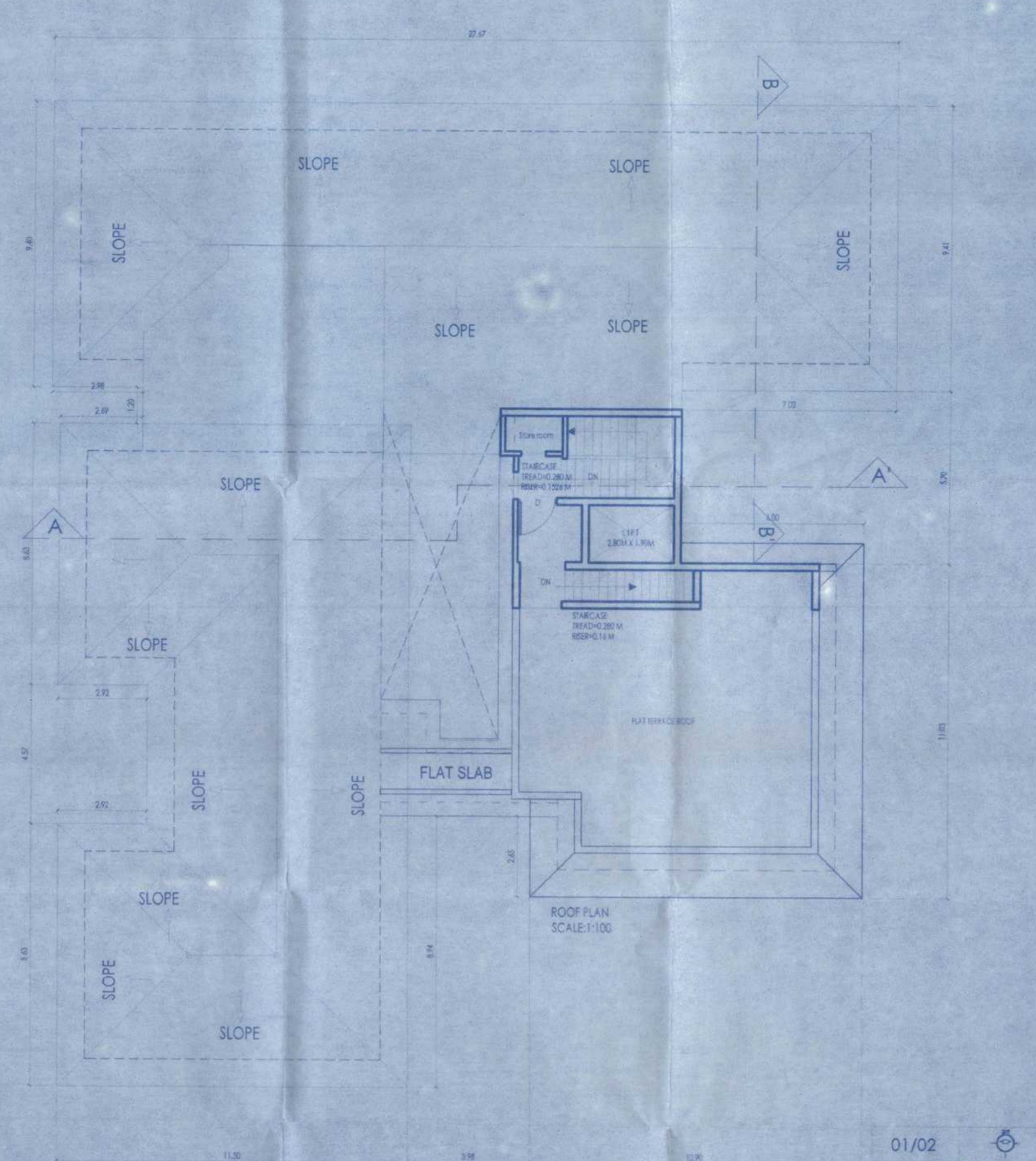
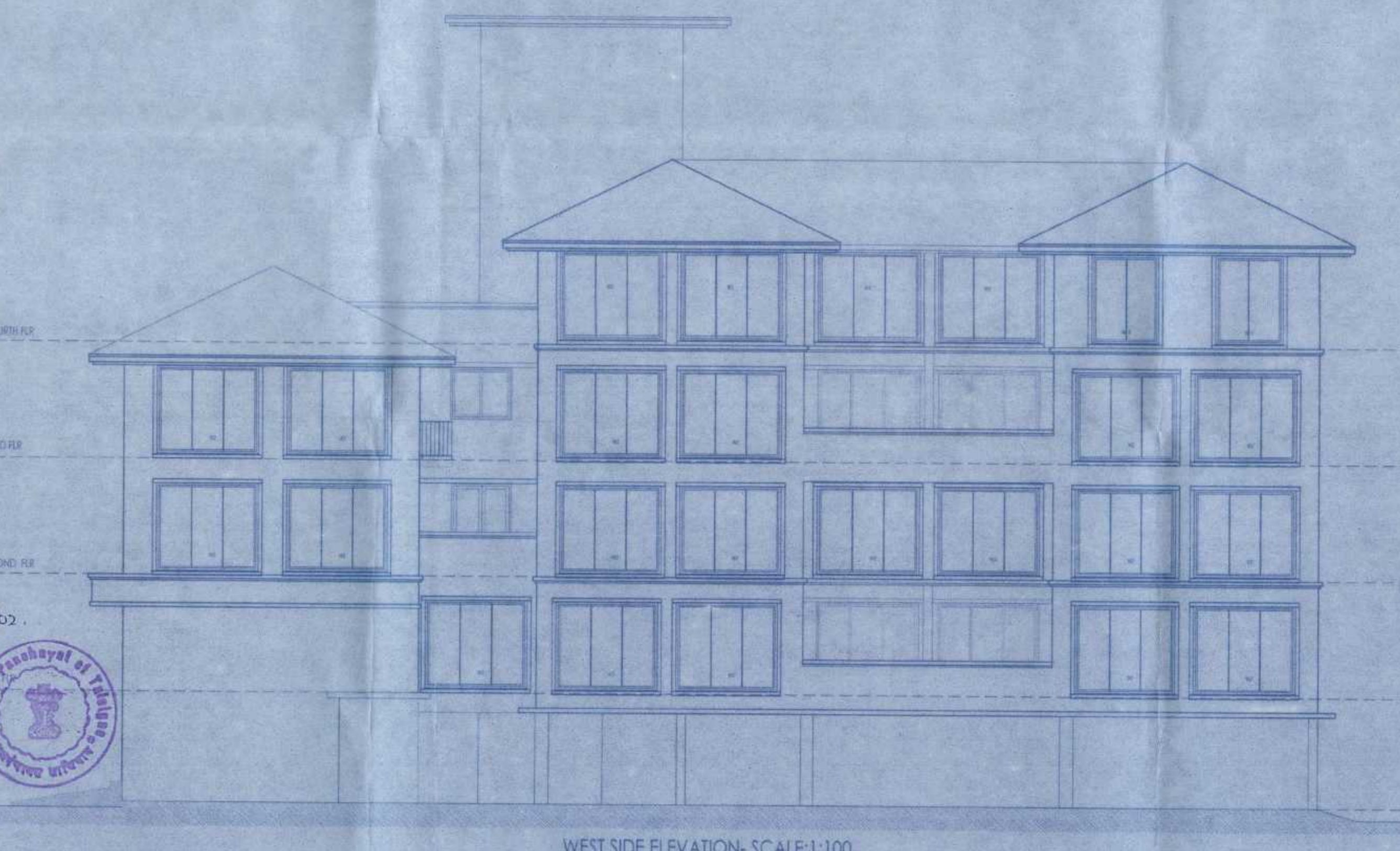
