

AREA STATEMENTS FOR DIFFERENCE IN BUILT UP AREAS																					
AREA STATEMENT AS PER 60 FAR										AREA STATEMENT AS PER 120 FAR											
AREA OF THE PLOT		709 M2								AREA OF THE PLOT		709 M2									
PERMISSIBLE FLOOR AREA FAR = 60		425.40 M2								PERMISSIBLE FLOOR AREA FAR = 120		850.80 M2									
FLOOR AREA CONSUMED		412.6 M2								FLOOR AREA CONSUMED		849.25 M2									
FLOOR	USE	TOTAL BUILT-UP AREA M2	Staircase	Balcony	Terrace	SR area	LT	Area (SR area + LT area)	NET FLOOR AREA M2	FAR	FLOOR	USE	TOTAL BUILT-UP AREA M2	Staircase	Balcony	Terrace	SR area	LT	Area (SR area + LT area)	NET FLOOR AREA M2	FAR
Basement	Parking	NIL	NIL	NIL	NIL	NIL	NIL	NIL	00.00		Basement	UNDESIG.	00.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	
SR	Parking & Shop	110.17	15.96	00.00	00.00	00.10	4.11	NIL	00.00		SR	Parking & Shop	247.29	31.92	00.00	00.00	181.81	09.24	NIL	25.21	
First Floor	Residential	153.72	15.96	30.5	NIL	NIL	4.11	NIL	103.15		First Floor	Residential	306.4	31.92	60.23	00.00	00.00	08.24	NIL	206.01	
Second Floor	Residential	153.72	15.96	30.5	NIL	NIL	4.11	NIL	103.15		Second Floor	Residential	306.4	31.92	60.23	00.00	00.00	08.24	NIL	206.01	
Third Floor	Residential	153.72	15.96	30.5	00.00	00.00	4.11	NIL	103.15		Third Floor	Residential	306.4	31.92	60.23	00.00	00.00	08.24	NIL	206.01	
Fourth Floor	Residential	153.72	15.96	30.5	00.00	00.00	4.11	NIL	103.15		Fourth Floor	Residential	306.4	31.92	60.23	00.00	00.00	08.24	NIL	206.01	
TOTAL		725.04	79.8	122	0.00	00.10	20.55	0.00	412.6		TOTAL		1472.88	159.6	240.92	NIL	181.81	41.12	NIL	849.25	
1) Built Up Area For 120 % FAR =										1472.88											
2) Built Up Area For 60% FAR =										725.04											
3) Difference in Built Up Areas = (1-2)										747.84											
MR.MADHAV LILA ADDRESS:HOUSE NO 5 B3, JAWAHAR NAGAR, GANGANAGAR, RAJASTHAN 335001.																					

SITE PLAN & FLOOR PLANS
SHEET TITLE
SITE PLAN, FLOOR PLAN, AREA CALCULATION.

PROPOSED RESIDENTIAL
APARTMENT AT SURVEY NO. 106-1L
ARAMBOL VILLAGE,PERNEM
TALUKA, GOA.

AREA STATEMENT	SQ. M
1. TOTAL PLOT AREA	709.00 SQ.M
2. AREA UNDER ROAD WIDENING	41.00 SQ.M
3. EFFECTIVE PLOT AREA (1)-(2)	668.00SQ.M
4. PERMISSIBLE GROUND COVERAGE (40% OF (3))	267.20SQ.M
5. PROPOSED GROUND COVERAGE (39.33%)	262.79 SQ.M
6. PERMISSIBLE FLOOR AREA (120 % OF (1))	850.80 SQ.M
7. PROPOSED FLOOR AREA (119.78 %)	849.25 SQ.M
8. PERMISSIBLE BALCONY AREA (30.00%)	255.14 SQ.M
9. PROPOSED BALCONY AREA (29.02%)	246.88 SQ.M

Please Check Letter No.DA/404/2026
PER/Reg/2026/838 Date: 22/04/2026
Regarding the Plans
Deputy Town Planner
Town & Country Planning Dept.
Govt. of Goa,
Pernem - Goa.

PARKING STATEMENT (4 WHEELER)	
TOTAL NO. OF CAR PARKING PROPOSED	20

SPECIFICATIONS	
1. FLOORING	600 X 600 VITRIFIED TILES
2. DOOR FRAMES	100 X 75 TEAKWOOD
3. EXTERNAL WALL	230MM THK STONE / BRICK WALLS
4. INTERNAL WALL	150MM THK CC BLOCK WALLS
5. WIRING	POLYCARB

GENERAL NOTES
1. ALL DIMENSIONS ARE IN METERS.
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4. THIS DRAWING SHOULD BE REJECTED FOR THE SANCTION PURPOSES ONLY

DESCRIPTION OF PROPOSAL
PROPOSED RESIDENTIAL APARTMENT
AT SURVEY NO.106-1L, ARAMBOL VILLAGE,
PERNEM TALUKA, GOA

NAME OF OWNERS
MR.MADHAV LILA
ADDRESS:
HOUSE NO 5 B3, JAWAHAR NAGAR,
GANGANAGAR, RAJASTHAN 335001.

