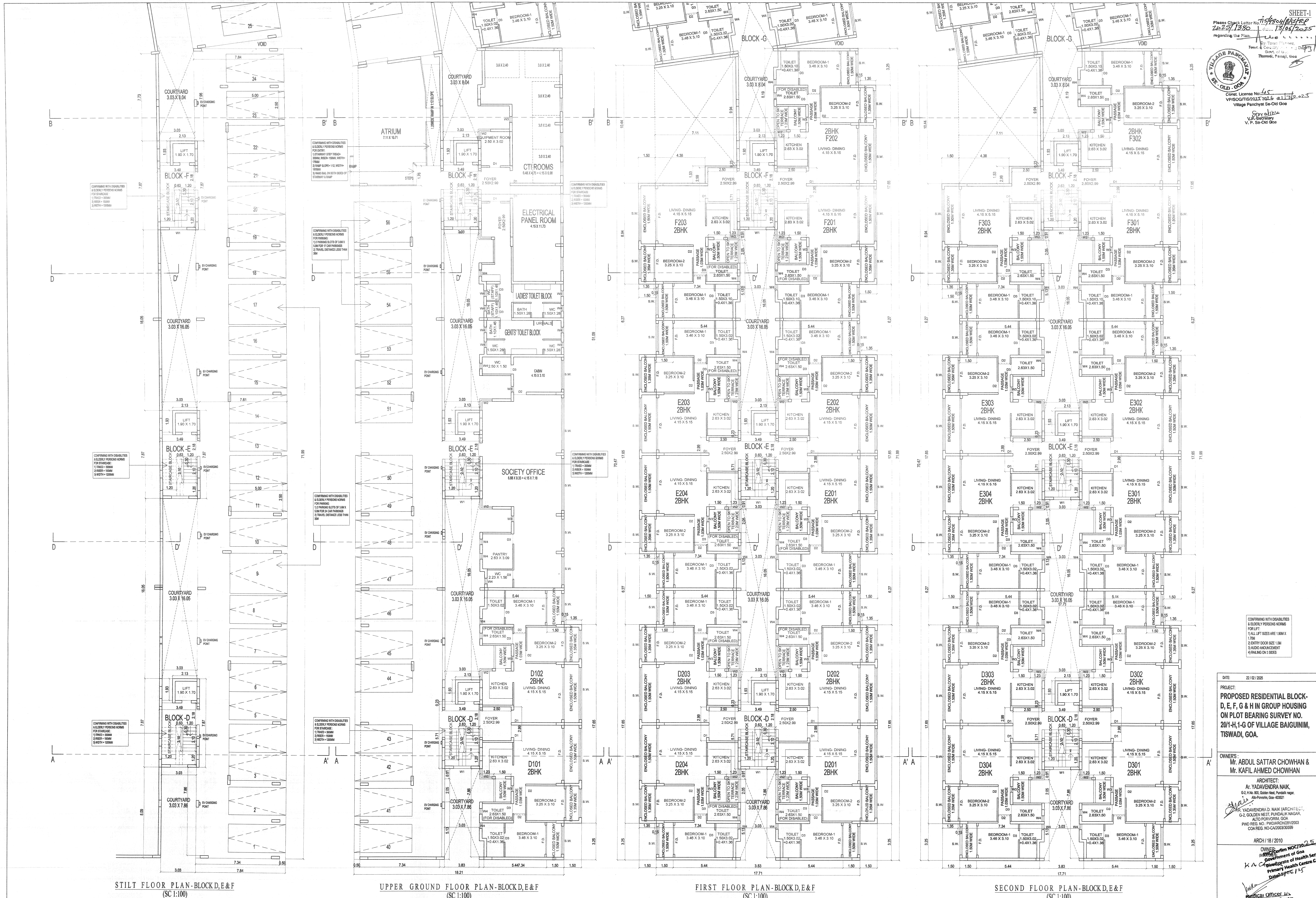




SHEET-1
Please Check Letter No. 13/05/2025
regarding the Plan.
Village Panchayat Se-Old Goa
Const. License No. 45
Village Panchayat Se-Old Goa

DATE: 22/02/2025
PROJECT:
PROPOSED RESIDENTIAL BLOCK-
D, E, F, G & H IN GROUP HOUSING
ON PLOT BEARING SURVEY NO.
2011-H-16 OF VILLAGE BAIGUNIM,
TISWADI, GOA.
OWNERS:
MR. ABDUL SATTAR CHOWHAN &
MR. KAFIL AHMED CHOWHAN
ARCHITECT:
MR. YADAVENDRA NAIK
G-2, JUNA 20, SION NEAR PONDALIK NAGAR,
ALTO PORVORA, GOA
PND REG. NO. PDN/NS/02/2003
COA REG. NO. CA/2003/30599
ARCH/18/2010
OWNER'S CONTINUING NO. 2025-26
GOVERNMENT OF GOA
Department of Health Services
Primary Health Centre Corlim
Date: 27/02/25
Medical Officer
Primary Health Centre
Corlim-Goa

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED IN THE DRAWING.
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THIS DRAWING IS FOR APPROVAL OF RELEVANT GOVERNMENT AUTHORITIES ONLY.

CONFORMING WITH DISABILITIES
 A. ELDERLY PERSONS MOVING
 FOR TOILETS
 1) USE = 2.00 M² / NO.
 2) ENTRY LOOK DOWN
 3) TOTAL TOILETS GIVEN FOR
 ABOVE IN ALL BLOCKS = 26
 4) PERCENTAGE OF AREA
 TOILETS = 26 / 116.16 = 22.37%

PARKING PROVISION CHART:
 NO. OF 2 BHK FLATS OF
 73.322 M² = 40 NOS.
 NO. OF 3 BHK FLATS OF
 108.308 M² = 4 NOS.
 TOTAL NO. OF UNITS =
 71 NOS.
 NO. OF PARKING REQUIRED =
 0.5 X 1 + 0.1 X 1 = 0.6 NOS.
 TOTAL NO. OF PARKING PROVIDED
 IN STILT + TOWN AND IN
 OUTDOOR = 7 NOS.
 TOTAL NO. OF PARKING PROVIDED
 = 7 NOS.

NO.	W	H	HT	LINTEL
D1	1.10	2.30	2.30	
D2	1.00	2.30	2.30	
D3	0.80	2.30	2.30	
D4	0.80	2.30	2.30	
F.D.	DRG.	2.50	2.50	
WINDOWS:				
W1	1.50	1.50	2.30	
W2	1.99	1.10	2.30	
W3	0.50	1.40	2.30	
W4	0.50	1.10	2.30	
W5	1.50	1.30	2.30	
W6	2.40	1.50	2.30	
S.W. DRG.	1.50	2.30		

COVERED AREA CALCULATIONS:
 207.342 M² MINUS ATRIUM (41.02 M²) = 166.322 M²

DETAILED AREA STATEMENT:

FLOOR	BUILD	STAIRCASE	LIFT	BALCONY	TERRACE	STILT	700	ATRIUM	FLOOR AREA
STILT FLOOR	211.91	20.188	5.008	NIL	NIL	188.824	NIL	NIL	188.824
1 ST FLOOR	424.012	17.591	4.601	41.138	NIL	160.289	7.475	NIL	147.27
2 ND FLOOR	413.824	17.591	4.601	41.138	NIL	148	NIL	NIL	284.54
3 RD FLOOR	424.012	17.591	4.601	41.138	NIL	148	NIL	NIL	284.54
4 TH FLOOR	211.91	18.167	5.008	41.138	NIL	7.475	NIL	NIL	147.27
TOTAL OF BLOCK-D	2088.814	100.268	28.60	329.088	20.176	373.692	59.80	NIL	1176.16
STILT FLOOR	211.91	20.188	5.008	NIL	NIL	188.824	NIL	NIL	188.824
1 ST FLOOR	424.012	17.591	4.601	41.138	NIL	160.289	7.475	NIL	147.27
2 ND FLOOR	413.824	17.591	4.601	41.138	NIL	148	NIL	NIL	284.54
3 RD FLOOR	424.012	17.591	4.601	41.138	NIL	148	NIL	NIL	284.54
4 TH FLOOR	211.91	18.167	5.008	41.138	NIL	7.475	NIL	NIL	147.27
TOTAL OF BLOCK-E	2088.814	100.268	28.60	329.088	20.176	373.692	59.80	NIL	1176.16
STILT FLOOR	211.91	20.188	5.008	NIL	NIL	188.824	NIL	NIL	188.824
1 ST FLOOR	424.012	17.591	4.601	41.138	NIL	160.289	7.475	NIL	147.27
2 ND FLOOR	413.824	17.591	4.601	41.138	NIL	148	NIL	NIL	284.54
3 RD FLOOR	424.012	17.591	4.601	41.138	NIL	148	NIL	NIL	284.54
4 TH FLOOR	211.91	18.167	5.008	41.138	NIL	7.475	NIL	NIL	147.27
TOTAL OF BLOCK-F	1680.722	100.722	28.60	188.445	15.132	294.538	241.884	16.225	863.398
STILT FLOOR	211.91	20.188	5.008	NIL	NIL	188.824	NIL	NIL	188.824
1 ST FLOOR	424.012	17.591	4.601	41.138	NIL	160.289	7.475	NIL	147.27
2 ND FLOOR	413.824	17.591	4.601	41.138	NIL	148	NIL	NIL	284.54
3 RD FLOOR	424.012	17.591	4.601	41.138	NIL	148	NIL	NIL	284.54
4 TH FLOOR	211.91	18.167	5.008	41.138	NIL	7.475	NIL	NIL	147.27
TOTAL OF BLOCK-G	2088.814	100.268	28.60	329.088	20.176	373.692	59.80	NIL	1176.16
STILT FLOOR	211.91	20.188	5.008	NIL	NIL	188.824	NIL	NIL	188.824
1 ST FLOOR	424.012	17.591	4.601	41.138	NIL	160.289	7.475	NIL	147.27
2 ND FLOOR	413.824	17.591	4.601	41.138	NIL	148	NIL	NIL	284.54
3 RD FLOOR	424.012	17.591	4.601	41.138	NIL	148	NIL	NIL	284.54
4 TH FLOOR	211.91	18.167	5.008	41.138	NIL	7.475	NIL	NIL	147.27
TOTAL OF BLOCK-H	2458.488	100.268	28.60	378.208	20.52	428.83	59.80	NIL	1433.225
TOTAL OF ALL BLOCKS	10394.84	548.814	143.0	1511.577	96.16	1832.63	636.876	16.225	5479.428

COMPILED AREA STATEMENT

ZONE	VP1
1 AREA OF THE PLOT IN FORM 1 & V	11100 M ²
2 DEDUCTION FOR:	
II AREA WITHIN ROAD WIDENING PROPOSED	NIL M ²
III AREA RESERVED FOR ANY OTHER USE	NIL M ²
3 EFFECTIVE AREA OF PLOT	11100 M ²
4 PERMISSIBLE COVERAGE	40% = 4440.0 M ²
5 PROPOSED COVERAGE	1391.33 M ² = 17.94%
6 EXISTING COVERAGE	1406.03 M ² = 15.52%
7 EXISTING COVERAGE	3480.83 M ² = 31.44%
8 PERMISSIBLE F.A.R.	100
9 AREA OF THE PLOT	NIL
10 Length of the compound wall	75.48 Mtr.
11 OPEN SPACE	1656 M ² (AS APPROVED EARLIER)
12 PROPOSED FLOOR AREA	= 5478.428 M ²
13 PROPOSED FAR	= 49.34
14 EXISTING FLOOR AREA	= 3887.80 M ²
15 TOTAL PROPOSED + EXISTING FLOOR AREA	= 10366.228 M ²
16 TOTAL PROPOSED + EXISTING FAR	= 79.72
17 Area covered by 7.5% FREE AREA	835.876 M ² = (7.183 %)

SUPER BUILT-UP AREA CHART:

- Total floor area of the proposed structures 5478.428 m²
- Total area of verandahs & balconies at all floors 1511.577 m²
- Total area of mezzanine at all floors NIL m²
- Total area of swimming pool covered on compound 90.0 m²
- Total area of staircase, ramps at all floors 548.914 m²
- Total area of lift at one floor 25.46 m²
- Total area of Atrium / Foyer = 5.012 m²
- Total area of Terrace at intermediate floors 31.76 m²
- Total area of 7.5% FREE AREA 835.876 m²
- Total area of CTI room 68.222 m²

Total Super Built-Up Area = 8470.277 M²

DATE: 22/02/2025
 PROJECT:
 PROPOSED RESIDENTIAL BLOCK-D, E, F, G & H IN GROUP HOUSING ON PLOT BEARING SURVEY NO. 20/1-H-1-G OF VILLAGE BAIGUNIM, TISWADI, GOA.

