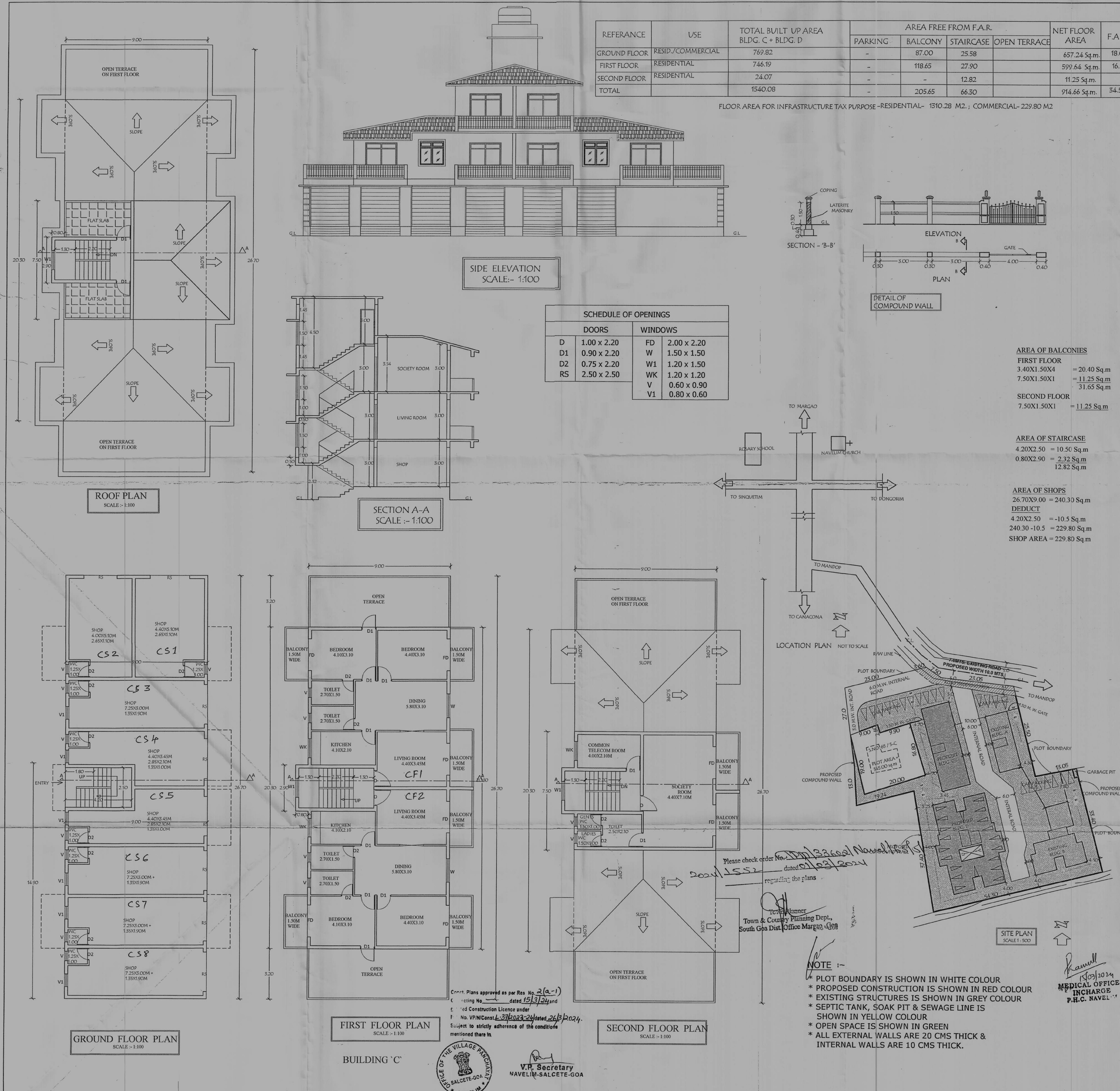




REFERENCE	USE	TOTAL BUILT UP AREA BLDG. C + BLDG. D	AREA FREE FROM F.A.R.				NET FLOOR AREA	F.A.R.
			PARKING	BALCONY	STAIRCASE	OPEN TERRACE		
GROUND FLOOR	RESID./COMMERCIAL	769.82	-	87.00	25.58	-	657.24 Sq.m.	18.09 %
FIRST FLOOR	RESIDENTIAL	746.19	-	118.65	27.90	-	599.64 Sq.m.	16.50 %
SECOND FLOOR	RESIDENTIAL	24.07	-	-	12.82	-	11.25 Sq.m.	-
TOTAL		1540.08	-	205.65	66.30	-	914.66 Sq.m.	34.59 %

