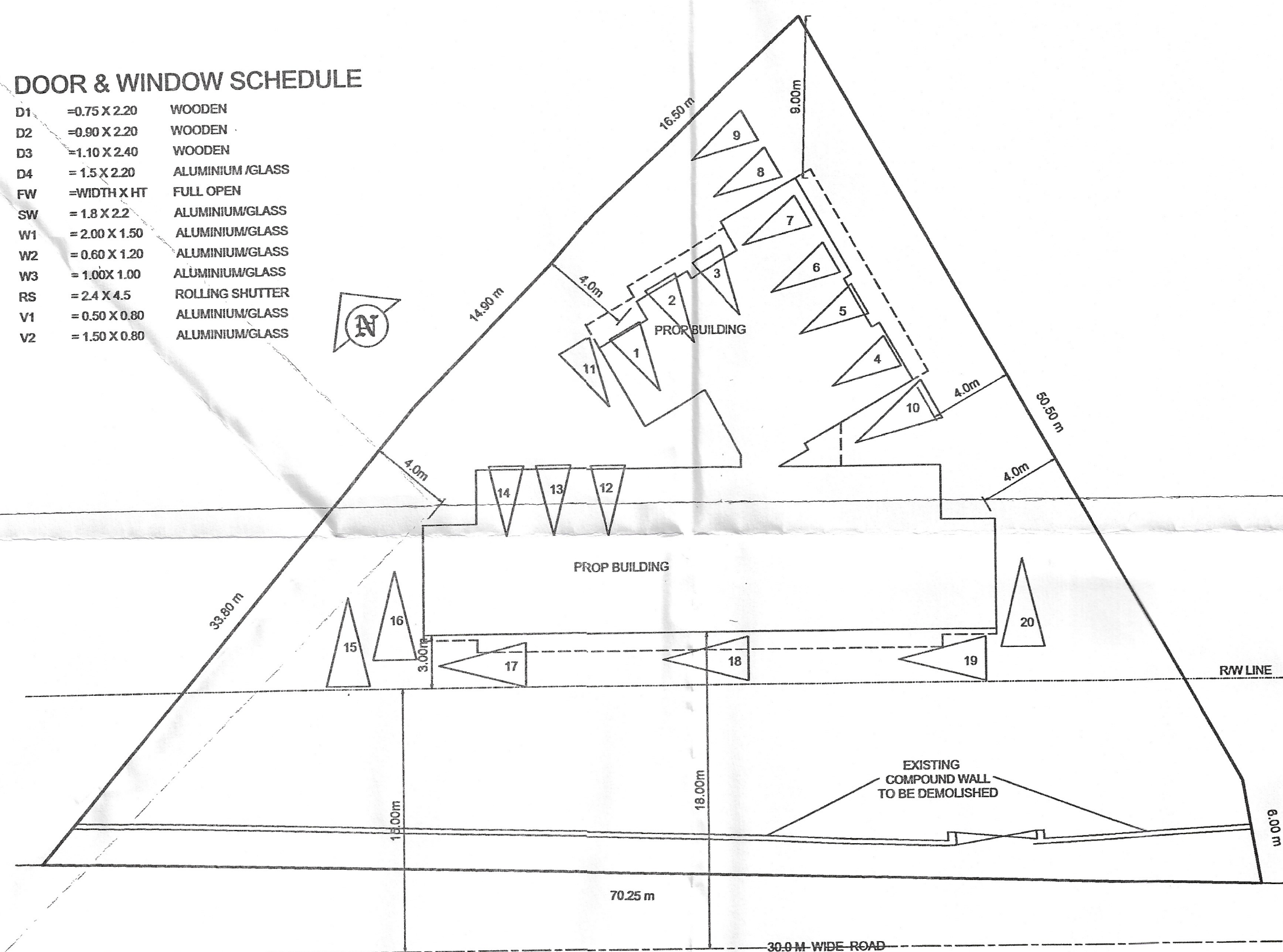




STILT/ GROUND FLOOR PLAN scale 1:100

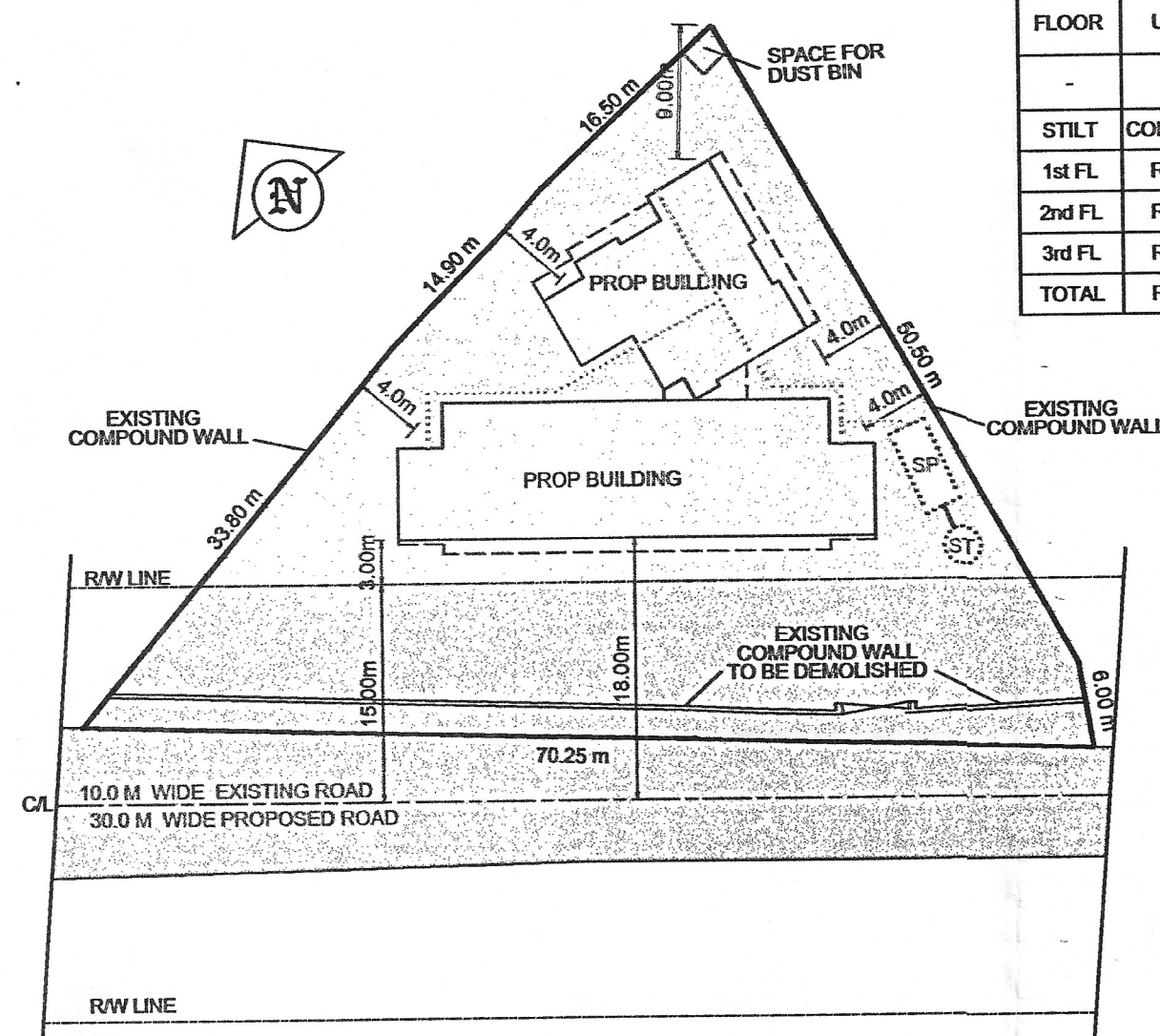
DOOR & WINDOW SCHEDULE

D1	=0.75 X 2.20	WOODEN
D2	=0.80 X 2.20	WOODEN
D3	=1.10 X 2.40	WOODEN
D4	=1.5 X 2.20	ALUMINIUM GLASS
FW	=WIDTH X HT	FULL OPEN
SW	=1.8 X 2.2	ALUMINIUM GLASS
W1	=2.00 X 1.50	ALUMINIUM GLASS
W2	=0.60 X 1.20	ALUMINIUM GLASS
W3	=1.00 X 1.00	ALUMINIUM GLASS
RS	=2.4 X 4.5	ROLLING SHUTTER
V1	=0.50 X 0.80	ALUMINIUM GLASS
V2	=1.50 X 0.80	ALUMINIUM GLASS



