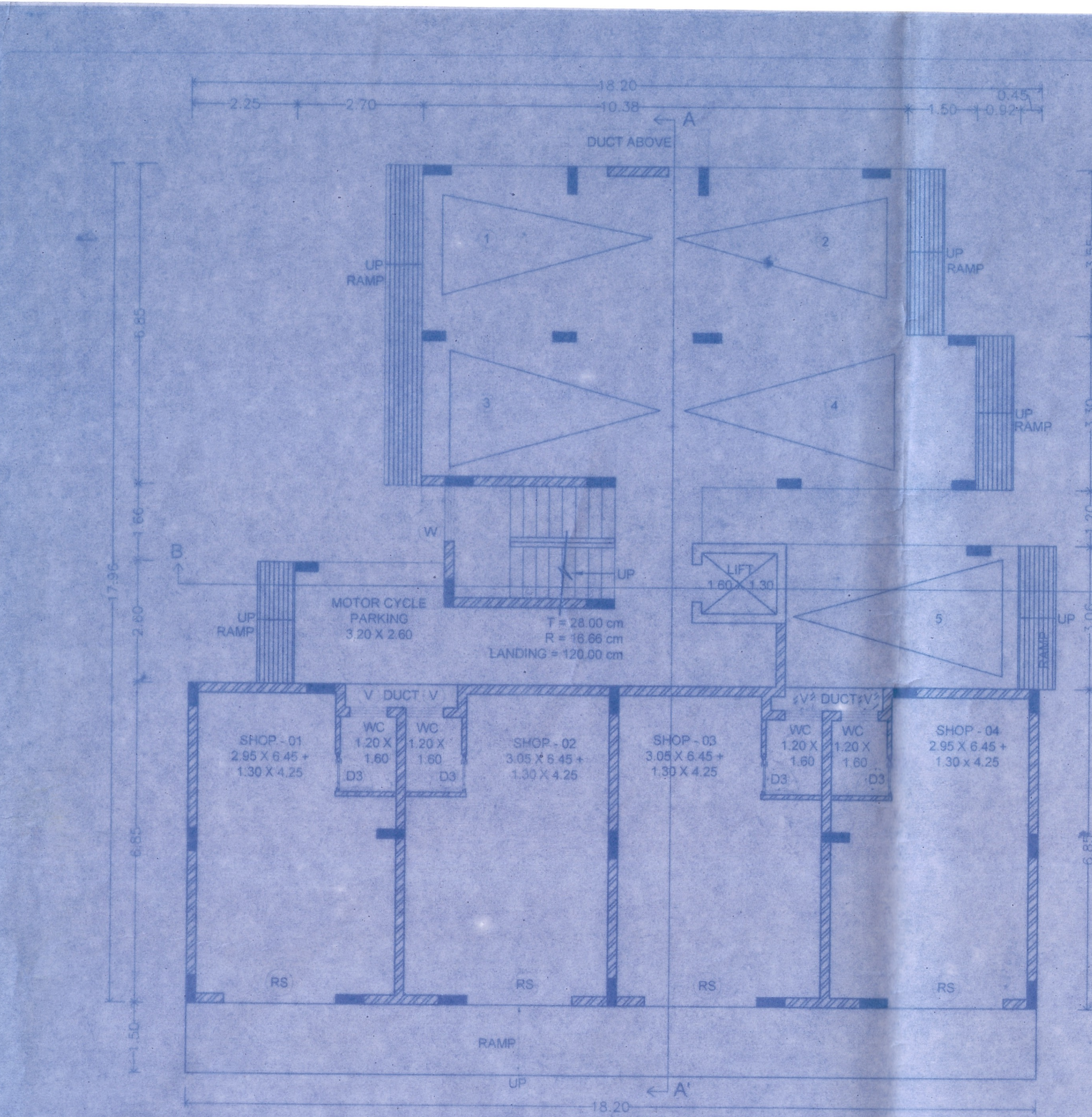
No. VP/BMC/Const. Licence/14/2025-26/2206, Dt. 15/01/2026

