

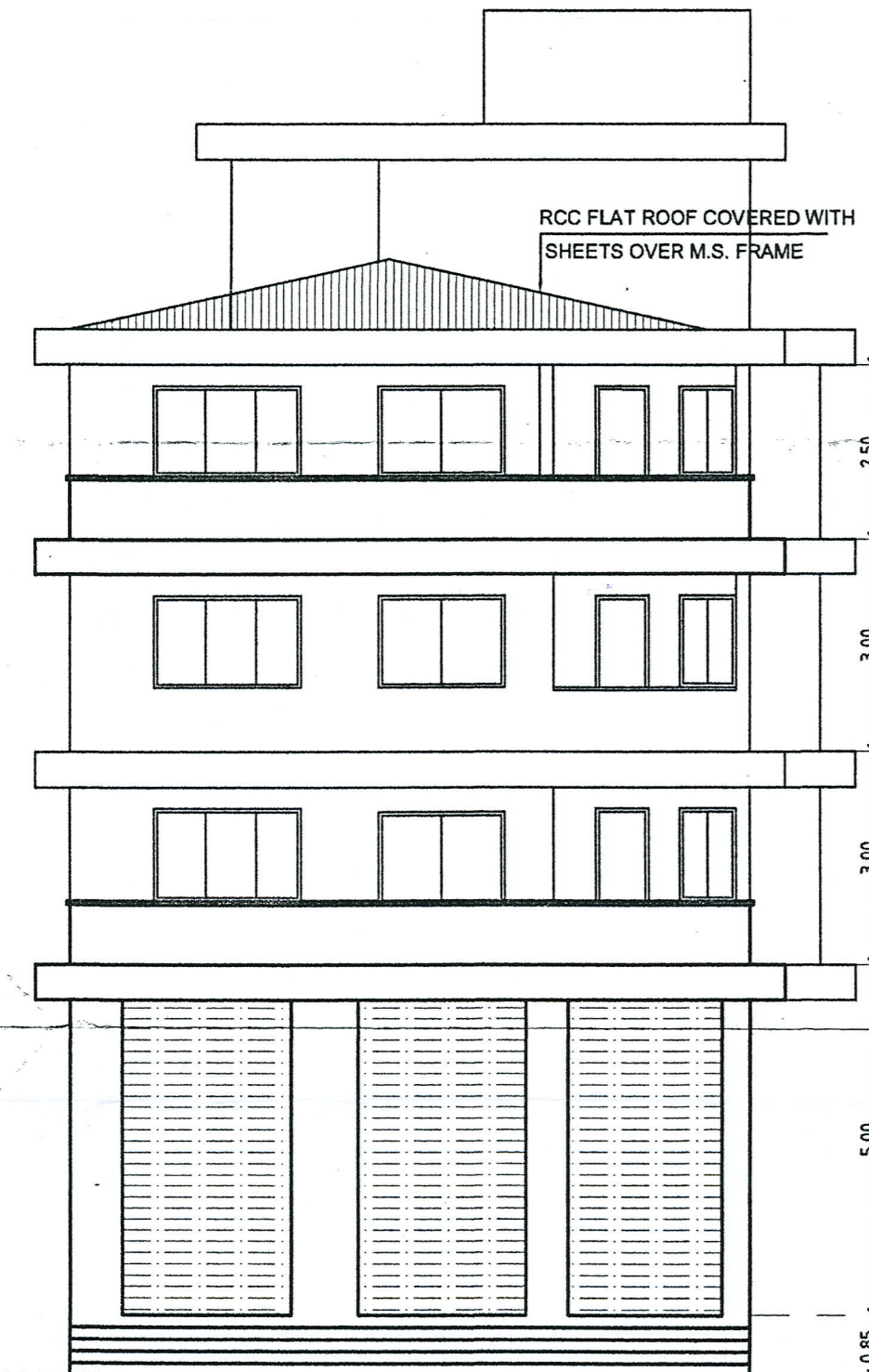


Sub-Division Plan No. 3-1(C)  
 Dated: 13/5/25  
 V.P. Varca  
 08/04/25 to 08/06/25

SECRETARY  
 V.P. VARCA



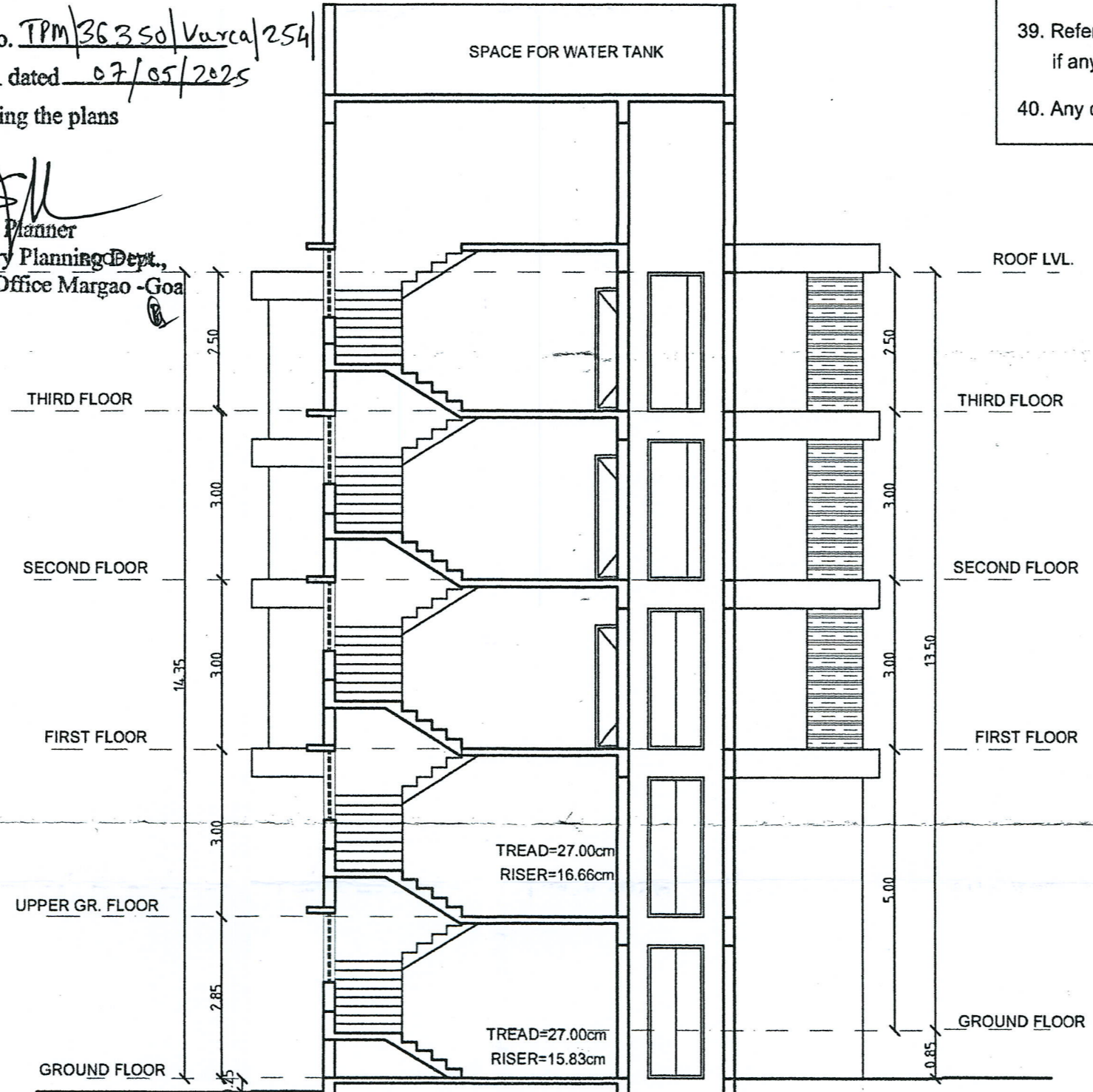
FRONT ELEVATION(EAST SIDE)