OWNER'S SIGN

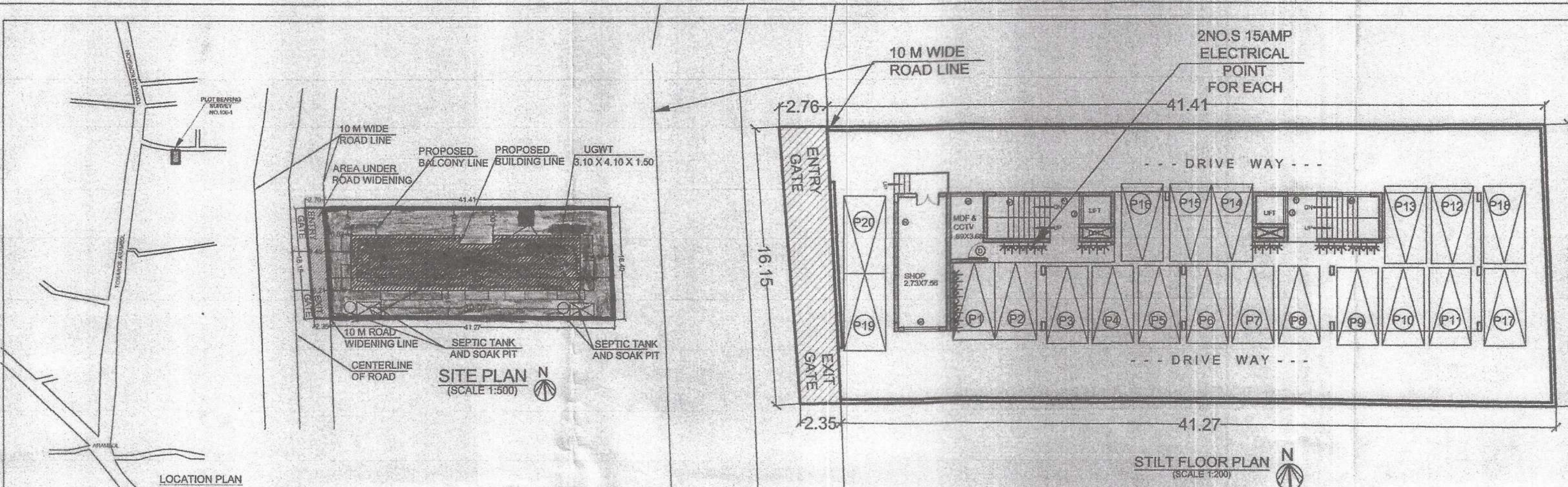
ARCHITECT'S NAME
Ar. VIBHUTI FOTEDAR
CA/2005/37083
FINCH ARCHITECTS

REVISION
00 26.11.2025

SCALE
VRS 20.11.2025 V NK

NORTH
ARCHITECTS AND PLANNERS:

FINCH[®]
ARCHITECTURE & PROJECT MANAGEMENT
FLY NO. 6 BAGEBAHOLI SOC.
BALAKRISHNAPUR ROAD
WANDORE - PUNE-40
MAHARASHTRA
email: info@finch.net.in
MOB NO. : 9907080491, 9971201897



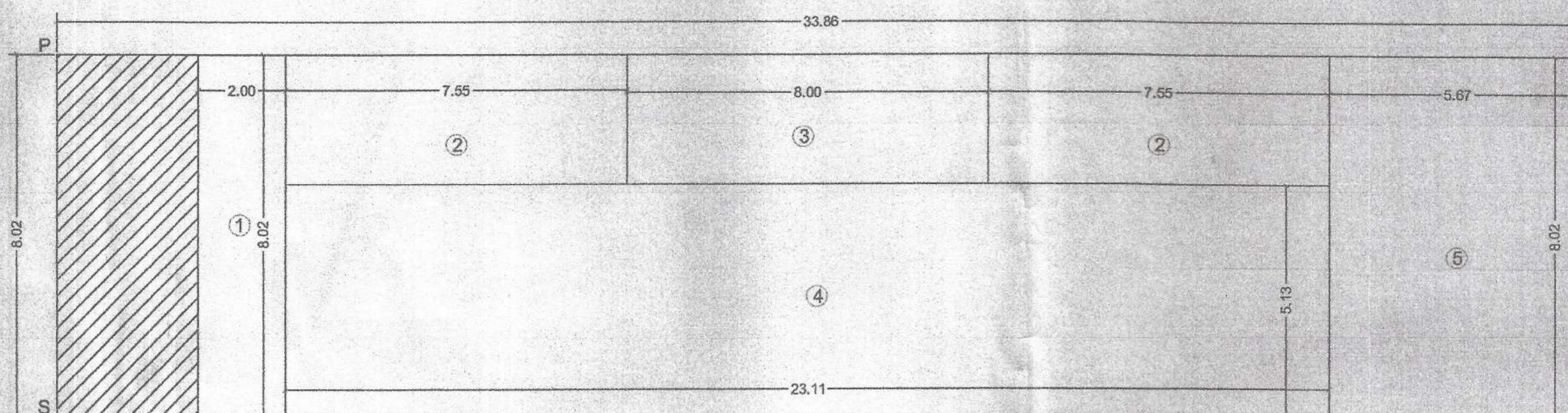
NET PLOT AREA = 709 SQM						
PERMISSIBLE FLOOR AREA FAR	PERMISSIBLE FLOOR AREA (SQM)	PROPOSED FLOOR AREA (SQM)	EXCESS BALCONY AREA CONSUMED FOR FAR PURPOSE (SQM)	TOTAL PROPOSED FLOOR AREA (SQM)	BALANCE (SQM)	CONSUMED FAR
120%	850.80	849.25	0.00	849.25	00.00	119.78%

