

13.80

3.80 6.20 3.80

W1

BEDROOM 3.40x3.0

VERANDHA 1.50m. WIDE

KW

D1

KIT. 3.10x2.70

TOI. 2.40x1.40

D3

V

UP

LIV./DINING 3.43x6.00

UNSTORIED CAR PORCH 3.17x5.30

VILLA/1

VERANDAH 1.50m. WIDE

W1

D

W1

VERANDHA 1.50m. WIDE

KW

D1

KIT./DINING 3.00x5.00

TOI. 2.40x1.40

D3

V

W1

BEDROOM 3.40x3.0

VERANDHA 1.50m. WIDE

LIV./DINING 3.43x6.00

UNSTORIED CAR PORCH 3.17x5.30

VILLA/2

VERANDAH 1.50m. WIDE

W1

D

12.60

7.30

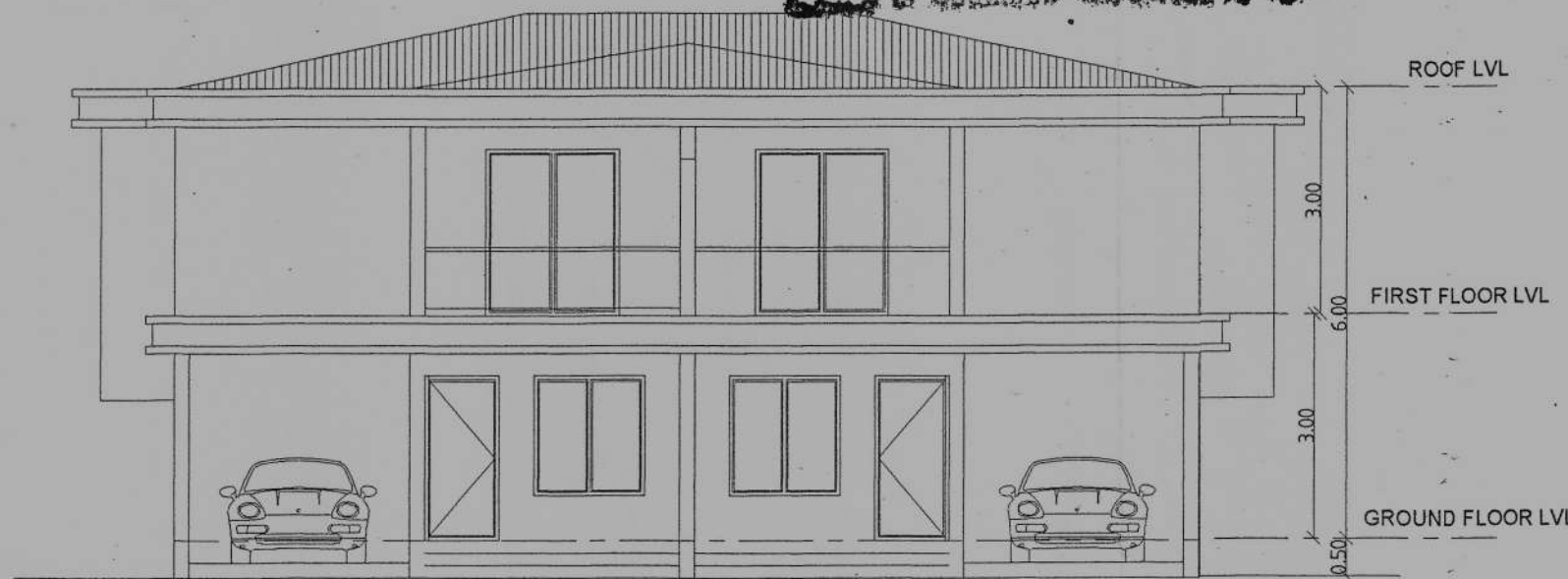
3.80

1.50

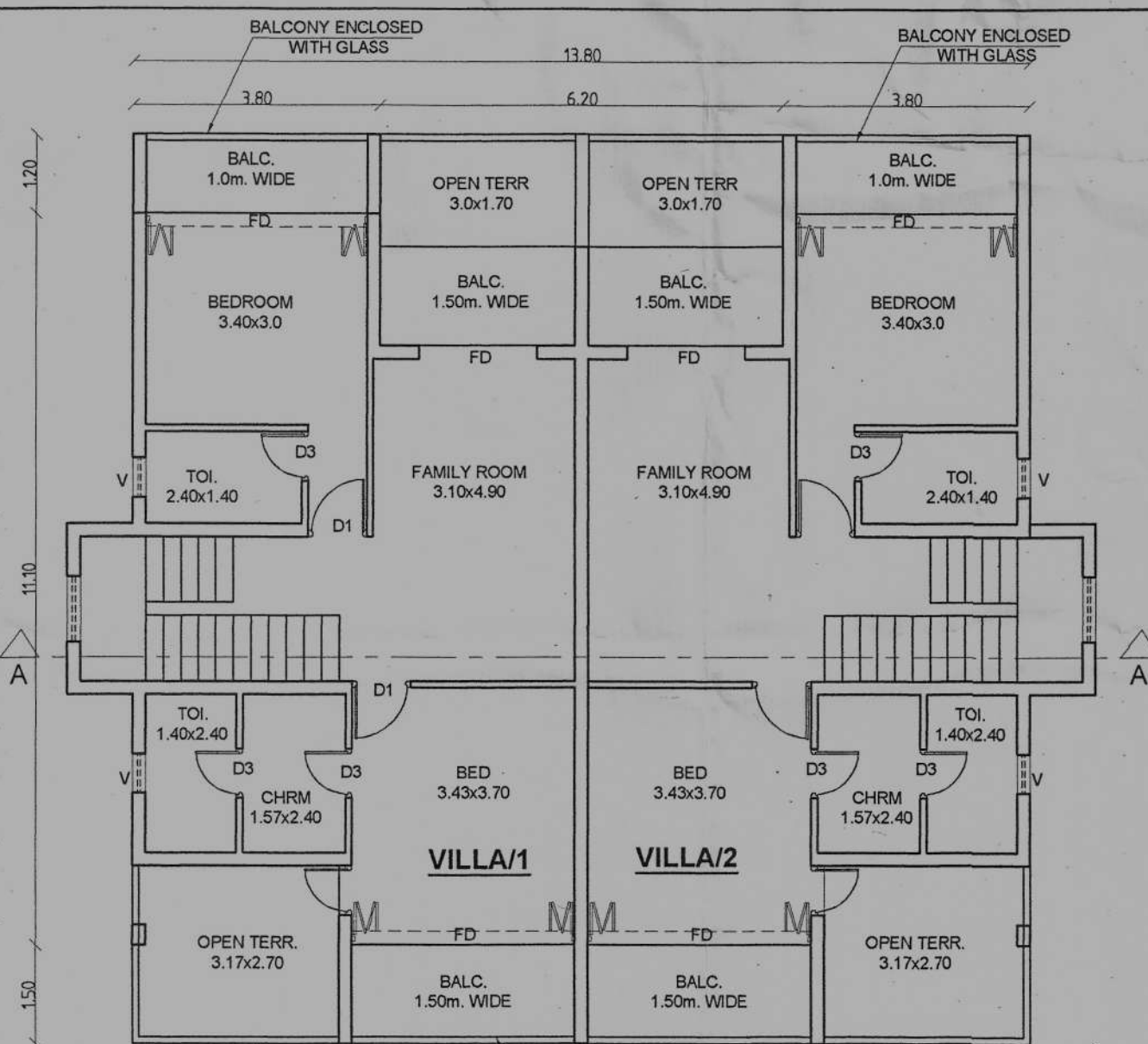
A

A

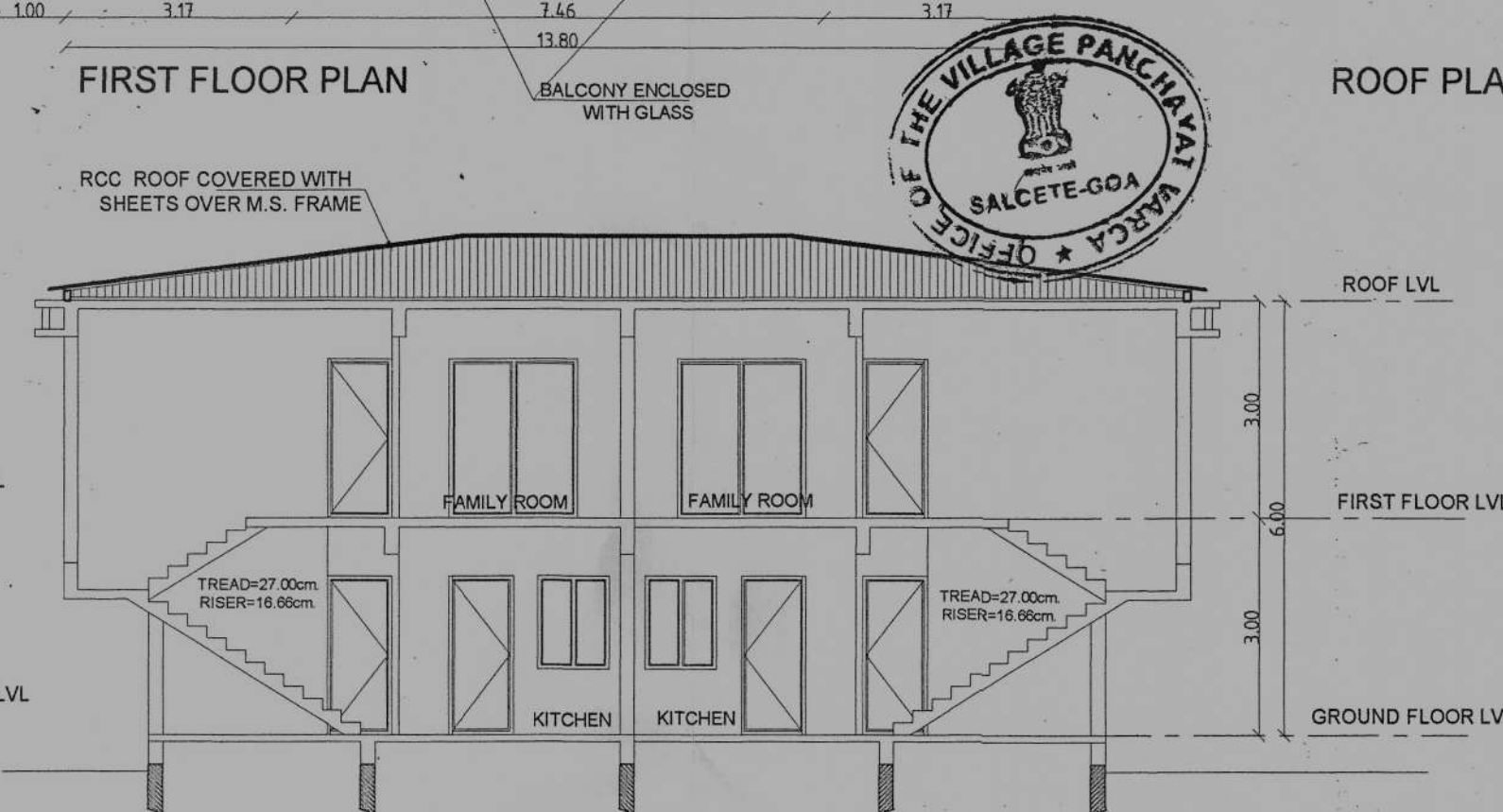
3-116
 Divisor 02/4/2024
 NP/AR 24-25
 04/24/24



Jimat
SECRETARY
V.P. VARCA



RCC ROOF COVERED WITH
SHEETS OVER M.S. FRAME



ROOF LVL

FIRST FLOOR LVL

GROUND FLOOR LVL

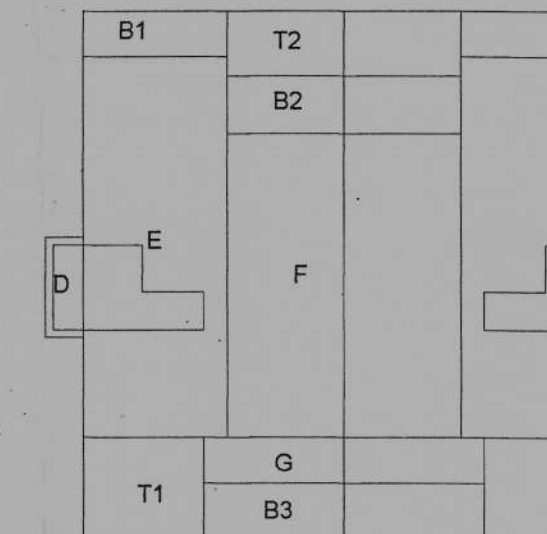
SCHEDULE OF OPENINGS	
TYPE	SIZE
D	1.00 X 2.20
D1	0.90 X 2.20
D3	0.75 X 2.20
V	0.60 X 1.00
W1	1.50 X 1.60
KW	1.0 X 1.30
FD	3.0 X 2.20

Please check order No. TPM/34583/Van G
7/3/19/2024/2024 dated 28/03/2024
 _____ regarding the plans


