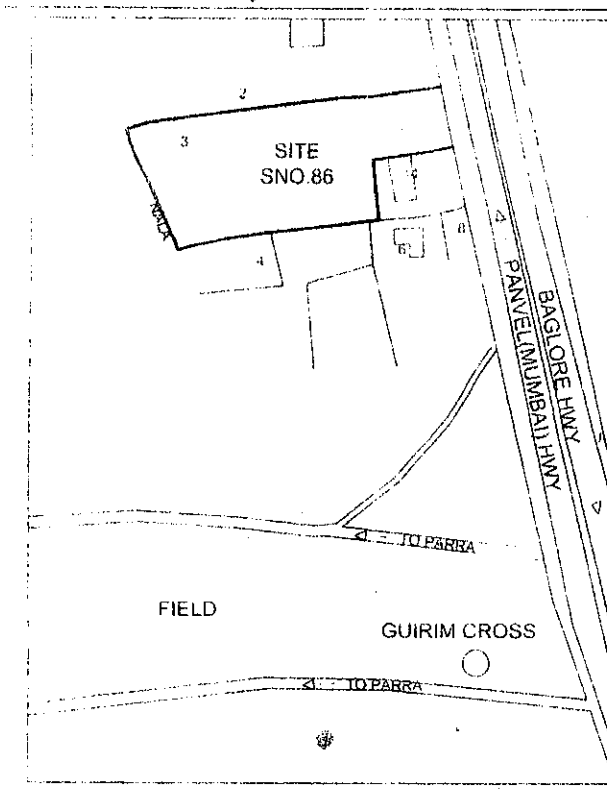




LOCATION NOT TO SCALE

TENAMENT CALCULATIONS:

TYPE	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL NO OF UNITS
SHOP	3	0	0	3
OFFICE	0	6	0	6
1 BHK	4	4	4	12
1.5 BHK	2	4	4	10
2 BHK	2	4	4	10
TOTAL				41
CLUB HOUSE	1	0	0	1
WATCHMAN CABIN	1	0	0	1
TOTAL				43

PARKING AREA STATEMENT:				
TYPE	TOTAL FLOOR AREA	REQUIRED NO. OF PARKING	TOTAL NO. OF PARKING PROVIDED	NO. OF PARKING PROVIDED
COMMERCIAL				
BLOCK A	328.5 SQ.M	1/50 SQ.M	6	6
RESIDENTIAL				
BLOCK B	641.37 SQ.M	1/75 SQ.M	8	8
BLOCK C	571.95 SQ.M	1/75 SQ.M	7	7
BLOCK D	641.37 SQ.M	1/75 SQ.M	8	9
TOTAL			29	30
AREA CALCULATION FOR CLUB HOUSE AND WATCHMAN CABIN				
PERMISSIBLE FLOOR AREA = 2185.2				
ADDITIONAL PERMISSIBLE FAR	PERMISSIBLE FLOOR AREA(SQM)	TYPE	PROPOSED FLOOR AREA(SQM)	BALANCE AREA (SQM)
7.5%	163.89	CLUB HOUSE	29.52	
		WATCHMAN CABIN	7.28	127.09
		TOTAL	36.8	

WATER STATEMENT FOR 4 BLOCKS (150 PERSON):				
TYPE	NO. OF PERSON	WATER REQ. PER PERSON	TOTAL WATER REQ.	
BLOCK A (COMMERCIAL BLOCK)	40 person	45 ltrs/day	1800 ltrs/day	
BLOCK B (RESIDENTIAL BLOCK)	35 person	135 ltrs/day	4725 ltrs/day	
BLOCK C (RESIDENTIAL BLOCK)	24 person	135 ltrs/day	3240 ltrs/day	
BLOCK D (RESIDENTIAL BLOCK)	35 person	135 ltrs/day	4725 ltrs/day	
CLUB HOUSE	20 person	45 ltrs/day	900 ltrs/day	
TOTAL	=148 person		=15,390 ltrs/day	
WATER REQUIRED (148 person) = 15,390 ltrs/day				
TOTAL WATER REQUIRED = 15,390 ltrs/day				
TOTAL WATER REQUIREMENT FOR 5 BLOCKS (148 PERSONS)				
TOTAL WATER REQUIREMENTS = 15,390 LTRS				
ASSUME 16,000 LTRS				
UNDERGROUND WATER TANK CAPACITY = 16,000 LTRS X 1.5 TIMES				
= 24,000 LTRS SAY 24,000 LTRS				
PROPOSED UNDERGROUND WATER TANK CAPACITY :				
SIZE OF UGWT = 4.50 X 4.50 X 1.20 HT = 24,300 LTRS				

TOTAL SUPER FLOOR AREA CALCULATION FOR INFRASTRUCTURE TAX

FLOOR	FLOOR AREA (SQ.M)	BALCONY (SQ.M)	LOBBY (SQ.M)	MEZZANINE (SQ.M)	STAIRCASE (SQ.M)	OPEN TERRACE (SQ.M)	NO. OF BLOCKS (NO.S)	SUPER FLOOR AREA (SQ.M) (a+b+c+d+e+f+g)
BLOCK A								
I. GROUND FLOOR	164.25			46.06	13.23			
II. FIRST FLOOR	164.25	58.91			12.96			
BLOCK A = TOTAL X 1 = (I+II) X 1 =	328.5	58.91		46.06	26.19		1	459.66
BLOCK B								
I. GROUND FLOOR	147.69		21.11		9.54			
II. FIRST FLOOR	246.84	45.54	37.20		9.54	9.3		
III. SECOND FLOOR	246.84	45.54	37.20		9.54	9.3		
BLOCK B = TOTAL X 1 = (I+II+III) X 1 =	641.37	91.08	95.51		28.62	18.60	1	875.18
BLOCK C								
I. GROUND FLOOR	208.81		16.36		9.54			
II. FIRST FLOOR	181.57	27.24	16.36		9.54			
III. SECOND FLOOR	181.57	27.24	16.36		9.54			
BLOCK C = TOTAL X 1 = (I+II+III) X 1 =	571.95	54.48	49.08		28.62		1	704.13
BLOCK D								
I. GROUND FLOOR	147.69		21.11		9.54			
II. FIRST FLOOR	246.84	45.54	37.20		9.54	9.3		
III. SECOND FLOOR	246.84	45.54	37.20		9.54	9.3		
BLOCK D = TOTAL X 1 = (I+II+III) X 1 =	641.37	91.08	95.51		28.62	18.60	1	875.18
(1) TOTAL = BLOCK A + BLOCK B + BLOCK C + BLOCK D	2183.19	295.55	240.1	46.06	112.05	37.2	4	2914.15
CLUB HOUSE								
I. GROUND FLOOR	29.52				8.64			
WATCHMAN CABIN	7.28							
(2) TOTAL = CLUB HOUSE WATCHMAN CABIN	36.8				8.64		2	45.44
SUPER FLOOR AREA CALCULATION								
(1) + (2) TOTAL =	2219.99	295.55	240.1	46.06	120.69	37.2	6	2959.59

TOTAL PROPOSED FLOOR AREA:			
BLOCKS	PER BLOCK AREA	NO. OF BLOCKS	TOTAL AREA
I. BLOCK A	328.5	01	328.5
II. BLOCK B	641.37	01	641.37
III. BLOCK C	571.95	01	571.95
IV. BLOCK D	641.37	01	641.37
TOTAL AREA = (I+II+III+IV) =			2183.19 SQ.M
TOTAL PROPOSED FLOOR AREA (SAY) = 2183.19 SQ.M			

TOTAL AREA = 3642 SQM			
PERMISSIBLE FAR	PERMISSIBLE FLOOR AREA(SQM)	PROPOSED FLOOR AREA(SQM)	BALANCE AREA (SQM)
60%	2185.2	2183.19	2.01

GROUND COVERAGE:	
I. TOTAL AREA OF PLOT	3642 SQM
II. PERMISSIBLE GROUND COVERAGE AREA (40% OF I)	1456.8 SQM
III. PROPOSED GROUND COVERAGE AREA - BLOCK A	177.76 SQM
IV. PROPOSED GROUND COVERAGE AREA - BLOCK B	338.25 SQM
V. PROPOSED GROUND COVERAGE AREA - BLOCK C	239.11 SQM
VI. PROPOSED GROUND COVERAGE AREA - BLOCK D	338.25 SQM
VII. TOTAL PROPOSED GROUND COVERAGE AREA = (III)+(IV)+(V)+(VI) = (30.02%)	1093.37 SQM

BALCONY AREA STATEMENT:	
I. PERMISSIBLE FLOOR AREA	2185.2 SQM
II. PERMISSIBLE BALCONY AREA (15% OF I)	327.78
III. PROPOSED BALCONY AREA - BLOCK A	58.91 SQM
IV. PROPOSED BALCONY AREA - BLOCK B	91.08 SQM
V. PROPOSED BALCONY AREA - BLOCK C	54.48 SQM
VI. PROPOSED BALCONY AREA - BLOCK D	91.08 SQM
VII. TOTAL PROPOSED BALCONY AREA = (III)+(IV)+(V)+(VI)	295.55 SQM
VIII. REMAINING BALCONY AREA = (II) - (VII)	32.23 SQM

SITE PLAN

SHEET TITLE

SITE PLAN, AREA STATEMENT, COMPOUND WALL DETAIL, LOCATION PLAN.

01
06

AREA STATEMENT

	SQ. M
1. AREA OF PLOT	3642 SQ.M
2. AREA UNDER ROAD WIDENING	546.06 SQ.M
3. NET PLOT AREA	3095.94 SQ.M
4. PROPOSED GROUND COVERAGE (30.02%)	1093.37 SQ.M
5. PERMISSIBLE GROUND COVERAGE (40% OF [1])	1456.8 SQ.M
6. PROPOSED FLOOR AREA (59.94%)	2183.19 SQ.M
7. PERMISSIBLE FLOOR AREA (60% OF [1])	2185.2 SQ.M
8. PROPOSED BALCONY AREA (13.52%)	295.55 SQ.M
9. PERMISSIBLE BALCONY AREA (15% OF [7])	327.78 SQ.M

NET FLOOR AREA

	BLOCK A	BLOCK B	BLOCK C	BLOCK D	
1. GROUND FLOOR	164.25	147.69	208.81	147.69	668.44 SQ.M
2. FIRST FLOOR	164.25	246.84	181.57	246.84	839.5 SQ.M
3. SECOND FLOOR		246.84	181.57	246.84	675.25 SQ.M
TOTAL	328.5	641.37	571.95	641.37	2183.19 SQ.M
PERMISSIBLE F.A.R.					2185.2 SQ.M
PROPOSED F.A.R.					2183.19 SQ.M
4. MEZZANINE FLOOR	46.06				46.06 SQ.M

PARKING STATEMENT

TOTAL NO. OF CAR PARKING REQUIRED	29
TOTAL NO. OF CAR PARKING PROPOSED	30

SPECIFICATIONS:

FLOORING	600 X 600 VITRIFIED TILES
DOOR FRAMES	100 X 75 TEAKWOOD
EXTERNAL WALL	230MM THK STONE / BRICK WALLS
INTERNAL WALL	150MM THK CC BLOCK WALLS
WIRING	POLY-CAB

GENERAL NOTES

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DESCRIPTION OF PROPOSAL

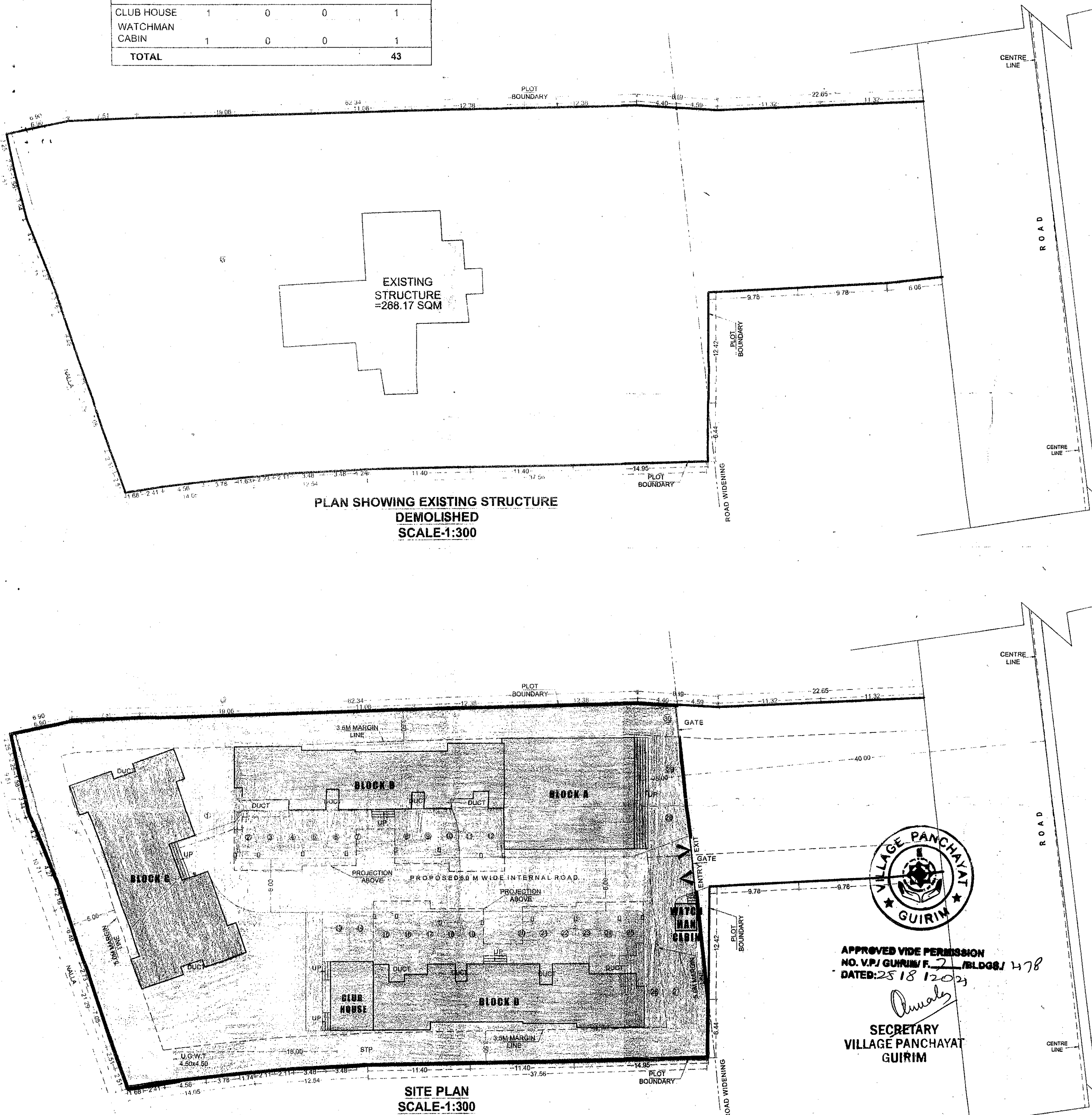
THE PROPERTY BEARING SURVEY NO. 86/3
VILLAGE GUJIRIM, BARDEZ TALUKA, GOA

NAME OF OWNER	OWNER'S SIGN
MR. RAJESH TARKAR, RAJDEEP BUILDERS 708, 709 & 710, 7TH FLOOR, GERA IMPERIUM STAR, PANJI-GOIA, 403001	

