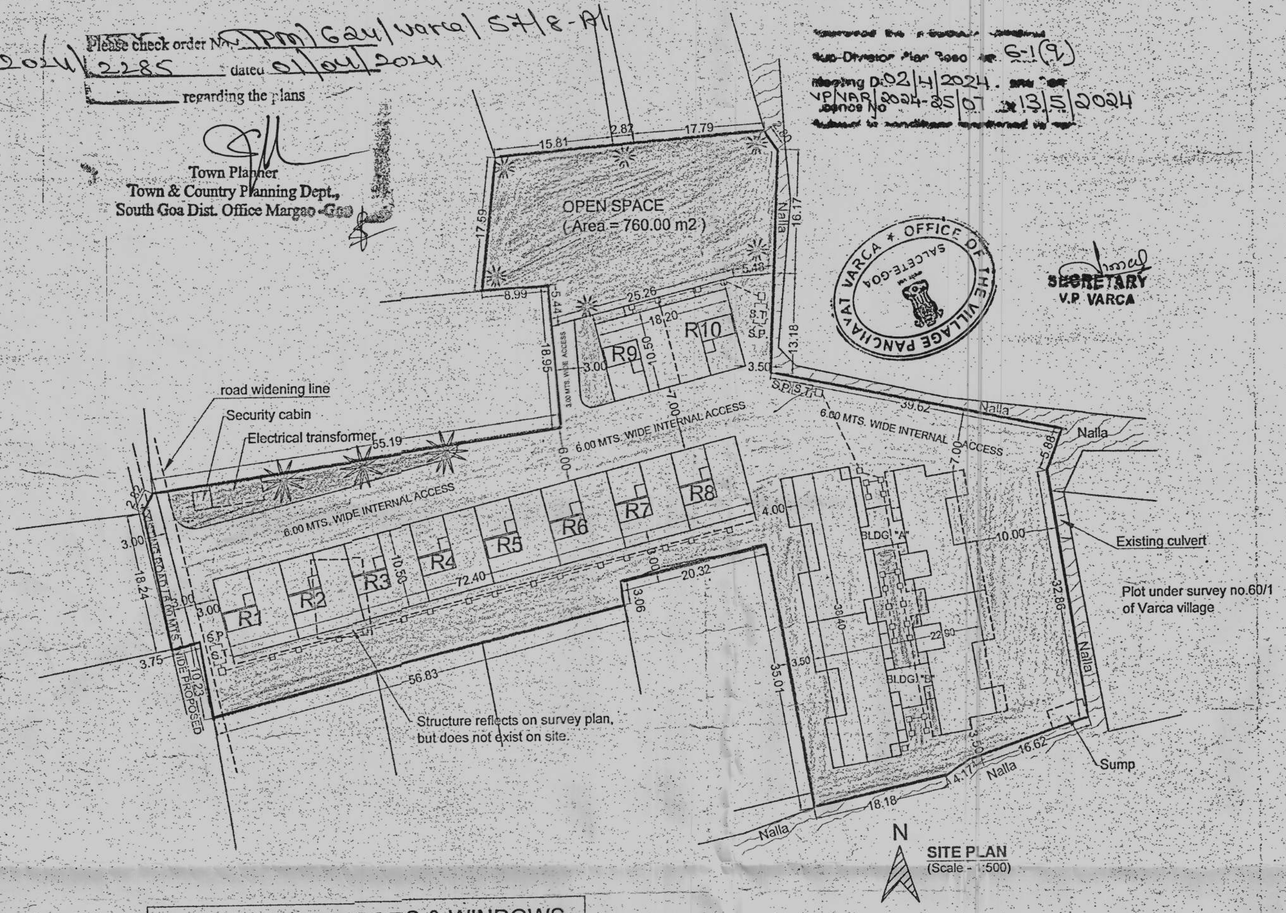
Please check order No. TPM/624/Varca/57/8-A/2024/2285 dated 01/04/2024 regarding the plans

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

Sub-Division Plan passed vide Sl.No. 5:(9)
Meeting Dt. 02/4/2024. Sanad No. VP/NAR/2024-25/07 dt. 13/5/2024
Subject to conditions mentioned in sanad

