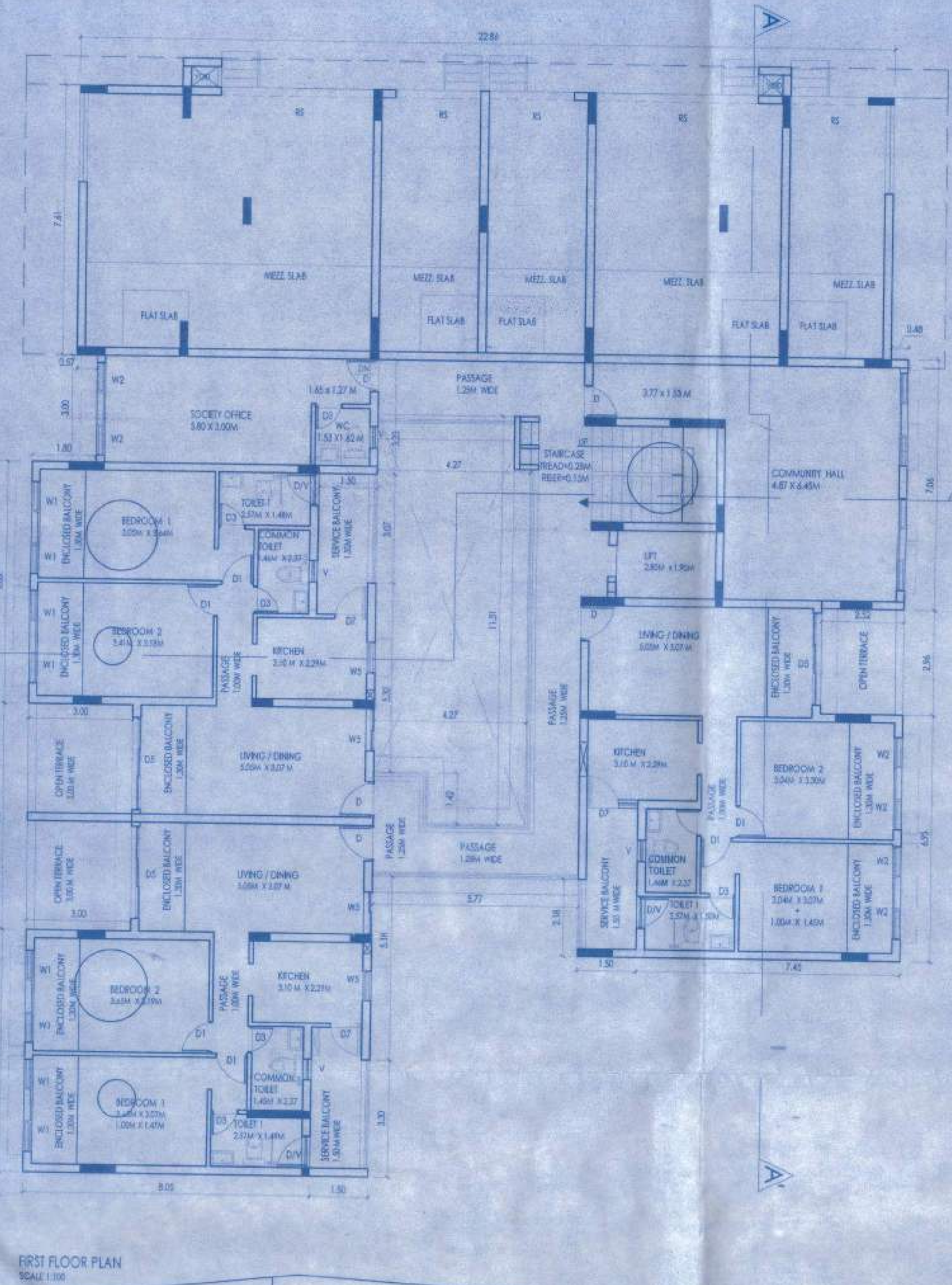
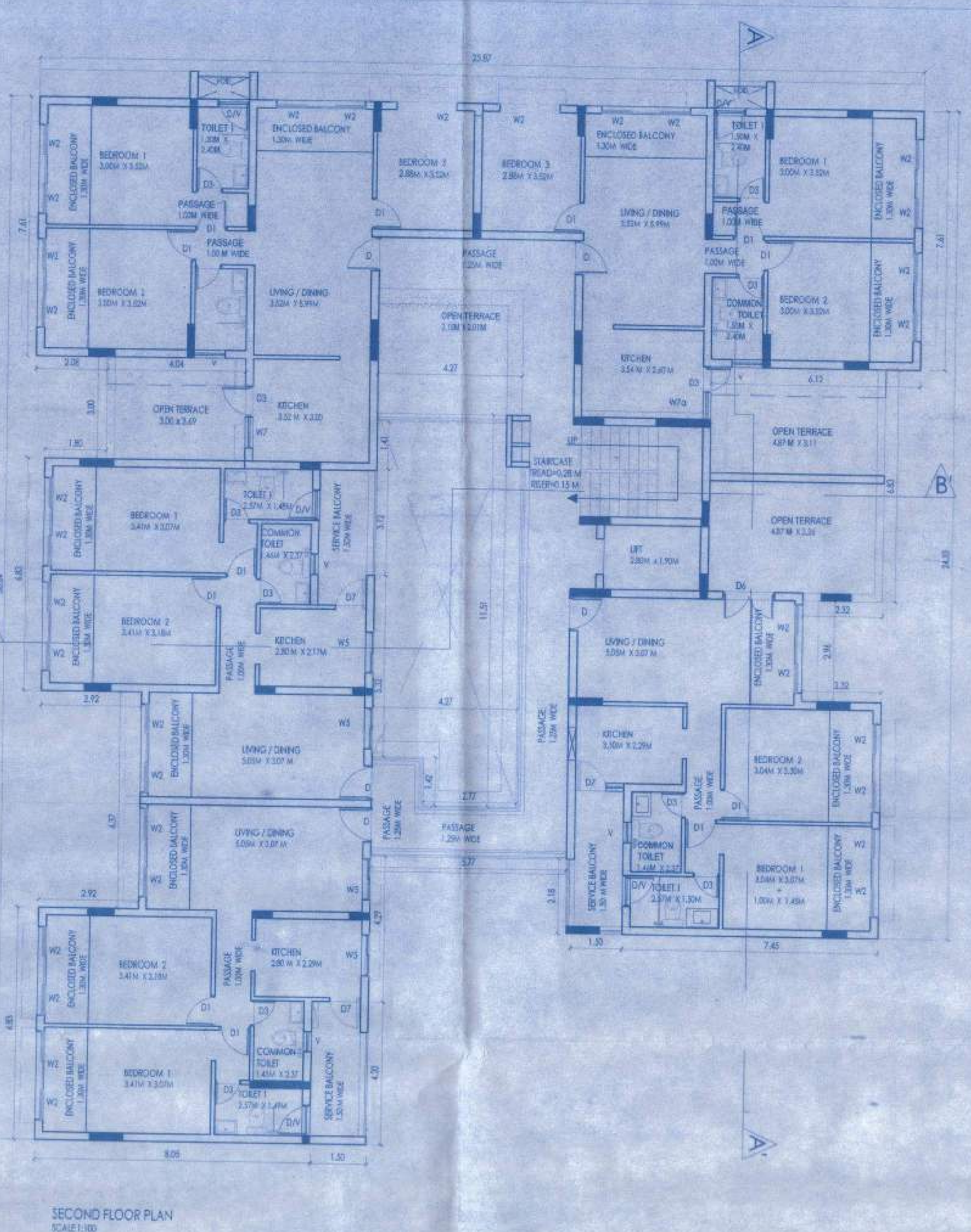