Ar. VIBHUTI FOTEDAR CA/2005/37083 FINCH ARCHITECTS	ARCHITECT'S SIGN

revision	description	date	signature
00	03-12-2020		
01	04-03-2021		
02	18-03-2021		

NORTH	ARCHITECTS AND PLANNERS:
	FINCH" ARCHITECTURE & PROJECT MANAGEMENT FLT NO. 6 BASERA HOU. SOC., SALUNKHE VIHAR ROAD WANORIE - PUNE- 48 MAHARASHTRA email: info@finch.net.in, MOB NO : 9960768401, 9371201937

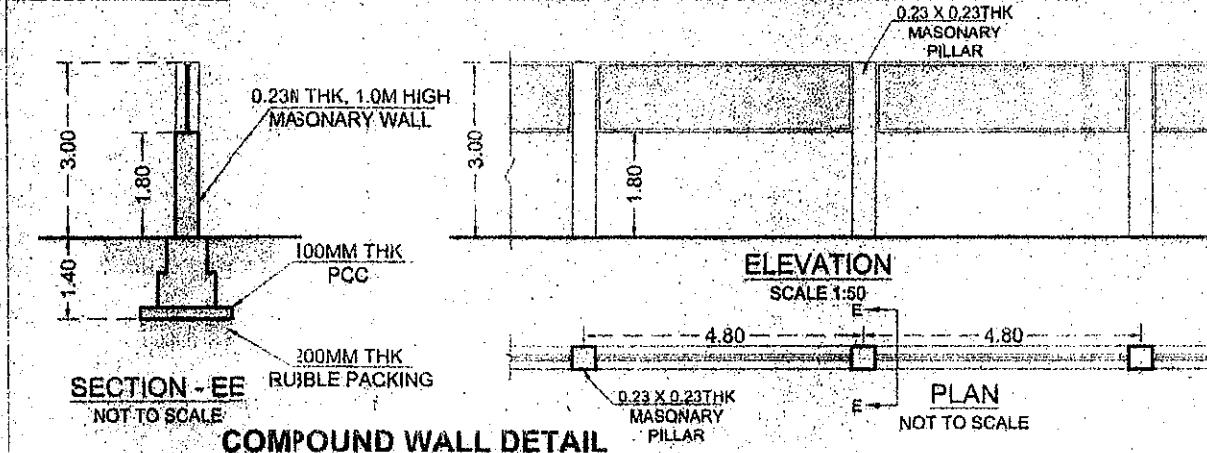


APPROVED VIDE PERMISSION
NO. V.P./GUJIRIM F.2/BLDG/1478
DATED: 25/12/2023

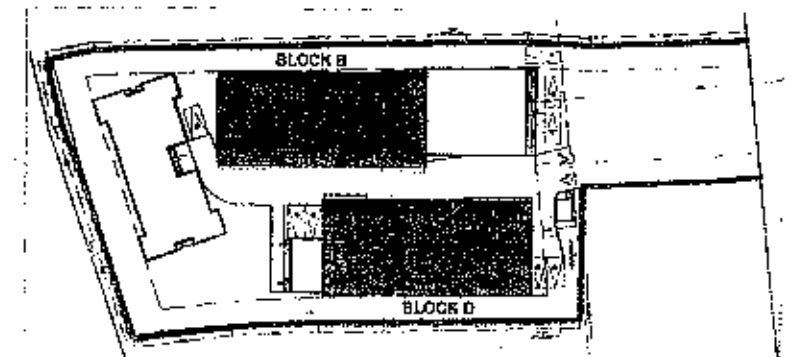
SECRETARY
VILLAGE PANCHAYAT
GUJIRIM

Approved with condition vide
L. No. TPB/6225/TP/1/TP/2/2489
Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Mapusa

Approved with condition vide
L. No. PHCP/NOT/1/1/2489/25
Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Mapusa

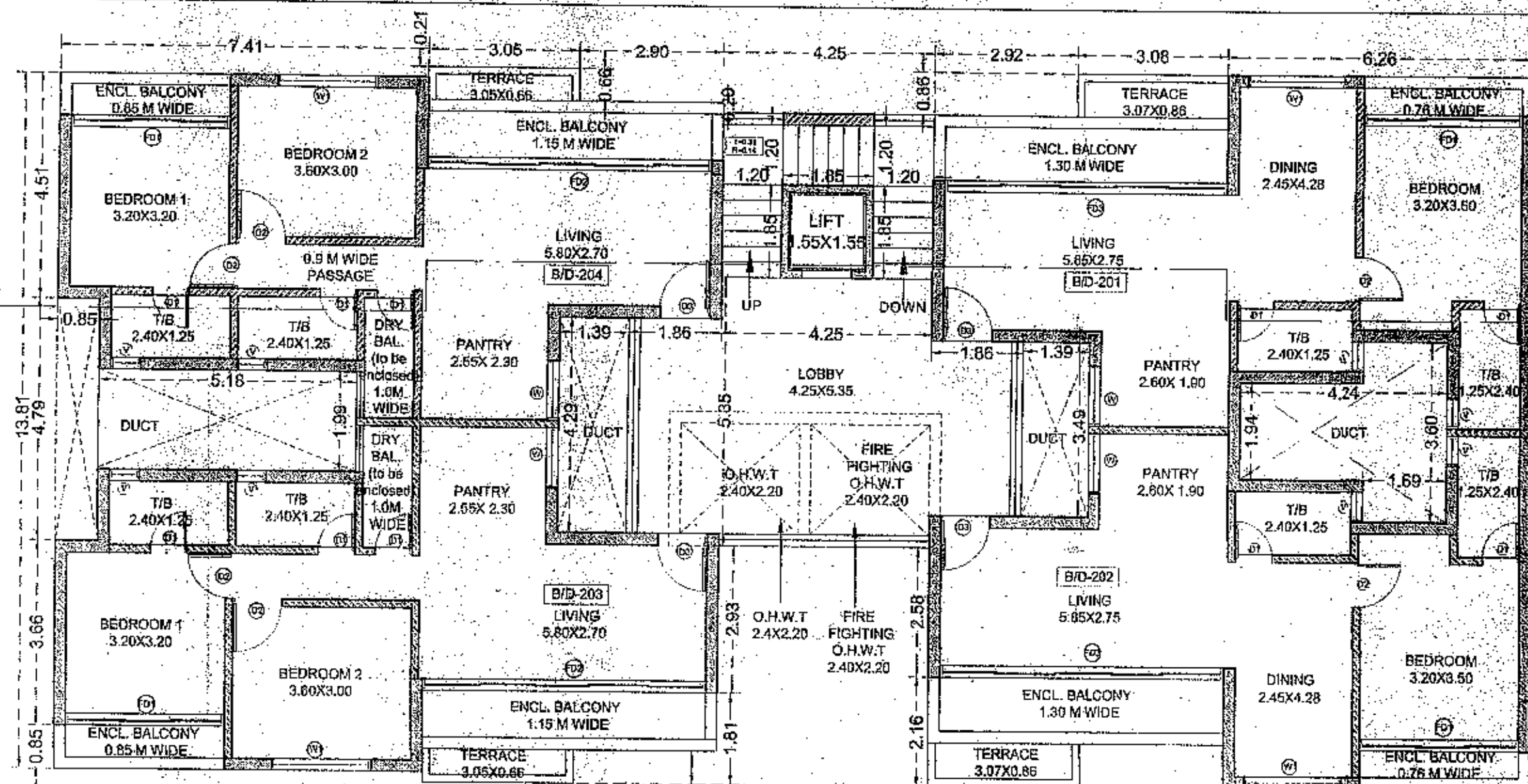
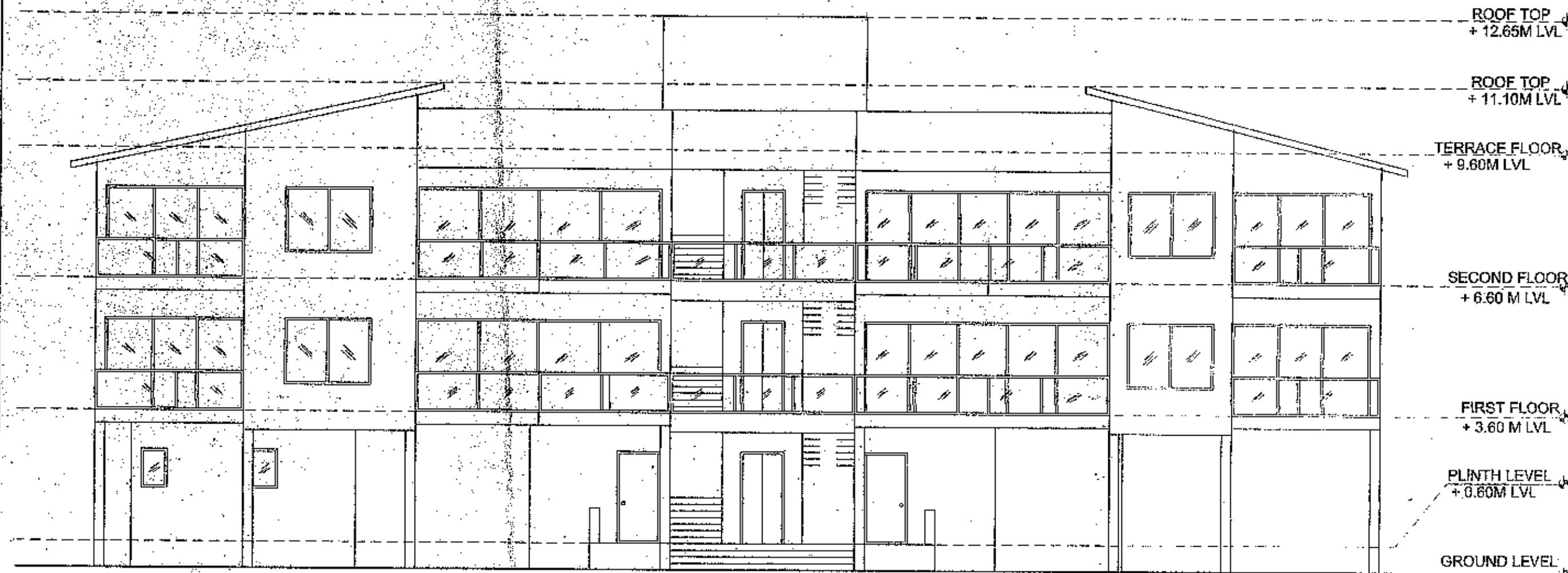
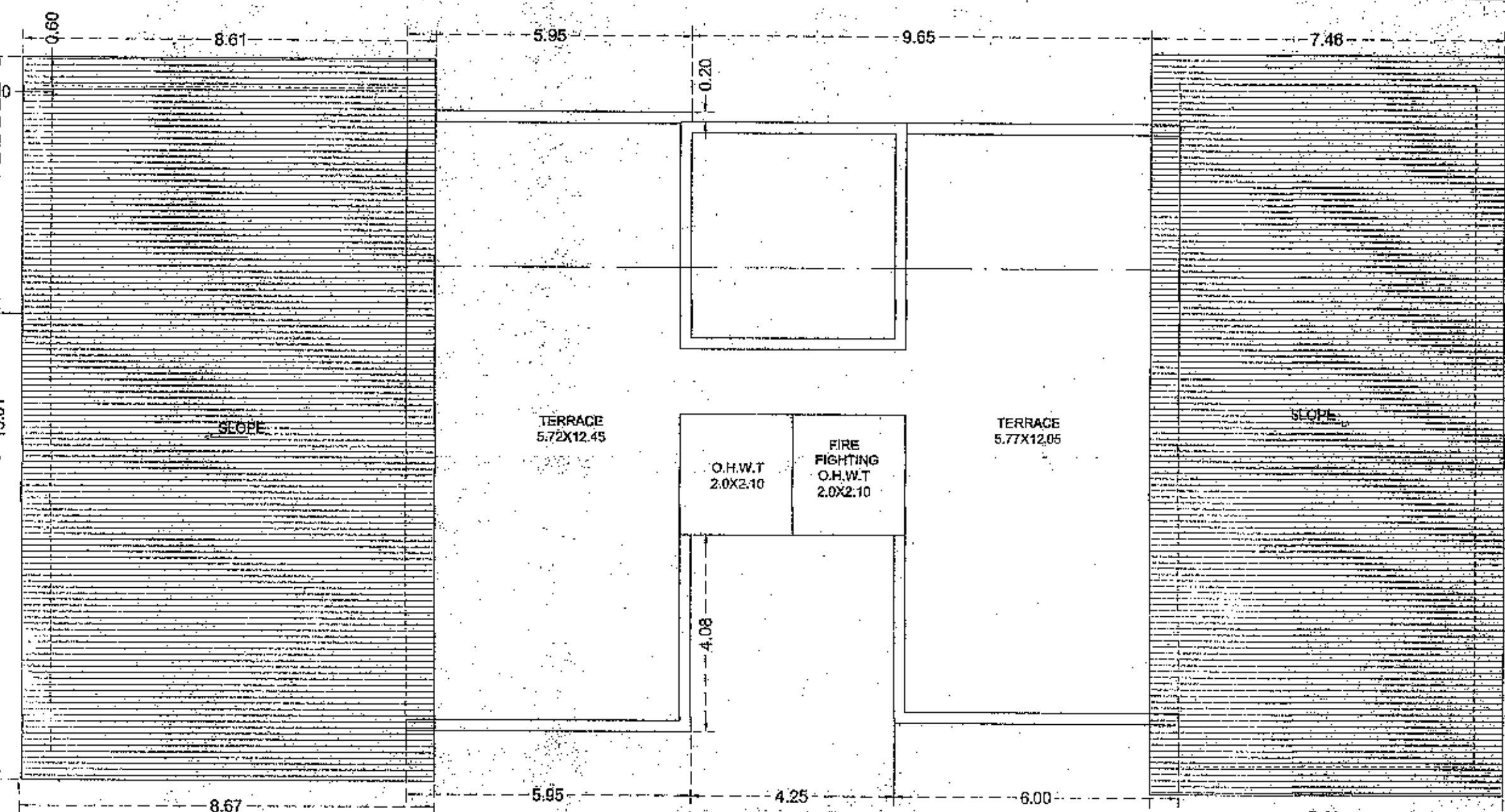
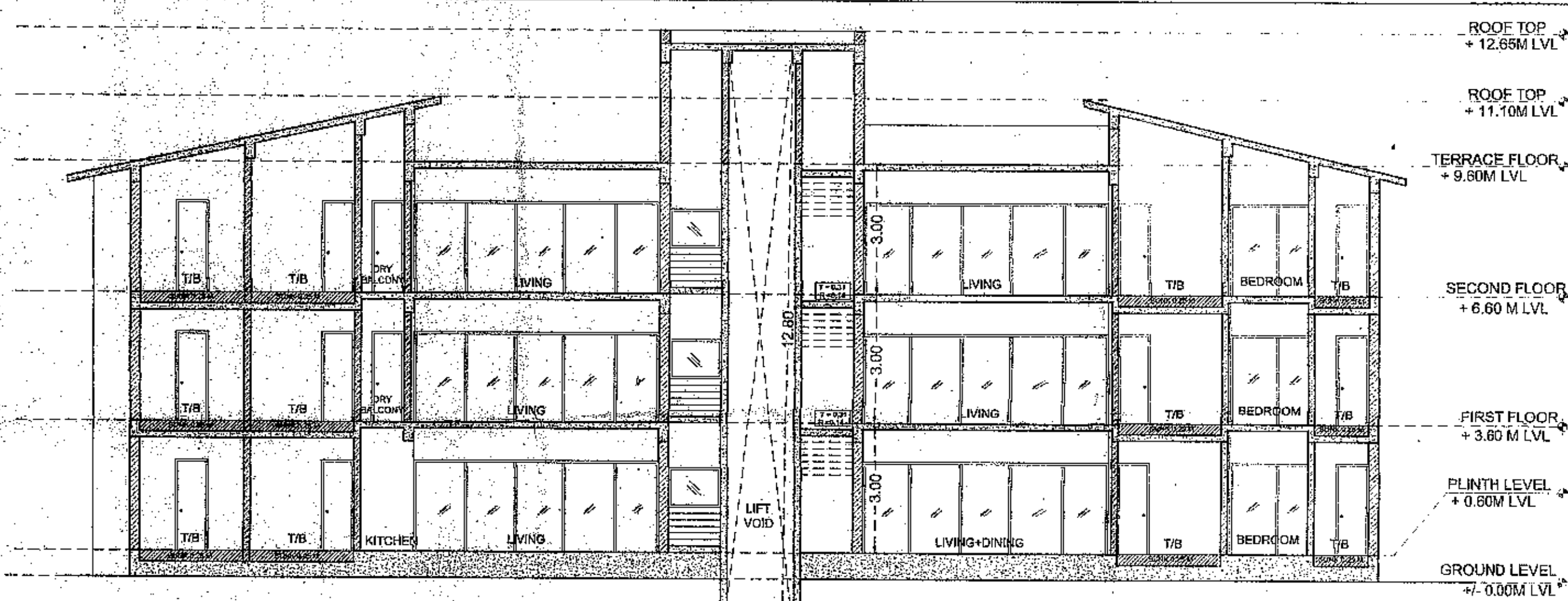


