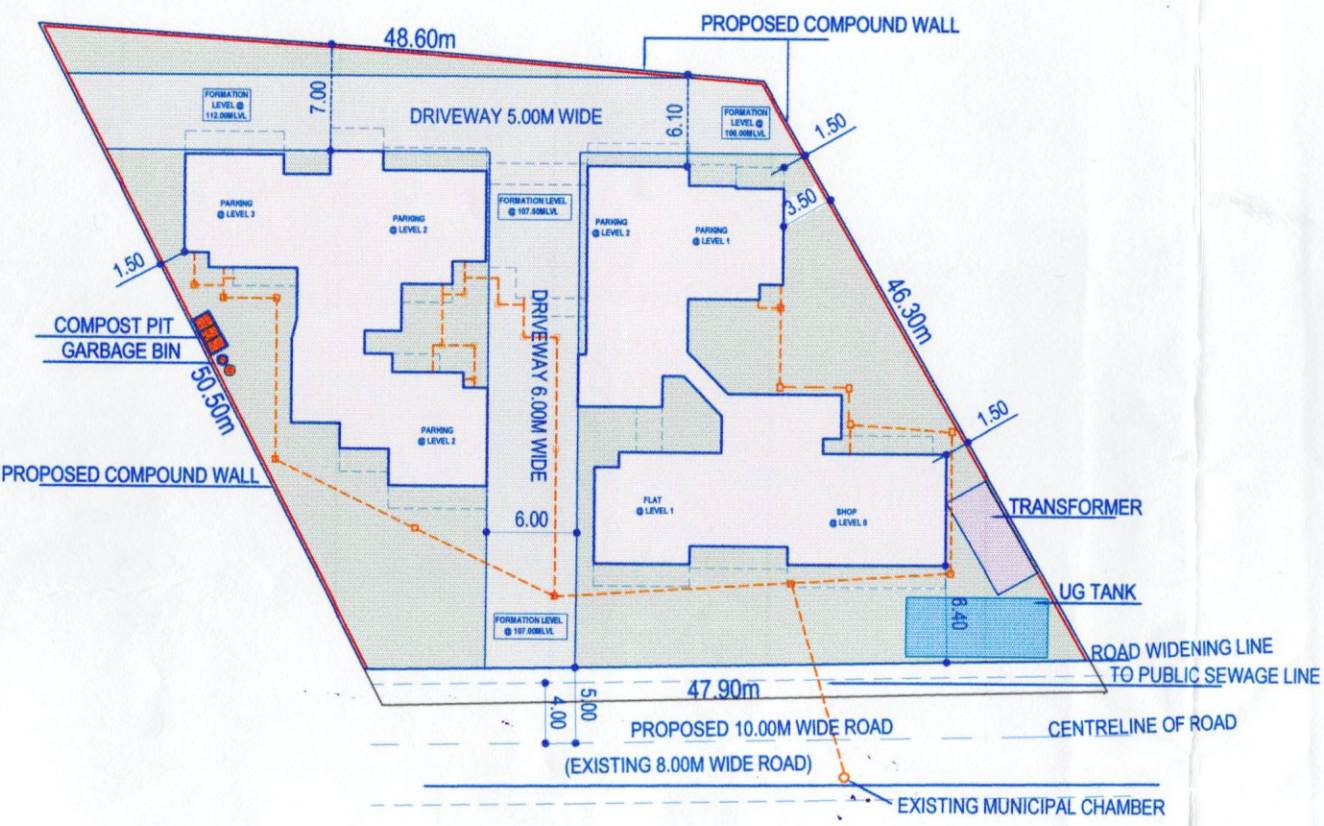
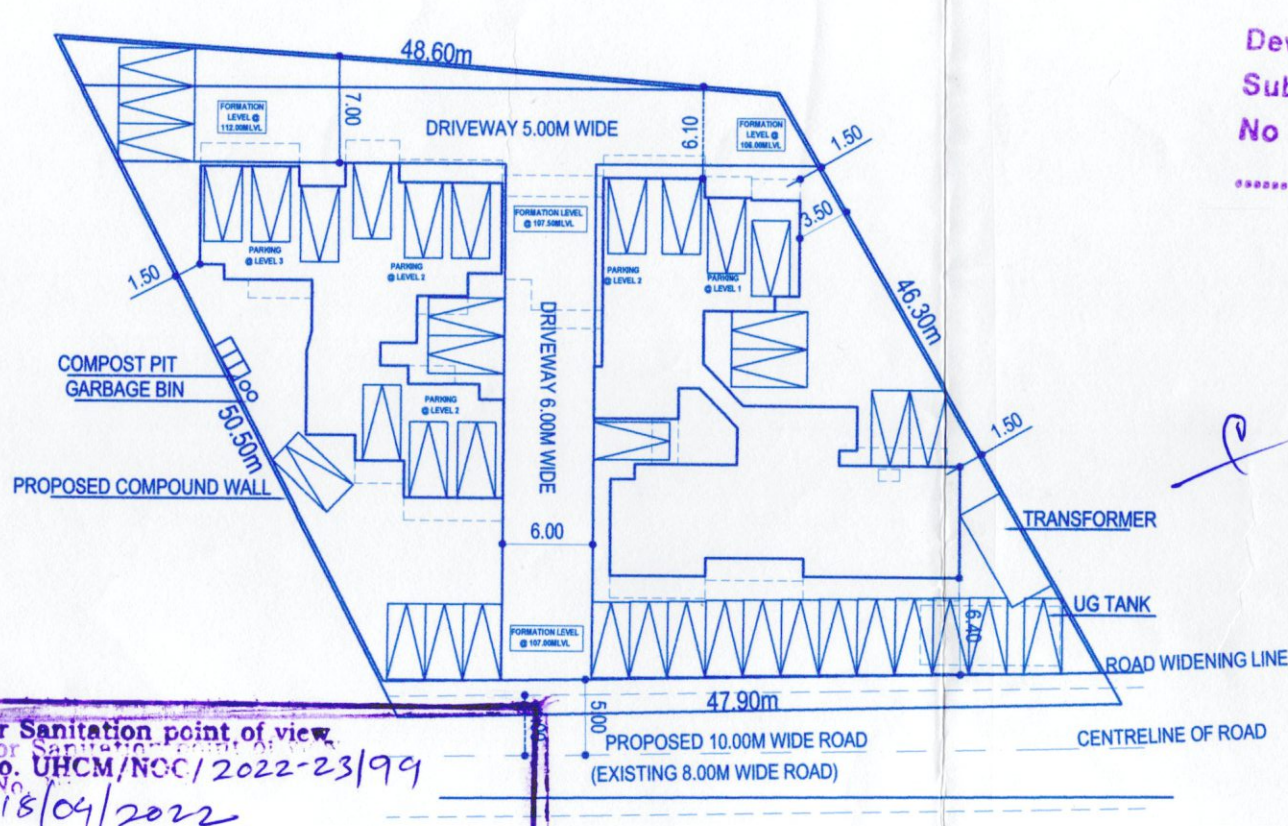