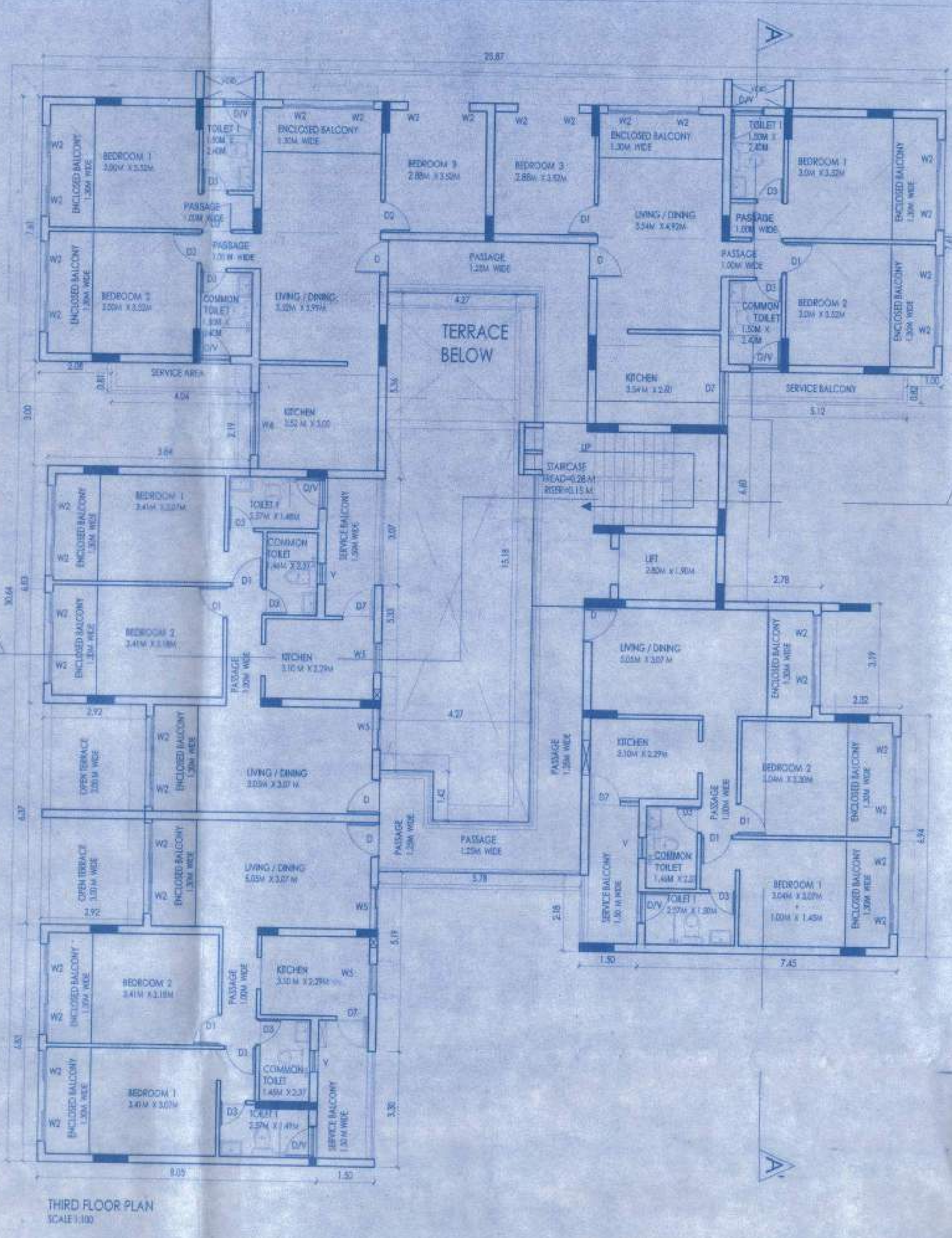
