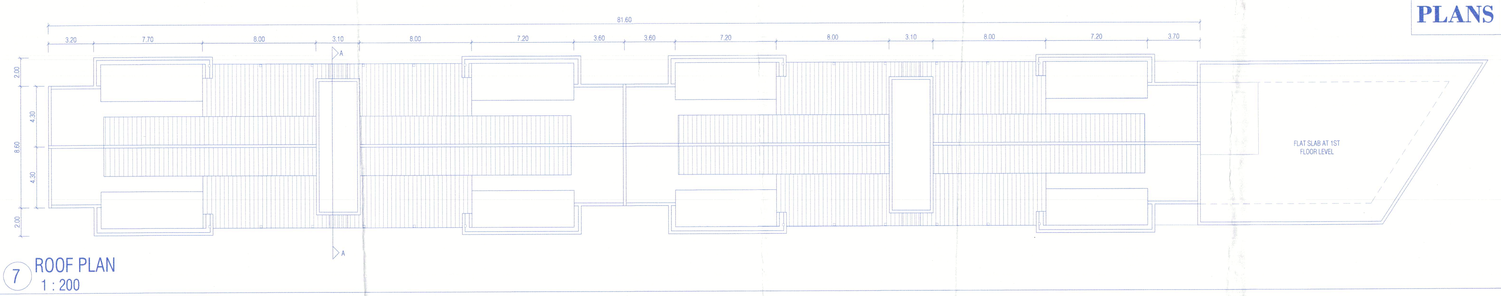
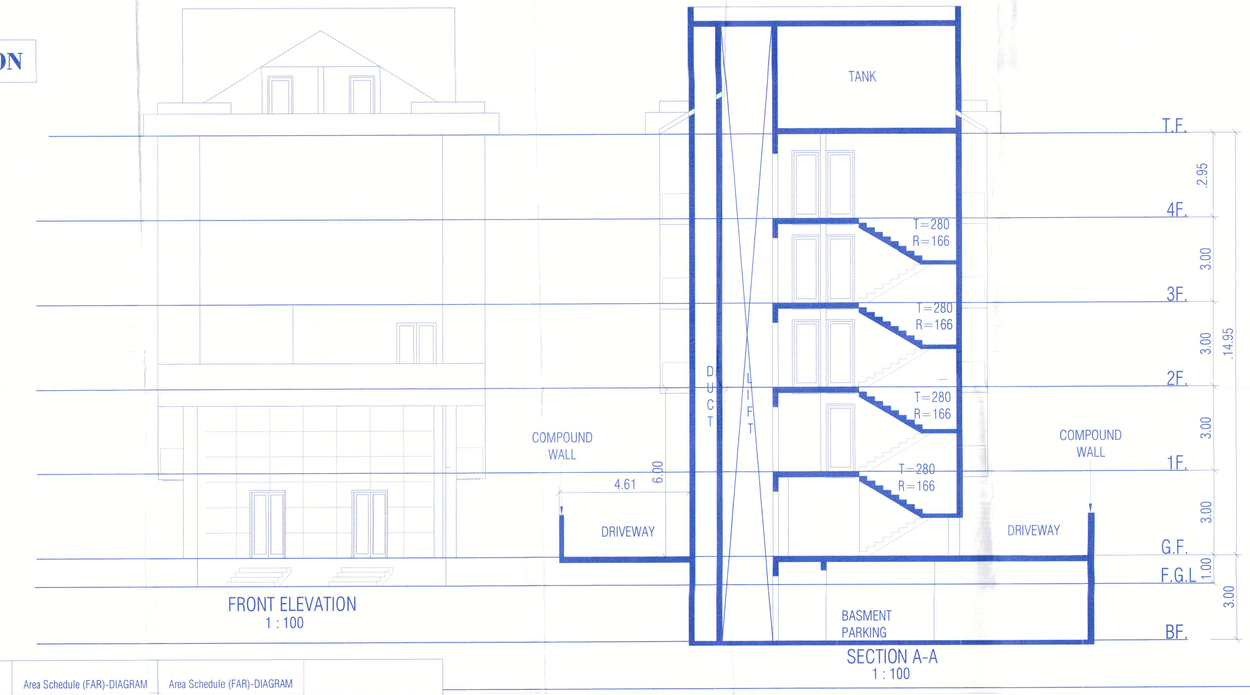
AREA DIAGRAM