WATER STATEMENT:	
FOR RESIDENTIAL PURPOSE	
AMOUNT OF WATER REQUIRED PER PERSON	= 135 ltrs/day
WATER REQUIRED:	
TOTAL WATER REQUIRED FOR 1 BK FLAT - (08 NOS) (5 PERSONS PER FLAT)(40 PERSONS)	= 5,400 ltrs/day
TOTAL WATER REQUIRED FOR 2 BHK FLAT - (4 NOS) (5 PERSONS PER FLAT)(20 PERSONS)	= 2,700 ltrs/day
TOTAL WATER REQUIRED FOR STUDIO - (12 NOS) (2.5 PERSONS PER FLAT)(30 PERSONS)	= 4,050 ltrs/day
TOTAL WATER REQUIREMENT:	= 12,150 ltrs/day
TOTAL WATER REQUIREMENTS = 12,150 LTRS	
PROPOSED WATER TANK CAPACITY:	
SIZE OF CHWT = 2.40 X 4.0 X 1.30	= 12,480 LTRS
TOTAL WATER CAPACITY PROPOSED	= 12,480 LTRS
UNDERGROUND WATER TANK CAPACITY (UGWT) = 12,480 X 1.5	
	= 18,720 ltrs/day
PROPOSED UNDERGROUND WATER TANK CAPACITY	
SIZE OF UGWT-1 = 3.10 X 4.10 X 1.50	= 19,065 ltrs/day

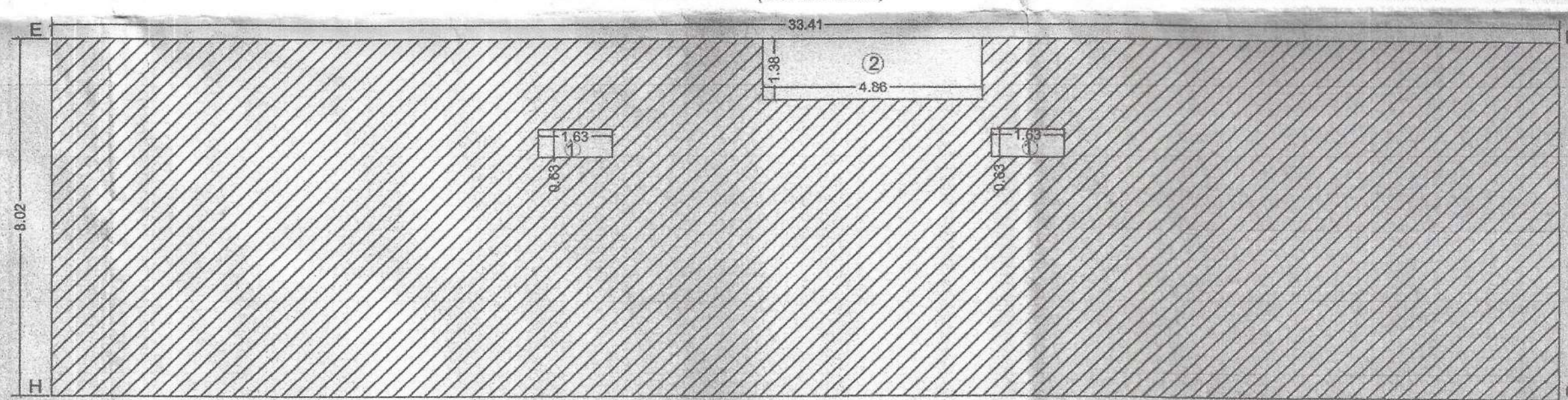
TOTAL PROPOSED FLOOR AREA OF ALL FLOORS:	
I PROPOSED GROUND FLOOR AREA	25.2 SQM
II PROPOSED 1ST FLOOR AREA	206.01 SQM
III PROPOSED 2ND FLOOR AREA	206.01 SQM
IV PROPOSED 3RD FLOOR AREA	206.01 SQM
V PROPOSED 4TH FLOOR AREA	206.01 SQM
TOTAL ALL FLOOR AREA	849.25 SQM

