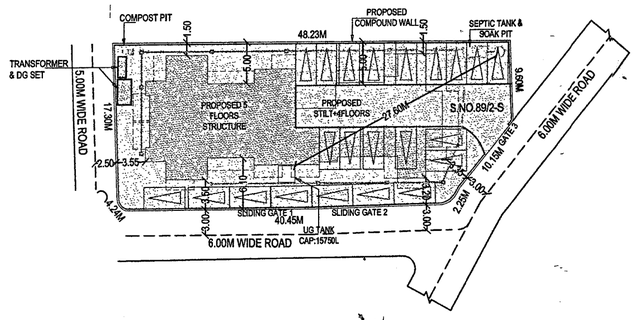
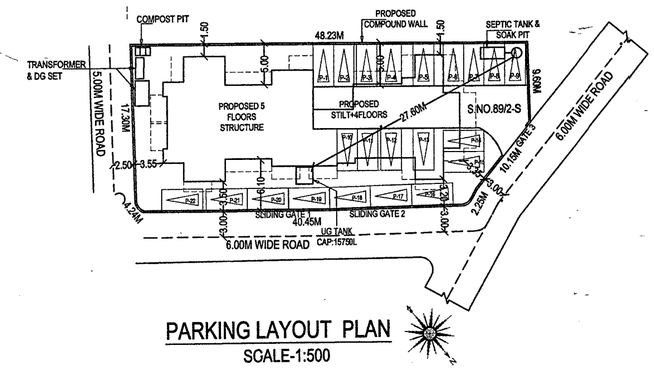
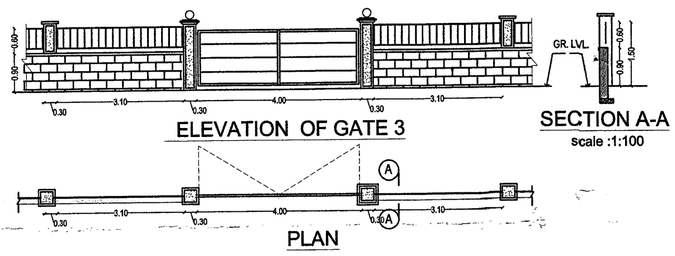


SITE PLAN
SCALE-1:500

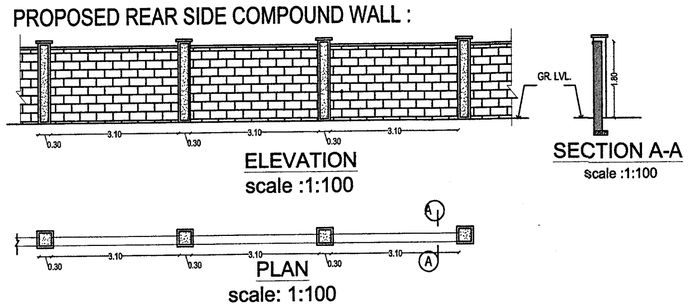


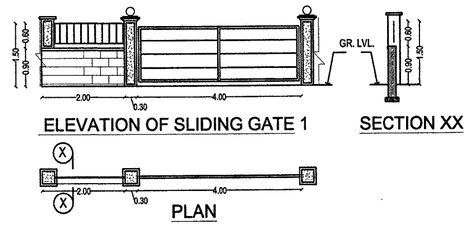
PARKING LAYOUT PLAN
SCALE-1:500

PROPOSED FRONT COMPOUND WALL & GATE :

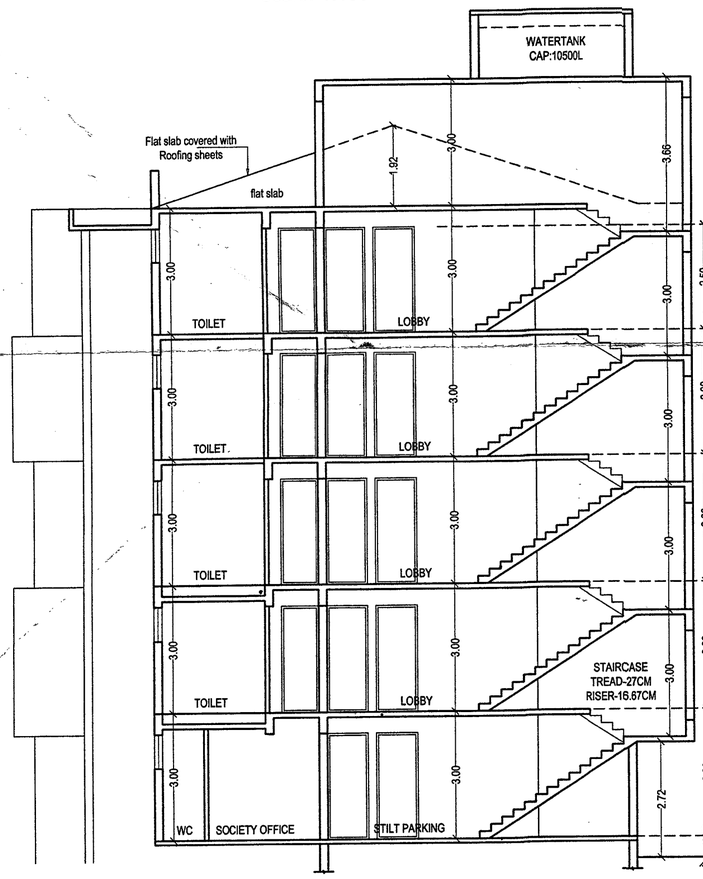


PROPOSED REAR SIDE COMPOUND WALL :