FLOOR AREA FOR INFRASTRUCTURE TAX PURPOSE - RESIDENTIAL - 1310.28 M²; COMMERCIAL - 229.80 M²

SCHEDULE OF OPENINGS			
DOORS		WINDOWS	
D	1.00 x 2.20	FD	2.00 x 2.20
D1	0.90 x 2.20	W	1.50 x 1.50
D2	0.75 x 2.20	W1	1.20 x 1.50
RS	2.50 x 2.50	WK	1.20 x 1.20
		V	0.60 x 0.90
		V1	0.80 x 0.60

AREA OF BALCONIES
FIRST FLOOR
3.40X1.50X4 = 20.40 Sq.m
7.50X1.50X1 = 11.25 Sq.m
31.65 Sq.m
SECOND FLOOR
7.50X1.50X1 = 11.25 Sq.m

AREA OF STAIRCASE
4.20X2.50 = 10.50 Sq.m
0.80X2.90 = 2.32 Sq.m
12.82 Sq.m

AREA OF SHOPS
26.70X9.00 = 240.30 Sq.m
DEDUCT
4.20X2.50 = -10.5 Sq.m
240.30 - 10.5 = 229.80 Sq.m
SHOP AREA = 229.80 Sq.m

AREA STATEMENT

C - 112

1. TOTAL AREA OF THE PLOT - 3633.00 Sq.m

2. ROAD WIDENING AREA - 80.00 Sq.m

3. NET AREA OF THE PLOT - 3533.00 Sq.m

PLINTH AREA :