TOTAL PROPOSED BALCONY AREA OF ALL FLOORS:	
I PROPOSED BALCONY AREA 1ST FLOOR AREA	61.72 SQM
II PROPOSED BALCONY AREA 2ND FLOOR AREA	61.72 SQM
III PROPOSED BALCONY AREA 3RD FLOOR AREA	61.72 SQM
IV PROPOSED BALCONY AREA 4TH FLOOR AREA	61.72 SQM
TOTAL PROPOSED BALCONY AREA OF ALL FLOORS	246.88 SQM

BALCONY AREA STATEMENT FOR ALL FLOORS:	
I TOTAL PROPOSED FLOOR AREA	850.45 SQM
II PERMISSIBLE BALCONY AREA FOR ALL FLOORS (30% OF PER FLOOR AREAS)	255.14 SQM
III TOTAL PROPOSED BALCONY AREA FOR ALL FLOORS	246.88 SQM
TOTAL PROPOSED BALCONY AREA FOR ALL FLOORS	246.88 SQM



GROUND FLOOR AREA DIAGRAM
(SCALE 1:100)



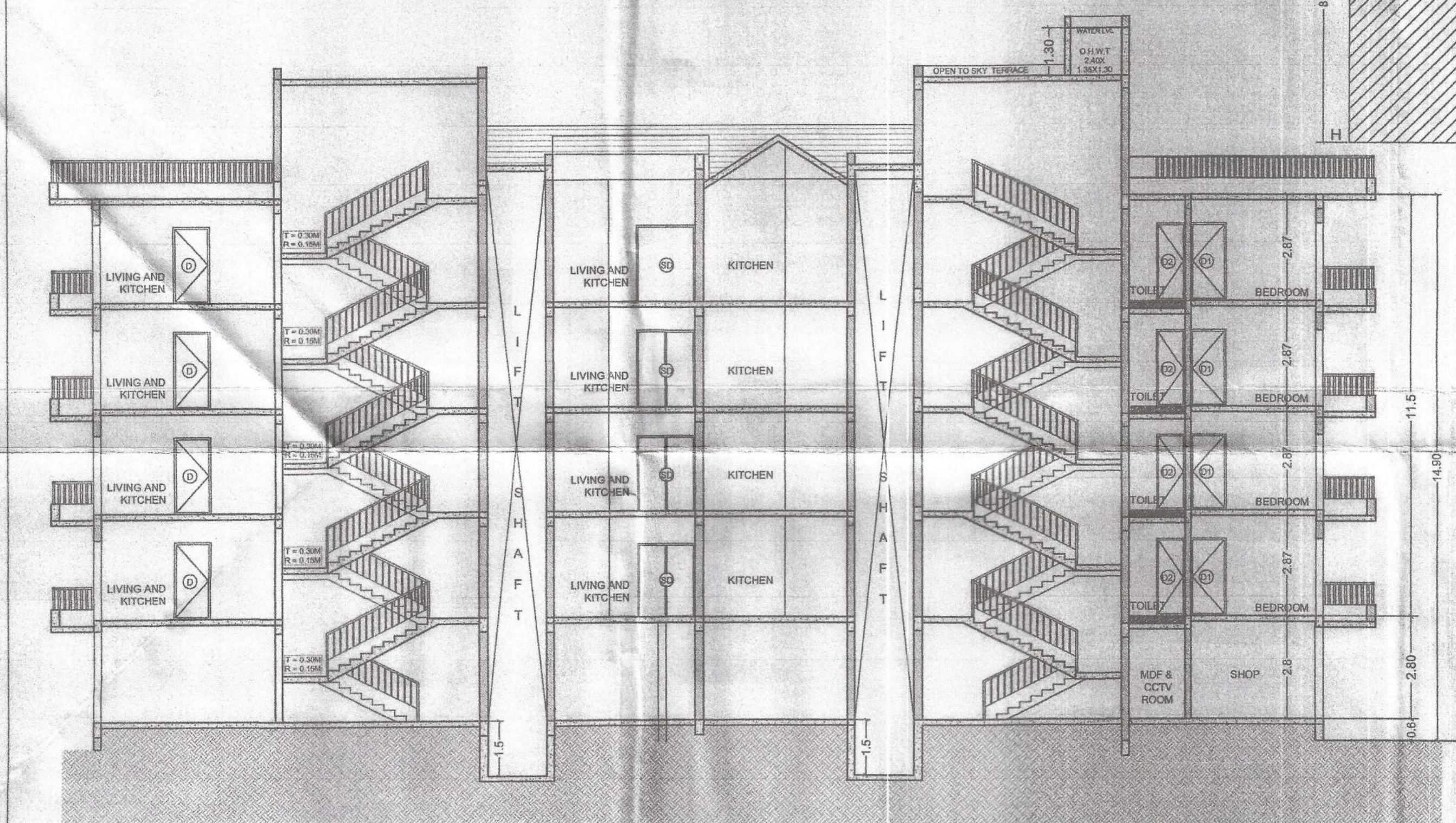
GROUND COVERAGE AREA
DIAGRAM
(SCALE 1:100)

