

Approved with condon vide
L. No.: TPO/9007/ARP/10/23/353
at 31/8/2023
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Madasa

SY NO 19/1-B
2324.00 M2

TOTAL AREA OF PLOT
2500.00 M2

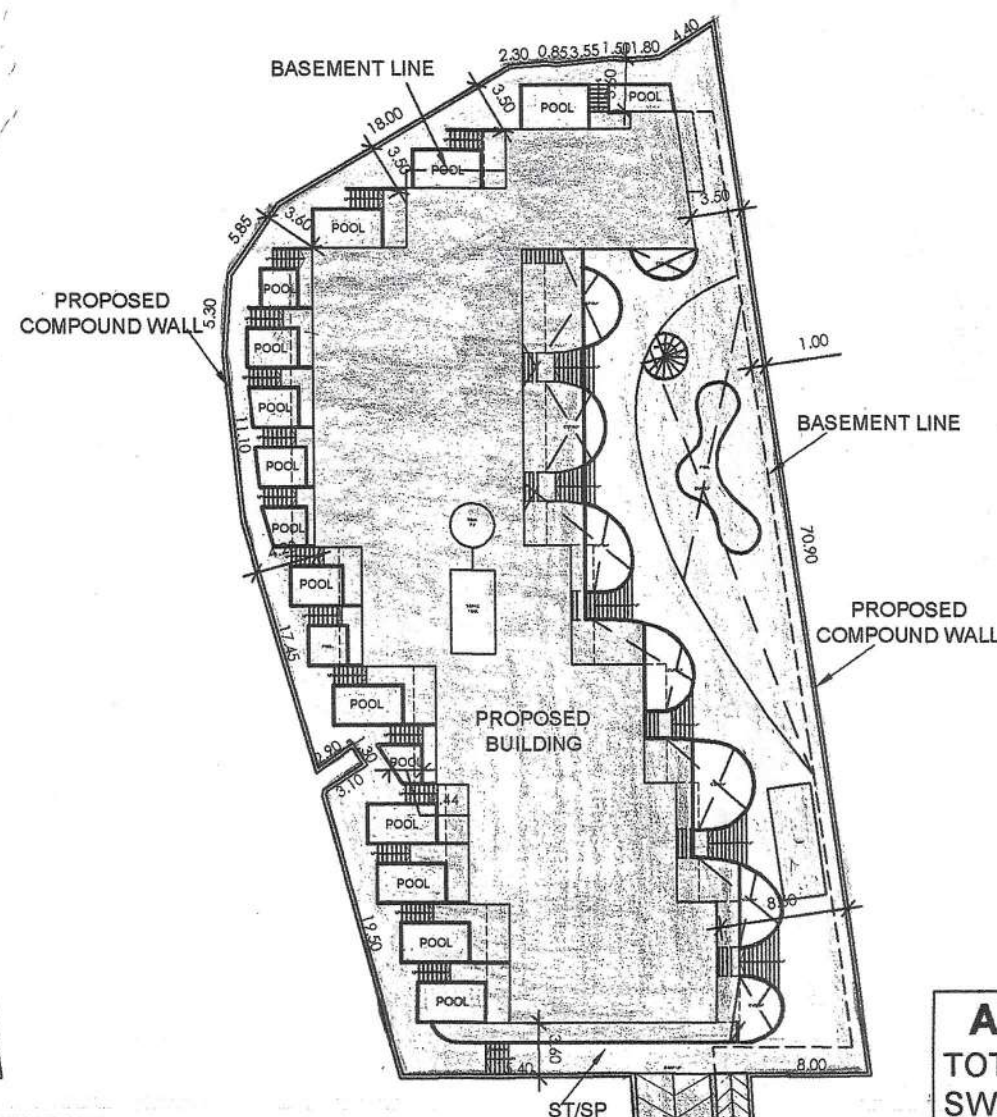
PLAN BEFORE AMALGAMATION
SCALE:- 1:500

PLAN AFTER AMALGAMATION
SCALE:- 1:500

SITE PLAN
SCALE:- 1:500

SECTION-AA
SCALE:- 1:100

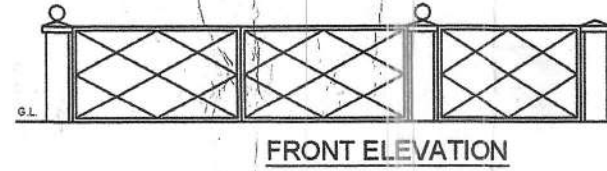
SIDE ELEVATION
SCALE:- 1:100



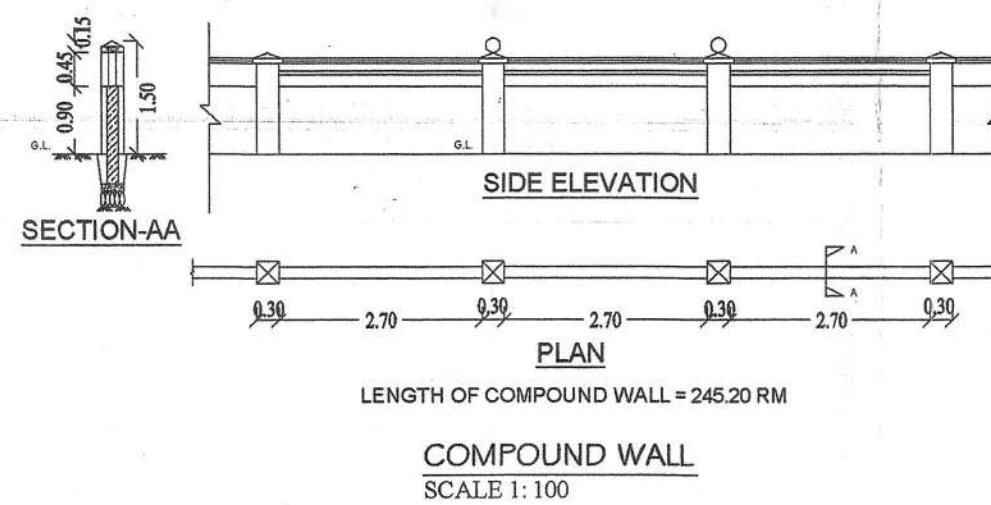
AREA FOR INFRA STRUCTURE TAX
TOTAL BUILT 2192.20 M2
SWIMMING POOL AREA 335.80 M2
RAMP AREA 176.00 M2
TOTAL 2704.00 M2

CAR PARKING STATEMENT
TOTAL RESIDENTIAL AREA = 1493.30 M2 = 1 No CAR PARKING FOR 75sqmts
TOTAL CAR PARKING REQUIRE = 20 Nos
TOTAL CAR PARKING PROVIDED = 32 Nos

Permission Approved Vide
No. VP/AN/ Const. Licence/2023-2024/171
Dated: 17/10/2023
Raghuvir D. Bagkar
Secretary
V.P. Arpora - Nagoa
Bardez Goa



LENGTH OF COMPOUND WALL = 138.50 RM



LENGTH OF COMPOUND WALL = 245.20 RM
SCALE 1:100

AREA STATEMENT

1) AREA OF THE PLOT BEARING SY.NO. 19/1-B PART	2324.00 M2
2) AREA OF THE PLOT BEARING SY.NO. 19/2-A PART	176.00 M2
3) TOTAL AREA OF PLOT AFTER ALMAGAMATION	2500.00 M2
4) AREA WITHIN ROAD WIDENING/PROPOSED	—
5) EFFECTIVE AREA OF PLOT	2500.00 M2
6) PERMISSIBLE COVERAGE (40 %)	1000.00 M2
7) PROPOSED COVERAGE (29.56 %)	739.00 M2
8) PERMISSIBLE F.A.R (60 %)	1500.00 M2
9) PROPOSED F.A.R (59.93 %)	1498.30 M2
10) DETAILS OF AREAS AND USE FLOORWISE	