FRONT ELEVATION

Please check order No. TPM/36350/Varca/254  
 2-C/2025/3237 dated 07/05/2025  
 regarding the plans

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



SECTION A-A

30. Details of areas and use, floorwise:

Floor % Reference	Use	Total builtup area M2	OPen Terrace M2	Areas free from FAR					Net Floor Area sq.m.	FAR P %	
				Stairs	Lift	Balc./ Ver	Ent Lobby /CTI	Stilt			Total
PROPOSED BUILDING											
GROUND /STILT FLOOR	Comm/Stilt/Res	200.52	-	25.61	3.99	-	26.56	31.26	87.42	113.10	
UPPER GR. FLOOR	Res.	131.31	14.06	25.61	3.99	19.28	3.62	-	66.56	64.75	
FIRST FLOOR	Res.	221.34	27.16	25.61	3.99	36.92	3.62	-	97.30	124.04	
SECOND FLOOR	Res.	216.74	22.56	25.61	3.99	36.92	3.62	-	92.70	124.04	
THIRD FLOOR	Res.	221.34	27.16	25.61	3.99	36.92	3.62	-	97.30	124.04	
TOTAL	Comm/Res	991.25	90.94	128.05	19.95	130.04	41.04	31.26	441.28	549.97	99.99%

31. PARKING DETAILS

PARKING DETAILS	USE	No. of Car Parks/ parking area	
		Provided	Required
89.24 m2 (2-SHOPS)	Comm.	02	1.78
FAR > 75sqm. (09- UNIT)	Res.	10	09
TOTAL	Comm./Res.	12	10.78

32. Zone of the property SETTLEMENT zone

33. Front setback from the center line of road 10.00 mts.

34. Side setbacks:  
 (a) 5.00 mts.  
 (b) 4.00 mts.

35. Distance between two or more building on the same plot, if any 0.00 mts.

36. Height of the plinth 0.85,0.25 mts.

37. Use to which the building is to be put to floor-wise : Ground Floor : Comm/Res/Stilt Parking  
 Upper Floor : Residential

38. Plot owned by with reference to the ownership certificate of land : M/S S.S. Developers

39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division. -

40. Any other information -

Permissible 7.50% AREA = 549.97x7.5/100=41.24m2  
 Proposed 7.50% AREA = 41.04 m2

AREA STATEMENT

PLOT AREA:

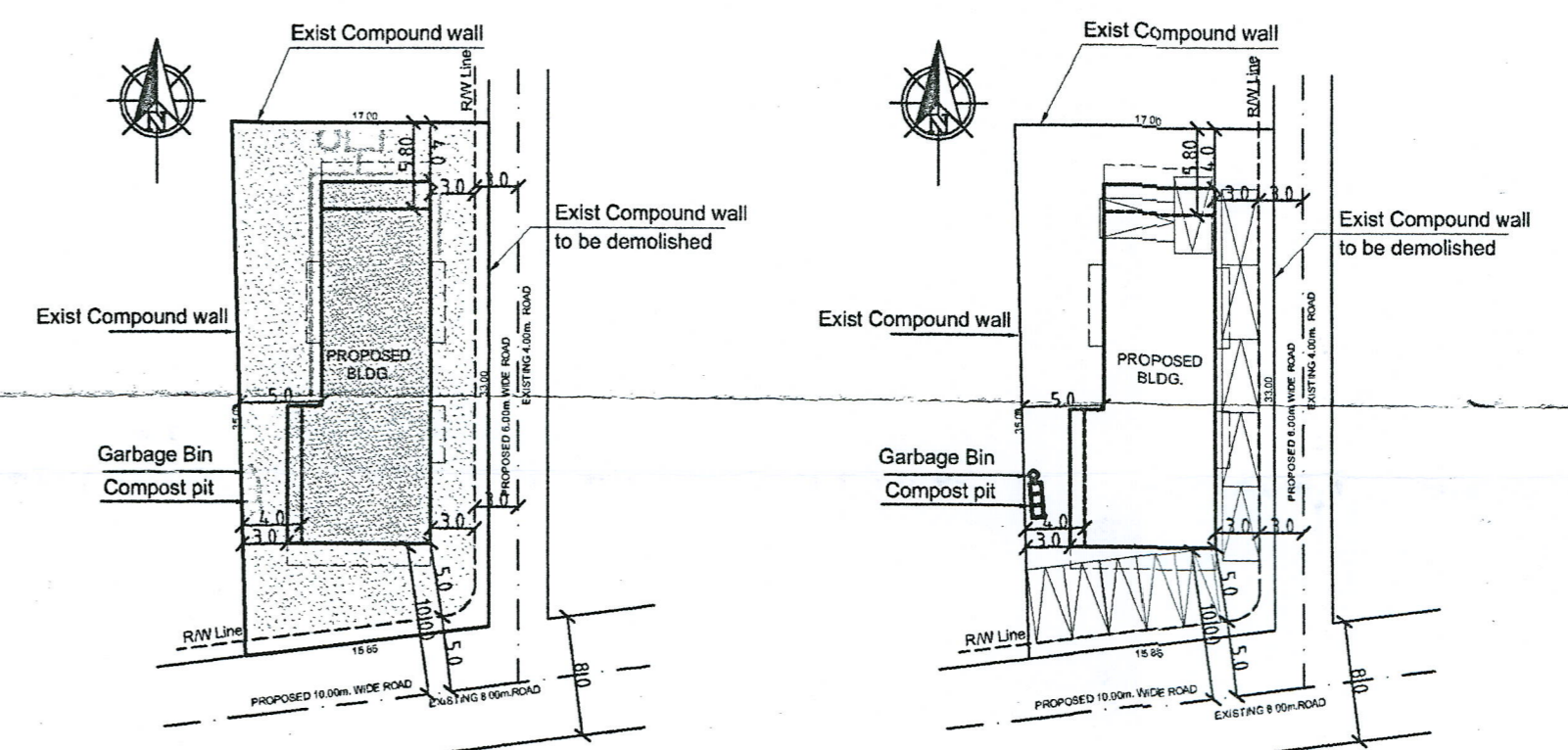
1. Area of the Plot	550.00	Sq.mts.
2. Deduction for		
(a) Area within road widening (proposed)	44.00	Sq.mts.
(b) Area reserved for any other use	-	Sq.mts.
Total (a+b)	44.00	Sq.mts.
3. Net effective area (1)-(2)	506.00	Sq.mts.
4. Covered area occupied by the existing building, if any	0.00	Sq.mts.
5. Plot 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 be demolished (in %)	0.00	%
8. Covered area of proposed building	200.52	Sq.mts.
9. Plot coverage of the proposed building (in %)	39.62	%

FLOOR AREA:

10. Balcony area and covered area over footways floorwise and total on all floors	130.04	Sq.mts.
11. Balcony area and covered area over footways floorwise and total on all floors, consumed for FAR purpose	-	Sq.mts.
12. Addition of set-back area and/or proposed road for FAR purpose	-	Sq.mts.
13. Addition of garage area for FAR purpose	-	Sq.mts.
14. Floor area consumed on Ground Floor	113.10	Sq.mts.
