

APPROVED UNDER THE CONDITIONS
54 NUMBERS AS IMPOSED ON
THE LICENCE No. 22 Dt. 16/02/2021

NOC is granted subject to this office
Letter No. PW/SD/PH/PE-NF.10/1957/20-21
dated 14/01/21

Approved subject to the conditions
No. AE-MUM/09-2021/Asst-05/2021
Dated 05/01/2021

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/ M/1824/2734/2021
DATED 11 JAN 2021

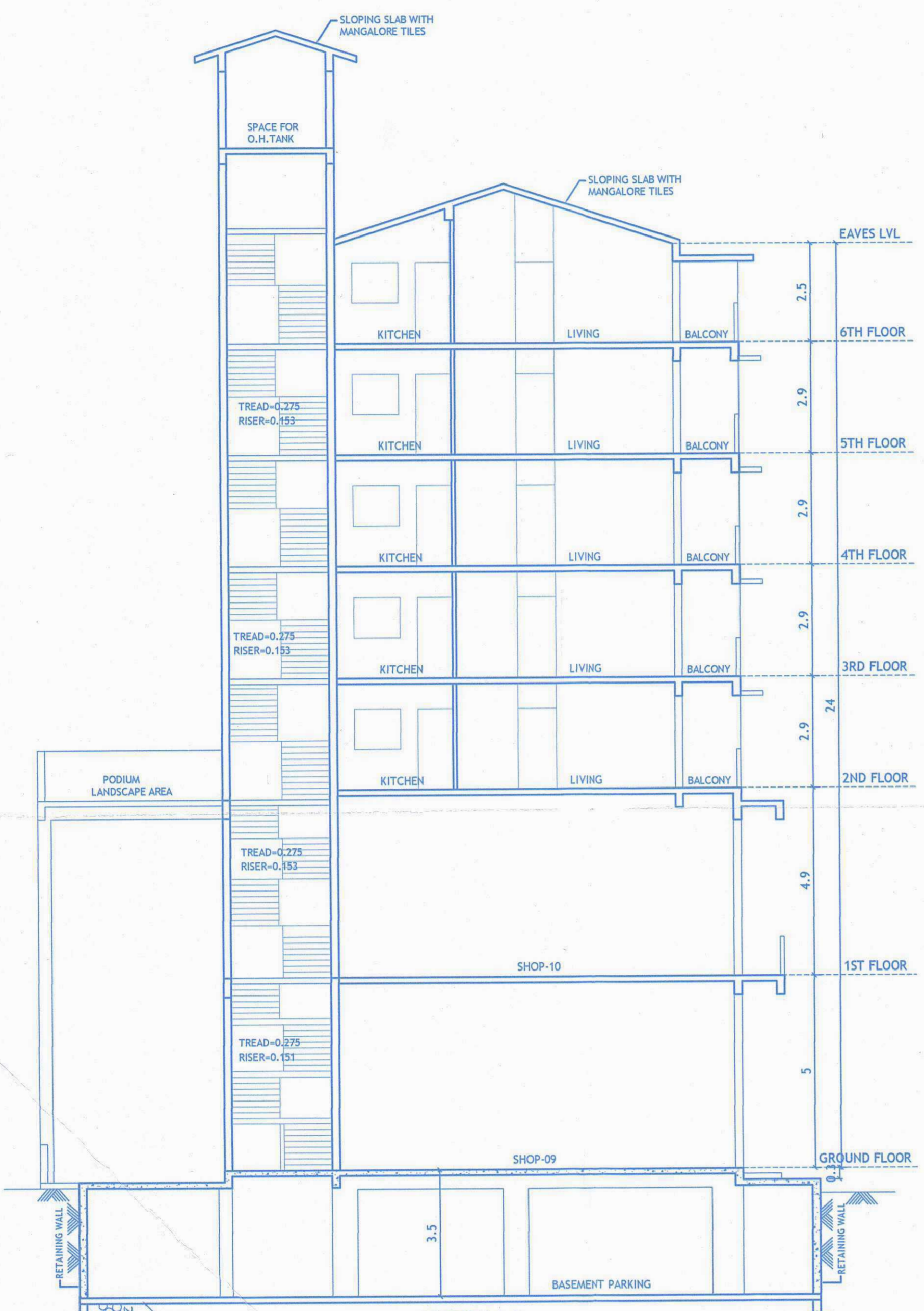
CHIEF OFFICER
MAPUSA MUNICIPAL COUNCIL

ASSISTANT ENGINEER
SUB-DIV. II W.D. XVIII PHE-NI
P.W.D. MAPUSA-GOA

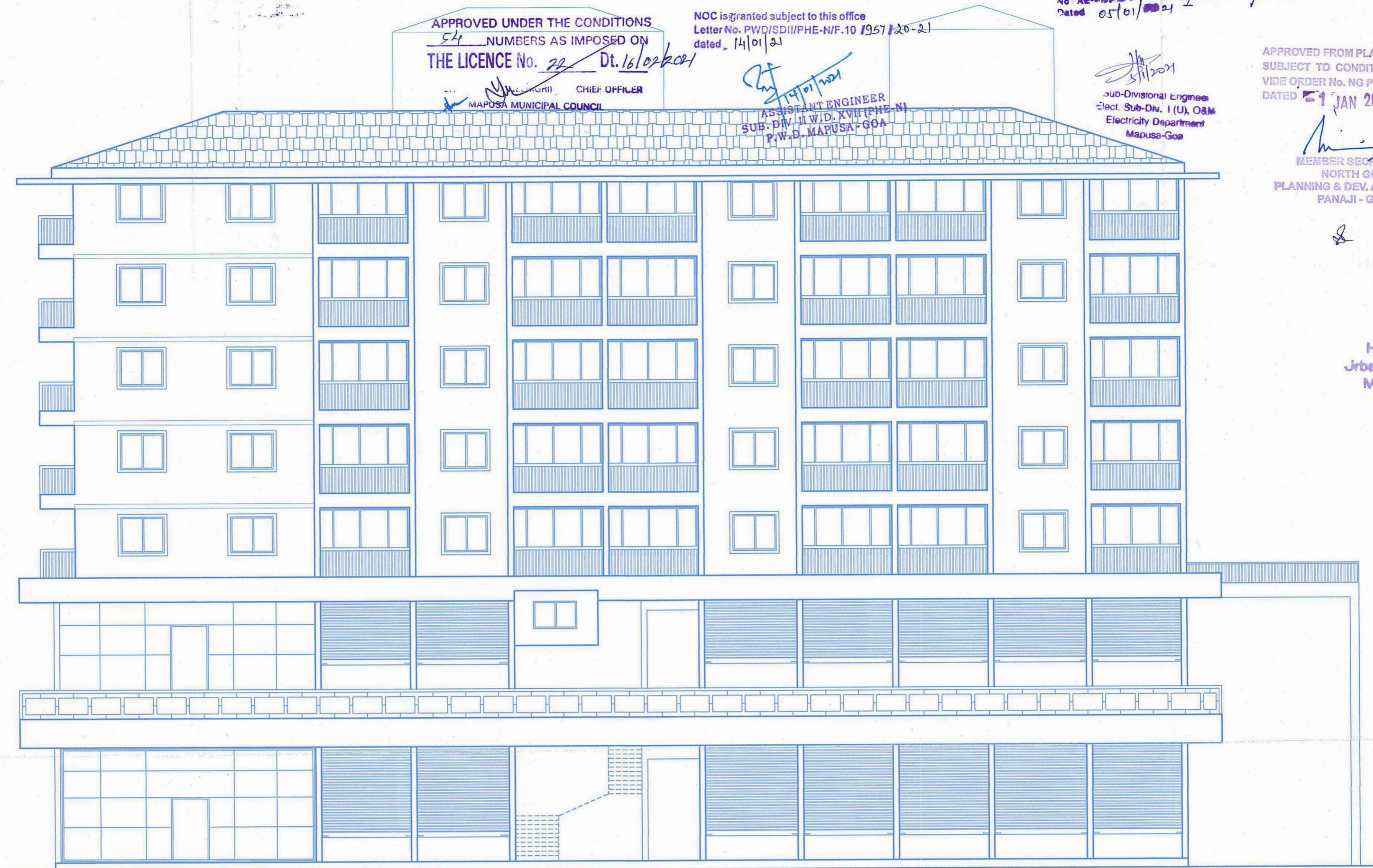
Sub-Divisional Engineer
Elect. Sub-Div. I(U), O&M
Electricity Department
Mapusa-Goa

