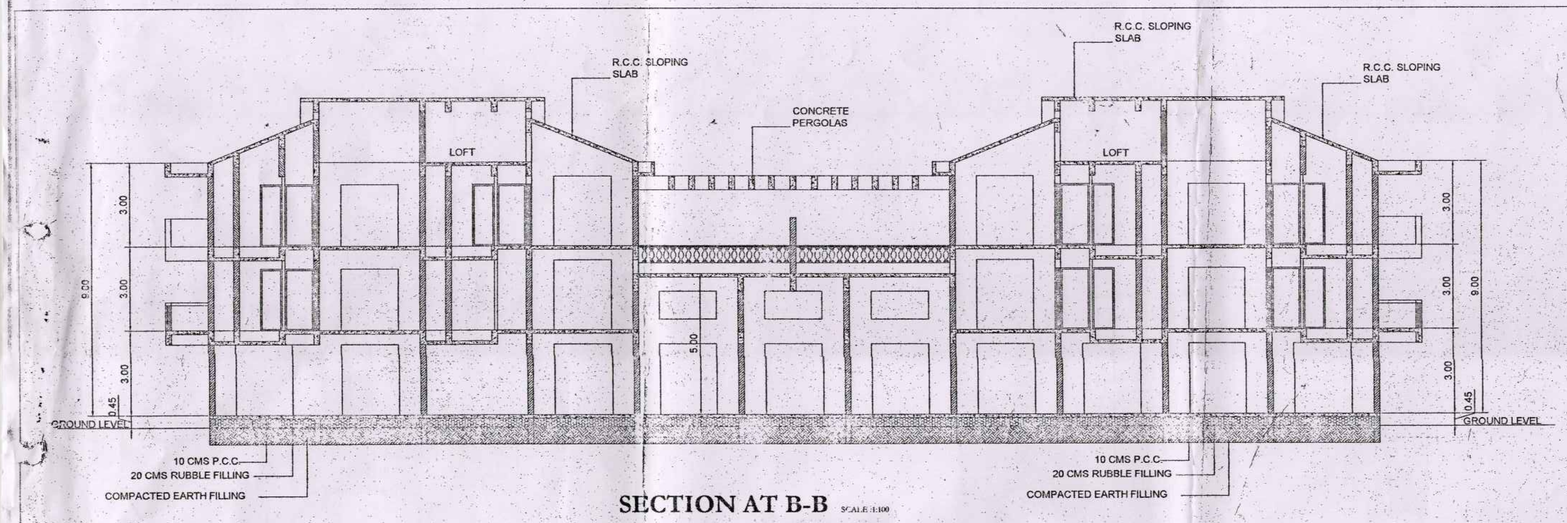
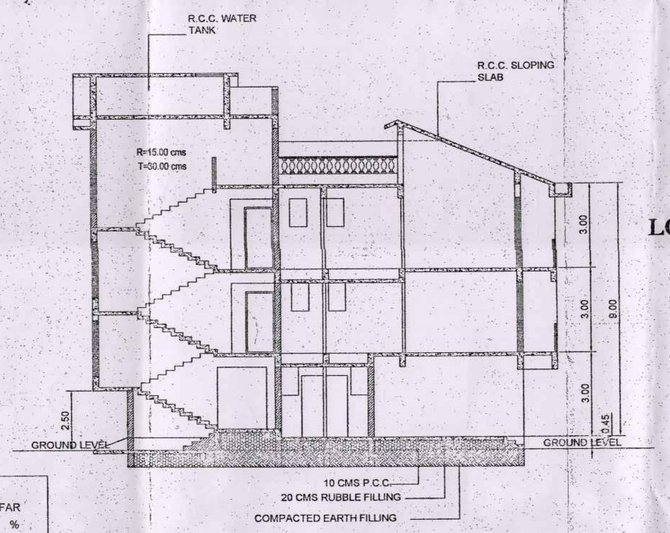
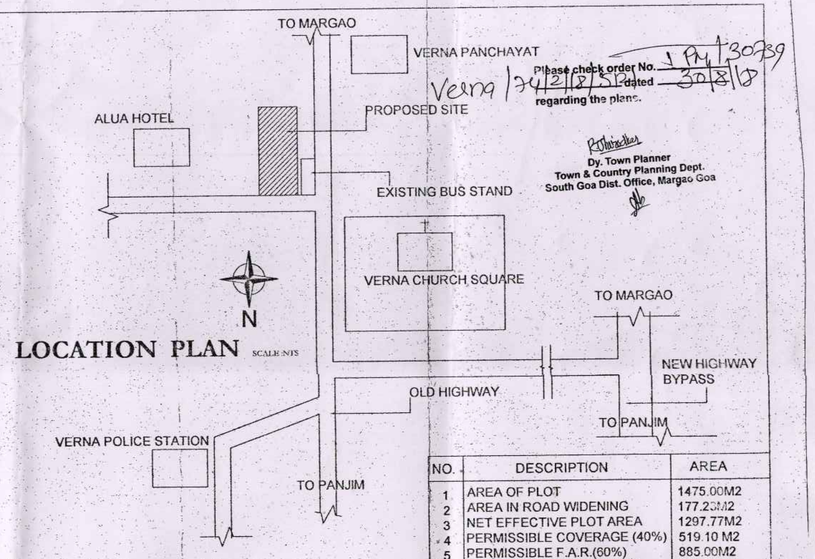