15. Floor area consumed on Upper gr. & First Floor	188.79	Sq.mts.
16. Floor area consumed on Second floor	124.04	Sq.mts.
17. Floor area consumed on Third floor	124.04	Sq.mts.
18. Floor area consumed on Fourth floor	-	Sq.mts.
19. Floor area consumed on Fifth floor	-	Sq.mts.
20. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose	-	Sq.mts.
21. Existing floor area to be maintained	-	Sq.mts.
22. Total floor area consumed: (13+14+15+16+17+18+19+20+21)	549.97	Sq.mts.
23. Floor area permissible	550.00	Sq.mts.
24. FAR permissible	100.00	%
25. FAR consumed	99.99	%

SCHEDULE OF OPENINGS

TYPE	SIZE
D	1.00 X 2.50
D1	0.90 X 2.20
D'	1.50 X 2.20
D3	0.75 X 2.20
V	0.60 X 1.00
KW	1.0 X 1.30
FD	3.00 X 2.20
RS	2.40 X 2.20



SITE PLAN SCALE 1:500

PARKING LAYOUT PLAN SCALE 1:500

OWNER : M/S S.S. Developers

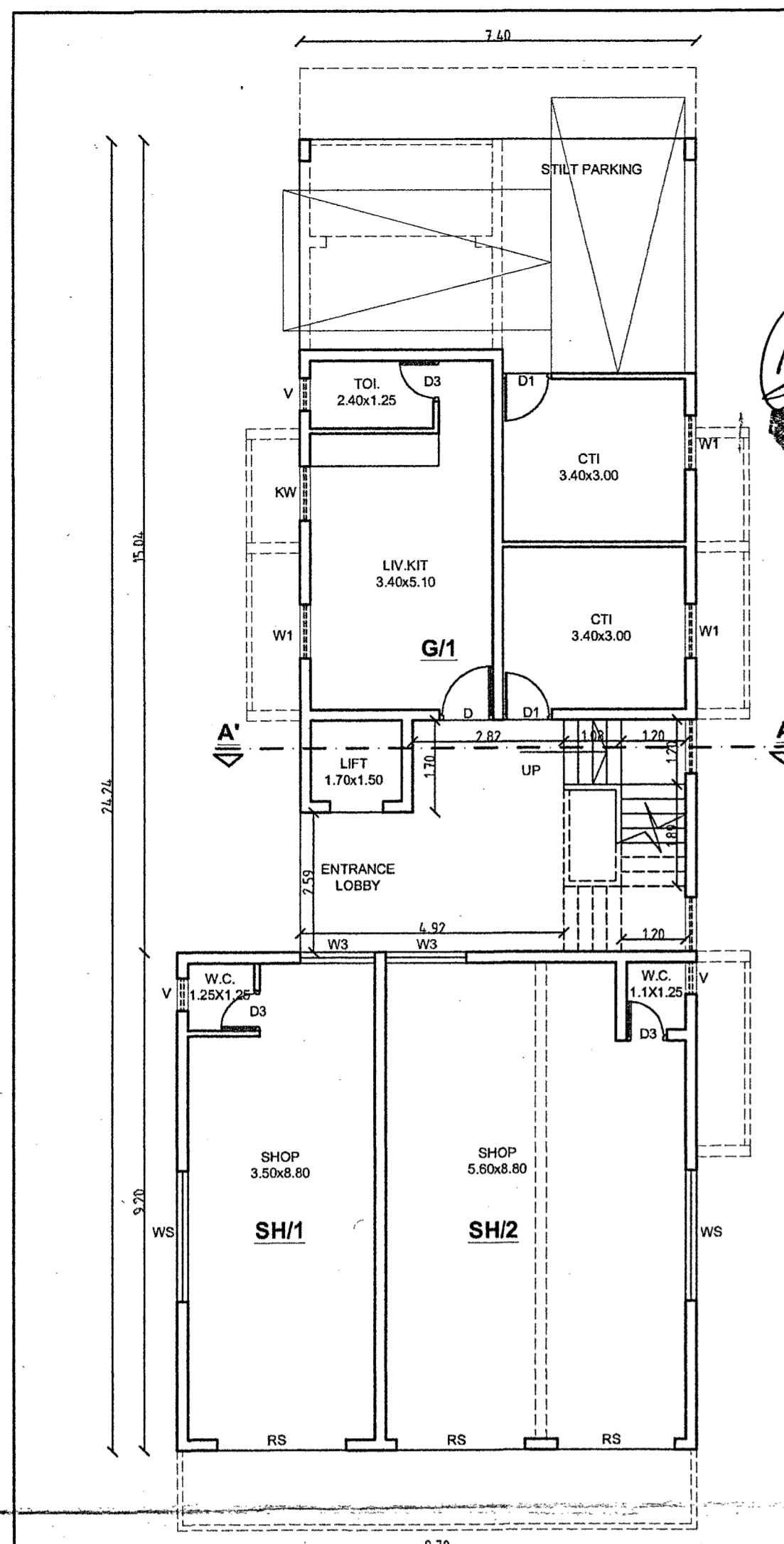
PROJECT : PROPOSED RESIDENTIAL BUILDING IN THE PROPERTY SURVEYED UNDER SURVEY NO. 254/2-C AT VARCA, SALCETE-GOIA

