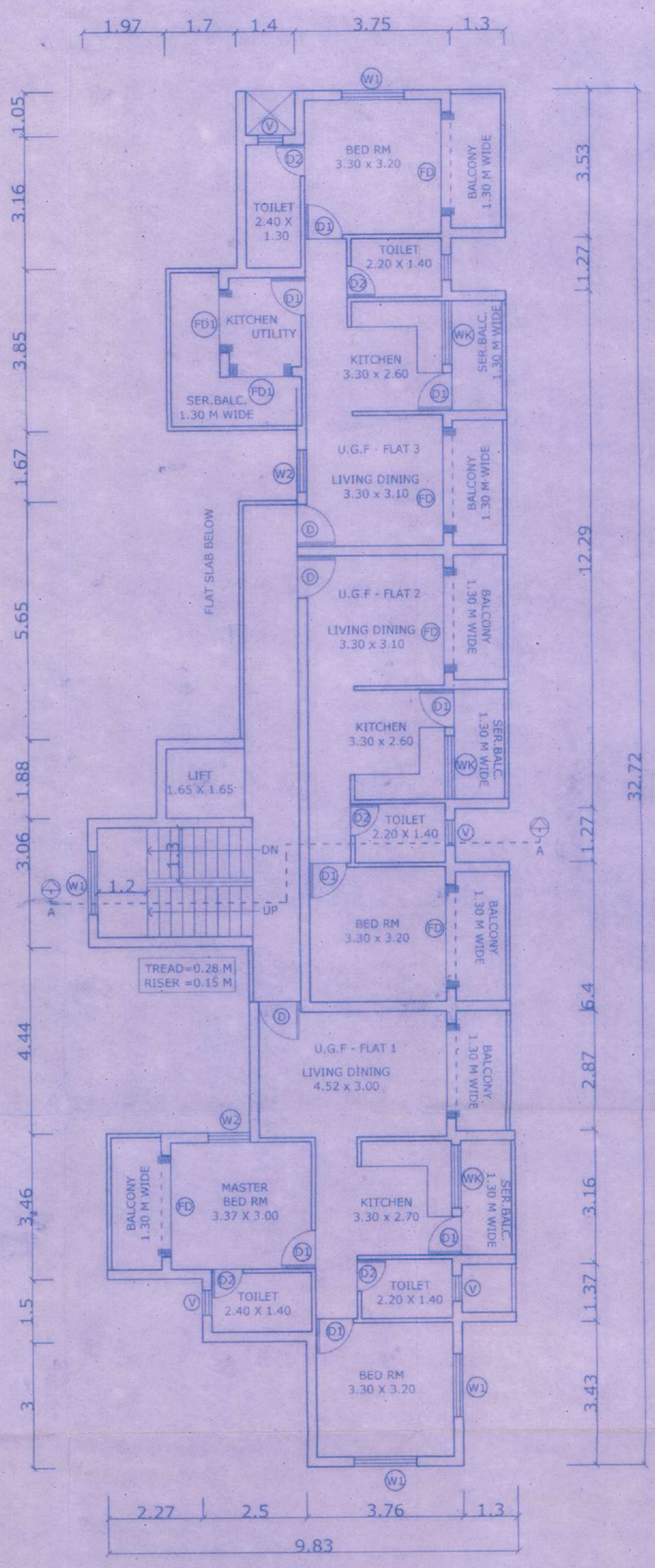