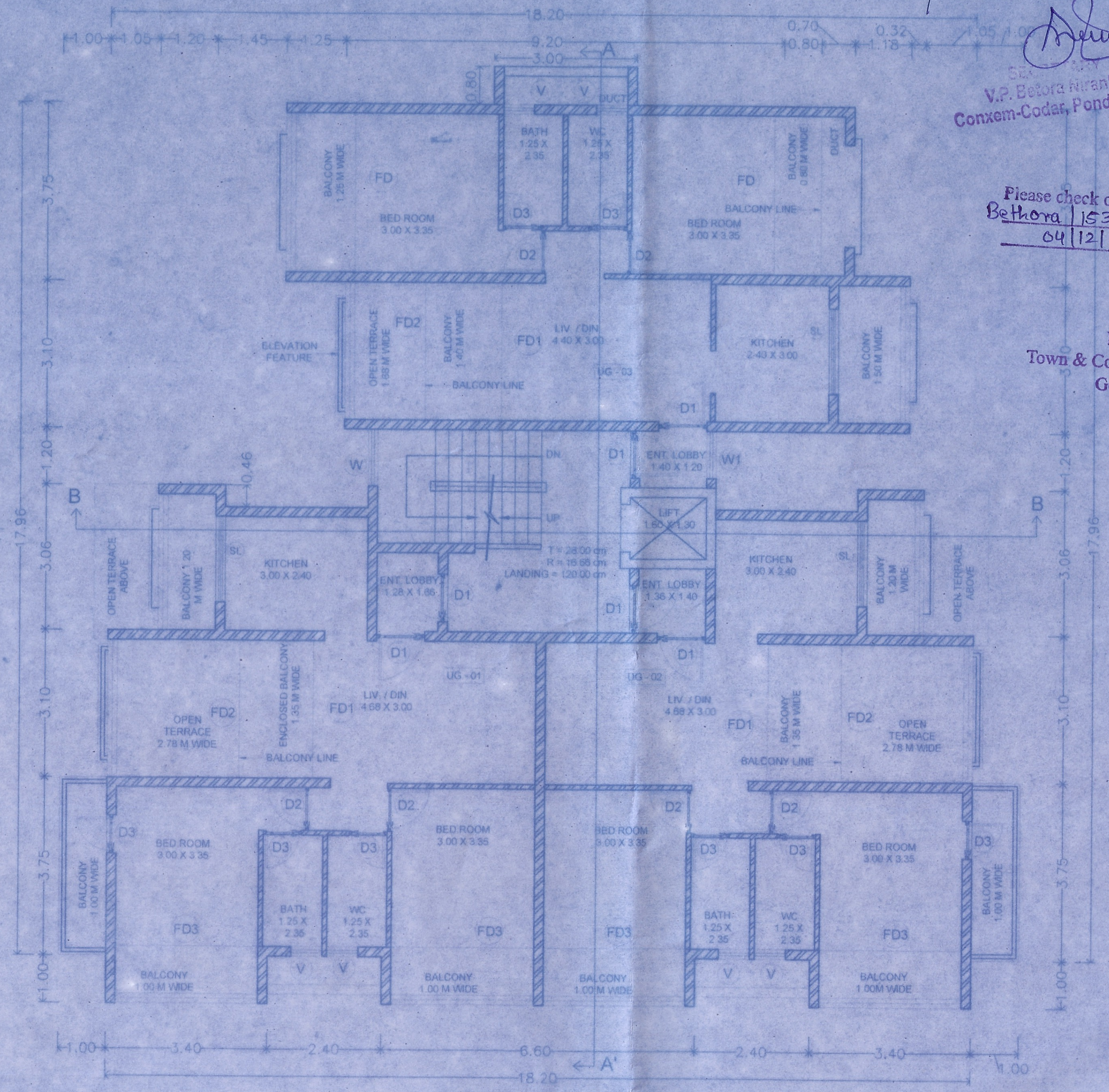
V.P. Betora Nirankal
Conxem-Codar, Ponda - Goa

Please check order No. TPP/238/Const/
Bethora/153/1-B/8/2024-25/3586 dated
04/12/2025 regarding the plans.

Dy Town Planner
Town & Country Planning Department
Government of Goa
PONDA- GOA


DUCT ABOVE
UP RAMP
MOTOR CYCLE PARKING 7.20 X 2.60
T = 28.00 cm R = 16.66 cm LANDING = 120.00 cm
SHOP - 01 2.95 X 6.45 + 1.30 X 4.25
SHOP - 02 3.05 X 6.45 + 1.30 X 4.25
SHOP - 03 3.05 X 6.45 + 1.30 X 4.25
SHOP - 04 2.95 X 6.45 + 1.30 X 4.25
WC 1.20 X 1.60
DUCT
RS
RAMP
18.20

LOWER GROUND FLOOR PLAN
SCALE = 1:100



UPPER GROUND FLOOR PLAN
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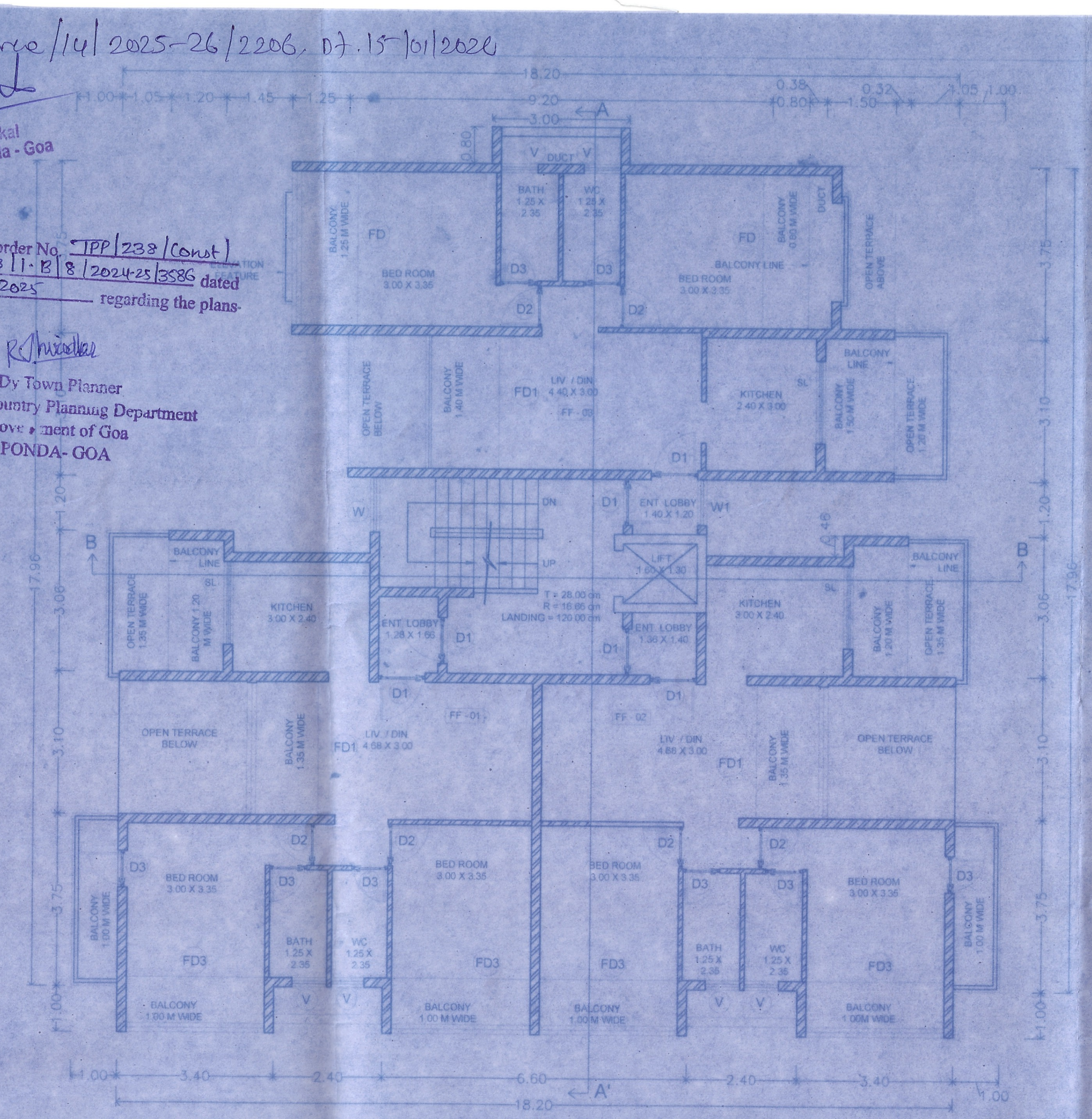