DATE : 04/ 04/2025 SHEET NO. 1

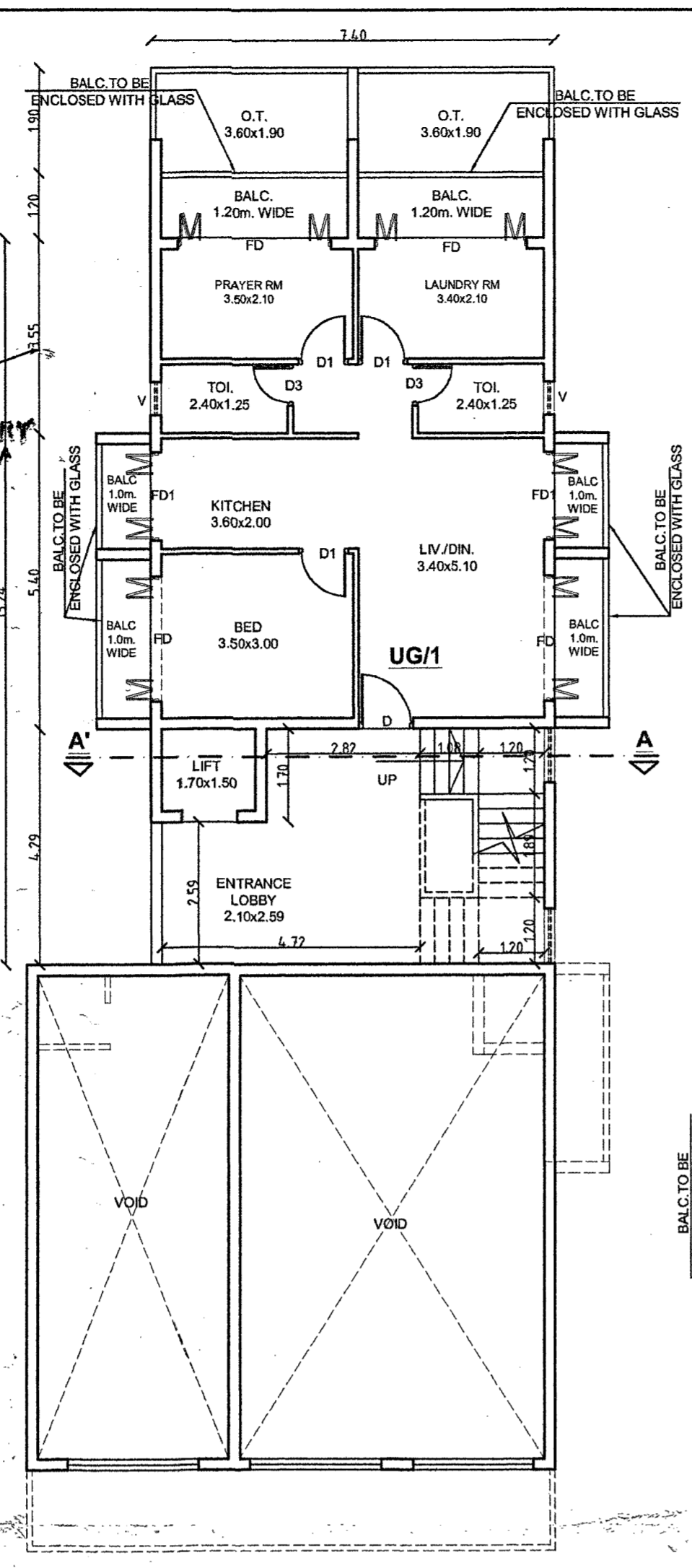
OWNER

ENGINEER

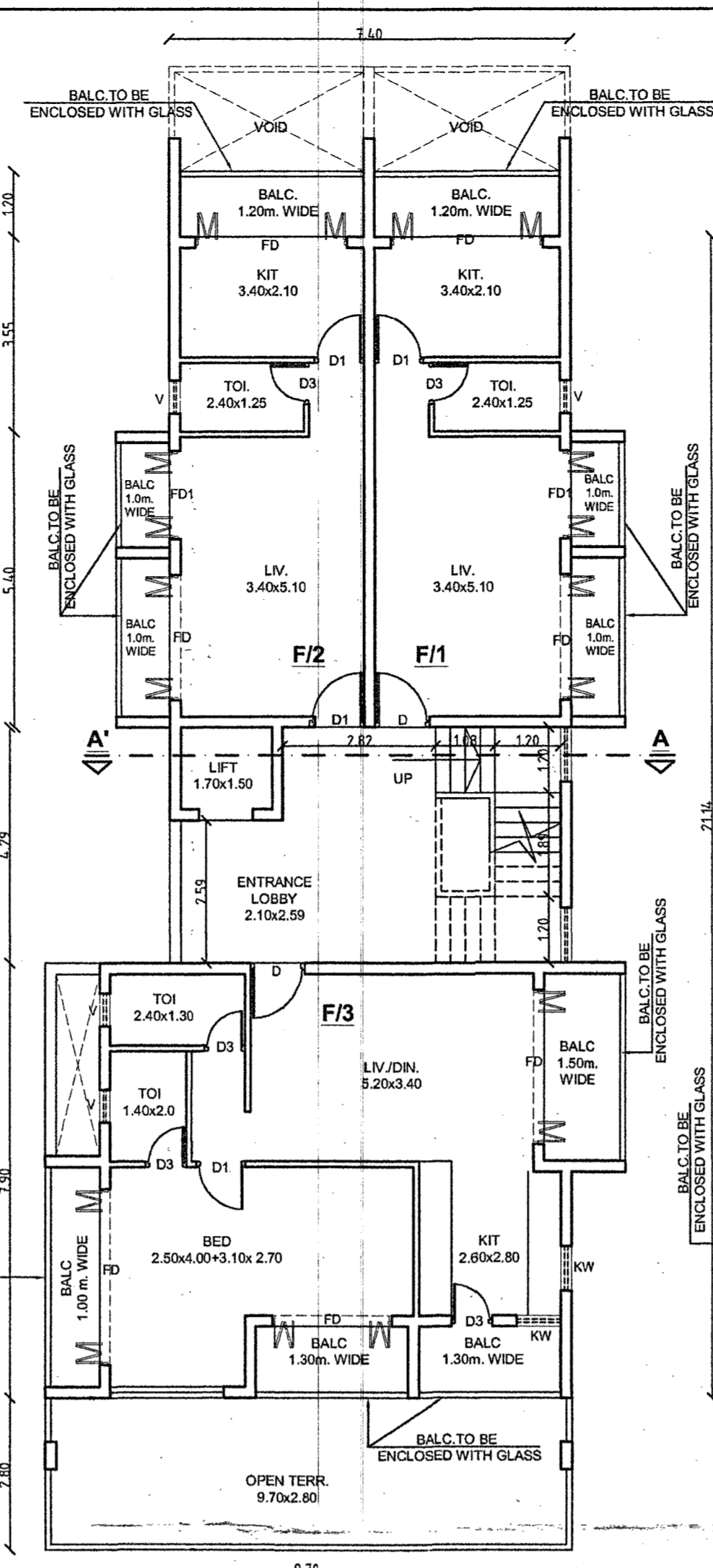
**NITIN G. BABSHET**  
 B.E.(CIVIL)  
 T.C.P. Reg.No: ER/0045/2011



