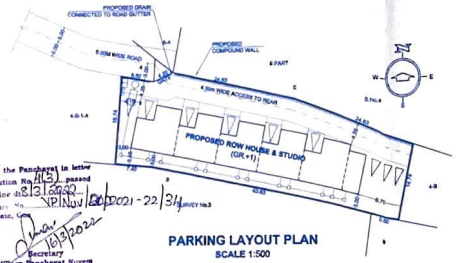
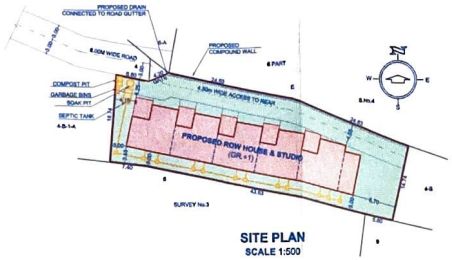


PARKING LAYOUT PLAN
SCALE 1:500



SITE PLAN
SCALE 1:500

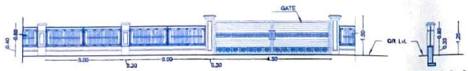
Approved by the Panchayat in letter No. VP(S) passed in V.P. Meeting dt. 31/3/2022 Const. Licence No. VPNuv/BP/0001/2021-22/314 Nuvem, Salcete.

Secretary
Village Panchayat Nuvem

VILLAGE PANCHAYAT NUVEM SALCETE-GOA

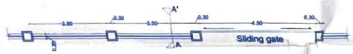
17/2/2022
Medical Officer i/c
Primary Health Centre
Lotulim-Goa

PROPOSED COMPOUND WALL & GATE



FRONT ELEVATION
SCALE 1:100

SECTION A-A'
SCALE 1:100



PLAN
SCALE 1:100

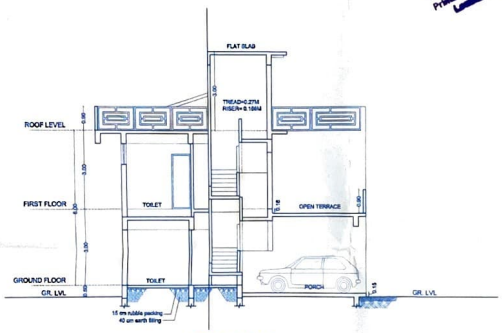
LENGTH OF THE PROPOSED COMPOUND WALL = 151.17 meters

FRONT ELEVATION
SCALE 1:100

SECTION A-A'
SCALE 1:100

PLAN
SCALE 1:100

COMPOUND WALL NOTE: HEIGHT OF THE COMPOUND WALL ALONG THE BOUNDARY OTHER THAN ABUTTING ON THE STREET IS TAKEN 1.80MTS AND ALONG THE BOUNDARY ABUTTING ON THE STREET IS TAKEN 1.50MTS.



SECTION X-X'
SCALE 1:100

Please check order no. PM/33437/Nuv/3/4-B-1/2022 dated 14/2/2022 regarding the plans

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

30. Details of areas and use ,floorwise:

Floor % Reference	Use	Total builup area M2	Open Terrace	Areas free from FAR					Net Floor Area sq.m.	FAR P %
				Stairs	Balc./ Ver.	Porch	Lift	Stilt	Total	
PROPOSED ROW HOUSE & STUDIO										
GROUND FLOOR	Res.	412.50	-	-	35.05	36.45	-	-	71.50	341.00 34.23%
FIRST FLOOR	Res.	317.48	108.81	-	63.90	-	-	-	63.90	253.58 25.46%
TOTAL	Res.	729.98	108.81	-	98.95	36.45	-	-	135.40	594.58 59.69%
GRAND TOTAL	Res.	729.98	108.81	-	98.95	36.45	-	-	135.40	594.58 59.69%

31. Parking Details :

PARKING DETAILS	No. of Car Parks/ parking area		
FLOOR AREA/NO. OF UNITS	USE	Provided	Required
FAR BETWEEN 100-150sq.m (05 UNITS)	Res.	6	7.5
FAR BELOW 75.00sq.m. (01 UNIT)	Res	1	1
TOTAL	Res	9	8.5

32. Type of zone to which the plot belongs to — Settlement zone

SETBACKS:

33. Front setback from the center line of road — (4.25+3.00)=7.25 mts.

34. Side setbacks:
(a) — 3.00 mts.
(b) — 8.70 mts.

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

36. Height of the plinth — 1.00 mts.

37. Use to which the building is to be put to floor-wise :
Ground floor : Residential
First floor : Residential
Second floor : –
Third floor : –

38. Plot owned by with reference to the ownership certificate of land :MR. VIJAY VISHWANATH KULKARNI

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

PROPOSED LENGTH OF COMPOUND WALL TO BE BUILT= 151.17 meters

AREA CALCULATION FOR INFRASTRUCTURE TAX:-

TOTAL BUILT UP AREA FOR TAX= 729.98 SQ.MTS (EXCLUDING OPEN TERRACE)