OWNERS:
 Mr. ABDUL SATTAR CHOWHAN &
 Mr. KAFIL AHMED CHOWHAN

ARCHITECT:
 A. YADAVENDRA NAIK,
 G-2, H.No. 500, Golden Nest, Pundarik nagar,
 Alfo-Porvorim, Goa-403221

A. YADAVENDRA NAIK (ARCHITECT)
 G-2, GOLDEN NEST PUNDARIK NAGAR,
 ALFO-PORVORIM, GOA.

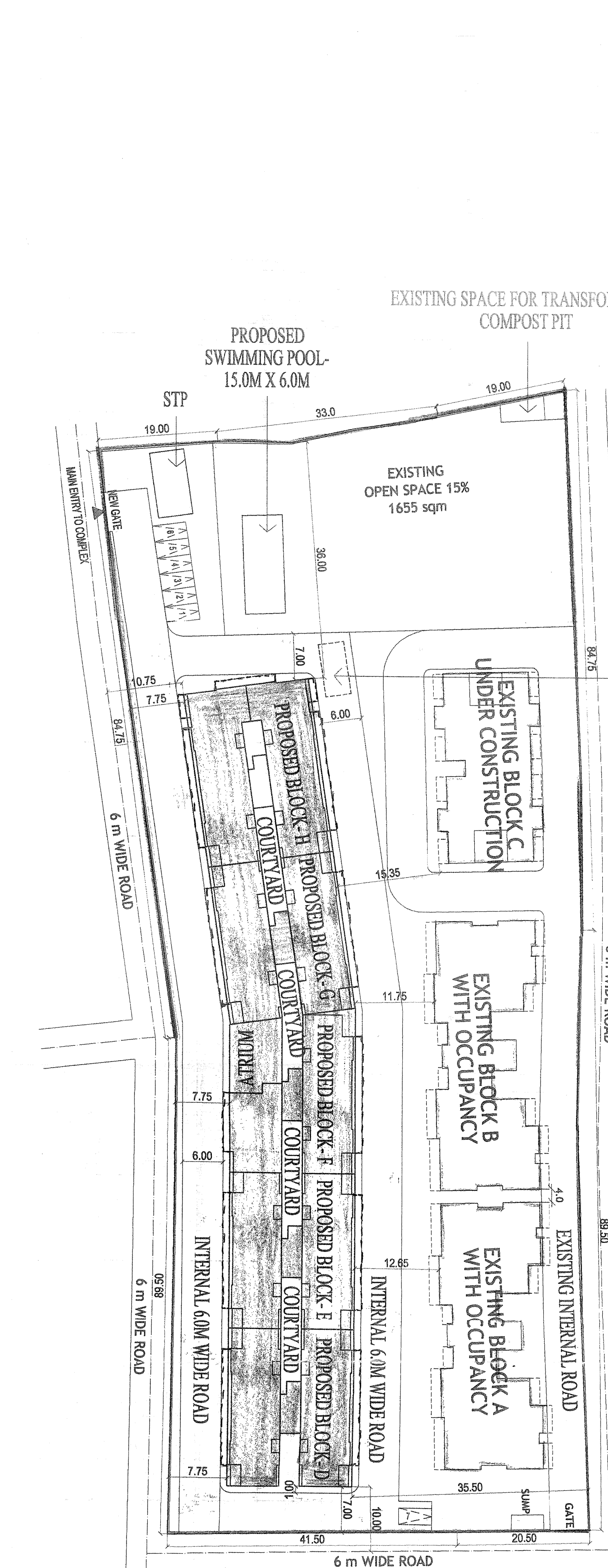
PWD REG. NO. PWD/ARCH/2012/003
 COA REG. NO. COA/ARCH/2012/003
 CHARTERED SURVEYOR

CHAIRMAN, Health Services
 Primary Health Centre
 Tiswadi, Goa

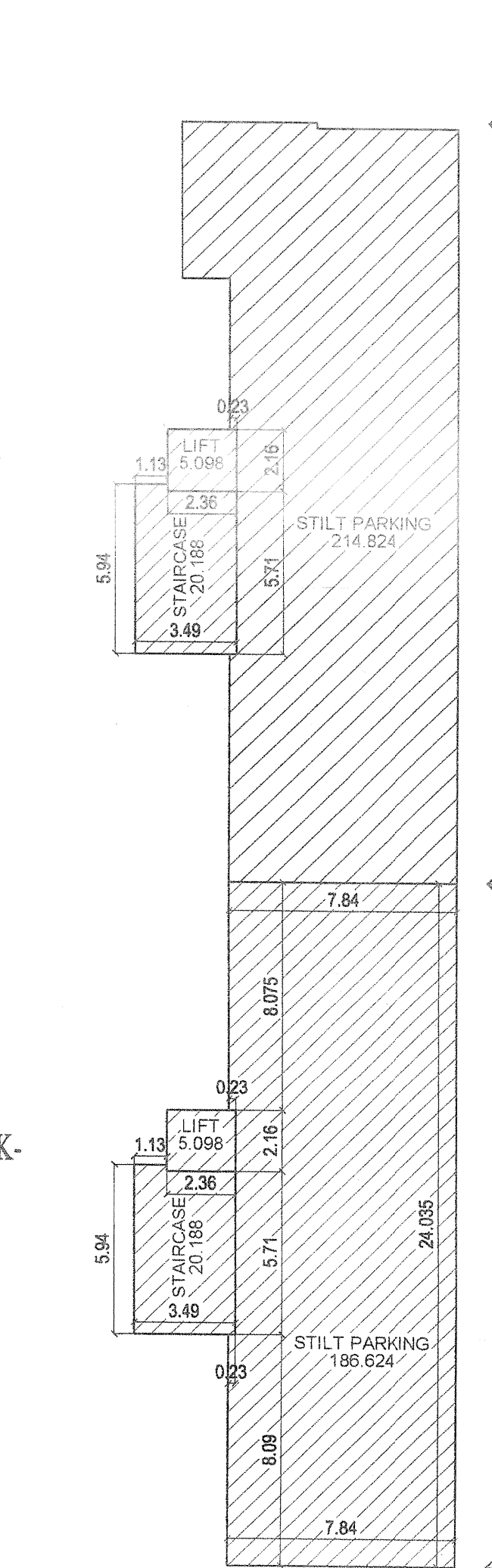
Date: 22/02/2025
 K.A. Chowhan

Medical Officer
 Primary Health Centre
 Tiswadi, Goa

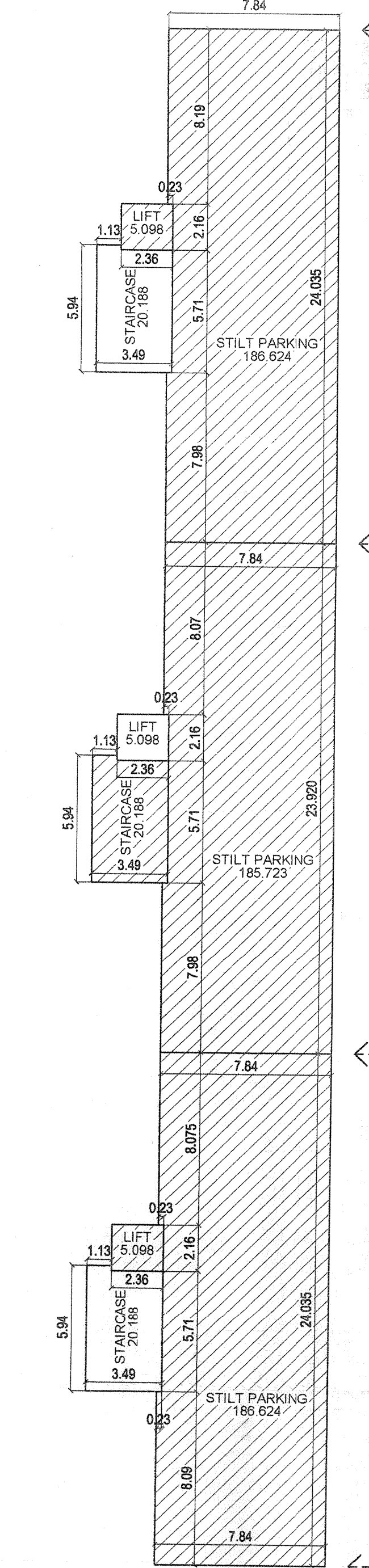
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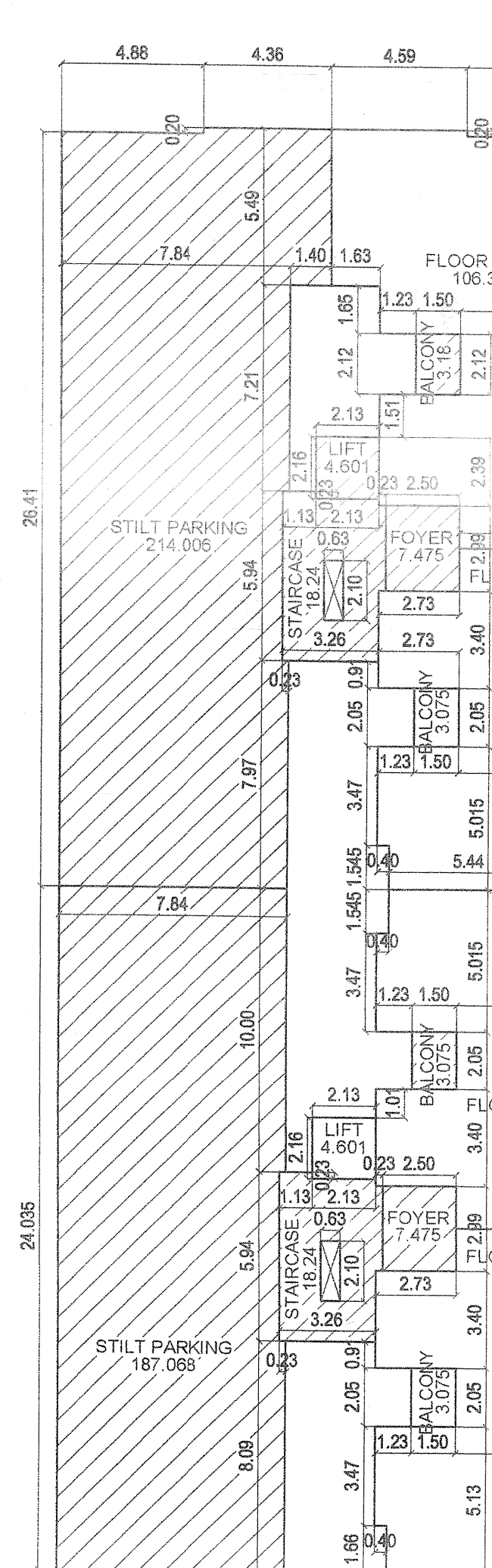
SITE PLAN (SC 1:500)