SECTION AT B-B SCALE 1:100



SECTION AT A-A SCALE 1:100



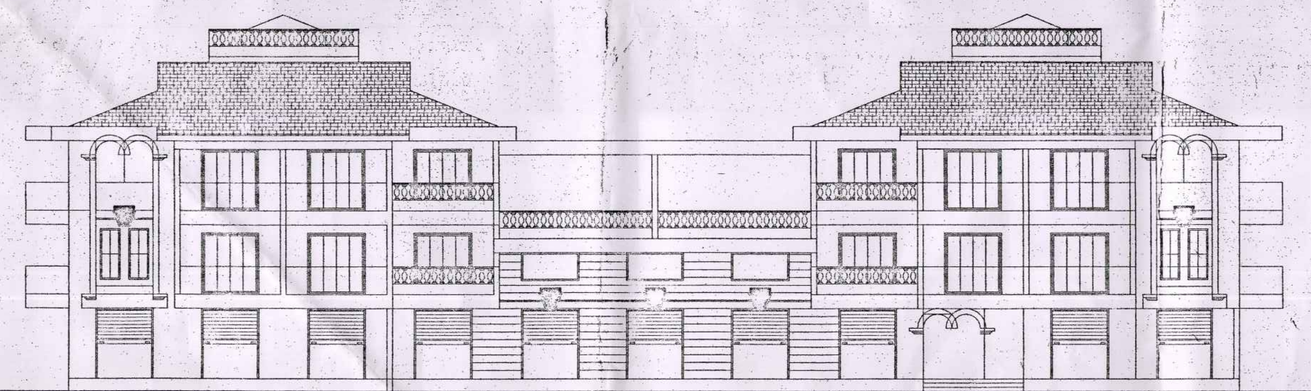
LOCATION PLAN SCALE N/S

Please check order No. 1 Pl/130339 dtd. 30/8/18 regarding the plans.
Verna/3412/18/1
Dy. Town Planner
Town & Country Planning Dept.
South Goa Dist. Office, Margao Goa

