

TPN/33144/Cancel/118/32038/202
2290 dated 18/5/2021
Please check order No. 2290 dated 18/5/2021 regarding the plans.

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

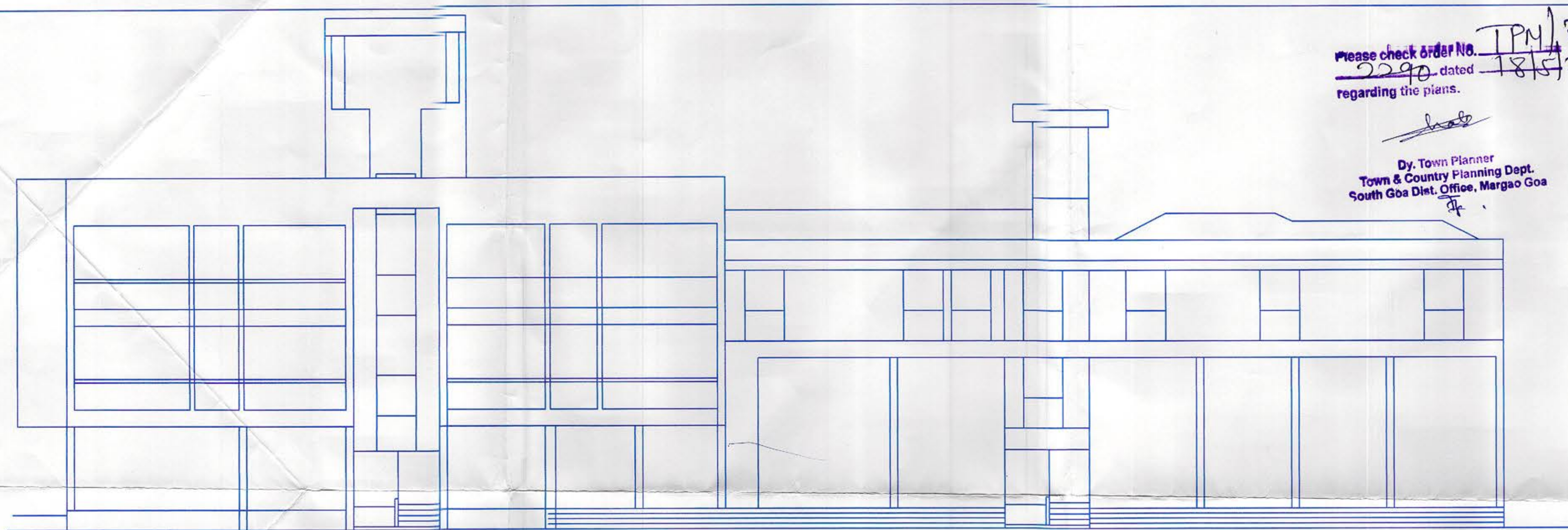
Order dated 30/11/2021 Appearing: D/S/12/2021

