



FRONT ELEVATION

AREA DIAGRAM (SCALE- 1:200)

FIRST/ THIRD FLOOR

AREA WITHIN F.A.R
= 2A+2B+2C+2D+2E+
2F+2G+2H+I
= 2(34.05)+2(8.55)+
2(19.08)+2(9.65)+
2(9.65)+2(11.17)+
2(8.01)+2(5.99)+54.79
= 267.09 sq m

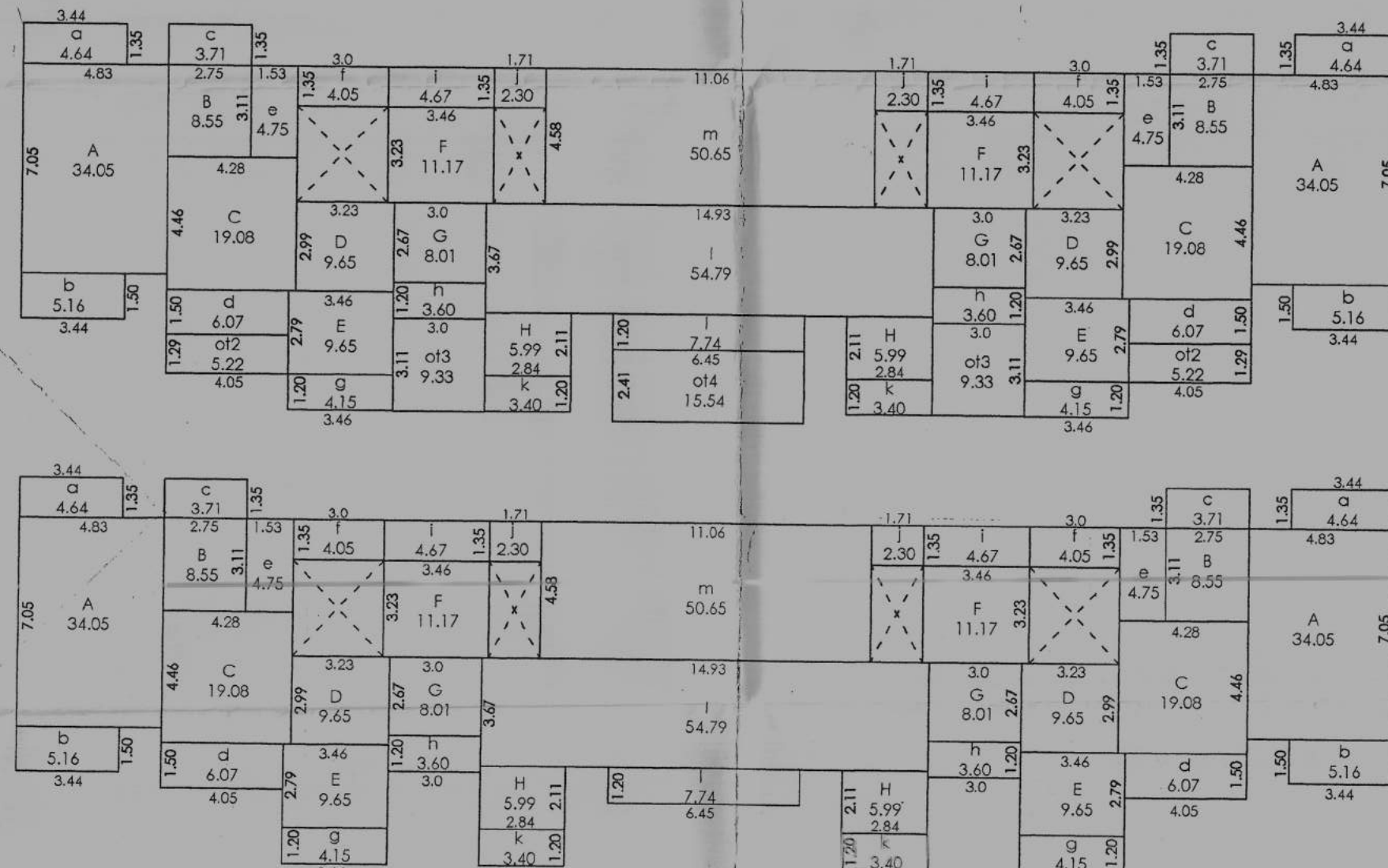
AREA FREE OF F.A.R

PASSAGE
= 2e+2f
= 2(4.75)+2(4.05)
= 17.60 sq m

STAIRCASE
= 2j+m
= 2(2.30)+50.65
= 55.25 sq m

BALCONY
= 2a+2b+2c+2d+2g+
2h+2i+2k+l
= 2(4.64)+2(5.16)+2(3.71)+
2(6.07)+2(4.15)+2(3.60)+
2(4.67)+2(3.40)+7.74
= 78.54 sq m