SITE PLAN
SCALE:1:500

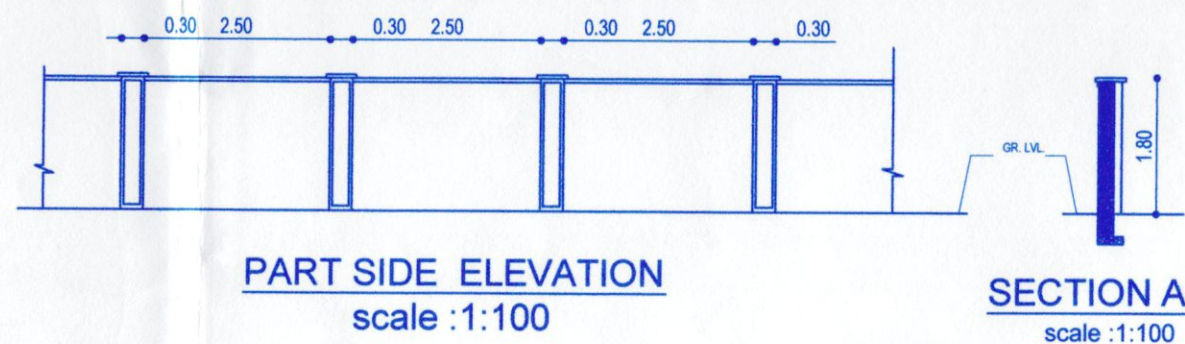


PARKING LAYOUT PLAN
SCALE:1:500

NOC for Sanitation point of view
NOC/No. UHCM/NOC/2022-23/99
Dated: 18/09/2022
MARGAO