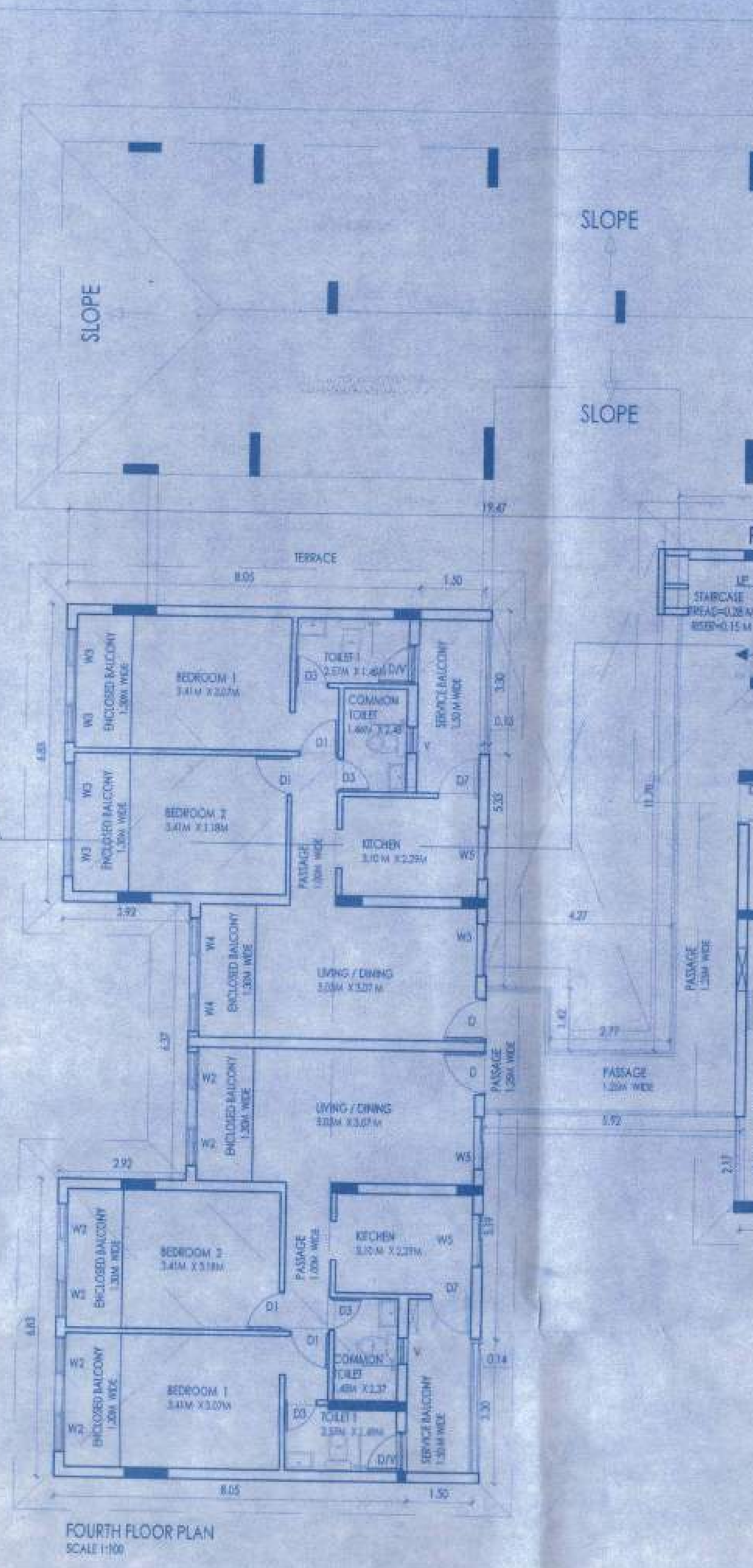
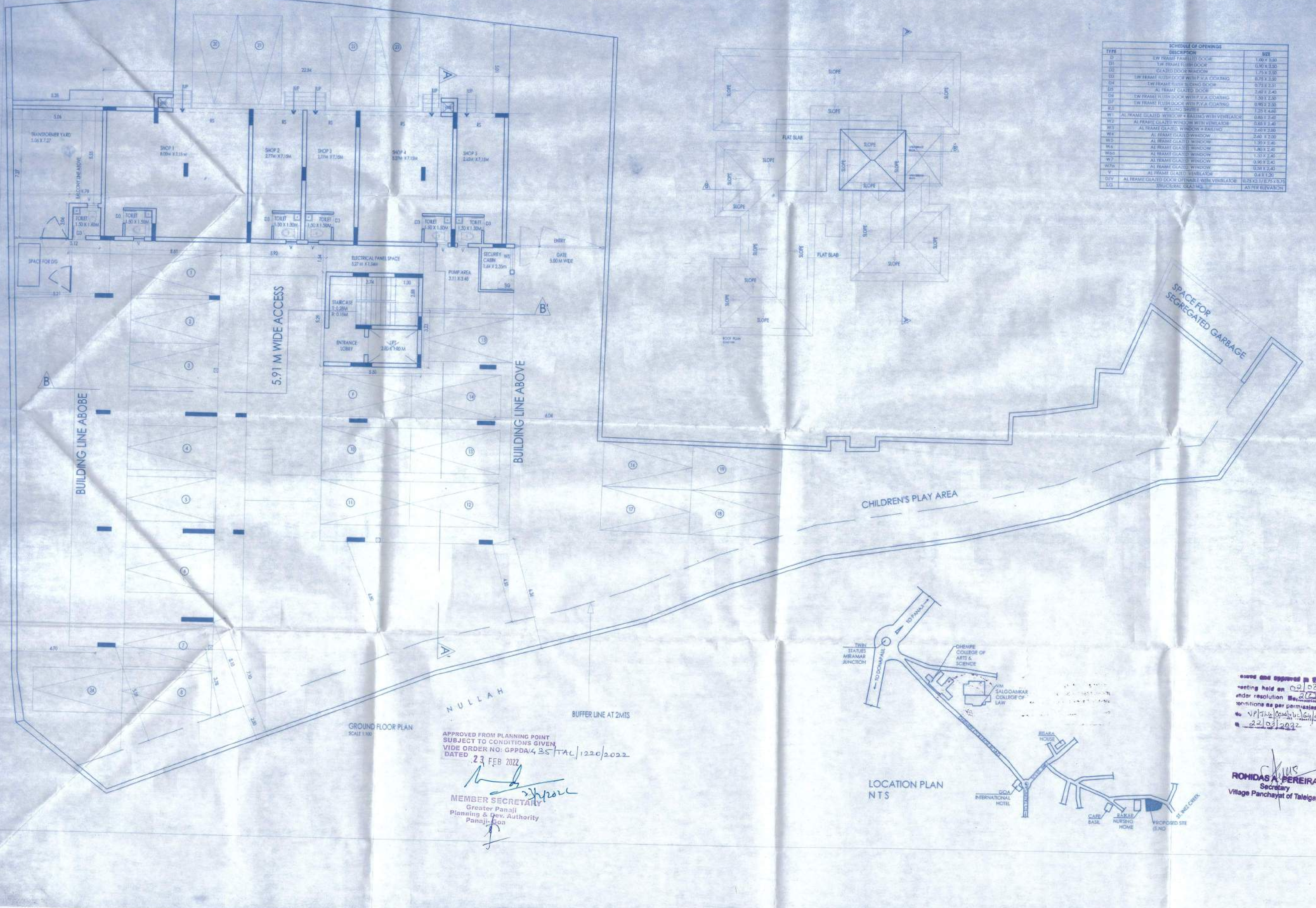

