA - GOA



SECTION A-A
(BLOCK-A) (SCALE 1:100)

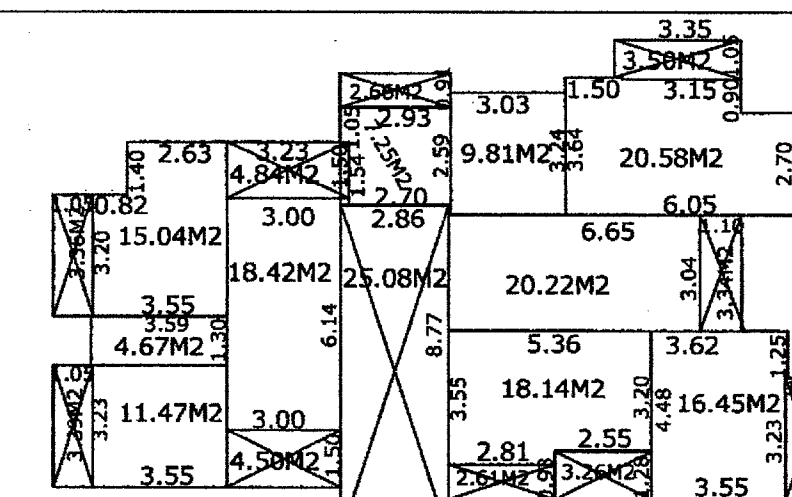
DETAILS OF AREAS & USE FLOOR WISE							
TYPE	TOTAL BUILD UP AREA	STILT PARKING AREA	TELECOM ROOM	OPEN TERRACE	STAIRCASE/LIFT LOBBY AREA	BALCONY	AREA FOR FAR
GROUND FLOOR AREA	BLOCK-A	155.50M2	NIL	NIL	22.64M2	35.27M2	97.59M2
	BLOCK-B	195.94M2	NIL	NIL	22.22M2	31.67M2	142.05M2
	TOTAL	351.44M2	NIL	NIL	44.86M2	66.94M2	239.64M2
FIRST FLOOR AREA	BLOCK-A	158.46M2	NIL	NIL	25.60M2	35.27M2	97.59M2
	BLOCK-B	202.30M2	NIL	NIL	25.08M2	35.17M2	142.05M2
	TOTAL	360.76M2	NIL	NIL	50.68M2	70.44M2	239.64M2
SECOND FLOOR AREA	BLOCK-A	158.46M2	NIL	NIL	25.60M2	35.27M2	97.59M2
	BLOCK-B	202.30M2	NIL	NIL	25.08M2	35.17M2	142.05M2
	TOTAL	360.76M2	NIL	NIL	50.68M2	70.44M2	239.64M2
ROOF TERRACE AREA	BLOCK-A	10.76M2	NIL	10.76M2	NIL	NIL	NIL
	BLOCK-B	10.76M2	NIL	10.76M2	NIL	NIL	NIL
	TOTAL	21.52M2	NIL	21.52M2	NIL	NIL	NIL
TOTAL	1094.48M2	NIL	21.52M2	NIL	146.22M2	207.82M2	718.92M2

AREA FOR INFRASTRUCTURE TAX = 1094.48M2



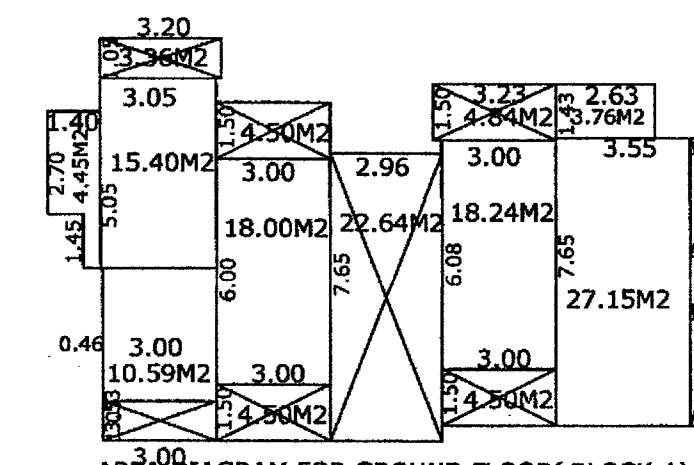
AREA DIAGRAM FOR GROUND FLOOR (BLOCK-B)

