

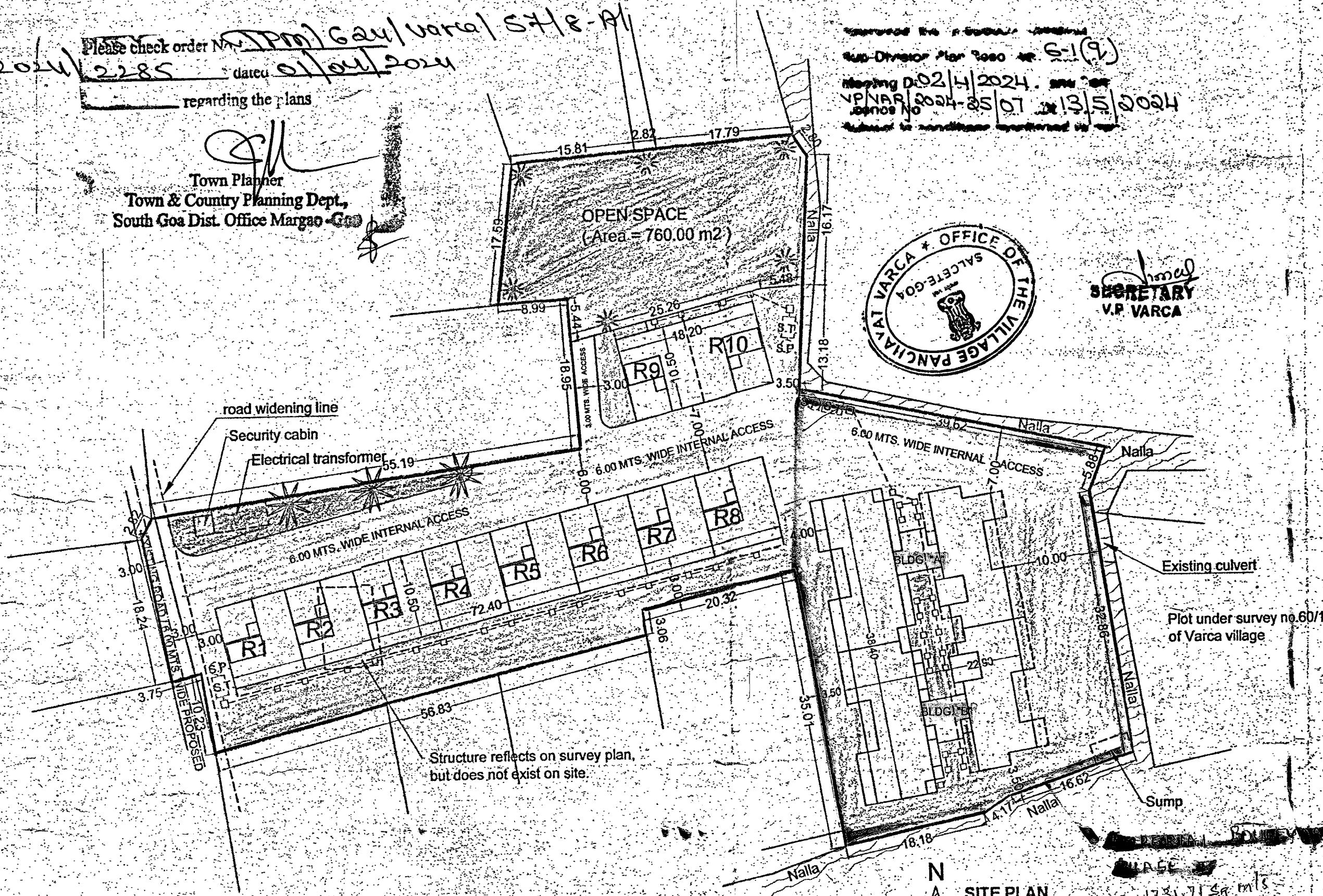
2024/2285
Please check order No. 2024/2285
date 01/04/2024
regarding the plans