FIRST FLOOR PLAN
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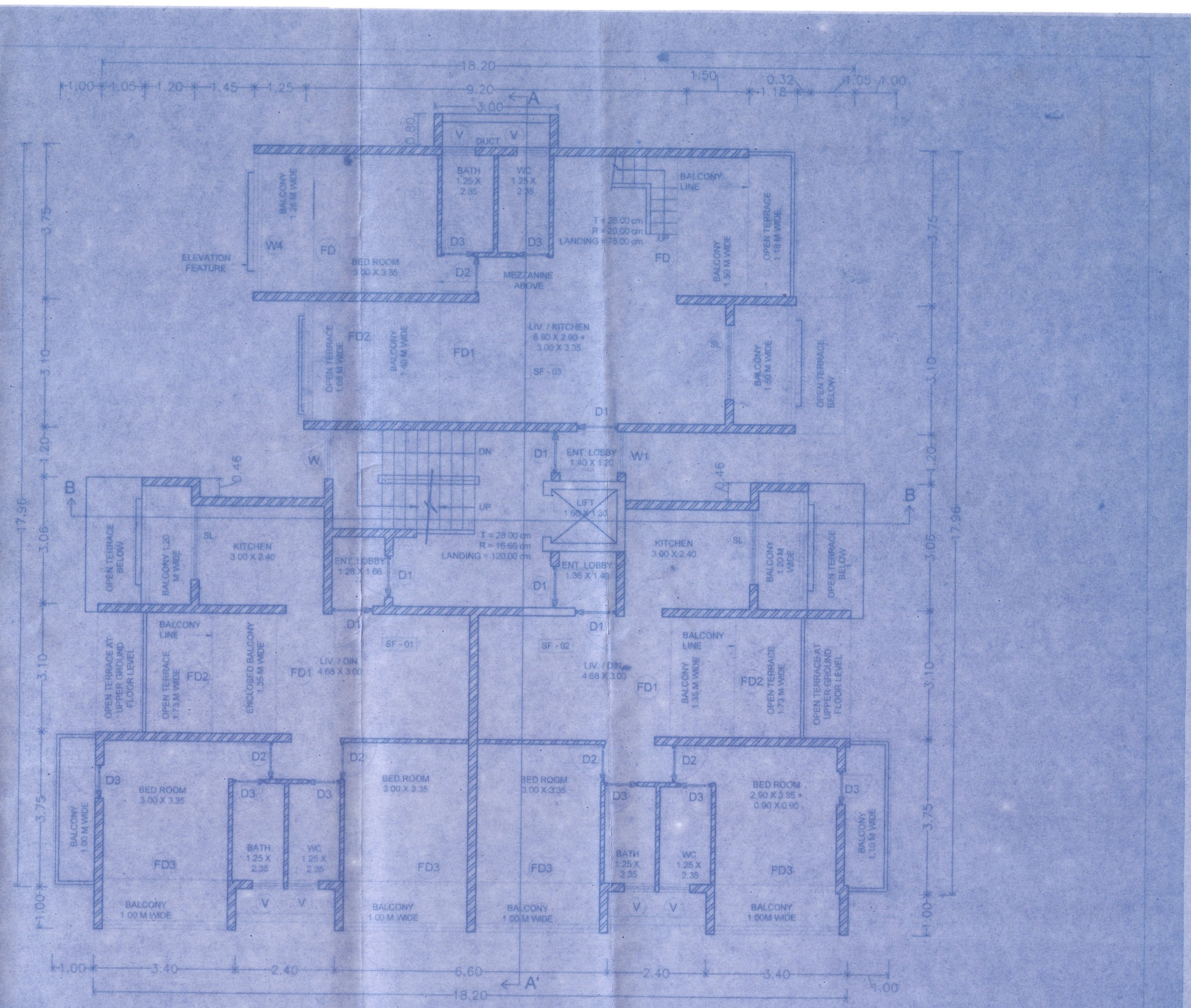