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

A	V2	
	B	
P1	C	
P2		V1

A=3.80x7.30=27.74
B=3.10x5.30=16.43
C=3.73x3.80=14.17
P1=3.17x2.60=8.24
P2=3.17x2.70=8.55
V1=3.73x1.50=5.59
V2=3.10x1.50=4.65

$$\begin{aligned} \text{GROUND FLOOR AREA} &= 2A + 2xB + 2xC(\text{FAR}) + 2P1 + 2P2(\text{PORCH}) + 2V1 + 2V2(\text{VER}) \\ &= 2 \times 27.74 + 2 \times 16.43 + 2 \times 14.17(\text{FAR}) + 2 \times 8.24 + 2 \times 8.55(\text{PORCH}) + 2 \times 5.59 + 2 \times 4.65(\text{VER}) \\ &= 116.68\text{m}^2(\text{FAR}) + 33.58(\text{PORCH}) + 20.48(\text{VER}) \end{aligned}$$
$$\begin{aligned} \text{COVERED AREA} &= 2A + 2xB + 2xC(\text{FAR}) + 2P1(\text{PORCH}) + 2V1 + 2V2(\text{VER}) \\ &= 2 \times 27.74 + 2 \times 16.43 + 2 \times 14.17(\text{FAR}) + 2 \times 8.24(\text{PORCH}) + 2 \times 5.59 + 2 \times 4.65(\text{VER}) \\ &= 116.68\text{m}^2(\text{FAR}) + 16.48(\text{PORCH}) + 20.48(\text{VER}) \\ \text{COVERAGE} &= 153.64\text{m}^2 \end{aligned}$$

$$\begin{aligned} D &= 1.0 \times 2.60 = 2.60 \\ E &= 3.80 \times 9.90 = 37.62 \\ F &= 3.10 \times 7.90 = 24.49 \\ G &= 3.73 \times 1.20 = 4.47 \end{aligned}$$
$$\begin{aligned} B1 &= 3.80 \times 1.20 = 4.56 \\ B2 &= 3.10 \times 1.50 = 4.65 \\ B3 &= 3.73 \times 1.50 = 5.59 \end{aligned}$$
$$T1 = 3.17 \times 2.70 = 8.55$$
$$T2 = 3.10 \times 1.70 = 5.27$$
$$VO = 2.35 \times 2.20 + 1.62 \times 1.0 = 6.79$$
$$\begin{aligned} \text{FIRST FLOOR AREA} &= 2x_D + 2x_E + 2x_F + 2x_G - 2x_{VO}(\text{FAR}) + 2x_{B1} + 2x_{B2} + 2x_{B3}(\text{BALC.}) + 2x_{T1} + 2x_{T2}(\text{O.T.}) \\ &= 2x_{2.60} + 2x_{37.62} + 2x_{24.49} + 2x_{4.47} - 2x_{6.79}(\text{FAR}) + 2x_{4.56} + 2x_{4.65} + 2x_{5.59}(\text{BALC.}) + 2x_{8.55} + 2x_{5.27}(\text{O.T.}) \\ &= 124.78(\text{FAR}) + 29.60(\text{BALC.}) + 27.64(\text{O.T.}) \end{aligned}$$

OWNER : M/S S.F. BUILDERS

PROJECT : REVISION OF 'A' BLDG & PROPOSED 'B' BLDG & C TYPE
TWIN VILLA, AMALGAMATION OF PLOT , SWIMMING POOL &
COMPOUND WALL IN THE PROPERTY SURVEYED UNDER SURVEY
NO.73/19 & 13 AT VARCA VILLAGE SALCETE - GOA

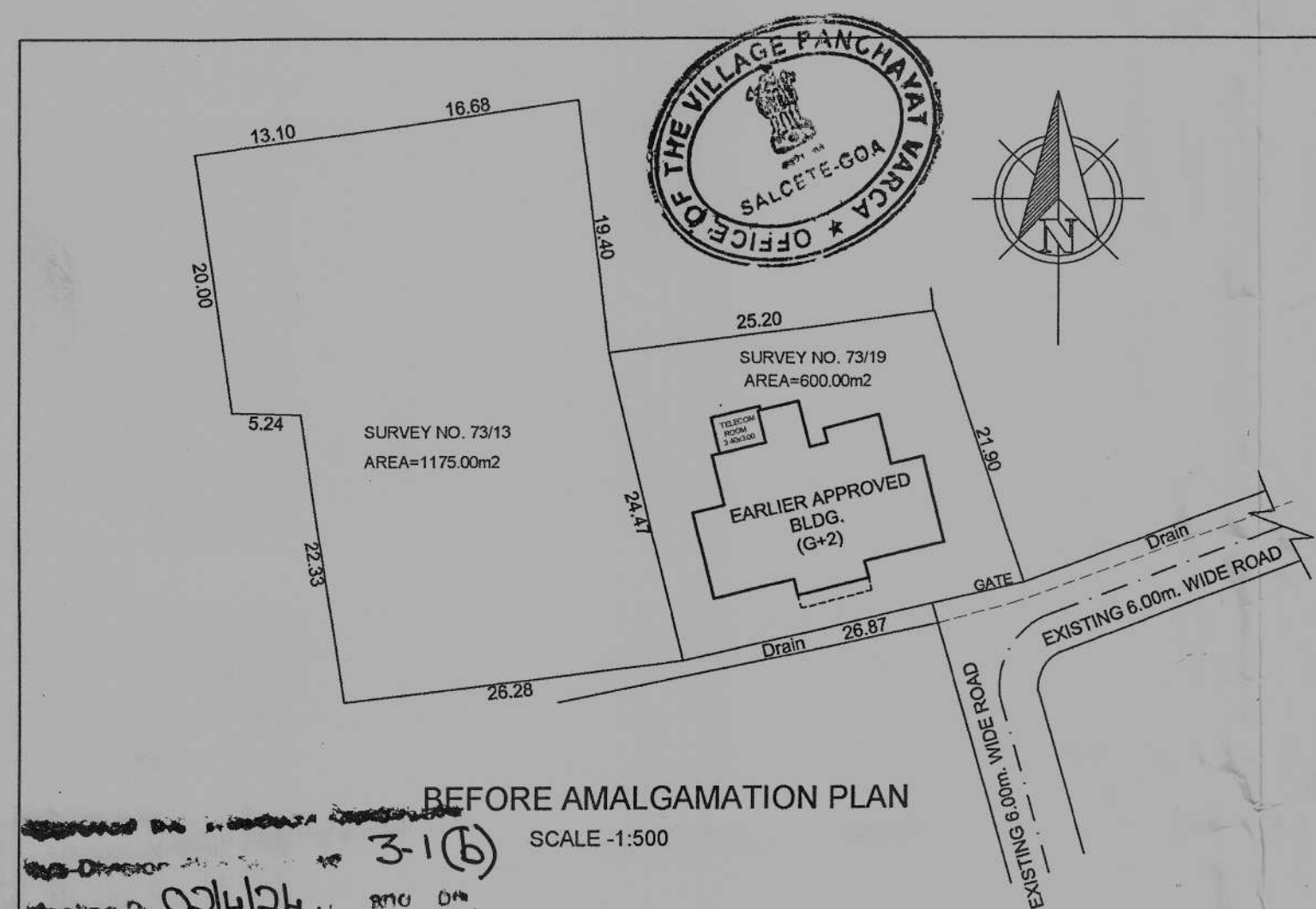
DATE : 04/12 /2023

SHEET NO. 5

OWNER

ENGINEER

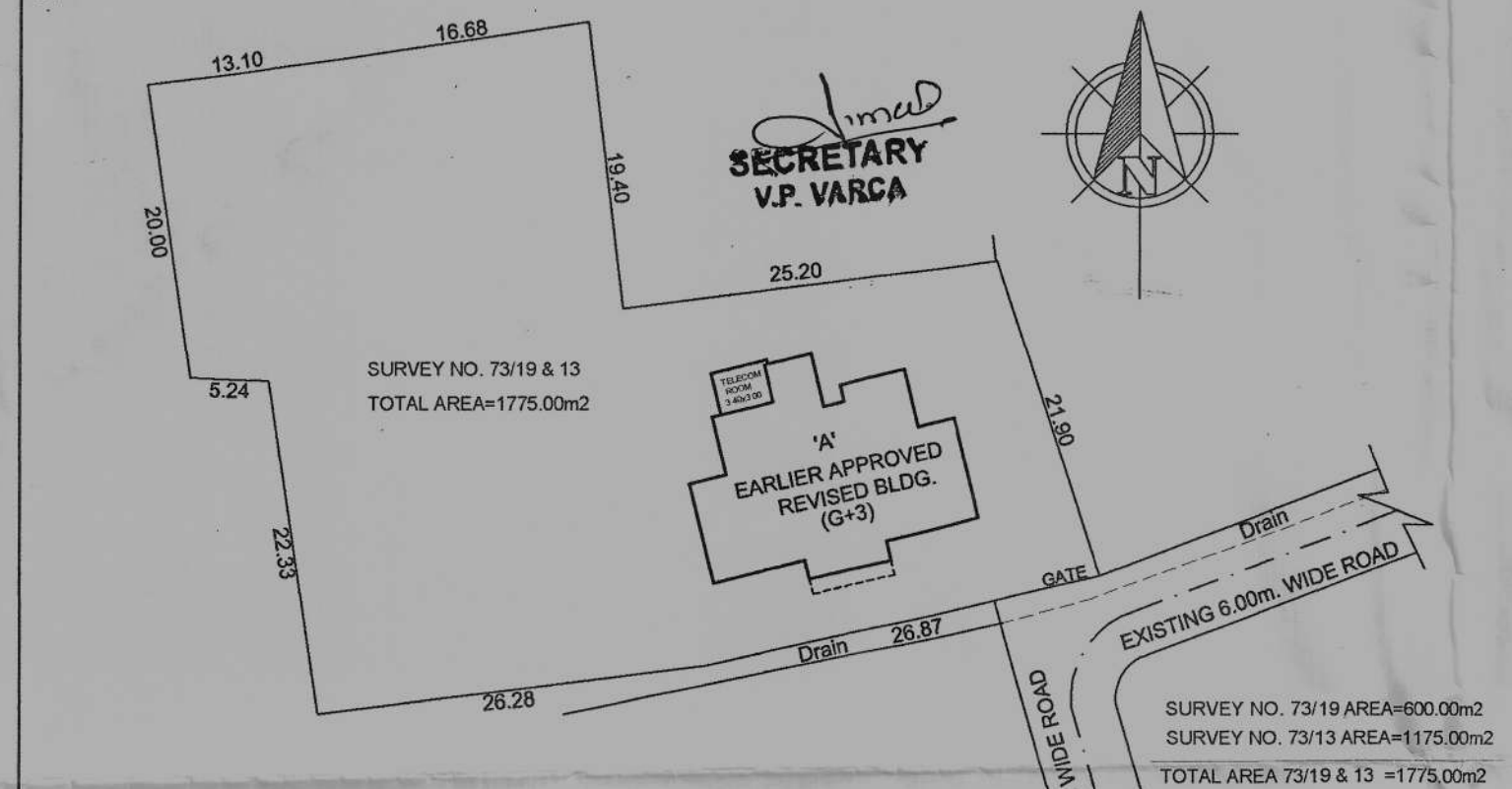
NITIN G. BHOOSLE
T.C.P. Reg.No: ER/004512



