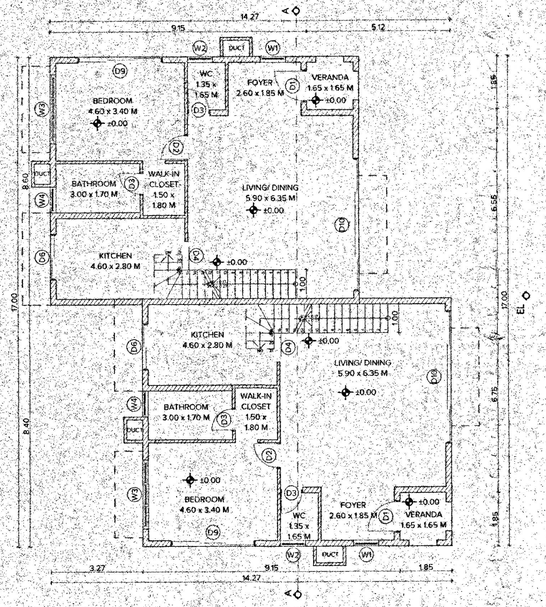
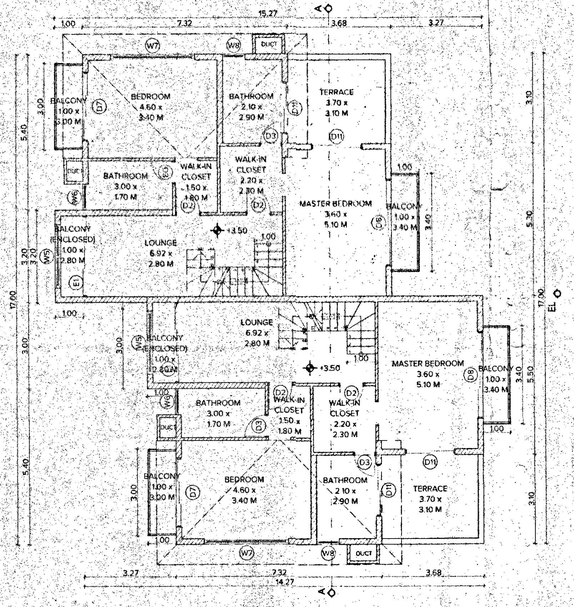
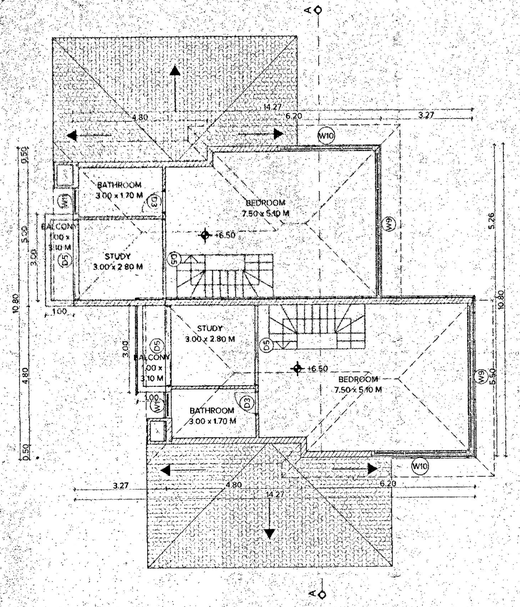


