

APPROVED UNDER THE CONDITIONS
 MUNICIPAL ENGINEER (OR) 1
 MAPUSA MUNICIPAL COUNCIL
 CHIEF OFFICER
 Sub-Division of Engineer
 Elect. Sub-Div. 1 (U), O&M
 Electricity Department
 Madhav-Goa

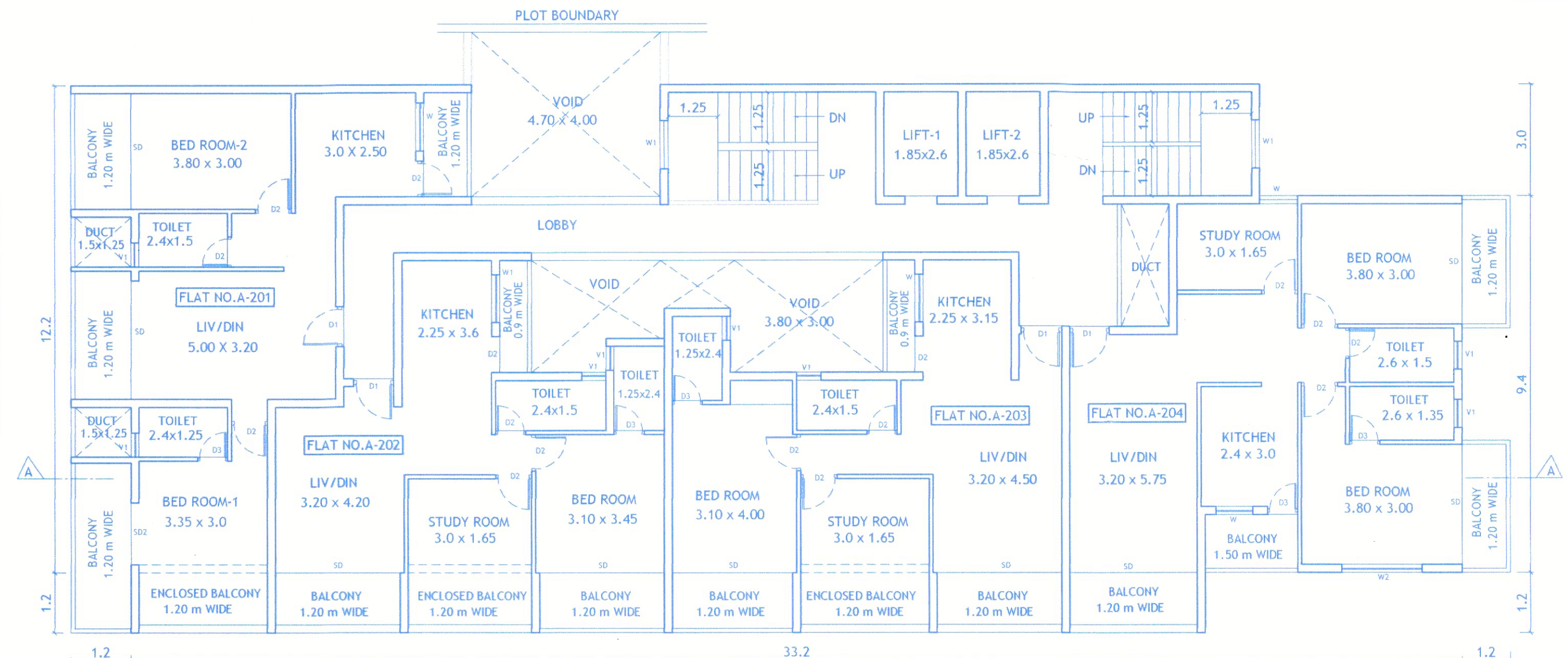
AREA STATEMENT :- BLOCK A

FLOORS	USE	TOTAL B.U.A (sq.m.)	STAIRS/LIFT (sq.m.)	BALCONY (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	LESS ADDITIONAL F.A.R. 7.5%	NET F.A.R (sq.m.)
BASEMENT FLOOR	PARKING	471.40	28.70	0.00	0.00	442.70	0.00	0.00
STILT FLOOR	PARKING	471.40	28.70	0.00	0.00	442.70	0.00	0.00
GROUND FLOOR	COMMERCIAL	381.49	51.57	0.00	0.00	115.92	14.00	200.00
1ST FLOOR	RESIDENTIAL	383.97	52.50	64.17	0.00	0.00	25.60	241.70
2ND FLOOR	RESIDENTIAL	391.65	52.50	71.85	0.00	0.00	25.60	241.70
TOTAL		2099.91	213.97	136.02	0.00	1001.32	65.20	683.40