BLOCK-B & D

SHEET TITLE
FLOOR PLANS, AREA DIAGRAM & AREA
CALCULATION04
06KEY PLAN
NOT TO SCALE

AREA STATEMENTS - BLOCK B & D

DESCRIPTION	AREA PER BLOCK	NO. OF BLOCKS	TOTAL AREA (BLOCK B & D)
a. TOTAL PROPOSED FLOOR AREA	641.37 SQM	02	1282.74 SQM
b. TOTAL PROPOSED BALCONY AREA	91.08 SQM	02	182.16 SQM
c. PROPOSED GROUND COVERAGE	338.25 SQM	02	676.5 SQM

SECOND LEVEL FLOOR PLAN
BLOCK B & D
(SCALE 1:100)FRONT ELEVATION
BLOCK B & D
(SCALE 1:100)ROOF LEVEL FLOOR PLAN
BLOCK B & D
(SCALE 1:100)SECTION - ZZ
BLOCK B & D
(SCALE 1:100)

SPECIFICATIONS:

FLOORING	800 X 600 VITRIFIED TILES
DOOR FRAMES	100 X 75 TEAKWOOD
EXTERNAL WALLS	230MM THK STONE / BRICK WALLS
INTERNAL WALL	150MM THK CC BLOCK WALLS
WIRING	POLYCARB

SCHEDULE OF OPENING:

D1	0.75X2.10	FD1	3.20 X 2.10
D2	0.60X2.10	FD2	5.77 X 2.10
D3	1.00X2.10	FD3	5.77 X 2.10
W	1.20X0.90	V	0.80 X 0.80
W1	2.60X1.50		

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DESCRIPTION OF PROPOSAL

THE PROPERTY BEARING SURVEY NO. 86/3
VILLAGE GUIRIM, BARDEZ TALUKA, GOA

NAME OF OWNER
MR. RAJESH TARKAR,
RAJDEEP BUILDERS
708, 709 & 710, 7TH FLOOR,
GERA IMPERIUM STAR,
PANJ-GOIA, 403001

OWNER'S SIGN

ARCHITECT'S SIGN
FINCH

Ar. VIBHUTI FOTEDAR
CA/2005/37083
FINCH ARCHITECTS

revision	description	date
00	03-12-2020	
01	04-03-2021	
02	18-03-2021	

NORTH

ARCHITECTS AND PLANNERS:

FINCH

ARCHITECTURE & PROJECT MANAGEMENT
FLT NO. 6 BASERA HOU. SOC.,
SALUNKHE VIHAR ROAD
WANORE - PUNE - 40 MAHARASHTRA
email: info@finch.net.in,
MOB NO. : 9560768401, 9371201937

**SECOND LEVEL FLOOR PLAN -
FLOOR AREA CALCULATION: BLOCK B & D**

AREA OF RECTANGLE WXYZ= 424.75 SQM				
SNO.	DEDUCTIONS	AREA	TOTAL	
1	AREA OF RECTANGLE 'A'	3.63	02	7.26
2	AREA OF RECTANGLE 'B'	0.83	02	1.66
3	AREA OF RECTANGLE 'C'	10.76	02	21.52
4	AREA OF RECTANGLE 'D'	12.30	02	24.60
5	AREA OF RECTANGLE 'E'	2.60	02	5.2
6	AREA OF RECTANGLE 'F'	6.08	01	6.08
7	AREA OF RECTANGLE 'G'	4.84	01	4.84
8	AREA OF RECTANGLE 'H'	11.34	01	11.34
9	AREA OF RECTANGLE 'I'	80.43	01	80.43
10	AREA OF RECTANGLE 'J'	13.94	01	13.94
11	AREA OF RECTANGLE 'K'	4.95	01	4.95
12	AREA OF RECTANGLE 'L'	10.80	01	10.80
13	AREA OF RECTANGLE 'M'	4.07	01	4.07
TOTAL DEDUCTION			177.81	

FLOOR AREA OF SECOND LEVEL FLOOR PLAN = (424.75 - 177.81)

246.94
SQM

NET FLOOR AREA OF SECOND LEVEL FLOOR PLAN
FOR BLOCK B = 246.94 SQM

TOTAL FLOOR AREA OF SECOND LEVEL FLOOR PLAN
FOR BLOCK B & D = 246.94X2 = 493.88 SQM

**SECOND LEVEL FLOOR PLAN
BALCONY AREA STATEMENT-BLOCK B & D**

	SIZE	NO.	AREA
AREA OF BALCONY (1) (TO BE ENCLOSED)	3.43X 0.85 =2.91	2	5.82 SQM
AREA OF BALCONY (2) (TO BE ENCLOSED)	5.95X 1.15 =6.84	2	13.68 SQM
AREA OF BALCONY (3) (TO BE ENCLOSED)	6.01X 1.30 =7.8	2	15.6 SQM
AREA OF BALCONY (4) (TO BE ENCLOSED)	3.43X 0.76 =2.60	2	5.2 SQM
AREA OF BALCONY (5) (TO BE ENCLOSED)	1.0 X 4.95 =4.95	1	4.95 SQM
AREA OF BALCONY (6) (TO BE ENCLOSED)	0.15X 1.59 = 0.29	1	0.29 SQM

**SECOND LEVEL FLOOR PLAN TOTAL
BALCONY AREA - BLOCK B**

45.54 SQM

**SECOND LEVEL FLOOR PLAN:
TOTAL BALCONY AREA FOR -
BLOCK B & D (45.54X2)=**

91.08 SQM

BLOCK B	TOTAL FLOOR AREA OF GF, FF & SF = 147.69+246.84+246.84=641.37 SQM
BLOCK B & D	TOTAL FLOOR AREA OF GF, FF & SF = 295.30+493.68+493.68=1282.74 SQM

SECOND LEVEL FLOOR PLAN BALCONY AREA STATEMENT-BLOCK B & D			
	SIZE	NO.	AREA
AREA OF BALCONY (1) (TO BE ENCLOSED)	3.43X 0.85 =2.91	2	5.82 SQM
AREA OF BALCONY (2) (TO BE ENCLOSED)	5.95X1.15 =6.84	2	13.68 SQM
AREA OF BALCONY (3) (TO BE ENCLOSED)	6.0X1.30 =7.8	2	15.6 SQM
AREA OF BALCONY (4) (TO BE ENCLOSED)	3.43X0.76 =2.60	2	5.2 SQM
AREA OF BALCONY (5) (TO BE ENCLOSED)	1.0 X 4.95 =4.95	1	4.95 SQM
AREA OF BALCONY (6) (TO BE ENCLOSED)	0.15X1.59 = 0.29	1	0.29 SQM
SECOND LEVEL FLOOR PLAN TOTAL BALCONY AREA - BLOCK B			45.84 SQM
SECOND LEVEL FLOOR PLAN TOTAL BALCONY AREA FOR - BLOCK B & D (45.84X2)=			91.68 SQM

WATER STATEMENT (BLOCK B & D) :	
FOR RESIDENTIAL PURPOSE	
AMOUNT OF WATER REQUIRED PER PERSON	= 135 lit/day
WATER REQUIRED FOR BLOCK B (36 person)	= 4725 lit/day
TOTAL WATER REQUIRED	= 4725 lit/day
TOTAL WATER REQUIREMENT FOR 'BLOCK B'	
TOTAL WATER REQUIREMENTS = 4725 LTRS	
ASSUME 5000 LTRS	

PROPOSED WATER TANK CAPACITY:	
SIZE OF O.H.W.T. FOR BLOCK B = 2.4 X 2.20 X 1.2 HT = 6.336LTRS	
SIZE OF O.H.W.T. FOR BLOCK D = 2.4 X 2.20 X 1.2 HT = 6.336LTRS	

FIRE FIGHTING WATER TANK STATEMENT (BLOCK B & D) :	
TOTAL WATER REQUIREMENT FOR 1 TANK = 5,000 LTRS	
PROPOSED WATER TANK CAPACITY:	
SIZE OF OHWT FOR BLOCK B = 2.4 X 2.20 X 1.2 HT = 6.336 LTRS	
SIZE OF OHWT FOR BLOCK D = 2.4 X 2.20 X 1.2 HT = 6.336 LTRS	

GROUND COVERAGE :	
GROUND LEVEL FLOOR PLAN (PLINTH AREA (BLOCK B))	338.25 SQM
GROUND LEVEL FLOOR PLAN (PLINTH AREA (BLOCK B & D))	676.5 SQM



APPROVED VIDE PERMISSION
NO. V.P.J. GUIRIM/P. 2/18/2021
DATED: 25/12/2021

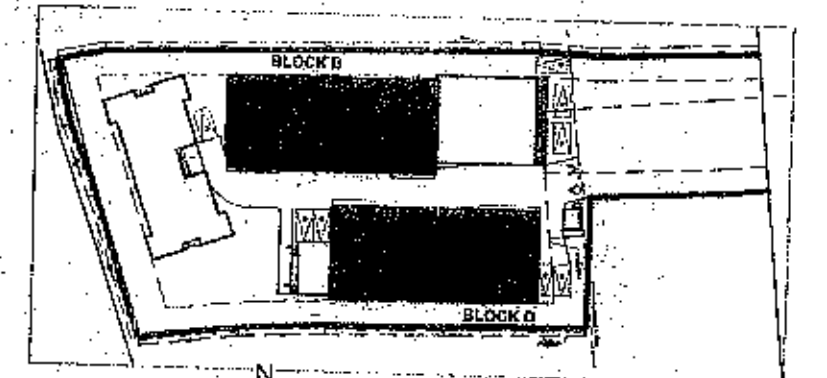
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L. No.: TP/6825/2021-21/2459
25/12/2021

SECRETARY
VILLAGE PANCHAYAT
GUIRIM

Dy. Town Planner
Town & Country Plan. Dept.
Govt. of Goa, Nil.