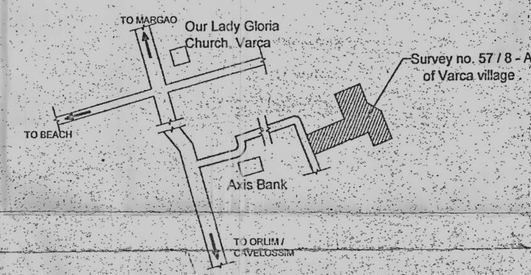
VILLAGE PANCHAYAT VARCA * OFFICE OF THE SALCETE-GOA

SECRETARY
V.P. VARCA



SCHEDULE OF DOORS & WINDOWS

S.No	TYPE	SIZE	REMARKS
1.	D1	1.00 X 2.15	FLUSH DOOR
2.	D2	0.90 X 2.15	FLUSH DOOR
3.	D3	0.75 X 2.15	FLUSH DOOR
4.	SDR1	3.00 X 2.50	ALUMINIUM SLIDING DOOR
5.	WR1	2.60 X 1.875	ALUMINIUM WINDOW
6.	WR1A	2.90 X 1.875	ALUMINIUM WINDOW
7.	WR2	1.20 X 1.50	ALUMINIUM WINDOW
8.	WR2A	1.50 X 1.50	ALUMINIUM WINDOW
9.	WR3	1.20 X 1.40	ALUMINIUM WINDOW
10.	WR4	1.80 X 1.50	ALUMINIUM WINDOW
11.	WR5	0.90 X 1.50	ALUMINIUM WINDOW
12.	SDA1	2.60 X 2.50	ALUMINIUM SLIDING DOOR
13.	SDA2	2.40 X 2.50	ALUMINIUM SLIDING DOOR
14.	W	1.20 X 1.50	ALUMINIUM WINDOW
15.	SDB1	2.60 X 2.50	ALUMINIUM SLIDING DOOR
16.	SDB2	2.40 X 2.50	ALUMINIUM SLIDING DOOR
17.	V1	0.60 X 1.00	ALUMINIUM VENTILATOR



LOCATION PLAN (N.T.S.)

AREA STATEMENT

1) AREA OF PLOT (UNDER SURVEY NO.57 / 8-A OF VARCA VILLAGE)	=	4860.00	SQ.MT.
2) AREA WITHIN ROAD WIDENING	=	-98.50	SQ.MT.
3) EFFECTIVE AREA OF PLOT	=	4761.50	SQ.MT.
4) COVERAGE PERMISSIBLE (40%)	=	1904.60	SQ.MT.
5) COVERED AREA USED (in %)		33.53	%
6) COVERED AREA USED (in SQ.MTS)			
ROW HOUSES R1 TO R8 494.22 M2 (FAR) + 96.72 M2 (Stairc.) +17.92 M2 (Telec.Room) +151.34 M2 (Unst. Porch)	=	760.20	SQ.MT.
ROW HOUSES R9 & R10 123.24 M2 (FAR) + 24.18 M2 (Stairc.)) + 4.48 M2 (Telec.Room)+ 39.20 M2 (Unst. Porch)	=	191.10	SQ.MT.
BUILDING "A" & "B" 272.92 M2 (FAR) + 73.44 M2 (Balcony)+ 50.10 M2 (Stairc.) + 24.73 M2 (Telecom. Room) + 223.93 M2 (Stilt Park.)	=	645.12	SQ.MT.
Total	=	1596.42	SQ.MT.
7) FAR PERMISSIBLE (60%) VP2 ZONE	=	2916.00	SQ.MT.

