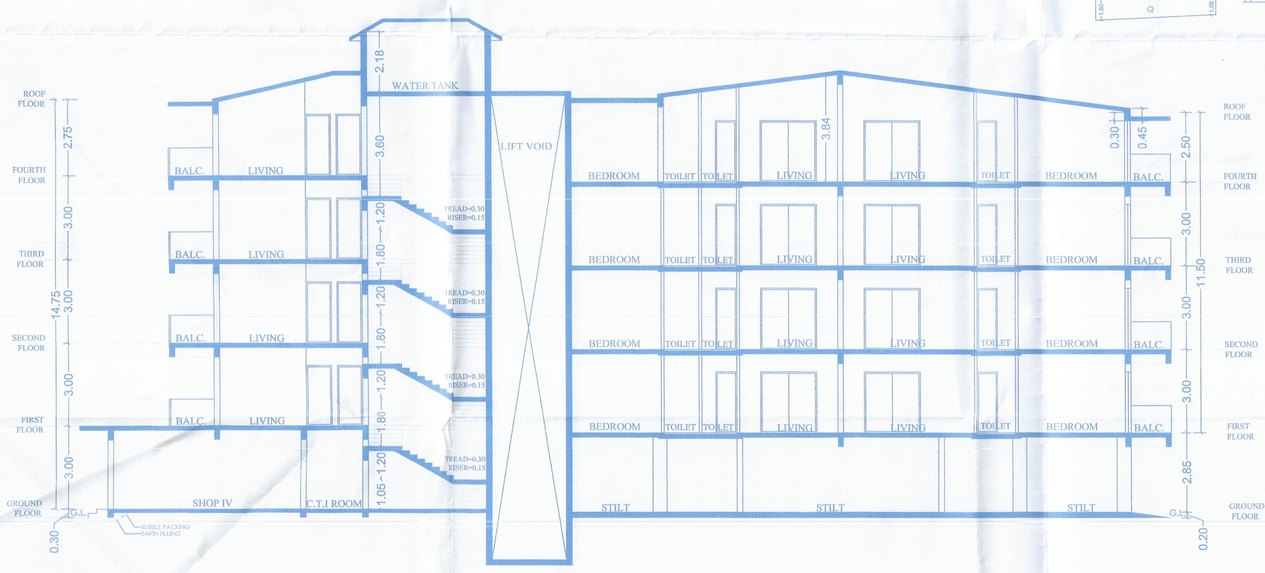
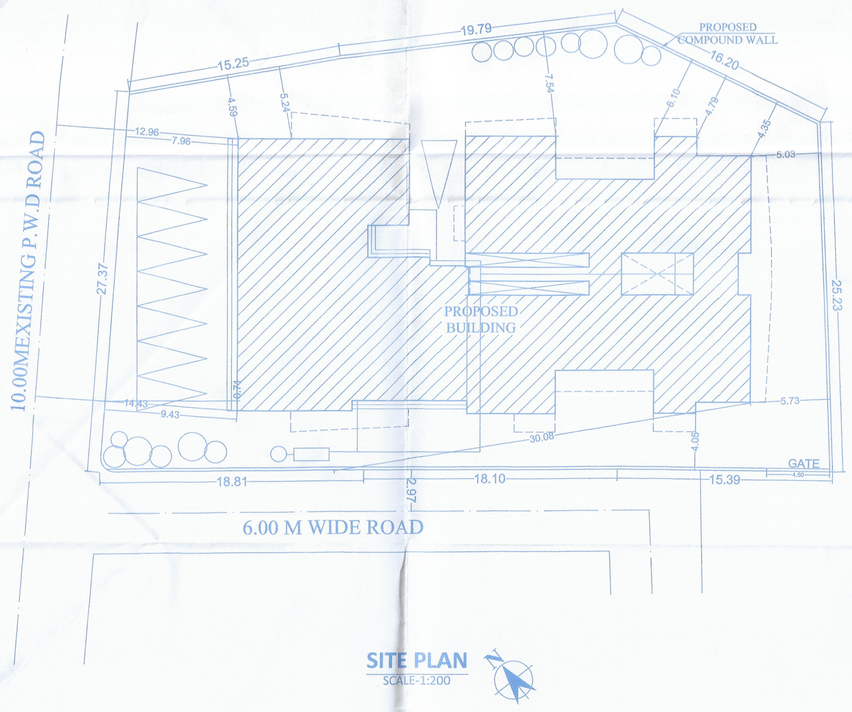
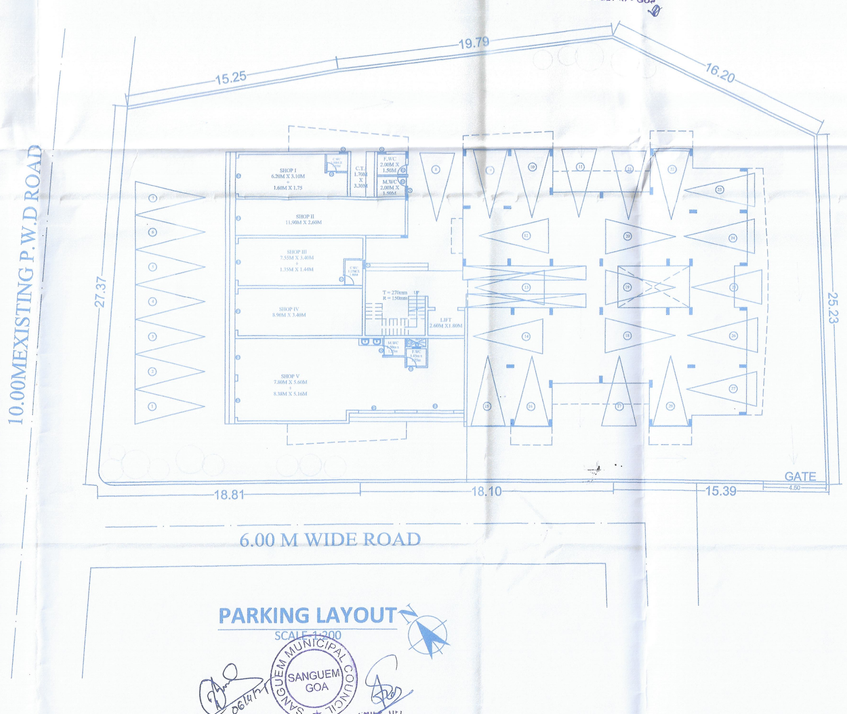
FRONT ELEVATION
SCALE-1:100



