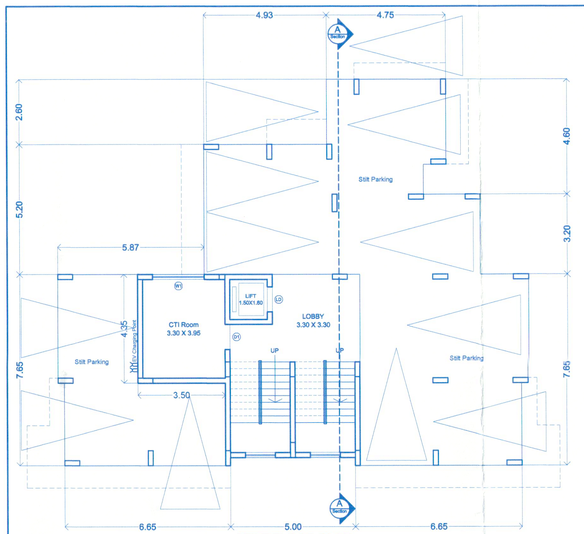
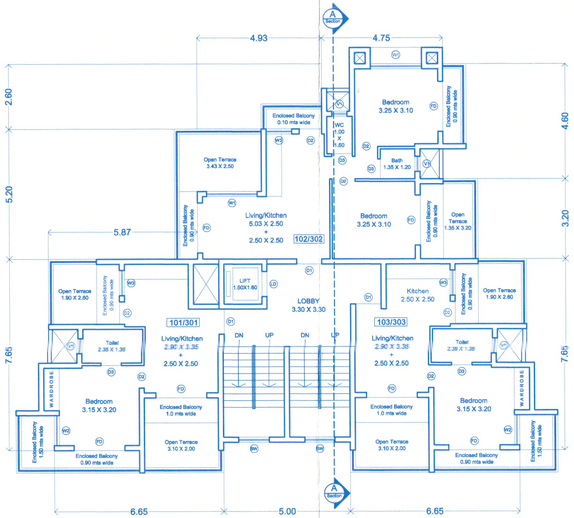
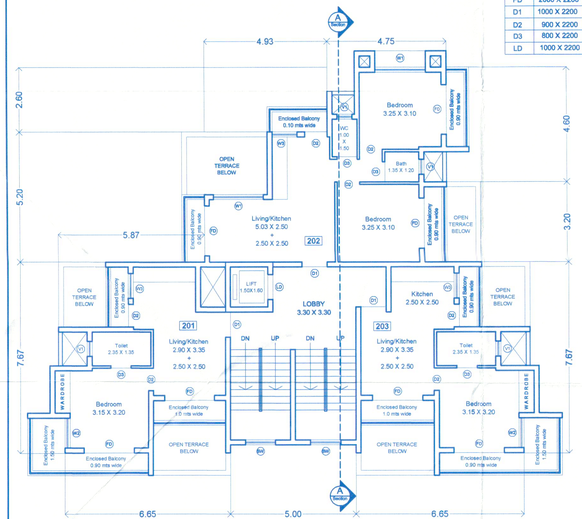



STILT FLOOR PLAN

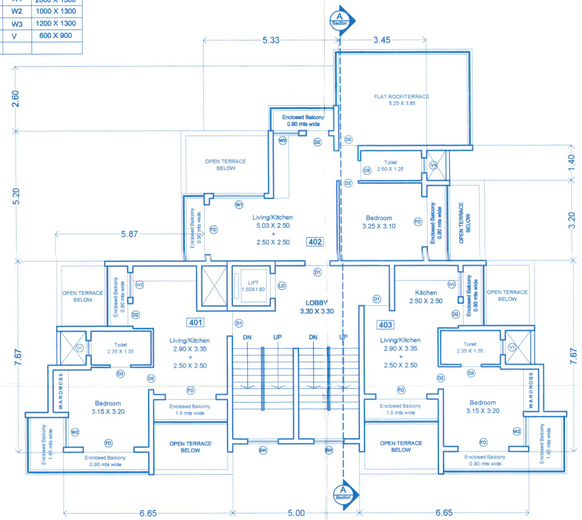



TYPICAL FLOOR PLAN
( UpperGround & Second Floor )

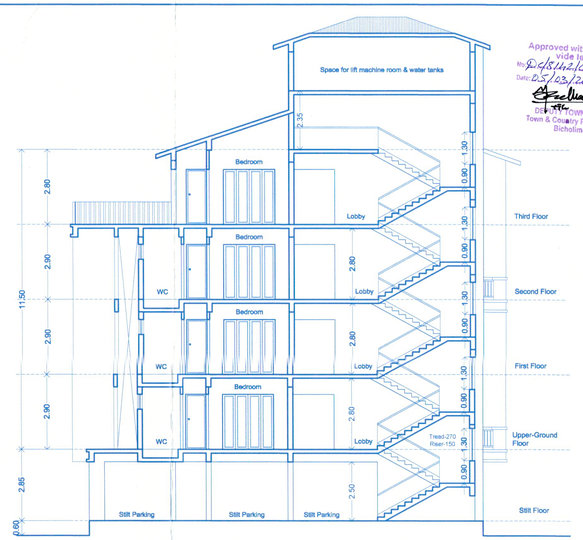
| DOOR & WINDOW SCHEDULE | | | |
|---|---|---|---|
| TYPE | SIZE | TYPE | SIZE |
| FD | 2000 X 2200 | W1 | 2000 X 1300 |
| D1 | 1000 X 2200 | W2 | 1000 X 1300 |
| D2 | 900 X 2200 | W3 | 1200 X 1300 |
| D3 | 800 X 2200 | V | 600 X 900 |
| LD | 1000 X 2200 | | |