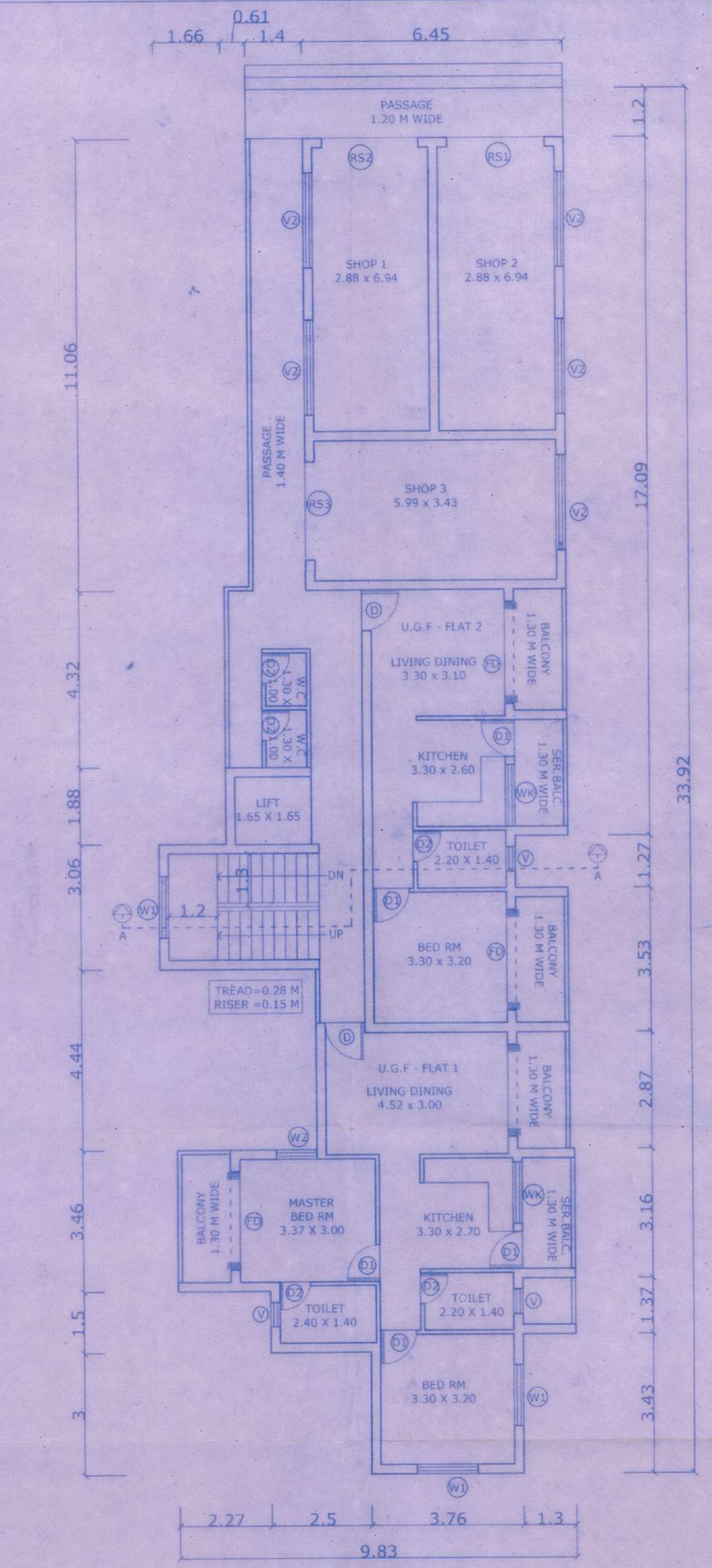
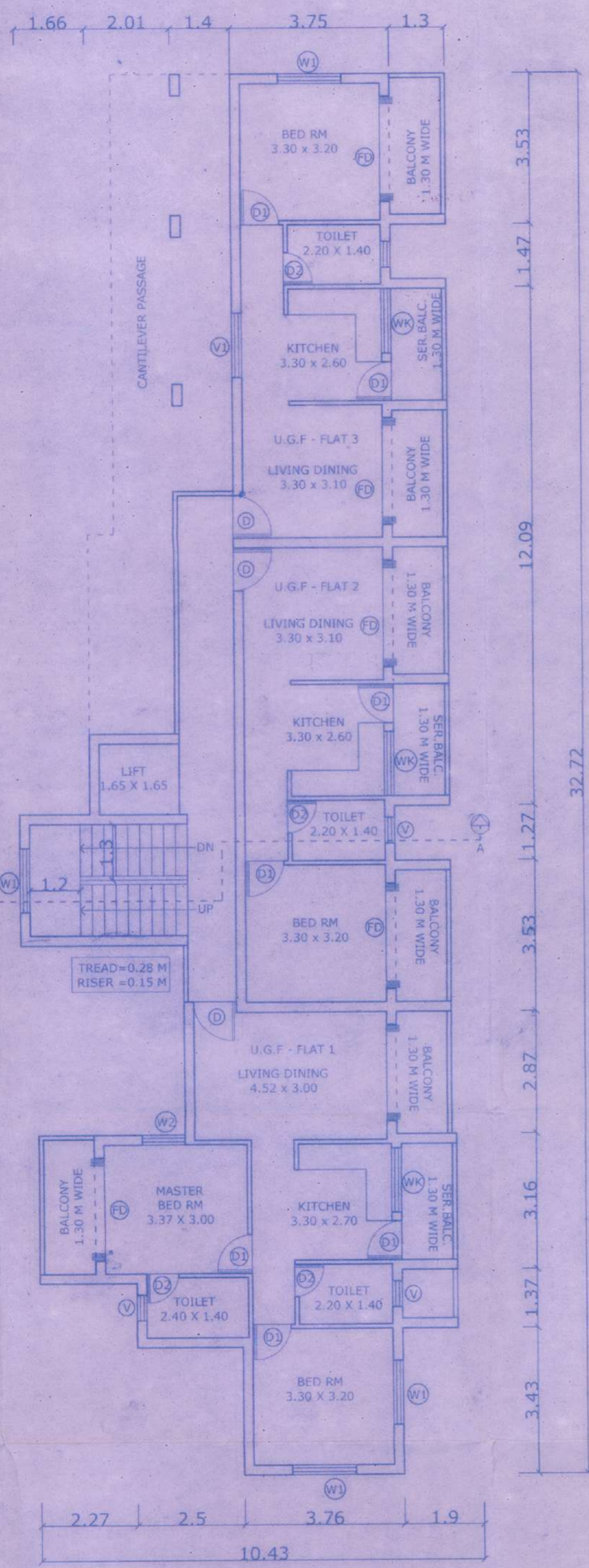