SECTION A-A'
SCALE-1:100



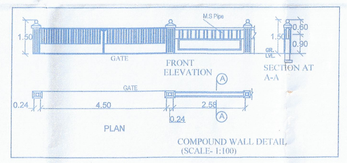
SITE PLAN
SCALE-1:200



PARKING LAYOUT
SCALE-1:200

Please Check Letter No. TPQ/CT/7989/S-Sanguem/1253/3-E/2025/5981 Date 31/10/2025
Regarding the Plan
"ly Town Planner
Office in Charge
Town & Country Planning Dept.
'aluka Office: Quepem, Sanguem, Dharbandora
Quepem - Goa

LOCATION PLAN
SCALE-NTS



AREA STATEMENT

1)	TOTAL PLOT AREA	= 1495.00 SQ.M
2)	ROAD WIDENING AREA	= 0.00 SQ.M
3)	NET EFFECTIVE AREA	= 1495.00 SQ.M
4)	COVERAGE PERMISSIBLE -40%	= 598.00 SQ.M
5)	COVERAGE-PROP BLDG =587.47 SQM	= 39.29%

FLOORWISE DETAILS OF AREAS & USE

Floor Ref	Use	Total Built Up Area M2	Area Free of FAR M2									Net Floor Area M2	FAR
			Stair	Lift	Bal/Ver	Passage	Stilt	C.T.I	Lobby	OT	Duct	Total		
GR. FLR	COM.	234.19	-	-	-	-	-	-	-	-	-	-	234.19	15.66
	RES.	353.28	12.66	5.58	-	15.60	312.80	5.61	-	-	1.03	353.28	-	-
1st. FLR	RES.	596.42	12.95	5.69	100.20	22.79	-	-	6.90	-	-	148.53	447.89	29.96
2nd. FLR	RES.	649.41	12.95	5.69	112.59	22.79	-	-	6.90	40.60	-	201.52	447.89	29.96
3rd. FLR	RES.	610.10	12.95	5.69	103.70	22.79	-	-	6.90	10.18	-	162.21	447.89	29.96
4th. FLR	RES.	603.16	15.01	6.13	99.21	29.20	-	16.99	6.60	40.60	-	213.74	389.42	26.05
TOTAL		**3046.56**	**66.52**	**28.78**	**415.70**	**113.17**	**312.80**	**22.60**	**27.30**	**91.38**	**1.03**	**1079.28**	**1967.28**	**131.59**
6)	FAR Consumed		=1967.28 SQM.										= 131.59	