FIRST FLOOR PLAN

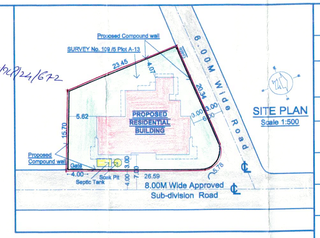


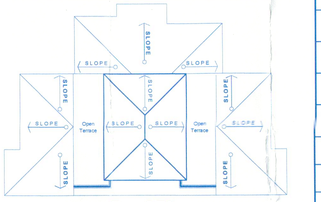

THIRD FLOOR PLAN



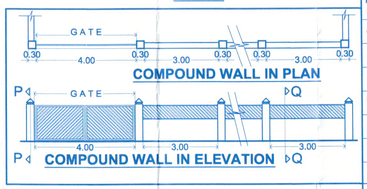

SECTION AA

Approved with condition vide letter No. D-4/5/Mis/CAMPAR/BICHOM/23/1672 Date: 05/03/2024
TOWN PLANNER Town & Country Planning Dept. Bicholim- Goa




Roof Plan
Scale 1: 200



FRONT ELEVATION

SECTION P-P

SECTION Q-Q

For M/s BALAJI REALTORS
Partner

Owners signature

PRASHANT GAONKAR, ARCHITECT
COA REG. NO. CA/97/21582
TCP REG. NO. AR/0064/2010

Architects signature

## AREA STATEMENT

| | | |
|---|---|---|
| 1 | AREA OF THE PLOT | 560.00 M2 |
| 1A | AREA OF THE PLOT UNDER DEVELOPMENT | 560.00 M2 |
| 2 | DEDUCTION FOR: | |
| a) | AREA WITHIN ROAD WIDENING / PROPOSED | Nill |
| b) | AREA RESERVED FOR ANY OTHER USE | Nill |
| 3 | EFFECTIVE AREA OF PLOT | 560.00 M2 |
| 4 | OPEN SPACE REQUIRED 15% OF THE PLOT AREA | Nill |
| 5 | TOTAL OPEN SPACE PROVIDED | Nill |
| 6 | PERMISSIBLE COVERAGE | 40% = 224.00 M2 |
| 7 | PROPOSED COVERAGE | 206.34 M2 = 36.84 % |
| 8 | EXISTING BUILDINGS TO BE DEMOLISHED | NIL |
| 9 | PERMISSIBLE FLOOR AREA FAR = 80% | 448.00 M2 |
| 10 | Area of the swimming pool | NIL |
| 11 | Length of the compound wall | 97.86 Rn. Mts. |

| FLOOR | USE | TOTAL BUILT-UP AREA M2 | AREA FREE FROM FAR M2 | | | | | NET FLOOR AREA M2 | FAR |
|---|---|---|---|---|---|---|---|---|---|
| | | | Staircase & Lobby | Lift | Stilt / Basement | Balcony | Open Terrace | | |
| Stilt / Ground Floor | Parking | 206.34 | 35.78 | 3.80 | 166.76 | NIL | NIL | 00 | 79.86 |
| Upper-ground floor | Residential | 224.87 | 38.18 | 3.80 | NIL | 33.45 | 34.37 | 115.07 | |
| First floor | Residential | 190.50 | 38.18 | 3.80 | NIL | 33.45 | NIL | 115.07 | |
| Second floor | Residential | 224.87 | 38.18 | 3.80 | NIL | 33.45 | 34.37 | 115.07 | |
| Third floor | Residential | 194.68 | 38.18 | 3.80 | NIL | 30.45 | 20.21 | 102.04 | |
| TOTAL | | 1041.26 | 188.50 | 19.00 | 166.76 | 130.80 | 88.95 | 447.25 | |

| | | | |
|---|---|---|---|
| 12 | TOTAL FLOOR AREA | | 447.25 SQM |
| 13 | PROPOSED FAR | | 79.86 |
| 14 | CAR PARKING REQUIRED | | = 12 nos. |
| 15 | CAR PARKING PROVIDED | | = 12 nos. |
| 16 | Total area calculation for Infrastructure Tax | Residential | 874.50 SQM |
| | CTI Room area | | 15.22 SQM |
| | Total | | 889.72 SQM |

**PROJECT:**
PROPOSED RESIDENTIAL BUILDING & COMPOUND WALL

LOCATION: Karapur, Bicholim - Goa.
CLIENT: M/S Balaji Realtors
TITLE: PLANS, ELEVATION, SECTION & SITE PLAN
STATUS: SUBMISSION DRAWINGS ( For approval only )

NORTH:
DRAWN: Apurva
CHECKED: Prashant
DATE: 12th Feb 2024
SCALE: 1:100, 1:200 & 1:500
DRAWING NUMBER: 01

THIS DRAWING IS THE PROPERTY OF Prashant Gaonkar AND THEIR CONSULTANTS AND NOT TO BE USED OR COPIED WITHOUT THEIR PERMISSION.

With Resolution No. 6/2 dated 12/03/2024
Sanad No. 1/2024
Village Panchayat Karapur Sanquelim

Prashant Gaonkar
Architects & Interior Designers

A-308,3rd Floor, Dwrakanath Centre, Above Patanjali store Opp. Shree Bodgeshwar Temple, Mapusa- Goa.Tel.9822488590

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING & COMPOUND WALL for M/S Balaji Realtors at Plot A-13 ,Survey No. 109/5 -A of village Karapur, Bicholim - Goa .