PROPOSED GROUND FLOOR AREA CALCULATION				
AREA OF RECTANGLE PQRS = 271.60 SQM				
SNo.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	16.04	01	16.04
2	AREA OF RECTANGLE '2'	21.83	02	43.66
3	AREA OF RECTANGLE '3'	23.12	01	23.12
4	AREA OF RECTANGLE '4'	118.56	01	118.56
5	AREA OF RECTANGLE '5'	45.01	01	45.01
TOTAL DEDUCTION				246.39
GROUND COVERAGE AREA = (271.60 - 246.39) =				25.21
TOTAL PROPOSED GROUND FLOOR AREA = 25.21 SQ.M				

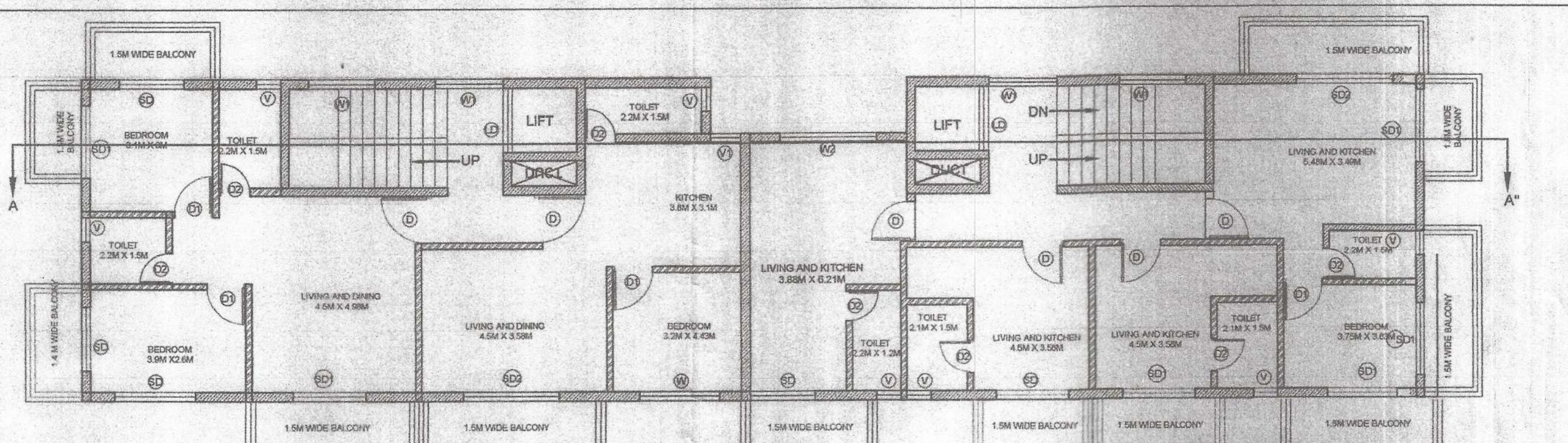
PROPOSED GROUND COVERAGE AREA CALCULATION				
AREA OF RECTANGLE EFGH = 267.92 SQM				
SNo.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	1.03	02	2.06
2	AREA OF RECTANGLE '2'	6.72	01	6.72
TOTAL DEDUCTION				08.76
GROUND COVERAGE AREA = (271.55 - 08.76) =				262.79
TOTAL PROPOSED GROUND COVERAGE AREA = 262.79 SQ.M				

plan approved vide Resolution No.4(0) dated 08/03/2026.