8) DETAILS OF AREAS AND USE

Floor / Reference	%	Use	Total Built Up Area M2	Areas free from FAR: Balcony	Staircase	Terrace	Telecom. Room	Stilt Parking / Unst.porch	Net Floor Area M2	FAR USED
ROW HOUSES R1 TO R8										
Ground Floor	16.88	Residential / Parking	760.20	0.00	96.72	0.00	17.92	151.34	494.22	10.17
First Floor	14.30	Residential	644.06	105.92	96.72	0.00	0.00	0.00	441.42	9.08
Second Floor	10.79	Residential	485.82	52.81	0.00	169.30	0.00	0.00	263.71	5.43
Sub total	41.97		1890.08	158.73	193.44	169.30	17.92	151.34	1199.35	24.68
ROW HOUSES R9 & R10										
Ground Floor	4.24	Residential / Parking	191.10	0.00	24.18	0.00	4.48	39.20	123.24	2.54
First Floor	4.56	Residential	205.18	26.38	22.32	0.00	0.00	0.00	156.48	3.22
Second Floor	3.95	Residential	177.93	23.90	0.00	43.69	0.00	0.00	110.34	2.27
Sub total	12.75		574.21	50.28	46.50	43.69	4.48	39.20	390.06	8.03
BUILDING "A" & "B"										
Ground	14.32	Residential / Parking	645.12	73.44	50.10	0.00	24.73	223.93	272.92	5.62
First	15.48	Residential	697.10	137.43	50.10	0.00	0.00	0.00	509.57	10.48
Second	15.48	Residential	697.10	137.43	50.10	0.00	0.00	0.00	509.57	10.48
Sub total	45.28		2039.32	348.30	150.30	0.00	24.73	223.93	1292.06	26.59
TOTAL	100.00		4503.61	557.31	390.24	212.99	47.13	414.47	2881.47	59.29

9) OPEN SPACE REQUIRED	=	714.23	SQ.MT.
10) OPEN SPACE PROVIDED	=	760.00	SQ.MT.
11) HEIGHT OF THE BUILDINGS			
ROW HOUSES R1 TO R10	=	9.00	MTS.
BUILDING A & B	=	9.00	MTS.

RABINDRA CACODCAR
CONSULTANTS - MARGAO.

RABINDRA CACODCAR
B.E. Civil (I.S.T.-LISBON)
T.C.P.D. Reg. No. ER/0008/2010

OWNER

PROPOSED ROW HOUSES R1 TO R10 AND BUILDINGS "A" & "B" ON THE PROPERTY BEARING SURVEY NO. 57 / 8 - A OF VARCA VILLAGE .

FOR : MR. RAMIRO SALES

DRAWING NO.	1
DATE	27.11.2023
SCALE	1:500
CHECKED BY	

Sub-Division Plan Reco. No. 6-1(9)
Meeting D. 02/4/2024
VP/VAR/2024-25/07 dt 13/5/2024
Licence No
Subject to conditions mentioned in the

Please check order No. TPM/624/Varca/57/8-A/2024/2285 dated 01/04/2024
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Town Planner
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OFFICE OF THE VILLAGE PANCHAYAT VARCA SALCETE-GOA

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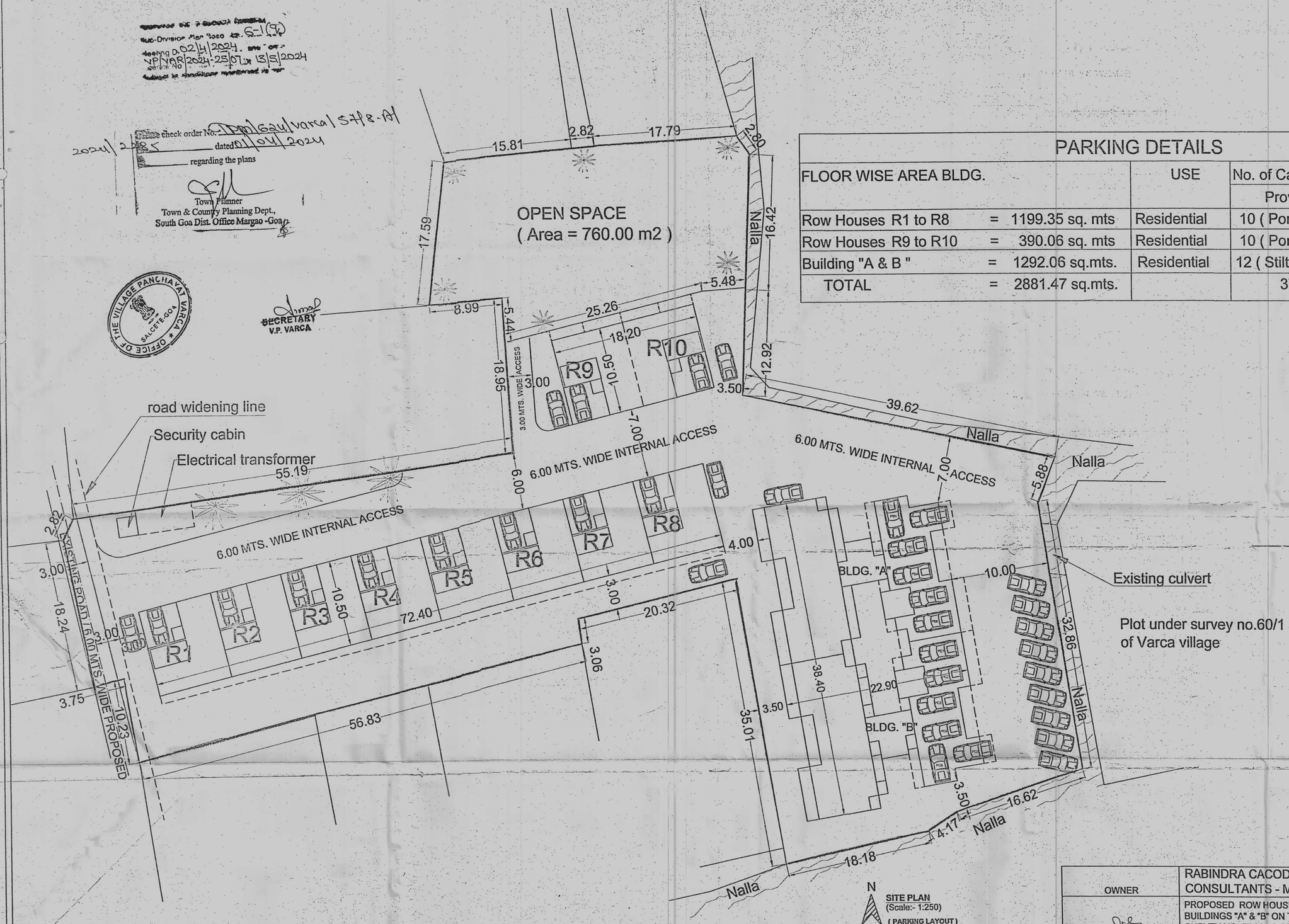