FIRST FLOOR PLAN
SCALE 1:100

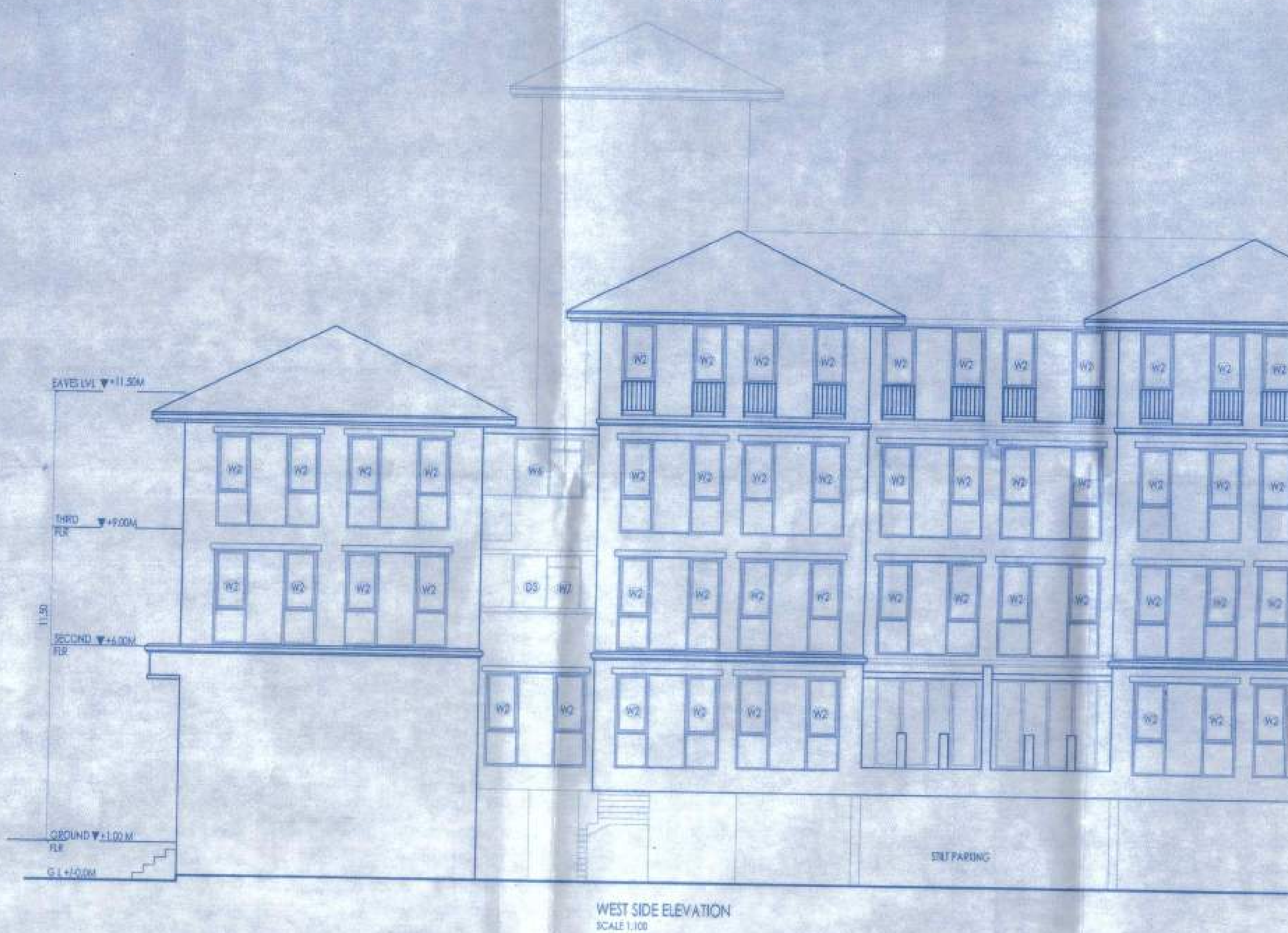

SECOND FLOOR PLAN
SCALE 1:100
TERRACE BELOW

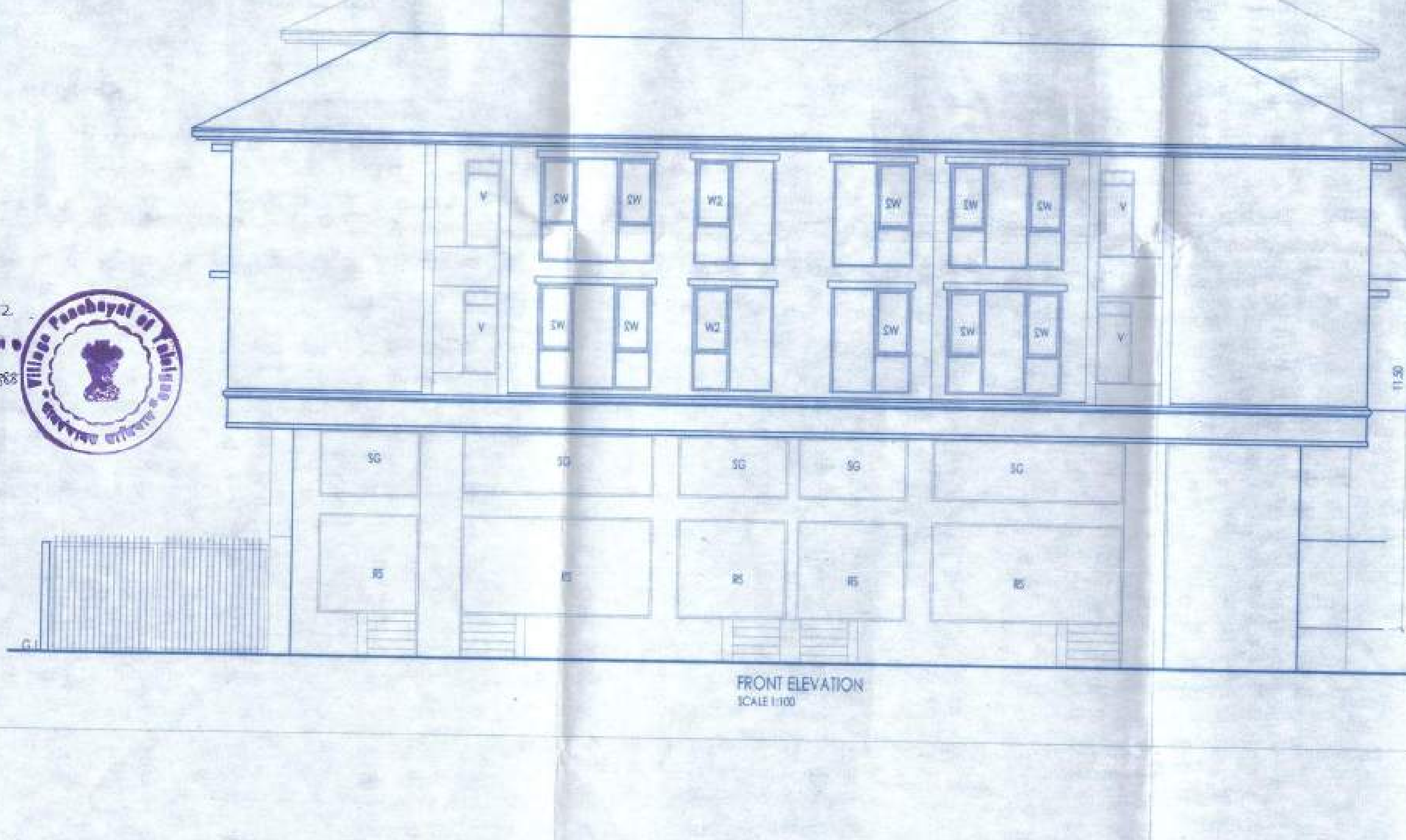

THIRD FLOOR PLAN
SCALE 1:100
TERRACE BELOW


FOURTH FLOOR PLAN
SCALE 1:100
FLAT SLAB
SLOPE


GROUND FLOOR PLAN
SCALE 1:100
5.91 M WIDE ACCESS
BUILDING LINE ABOBE
BUILDING LINE ABOVE
CHILDREN'S PLAY AREA
SPACE FOR SEGREGATED GARBAGE
NULLAH
BUFFER LINE AT 2MTS
FLAT SLAB
SLOPE
LOCATION PLAN
NTS
TWIN STATUES MIRAMAR JUNCTION
TO DONAPAULA
DHEMPE COLLEGE OF ARTS & SCIENCE
VM SALGOANKAR COLLEGE OF LAW
RISARA HOUSE
GOA INTERNATIONAL HOTEL
CAFE BASIL
RAIKAR NURSING HOME
PROPOSED SITE (S.NO
ST. INEZ CREEK