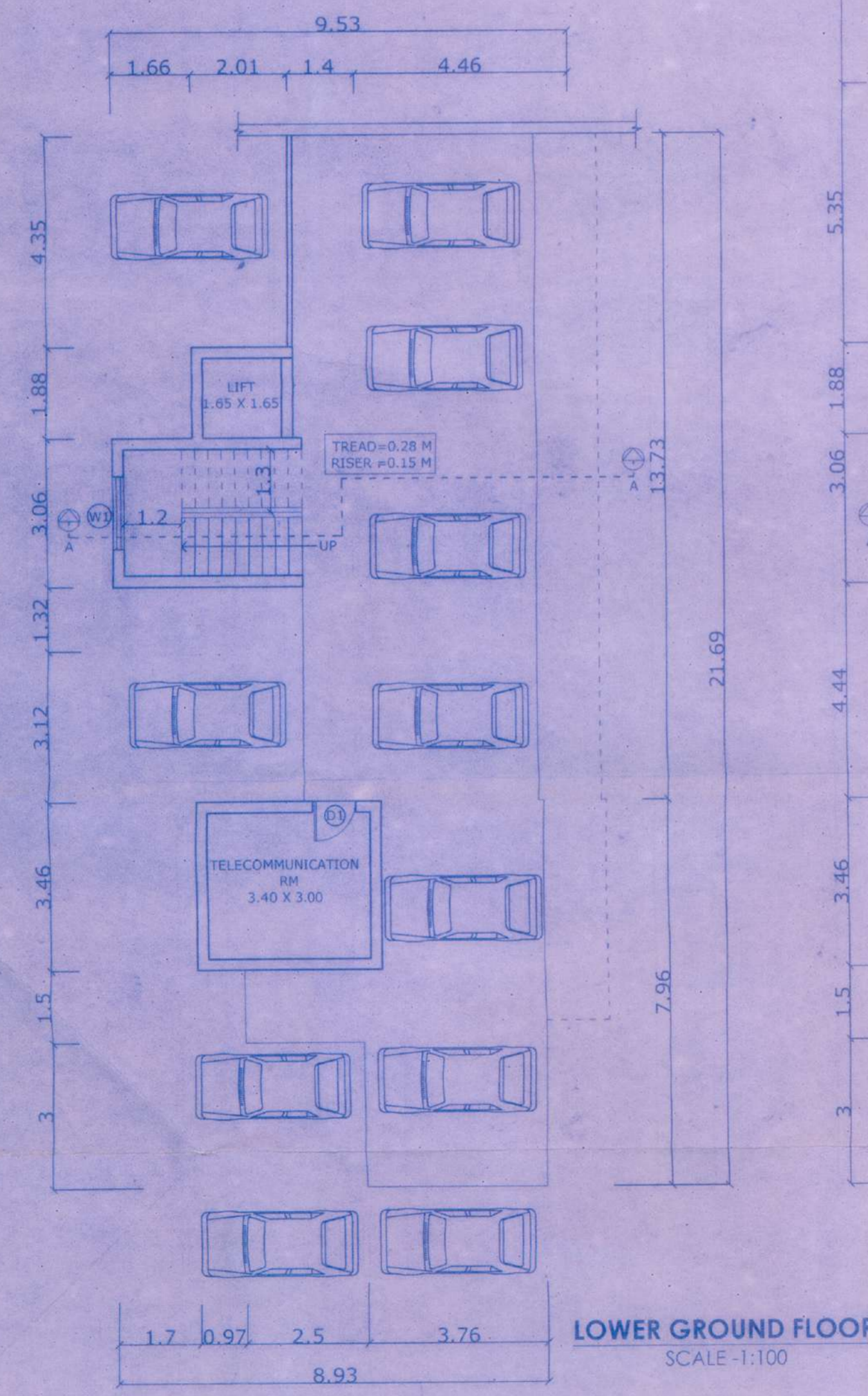


