

Approved vide permission No. VP/1701/Per/21/2024-2025 Dated 06/11/24

Approved With Condition Vide T.C.O No. TPB/7664/MOI/TP/24/641/24 Dated 29/12/24

Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa



VILLA A - AREA CALCULATION						
Floors	B.U.A sqm	Staircase	Balcony	LiM/Duct Cutout	NET F.A.R	
GROUND FLOOR	172.75	14.97	22.73	0.00	0.00	135.05
FIRST FLOOR	171.06	19.09	34.03	0.00	0.00	117.94
TOTAL	343.81	34.06	56.76	0.00	0.00	252.99

VILLA B - AREA CALCULATION						
Floors	B.U.A sqm	Staircase	Balcony	LiM/Duct Cutout	NET F.A.R	
GROUND FLOOR	157.02	15.04	16.70	0.00	0.00	125.28
FIRST FLOOR	153.87	19.16	20.60	0.00	0.00	114.11
TOTAL	310.89	34.20	37.30	0.00	0.00	239.39

TYPICAL VILLAS C,D,E,F - AREA CALCULATION						
Floors	B.U.A sqm	Staircase	Balcony	LiM/Duct Cutout	NET F.A.R	
GROUND FLOOR	183.21	8.10	22.98	0.00	0.00	152.13
FIRST FLOOR	183.21	15.55	30.07	4.42	0.00	133.16
TOTAL	366.42	23.65	53.05	4.42	0.00	285.29

VILLA TYPE G - AREA CALCULATION						
Floors	B.U.A sqm	Staircase	Balcony	LiM/Duct Cutout	NET F.A.R	
GROUND FLOOR	225.49	15.02	28.13	0.00	0.00	182.34
FIRST FLOOR	225.49	20.94	47.37	0.00	0.00	157.18
TOTAL	450.98	35.96	75.50	0.00	0.00	339.52

VILLA H - AREA CALCULATION						
Floors	B.U.A sqm	Staircase	Balcony	LiM/Duct Cutout	NET F.A.R	
GROUND FLOOR	195.23	14.15	14.74	0.00	0.00	166.34
FIRST FLOOR	185.50	20.94	17.67	9.50	0.00	140.39
TOTAL	380.73	35.09	32.41	9.50	0.00	306.73

VILLA I - AREA CALCULATION						
Floors	B.U.A sqm	Staircase	Balcony	LiM/Duct Cutout	NET F.A.R	
GROUND FLOOR	156.53	11.43	17.58	0.00	0.00	127.52
FIRST FLOOR	156.53	18.23	24.67	4.42	0.00	109.21
TOTAL	313.06	29.66	42.25	4.42	0.00	236.73

VILLA J - AREA CALCULATION						
Floors	B.U.A sqm	Staircase	Balcony	LiM/Duct Cutout	NET F.A.R	
GROUND FLOOR	184.42	8.37	24.33	0.00	0.00	151.72
FIRST FLOOR	184.42	17.46	32.32	4.42	0.00	130.22
TOTAL	368.84	25.83	56.65	4.42	0.00	281.94

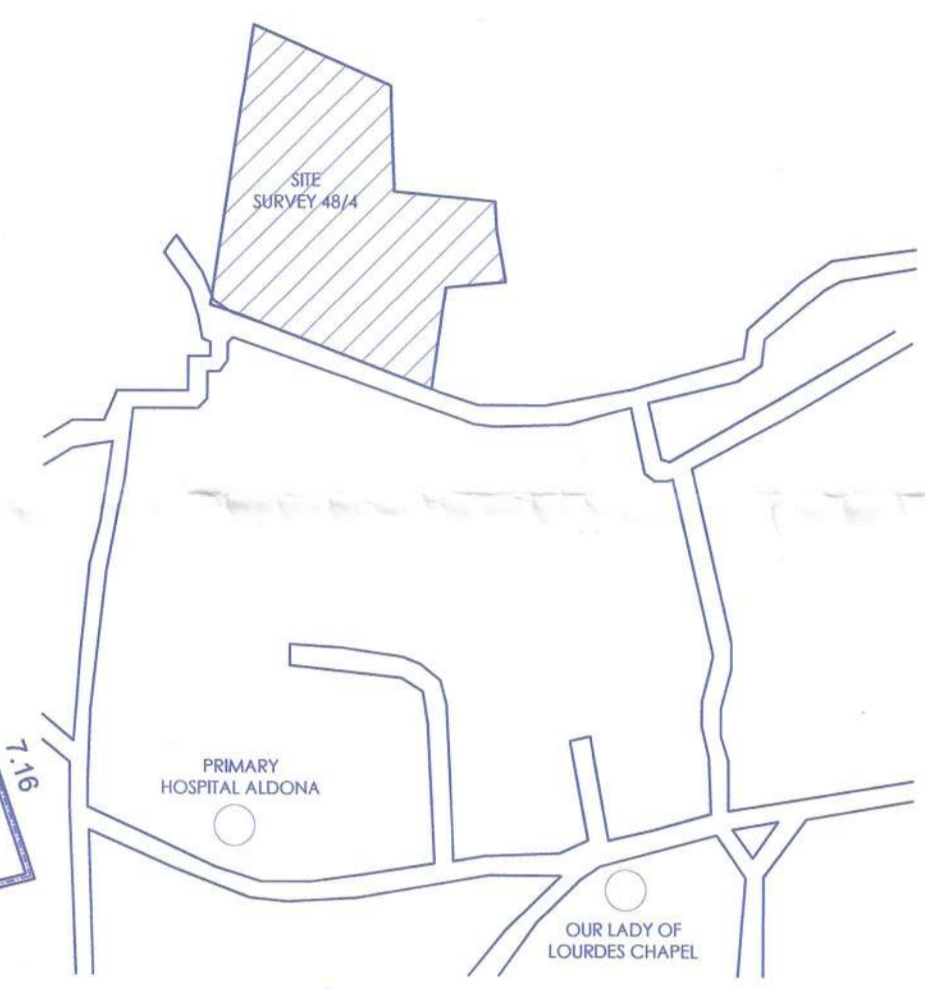
VILLA K - AREA CALCULATION						
Floors	B.U.A sqm	Staircase	Balcony	LiM/Duct Cutout	NET F.A.R	
GROUND FLOOR	185.39	9.08	19.62	0.00	0.00	156.69
FIRST FLOOR	185.39	17.40	27.27	4.42	0.00	136.30
TOTAL	370.78	26.48	46.89	4.42	0.00	292.99

VILLA L - AREA CALCULATION						
Floors	B.U.A sqm	Staircase	Balcony	LiM/Duct Cutout	NET F.A.R	
GROUND FLOOR	182.88	12.04	22.90	0.00	0.00	147.94
FIRST FLOOR	182.88	19.16	29.04	0.00	0.00	134.68
TOTAL	365.76	31.20	51.94	0.00	0.00	282.62

VILLA M - AREA CALCULATION						
Floors	B.U.A sqm	Staircase	Balcony	LiM/Duct Cutout	NET F.A.R	
GROUND FLOOR	188.03	11.26	25.51	0.00	0.00	151.26
FIRST FLOOR	188.03	19.06	32.71	4.63	0.00	131.73
TOTAL	376.06	30.32	58.22	4.63	0.00	282.99

VILLA N - AREA CALCULATION						
Floors	B.U.A sqm	Staircase	Balcony	LiM/Duct Cutout	NET F.A.R	
GROUND FLOOR	230.87	14.69	28.03	0.00	0.00	186.15
FIRST FLOOR	230.87	22.21	28.03	0.00	0.00	180.63
TOTAL	461.74	36.90	56.06	0.00	0.00	366.78

TOTAL FOR PROJECT						
Floors	B.U.A sqm	Staircase	Balcony	LiM/Duct Cutout	NET F.A.R	
GROUND FLOOR	2611.45	158.45	312.19	0.00	0.00	2140.81
FIRST FLOOR	2599.88	255.89	413.99	44.97	0.00	1885.03
TOTAL	5211.33	414.34	726.18	44.97	0.00	4025.84

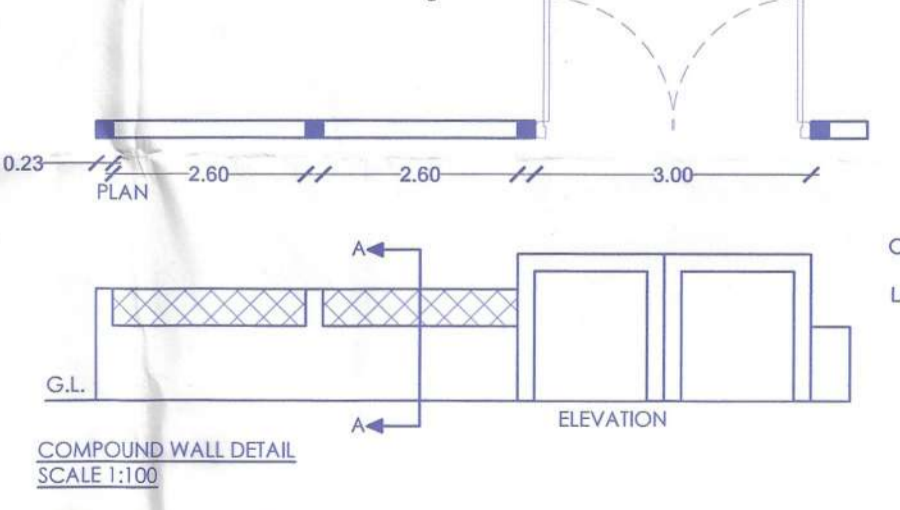


AREA ACQUIRED BY P.W.D 600sqm

AREA ACQUIRED BY P.W.D 375sqm

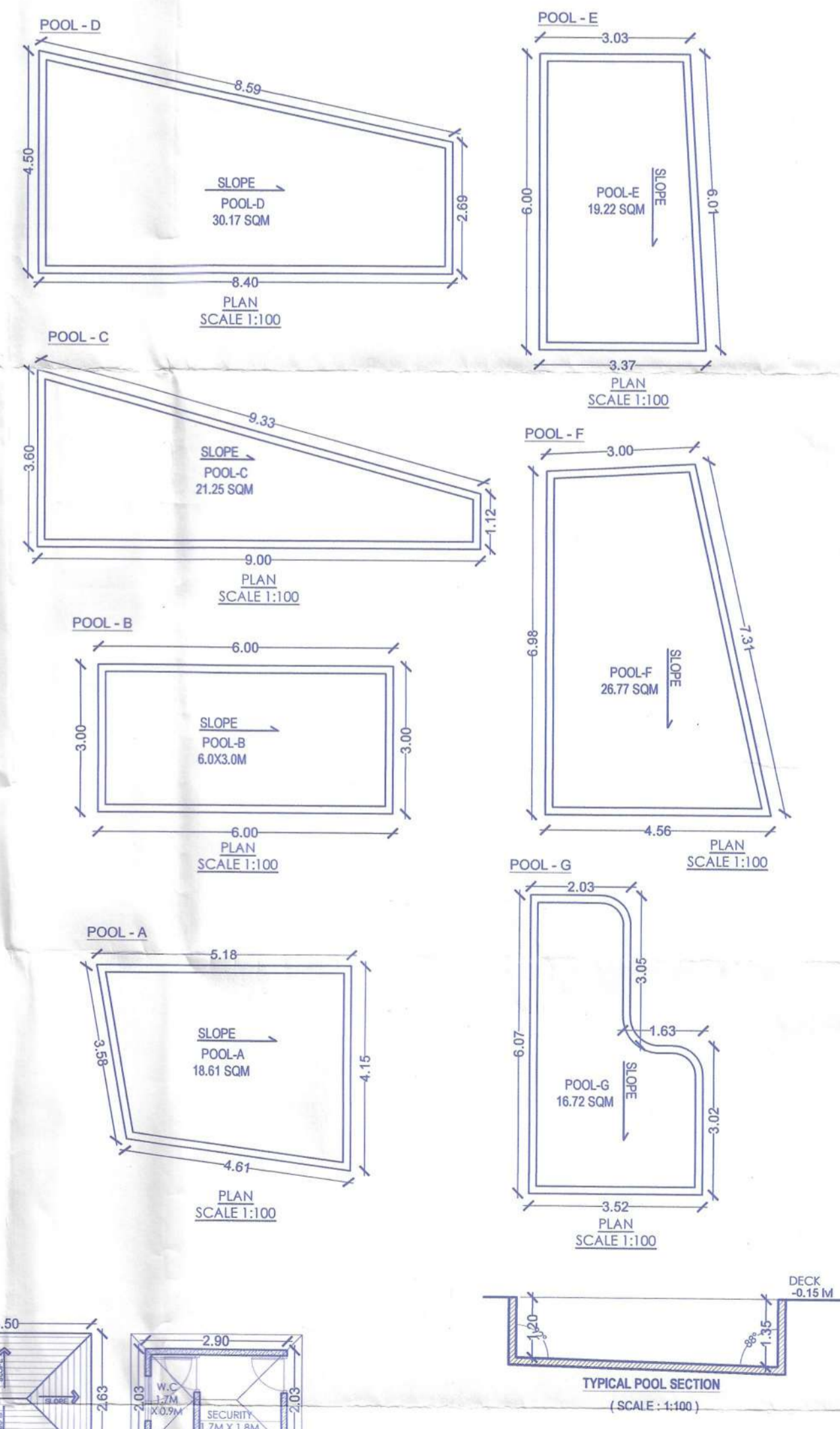
REQUIRED OPEN AREA (15%) = 1230 SQM
OPEN AREA PROVIDED = 1230 SQM

SITE PLAN (SCALE : 1:250)



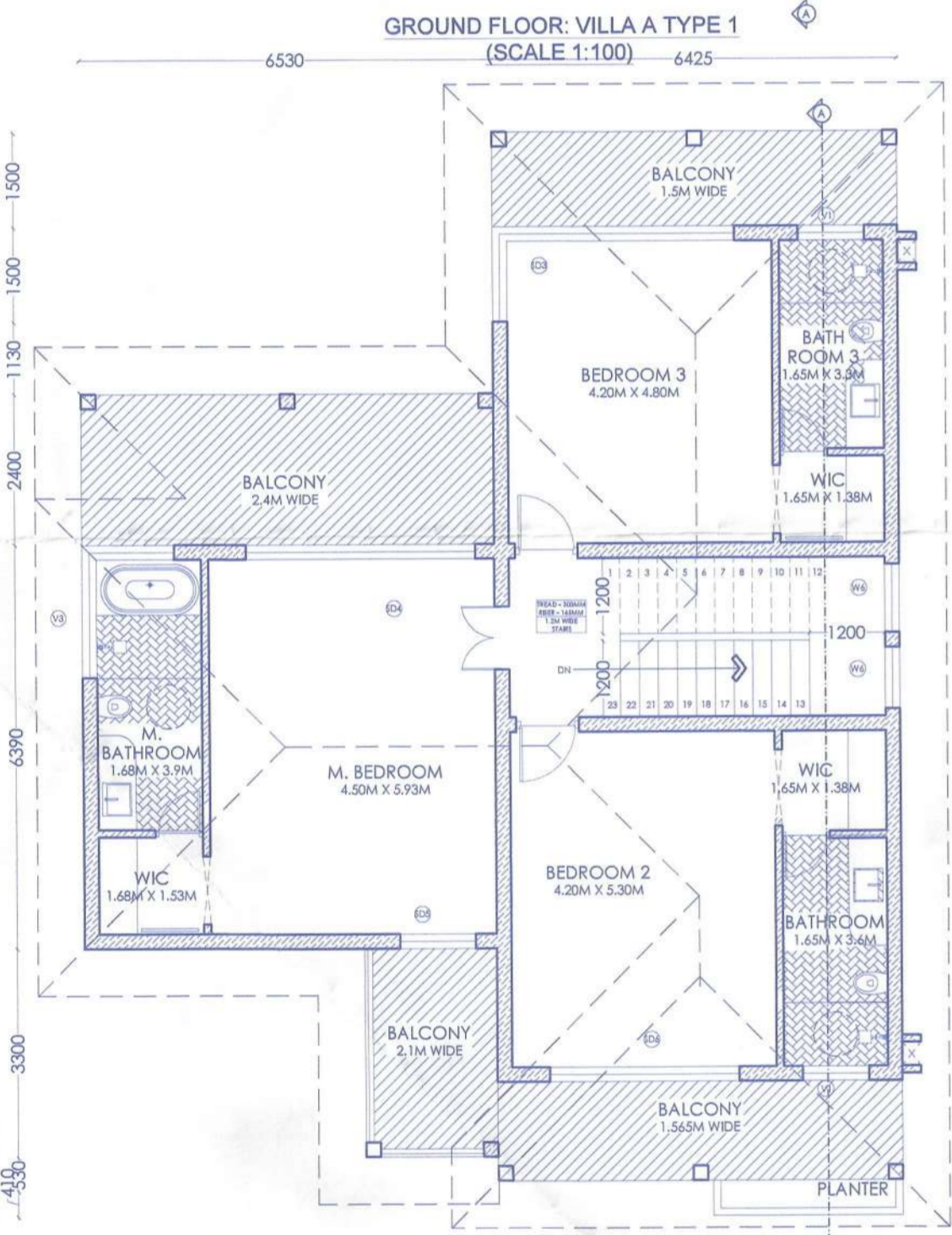
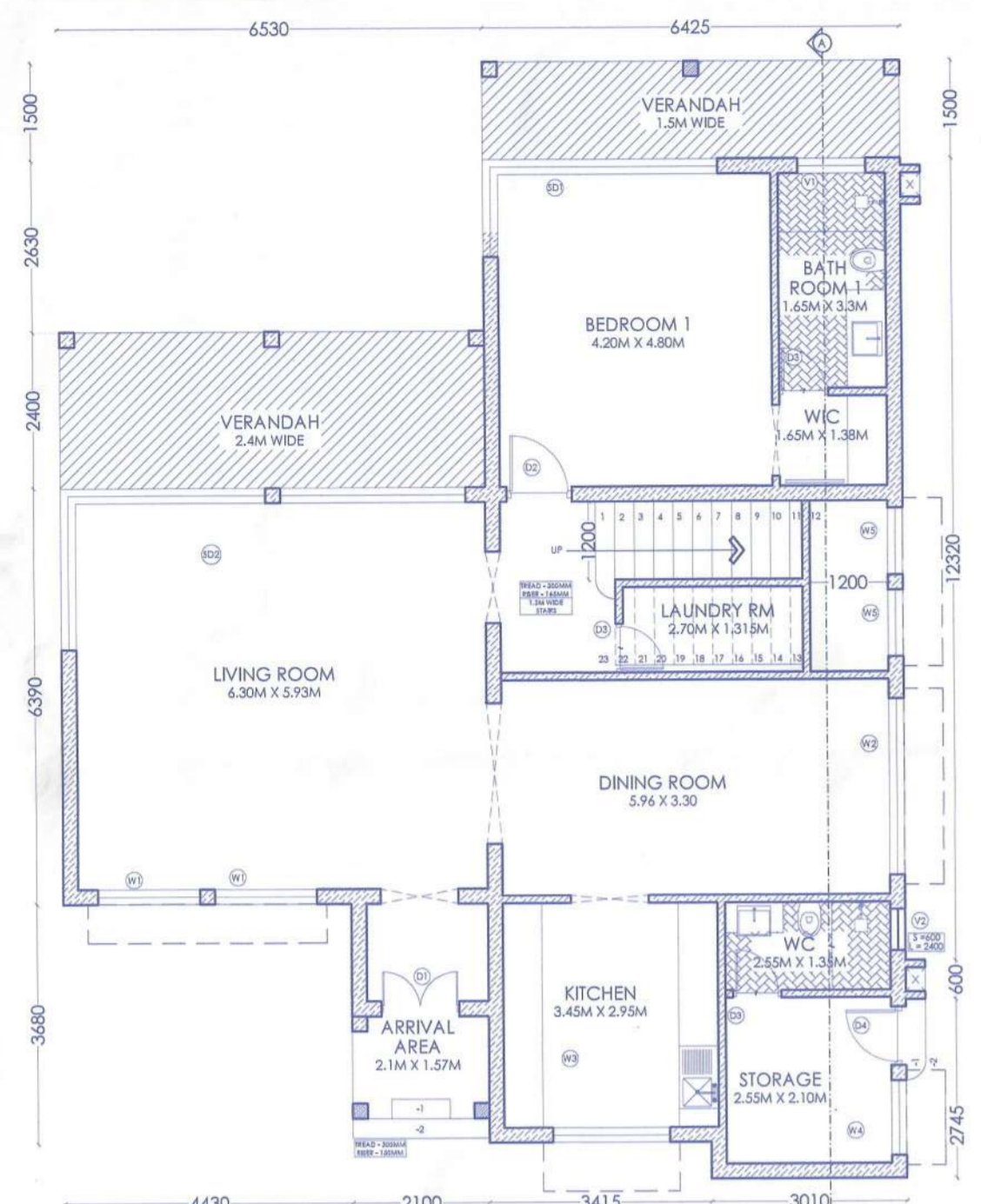
TOTAL BUA FOR INFRASTRUCTURE TAX	
TOTAL BUA OF ALL UNITS	= 1+2+3+4+5+6+7+8+9+10+11+12+13+14 = 5211.33.....(1)
SWIMMING POOL AREAS	
AREA OF TYPE A (1 Nos.)	= 18.61 SQM
AREA OF TYPE B (8 Nos.)	= 8X18= 144 SQM
AREA OF TYPE C (1 Nos.)	= 21.25 SQM
AREA OF TYPE D (1 Nos.)	= 30.17 SQM
AREA OF TYPE E (1 Nos.)	= 19.22 SQM
AREA OF TYPE F (1 Nos.)	= 26.77 SQM
AREA OF TYPE G (1 Nos.)	= 16.72 SQM
TOTAL SWIMMING POOL AREA	
= A + B + C + D + E + F + G	= 276.74.....(2)
TOTAL AREA TO BE CONSIDERED FOR INFRA STRUCTURE TAX	
= TOTAL B.U.A + SWIMMING POOL AREA	= (1) + (2) = 5211.33 + 276.74 = 5,488.07 SQM
PARKING STATEMENT :-	
TOTAL NO OF VILLAS - 14	
TOTAL NO OF CARS REQUIRED = 14	
TOTAL NO OF CARS PROVIDED = 23 CARS	

AREA STATEMENT	
PLOT AREA AS PER SANAD:	= 8800.00 sqm.
AREA ACQUIRED BY P.W.D - PLOT 1	= 600 sqm
AREA ACQUIRED BY P.W.D - PLOT 2	= 375 sqm
TOTAL PLOT AREA:	= 7825.00 sqm.
AREA DEDUCTED DUE TO ROAD WIDENING	= 229 sqm.
NET PLOT AREA:	= 7596.00 sqm.
PERMISSIBLE COVERAGE = 50%	= 3986 sqm
PROPOSED COVERAGE = 34.37%	= 2611.45 sqm.
PERMISSIBLE FAR = 60 %	= 4695 sqm.
PROPOSED FAR = 51.44%	= 4025.84 sqm
FRONT SET BACK	= 3.00 m
REAR SET BACK	= 3.00 m
L.H.S SET BACK	= 3.00 m
R.H.S SET BACK	= 3.00 m
AREA OF EXISTING PLINTH	= N.A.
HEIGHT OF BUILDING	= 6.60m
HEIGHT OF PLINTH	= 0.45 m.
USE OF BUILDING	= RESIDENTIAL
TOTAL OPEN AREA REQUIRED (15%)	= 1139.4 sqm
TOTAL OPEN AREA PROVIDED	= 1230 sqm