PARKING DETAILS

FLOOR WISE AREA BLDG.		USE	No. of Car Parks/ parking area	
			Provided	Required
Row Houses R1 to R8	= 1199.35 sq. mts	Residential	10 (Porch) + 6	12
Row Houses R9 to R10	= 390.06 sq. mts	Residential	10 (Porch) + 6	4
Building "A & B "	= 1292.06 sq.mts.	Residential	12 (Stilt P.) + 9	20
TOTAL	= 2881.47 sq.mts.		37	36

RABINDRA CACODCAR
B.E. Civil (I.S.T.-LISBON)
T.C.P.D. Reg. No. ER/0008/2010

OWNER	RABINDRA CACODCAR CONSULTANTS - MARGAO.	
	PROPOSED ROW HOUSES R1 TO R10 AND BUILDINGS "A" & "B" ON THE PROPERTY BEARING SURVEY NO. 57 / 8 - A OF VARCA VILLAGE .	DRG. No.- 2
		DATE - 27.11.2023
		SCALE - 1:250
	FOR : MR. RAMIRO SALES	CKD. BY -

Please check order No. 2024/0285 dated 01/04/2024 regarding the plans

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

GROUND FLOOR PLAN
BUILDING "A" & "B"

FIRST FLOOR PLAN
BUILDING "A" & "B"

SECTION Y3 - Y3

SECOND FLOOR PLAN
BUILDING "A" & "B"

ROOF PLAN
BUILDING "A" & "B"

Land Use Zone as per Regional Plan 2021 is Settlement
Meeting Dt. 09/12/24 Item No. 5.1(9)
VPNAR 24-25 Dated 13/12/24

THE VILLAGE PANCHAYAT OF VARCA SALCETE-GOA OFFICE

SECRETARY
V.P. VARCA

OWNER	RABINDRA CACODCAR CONSULTANTS - MARGAO.	RABINDRA CACODCAR B.E. Civil (I.S.T.-LISBON) T.C.P.D. Reg. No. ER/0008/2010
	PROPOSED ROW HOUSES R1 TO R10 AND BUILDING "A" & "B" ON THE PROPERTY BEARING SURVEY NO. 57 / 8 - A OF VARCA VILLAGE . FOR : MR. RAMIRO SALES	DRG. No.- 6 DATE - 27.11.2023 SCALE - 1:100 CKD. BY -