(PERMISSIBLE ADDITIONAL 7.5% AREA = 1224.0 x 0.075 = 91.80 m²)

AREA STATEMENT :- BLOCK B

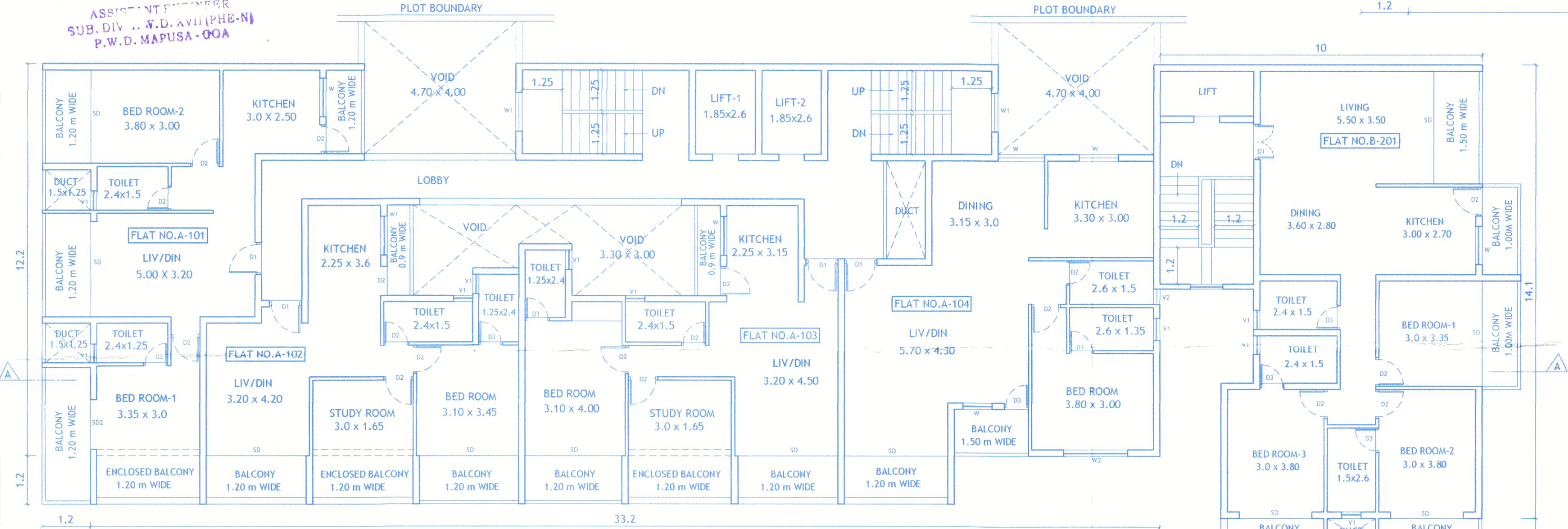
FLOORS	USE	TOTAL B.U.A (sq.m.)	STAIRS/LIFT (sq.m.)	BALCONY (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	LESS ADDITIONAL F.A.R. 7.5%	NET F.A.R (sq.m.)
STILT FLOOR	PARKING	124.70	26.02	0.00	0.00	98.68	0.00	0.00
L.GROUND FLOOR	RESIDENTIAL	144.80	26.02	19.88	0.00	0.00	0.00	98.90
GROUND FLOOR	RESIDENTIAL	144.80	26.02	19.88	0.00	0.00	0.00	98.90
1ST FLOOR	RESIDENTIAL	144.80	26.02	19.88	0.00	0.00	0.00	98.90
TOTAL		559.10	104.08	59.64	0.00	98.68	0.00	296.70