on 30/11/2021 dated in its captioned order

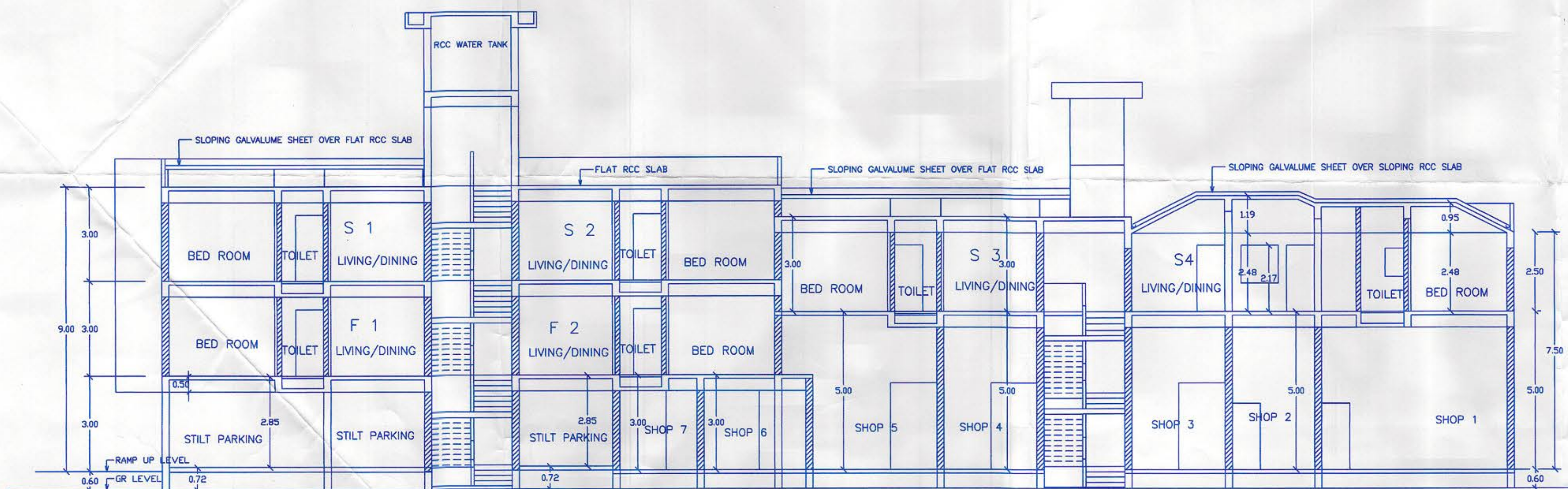
No VPC/18021/2022

9/12/2021 V. P. Carralho

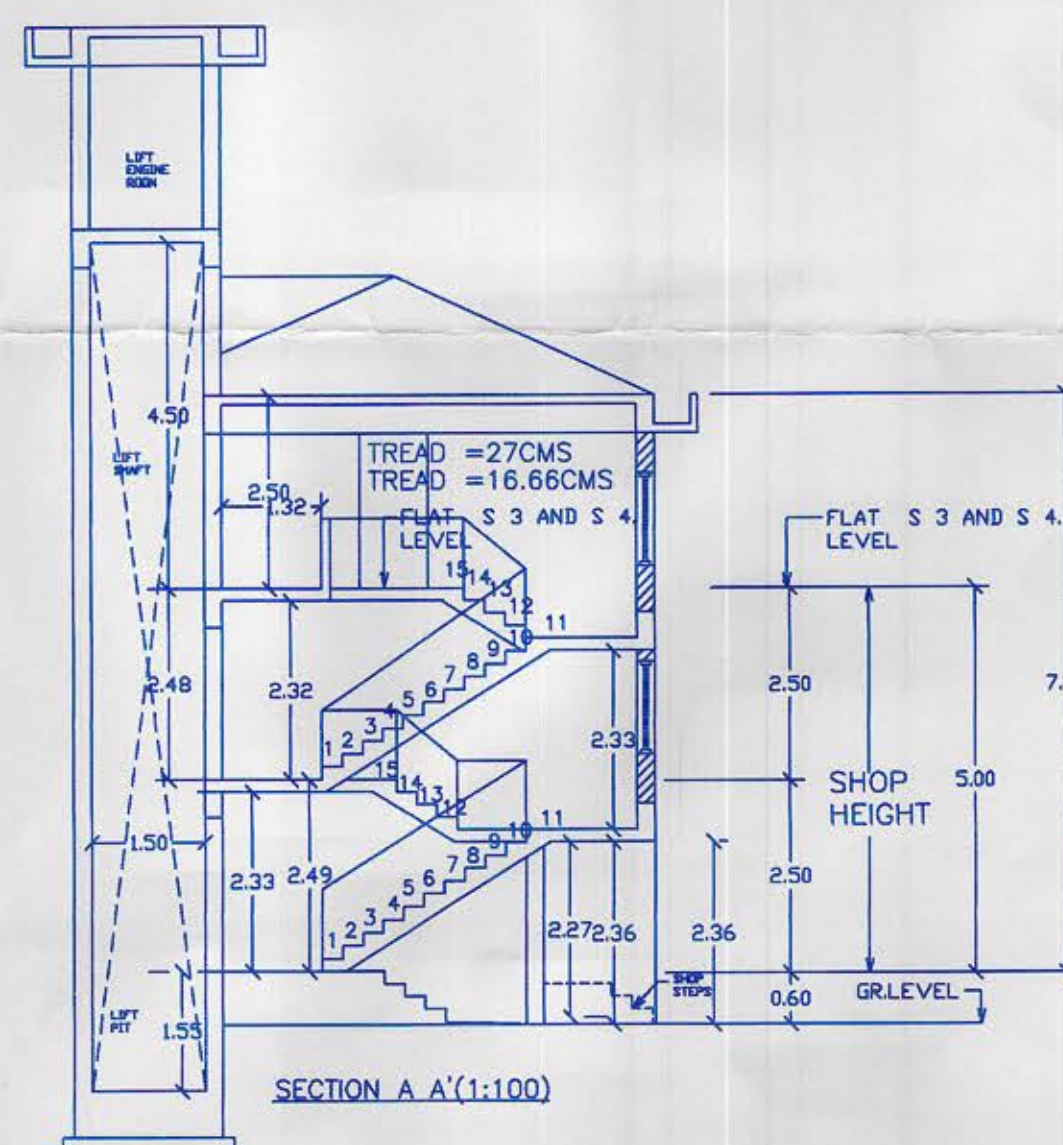
2



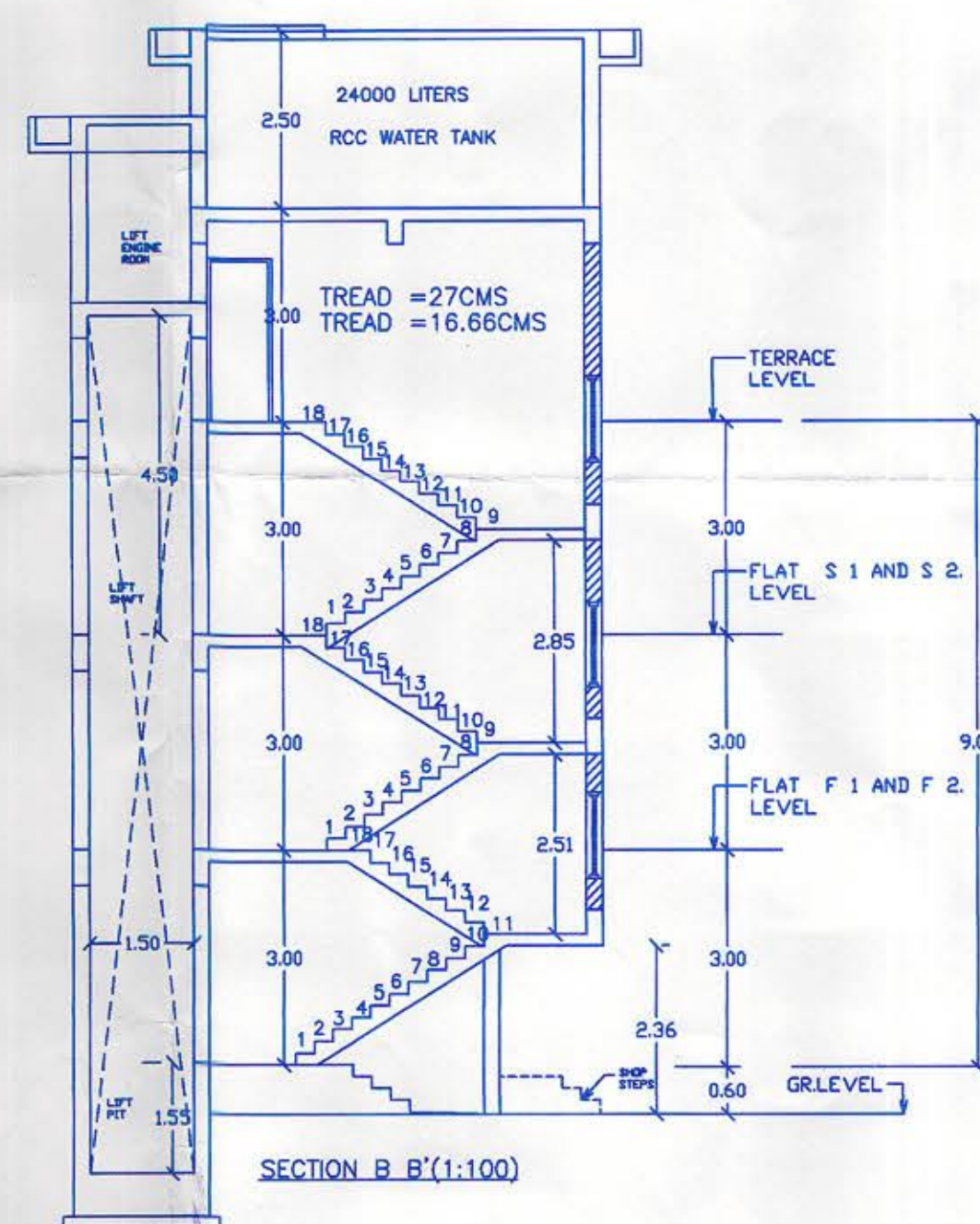
ELEVATION(1:100)



