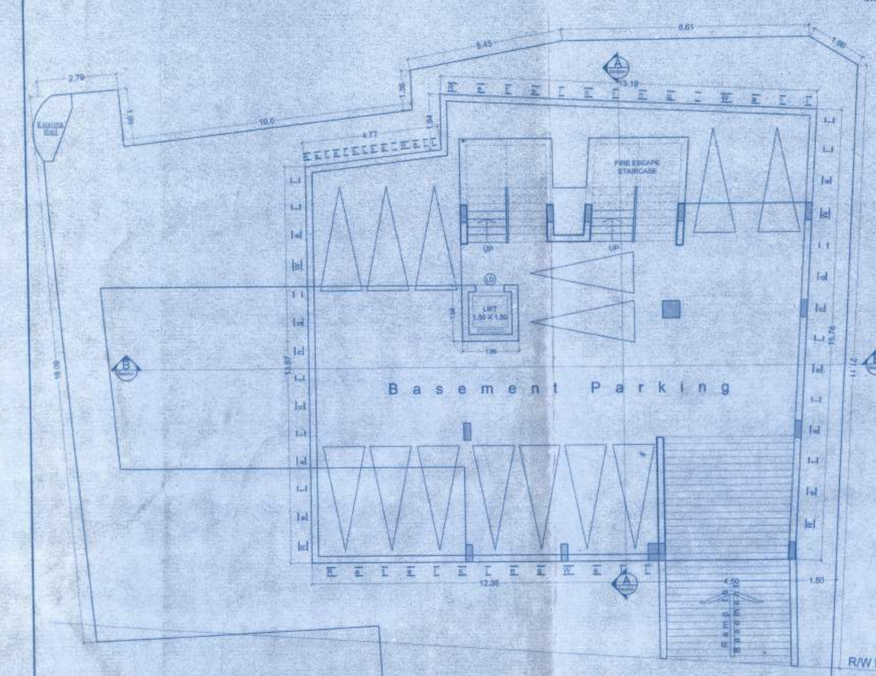
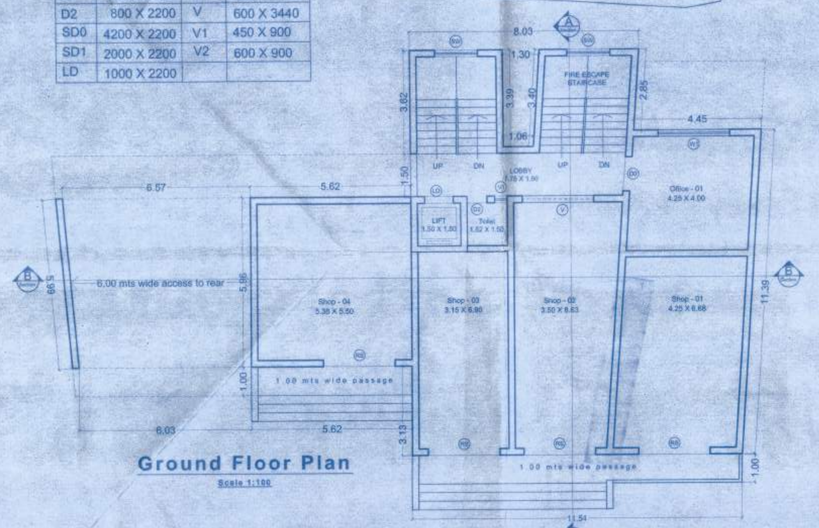
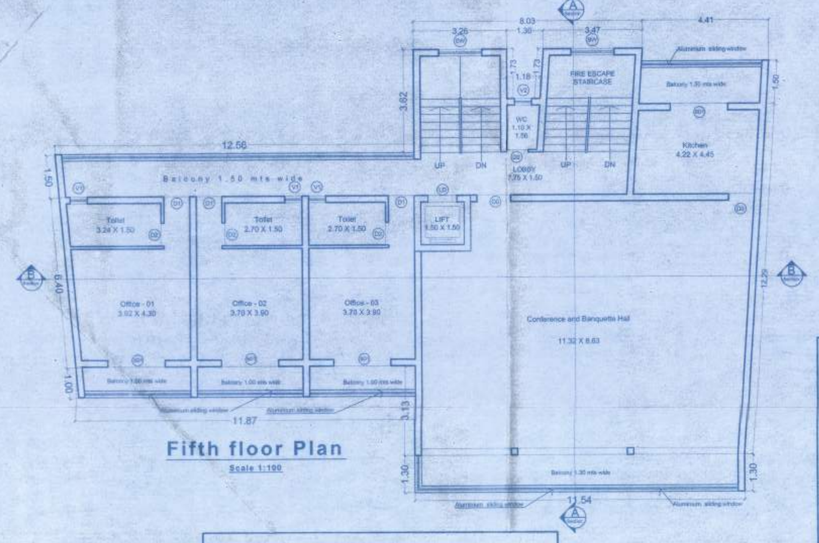