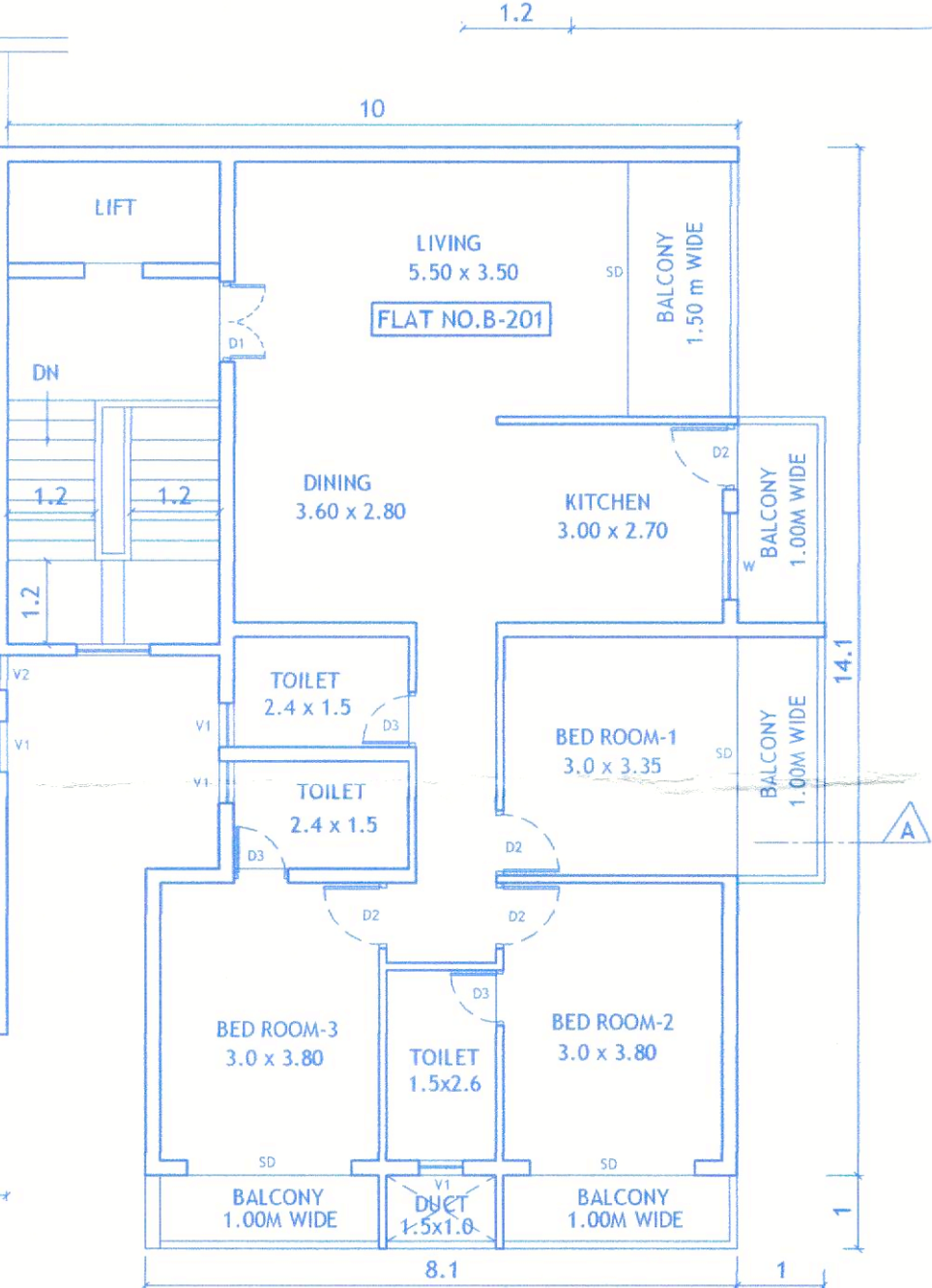
BLOCK A 2ND FLOOR PLAN SCALE - 1:100

NOC is granted subject to this office
 Letter No. PWD/SD/PHB-NIF.10/1731/23-24
 dated 20/11/2023