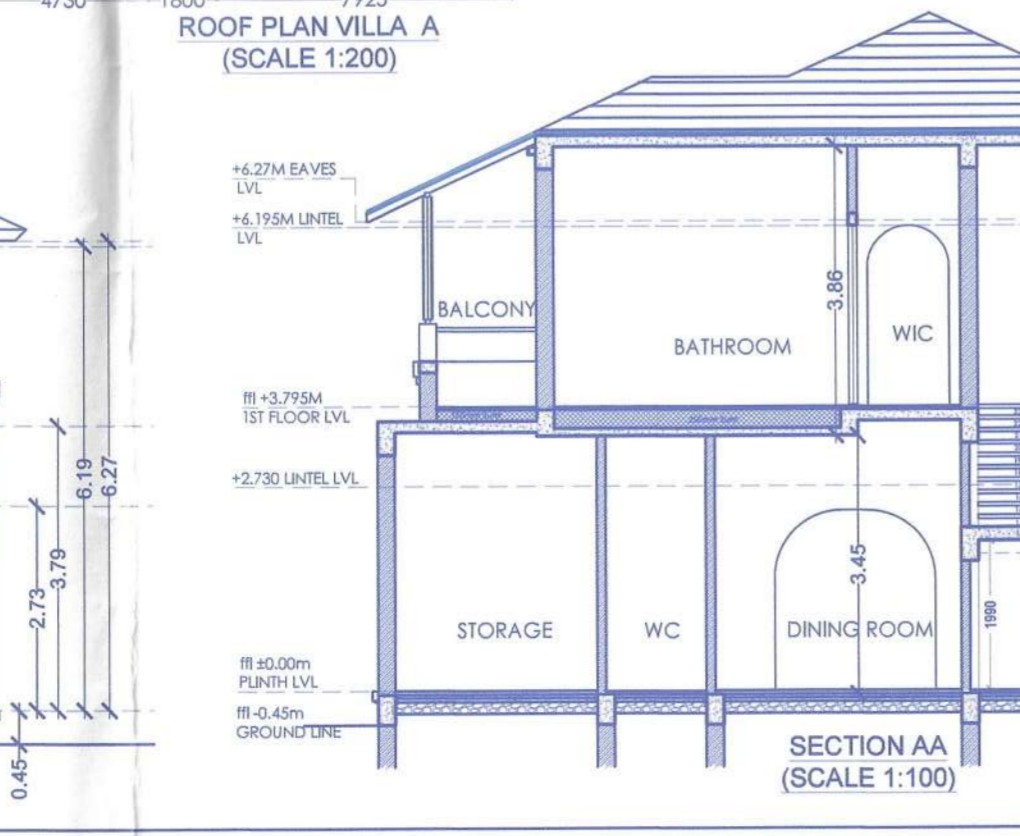
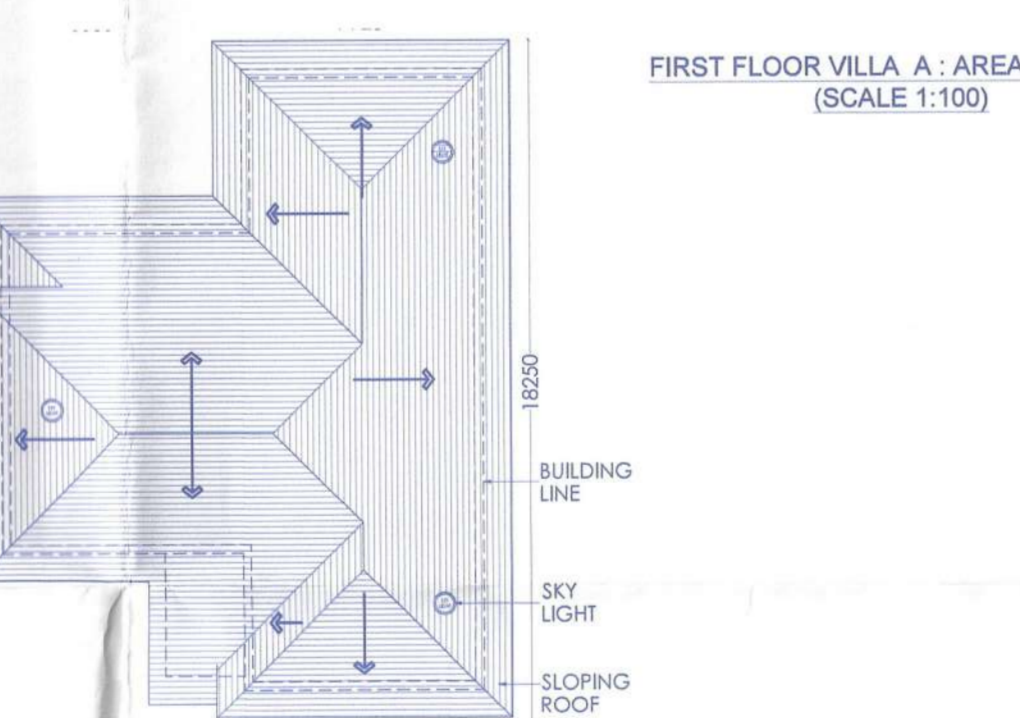
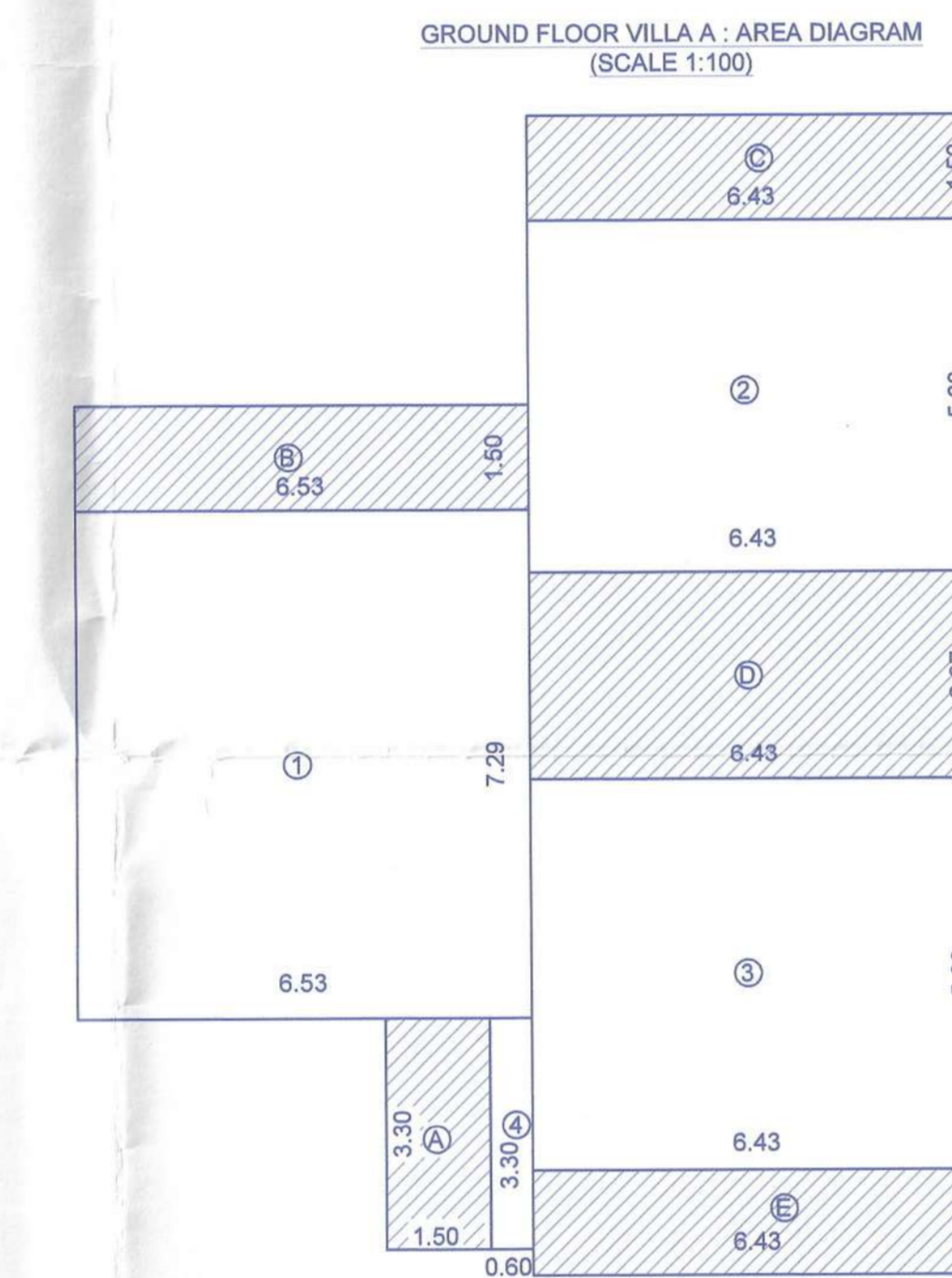
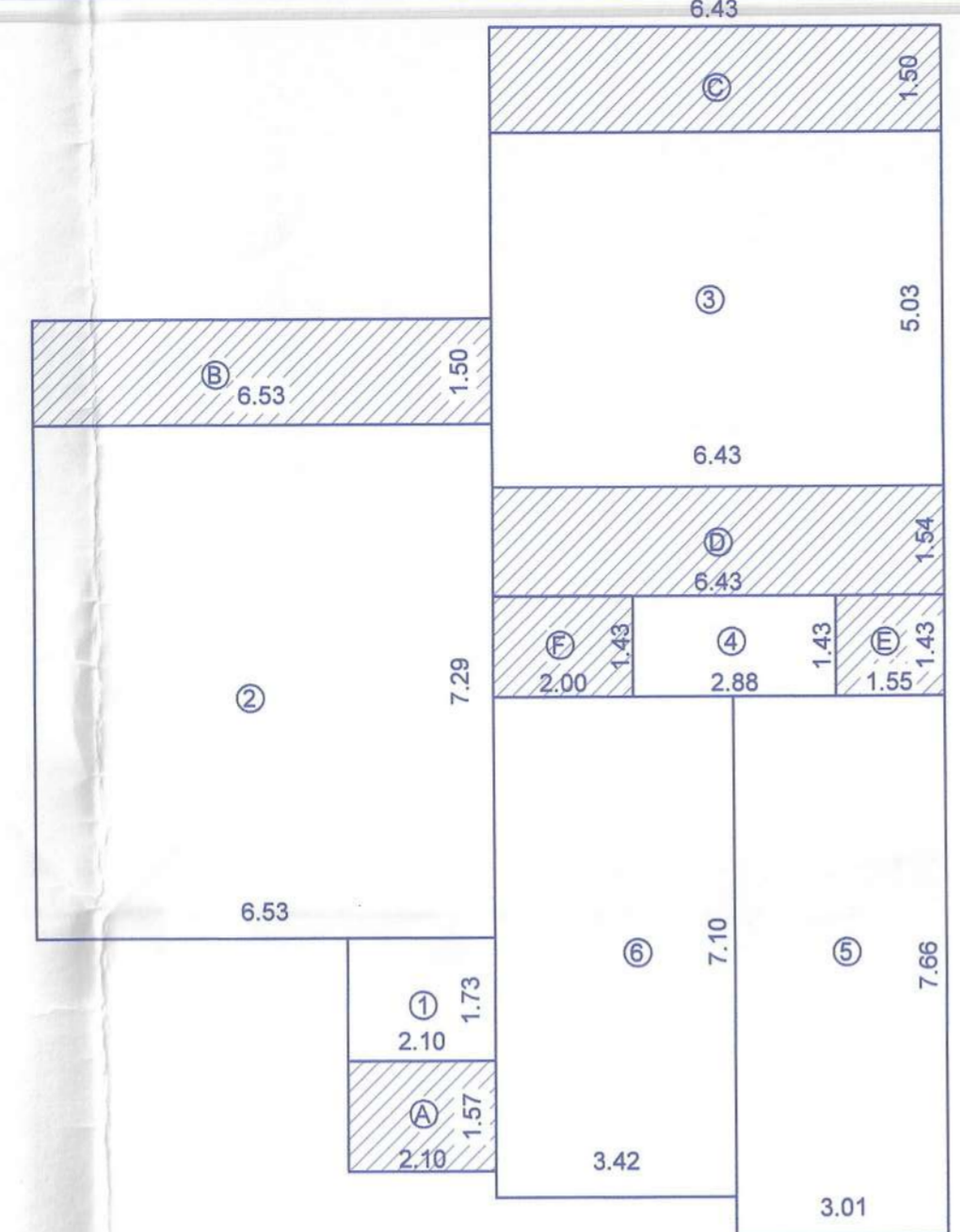
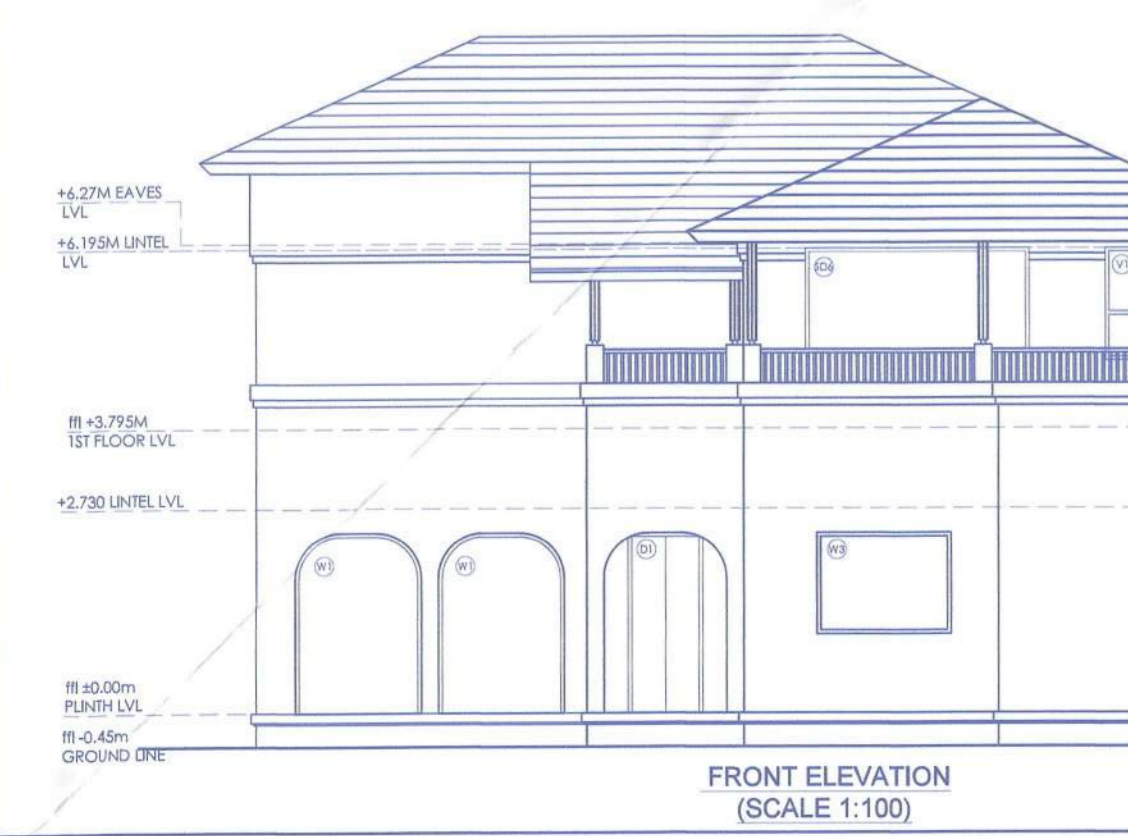
PROJECT TITLE		ARCHITECT	CLIENT
REVISION DRAWING FOR CONSTRUCTION OF RESIDENTIAL VILLAS, SWIMMING POOLS & COMPOUND WALL ON PLOT BEARING SURVEY NO. 48/4 AT MOIRA, BARDEZ, GOA.		Ar. EZRAD SOUZA TCP REG. NO. AR/0028/2015 COA REG. NO. CA/2013/6071	Mr. Suresh Sangekar & cns. Sunder Sankar (S.A. Prator Road Grant Road East Mumbai 400004
NOTE: APPROVED BY TOWN PLANNER WITH CONDITION L. NO. TPB/7664/MOIRA/CCD-224994 DATED - 06/09/2022 NOTE: APPROVED BY MEDICAL OFFICER, PRIMARY HEALTH CENTER ALDONA PASSED APPROVED WIDE PERMISSION NO. VP/MOI/Per/21/2022-2023/100 DATED - 20/10/2022			
SHEET No.	01	DRAWINGS	
FILE No.		SITE PLAN	
SHEET SIZE	DRG NO.	AREA STATEMENT	
A1		COMPOUND WALL PLAN AND SECTION	
DATE	07-06-2024	SWIMMING POOL PLAN AND SECTION	
DRAWN BY	S.N		

VILLA - A



FIRST FLOOR: VILLA A (SCALE 1:100)

Floors	B.U.A. sqm	Staircase	Balcony	Lintel/Outlet	Parking	NET F.A.R.
GROUND FLOOR	172.75	14.97	22.73	0.00	0.00	135.05
FIRST FLOOR	171.06	19.09	34.03	0.00	0.00	117.94
TOTAL	343.81	34.06	56.76	0.00	0.00	352.99



VILLA A - GROUND FLOOR AREA BREAK-UP - (SQ.M.)

1 = 3.83
2 = 47.60
3 = 32.34
4 = 4.11
5 = 23.05
6 = 24.28

A = 3.29
B = 9.79
C = 9.64
D = 9.90
E = 2.21
F = 2.86

FAR CONSUMED
= 1+2+3+4+5+6... (1)
= 135.05

FAR DEDUCTIBLE
= A+B+C+D+E+F... (2)
= 37.71

TOTAL B.U.A. (1+2)
1+2+3+4+5+6
+A+B+C+D+E+F
= 172.75

VILLA A - FIRST FLOOR AREA BREAK-UP - (SQ.M.)

1 = 47.60
2 = 32.34
3 = 36.00
4 = 1.98

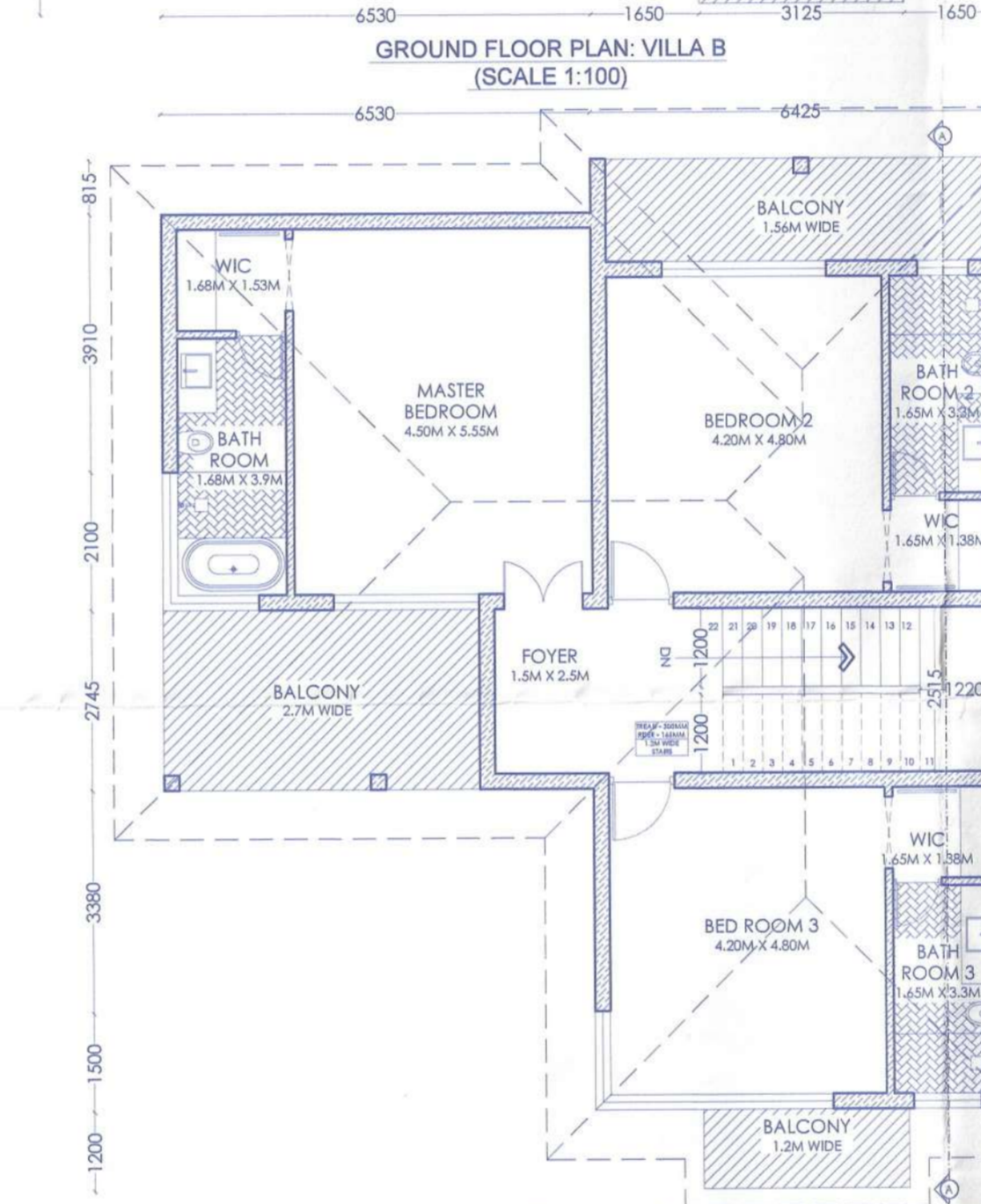
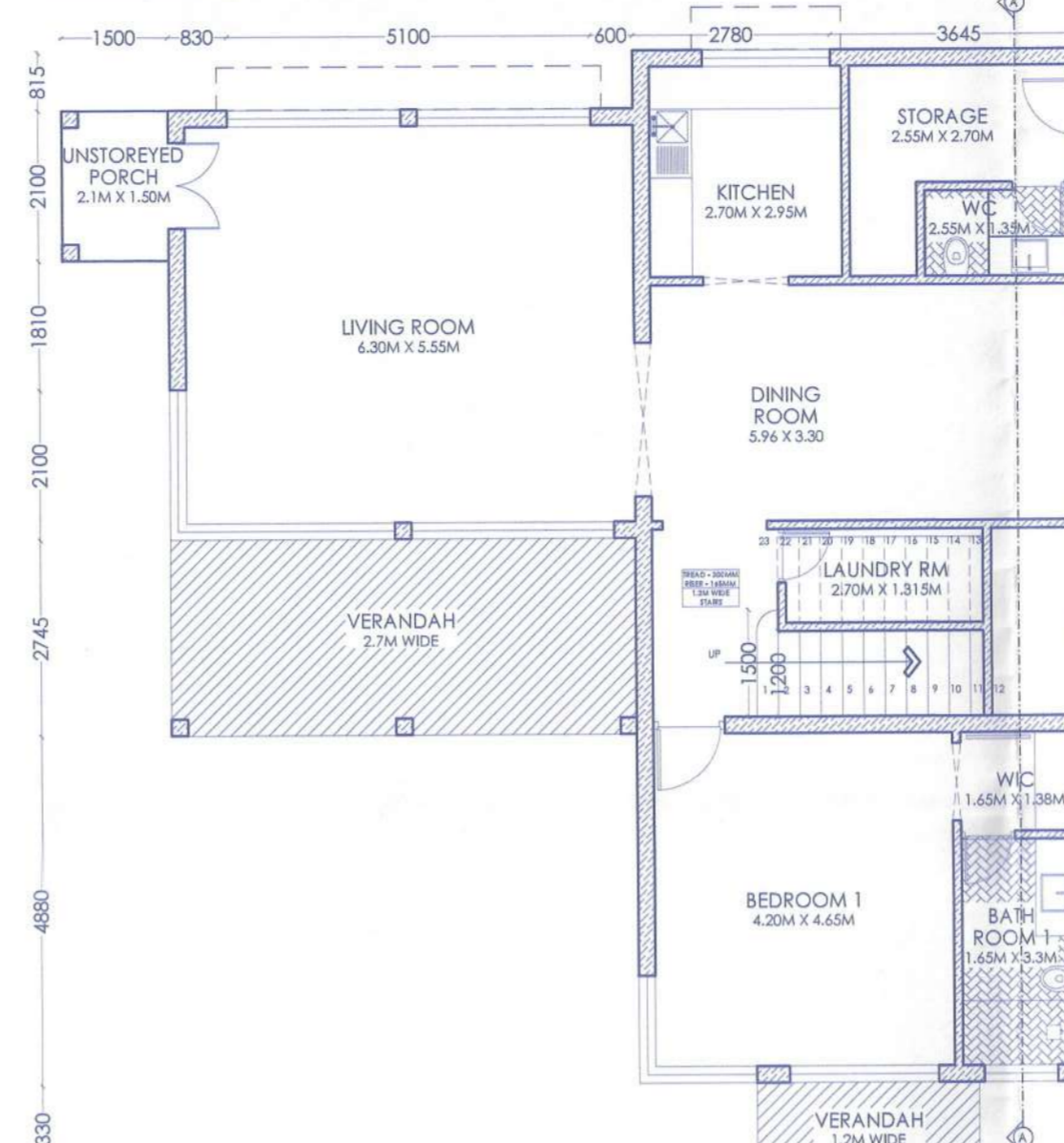
A = 4.95
B = 9.79
C = 9.64
D = 19.09
E = 9.64

FAR CONSUMED
= 1+2+3+4... (1)
= 117.94

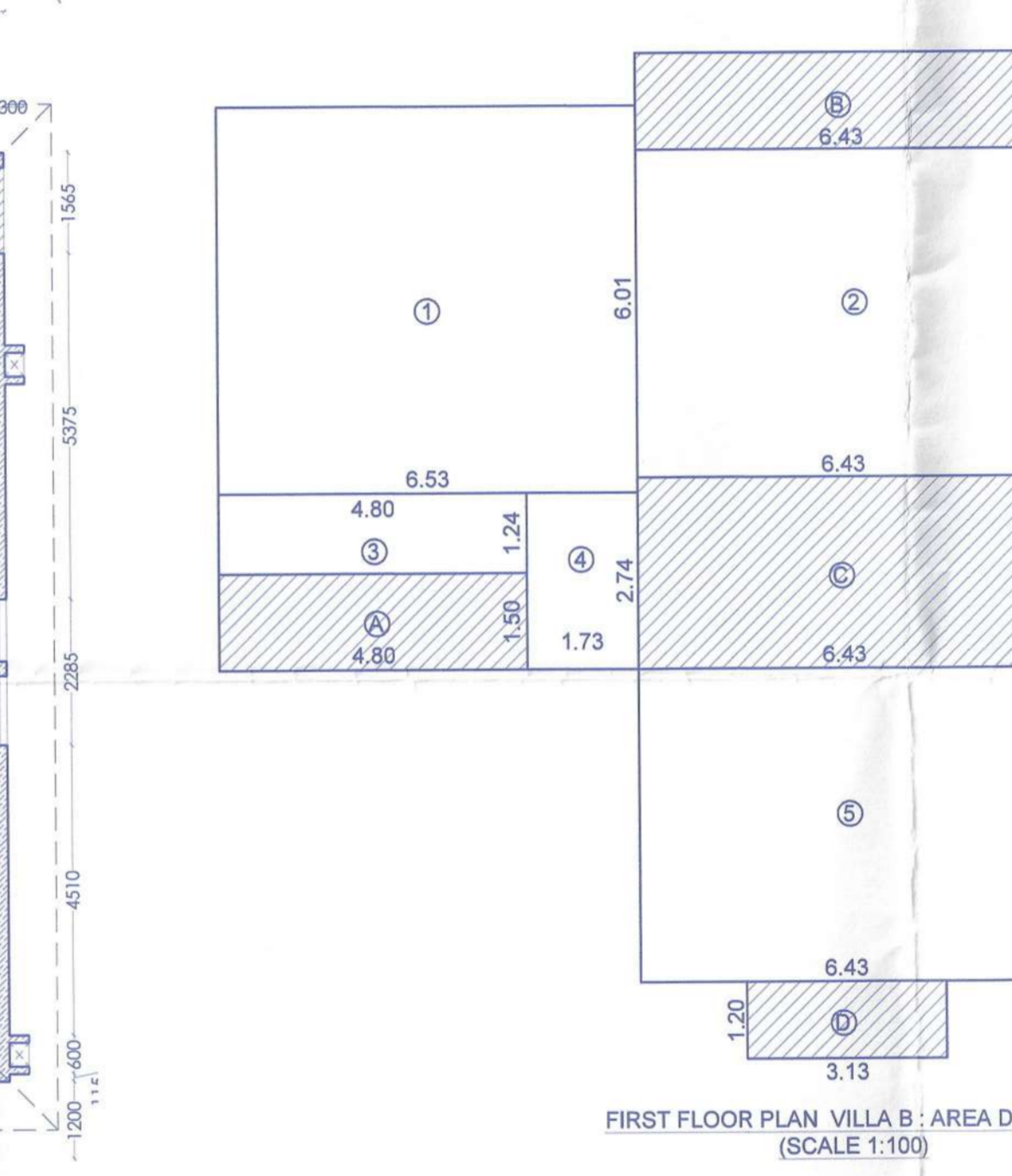
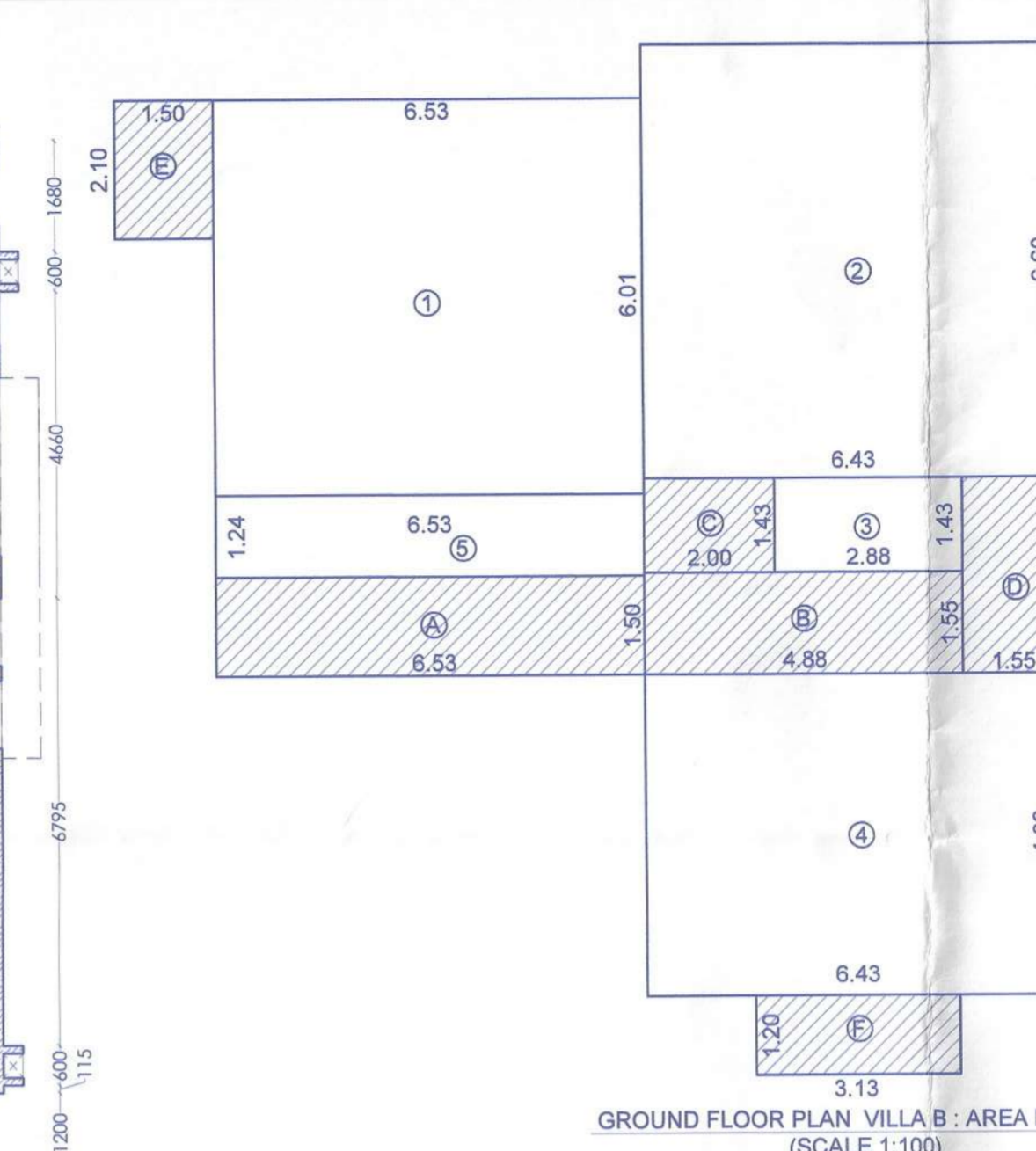
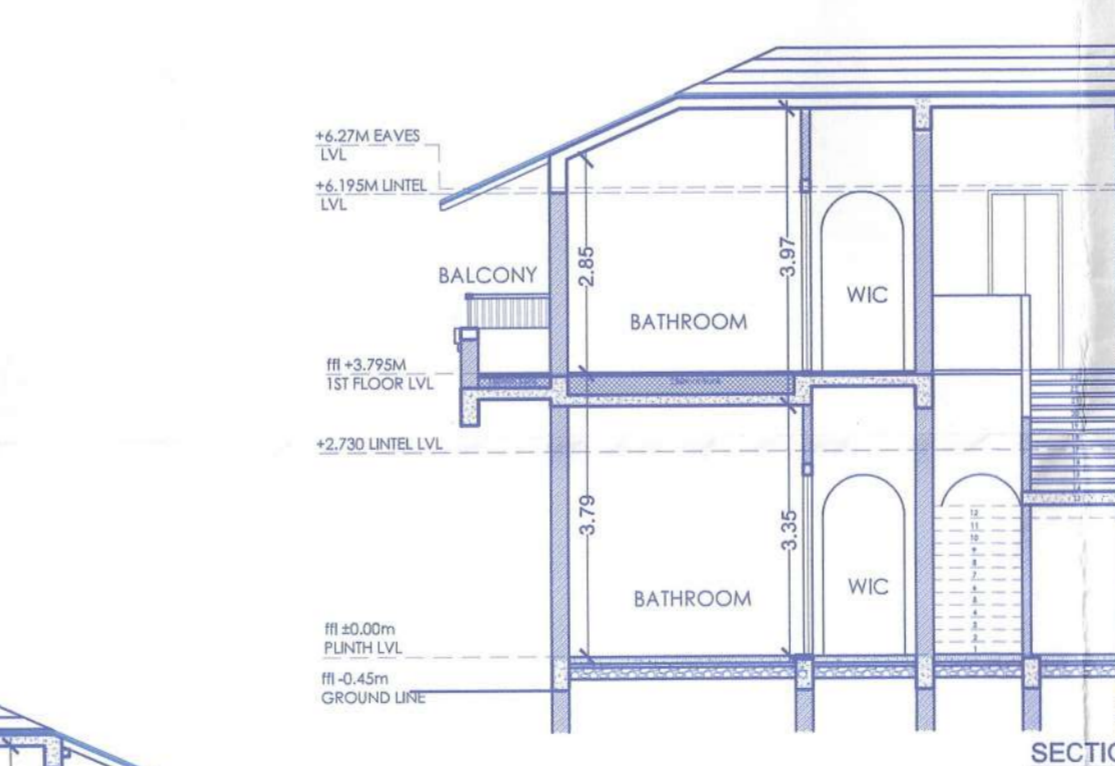
FAR DEDUCTIBLE
= A+B+C+D+E... (2)
= 53.12