TOTAL BUILT UP
= 267.09+17.60+55.25+
78.54
= 418.48 sq m



AREA DIAGRAM (SCALE- 1:200)

UPPER GROUND/
SECOND/ FOURTH FLOOR

AREA WITHIN F.A.R
= 2A+2B+2C+2D+2E+
2F+2G+2H+I
= 2(34.05)+2(8.55)+
2(19.08)+2(9.65)+
2(9.65)+2(11.17)+
2(8.01)+2(5.99)+54.79
= 267.09 sq m

AREA FREE OF F.A.R

PASSAGE
= 2e+2f
= 2(4.75)+2(4.05)
= 17.60 sq m

STAIRCASE
= 2j+m
= 2(2.30)+50.65
= 55.25 sq m

BALCONY
= 2a+2b+2c+2d+2g+
2h+2i+2k+l
= 2(4.64)+2(5.16)+2(3.71)+
2(6.07)+2(4.15)+2(3.60)+
2(4.67)+2(3.40)+7.74
= 78.54 sq m

O.T.
= o1+2(o12)+2(o13)+o14
= 2(5.22)+2(9.33)+
15.54
= 44.64 sq m

TOTAL BUILT UP
= 267.09+17.60+55.25+
78.54
= 418.48 sq m

AREA DIAGRAM (SCALE- 1:200)

STILT FLOOR

AREA FREE OF F.A.R

STILT
= 2b+2c+d+g+
h+2i
= 2(11.126)+
2(2.70)+23.17+
3.03+41.15+2(34.05)
= 363.37 sq m

STAIRCASE
= e
= 50.65 sq m

SOCIETY OFFICE/
CLUB HOUSE
= f
= 16.26 sq m

TOTAL BUILT UP
= 363.37+50.65+
16.26
= 430.28 sq m

AREA DIAGRAM (SCALE- 1:200)

STILT FLOOR

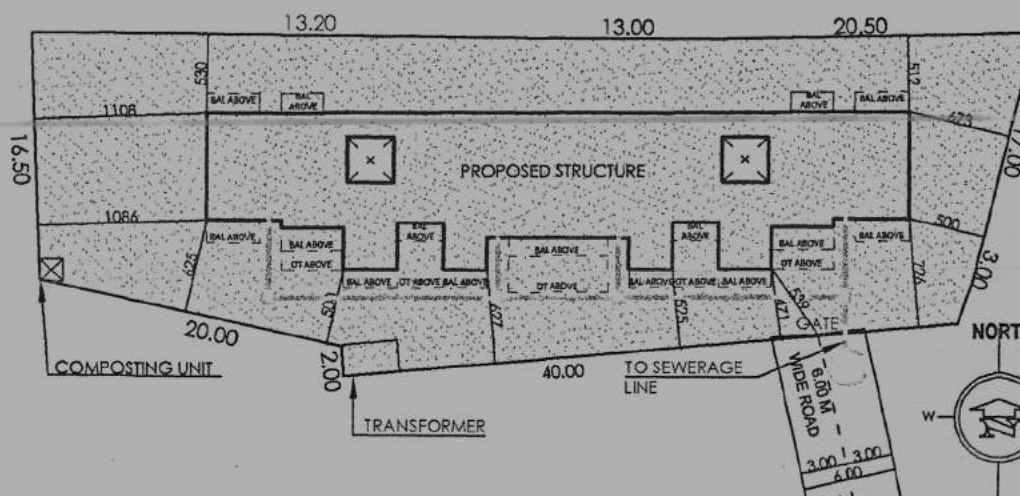
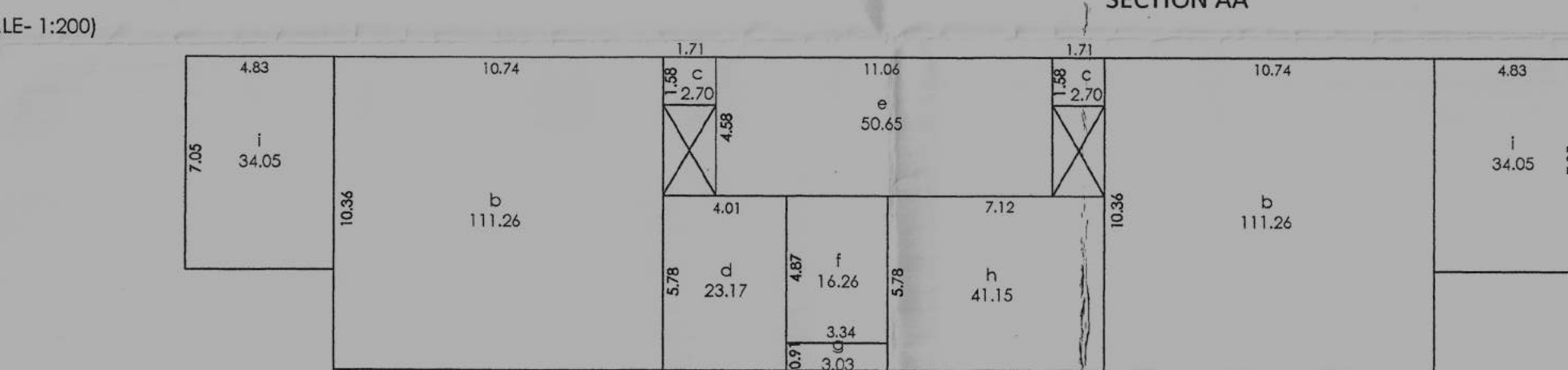
AREA FREE OF F.A.R