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

Health Officer
Urban Health Centre
Mapusa Goa



SECTION 1-1
SCALE - 1:100

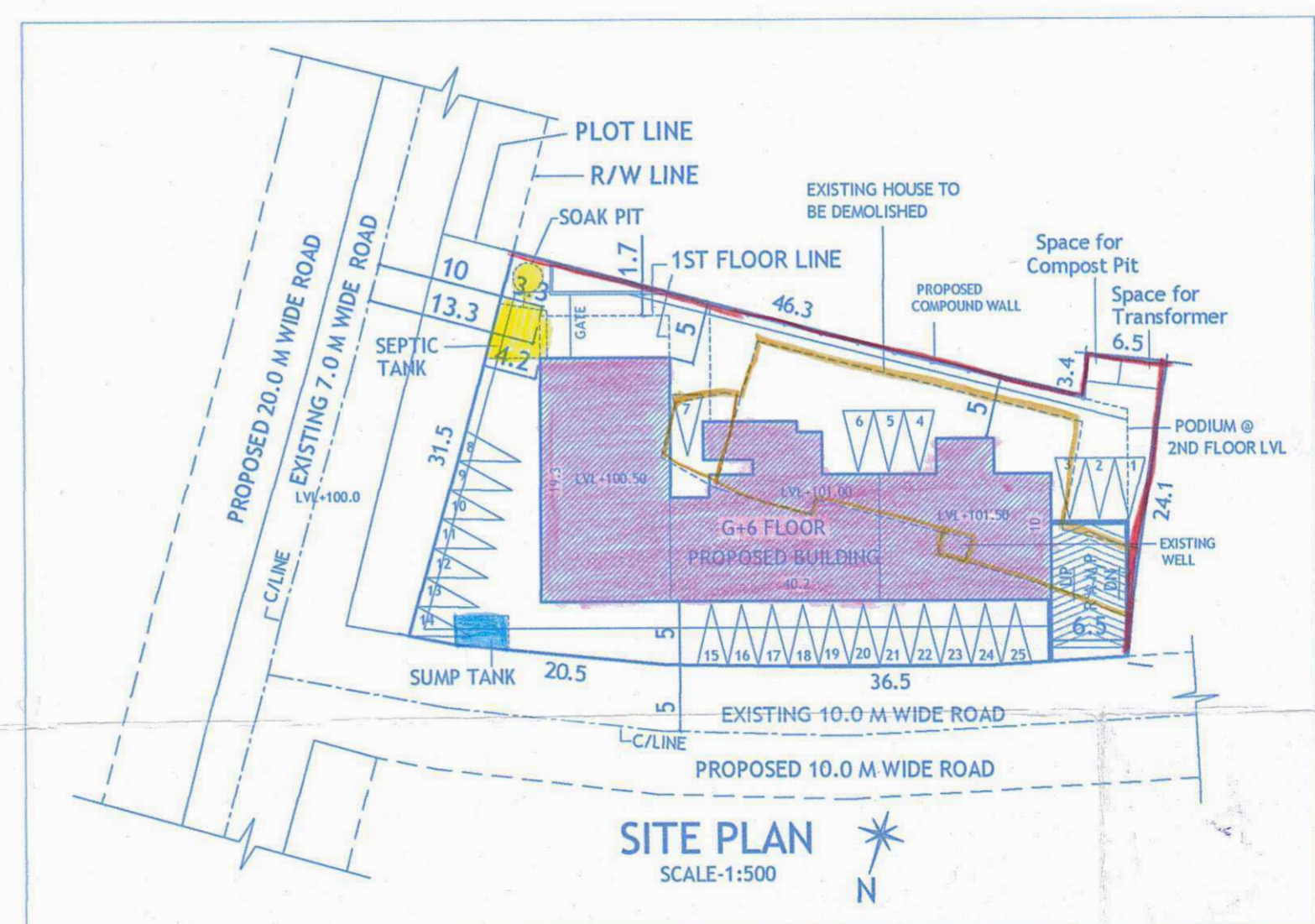


FRONT ELEVATION
SCALE - 1:100

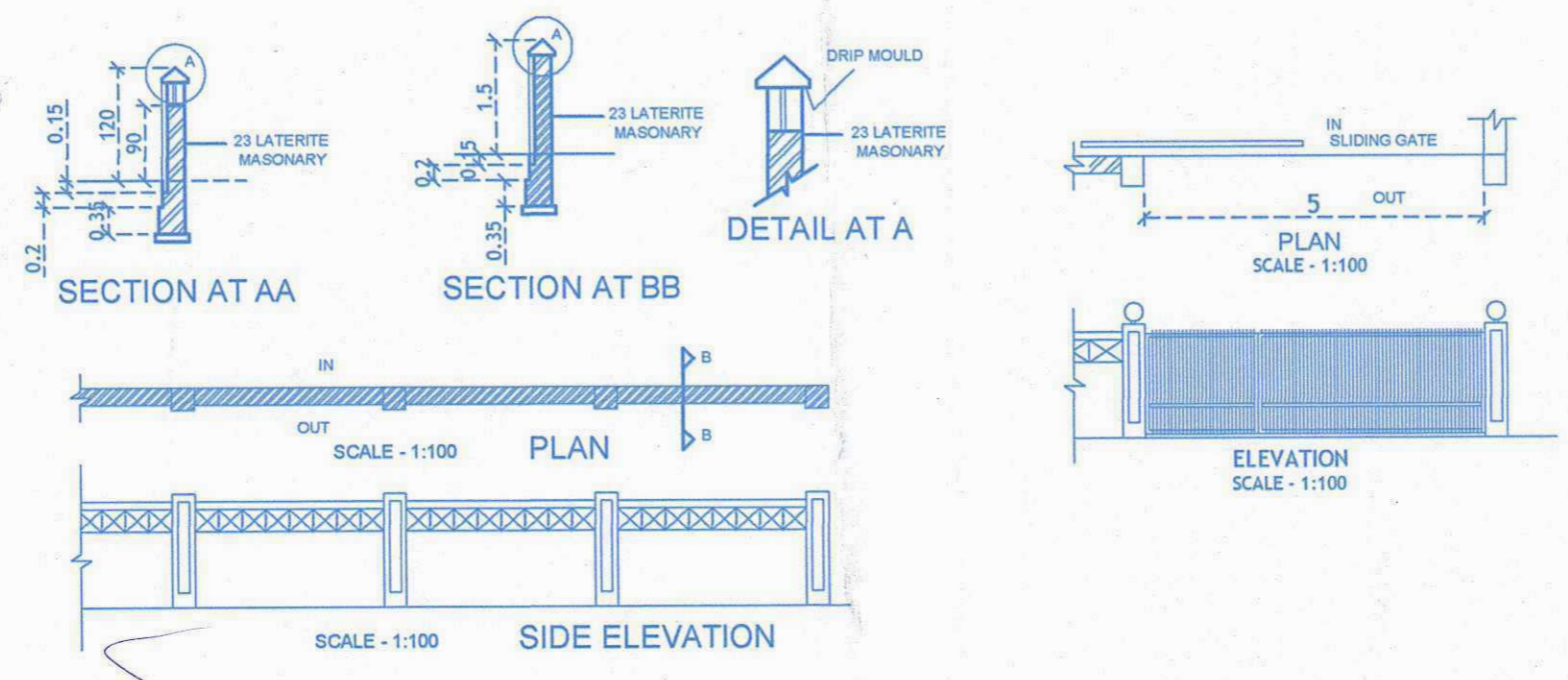
AREA STATEMENT :-

FLOORS	USE	TOTAL B.U.A (sq.m.)	AREA FREE OF F.A.R.					LESS ADDITIONAL F.A.R 7.5%	NET F.A.R (sq.m.)
			STAIRS/LIFT (sq.m.)	BALCONY (sq.m.)	TERRACE (sq.m.)	PASSAGE (sq.m.)	PARKING/PODIUM (sq.m.)		
BASEMENT FLR	PARKING	1110.00	15.42	0.0	0.0	0.0	1094.58	0.0	0.0
GROUND FLOOR	COMMERCIAL	527.78	57.58	0.0	0.0	0.0	0.0	6.48	463.72
1ST FLOOR	COMMERCIAL	650.64	39.02	98.76	0.0	0.0	0.0	6.48	506.38
MEZZANINE		40.68	0.0	0.0	0.0	0.0	0.0	40.68	0.0
2ND FLOOR	RESIDENTIAL	801.02	42.38	72.68	14.00	28.58	166.00	59.10	418.28