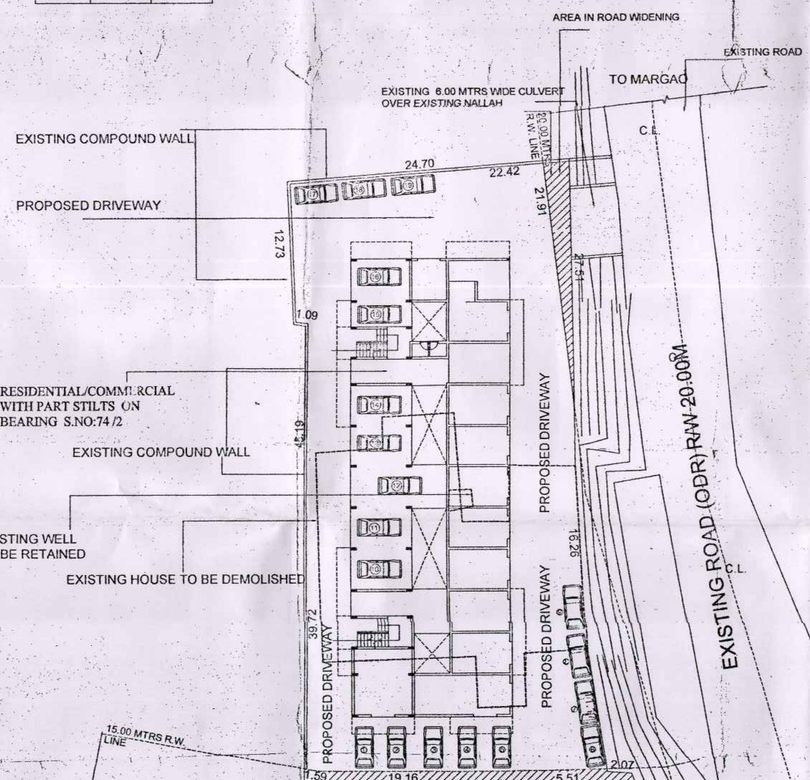
A). DETAILS OF AREAS AND USE FLOOR WISE

FLOOR REFERENCE	USE	TOTAL BUILT UP AREA M2	AREA FREE FROM FAR				NET FLOOR AREA M2	FAR %
			BAL / FOYER/ TERRACE	STAIR	PARK.	TOTAL		
GROUND	COMMERCIAL	500.84	62.95	29.93	157.59	250.47	250.37	16.97
FIRST FLOOR	RESIDENTIAL	477.80	125.56	42.64	NIL	168.20	309.60	20.99
SECOND FLOOR	RESIDENTIAL	537.18	184.94	42.64	NIL	227.58	309.60	20.99
						TOTAL FAR	869.57	58.95%

NO.	DESCRIPTION	AREA
1	AREA OF PLOT	1475.00M2
2	AREA IN ROAD WIDENING	177.23M2
3	NET EFFECTIVE PLOT AREA	1297.77M2
4	PERMISSIBLE COVERAGE (40%)	519.10 M2
5	PERMISSIBLE F.A.R.(60%)	885.00M2
6	PERMISSIBLE COMMERCIAL AREA	250.42M2
7	PROPOSED COVERED AREA	500.84M2
8	EXISTING COVERED AREA	421.22M2
9	AREA TO BE DEMOLISHED	421.22M2
10	COVERAGE	38.59%
11	GR.FLOOR AREA-SHOPS	250.37M2
12	FIRST FLOOR AREA	309.60M2
13	SECOND FLOOR AREA	309.60M2
14	TOTAL FLOOR AREA	869.57M2
15	F.A.R. CONSUMED	58.95%
16	AREA IN STILT PARKING	143.98M2
17	AREA IN SERVICE TERRACE	92.72M2
18	AREA IN STAIRS	115.21M2
19	AREA IN BAL./FOYER/TERRACE	373.40M2
20	NO OF CAR PARKS	19.00 NOS
21	AREA IN PORCH	13.63.12
22	S.B.U.A-TAXABLE	1377.44M2