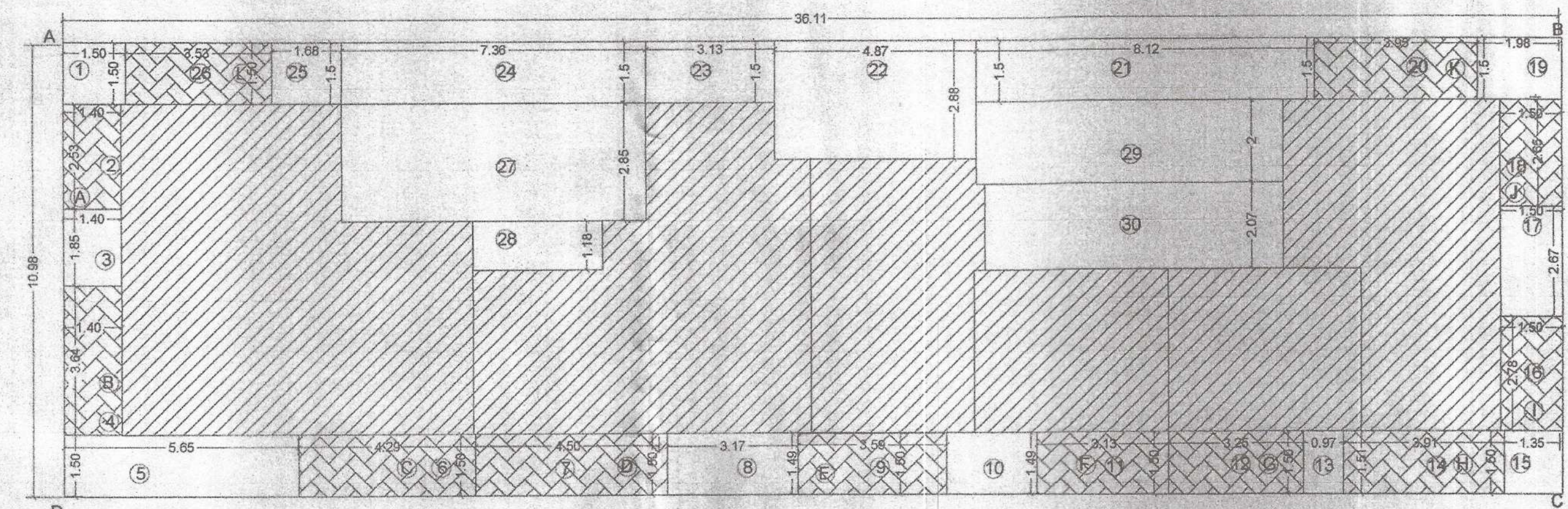
V.P. SECRETARY
V.P. Arambol
Pernem, Goa.



SECTION-AA'
(SCALE 1:100)



TYPICAL FLOOR PLAN
(SCALE 1:100)



TYPICAL FLOOR AREA DIAGRAM
(SCALE 1:100)

TYPICAL FLOOR AREA CALCULATION				
AREA OF RECTANGLE ABCD = 398.35 SQM				
SN.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	2.26	01	2.17
2	AREA OF RECTANGLE '2'	3.53	01	3.53
3	AREA OF RECTANGLE '3'	2.59	01	3.49
4	AREA OF RECTANGLE '4'	5.10	01	4.19
5	AREA OF RECTANGLE '5'	8.51	01	9.02
6	AREA OF RECTANGLE '6'	6.31	01	5.82
7	AREA OF RECTANGLE '7'	6.97	01	6.70
8	AREA OF RECTANGLE '8'	4.70	01	4.06
9	AREA OF RECTANGLE '9'	5.36	01	4.14
10	AREA OF RECTANGLE '10'	3.26	01	4.93
11	AREA OF RECTANGLE '11'	4.63	01	4.63
12	AREA OF RECTANGLE '12'	4.80	01	5.20
13	AREA OF RECTANGLE '13'	1.58	01	2.61
14	AREA OF RECTANGLE '14'	5.88	01	5.02
15	AREA OF RECTANGLE '15'	2.13	01	1.81
16	AREA OF RECTANGLE '16'	4.16	01	6.24
17	AREA OF RECTANGLE '17'	3.99	01	2.00
18	AREA OF RECTANGLE '18'	3.89	01	3.81
19	AREA OF RECTANGLE '19'	3.07	01	1.95
20	AREA OF RECTANGLE '20'	5.79	01	6.87
21	AREA OF RECTANGLE '21'	12.18	01	12.52
22	AREA OF RECTANGLE '22'	14.02	01	13.89
23	AREA OF RECTANGLE '23'	4.70	01	4.60
24	AREA OF RECTANGLE '24'	11.05	01	10.72
25	AREA OF RECTANGLE '25'	2.53	01	2.73
26	AREA OF RECTANGLE '26'	5.01	01	5.01
27	AREA OF RECTANGLE '27'	21.01	01	21.05
28	AREA OF RECTANGLE '28'	3.71	01	3.74
29	AREA OF RECTANGLE '29'	14.72	01	14.72
30	AREA OF RECTANGLE '30'	14.79	01	14.81
TOTAL DEDUCTION		192.19		
TYPICAL FLOOR AREA = (398.35-192.19) =		206.01		
NET TYPICAL FLOOR AREA = 206.01 SQ.M				