STILT
= 2b+2c+d+g+
h+2i
= 2(11.126)+
2(2.70)+23.17+
3.03+41.15+2(34.05)
= 363.37 sq m

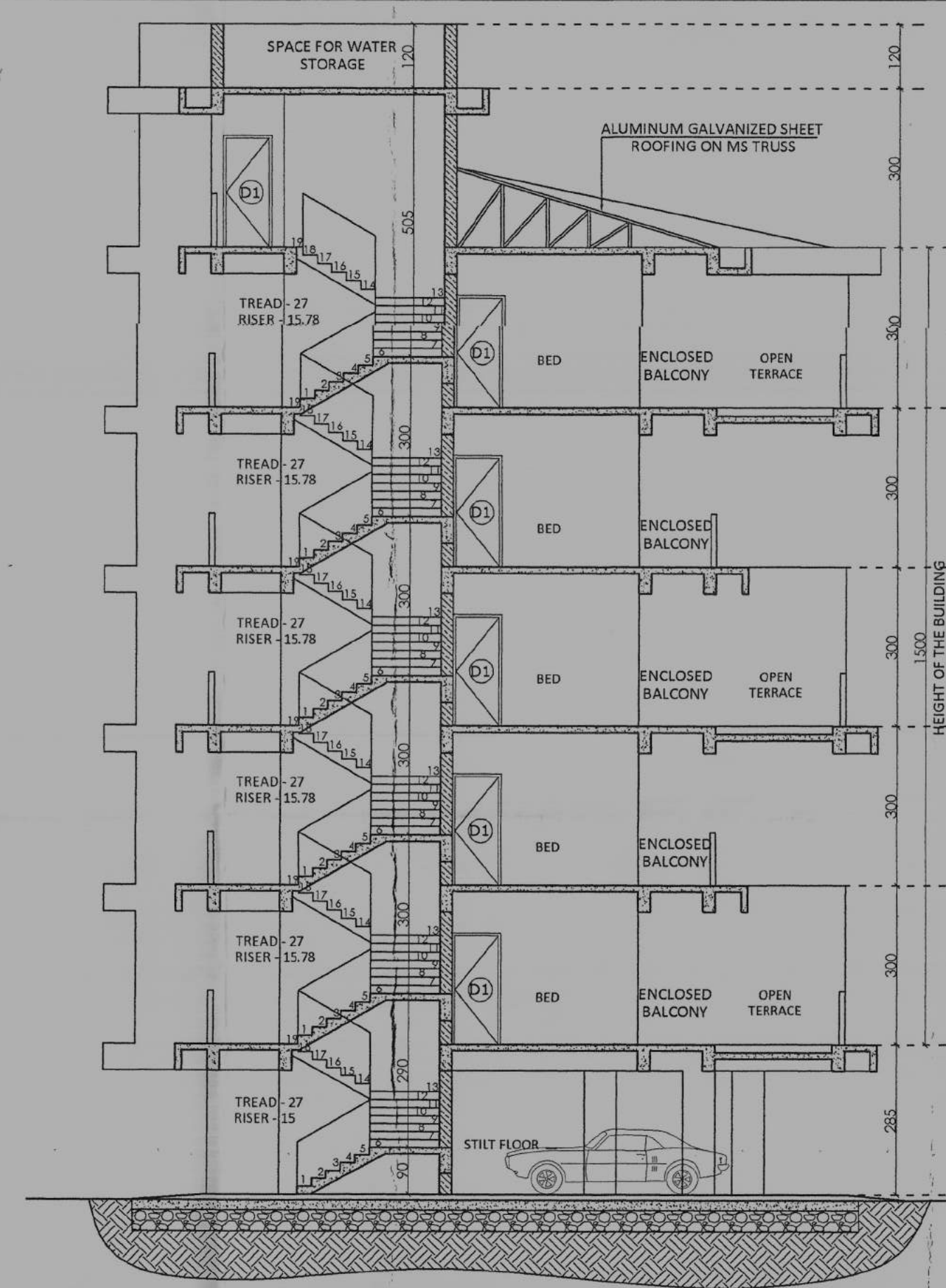
STAIRCASE
= e
= 50.65 sq m

SOCIETY OFFICE/
CLUB HOUSE
= f
= 16.26 sq m

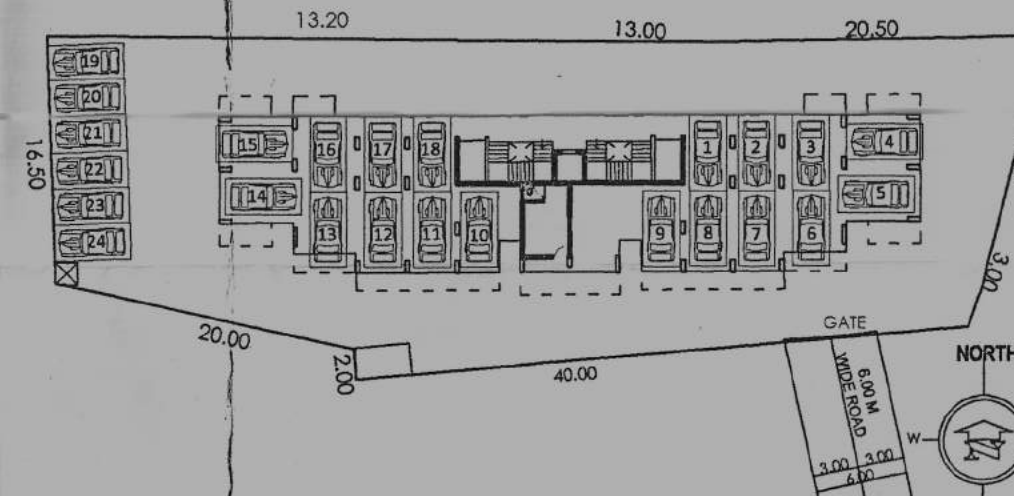
TOTAL BUILT UP
= 363.37+50.65+
16.26
= 430.28 sq m



SITE PLAN (1:500)



SECTION AA



PARKING PLAN (1:500)