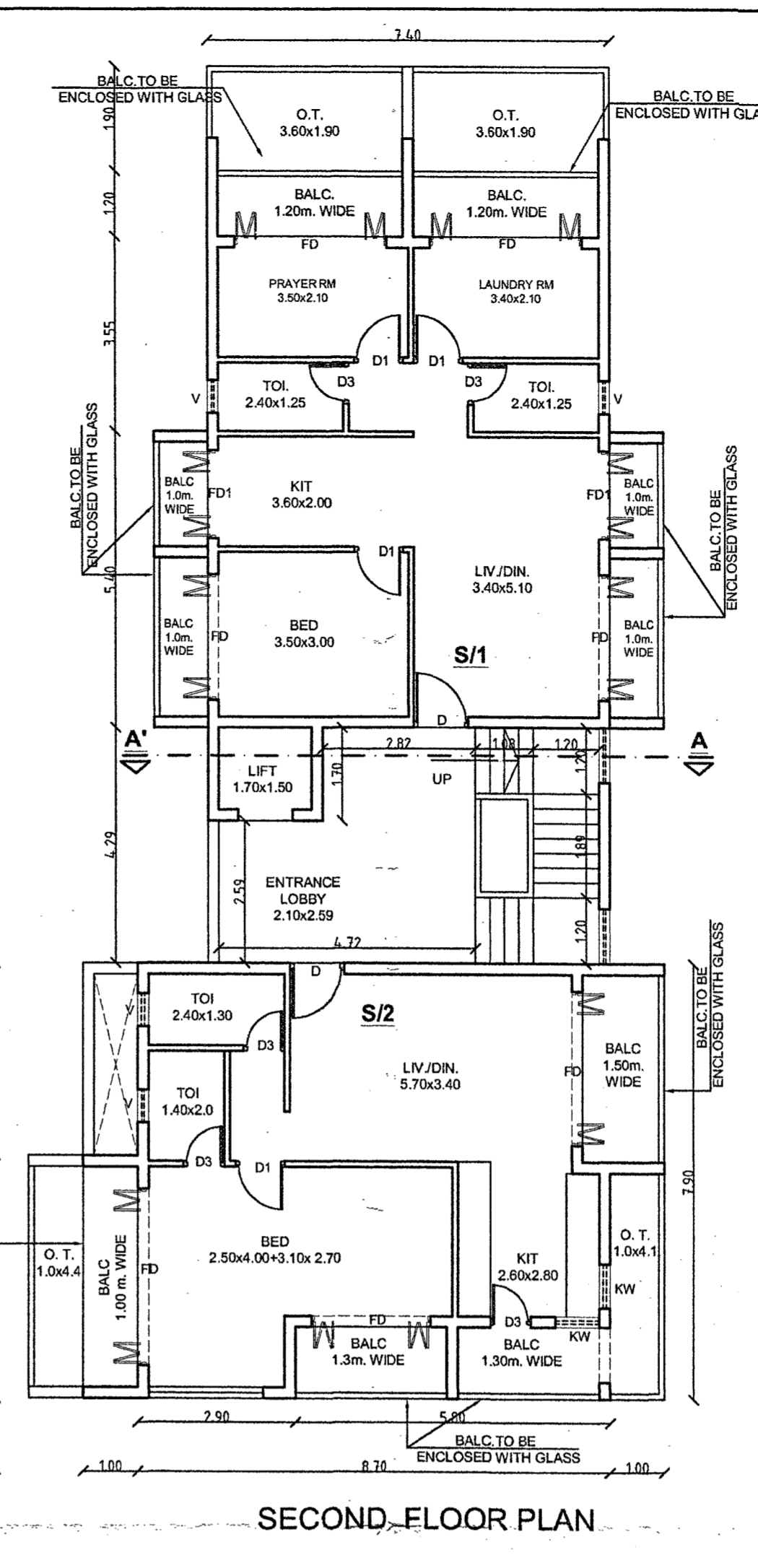
LOWER GROUND FLOOR PLAN



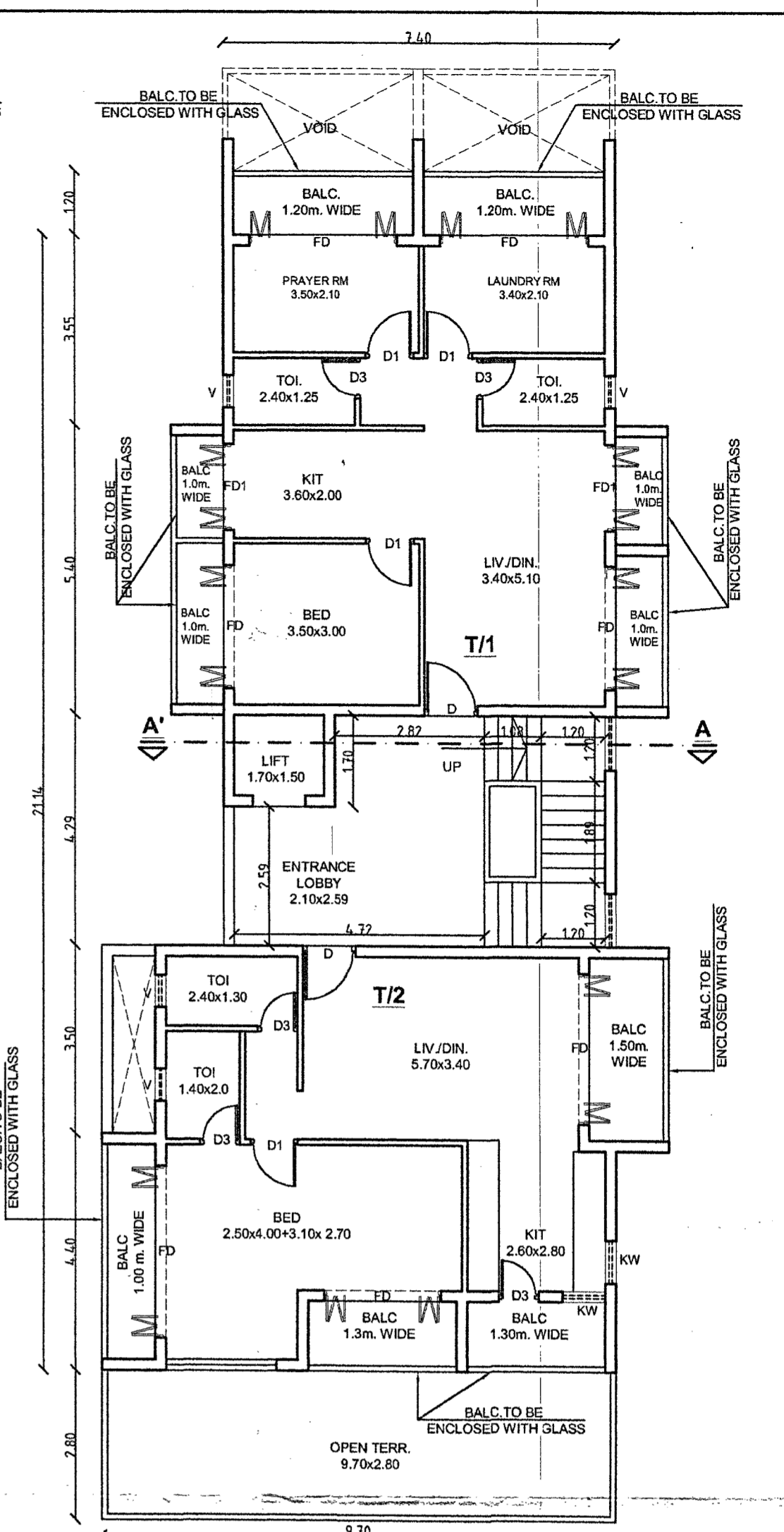
UPPER GR. FLOOR PLAN



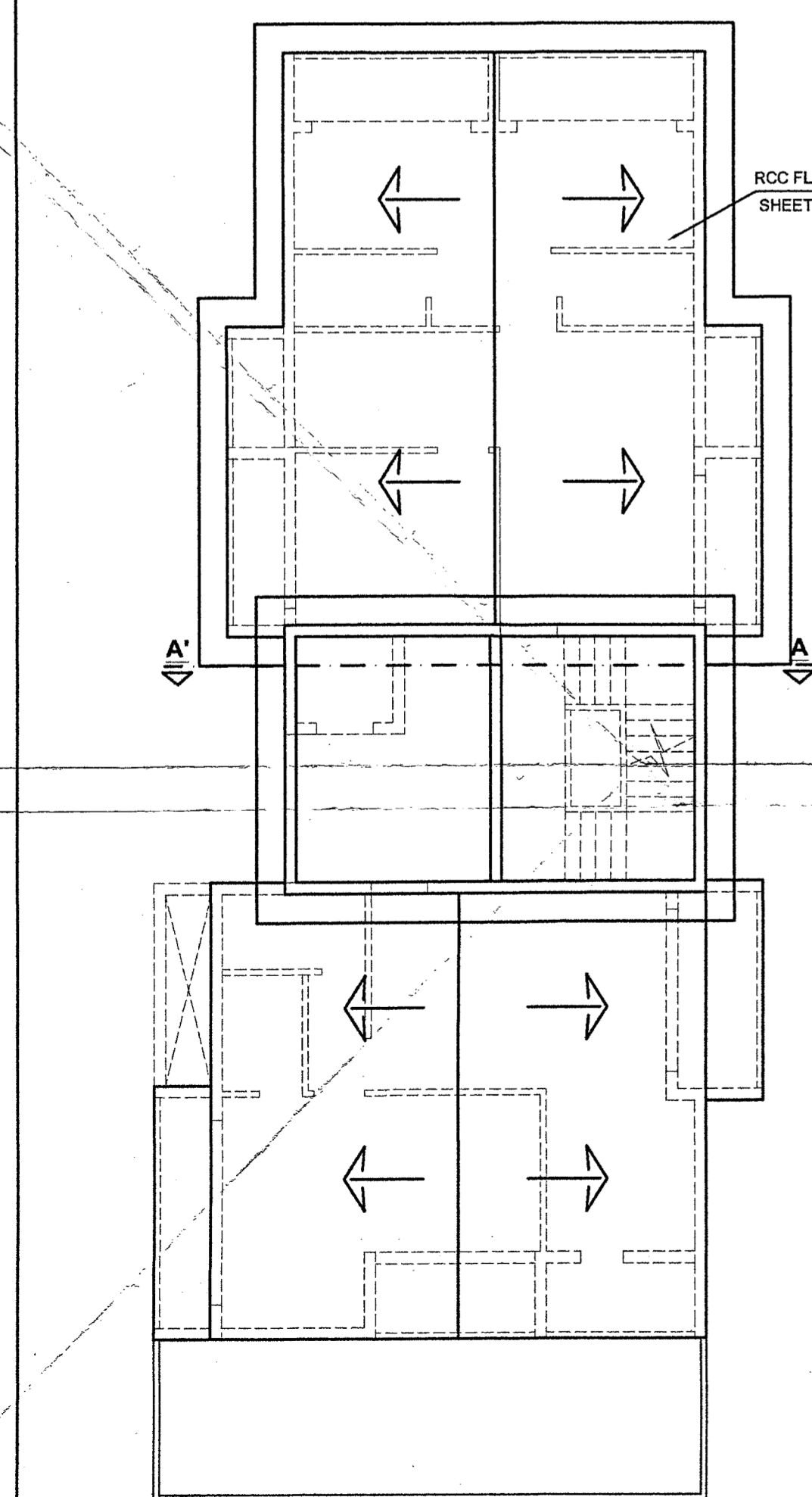
FIRST FLOOR PLAN



SECOND FLOOR PLAN

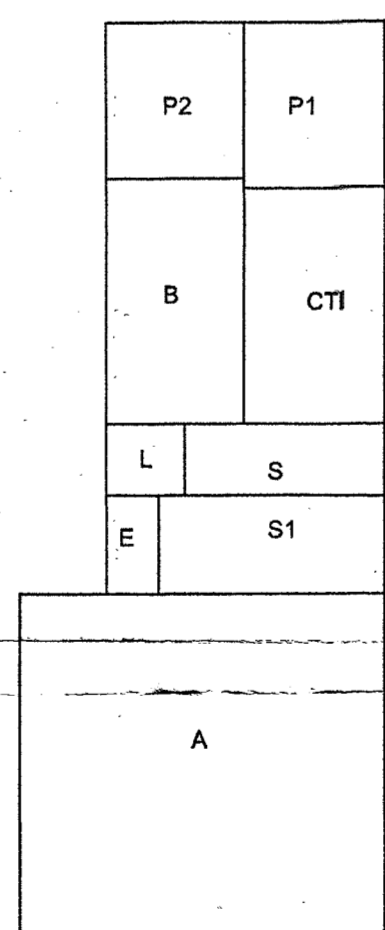


THIRD FLOOR PLAN

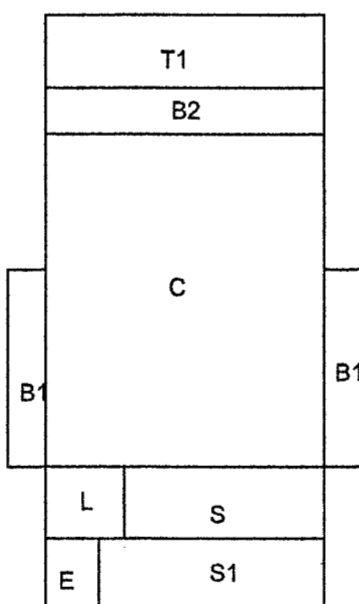


ROOF PLAN

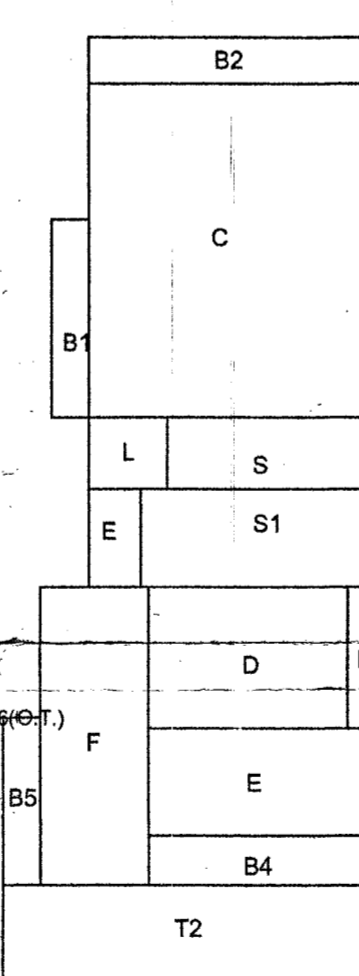
AREA CALCULATIONS: PROPOSED BUILDING



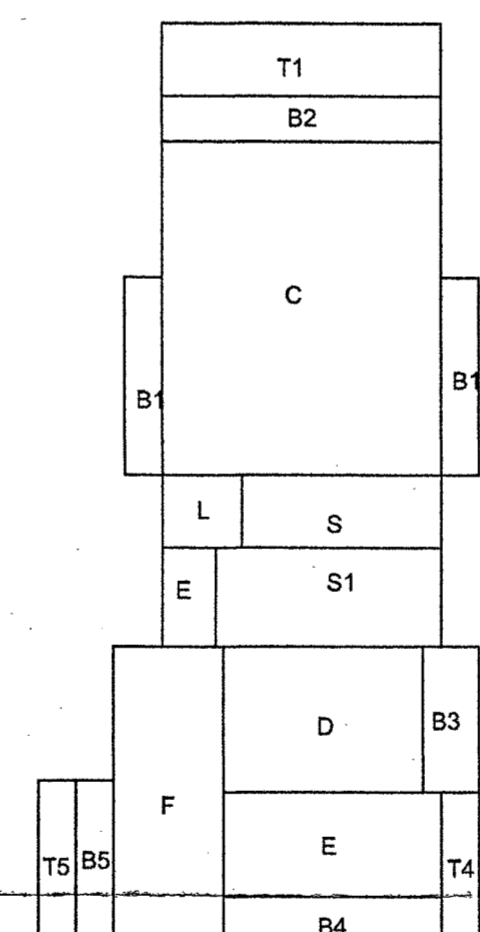
P1=3.70x4.35=16.09  
 P2=3.70x4.10=15.17  
 A=9.70x9.20=89.24  
 B=3.70x6.45=23.86  
 CTI=3.70x6.20=22.94  
 L=2.10x1.90=3.99  
 S=5.30x1.90=10.07  
 S1=6.0x2.59=15.54  
 E=1.40x2.59=3.62



B1=1.0x5.20=5.20  
 B2=7.40x1.20=8.88  
 T1=7.40x1.90=14.06  
 C=7.40x8.75=64.75  
 L=2.10x1.90=3.99  
 S=5.30x1.90=10.07  
 S1=6.0x2.59=15.54  
 E=1.40x2.59=3.62



B1=1.0x5.20=5.20  
 B2=7.40x1.20=8.88  
 L=2.10x1.90=3.99  
 S=5.30x1.90=10.07  
 S1=6.0x2.59=15.54  
 E=1.40x2.59=3.62  
 C=7.40x8.75=64.75  
 D=5.30x3.80=20.14  
 E=5.80x2.80=16.24  
 F=2.90x7.90=22.91  
 B3=1.50x3.80=5.70  
 B4=5.80x1.30=7.54  
 B5=1.0x4.40=4.40  
 T2=9.70x2.80=27.16



T1=7.40x1.90=14.06  
