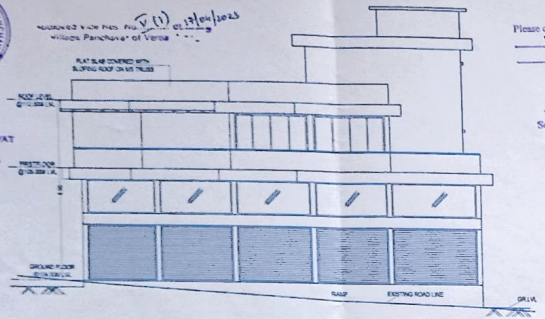
THE VILLAGE PANCHAYAT VERNA-GOA

Issued vide No. V(1) dt. 13/04/2023
Village Panchayat of Verna

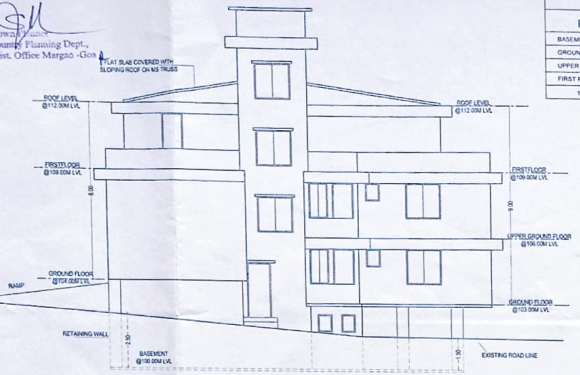
SECRETARY
VILLAGE PANCHAYAT
VERNA
SALCETE -GOA

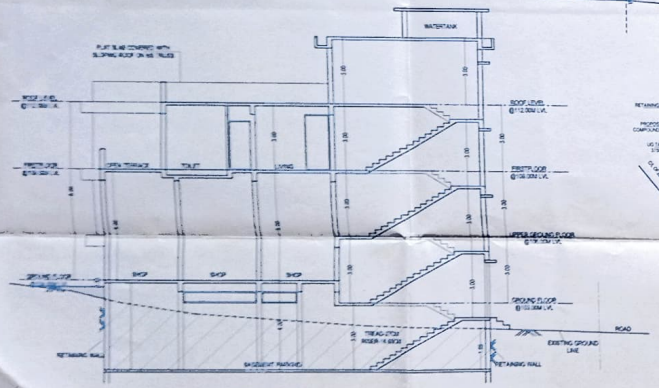
Please check order No. TPA/34457/Const/Ver/21/2L/2023
1936 dated 12/4/2023
regarding the plans

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

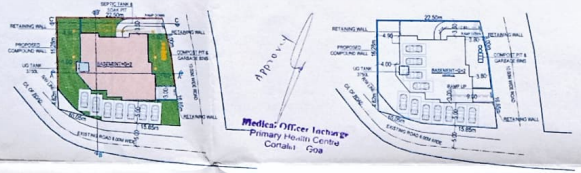


FRONT ELEVATION

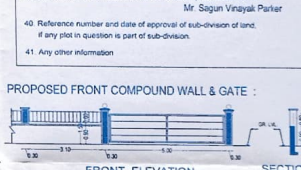




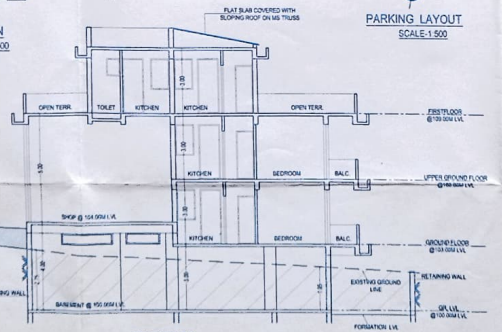
SECTION AA'



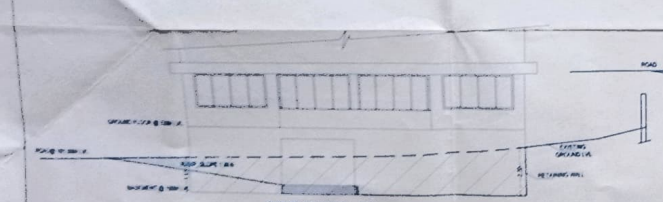
SITE PLAN
SCALE-1:500



PARKING LAYOUT
SCALE-1:500



SECTION BB'



RAMP SECTION CC

31. Details of areas and use floorwise

Floor % Reference	Use	Open Terrace	Inter Terrace	Total built-up area M2	Areas free from FAR: Stairs	Bal / Ver	Lift	Stilt Parking	Total	NET FAR: Net Floor Area	FAR P %
PROPOSED BUILDING											
BASEMENT FLOOR	PARKING	-	-	209.07	14.38	-	-	191.50	205.88	3.19	0.005 %
GROUND FLOOR	RES	-	13.44	222.20	20.32	25.36	-	-	45.68	176.52	30.97 %
UPPER GROUND FLOOR	RES	-	-	129.11	22.75	25.54	-	-	48.29	80.82	14.18 %
FIRST FLOOR	RES	109.76	-	125.61	21.81	23.20	-	-	45.01	80.60	14.14 %
TOTAL		109.76	13.44	685.99	79.26	74.10	-	191.50	344.86	341.13	59.85%