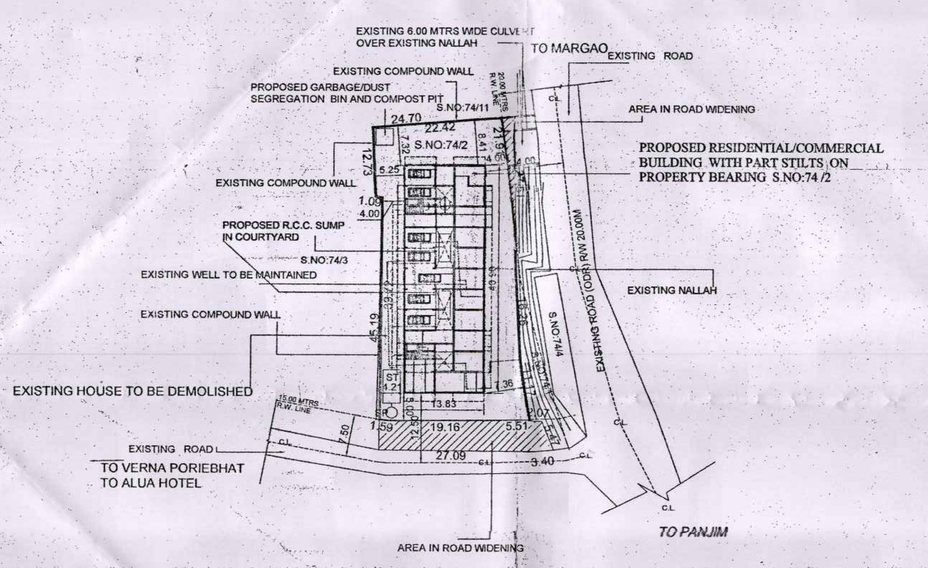
WESTERN SIDE ELEVATION SCALE 1:100



PARKING LAYOUT PLAN SCALE 1:250

PARKING STATEMENT

1.	NO. OF UNITS(19 NOS)	FLATS/SHOPS
2.	PARKING PROVIDED: 19 UNITS	
	a) FOUR WHEELER-FLATS	8 Nos.
	b)FOUR WHEELER-SHOPS	11 Nos.
	TOTAL	19 Nos.



SITE PLAN SCALE 1:500

Approved Vide Res. No. V(14) dt. 31/08/2018
Village Panchayat of Verna
SECRETARY
VILLAGE PANCHAYAT
VERNA
SALCETE - GOA

NOTES :

- ALL DIMENSIONS ARE IN MTRS UNLESS SPECIFIED OTHERWISE
- WRITTEN DIMENSIONS TO BE FOLLOWED
- DRAWING TO BE SCALED
- ARCHITECT SHALL BE CONSULTED FOR DISCREPANCIES IF ANY.
- ALL DRAWINGS SHALL BE READ IN CO-ORDINATION WITH THE STRUCTURAL/SERVICES DRAWINGS
- THIS DRAWING IS COPYRIGHT OF M/S. SANDEEP SAWANT & ASSOCIATES AND IS NOT TO BE REPRODUCED, HANDED OVER TO OTHER PERSON OR USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT HAS BEEN GIVEN OUT.
- TOILET SLAB TO BE SUNK BY 250MM.

N

NO.	REVISIONS	DATE SIGNED	REF.
03			
02			
01			

OWNER'S SIGN

ARCHITECT

SANDEEP J. SAWANT
C.O.A. Reg. No. CA/97/21670
Reg. No. AR/0009/2010
P.W.D. Reg. No. P.W.D./ARCH/1997
ARCHITECT/INTERIOR DESIGNER
MPDA, Arch/80
ARCHITECTURAL CONSULTANT,
PLAN HOUSE, MOBILE 9422437202
Email: sandeep.sawant@yahoo.com
MOBILE 9422437202

PROJECT :
PROPOSED RESIDENTIAL/COMMERCIAL BUILDING WITH PART STILTS AT VERNA VILLAGE, OF SALCETE TALUKA, GOA , IN PROPERTY BEARING S.NO: 74/2 FOR M/S. VINTAGE BUILDERS

CLIENT :
M/S. VINTAGE BUILDERS
REPRESENTED BY PARTNER
MR. ZACARIAS PIEDADE GOMES

ARCHITECT SIGNATURE :

SUBJECT OF DRAWING :
SUBMISSION DRAWING

DEALT :	SANDY	CHECKED	SANDEEP
SCALE :	1:100	DATE :	06-07-18

JOB NO :	DRAWING NO :1	REV.NO:
		R-0