4. PROPOSED PLINTH AREA - 710.10 Sq.m

5. EXISTING PLINTH AREA - 341.77 Sq.m

6. TOTAL COVERED AREA (C+D) - 1051.87 Sq.m.

7. TOTAL COVERAGE CONSUMED - 29.77 %

FLOOR AREA : BUILDING - C + BUILDING - D

8. PROPOSED GROUND FLOOR AREA - 229.80+427.44 Sq.m

9. PROPOSED FIRST FLOOR AREA - 172.20+427.44 Sq.m

10. PROPOSED TOTAL FLOOR AREA - 402.00+854.88 Sq.m

11. PROPOSED TOTAL FLOOR AREA - 1256.88 Sq.m

12. EXISTING FLOOR AREA - 914.66 Sq.m

13. FLOOR AREA CONSUMED - 2171.54 Sq.m

14. FLOOR AREA RATIO - 59.77 %

15. FLOOR AREA PERMISSABLE - 2179.80 Sq.m

16. F.A.R. PERMISSABLE - 60%

AREA CALCULATION

BUILDING - C

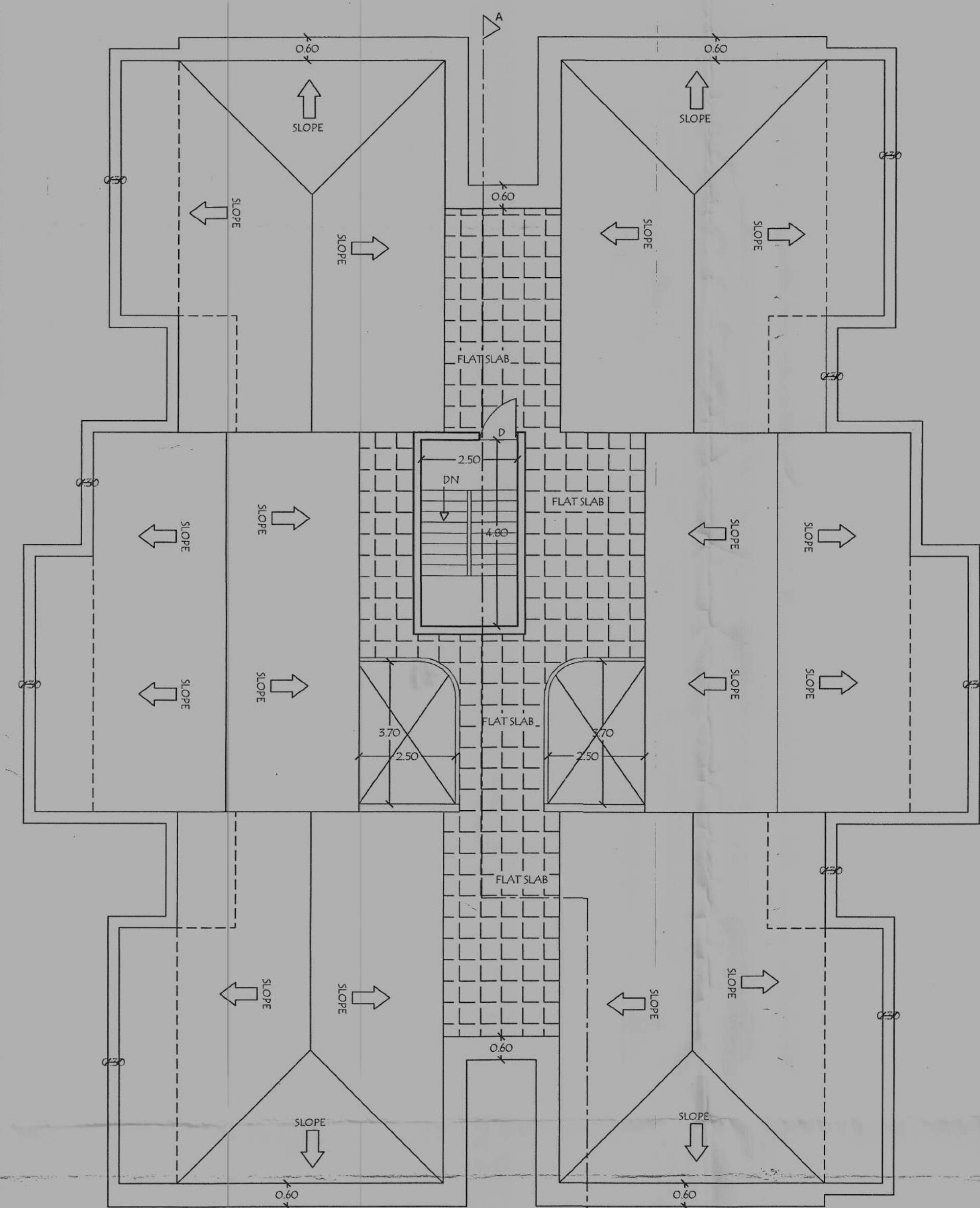
PLINTH AREA
26.70X9.00 = 240.30 Sq.m
PLINTH AREA = 240.30 Sq.m
GROUND FLOOR AREA
26.70X9.00 = 240.30 Sq.m
DEDUCT
4.20X2.50 = -10.5 Sq.m
240.30 - 10.5 = 229.80 Sq.m
GROUND FLOOR AREA = 229.80 Sq.m
FIRST FLOOR AREA
26.70X9.00 = 240.30 Sq.m
DEDUCT
4.20X2.50 = -10.5 Sq.m
9.00X3.20X2 = -57.60 Sq.m
-68.10 Sq.m
240.30 - 68.10 = 172.20 Sq.m
FIRST FLOOR AREA = 172.20 Sq.m
SECOND FLOOR AREA : FREE OF F.A.R.
9.00X7.50 = 67.50 Sq.m
DEDUCT
4.20X2.50 = -10.5 Sq.m
67.50 - 10.5 = 57.00 Sq.m
SECOND FLOOR AREA = 57.00 Sq.m