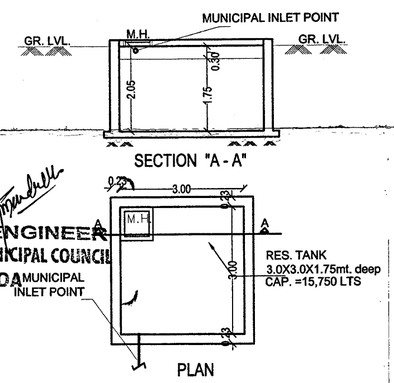


LENGTH OF PROPOSED COMPOUND WALL - 132.22M



SECTION AA'

UG TANK DETAILS



UG TANK DETAILS
SCALE 1:100

CUNCOLIM MUNICIPAL COUNCIL
CUNCOLIM - GOA

Please check order No. PDM/36886/Veroda/89/2-S/2025/8493 dated 07/11/2025 regarding the plans

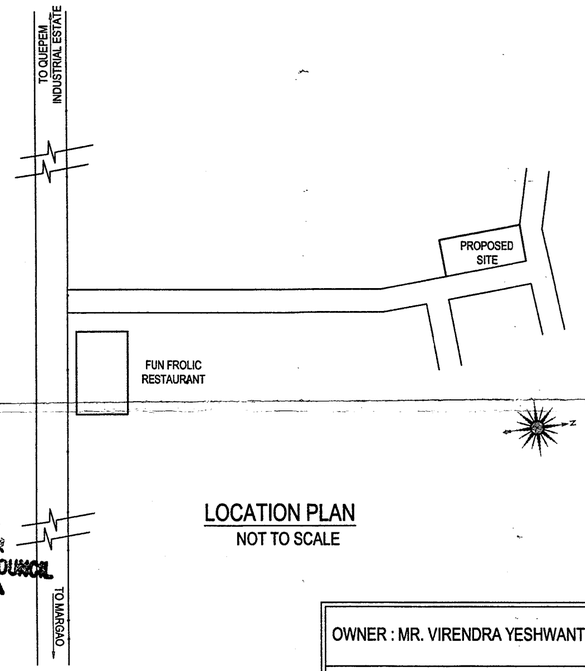
Town Planner
Town & Country Planning Dept.,
South Goa Dist. Office Margao -Goa

JUNIOR ENGINEER
CUNCOLIM MUNICIPAL COUNCIL
GOA

CHIEF OFFICER
CUNCOLIM MUNICIPAL COUNCIL
CUNCOLIM - GOA

MUNICIPAL ENGINEER
CUNCOLIM MUNICIPAL COUNCIL

NOTE: ALL BALCONIES TO BE ENCLOSED ABOVE PARAPET LEVEL WITH GLASS



LOCATION PLAN
NOT TO SCALE

32. Details of areas and use ,floorwise:

Floor % Reference	Use	Total builtup area M2	Areas free from FAR: Stairs.	Balc./ Ver.	Lift	Stilt	Total	Net Floor Area sq.m.	FAR P %	Intermed. Terrace
PROPOSED RESIDENTIAL BUILDING										
GR. FLOOR	Park./Res.	337.46	35.08	9.30	4.75	150.81	199.94	137.52	15.01%	-
FIRST FL	Res.	463.45	35.08	82.14	4.75	-	121.97	315.48	34.40%	26.00
SECOND FL	Res.	437.45	35.08	82.14	4.75	-	121.97	315.48	34.40%	-
THIRD FL	Res.	463.45	35.08	82.14	4.75	-	121.97	315.48	34.40%	26.00
FOURTH FL	Res.	437.45	35.08	82.14	4.75	-	121.97	315.48	34.40%	-
TOTAL		2139.26	175.40	337.86	23.75	150.81	687.82	1399.44	152.61%	52.00

33. TOTAL B.U.A PROPOSED =2139.26sqm+13.44sqm CTI RM+19.08sqm SOC. OFF.+49.00sqm ENT. FOYER=2220.78sqm

34. AREA FOR INFRASTRUCTURE TAX = 2220.78-150.81 (STILT) = 2069.97sqm

35. LENGTH OF PROPOSED COMPOUND WALL= 132.22M

36. Parking Details :

PARKING DETAILS		No. of Car Parks/ parking area	
FLOOR AREA/NO. OF UNITS	USE	Required	Provided
FAR upto 75sqm - 22NOS.	Res.	22	22
Total no. of Parking	Res.	22	22