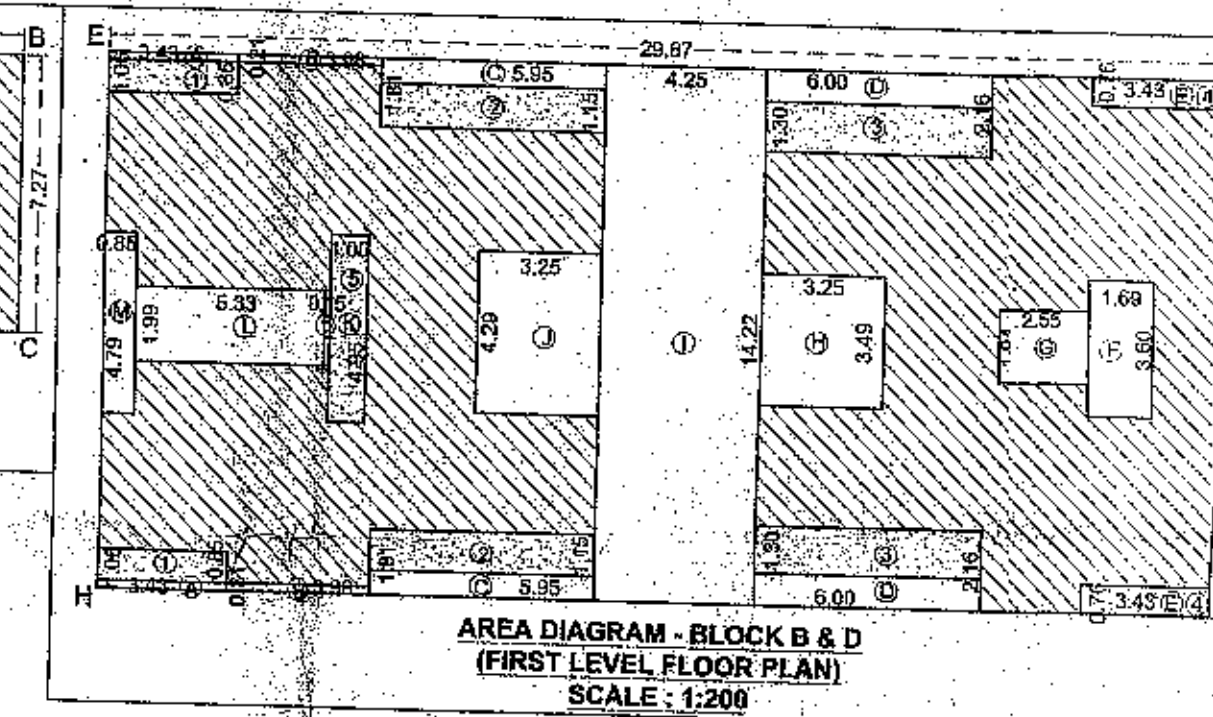
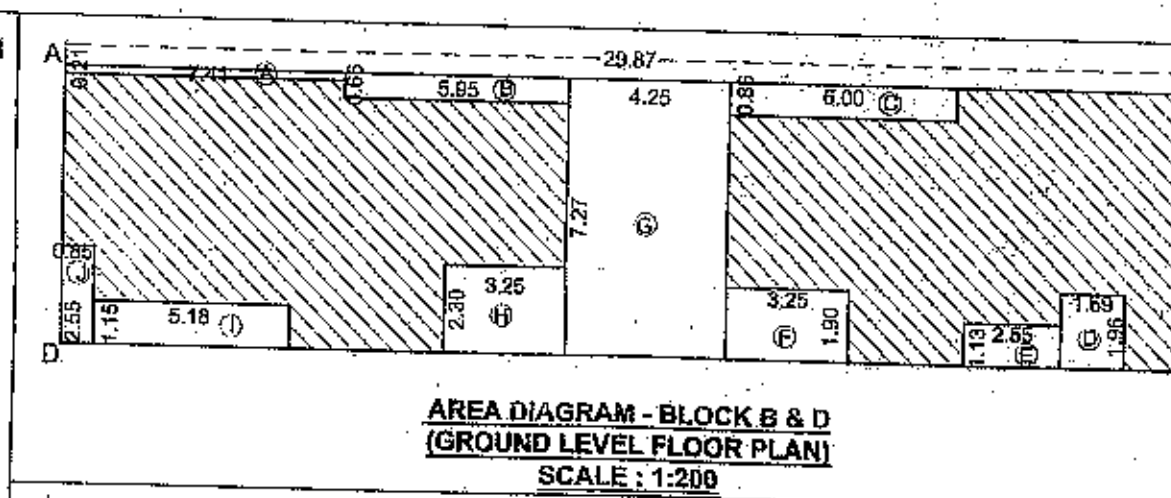
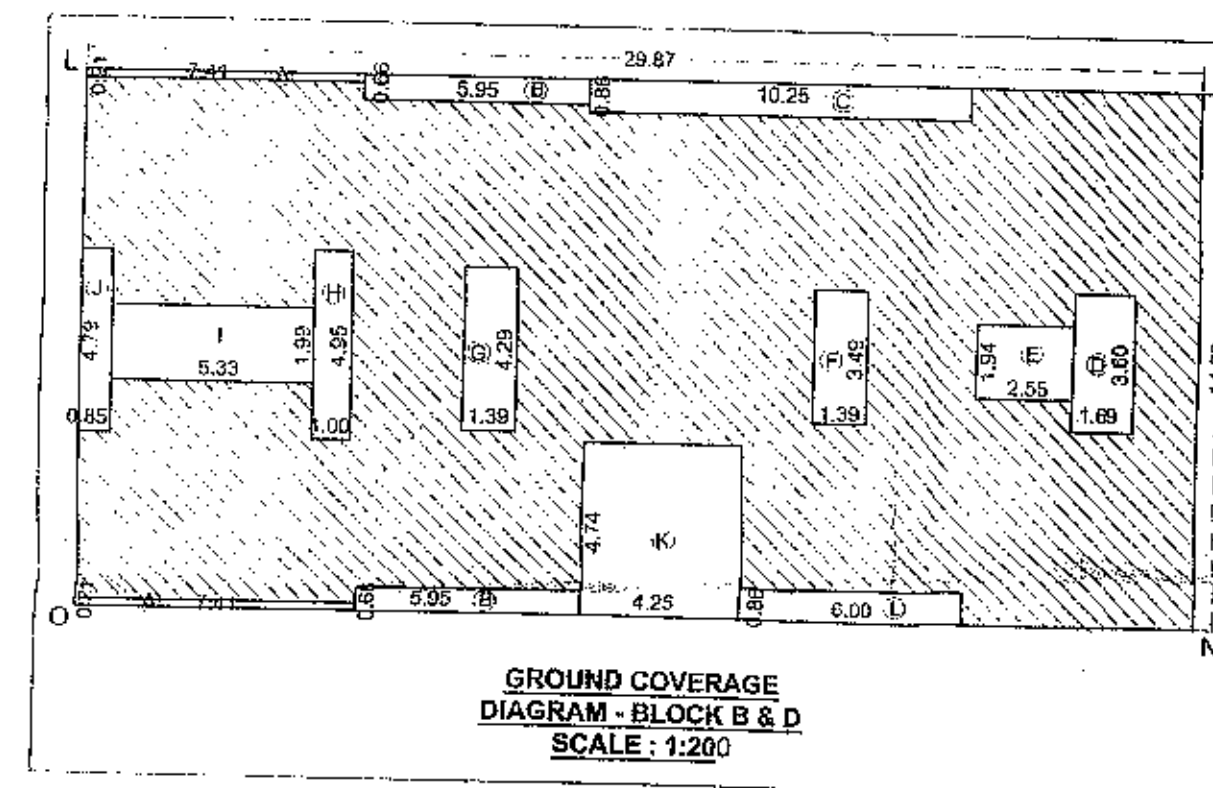
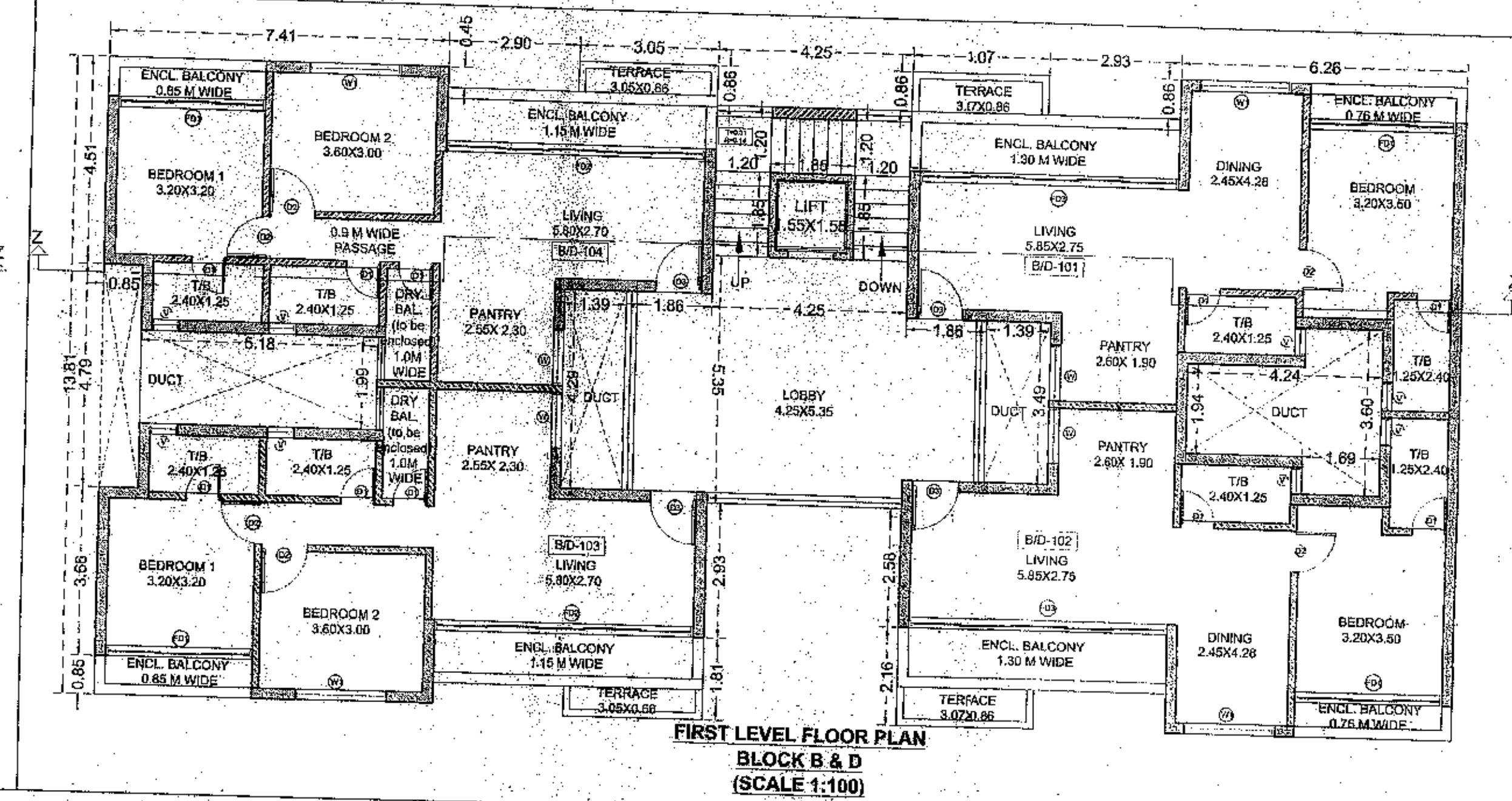
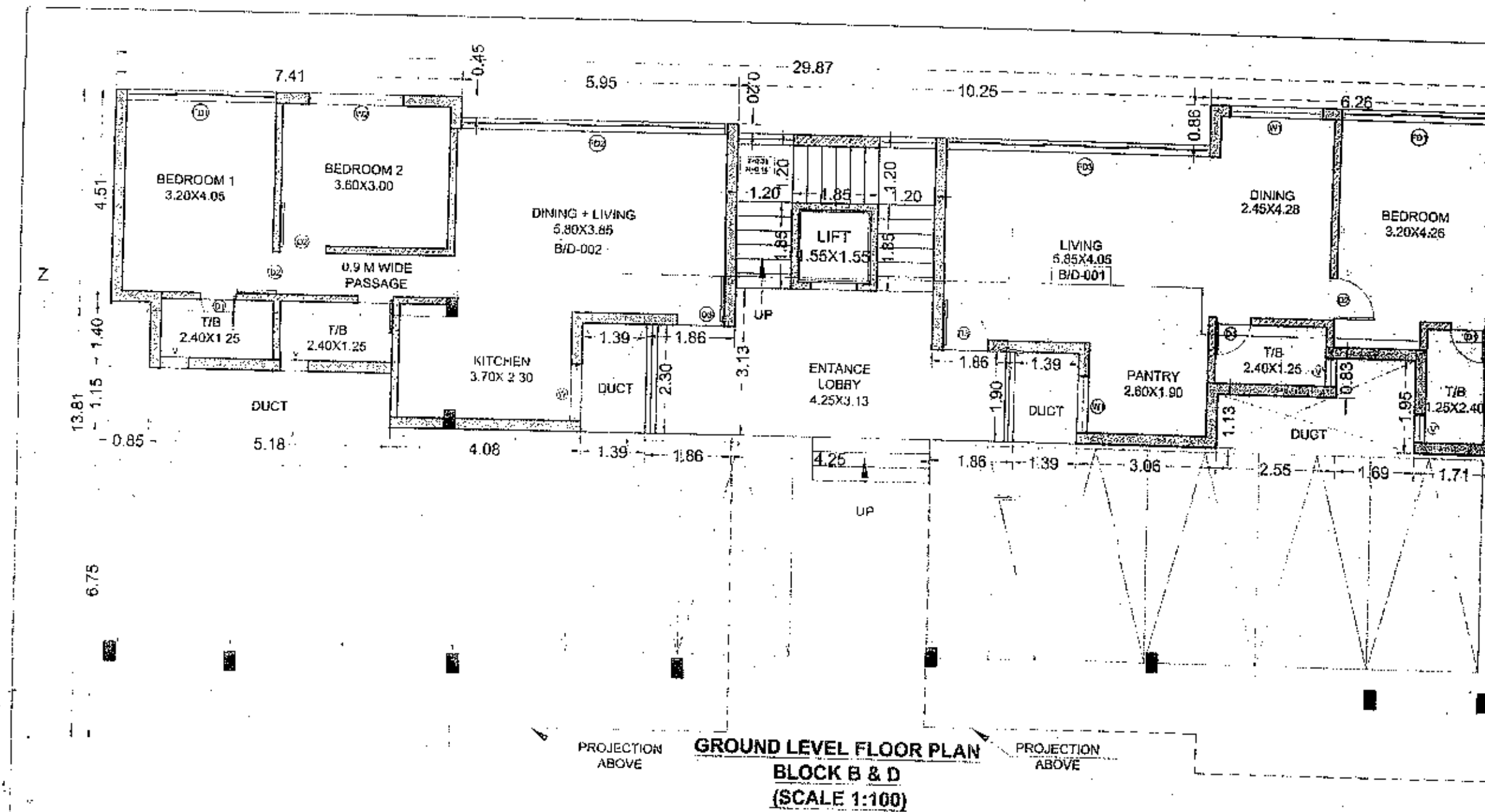
BLOCK-B & D

