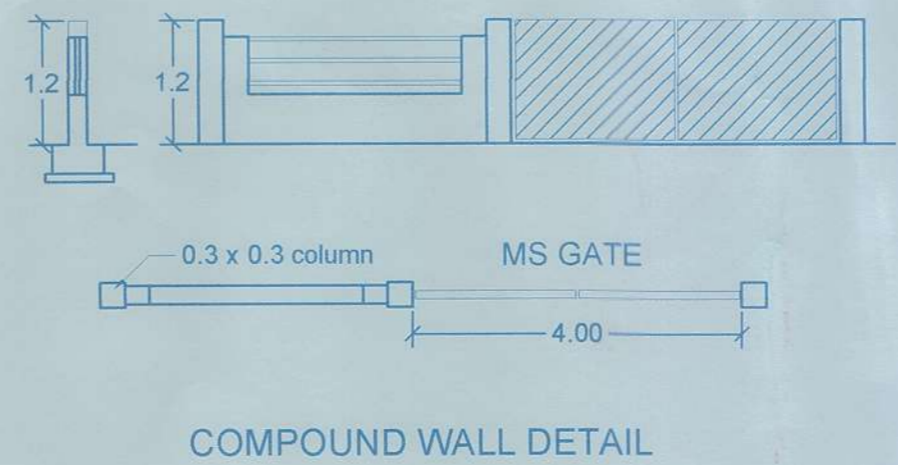


APPROVED FROM PLANNING POINT  
 SUBJECT TO CONDITIONS GIVEN  
 VIDE ORDER No. NG PDA / M/1820/2313/2022  
 DATED = 8 DEC 2022

MEMBER SECRETARY  
 NORTH GOA  
 PLANNING & DEV. AUTHORITY  
 PANAJI - GOA

NOC is granted subject to this office  
 Letter No. PWD/SD/III/PHE-N/F.10/1593/22-23  
 dated 10/01/2023  
 ASSISTANT ENGINEER  
 SUB. DIV. H.W.D. XVII (PHE-N)  
 P.W.D. MAPUSA - GOA

FLOOR	USE	TOTAL BUILT UP AREA (SQM)	AREA FREE FROM FAR				NET FLOOR AREA (SQM) R
			BALCONY (SQM) B	TERRACE (SQM) T	STAIRCASE (SQM) S	PARKING (SQM) P	
STILT FLOOR	PAR	365.80			30.45	335.35	
UPPER GROUND FLOOR	RESI	473.54	78.69	37.47	64.14		293.24
FIRST FLOOR	RESI	459.75	78.69	16.84	70.98		293.24
SECOND FLOOR	RESI	219.40	32.76	52.59	70.98		134.05
TOTAL		1518.49					720.53



**AREA STATEMENT**

PLOT AREA	: 935 SQM
PLOT UNDER ROAD WIDENING	: NIL
NET EFFECTIVE AREA	: 935 SQM
PROPOSED COVERED AREA	: 365.80 SQM
PROPOSED COVERAGE	: 39.12%
PERMISSIBLE COVERED AREA	: 374 SQM
PERMISSIBLE COVERAGE	: 40%
<b>PROPOSED BUILTUP AREA</b>	
UPPER GROUND FLOOR	: 293.24 SQM
FIRST FLOOR	: 293.24 SQM
SECOND FLOOR	: 134.05 SQM
<b>TOTAL PROPOSED FAR</b>	<b>: 720.53 SQM</b>
PERMISSIBLE FLOOR AREA	: 748 SQM
PROPOSED FAR	: 77.06
PERMISSIBLE FAR	: 80
<b>SETBACKS</b>	
FRONT	: 3.41 M
SIDE SETBACKS	: 6.00 M, 1.50 M
REAR	: 6.00 M
HEIGHT OF THE BUILDING	: 9.00 M
NO. OF UNITS	: 12 NOS
PARKING PROVIDED	: 15 NOS

Approved subject to the conditions of the License No. AE-1/11/20 20 Tech-46 dated 14/12/22 1865

Sub-Divisional Engineer  
 Elect. Sub-Div. I (U), O&M  
 Electricity Department  
 Mapusa-Goa