PARKING PLAN

scale 1:250

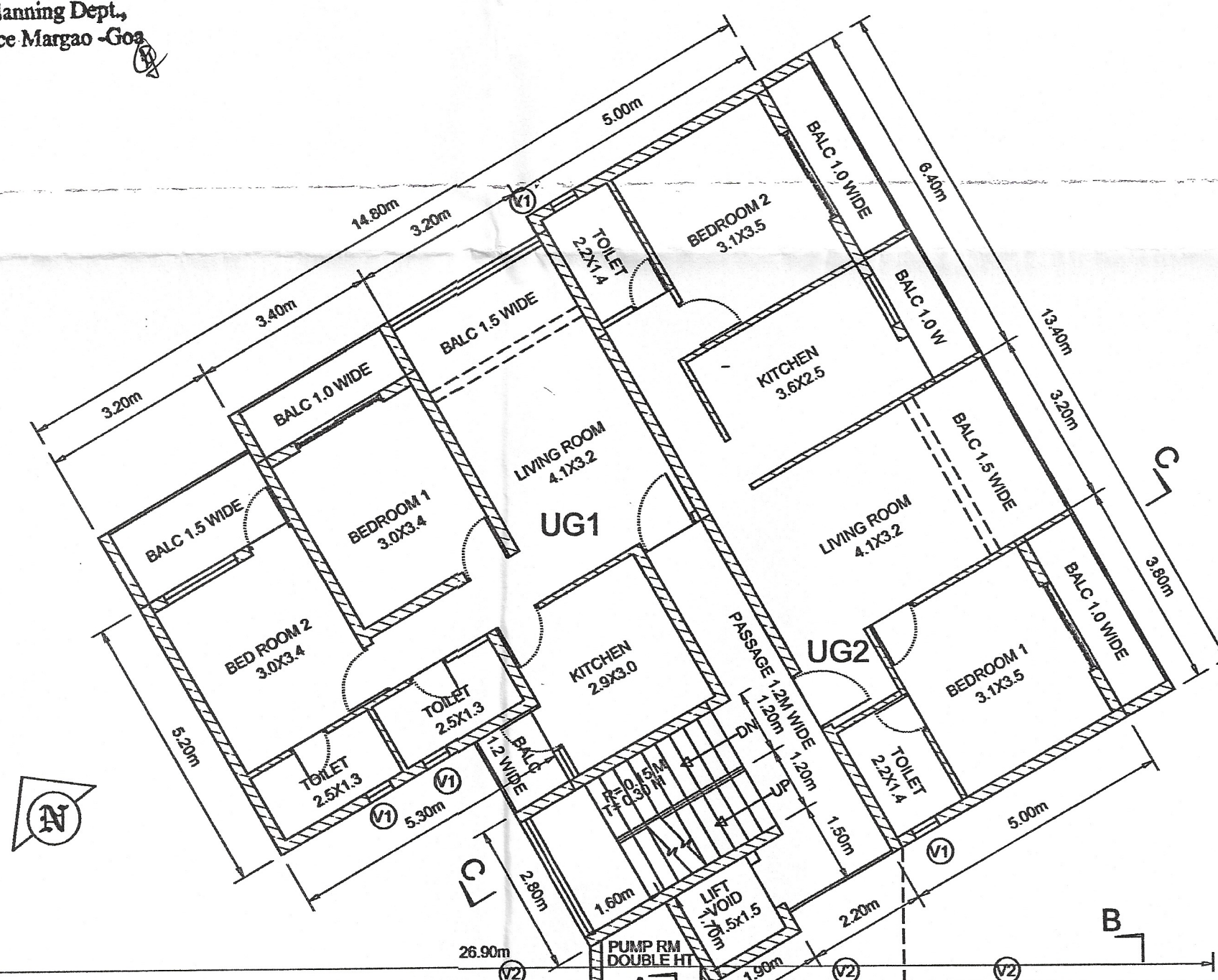


SITE PLAN

scale 1:500

Please check order No. TPM/3510/288/70/SJDA
2024/7710 dated 09/10/2024
 regarding the plans

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



UPPER GROUND FLOOR PLAN

scale 1:100

FLOORWISE AREA DETAILS											PLOT AREA	1302.50
FLOOR	USE	TOTAL B.U. AREA	Parking	Balcony	Balcony %	stair/lobby	terrace	pump rm	Soc off/CT	NET FL AREA	SQM	FAR
STILT	COMPRK	447.38	112.12	0	-	22.05	0	2.18	19.11	291.82	-	-
1st FL	RESI	179.03	0	30.04	23.73	22.38	0	0	0	126.61	-	-
2nd FL	RESI	487.36	0	87.11	25.27	49.39	6.20	0	0	344.66	-	-
3rd FL	RESI	481.16	0	87.11	25.27	49.39	0	0	0	344.66	-	-
TOTAL	RESI	1594.93	112.12	204.26	-	143.21	6.20	2.18	19.11	1107.85	79.56	-

PROPOSED RESIDENTIAL COMPLEX with
 SHOPS for
 SHRI SANDIP N. NAIK of MASTER
 CONSTRUCTIONS at SURVEY No 288/70
 SAO JOSE de AREAL VILLAGE SALCETE
 TALUKA GOA

SIGNATURE OF APPLICANT
 SANDEEP N. NAIK
 Osa Commercial Arcade, C-409,
 SGPDA Market Complex,
 Margao - Goa.

AREA STATEMENT

TOTAL AREA OF THE PROPERTY = 1800.00 SQM
 LESS ROAD WIDENING AREA = 686.00 SQM
 NET AREA = 1114.00 SQM
 USEABLE R/W AREA 25% of 1114 = 278.50 SQM
 NET EFFECTIVE AREA = 1392.00 SQM
 PERMISSIBLE COVERAGE = 40.00 %
 PERMISSIBLE FAR = 60.00 %
 PERMISSIBLE COVERED AREA = 445.60 SQM
 PERMISSIBLE FLOOR AREA = 835.20 SQM
 ADDITIONAL FAR REQUESTED = 20.00 %
 ADDITIONAL FLOOR AREA = 278.40 SQM
 TOTAL FAR (Permissible + Requested) = 80.00 %
 FLOOR AREA (Permissible + Requested) = 1113.60 SQM

COMMERCIAL COVERED AREA = 222.46 SQM
 RESIDENTIAL COVERED AREA = 222.74 SQM
 PROPOSED COVERED AREA = 445.20 SQM
 PROPOSED COVERAGE = 39.96 %

PROPOSED STILT/GR BU AREA = 447.38 SQM
 PROPOSED UGR FL BU AREA = 179.03 SQM
 PROPOSED 1ST FL B.U. AREA = 487.36 SQM
 PROPOSED 2ND FL B.U. AREA = 481.16 SQM

TOTAL BUILT UP AREA = 1594.93 SQM

DEDUCTIONS
 ST/GR FLOOR SOC OFF/ CTI = 19.11 SQM
 STAIR/LIFT/PASS = 22.05 SQM
 PARKING = 112.12 SQM
 PUMP RM = 2.18 SQM
 TOTAL = 155.46 SQM
 UGR FL
 BALC = 30.04 SQM
 STAIRCASE = 22.38 SQM
 TOTAL = 52.42 SQM
 1ST FLOOR
 BALC = 87.11 SQM
 STAIR/LIFT/PASS = 49.39 SQM
 TERRACE = 6.20 SQM
 TOTAL = 142.70 SQM
 2ND FLOOR
 BALC = 87.11 SQM
 STAIR/PASSAGE = 49.39 SQM
 TOTAL = 136.50 SQM
 TOTAL DEDUCTIONS = 487.08 SQM

PROPOSED ST/GR FLOOR AREA = 291.92 SQM
 PROPOSED UGR FLOOR AREA = 126.61 SQM
 PROPOSED 1ST FLOOR AREA = 344.66 SQM
 PROPOSED 2ND FLOOR AREA = 344.66 SQM
 PROPOSED TOTAL FLOOR AREA = 1107.85 SQM
 TOTAL FAR = 79.56 %

PARKING STATEMENT

PARKING SPACE REQUIRED = 18
 PARKING SPACE PROVIDED = 20

PROJ No : 23-65
 DRG No : SB-01-R5x
 DATE : 2024/10/07
 FILENAME : SJDA 288-70 acad.dwg
 PRINTED : 2024/10/07

Architect Bipin Vernekar
 B.Arch.
 C-409, Osa Commercial Arcade,
 SGPDA Market Complex, Margao Goa 403601,
 Regd nos. CA/94/16984; T&CP/AR/0071/2010

Architect Bipin Vernekar
 B.Arch.