BASEMENT FLOOR PLAN
Scale 1:100

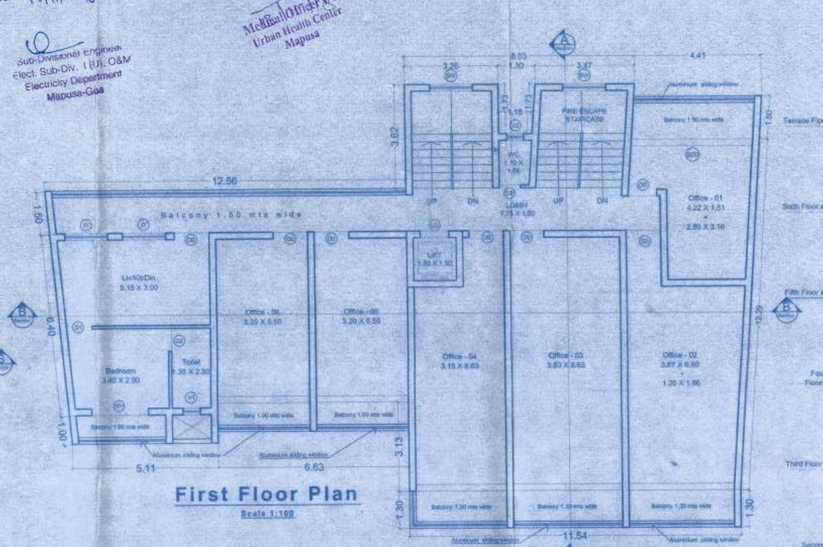
DOOR & WINDOW SCHEDULE			
TYPE	SIZE	TYPE	SIZE
RS	2500 X 2500	SW	1500 X 2000
D0	1200 X 2200	W	1500 X 1300
D1	900 X 2200	W1	2500 X 1300
D2	800 X 2200	V	600 X 3440
SD0	4200 X 2200	V1	450 X 900
SD1	2000 X 2200	V2	600 X 900
LD	1000 X 2200		