 B1=1.0x5.20=5.20  
 B2=7.40x1.20=8.88  
 L=2.10x1.90=3.99  
 S=5.30x1.90=10.07  
 S1=6.0x2.59=15.54  
 E=1.40x2.59=3.62  
 C=7.40x8.75=64.75  
 D=5.30x3.80=20.14  
 E=5.80x2.80=16.24  
 F=2.90x7.90=22.91  
 B3=1.50x3.80=5.70  
 B4=5.80x1.30=7.54  
 B5=1.0x4.40=4.40  
 T4=1.0x4.10=4.10  
 T5=1.0x4.40=4.40

GROUND / LOWER GR. FLOOR AREA=A+B(FAR)+L(LIFT)+S(S1(STAIRS))+E(ENT)+P1+P2(STILT)+CTI  
 =89.24+23.86(FAR)+3.99(LIFT)+10.07+15.54(STAIRS)+3.62(ENT)+16.09+15.17(STILT)+22.94(CTI)  
 =113.10(FAR)+3.99(LIFT)+25.61(STAIRS)+3.62(ENT)+31.26(STILT)+22.94(CTI)

COVERED AREA=A+B(FAR)+L(LIFT)+S(S1(STAIRS))+E(ENT)+P1+P2(STILT)+CTI  
 =89.24+23.86(FAR)+3.99(LIFT)+10.07+15.54(STAIRS)+3.62(ENT)+16.09+15.17(STILT)+22.94(CTI)  
 =113.10(FAR)+3.99(LIFT)+25.61(STAIRS)+3.62(ENT)+31.26(STILT)+22.94(CTI)  
 COVERAGE=200.52m<sup>2</sup>

FIRST FLOOR AREA=C+D+E+F(FAR)+L(LIFT)+S(S1(STAIRS))+E(ENT)+2x(B1+B2+B3+B4+B5)+B6(BALC.)+T2(O.T.)  
 =64.75+20.14+16.24+22.91(FAR)+3.99(LIFT)+10.07+15.54(STAIRS)+3.62(ENT)+2x5.20+8.88+5.70+7.54+4.40(BALC.)+27.16(O.T.)  
 =124.04(FAR)+3.99(LIFT)+25.61(STAIRS)+3.62(ENT)+36.92(BALC.)+27.16(O.T.)