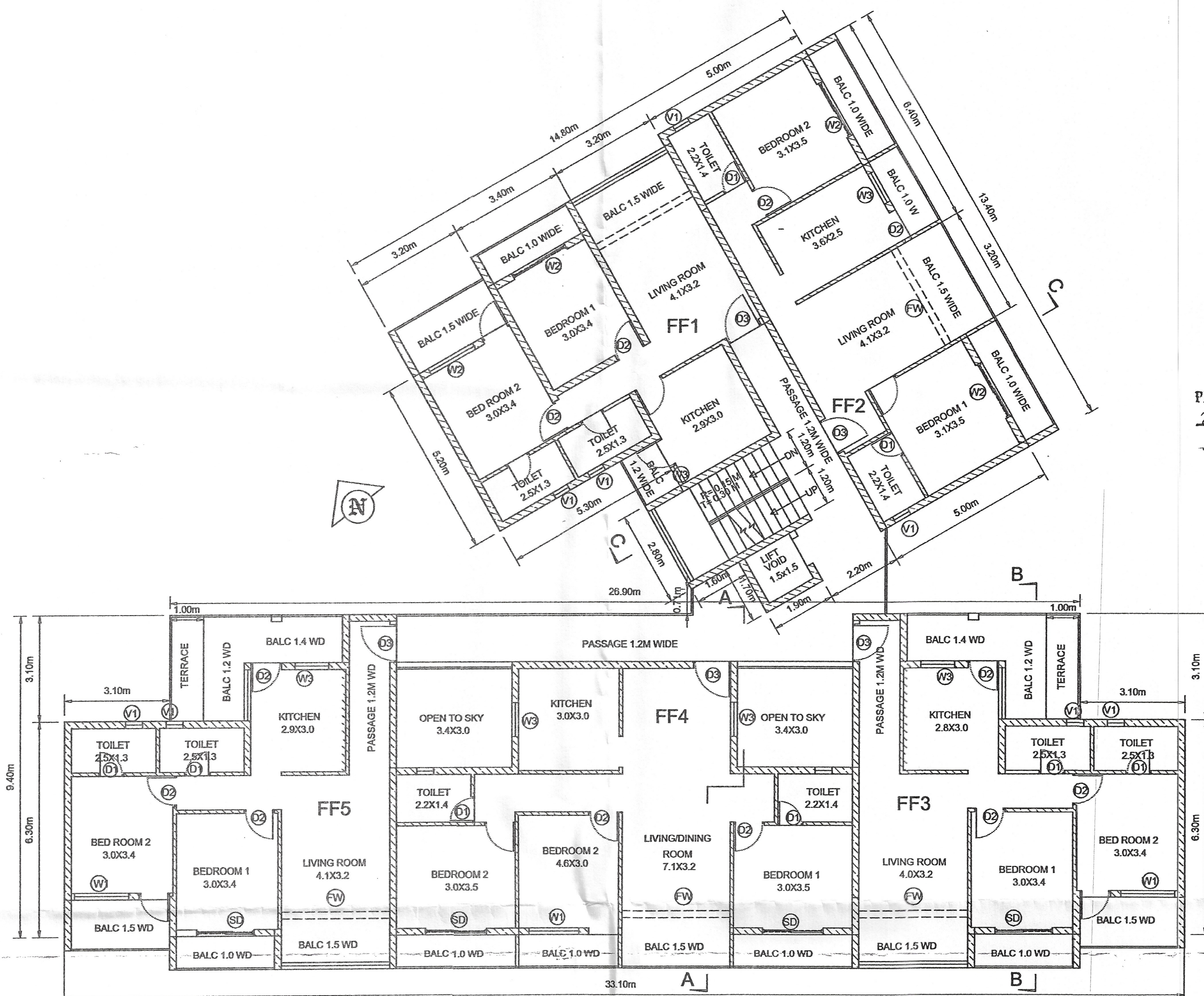
C-409 Osa Commercial Arcade SGPDA Market cplx, Margao Goa 403601
 ph:2710110 mob: 9326190270 email: vernekar-office@yahoo.com
 Regd nos. CA/94/16984; SGPDA/RA/51/98-99; MMC/ARCH/353;
 T&CP/AR/0071/2010

PROPOSED RESIDENTIAL COMPLEX with SHOPS for SHRI SANDIP N. NAIK of MASTER CONSTRUCTIONS at SURVEY No 288/70 SAO JOSE de AREAL VILLAGE SALCETE TALUKA GOA

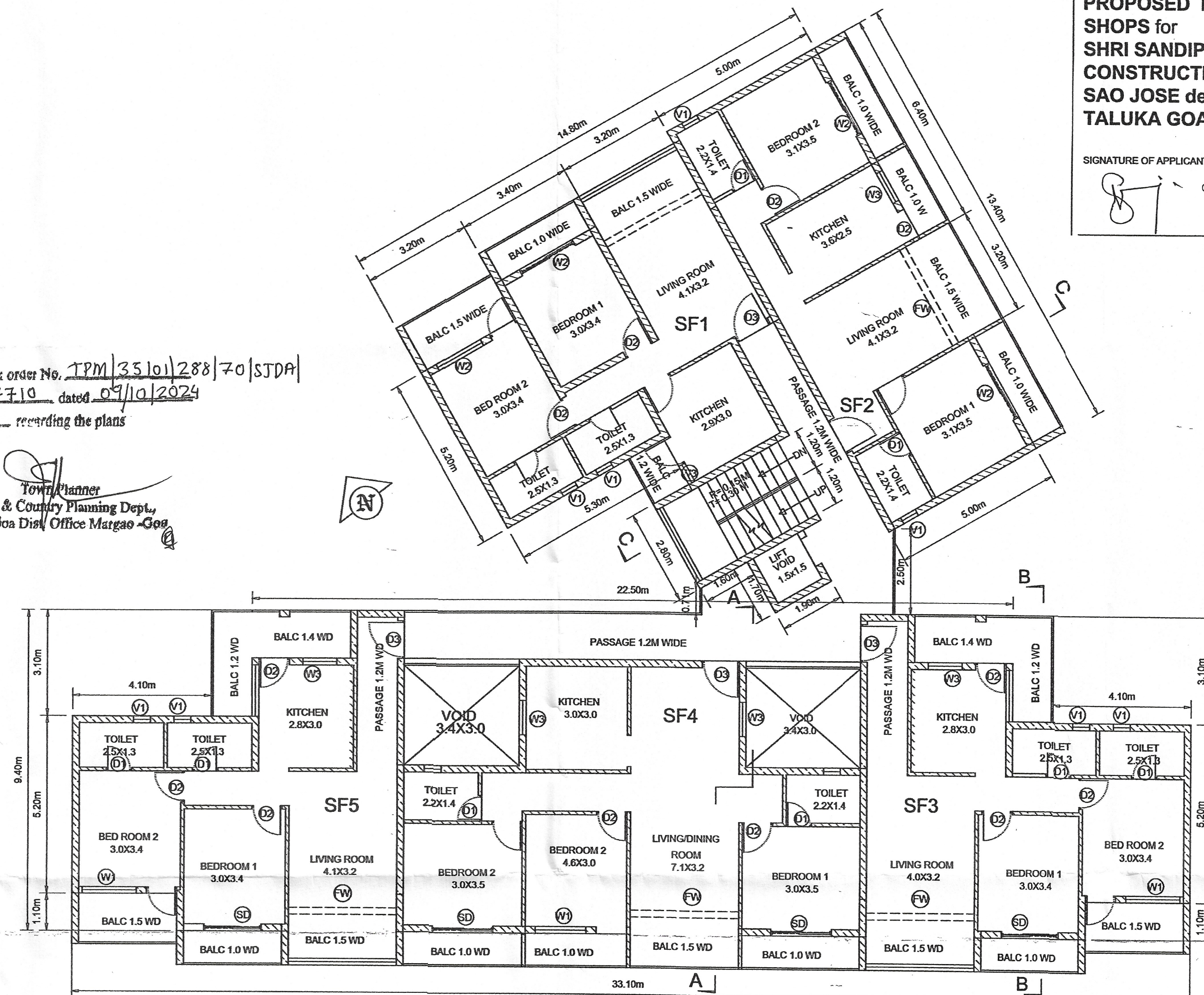
SIGNATURE OF APPLICANT **SANDEEP N. NAIK**
Osia Commercial Arcade, C-Wing,
C-405/406/407, 4th Flr. Nr. SGPDA Market Complex,
Margao - Goa.