37. Type of zone to which the plot belongs to — SETTLEMENT zone

SETBACKS:

38. Front setback from the center line of road — 3.00+3.35m,3.00+3.20m, 2.50+3.55m

39. Side setbacks:
(a) — 1.50m,5.00m
(b)

40. Distance between two or more building on the same plot, if any — --- mts.

41. Height of the plinth — 0.50 mts.

42. Use to which the building is to be put to floor-wise :
GROUND FLOOR : Park./Residential
FIRST FLOOR : Residential
SECOND FLOOR : Residential
THIRD FLOOR : Residential
FOURTH FLOOR : Residential

43. Plot owned by with reference to the ownership certificate of land :

44. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division. — MR. VIRENDRA YESHWANT DESSAI

45. Any other information — ---

AREA STATEMENT

PLOT AREA:

1. Area of the Plot	917.00	Sq.mts.
2. Deduction for		
(a) Area within road widening (proposed)	0.00	Sq.mts.
(b) Area reserved for any other use	Nil	Sq.mts.
Total (a+b)	Nil	Sq.mts.
3. Net effective area (1) - (2)	917.00	Sq.mts.
4. Covered area occupied by the existing building,if any	0.00	Sq.mts.
5. Plot coverage of the existing building (in%)	0.00	%
6. Covered area of the existing building that is proposed to be demolished	-	Sq.mts.
7. Plot coverage of the existing building that is proposed to to be demolished (in %)	-	%
8. Covered area of proposed buildings	365.05	Sq.mts.
9. Plot coverage of the proposed building (in %)	39.81	%
10. Combined covered area of the existing building to be maintained and that of the proposed building	365.05	Sq.mts.
11. Combined plot coverage of the existing building to be maintained and that of the proposed building (in %)	39.81	%

FLOOR AREA:

12. Balcony area and covered area over footways floorwise and total on all floors	337.86	Sq.mts.
13. Balcony area and covered area over footways floorwise and total on all floors,consumed for FAR purpose	Nil	Sq.mts.
14. Addition of set-back area and/or proposed road for FAR purpose	Nil	Sq.mts.
15. Addition of garage area for FAR purpose	Nil	Sq.mts.
16. Floor area consumed on GROUND FLOOR	137.52	Sq.mts.
17. Floor area consumed on FIRST FLOOR	315.48	Sq.mts.
18. Floor area consumed on SECOND FLOOR	315.48	Sq.mts.
19. Floor area consumed on THIRD FLOOR	315.48	Sq.mts.
20. Floor area consumed on FOURTH FLOOR	315.48	Sq.mts.
21. Floor area consumed on FIFTH FLOOR	0.00	Sq.mts.
22. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose	0.00	Sq.mts.
23. Existing floor area to be maintained	0.00	Sq.mts.
24. Total floor area consumed: (13+14+15+16+17+18+19+20+21)	1399.44	Sq.mts.
25. Floor area permissible	917.00	Sq.mts.
26. FAR permissible	100.00	%
27. FAR consumed	152.61	%
28. Mezzanine area	Nil	Sq.mts.
29. Loft area	Nil	Sq.mts.
30. Basement area	Nil	Sq.mts.
31. Garage area	Nil	Sq.mts.

SCHEDULE OF OPENINGS	
TYPE	SIZE
DOOR	
D	1.00 X 2.50
D1	0.90 X 2.20
D2	0.90 X 2.50
D3	0.75 X 2.20
FD1	2.40 X 2.50
FD2	2.20 X 2.50
WINDOW	
W1	1.50 X1.60
W2	1.20 X1.60
KW	1.50 X1.40
KW1	0.90 X1.40
V	0.60 X0.80

OWNER : MR. VIRENDRA YESHWANT DESSAI

PROJECT : PROPOSED RESIDENTIAL BUILDING, COMPOUND WALL, CTI ROOM & SOCIETY OFFICE AT VERODA VILLAGE, CUNCOLIM, SALCETE TALUKA, GOA