ASSISTANT ENGINEER
 SUB. DIV. W.D. AVII (PHB-N)
 P.W.D. MAPUSA - 00A



BLOCK A 1ST FLOOR PLAN SCALE - 1:100



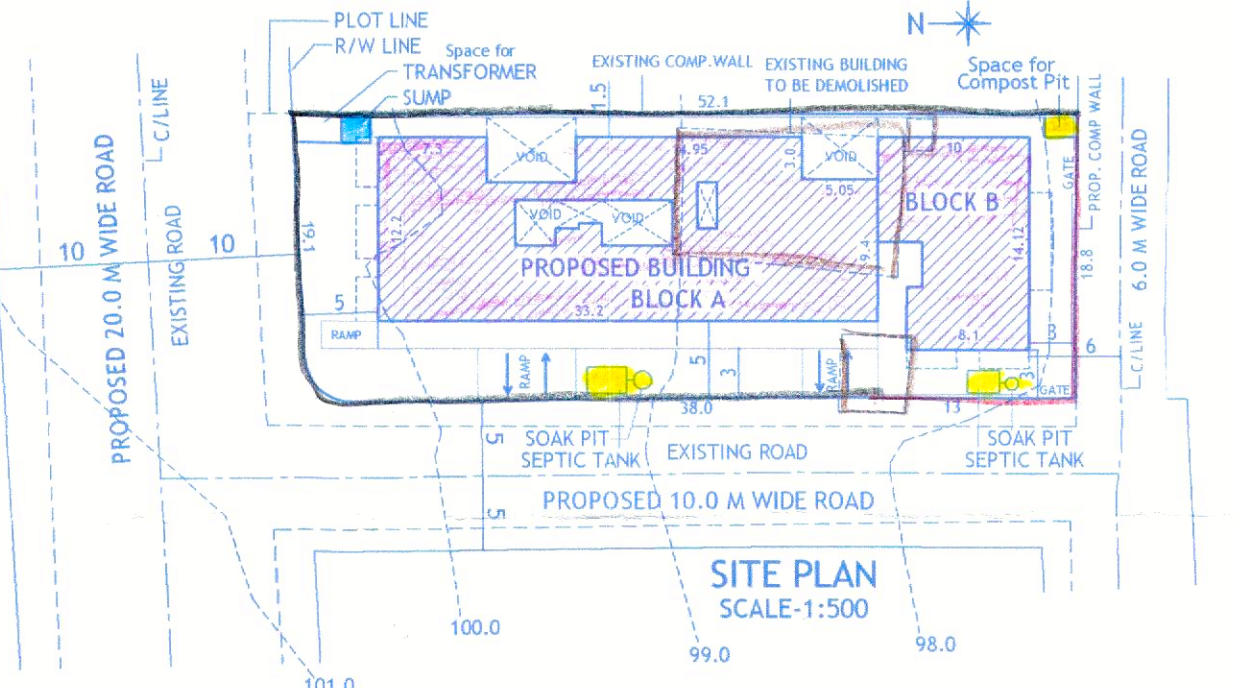
BLOCK B 1ST FLOOR PLAN SCALE - 1:100

AREA STATEMENT

a	PLOT AREA	1224.00 m ²
b	AREA UNDER ROAD WIDENING	132.40 m ²
c	NET PLOT AREA	1091.60 m ²
d	PERMISSIBLE COVERED AREA (40%)	436.64 m ²
e	PERMISSIBLE F.A.R. (100%)	1224.00 m ²
f	EXISTING HOUSE TO BE DEMOLISHED	227.50 m ²
g	PROPOSED COVERED AREA	435.55 m ²
h	PROPOSED COVERAGE	39.90 %
i	PROPOSED F.A.R. (683.40 + 296.70)	980.10 m ²
j	F.A.R. CONSUMED	80.07 %

PARKING STATEMENT :-

COMMERCIAL	= 200.0 m ² /50 = 4 cars
FLATS	= 8 + 3 nos = 11 cars
TOTAL REQUIRED PARKING	= 15 cars
PARKING PROVIDED	= 34 cars
BASEMENT	= 14 nos
STILT	= 20 nos