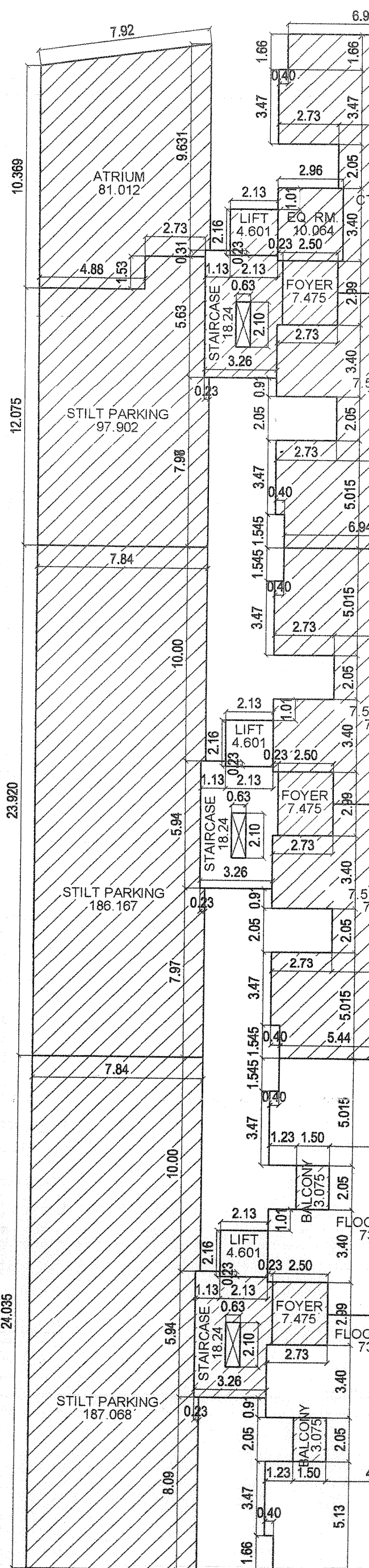
AREA DIAGRAM OF BLOCK-G & H (SC 1:200)



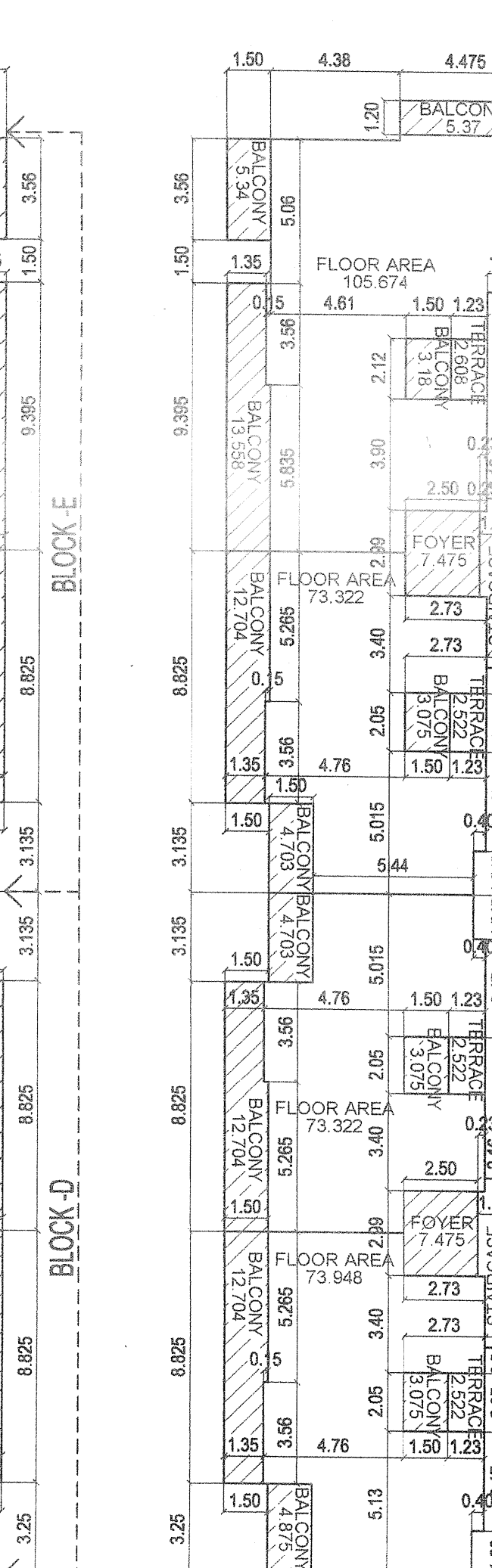
AREA DIAGRAM OF BLOCK-A, B & C (SC 1:200)



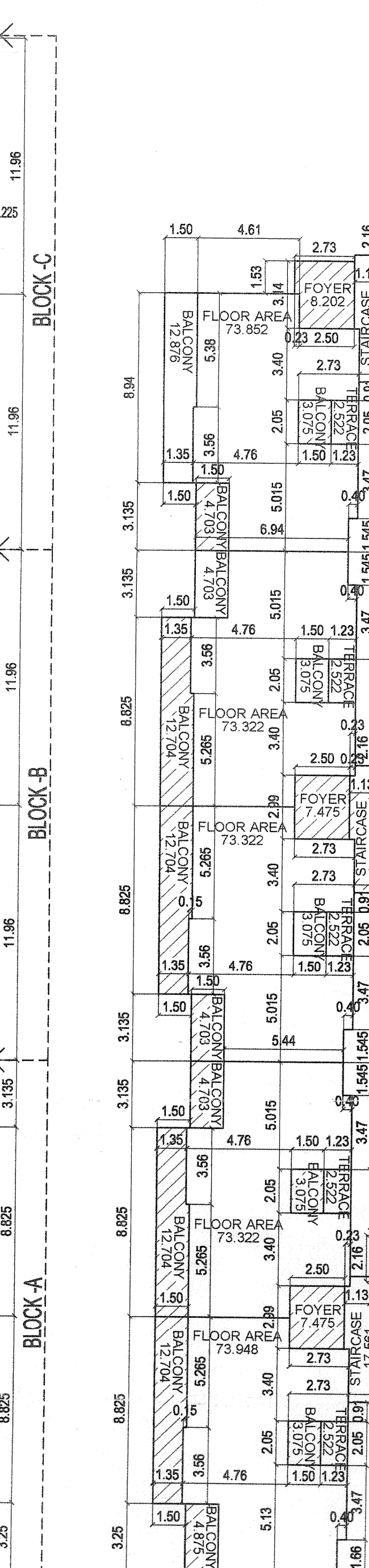
AREA DIAGRAM OF BLOCK-G & H (SC 1:200)



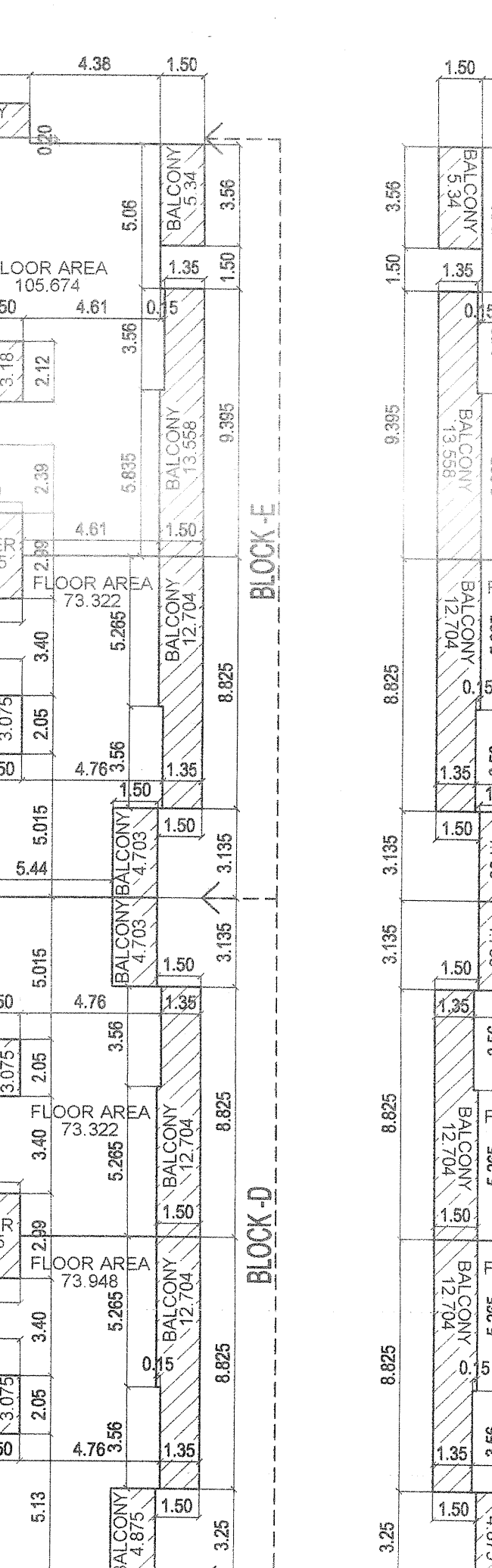
AREA DIAGRAM OF BLOCK-D, E & F (SC 1:200)



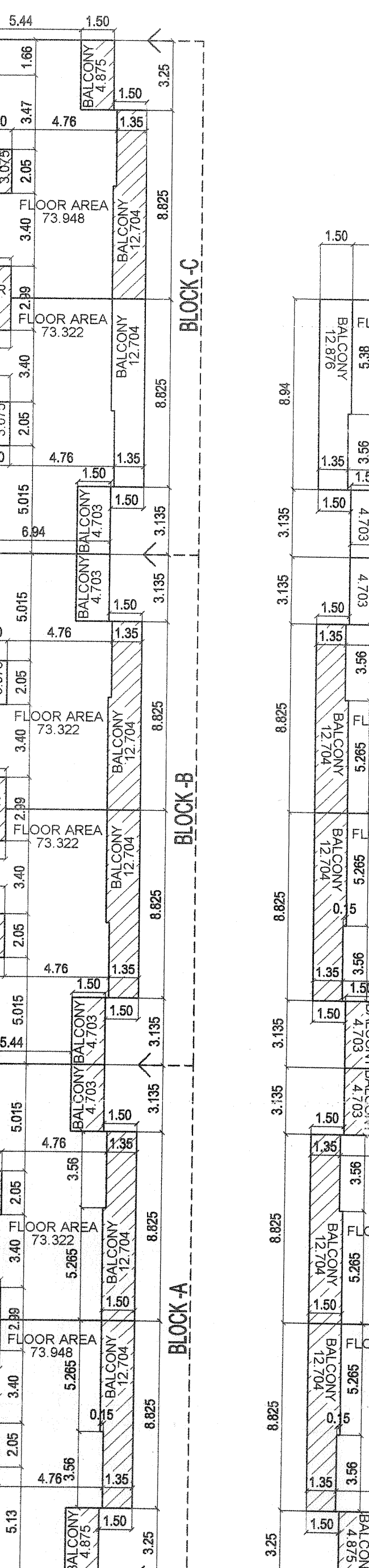
AREA DIAGRAM OF BLOCK-G & H (SC 1:200)