Development Permission Grant
Subject To Conditions Vg
No SGPDA/P/4465/1300/21-22
Dated: 21/2/22
Member Secretary

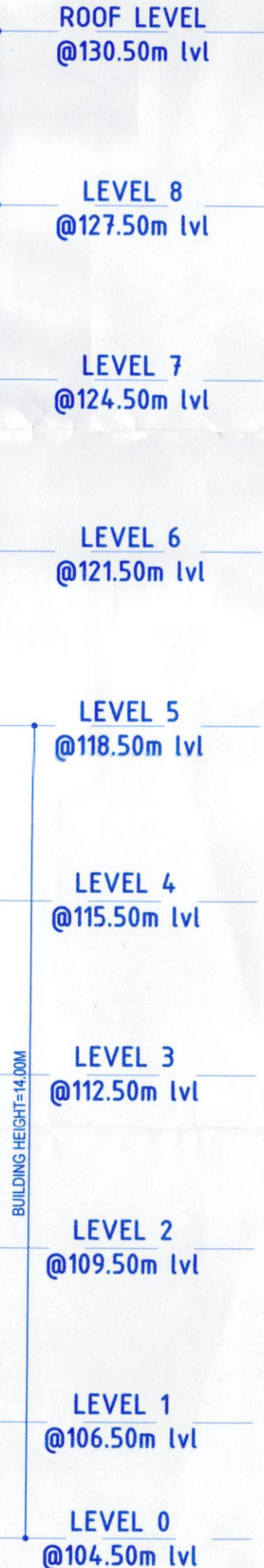
PROPOSED COMPOUND WALL
SCALE:1:100



PART SIDE ELEVATION
scale :1:100
PLAN
scale: 1:100
LENGTH OF PROPOSED COMPOUND WALL = 140M



FRONT ELEVATION

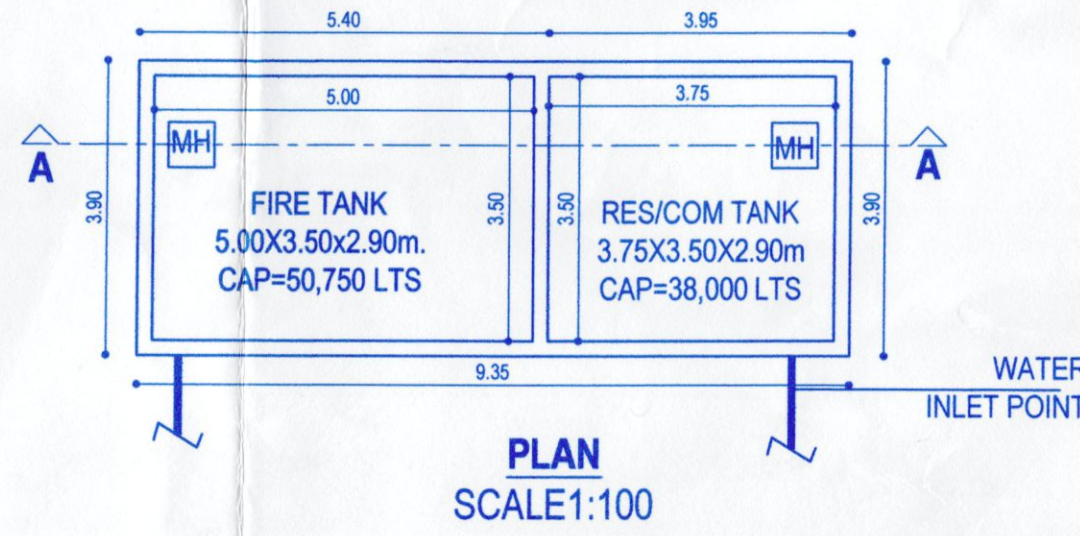
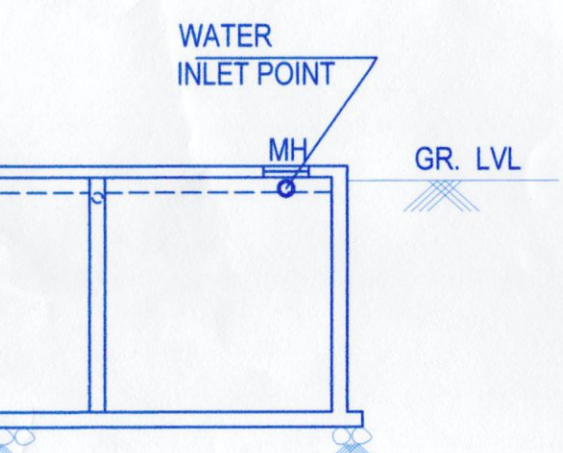