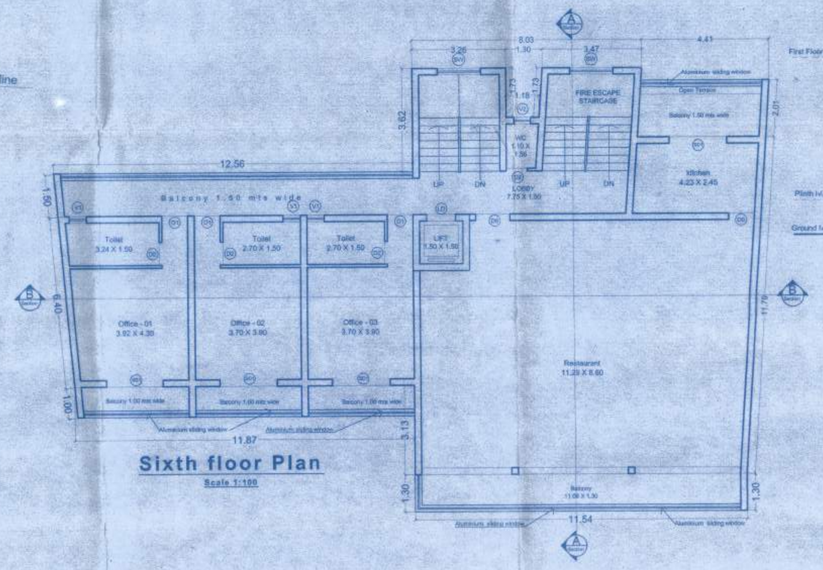
Ground Floor Plan
Scale 1:100



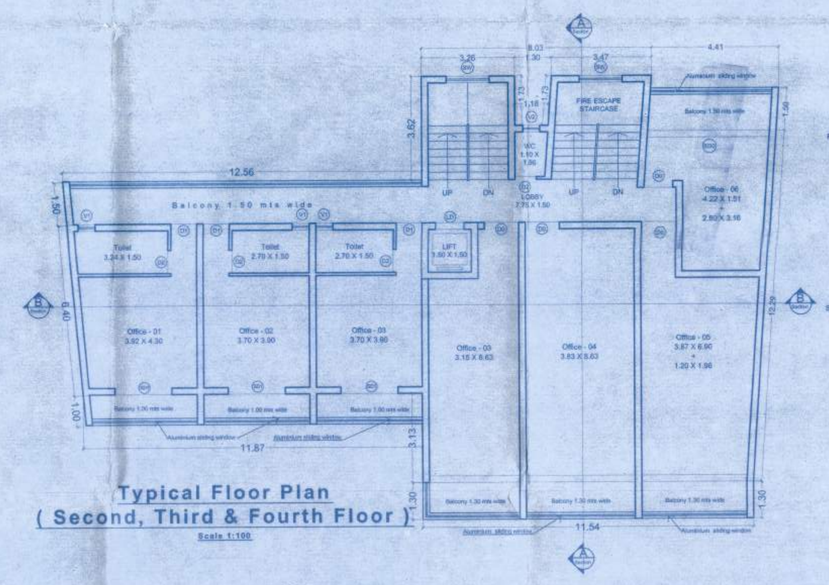
Fifth floor Plan
Scale 1:100



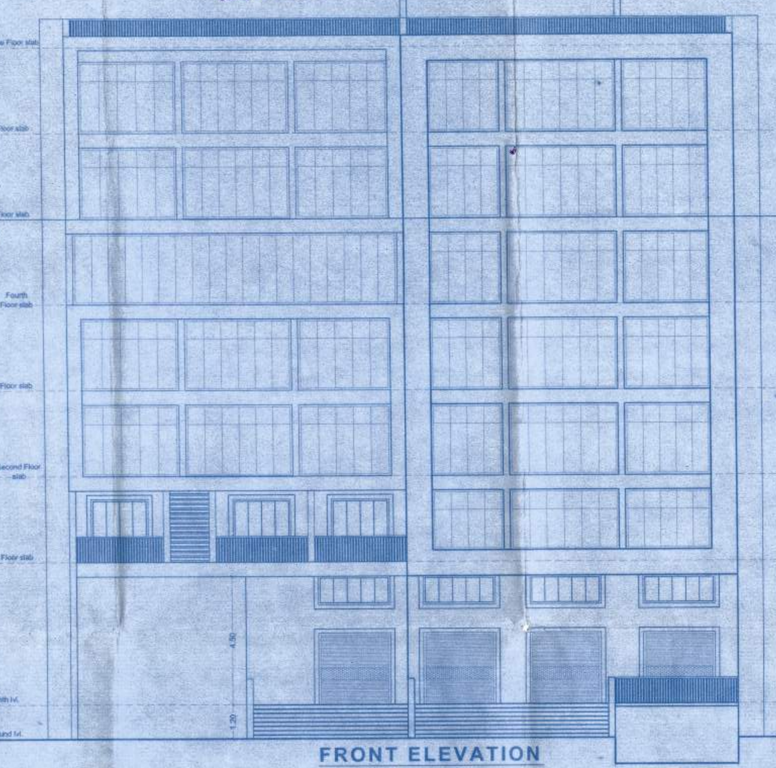
First Floor Plan