APPROVED UNDER THE CONDITIONS OF THE LICENCE No. Dt. 07/03/23  
 CONST/LIC/Mapusa/2022-2023/22  
 CHIEF OFFICE  
 MAPUSA MUNICIPAL COUNCIL

ARCHITECT  
 MOHAMMAD AKHLAKH ANJUM

MOHAMMAD AKHLAKH ANJUM  
 ARCHITECT  
 B.ARCH : CA/2012/57786  
 REG. NO.: AR/0017/2013

CLIENT  
 UNIVERSAL DEVELOPERS



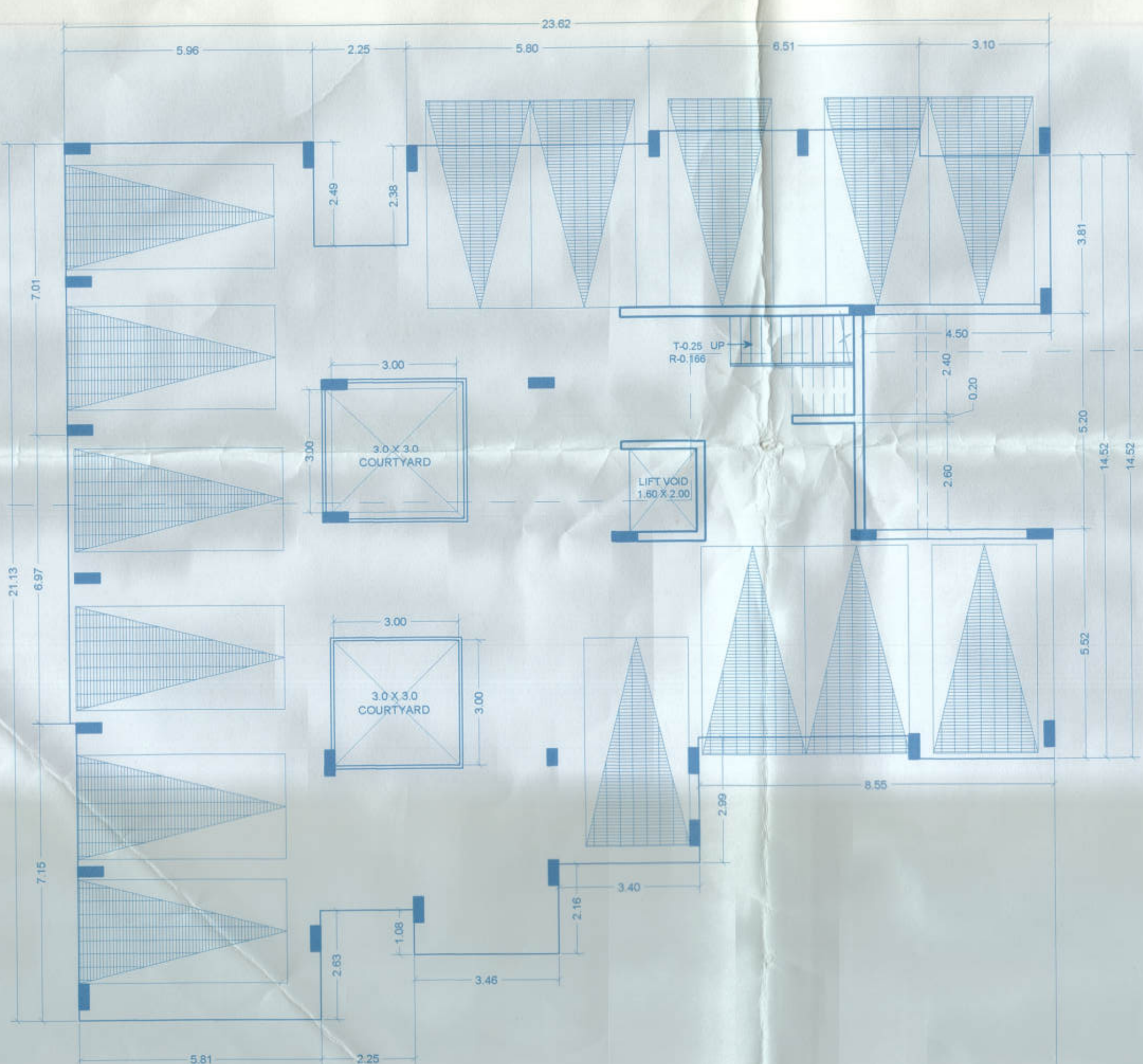
PROJECT  
 PROPOSED CONSTRUCTION ON PLOT BEARING PT SHEET NO 94, CHALTA NO 34, SITUATED AT MAPUSA, BARDEZ - GOA