Please check order No. TPM/35/10/288/70/SJDA
2024/7710 dated 07/10/2024
recording the plans

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



FIRST FLOOR PLAN scale 1:100



SECOND FLOOR PLAN scale 1:100

LINE DIAGRAMS

LOWER GR FLOOR PLAN

FLOOR AREA COMMERCIAL
A= 3.3 X 6.3 = 20.79
B= 13.1 X 4.9 = 64.19
C= 10.5 X 9.4 = 98.70
D= 6.2 X 6.3 = 39.06
E= 22.2 X 4.6 = 102.12

FLOOR AREA RESIDENTIAL
F= 13.3 X 3.1 = 41.23
G= 13.1 X 1.4 = 18.34
H= 3.1 X 3.1 = 9.61
I= 6.2 X 6.3 = 39.06

TOTAL FLOOR AREA 291.92

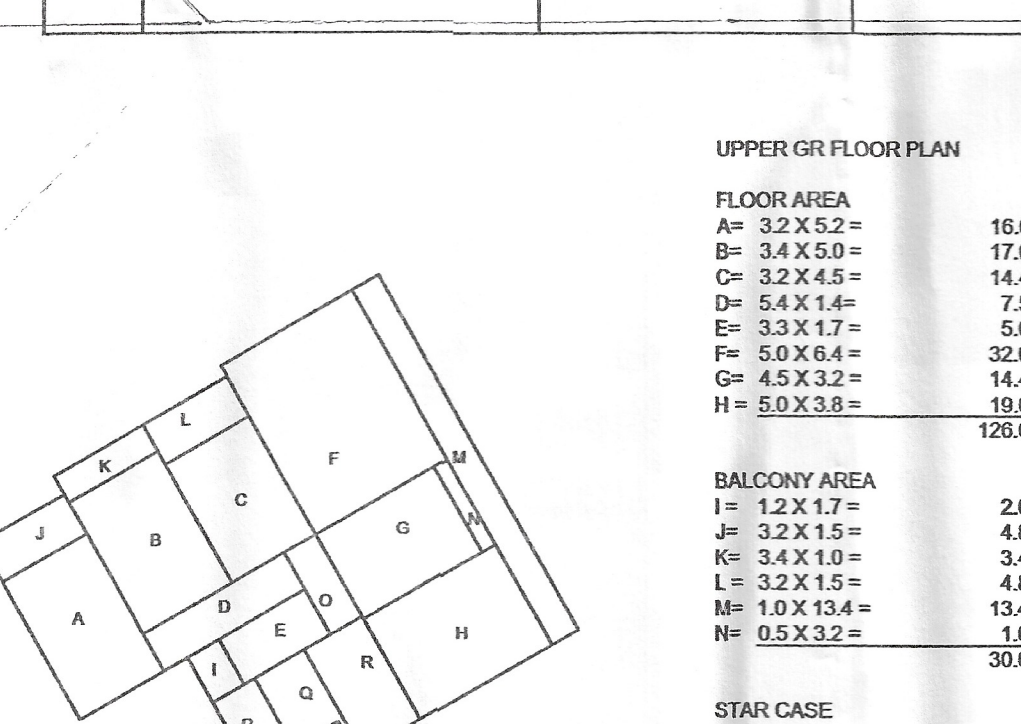
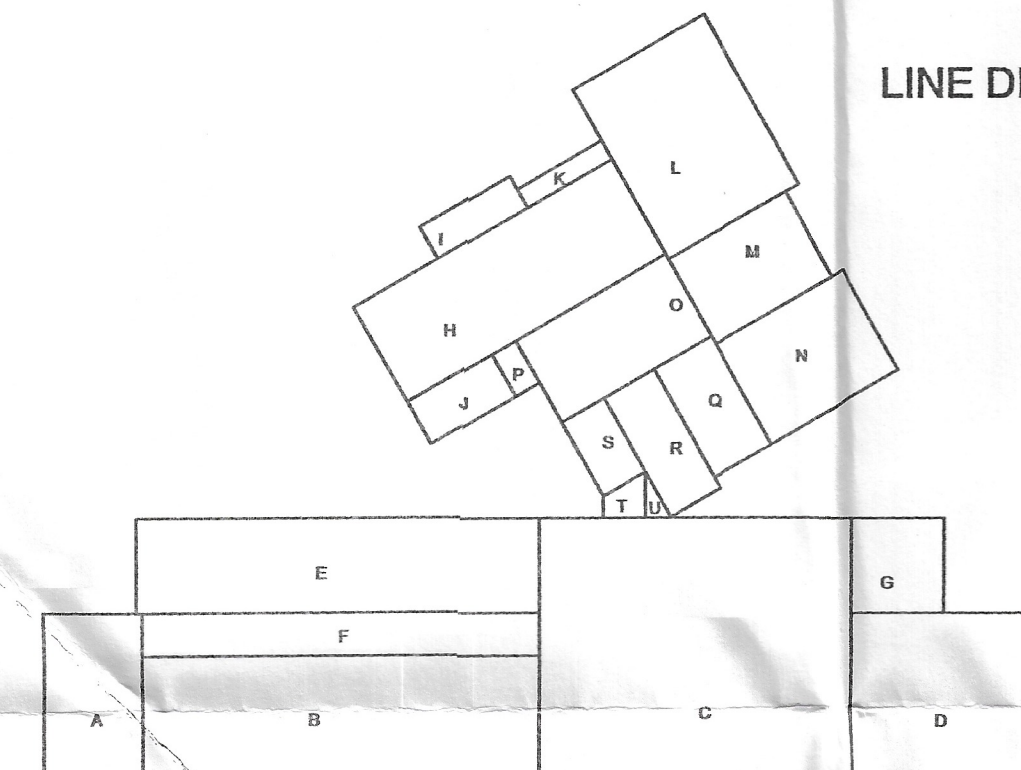
PARKING AREA
J= 3.5 X 5.8 = 20.30
K= 1.2 X 3.4 = 4.08
L= 3.2 X 1.5 = 4.80
M= 3.2 X 0.7 = 2.24
N= 5.0 X 6.4 = 32.00
O= 4.5 X 3.2 = 14.40
P= 5.0 X 3.8 = 19.00
Q= 11.2 X 1.2 = 13.44

SOC OFF/ CITI SPACE
R= 5.7 X 3.1 = 17.67
S= 0.9 X 1.6 = 1.44
T= 19.11

STAR CASE
U= 2.2 X 4.1 = 9.02
V= 1.9 X 4.5 = 8.55
W= 1.8 X 2.8 = 5.04
X= 22.05

COVERAGE TOTAL = 445.20 SQM

PUMP ROOM
Y= (0.71+1.5)/2 X 1.39 = 1.54
Z= (0.03+1.5)/2 X 0.84 = 0.64
AA= 447.38 SQM



UPPER GR FLOOR PLAN

FLOOR AREA
A= 3.2 X 5.2 = 16.64
B= 3.4 X 5.0 = 17.00
C= 3.2 X 4.5 = 14.40
D= 5.4 X 1.4 = 7.56
E= 3.3 X 1.7 = 5.61
F= 5.0 X 6.4 = 32.00
G= 4.5 X 3.2 = 14.40
H= 5.0 X 3.8 = 19.00
I= 11.2 X 1.2 = 13.44