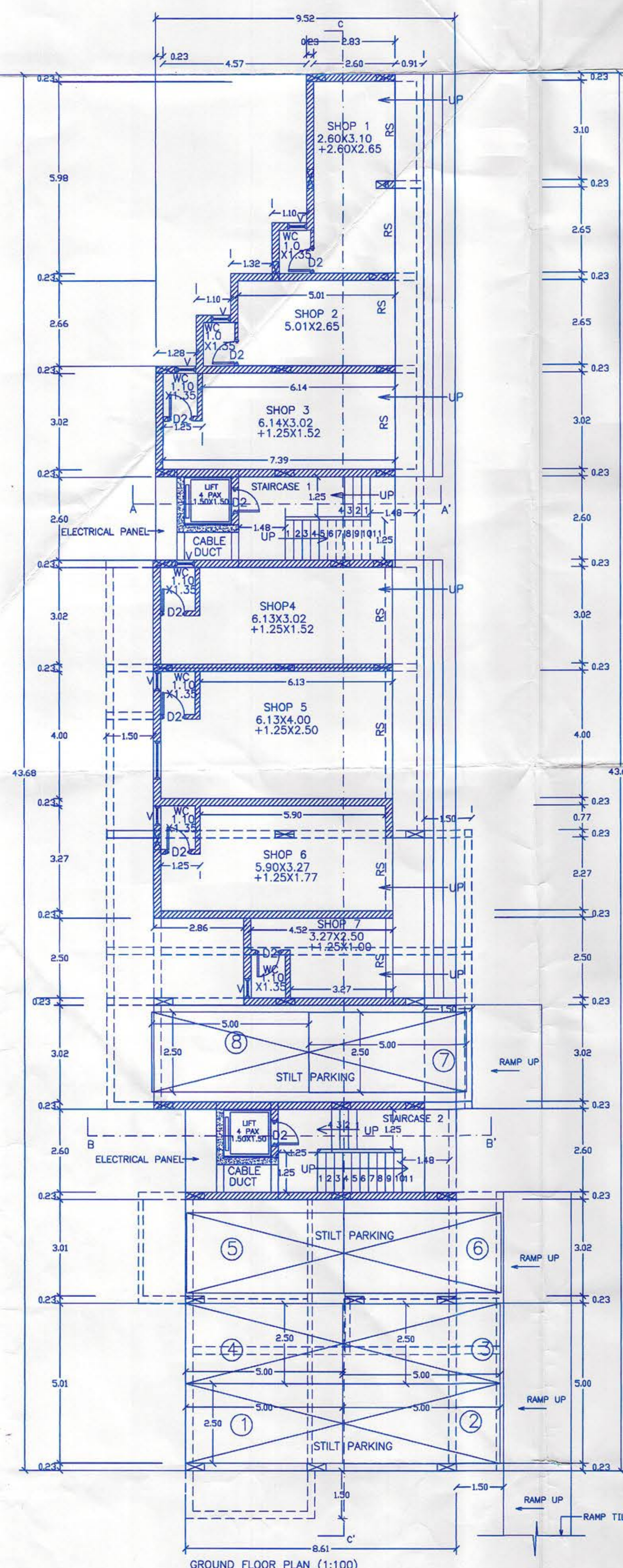
SECTION C-C'(1:100)