DATE : 11-10-2025 | SURVEY NO.: 89/ SUB DIV. NO. 2-S

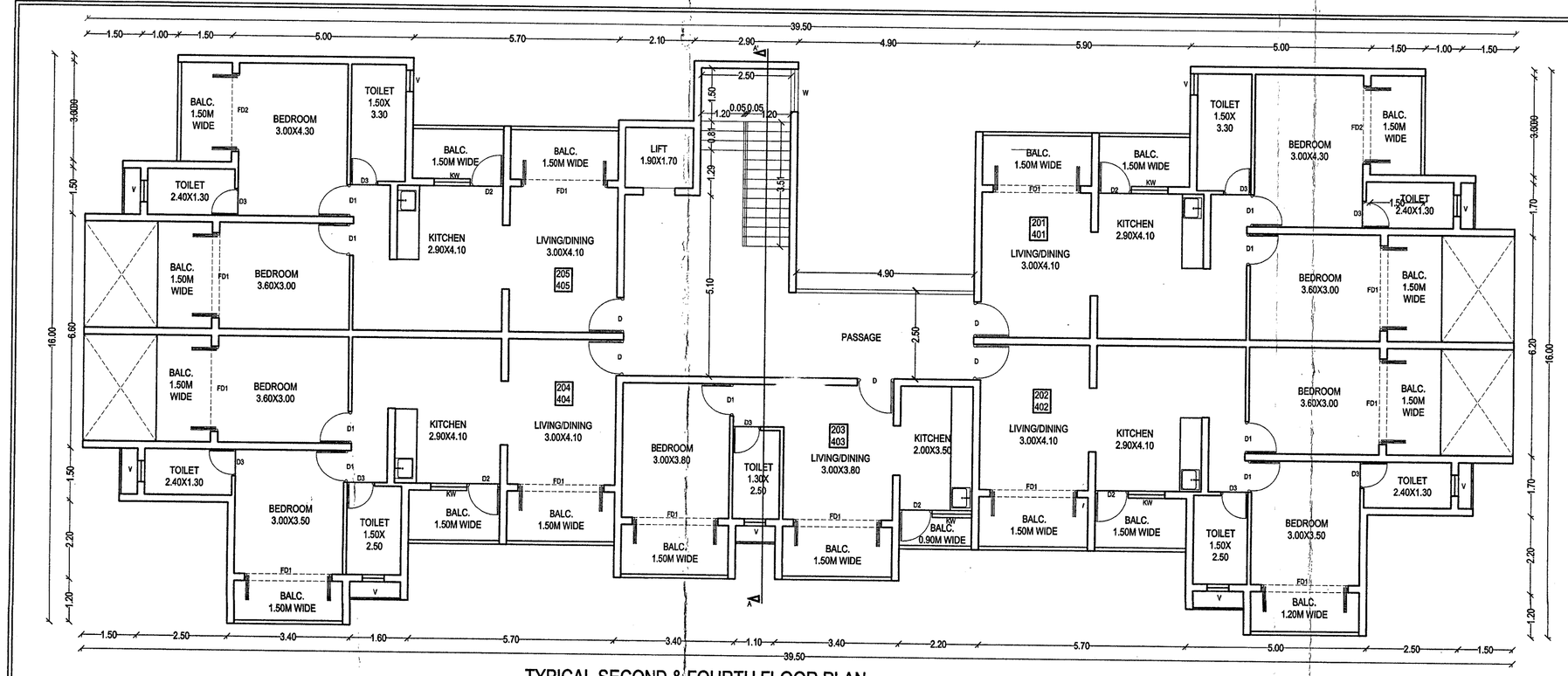
SCALE - 1:100 & 1:500 | DRG. NO- 800 /01

JOB NO- 2539 | ENGINEER: UDAY SAWANT B.E.(CIVIL) Reg. No. ER/0022/2010

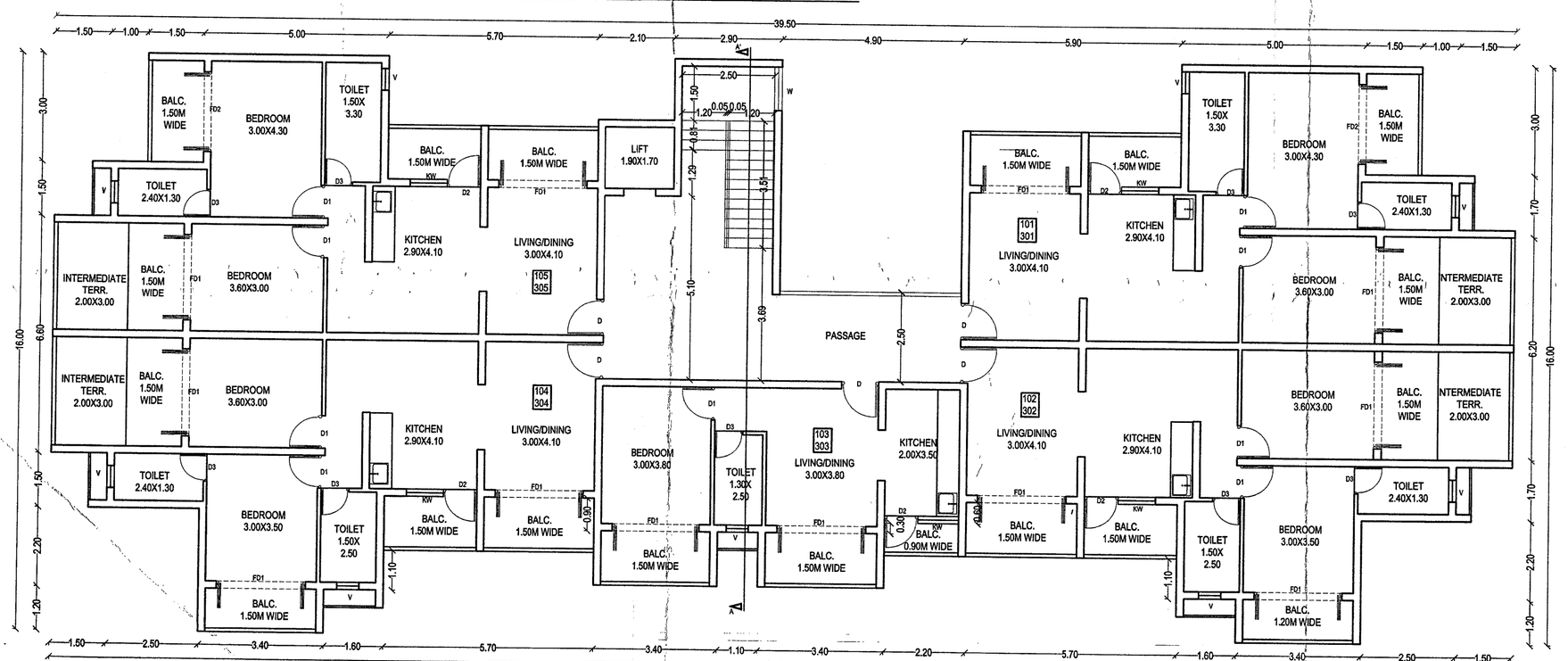
OWNER:

SAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
INTERIOR DESIGNERS
SAPANA ARCADE, 1ST FLOOR
MALBHAT, MARGAO -GOA.
PHONE NO.(0)8 2736693

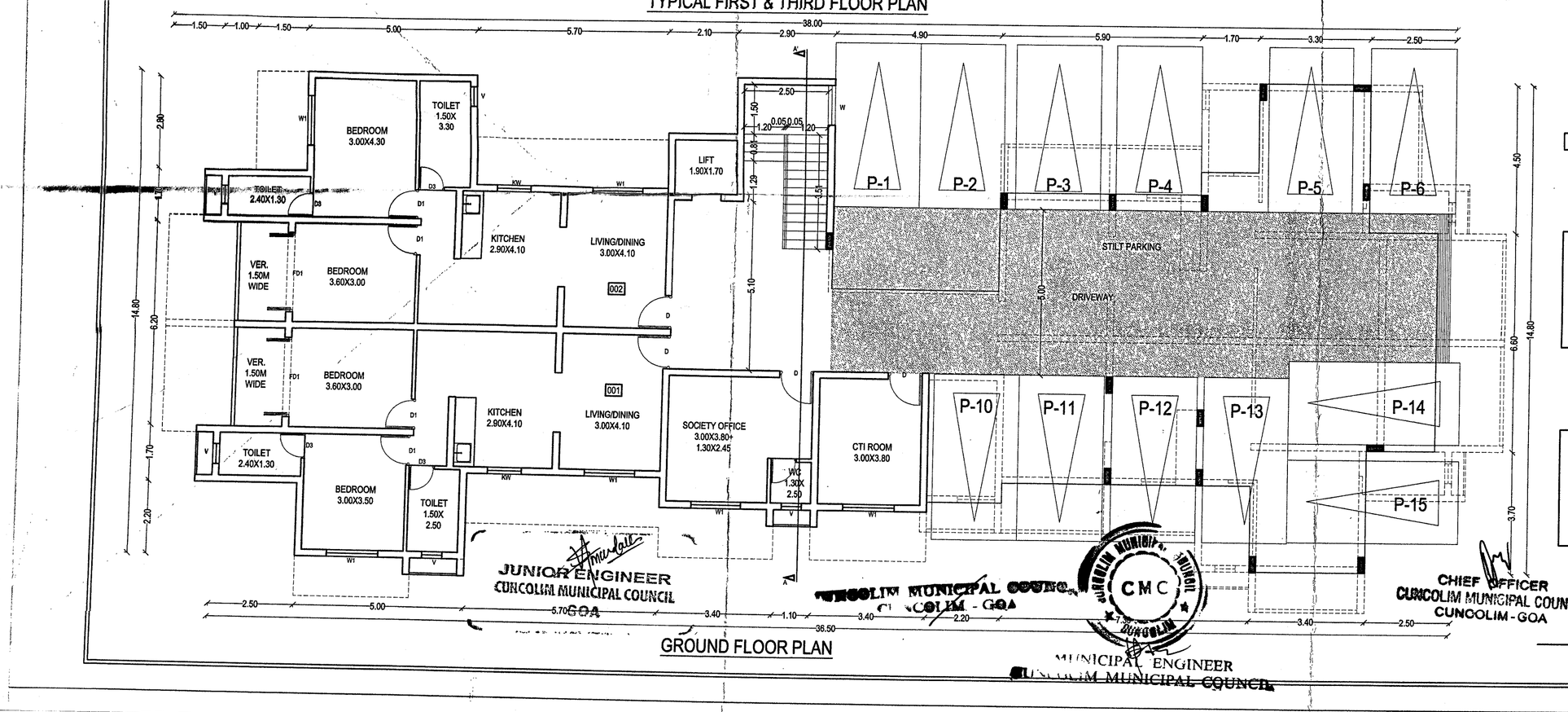
Vina Nights



TYPICAL SECOND & FOURTH FLOOR PLAN



TYPICAL FIRST & THIRD FLOOR PLAN



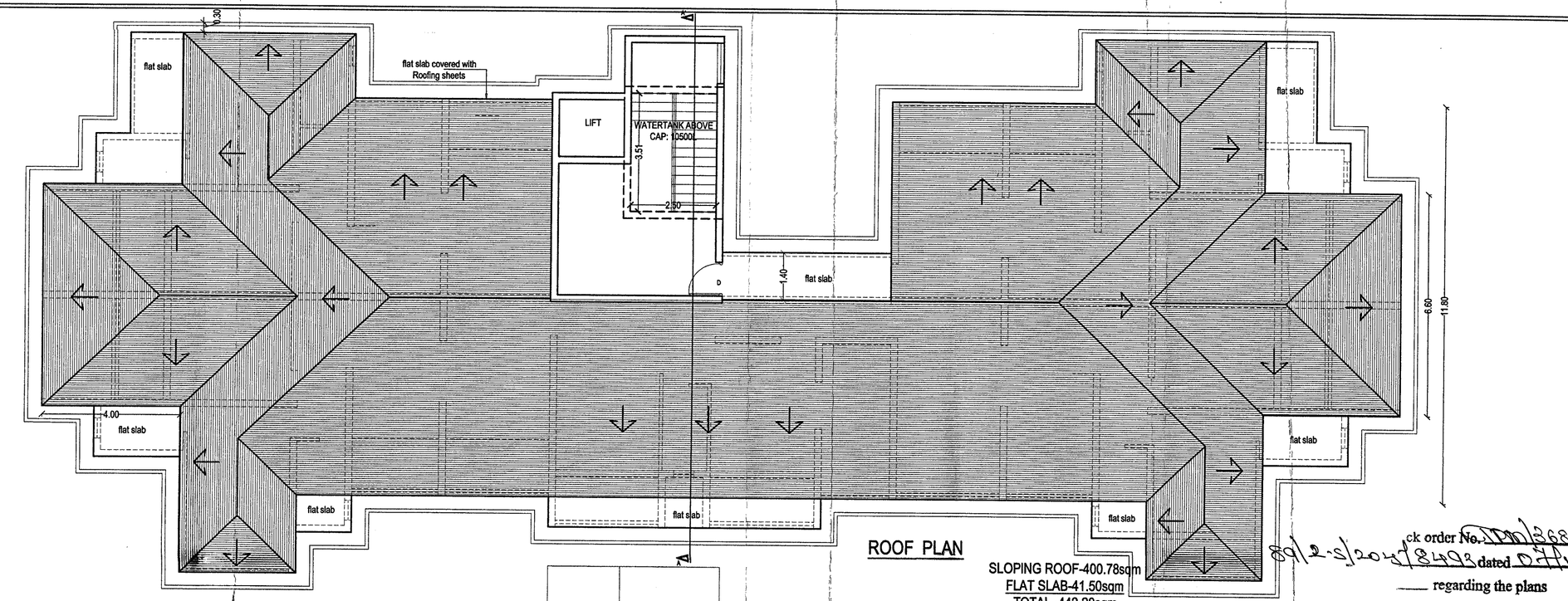
GROUND FLOOR PLAN

JUNIOR ENGINEER
CUNCOLIM MUNICIPAL COUNCIL
GOA

CUNCOLIM MUNICIPAL COUNCIL
CUNCOLIM - GOA

MUNICIPAL ENGINEER
CUNCOLIM MUNICIPAL COUNCIL

CHIEF OFFICER
CUNCOLIM MUNICIPAL COUNCIL
CUNCOLIM - GOA



ROOF PLAN

SLOPING ROOF-400.78sqm
FLAT SLAB-41.50sqm
TOTAL -442.28sqm

Flat slab covered with Roofing sheets

ROOF
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR

FRONT ELEVATION (NORTH- EAST SIDE)

Flat slab covered with Roofing sheets

STILT PARKING
DRIVEWAY

FRONT ELEVATION (NORTH-WEST SIDE)

Flat slab covered with Roofing sheets

FRONT ELEVATION (SOUTH- EAST SIDE)

ck order No. TCP/6686/Varoda/
89/2-5/2024/8492 dated 27/11/2025
regarding the plans