Town Planner
Town & Country Planning Dept.,
South Goa Dist. Office Margao - Goa

Approved by the Director
for the year 2024-25
No. 02/4/2024
VP/NAR/2024-25/01/13/5/2024
Subject to monitoring reported by the



SECRETARY
V.P. VARCA



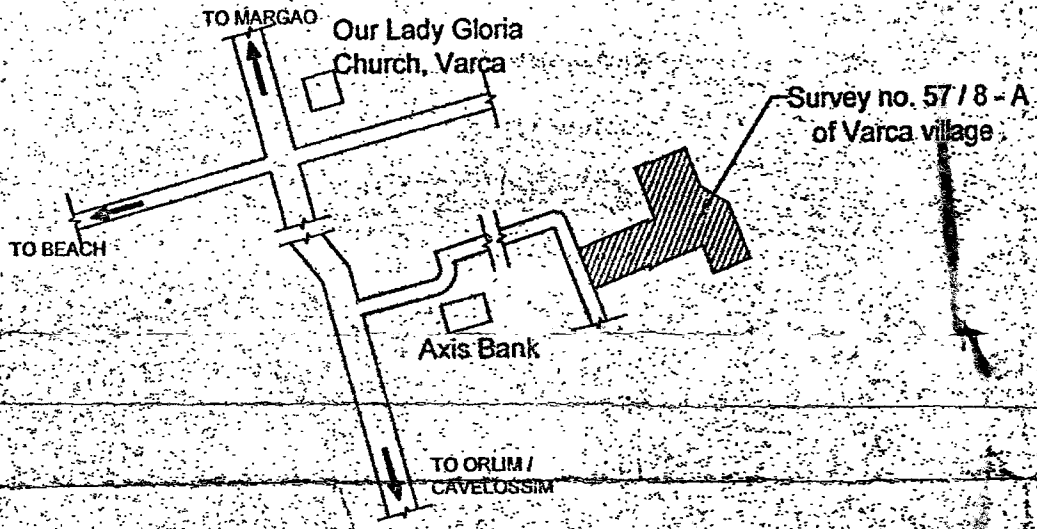
SCHEDULE OF DOORS & WINDOWS

S.No	TYPE	SIZE	REMARKS
1.	D1	1.00 X 2.15	FLUSH DOOR
2.	D2	0.90 X 2.15	FLUSH DOOR
3.	D3	0.75 X 2.15	FLUSH DOOR
4.	SDR1	3.00 X 2.50	ALUMINIUM SLIDING DOOR
5.	WR1	2.60 X 1.875	ALUMINIUM WINDOW
6.	WR1A	2.90 X 1.875	ALUMINIUM WINDOW
7.	WR2	1.20 X 1.50	ALUMINIUM WINDOW
8.	WR2A	1.50 X 1.50	ALUMINIUM WINDOW
9.	WR3	1.20 X 1.40	ALUMINIUM WINDOW
10.	WR4	1.80 X 1.50	ALUMINIUM WINDOW
11.	WR5	0.90 X 1.50	ALUMINIUM WINDOW
12.	SDA1	2.60 X 2.50	ALUMINIUM SLIDING DOOR
13.	SDA2	2.40 X 2.50	ALUMINIUM SLIDING DOOR
14.	W	1.20 X 1.50	ALUMINIUM WINDOW
15.	SDB1	2.60 X 2.50	ALUMINIUM SLIDING DOOR
16.	SDB2	2.40 X 2.50	ALUMINIUM SLIDING DOOR
17.	V1	0.60 X 1.00	ALUMINIUM VENTILATOR

SITE PLAN
(Scale: 1:500)

AREA: 1731.71 Sq. mts
affiliated for RERA

RABINDRA CACODCAR
B.E. CIVIL (I.S.T. LISBON)
T.C.P.D. Reg. No. ER/0008/2010



LOCATION PLAN (N.T.S.)