TYPE	DESCRIPTION	SIZE
D	T.W FRAME PANELLED DOOR	1.00 X 2.50
D1	T.W FRAME FLUSH DOOR	0.90 X 2.50
D2	GLAZED DOOR WINDOW	1.75 X 2.50
D3	T.W FRAME FLUSH DOOR WITH P.V.A COATING	0.75 X 2.50
D4	T.W FRAME FLUSH SLIDING DOOR	0.75 X 2.51
D5	AL FRAME GLAZED DOOR	2.60 X 2.40
D6	T.W FRAME FLUSH DOOR WITH P.V.A COATING	1.50 X 2.50
D7	T.W FRAME FLUSH DOOR WITH P.V.A COATING	0.90 X 2.50
R.S	ROLLING SHUTER	1.25 X 4.40
W1	AL FRAME GLAZED WINDOW + RAILING WITH VENTILATOR	0.85 X 2.40
W2	AL FRAME GLAZED WINDOW WITH VENTILATOR	0.65 X 2.40
W3	AL FRAME GLAZED WINDOW + RAILING	2.60 X 2.00
W4	AL FRAME GLAZED WINDOW	2.60 X 2.00
W5	AL FRAME GLAZED WINDOW	1.20 X 2.40
W6	AL FRAME GLAZED WINDOW	1.80 X 2.40
W6a	AL FRAME GLAZED WINDOW	1.33 X 2.40
W7	AL FRAME GLAZED WINDOW	0.90 X 2.40
W7a	AL FRAME GLAZED WINDOW	0.50 X 2.40
V	AL FRAME GLAZED VENTILATOR	0.4 X 1.20
D/V	AL FRAME GLAZED DOOR OPENABLE WITH VENTILATOR	0.75 X 2.1 / 0.75 X 0.75
S.G	STRUCTURAL GLAZING	AS PER ELEVATION


WEST SIDE ELEVATION
SCALE 1:100
EXIST PARKING


FRONT ELEVATION
SCALE 1:100
EAVES LVL
THIRD FLR
SECOND FLR
FIRST FLR
GROUND FLR

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER NO: GPPDA/4 35/TAL/1220/2022
DATED 23 FEB 2022

2/3/2022

MEMBER SECRETARY
Greater Panaji
Planning & Dev. Authority
Panaji-Goa

...ssed and approved in the
meeting held on 02/03/2022
under resolution No. 20(I) subject to
conditions as per permission
No. VP/TAL/Const/Lic/64/21-22/3888
dt. 22/03/2022