TYPICAL FLOOR BALCONY AREA STATEMENT			
	SIZE	NO.	AREA
AREA OF BALCONY (A) (to be enclosed)	1.40 X 2.55	1	3.58
AREA OF BALCONY (B) (to be enclosed)	1.40 X 3.64	1	5.09
AREA OF BALCONY (C) (to be enclosed)	4.29 X 1.50	1	6.31
AREA OF BALCONY (D) (to be enclosed)	4.50 X 1.50	1	6.97
AREA OF BALCONY (E) (to be enclosed)	3.57 X 1.50	1	5.36
AREA OF BALCONY (F) (to be enclosed)	3.13 X 1.50	1	4.62
AREA OF BALCONY (G) (to be enclosed)	3.05 X 1.50	1	4.60
AREA OF BALCONY (H) (to be enclosed)	3.91 X 1.50	1	5.86
AREA OF BALCONY (I) (to be enclosed)	1.50 X 2.78	1	4.16
AREA OF BALCONY (J) (to be enclosed)	1.50 X 2.65	1	3.93
AREA OF BALCONY (K) (to be enclosed)	1.50 X 3.95	1	5.79
AREA OF BALCONY (L) (to be enclosed)	1.50 X 3.53	1	5.27
TOTAL AREA			61.72 SQM
TYPICAL TOTAL BALCONY AREA			61.72 SQM
I	TYPICAL PROPOSED FLOOR AREA	206.31 SQM	
II	PERMISSIBLE BALCONY AREA (50% OF TYPICAL FLOOR AREA)	61.89 SQM	
III	TOTAL PROPOSED BALCONY TYPICAL FLOOR AREA 29.91%(of I)	61.72 SQM	

SITE PLAN & FLOOR PLANS
SHEET TITLE
SITE PLAN, FLOOR PLAN, AREA CALCULATION.

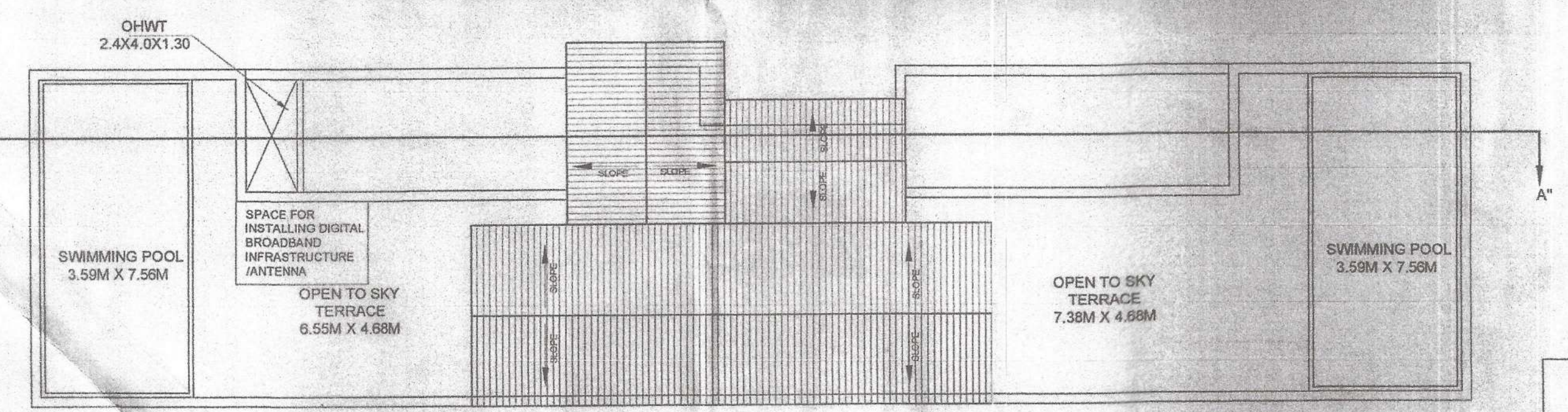
PROPOSED RESIDENTIAL
APARTMENT AT SURVEY NO. 106-1L
ARAMBOL VILLAGE,PERNEM
TALUKA, GOA.

Please Check Letter No. DA/2026/ARA/
REG/ITC/2026/8380 Date: 22/11/2026
Regarding the Plans:
Deputy Town Planner
Town & Country Planning Dept.
Govt. of Goa, Pernem - Goa.