Scale 1:100



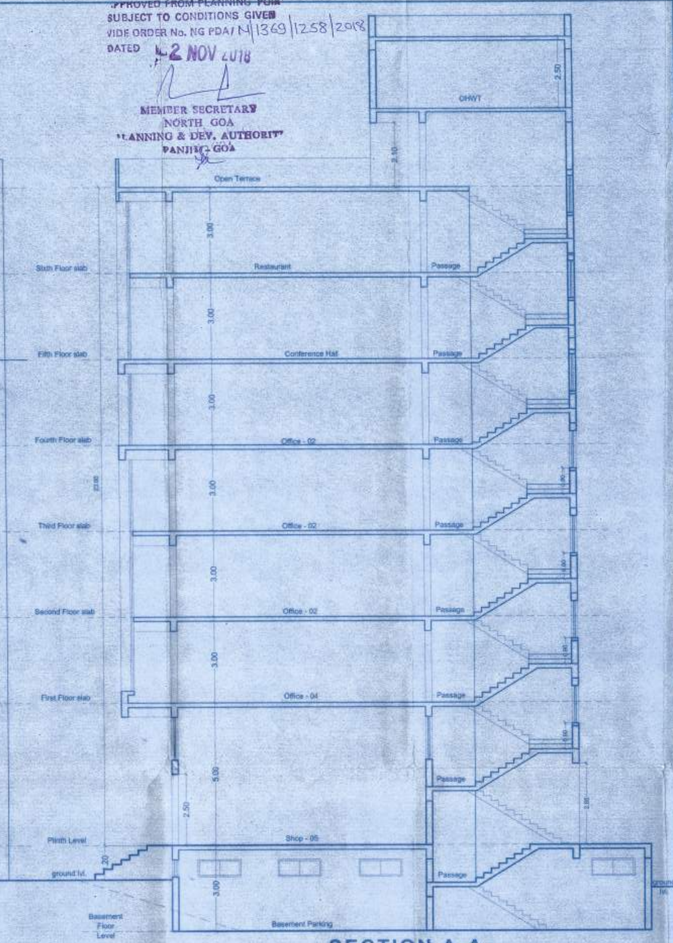
Sixth floor Plan
Scale 1:100



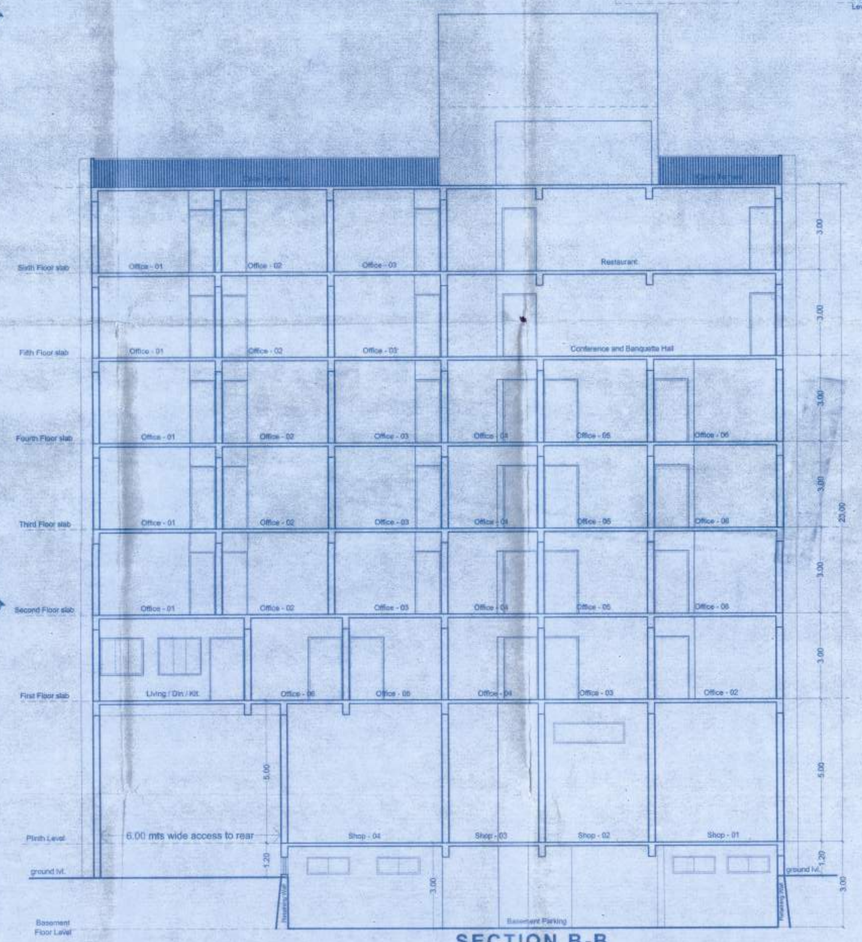
Typical Floor Plan
(Second, Third & Fourth Floor)
Scale 1:100