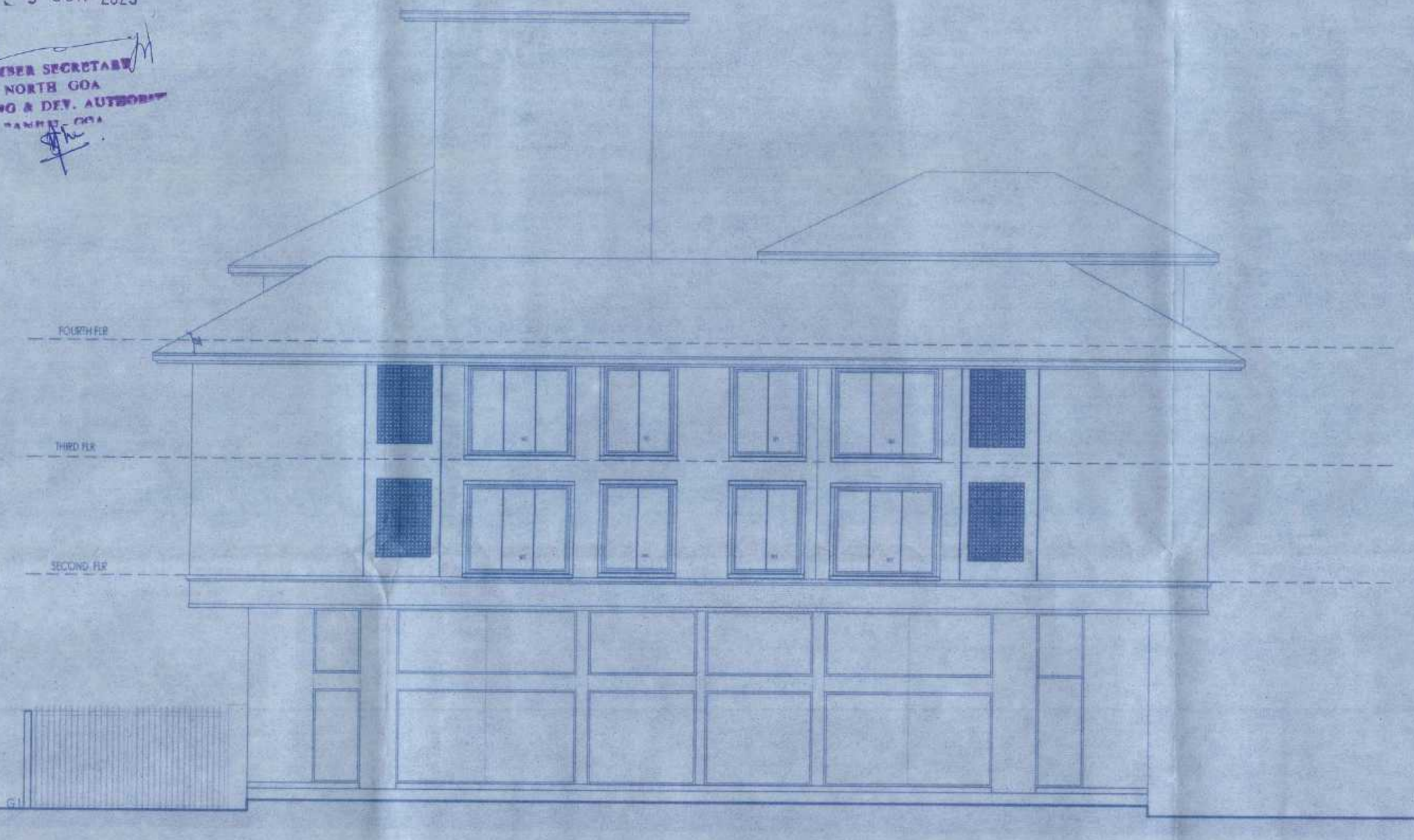
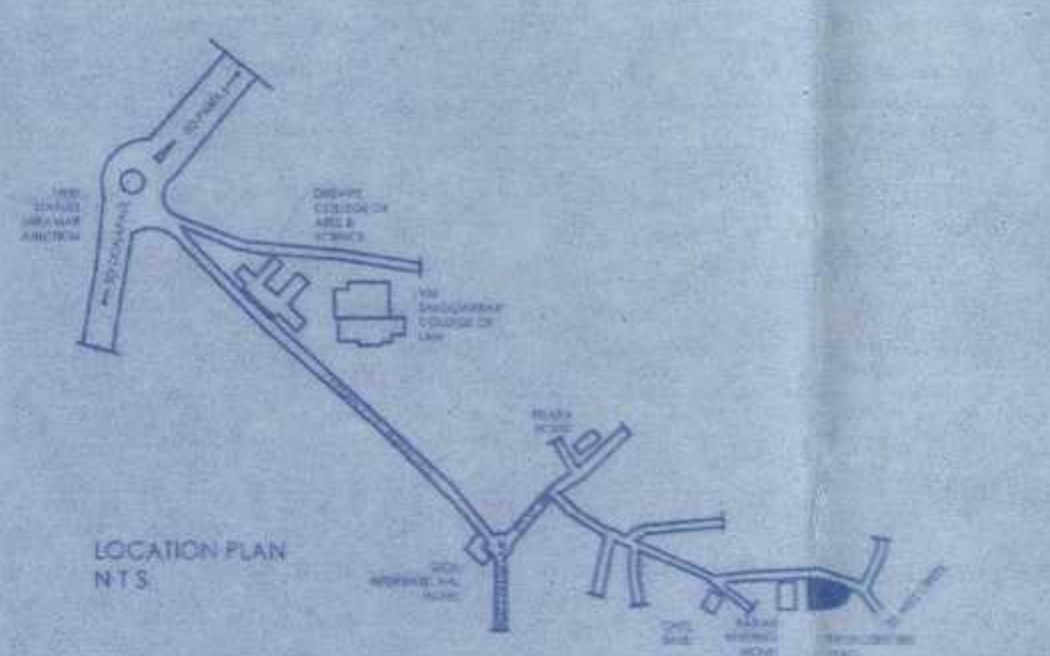