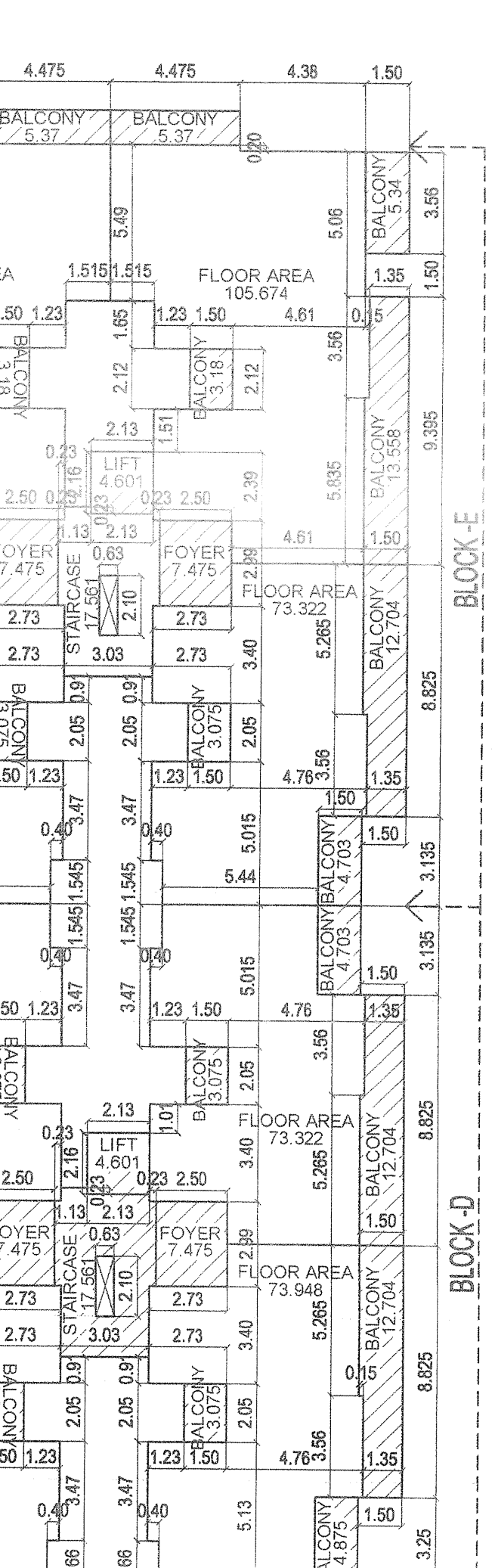
AREA DIAGRAM OF BLOCK-D, E & F (SC 1:200)



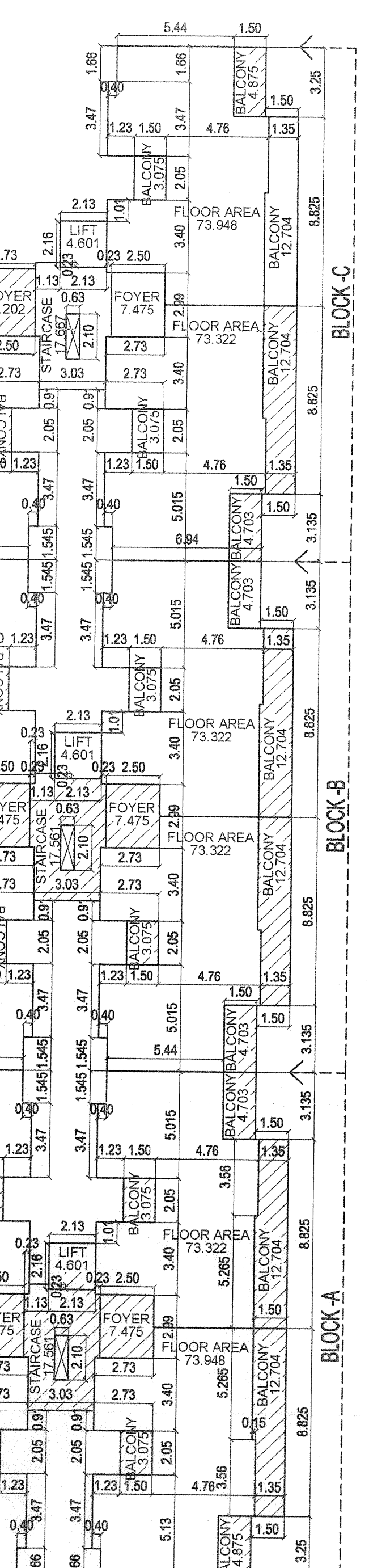
AREA DIAGRAM OF BLOCK-G & H (SC 1:200)



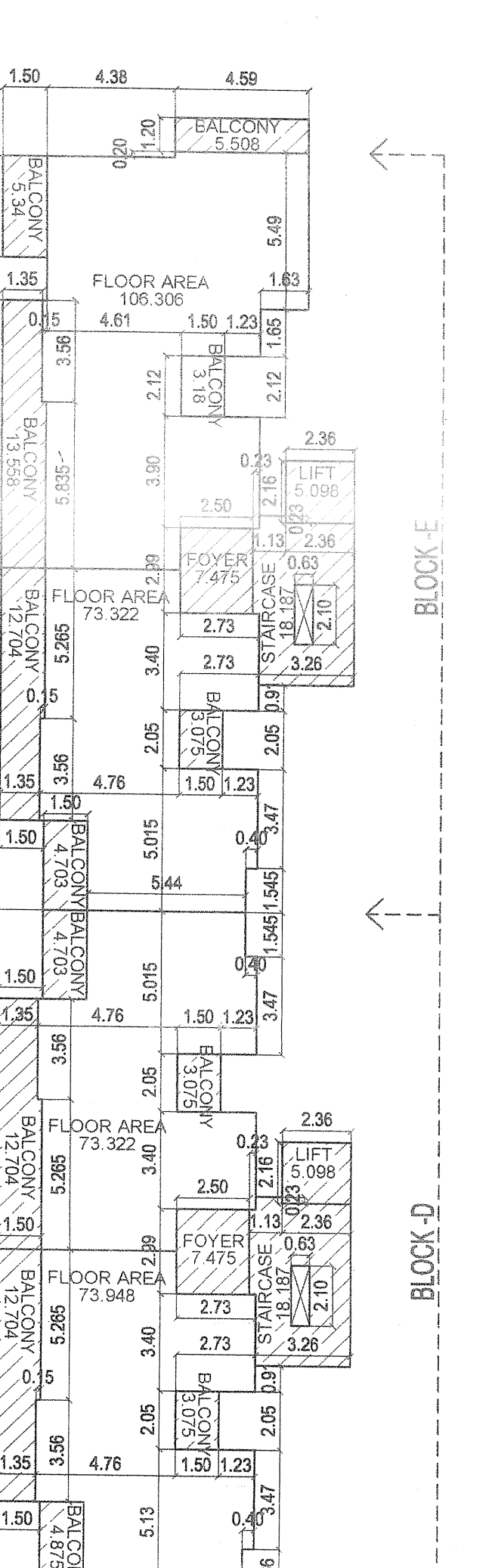
AREA DIAGRAM OF BLOCK-D, E & F (SC 1:200)



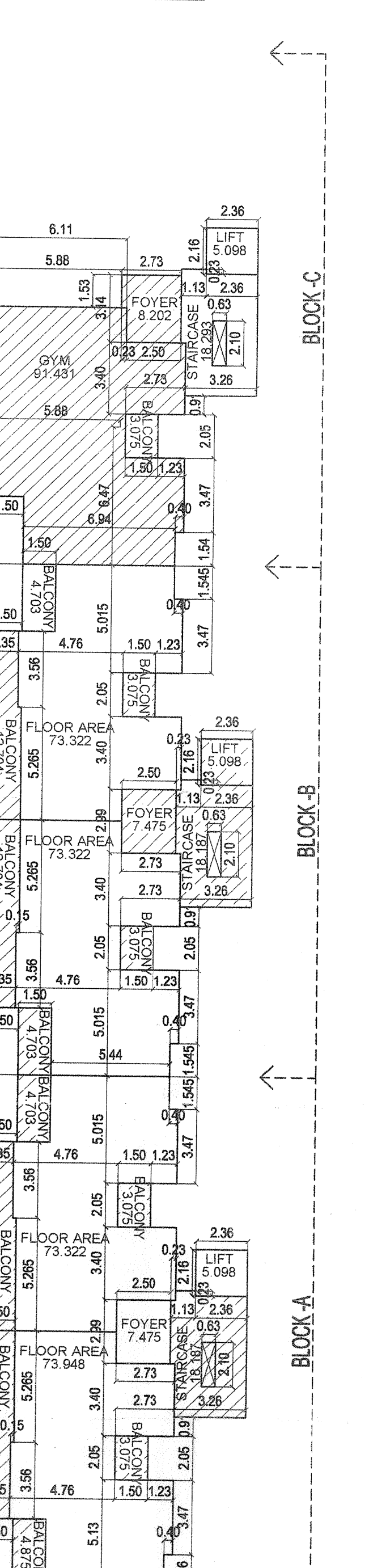
AREA DIAGRAM OF BLOCK-G & H (SC 1:200)



AREA DIAGRAM OF BLOCK-D, E & F (SC 1:200)



AREA DIAGRAM OF BLOCK-G & H (SC 1:200)