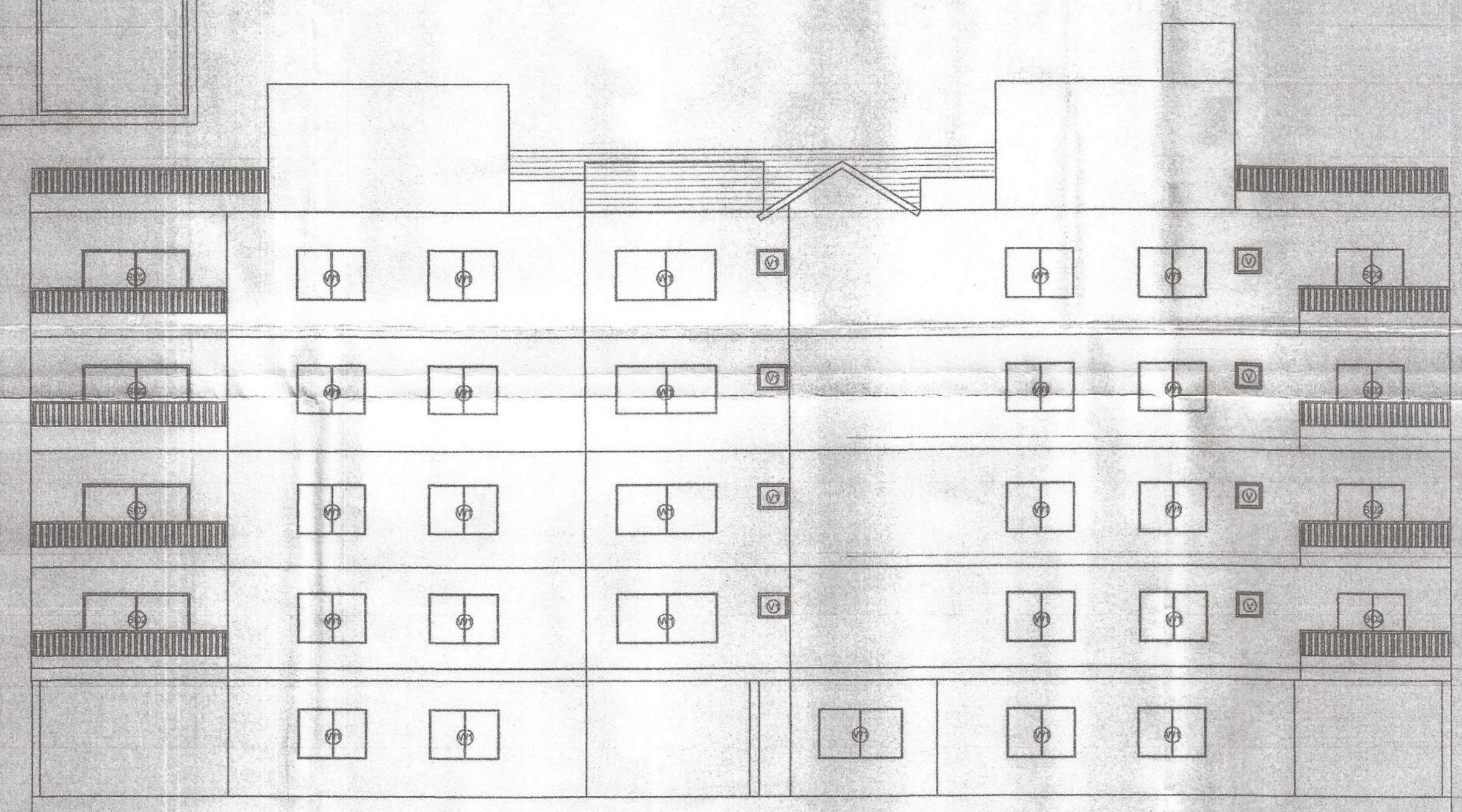
Plan Approved vide Resolution No. 4(0) dated
08/05/2026.



V.P. SECRETARY
V.P. Arambol
Pernem, Goa.



ROOF PLAN
(SCALE 1:100)



NORTH SIDE ELEVATION
(SCALE 1:100)

SPECIFICATIONS

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

GENERAL NOTES

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DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL APARTMENT
AT SURVEY NO. 106-1 ARAMBOL VILLAGE,
PERNEM TALUKA, GOA.

NAME OF OWNERS	OWNER'S SIGN
MR. MADHAV LILA ADDRESS: HOUSE NO 5 B3, JAWAHAR NAGAR, GANGANAGAR, RAJASTHAN 335001.	

ARCHITECT'S NAME

Ar. VISHNUTI FOTEDAR
CA/2005/37083
FINCH" ARCHITECTS

REVISION	DATE	DESCRIPTION	DATE	SIGNATURE
00	20.11.2025			

SCALE

SCALE	DATE	CHECKED BY	DEALT BY
VRS	20.11.2025	V	NK

NORTH

ARCHITECTS AND PLANNERS:
FINCH"
ARCHITECTURE & PROJECT MANAGEMENT
PLOT NO. 6 BASE-RAHOLI SOC.,
SALUNKE VIKARI ROAD
WANDRE - PUNE-40
MAHARASHTRA
small: info@finch.net.in
MOB NO. : 9860789401, 9371201937

FIRST FLOOR:
SURYODAYA BUILDING PDA COLONY,
OPP. MALL-2, GOA,
PORVORA, GOA