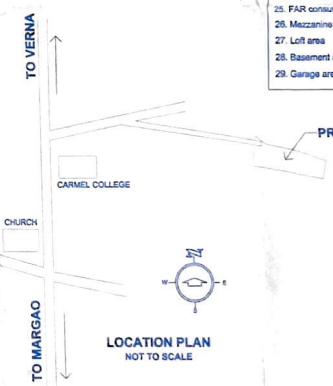
AREA STATEMENT

PLOT AREA:

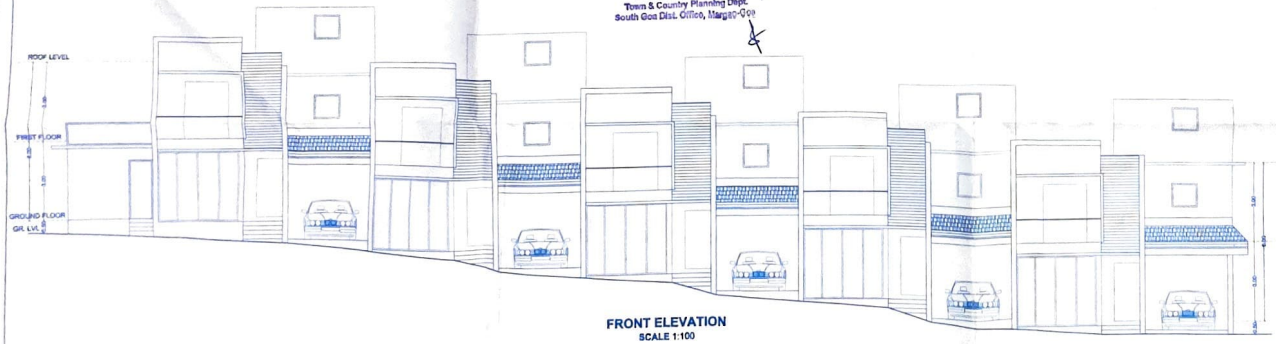
1. Area of the Plot	998.00	Sq.mts.
2. Deduction for		
(a) Area within road widening	Nil	Sq.mts.
(b) Area reserved for any other use	Nil	Sq.mts.
Total (a+b)	Nil	Sq.mts.
3. Net effective area (1) - (2)	998.00	Sq.mts.
4. Covered area occupied by the existing building, if any	Nil	Sq.mts.
5. Plot coverage of the existing building (in %)	Nil	%
6. Covered area of the existing building that is proposed to be demolished	Nil	Sq.mts.
7. Plot coverage of the existing building that is proposed to to be demolished (in %)	Nil	%
8. Covered area of proposed building	376.05	Sq.mts.
9. Plot coverage of the proposed building (in %)	37.75	%
10. Combined covered area of the existing building to be maintained and that of the proposed building	Nil	Sq.mts.
11. Combined plot coverage of the existing building to be maintained and that of the proposed building (in %)	Nil	%

FLOOR AREA:

12. Balcony area and covered area over footways floorwise and total on all floors	98.95	Sq.mts.
13. Balcony area and covered area over footways floorwise and total on all floors,consumed for FAR purpose	Nil	Sq.mts.
14. Addition of set-back area and/or proposed road for FAR purpose	Nil	Sq.mts.
15. Addition of garage area for FAR purpose	Nil	Sq.mts.
16. Floor area consumed on GROUND floor	341.00	Sq.mts.
17. Floor area consumed on FIRST floor	253.58	Sq.mts.
18. Floor area consumed on SECOND floor	Nil	Sq.mts.
19. Floor area consumed on THIRD floor	Nil	Sq.mts.
20. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose	Nil	Sq.mts.
21. Existing floor area to be maintained	Nil	Sq.mts.
22. Total floor area consumed: (13+14+15+16+17+18+19+20+21)	594.58	Sq.mts.
23. Floor area permissible	597.60	Sq.mts.
24. FAR permissible	60.00	%
25. FAR consumed	59.69	%
26. Mezzanine area	Nil	Sq.mts.
27. Loft area	Nil	Sq.mts.
28. Basement area	Nil	Sq.mts.
29. Garage area	Nil	Sq.mts.



LOCATION PLAN
NOT TO SCALE



FRONT ELEVATION
SCALE 1:100

OWNER'S SIGNATURE :

Vijay V. Kulkarni

ARCHITECT'S SIGNATURE :

VISHWESH VERENKAR
ARCHITECT
COA NO. CA/2013/59023
TCP REG NO. AR/0039/2013

OWNER: MR. VIJAY VISHWANATH KULKARNI

PROJECT:
PROPOSED ROW HOUSE, STUDIO, COMPOUND WALL AND GATE IN PLOT BEARING SURVEY NO. 3/4-B-1 AT NUVEM VILLAGE

SURVEY NO. 3/4-B-1 | DRG. NO. 0032/01 of 02

DATE: 25/05/2021 | SCALE 1:100,1:500

VISHWESH VERENKAR
ARCHITECTURAL CONSULTANCY FIRM
H.No/B, Gaverlim Margao Goa. 403707
9665596529 vishweshverenkar@gmail.com