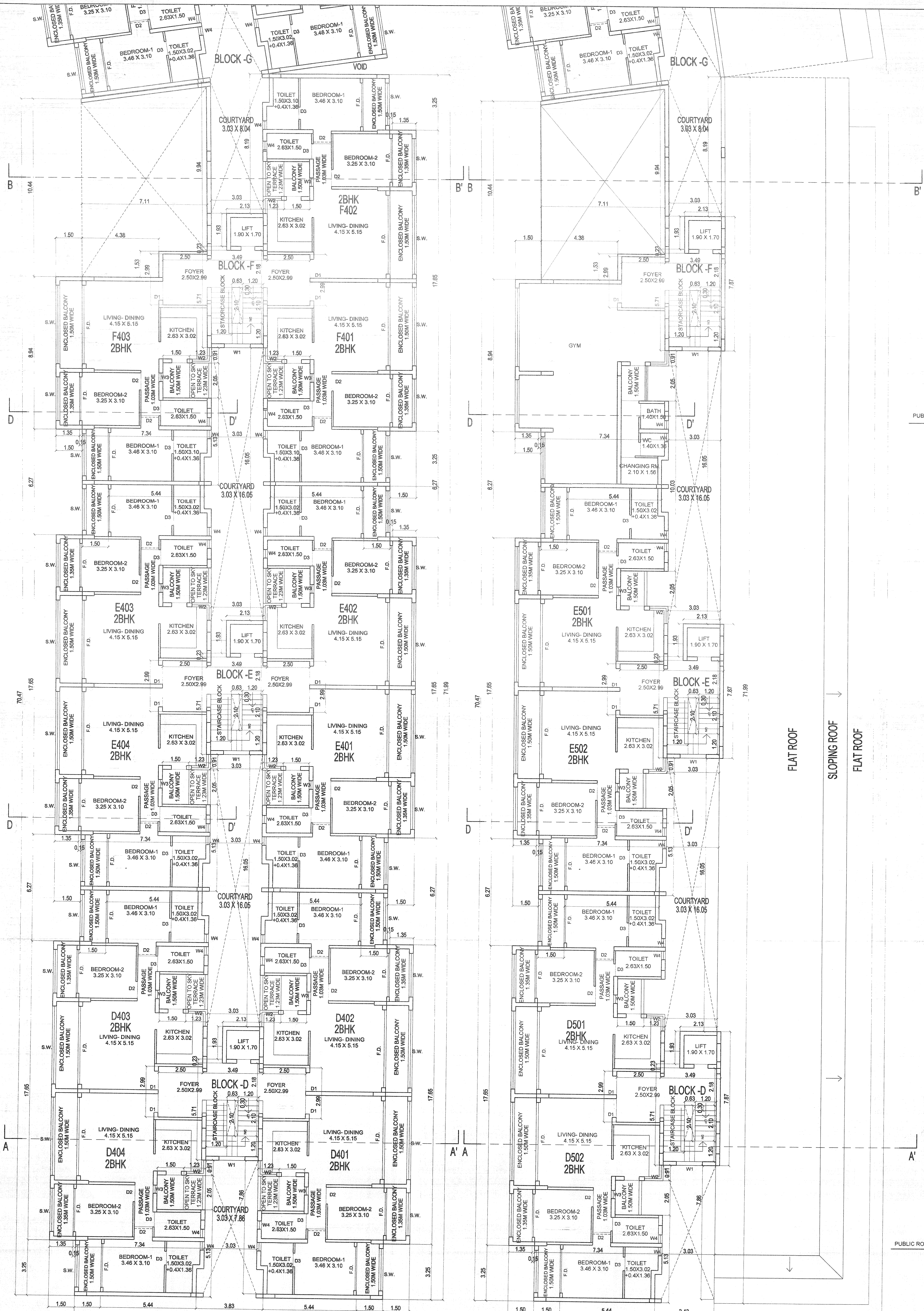
AREA DIAGRAM OF BLOCK-D, E & F (SC 1:200)



Cons. License No. 215
VPSO/IT/2024/2025 dated 11/12/2025
Village Panchayat Se-Old Goa

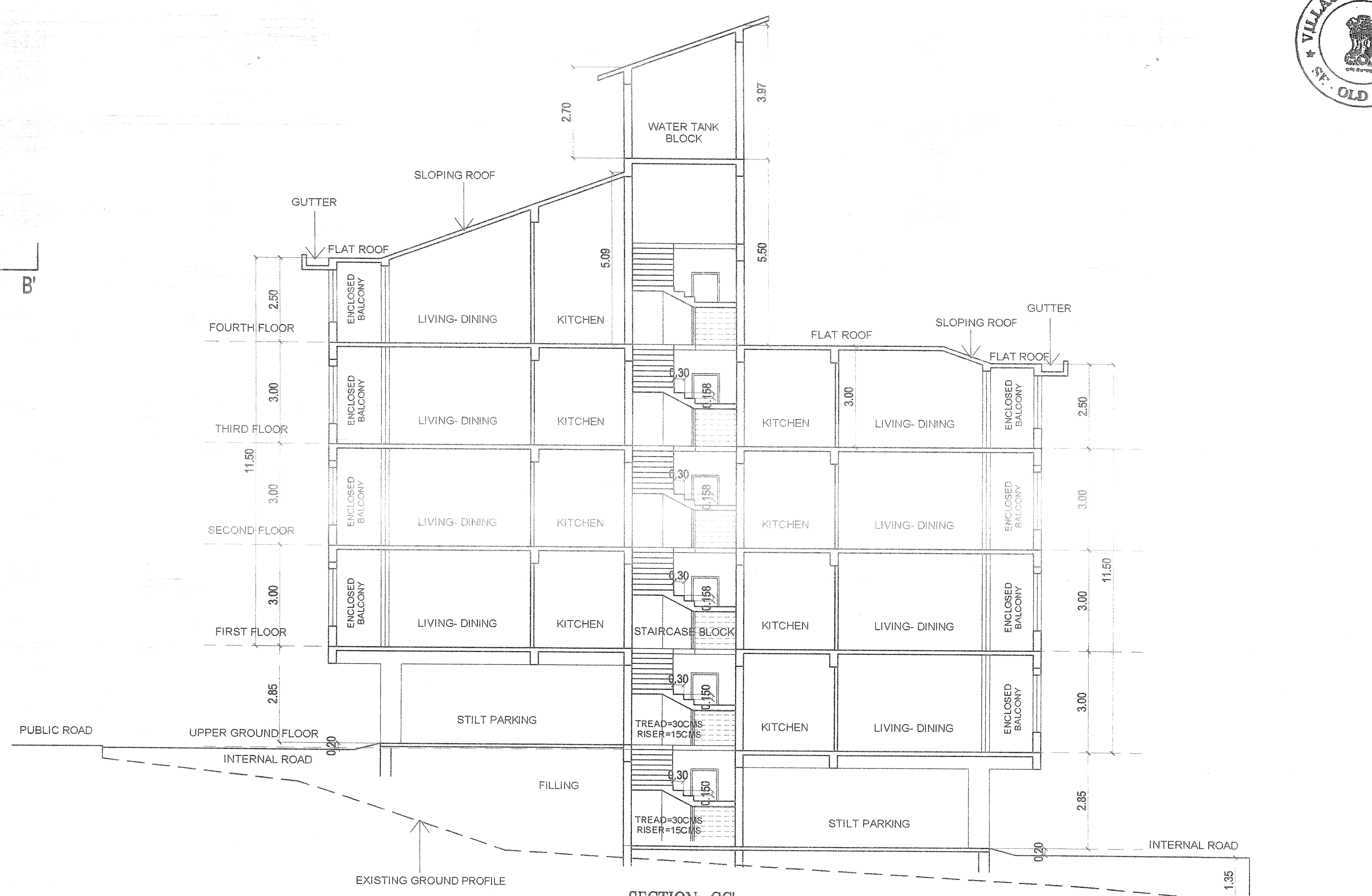
Project No. 117/2025
SHEET-2
22/12/2025
Please Check Letter No. dated 13/12/2025
regarding the Plan.

By Town Planner:
Town & Country Planning Dept.
Govt. of Goa
Tiswadi, Panaji, Goa

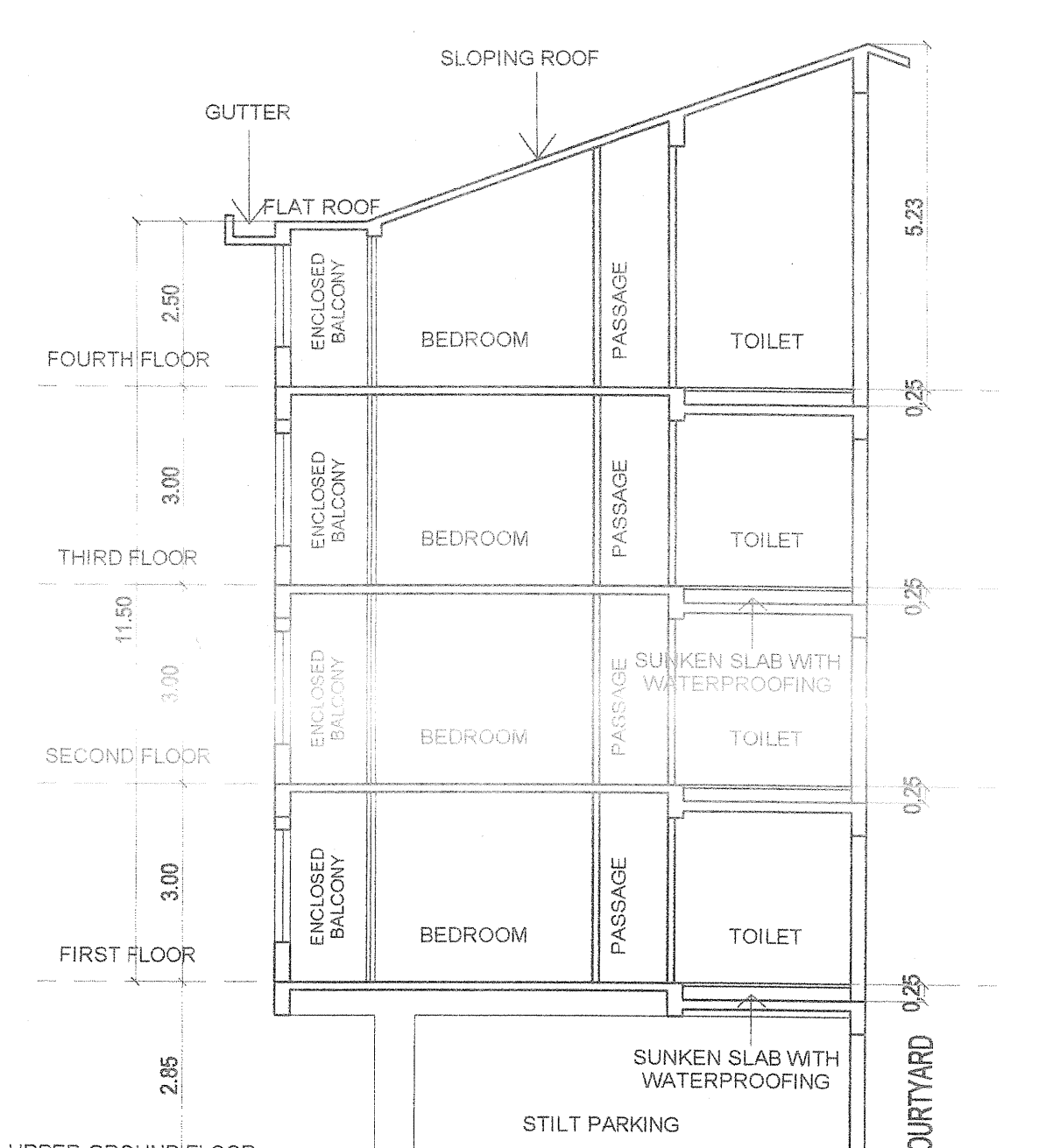


THIRD FLOOR PLAN-BLOCK D,E & F
(SC 1:100)