SHEET TITLE

FLOOR PLANS, AREA DIAGRAM & AREA
CALCULATION03
06KEY PLAN
NOT TO SCALE

AREA STATEMENTS - BLOCK B & D

DESCRIPTION	AREA PER BLOCK	NO. OF BLOCKS	TOTAL AREA (BLOCK B & D)
a. TOTAL PROPOSED FLOOR AREA	641.37 SQM	02	1282.74 SQM
b. TOTAL PROPOSED BALCONY AREA	91.08 SQM	02	182.16 SQM
c. PROPOSED GROUND COVERAGE	338.25 SQM	02	676.5 SQM

GROUND COVERAGE AREA CALCULATION:
BLOCK B & D

SNO.	DEDUCTIONS	AREA	NO. S	TOTAL
1	AREA OF RECTANGLE 'A'	1.35	02	2.70
2	AREA OF RECTANGLE 'B'	3.92	02	7.84
3	AREA OF RECTANGLE 'C'	8.81	01	8.81
4	AREA OF RECTANGLE 'D'	6.08	01	6.08
5	AREA OF RECTANGLE 'E'	4.94	01	4.94
6	AREA OF RECTANGLE 'F'	4.85	01	4.85
7	AREA OF RECTANGLE 'G'	5.99	01	5.99
8	AREA OF RECTANGLE 'H'	4.95	01	4.95
9	AREA OF RECTANGLE 'I'	10.60	01	10.60
10	AREA OF RECTANGLE 'J'	4.07	01	4.07
11	AREA OF RECTANGLE 'K'	20.14	01	20.14
12	AREA OF RECTANGLE 'L'	5.16	01	5.16
TOTAL DEDUCTION				85.5
GROUND COVERAGE AREA WITHIN RECTANGLE = (424.75-85.5)				338.25 SQM
NET GROUND COVERAGE AREA FOR BLOCK B = 338.25 SQM				
TOTAL GROUND COVERAGE AREA FOR BLOCK B & D 338.25X2= 676.5 SQM				

GROUND LEVEL FLOOR PLAN -
FLOOR AREA CALCULATION: BLOCK B & D

SNO.	DEDUCTIONS	AREA	NO. S	TOTAL
1	AREA OF RECTANGLE 'A'	1.35	01	1.35
2	AREA OF RECTANGLE 'B'	3.92	01	3.92
3	AREA OF RECTANGLE 'C'	5.16	01	5.16
4	AREA OF RECTANGLE 'D'	3.31	01	3.31
5	AREA OF RECTANGLE 'E'	2.88	01	2.88
6	AREA OF RECTANGLE 'F'	6.17	01	6.17
7	AREA OF RECTANGLE 'G'	30.89	01	30.89
8	AREA OF RECTANGLE 'H'	7.47	01	7.47
9	AREA OF RECTANGLE 'I'	5.95	01	5.95
10	AREA OF RECTANGLE 'J'	2.16	01	2.16
TOTAL DEDUCTION				69.46
FLOOR AREA OF GROUND LEVEL FLOOR PLAN (217.15-69.46)				147.69 SQM
NET FLOOR AREA OF GROUND LEVEL FLOOR PLAN FOR BLOCK B = 147.69 SQM				
TOTAL FLOOR AREA OF GROUND LEVEL FLOOR PLAN FOR BLOCK B & D = 147.69X2= 295.38 SQM				

FIRST LEVEL FLOOR PLAN -
FLOOR AREA CALCULATION: BLOCK B & D

SNO.	DEDUCTIONS	AREA	NO. S	TOTAL
1	AREA OF RECTANGLE 'A'	3.63	02	7.26
2	AREA OF RECTANGLE 'B'	0.83	02	1.66
3	AREA OF RECTANGLE 'C'	10.76	02	21.52
4	AREA OF RECTANGLE 'D'	12.96	02	25.92
5	AREA OF RECTANGLE 'E'	2.50	02	5.00
6	AREA OF RECTANGLE 'F'	6.08	01	6.08
7	AREA OF RECTANGLE 'G'	4.94	01	4.94
8	AREA OF RECTANGLE 'H'	11.34	01	11.34
9	AREA OF RECTANGLE 'I'	60.43	01	60.43
10	AREA OF RECTANGLE 'J'	13.94	01	13.94
11	AREA OF RECTANGLE 'K'	4.95	01	4.95
12	AREA OF RECTANGLE 'L'	10.60	01	10.60
13	AREA OF RECTANGLE 'M'	4.07	01	4.07
TOTAL DEDUCTION				177.91
FLOOR AREA OF FIRST LEVEL FLOOR PLAN = (424.75 - 177.91)				246.84 SQM
NET FLOOR AREA OF FIRST LEVEL FLOOR PLAN FOR BLOCK B = 246.84 SQM				
TOTAL FLOOR AREA OF FIRST LEVEL FLOOR PLAN FOR BLOCK B & D = 246.84X2= 493.68 SQM				

FIRST LEVEL FLOOR PLAN BALCONY AREA STATEMENT:
BLOCK B & D

	SIZE	NO.	AREA
AREA OF BALCONY (1) (TO BE ENCLOSED)	3.43X 0.85 = 2.91	2	5.82 SQM
AREA OF BALCONY (2) (TO BE ENCLOSED)	5.95X 1.15 = 6.84	2	13.68 SQM
AREA OF BALCONY (3) (TO BE ENCLOSED)	6.0X 1.30 = 7.8	2	15.6 SQM
AREA OF BALCONY (4) (TO BE ENCLOSED)	3.43X 0.76 = 2.60	2	5.2 SQM
AREA OF BALCONY (5) (TO BE ENCLOSED)	1.0 X 4.85 = 4.85	1	4.85 SQM
AREA OF BALCONY (6) (TO BE ENCLOSED)	0.15X 1.99 = 0.30	1	0.30 SQM
FIRST LEVEL FLOOR PLAN TOTAL BALCONY AREA - BLOCK B			45.54 SQM
FIRST LEVEL FLOOR PLAN TOTAL BALCONY AREA FOR - BLOCK B & D (45.54X2)=			91.08 SQM

SPECIFICATIONS:

FLOORING	600 X 600 VITRIFIED TILES
DOOR FRAMES	100 X 75 TEAKWOOD
EXTERNAL WALL	230MM THK STONE / BRICK WALLS
INTERNAL WALL	150MM THK CC BLOCK WALLS
WIRING	POLYCOB

SCHEDULE OF OPENING:

D1: 0.75X2.10	F1: 3.20 X 2.10
D2: 0.80X2.10	F2: 5.72 X 2.10
D3: 1.00X2.10	F3: 5.77 X 2.10
W: 1.20X0.90	V: 0.80 X 0.80
W1: 2.00X1.50	

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DESCRIPTION OF PROPOSAL

THE PROPERTY BEARING SURVEY NO. 86/3
VILLAGE GUJIM, BARDEZ TALUKA, GOA

NAME OF OWNER

MR. RAJESH TARKAR,
RAJDEEP BUILDERS
708, 709 & 710, 7TH FLOOR,
GERA IMPERIUM STAR,
PANJ-GOIA, 403001

OWNER'S SIGN

[Signature]

ARCHITECT'S SIGN

Ar. VIBHUTI FOTEDAR
CA/2005/37083
F'INCH' ARCHITECTS

revision	description	date	signature
01	05-12-2020		
02	18-03-2021		

NORTH

ARCHITECTS AND PLANNERS:
F'INCH"
ARCHITECTURE & PROJECT MANAGEMENT
FLT NO. 6 BASERA HOU, SOC.,
SALUNKHE VIHAR ROAD
WANDRE - PUNE - 40 MAHARASHTRA
email: info@finch.net.in
MOB NO: 9980768401, 9371201937