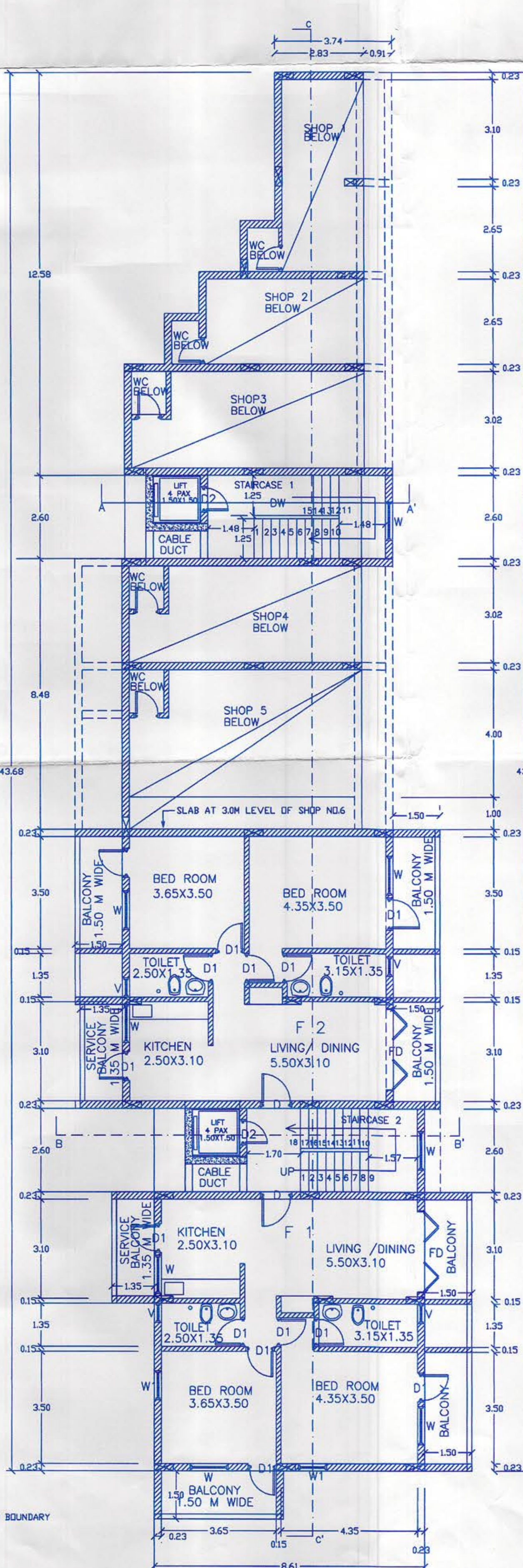
SECTION A-A'(1:100)



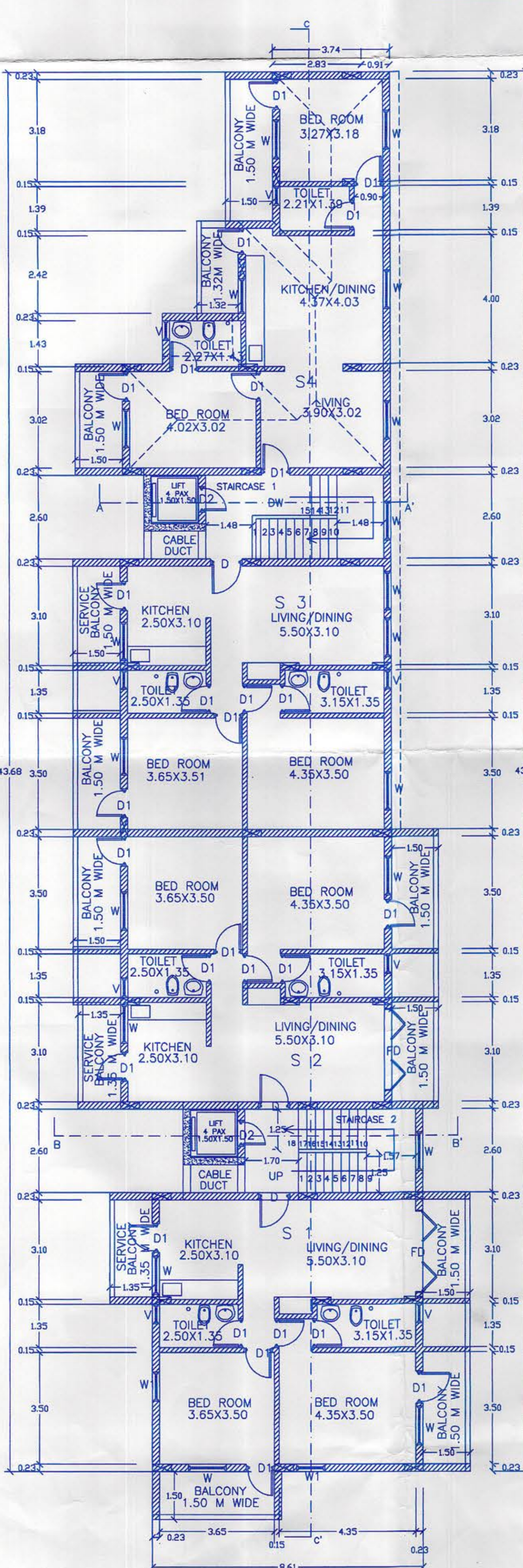
SECTION B-B'(1:100)