SHEET CONTENT  
 PLANS, SECTIONS, ELEVATION, AREA DIAGRAM, SITE PLAN, COMPOUND WALL DETAIL

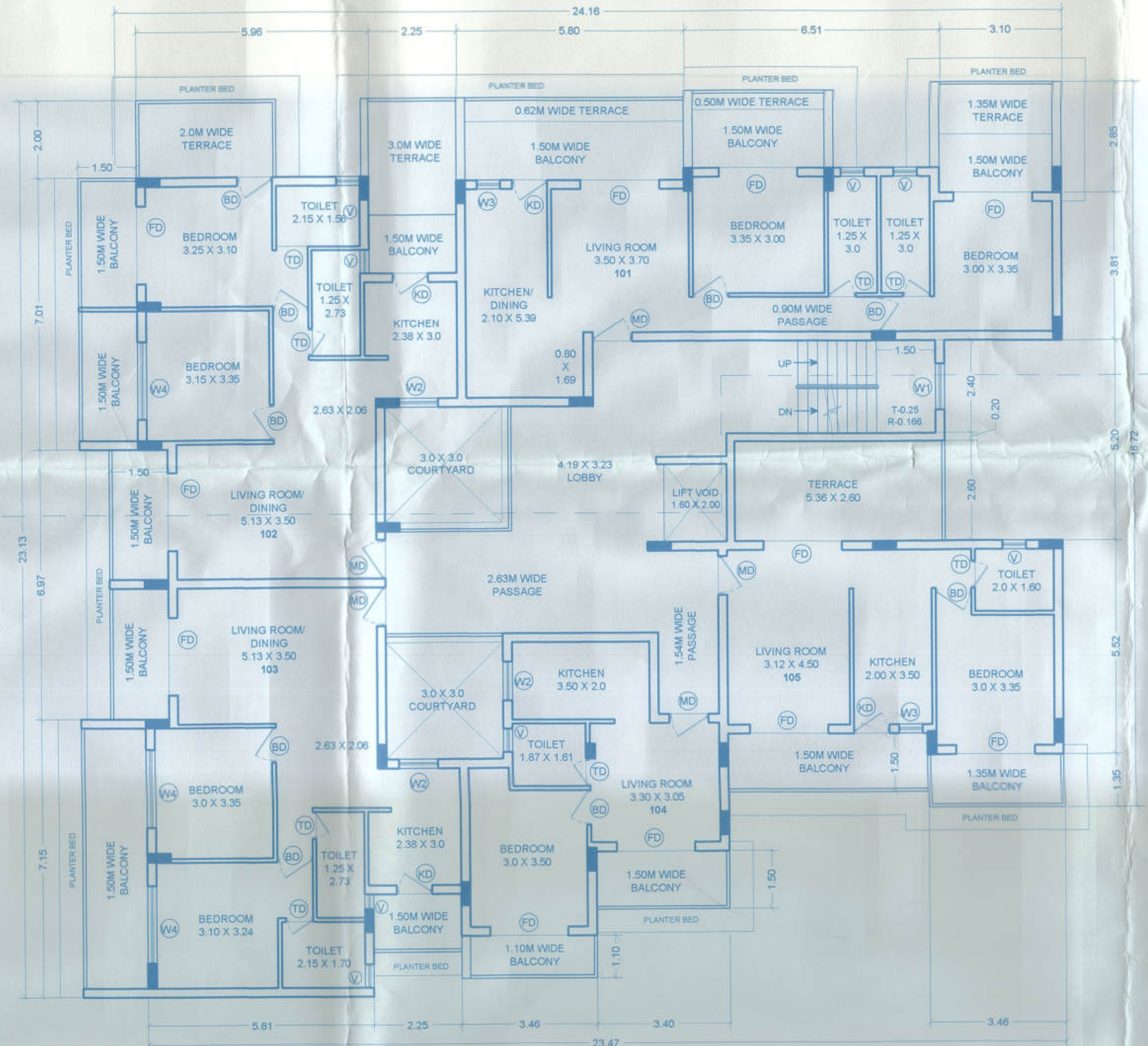
DATE 03-11-2022 SCALE 1:100

**Sketch All Studio**  
 architecture + interior