OWNERS SIGNATURE

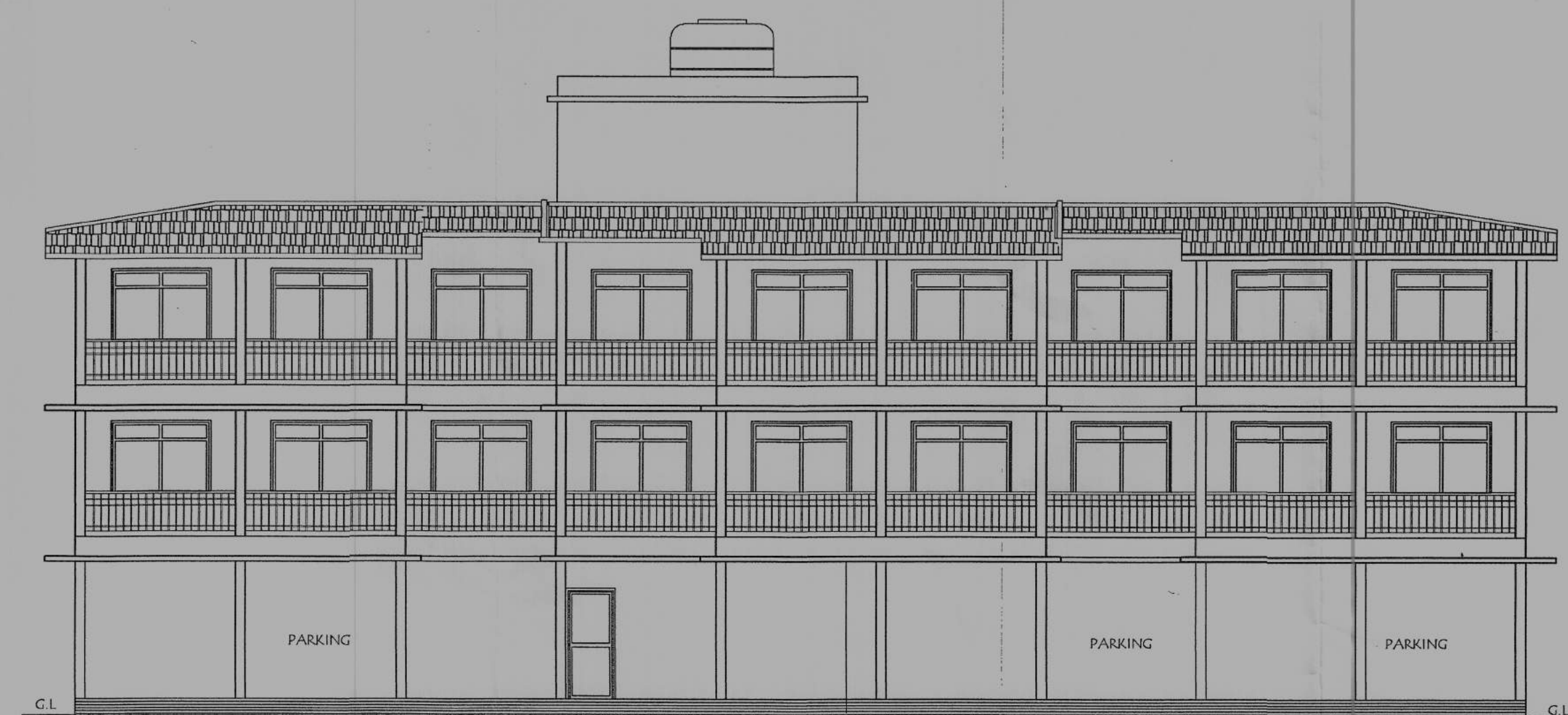
B.A. DESSAI, Architect
C.O.A. REG. No. CA/1991/14023
GDPDA/P/BA/168/91-92
BMC 221/91-92, PWD 66/91-92
OP-14, Midas Touch Building,
Opp. District Court,
Old Market, Margao-Goa

ARCHITECTS SIGNATURE

B. A. DESSAI (ARCHITECT)
SF-14, 2ND FLOOR, MIDAS TOUCH BUILDING,
OPP. DISTRICT & SESSION COURT,
MARGAO GOA. PH. NO. 9422058417