BEFORE AMALGAMATION PLAN

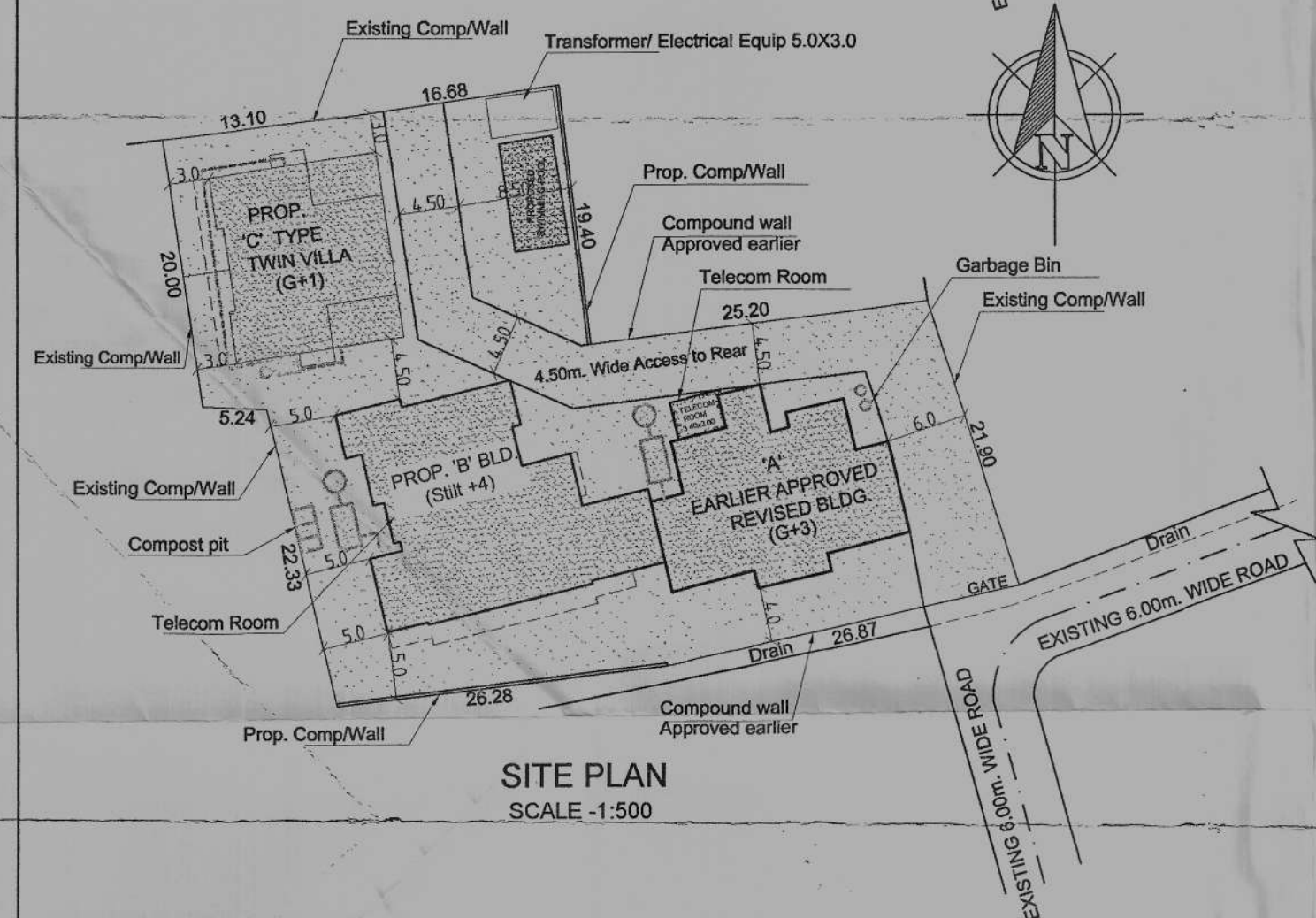
3-1(b) SCALE -1:500

02/12/24
24/11/24
25/04/24



AFTER AMALGAMATION PLAN

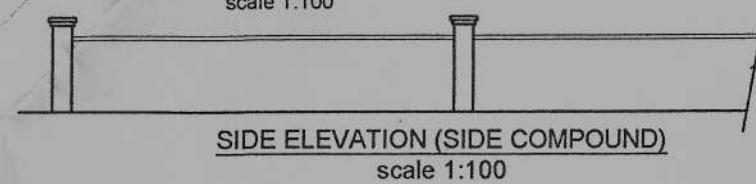
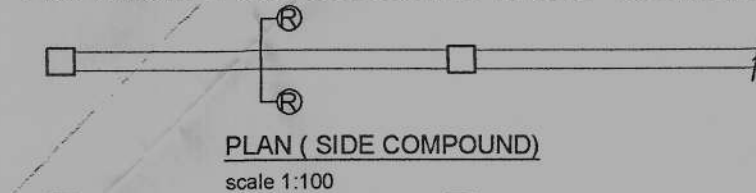
SCALE -1:500



SITE PLAN

SCALE -1:500

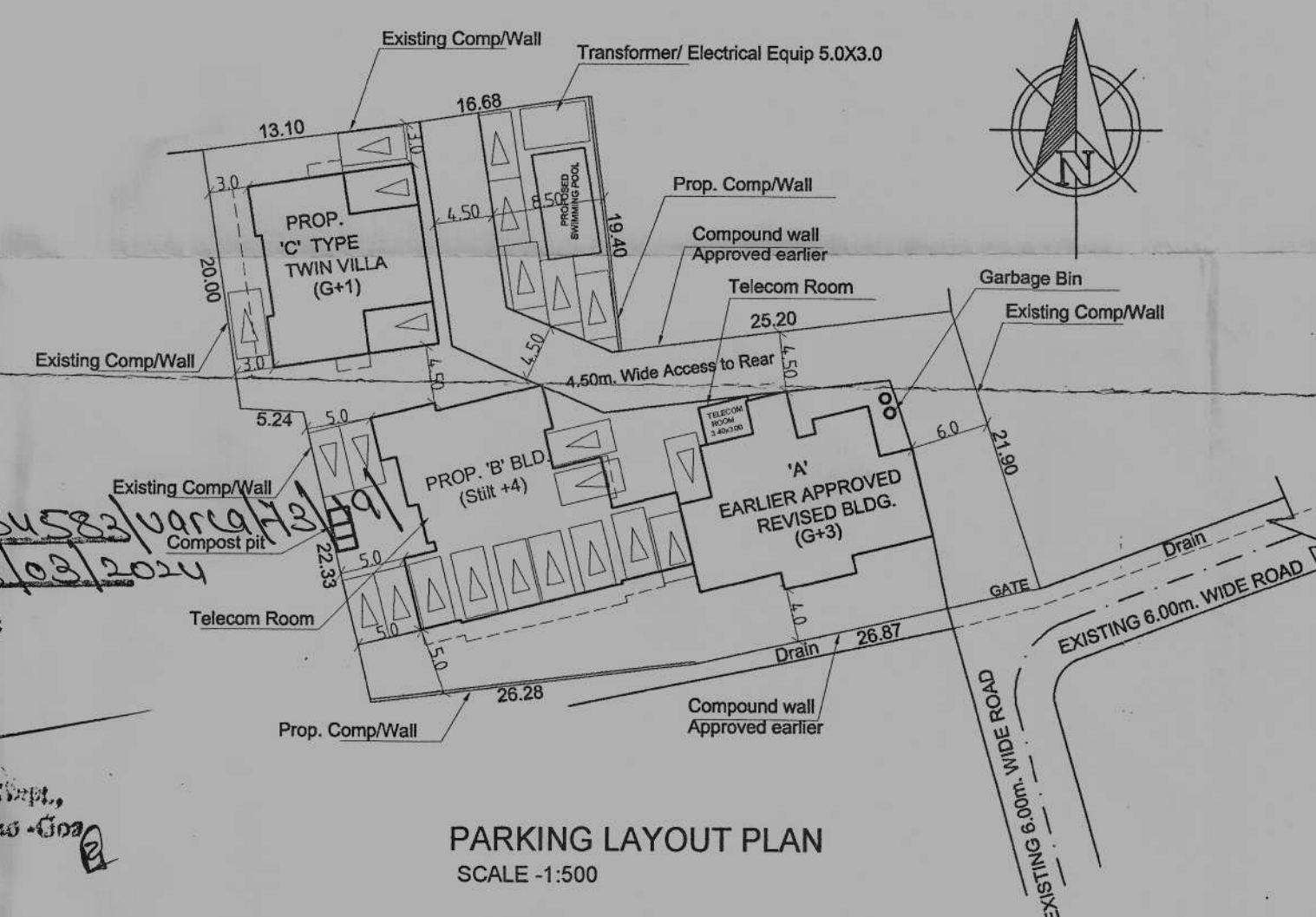
PROP. COMPOUND WALL :
PROP. LENGTH OF COMPOUND WALL TO BE BUILT =45.68 meters



SECTION RR
scale 1:100

Please check order No. 100/35583/Varca/24 dated 28/03/2024

Town & Country
South Goa Dist. Office



PARKING LAYOUT PLAN

SCALE -1:500

30. Details of areas and use ,floorwise:													
Floor % Reference	Use	Total builtup area M2	Areas free from FAR								Net Floor Area sq.m.	FAR P %	
			OPen Terrace M2	Stairs.	Lift	Balc./ Ver.	Porch	Soc.Off	Stilt	Telecom Room			Total
REVISED RESIDENTIAL BUILDING-'A'													
GROUND FLOOR	Res.	209.12	-	22.51	3.61	35.75	15.68	-	-	12.16	89.70	119.42	
FIRST FLOOR	Res.	197.02	15.68	22.51	3.61	35.75	-	-	-	-	77.60	119.42	
SECOND FLOOR	Res.	197.72	16.38	22.57	3.61	35.75	-	-	-	-	78.30	119.42	
THIRD FLOOR	Res.	196.72	15.38	22.57	3.61	35.75	-	-	-	-	77.30	119.42	
TOTAL	Res.	800.58	47.40	90.20	14.44	143.00	15.68	-	-	12.16	322.90	477.68	26.90%
PROPOSED RES. BUILDING- 'B'													
GROUND FLOOR	Res.	255.65	-	24.80	3.22	16.10	-	-	141.40	12.80	198.32	57.33	
FIRST FLOOR	Res.	284.62	31.20	24.80	3.22	51.60	-	-	-	-	110.82	173.80	
SECOND FLOOR	Res.	261.67	8.25	24.80	3.22	51.60	-	-	-	-	87.87	173.80	
THIRD FLOOR	Res.	284.62	31.20	24.80	3.22	51.60	-	-	-	-	110.82	173.80	
FOURTH FLOOR	Res.	191.27	8.25	27.70	3.22	35.10	-	-	-	-	74.27	117.00	
TOTAL		1277.83	78.90	126.90	16.10	206.00	-	-	141.40	12.80	582.10	695.73	39.19%
PROPOSED TWIN VILLA -'C'													
GROUND FLOOR	Res.	170.74	-	-	-	20.48	33.58	-	-	-	54.06	116.68	
FIRST FLOOR	Res.	182.02	27.64	-	-	29.60	-	-	-	-	57.24	124.78	
TOTAL	Res.	352.76	27.64	-	-	50.08	33.58	-	-	-	111.30	241.46	13.60 %
GRAND TOTAL													
GRAND TOTAL	Res.	2431.17	153.84	217.10	30.54	399.08	49.26	-	141.40	24.96	1016.30	1414.87	79.71 %
31. PARKING DETAILS													
AREA OF SWIMMING POOL=36.00m2													
PARKING DETAILS													
NO. OF UNITS				USE				No. of Car Parks/ parking area					
								Provided				Required	
FAR > 75sqm. (20- UNIT)				Res.				20				20	
FAR < 75sqm. (02- UNIT)				Res.				03				03	
TOTAL (22 UNITS)				Res.				23				23	
32. Zone of the property													
SETTLEMENT zone													
SETBACKS:													
33. Front setback from the center line of road													
mts.													
34. Side setbacks:													
(a)													
mts.													
(b)													
mts.													
35. Distance between two or more building on the same plot, if any													
mts.													
36. Height of the plinth													
0.50,0.30 mts.													
37. Use to which the building is to be put to floor-wise : Ground floor : Residential													
First floor : Residential													
Second floor : Residential													
Third floor : Residential													
Fourth floor : Residential													
38. Plot owned by with reference to the ownership certificate of land : M/S S.F. BUILDERS													
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													

AREA STATEMENT

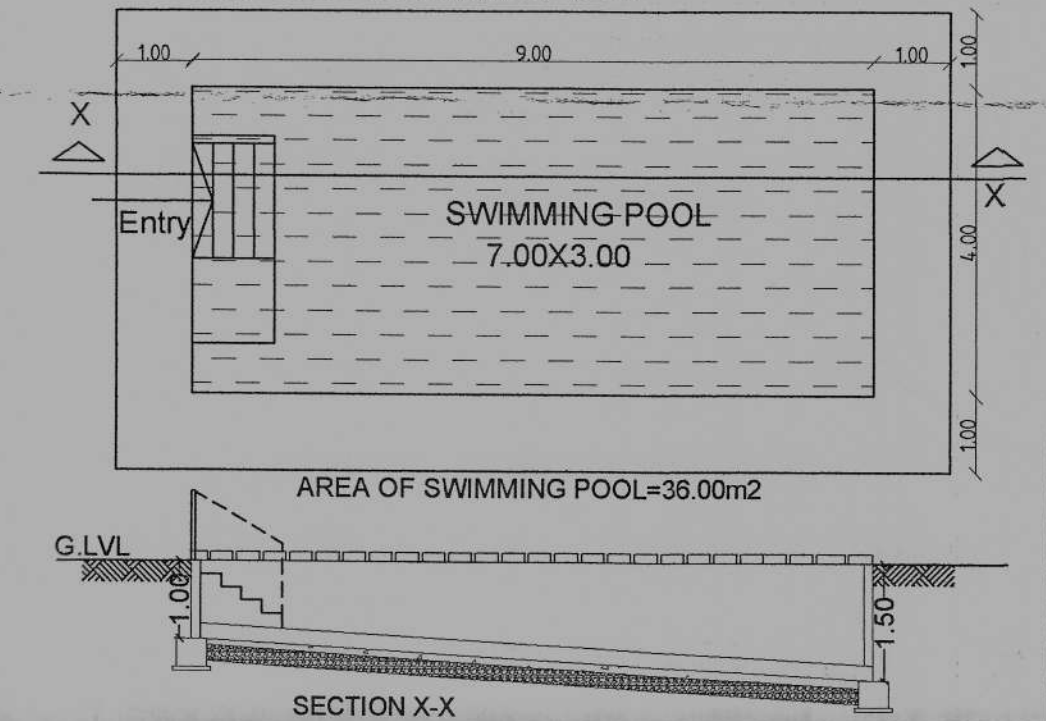
PLOT AREA:

1. Area of the Plot	1775.00	Sq.mts.
2. Deduction for		
(a) Area within road widening (proposed)	0.00	Sq.mts.
(b) Area reserved for any other use	--	Sq.mts.
Total (a+b)	0.00	Sq.mts.
3. Net effective area (1)-(2)	1775.00	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	618.50	Sq.mts.
9. Plot coverage of the proposed building (in %)	34.80	%

FLOOR AREA:

10. Balcony area and covered area over footways floorwise and total on all floors	399.08	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	293.43	Sq.mts.
15. Floor area consumed on First floor	418.00	Sq.mts.
16. Floor area consumed on second floor	293.22	Sq.mts.
17. Floor area consumed on third floor	293.22	Sq.mts.
18. Floor area consumed on fourth floor	117.00	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)	1414.87	Sq.mts.
23. Floor area permissible	1420.00	Sq.mts.
24. FAR permissible	80.00	%
25. FAR consumed	79.71	%
26. Mezzanine area	--	Sq.mts.
27. Loft area	--	Sq.mts.
28. Basement area	--	Sq.mts.
29. Garage area	--	Sq.mts.