TYPE	SIZES
D	1.20 X 2.10
FD	2.50 X 2.10
FD1	1.50 X 2.10
D1	1.00 X 2.10
D2	0.75 X 2.10
W1	1.50 X 1.60
WK	1.50 X 1.30
RS1	2.50 X 2.30
V	0.60 X 1.00
V1	0.60 X 1.50
V2	0.60 X 2.50

Please check letter No. TPD/628/Tivrem/58/1-B
 2023/2792 dated 15/12/2023
 regarding 12-2023
 Town Planner
 Town & Country Planning Dept.
 Govt. of Goa,
 Ponda-Goa.



JOB: PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AND COMPOUND WALL FOR TATVA REALTORS IN LAND BEARING SY NO 58/1-B, IN TIVREM VILLAGE, PONDA TALUKA, NORTH GOA.

AREA STATEMENT

- 01. Area of the plot = 2185.00 m²
- 02. Deduction for:
 - a) Area within road widening/ proposed (front) = 78.66 m²
 - b) Area reserved for any other use = NIL
 - c) Total (a + b) = 78.66 m²
- 03. Effective area of plot (01-02) = 2106.34 m²
- 04. Whether any extra F.A.R is claimed on basis of road widening/ prop road if "Yes" state = NIL
- 05. Area occupied by existing building in the plot = NIL
- 06. Area of the building to be demolished = NIL
- 07. Covered area of proposed building = 197.11 m²
- 08. Total coverage = 9.36%

Floor reference	Total built up area m ²	Area free from F.A.R				Net floor Area m ²	F.A.R
		Balc	O.T	Stair	Shit		
Lower Gr Floor	130.65	-	-	16.05	114.60	NIL	
Upper Gr Floor	211.04	37.47	-	31.78	-	141.79	
First Floor	250.83	24.75	-	50.35	-	175.73	
Second Floor	227.66	44.68	-	31.78	-	151.20	
Third Floor	227.66	44.68	-	31.78	-	151.20	
Total	1047.84	151.58	-	161.74	114.60	619.92	28.37