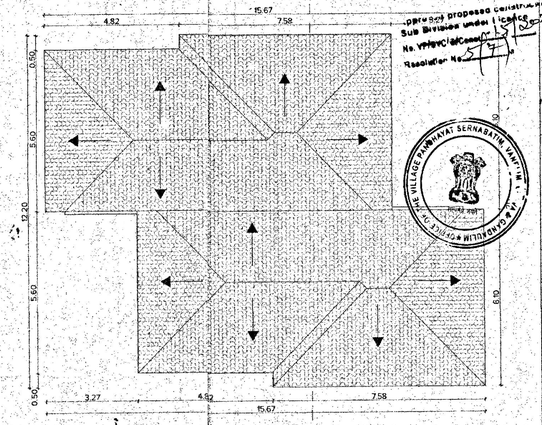
TYPE A: GROUND FLOOR 1:100



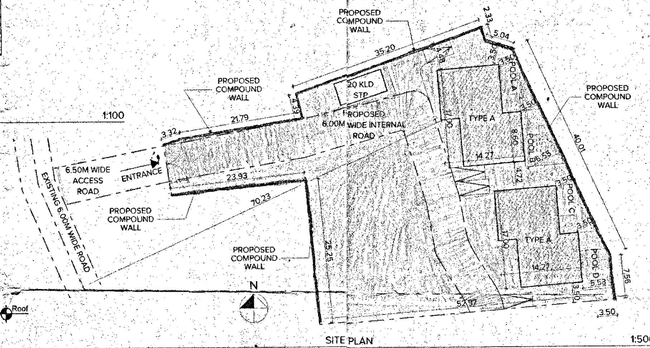
TYPE A: FIRST FLOOR 1:100



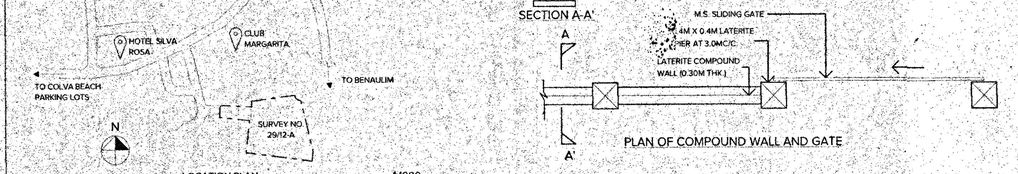
TYPE A: SECOND FLOOR 1:100



1:100

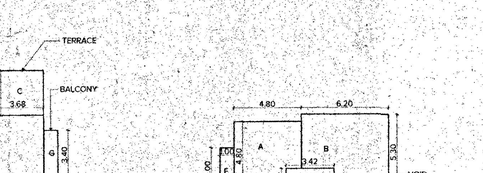


SITE PLAN 1:500

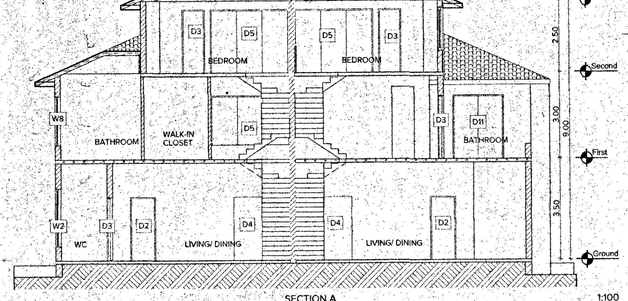


LOCATION PLAN 1:1000

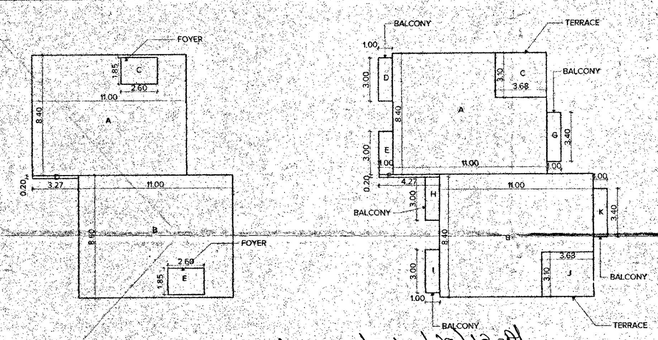
PART ELEVATION OF COMPOUND WALL AND GATE



PLAN OF COMPOUND WALL AND GATE



SECTION A 1:100



GROUND FLOOR

BUILT UP AREA
= A + B + D
= 92.40 + 94.60 + 0.65
= 187.65 SQ.M.

DEDUCTIONS
= C + E
= 4.81 + 4.81
= 9.62 SQ.M.

FLOOR AREA
= 187.65 - 9.62
= 178.03 SQ.M.

Please check order No. PTP/12 SQ2/Colva/1450/13-A dated 15/04/2013 received file plans

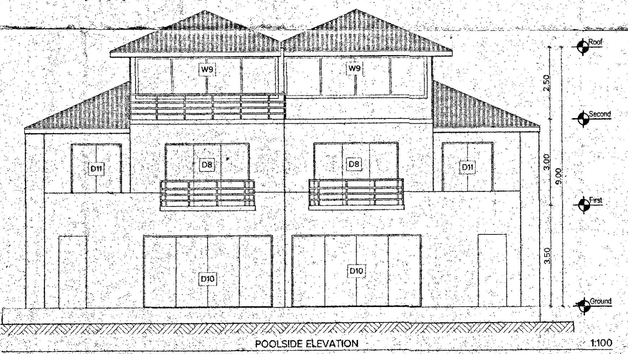
Town Planner
Town & Country Planning Dept.,
South Goa Dist. Office Margao -Goa

FIRST FLOOR

BUILT UP AREA
= (A + D + E + F + G) + (B + H + I + K)
= (92.40 + 3.00 + 3.00 + 0.85 + 3.40) + (94.60 + 3.00 + 3.00 + 3.40)
= 206.65 SQ.M.

DEDUCTIONS
= (C + D + E + G) + (H + I + J + K)
= (11.41 + 3.00 + 3.00 + 3.40) + (3.00 + 3.00 + 11.41 + 3.40)
= 41.62 SQ.M.

FLOOR AREA
= 206.65 - 41.82
= 165.03 SQ.M.