BALCONY AREA
J= 1.2 X 1.7 = 2.04
K= 3.2 X 1.5 = 4.80
L= 3.4 X 1.0 = 3.40
M= 3.2 X 1.5 = 4.80
N= 1.0 X 1.4 = 1.40
O= 0.5 X 3.2 = 1.60
P= 30.04

STAR CASE
Q= 1.2 X 3.1 = 3.72
R= 1.8 X 2.8 = 5.04
S= 1.9 X 4.5 = 8.55
T= 2.2 X 3.9 = 8.58
U= 1.5 X 1.5 = 2.25
V= 22.38

BUA TOTAL = 179.03 SQM

FIRST FLOOR PLAN

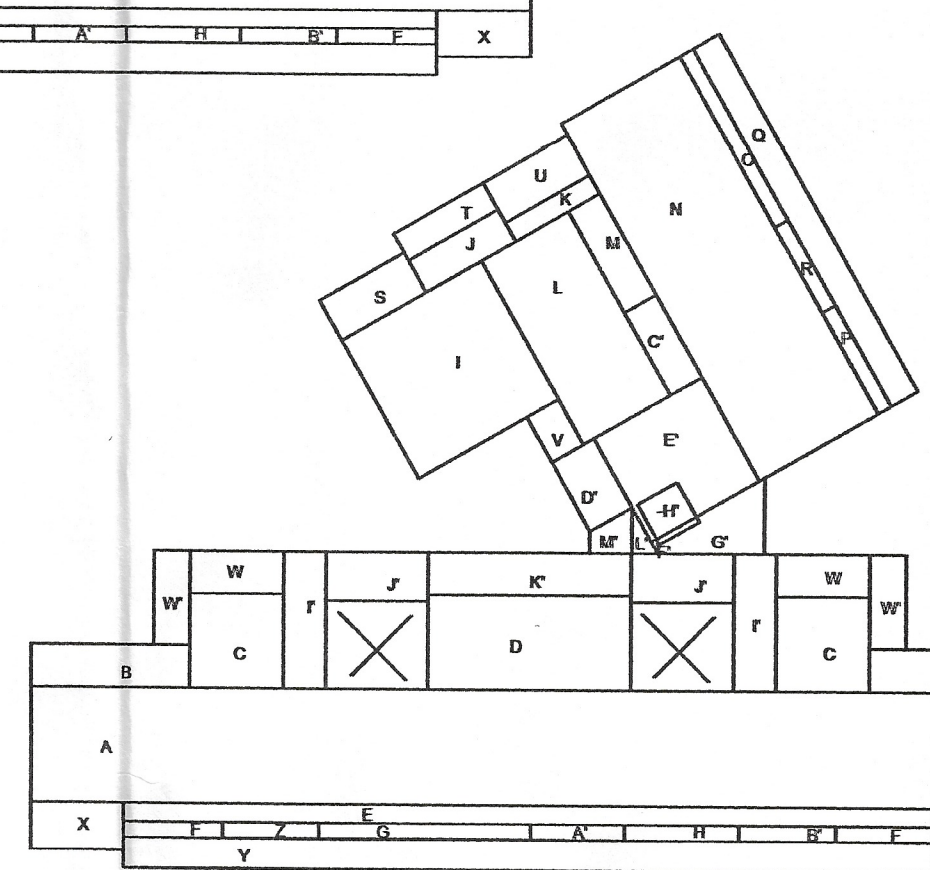
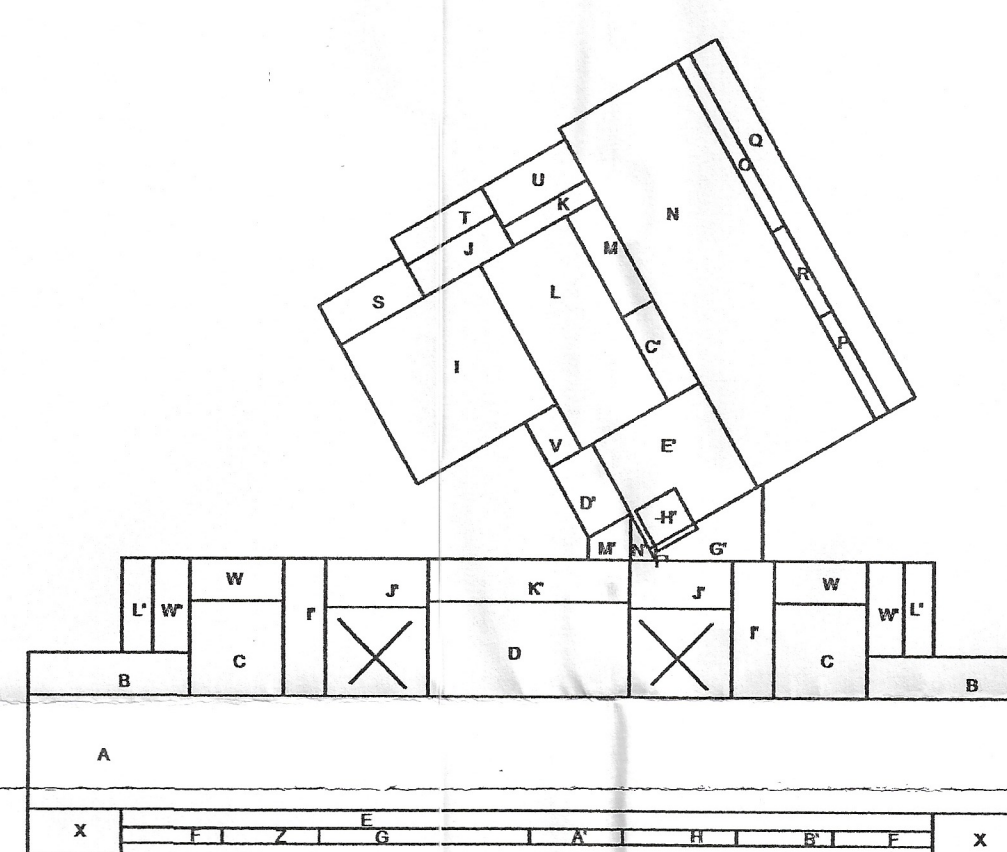
FLOOR AREA COMMERCIAL
A= 33.1 X 3.8 = 125.78
B= 5.3 X 1.4 X 2 = 14.84
C= 3.1 X 3.1 X 2 = 19.22
D= 1.4 X 4.5 X 2 = 12.60
E= 6.7 X 3.1 = 20.77
F= 26.9 X 0.6 = 16.14
G= 3.3 X 0.5 X 2 = 3.30
H= 7.0 X 0.5 = 3.50
I= 3.8 X 0.5 = 1.90
J= 5.3 X 5.2 = 27.56
K= 3.4 X 1.2 = 4.08
L= 3.2 X 0.7 = 2.24
M= 3.3 X 6.9 = 22.77
N= 1.2 X 3.8 = 4.56
O= 4.5 X 13.4 = 60.30
P= 0.5 X 6.4 = 3.20
Q= 0.5 X 3.8 = 1.90
R= 344.66

BALCONY AREA
S= 1.0 X 1.4 = 1.40
T= 0.5 X 3.2 = 1.60
U= 3.2 X 1.5 = 4.80
V= 3.4 X 1.0 = 3.40
W= 3.2 X 1.5 = 4.80
X= 1.2 X 1.7 = 2.04
Y= 3.1 X 1.4 X 2 = 8.68
Z= 1.2 X 3.1 X 2 = 7.44
AA= 3.1 X 1.5 X 2 = 9.30
BB= 26.9 X 1.0 = 26.90
CC= 3.2 X 0.5 = 1.60
DD= 3.1 X 0.5 = 1.55
EE= 3.2 X 0.5 = 1.60
FF= 87.11

STAR CASE
GG= 1.2 X 3.1 = 3.72
HH= 1.8 X 2.8 = 5.04
II= 1.9 X 4.5 = 8.55
JJ= 2.2 X 3.9 = 8.58
KK= 1.5 X 1.5 = 2.25
LL= 22.38