AREA CALCULATION
1) BALCONY AREA = 31.67M2
2) STAIRCASE/LOBBY/LIFT AREA = 22.22M2
3) AREA USED FOR FAR = 142.05M2
TOTAL BUILT UP AREA = 195.94M2



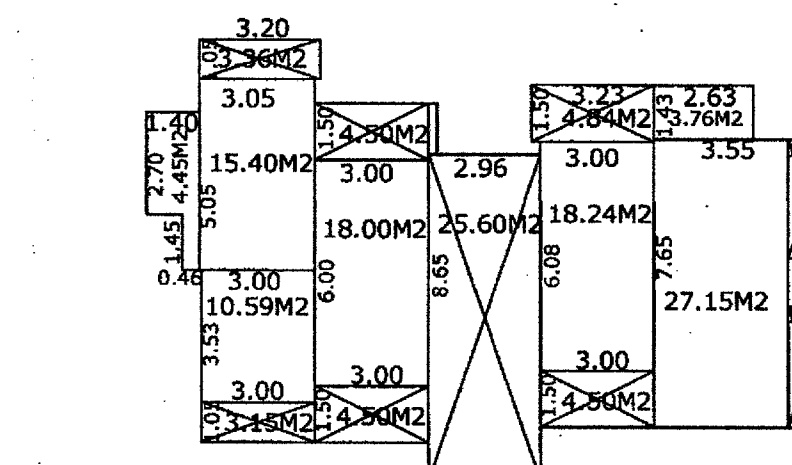
TYPICAL AREA DIAGRAM FOR 1ST & 2ND FLOOR (BLOCK-B)

AREA CALCULATION
1) BALCONY AREA = 35.17M2X2 = 70.34M2
2) STAIRCASE/LOBBY/LIFT AREA = 25.08M2
3) AREA USED FOR FAR = 142.05M2X2 = 284.10M2
TOTAL BUILT UP AREA = 202.30M2X2 = 404.60M2



AREA DIAGRAM FOR GROUND FLOOR (BLOCK-A)

AREA CALCULATION
1) BALCONY AREA = 35.27M2
2) STAIRCASE/LOBBY/LIFT AREA = 22.64M2
3) AREA USED FOR FAR = 97.59M2
TOTAL BUILT UP AREA = 155.50M2



TYPICAL AREA DIAGRAM FOR FIRST & SECOND FLOOR (BLOCK-A)

AREA CALCULATION
1) BALCONY AREA = 35.27M2X2 = 70.54M2
2) STAIRCASE/LOBBY/LIFT AREA = 25.60M2X2 = 51.20M2
3) AREA USED FOR FAR = 97.59M2X2 = 195.18M2
TOTAL BUILT UP AREA = 158.46M2X2 = 316.92M2