APPROVED WITH CONDITION VIDE

NO. V.P. GUJIM P. 7 (BLOCKS) 478

DATED: 21/03/2021

Dy. Town Planner

Town & Country Planning Dept

Govt. of Goa, Mapusa

SECRETARY

VILLAGE PANCHAYAT

GUJIM

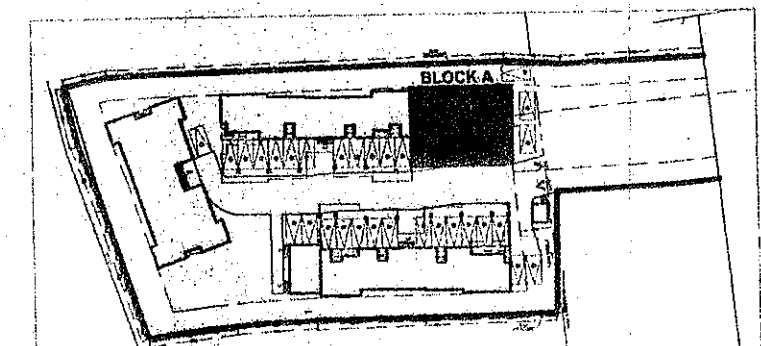
Approved with condition vide

No. PH/CP/2020/107-21/24-59

Date: 24/03/21

Signature of Dy. Town Planner

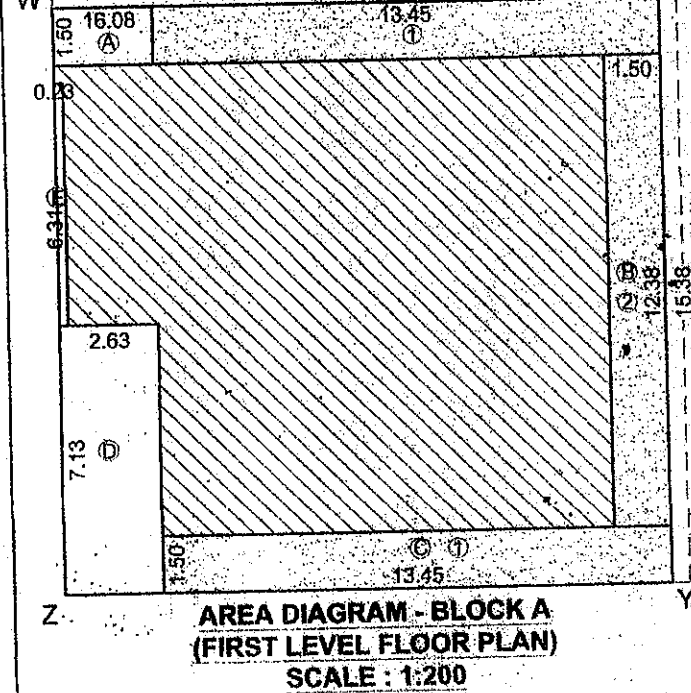
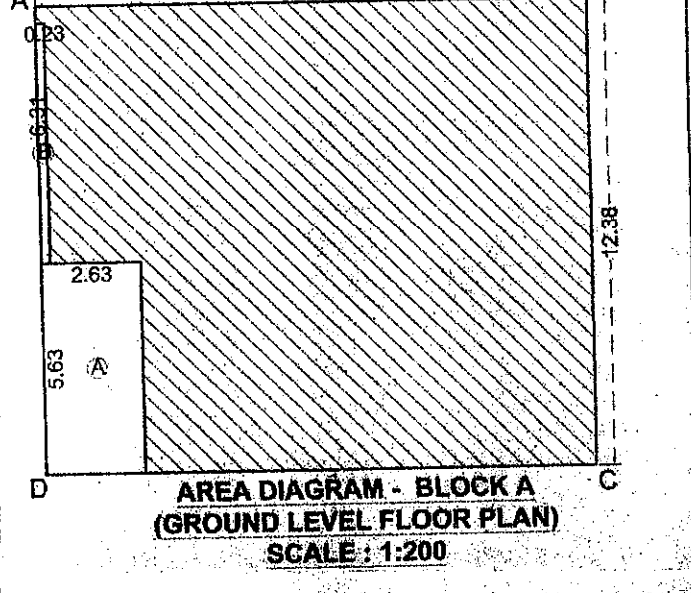
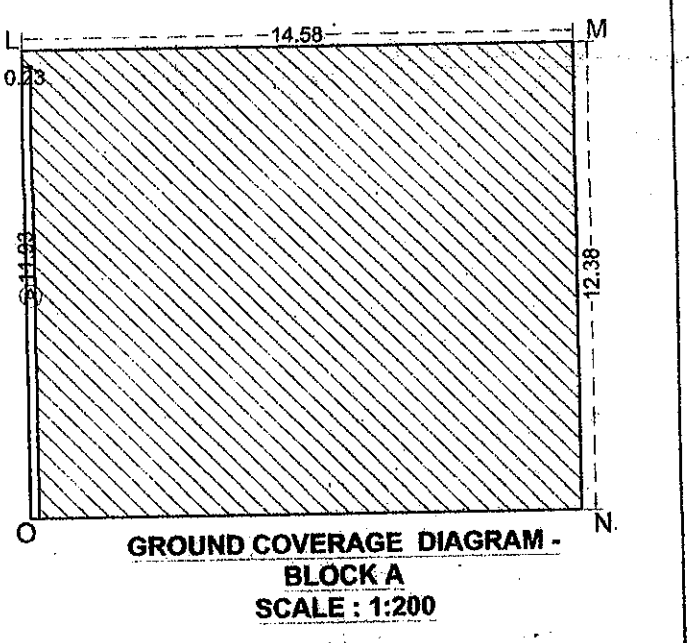
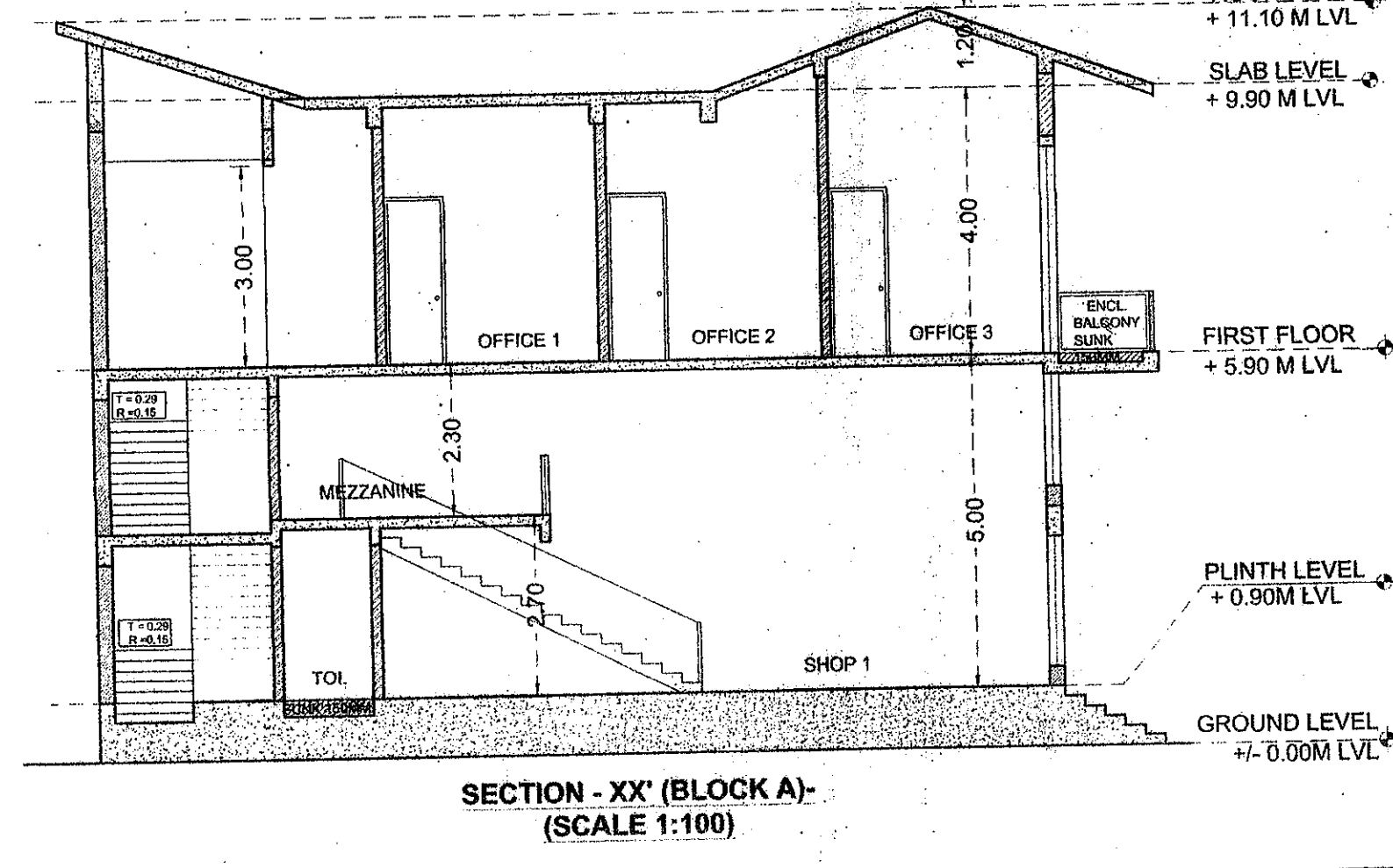
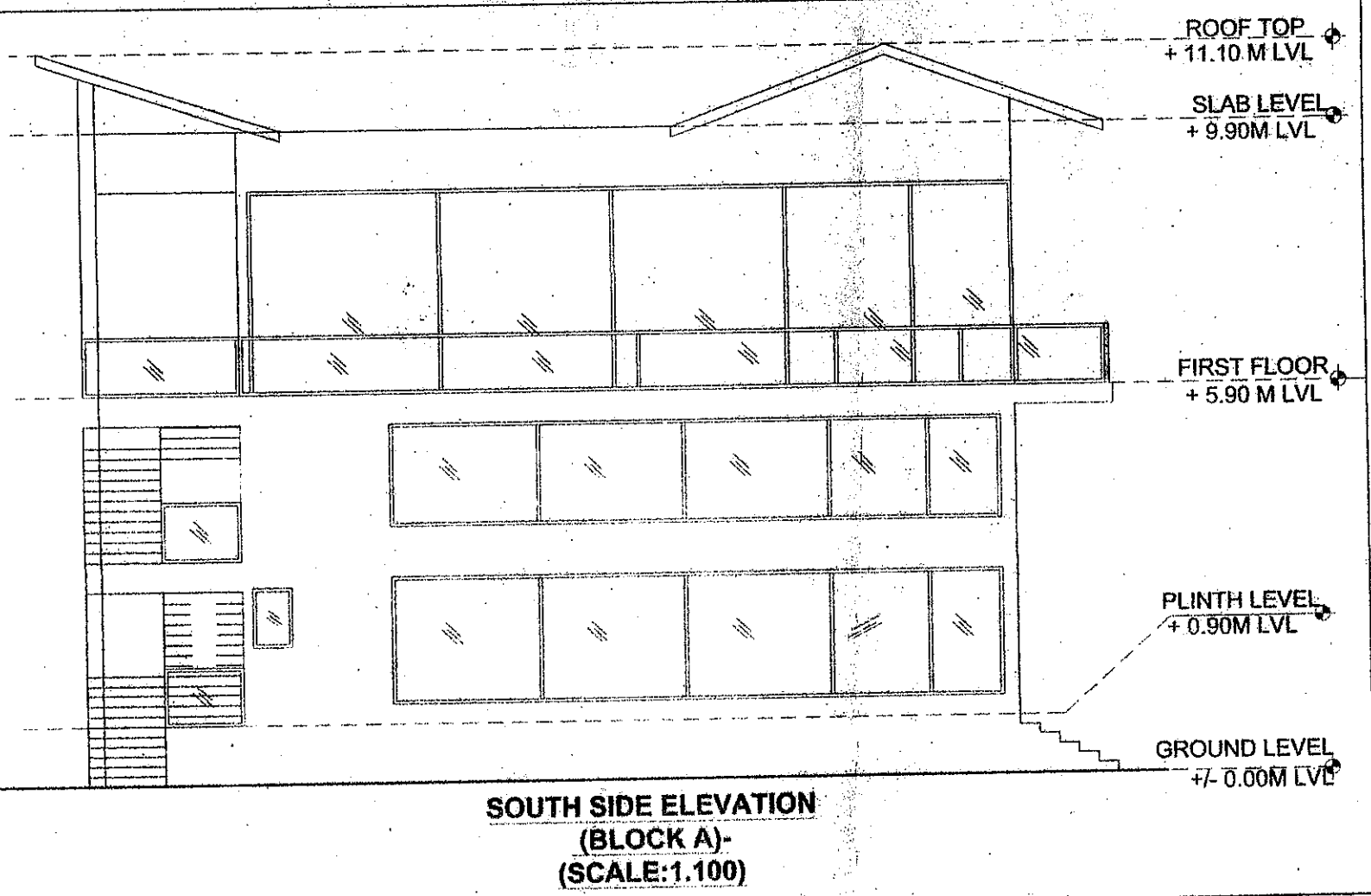
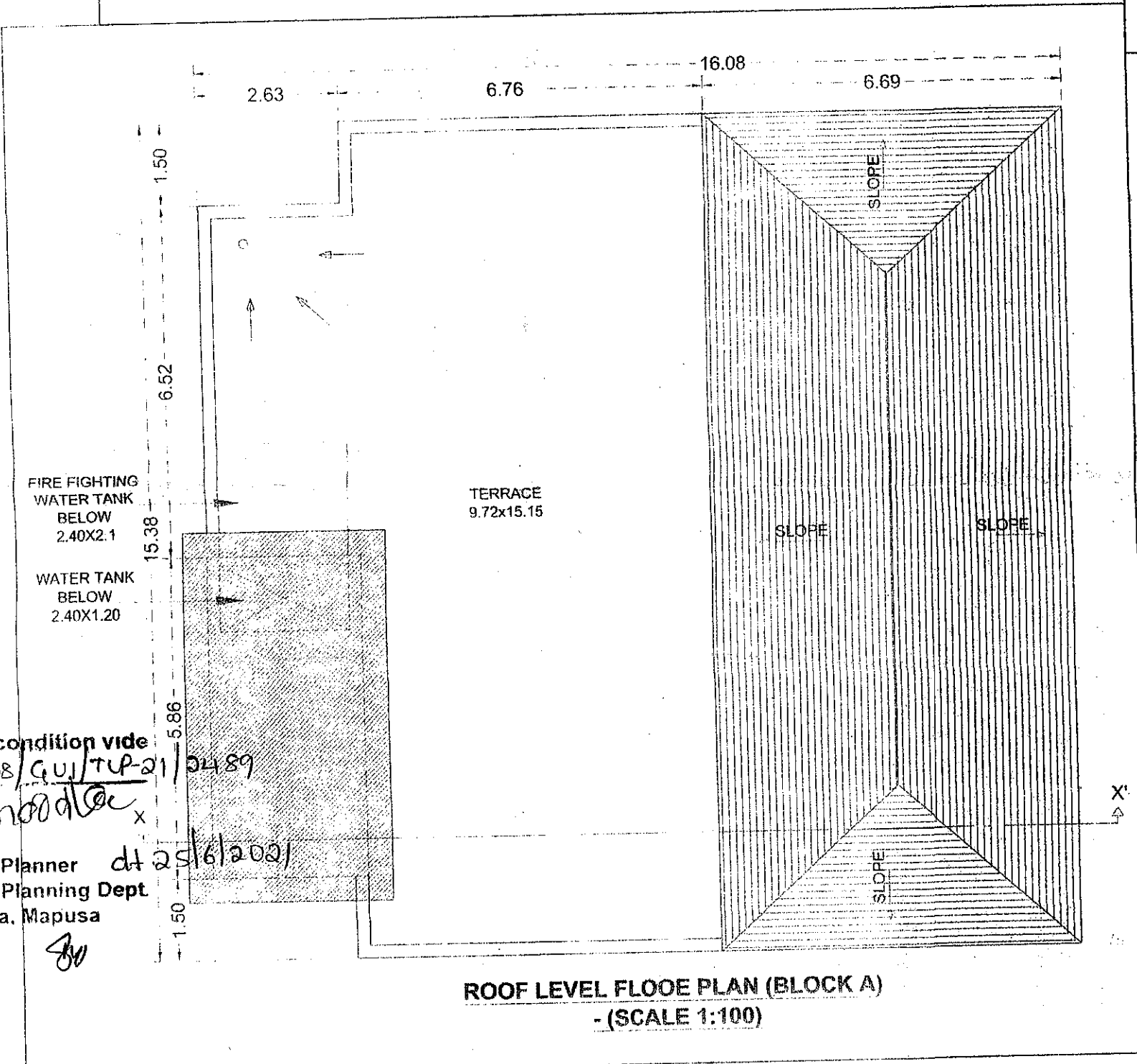
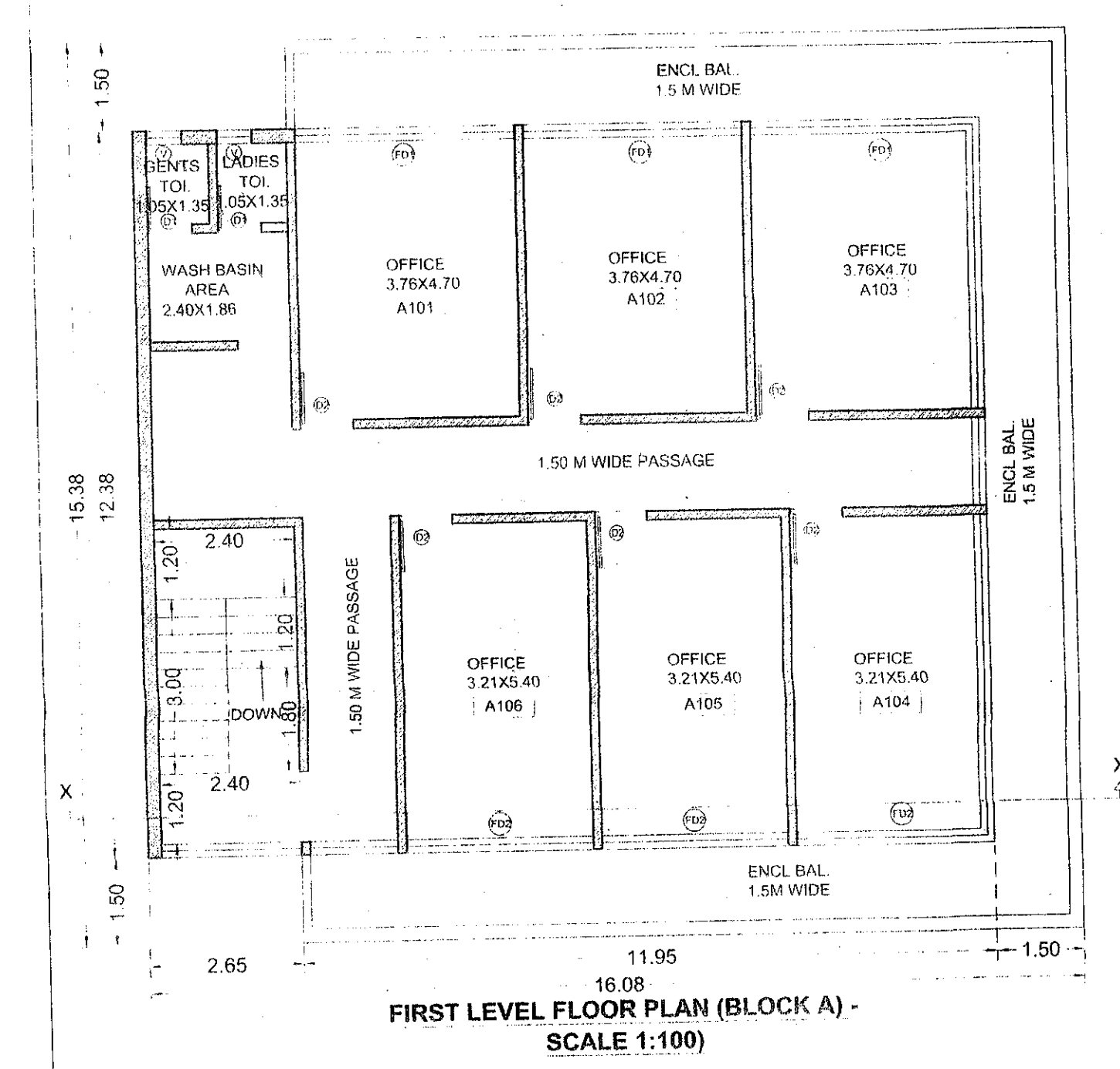
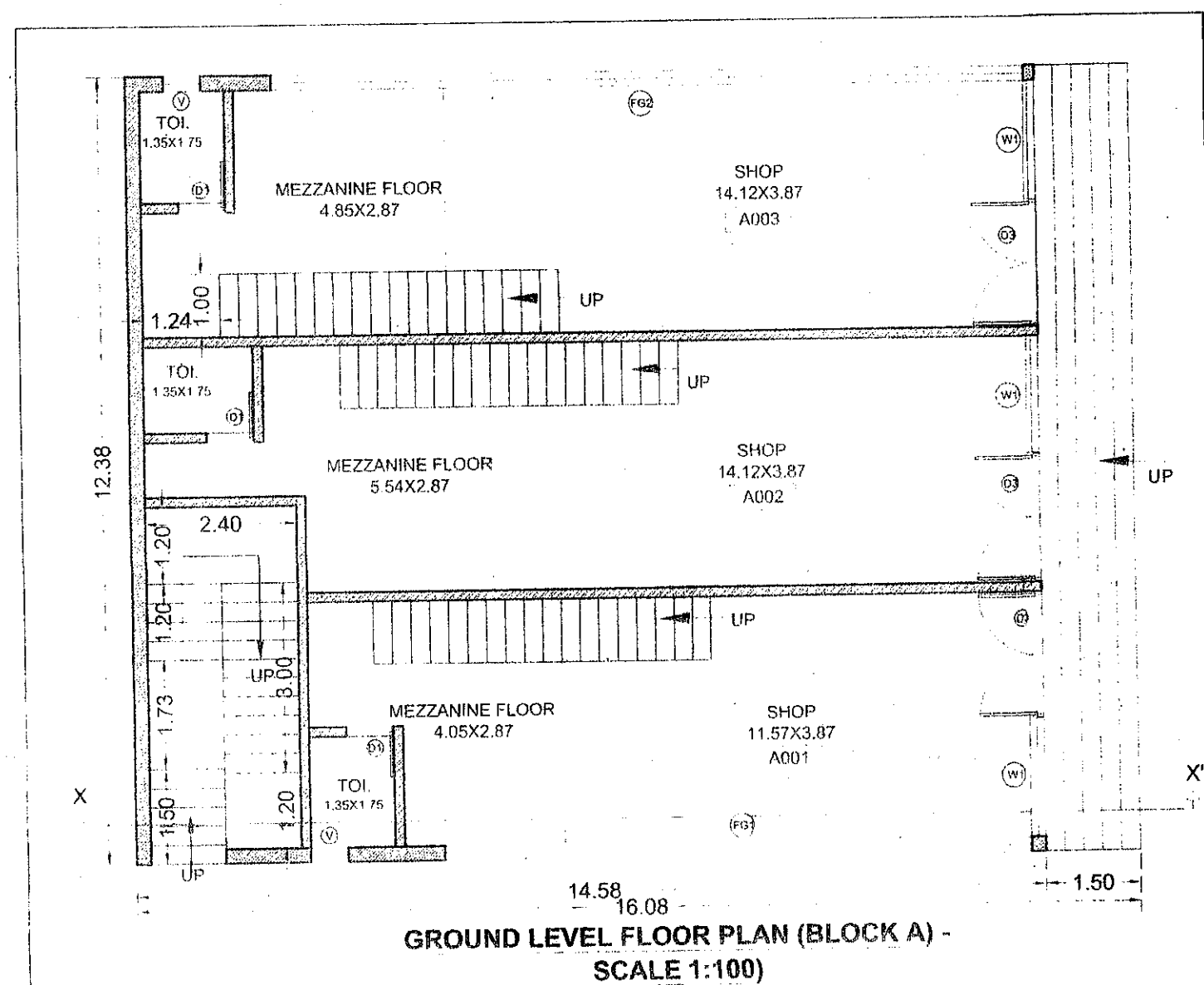
Primary Health Centre, Panvel