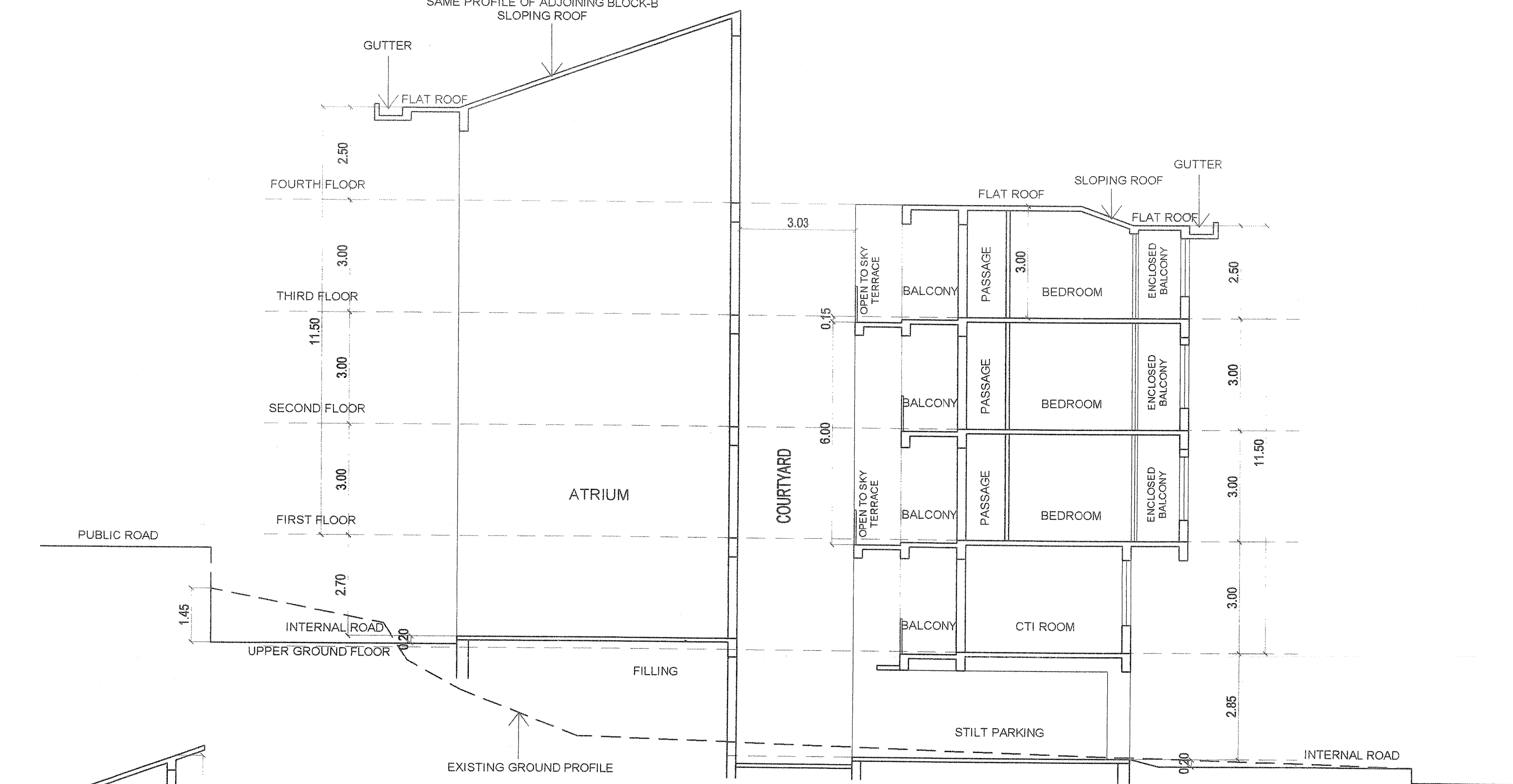
FOURTH FLOOR PLAN-BLOCK D,E & F
(SC 1:100)



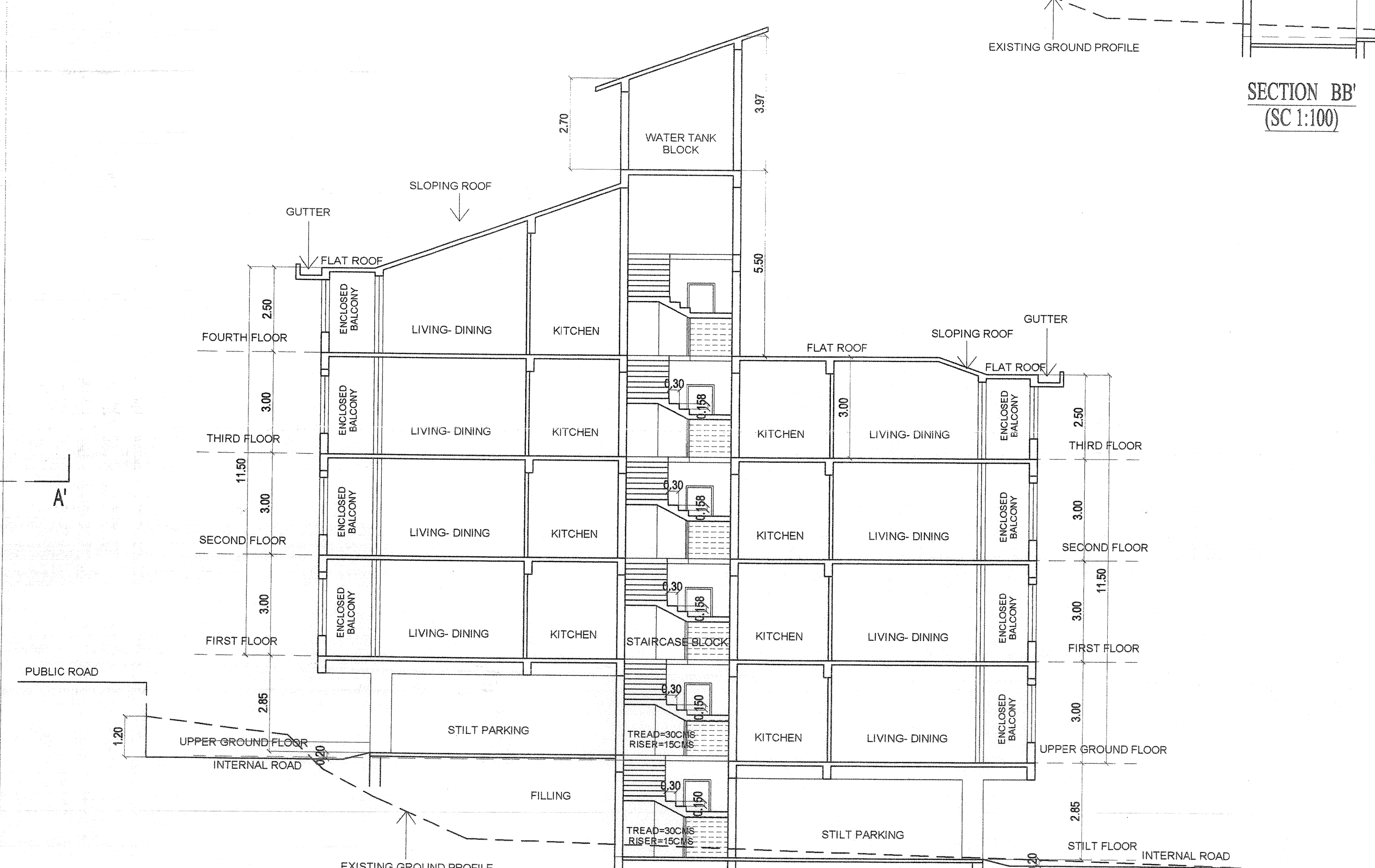
SECTION CC'
(SC 1:100)



TYPICAL SECTION DD'
(SC 1:100)



SECTION BB'
(SC 1:100)



SECTION AA'
(SC 1:100)

CONFIRMING WITH DISABILITIES
& ELDERLY PERSONS NORMS
FOR LIFT:
1) ALL LIFT SIZES ARE 1.0M X
1.7M
2) ENTRY DOOR SIZE 1.0M
3) AUDIO ANNOUNCEMENT
AVAILABLE ON ALL FLOORS

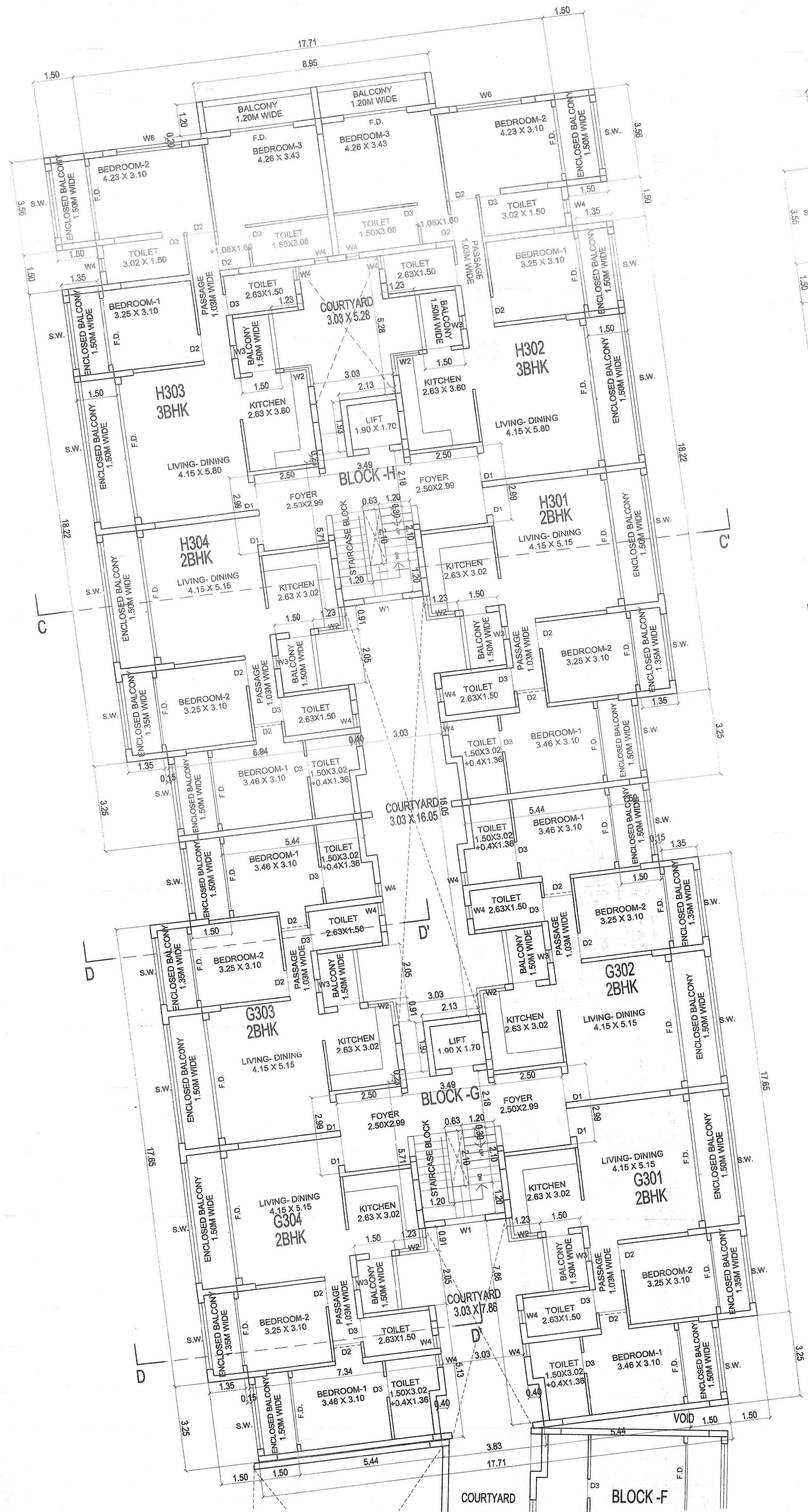
PHC/Confim NOC/20-25-2026-24
Government of Goa
Directorate of Health Services
Primary Health Centre Corlin
Date: 27/06/25

DATE: 22/12/2025
PROJECT:
PROPOSED RESIDENTIAL BLOCK-
D, E, F, G & H IN GROUP HOUSING
ON PLOT BEARING SURVEY NO.
20/1-H-1-G OF VILLAGE BAIGUNIM,
TISWADI, GOA.
OWNERS:
Mr. ABDUL SATTAR CHOWHAN &
Mr. KAFIL AHMED CHOWHAN
ARCHITECT:
A. YADAVENDRA NAIK,
G-2, H.No. 500, Golden Nest, Pundarik Nagar,
Auto Nagar, COA
PMD REG. NO. PWDARCH2812003
GOA REG. NO. CA-000000000
ARCH/18/2010
OWNER:
(SIGNATURE)
Ka Chowhan
Medical Officer I/c
Primary Health Centre
Corlin-Goa