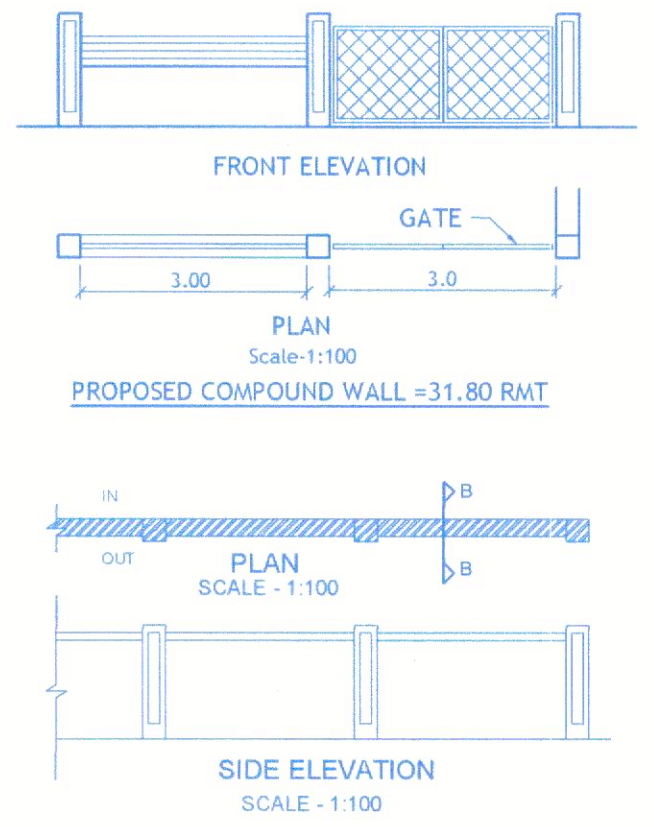
SITE PLAN SCALE-1:500

APPROVED FROM PLANNING POINT
 SUBJECT TO CONDITIONS GIVEN
 VIDE ORDER No. NG PDA/M/2018/2354/2023
 DATED - 8 NOV 2023

MEMBER SECRETARY
 NORTH GOA
 PLANNING & DEV. AUTHORITY
 PANAJI - GOA

SCHEDULE OF OPENINGS

TYPE	CLEAR DIMENSIONS (LENGTH x HEIGHT IN METERS)
D1	1.10 x 2.10
D2	0.90 x 2.10
D3	0.75 x 2.10
SD	3.00 x 2.10
RS	3.00 x 4.50
W	0.90 x 1.10
W1	0.80 x 1.20
W2	1.20 x 1.20
W3	1.50 x 1.20
V1	0.80 x 0.90