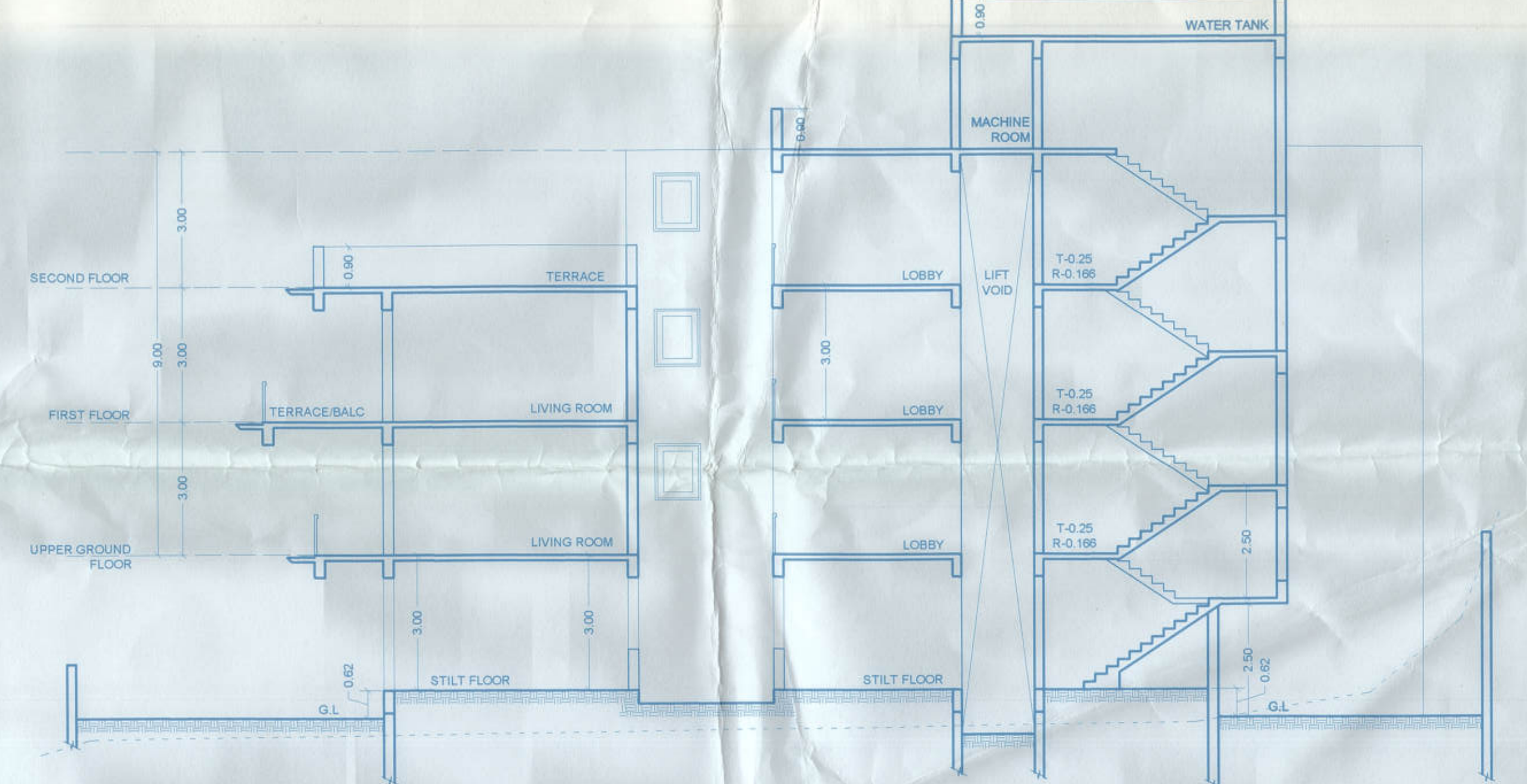
hella: 7887655334, 9764246005 | mail: sketchallstudio@gmail.com  
 1st floor, Sylvia Building, Near Canara Bank, Chogam Road, Porvorim, Goa



