



Ref No: YP/X/Const. Licence/2024-25/531

Date: 01/10/2024

SECRETARY
VILLAGE PANCHAYAT
XELDEM

Please Check Letter No. TPA/CT/7916/Q - Xeldem

122/1-C-2/2024/2220 Date: 06/09/2024

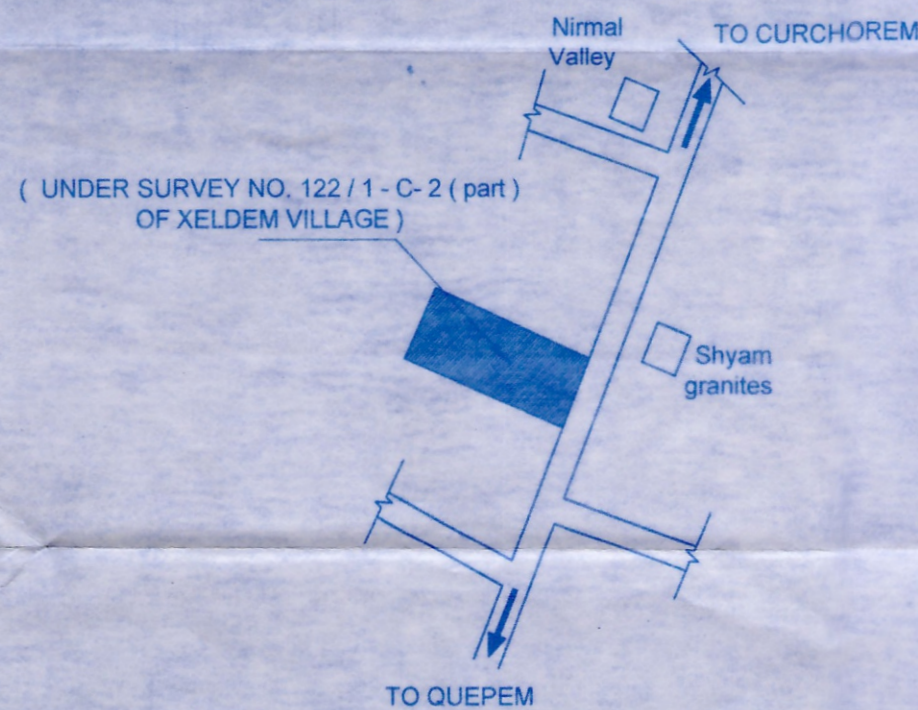
Regarding the Plan

Dy Town Planner
Office in Charge
Town & Country Planning Dept.
Taluka Office: Quepem, Sanguem, Dharbandora
Quepem - Goa



SITE PLAN

(Scale:- 1:500)



LOCATION PLAN (N.T.S.)

AREA STATEMENT

1) AREA OF PLOT (UNDER SURVEY NO. 122/1-C-2 (part) OF XELDEM VILLAGE, QUEPEM)	=	1431.00	SQ.MT.
2) COVERAGE PERMISSIBLE (40%)	=	572.40	SQ.MT.
3) COVERED AREA USED (in %)	=	38.56	%
4) COVERED AREA USED Bldg. "A" 162.58 M2 (F.A.R) + 17.28 (Stairc.)+ 3.60 (Lift) + 52.74 (Stilt Parking) + 11.82 (Telecom room) Bldg. "B" 20.01 (Stairc.) + 270.19 (Stilt Parking) + 13.53 (Telecom room)	=	248.02	SQ.MT.
	=	303.73	SQ.MT.
Total	=	551.75	SQ.MT.
5) FAR PERMISSIBLE (80%) VP1 ZONE	=	1144.80	SQ.MT.

6) DETAILS OF AREAS AND USE

Floor / Reference	%	Use	Total Built Up Area M2	Areas free from FAR						Society off. & Hall (max. 7.5% of FAR Proposed = 85.54 m2)	Net Floor Area M2	FAR USED
				Balcony	Staircase	Lift	Terrace	Stilt Parking	Telecom room			
BUILDING "A"												
Ground / Stilt Parking	12.64	Comm. / Parking	248.02	0.00	17.28	3.60	0.00	52.74	11.82	0.00	162.58	11.36
Mezzanine/First	5.37	Residential	105.34	19.72	16.00	3.60	0.00	0.00	0.00	0.00	66.02	4.61
Second	14.35	Residential	281.55	55.25	20.08	3.60	0.00	0.00	0.00	0.00	202.62	14.16
Third	14.42	Residential	282.81	34.92	20.08	3.60	6.30	0.00	0.00	81.31	136.60	9.55
Sub- total	46.79		917.71	109.89	73.44	14.40	6.30	52.74	11.82	81.31	567.81	39.68
BUILDING "B"												
Ground / Stilt Parking	15.49	Parking	303.73	0.00	20.01	0.00	0.00	270.19	13.53	0.00	0.00	0.00
First	17.27	Residential	338.75	35.10	17.25	0.00	0.00	0.00	0.00	0.00	286.40	20.01
Second	20.46	Residential	401.25	68.35	17.25	0.00	29.25	0.00	0.00	0.00	286.40	20.01
Sub- total	53.21		1043.73	103.45	54.51	0.00	29.25	270.19	13.53	0.00	572.80	40.03
TOTAL	100.00		1961.44	213.34	127.95	14.40	35.55	322.93	25.35	81.31	1140.61	79.71

7) PERMISSIBLE SHOP AREA (50 % OF 551.75M2)	=	275.88	SQ.MT.
8) SHOP AREA USED	=	162.58	SQ.MT.
9) HEIGHT OF THE BUILDING			

BUILDING "A"	11.00	MTS.
BUILDING "B"	6.00	MTS.

SCHEDULE OF DOORS & WINDOWS FOR BUILDINGS A & B

S.No	TYPE	SIZE	REMARKS
1.	D1	1.00 X 2.15	FLUSH DOOR
2.	D2	0.90 X 2.15	FLUSH DOOR
3.	D3	0.75 X 2.15	FLUSH DOOR
4.	RS1	2.60 X 3.90	ROLLING SHUTTER
5.	RS2	2.80 X 3.90	ROLLING SHUTTER
6.	SD	as per plan	ALUMINIUM SLIDING DOOR
7.	SD1	2.60 X 2.50	ALUMINIUM SLIDING DOOR
8.	SD2	1.90 X 2.50	ALUMINIUM SLIDING DOOR
9.	SD3	3.00 X 2.50	ALUMINIUM SLIDING DOOR
10.	W	1.20 X 1.50	ALUMINIUM WINDOW
11.	W1	1.50 X 1.50	ALUMINIUM WINDOW
12.	V	0.60 X 1.00	ALUMINIUM VENTILATOR

OWNER

(Mr. JOHANN DOMNICK FERNANDES, as power of attorney of a) Mr. Avdhut Gajanan Naik alias Avdhut Ganesh Naik & b) Mrs. Reema Avdhut Naik

Fernandes

RABINDRA CACODCAR

CONSULTANTS - MARGAO.

PROPOSED COMMERCIAL & RESIDENTIAL BUILDINGS "A" & "B" ON THE PLOT UNDER SURVEY NO. 122 / 1 - C-2 (part) OF XELDEM VILLAGE, QUEPEM.

RABINDRA CACODCAR
B.E. CIVIL (I.S.T.-LISBON)
T.C.P.D. Reg. No. EM/0008/2010

DRAWING NO.	01
DATE:	17.07.2023
SCALE	1:500
CHECKED BY	