AREA STATEMENT

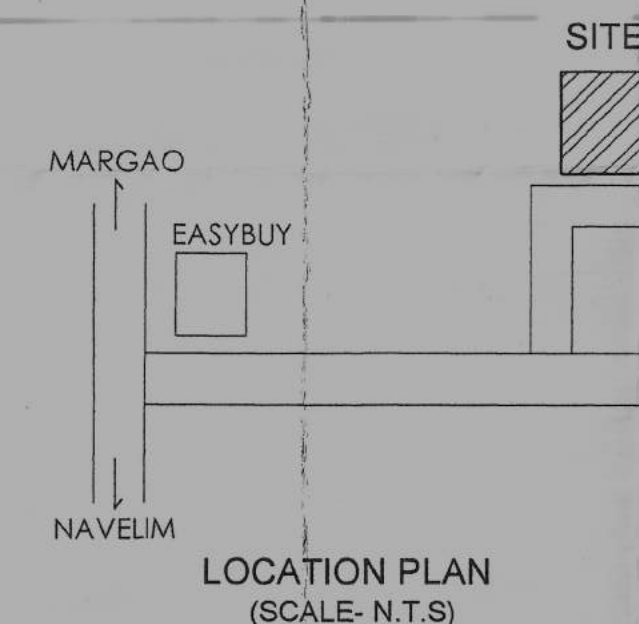
01. AREA OF THE PLOT	1340.00 SQ M
02. DEDUCTION FOR	License issued under No. 27 dated 10/03/2024
(a) AREA WITHIN ROAD WIDENING / PROPOSED	NA
(b) AREA RESERVED FOR ANY OTHER USE	NA
(TOTAL a+b)	NA
03. EFFECTIVE AREA OF PLOT (01-02)	1340.00 SQ M
04. PERMISSIBLE COVERAGE (40% OF 1340.0 sq.m)	536.00 SQ M
05. AREA OCCUPIED BY THE EXISTING BUILDING IN	NA
06. AREA OF THE BUILDING TO BE DEMOLISHED	NA
07. COVERED AREA OF THE PROPOSED BUILDING	430.28 SQ M
08. TOTAL COVERAGE	32.11%
09. DETAILS OF AREA AND USE, FLOOR WISE	

FLOOR	TOTAL BUILT-UP IN SQM	AREAS FREE OF F.A.R. VERANDAH/ BALCONY	STAIRS/ LIFT	PASSAGE/ SOCIETY OFF- CLUB HOUSE	PARKING/ STILT	NET FLOOR AREA (SQM)
STILT FLR	430.28	NIL	50.65	16.26	363.37	NIL
UPPER GRND FLR	418.48	78.54	55.25	17.60	NIL	267.09
FIRST FLR	418.48	78.54	55.25	17.60	NIL	267.09
SECOND FLR	418.48	78.54	55.25	17.60	NIL	267.09
THIRD FLR	418.48	78.54	55.25	17.60	NIL	267.09
FOURTH FLR	418.48	78.54	55.25	17.60	NIL	267.09
TOTAL	2522.68	392.70	326.90	104.26	363.37	1335.45

10. 7.5% OF F.A.R (1335.45)= 100.15 M2
FLOOR AREA EXCEEDING 7.5% OF F.A.R (PASSAGE)= 104.26-100.15 =4.11 M2
TOTAL FLOOR AREA CONSUMED= 1335.45+4.11 =1339.56 M2

11. PARKING DETAILS

FLOOR AREA	USE	NOS. CAR PARKING AREAS PROVIDED	REQUIRED
1339.56 SQ M	RESIDENTIAL	24	20
13. PERMISSIBLE F.A.R			100% OF E.P.A
14. PERMISSIBLE FLOOR AREA			1340.00 SQ M
15. NET CONSUMED FLOOR AREA			1339.56 SQ M
16. CONSUMED F.A.R (from total permissible area)			99.96 %
17. PERMISSIBLE HEIGHT OF BLDG.			15.00 M
18. PROPOSED HEIGHT OF BLDG.			15.00 M
19. COMPOUND WALL LENGTH			NA



Development Permission Granted
Subject To Conditions Vide Order
No SGPD/PI/4910/1454/23-24
Dated, 04/01/2024

Member Secretary

SCHEDULE OF OPENINGS	
D : 110X220	W1 : 100X130
D1 : 90X220	V: 80X80
D2: 90X220	
D3: 80X220	
DW: ROOM SIZE	

PROJECT
RESIDENTIAL BUILDING FOR
MR. VAIKUNTHA ALIAS
NILESH S. KIRTANY AND
MR. RAMA D. NAIK ON PLOT
UNDER PTS NO. 281 AND
CHALTA NO. 43 AT
MARGAO-GOIA