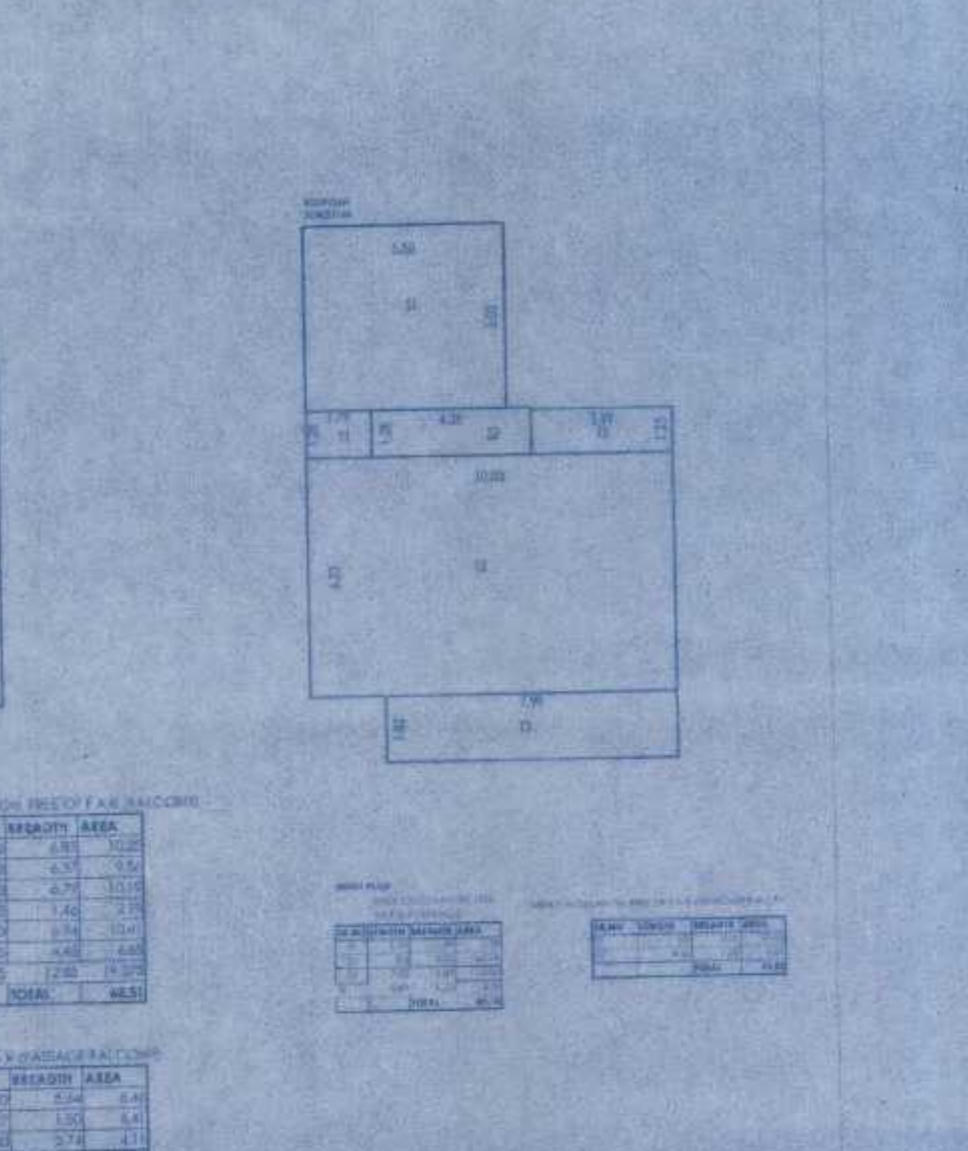
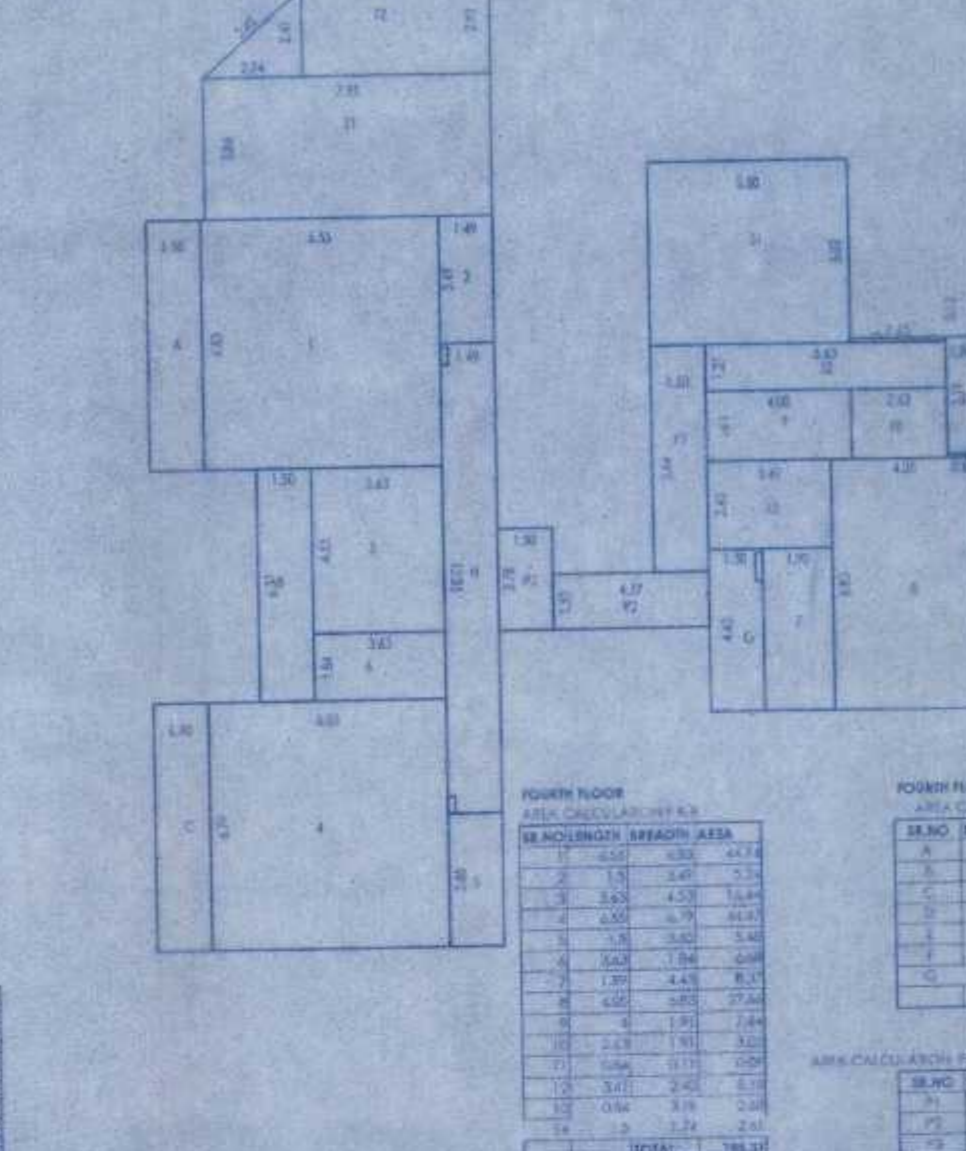
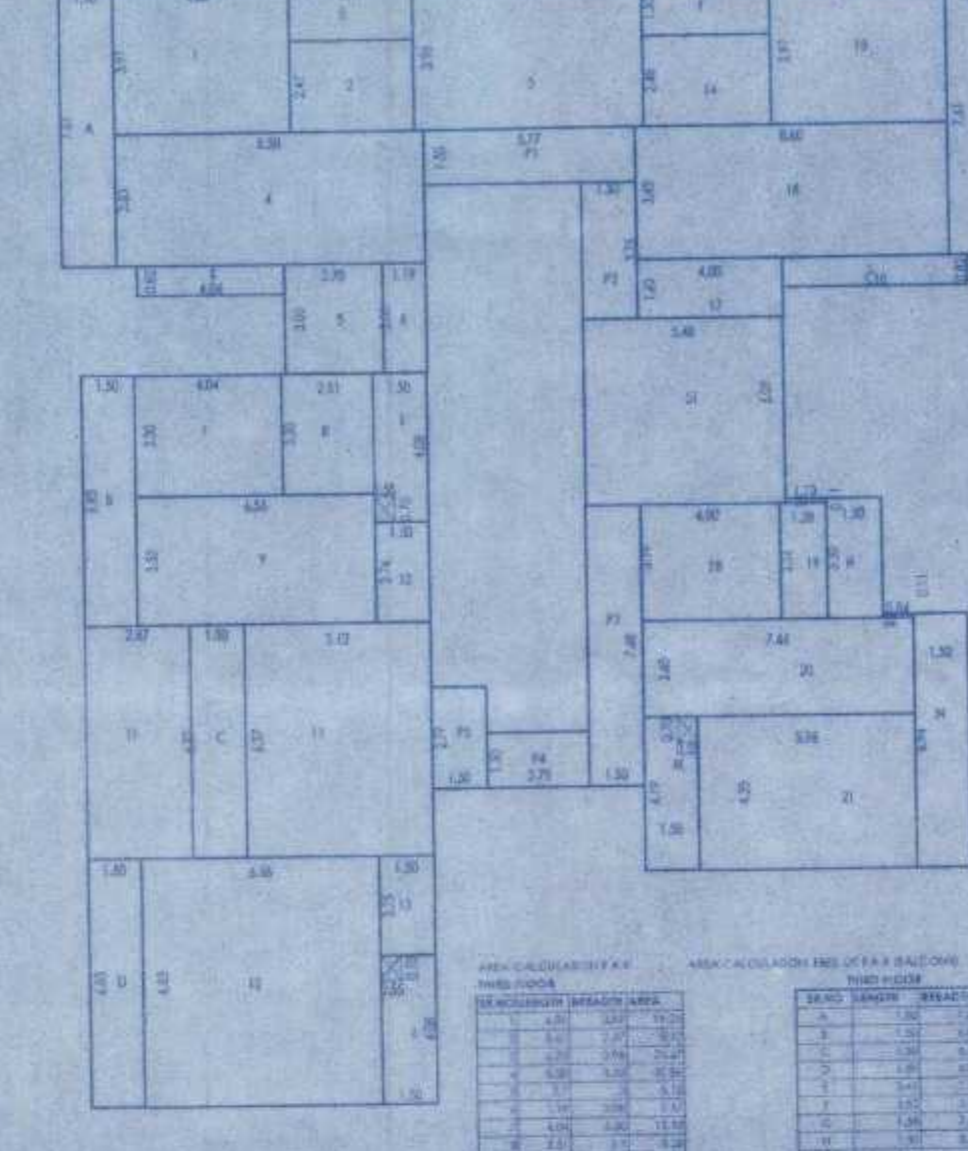
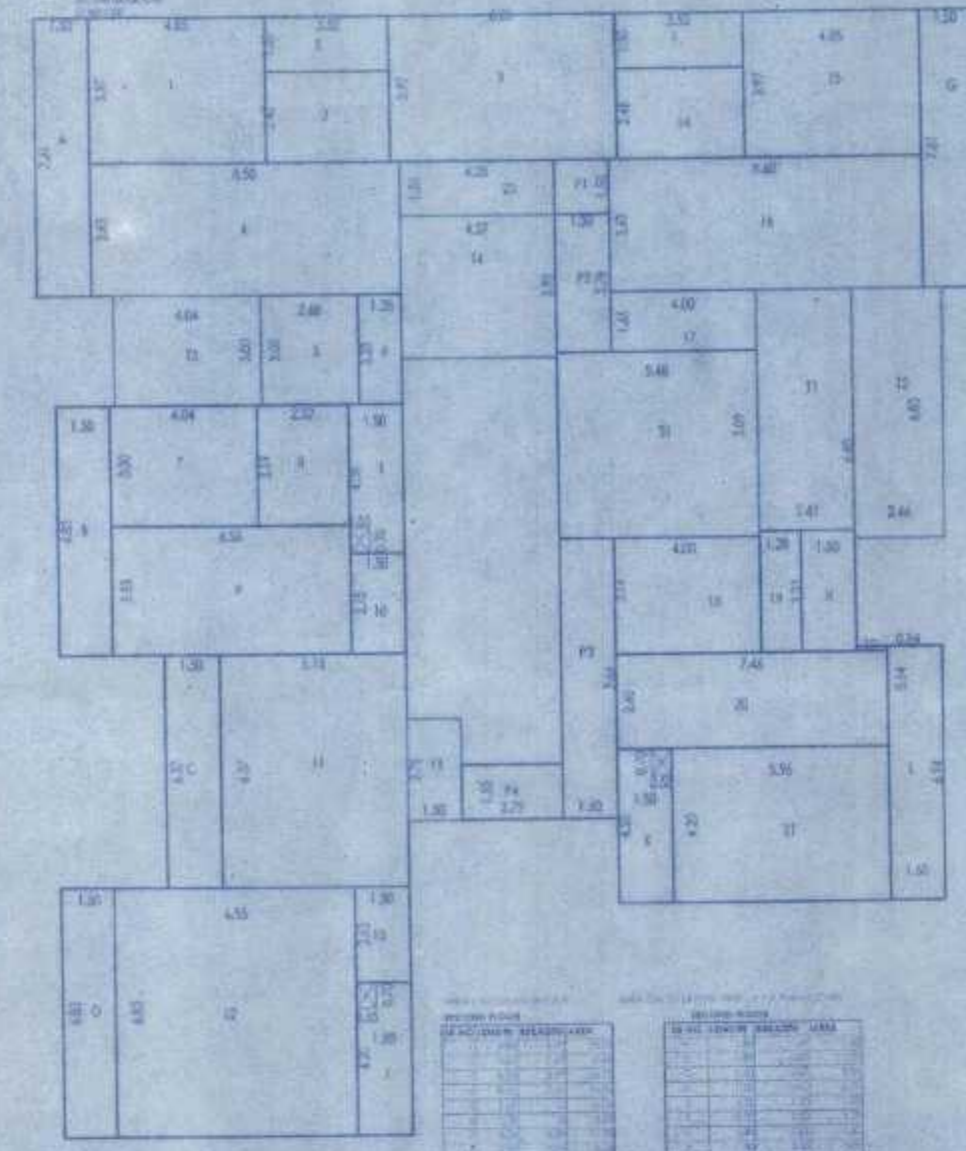
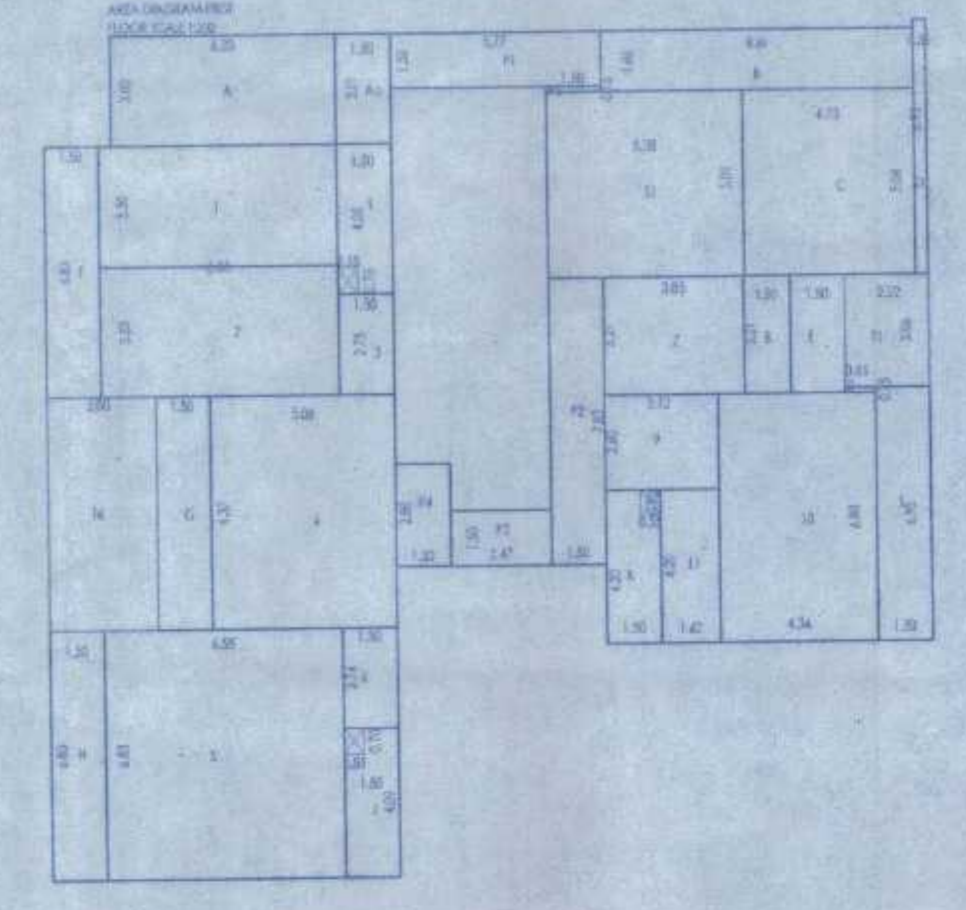