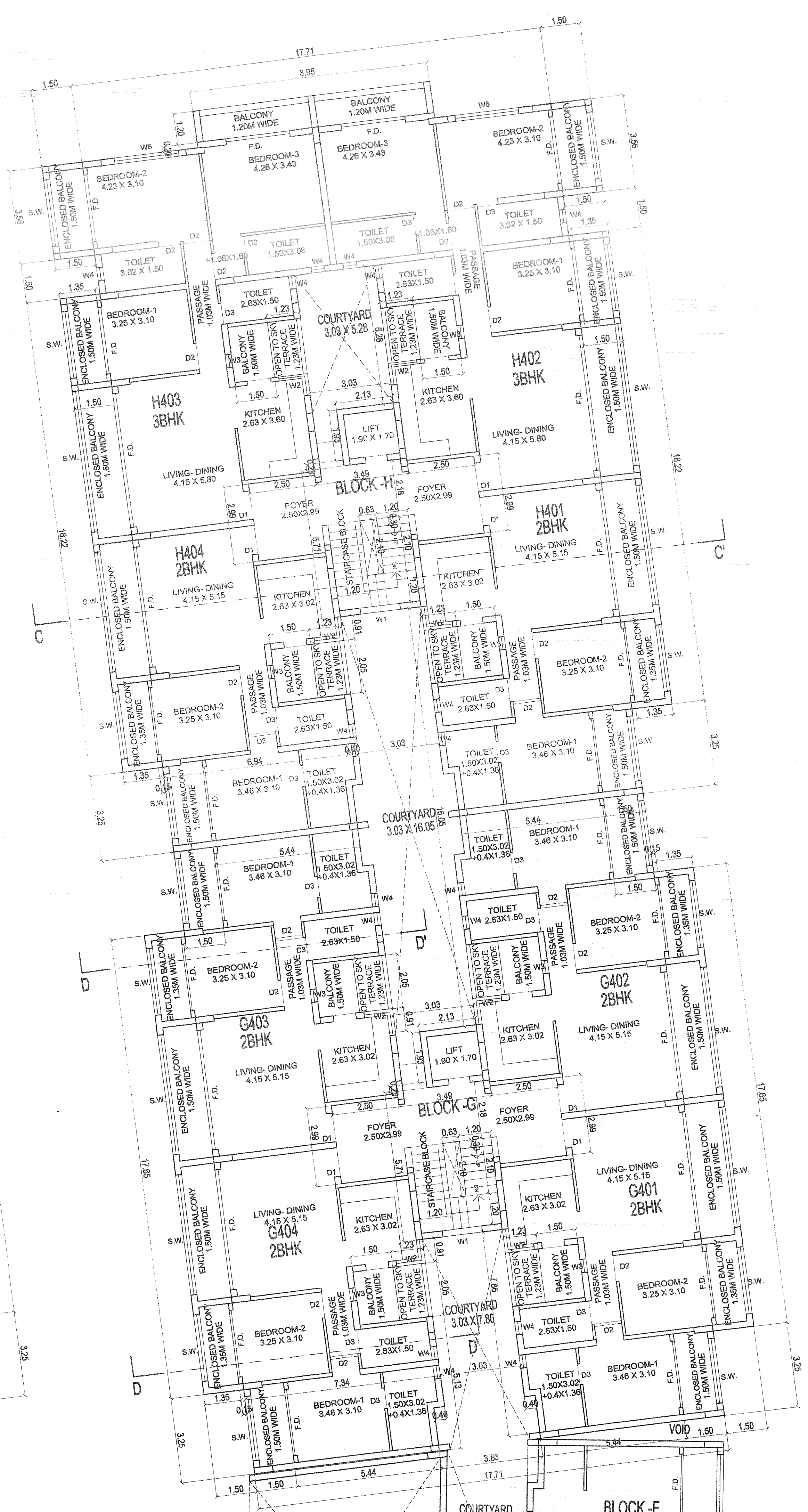
Please Check Letter No. 19/04/2018/76P
dated 13/06/2018
regarding the Plan
Dy. Town Planner,
Town & Country Planning
Dept. of Govt.
Thiruvananthapuram, Kerala



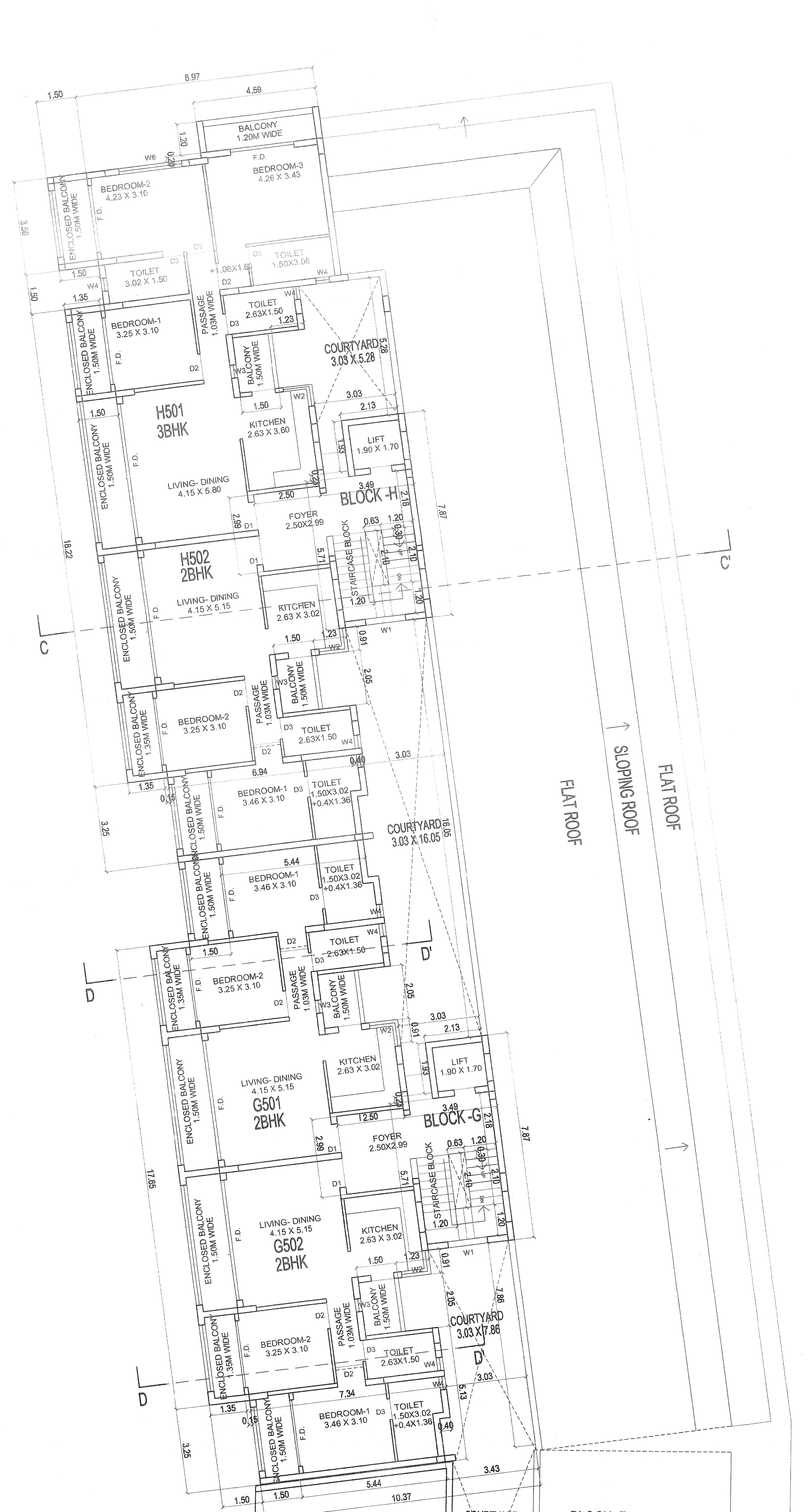
Consent License No. 15
V.P.O. No. 2024 of 11/12/2023
Village Panchayat Se-Old Goa
V.P. Secretary
V.P. Se-Old Goa



SECOND FLOOR PLAN-BLOCK G&H
(SC1:100)



THIRD FLOOR PLAN-BLOCK G&H
(SC1:100)

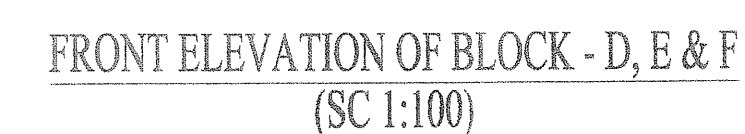
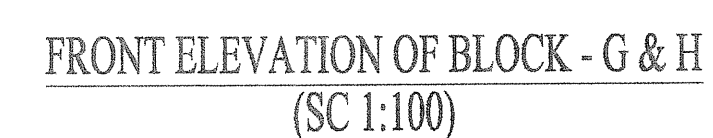


FOURTH FLOOR PLAN-BLOCK G&H
(SC1:100)

DATE	22/10/2020
PROJECT:	PROPOSED RESIDENTIAL BLOCK-D, E, F, G & H IN GROUP HOUSING ON PLOT BEARING SURVEY NO. 20/1-H, 1-G OF VILLAGE BAIGUNIM, TISWADI, GOA.
OWNERS:	Mr. ABDUL SATTAR CHOWHAN & Mr. KAFIL AHMED CHOWHAN
ARCHITECT:	Dr. YADAVENDRA NAIK, G-2, Golden Nest, Purnima Nagar, Auto Porcupine, Goa-403221 Dr. YADAVENDRA D. NAIK (P.R.O.) G-2, GOLDEN NEST, PURNIMA NAGAR, AUTO PORCUPINE, GOA P.W.D. REG. NO. - P.W.D. 18/2010/2003 COR. REG. NO. - G-2/2003/2006
ARCH / 18 / 2010	
OWNER:	(SIGNATURE)
PHC/Corlim N.O.C. No. 25/2016/24	
Government of Goa Directorate of Health Services Primary Health Centre Corlim Date: 29/06/2018	
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Const. Lic. No. 28-0-26 dt. 11/12/2023
Village Panchayat Se-Old Goa

V.P. Secretary
V. P. Se-Old Gos



PHC/Corlim NOC/20.....25/20.....26/624
Government of Goa
Directorate of Health Services
Primary Health Centre Corlim
Date 25/06/25

DATE: 22/02/2025

PROJECT:
PROPOSED RESIDENTIAL BLOCK-
D, E, F, G & H IN GROUP HOUSING
ON PLOT BEARING SURVEY NO.
20/1-H, 1-G OF VILLAGE BAIGUINIM,
TISWADI, GOA.