CLIENT
MR. VAIKUNTHA ALIAS
NILESH S. KIRTANY AND
MR. RAMA D. NAIK

DRAWING TYPE

SUBMISSION DRAWING
ELEVATION, SECTION, SITE PLAN,
AREA DIAGRAMS, AREA
STATEMENT, PARKING PLAN,
LOCATION PLAN

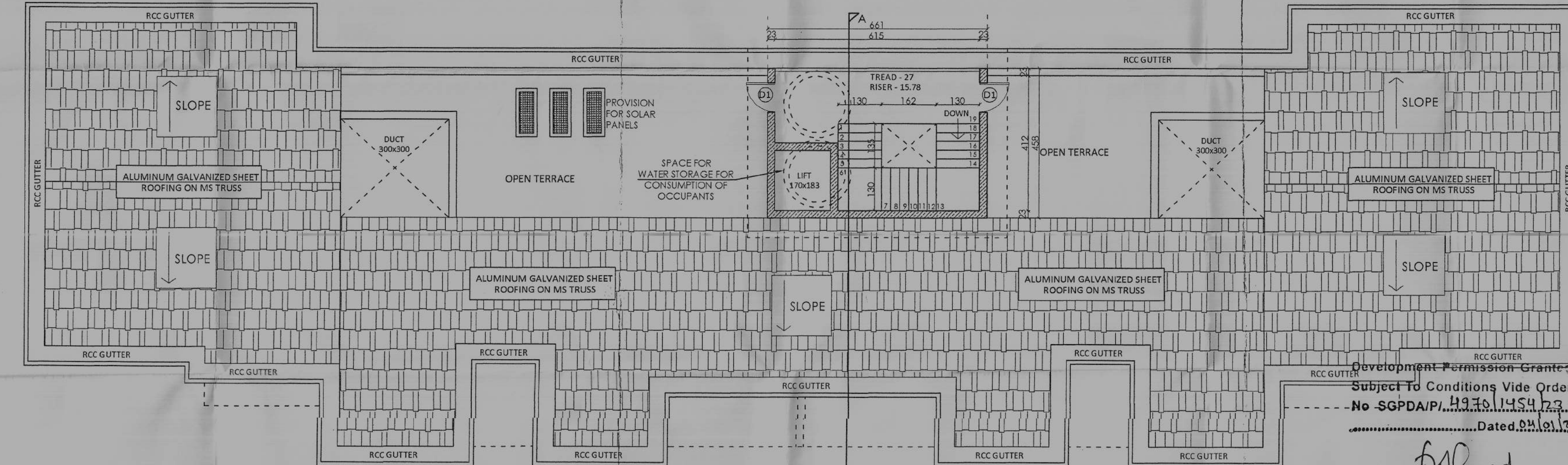
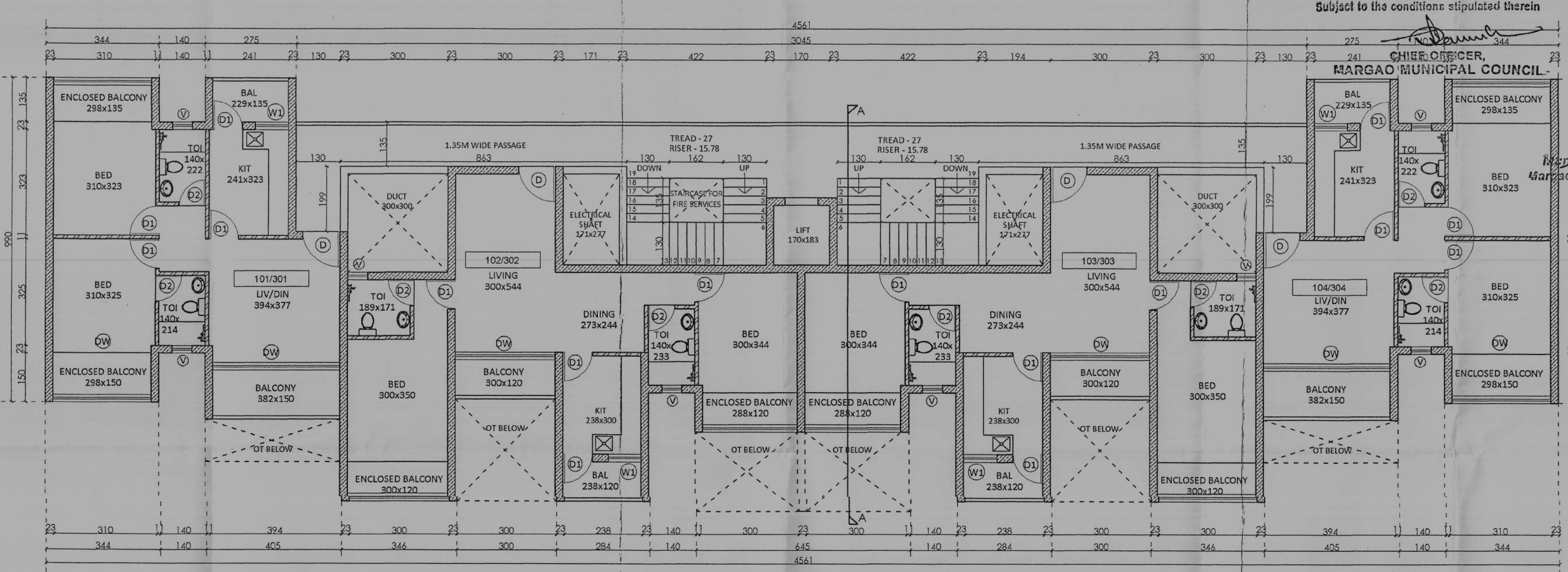
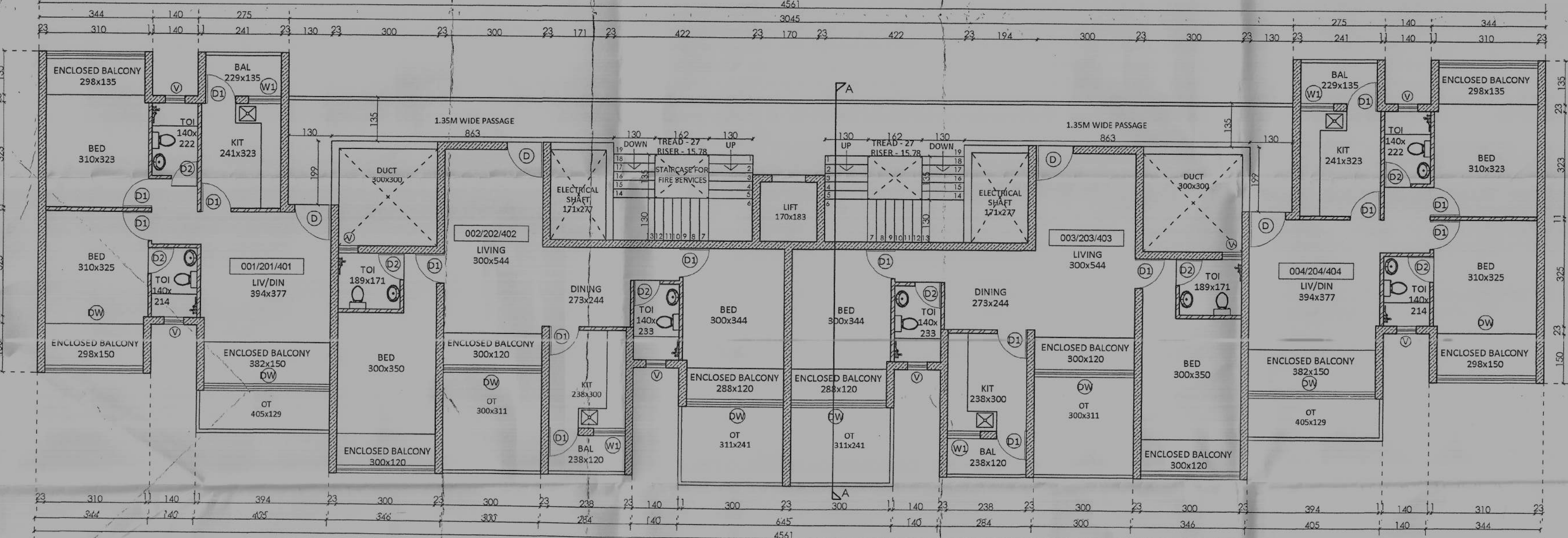