32. Parking Details

PARKING DETAILS		No. of Car Parks/ parking area	
FLOOR AREA/NO. OF UNITS	USE	Required	Provided
FAR comm. (97.76sqm)	Comm.	2	5
FAR upto 75sqm- 6NOS.	Res.	5	6
Total no. of Parking		8	11

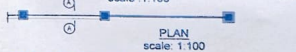
32. AREA FOR INFRASTRUCTURE TAX 685.99-191.50=494.49sqm
33. LENGTH OF PROPOSED COMPOUND WALL 63.63m
34. Type of zone to which the plot belongs to Settlement zone

SETBACKS:
35. Front setback from the center line of road 5.00+5.00 5.00+3.60 mts.
36. Side setbacks:
(a) Right Side 3.60 mts.
(b) Left Side 4.00 mts.
37. Distance between two or more building on the same plot, if any - mts.
38. Height of the plinth 0.30 mts.
39. Use to which the building is to be put to floor-wise
Ground floor SHOPS/RES
Upper Ground floor RESIDENTIAL
First floor RESIDENTIAL
38. Plot owned by with reference to the ownership certificate of land
Mr. Sagun Vinayak Parker -
40. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division.
41. Any other information -

PROPOSED FRONT COMPOUND WALL & GATE :

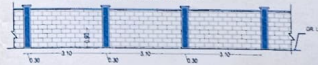
FRONT ELEVATION
scale :1:100

SECTION A-A
scale :1:100



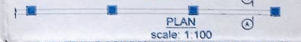
PLAN
scale: 1:100

PROPOSED SIDE COMPOUND WALL :



FRONT ELEVATION
scale :1:100

SECTION A-A
scale :1:100



PLAN
scale: 1:100

LENGTH OF COMPOUND WALL PROPOSED-55.34m

UG TANK PLAN
1:100

RES. TANK
2.00X2.00X1.50m.
CAP=3750 LTS

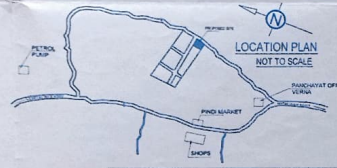
MUNICIPAL INLET POINT

SECTION A-A
1:100

SCHEDULE OF OPENINGS	
TYPE	SIZE
D	1.00 X 2.50
D1	0.90 X 2.20
D2	0.90 X 2.50
D3	0.75 X 2.20
FD1	3.50 X 2.50
FD2	3.10 X 2.50
KW	0.80 X 1.10
W	1.50X 1.30
V	0.60 X 1.00

AREA STATEMENT

PLOT AREA:		
1. Area of the Plot	570.00	Sq.mts.
2. Deduction for		
(a) Area within road widening	11.00	Sq.mts.
(b) Area reserved for any other use	-	Sq.mts.
Total (a+b)	0.00	Sq.mts.
3. Net effective area (1)-(2)	559.00	Sq.mts.
4. Covered area occupied by the existing building if any	0.00	Sq.mts.
5. Plot coverage of the existing building(in%)	0.00	%
6. Covered area of the existing building that is proposed to be demolished	0.00	Sq.mts.
7. Plot coverage of the existing building that is proposed to to be demolished (in %)	0.00	%
8. Covered area of proposed building	206.71	Sq.mts.
9. Plot coverage of the proposed building (in %)	36.98	%
10. Combined covered area of the existing building to be maintained and that of the proposed building	206.71	Sq.mts.
11. Combined plot coverage of the existing building to be maintained and that of the proposed building(in %)	36.98	%
FLOOR AREA:		
12. Balcony area and covered area over footways floorwise and total on all floors	74.10	Sq.mts.
13. Balcony area and covered area over footways floorwise and total on all floors consumed for FAR purpose	-	Sq.mts.
14. Addition of set-back area and/or proposed road for FAR purpose	-	Sq.mts.
15. Addition of garage area for FAR purpose	-	Sq.mts.
16. Floor area consumed on Basement	3.19	Sq.mts.
17. Floor area consumed on Ground floor	176.52	Sq.mts.
18. Floor area consumed on Upper Ground floor	80.82	Sq.mts.
19. Floor area consumed on First floor	80.60	Sq.mts.
20. Floor area consumed on Second floor	0.00	Sq.mts.
21. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose	0.00	Sq.mts.
22. Existing floor area to be maintained	0.00	Sq.mts.
23. Total floor area consumed: (13+14+15+16+17+18+19+20+21)	341.13	Sq.mts.
24. Floor area permissible	342.00	Sq.mts.
25. FAR permissible	60.00	%
26. FAR consumed	59.85	%
27. Mezzanine area	-	Sq.mts.
28. Loft area	-	Sq.mts.
29. Basement area	-	Sq.mts.
30. Garage area		Sq.mts.



LOCATION PLAN
NOT TO SCALE

OWNER : MR. SAGUN VINAYAK PARKER

PROJECT : PROPOSED COMMERCIAL RESIDENTIAL BUILDING AND COMPOUND WALL AT VERNA,GOA.

DATE : 20-12-2022	SURVEY NO.: 21/ SUB DIV NO.2-L
SCALE - 1:100 & 1:500	DRG. NO- 753 / 01
JOB NO- 2262	ENGINEER: UDAY SAWANT B.E.(Civil) Reg. No. EK/0022/2010
OWNER:	SAWANT & ASSOCIATES ARCHITECTS, ENGINEERS INTERIOR DESIGNERS Sarana Arcade, 1st Floor Near Sub Registrar Office PHONE NO.(91) 9764440