3RD FLOOR	RESIDENTIAL	573.36	42.38	72.68	0.0	28.58	0.0	11.44	418.28
4TH FLOOR	RESIDENTIAL	573.36	42.38	72.68	0.0	28.58	0.0	11.44	418.28
5TH FLOOR	RESIDENTIAL	573.36	42.38	72.68	0.0	28.58	0.0	11.44	418.28
6TH FLOOR	RESIDENTIAL	573.36	42.38	72.68	0.0	28.58	0.0	11.44	418.28
TOTAL		5423.56	323.92	462.16	14.00	142.90	1260.58	158.50	3061.50

(PERMISSIBLE ADDITIONAL 7.5% AREA = 3068.0 x 0.075 = 230.10 m2)



SITE PLAN
SCALE-1:500



PARKING STATEMENT :-

COMMERCIAL = 970.10 / 50 = 20 cars
FLATS = 25 nos = 25 cars
TOTAL REQUIRED PARKING = 45 cars
PARKING PROVIDED = 50 cars
(basement = 25 cars + surface parking = 25 cars)

AREA FOR INFRASTRUCTURE TAX :-
= 5423.56 - 1260.58 = 4162.98 m2

AREA STATEMENT

a PLOT AREA	1534.00 m2
b AREA UNDER ROAD WIDENING	135.00 m2