TOTAL B.U.A. (1+2)
1+2+3+4+5
+A+B+C+D+E
= 171.06

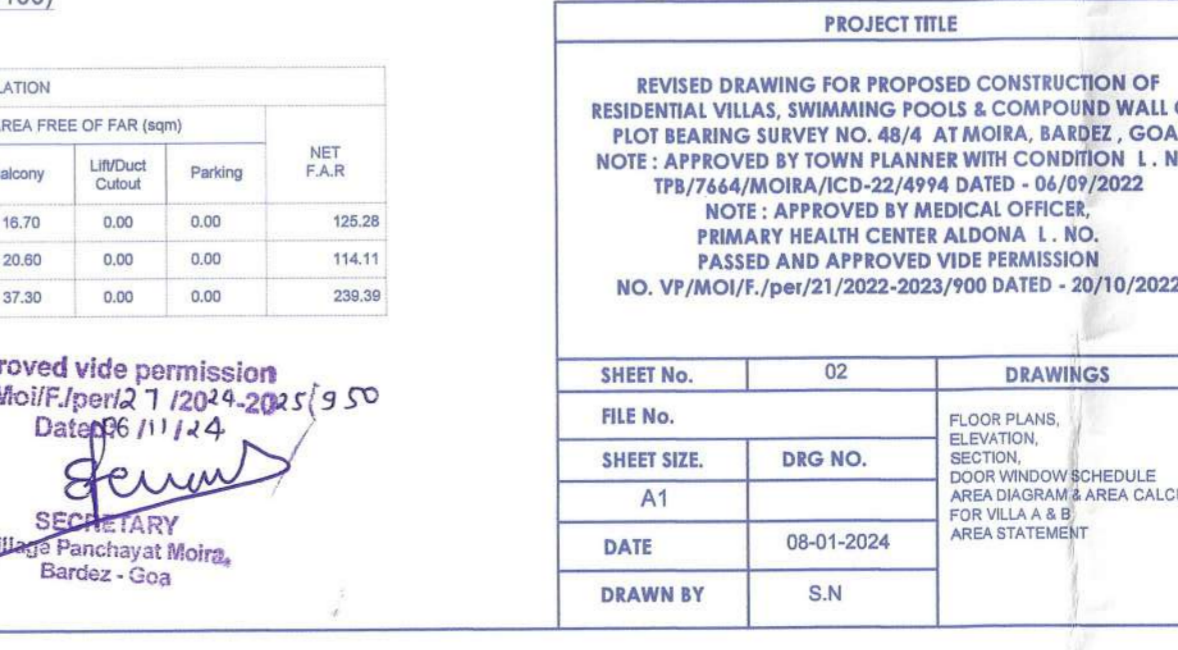
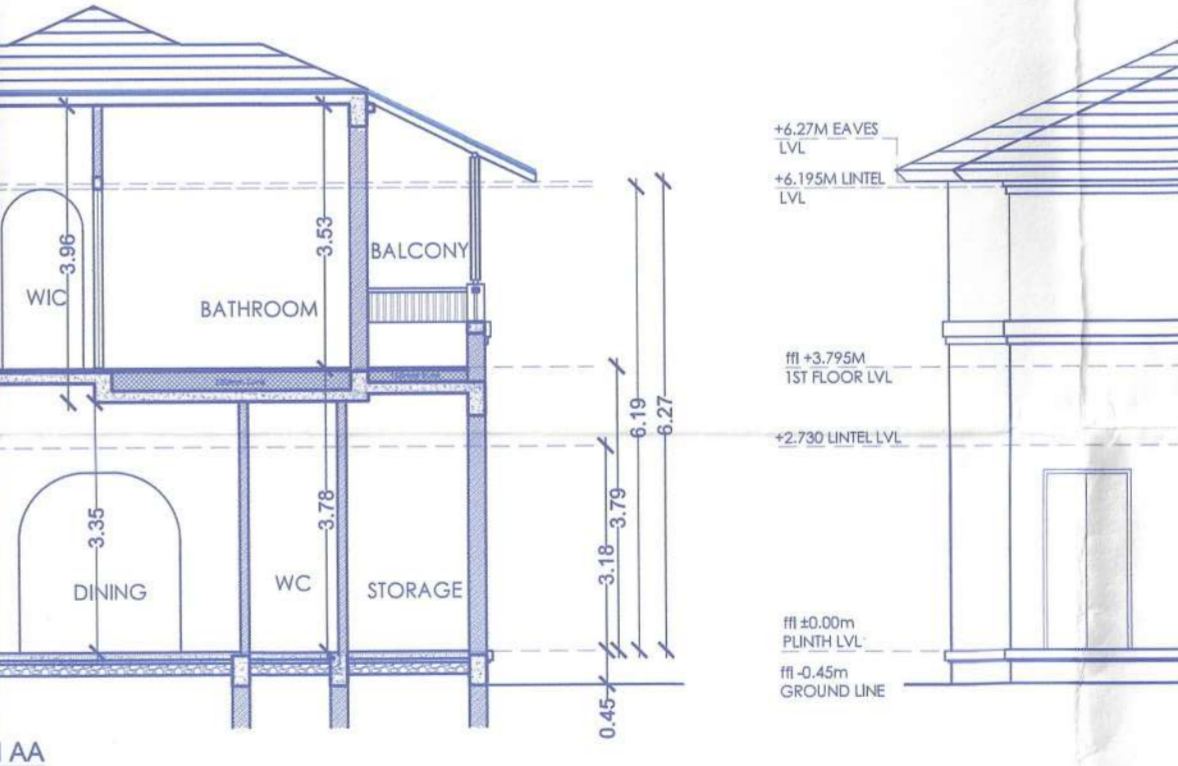
VILLA - B



FIRST FLOOR PLAN: VILLA B (SCALE 1:100)



FIRST FLOOR PLAN: VILLA B (SCALE 1:100)



VILLA B - GROUND FLOOR AREA BREAK-UP - (SQ.M.)

1 = 39.24
2 = 42.43
3 = 4.11
4 = 31.37
5 = 8.09

A = 9.79
B = 7.56
C = 2.86
D = 4.61
E = 3.15
F = 3.75

FAR CONSUMED
= 1+2+3+4+5
= 125.23

FAR DEDUCTIBLE
= A+B+C+D+E+F
= 31.74

TOTAL B.U.A. (1+2)
1+2+3+4+5
+A+B+C+D+E+F
= 157.02

VILLA B - FIRST FLOOR AREA BREAK-UP - (SQ.M.)

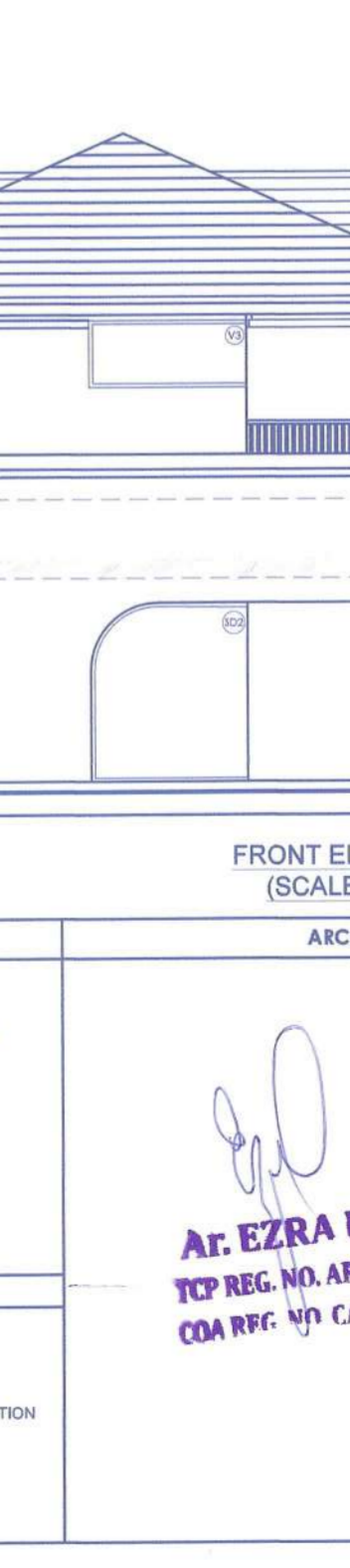
1 = 39.24
2 = 32.79
3 = 5.95
4 = 4.74
5 = 31.37

A = 7.2
B = 9.64
C = 19.16
D = 3.75

FAR CONSUMED
= 1+2+3+4+5
= 114.11

FAR DEDUCTIBLE
= A+B+C+D
= 39.76

TOTAL B.U.A. (1+2)
1+2+3+4+5
+A+B+C+D
= 153.87



DOOR & WINDOW SCHEDULE-VILLA A

SR.	NO SILL	LINTEL	SIZE (WXH)
W1	2400	2700X2400	
W2	150	2400	2700X2250
W3	1050	2400	1800X1350
W4	900	2400	1305X1500
W5	150	2400	1030X2250
W6	660	2400	1030X1800
W7	660	2400	1030X1800
V1	900	2400	1050X1500
V2	900	2400	655X1500
V3	1500	2400	

DOOR & WINDOW SCHEDULE

SR.	NO SILL	LINTEL	SIZE (WXH)
SD1	2400		
SD2	2400		
SD3	2400		
SD4	2400		
SD5	2400		
SD6	2400		
D1	2400		
D2	2400		
D3	2400		
D4	2400		

DOOR & WINDOW SCHEDULE-VILLA B

SR.	NO SILL	LINTEL	SIZE (WXH)
W1	2400	2400X2400	
W2	2400	1185X2400	
W3	2400		
W4	150	2400	2700X2250
W5	150	2400	1030X1350
W6	1050	2400	1200X1350
W7	1050	2400	1950X1350
W8	600	2400	960X1800
W9	600	2400	1030X1800
W10	600	2400	
V1	900	2400	1050X1500
V2	900	2400	785X1500
V3	900	2400	820X1500
V4	1500	2400	

DOOR & WINDOW SCHEDULE

SR.	NO SILL	LINTEL	SIZE (WXH)
SD1	2400		2185X2400
SD2	2400		
SD3	2400		2320X2400
SD4	2400		3000X2400
SD5	2400		2185X2400
SD6	2400		1200X2400
D1	2400		1200X2400
D2	2400		1000X2400
D3	2400		800X2400
D4	2400		1200X2400

VILLA B - AREA CALCULATION

Floors	B.U.A. sqm	Staircase	Balcony	Lintel/Outlet	Parking	NET F.A.R.
GROUND FLOOR	157.02	15.04	16.70	0.00	0.00	125.28
FIRST FLOOR	153.87	19.16	20.80	0.00	0.00	114.11
TOTAL	310.89	34.20	37.50	0.00	0.00	239.39

Approved With Condition Vido
T.C.No: TP/7664/MOI/TP/20/5413
dt: 29/1/24

Approved vide permission
VPMoI/F/peri/27/2024/2025/950
Date: 06/11/24

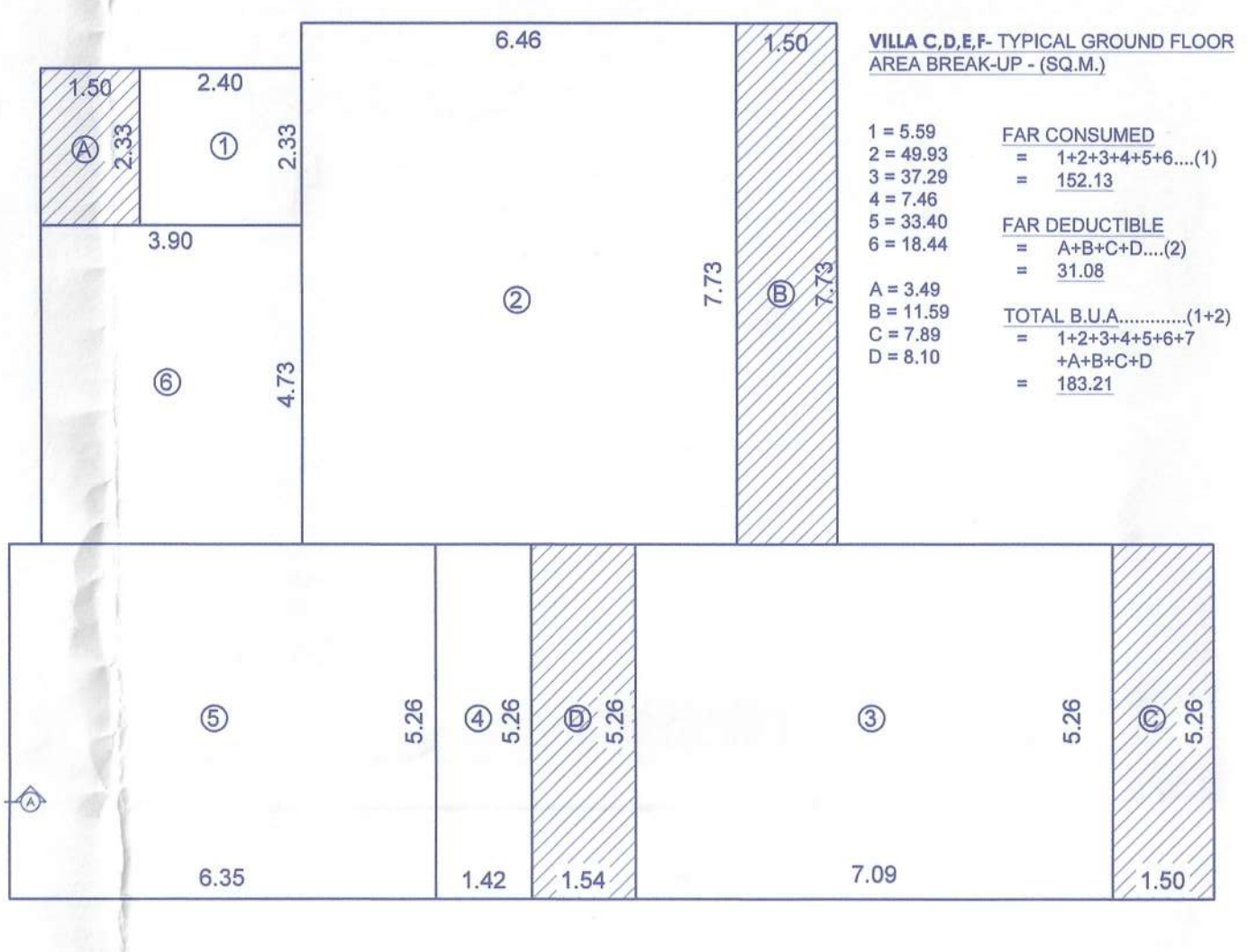
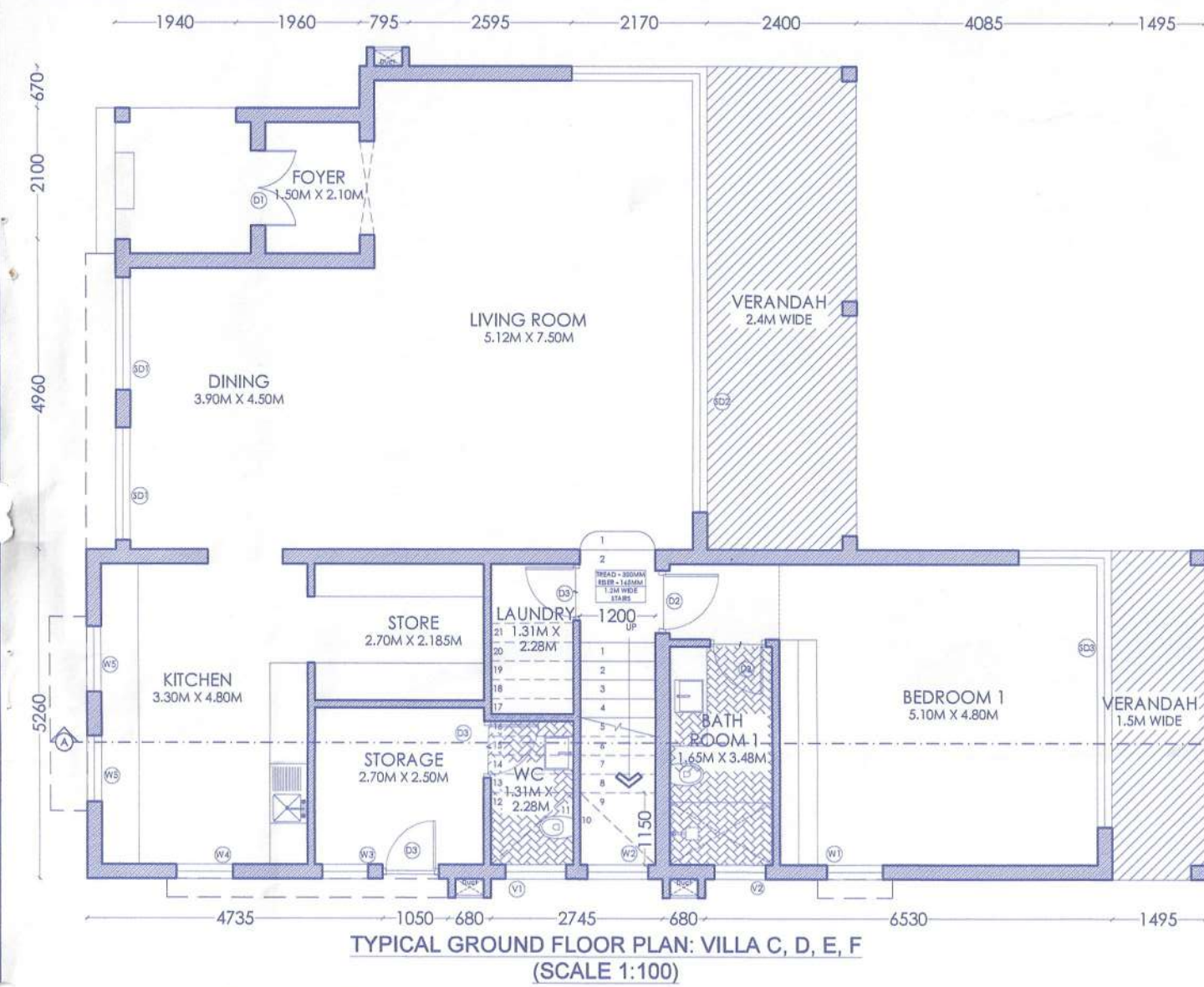
Dy. Town Planner
Town & Country Planning Dept
Govt. of. Goa. Mapusa

SECRETARY
Village Panchayat Moira,
Barddez - Goa

PROJECT TITLE		ARCHITECT	CLIENT
REVISED DRAWING FOR PROPOSED CONSTRUCTION OF RESIDENTIAL VILLAS, SWIMMING POOLS & COMPOUND WALL ON PLOT BEARING SURVEY NO. 48/4 AT MOIRA, BARDEZ, GOA.		 Ar. EZRA D SOUZA T.P. REG. NO. AR/0028/2015 COA REG. NO. CA/2013/607	Mr. Saurabh Sangkar & ors. Sunder Sadan, 03-A Proctor Road Grant Road East Mumbai 400004
NOTE: APPROVED BY TOWN PLANNER WITH CONDITION 1. NO. TP/7664/MOIRA/KCD-22/4994 DATED - 06/09/2022 NOTE: APPROVED BY MEDICAL OFFICER PRIMARY HEALTH CENTER ALDONA I. NO. PASSED AND APPROVED VIDE PERMISSION NO. VP/MOI/F./peri/27/2022-2023/900 DATED - 20/10/2022			
SHEET No.	02	DRAWINGS	
FILE NO.		FLOOR PLANS, ELEVATION, SECTION, DOOR WINDOW SCHEDULE, AREA DIAGRAM & AREA CALCULATION FOR VILLA A & B AREA STATEMENT	
SHEET SIZE	DRG. NO.		
DATE	08-01-2024		
DRAWN BY	S.N		

THE GARAGE

VILLA - C,D,E,F



VILLA C,D,E,F TYPICAL GROUND FLOOR AREA BREAK-UP - (SQ.M.)

1 = 5.59
2 = 49.93
3 = 37.29
4 = 7.46
5 = 33.40
6 = 18.44

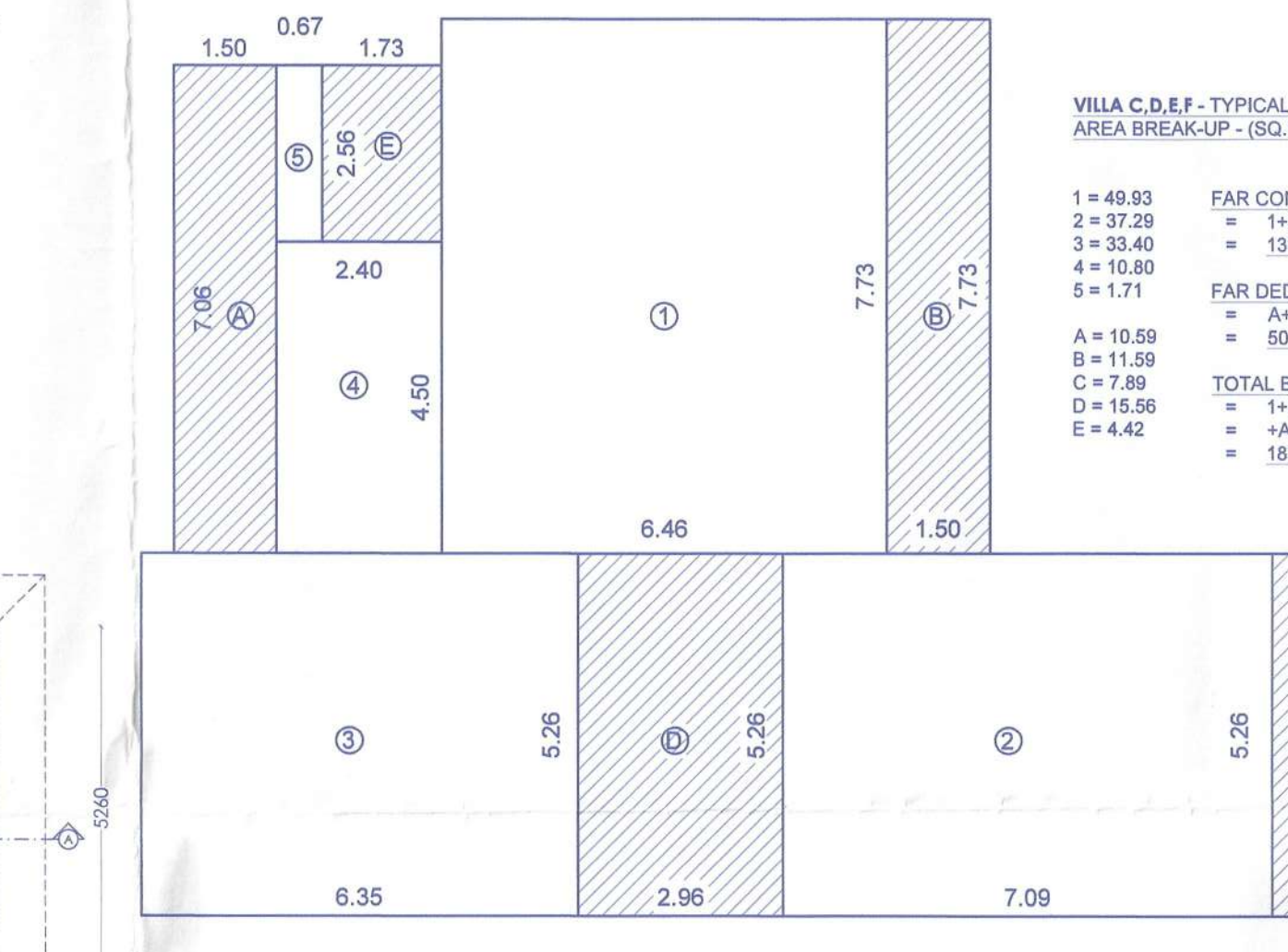
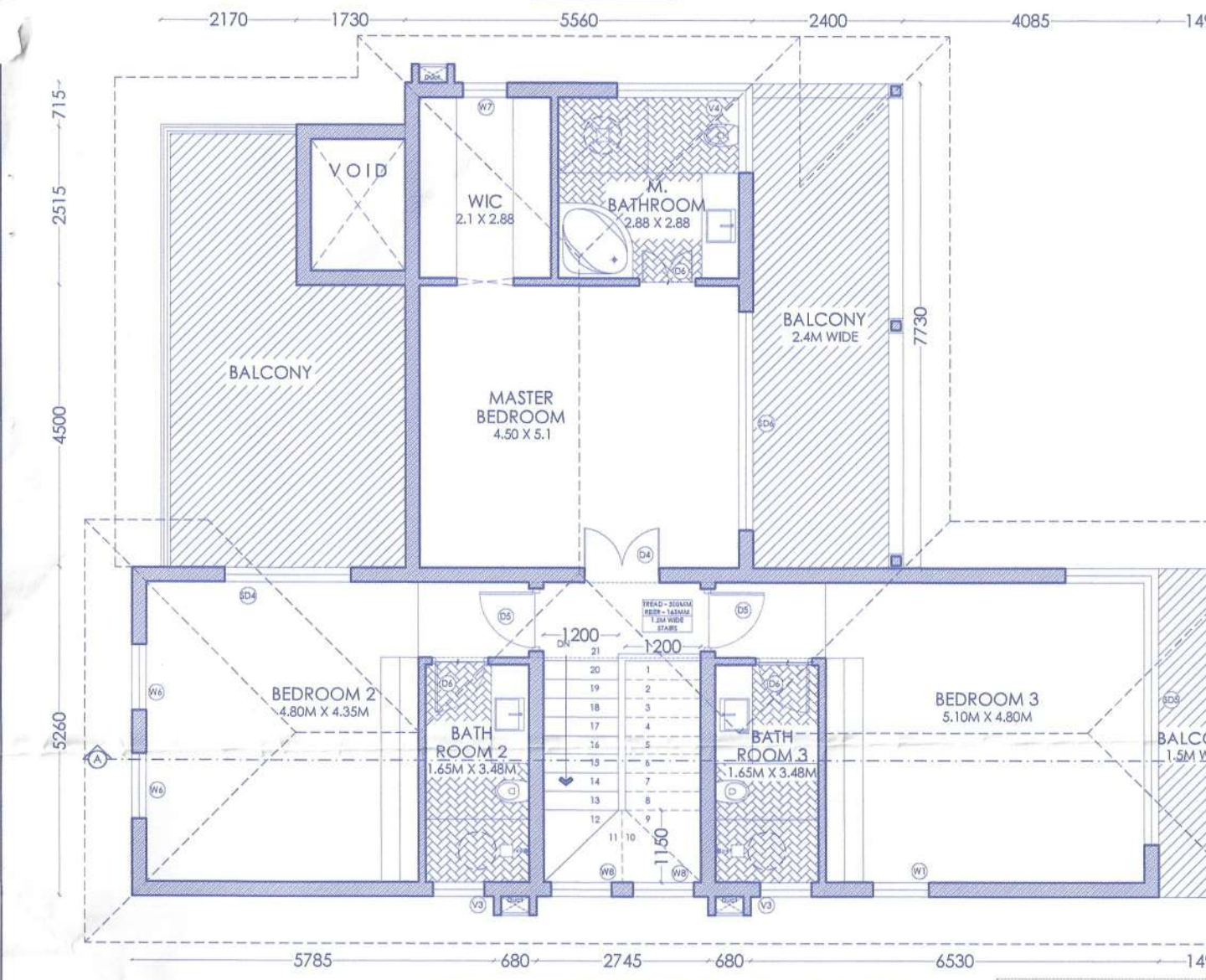
FAR CONSUMED = 1+2+3+4+5+6.....(1) = 152.13

FAR DEDUCTIBLE = A+B+C+D.....(2) = 31.08

TOTAL B.U.A.....(1+2) = 1+2+3+4+5+6+7 +A+B+C+D = 183.21

A = 3.49
B = 11.59
C = 7.89
D = 8.10

TYPICAL GROUND FLOOR PLAN: VILLA C, D, E, F AREA DIAGRAM (SCALE 1:100)



VILLA C,D,E,F - TYPICAL FIRST FLOOR AREA BREAK-UP - (SQ.M.)