AREA STATEMENT

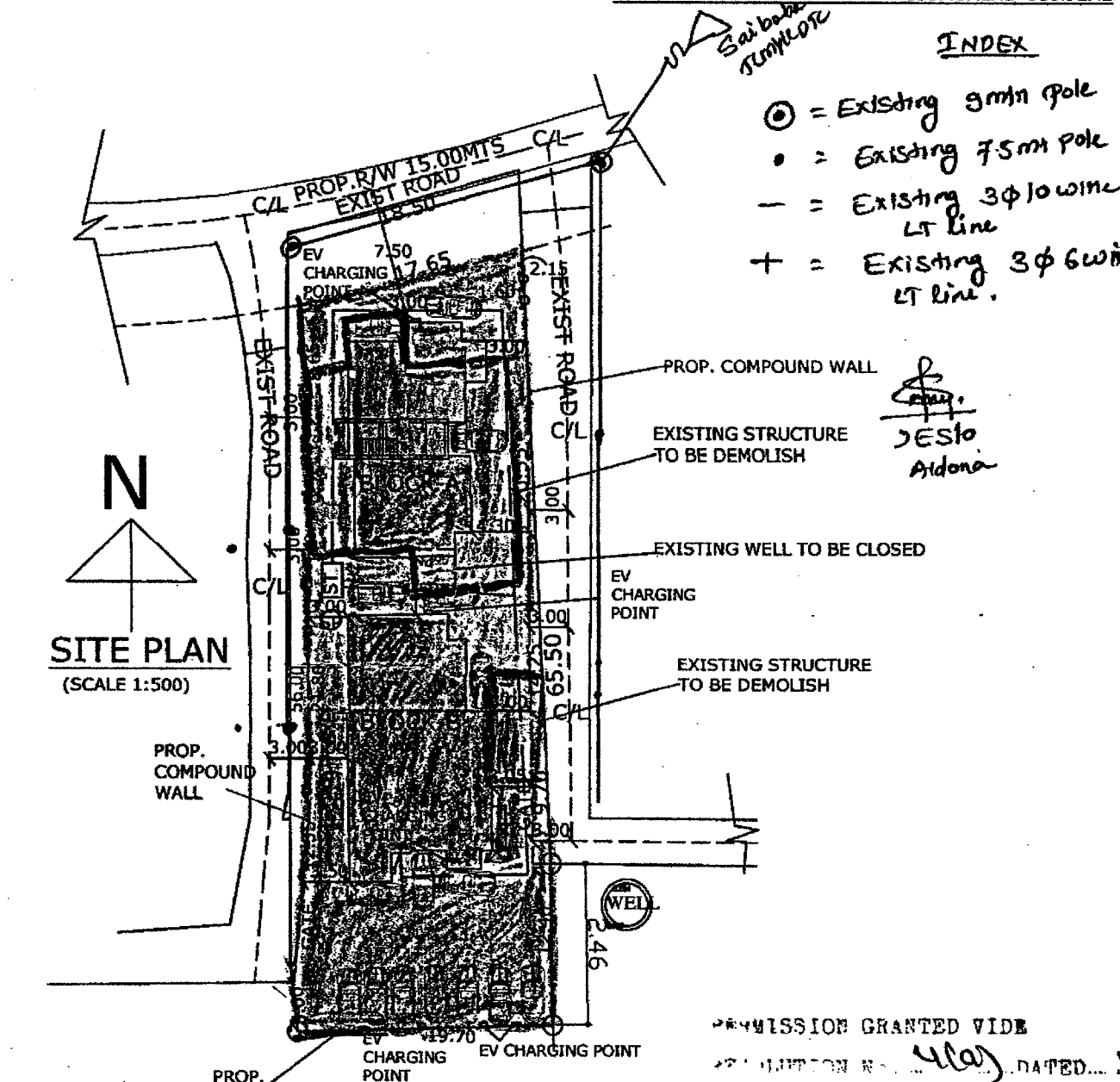
AREA OF PLOT	1229.00 M2
AREA FOR ROAD WIDENING	202.96 M2
NET EFFECTIVE AREA	1027.04 M2
AREA OF EXISTING STRUCTURE	275.00 M2
TO BE DEMOLISH	275.00 M2
PROP. GROUND FLOOR AREA	351.44 M2
COVERAGE	34.22%
NET EFFECTIVE AREA FOR FAR	1229.00 M2
AREA FOR FAR	
GROUND FLOOR AREA	239.64 M2
FIRST FLOOR AREA	239.64 M2
SECOND FLOOR AREA	239.64 M2
TOTAL FLOOR AREA	718.94 M2
F.A.R. USED	58.49
F.A.R. PERMISSIBLE 60 %	737.40 M2
TOTAL BUILD UP AREA	1094.48 M2