FRONT ELEVATION
Scale 1:100



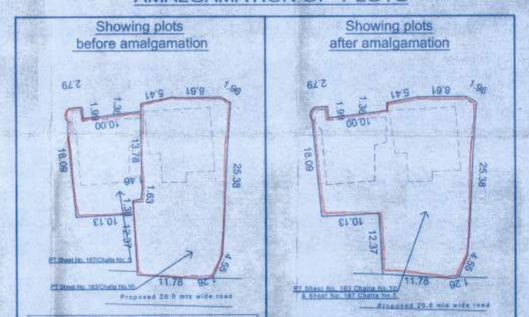
SECTION A-A
Scale 1:100



SECTION B-B
Scale 1:100

AMALGAMATION OF PLOTS

Showing plots before amalgamation



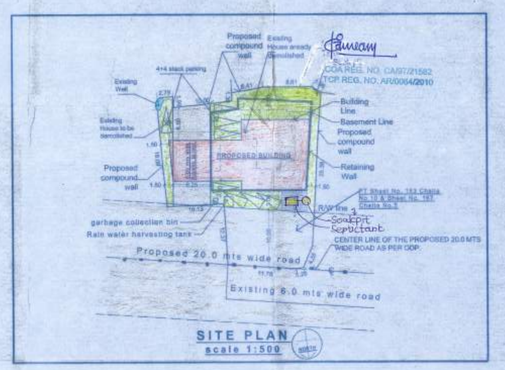
AREA STATEMENT for the AMALGAMATION OF THE PLOTS	
PT Sheet No. 163 / Challa No. 10	457.00 Sq.mts.
PT Sheet No. 167 / Challa No. 5	201.00 Sq.mts.
Total area of plot PT Sheet No. 163 Challa No.10 & Sheet No. 167 Challa No.5	658.00 Sq.mts.

SITE PLAN
scale 1:500

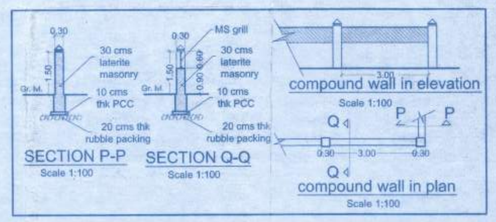
Showing plots after amalgamation

AREA STATEMENT for the AMALGAMATION OF THE PLOTS	
Total area of plot PT Sheet No. 163 Challa No. 10 & Sheet No. 167 Challa No.5 after amalgamation	658.00 Sq. mts

SITE PLAN
scale 1:500



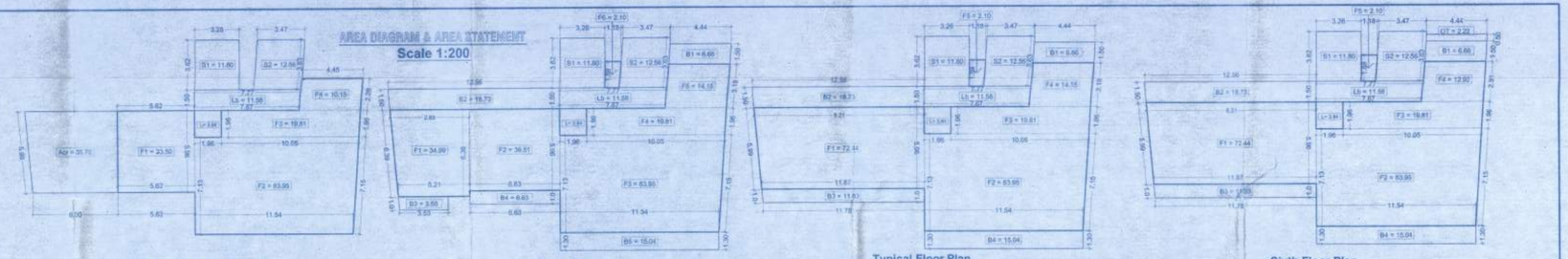
SITE PLAN
scale 1:500



SECTION P-P
Scale 1:100

SECTION Q-Q
Scale 1:100

AREA DIAGRAM & AREA STATEMENT
Scale 1:200



Ground Floor Plan

AREA STATEMENT of GROUND FLOOR AREA	
Floor area = F1 + F2 + F3 + F4 =	147.41 Sq. Mts.
Staircase area = S1 + S2 =	24.36 Sq. Mts.
Lift area = L =	3.84 Sq. Mts.
Lobby area = Lb =	11.58 Sq. Mts.
Access to rear area = Acr =	35.70 Sq. Mts.
Ground Floor area = 147.41 sq. mts.	147.41 Sq. Mts.
Covered area = Floor + Staircase + Lift + lobby + Access Area =	222.89 Sq. Mts.