TERRACE
MM= 1.0 X 3.1 X 2 = 6.20

BUA TOTAL = 487.36 SQM



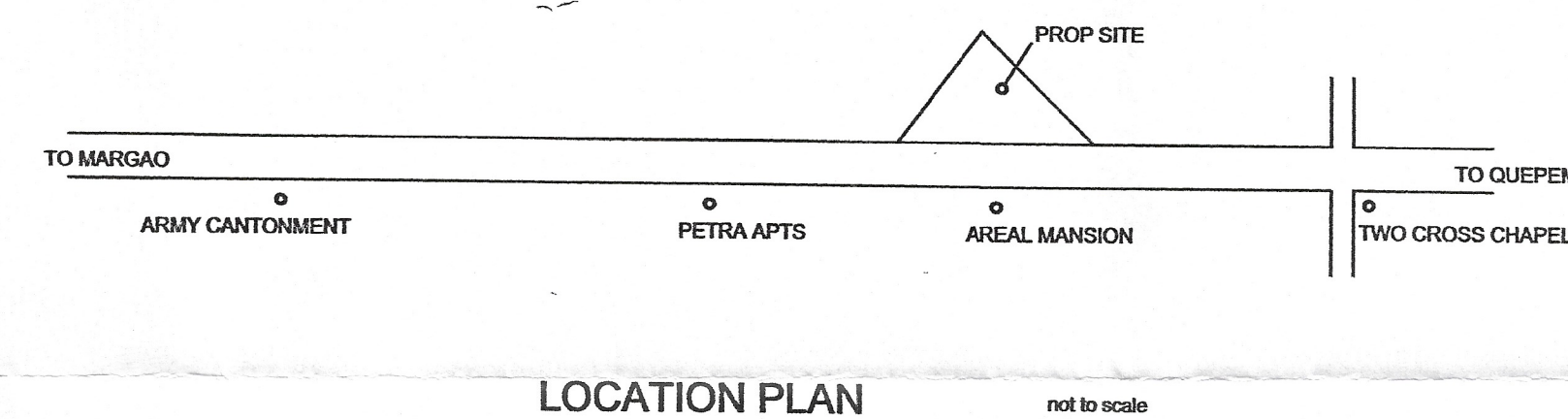
SECOND FLOOR PLAN

FLOOR AREA COMMERCIAL
A= 33.1 X 3.8 = 125.78
B= 5.3 X 1.4 X 2 = 14.84
C= 3.1 X 3.1 X 2 = 19.22
D= 1.4 X 4.5 X 2 = 12.60
E= 6.7 X 3.1 = 20.77
F= 26.9 X 0.6 = 16.14
G= 3.3 X 0.5 X 2 = 3.30
H= 7.0 X 0.5 = 3.50
I= 3.8 X 0.5 = 1.90
J= 5.3 X 5.2 = 27.56
K= 3.4 X 1.2 = 4.08
L= 3.2 X 0.7 = 2.24
M= 3.3 X 6.9 = 22.77
N= 1.2 X 3.8 = 4.56
O= 4.5 X 13.4 = 60.30
P= 0.5 X 6.4 = 3.20
Q= 0.5 X 3.8 = 1.90
R= 344.66

BALCONY AREA
S= 1.0 X 1.4 = 1.40
T= 0.5 X 3.2 = 1.60
U= 3.2 X 1.5 = 4.80
V= 3.4 X 1.0 = 3.40
W= 3.2 X 1.5 = 4.80
X= 1.2 X 1.7 = 2.04
Y= 3.1 X 1.4 X 2 = 8.68
Z= 1.2 X 3.1 X 2 = 7.44
AA= 3.1 X 1.5 X 2 = 9.30
BB= 26.9 X 1.0 = 26.90
CC= 3.2 X 0.5 = 1.60
DD= 3.1 X 0.5 = 1.55
EE= 3.2 X 0.5 = 1.60
FF= 87.11

STAR CASE
GG= 1.2 X 3.1 = 3.72
HH= 1.8 X 2.8 = 5.04
II= 1.9 X 4.5 = 8.55
JJ= 2.2 X 3.9 = 8.58
KK= 1.5 X 1.5 = 2.25
LL= 22.38

BUA TOTAL = 4481.16 SQM



LOCATION PLAN not to scale

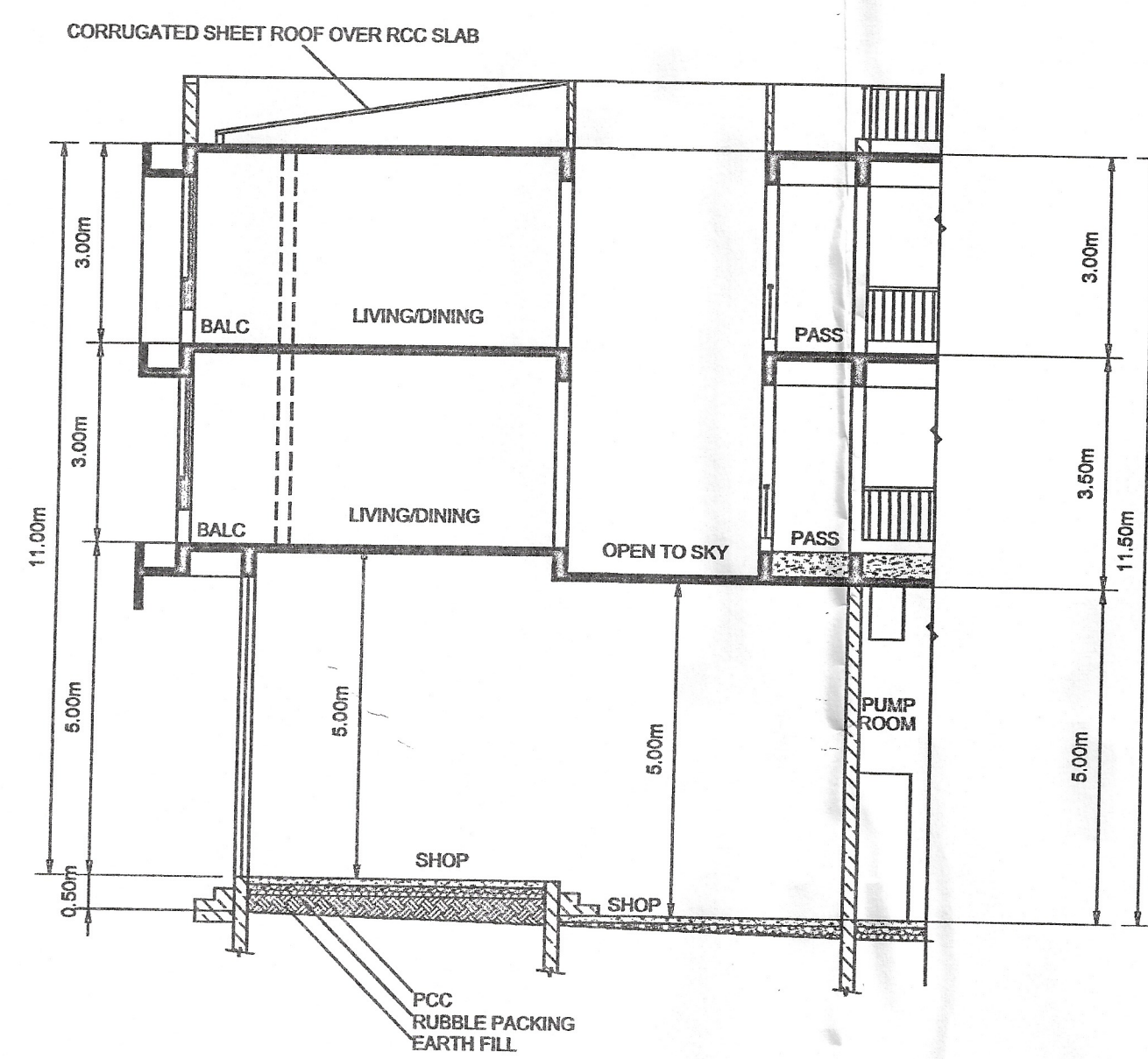
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DRG No : SB-02-R5x
DATE : 2024/10/07
FILENAME : SJDA 288-70 acad.dwg
PRINTED : 2024/10/07