PROPOSED SWIMMING POOL:



REVISED PLANS

OWNER : M/S S.F. BUILDERS

PROJECT : REVISION OF 'A' BLDG & PROPOSED 'B' BLDG & C TYPE TWIN VILLA , AMALGAMATION OF PLOT , SWIMMING POOL & COMPOUND WALL IN THE PROPERTY SURVEYED UNDER SURVEY NO.73/19 & 13 AT VARCA VILLAGE SALCETE - GOA

DATE : 04/ 12 /2023

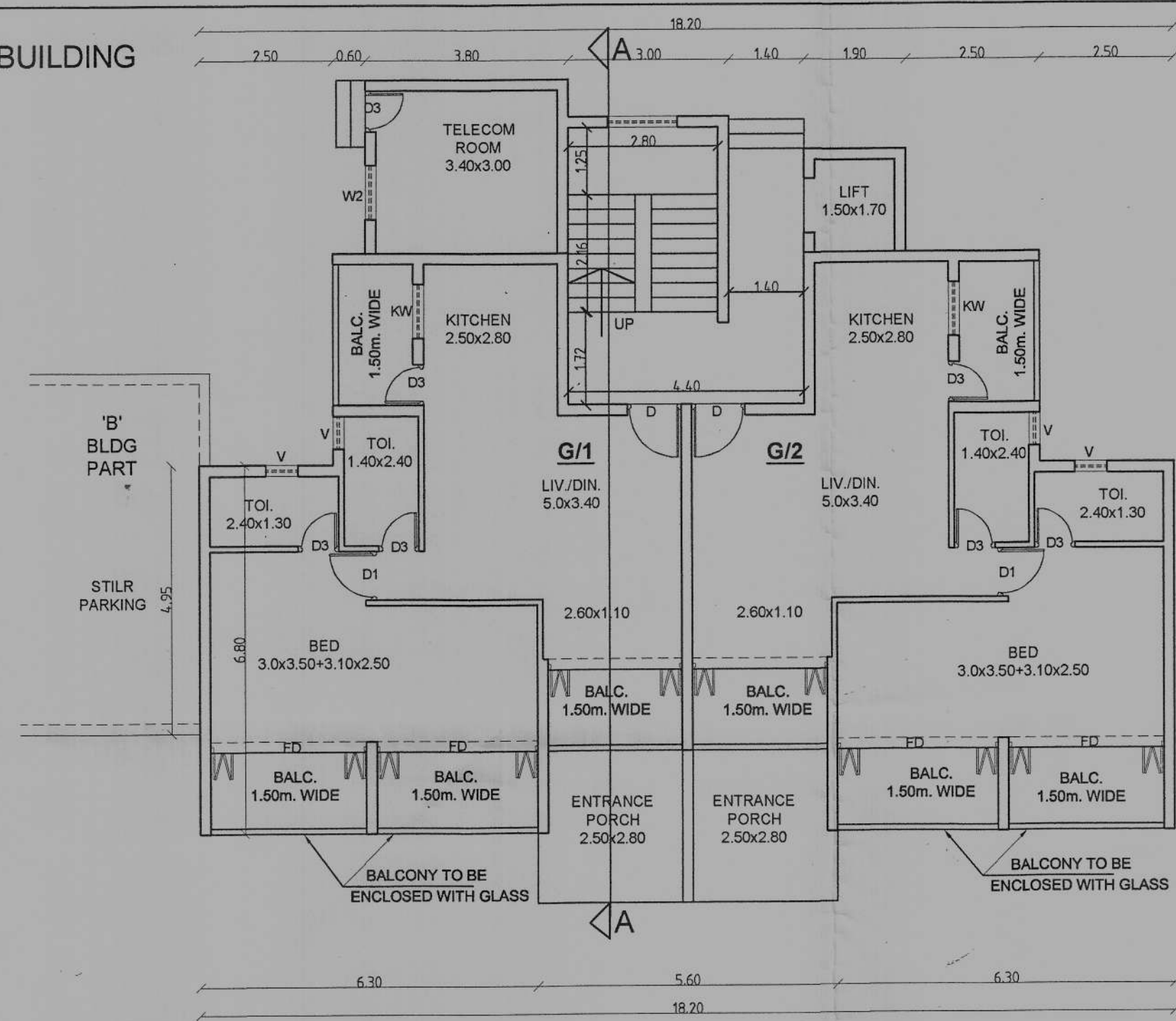
SHEET NO . 1

OWNER

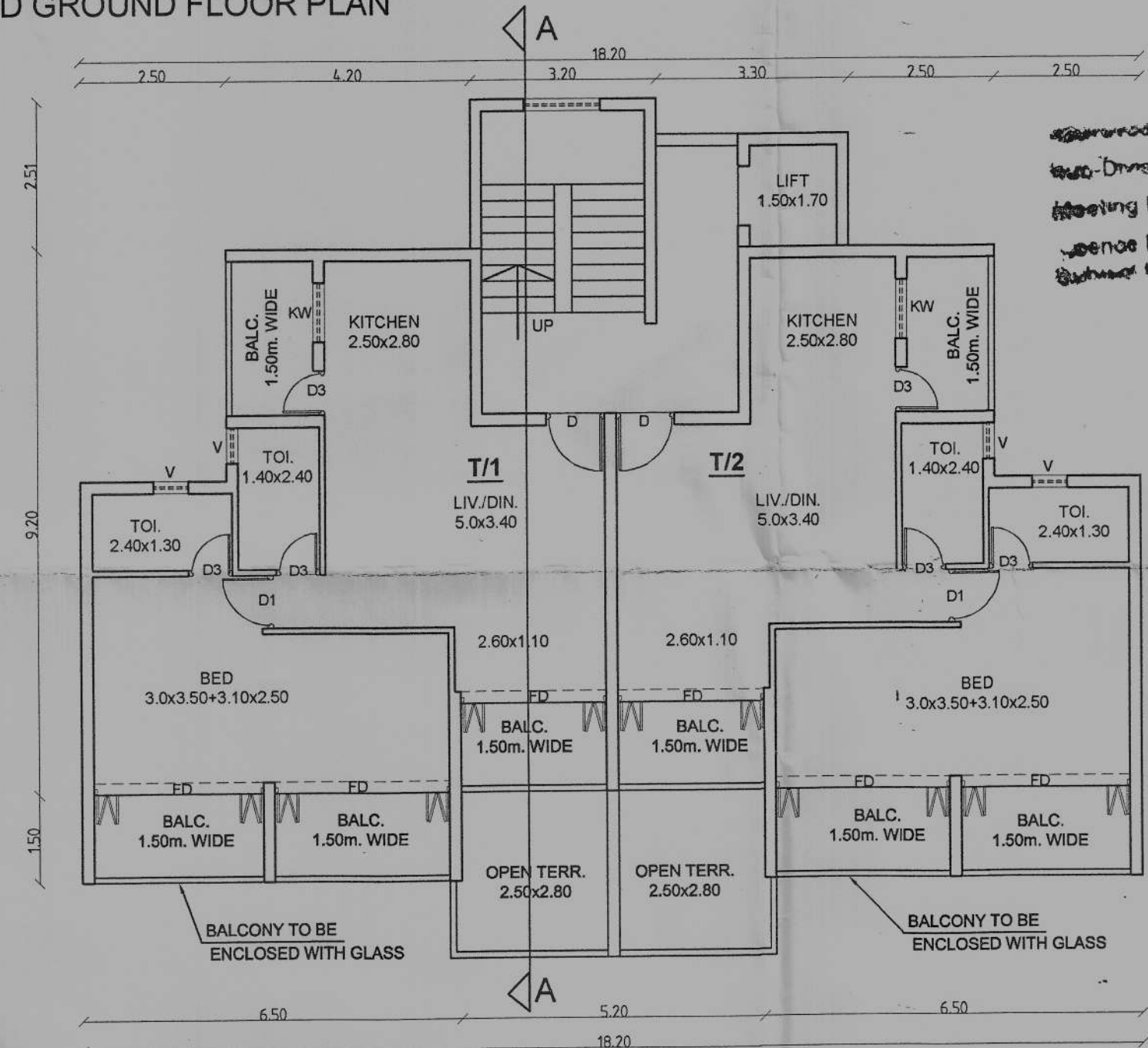
ENGINEER

NITIN G. BASHET
D.E (CIVIL)
T.C.P. Reg.No: ER/0045/2011

'A' BUILDING



REVISED GROUND FLOOR PLAN



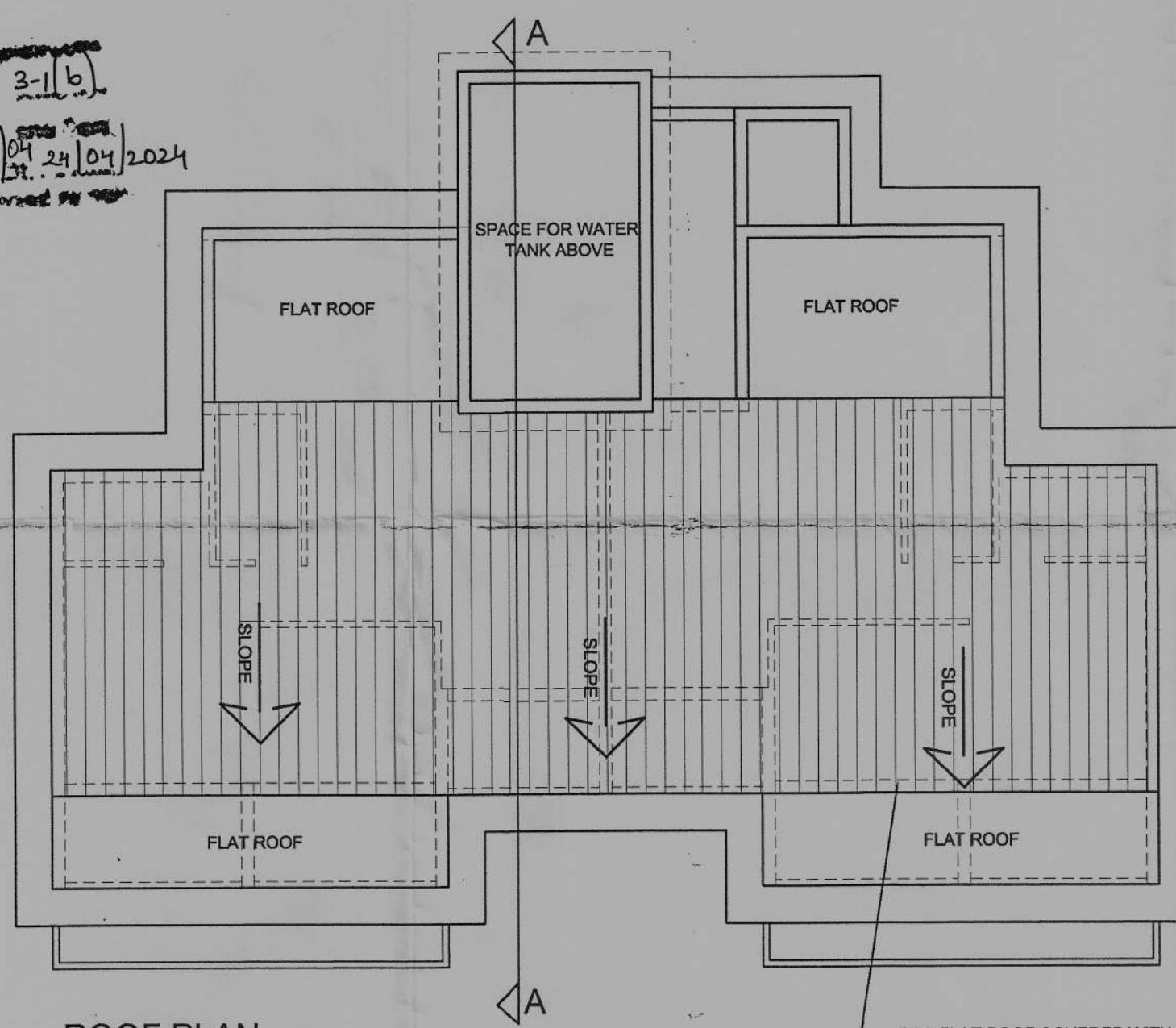
PROP. THIRD FLOOR PLAN



FRONT ELEVATION



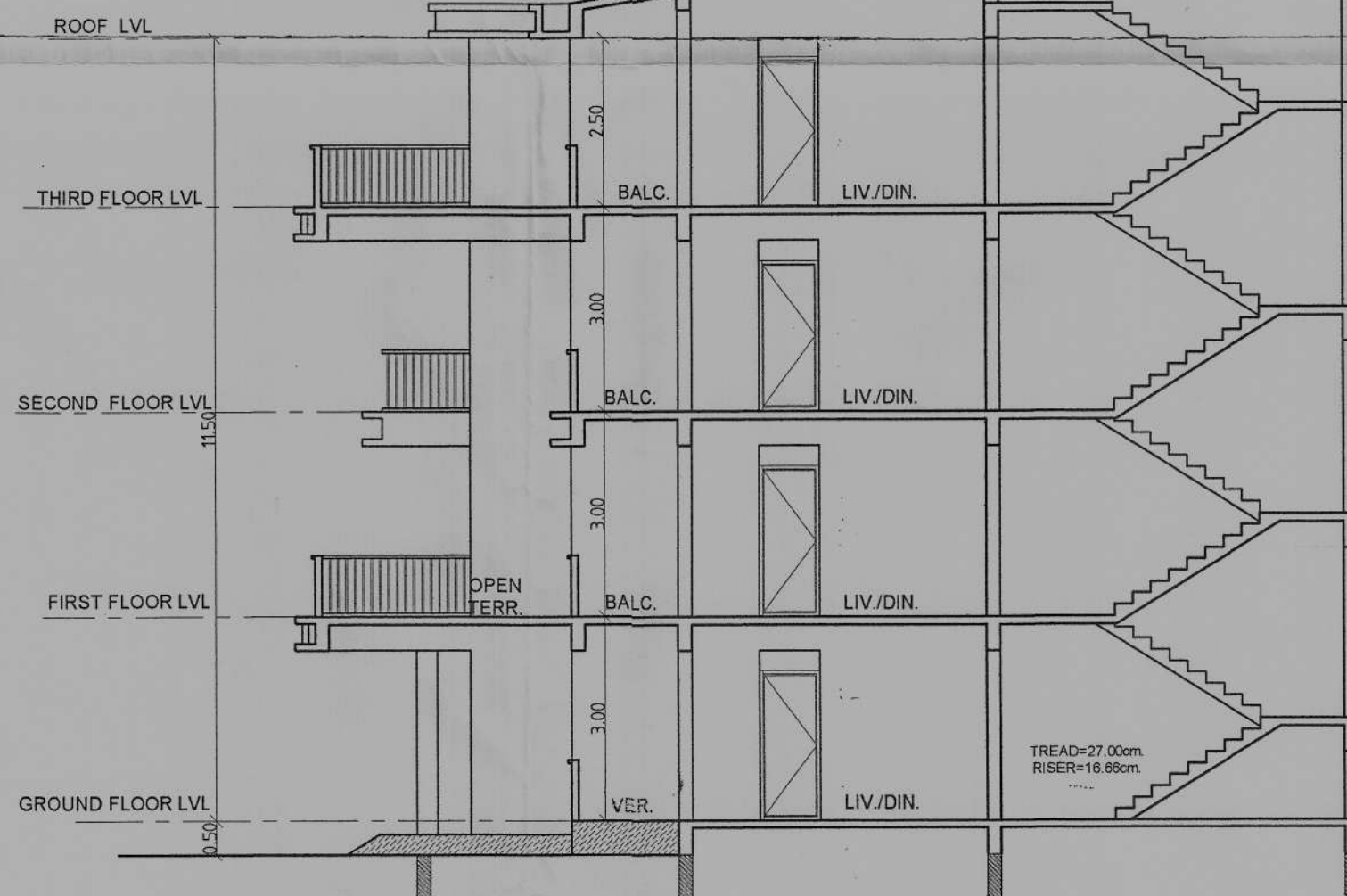
REVISED FIRST FLOOR PLAN



ROOF PLAN

Please check order No. 101/24582/2024
72/19/2024, dated 23/03/2024
2024 regarding the plans

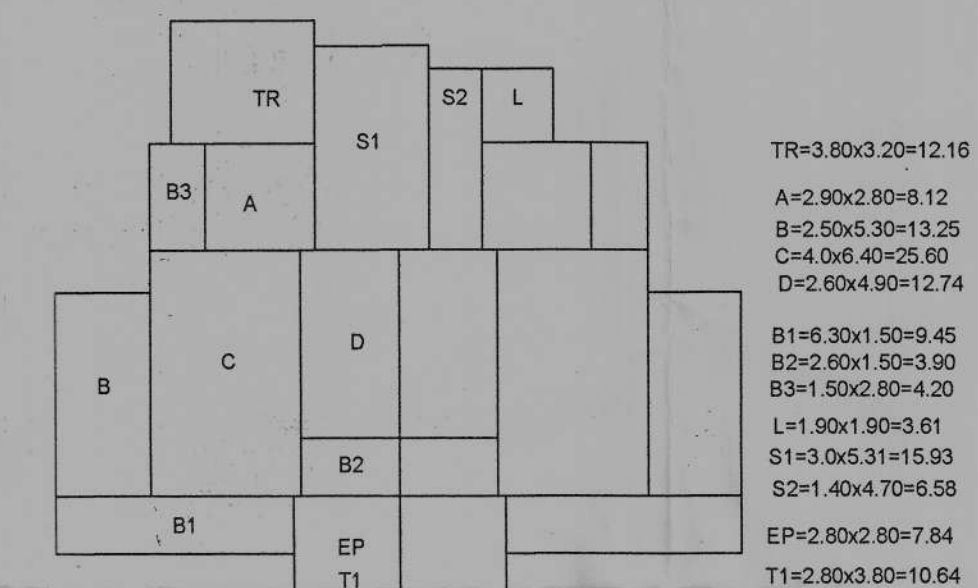
Town Planner
Town & Country Planning Dept.,
South Goa Dist. Office Margao - Goa



SECTION A-A

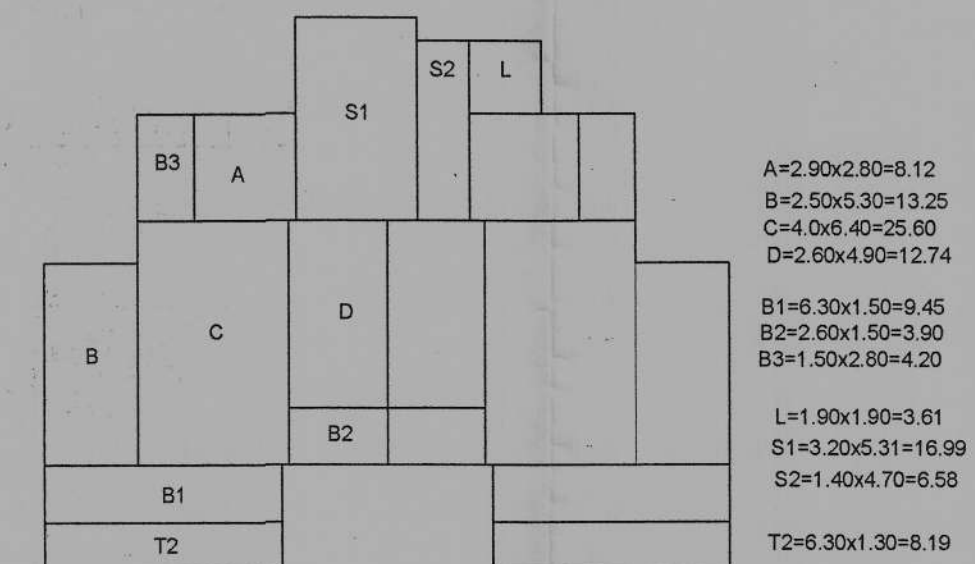
REVISED SECOND FLOOR PLAN

AREA CALCULATIONS: REVISED BLDG.



GROUND FLOOR AREA=2x(A+B+C+D)(FAR)+S1+S2(STAIRS)+L(LIFT)+2x(B1+2xB2+2xB3)(BALC.)+2xEP(ENT PORCH)+TR(TELECOM RM)
=2x(8.12+13.25+25.60+12.74)(FAR)+15.93+6.58(STAIRS)+3.61(LIFT)+2x9.45+2x3.90+2x4.20(BALC.)+2x7.84(ENT PORCH)+12.16(TELECOM RM)
=119.42sqm. (FAR)+22.51(STAIRS)+3.61(LIFT)+35.75(BALC.)+15.68(ENT PORCH)+12.16(TELECOM RM)
COVERED AREA=2x(A+B+C+D)(FAR)+S1+S2(STAIRS)+L(LIFT)+2x(B1+2xB2+2xB3)(BALC.)+2xEP(ENT PORCH)+TR(TELECOM RM)