KEY PLAN
NOT TO SCALE

AREA STATEMENTS - COMMERCIAL (BLOCK A)

DESCRIPTION	AREA PER BLOCK	NO. OF BLOCKS	TOTAL AREA
a. TOTAL PROPOSED FLOOR AREA	328.5 SQM	01	328.5 SQM
b. TOTAL PROPOSED BALCONY AREA	58.91 SQM	01	58.91 SQM
c. PROPOSED GROUND COVERAGE	177.76 SQM	01	177.76 SQM



GROUND COVERAGE AREA CALCULATION: BLOCK A

SNo.	DEDUCTIONS	AREA	NO. S	TOTAL
1	AREA OF RECTANGLE 'A'	2.74	01	2.74
TOTAL DEDUCTION		2.74		SQM
GROUND COVERAGE AREA = (180.50 - 2.74) =		177.76		SQM
NET GROUND COVERAGE AREA = 177.76 SQM				

GROUND LEVEL FLOOR PLAN - FLOOR AREA CALCULATION: BLOCK A

SNo.	DEDUCTIONS	AREA	NO. S	TOTAL
1	AREA OF RECTANGLE 'A'	14.80	01	14.80
2	AREA OF RECTANGLE 'B'	1.45	01	1.45
TOTAL DEDUCTION		16.25		SQM
FLOOR AREA OF GROUND LEVEL FLOOR PLAN (180.50 - 16.25) =		164.25		SQM
NET FLOOR AREA OF GROUND LEVEL FLOOR PLAN = 164.25 SQM				

FIRST LEVEL FLOOR PLAN - FLOOR AREA CALCULATION: BLOCK A

SNo.	DEDUCTIONS	AREA	NO. S	TOTAL
1	AREA OF RECTANGLE 'A'	24.12	01	24.12
2	AREA OF RECTANGLE 'B'	18.57	01	18.57
3	AREA OF RECTANGLE 'C'	20.17	01	20.17
4	AREA OF RECTANGLE 'D'	18.75	01	18.75
5	AREA OF RECTANGLE 'E'	1.45	01	1.45
TOTAL DEDUCTION		83.06		
FLOOR AREA OF FIRST LEVEL FLOOR PLAN (247.31 - 83.06) =		164.25		SQM
NET FLOOR AREA OF FIRST LEVEL FLOOR PLAN = 164.25 SQM				

GROUND COVERAGE :

GROUND LEVEL FLOOR PLAN PLINTH AREA (BLOCK A)	177.76 SQM
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Approved with condition vide L. No. TP/2/68/28/G.U./T.P. 31/2018 dated 24/08/2018
Municipal Officer (C) Planning, Municipal Corporation, Panaji

FIRST LEVEL FLOOR PLAN BALCONY AREA STATEMENT: BLOCK A

AREA OF BALCONY (1) (TO BE ENCLOSED)	SIZE	NO.	AREA
AREA OF BALCONY (1) (TO BE ENCLOSED)	13.45X1.50 = 20.17	2	40.34 SQM
AREA OF BALCONY (2) (TO BE ENCLOSED)	1.50X12.38 = 18.57	1	18.57 SQM
FIRST LEVEL FLOOR PLAN TOTAL BALCONY AREA - BLOCK A			58.91 SQM

WATER STATEMENT (BLOCK A):

FOR COMMERCIAL PURPOSE	= 45 ltrs/day
AMOUNT OF WATER REQUIRED PER PERSON	= 1800 ltrs/day
WATER REQUIRED (40 person)	= 1800 ltrs/day
TOTAL WATER REQUIRED	= 1800 ltrs/day

TOTAL WATER REQUIREMENT FOR "BLOCK A"

TOTAL WATER REQUIREMENTS = 1800 LTRS
ASSUME = 2000 LTRS
OVERHEAD WATER TANK CAPACITY = 2000 LTRS
PROPOSED WATER TANK CAPACITY:
SIZE OF OHWT = 2.40 X 1.20 X 1.1 HT = 3,168 LTRS

FIRE FIGHTING WATER TANK STATEMENT (BLOCK A):

TOTAL WATER REQUIREMENT FOR TANK = 5000 LTRS
PROPOSED WATER TANK CAPACITY:
SIZE OF OHWT = 2.4 X 2.1 X 1.2 HT = 6,048 LTRS

SPECIFICATIONS:

FLOORING	600 X 600 VITRIFIED TILES
DOOR FRAMES	100 X 75 TEAKWOOD
EXTERNAL WALL	230MM THK STONE / BRICK WALLS
INTERNAL WALL	150MM THK CC BLOCK WALLS
WIRING	POLYCARB

SCHEDULE OF OPENING:

D1 0.75X2.10	FD1 3.75X2.10
D2 0.90X2.10	FD 3.21X2.10
D3 2.00X2.10	FG1 1.45X2.10
V 0.90 X 0.90	FG2 1.87X2.10
	W1 1.90X2.10

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DESCRIPTION OF PROPOSAL

THE PROPERTY BEARING SURVEY NO. 86/3
VILLAGE GUIRIM, BARDEZ TALUKA, GOA

NAME OF OWNER
MR. RAJESH TARKAR,
RAJDEEP BUILDERS
708, 709 & 710, 7TH FLOOR,
GERA IMPERIUM STAR,
PANJ- GOA, 403001

OWNER'S SIGN

Ar. VIBHUTI FOTEDAR
CA/2005/37083
FINCH ARCHITECTS

ARCHITECT'S SIGN

revision

revision	description	date	signature
01	20-01-2021		
02	04-03-2021		
03	18-03-2021		

ARCHITECTS AND PLANNERS:

FINCH"
ARCHITECTURE & PROJECT MANAGEMENT
FLT NO. 6 BASERA HOU. SOC.,
SALUNKIE WHAR ROAD
WANORIE - PUNE- 48 MAHARASHTRA
email: info@finch.net.in,
MOB NO. : 9860768401, 9371201937



APPROVED VIDE PERMISSION
NO. V.P.J. GUIRIM F. 2/BLPS/178
DATED: 25/8/2021

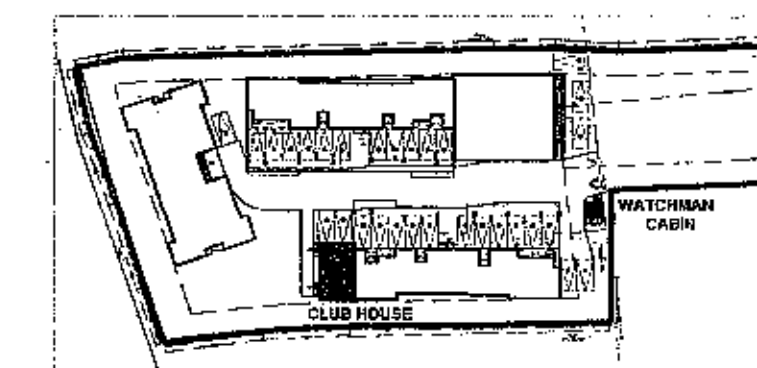
SECRETARY
VILLAGE PANCHAYAT
GUIRIM

Approved with condition vide L. No. TP/2/68/28/G.U./T.P. 31/2018 dated 24/08/2018
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