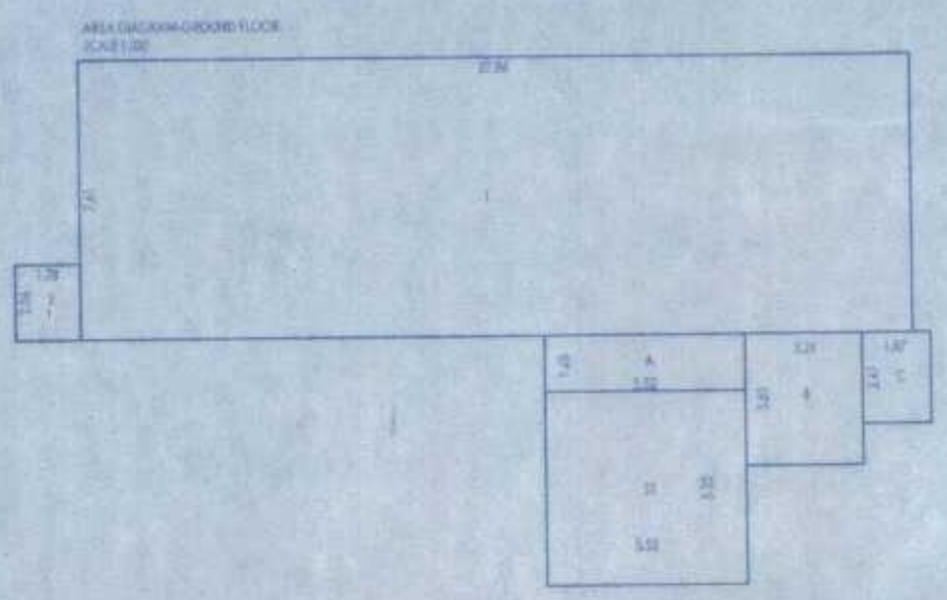
APPROVED FROM PLANNING PLAN
 SUBJECT TO CONDITIONS GRANTED
 PDS ORDER No. NG PDA/ 97/1/14/ 871/2023
 DATED 09 JUN 2023
 MUNICIPAL SECRETARY
 NORTH COAST
 HAWKESBURY DISTRICT COUNCIL