1 = 49.93
2 = 37.29
3 = 33.40
4 = 10.80
5 = 1.71

FAR CONSUMED = 1+2+3+4+5.....(1) = 133.16

FAR DEDUCTIBLE = A+B+C+D+E.....(2) = 50.05

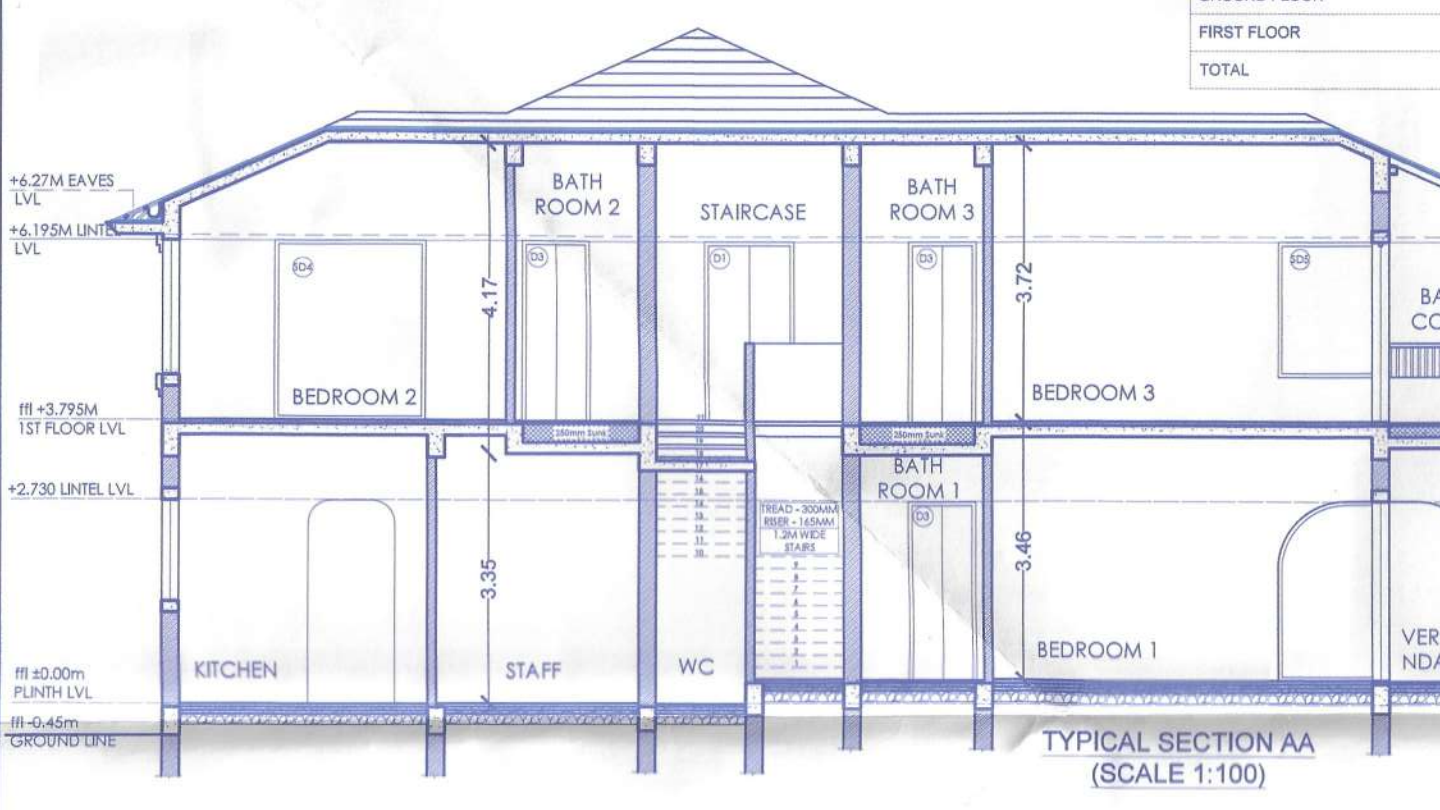
TOTAL B.U.A.....(1+2) = 1+2+3+4+5 +A+B+C+D+E = 183.21

A = 10.59
B = 11.59
C = 7.89
D = 15.56
E = 4.42

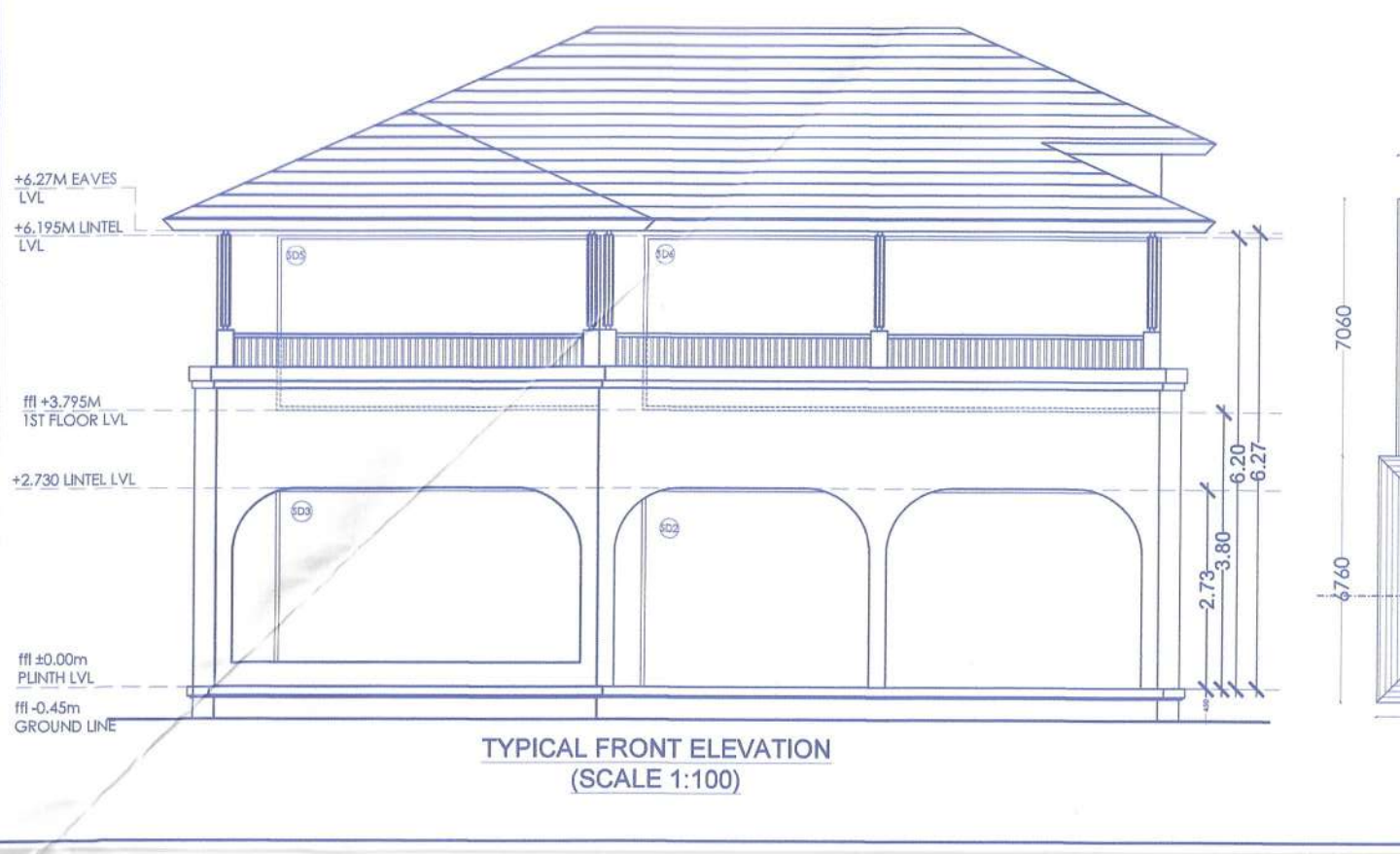
TYPICAL FIRST FLOOR PLAN: VILLA C, D, E, F AREA DIAGRAM (SCALE 1:100)

TYPICAL VILLAS C,D,E,F - AREA CALCULATION

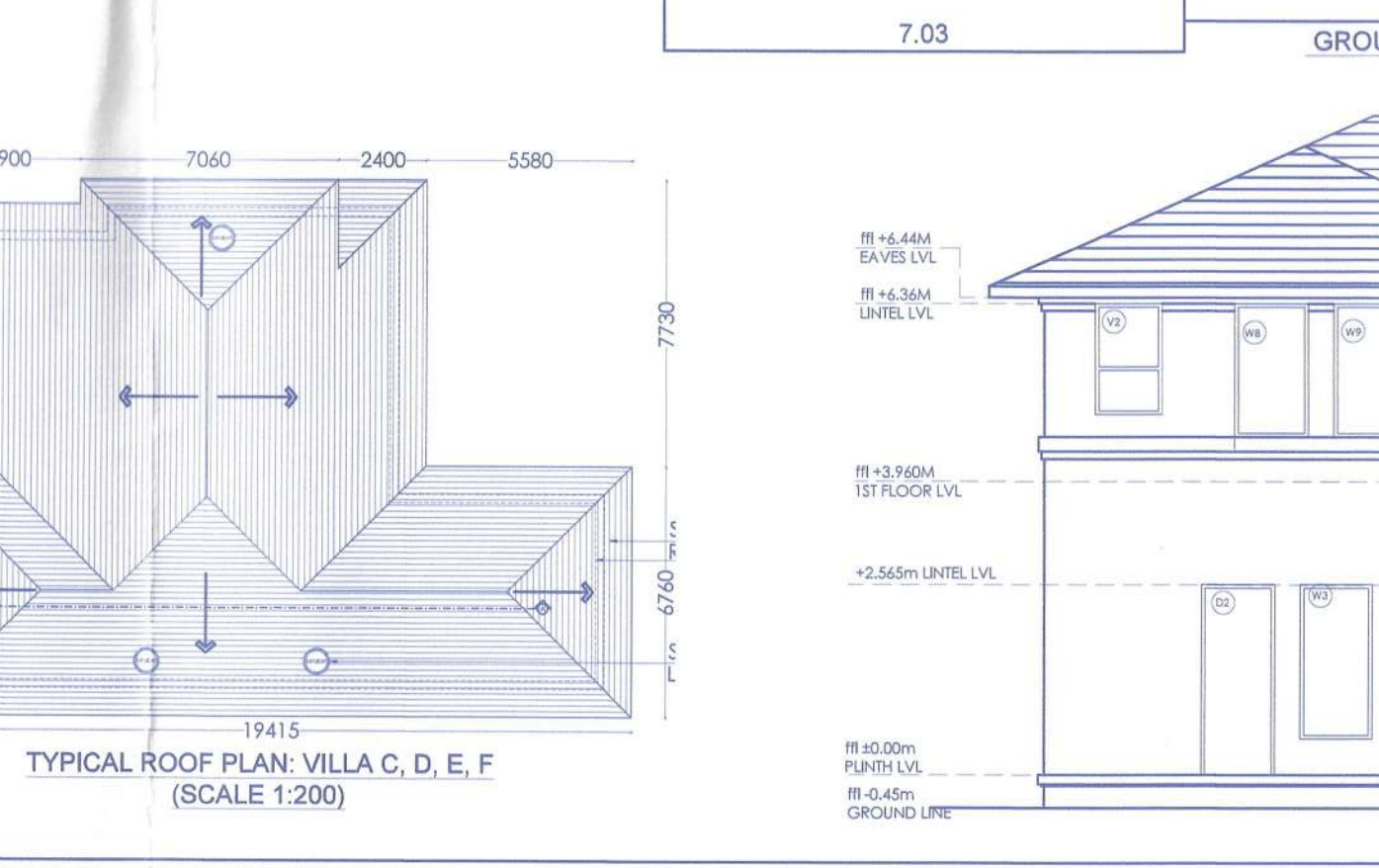
Floors	B.U.A sqm	Staircase	AREA FREE OF FAR (sqm)			NET F.A.R
			Balcony	Lift/Duct Cutout	Parking	
GROUND FLOOR	183.21	8.10	23.88	0.00	0.00	182.13
FIRST FLOOR	183.21	15.56	30.07	4.42	0.00	183.16
TOTAL	366.42	23.66	53.95	4.42	0.00	366.29



TYPICAL SECTION AA (SCALE 1:100)

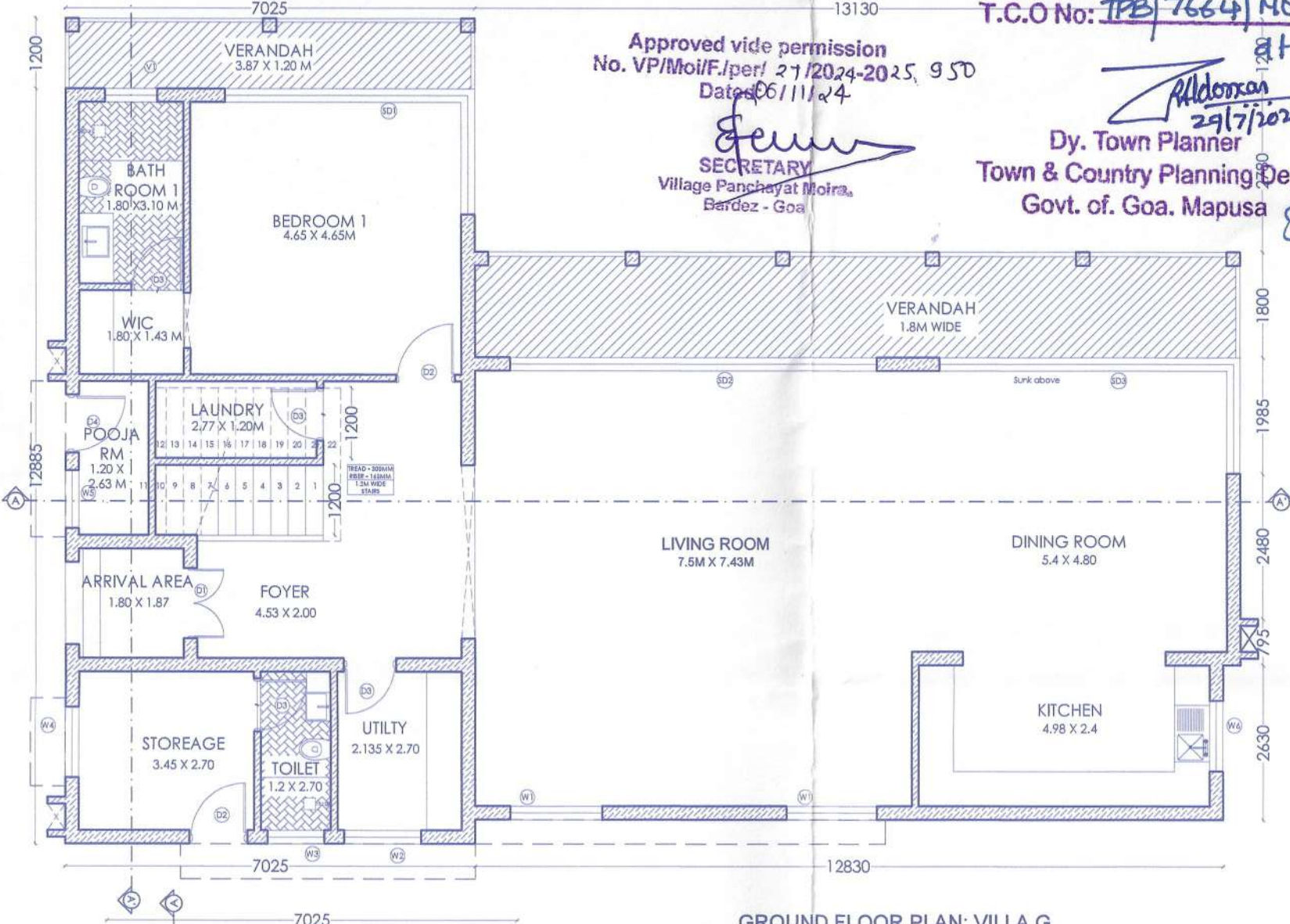


TYPICAL FRONT ELEVATION (SCALE 1:100)



TYPICAL ROOF PLAN: VILLA C, D, E, F (SCALE 1:200)

VILLA - G

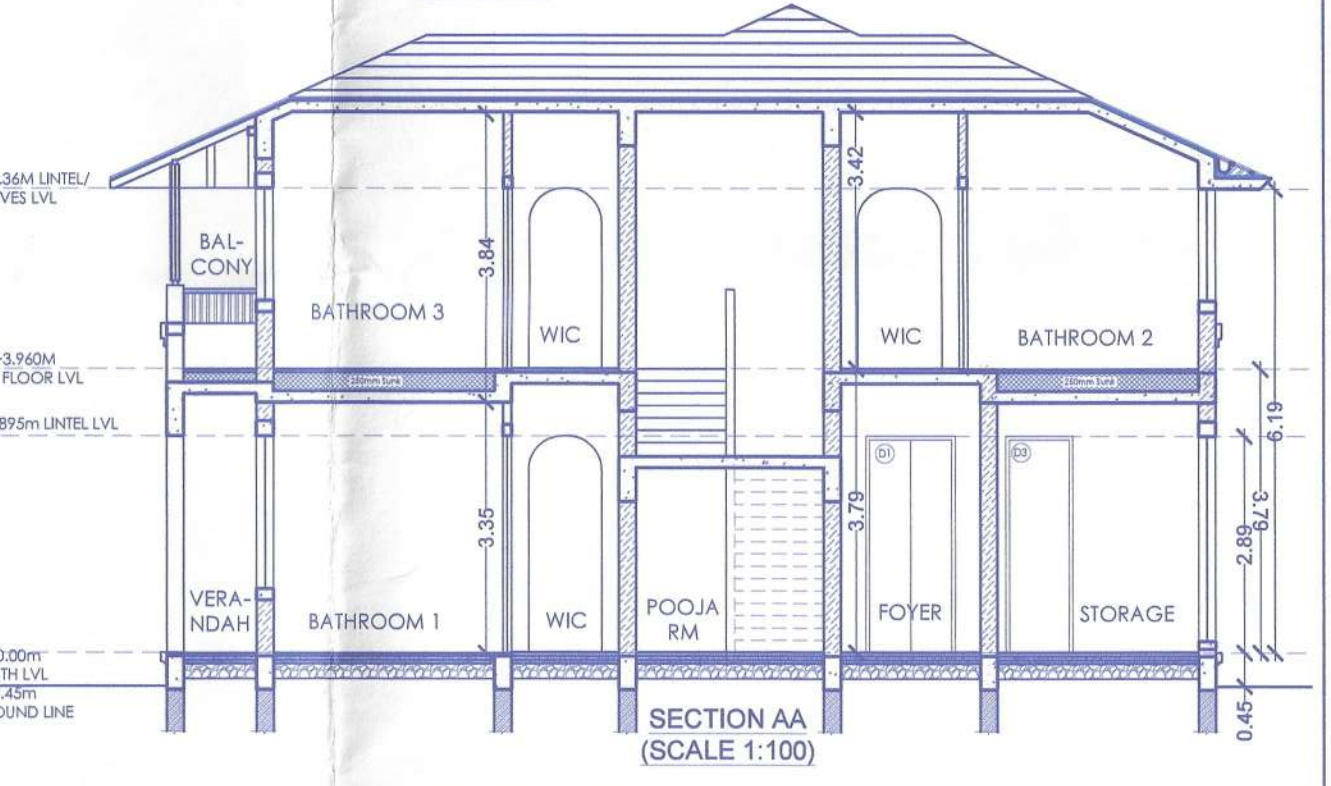
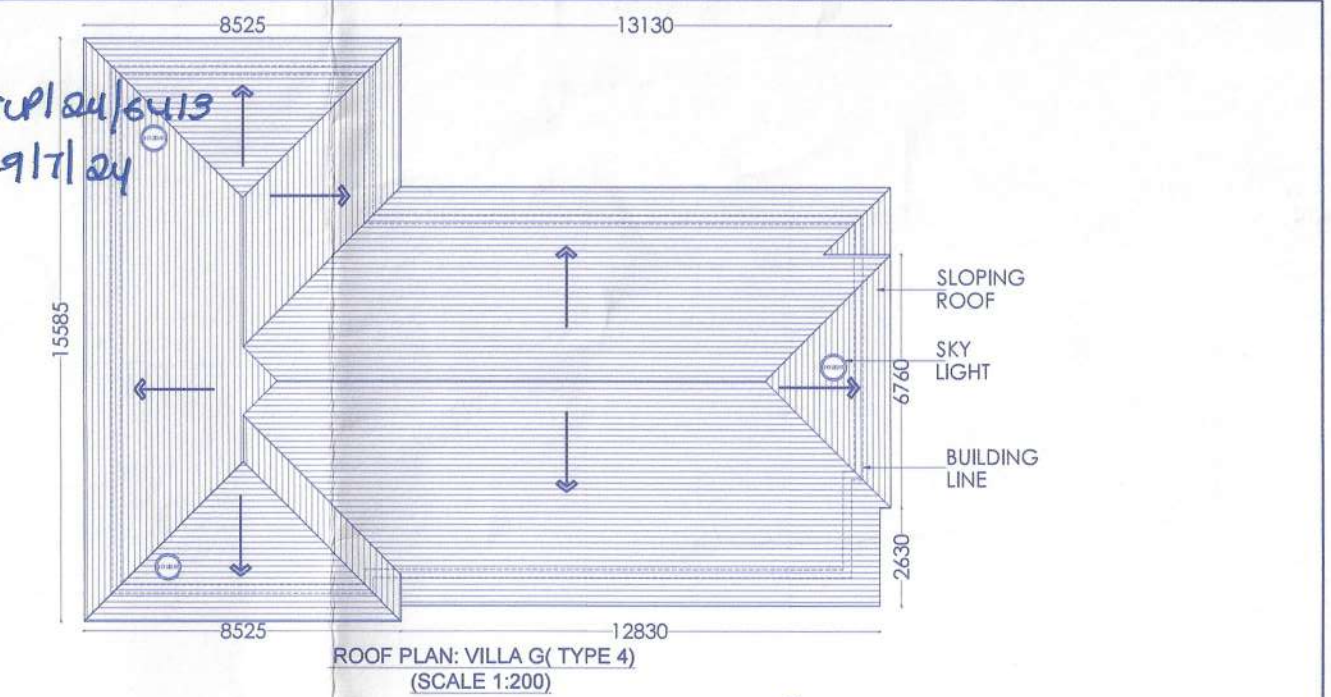


Approved With Condition Vide T.C.O.No: TPB 7664/NOI TUP/04/2015 AT: 29/11/2014

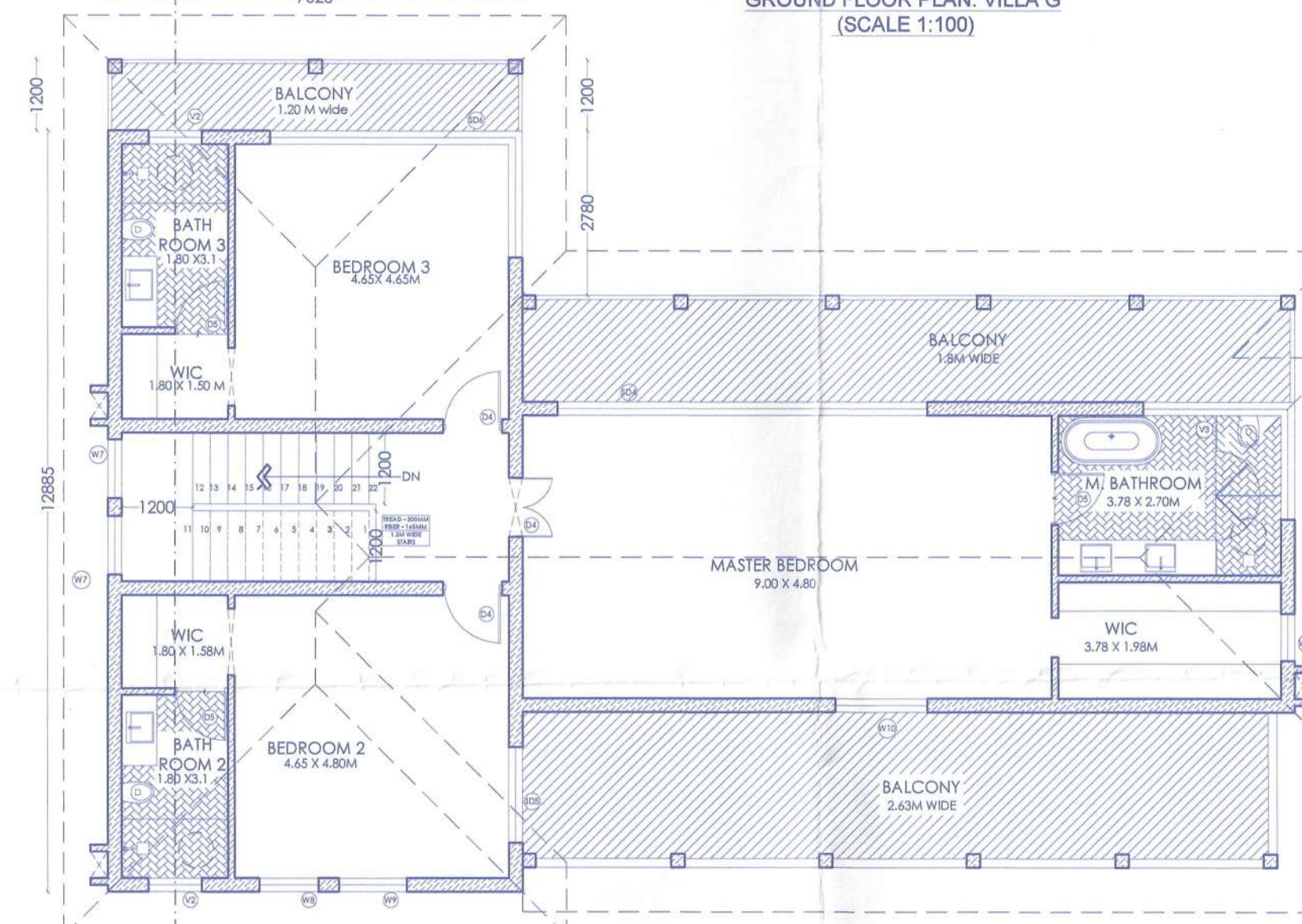
Approved vide permission No. VP/MOI/F/per/21/0004-2015, 9 SD Dated 06/11/2014

SECRETARY Village Panchayat Moira, Bardez - Goa

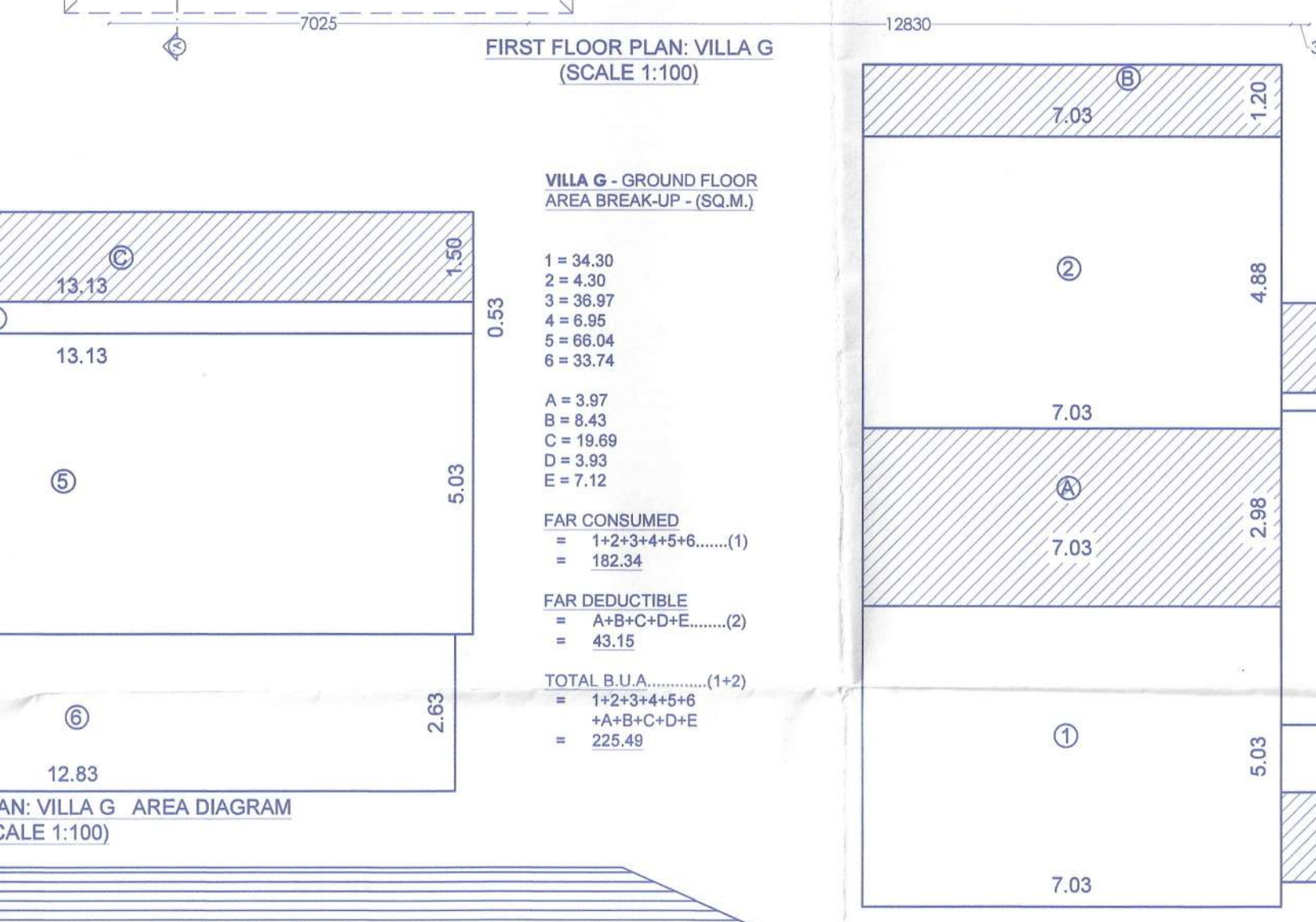
Dy. Town Planner Town & Country Planning Dept Govt. of Goa, Mapusa



SECTION AA (SCALE 1:100)



FIRST FLOOR PLAN: VILLA G (SCALE 1:100)



VILLA G - GROUND FLOOR AREA BREAK-UP - (SQ.M.)