CLUB HOUSE & WATCHMAN CABIN

SHEET TITLE
FLOOR PLANS, AREA DIAGRAM & AREA
CALCULATION, ELEVATION, SECTION, ROOF PLAN

06
06

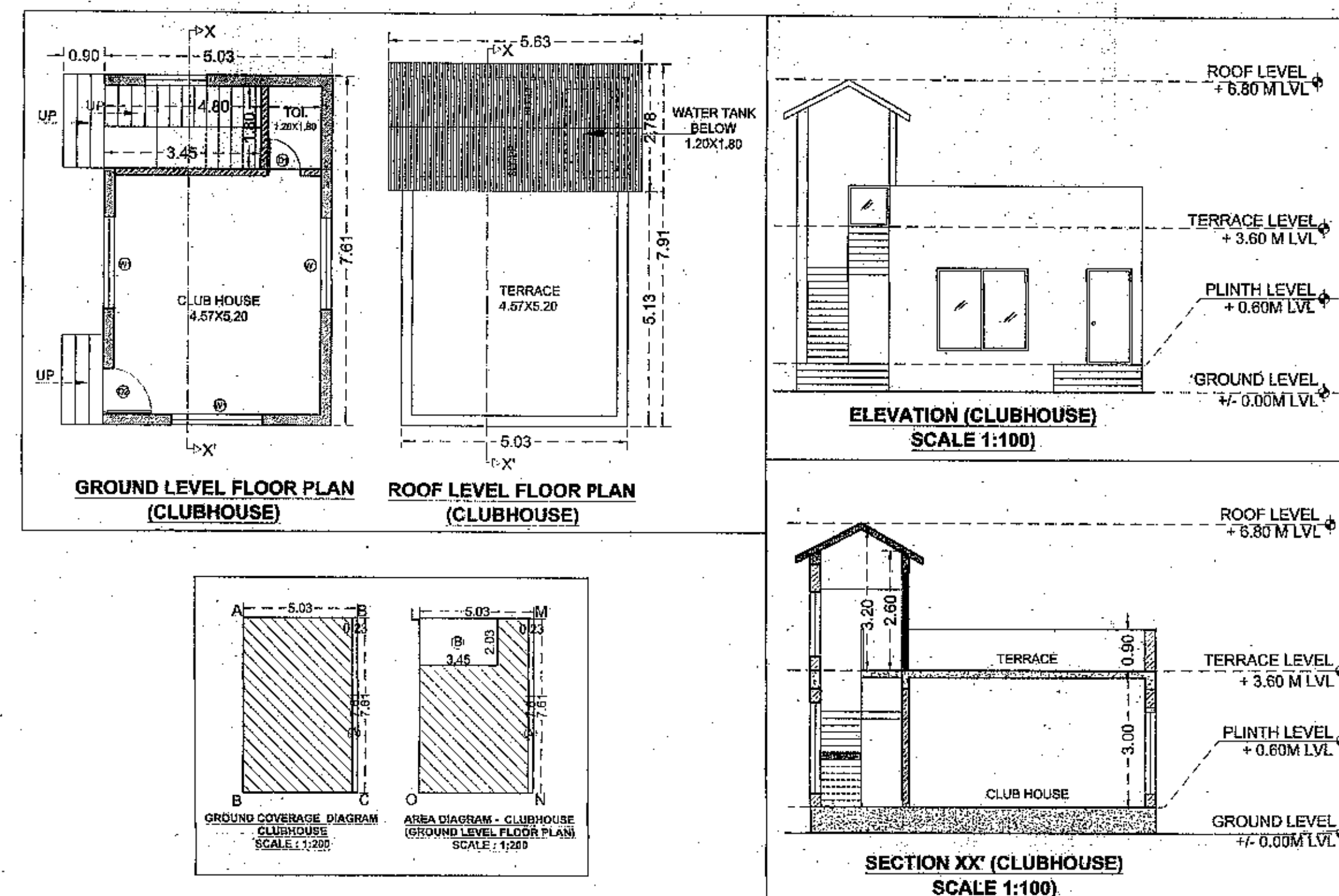


KEY PLAN
NOT TO SCALE

AREA STATEMENTS	SQ.M
1. AREA OF PLOT	3642 SQ.M
2. PERMISSIBLE FLOOR AREA (60% OF [1])	2185.2 SQ.M
3. ADDITIONAL PERMISSIBLE FLOOR AREA (7.5% OF [2])	163.89 SQ.M
4. PROPOSED FLOOR AREA (1.5%)	36.8 SQ.M

DESCRIPTION	AREA PER BLOCK	NO. OF BLOCKS	TOTAL AREA (CLUB HOUSE & WATCHMAN CABIN)
a. TOTAL PROPOSED FLOOR AREA	36.8 SQM	01	36.89 SQM
b. PROPOSED GROUND COVERAGE	43.8 SQM	01	43.8 SQM

CLUB HOUSE



GROUND COVERAGE AREA CALCULATION: CLUBHOUSE

AREA OF RECTANGLE ABCD=38.27 SQM			
SNO.	DEDUCTIONS	AREA	TOTAL
1	AREA OF RECTANGLE 'A'	1.75	01
	TOTAL DEDUCTION		1.75 SQM
	GROUND COVERAGE AREA= (38.27 - 1.75)=		36.52 SQM
	NET GROUND COVERAGE AREA =		36.52 SQM

GROUND LEVEL FLOOR PLAN- FLOOR AREA CALCULATION: CLUB HOUSE

AREA OF RECTANGLE LMNO=38.27 SQM			
SNO.	DEDUCTIONS	AREA	TOTAL
1	AREA OF RECTANGLE 'A'	1.75	01
1	AREA OF RECTANGLE 'B'	7.0	01
	TOTAL DEDUCTION		8.75 SQM
	FLOOR AREA OF GROUND LEVEL FLOOR PLAN (38.2 - 8.75)=		29.52 SQM
	NET FLOOR AREA OF GROUND LEVEL FLOOR PLAN =		29.52 SQM

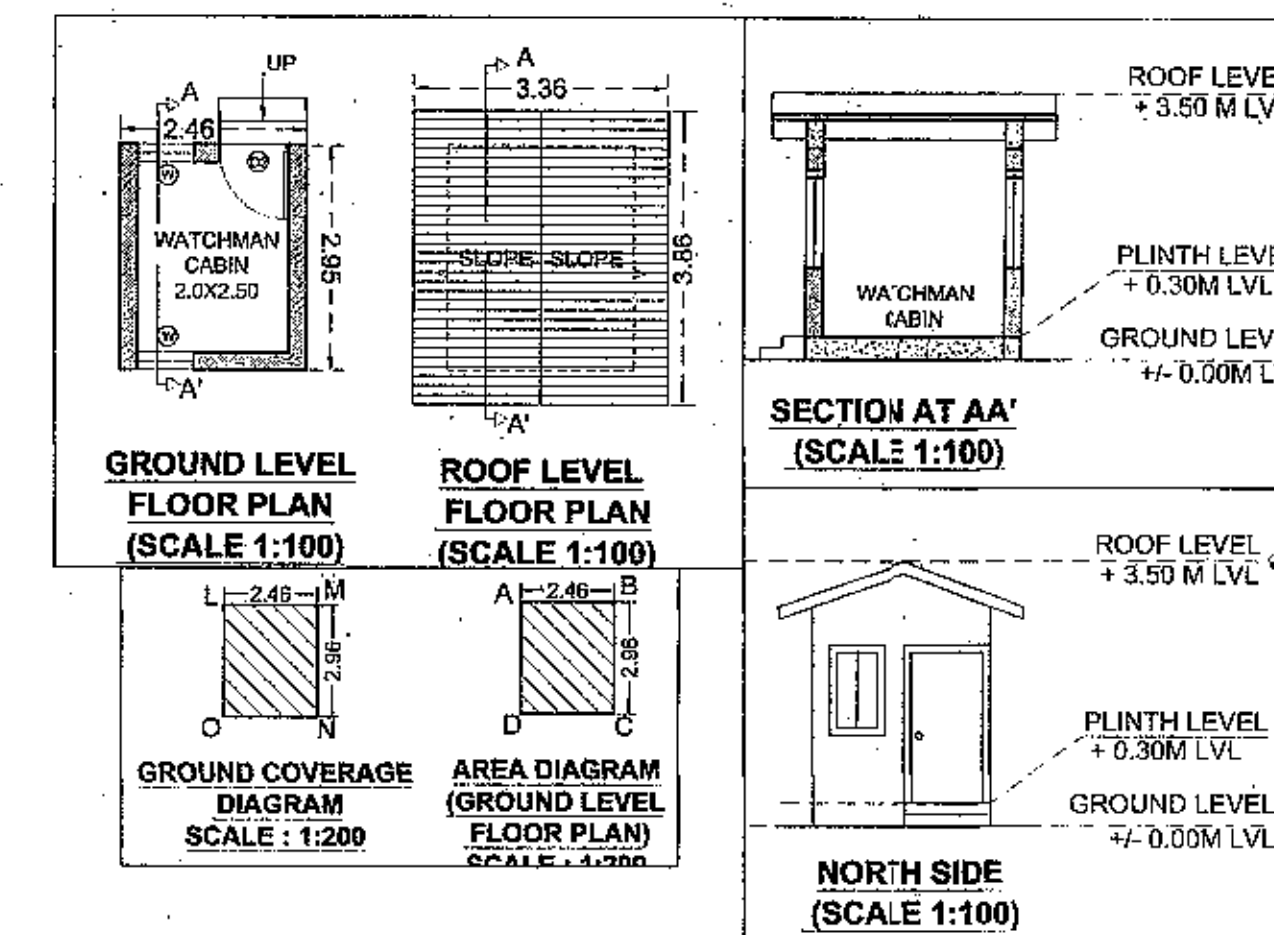
WATER STATEMENT (CLUB HOUSE):

FOR COMMERCIAL PURPOSE	
AMOUNT OF WATER REQUIRED PER PERSON	= 45 ltrs/day
WATER REQUIRED (20person)	= 900 ltrs/day
TOTAL WATER REQUIRED	= 900 ltrs/day
TOTAL WATER REQUIREMENT FOR "CLUB HOUSE"	
TOTAL WATER REQUIREMENTS = 900 LTRS	
ASSUME= 1000 LTRS	
OVERHEAD WATER TANK CAPACITY = 1000 LTRS	
PROPOSED WATER TANK CAPACITY:	
SIZE OF OHWT = 1.80 X 1.20 X 0.7 HT = 1.512 LTRS	

GROUND COVERAGE:

GROUND LEVEL FLOOR PLAN PLINTH AREA	36.52 SQM
CLUB HOUSE :	TOTAL FLOOR AREA =29.52 SQM

WATCHMAN CABIN



GROUND COVERAGE AREA CALCULATION: WATCHMAN CABIN

AREA OF RECTANGLE LMNO=7.28 SQM	
GROUND COVERAGE AREA= (7.28)=	7.28 SQM
NET GROUND COVERAGE AREA =	7.28 SQM

GROUND LEVEL FLOOR PLAN AREA CALCULATION:WATCHMAN CABIN

AREA OF RECTANGLE ABCD=7.28 SQM	
GROUND COVERAGE AREA= (7.28)=	7.28 SQM
NET GROUND COVERAGE AREA =	7.28 SQM

GROUND COVERAGE:

GROUND LEVEL FLOOR PLAN PLINTH AREA	7.28 SQM
WATCHMAN CABIN :	TOTAL FLOOR AREA =7.28

SPECIFICATIONS:

FLOORING	800 X 600 VITRIFIED TILES
DOOR FRAMES	100 X 75 TEAKWOOD
EXTERNAL WALL	230MM THK STONE / BRICK WALLS
INTERNAL WALL	150MM THK CC BLOCK WALLS
WIRING	POLYCARB

SCHEDULE OF OPENING:

D1	0.75X2.10
D2	0.90X2.10
W	1.00X0.9
W1	2.00X1.50
V	0.60 X 0.90

GENERAL NOTES

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THE PROPERTY BEARING SURVEY NO. 86/3
VILLAGE GUJIRIM, BARDEZ TALUKA, GOA

NAME OF OWNER	OWNER'S SIGN
MR. RAJESH TARKAR, RAJDEEP BUILDERS 708, 709 & 710, 7TH FLOOR, GERA IMPERIUM STAR, PANJ- GOA, 403001	

Ar. VIBHUTI FOTEDAR
CA/2005/37083
FINCH ARCHITECTS

revision	description	date	signature
00	03-12-2020		
01	04-03-2021		
02	18-03-2021	SCALE	DATE
	VRS	18-03-2021	V A

NORTH ARCHITECTS AND PLANNERS:

FINCH"
ARCHITECTURE & PROJECT MANAGEMENT
FLY NO. 8 BASARA HOJ, SOC.,
SALUNKIE VIKAR ROAD,
WANORE - PUNE- 48 MAHARASHTRA
email: info@finch.net.in
MOB NO. : 9980798401, 951201937

Approved with condition vide
L. No.: TPD/5628/GU/11/P-21/2489
Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Mapusa



APPROVED VIDE PERMISSION
NO. V.P. GUJIRIM/P-21/BLDG/1478
DATE: 25/8/2021

SECRETARY
VILLAGE PANCHAYAT
GUJIRIM