POOLSIDE ELEVATION 1:100

SECOND FLOOR

BUILT UP AREA
= (A + B + E + F) + (C + D + I)
= (23.04 + 32.86 + 3.00 + 0.85) + (24.00 + 34.10 + 3.00)
= 120.85 SQ.M.

DEDUCTIONS
= (E + G) - (H + I)
= (3.00 + 5.27) - (3.00 + 5.27)
= 16.54 SQ.M.

FLOOR AREA
= (23.04 + 32.86 + 0.65 - 1.54 - 2.42) + (24.00 + 34.10 - 1.54 - 2.42)
= 104.31 SQ.M.

AREA DIAGRAMS 1:200

F.A.R. CALCULATIONS

	UNIT	FLOOR	B.U.A.	DEDUCTIONS				FLOOR AREA
				FOYER	VOID	BALCONIES	TERRACE	
16	TYPE A (UNIT 1)	GROUND FLOOR	187.65	9.62	0.00	0.00	0.00	178.03
17		FIRST FLOOR	206.65	0.00	0.00	18.80	22.82	165.03
18		SECOND FLOOR	120.85	0.00	10.54	6.00	0.00	104.31
19	TYPE A (UNIT 2)	GROUND FLOOR	187.65	9.62	0.00	0.00	0.00	178.03
20		FIRST FLOOR	206.65	0.00	0.00	18.80	22.82	165.03
21		SECOND FLOOR	120.85	0.00	10.54	6.00	0.00	104.31
21	TOTAL FLOOR AREA (SQM.)							**894.75**
22	FLOOR AREA RATIO (%)							**37.59%**
23	TOTAL BUILT-UP AREA (SQM.)							1,030.30
24	SWIMMING POOL AREA							140.00
25	TOTAL AREA UNDER INFRASTRUCTURE TAX							**1,170.30**

AREA STATEMENT

1	PLOT AREA AS PER FORM I & XIV				2380.00
2	PLOT AREA UNDER SETTLEMENT				2380.00
		PLOT AREA	-	AREA LOST IN ROAD WIDENING	
3	EFFECTIVE PLOT AREA (SQM)	2380.00	-	0.00	2380.00
4	COVERAGE PERMISSIBLE (%)				40%
5	COVERED AREA PERMISSIBLE (SQM)	40%	x	2380.00	952.00
6	F.A.R. PERMISSIBLE (%)				60%
7	FLOOR AREA PERMISSIBLE (SQM)	60%	x	2380.00	1428.00
	COVERAGE CALCULATIONS				
8	COVERED AREA EXISTING (SQM)				0.00
9	COVERED AREA TO BE DEMOLISHED (SQM)				0.00
10	COVERED AREA PROPOSED (SQM)	375.30	-	0.00	375.30
11	TOTAL COVERED AREA (SQM)	(8-9+10)			375.30
12	COVERAGE (%)	COVERED AREA/ EFFECTIVE PLOT AREA x 100			15.77%

Door List

ID	Quantity	Width	Height
D1	2	1.10	2.20
D2	6	0.90	2.20
D3	10	0.80	2.20
D4	2	1.00	2.20
D5	6	2.80	2.20
D6	2	1.60	2.50
D7	2	2.40	2.20
D8	2	3.00	2.20
D9	2	3.00	2.50
D10	2	4.60	2.50
D11	4	1.80	2.20
E1	2	2.80	2.20

Window List

ID	Quantity	Width	Height	Sill
W1	2	0.90	2.00	0.50
W2	2	0.90	2.00	0.50
W3	2	2.40	1.70	0.50
W4	2	0.90	1.50	1.00
W5	2	2.20	1.70	0.00
W6	2	0.90	1.70	0.00
W7	2	3.00	1.70	0.00
W8	2	0.80	1.70	0.00
W9	2	3.00	0.47	3.53
W9	2	5.10	1.50	0.75
W10	2	2.40	1.50	0.75
W11	2	0.90	1.70	0.50

PROPOSED RESIDENTIAL VILLAS, SWIMMING POOLS AND COMPOUND WALL FOR MR. AGARWAL IN PLOT BEARING SURVEY NO. 29/12-A OF COLVA VILLAGE, SALCETTE, GOA

Client:

For KAYJI REAL ESTATE PVT LTD

Director / Attorney

Architect:

JONATHAN D'SOUZA
COA/2009/44498

LICENSE DRAWING

2202.L.1A.04

13-02-2023

architecture
NgaJ architecture
at
jonathan@ngajarchitecture.com
and
shop no 2, Alfred Apartments, Kerxant, Caramalem, Goa. 403002

Permitted proposed Construction Sub Division under (Clause No. 16(1)(c)(i)) vide Resolution No. 57 dated 15/03/2013 on 22/03/2013

SECRETARY
P. SERNABATIM
ANNEXE COLVA
& CAMBALIM

PANCHAYAT SERNABATIM

12-A