PLANS



7 ROOF PLAN
1 : 200

ELEVATION & SECTION



FRONT ELEVATION
1 : 100

SECTION A-A
1 : 100

Area Schedule (FAR)-SUMMARY		Area Schedule (FAR)-SUMMARY	
FAR			31.82 m²
GF	95.46 m²	PARKING	
1F	398.27 m²	BF	611.45 m²
2F	530.08 m²		611.45 m²
3F	530.08 m²	STAIR+LIFT	
4F	499.47 m²	BF	71.98 m²
	2053.36 m²	GF	128.24 m²
7.5%		1F	77.20 m²
1F	25.74 m²	2F	77.20 m²
2F	34.32 m²	3F	53.88 m²
3F	34.32 m²	4F	53.88 m²
4F	52.20 m²		462.37 m²
	146.58 m²	STILT	
ATRIUM		GF	434.30 m²
GF	105.39 m²		434.30 m²
	105.39 m²	T	
B		1F	23.40 m²
1F	92.98.00 m²	2F	46.80 m²
2F	141.00 m²	3F	46.80 m²
3F	141.00 m²	4F	46.80 m²
4F	141.00 m²		163.80 m²
	515.28 m²		4547.38 m²
MEZZ.			
1F	31.82 m²		

Area Schedule (FAR)-DIAGRAM		Area Schedule (FAR)-DIAGRAM	
BF		STAIR+LIFT	77.20 m²
PARKING	611.45 m²	T	46.80 m²
STAIR+LIFT	71.98 m²		299.32 m²
		FAR	530.08 m²
GF			
ATRIUM	105.39 m²	3F	
STAIR+LIFT	128.24 m²	7.5%	34.32 m²
STILT	434.30 m²		141.00 m²
	667.93 m²	STAIR+LIFT	53.88 m²
FAR	95.46 m²	T	46.80 m²
			276.00 m²
1F		FAR	530.08 m²
7.5%	25.74 m²		
B	92.98 m²	4F	
MEZZ.	31.82 m²	7.5%	52.20 m²
STAIR+LIFT	77.20 m²	B	141.00 m²
T	23.40m²	STAIR+LIFT	53.88 m²
	251.14 m²	T	46.80 m²
FAR	398.27 m²		293.88 m²
		FAR	499.47 m²
2F			
7.5%	34.32 m²		
B	141.00 m²		

Door Schedule*		
d1	1.00	2.40
d2	<varies>	2.40
d3	0.80	2.40
d5	0.90	<varies>
GD5	1.50	2.40
sd1	3.00	2.40