AREA FOR INFRASTRUCTURE TAX - 933.24 m²
 PARKING REQUIRED - 13 NOS
 PARKING PROVIDED - 13 NOS

DWG DATE: 14.12.2022
 DRAWN BY: ADITYA

OWNERS NAME: **TATVA REALTORS**

OWNERS: PLOT: ARCH: SEAL AND SIGN

Jayesh Phadte
JAYESH PHADTE
 architect
 COA REG. NO.: CA/87/21756
 TCP REG. NO.: AR/0039/2010

ARCHITECT & INTERIOR DESIGNER

JAYESH PHADTE

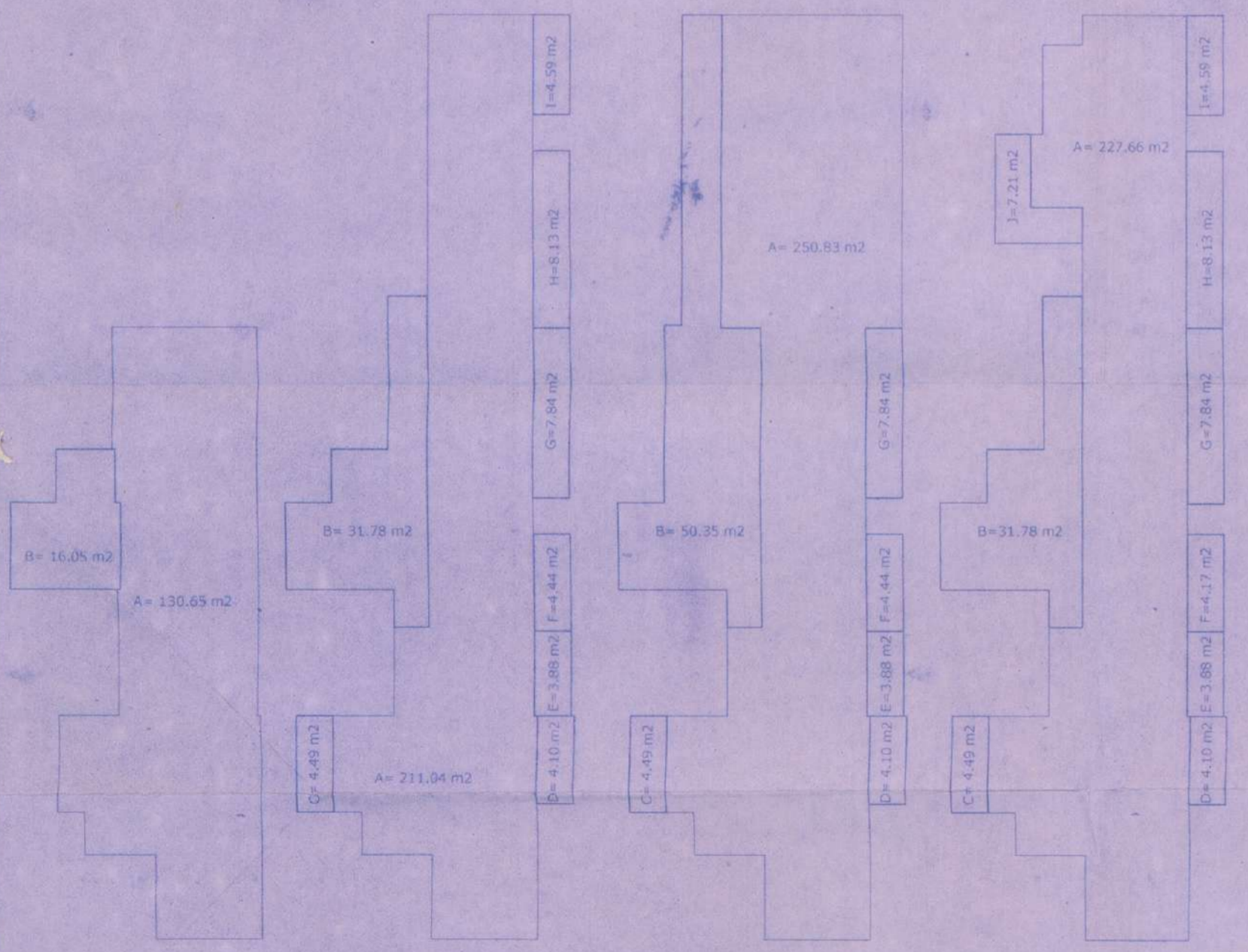
AM2- Sarthak Harmony Opp. New Bagayatdar, Ponda, Goa.
 E-mail - jayeshphadte@rediffmail.com