=2x(8.12+13.25+25.60+12.74)(FAR)+15.93+6.58(STAIRS)+3.61(LIFT)+2x9.45+2x3.90+2x4.20(BALC.)+2x7.84(ENT PORCH)+12.16(TELECOM RM)
=119.42sqm. (FAR)+22.51(STAIRS)+3.61(LIFT)+35.75(BALC.)+15.68(ENT PORCH)+12.16(TELECOM RM)
COVERAGE=209.13sqm.

FIRST FLOOR AREA=2x(A+B+C+D)(FAR)+S1+S2(STAIRS)+L(LIFT)+2x(B1+2xB2+2xB3)(BALC.)+2xEP+TR(O.T.)
=2x(8.12+13.25+25.60+12.74)(FAR)+15.93+6.58(STAIRS)+3.61(LIFT)+2x9.45+2x3.90+2x4.20(BALC.)+2x10.64+12.16(O.T.)
=119.42sqm. (FAR)+22.51(STAIRS)+3.61(LIFT)+35.75(BALC.)+15.68(O.T.)



SECOND FLOOR AREA=2x(A+B+C+D)(FAR)+S1+S2(STAIRS)+L(LIFT)+2x(B1+2xB2+2xB3)(BALC.)+2xT2(O.T.)
=2x(8.12+13.25+25.60+12.74)(FAR)+15.93+6.58(STAIRS)+3.61(LIFT)+2x9.45+2x3.90+2x4.20(BALC.)+2x8.19(O.T.)
=119.42sqm. (FAR)+22.57(STAIRS)+3.61(LIFT)+35.75(BALC.)+16.38(O.T.)
T2=2.80x2.80=7.84

THIRD FLOOR AREA=2x(A+B+C+D)(FAR)+S1+S2(STAIRS)+L(LIFT)+2x(B1+2xB2+2xB3)(BALC.)+2xT2(O.T.)
=2x(8.12+13.25+25.60+12.74)(FAR)+16.99+6.58(STAIRS)+3.61(LIFT)+2x9.45+2x3.90+2x4.20(BALC.)+2x7.84(O.T.)
=119.42sqm. (FAR)+22.57(STAIRS)+3.61(LIFT)+35.75(BALC.)+15.68(O.T.)

SCHEDULE OF OPENINGS

TYPE	SIZE
D	1.00 X 2.20
D1	0.90 X 2.20
D3	0.75 X 2.20
V	0.60 X 1.00
W1	1.50 X 1.60
KW	1.0 X 1.30
FD	3.0 X 2.20

'A' BUILDING

OWNER : M/S S.F. BUILDERS

PROJECT : REVISION OF 'A' BLDG & PROPOSED 'B' BLDG & C TYPE TWIN VILLA, AMALGAMATION OF PLOT, SWIMMING POOL & COMPOUND WALL IN THE PROPERTY SURVEYED UNDER SURVEY NO.73/19 & 13 AT VARCA VILLAGE SALCETE - GOA