STILT FLOOR PLAN

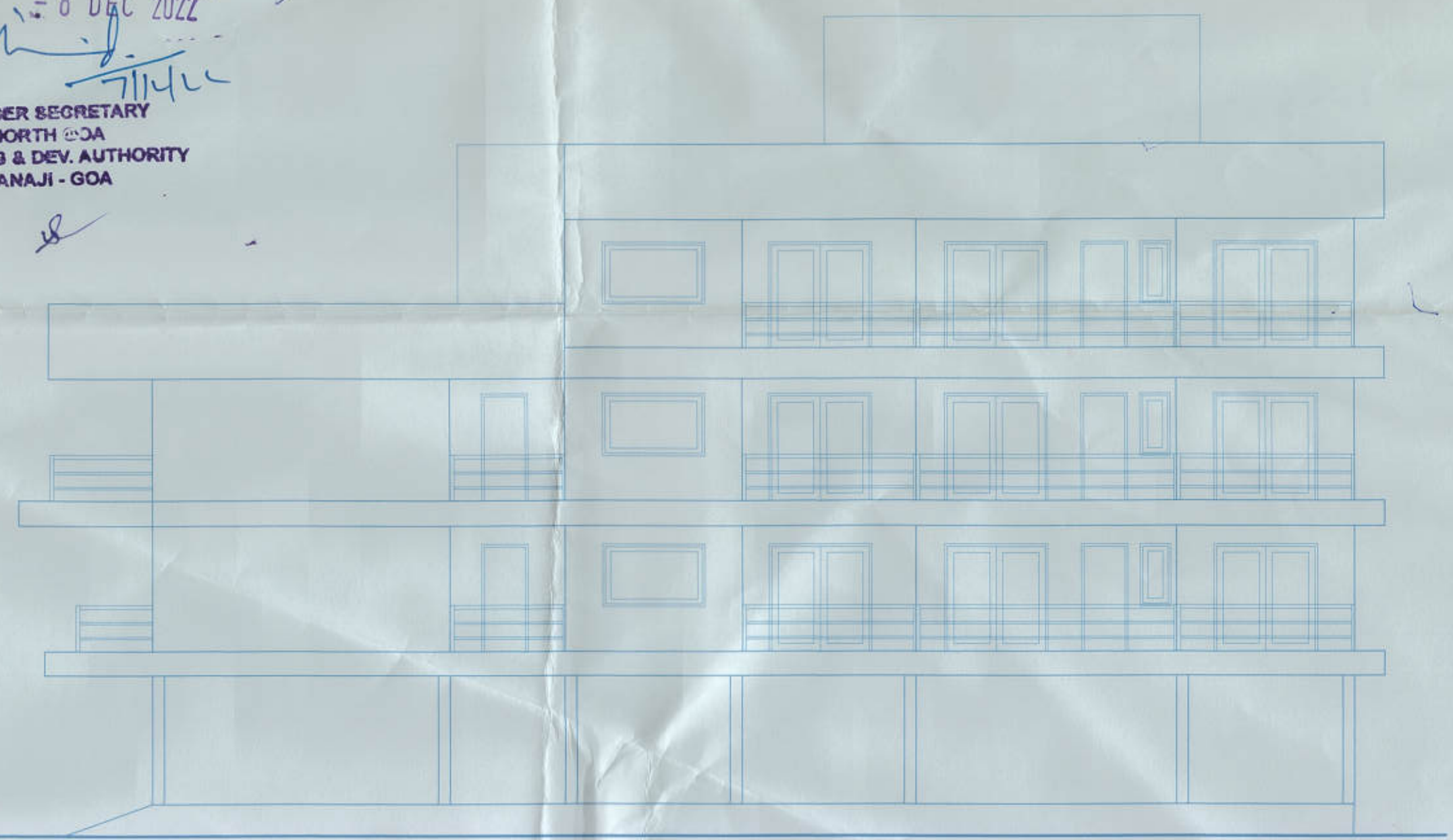