OWNER'S:
Mr. ABDUL SATTAR CHOWHAN &
Mr. KAFIL AHMED CHOWHAN

ARCHITECT:
Ar. YADAVENDRA NAIK,
 G-2, H.No. 900, Golden Nest, Pundalik nagar,
 Ato- Porvorim, Goa- 403521

YADAVENDRA D. NAIK (ARCHITECT)
3-2, GOLDEN NEST, PUNDALIK NAGAR,
ALTO PORVORIM, GOA
PWD REG. NO.: PWD/ARCH/281/2003
COA REG. NO-CA/2003/30599

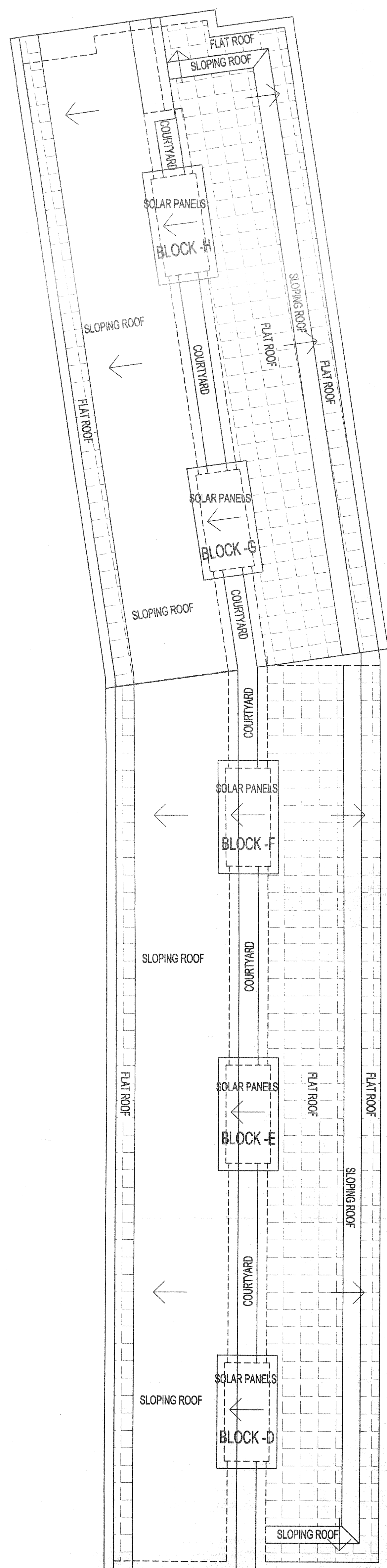
ARCH / 18 / 2010

OWNER:
(SIGNATURE/STAMP)

K A Chowdhury

Medical Officer 111
Primary Health Centre
Corlim-Goa

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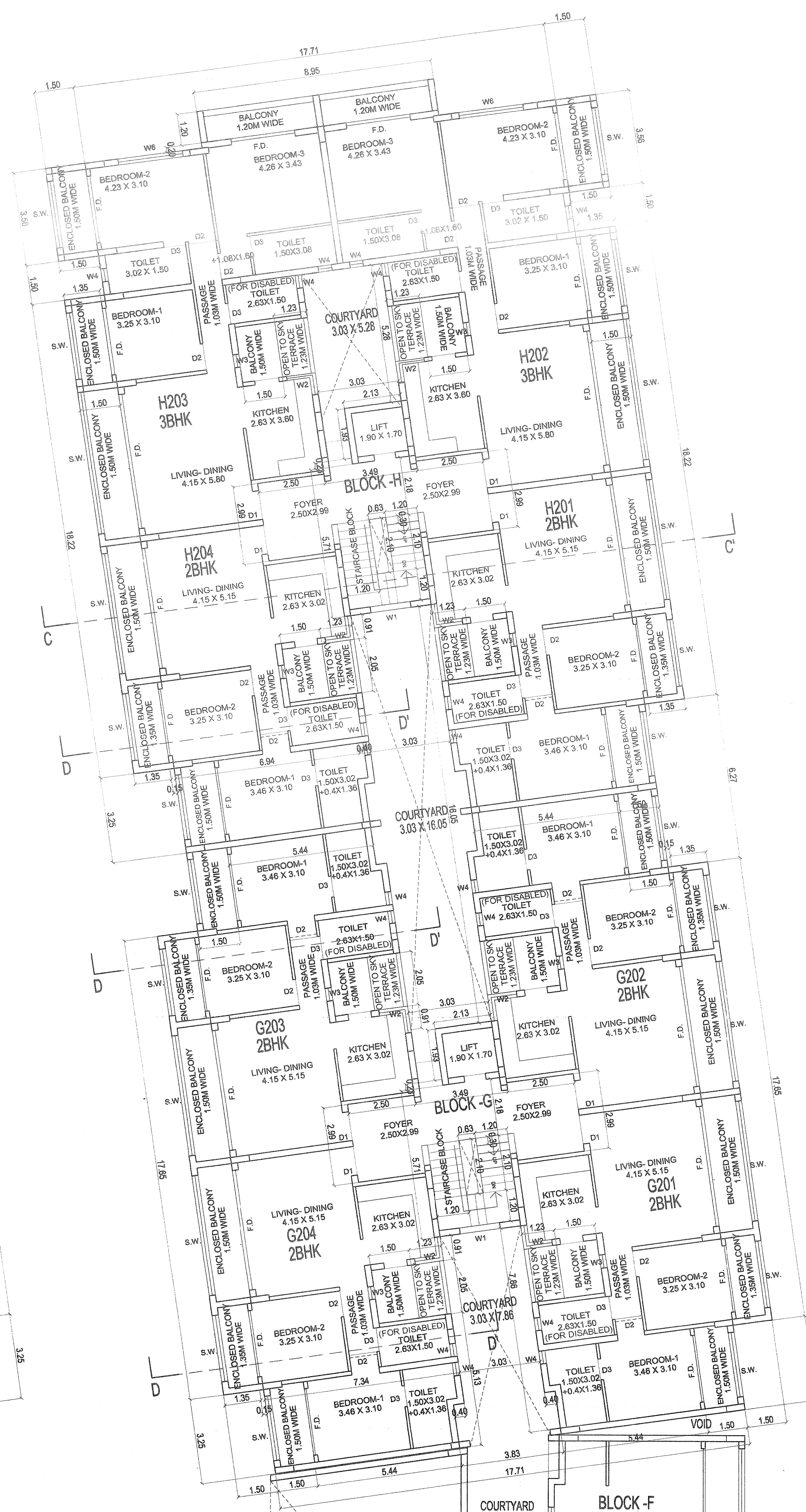


ROOF PLAN OF ALL BLOCKS
(SC 1:200)

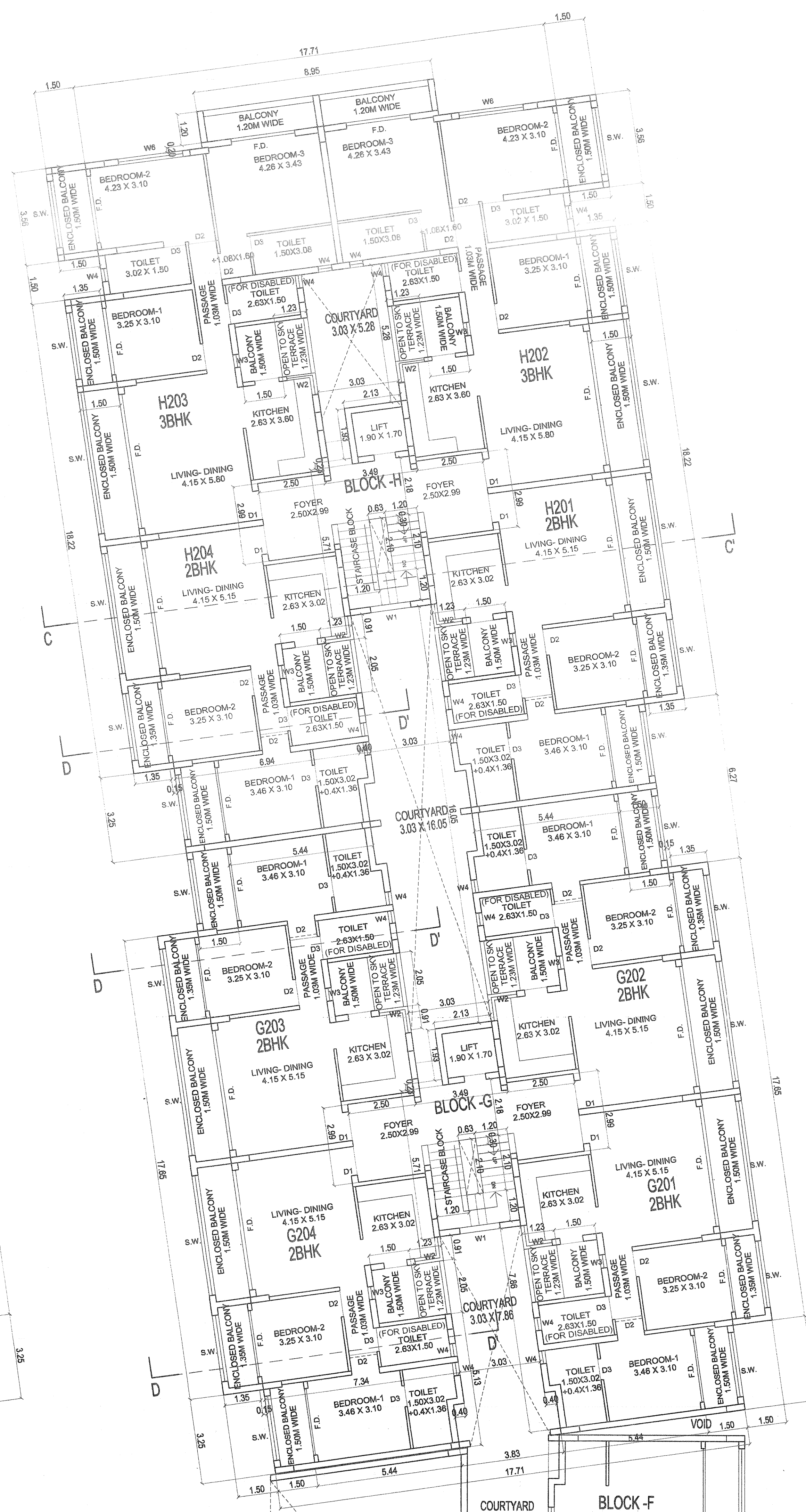
SLOPING ROOF AREA PERCENTAGE=51%



STILT FLOOR PLAN-BLOCK G & H
(SC 1:100)



UPPER GROUND FLOOR PLAN-BLOCK G & H
(SC 1:100)



FIRST FLOOR PLAN-BLOCK G & H
(SC 1:100)

DATE: 22/02/2025

PROJECT:
PROPOSED RESIDENTIAL BLOCK-
D, E, F, G & H IN GROUP HOUSING
ON PLOT BEARING SURVEY NO.
20/1-H-1-G OF VILLAGE BAIGUINIM,
TISWADI, GOA.

OWNERS:
MR. ABDUL SATTAR CHOWHAN &
MR. KAFIL AHMED CHOWHAN

ARCHITECT:
MR. YADAVENDRA NAIK,
G-2, H.No. 900, Golden Nest, Pundarik nagar,
H.P. Porvora, Goa-403021

MR. YADAVENDRA NAIK (ARCHITECT),
4, GOLDEN NEST, PUNDALIK NAGAR,
ALTO PORVORA, GOA
PVID REG. NO. PVID/MR/2019/12003
COA REG. NO. COA/2003/005999

ARCH/18/2010

OWNER:
(SIGNATURE)

K.A. Chowhan

PWC/Contm NOC/2025/2025/1380
Government of Goa
Directorate of Health Services
Primary Health Centre Contm
Date 25/06/25

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THIS DRAWING IS VALID FOR APPROVAL OF THE GOVT. OF INDIA ONLY.
THIS DRAWING IS FOR APPROVAL OF THE GOVT. OF INDIA ONLY.