SECOND FLOOR PLAN
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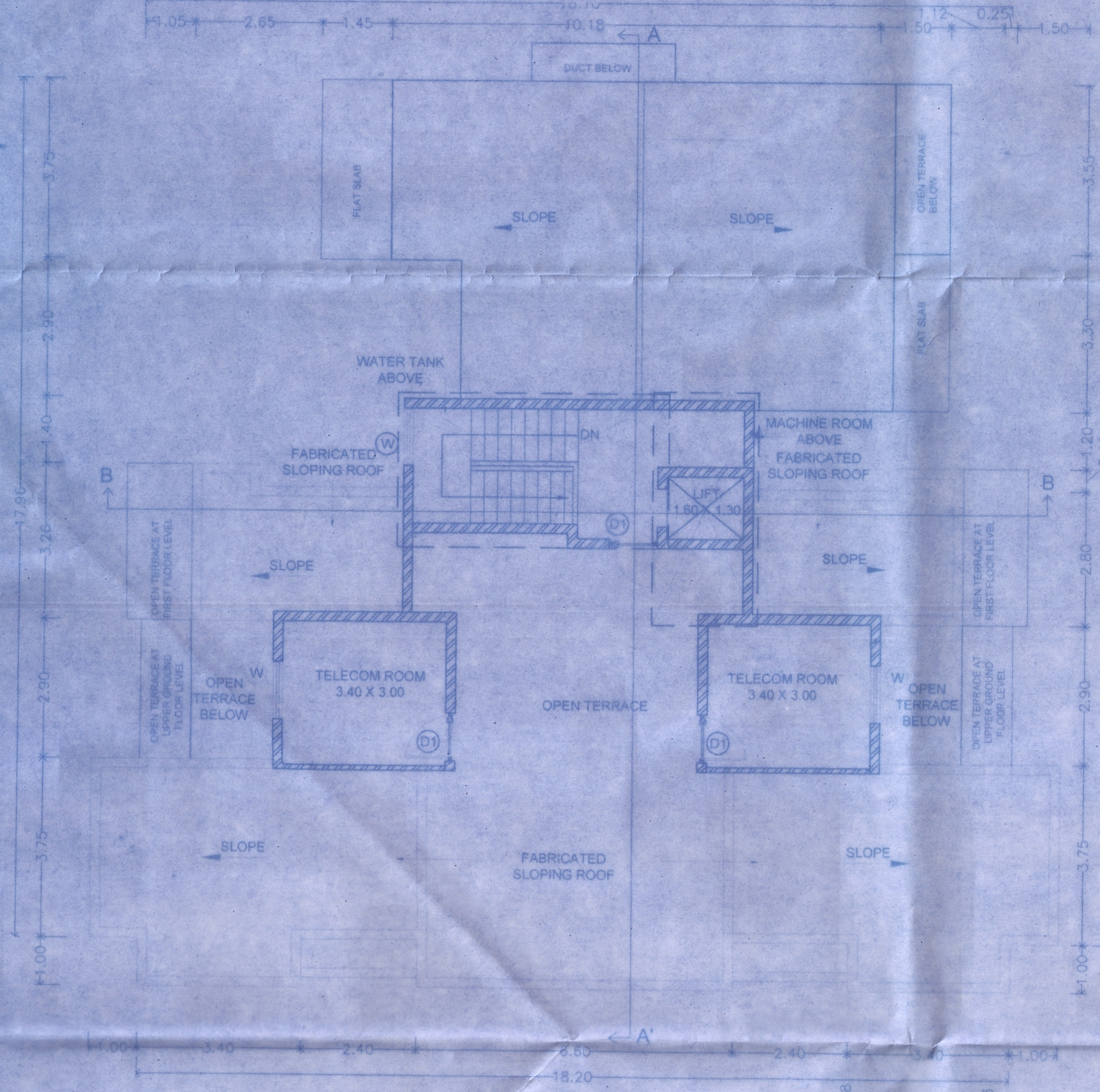

ROOF PLAN
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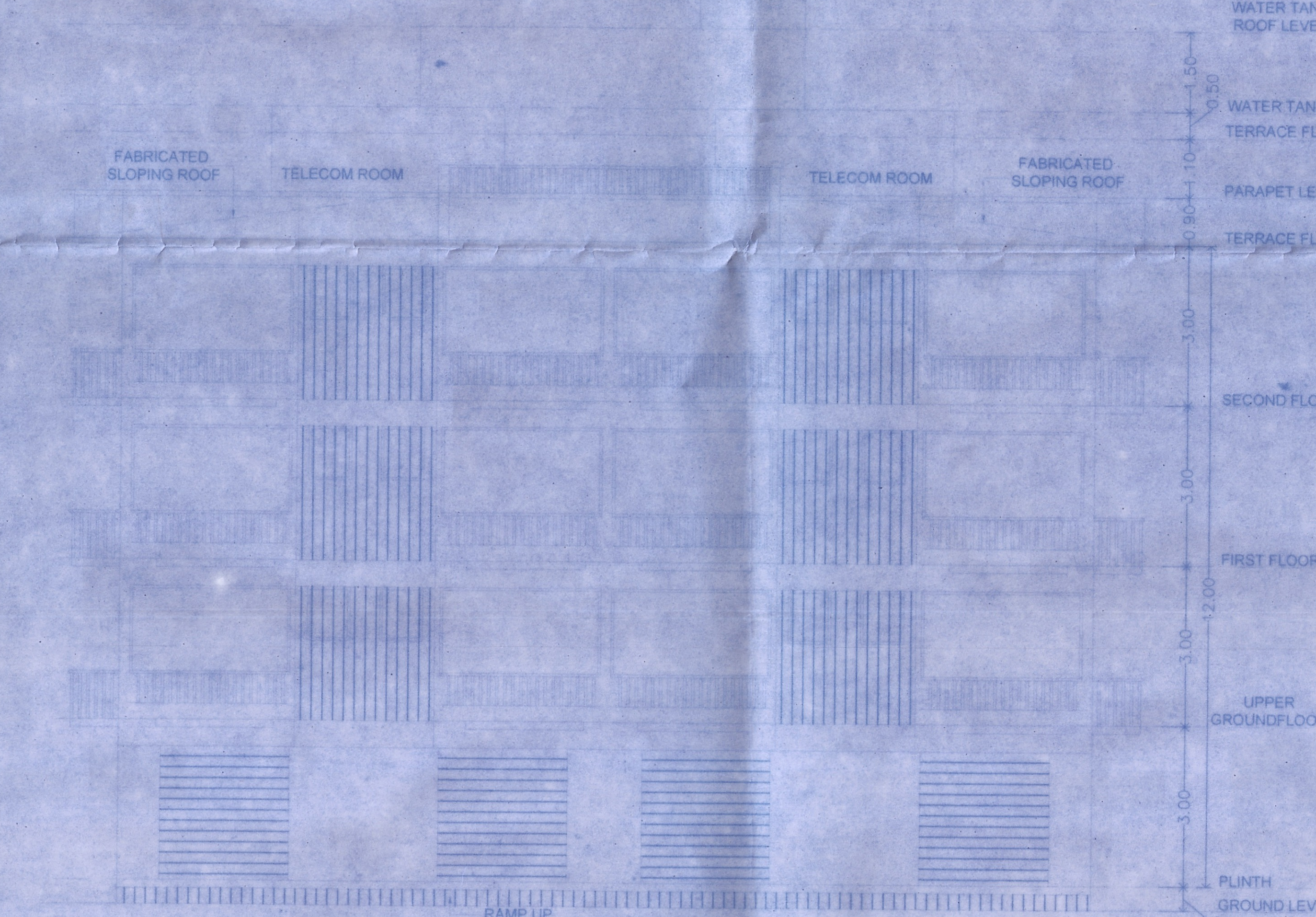