DOOR & WINDOW SCHEDULE

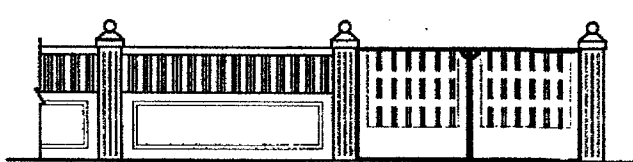
DOOR	WINDOW
SD:- FULL SIZE SLIDING DOOR	W1:- 2.00X1.20
D :- 1.10X2.15	D1:- 0.91X2.15
D1:- 0.91X2.15	W2:- 1.50X1.20
D2:- 0.81X2.15	W3:- 1.00X1.20
	V:- 0.60X0.70

DETAILS OF NUMBER OF UNIT	
12-UNIT OF DOUBLE BEDROOM	
03-UNIT OF SINGLE BEDROOM	
TOTAL 15 UNIT	

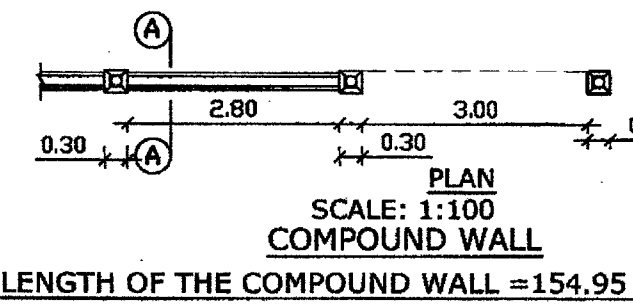
N. O. C. is granted subject to this office
Letter No. AE/III(R)/O & W / Tech - 16 / 2/188
Date 23/11/25



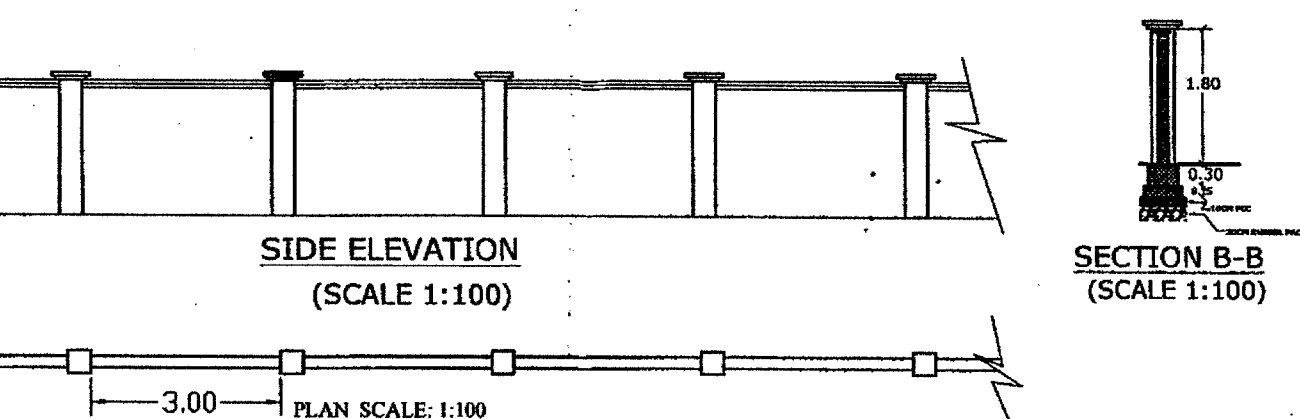
SITE PLAN
(SCALE 1:500)



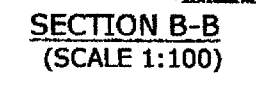
FRONT ELEVATION
(SCALE 1:100)