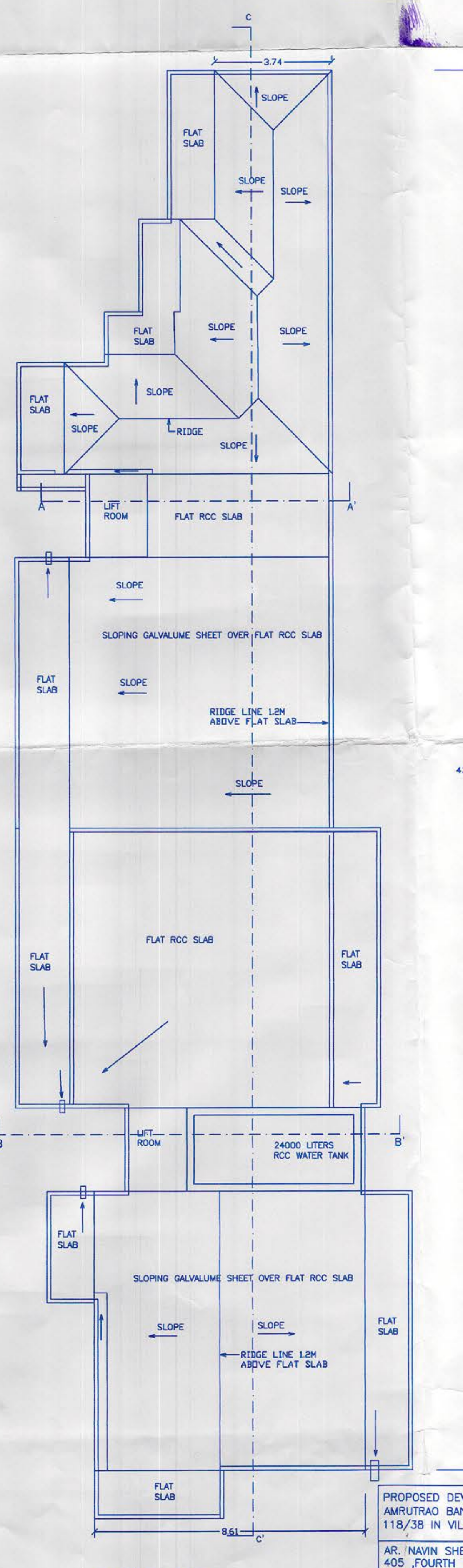
GROUND FLOOR PLAN (1:100)



FIRST FLOOR PLAN (1:100)



SECOND FLOOR PLAN (1:100)



ROOF PLAN (1:100)

SCHEDULE OF OPENINGS	
DESIGNATIONS	DIMENSIONS(MTS)
DOORS	
RS	2.50X4.50(MINIMUM)
D	1.10X2.50
D1	0.90X2.17
D2	0.80X2.17
D3	2.55X2.17
WINDOWS	
W	1.20X1.20
W1	0.90X1.20
V	0.60X0.90

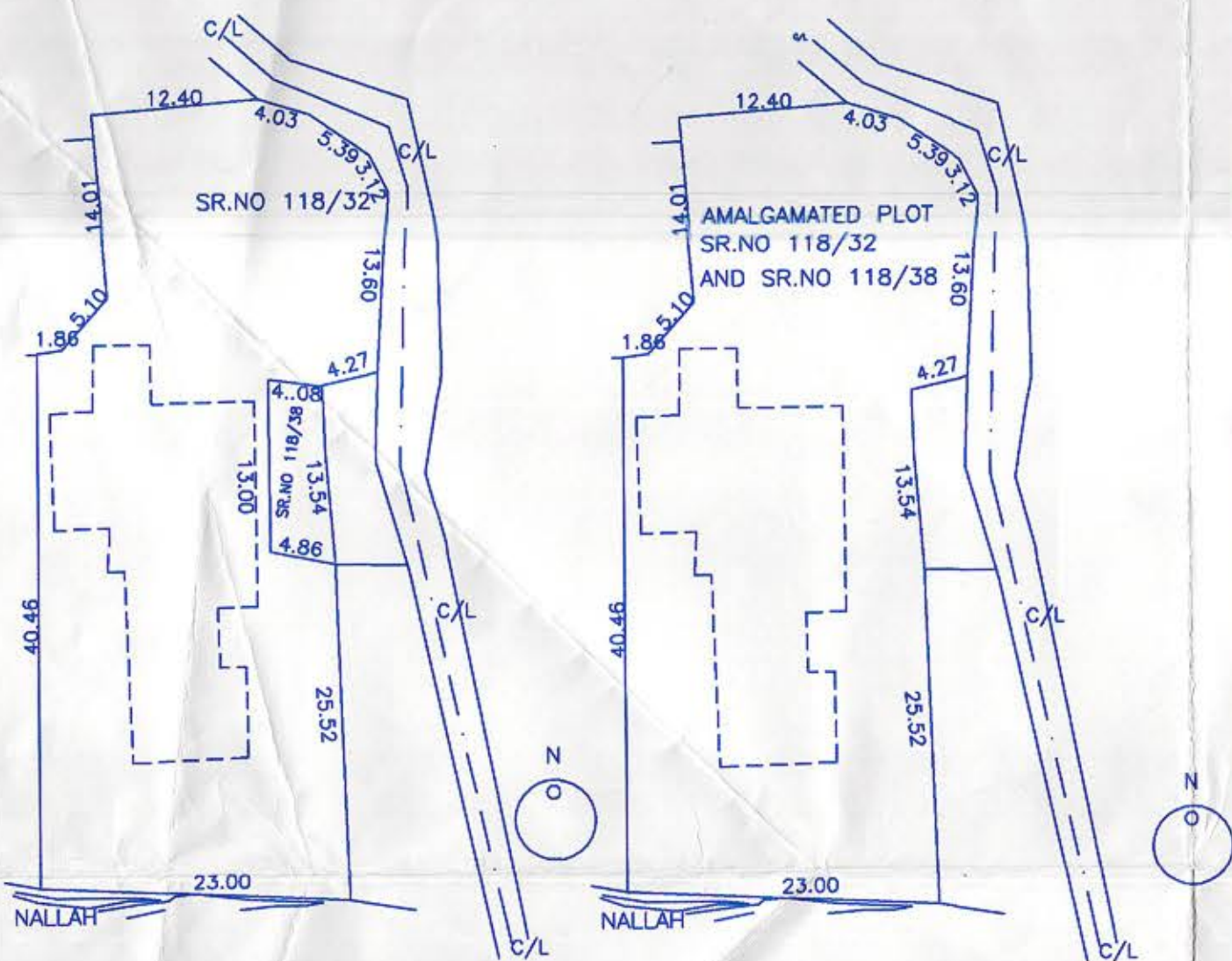
ARCHITECT
A. Navin Shetye
B. Arch
Architect
C-12, Reg. No: 548472728
P.O. - Margao, Dist. - South Goa

OWNER

PROPOSED DEVELOPMENT OF RESIDENTIAL AND COMMERCIAL BUILDING FOR MR. ANIL AMRUTRAO BANDOOKAR IN AMALGAMATED PLOT BEARING SURVEY NO.118/32 AND 118/38 IN VILLAGE CAVELLOSIM SALCETE GOA.