ROHIDAS A. PEREIRA
Secretary
Village Panchayat of Taleigao

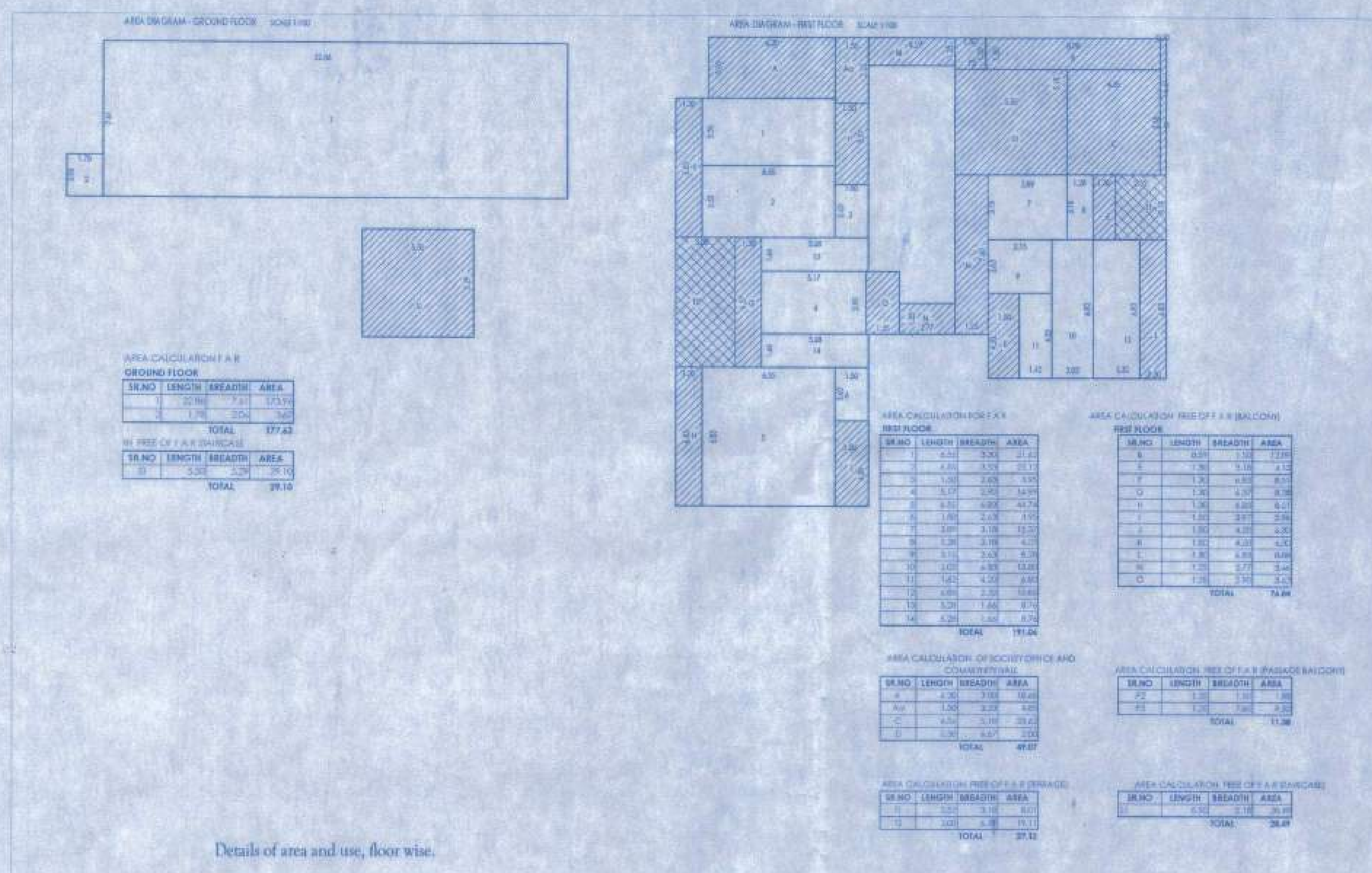
01/02

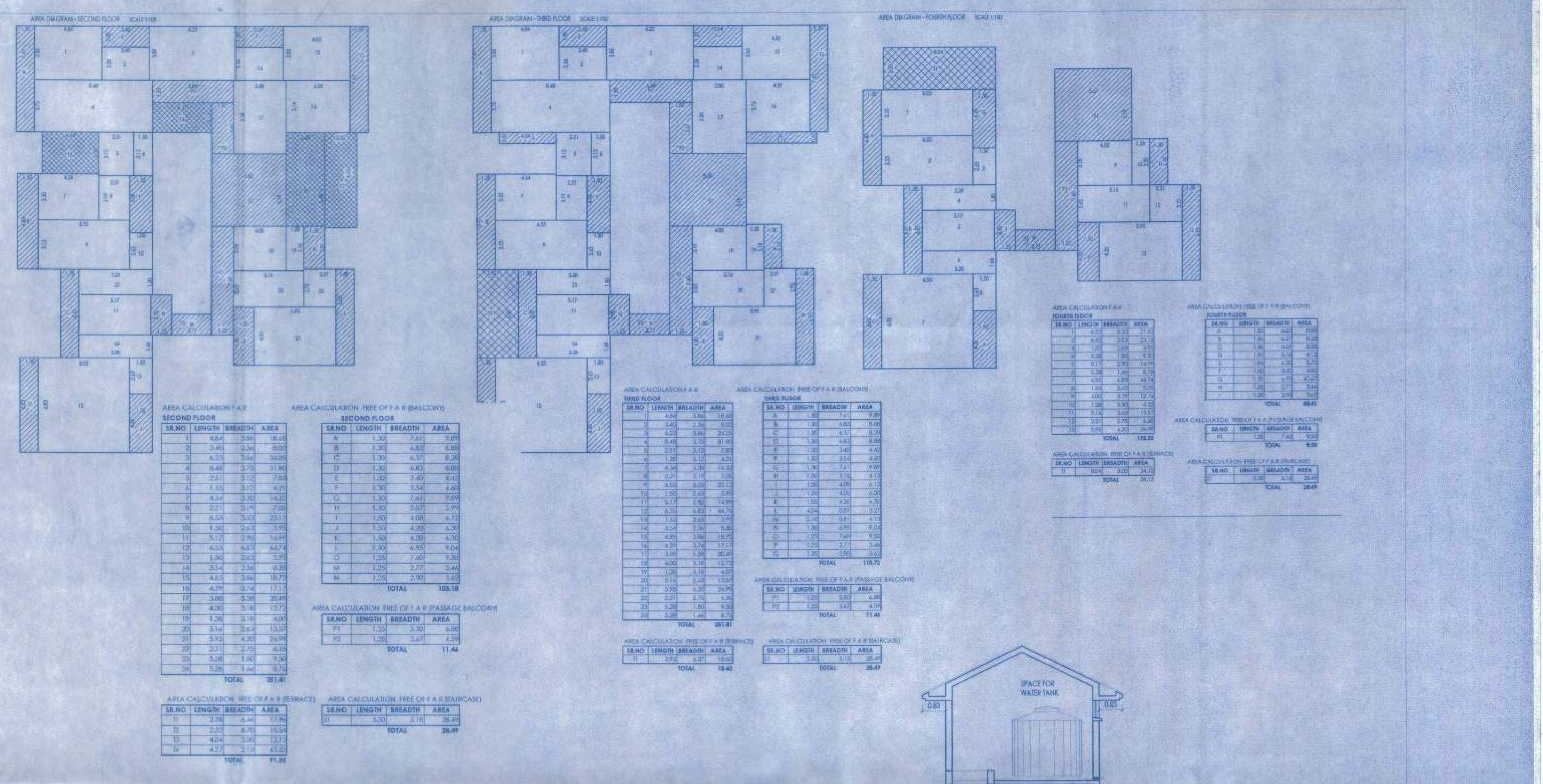
TITLE
FLOOR PLANS, ELEVATIONS, LOCATION PLAN

PROJECT:
PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL PROJECT IN PLOT BEARING SURVEY NO.92/1-A OF VILLAGE TALEIGAO - GOA

ARCHITECT'S SIGNATURE	OWNER'S SIGNATURE: THROUGH P.O.A HOLDER MR. GAURANG SUCTANKAR
GAURANG SUCTANCAR B.ARCH. A.I.I.A REG. No. COA.CA/96/20679 REG. No. TCP.AR/0007/2015	
SCALE : AS SPECIFIED	DATE:12-01-2022

RISARA PROPERTIES
RISARA HOUSE, VASUDEV DEMPO
MARG, TONCA CARANZALEM


AREA DIAGRAM - GROUND FLOOR SCALE 1:100
AREA DIAGRAM - FIRST FLOOR SCALE 1:100
AREA CALCULATION F.A.R
GROUND FLOOR
TOTAL 177.63
TOTAL 29.10
FIRST FLOOR
TOTAL 191.06


AREA DIAGRAM - SECOND FLOOR SCALE 1:100
AREA DIAGRAM - THIRD FLOOR SCALE 1:100
AREA DIAGRAM - FOURTH FLOOR SCALE 1:100
AREA CALCULATION F.A.R
SECOND FLOOR
TOTAL 351.41
AREA CALCULATION FREE OF F.A.R (BALCONY)
AREA CALCULATION FREE OF F.A.R (PASSAGE BALCONY)
AREA CALCULATION FREE OF F.A.R (TERRACE)
AREA CALCULATION FREE OF F.A.R (STAIRCASE)
TOTAL 91.25
THIRD FLOOR
FOURTH FLOOR

Details of area and use, floor wise.