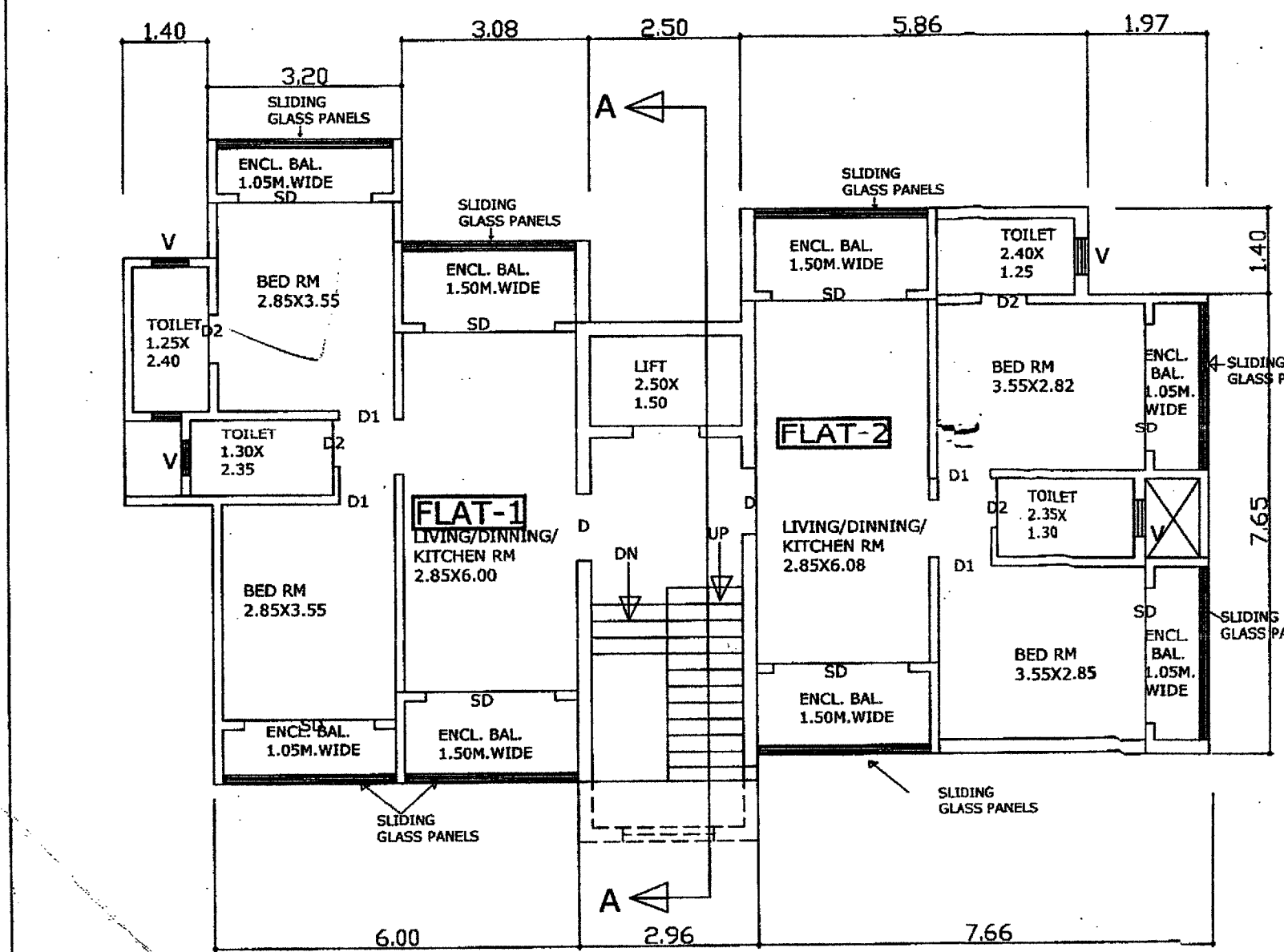
PLAN SCALE: 1:100
COMPOUND WALL
LENGTH OF THE COMPOUND WALL = 154.95 MTS.



