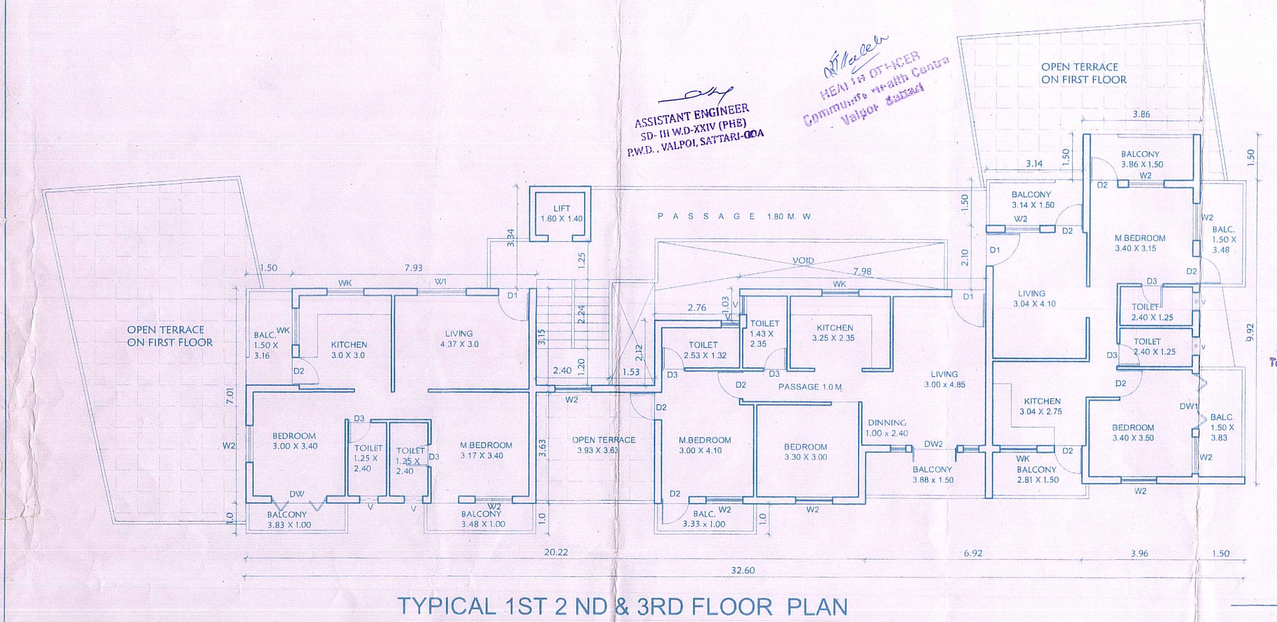
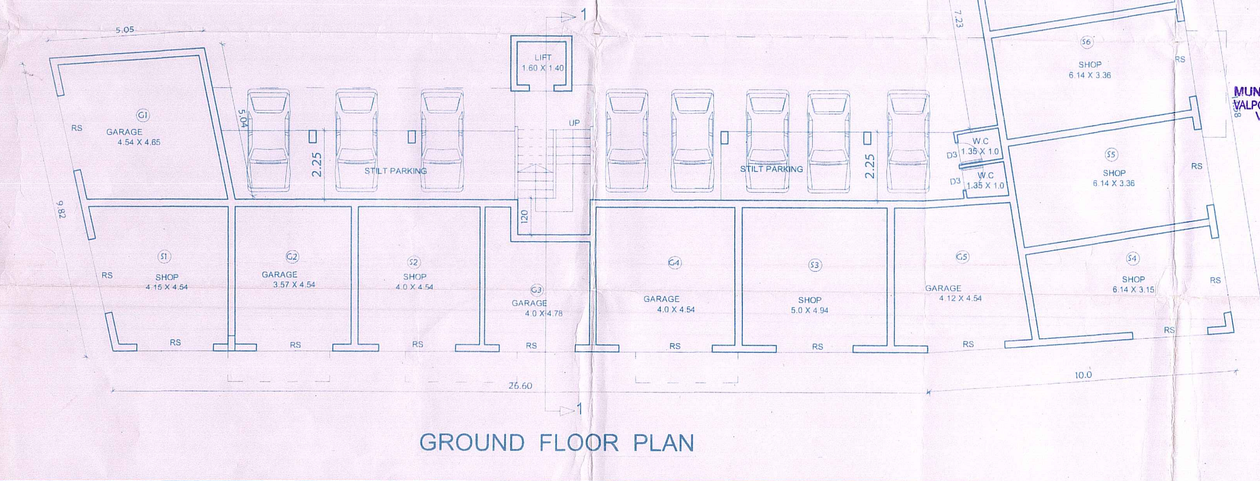


TYPICAL 1ST 2 ND & 3RD FLOOR PLAN



GROUND FLOOR PLAN

Approved with condition:
Vide no. =ESD-III|Dolay Tem-Apnocy
1/902 Dtd. 07/02/2015