FRONT ELEVATION
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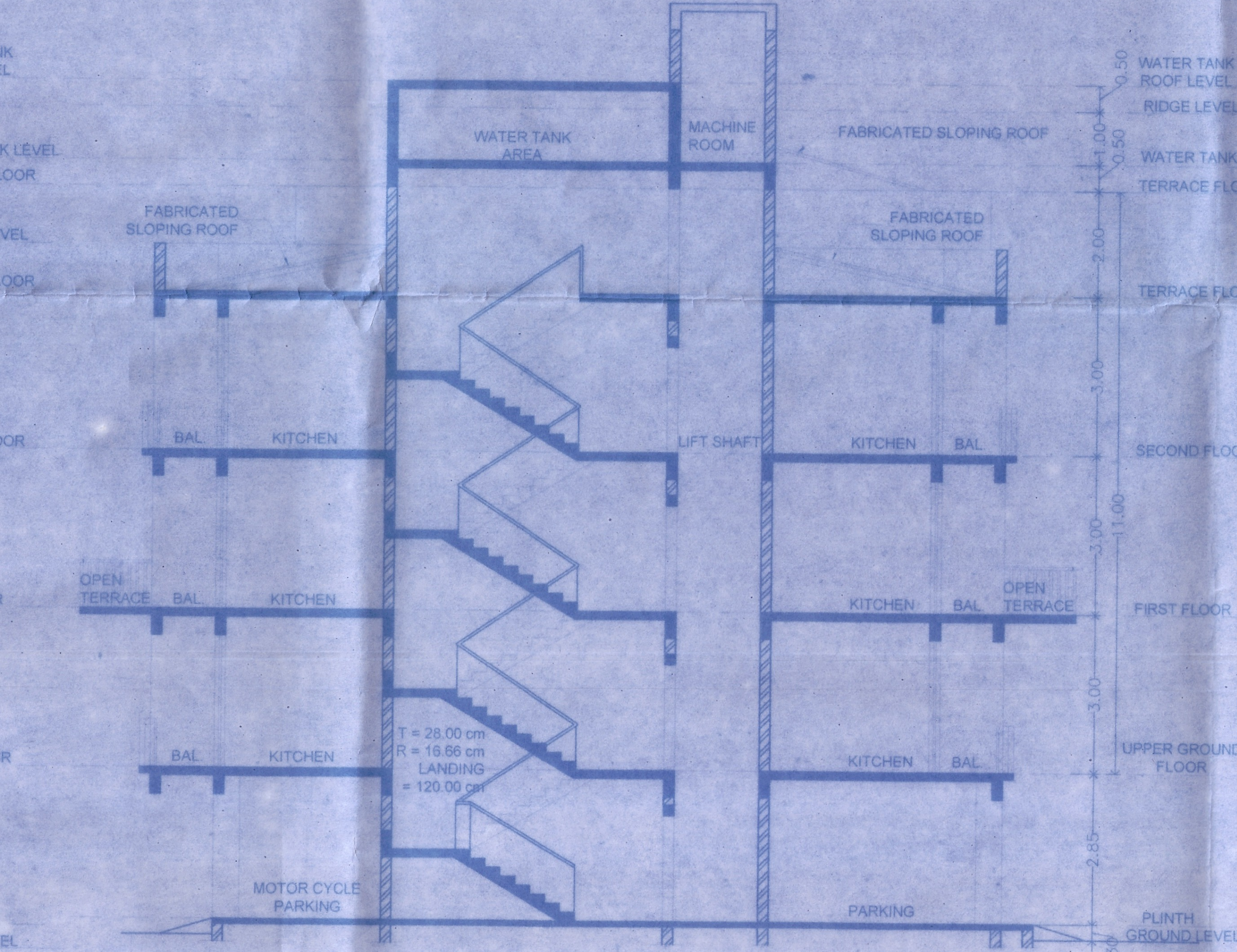
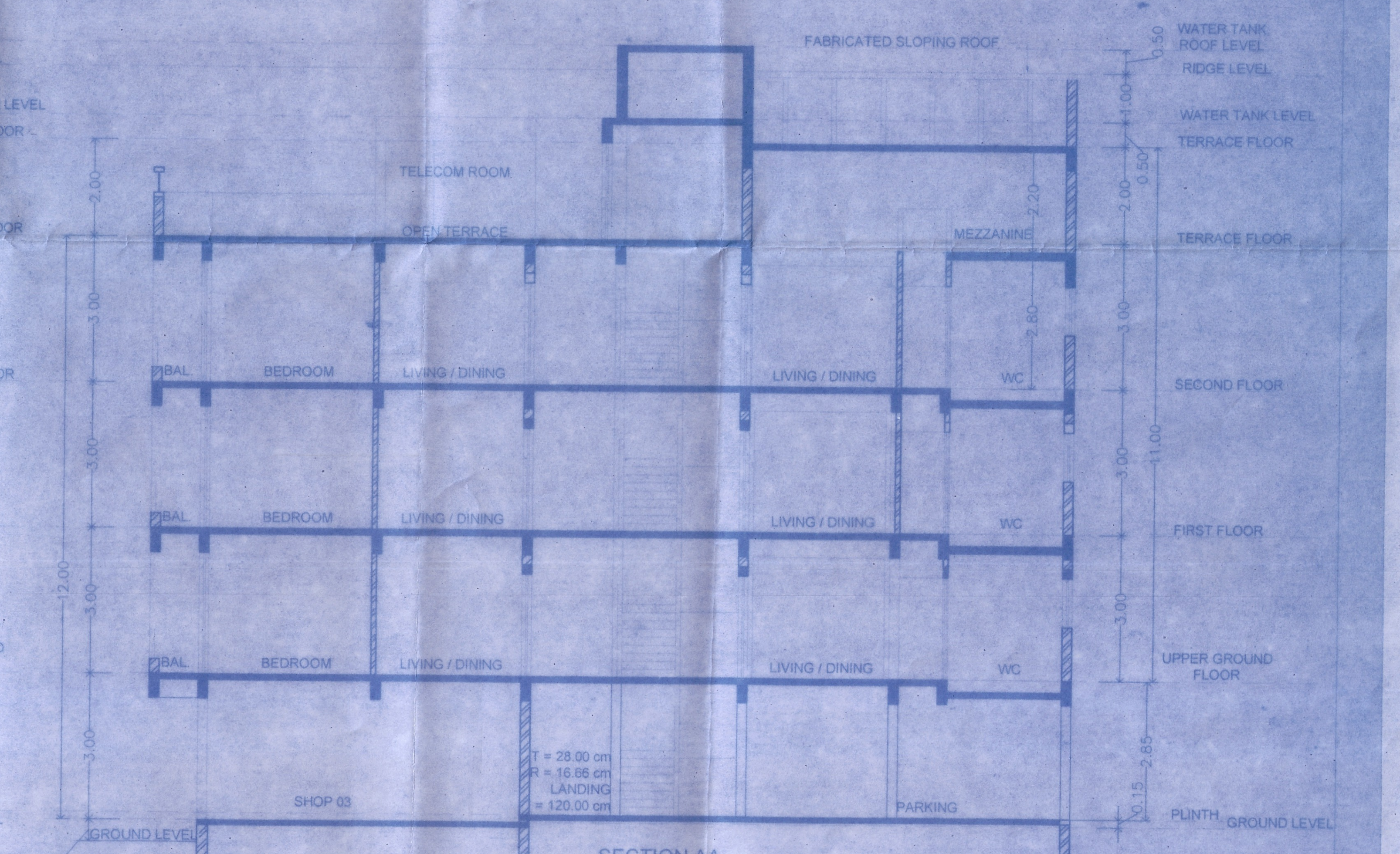