ITEM	DESCRIPTION	QTY
1	100mm concrete slab	1000.00
2	150mm concrete slab	2000.00
3	200mm concrete slab	3000.00
4	250mm concrete slab	4000.00
5	300mm concrete slab	5000.00
6	350mm concrete slab	6000.00
7	400mm concrete slab	7000.00
8	450mm concrete slab	8000.00
9	500mm concrete slab	9000.00
10	550mm concrete slab	10000.00
11	600mm concrete slab	11000.00
12	650mm concrete slab	12000.00
13	700mm concrete slab	13000.00
14	750mm concrete slab	14000.00
15	800mm concrete slab	15000.00
16	850mm concrete slab	16000.00
17	900mm concrete slab	17000.00
18	950mm concrete slab	18000.00
19	1000mm concrete slab	19000.00
20	1050mm concrete slab	20000.00
21	1100mm concrete slab	21000.00
22	1150mm concrete slab	22000.00
23	1200mm concrete slab	23000.00
24	1250mm concrete slab	24000.00
25	1300mm concrete slab	25000.00
26	1350mm concrete slab	26000.00
27	1400mm concrete slab	27000.00
28	1450mm concrete slab	28000.00
29	1500mm concrete slab	29000.00
30	1550mm concrete slab	30000.00
31	1600mm concrete slab	31000.00
32	1650mm concrete slab	32000.00
33	1700mm concrete slab	33000.00
34	1750mm concrete slab	34000.00
35	1800mm concrete slab	35000.00
36	1850mm concrete slab	36000.00
37	1900mm concrete slab	37000.00
38	1950mm concrete slab	38000.00
39	2000mm concrete slab	39000.00
40	2050mm concrete slab	40000.00
41	2100mm concrete slab	41000.00
42	2150mm concrete slab	42000.00
43	2200mm concrete slab	43000.00
44	2250mm concrete slab	44000.00
45	2300mm concrete slab	45000.00
46	2350mm concrete slab	46000.00
47	2400mm concrete slab	47000.00
48	2450mm concrete slab	48000.00
49	2500mm concrete slab	49000.00
50	2550mm concrete slab	50000.00