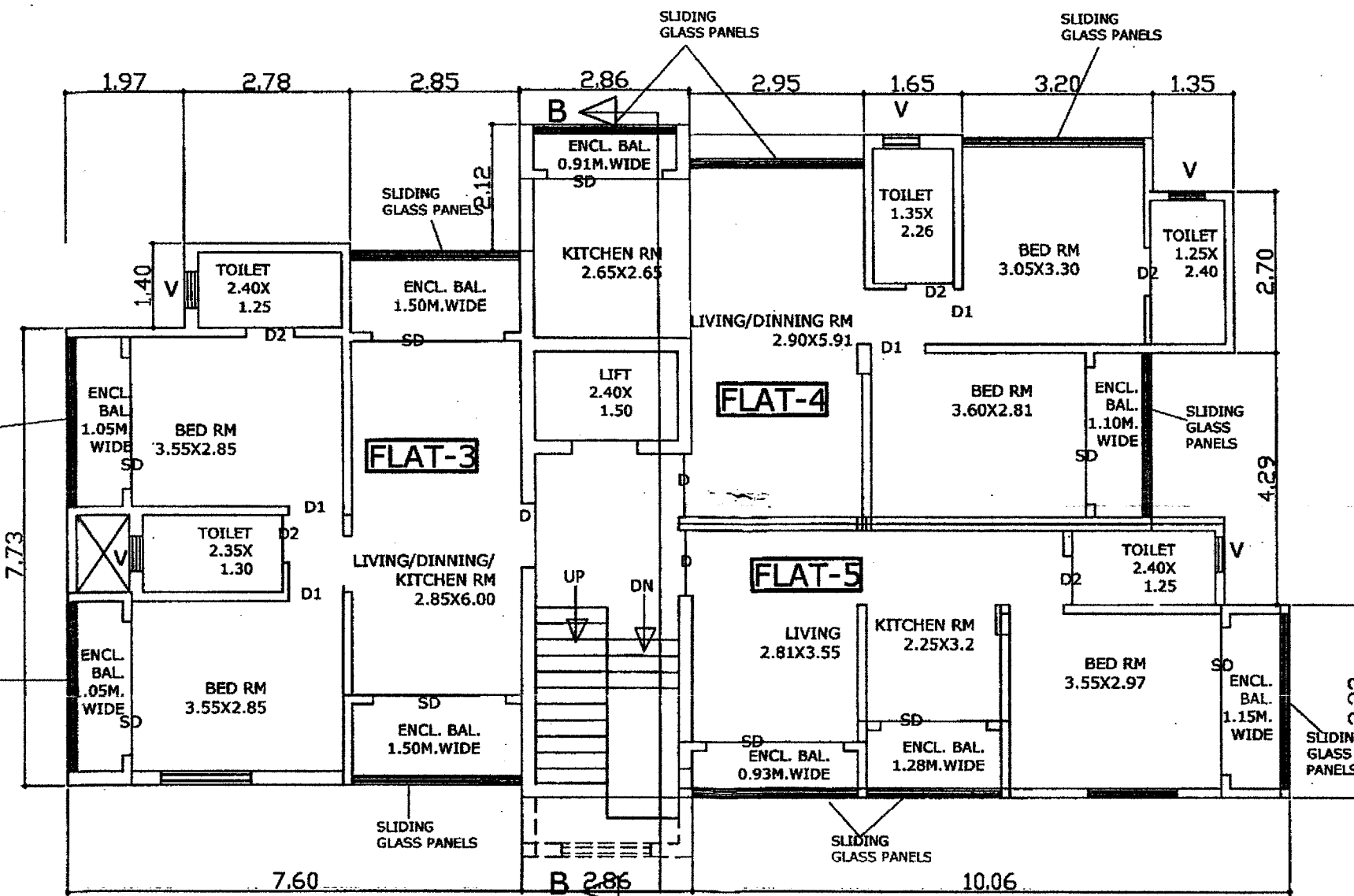
SIDE ELEVATION
(SCALE 1:100)