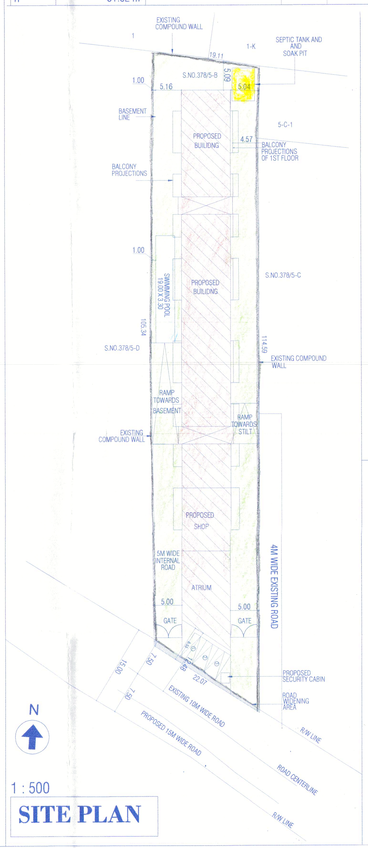
AREA STATEMENT

1	TOTAL AREA OF PLOT	2095.00	M2
2	AREA UNDER ROAD WIDENING	24.00	M2
3	EFFECTIVE PLOT AREA	2071.00	M2
4	EXISTING COVERED AREA	0.00	M2
5	EXISTING COVERED AREA TO BE DEMOLISHED	0.00	M2
6	COVERAGE PERMISSIBLE	40.00%	
7	COVERED AREA PERMISSIBLE	828.40	M2
8	PROPOSED COVERED AREA	725.08	M2
9	COVERAGE CONSUMED	35.01%	

10 DETAILS OF FLOOR AREA

	FLOOR REF	USE	BUA		DEDUCTION						NET
				PARK	BAL	STAIR	ATRIUM	MEZZ	INT. TERRACES	7.50%	TOTAL	FL. AR.
A	BASEMENT	PARK	683.43	611.45	0.00	71.98	0.00	0.00	0.00	0.00	683.43	0.00
B	GROUND	STILT+CO..	763.38	434.30	0.00	128.28	105.34	0.00	0.00	0.00	667.92	95.46
C	FIRST	RES	670.13	0.00	92.98	77.20	0.00	31.82	23.40	26.74	251.14	398.27
D	SECOND	RES	625.88	0.00	141.00	77.20	0.00	0.00	46.80	34.32	299.32	530.08
E	THIRD	RES	802.56	0.00	141.00	53.88	0.00	0.00	46.80	34.32	276.00	530.08
F	FOURTH	RES	802.00	0.00	141.00	53.88	0.00	0.00	46.80	52.20	293.88	499.47
			4547.38	1045.75	515.28	462.42	105.34	31.82	163.80	146.58	2471.69	2053.36

11	FAR PERMISSIBLE	100.00	
12	FLOOR AREA PERMISSIBLE (EXCL. R/W)	2095.00	M2
13	FLOOR AREA CONSUMED	2053.36	M2
15	FAR CONSUMED	97.99	
16	ADD. FLOOR AREA PERMISSIBLE FOR FACILITIES (7.50% OF FLOOR AREA)	153.97	M2
17	ADD. FLOOR AREA CONSUMED FOR FACILITIES	146.58	M2
18	PARKING REQUIREMENT (RES-1 PER APT - 30NOS + (COMM-95.46M2/50M2 = 2NOS)	32.00	NO
19	PARKING PROVIDED	34.00	NO
20	AREA CALCULATION FOR INFRASTRUCTURE TAX		
A	PROPOSED BUA AS PER REVISED INCL. POOL (45M2) EXCL. BASEMENT AND STILT PARKING	3564.33	M2
B	APPROVED BUA INCL. POOL	2242.09	M2
		1472.86	M2



N
1 : 500

SITE PLAN

LOCATION PLAN

Permission granted under Ref. No. VP/ ANJ - CAI / Const. Lic/2025-26/1393 dated 21/04/25
Shri Rui A. Cardoso
Secretary
V.P. Anjuna - Caisua

SWIMMING POOL

Approved With Condition Vide
T.C.O No: TPD/7885/PNJ/TP/251/3225 dt 2/4/2025
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