01/02
 FLOOR PLANS
 ELEVATIONS, LOCATION PLAN
 PROJECT NO. 15/AR/000722/15
 SCALE: AS SHOWN
 DATE: 09-03-2023
 GAURANO SUTANJAR
 ARCHITECTS
 15/AR/000722/15
 SCALE: AS SHOWN
 DATE: 09-03-2023
 BSARA PROPERTIES LLP
 BSARA HOSE, YASDEV DEWAP
 BANG. TORNA, CANARA IN



AREA CALCULATIONS

FLOOR REFERENCE	USE	AREA FREE OF F.A.R.				AREA UNDER 7.5% FREE OF F.A.R. (sqm)	F.A.R.
		B.U.A (sqm)	STAIRCASE (sqm)	PASSAGES	BALCONIES (TERRACES) (sqm)		
GROUND FLOOR	Commercial	222.28	29.37	0.00	0.00	25.28	1.77-63
FIRST FLOOR	Residential	404.33	27.38	38.47	63.86	25.82	64.66
SECOND FLOOR	Residential	365.31	27.89	23.6	94.21	54.72	4.17
THIRD FLOOR	Residential	337.63	27.89	34.37	104.66	78.26	0
FOURTH FLOOR	Residential	338.87	34.77	10.98	68.51	49.34	0
ROOF FLOOR	Residential	132.86	33.22	0	0	81.17	0
TOTAL		2206.14	182.48	108.42	333.74	228.88	94.31