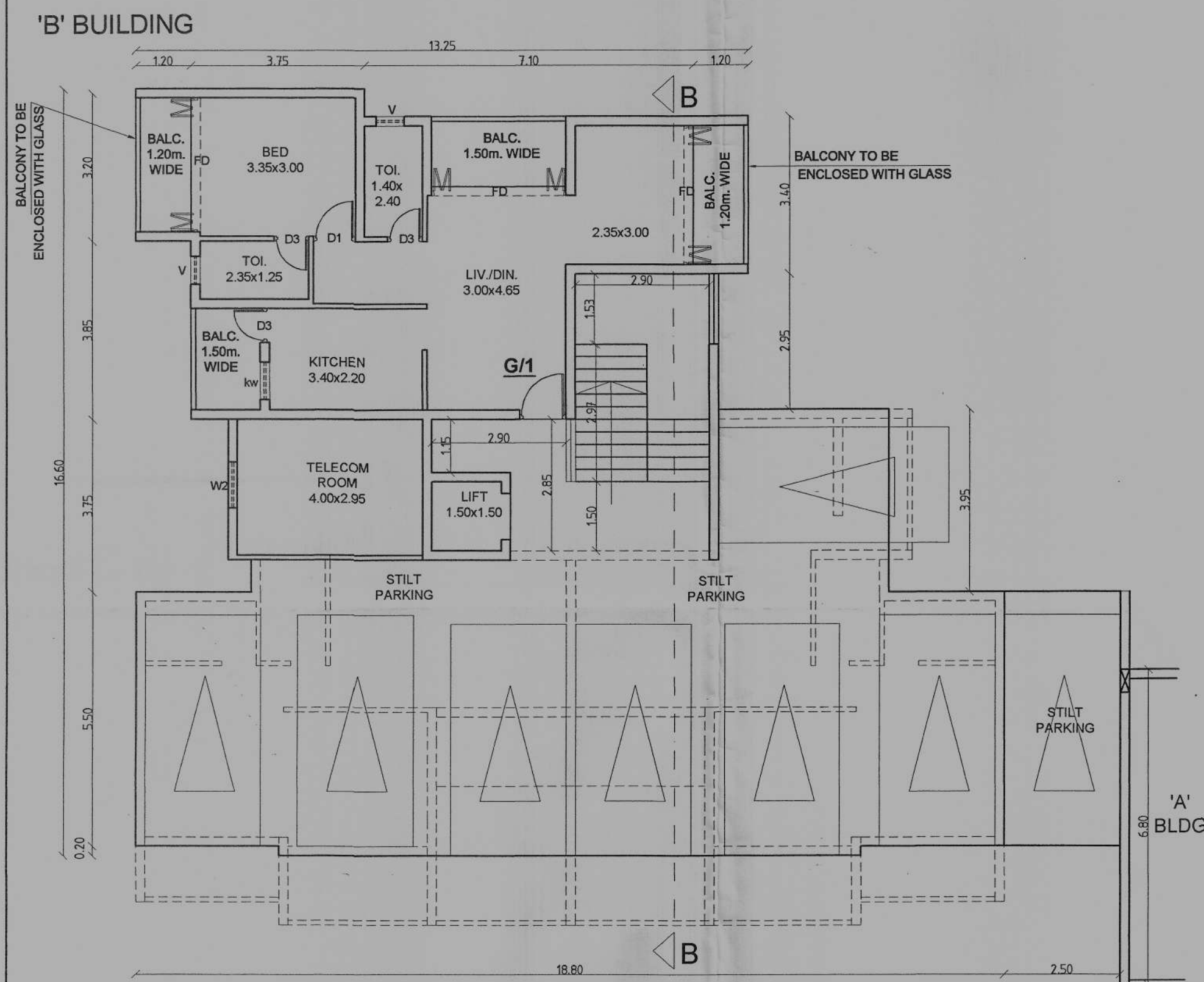
DATE : 04/ 12 /2023

SHEET NO. 2

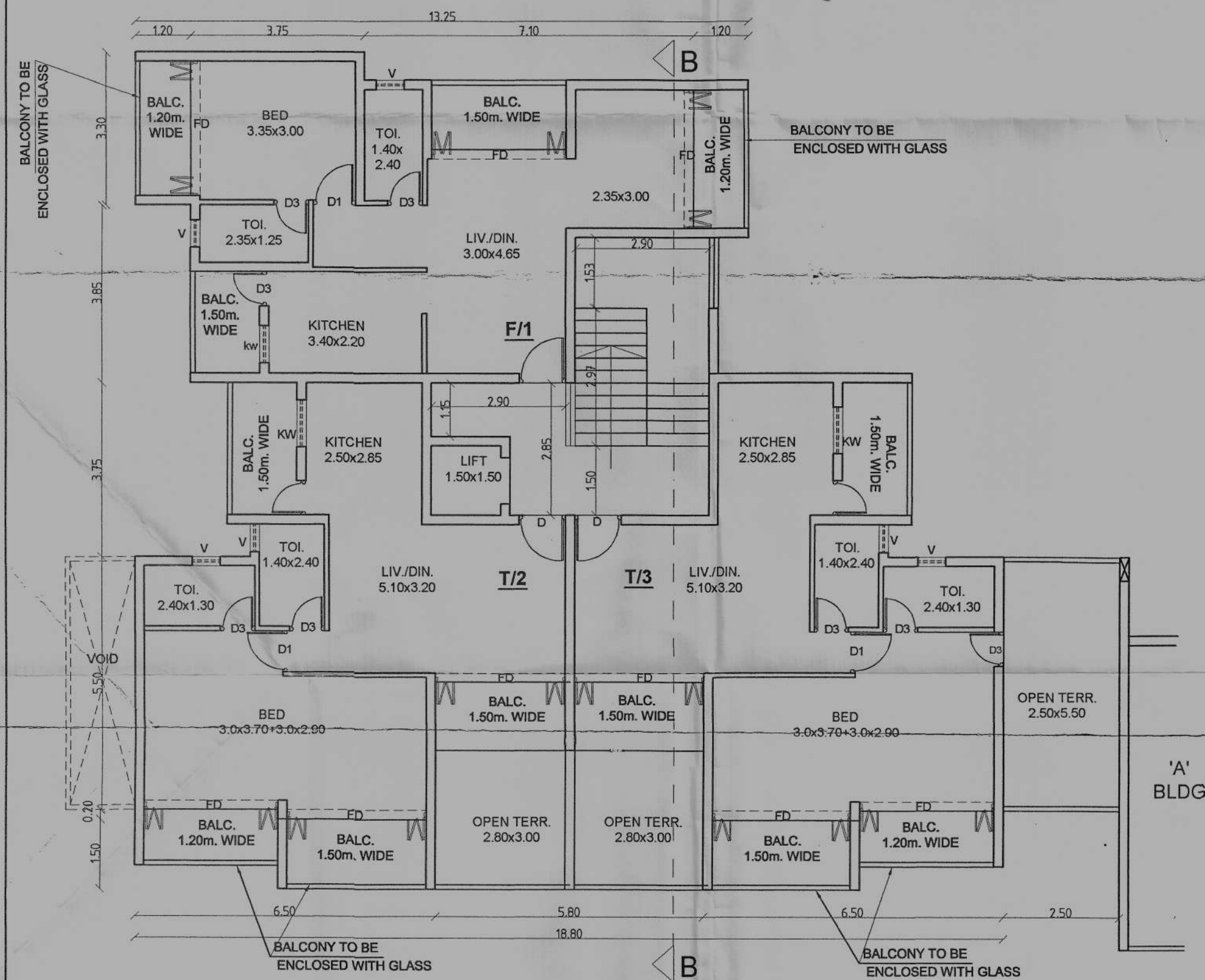
OWNER

ENGINEER

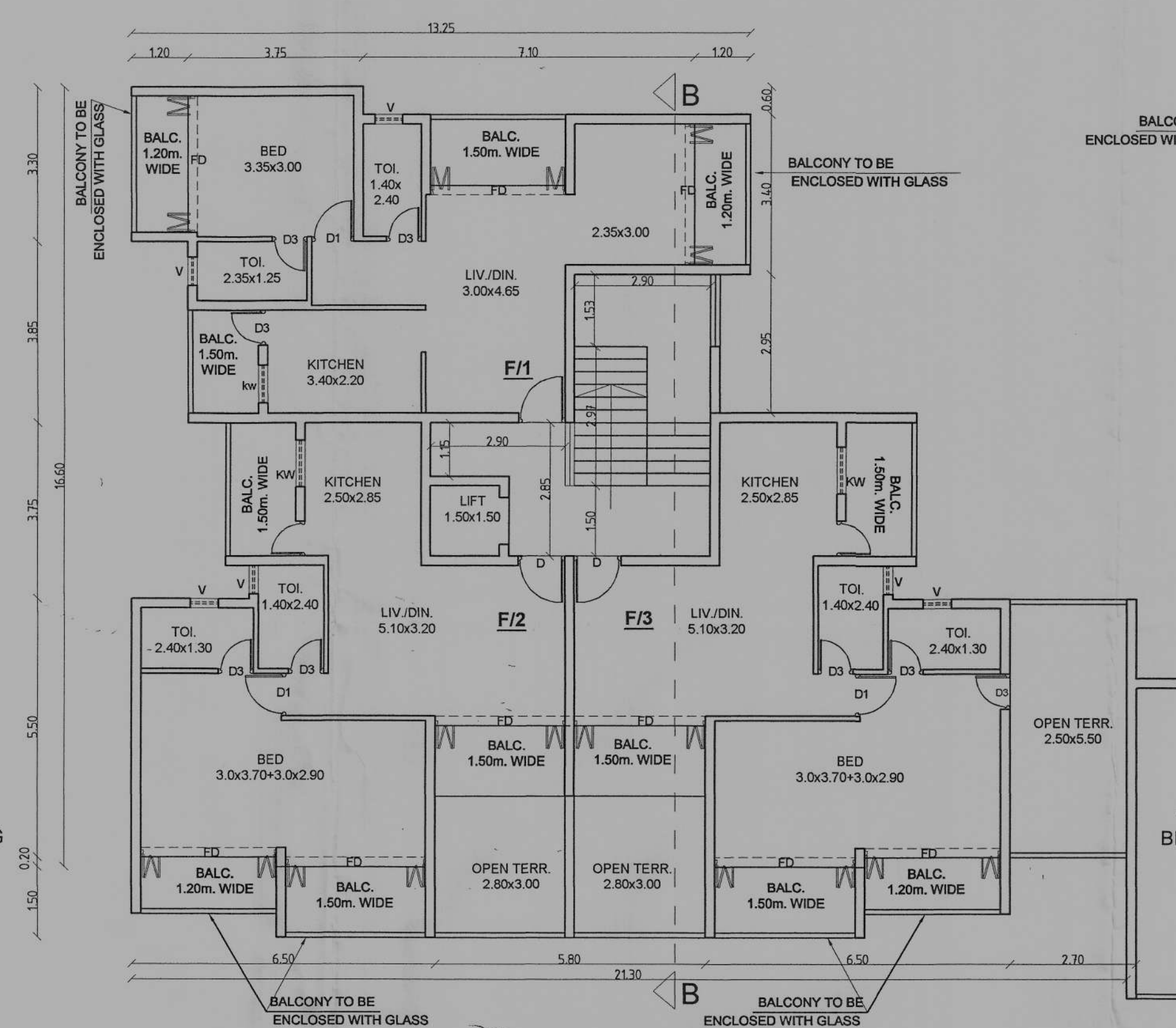
NITIN G. BABSHET
B.E. (CIVIL)
T.C.P. Reg.No: E150045/2011