1 = 34.30
2 = 4.30
3 = 36.97
4 = 6.95
5 = 66.04
6 = 33.74

A = 3.97
B = 8.43
C = 19.69
D = 3.93
E = 7.12

FAR CONSUMED = 1+2+3+4+5+6.....(1) = 182.34

FAR DEDUCTIBLE = A+B+C+D.....(2) = 43.15

TOTAL B.U.A.....(1+2) = 1+2+3+4+5+6 +A+B+C+D+E = 225.49

GROUND FLOOR PLAN: VILLA G AREA DIAGRAM (SCALE 1:100)

DOOR & WINDOW SCHEDULE-VILLA C,D,E,F

SR. NO	SILL	LINTEL	SIZE (WxH)
W1	1230	2400	900X1500
W2	480	2400	970X2250
W3	480	2400	740X2250
W4	480	2400	900X2250
W5	1380	2400	1050X1350
W6	435	2400	1050X1965
W7	900	2400	700X1500
W8	990	2400	970X1500
W9	480	2400	970X2250
W10	480	2400	820X2250
W11	900	2400	820X1500
V1	135	2895	900X2745
V2	1230	2895	970X1500
V3	600	2400	820X1800
V4	1500	2400	2400

DOOR & WINDOW SCHEDULE-VILLA G

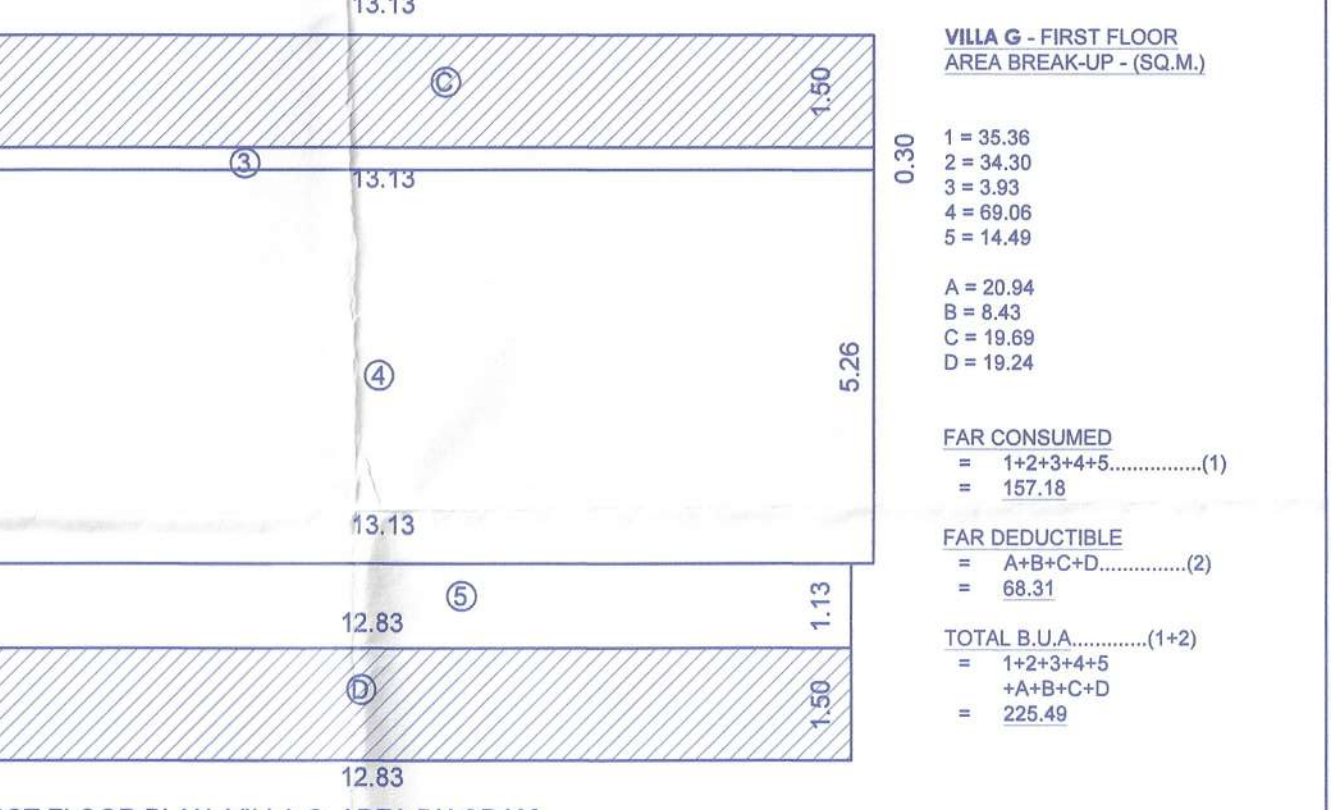
SR. NO	SILL	LINTEL	SIZE (WxH)
W1	2895	1576X2895	
W2	315	2895	
W3	315	2895	
W4	315	2895	
W5	315	2895	
W6	600	2400	
W7	600	2400	
W8	600	2400	
W9	600	2400	
W10	600	2400	
W11	600	2400	
V1	135	2895	
V2	1230	2895	
V3	600	2400	
V4	1500	2400	

DOOR & WINDOW SCHEDULE

SR. NO	SILL	LINTEL	SIZE (WxH)
SD1	2400	1800X2400	
SD2	2400	2400	
SD3	2400	2400	
SD4	2400	2010X2400	
SD5	2400	2400	
SD6	2400	3485X2400	
D1	2400	1000X2400	
D2	2400	1000X2400	
D3	2400	800X2400	
D4	2400	1200X2400	
D5	2400	1000X2400	
D6	2400	800X2400	

VILLA TYPE G - AREA CALCULATION

Floors	B.U.A sqm	Staircase	AREA FREE OF FAR (sqm)			NET F.A.R
			Balcony	Lift/Duct Cutout	Parking	
GROUND FLOOR	225.49	15.02	28.13	0.00	0.00	182.34
FIRST FLOOR	225.49	20.94	47.37	0.00	0.00	157.18
TOTAL	450.98	35.96	75.50	0.00	0.00	339.52



FIRST FLOOR PLAN: VILLA G AREA DIAGRAM (SCALE 1:100)

VILLA G - FIRST FLOOR AREA BREAK-UP - (SQ.M.)

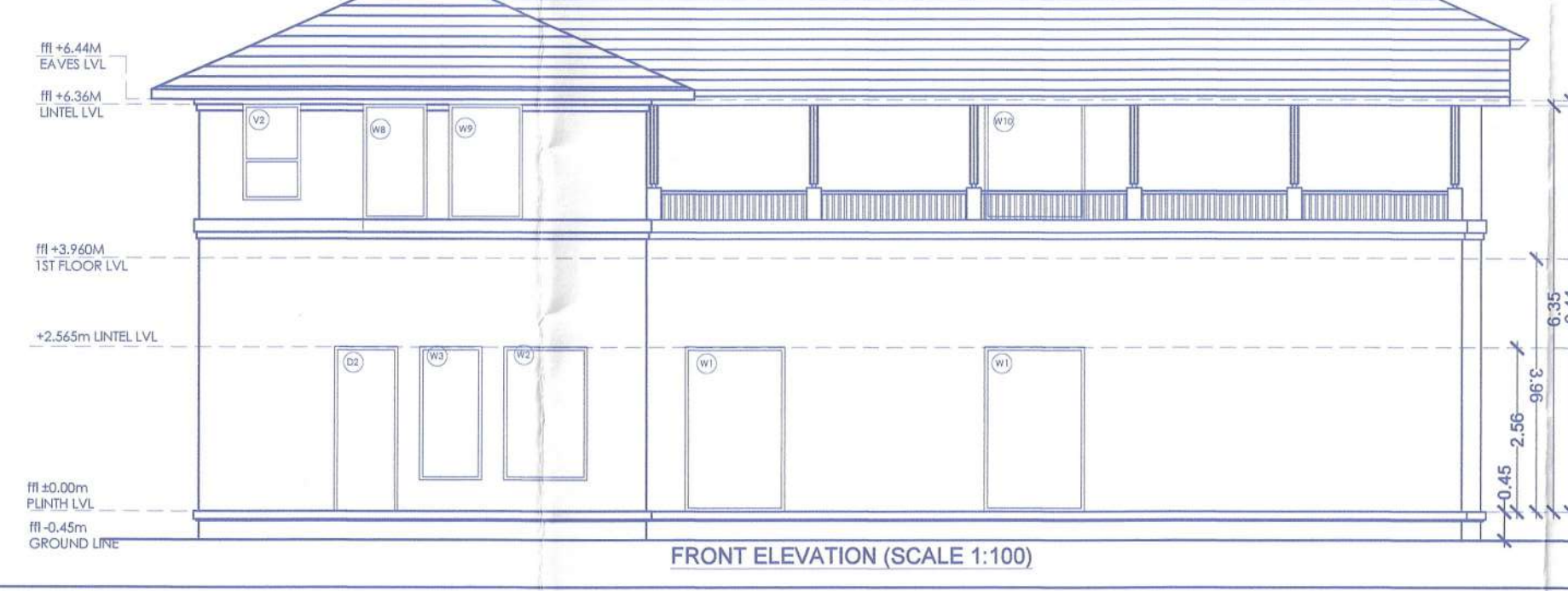
1 = 35.36
2 = 34.30
3 = 3.93
4 = 69.06
5 = 14.49

A = 20.94
B = 8.43
C = 19.69
D = 19.24

FAR CONSUMED = 1+2+3+4+5.....(1) = 157.18

FAR DEDUCTIBLE = A+B+C+D.....(2) = 68.31

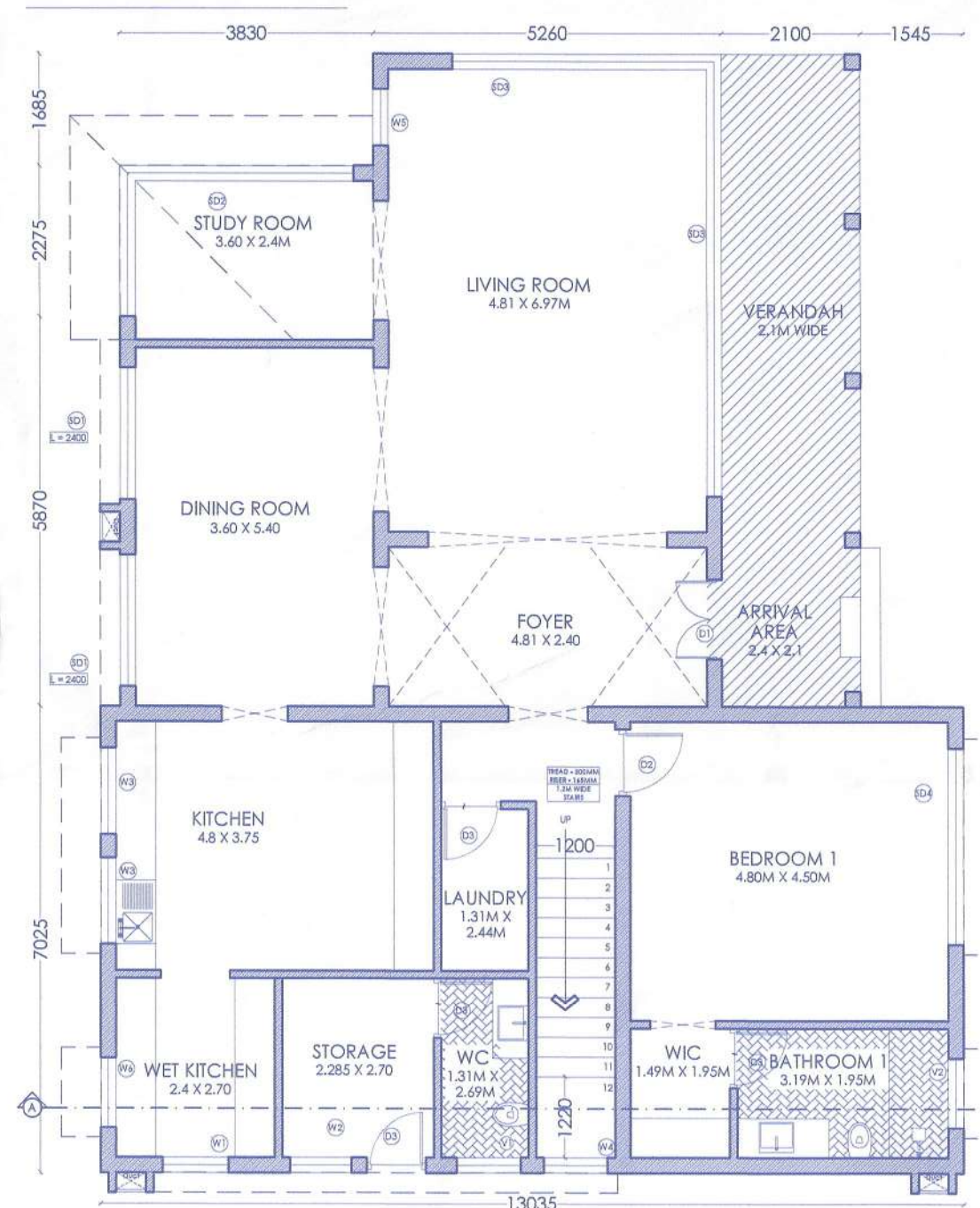
TOTAL B.U.A.....(1+2) = 1+2+3+4+5 +A+B+C+D = 225.49



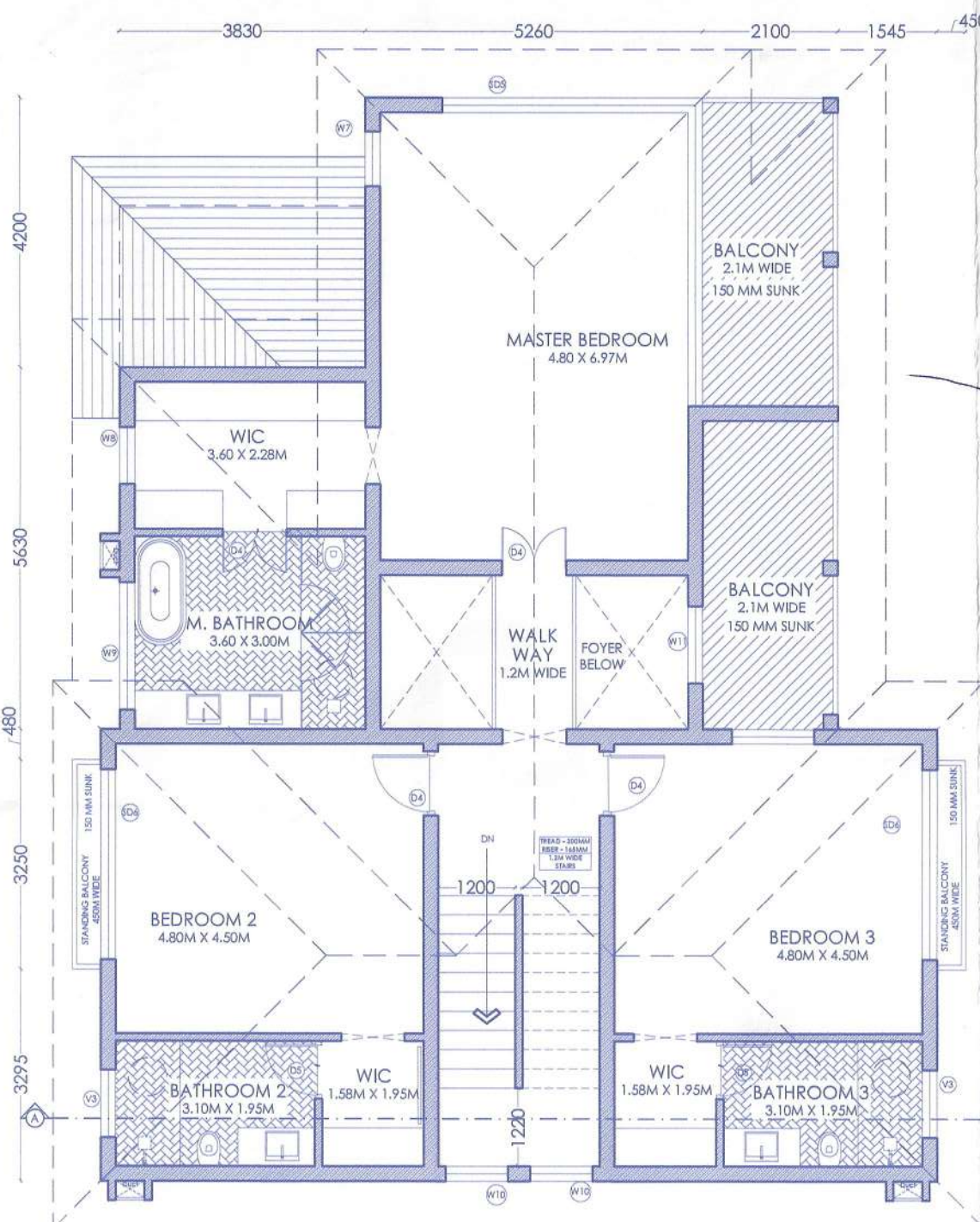
FRONT ELEVATION (SCALE 1:100)

PROJECT TITLE		ARCHITECT	CLIENT
REVISED DRAWING FOR PROPOSED CONSTRUCTION OF RESIDENTIAL VILLAS, SWIMMING POOLS & COMPOUND WALL ON PLOT BEARING SURVEY NO. 48/A AT MOIRA, BARDEZ, GOA. NOTE: APPROVED BY TOWN PLANNER WITH CONDITION L. NO. TPB/7664/MOIRA/ICD-22/4994 DATED - 06/09/2022		Ar. EZRA D SOUZA TCP REG. NO. AR/0028/2015 COA REG. NO. CA/2013/607	Mr. Saurabh Sangekar & ors. Sunder Sardan, 83-A Proctor Road Grant Road East Mumbai 400004
NOTE: APPROVED BY MEDICAL OFFICER, PRIMARY HEALTH CENTER ADDONA L. NO. PASSED AND APPROVED WIDE PERMISSION NO. VP/MOI/F/per/21/2022-2023/900 DATED - 20/10/2022			
SHEET No.	03	DRAWINGS	
FILE No.		FLOOR PLANS, ELEVATION, SECTION	
SHEET SIZE	DRG NO.	DOOR WINDOW SCHEDULE	
A1		AREA DIAGRAM & AREA CALCULATION FOR VILLA C,D,E,F & G	
DATE	08-01-2024	AREA STATEMENT	
DRAWN BY	S.N		

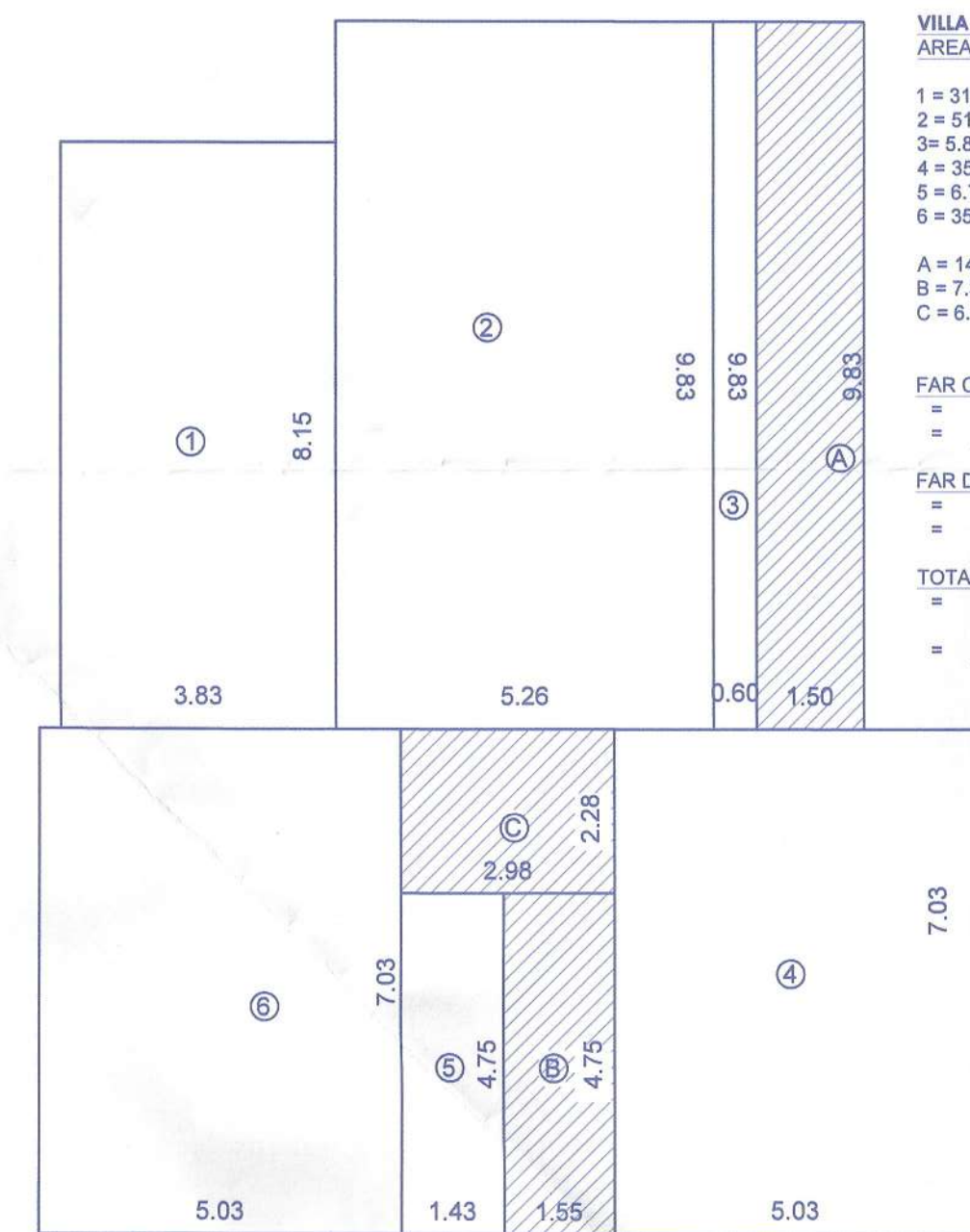
VILLA - H



GROUND FLOOR PLAN: VILLA H (SCALE 1:100)



FIRST FLOOR PLAN: VILLA H (SCALE 1:100)



GROUND FLOOR PLAN VILLA H: AREA DIAGRAM (SCALE 1:100)

VILLA H - GROUND FLOOR AREA BREAK-UP - (SQ.M.)

1 = 31.21
2 = 51.70
3 = 5.89
4 = 35.36
5 = 6.79
6 = 35.36
A = 14.74
B = 7.36
C = 6.79

FAR CONSUMED = 1+2+3+4+5+6.....(1) = 166.34

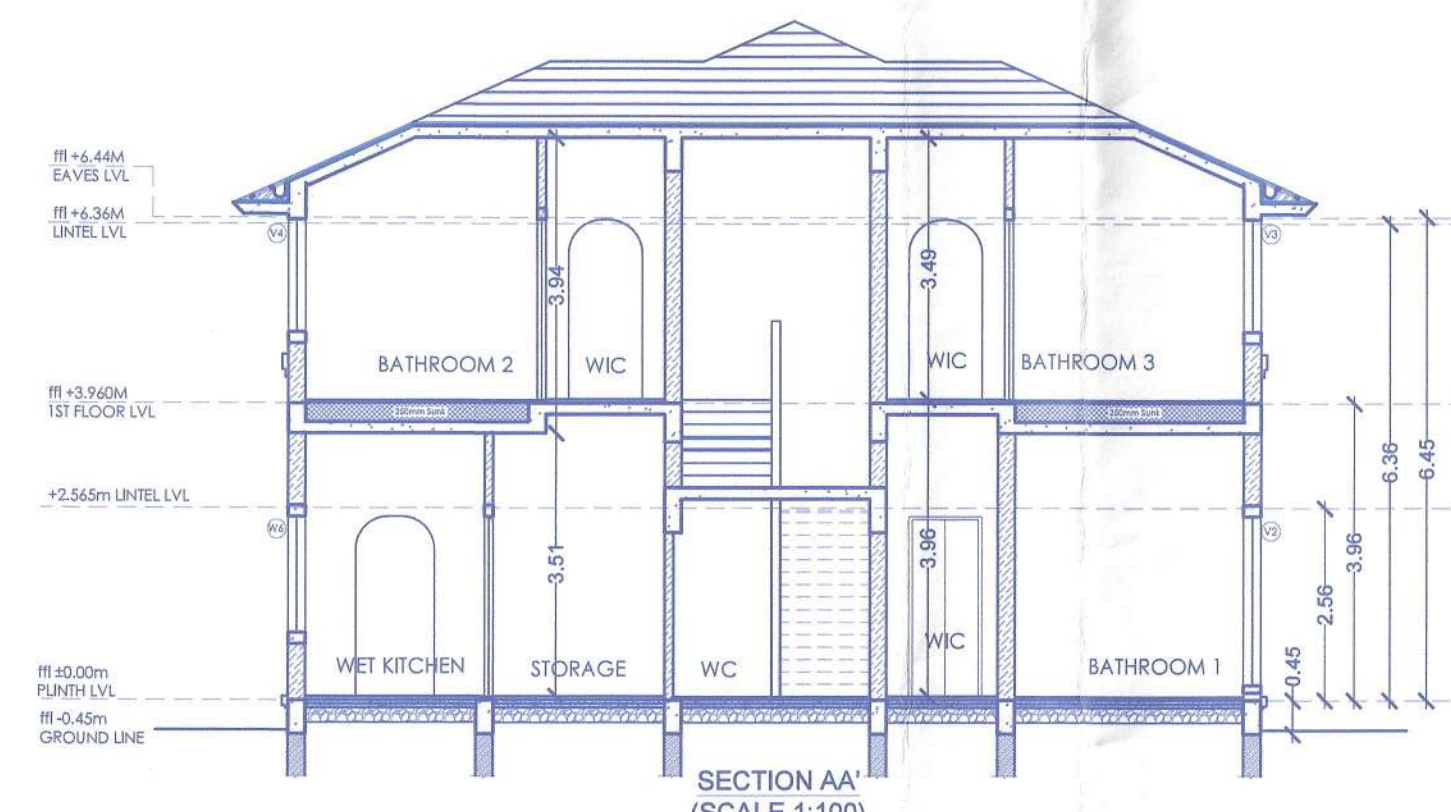
FAR DEDUCTIBLE = A+B+C.....(2) = 28.89

TOTAL B.U.A.....(1+2) = 1+2+3+4+5+6 +A+B+C = 195.23

Floors	B.U.A sqm	Staircase	Balcony	Lift/Duct Cutout	Parking	NET F.A.R
GROUND FLOOR	195.23	14.15	14.74	0.00	0.00	166.34
FIRST FLOOR	188.50	20.94	17.87	9.50	0.00	140.39
TOTAL	383.73	35.09	32.41	9.50	0.00	306.73



FRONT ELEVATION (SCALE 1:100)



SECTION AA (SCALE 1:100)

DOOR & WINDOW SCHEDULE-VILLA H

SR. NO	SILL	LINTEL	SIZE (WXH)
W1	150	2400	1000X2250
W2	150	2400	925X2250
W3	1050	2400	1300X1350
W4	150	2400	970X2250
W5	150	2400	855X2400
W6	150	2400	1050X2250
W7	600	2400	855X1800
W8	600	2400	885X975
W9	900	2400	1985X675
W10	600	2400	970X1800
W11	2400	2400	1200X2400
V1	150	2400	970X2250
V2	150	2400	1050X2250
V3	900	2400	1050X1500

DOOR & WINDOW SCHEDULE

SR. NO	SILL	LINTEL	SIZE (WXH)
SD1	2400	2400	1985X2400
SD2	2400	2400	2400
SD3	2400	2400	3785X2400
SD4	2400	2400	1500X2400
SD5	2400	2400	1200X2730
D1	2730	1000X2730	
D2	2730	1000X2730	
D3	2730	900X2730	
D4	2400	1000X2400	
D5	2400	900X2400	

VILLA H - FIRST FLOOR AREA BREAK-UP - (SQ.M.)