UPPER GROUND FLOOR PLAN

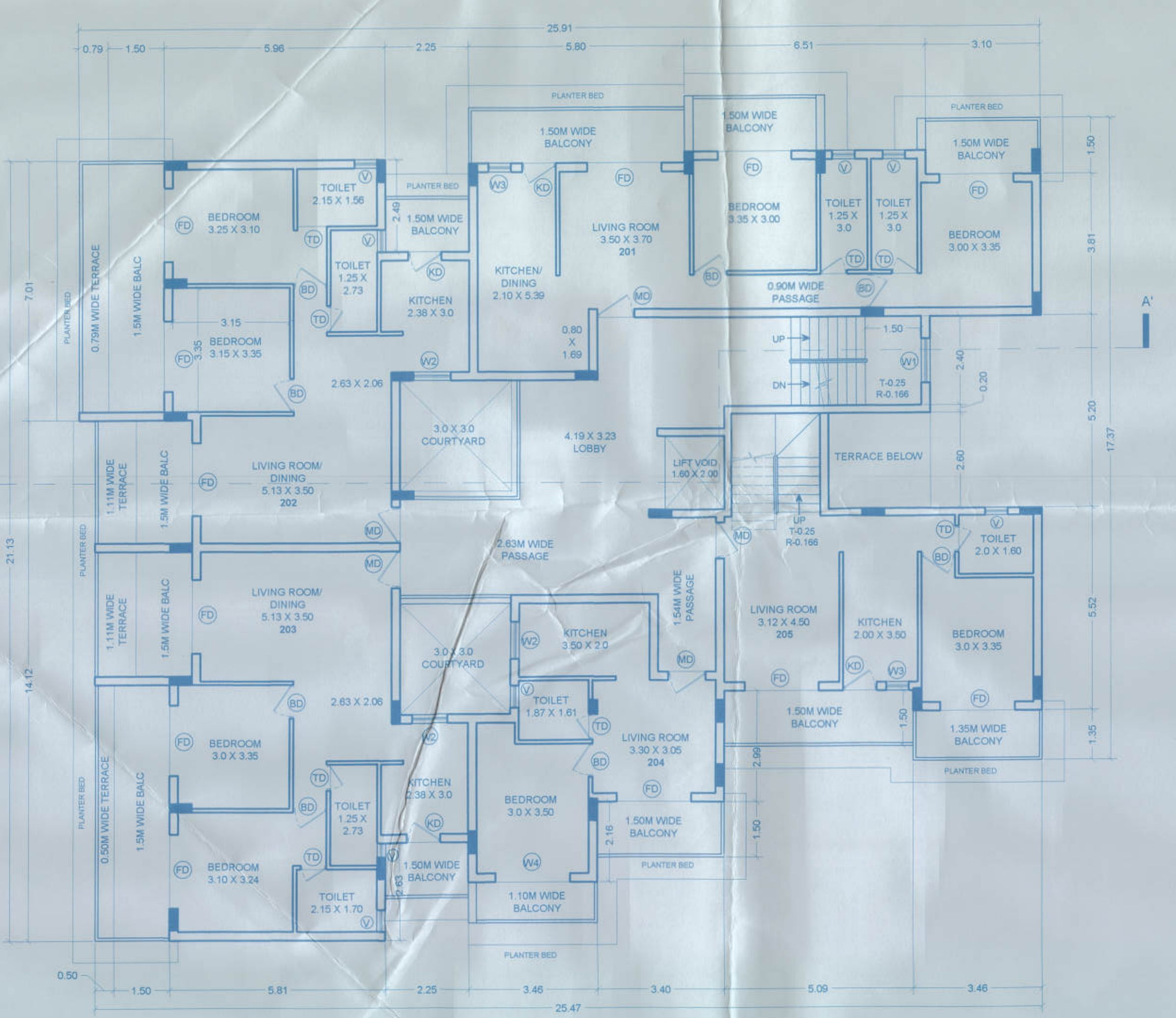


SECTION AA'