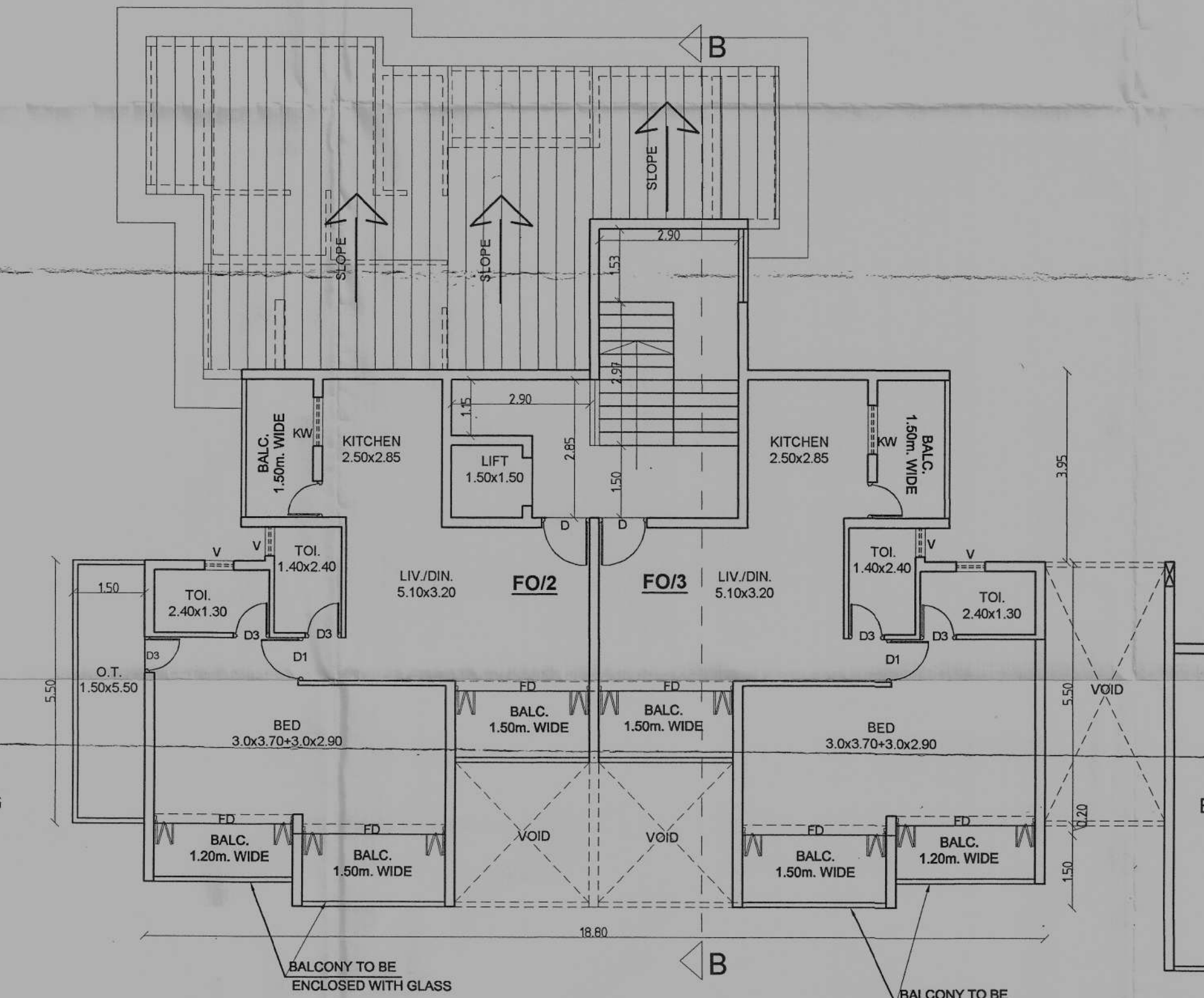
GR./LOWER GR. STILT FLOOR PLAN



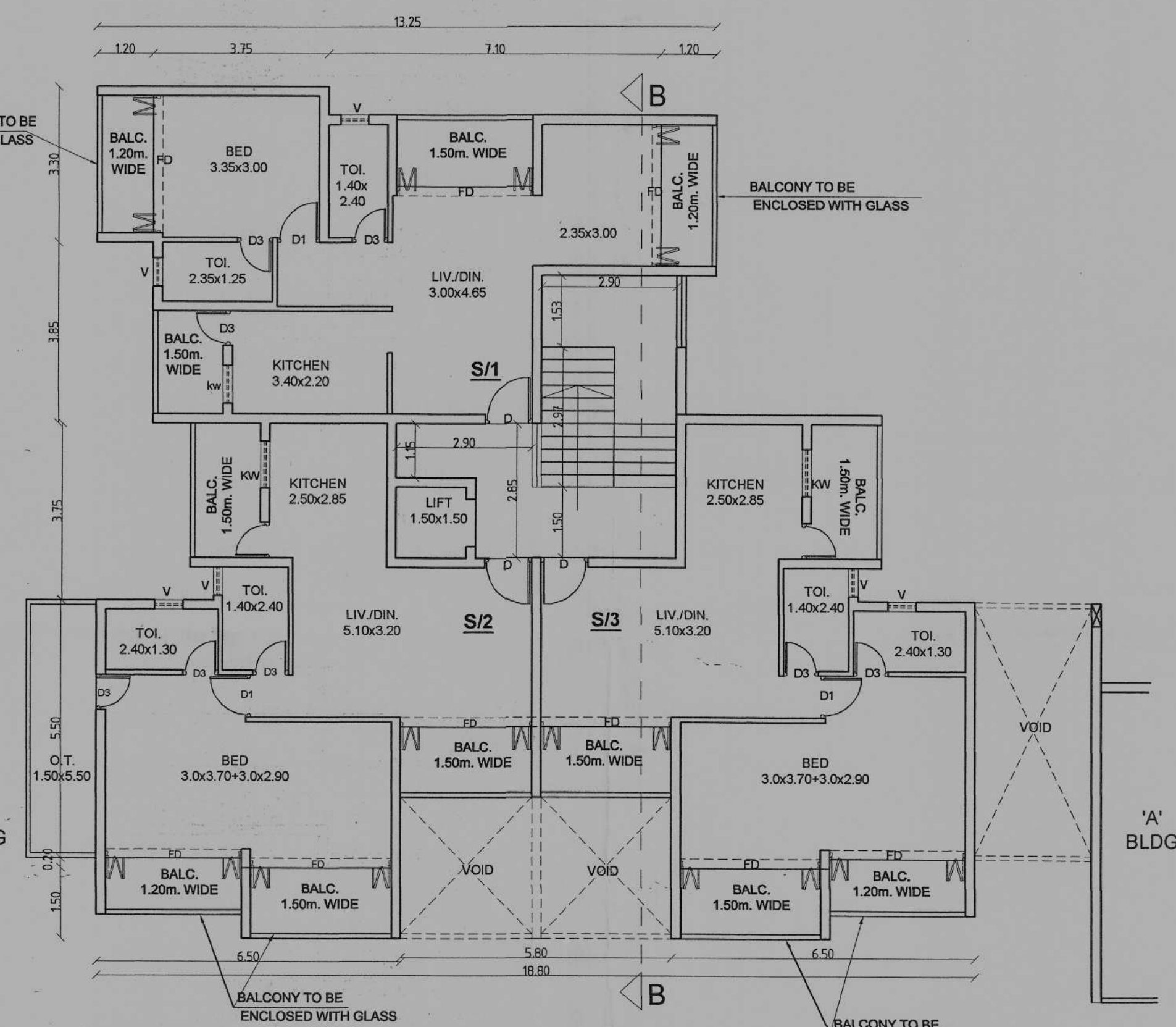
THIRD FLOOR PLAN



FIRST FLOOR PLAN



FOURTH FLOOR PLAN



SECOND FLOOR PLAN

Please check order No. TPM/84583/Varca/73
19/02/2024 dated 27/03/2024
 regarding the plans

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

SCHEDULE OF OPENINGS	
TYPE	SIZE
D	1.00 X 2.20
D1	0.90 X 2.20
D3	0.75 X 2.20
V	0.60 X 1.00
W1	1.50 X 1.60
KW	1.0 X 1.30
FD	3.0 X 2.20

'B' BUILDING

OWNER : M/S S.F. BUILDERS

PROJECT : REVISION OF 'A' BLDG & PROPOSED 'B' BLDG & C TYPE TWIN VILLA, AMALGAMATION OF PLOT, SWIMMING POOL & COMPOUND WALL IN THE PROPERTY SURVEYED UNDER SURVEY NO.73/19 & 13 AT VARCA VILLAGE SALCETE - GOA

DATE : 04/12/2023

SHEET NO. 3

OWNER

ENGINEER

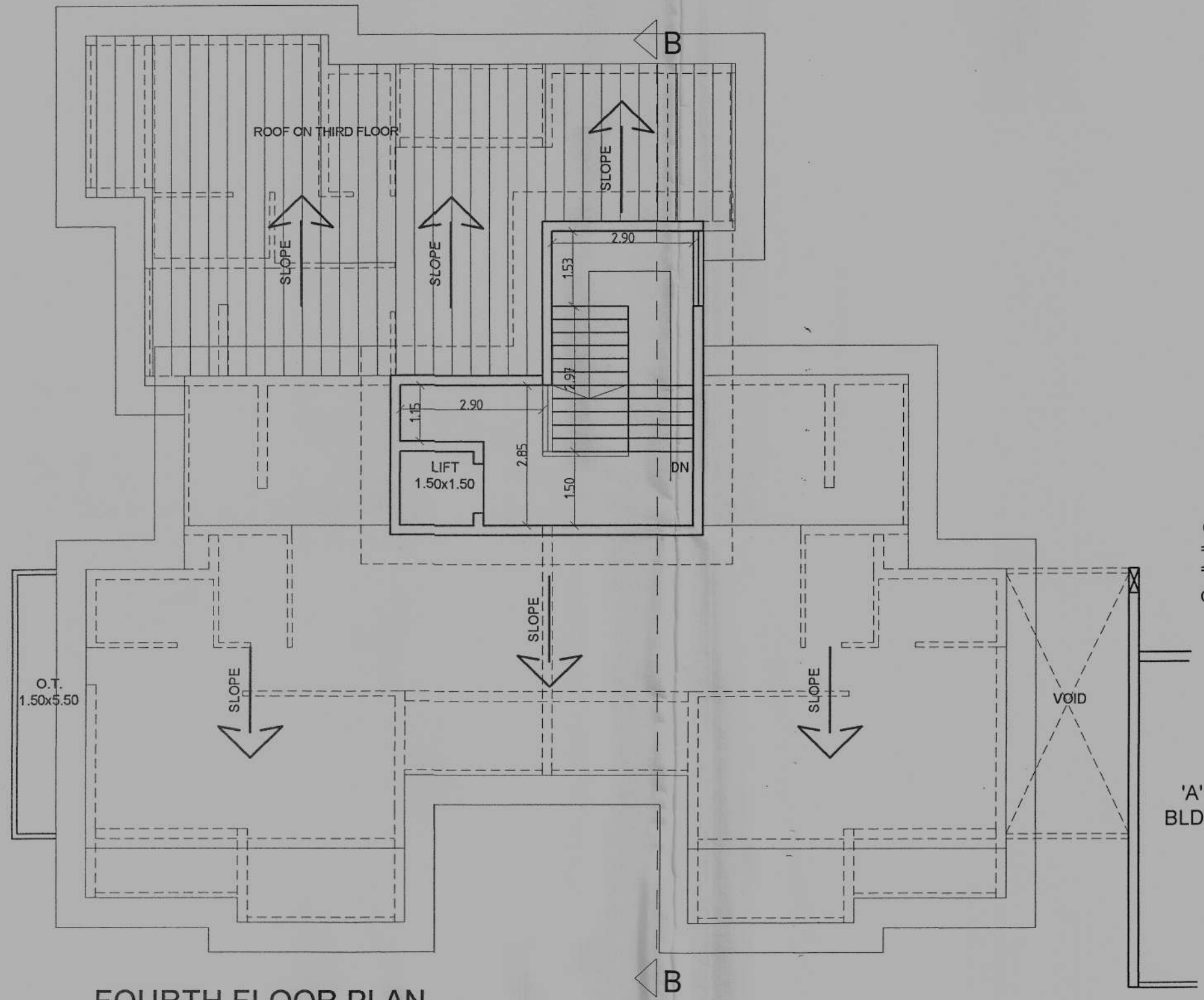
NITIN G. BABSHET
 B.E.(CIVIL)
 T.C.P. Reg.No: ER/0045/2011