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

SCHEDULE OF OPENINGS	
TYPE	SIZE
DOOR	
D	1.00 X 2.50
D1	0.90 X 2.20
D2	0.90 X 2.50
D3	0.75 X 2.20
FD1	2.40 X 2.50
FD2	2.20 X 2.50
WINDOW	
W1	1.50 X1.60
W2	1.20 X1.60
KW	1.50 X1.40
KW1	0.90 X1.40
V	0.60 X0.80

OWNER : MR. VIRENDRA YESHWANT DESSAI

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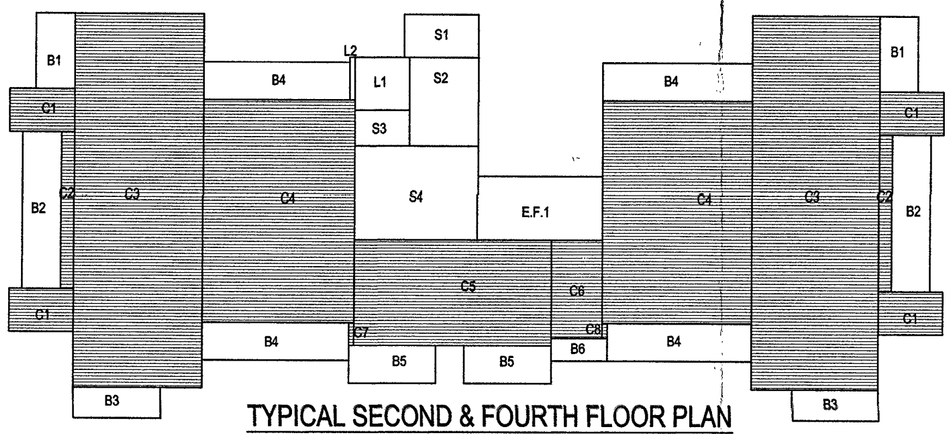
DATE : 11-10-2025
SURVEY NO.: 89/ SUB DIV. NO. 2-S
SCALE - 1:100 & 1:500
DRG. NO- 800 / 02
JOB NO.-2539
ENGINEER: UDAY SAWANT B.E.(CIVIL) Reg. No. ER/0022/2010
OWNER:

SAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
INTERIOR DESIGNERS
H.NO. 1, SAWANT BUILDING
MALBHAT, MARGAO, GOA.
PHONE NO(0832) 2712345

AREA DIGRAMS



TYPICAL SECOND & FOURTH FLOOR PLAN

TYPICAL SECOND & FOURTH FLOOR

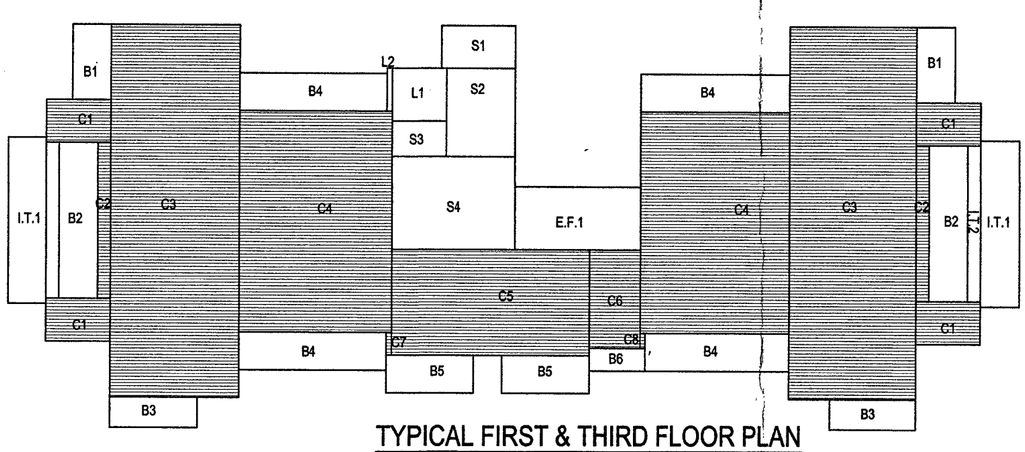
BALCONY:
B1-2X1.50X3.00=9.00
B2-2X1.50X6.20=18.60
B3-2X3.40X1.20=8.16
B4-4X5.70X1.50=34.20
B5-2X3.40X1.50=10.20
B6-2.20X0.90=1.98
TOTAL =82.14sqm

FAR CALCULATION:
C1-4X2.50X1.70=17.00
C2-2X0.50X6.20=6.20
C3-2X5.00X14.80=148.00
C4-2X5.90X6.80=103.84
C5-7.70X4.20=32.34
C6-2.00X3.90=7.80
C7-0.20X0.90=0.18
C8-0.20X0.60=0.12
TOTAL =315.48sqm