SECTION BB
SCALE = 1:100



SECTION AA
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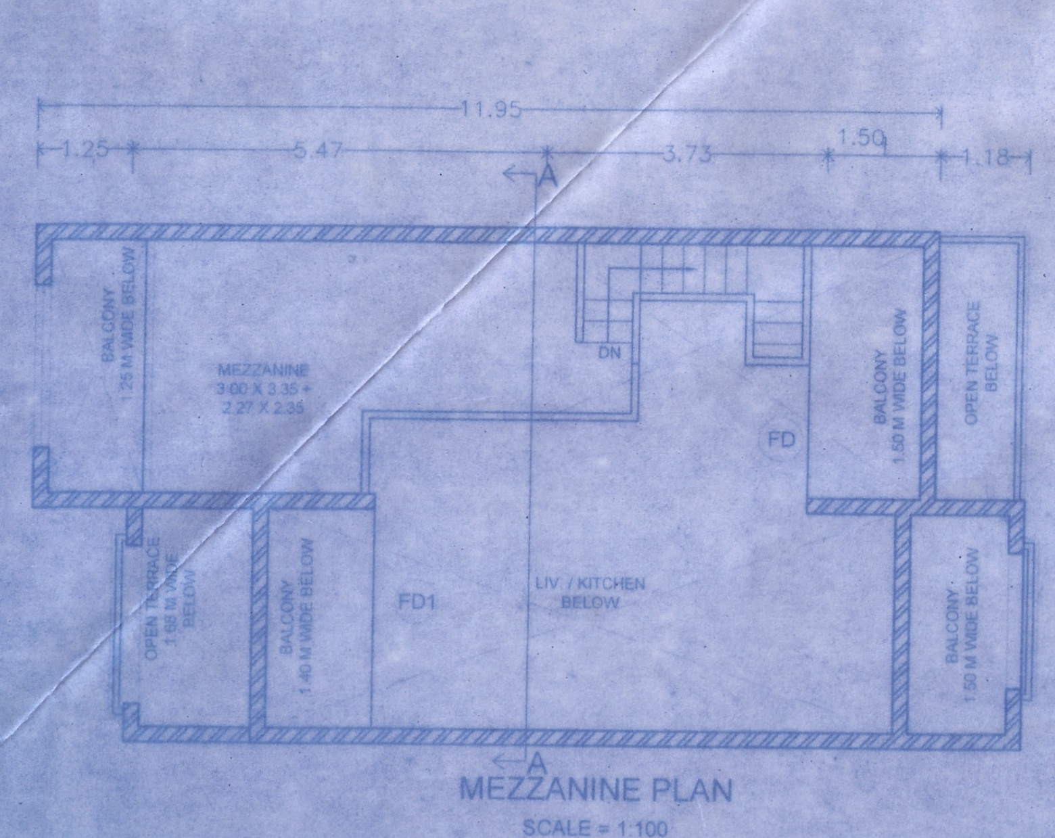