34. Details of areas and use /floorwise:													
Floor % Reference	Use	Total builtup area M2	Areas free from FAR					Net Floor Area sq.m.	FAR P %	Additional FAR ENTRANCE FOYER	Total Floor Area sq.m.	Additional FAR %	Open Terrace
			Stairs.	Balc./ Ver.	Lift	Stilt	Total						
PROPOSED VILLA													
LEVEL-0	COMM	95.90	15.85	-	3.61	-	19.46	76.44	3.18%	-	76.44	3.18%	-
LEVEL-1	Res.	254.95	66.56	21.99	8.55	71.83	168.93	86.02	3.58%	-	86.02	3.58%	-
LEVEL-2	Res.	596.24	104.64	66.46	14.53	169.53	355.16	226.51	9.43%	14.57	241.08	10.03%	-
LEVEL-3	Res.	639.24	99.35	88.53	17.33	66.78	271.99	337.48	14.05%	29.77	367.25	15.29%	38.60
LEVEL-4	Res.	747.24	98.77	127.14	17.04	-	242.95	474.41	19.75%	29.88	504.29	20.99%	-
LEVEL-5	Res.	685.85	99.73	116.07	17.04	-	232.84	423.13	17.61%	29.88	453.01	18.86%	61.74
LEVEL-6	Res.	547.11	80.37	93.12	13.42	-	186.91	339.38	14.13%	20.82	360.20	14.99%	-
LEVEL-7	Res.	463.85	80.37	75.48	13.42	-	169.27	273.76	11.40%	20.82	294.58	12.26%	84.49
LEVEL-8	Res.	230.50	35.34	38.89	8.44	-	82.67	137.69	5.73%	10.14	147.83	6.15%	-
TOTAL		4260.88	680.98	627.68	113.38	308.14	1730.18	2374.82	98.86%	155.88	2530.70	105.33%	184.83
AREA FOR INFRASTRUCTURE TAX = 4260.88-308.14 = 3952.74sqm													
LENGTH OF PROPOSED COMPOUND WALL = 140M													
35. Parking Details :													
PARKING DETAILS													
No. of Car Parks/ parking area													
FLOOR AREA/NO. OF UNITS		USE		Provided		Required							
Commercial (AREA=76.44sqm)		Comm.		3		1.50							
31 units (FAR upto 75.00sqm.)		Res.		33		33							
2 units (FAR from 75.00sqm to 100sqm)		Res.		3		2.50							
Total no. of Parking				39		37							
32. Type of zone to which the plot belongs to													
SETTLEMENT zone													
SETBACKS:													
33. Front setback from the center line of road													
(5.00+6.40)= 11.40M mts.													
34. Side setbacks:													
(a) 1.50 mts.													
(b) 1.50 mts.													
35. Distance between two or more building on the same plot, if any													
0.00 mts.													
36. Height of the plinth													
0.30 mts.													
37. Use to which the building is to be put to floor-wise :													
Level 0 : Commercial													
Level 1 : Residential/ Parking													
Level 2 : Residential/ Parking													
Level 3 : Residential/ Parking													
Level 4 : Residential													
Level 5 : Residential													
Level 6 : Residential													
Level 7 : Residential													
Level 8 : Residential													
38. Plot owned by with reference to the ownership certificate of land :													
R.N. TALAK & DEVELOPERS													
39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division.													