First Floor Plan

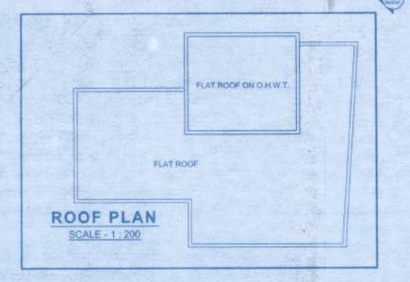
AREA STATEMENT of FIRST FLOOR AREA	
Floor area = F1 + F2 + F3 + F4 + F5 + F6 =	194.51 Sq. Mts.
Staircase area = S1 + S2 =	24.36 Sq. Mts.
Lift area = L =	3.84 Sq. Mts.
Lobby area = Lb =	11.58 Sq. Mts.
Balcony area = B1 + B2 + B3 + B4 + B5 =	50.64 Sq. Mts.
First Floor area = 194.51 sq. mts.	194.51 Sq. Mts.

Typical Floor Plan ($2^{nd}, 3^{rd}, 4^{th}$, & 5th Floor)

AREA STATEMENT of TYPICAL FLOOR AREA ($2^{nd}, 3^{rd}, 4^{th}$, & 5th Floor)	
Floor area = F1 + F2 + F3 + F4 + F5 =	192.45 Sq. Mts.
Staircase area = S1 + S2 =	24.36 Sq. Mts.
Lift area = L =	3.84 Sq. Mts.
Lobby area = Lb =	11.58 Sq. Mts.
Balcony area = B1 + B2 + B3 + B4 + =	52.26 Sq. Mts.
Typical Floor area = 192.45 sq. mts.	192.45 Sq. Mts.

Sixth Floor Plan

AREA STATEMENT of SIXTH FLOOR AREA	
Floor area = F1 + F2 + F3 + F4 + F5 =	189.12 Sq. Mts.
Staircase area = S1 + S2 =	24.36 Sq. Mts.
Lift area = L =	3.84 Sq. Mts.
Lobby area = Lb =	11.58 Sq. Mts.
Balcony area = B1 + B2 + B3 + B4 + =	52.26 Sq. Mts.
Open Terrace area = Ot =	2.22 Sq. Mts.
Sixth Floor area = 189.12 sq. mts.	189.12 Sq. Mts.



ROOF PLAN
SCALE - 1:200

Approved subject to R. O. Price Letter F.NUDA/TP/ 25 - 2017 /Mapusa-40/5050 dated 15/11/18

Sub-Divisional Engineer Elect. Sub-Div. I (I) O&M Electricity Department Mapusa-Goa

Medical Officer PHC Urban Health Centre Mapusa

N.O.C. is granted subject to this office letter no. 2600 / 3550 / PHE-MP. 10 / 1251 / 18-19 dated 13/11/18

ASSISTANT ENGINEER Jr. DIV. II W.D. XVII (PHE-N) P.W.D. MAPUSA - GOA.

APPROVED UNDER THE CONDITIONS NUMBERS AS IMPOSED ON THE LICENCE No. 02 / 01/12/04/2019

JUNIOR ENGINEER(A3) CHIEF OFFICER MAPUSA MUNICIPAL COUNCIL

APPROVED FROM PLANNING PURPOSE SUBJECT TO CONDITIONS GIVEN VIDE ORDER No. 1/G / PDA / N / 1369 / 1258 / 2018 DATED 12 NOV 2018

MEMBER SECRETARY NORTH GOA PLANNING & DEV. AUTHORITY PANJIM GOA

ALL DIMENSIONS SHALL BE CHECKED & CORELATED WITH THE FURNITURE DRAWINGS AND AMBIGUITY SHALL BE IMMEDIATELY BROUGHT TO THE NOTICE OF THE ARCHITECT BEFORE COMMENCEMENT OF THE WORK.
ALL DIMENSIONS ARE IN MILIMETERS UNLESS OTHERWISE STATED.
ALL DIMENSIONS ARE TO BE READ ONLY & NOT SCALED.
ALL DIMENSIONS ARE FROM UNFINISED SURFACES.