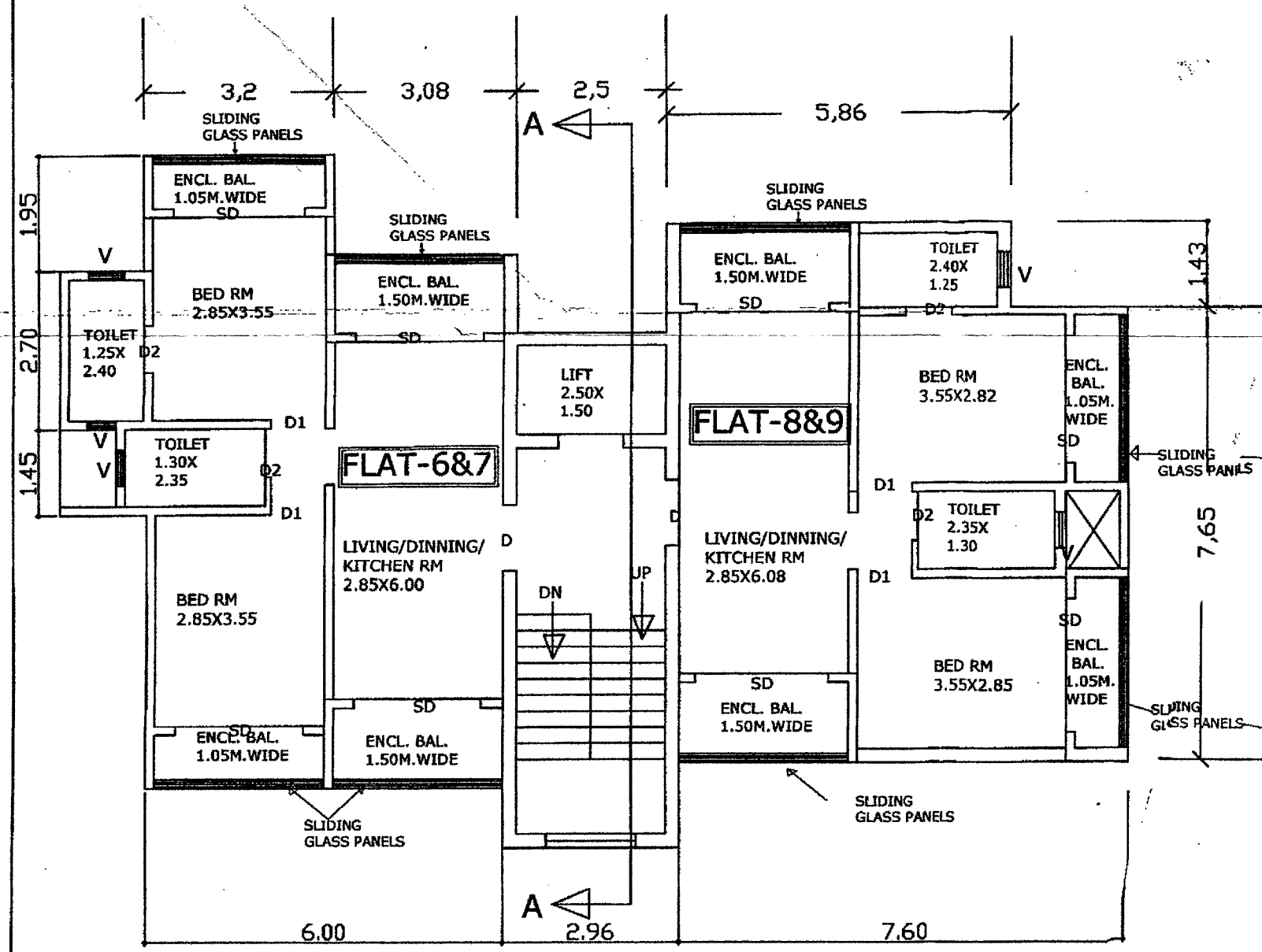
SECTION B-B
(SCALE 1:100)