Please check letter No. TP/628/Tivrem/58/1-B/2023
2792 dated 15/12/2023
 regarding the PARS

Town Planner
 Country Planning Dept.
 Govt. of Goa,
 Panaji-Goa.



ELEVATION
 SCALE - 1:100



Area Calculation
 SCALE - 1:200

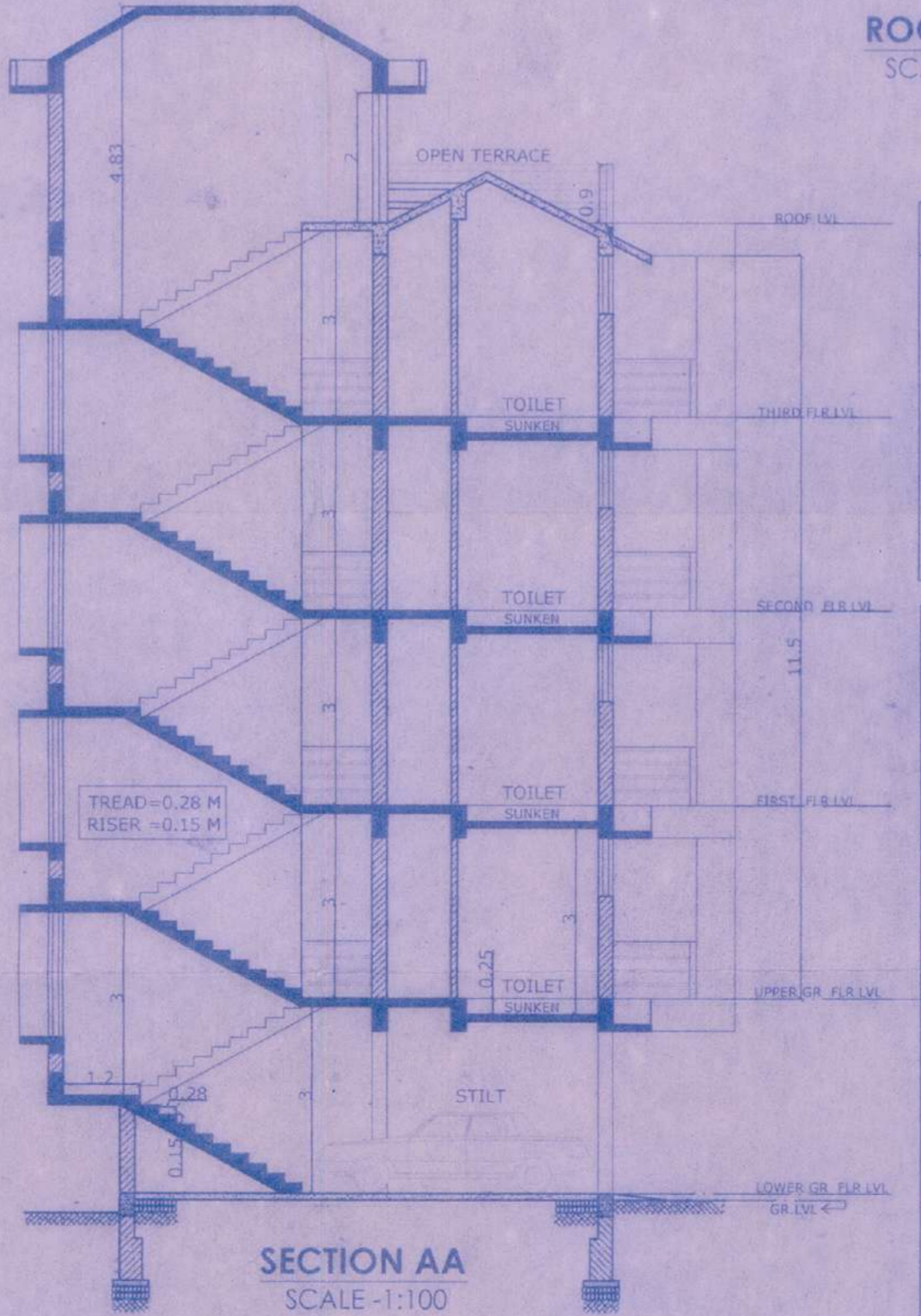
Area calculation of Lower Ground Floor Plan
 A = 130.65 m²
 B = 16.05 m²
 C = 114.60 m²
 Total Floor area of L.G.F. = 130.65 m²