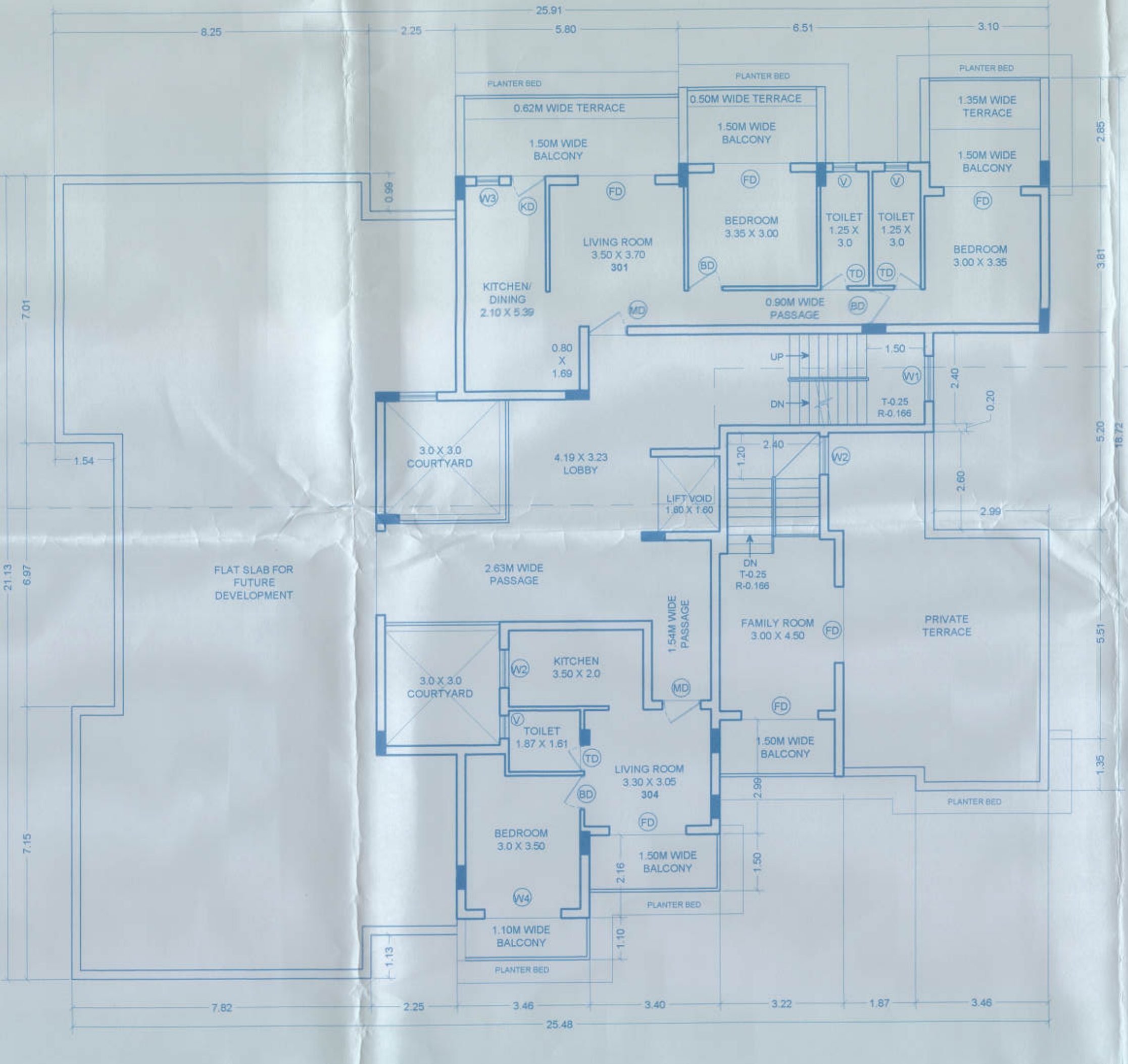
APPROVED FROM PLANNING POINT SUBJECT TO CONDITIONS GIVEN VIDE ORDER No. NG PDA/M/1826/2313/2022 DATED 08 DEC 2022 MEMBER SECRETARY NORTH GOA PLANNING & DEV. AUTHORITY PANAJI - GOA