SHEET NO:1/

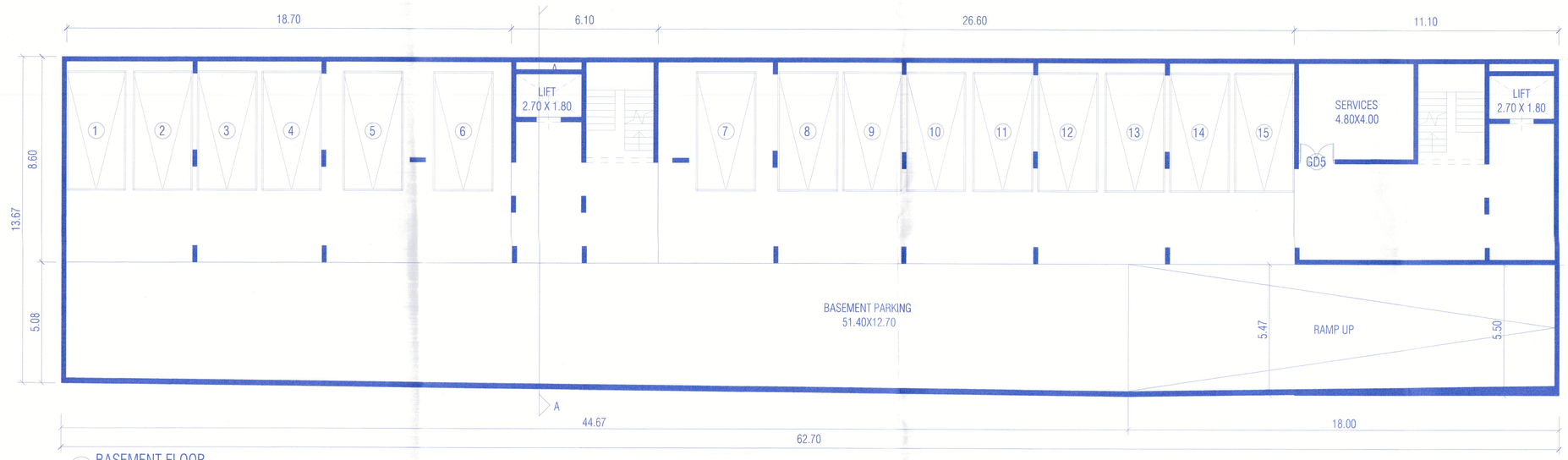
Owner Sign:

Architect Sign:

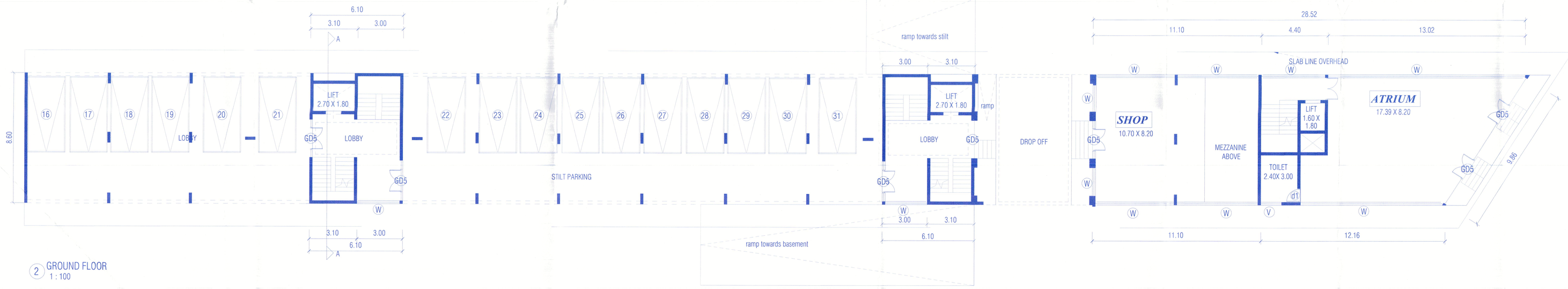
DARRYL JOSEPH FERNANDES
(B. Arch)
COA Reg.: CA/2002/28726

REVISED DRAWINGS CONSTRUCTION OF APARTMENT BUILDING, COMPOUND WALL(PART) AND SWIMMING POOL ON LAND BEARING SURVEY NO.378/5-B, SITUATED AT VILLAGE ANJUNA OF TALUKA BARDEZ FOR LIMOVIA VENTURES PVT. LTD.