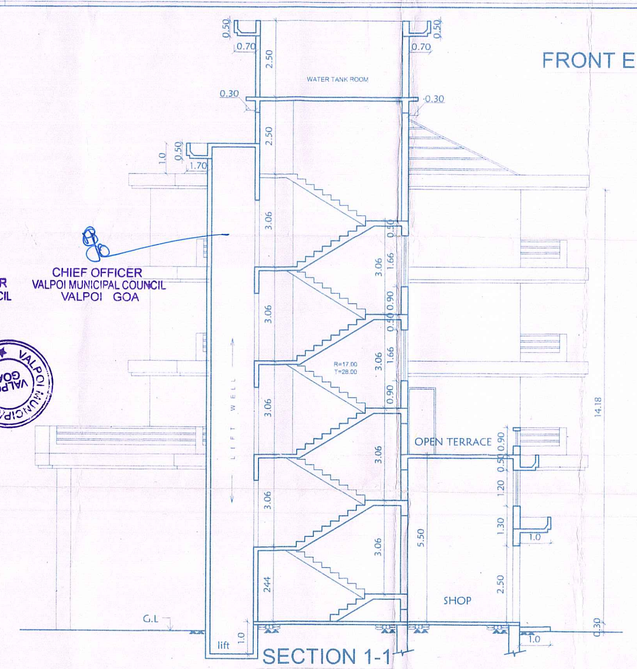
Assistant Engineer
Elect. Sub Div - III
Valpoi - Goa.

Approved with Condition
Vide Letter
No. PDP|2189|BICH|TCP-1550
Dt. 19/12/2015

Deputy Town Planner
Town & Country Planning Dept.
Bicholim - Goa

FRONT ELEVATION

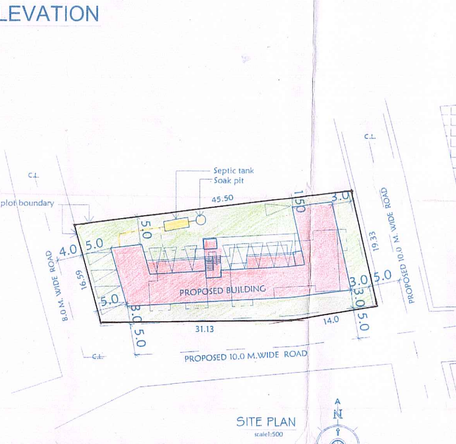
RIGHT SIDE ELEVATION



SECTION 1-1

MUNICIPAL ENGINEER
VALPOI MUNICIPAL COUNCIL
VALPAI - G.A.

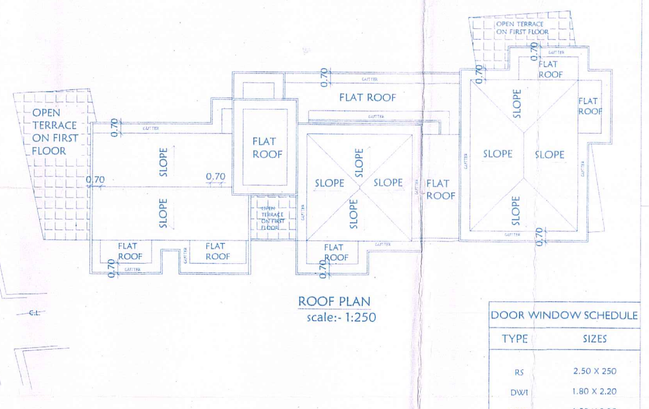
CHIEF OFFICER
VALPOI MUNICIPAL COUNCIL
VALPOI GOA



SITE PLAN

NOTES :-

* PLOT BOUNDARY SHOWN IN BLACK.
* OPEN SPACE SHOWN IN GREEN.
* DRAINAGE SHOWN IN YELLOW.
* PROPOSED CONSTRUCTION SHOWN IN PINK.

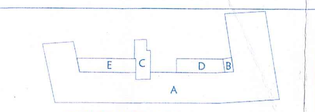


ROOF PLAN
scale:- 1:250

DOOR WINDOW SCHEDULE

TYPE	SIZES
RS	2.10 X 2.50
DW1	1.80 X 2.20
DW2	1.50 X 2.20
D1	1.00 X 2.20
D 2	0.90 X 2.20
D 3	0.75 X 2.20
W1	1.50 X 1.60
W2	1.20 X 1.60
WK	1.20 X 1.20
V	0.60 X 0.90

AREA CALCULATION



GROUND FLOOR AREA

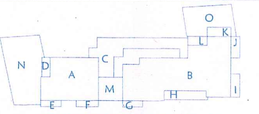
A = 268.40 m2
B = 3.27 m2 (W/C)
C = 15.00 m2 (STAIRCASE+ LIFT)
D = 17.33 m2 (STILT)
E = 21.00m2 (STILT)