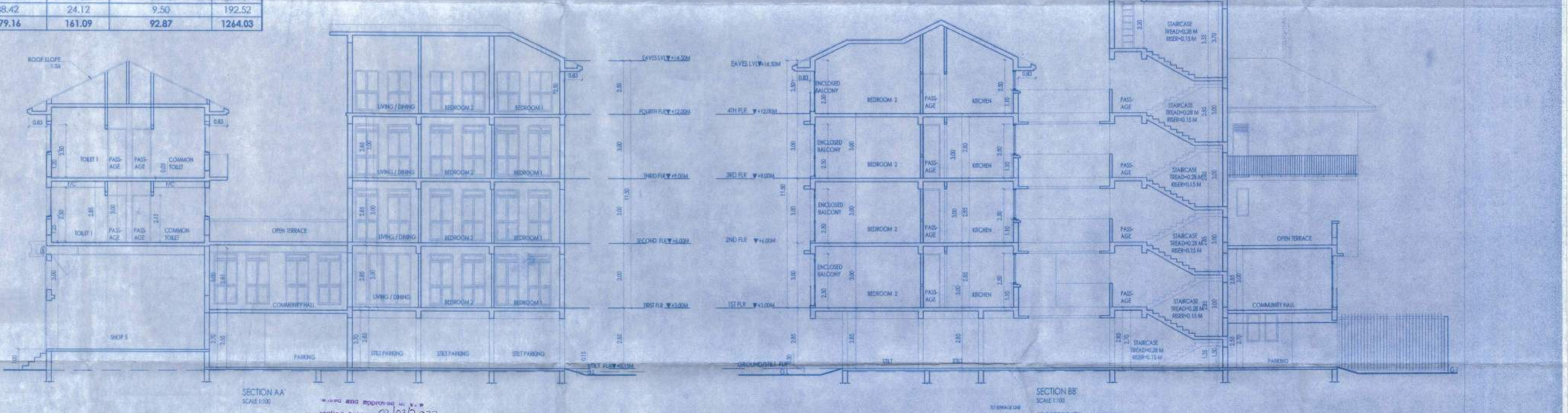
AREA CALCULATIONS							
FLOOR REFERENCE	USE	B.U.A (sqm)	AREA FREE OF FAR				F.A.R (sqm)
			STAIRCASE (sqm)	PASSAGES/ BALCONIES (sqm)	TERRACES (sqm)	AREA UNDER 7.5% FREE OF F.A.R	
GROUND FLOOR	Commercial /Parking	206.73	29.10	0.00	0.00	0.00	177.63
FIRST FLOOR	Residential	383.95	28.49	76.84	27.12	60.44	191.06
SECOND FLOOR	Residential	585.78	28.49	103.18	91.25	11.46	351.41
THIRD FLOOR	Residential	520.69	28.49	110.72	18.60	11.46	351.41
FOURTH FLOOR	Residential	343.05	28.49	88.42	24.12	9.50	192.52
TOTAL		2040.20	143.06	379.16	161.09	92.87	1264.03

AREA STATEMENT:

01. Total Area of the Plot =1602.00 sq. mts
02. Plinth Area of Cross Structure = 16.13 sqm
03. Effective Plot Area = 1602.00 - 16.13= 1585.87 sqm
04. Covered Area Permissible = 634.35 sq.mts. (40%)
05. Covered Area of Proposed Building= 458.40 sq. mts. (28.91 %)
06. F.A.R. Allowed = 80%
= 1268.70 sqm
07. F.A.R Proposed =79.70 %
=1264.03sqm

PARKING STATEMENT:

01. Parking Required
A) - Parking for commercial = 173.96/50
= 3.48 nos
B) - Parking for Residential = 1090.07/75
= 14.52 nos
A+B = 18.00 nos
Total = 18 nos car required
02. Parking Provided = 24 Nos


ROOF SLOPE 1:26
TOILET 1
PASS-AGE
COMMON TOILET
OPEN TERRACE
LIVING / DINING
BEDROOM 2
BEDROOM 1
COMMUNITY HALL
SHOP 5
PARKING
STILT PARKING
EAVES LVL +14.20M
FOURTH FLR +12.00M
THIRD FLR +9.00M
SECOND FLR +6.00M
FIRST FLR +3.00M
STILT FLR +0.15M
GROUND/STILT FLR
ENCLOSED BALCONY
KITCHEN
SPACE FOR WATER TANK
STAIRCASE TREAD=0.28 M RISER=0.15 M

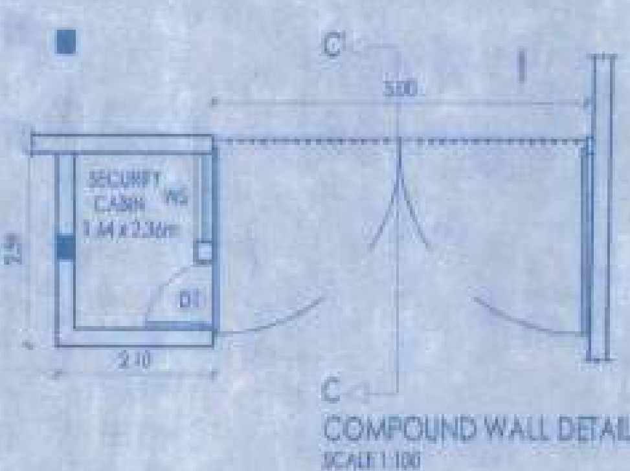
SECTION AA'
SCALE 1:100

SECTION BB'
SCALE 1:100

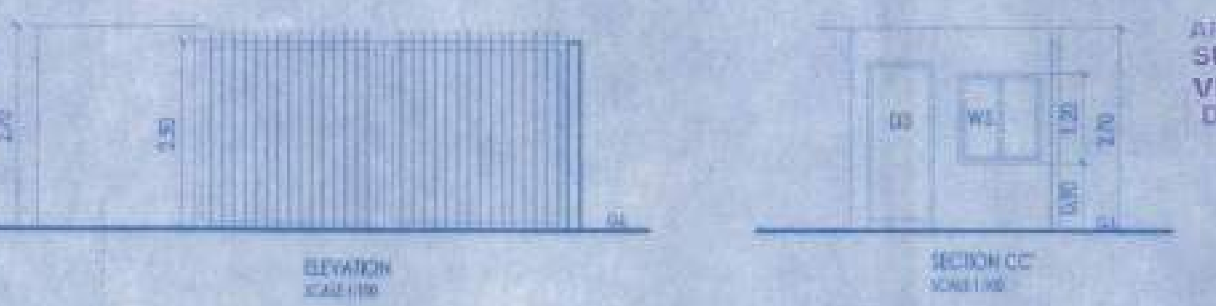
Passed and approved in the
meeting held on 02/03/2022
under resolution No. 2(6) subject to
conditions as per permission
No. VP/TLG/CONST-LIC/64/21-22/3330
dt. 22/03/2022