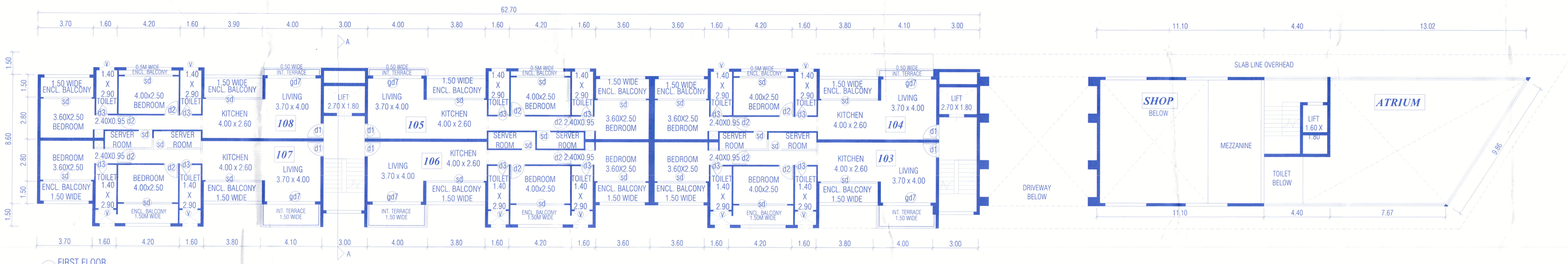
PLANS



1 BASEMENT FLOOR
1 : 100



2 GROUND FLOOR
1 : 100



3 FIRST FLOOR
1 : 100

Approved With Condition Vide
T.C.O No: TPB/4895/ANJ/TCP/25/3225
dt 7/4/2025
7/4/2025
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

Permission granted under
No. VP/ANJ-CAI/Const-(6)/2025-26/1373
Dated 18/04/25
Shri Rui A. Cardoso
Secretary
V.P. Anjuna - Caisua

SHEET NO: 1/

Owner Sign:

Architect Sign:

DARRYL JOSEPH FERNANDES
(B. Arch)
COA Reg.: CA/2002/28726

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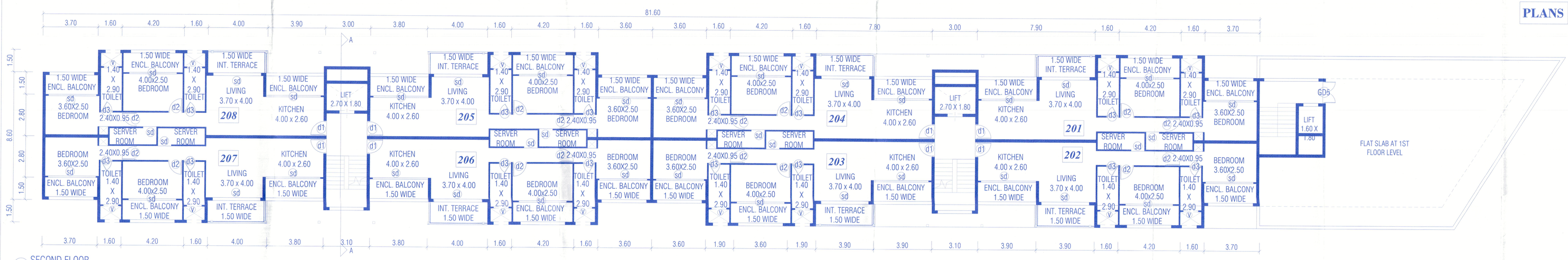
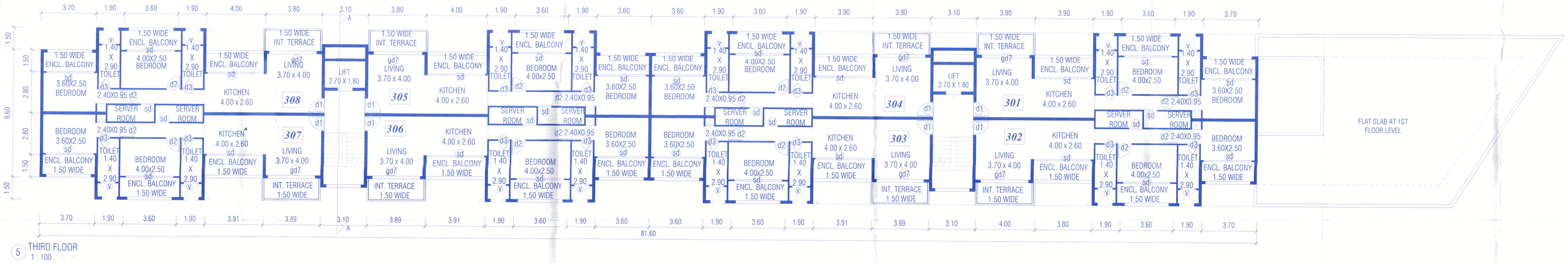
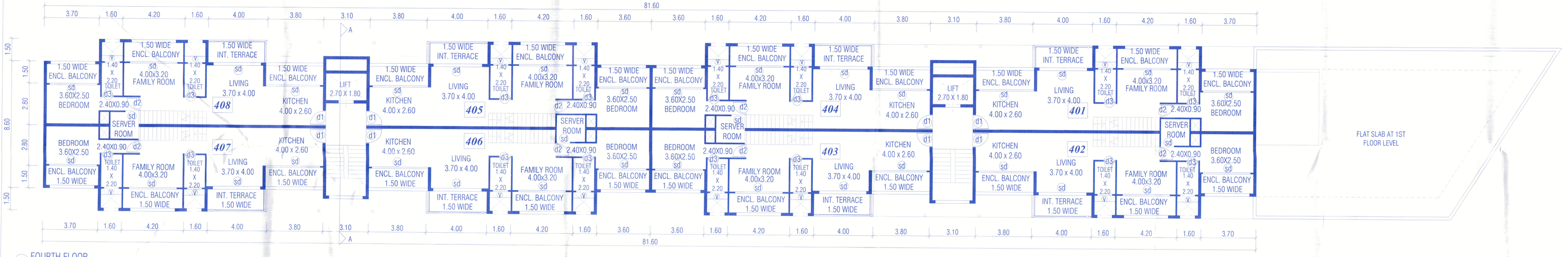
PLANS