AR. NAVIN SHETYE - B'ARCH
405, FOURTH FLOOR PHASE II, DAMODAR, NEXT TO MARGAO POLICE STATION
MARGAO GOA.

AMALGAMTION PLAN



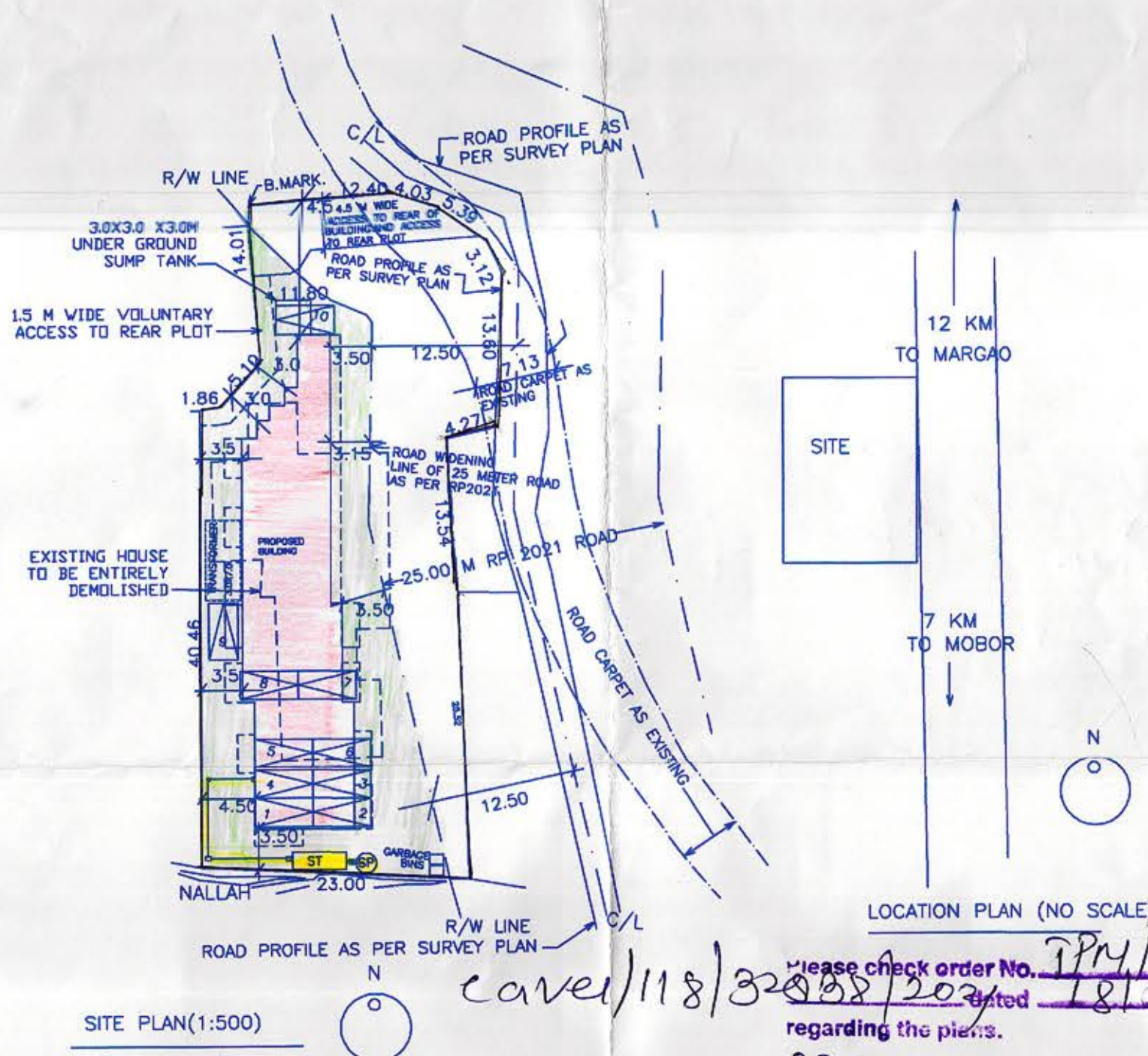
PLAN OF PLOT BEFORE AMALGAMATION(1:500)

PLAN OF PLOT AFTER AMALGAMATION(1:500)