40. Any other information													

LOCATION PLAN
NOT TO SCALE

UG TANK



SECTION A-A
SCALE:1:100

AREA STATEMENT			
PLOT AREA:			
1. Area of the Plot	105.80	Sq.mts.	
2. Deduction for			
(a) Area within road widening (proposed)	Nil	Sq.mts.	
(b) Area reserved for any other use	Nil	Sq.mts.	
Total (a+b)	Nil	Sq.mts.	
3. Net effective area (1)-(2)	2296.20	Sq.mts.	
4. Covered area occupied by the existing building, if any	Nil	Sq.mts.	
5. Plot coverage of the existing building(in%)	Nil	%	
6. Covered area of the existing building that is proposed to be demolished	Nil	Sq.mts.	
7. Plot coverage of the existing building that is proposed to be demolished (in %)	Nil	%	
8. Covered area of proposed building	620.10	Sq.mts.	
9. Plot coverage of the proposed building (in %)	27.00	%	
10. Combined covered area of the existing building to be maintained and that of the proposed building	620.10	Sq.mts.	
11. Combined plot coverage of the existing building to be maintained and that of the proposed building(in %)	27.00	%	
FLOOR AREA:			
12. Balcony area and covered area over footways floorwise and total on all floors	627.68	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 LEVEL - 0	76.44	Sq.mts.	
17. Floor area consumed on LEVEL-1	86.02	Sq.mts.	
18. Floor area consumed on LEVEL-2	226.51	Sq.mts.	
19. Floor area consumed on LEVEL-3	337.48	Sq.mts.	
20. Floor area consumed on LEVEL-4	474.41	Sq.mts.	
21. Floor area consumed on LEVEL-5	423.13	Sq.mts.	
22. Floor area consumed on LEVEL-6	339.38	Sq.mts.	
23. Floor area consumed on LEVEL-7	273.76	Sq.mts.	
23. Floor area consumed on LEVEL-8	137.69	Sq.mts.	
24. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose	0.00	Sq.mts.	
25. Existing floor area to be maintained	0.00	Sq.mts.	
26. Total floor area consumed: (13+14+15+16+17+18+19+20+21)	2374.82	Sq.mts.	
27. Floor area permissible	2402.00	Sq.mts.	
28. FAR permissible	100.00	%	
29. FAR consumed	98.86	%	
30. Mezzanine area	Nil	Sq.mts.	
31. Loft area	Nil	Sq.mts.	
32. Basement area	Nil	Sq.mts.	
33. Garage area	Nil	Sq.mts.	

SCHEDULE OF OPENINGS - DOORS		OWNER : R.N. TALAK & DEVELOPERS	
TYPE	SIZE		
	W HT.		
D1	1.00 2.50		
D2	0.90 2.20		
D3	0.75 2.20		
D4	0.80 2.20		
D5	0.80 2.50		
D6	0.90 2.50		
FD	3.04 2.50		
FD1	3.00 2.50		
FD2	3.80 2.50		
RS	3.00 4.50		
SCHEDULE OF OPENINGS-WINDOWS			
TYPE	SIZE		
	W HT.		
W1	1.50 1.60		
WK	1.00 1.35		
SCHEDULE OF OPENINGS-VENTILATOR			
TYPE	SIZE		
	W HT.		
V	0.60 1.00		
		PROJECT : PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING AND COMPOUND WALL AT AQUEM, MARGAO	
		DRG. NO-735/01	
		JOB NO- 2399	
		SCALE- 1:100, 1:500.	
		DATE- 30-08-2021	
		ENGINEER'S SIGNATURE :	
		DEALT- TASKEEN	
		OWNER'S SIGNATURE :	
		UDAY SAWANT	
		B.E.(CIVIL)	
		Reg. No. ER/0022/2010	
		SAWANT & ASSOCIATES	
		ARCHITECTS, ENGINEERS	
		INTERIOR DESIGNERS	
		BAPANA ACADEMY, 1ST FLOOR	
		MARGAO, GOA	
		PHONE NO:011 8736693	
		9821088675	