AREA STATEMENT FOR AMALGAMATION OF PLOTS

A	AREA OF THE PLOT BEARING PT Sheet No. 163 / Challa No. 10	457.00 M2
B	TOTAL AREA OF THE PLOT IN BEARING PT Sheet No. 167 / Challa No. 05	201.00 M2
	Total Plot Area	658.00 M2

AREA STATEMENT

	ZONE	C1
1	TOTAL AREA OF THE PLOT AFTER AMALGAMATION IN PT Sheet No. 163 Challa No.10,11,12 & Sheet No. 167 Challa No.5	658.00 M2
2	DEDUCTION FOR,	
a)	AREA WITHIN ROAD WIDENING / PROPOSED	100.00 M2
b)	AREA RESERVED FOR ANY OTHER USE	NIL
3	EFFECTIVE AREA OF PLOT	558.00 M2
4	OPEN SPACE REQUIRED 15% OF THE PLOT AREA	Not Applicable
5	TOTAL OPEN SPACE PROVIDED	Not Applicable
6	PERMISSIBLE COVERAGE	40% = 223.20 M2
7	PROPOSED COVERAGE	222.89 M2 = 39.94%
8	EXISTING BUILDINGS TO BE DEMOLISHED	125.92 M2
9	PERMISSIBLE F.A.R	200% (UNDER DEVELOPMENT) = 1316.00 M2
10	Area of the swimming pool	NIL
11	Length of the compound wall	117.20 Rn. Mts.

FLOOR	USE	TOTAL BUILT-UP AREA M2	AREA FREE FROM FAR M2 Staircase	Balcony/ Verandah	Lift	Passage/ Lobby	Door Open Terrace	Stairs	Parking	NET FLOOR AREA M2	FAR
Basement Floor	Parking	272.22	24.36	0.00	3.84	9.80	0.00	0.00	234.22	0.00	1300.84 SQM
Ground Floor	Commercial	187.19	24.36	0.00	3.84	11.58	0.00	0.00	0.00	147.41	
First Floor	Commercial	254.93	24.36	50.64	3.84	11.58	0.00	0.00	0.00	194.51	
Second Floor	Commercial	254.49	24.36	52.26	3.84	11.58	0.00	0.00	0.00	192.45	
Third Floor	Commercial	254.49	24.36	52.26	3.84	11.58	0.00	0.00	0.00	192.45	
Fourth Floor	Commercial	254.49	24.36	52.26	3.84	11.58	0.00	0.00	0.00	192.45	
Fifth Floor	Commercial	254.49	24.36	52.26	3.84	11.58	0.00	0.00	0.00	192.45	
Sixth Floor	Commercial	253.36	24.36	52.26	3.84	11.58	2.22	0.00	0.00	189.12	
TOTAL		2165.68	194.88	311.94	30.72	90.86	2.22	234.22		1300.84	

12	TOTAL FLOOR AREA (Proposed)	1300.84 M2
13	PROPOSED FAR	197.70
14	CAR PARKING REQUIRED	= 26 nos.
15	CAR PARKING PROVIDED	= 26 nos.
16	Total area calculation for Infrastructure Tax	Commercial 1931.46 M2

Owner's Signature

S. K. CONSTRUCTIONS
Office No. 6, Stavyesh Appt., Sonarwado, Canose, Parra, Bardez - Goa.
E-mail : info@sakkareelestates.com

PRASHANT GAONKAR, ARCHITECT
COUNCIL NO. CA/87/21582
TCP REG. NO. AR/00054/2010

Architect's Signature

PROJECT: PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING & COMPOUND WALL
LOCATION: Morod, Mapusa - Goa
CLIENT: M/s S. K. CONSTRUCTION
TITLE: PLANS, ELEVATION, SECTION & SITE PLAN
STATUS: SUBMISSION DRAWINGS (For approval only.)

NORTH:	DRAWN: Prahansh	SCALE: 1:100, 1:200 & 1:500
	CHECKED: Prashant	DRAWING NUMBER: 01
	DATE:	

Prashant Gaonkar
Architects & Interior Designers
A-308,3rd Floor, Dwrakanath Centre,Above Hotel Navtara, Opp. Shree Bodgeshwar Temple,Mapusa- Goa. Tel.9822488590.

Proposed Amalgamation of plots, Commercial Building and Compound Wall for M/s S. K. Construction in Plot Bearing PT Sheet No. 163 Challa No.10 & Sheet No. 167 Challa No.5 at Morod, Mapusa - Goa.