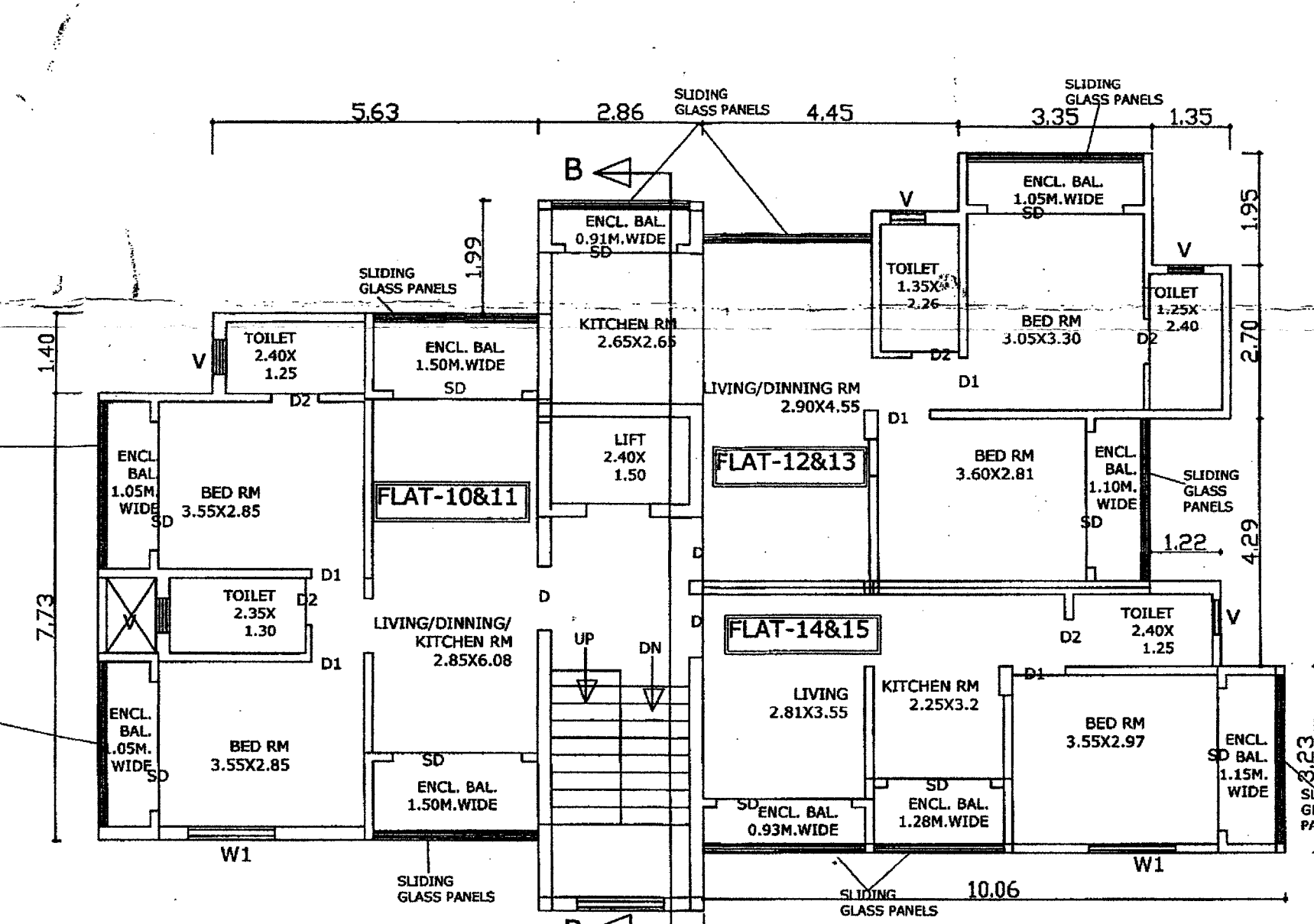
GROUND FLOOR PLAN (BLOCK-A)
(SCALE 1:100)



GROUND FLOOR PLAN (BLOCK-B)
(SCALE 1:100)



TYPICAL FIRST AND SECOND FLOOR PLAN
(BLOCK-A) (SCALE 1:100)



TYPICAL FIRST AND SECOND FLOOR PLAN
(BLOCK-B) (SCALE 1:100)

Approved With Condition Vide
T.C. No. 10242/2024 dated 24/10/24
27/11/2024
By: Town Planner
To: Municipal Planning Dept
Govt. of Goa, Mapusa

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING &
COMPOUND WALL, IN PLOT SY.NO. 39/1-A OF PALIEM VILLAGE
BARDEZ TALUKA
BY MRS.REENA PARSHURAM DESAI AND MRS NIRMALA TUKARAM
SHETTIGAR

(OWNER)

DATTAPRASAD S. KHALAP
BE (CIVIL)
Consulting Engineer
TCP Reg No: 6212/2019
(ENGINEER)