Area for Infra Structure Tax = 2733.76sqm
Height Of the Building = 11.50 Rmt/14.75Rmt
Car Parking Required = 28 NO Proposed no = 28 NO
Compound Wall = 124.27Rmt
No. of Tree = 14no

OWNER's SIGN

ARCHITECT's SIGN

ARCH. DEVDATTA P. BORKAR
B.ARCH
CA/96/20840
PWD/ARCH/176/97
ARCH/0072/2010

PROJECT

PROPOSED REVISION TO COMMERCIAL CUM RESIDENTIAL BUILDING AND COMPOUND WALL FOR MR. MUHAMAD FAIZAN MUZAWAR SHAIKH ALIAS SHAIKH MUHAMAD FAIZAN M. & ADNAN MURTUZA SHAIKH, ON PLOT BEARING SURVEY NO. 125 & SUB DIVISION NO. 3-E, AT VILLAGE SANGUEM, TALUKA SANGUEM, GOA.
EARLIER APPROVED TECHNICAL ORDER NO. TPQ/CT/7989/S-SANGUEM/125/3-E/2025/612 DATED: 19/03/2025
EARLIER APPROVED CONSTRUCTION LICENSE NO. CONSTLIC/SANGUEM/2025-2026/25 DATED: 07/04/2025

SHEET NO: 1	SCALE : 1:100,200
DWG NO : 510	DATE : 22/09/2025

GAURAVI CREATIONS INDIA
ARCHITECTS- INTERIORS - VALUERS
Arch.Devdatta/ Avinash Borkar B4, FELICINTA COMPLEX
FIRST FLOOR BOLSHE CIRCLE, GOGOL, MARGAO,
GOA.403601 Ph No : 9823128179, 9423886779. Email ID :
gauravi.goa @ gmail.com

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GAURAVI CREATIONS INDIA
ARCHITECTS- INTERIORS - VALUERS
Adulcheadlur Arthuh Indoor IH PHELICINTA COMPLEX
FIRST FLOOR BOI SHE CHCI.IL.GOCOL. MARGAO.
GOA.403601 Ph.No. 9823128179 9423886779. Email ID :
gauravi.goa @ gmail.com

GAURAVI
CREATIONS INDIA

SHEET NO.: 2	SCALE : 1:100
DWG NO : 510	DATE : 22/09/2025

PROJECT
PROPOSED REVISION TO COMMERCIAL CUM RESIDENTAL BUILDING AND COMPOUND WALL
FOR MR. MUHAMMAD FAIZAN MUZAWAR SAIKH ALIAS SHAIKH MUHAMAD FAIZAN M. & ADNAN MURTUZA SHAIKH,
ON PLOT BEARING SURVEY NO. 125 & SUB DIVISION NO. 3-E,
AT VILLAGE SANGUEM, TALUKA SANGUEM, GOA.
EARLIER APPROVED TECHNICAL ORDER NO.
TPQ/CT/7989/S-SANGUEM/125/3-E/2025/612 DATED: 19/03/2025
EARLIER APPROVED CONSTRUCTION LICENSE NO.
CONSTLIC/SANGUEM/2025-2026/25 DATED: 07/04/2025

ARCH. DEVDATTA P. BORKAR
-B.ARCH
CA/98/2084
PWD/ARCH/178/97
ARCH/0072/2010

ARCHITECT's SIGN

OWNER's SIGN

Door and Window Schedule

RS	2.60m x 2.50m	W1	1.50m x 1.40m
D	1.00m x 2.20m	W2	0.80m x 1.00m
D1	0.90m x 2.20m	W3	0.93m x 1.00m
D2	0.75m x 2.20m	V	0.60m x 0.80m
SD	2.00m x 2.50m		
SD1	1.50m x 2.50m		

ROOF PLAN
SCALE-1:100

FOURTH FLOOR PLAN
SCALE-1:100

THIRD FLOOR PLAN
SCALE-1:100

SECOND FLOOR PLAN
SCALE-1:100

FIRST FLOOR PLAN
SCALE-1:100

GROUND FLOOR PLAN
SCALE-1:100

Chief Officer
Sanguem Municipal Council
Sanguem Municipal Council
Sanguem-Goa

Sanguem Taluka

Regarding the Plan
Town & Country Planning Dept.
Office in Charge
Town Planner
Please Check Letter No. TPQ/CT/S-3E-125/2021/1969 Date: 21/10/2025
Sanguem
Taluka Office: Usapal, Sanguem, Dharbandora
Goa