ROHIDAS A. PEREIRA
Secretary
Village Panchayat of Taleigao

SCHEDULE OF OPENINGS		
TYPE	DESCRIPTION	SIZE
D	T.W FRAME PANELLED DOOR	1.00 X 2.50
D1	T.W FRAME FLUSH DOOR	0.90 X 2.50
D2	GLAZED DOOR WINDOW	1.75 X 2.50
D3	T.W FRAME FLUSH DOOR WITH P.V.A COATING	0.75 X 2.50
D4	T.W FRAME FLUSH SLIDING DOOR	0.75 X 2.51
D5	AL FRAME GLAZED DOOR	2.40 X 2.40
D6	T.W FRAME FLUSH DOOR WITH P.V.A COATING	1.30 X 2.50
D7	T.W FRAME FLUSH DOOR WITH P.V.A COATING	0.90 X 2.50
R.S	ROLLING SHUTTER	1.25 X 4.60
W1	AL FRAME GLAZED WINDOW + RAILING WITH VENTILATOR	0.85 X 2.40
W2	AL FRAME GLAZED WINDOW WITH VENTILATOR	0.85 X 2.40
W3	AL FRAME GLAZED WINDOW + RAILING	2.40 X 2.00
W4	AL FRAME GLAZED WINDOW	2.40 X 2.00
W5	AL FRAME GLAZED WINDOW	1.20 X 2.40
W6	AL FRAME GLAZED WINDOW	1.80 X 2.40
W6a	AL FRAME GLAZED WINDOW	1.33 X 2.40
W7	AL FRAME GLAZED WINDOW	0.90 X 2.40
W7a	AL FRAME GLAZED WINDOW	0.58 X 2.40
V	AL FRAME GLAZED VENTILATOR	0.6 X 1.20
D/V	AL FRAME GLAZED DOOR OPENABLE WITH VENTILATOR	0.75 X 2.1 / 0.75 x 0.75
S.G	STRUCTURAL GLAZING	AS PER ELEVATION

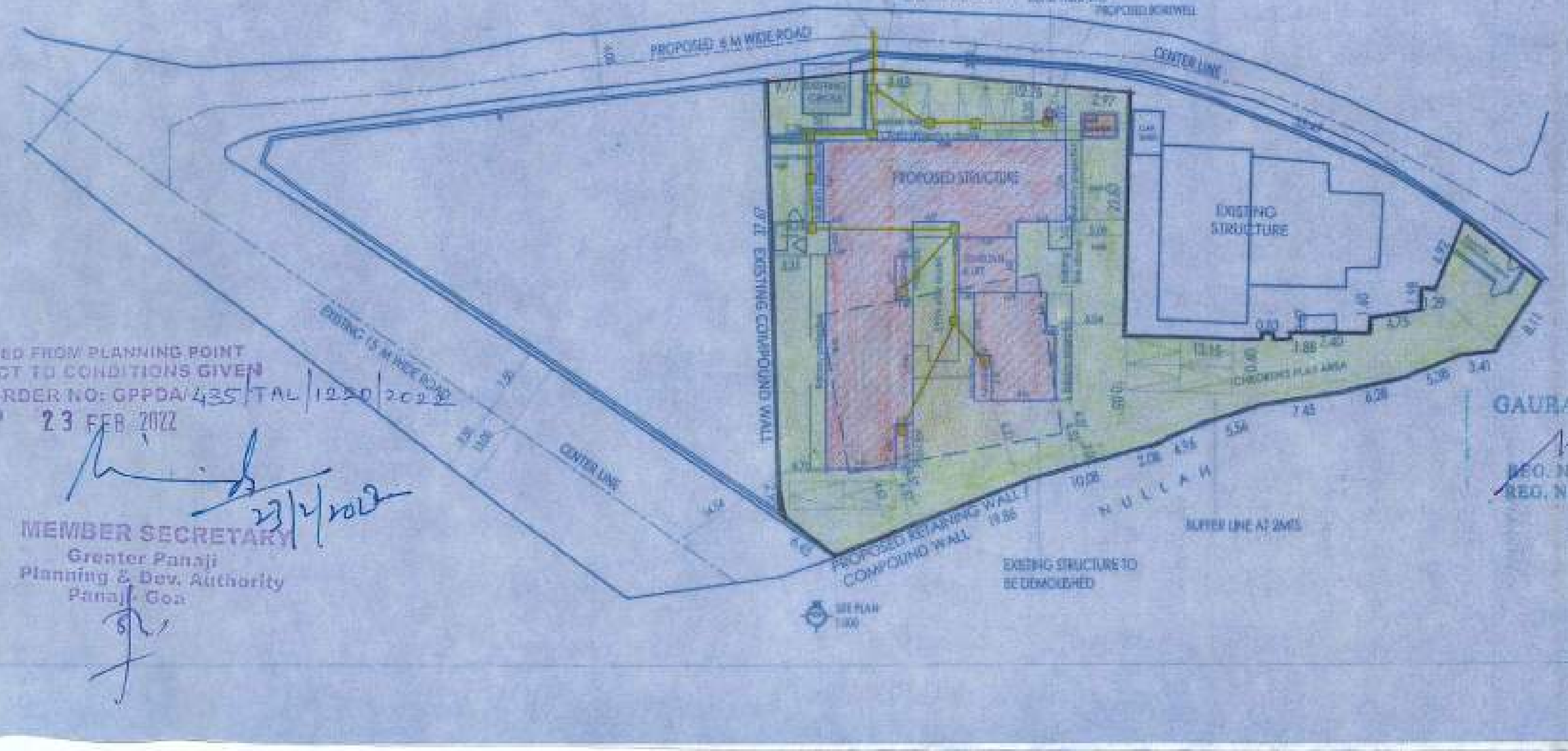

C
SECURITY CABIN 1.64 x 2.36m
WS
D1
3.00
2.10

COMPOUND WALL DETAILS
SCALE 1:100



ELEVATION
SCALE 1:100

SECTION CC'
SCALE 1:100


TO SEWAGE LINE
ROAD WIDENING AREA
PROPOSED 8 M WIDE ROAD
CENTER LINE
PROPOSED STRUCTURE
EXISTING STRUCTURE
EXISTING 15 M WIDE ROAD
EXISTING COMPOUND WALL
PROPOSED RETAINING WALL / COMPOUND WALL
NULLAH
BUFFER LINE AT 6MTS
EXISTING STRUCTURE TO BE DEMOLISHED
SITE PLAN 1:500

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER NO: GPPDA/435/TAL/1220/2022
DATED 23 FEB 2022
23/2/2022
MEMBER SECRETARY
Greater Panaji
Planning & Dev. Authority
Panaji - Goa

02/02

TITLE
SECTIONS, SITE PLAN, AREA DIAGRAM AND CALCULATIONS

PROJECT:
PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL PROJECT IN PLOT BEARING SURVEY NO.92/1-A OF VILLAGE TALEIGAO - GOA

ARCHITECTS SIGNATURE
GAURANG SUCTANCAR
B.ARCH, A.I.I.A
REG. No. COA.CA/98/23479
REG. No. TCP.AR/0007/2015

OWNERS SIGNATURE:
THROUGH P.O.A HOLDER
MR. GAURANG SUCTANKAR

SCALE : AS SPECIFIED
DATE:12-01-2022

RISARA PROPERTIES
RISARA HOUSE, VASUDEV DEMPO
MARG, TONCA CARANZALEM