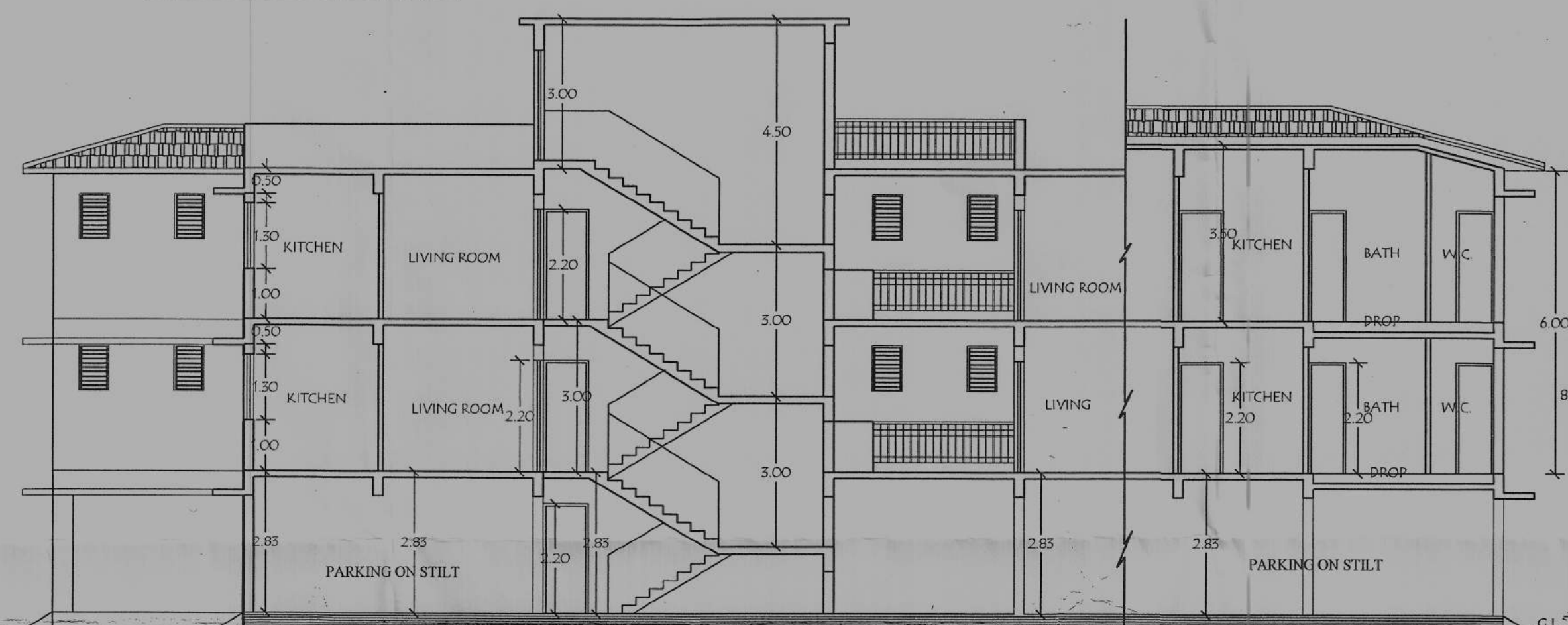
ROOF PLAN
SCALE:- 1:100



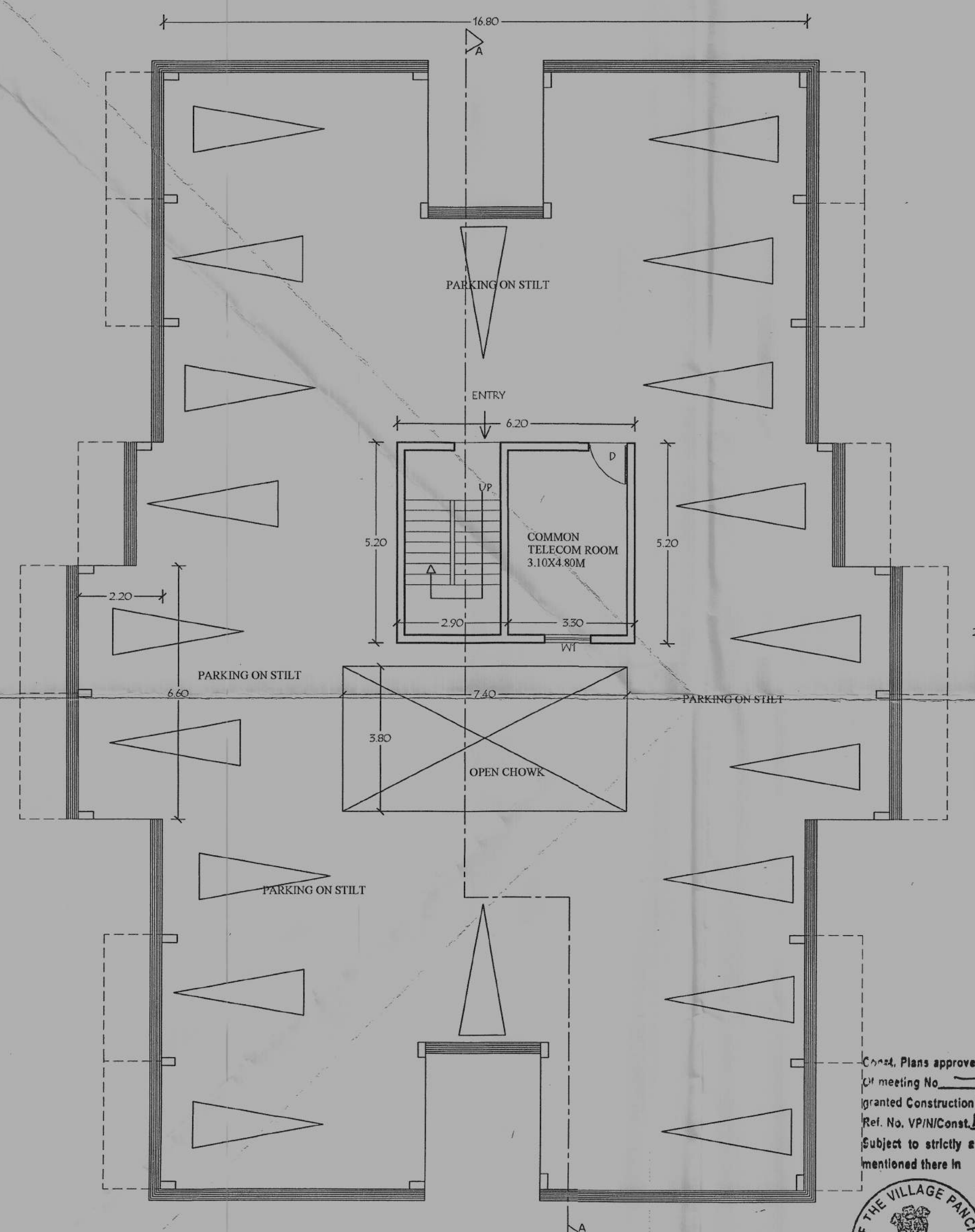
FRONT ELEVATION
SCALE:- 1:100



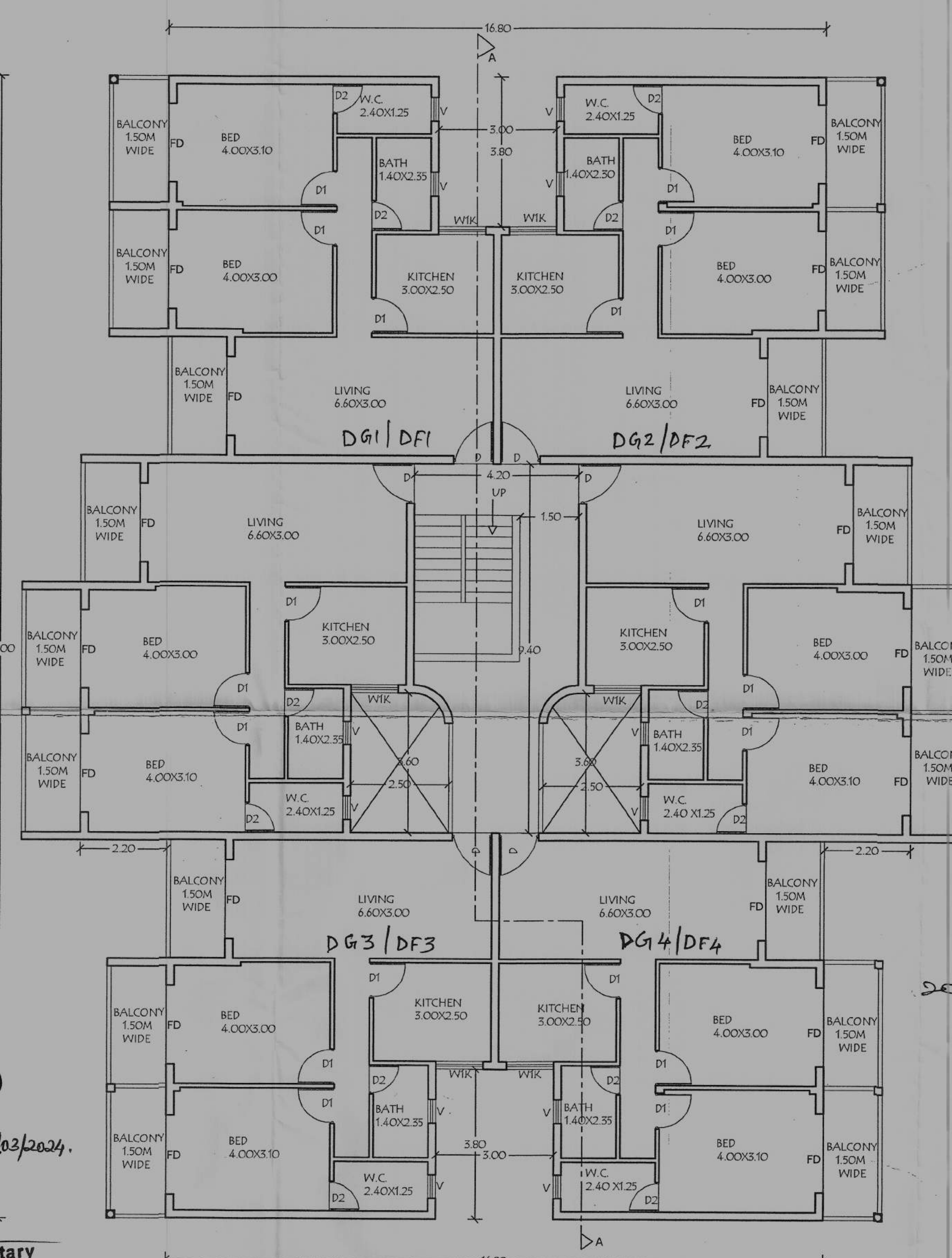
SIDE ELEVATION
SCALE :- 1:100



SECTION A-A
SCALE :- 1:100



LOWER GROUND FLOOR PLAN
SCALE:- 1:100



TYPICAL UPPER GROUND FLOOR & FIRST FLOOR PLAN
SCALE:- 1:100

SCHEDULE OF OPENINGS			
	DOORS		WINDOWS
D1	1.00 x 2.20	FD	2.00 x 2.20
D1	0.90 x 2.20	W1	1.20 x 1.50
D2	0.75 x 2.20	WK	1.20 x 1.30
		V	0.60 x 0.90

AREA CALCULATION BUILDING - D

PLINTH AREA
16.80X29.00 = 487.20 Sq.m
DEDUCT
3.00X3.80X2 = -22.80 Sq.m
7.40X3.80 = -28.12
- 50.92 Sq.m
487.20 - 50.92 = 436.28 Sq.m

ADD
0.70X3.20X2 = 4.48 Sq.m
2.20X6.60X2 = 29.04 Sq.m
33.52 Sq.m