THIRD FLOOR AREA=C+D+E+F(FAR)+L(LIFT)+S(S1(STAIRS))+E(ENT)+2x(B1+B2+B3+B4+B5)+B6(BALC.)+T2(O.T.)  
 =64.75+20.14+16.24+22.91(FAR)+3.99(LIFT)+10.07+15.54(STAIRS)+3.62(ENT)+2x5.20+8.88+5.70+7.54+4.40(BALC.)+27.16(O.T.)  
 =124.04(FAR)+3.99(LIFT)+25.61(STAIRS)+3.62(ENT)+36.92(BALC.)+27.16(O.T.)

SECOND FLOOR AREA=C+D+E+F(FAR)+L(LIFT)+S(S1(STAIRS))+E(ENT)+2x(B1+B2+B3+B4+B5)+B6(BALC.)+T1+T4+T5(O.T.)  
 =64.75+20.14+16.24+22.91(FAR)+3.99(LIFT)+10.07+15.54(STAIRS)+3.62(ENT)+2x5.20+8.88+5.70+7.54+4.40(BALC.)+14.06+4.10+4.40(O.T.)  
 =124.04(FAR)+3.99(LIFT)+25.61(STAIRS)+3.62(ENT)+36.92(BALC.)+22.56(O.T.)

Please check order No. TYM/36350/Varca/254/2-C  
2025/3237 dated 07/05/2025  
 regarding the plans

*Tanya Maner*  
 Town & Country Planning Dept.,  
 South Goa Dist. Office Margao-Goa

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W3	1.50 X 1.00

OWNER : M/S S.S. Developers	
PROJECT : PROPOSED RESIDENTIAL BUILDING IN THE PROPERTY SURVEYED UNDER SURVEY NO. 254/2-C AT VARCA, SALCETE-GOIA	
DATE : 04/04/2025	SHEET NO 2
OWNER	ENGINEER
	<i>Nitin G. Babshet</i> <b>NITIN G. BABSHET</b> B.E. (CIVIL) T.C.P. Reg No: ER0045/2011