AREA STATEMENT

- 1) AREA OF PLOT (UNDER SURVEY NO. 57/8-A OF VARCA VILLAGE) = 4860.00 SQ.MT.
- 2) AREA WITHIN ROAD WIDENING = 98.50 SQ.MT.
- 3) EFFECTIVE AREA OF PLOT = 4761.50 SQ.MT.
- 4) COVERAGE PERMISSIBLE (40%) = 1904.60 SQ.MT.
- 5) COVERED AREA USED (in %) = 33.53 %
- 6) COVERED AREA USED (in SQ.MTS)
ROW HOUSES R1 TO R8
494.22 M2 (FAR) + 96.72 M2 (Stairc.) + 17.92 M2 (Telec.Room) + 151.34 M2 (Unst. Porch) = 760.20 SQ.MT.
ROW HOUSES R9 & R10
123.24 M2 (FAR) + 24.18 M2 (Stairc.) + 4.48 M2 (Telec.Room) + 39.20 M2 (Unst. Porch) = 191.10 SQ.MT.
BUILDING "A" & "B"
272.92 M2 (FAR) + 73.44 M2 (Balcony) + 50.10 M2 (Stairc.) + 24.73 M2 (Telecom. Room) + 223.93 M2 (Stilt Park.) = 645.12 SQ.MT.
Total = 1596.42 SQ.MT.
- 7) FAR PERMISSIBLE (60%) VP2 ZONE = 2916.00 SQ.MT.

8) DETAILS OF AREAS AND USE

DETAILS OF AREAS AND USE										
Floor / Reference	%	Use	Total Built Up Area M2	Areas free from FAR					Net Floor Area M2	FAR USED
				Balcony	Staircase	Terrace	Telecom. Room	Stilt Parking / Unst.porch		
ROW HOUSES R1 TO R8										
Ground Floor	16.88	Residential / Parking	760.20	0.00	96.72	0.00	17.92	151.34	494.22	10.17
First Floor	14.30	Residential	644.06	105.92	96.72	0.00	0.00	0.00	441.42	9.08
Second Floor	10.79	Residential	485.82	52.81	0.00	169.30	0.00	0.00	263.71	5.43
Sub total	41.97		1890.08	158.73	193.44	169.30	17.92	151.34	1199.35	24.68
ROW HOUSES R9 & R10										
Ground Floor	4.24	Residential / Parking	191.10	0.00	24.18	0.00	4.48	39.20	123.24	2.54
First Floor	4.56	Residential	205.18	26.38	22.32	0.00	0.00	0.00	156.48	3.22
Second Floor	3.95	Residential	177.93	23.90	0.00	43.69	0.00	0.00	110.34	2.27
Sub total	12.75		574.21	50.28	46.50	43.69	4.48	39.20	390.06	8.03
BUILDING "A" & "B"										
Ground	14.32	Residential / Parking	645.12	73.44	50.10	0.00	24.73	223.93	272.92	5.62
First	15.48	Residential	697.10	137.43	50.10	0.00	0.00	0.00	509.57	10.48
Second	15.48	Residential	697.10	137.43	50.10	0.00	0.00	0.00	509.57	10.48
Sub total	45.28		2039.32	348.30	150.30	0.00	24.73	223.93	1292.06	26.59
TOTAL	100.00		4503.61	557.31	390.24	212.99	47.13	414.47	2881.47	59.29

- 9) OPEN SPACE REQUIRED = 714.23 SQ.MT.
- 10) OPEN SPACE PROVIDED = 760.00 SQ.MT.
- 11) HEIGHT OF THE BUILDINGS
ROW HOUSES R1 TO R10 = 9.00 MTS.
BUILDING A & B = 9.00 MTS.

OWNER

RABINDRA CACODCAR
CONSULTANTS - MARGAO

RABINDRA CACODCAR
B.E. CIVIL (I.S.T. LISBON)
T.C.P.D. Reg. No. ER/0008/2010

PROPOSED ROW HOUSES R1 TO R10 AND
BUILDINGS "A" & "B" ON THE PROPERTY BEARING
SURVEY NO. 57/8 - A OF VARCA VILLAGE.

FOR : MR. RAMIRO SALES

DRAWING NO.	1
DATE	27.11.2023
SCALE	1:500
CHECKED BY	