PLINTH AREA = 436.28+33.52 Sq.m
PLINTH AREA = 469.80 Sq.m

LOWER GROUND FLOOR AREA = 469.80 sq.m.

AREA CONSIDERED FOR INFRASTRUCTURE TAX

2.90X5.20 = 15.08 Sq.m
3.30X5.20 = 17.16 Sq.m

UPPER GROUND FLOOR AREA

PLINTH AREA = 469.80 Sq.m

DEDUCT

3.80X4.20 = -24.36 Sq.m

3.00X1.50X4 = -18.00 Sq.m

-42.36 Sq.m

469.80-42.36 = 427.44 Sq.m

UPPER GROUND FLOOR AREA = 427.44 Sq.m

FIRST FLOOR AREA

FIRST FLOOR AREA = 427.44 Sq.m

Consent Plans approved as per Res. No. 2(a-1) of meeting No. dated 15/3/24 and granted Construction Licence under Ref. No. VP/IN/Const. 137/2023-24 dated 26/03/2024. Subject to strictly adherence of the conditions mentioned there in



V.P. Secretary
NAVELIM-SALCETE-GOA

Please check order No. DM/33608/Mavelim/65/1st dated 01/08/2024 regarding the plans

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

OWNERS SIGNATURE

B.A. DESSAI, Architect
G.O.A. REG. No. CA/1991/14023
G25DA/P/DA/168/91-92
SEC 221/91-92, PUD 66/91-C3
SP-14, Midas Touch Building,
Opp. District Court,
Old Market, Margao-Goa

ARCHITECTS SIGNATURE

PROPOSED SECOND PHASE CONSTRUCTION OF RESIDENTIAL BUILDINGS IN PROPERTY BEARING SURVEY NO.65/5 SITUATED AT NAVELIM VILLAGE OF SALCETE TALUKA FOR M/S QUICKWAYS BUILDERS PVT. LTD.

SUBMISSION DRAWING

DRG. NO:- S-01/23
DATE: 31-10-2023

JOB NO:-
DRN BY:-

B. A. DESSAI (ARCHITECT)
SF-14, 2ND FLOOR, MIDAS TOUCH BUILDING,
OPP. DISTRICT & SESSION COURT,
MARGAO GOA. PH. NO. 9422058417