AREA STATEMENT

PLOT AREA BEFORE AMALGAMATION
SURVEY NO 118/32 =1325 .00 SQM
SURVEY NO 118/38=75.00SQM

PLOT AREA AFTER AMALGAMATION
OF SURVEY NO.118/32 AN118/38=1400 SQM



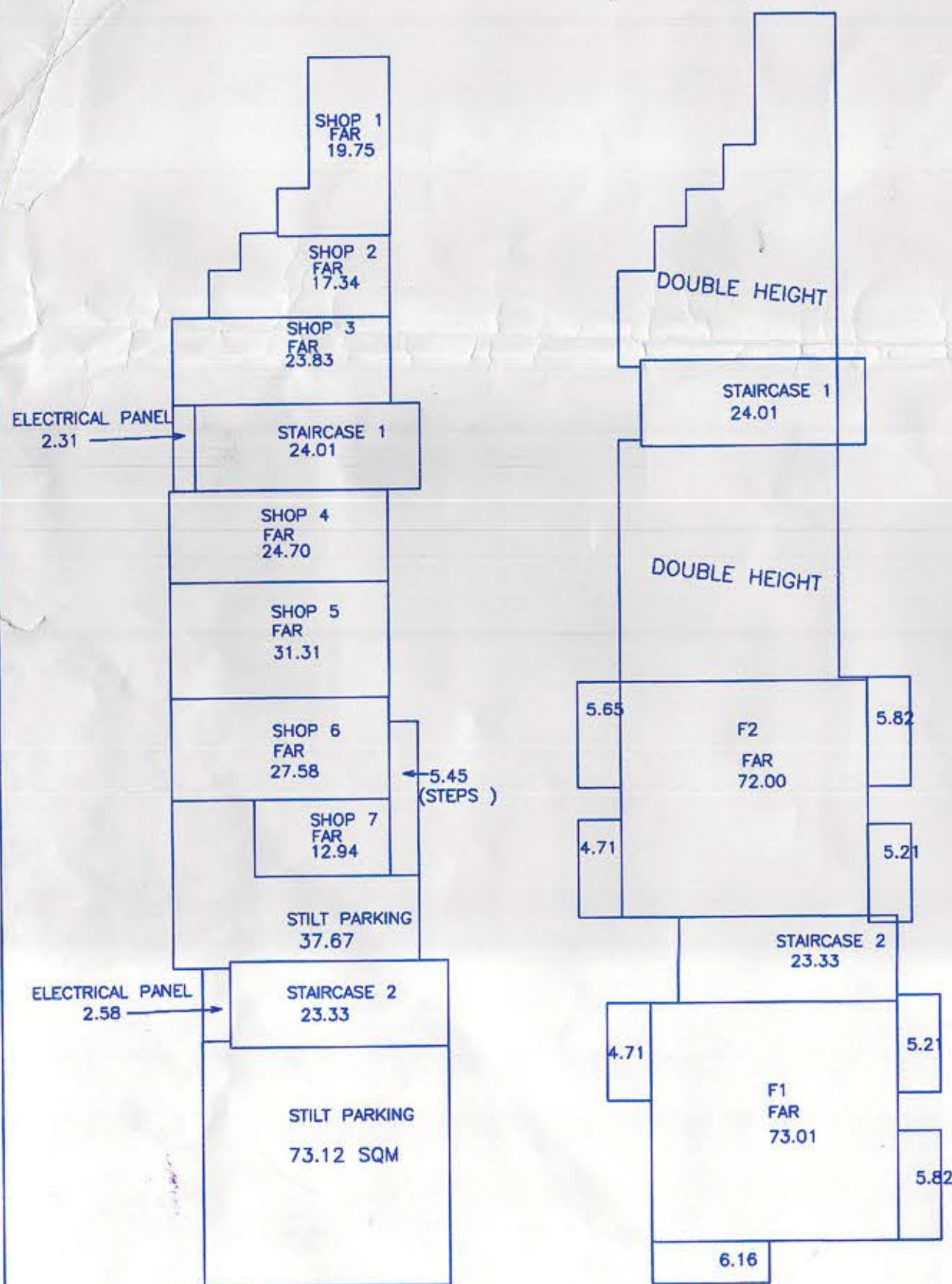
SITE PLAN(1:500)

LOCATION PLAN (NO SCALE)

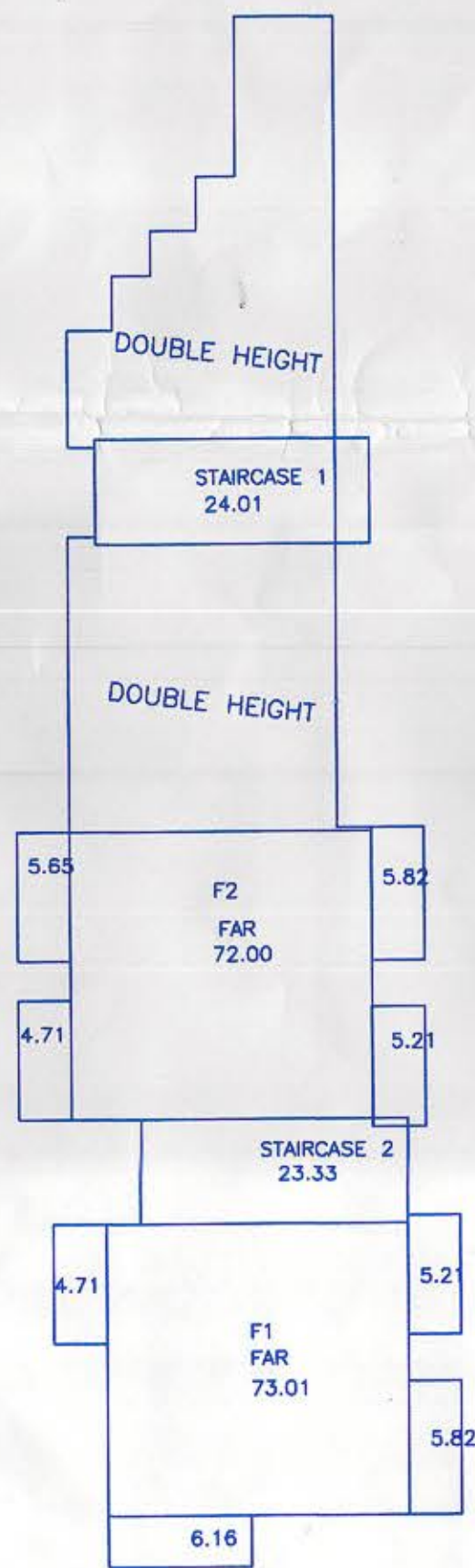
Please check order No. TPM/133144
dated 18/11/2021
regarding the plans.