Area of the swimming pool = 51.52 sqm
Duct (deduction) = 4.62
Total = 326.62

AREA CALCULATION FOR STAIRCASE

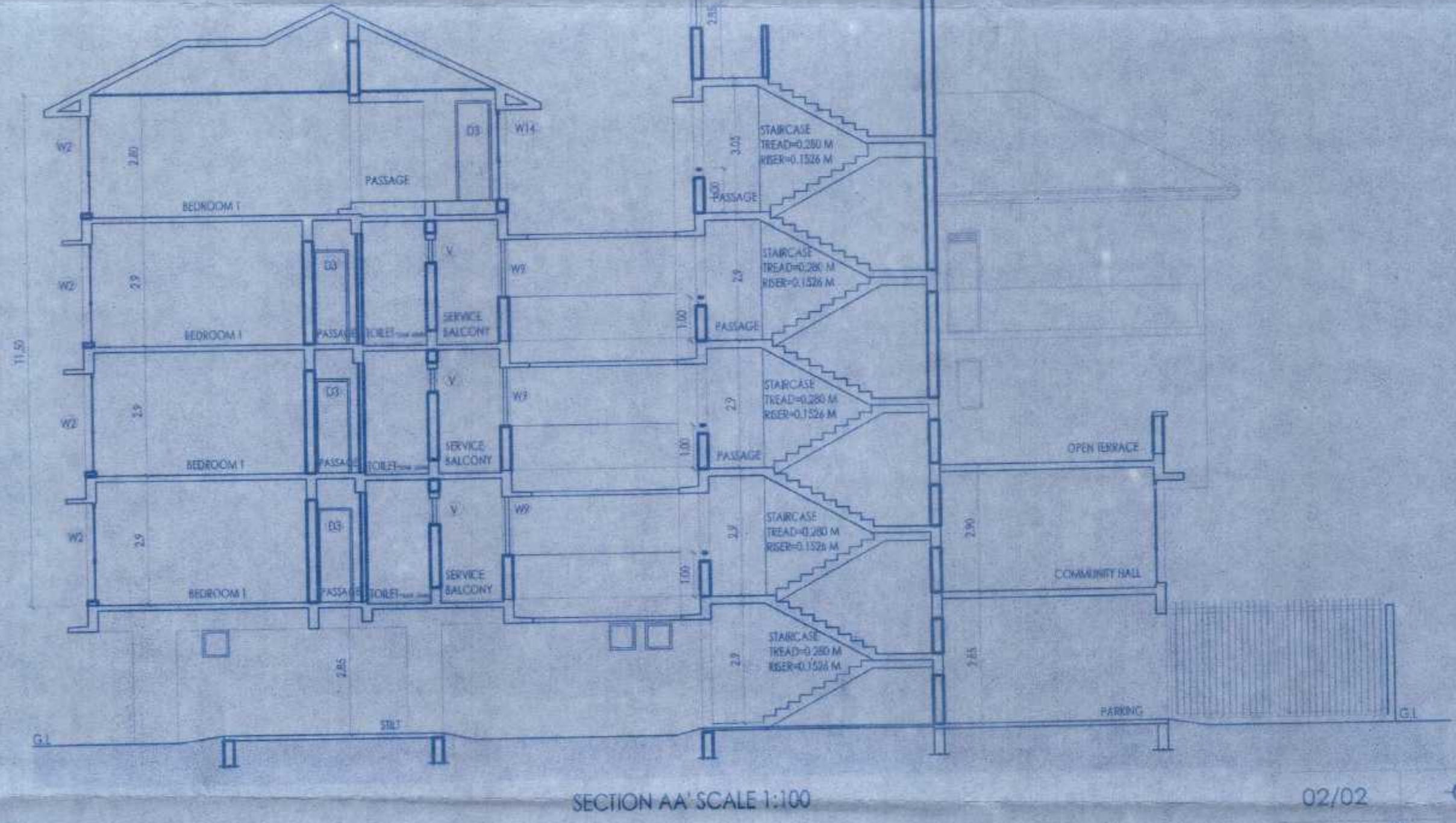
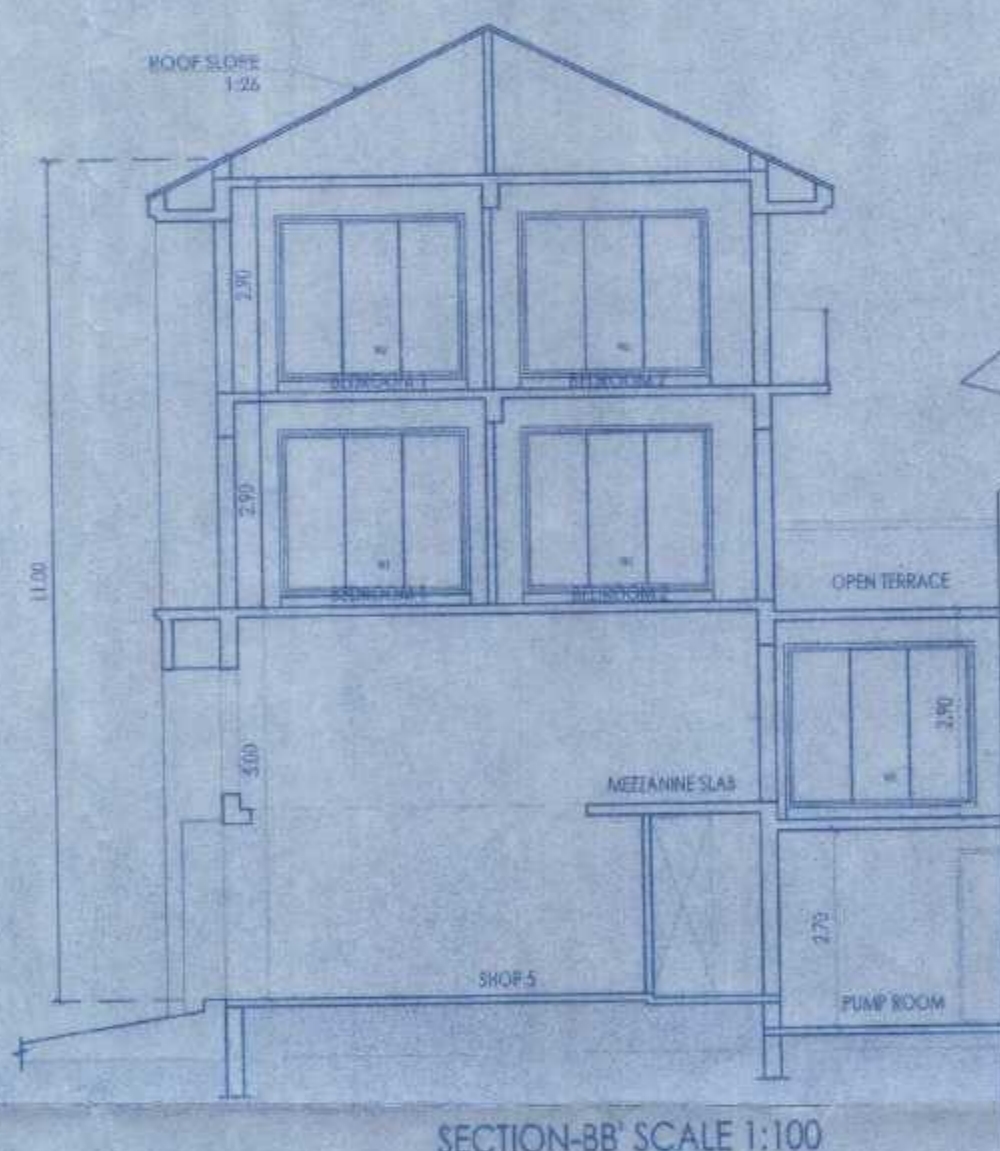
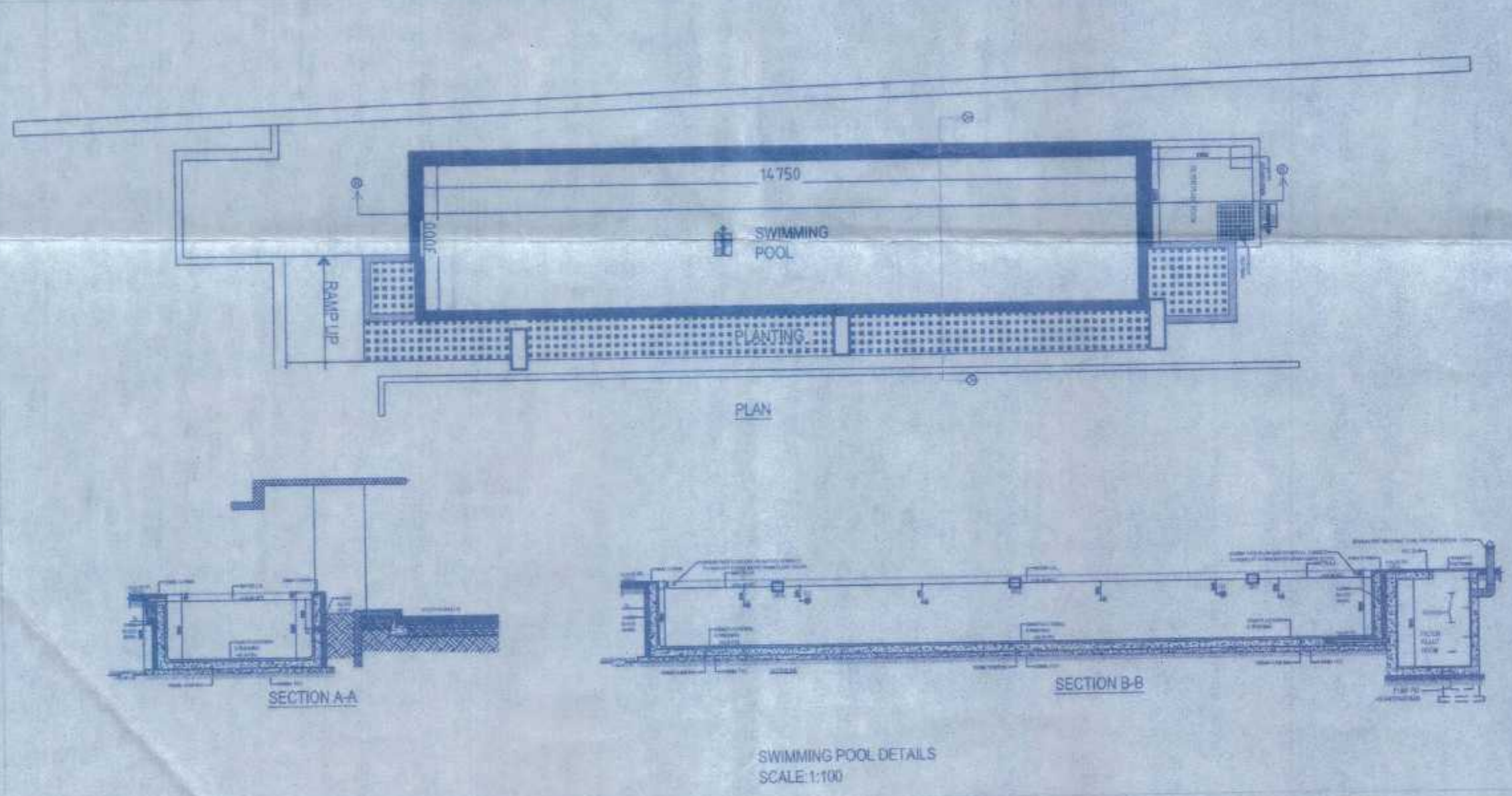
FLOOR	STAIRCASE AREA (sqm)
GROUND FLOOR	29.37
FIRST FLOOR	27.38
SECOND FLOOR	27.89
THIRD FLOOR	27.89
FOURTH FLOOR	34.77
ROOF FLOOR	33.22
TOTAL	182.48

AREA CALCULATION FOR BALCONIES/TERRACES

FLOOR	BALCONIES/TERRACES AREA (sqm)
GROUND FLOOR	0.00
FIRST FLOOR	63.86
SECOND FLOOR	94.21
THIRD FLOOR	104.66
FOURTH FLOOR	68.51
ROOF FLOOR	0.00
TOTAL	333.74