MEZZANINE PLAN
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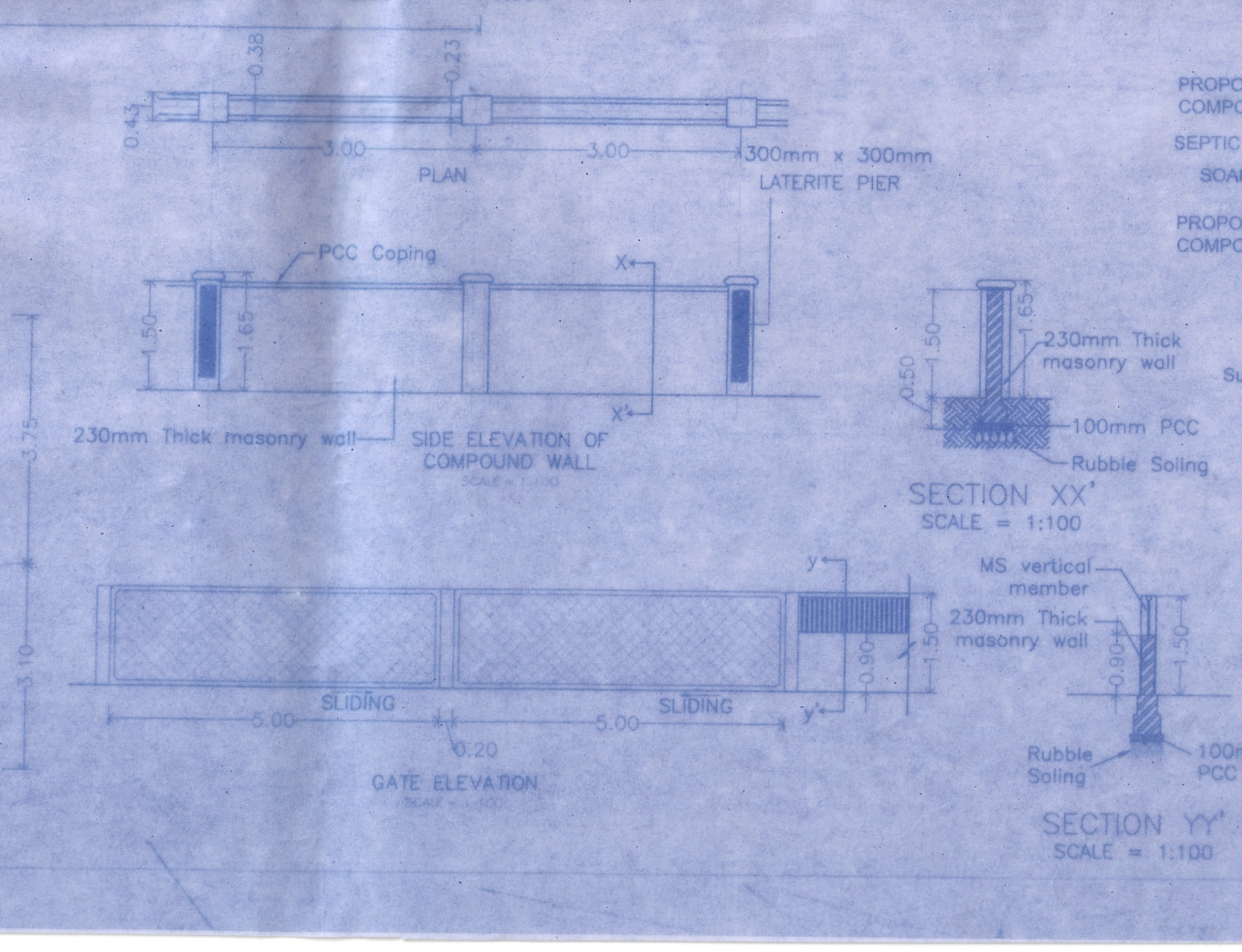
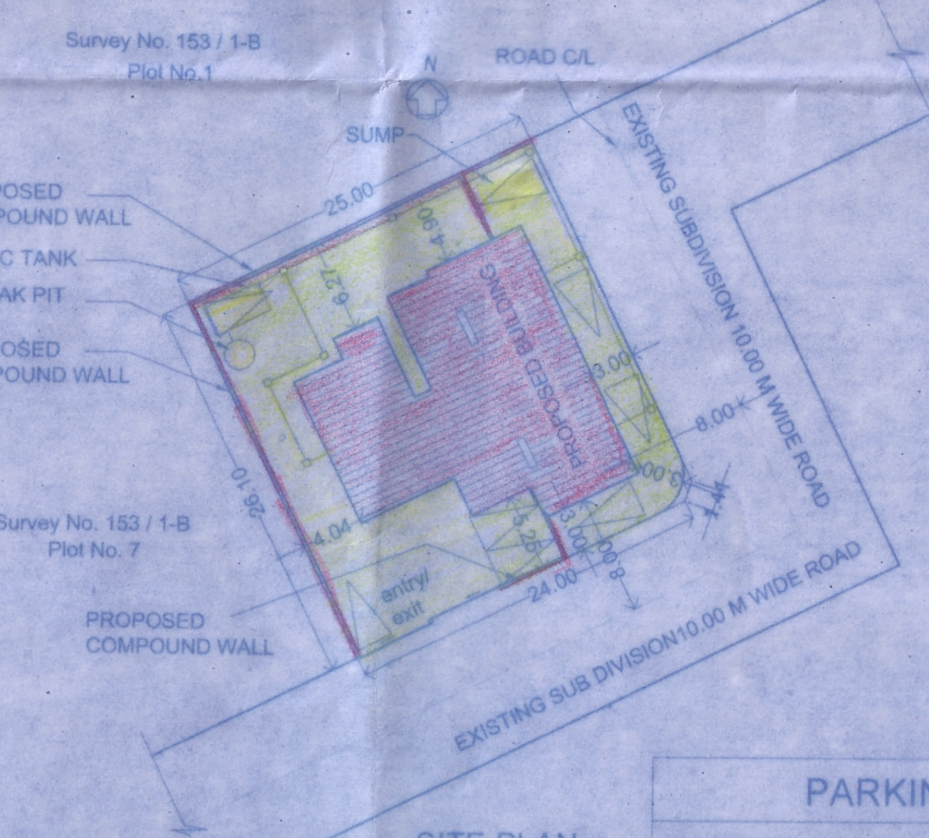