c NET PLOT AREA	1399.00 m2
d PERMISSIBLE COVERED AREA (40%)	559.60 m2
e PERMISSIBLE F.A.R (2.00)	3068.00 m2
f EXISTING HOUSE TO BE DEMOLISHED	347.00 m2
g PROPOSED COVERED AREA	551.88 m2
h PROPOSED COVERAGE (f/c)	39.44 %
i PROPOSED F.A.R	3061.50 m2
j F.A.R CONSUMED (h/a)	1.99

PROPOSED COMPOUND WALL = 80.30 MTR.

PROJECT:
PROPOSED COMMERCIAL & RESIDENTIAL
CONSTRUCTION ON PLOT BEARING
P.T.S NO.73 & CHALTA NO.46-A,
SITUATED AT MAPUSA, BARDEZ
BARDEZ TALUKA,GOA.

OWNER:
MR. MARIO FERNANDES
P/A HOLDER FOR
M/s. NISHIGANDHA HOLDINGS

DRGS: SITE PLAN, AREA STATEMENT
ELEVATION & SECTION

DATED -02.11.20 SCALE -1:100, 1:500

SIGN OF OWNER :-
(Signature)

SIGN OF ARCHITECT/ ENGINEER
(Signature)
Ar. Anjali Malhotra
COA No. CA/2016/79805
TCP No. AR/0028/2017