1 = 21.66
2 = 35.08
3 = 5.89
4 = 35.36
5 = 35.36
6 = 3.12
A = 4.75
B = 20.94
C = 14.74
D = 1.46
E = 1.46
F = 4.75

FAR CONSUMED = 1+2+3+4+5+6.....(1) = 140.39

FAR DEDUCTIBLE = A+B+C+D+E+F.....(2) = 48.11

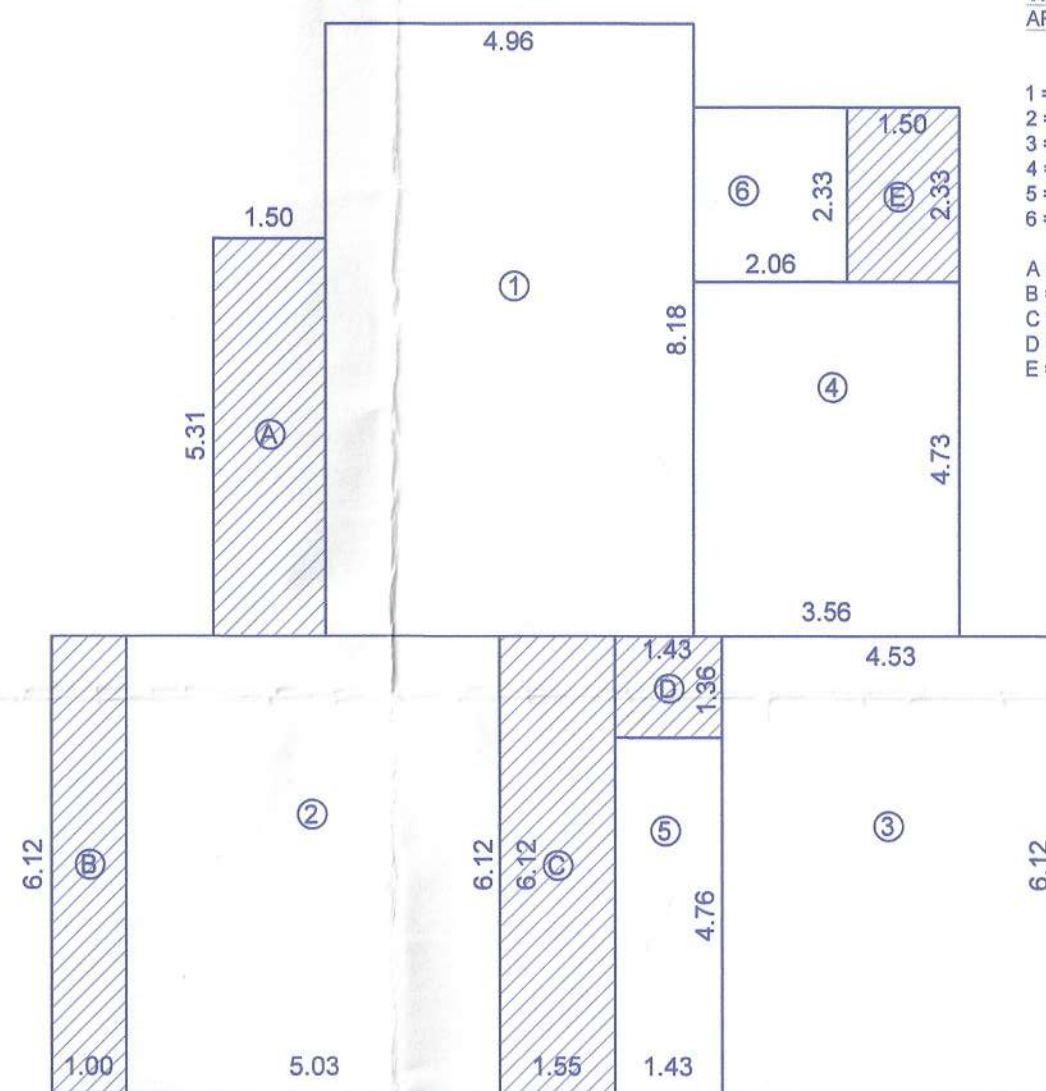
TOTAL B.U.A.....(1+2) = 1+2+3+4+5+6 +A+B+C+D+E+F = 188.50

DOOR & WINDOW SCHEDULE-VILLA I

SR. NO	SILL	LINTEL	SIZE (WXH)
W1	460	2730	970X2250
W2	1230	2730	740X1500
W3	1395	2730	1050X1350
W4	150	2730	1870X2730
W5	1395	2730	1125X1500
W6	600	2400	970X1500
W7	600	2400	1125X1800
V1	1230	2730	1050X1500
V2	1230	2730	740X1500
V3	900	2400	970X1500
V4	900	2400	1050X1500

DOOR & WINDOW SCHEDULE

SR. NO	SILL	LINTEL	SIZE (WXH)
SD1	2400	2400	3785X2400
SD2	2400	2400	2400
SD3	2400	2400	1500X2400
SD4	2400	2400	1200X2730
SD5	2400	2400	1000X2730
D1	2730	1000X2730	
D2	2730	1000X2730	
D3	2730	900X2730	
D4	2400	1000X2400	
D5	2400	900X2400	



GROUND FLOOR PLAN VILLA I: AREA DIAGRAM (SCALE 1:100)

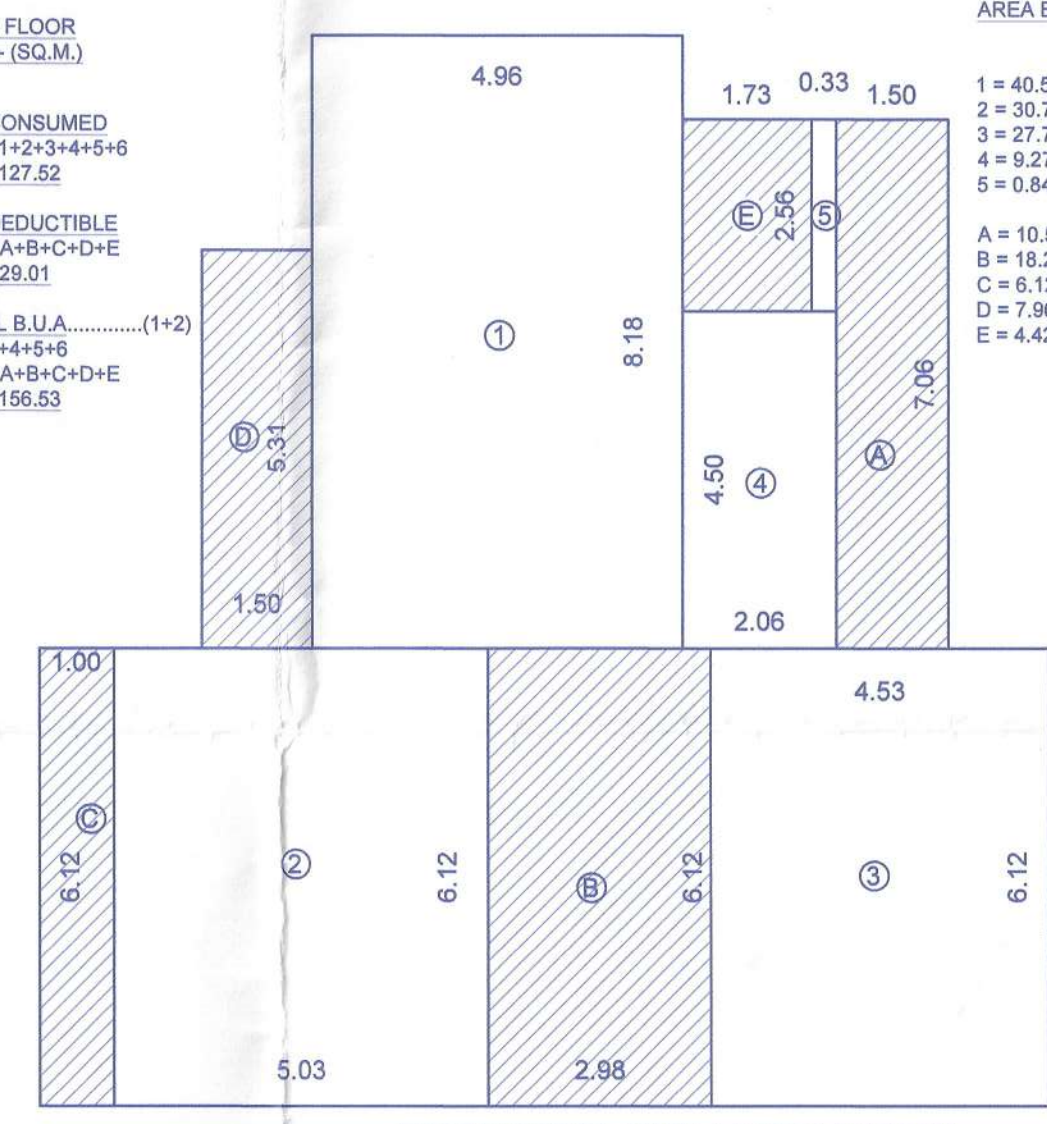
VILLA I - GROUND FLOOR AREA BREAK-UP - (SQ.M.)

1 = 40.57
2 = 30.78
3 = 27.72
4 = 16.53
5 = 6.80
6 = 4.79
A = 7.98
B = 6.12
C = 9.48
D = 1.54
E = 3.48

FAR CONSUMED = 1+2+3+4+5+6 = 127.52

FAR DEDUCTIBLE = A+B+C+D+E = 29.01

TOTAL B.U.A.....(1+2) = 1+2+3+4+5+6 +A+B+C+D+E = 156.53



FIRST FLOOR PLAN VILLA I: AREA DIAGRAM (SCALE 1:100)

VILLA I - FIRST FLOOR AREA BREAK-UP - (SQ.M.)

1 = 40.57
2 = 30.78
3 = 27.72
4 = 9.27
5 = 0.84
A = 10.59
B = 18.23
C = 6.12
D = 7.58
E = 4.42

FAR CONSUMED = 1+2+3+4+5 = 109.21

FAR DEDUCTIBLE = A+B+C+D+E = 47.32

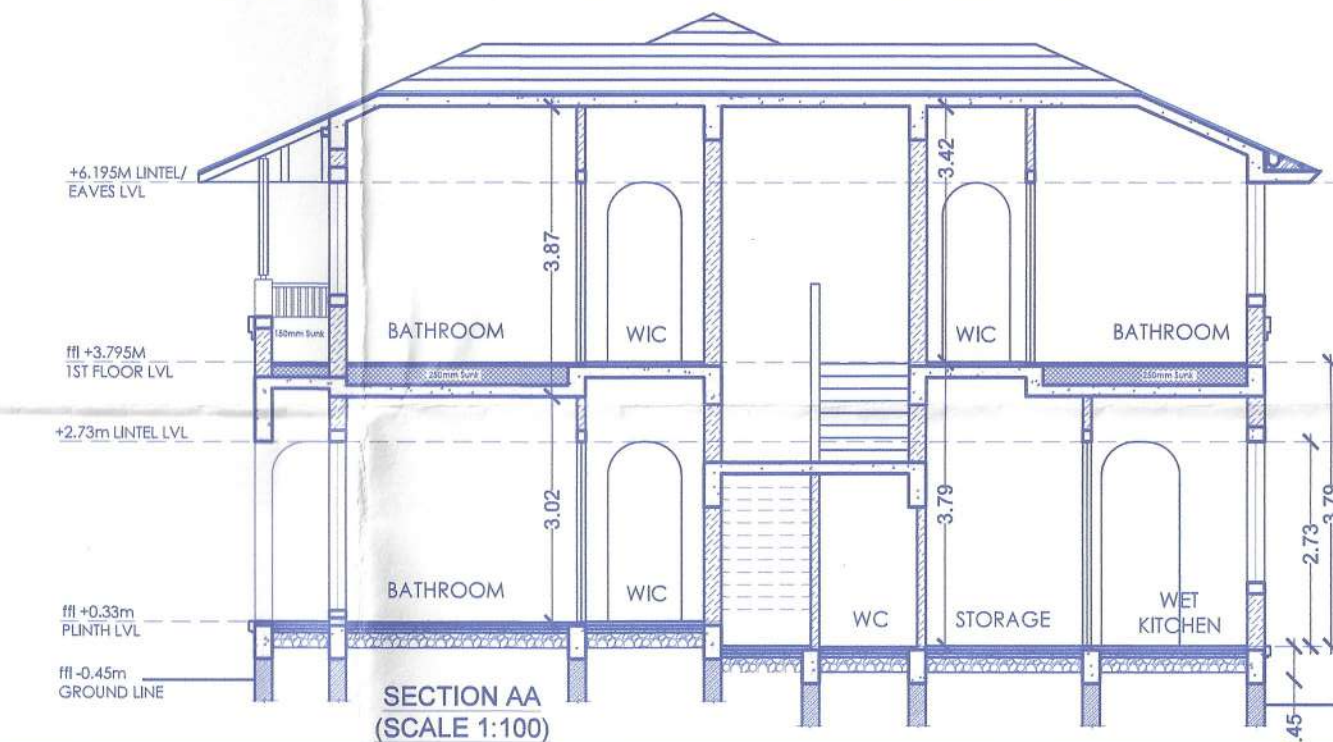
TOTAL B.U.A.....(1+2) = 1+2+3+4+5 +A+B+C+D+E = 156.53

VILLA I - AREA CALCULATION

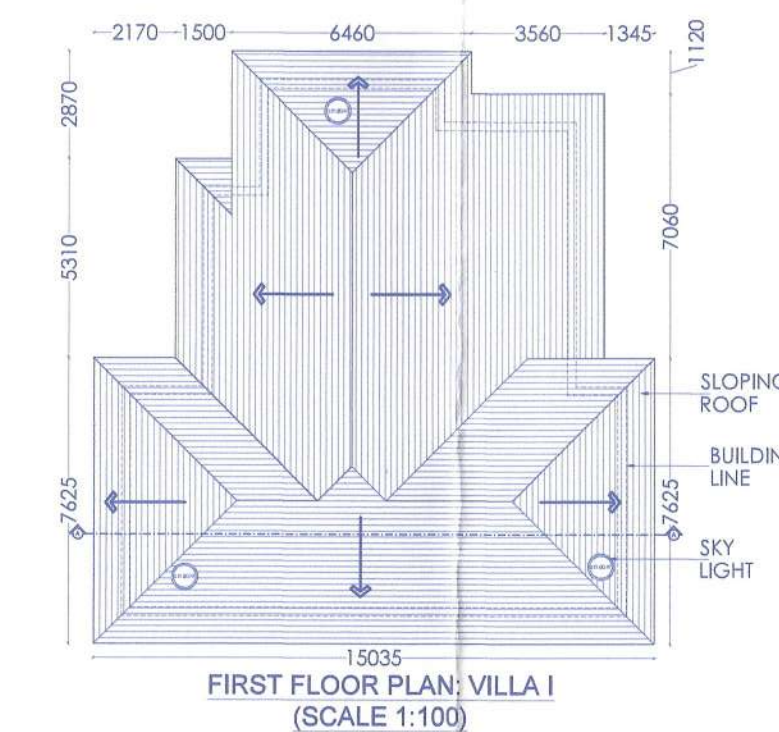
Floors	B.U.A sqm	Staircase	Balcony	Lift/Duct Cutout	Parking	NET F.A.R
GROUND FLOOR	156.53	11.43	17.58	0.00	0.00	127.52
FIRST FLOOR	156.53	18.23	24.67	4.42	0.00	109.21
TOTAL	313.06	29.66	42.25	4.42	0.00	236.73



ELEVATION (SCALE 1:100)



SECTION AA (SCALE 1:100)



FIRST FLOOR PLAN: VILLA I (SCALE 1:100)

Approved With Condition vide T.C.O No: TPB/7664/NO.1/2024/18413 dt 29/11/24

Approved vide permission No. VP/MOI/F/pt/1/2024-2025/950 Dated 06/11/24

Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

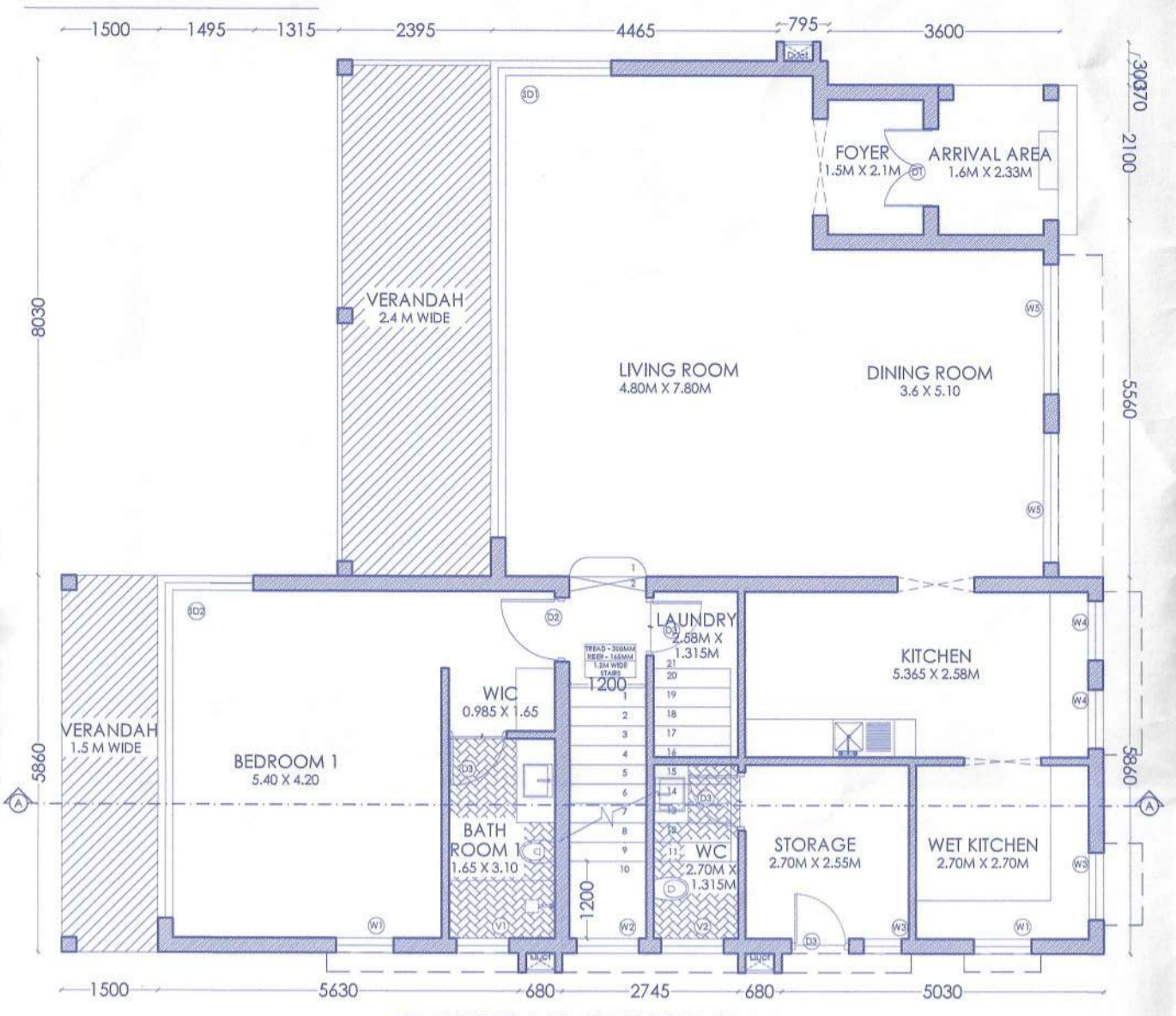
SECRETARY
Village Panchayat Molra,
Bardez - Goa

PROJECT TITLE		ARCHITECT	CLIENT
REVISED DRAWING FOR PROPOSED CONSTRUCTION OF RESIDENTIAL VILLAS, SWIMMING POOLS & COMPOUND WALL ON PLOT BEARING SURVEY NO. 48/4 AT MOIRA, BARDEZ, GOA. NOTE: APPROVED BY TOWN PLANNER WITH CONDITION L. NO. TPB/7664/MOIRA/ICD-23/4994 DATED - 04/09/2022. NOTE: APPROVED BY MEDICAL OFFICER, PRIMARY HEALTH CENTER ALDONA. L. NO. PASSED AND APPROVED VIDE PERMISSION NO. VP/MOI/F/pt/21/2022-2023/900 DATED - 20/10/2022		Mr. Saurabh Sangekar & ors. Sunder Sadan, B3-A Proctor Road Grant Road East Mumbai 400004	
SHEET No.	D4	DRAWINGS	
FILE No.		FLOOR PLANS, ELEVATION, SECTION, DOOR WINDOW SCHEDULE AREA DIAGRAM & AREA CALCULATION FOR VILLA H & I AREA STATEMENT	
SHEET SIZE.	DRG. NO.		
A1			
DATE	08-01-2024		
DRAWN BY	S.N		

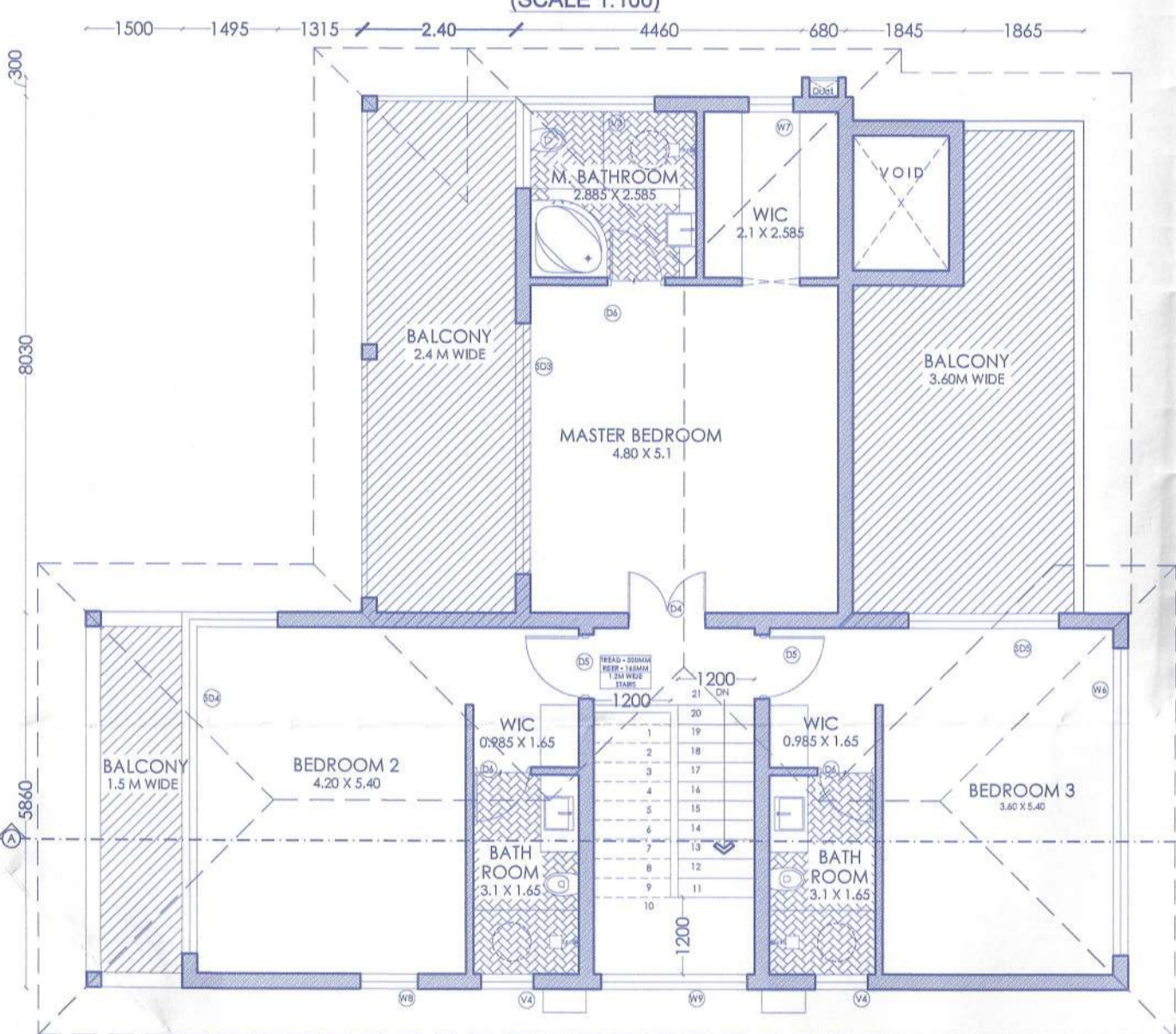
Ar. EZRA D SOUZA
TCP REG. NO. AR/0028/2015
COA REG. NO. CA/2013/6071

THE GARAGE

VILLA - J



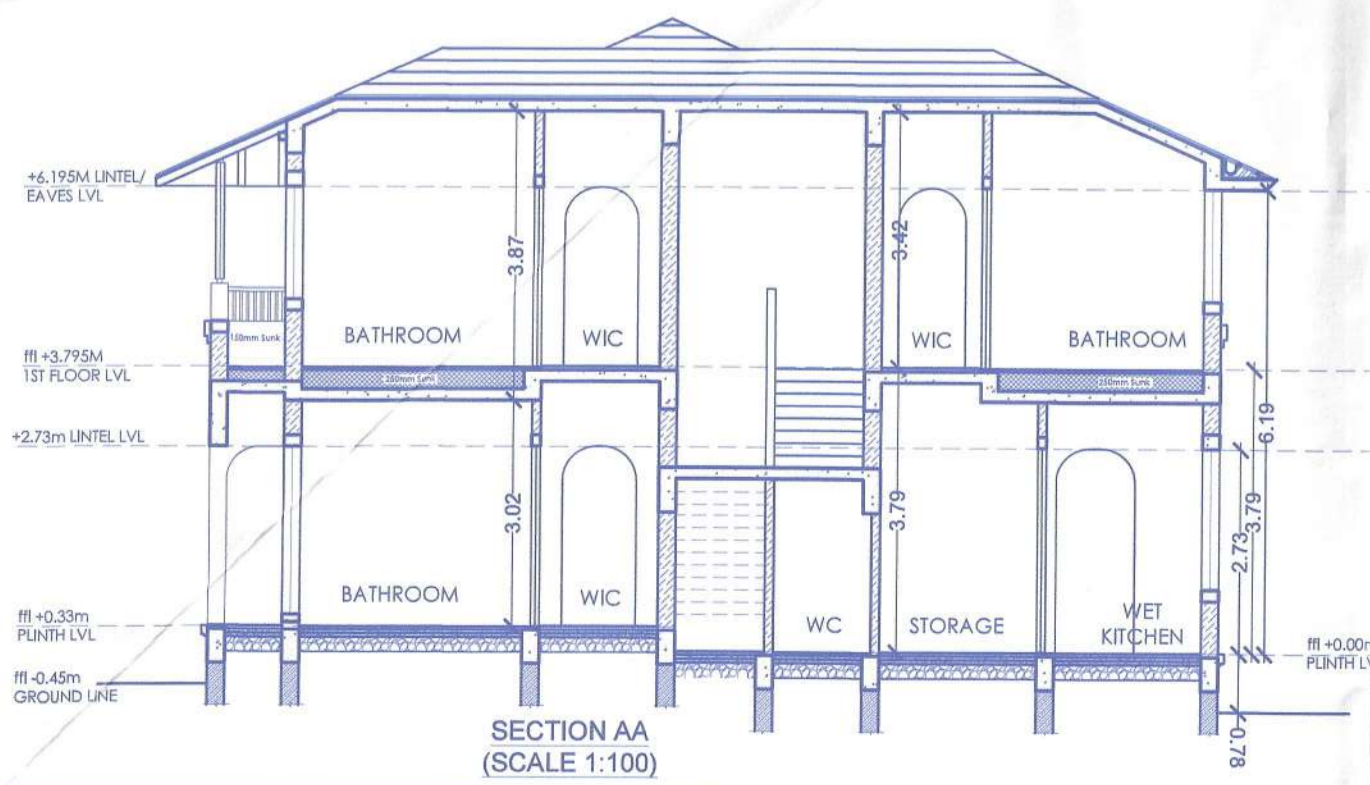
GROUND FLOOR PLAN FOR VILLA J (SCALE 1:100)



FIRST FLOOR PLAN FOR VILLA J (SCALE 1:100)



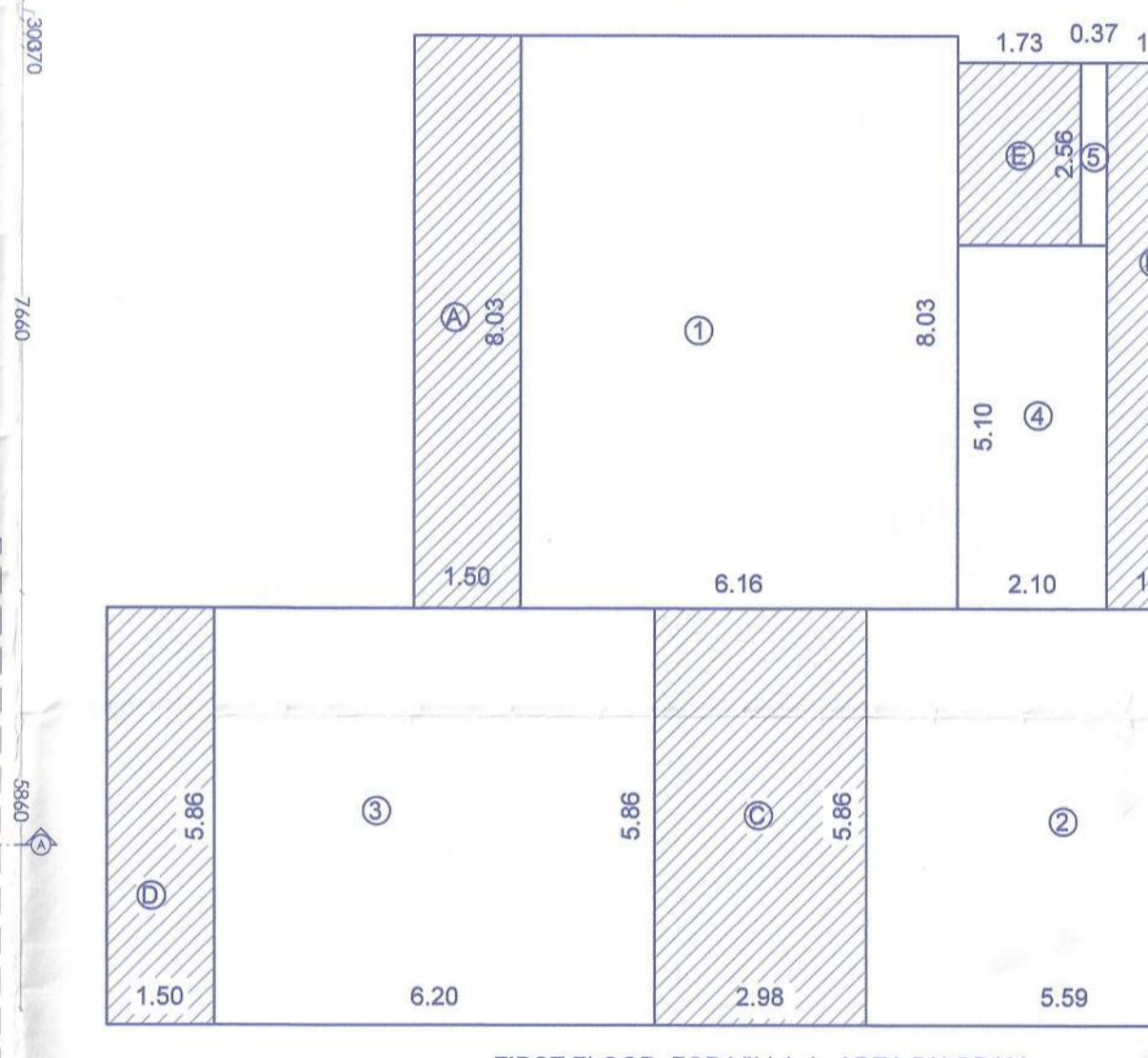
FRONT ELEVATION (SCALE 1:100)



SECTION AA (SCALE 1:100)



GROUND FLOOR FOR VILLA J : AREA DIAGRAM (SCALE 1:100)



FIRST FLOOR FOR VILLA J : AREA DIAGRAM (SCALE 1:100)

VILLA J - AREA CALCULATION					
Floors	B.U.A sqm	AREA FREE OF FAR (sqm)			NET F.A.R
		Staircase	Balcony	Lift/Duct/Outlet	
GROUND FLOOR	184.42	8.37	24.33	0.00	151.72
FIRST FLOOR	184.42	17.46	32.32	4.42	130.22
TOTAL	368.84	25.83	56.65	4.42	281.94

DOOR & WINDOW SCHEDULE - VILLA J				
SR. NO	SILL	LINTEL	SIZE (WxH)	
W1	480	2730	900X2250	
W2	480	2730	970X2250	
W3	1230	2730	590X1500	
W4	1050	2730	900X1350	
W5	1050	2730	1050X1350	
W6	900	2400	900X1500	
W7	2730	1800X2730		
W8	900	2400	2285X1500	
W9	600	2400	4200X1800	
W10	900	2400	700X1500	
V1	1230	2730	820X1500	
V2	1230	2730	970X1500	
V3	900	2400	900X1800	
V4	1500	2400	820X1500	

VILLA J - GROUND FLOOR AREA BREAK-UP - (SQ.M.)