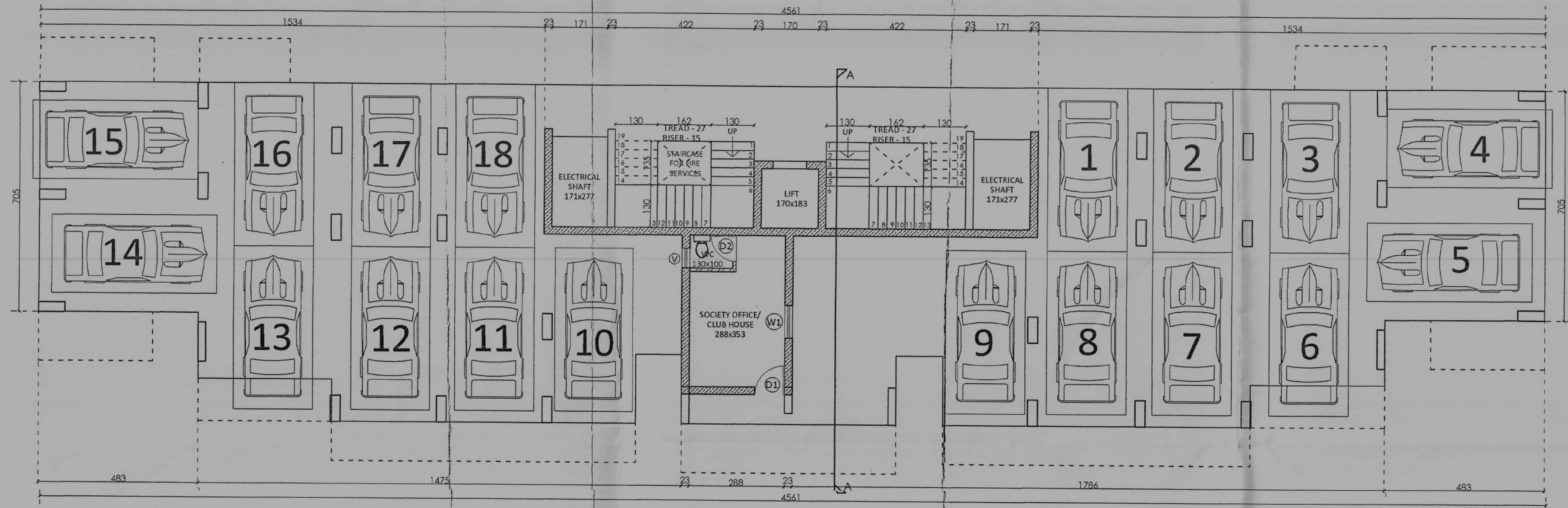
DEALT : SAURABH VK
CHECKD : UPI
DATE : 13-12-23
DRG NO : 1
SCALE : 1:100, 1:200, 1:500
JOB NO: 779/23