Total= 325.00 m2

= 325.00 (deduct C,D & E)
∴ 325.00 - 15.00 (staircase + lift)
- 17.33(stilt) - 21.00 (stilt)
= 271.67 m2

∴ Total ground floor area = 271.67 m2

NOTE:
Commercial area on ground floor= 162.92 m2



TYPICAL 1ST,2ND & 3RD FLOOR AREA

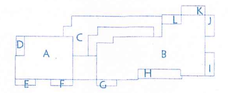
A= 61.38 m2
B = 125.52 m2
C= 45.30 m2 (staircase+lift+passage)+
D = 4.25 m2 (bal.) +
E = 3.33 m2 (bal.) +
F = 3.63 m2 (bal.) +
G = 3.33 m2 (bal.)+
H = 10.49 m2 (bal.)+
I = 5.74 m2 (bal.)+
J = 5.22 m2(bal.)+
K = 5.78 m2(bal.)+
L = 4.70 m2(bal.)+
M = 15.16 m2 (open terr.)+
N= 62.69 m2 (open terr.)+
O = 34.43 m2 (open terr.)+

Total=390.95 m2

= 390.95 (deduct C,D,E,F,G,H,I,J,K,L,M,N & O)
∴ 390.95 - 45.30 (stair+lift+passage.) - 112.28(O.T)
- 46.47 (bal.)

= 186.90 m2

∴ Total first floor area = 186.90 m2



TYPICAL 1ST,2ND & 3RD FLOOR AREA

A= 61.38 m2
B = 125.52 m2
C= 45.30 m2 (staircase+lift+passage)+
D = 4.25 m2 (bal.) +
E = 3.33 m2 (bal.) +
F = 3.63 m2 (bal.) +
G = 3.33 m2 (bal.)+
H = 10.49 m2 (bal.)+
I = 5.74 m2 (bal.)+
J =5.22 m2(bal.)+
K = 5.78 m2(bal.)+
L = 4.70 m2(bal.)+

Total=278.67 m2

= 278.67 (deduct C,D,E,F,G,H,I,J,K,L,M,N & O)
∴ 278.67 - 45.30 (stair+lift+passage.) - 46.47 (bal.)
= 186.90 m2

∴ Total first floor area = 186.90 m2

JOB:

PROPOSED COMMERCIAL CUM RESIDENCIAL BUILDING FOR MR. DILAWAR KHAN USTAD & OTHERS IN SURVEY NO./ SUB DIV. NO. 7 / 4, SITUATED AT VALPOI, SATARI - GOA.

AREA STATEMENT

01. Area of the plot	=	837.00 M2
02.Deduction for		
a) Area within road widening	=	24.00 M2
b)Area reserved for any other use	=	NIL
c) Total (a+ b)	=	24.00 M2
03. Effective area of plot (01-02)	=	813.00 M2
04. Whether any extra F.A.R is claimed on basis of road widening/ prop road if 'Yes' state	=	-
05.Area occupied by existing building in the plot	=	-
06.Area occupied by the proposed building	=	325.00 M2
07.Area of the building to be demolished	=	-
08.Total covered area(05+06-07)	=	325.00 M2
09. Total coverage.	=	39.97 %

Floor reference	Use	Total built up area m2	Area free from F.A.R				Total Net area m2	F.A.R %
---	---		balc.	O.T	stair+lift+passage	unit		
Ground floor	shops & still	325.00	-		15.00	38.33	271.67	
First floor	residential	390.95	46.47	112.28	45.30	-	186.90	
Second floor	residential	278.67	46.47		45.30	-	186.90	
Third floor	residential	278.67	46.47		45.30	-	186.90	
		1273.29	139.41	112.28	150.90	38.33	832.37	99.44 %

PARKING STATEMENT

Parking required for bldg. = 11 cars
total nos of parking provided = 13 cars

OWNER'S NAME:- **MR. DILAWAR KHAN USTAD & OTHERS**

OWNERS' SIGN. — DILAWAR KHAN CONSTRUCTION

JOB.NO - 367-2014

DRWN. - Krupali

DRWG. NO - 01
SCALE: 1:100, 1:250, 1:500
DATE: 16/10/2014

ARCH. SIGN.

JAYESH S. PHADTE
AM2, GR. FLR, SARTHAK HARMONY,
BEHIND PONDA COMMERCE CENTER,
PONDA-GOA

ARCHITECT & INTERIOR DESIGNER

AR/0039/2010

JAYESH PHADTE

AM2, Ground Floor, Bldg. A, Sarthak Harmony, Behind Ponda Commerce Center, Ponda - Goa.
Tel.: 0832-2318720, Mob.: 9822120918, Email: jayeshphadte@rediffmail.com