SECTION XX'
SCALE = 1:100

SECTION YY'
SCALE = 1:100



SITE PLAN
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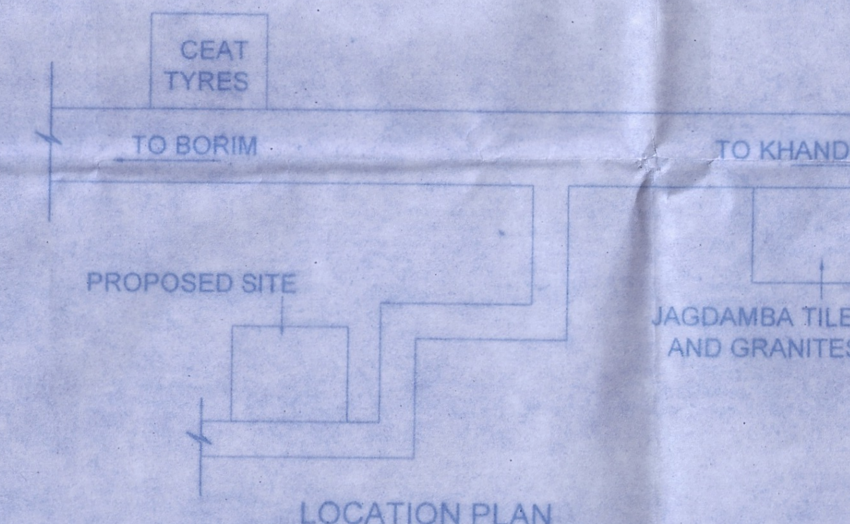

LOCATION PLAN
SCALE = NTS

DOOR AND WINDOW SCHEDULE

TYPE	SIZE	SILL HT.	LINTEL HT.
D1	1.00 X 2.15	———	2.15
D2	0.90 X 2.15	———	2.15
D3	0.80 X 2.15	———	2.15
FD	3.35 X 2.50	———	2.50
FD1	2.90 X 2.50	———	2.50
FD2	2.85 X 2.50	———	2.50
FD3	3.00 X 2.50	———	2.50
RS	2.40 X 2.50	———	2.50
SL	1.80 X 2.50	———	2.50
W	1.20 X 1.60	0.90	2.50
W1	1.00 X 1.60	0.90	2.50
W2	1.80 X 2.15	0.35	2.50
W3	2.85 X 2.50	0.00	2.50
W4	2.15 X 2.15	0.35	2.50
V	0.65 X 1.50	0.65	2.15

PARKING TABLE

USE TYPE	REQUIRED	PROVIDED
RESIDENTIAL	9.00	9.00
COMMERCIAL	2.45	4.00
TOTAL		13.00 NOS.

Floor	Use	Total Built up Area	Area Free of FAR				Total	Free FAR 7.5%	Floor Area
			Parking	Stair / Lift/ Void	Balcony / Verandah	Terrace/ Mezzanine			
Stilt Floor		249.70	109.89	17.42	0.00	0	127.31	0.00	122.39
Upper Ground Floor		280.18	0	22.24	52.66	21.69	96.59	7.77	175.83
First Floor		271.25	0	22.24	52.66	12.76	87.65	7.77	175.83
Second Floor		280.40	0	22.24	53.19	19.43	94.86	7.77	177.78
Mezzanine		16.35	0	0.00	0.00	16.35	16.35	0.00	0.00
Total		1097.89	109.89	84.13	158.50	70.24	422.76	23.31	651.82

AREA STATEMENT

AREA OF THE PLOT	652.00 M2
AREA UNDER ROAD WIDENING	0.00 M2
NET EFFECTIVE PLOT AREA	652.00 M2
PERMISSIBLE COVERAGE (40% OF 652 m²)	260.80 M2
PROPOSED COVERAGE AREA	251.00 M2 (38.50%)
PROPOSED FLOOR AREA ON GROUND FLOOR	122.39 M2
PROPOSED FLOOR AREA ON UPPER GROUND FLOOR	175.83 M2
PROPOSED FLOOR AREA ON FIRST FLOOR	175.83 M2
PROPOSED FLOOR AREA ON SECOND FLOOR	177.78 M2
TOTAL PROPOSED F.A.R	651.82 M2 (99.97%)
PERMISSIBLE FLOOR AREA (100% OF 652.00 m²)	652.00 M2

CALCULATION FOR INFRASTRUCTURE TAX
TOTAL RESIDENTIAL BUILT UP AREA = 865.61SQ.M
TOTAL COMMERCIAL BUILT UP AREA = 122.39 SQ.M
TOTAL PARKING AREA = 109.89 SQ. M
TOTAL BUILT UP AREA = 1097.89 SQ. M
DEDUCT PARKING AREA
1097.89- 109.89 = 988.00 SQ. M
TOTAL BUILT UP AREA FOR INFRASTRUCTURE TAX = 988.00 SQ. M

PROJECT:
PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING & COMPOUND WALL ON SURVEY.NO.153/ 1- B AT BETORA VILLAGE OF PONDA TALUKA FOR
MS. **NIKITA SUDESH GADKAR**

DWG NO: 01 | SCALE: 1:100 | DATE: 15/02/2024

DRAWN BYKRISHNA JANGID

OWNER : Gadkar

ARCHITECT:

Jangid

Ar. Krishna Jangid
AR/0001/2017
CA/2016/77067

KRISHNA JANGID
B-2, SUMIT RESIDENCY,
JOEFIL NAGAR, PONDA-GOA. 403401