OWNER

ARCHITECT

DATTAPRASAD J.S. BORKER
Civil / Structural Engineer
TOP Reg. No. SE/0004/2011
PWD Reg. No. PWD/ENGR/1027/2011

earth works
margao goa



License issued under No. 23/2024 Dated 11/03/2024
Subject to the conditions stipulated therein

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

SCHEDULE OF OPENINGS

D : 110X220
D1 : 90X220
D2 : 90X220
D3 : 80X220
DW : ROOM SIZE

PROJECT

REVISED RESIDENTIAL
BUILDING FOR
MR. VAIKUNTHA ALIAS
NILESH S. KIRTANY AND
MR. RAMA D. NAIK ON PLOT
UNDER PTS NO. 281 AND
CHALTA NO. 43 AT
MARGAO-GOIA

CLIENT

MR. VAIKUNTHA ALIAS
NILESH S. KIRTANY AND
MR. RAMA D. NAIK

DRAWING TYPE

SUBMISSION DRAWING

FLOOR PLANS

DEALT : SAURABH VK

DATE : 13-12-23

SCALE : 1:100, 1:200, 1:500

JOB NO : 779/23

OWNER

ARCHITECT

DATTAPRASAD J.S. BORKER
M.E (CIVIL)
Civil / Structural Engineer
TCP Reg. No. : SE/0004/2016
PWD Reg. No. : PW/ENGR/1027/2016

Development Permission Granted
Subject to Conditions Vide Order
No. SGPDA/PI/H970.1454/23-24
Dated 09/01/2024

Member Secretary

earth works
margao goa