Area calculation of Upper Ground Floor Plan
 A = 211.04 m²
 B = 31.78 m² (Stairs)
 C = 4.49 m² (Balc)
 D = 4.10 m² (Balc)
 E = 3.88 m² (Balc)
 F = 4.44 m² (Balc)
 G = 7.84 m² (Balc)
 H = 8.13 m² (Balc)
 I = 4.59 m² (Balc)
 Total Net Floor area of U.G.F. = 141.79 m²

Area calculation of First Floor Plan
 A = 250.83 m²
 B = 50.35 m² (Stairs)
 C = 4.49 m² (Balc)
 D = 4.10 m² (Balc)
 E = 3.88 m² (Balc)
 F = 4.44 m² (Balc)
 G = 7.84 m² (Balc)
 Total Net Floor area of F.F. = 175.73 m²

Area calculation of Typical Second and Third Floor Plan
 A = 227.66 m²
 B = 31.78 m² (Stairs)
 C = 4.49 m² (Balc)
 D = 4.10 m² (Balc)
 E = 3.88 m² (Balc)
 F = 4.44 m² (Balc)
 G = 7.84 m² (Balc)
 H = 8.13 m² (Balc)
 I = 4.59 m² (Balc)
 J = 7.21 m² (Balc)
 Total Net Floor area of S.F. = 151.20 m²
 Total Net Floor area of T.F. = 151.20 m²