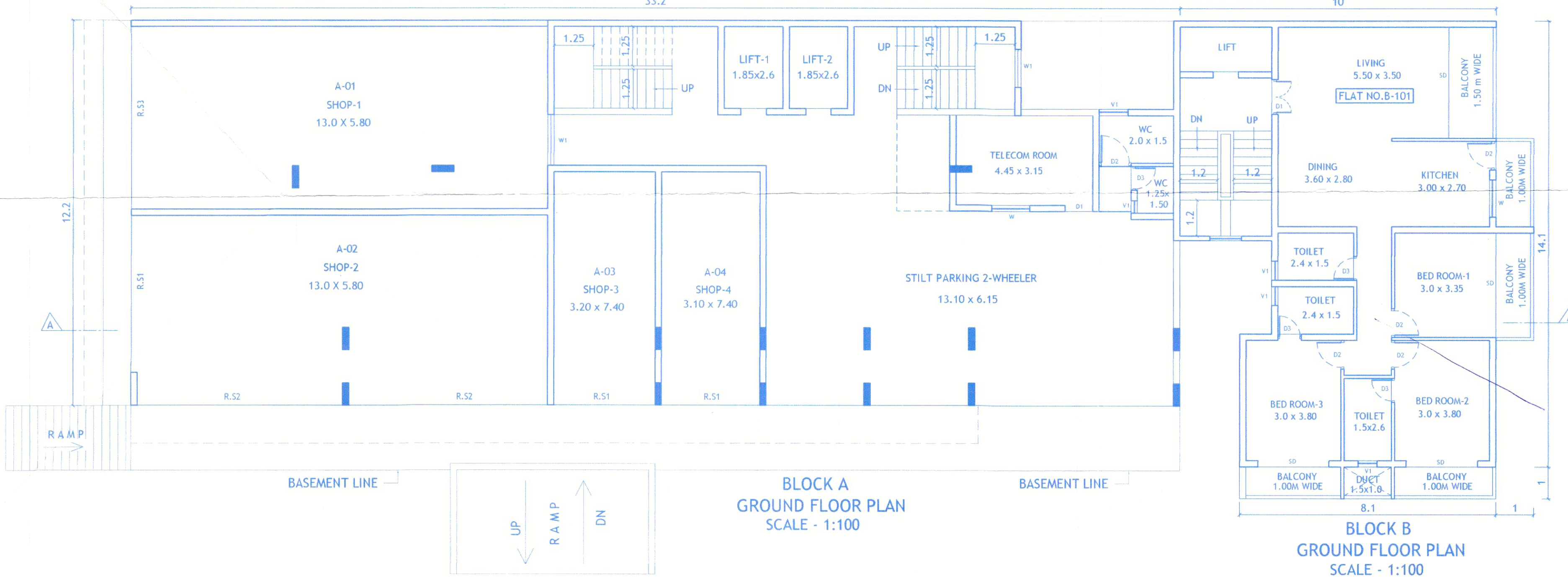
FRONT ELEVATION SCALE-1:100

PLAN SCALE-1:100

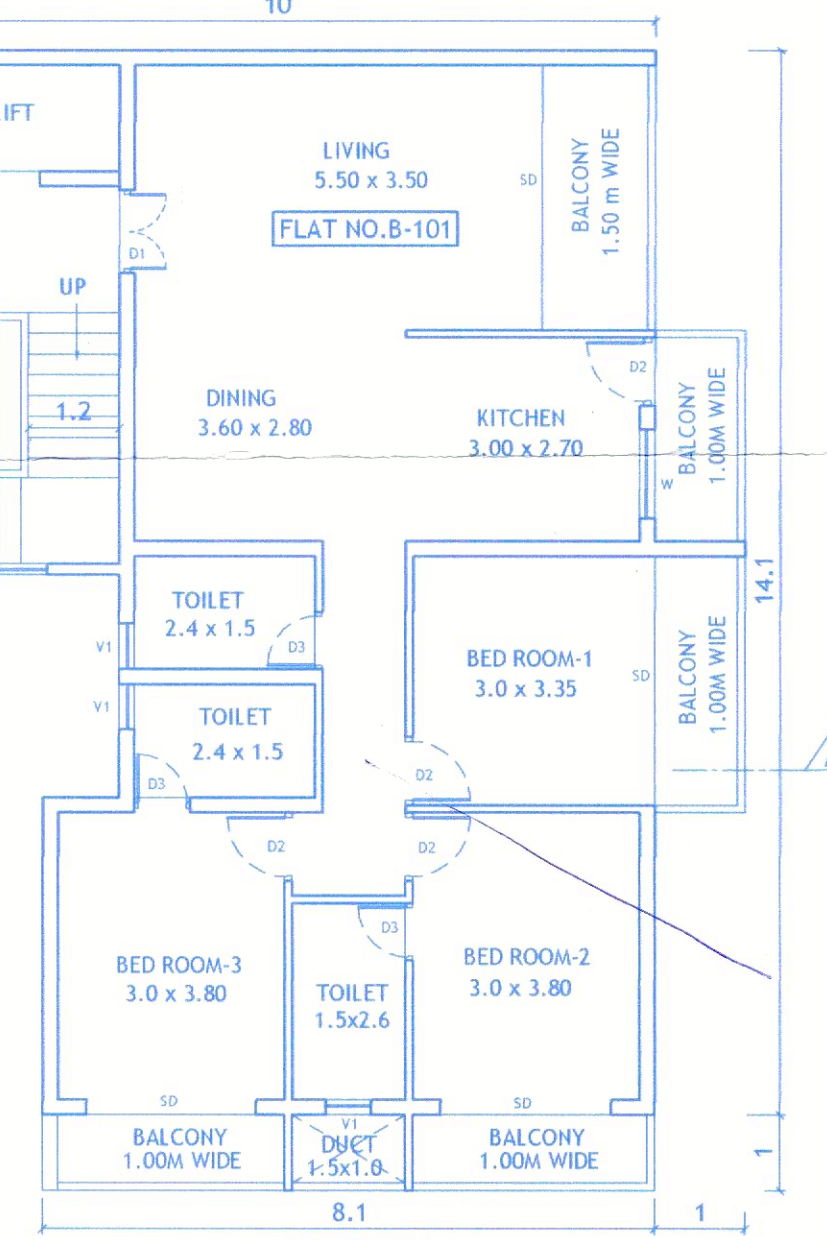
PROPOSED COMPOUND WALL = 31.80 RMT

PLAN SCALE-1:100

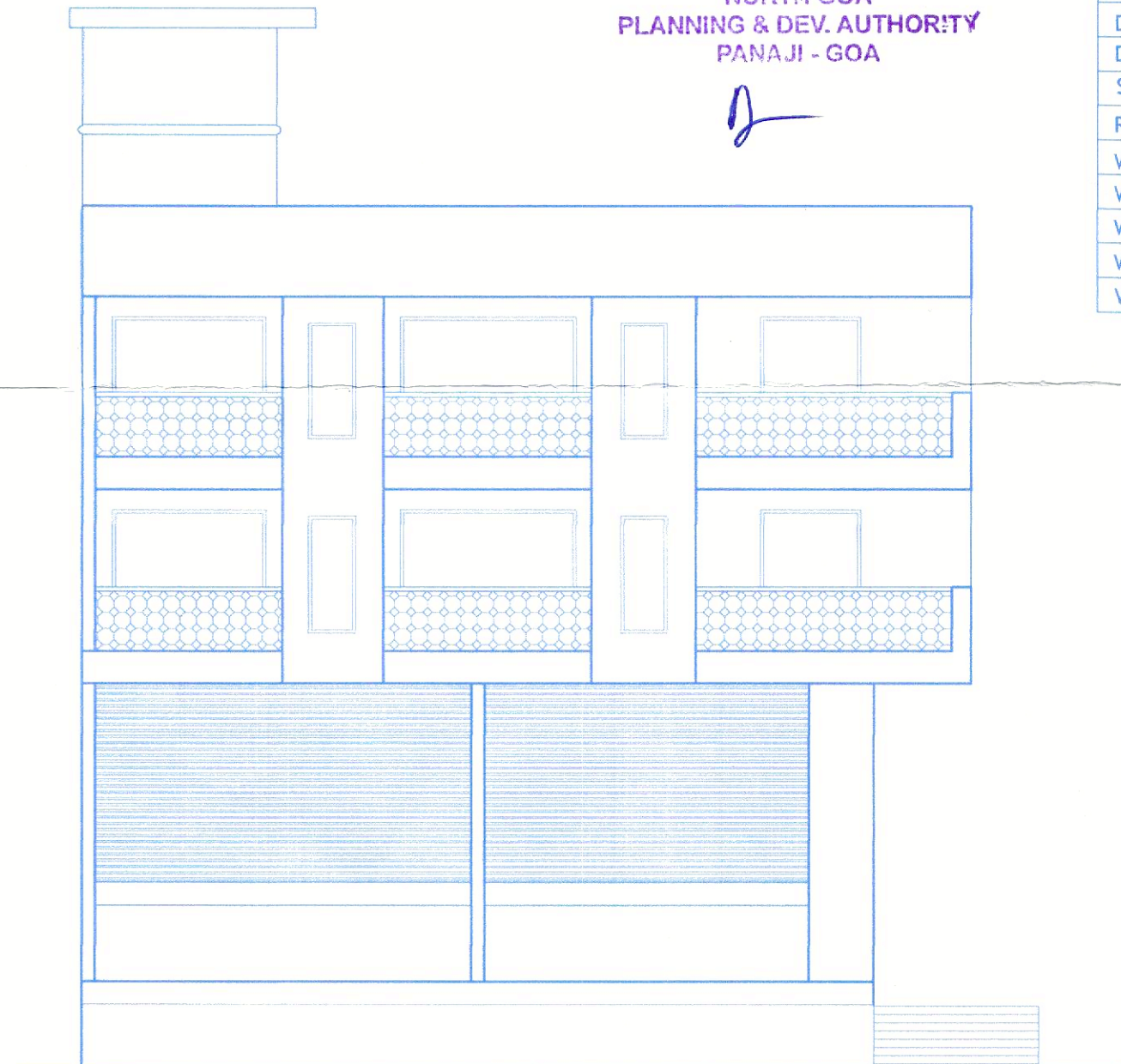
SIDE ELEVATION SCALE-1:100



BLOCK A GROUND FLOOR PLAN SCALE - 1:100



BLOCK B GROUND FLOOR PLAN SCALE - 1:100



FRONT ELEVATION SCALE - 1:100

PROJECT:
 PROPOSED CONSTRUCTION ON PLOT BEARING P.T.S NO.52 & CHALTA NO. 51-A, SITUATED AT MAPUSA, BARDEZ TALUKA, GOA.

OWNER:
 MR. MARIO FERNANDES
 P.A. HOLDER FOR
 FRANKIE VAZ & OTHERS

DATED - 01/08/23 SCALE - 1:100, 1:500

SIGN OF OWNER :-

SIGN OF ARCHITECT/ ENGINEER

Ar. Anjali Malhotra
 COA No. CA/2016/79806
 TCP No. AR/0028/2017