APPROVED FROM PLANNING OFFICE
SUBJECT TO CONDITIONS SPECIFIED
IN ORDER No. NG PDA/ 37/T/A/ 87/2023
DATED 09 JUN 2023

MEMBER SECRETARY
NORTH GOA
PLANNING & DEPT. URBAN
DEVELOPMENT



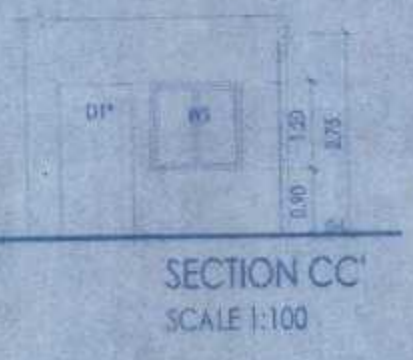
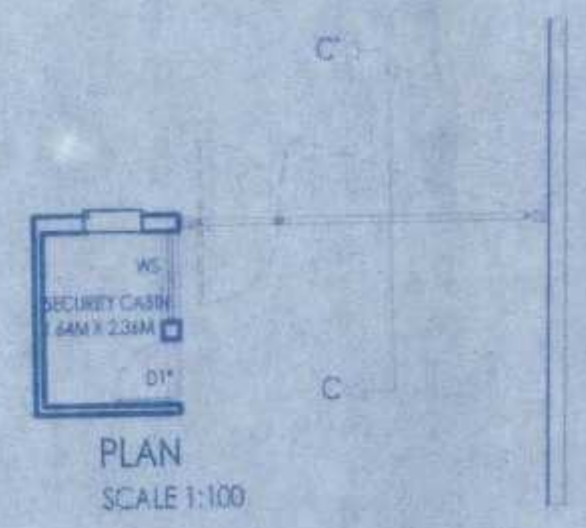
- AREA STATEMENT:**
- Total Area of the plot = 1602 sq. mts
 - Pinth area of cross section structure = 16.13 sq mts
 - Effective plot area = 1602-16.13=1585.87 sq. mts.
 - Covered area permissible = 634.35 sq.mts. (40%)
 - Covered area of proposed building 458.40sq. mts.

- 06. F.A.R. Allowed = 80%**
= 1268.70 sqm.
- 07. F.A.R. proposed = 79.98 %**
= 1268.43 sqm

- PARKING STATEMENT:**
- Parking Required =
A) Parking for commercial = 173.96/50 = 3.48 nos.
B) Parking for residential = 1094.47/75 = 14.59 nos.
 - A+B = 18 nos.
Total = 18 nos car required
 - Parking Provided = 24 Nos.

SCHEDULE OF OPENINGS

TYPE	DESCRIPTION	SIZE
D1	TOP FRAME GLAZED DOOR	1800 X 2100
D2	TOP FRAME GLAZED DOOR	1800 X 2100
D3	GLAZED DOOR WINDOW	1700 X 2100
D4	TOP FRAME GLAZED DOOR WITH GLAZED BALCONY	1800 X 2100
W1	AL FRAMED GLAZED WINDOW	1700 X 2100
W2	AL FRAMED GLAZED WINDOW	1700 X 2100
W3	AL FRAMED GLAZED WINDOW	1700 X 2100
W4	AL FRAMED GLAZED WINDOW	1700 X 2100
W5	AL FRAMED GLAZED WINDOW	1700 X 2100
W6	AL FRAMED GLAZED WINDOW	1700 X 2100
W7	AL FRAMED GLAZED WINDOW	1700 X 2100
W8	AL FRAMED GLAZED WINDOW	1700 X 2100
W9	AL FRAMED GLAZED WINDOW	1700 X 2100
W10	AL FRAMED GLAZED WINDOW	1700 X 2100
W11	AL FRAMED GLAZED WINDOW	1700 X 2100
W12	AL FRAMED GLAZED WINDOW	1700 X 2100
W13	AL FRAMED GLAZED WINDOW	1700 X 2100
W14	AL FRAMED GLAZED WINDOW	1700 X 2100
W15	AL FRAMED GLAZED WINDOW	1700 X 2100
W16	AL FRAMED GLAZED WINDOW	1700 X 2100
W17	AL FRAMED GLAZED WINDOW	1700 X 2100
W18	AL FRAMED GLAZED WINDOW	1700 X 2100
W19	AL FRAMED GLAZED WINDOW	1700 X 2100
W20	AL FRAMED GLAZED WINDOW	1700 X 2100
W21	AL FRAMED GLAZED WINDOW	1700 X 2100
W22	AL FRAMED GLAZED WINDOW	1700 X 2100
W23	AL FRAMED GLAZED WINDOW	1700 X 2100
W24	AL FRAMED GLAZED WINDOW	1700 X 2100
W25	AL FRAMED GLAZED WINDOW	1700 X 2100
W26	AL FRAMED GLAZED WINDOW	1700 X 2100
W27	AL FRAMED GLAZED WINDOW	1700 X 2100
W28	AL FRAMED GLAZED WINDOW	1700 X 2100
W29	AL FRAMED GLAZED WINDOW	1700 X 2100
W30	AL FRAMED GLAZED WINDOW	1700 X 2100
W31	AL FRAMED GLAZED WINDOW	1700 X 2100
W32	AL FRAMED GLAZED WINDOW	1700 X 2100
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W68	AL FRAMED GLAZED WINDOW	1700 X 2100
W69	AL FRAMED GLAZED WINDOW	1700 X 2100
W70	AL FRAMED GLAZED WINDOW	1700 X 2100
W71	AL FRAMED GLAZED WINDOW	1700 X 2100
W72	AL FRAMED GLAZED WINDOW	1700 X 2100
W73	AL FRAMED GLAZED WINDOW	1700 X 2100
W74	AL FRAMED GLAZED WINDOW	1700 X 2100
W75	AL FRAMED GLAZED WINDOW	1700 X 2100
W76	AL FRAMED GLAZED WINDOW	1700 X 2100
W77	AL FRAMED GLAZED WINDOW	1700 X 2100
W78	AL FRAMED GLAZED WINDOW	1700 X 2100
W79	AL FRAMED GLAZED WINDOW	1700 X 2100
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W81	AL FRAMED GLAZED WINDOW	1700 X 2100
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W83	AL FRAMED GLAZED WINDOW	1700 X 2100
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W85	AL FRAMED GLAZED WINDOW	1700 X 2100
W86	AL FRAMED GLAZED WINDOW	1700 X 2100
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W88	AL FRAMED GLAZED WINDOW	1700 X 2100
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W90	AL FRAMED GLAZED WINDOW	1700 X 2100
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W95	AL FRAMED GLAZED WINDOW	1700 X 2100
W96	AL FRAMED GLAZED WINDOW	1700 X 2100
W97	AL FRAMED GLAZED WINDOW	1700 X 2100
W98	AL FRAMED GLAZED WINDOW	1700 X 2100
W99	AL FRAMED GLAZED WINDOW	1700 X 2100
W100	AL FRAMED GLAZED WINDOW	1700 X 2100



02/02

THESE SECTIONS, SITE PLAN, AREA DIAGRAM AND CALCULATIONS, COMPOUND WALL DETAILS, SWIMMING POOL PLAN AND SECTIONS.

PROPOSED CONSTRUCTION OF RESIDENTIAL CLM COMMERCIAL PROJECT IN PROPERTY BEARING SURVEY NO 5021-A OF VILLAGE TALGAOD - GOA

ARCHITECT'S SIGNATURE: GAURANG SUCTANCAR
OWNER'S SIGNATURE: [Signature]

THROUGH P.G.A HOLDER: GAURANG SUCTANCAR
DATE: 29.06.2023

BISARA PROPERTIES LLP
BISARA HOUSE, VASUDDEV DAMPO
MARG, TORNA CARANALEM
SCALE: AS SHOWN DATE: 29.06.2023

Approved and approved in meeting held on 17/06/2023 under resolution No. 240/2023 conditions as per permission No. 121/2023

Secretary
Village Panchayat of Talegaon