1 = 49.46
2 = 4.89
3 = 19.16
4 = 33.46
5 = 36.33
6 = 8.37

A = 8.79
B = 12.04
C = 3.49
D = 8.37

FAR CONSUMED = 1+2+3+4+5+6.....(1) = 151.72

FAR DEDUCTIBLE = A+B+C+D.....(2) = 32.70

TOTAL B.U.A.....(1+2) = 1+2+3+4+5+6 = 184.42

VILLA J - FIRST FLOOR AREA BREAK-UP - (SQ.M.)

1 = 49.46
2 = 32.75
3 = 36.33
4 = 10.71
5 = 0.94

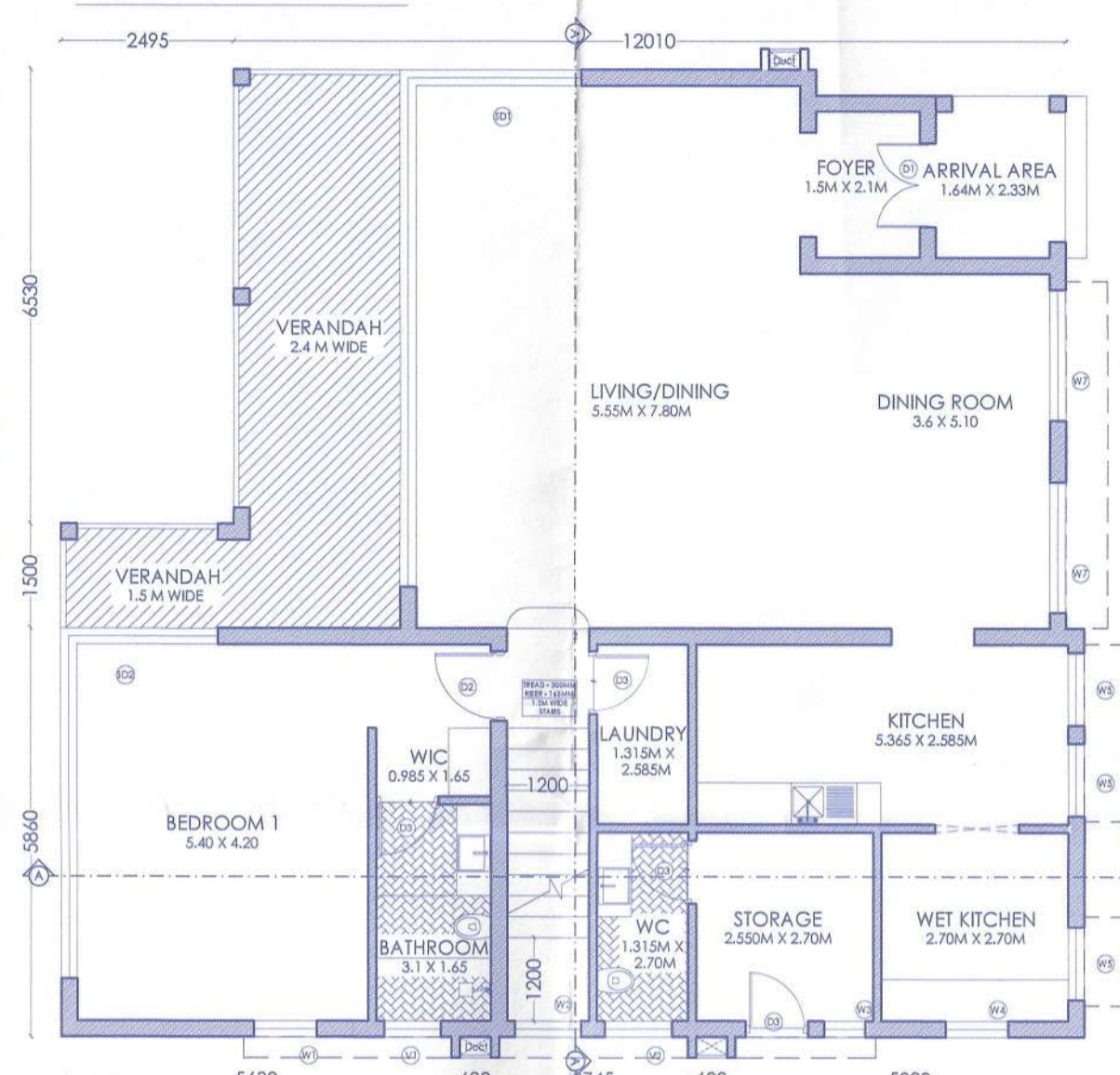
A = 12.04
B = 11.49
C = 17.46
D = 8.79
E = 4.42

FAR CONSUMED = 1+2+3.....(1) = 130.22

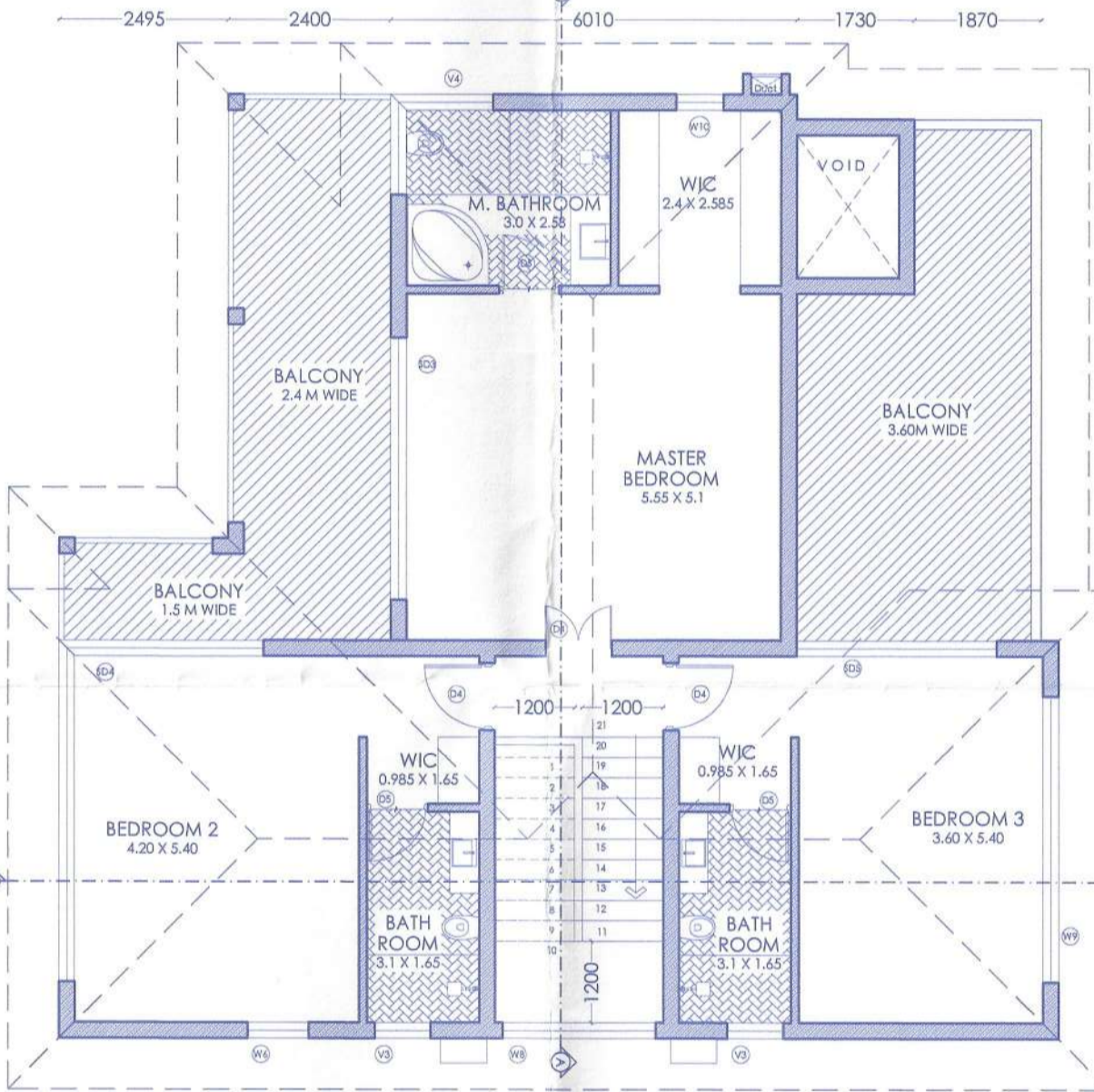
FAR DEDUCTIBLE = A+B+C+D+E.....(2) = 54.20

TOTAL B.U.A.....(1+2) = 1+2+3+4+5 = 184.42

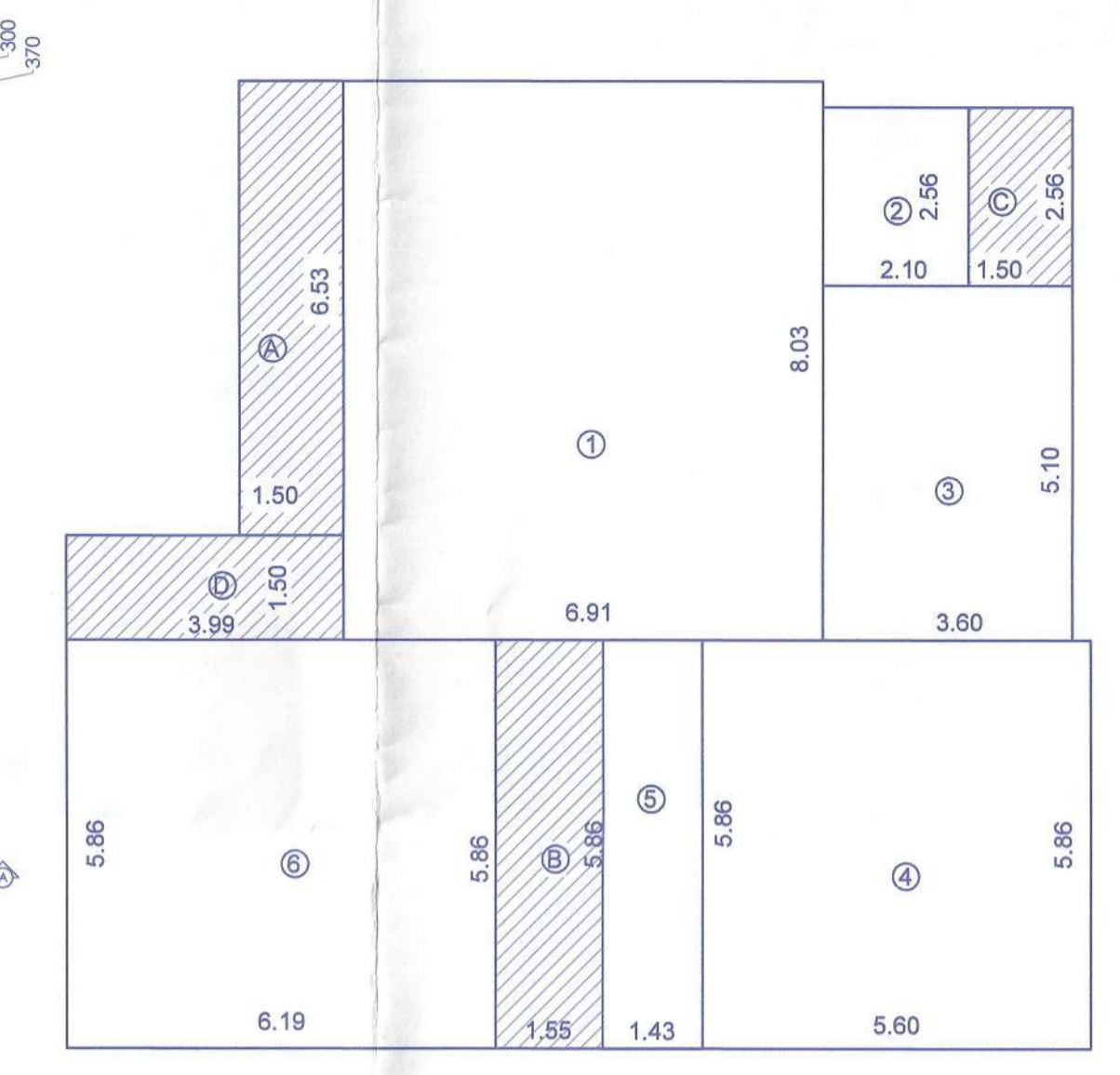
VILLA - K



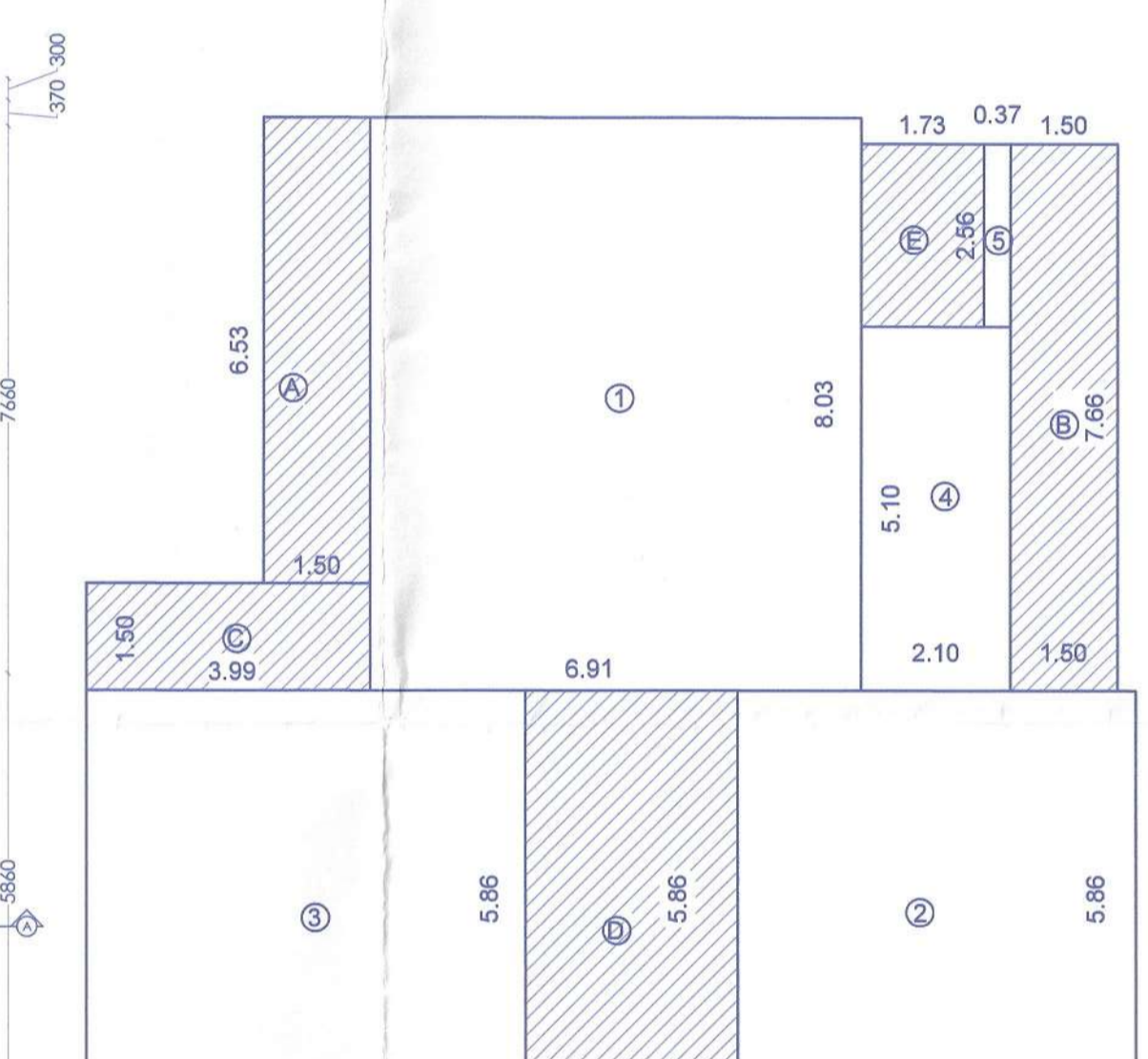
GROUND FLOOR PLAN VILLA K (SCALE 1:100)



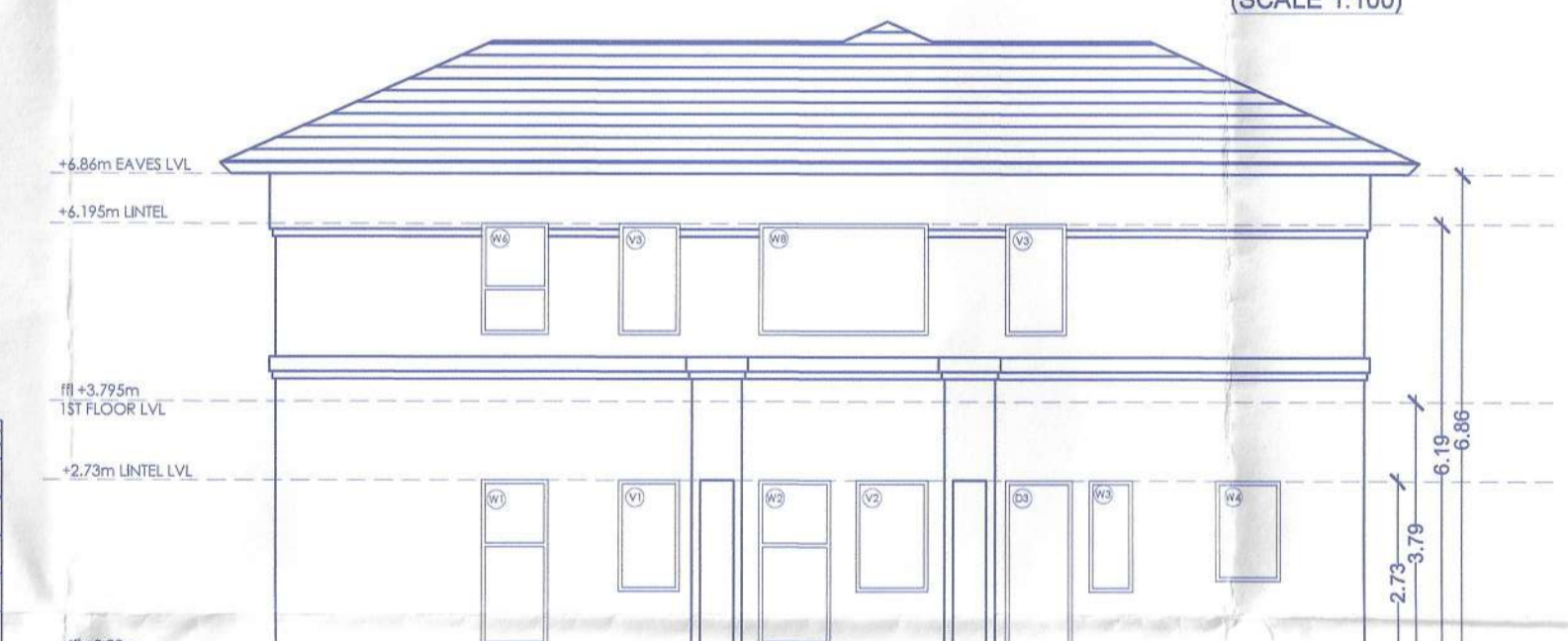
FIRST FLOOR PLAN VILLA K (SCALE 1:100)



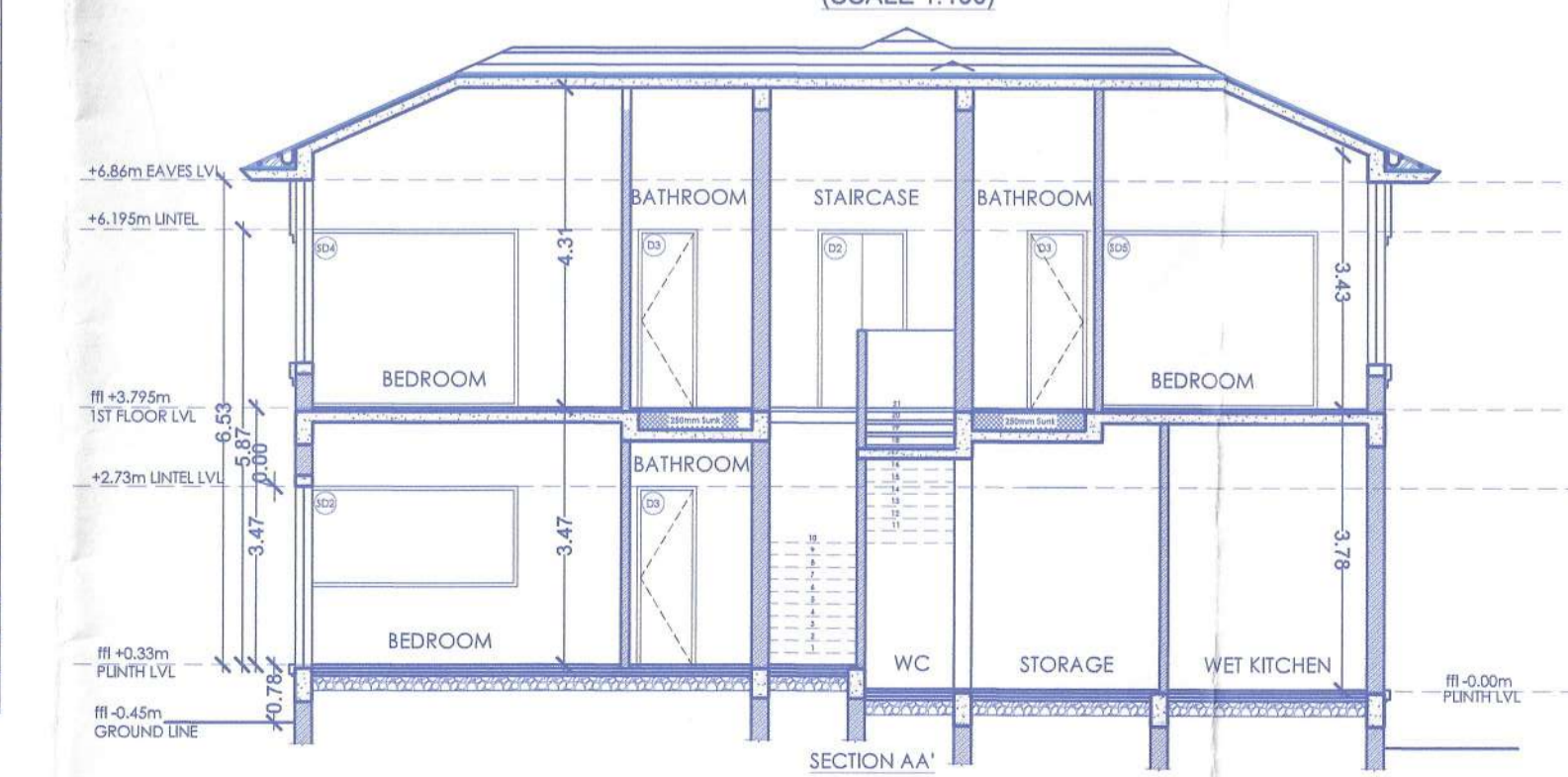
GROUND FLOOR PLAN VILLA K : AREA DIAGRAM (SCALE 1:100)



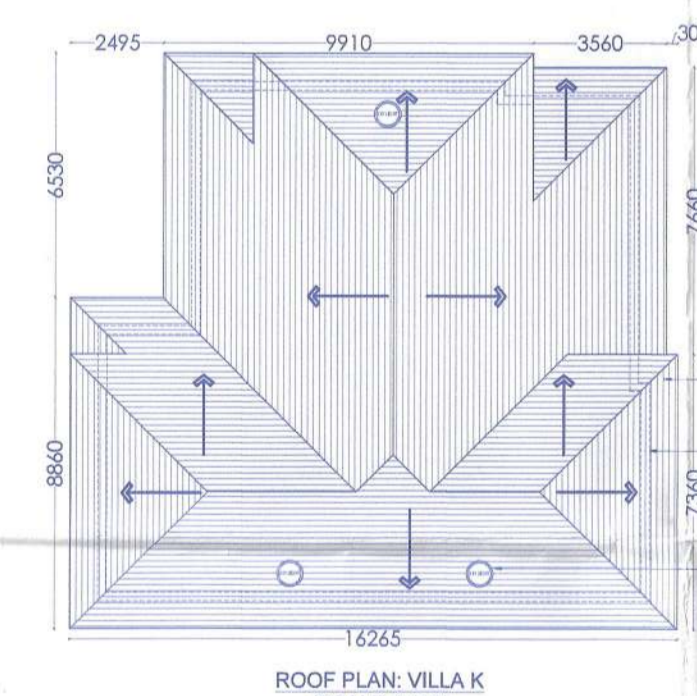
FIRST FLOOR FOR VILLA K : AREA DIAGRAM (SCALE 1:100)



FRONT ELEVATION (SCALE 1:100)



SECTION AA (SCALE 1:100)



ROOF PLAN VILLA K (SCALE 1:100)

VILLA K - AREA CALCULATION					
Floors	B.U.A sqm	AREA FREE OF FAR (sqm)			NET F.A.R
		Staircase	Balcony	Lift/Duct/Outlet	
GROUND FLOOR	185.39	9.08	19.82	0.00	166.69
FIRST FLOOR	185.39	17.40	27.27	4.42	138.30
TOTAL	370.78	26.48	46.89	4.42	292.99

VILLA K - GROUND FLOOR AREA BREAK-UP - (SQ.M.)

1 = 55.48
2 = 5.37
3 = 16.38
4 = 32.81
5 = 8.37
6 = 36.27

A = 9.79
B = 9.08
C = 3.84
D = 5.98

FAR CONSUMED = 1+2+3+4+5+6.....(1) = 156.69

FAR DEDUCTIBLE = A+B+C+D.....(2) = 28.70

TOTAL B.U.A.....(1+2) = 1+2+3+4+5+6 = 185.39

VILLA K - GROUND FLOOR AREA BREAK-UP - (SQ.M.)