Architect Bipin Vernekar

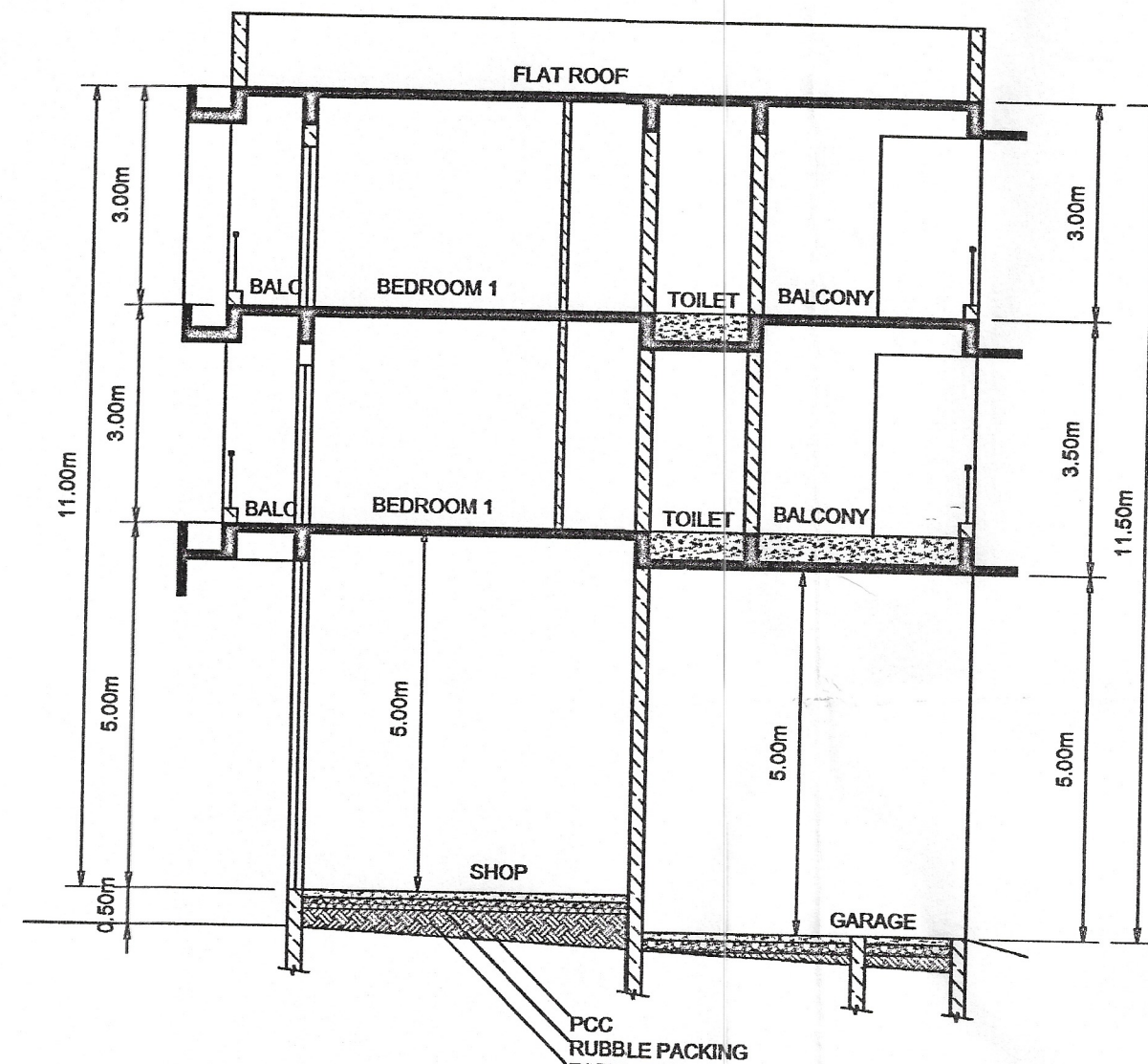
C-409 Osia Commercial Arcade, B.Arch.
SGPDA, Margao, Goa 403601.
Regd nos. CA/94/16984; T&CP/AR/0071/2010

Architect Bipin Vernekar

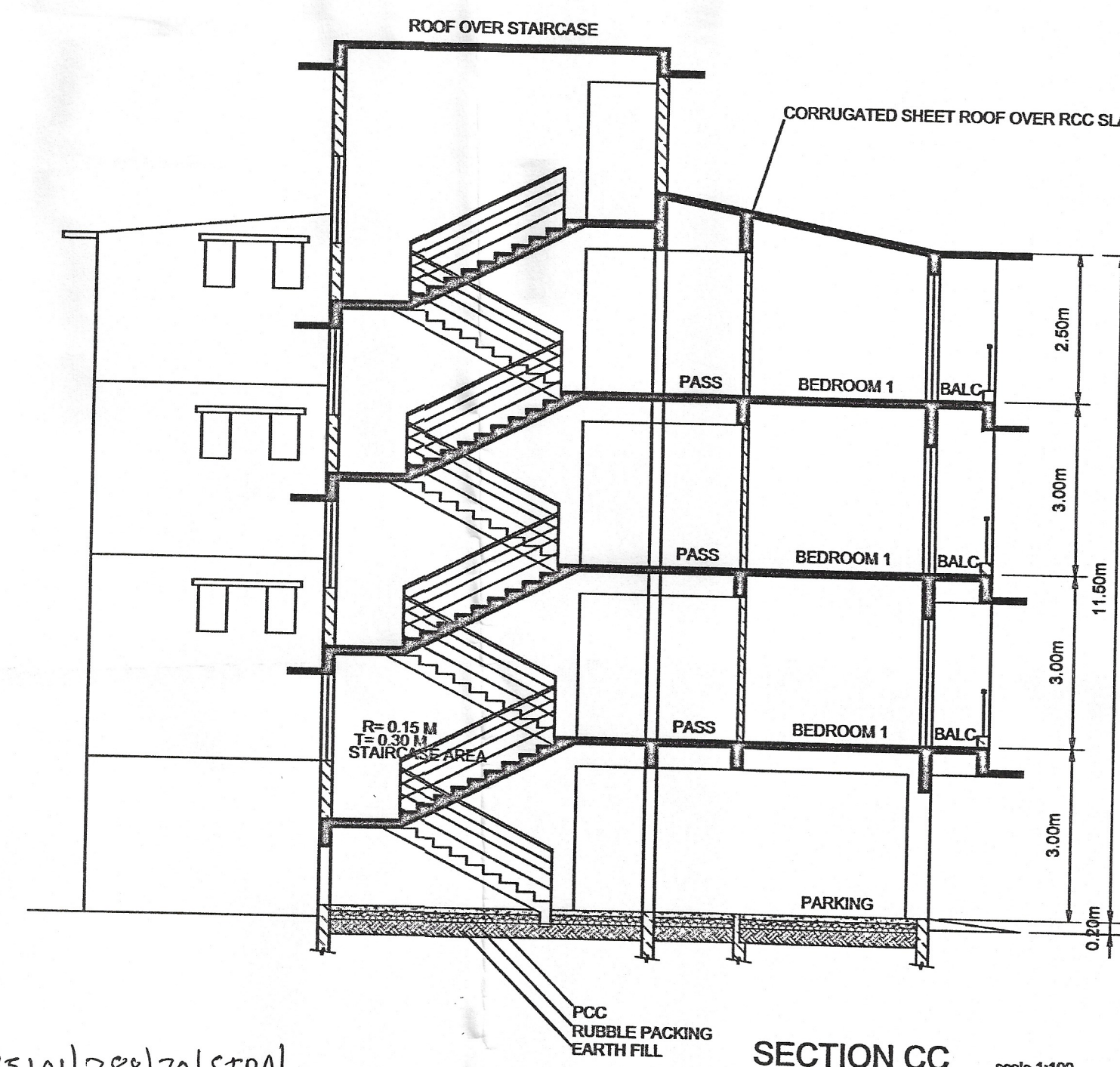
C-409 Osia Commercial Arcade SGPDA Market cplx. Margao Goa 403601
ph:2710110 mob: 9326190270 email: vernekar-office@yahoo.com
Regd nos. CA/94/16984; SGPDA/RA/51/98-99; MMC/ARCH/353;
T&CP/AR/0071/2010