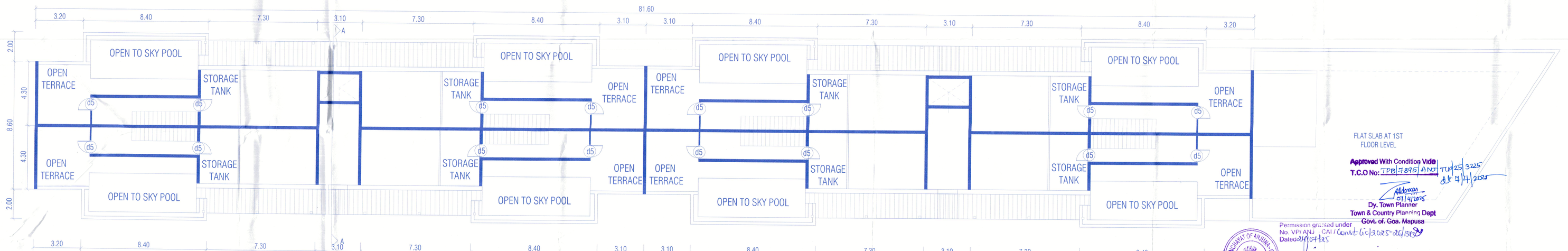
4 SECOND FLOOR
1 : 100



5 THIRD FLOOR
1 : 100



6 FOURTH FLOOR
1 : 100



7 FIFTH FLOOR
1 : 100

Approved With Conditions Vide
T.C.O No: TPB/7875/ANJ/TCP/25/3225
dt 7/4/2025
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa. Mapusa

Permission granted under
No. VP/ANJ/CAI/Const(c)/3025-26/1538
Dated 01/04/25

Shri Rui A. Cardoso
Secretary
V.P. Anjuna - Caisua

SHEET NO:

Owner Sign:

Architect Sign:

DARRYL JOSEPH FERNANDES
(B. Arch)
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