2290

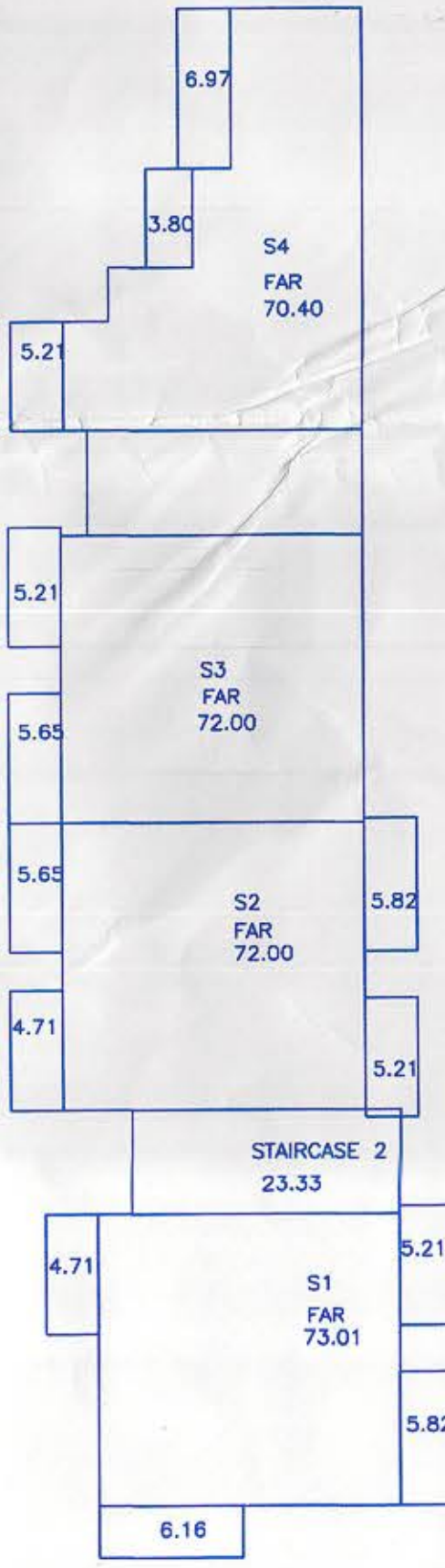
Dy. Town Planner
Town & Country Planning Dept.
South Goa Dist. Office, Margao Goa



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA STATEMENT
PLOT AREA=1400SQM
RW AREA=482.72 SQM
EFFECTIVE PLOT AREA=1400-482.72=917.28 SQM
EXISTING HOUSE TO BE ENTIRELY DEMOLISHED=314.78 SQM
PLOT COVERAGE OF THE EXISTING HOUSE TO BE ENTIRELY
DEMOLISHED=22.48%
PROPOSED GROUND FLOOR AREA= 157.45 SQM
PROPOSED FIRST FLOOR AREA=145.01 SQM
PROPOSED SECOND FLOOR AREA=289.09 SQM

TOTAL PROPOSED FLOOR AREA= 589.87 SQM
FAR=589.87X100/1400=42.13 %
COVERAGE =325.92X100/917.28=35.53%
TOTAL COMMERCIAL AREA ON GROUND FLOOR=157.45 SQM

PARKING REQUIRED=
COMMERCIAL=157.45/50=3.15 CARS
RESIDENTIAL 6 UNITS>75 SQM= 6 CARS

TOTAL CARS REQUIRED= 9.15 (9 CARS)
CARS PROVIDED= 10 CARS
STILT AREA FOR PARKING=37.67+73.12=110.79 SQM

FAR PERMISSIBLE
917.28@60 %=550.36
550.36@25%=137.59
550.36+137.59=687.95

FLOOR (FLOOR HEIGHT)	UNITS	FAR	BALCONY	STAIRS 1	STAIRS 2	7.5% FAR FREE UTILITY
GROUND 5 M HEIGHT	SHOP 1	19.75	—	24.01	23.33	2.31+ 2.58 (ELECTRICAL PANEL)
	SHOP 2	17.34	—			
	SHOP 3	23.83	—			
	SHOP 4	24.70	—			
	SHOP 5	31.31	—			
	SHOP 6	27.58	—			
	SHOP 7	12.94	—			
TOTAL		157.45				
FIRST 3 M HEIGHT	F1	73.01	21.90	24.01	23.33	
	F2	72.00	21.39			
	TOTAL	145.01	43.29			
SECOND 3 M HEIGHT	S1	73.01	21.90		23.33	
	S2	72.00	21.39			
	S3	72.00	10.86			
	S4	70.40	15.98			
TOTAL		287.41	70.13			
TOTAL FAR		589.87	113.42	48.02	69.99	4.89
AREA FOR INFRASTRUCTURE TAX= 589.87+113.42+48.02+69.99+4.89= 826.19 SQM						

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118/38 IN VILLAGE CAVELLOSIM SALCETE GOA.

AR. NAVIN SHETYE B'ARCH
405 ,FOURTH FLOOR PHASE II, DAMODAR,NEXT TO MARGAO POLICE STATION
MARGAO GOA.

Order dated 30/11/2021 Appeal No. DAFS/12/2021
on subject to conditions
dated in its construction file is
No VPCI..2021/1..2022/1..5

9/12/2021

V. P. Cavassim



Signature of the Architect