1 = 55.48
2 = 32.81
3 = 36.33
4 = 10.71
5 = 0.94

A = 9.79
B = 11.49
C = 5.98
D = 17.40
E = 4.42

FAR CONSUMED = 1+2+3+4+5.....(1) = 138.30

FAR DEDUCTIBLE = A+B+C+D+E.....(2) = 49.09

TOTAL B.U.A.....(1+2) = 1+2+3+4+5+6 = 185.39

Approved With Condition Vide
T.C.O.No:TPB/7664/M01/TP/04/6413
Dt: 29/1/24

Aldona
29/1/24

Dy. Town Planner
Town & Country Planning Dept
GoM of Goa, Mapusa

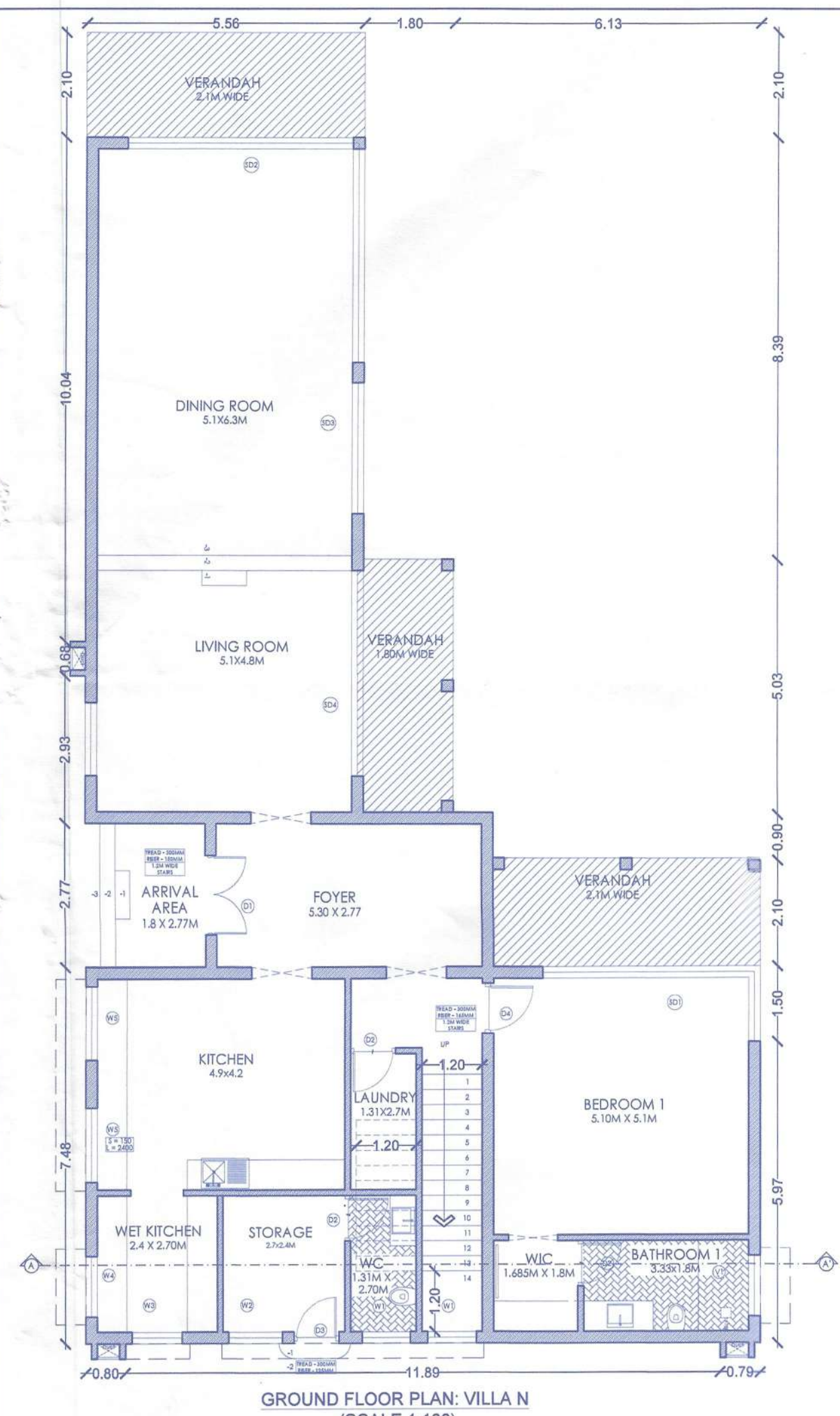
PROJECT TITLE		CLIENT
REVISED DRAWING FOR PROPOSED CONSTRUCTION OF RESIDENTIAL VILLAS, SWIMMING POOLS & COMPOUND WALL ON PLOT BEARING SURVEY NO. 48/A AT MOIRA, BARDEZ, GOA. NOTE: APPROVED BY TOWN PLANNER WITH CONDITION 1. NO. TPB/7444/MOIRA/ICD-22/4994 DATED - 04/09/2022. NOTE: APPROVED BY MEDICAL OFFICER, PRIMARY HEALTH CENTER ALDONA L. NO. PASSED AND APPROVED VIDE FERRISCHION NO. VP/MOIR/F/par/21/2022-2023/900 DATED - 20/10/2022		Mr. Saurabh Sangekar & ors. Sundar Sadan, 63-A Proctor Road Grant Road East Mumbai 400004
SHEET No. 05	DRAWINGS	
FILE No.	FLOOR PLANS, ELEVATION SECTION, DOOR WINDOW SCHEDULE AREA DIAGRAM & AREA CALCULATION FOR VILLA J AND K AREA STATEMENT	
SHEET SIZE: A1	DRG. NO.	
DATE: 08-01-2024		
DRAWN BY: S.N		

Approved vide permission No. VP/MOIR/F/par/21/2022-2023/900 Dt: 26/11/24

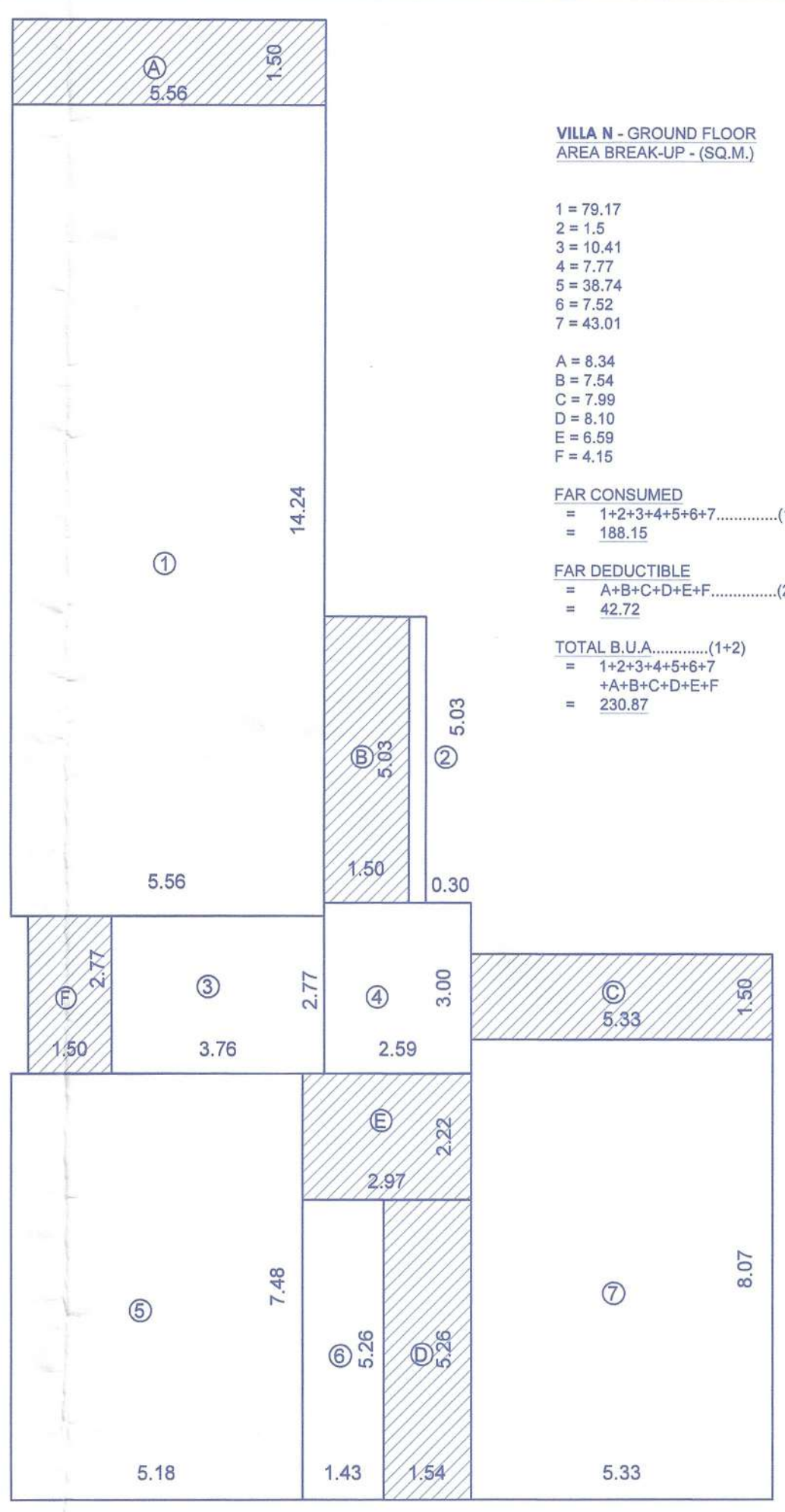
SE
26/11/24

THE GARAGE

VILLA - N



GROUND FLOOR PLAN: VILLA N (SCALE 1:100)



GROUND FLOOR PLAN VILLA N : AREA DIAGRAM (SCALE 1:100)

VILLA N - GROUND FLOOR AREA BREAK-UP - (SQ.M.)

1 = 79.17
 2 = 1.5
 3 = 10.41
 4 = 7.77
 5 = 38.74
 6 = 7.52
 7 = 43.01

A = 8.34
 B = 7.54
 C = 7.99
 D = 8.10
 E = 6.59
 F = 4.15

FAR CONSUMED
 = 1+2+3+4+5+6+7.....(1)
 = 188.15

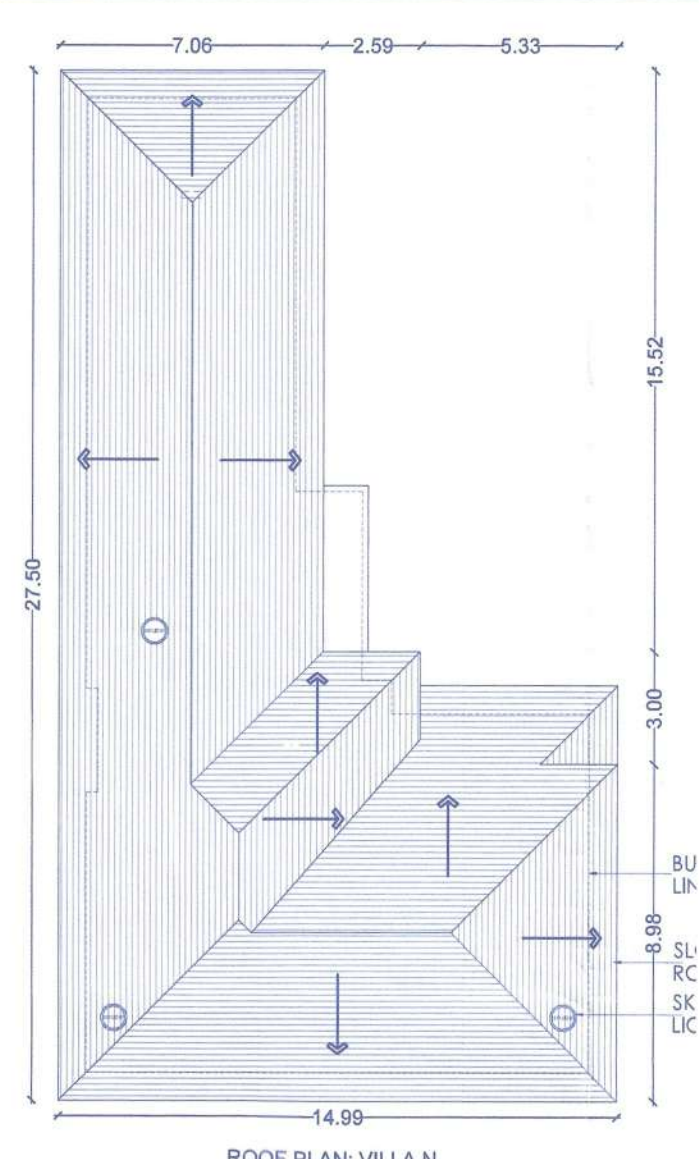
FAR DEDUCTIBLE
 = A+B+C+D+E+F.....(2)
 = 42.72

TOTAL B.U.A.....(1+2)
 = 1+2+3+4+5+6+7
 +A+B+C+D+E+F
 = 230.87

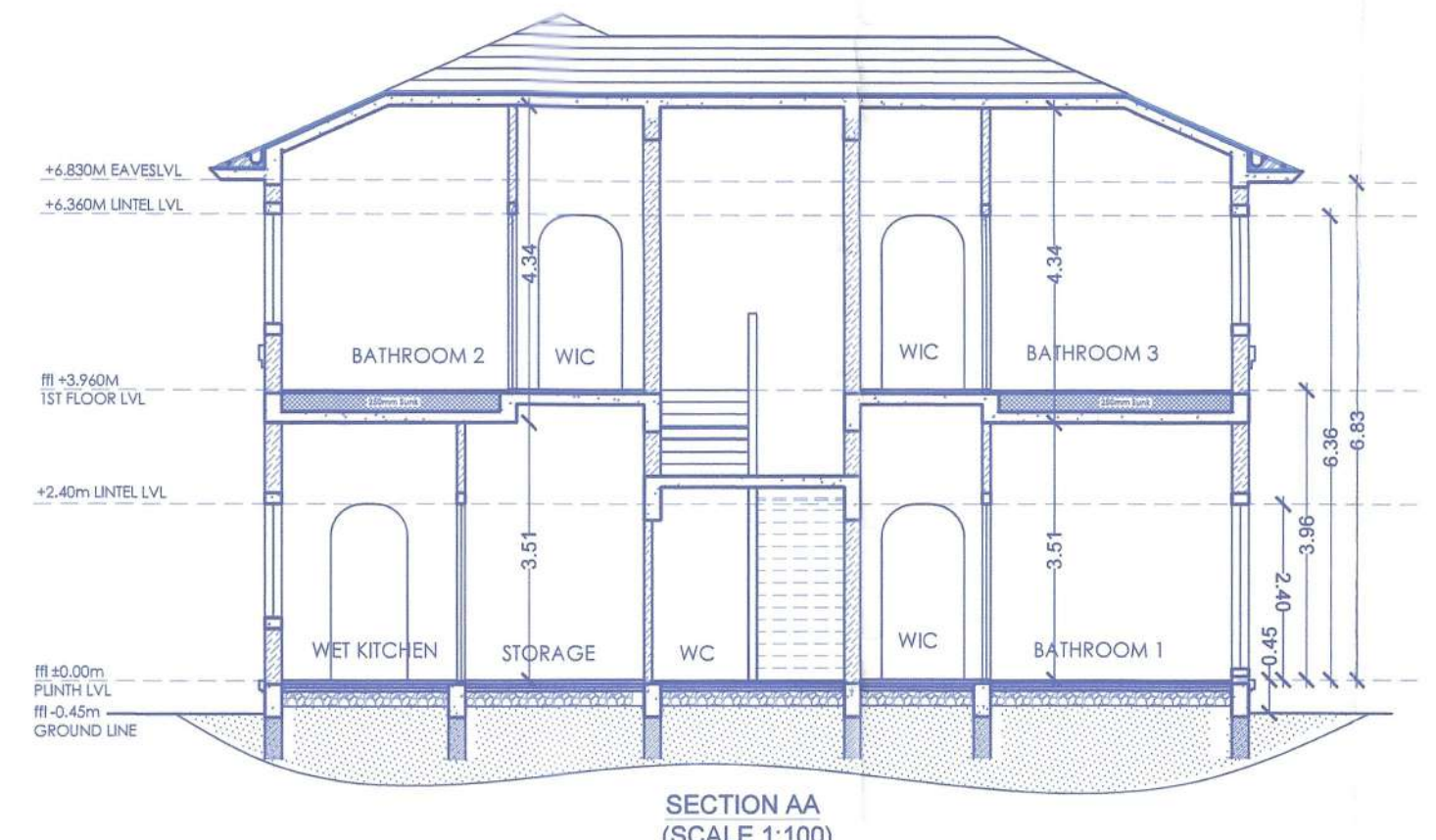
DOOR & WINDOW SCHEDULE- VILLA N

SR. NO	SILL	LINTEL	SIZE (WXH)
W1	2895	1575X2895	
W2	315	2895	1320X2745
W3	315	2895	970X2745
W4	315	2895	1200X2745
W5	315	2895	995X2745
W6	1050	2895	1200X2010
W7	600	2400	990X1800
W8	600	2400	1000X1800
W9	600	2400	1155X1800
W10	600	2400	1575X1800
W11	900	2400	800X1500
V1	135	2895	900X2745
V2	1230	2895	970X1500
V3	900	2400	820X1800
V4	1500	2400	

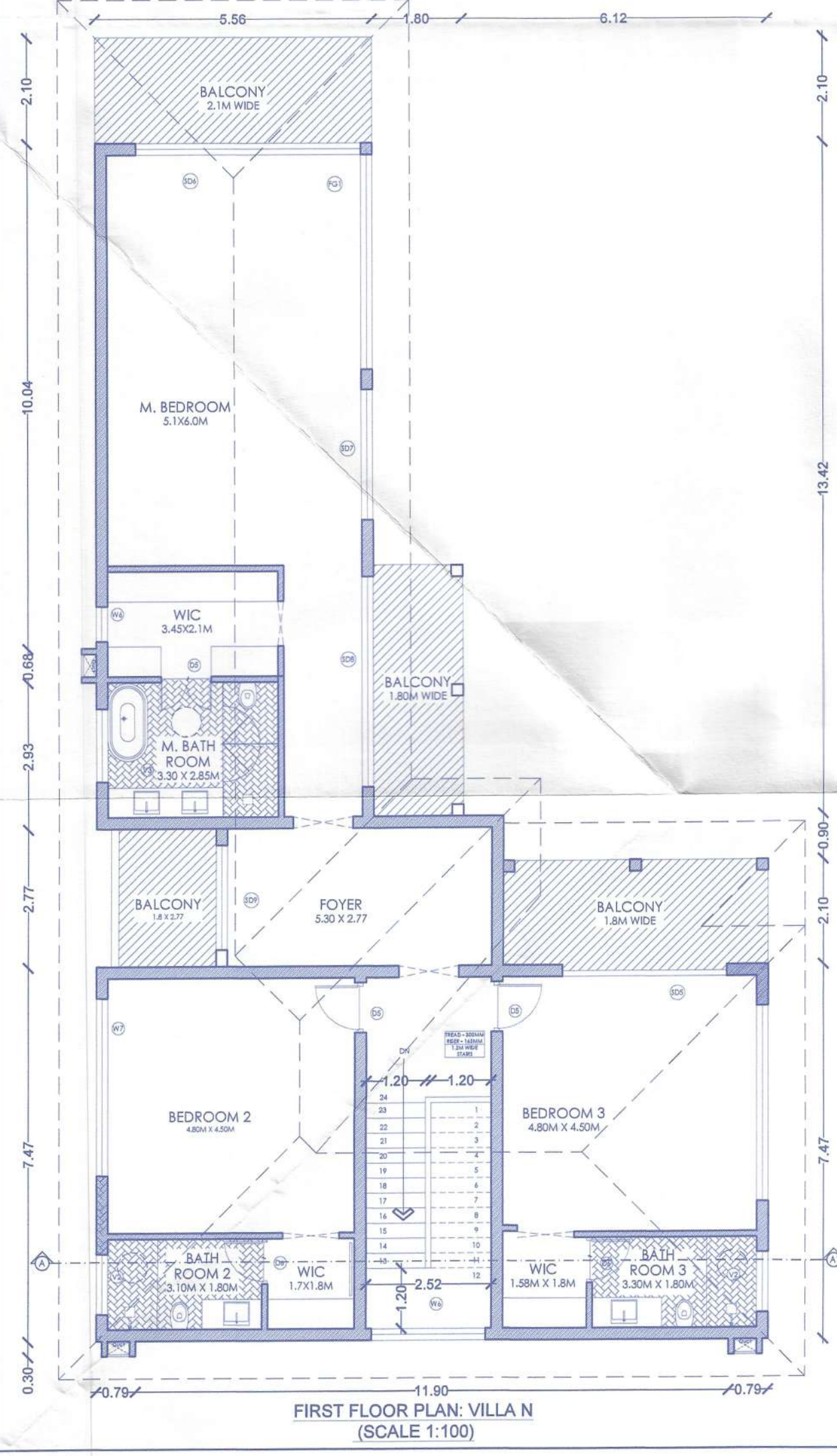
SR. NO	SILL	LINTEL	SIZE (WXH)
SD1	2895		
SD2	2895	6300X2895	
SD3	2895		
SD4	2400	6300X2400	
SD5	2400	1615X2400	
SD6	2400		
D1	2895	1200X2730	
D2	2895	1000X2730	
D3	2895	900X2730	
D4	2400	1000X2400	
D5	2400	900X2400	



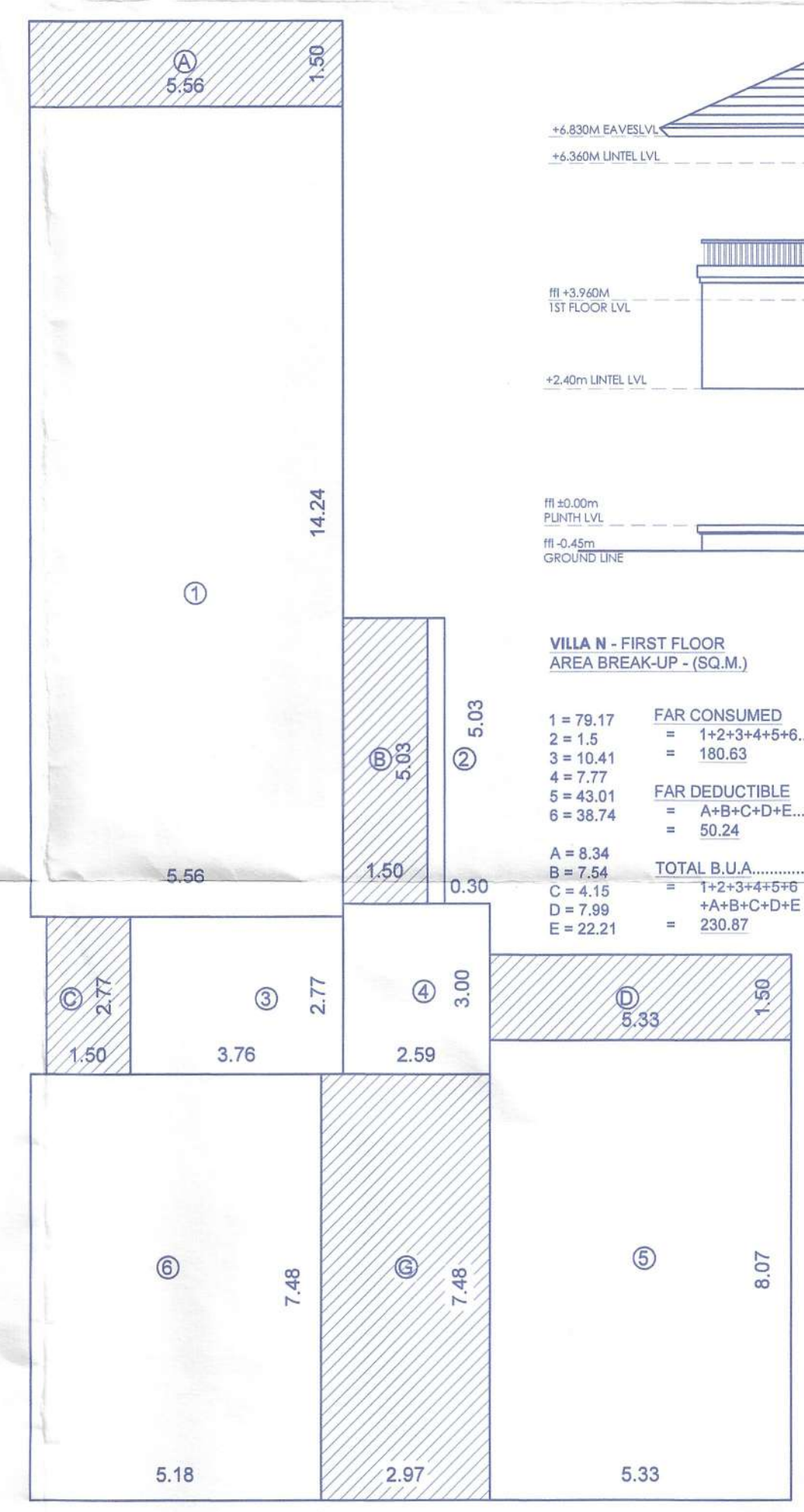
ROOF PLAN: VILLA N (SCALE 1:100)



SECTION AA (SCALE 1:100)



FIRST FLOOR PLAN: VILLA N (SCALE 1:100)



FIRST FLOOR PLAN VILLA N : AREA DIAGRAM (SCALE 1:100)

VILLA N - FIRST FLOOR AREA BREAK-UP - (SQ.M.)

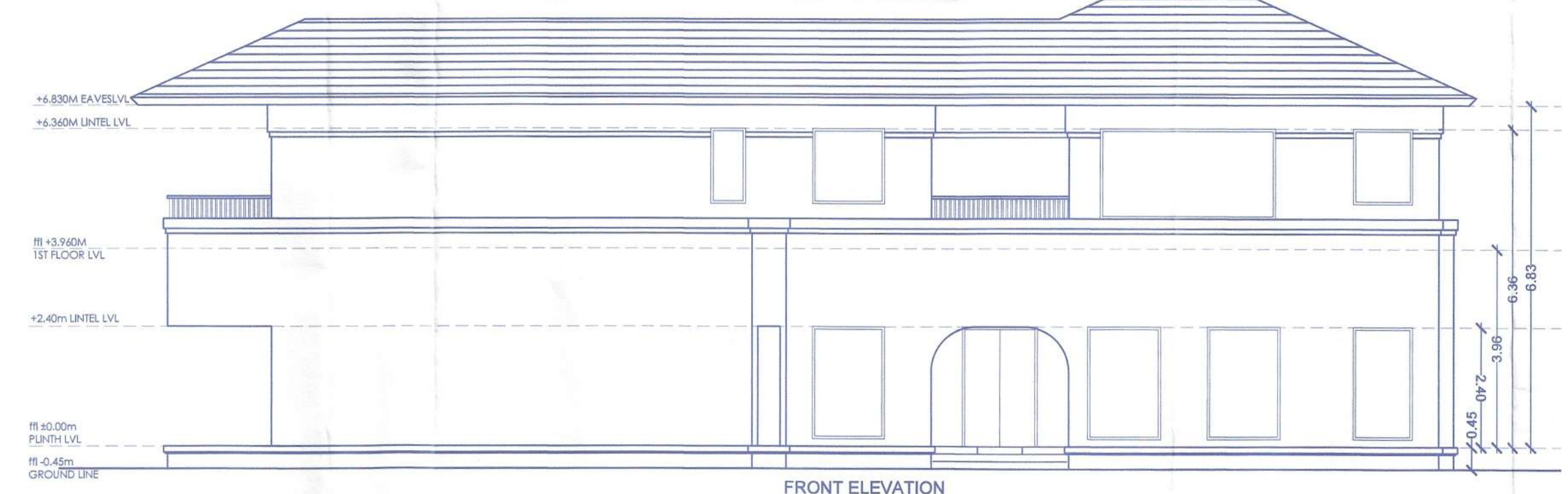
1 = 79.17
 2 = 1.5
 3 = 10.41
 4 = 7.77
 5 = 43.01
 6 = 38.74

A = 8.34
 B = 7.54
 C = 4.15
 D = 7.99
 E = 22.21

FAR CONSUMED
 = 1+2+3+4+5+6.....(1)
 = 190.63

FAR DEDUCTIBLE
 = A+B+C+D+E.....(2)
 = 50.24

TOTAL B.U.A.....(1+2)
 = 1+2+3+4+5+6
 +A+B+C+D+E
 = 230.87



FRONT ELEVATION (SCALE 1:100)

VILLA N - AREA CALCULATION

Floors	B.U.A sqm	AREA FREE OF FAR (sqm)				NET F.A.R
		Staircase	Balcony	Lift/Duct Cutout	Parking	
GROUND FLOOR	230.87	14.69	28.03	0.00	0.00	188.15
FIRST FLOOR	230.87	22.21	28.03	0.00	0.00	180.63
TOTAL	461.74	36.90	56.06	0.00	0.00	368.78

PROJECT TITLE		CLIENT
REVISED DRAWING FOR PROPOSED CONSTRUCTION OF RESIDENTIAL VILLAS, SWIMMING POOLS & COMPOUND WALL ON PLOT BEARING SURVEY NO. 48/4 AT MOIRA, BARDEZ, GOA. NOTE: APPROVED BY TOWN PLANNER WITH CONDITION L. NO. TP8/7664/MOIRA/ICD-22/4994 DATED - 06/09/2022		Mr. Saurabh Sangekar & ors. Sunder Sadan, 63-A, Proctor Road Grant Road East Mumbai 400004
NOTE: APPROVED BY MEDICAL OFFICER, PRIMARY HEALTH CENTER ALDOIMA 1, NO. PASSED AND APPROVED VIDE PERMISSION NO. VP/MOJ/F/per/21/2022-2023/900 DATED - 20/10/2022		
SHEET No.	07	DRAWINGS
FILE No.		FLOOR PLANS, ELEVATION, SECTION, DOOR WINDOW SCHEDULE, AREA DIAGRAM & AREA CALCULATION FOR VILLA N AREA STATEMENT
SHEET SIZE	DRG. NO. A1	
DATE	08-01-2024	
DRAWN BY	S.N	

Approved With Condition Vide
 T.C.O No: TP8/7664/MOIRA/ICD-22/4994/2022
 Date: 29/11/24

Approved vide permission
 No. VP/MOJ/F/per/21/2022-2023/900
 Dated: 20/10/2022

Dr. Ezra D Souza
 TCP REG. NO. AR/0028/2015
 COA REG. NO. CA/2013/6074

SECRETARY
 Village Planning Officer
 Bardez - Goa

Dy. Town Planner
 Town & Country Planning Dept
 Govt. of Goa, Mapusa

THE GARAGE
 ARCHITECTS, INTERIORS, LANDSCAPE