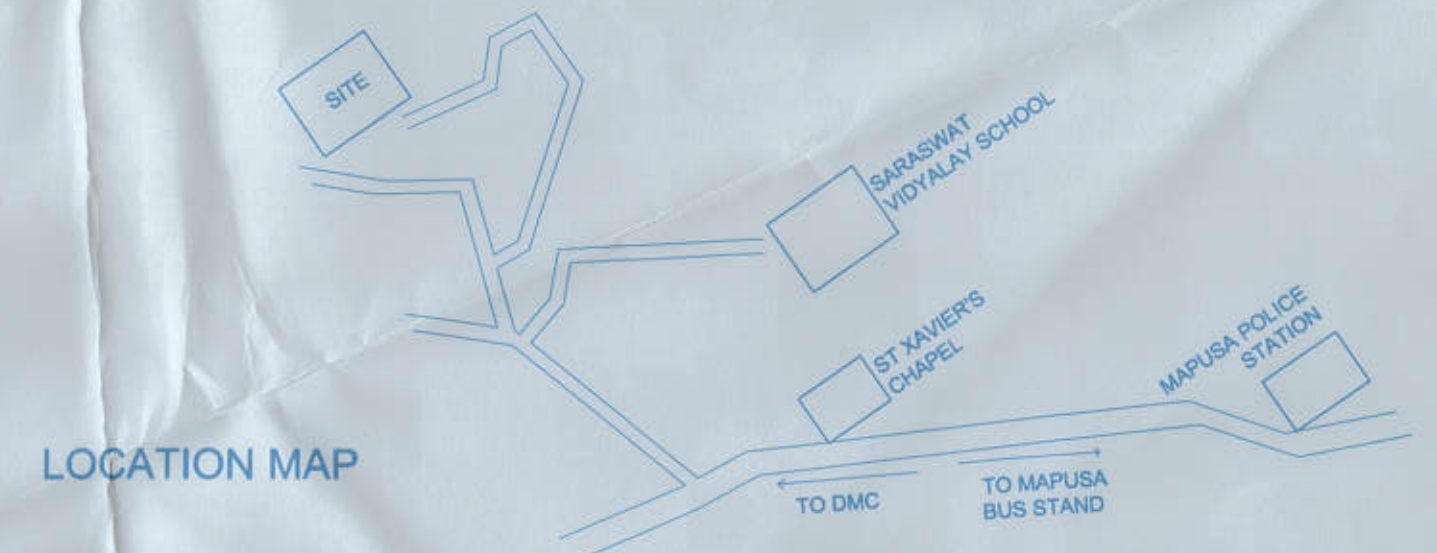
FRONT ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN



LOCATION MAP

DOOR AND WINDOW SCHEDULE		
CODE	WIDTH	HEIGHT
MD	1.50	2.10
BD	1.00	2.10
KD	0.90	2.10
TD	0.70	2.10
FD	2.00	2.50
W1	1.20	1.60
W2	1.00	1.20
W3	0.60	1.20
W4	2.00	1.60
V	0.60	1.00

ARCHITECT: MOHAMMAD AKHLAKH ANJUM  
 MOHAMMAD AKHLAKH ANJUM ARCHITECT  
 BARCHIT/CA/2012/57786  
 REG. NO.: AR/0017/2013

CLIENT: UNIVERSAL DEVELOPERS

UNIVERSAL DEVELOPERS MAPUSA (PVT) LTD.

PROJECT: PROPOSED CONSTRUCTION ON PLOT BEARING PT SHEET NO 94, CHALTA NO 34, SITUATED AT MAPUSA, BARDEZ - GOA

SHEET CONTENT: PLANS, SECTIONS, ELEVATION, AREA DIAGRAM, SITE PLAN, COMPOUND WALL DETAIL

DATE: 03-11-2022 SCALE: 1:100

Sketch All Studio  
 architects & interior  
 helo: 7867455334, 9744246005 | mail: sketchallstudio@gmail.com  
 1st floor, Sylvia Building, Near Canara Bank, Chagam Road, Panaji, Goa