SECTION AA scale 1:100



SECTION BB scale 1:100



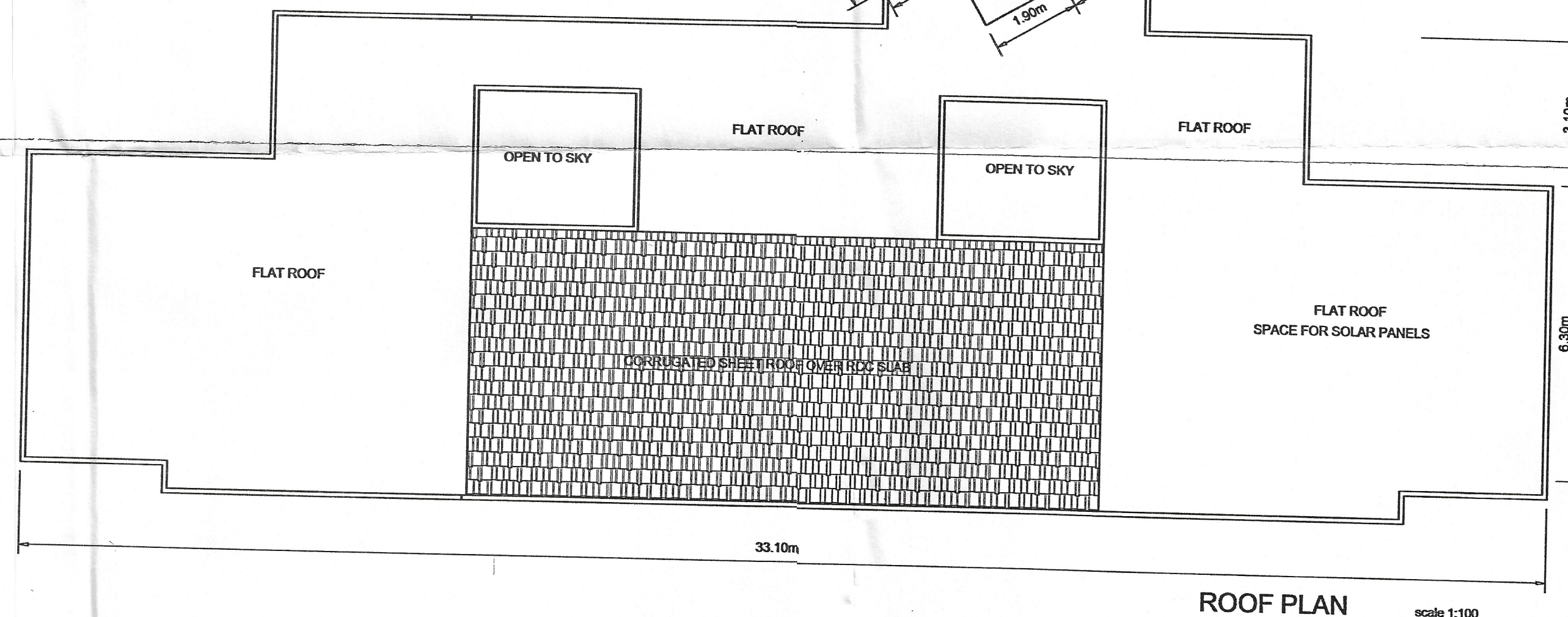
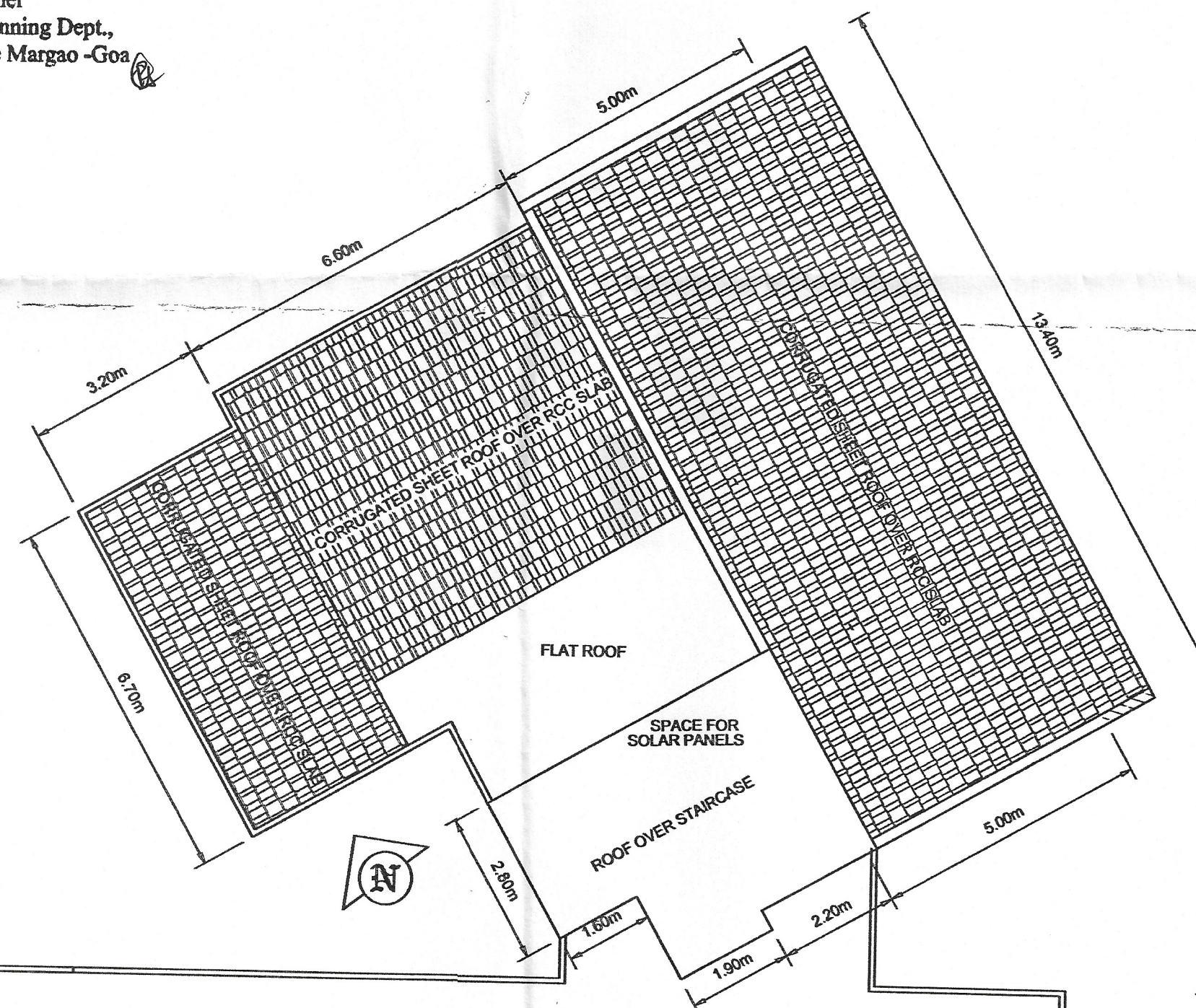
SECTION CC scale 1:100

Case check order No. TPM/3510/288/70/SJDA/
2024/7710 dated 09/10/2024
 regarding the plans

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



FRONT ELEVATION scale 1:100



ROOF PLAN scale 1:100

PROPOSED RESIDENTIAL COMPLEX with SHOPS for SHRI SANDIP N. NAIK of MASTER CONSTRUCTIONS at SURVEY No 288/70 SAO JOSE de AREAL VILLAGE SALCETE TALUKA GOA

SIGNATURE OF APPLICANT *[Signature]* **SANDEEP N. NAIK**
 Osia Commercial Arcade, C-Wing,
 C-405/406/407, 4th Flr. No. SGPDA Market Complex,
 Margao - Goa

PROJ No : 23-65
 DRG No : SB-03-R5x
 DATE : 2024/10/07
 FILENAME : SJDA 288-70 acad.dwg
 PRITED : 2024/10/07

[Signature]
Architect Bipin Vernekar
 B.Arch.
 C-409 Osia Commercial Arcade,
 SGPDA Market cplx, Margao Goa-403601,
 Regd nos. CA/94/16984; T&CP/AR/0071/2010

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 Regd nos. CA/94/16984; SGPDA/RA/51/98-99; MMC/ARCH/353;
 T&CP/AR/0071/2010