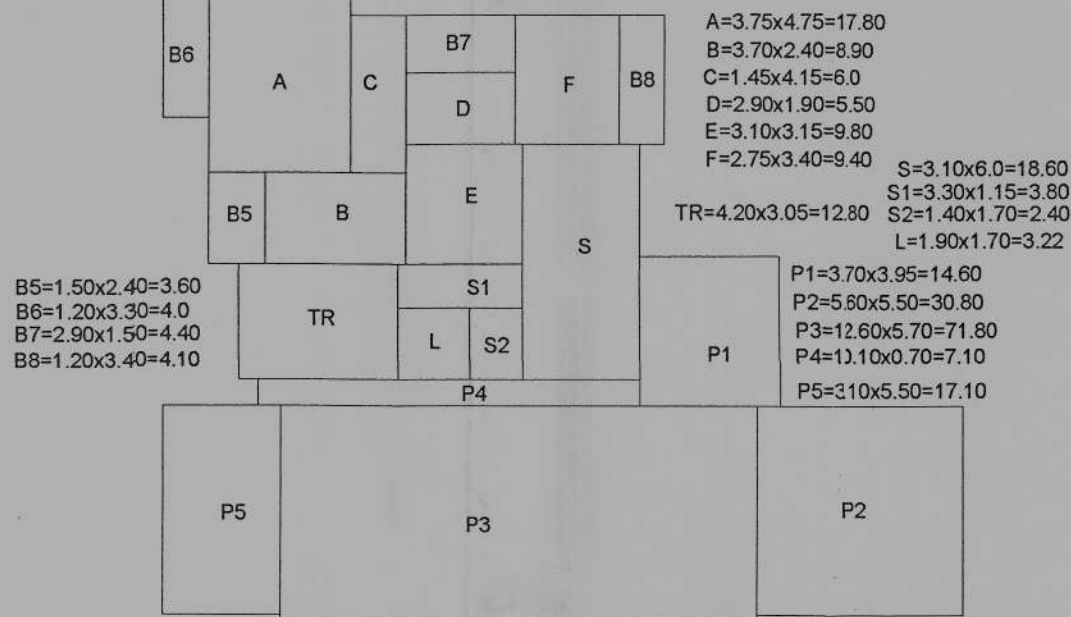
SECRETARY
 VARCA

'B' BUILDING

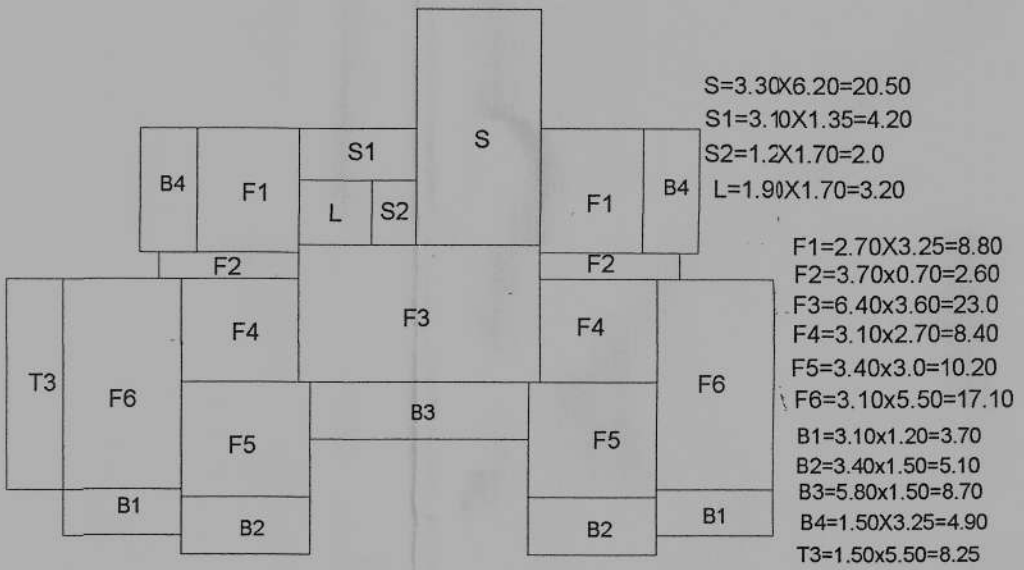
AREA CALCULATIONS: 'B' BLDG



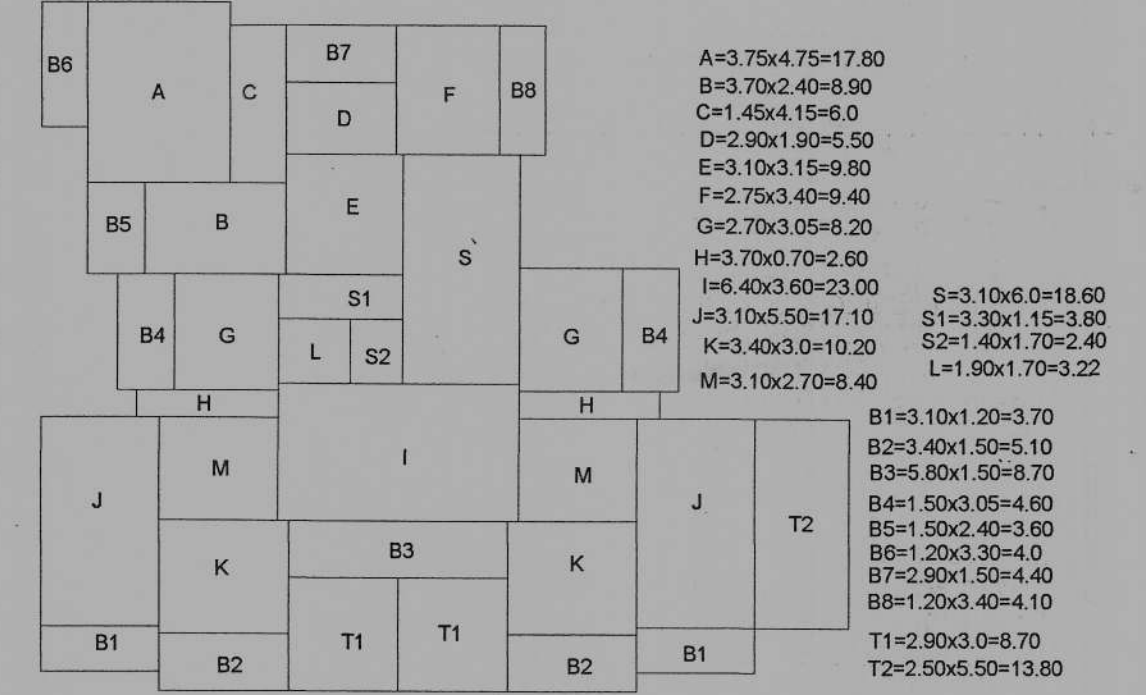
FOURTH FLOOR PLAN



GR./LOWER GR. STILT FLOOR AREA=A+B+C+D+E+F(FAR)+L(LIFT)+S+S1+S2(STAIRS)+TR(TELECOM RM)+P1+P2+P3+P4+P5(STILT AREA)+B5+B6+B7+B8(VER.)
=17.80+8.90+6.0+5.50+9.80+9.40(FAR)+3.22(LIFT)+18.60+3.80+2.40(STAIRS)+1280(TELECOM RM)+14.60+30.80+71.80+7.10+17.10(STILT AREA)+3.60+4.0+4.40+4.10(VER.)
=57.33(FAR)+3.22(LIFT)+24.80(STAIRS)+12.80(TELECOM RM)+141.40(STILT AREA)+16.10(VER.)
COVERED AREA=A+B+C+D+E+F(FAR)+L(LIFT)+S+S1+S2(STAIRS)+TR(TELECOM RM)+P1+P2+P3+P4+P5(STILT AREA)+B5+B6+B7+B8(VER.)
=17.80+8.90+6.0+5.50+9.80+9.40(FAR)+3.22(LIFT)+18.60+3.80+2.40(STAIRS)+1280(TELECOM RM)+14.60+30.80+71.80+7.10+17.10(STILT AREA)+3.60+4.0+4.40+4.10(VER.)
=57.33(FAR)+3.22(LIFT)+24.80(STAIRS)+12.80(TELECOM RM)+141.40(STILT AREA)+16.10(VER.)
COVERAGE=255.70m2

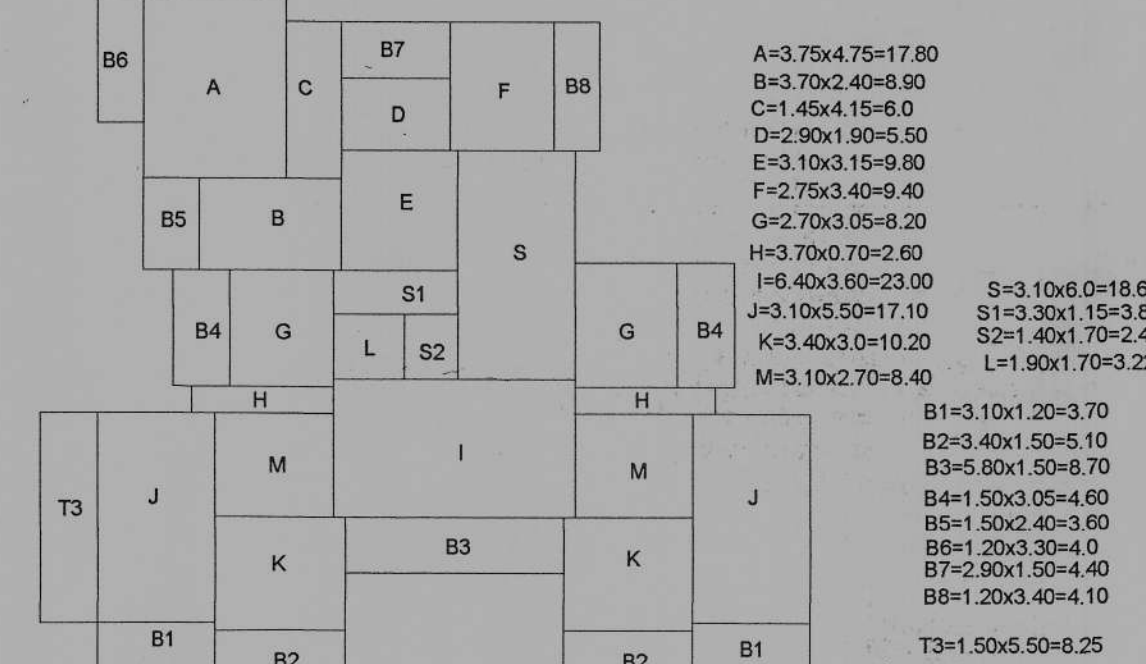


FOURTH FLOOR AREA=2x(F1+2x(F2+2x(F3+2x(F4+2x(F5+2x(F6(FAR)+L(LIFT)+S+S1+S2(STAIRS)+2xB1+2xB2+B3+2xB4(BALC.))+T3(O.T.))
=2x8.80+2x2.60+23.0+2x8.40+2x10.20+2x17.10(FAR)+3.20(LIFT)+20.50+4.20+2.0(STAIRS)+2x3.70+2x5.10+8.70+2x4.90(BALC.))+8.25(O.T.)
=117.00(FAR)+3.20(LIFT)+27.70(STAIRS)+35.10(BALC.))+8.25(O.T.)



FIRST FLOOR AREA=A+B+C+D+E+F2xG+2xH+I+2xJ+2xK+2xM(FAR)+S+S1+S2+(STAIRS)+L(LIFT)+2xB1+2xB2+B3+2xB4+B5+B6+B7+B8(BALC.))+2xT1+T2(O.T.)
=17.80+8.90+6.0+5.50+9.80+9.40+2x8.20+2x2.60+23.00+2x17.10+2x10.20+2x8.40(FAR)+18.60+3.80+2.40(STAIRS)+3.22(LIFT)+2x3.70+2x5.10+8.70+2x4.60+3.60+4.0+4.40+4.10(BALC.))+2x8.70+13.80(O.T.)
=173.80m2 (FAR)+24.80(STAIRS)+3.22(LIFT)+51.60(BALC.))+31.20(O.T.)

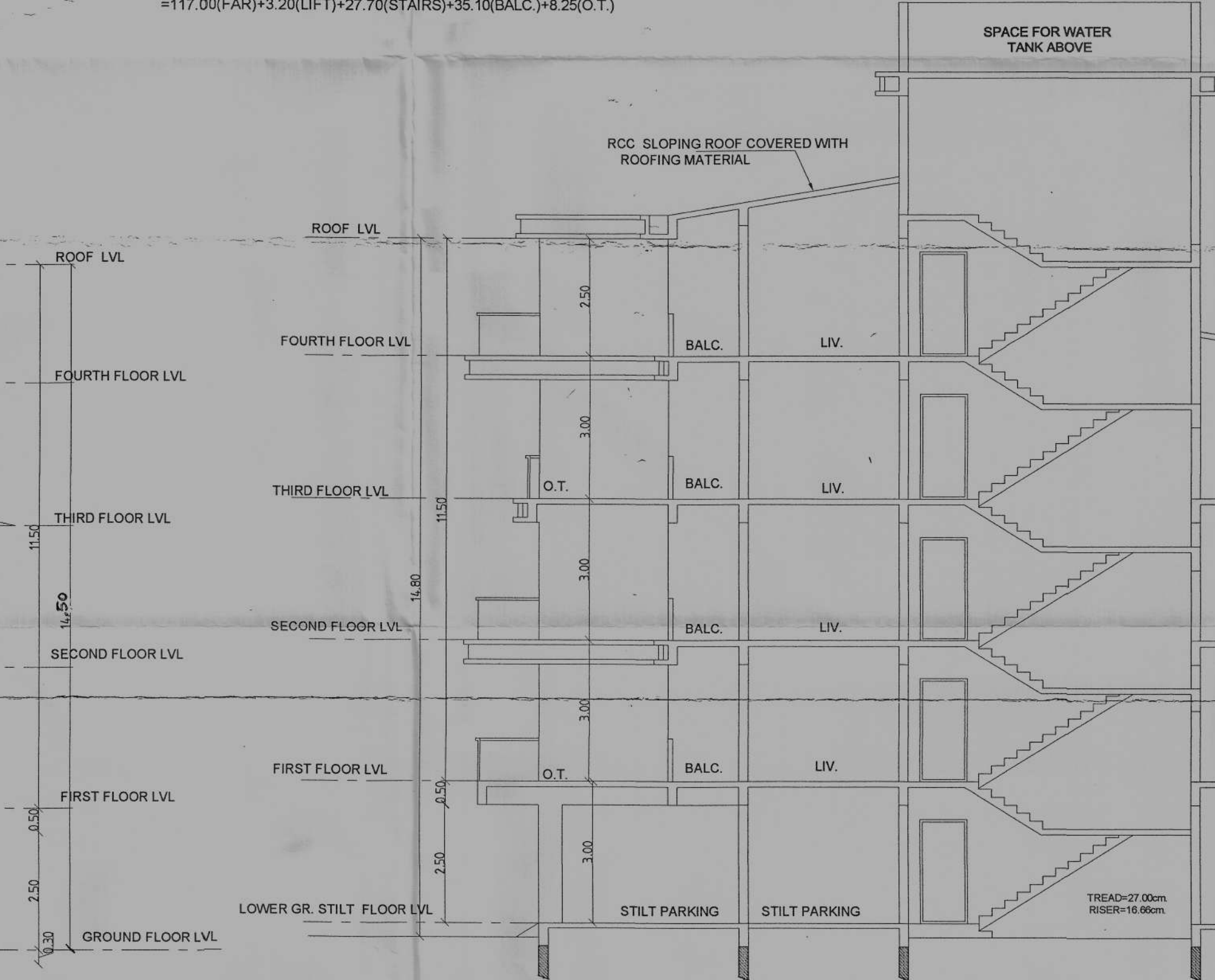
THIRD FLOOR AREA=A+B+C+D+E+F2xG+2xH+I+2xJ+2xK+2xM(FAR)+S+S1+S2+(STAIRS)+L(LIFT)+2xB1+2xB2+B3+2xB4+B5+B6+B7+B8(BALC.))+2xT1+T2(O.T.)
=17.80+8.90+6.0+5.50+9.80+9.40+2x8.20+2x2.60+23.00+2x17.10+2x10.20+2x8.40(FAR)+18.60+3.80+2.40(STAIRS)+3.22(LIFT)+2x3.70+2x5.10+8.70+2x4.60+3.60+4.0+4.40+4.10(BALC.))+2x8.70+13.80(O.T.)
=173.80m2 (FAR)+24.80(STAIRS)+3.22(LIFT)+51.60(BALC.))+31.20(O.T.)



SECOND FLOOR AREA=A+B+C+D+E+F2xG+2xH+I+2xJ+2xK+2xM(FAR)+S+S1+S2+(STAIRS)+L(LIFT)+2xB1+2xB2+B3+2xB4+B5+B6+B7+B8(BALC.))+T3(O.T.)
=17.80+8.90+6.0+5.50+9.80+9.40+2x8.20+2x2.60+23.00+2x17.10+2x10.20+2x8.40(FAR)+18.60+3.80+2.40(STAIRS)+3.22(LIFT)+2x3.70+2x5.10+8.70+2x4.60+3.60+4.0+4.40+4.10(BALC.))+8.25(O.T.)
=173.80m2 (FAR)+24.80(STAIRS)+3.22(LIFT)+51.60(BALC.))+8.25(O.T.)



'B' BLDG FRONT ELEVATION



SECTION B-B

Project order No. TPP/34583/VARCA/
73/19/2024 dated 28/03/2024
regarding the plans

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

'B' BUILDING

OWNER : M/S S.F. BUILDERS

PROJECT : REVISION OF 'A' BLDG & PROPOSED 'B' BLDG & C TYPE TWIN VILLA, AMALGAMATION OF PLOT, SWIMMING POOL & COMPOUND WALL IN THE PROPERTY SURVEYED UNDER SURVEY NO.73/19 & 13 AT VARCA VILLAGE SALCETE - GOA

DATE : 04/12/2023

SHEET NO. 4

OWNER

ENGINEER

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