STAIRCASE:
S1-2.90X1.70=4.93
S2-2.70X3.51=9.48
S3-2.10X1.41=2.96
S4-4.80X3.69=17.71
TOTAL=35.08sqm

LIFT:
L1-2.10X2.10=4.41
L2-0.20X1.70=0.34
TOTAL =4.75sqm

ENTRANCE FOYER:
E.F.1-4.90X2.50=12.25sqm



TYPICAL FIRST & THIRD FLOOR PLAN

TYPICAL FIRST & THIRD FLOOR

BALCONY:
B1-2X1.50X3.00=9.00
B2-2X1.50X6.20=18.60
B3-2X3.40X1.20=8.16
B4-4X5.70X1.50=34.20
B5-2X3.40X1.50=10.20
B6-2.20X0.90=1.98
TOTAL =82.14sqm

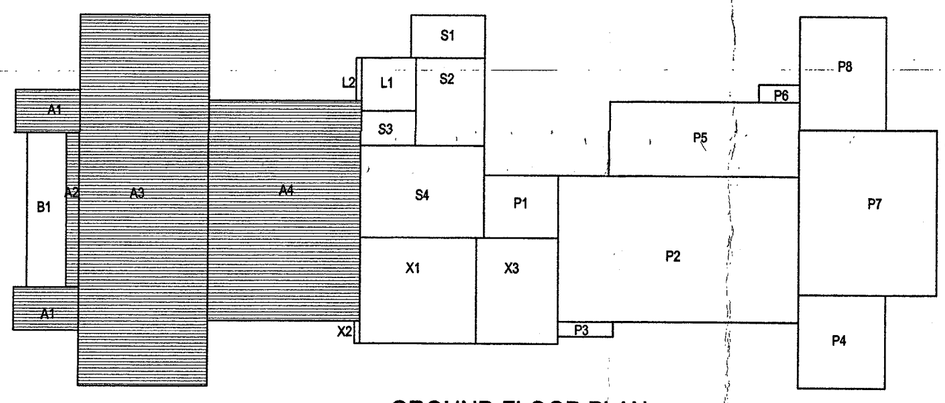
FAR CALCULATION:
C1-4X2.50X1.70=17.00
C2-2X0.50X6.20=6.20
C3-2X5.00X14.80=148.00
C4-2X5.80X6.80=103.84
C5-7.70X4.20=32.34
C6-2.00X3.90=7.80
C7-0.20x0.90=0.18
C8-0.20X0.60=0.12
TOTAL =315.48sqm

STAIRCASE:
S1-2.90X1.70=4.93
S2-2.70X3.51=9.48
S3-2.10X1.41=2.96
S4-4.80X3.69=17.71
TOTAL=35.08sqm

LIFT:
L1-2.10X2.10=4.41
L2-0.20X1.70=0.34
TOTAL =4.75sqm

INTER. TERR.
I.T.1-2X1.50X6.60=19.80
I.T.2-2X0.50X6.20=6.20
TOTAL = 26.00sqm

ENT. FOYER:
E.F.1-4.90X2.50=12.25sqm



GROUND FLOOR PLAN

AREA CALCULATIONS:

GROUND FLOOR PLAN
BALCONY:
B1-1.50X6.20=9.30sqm

FAR CALCULATION:
A1-2X2.50X1.70=8.50
A2-0.50X6.20+3.10
A3-5.00X14.80=74.00
A4-5.90X8.80=51.92
TOTAL =137.52sqm

STAIRCASE:
S1-2.90X1.70=4.93
S2-2.70X3.51=9.48
S3-2.10X1.41=2.96
S4-4.80X3.69=17.71
TOTAL=35.08sqm

LIFT:
L1-2.10X2.10=4.41
L2-0.20X1.70=0.34
TOTAL = 4.75

SOCIETY OFFICE:
X1-4.50X4.20=18.90
X2-0.20X0.90=0.18
TOTAL = 19.08sqm

CTI ROOM:
X3-3.20X4.20=13.44sqm

PARKING:
P1-2.90X2.50=7.25
P2-9.50X5.80=55.10
P3-2.20X0.60=1.32
P4-3.40X3.70=12.58
P5-7.50X3.00=22.50
P6-1.60X0.70=1.12
P7-5.40X6.60=35.64
P8-3.40X4.50=15.30
TOTAL =150.81sqm

COVERAGE:
=BALCONY+FAR+(STAIRCASE-S1)
+LIFT+SOCIETY OFFICE+CTI
ROOM+PARKING.
=9.30+137.52+(35.08-4.93)+4.75+
19.08+13.44+150.81
=365.05sqm

Please check order No. _____
_____ dated _____
_____ regarding the plans

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

OWNER : MR. VIRENDRA YESHWANT DESSAI

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JOB NO- 2539	ENGINEER: UDAY SAWANT B.E.(CIVIL) Reg. No. ER/0022/2010
OWNER:	SAWANT & ASSOCIATES ARCHITECTS, ENGINEERS INTERIOR DESIGNERS SAPANA ARCADE, 1ST FLOOR MALSHAT, MARGAO -GOA. PHONE NO.(0)1 2736693