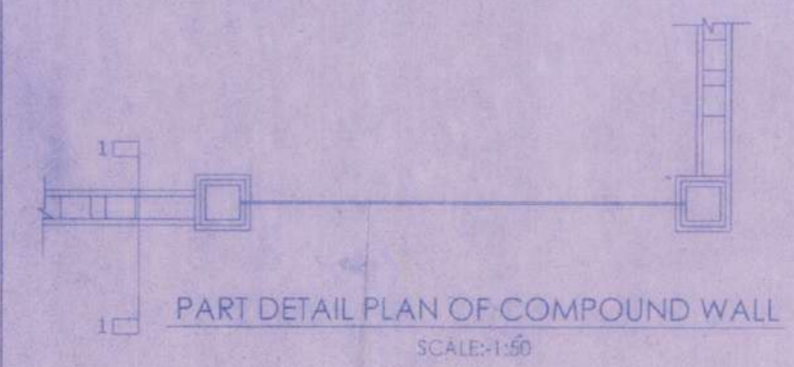
ROOF PLAN
 SCALE - 1:200



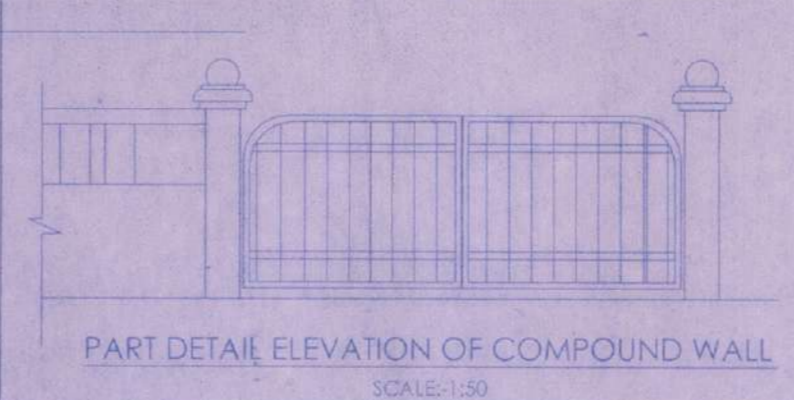
SECTION AA
 SCALE - 1:100

TYPE	SIZES
D	1.20 X 2.10
FD	2.50 X 2.10
FD1	1.50 X 2.10
D1	1.00 X 2.10
D2	0.75 X 2.10
W1	1.50 X 1.60
WK	1.50 X 1.30
RS1	2.50 X 2.30
V	0.60 X 1.00
V1	0.60 X 1.50
V2	0.60 X 2.50

NOTE
 * PLOT BOUNDARY SHOWN IN BLACK
 * OPEN SPACE SHOWN IN GREEN
 * DRAINAGE SHOWN IN YELLOW
 * PROP CONST SHOWN IN PINK



PART DETAIL PLAN OF COMPOUND WALL
 SCALE: 1:50



PART DETAIL ELEVATION OF COMPOUND WALL
 SCALE: 1:50



SITE PLAN
 SCALE - 1:500

JOB: PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AND COMPOUND WALL FOR TATVA REALTORS IN LAND BEARING SY NO 58/1-B, IN TIVREM VILLAGE, PONDA TALUKA, NORTH GOA.

AREA STATEMENT

- 01. Area of the plot = 2185.00 m²
- 02. Deduction for
 - a) Area within road widening/ proposed (front) = 78.66 m²
 - b) Area reserved for any other use = NIL
 - c) Total (a+b) = NIL
- 03. Effective area of plot (01-02) = 2106.34 m²
- 04. Whether any extra F.A.R is claimed on basis of road widening/ prop road if "Yes" state = NIL
 - a) Area of road widening
 - b) Whether the land has been gifted to the local body.
- 05. Area occupied by existing building in the plot.
- 06. Area of the building to be demolished. = NIL
- 07. Covered area of proposed building. = 197.11 m²
- 08. Total coverage. = 9.36%

Floor reference	Total built up area m ²	Area free from F.A.R				Net floor Area m ²	F.A.R
		Balc	O.T	Stair	Stilt		
Lower Gr Floor	130.65	-	-	16.05	114.60	NIL	
Upper Gr Floor	211.04	37.47	-	31.78	-	141.79	
First Floor	250.83	24.75	-	50.35	-	175.73	
Second Floor	227.66	44.68	-	31.78	-	151.20	
Third Floor	227.66	44.68	-	31.78	-	151.20	
Total	1047.84	151.58	-	161.74	114.60	619.92	28.37

AREA FOR INFRASTRUCTURE TAX - 933.24 m²
 PARKING REQUIRED - 13 NOS
 PARKING PROVIDED - 13 NOS

DWG DATE: 14.12.2022
 DRAWN BY: ADITYA

OWNER'S NAME: **TATVA REALTORS**

OWNER'S SIGN: _____ ARCHT. SEAL AND SIGN

(Signature)

JAYESH PHADTE
 architect
 COA REG. NO. : CA/07/21755
 TCP REG. NO. : AR/0039/2010

ARCHITECT & INTERIOR DESIGNER

JAYESH PHADTE

AM2- Sarthak Harmony Opp. New Bagayatdar, Ponda, Goa.
 E-mail - jayeshphadte@rediffmail.com