FLOOR REF	USE	TOTAL B.U.A (m2)	AREAS FREE FROM F.A.R					TOTAL (m2)	BALCONY AREA EXCEEDING 30% INCLUDED IN F.A.R	NET FLOOR AREA (m2)	F.A.R (%)
			BALC/VER (m2)	PARKING (m2)	STAIR/LIFT (m2)	ADD. 7.5% F.A.R LOBBIES	10% SERVICES				
BASEMENT FLR.	PARK.	1291.70	—	1154.80	—	—	136.90	1291.70	—	—	—
GROUND FLR.	RESI.	739.00	32.80	—	—	—	—	32.80	—	706.20	—
FIRST FLR.	RESI.	911.40	136.50	—	226.80	84.70	—	448.00	8.40	463.40	—
SECOND FLR.	RESI.	404.90	57.60	—	—	18.60	—	76.20	—	328.70	—
TOTAL		3347.00	226.90	1154.80	226.80	103.30	136.90	1848.70	—	1498.30	(59.93 %)

DOOR SCHEDULE PER UNIT

ID/TAG	WIDTH	HEIGHT	LINTEL HT	SILL HT	LOCATION
D-01	900	2400	2400	-	ROOM
SLD-01	1223	2400	2400	-	-
SLD-02	750	2400	2400	-	TOILET
SLD-03	600	2400	2400	-	TOILET
SLD-04	900	2400	2400	-	TOILET
SLD-05	1600	2400	2400	-	ROOM

WINDOW SCHEDULE PER UNIT

ID/TAG	WIDTH	HEIGHT	LINTEL HT	SILL HT	LOCATION	TYPE
W-01	1620	1500	2400	900	-	OPENABLE
W-02	1500	900	2400	1500	TOILET	OPENABLE
W-03	1620	1500	2400	900	LIVING/DINING/KITCHEN	OPENABLE
W-04	1800	1500	2400	900	KITCHEN/LOUNGE	OPENABLE
W-05	1420	1500	2400	900	KITCHEN/LOUNGE	OPENABLE
W-06	900	1500	2400	900	KITCHEN	OPENABLE
W-07	1000	1500	2400	1500	TOILET	OPENABLE
W-08	600	1500	2400	1500	TOILET	OPENABLE
W-09	2400	1200	2400	1200	POOL	OPENABLE
SLDW-01	3835	2400	2400	-	BEDROOM	SLIDING
SLDW-02	3235	2400	2400	-	LIVING/DINING/KITCHEN	SLIDING
SLDW-03	1800	2400	2400	-	BEDROOM	SLIDING
SLDW-04	2440	2400	2400	-	BEDROOM	SLIDING

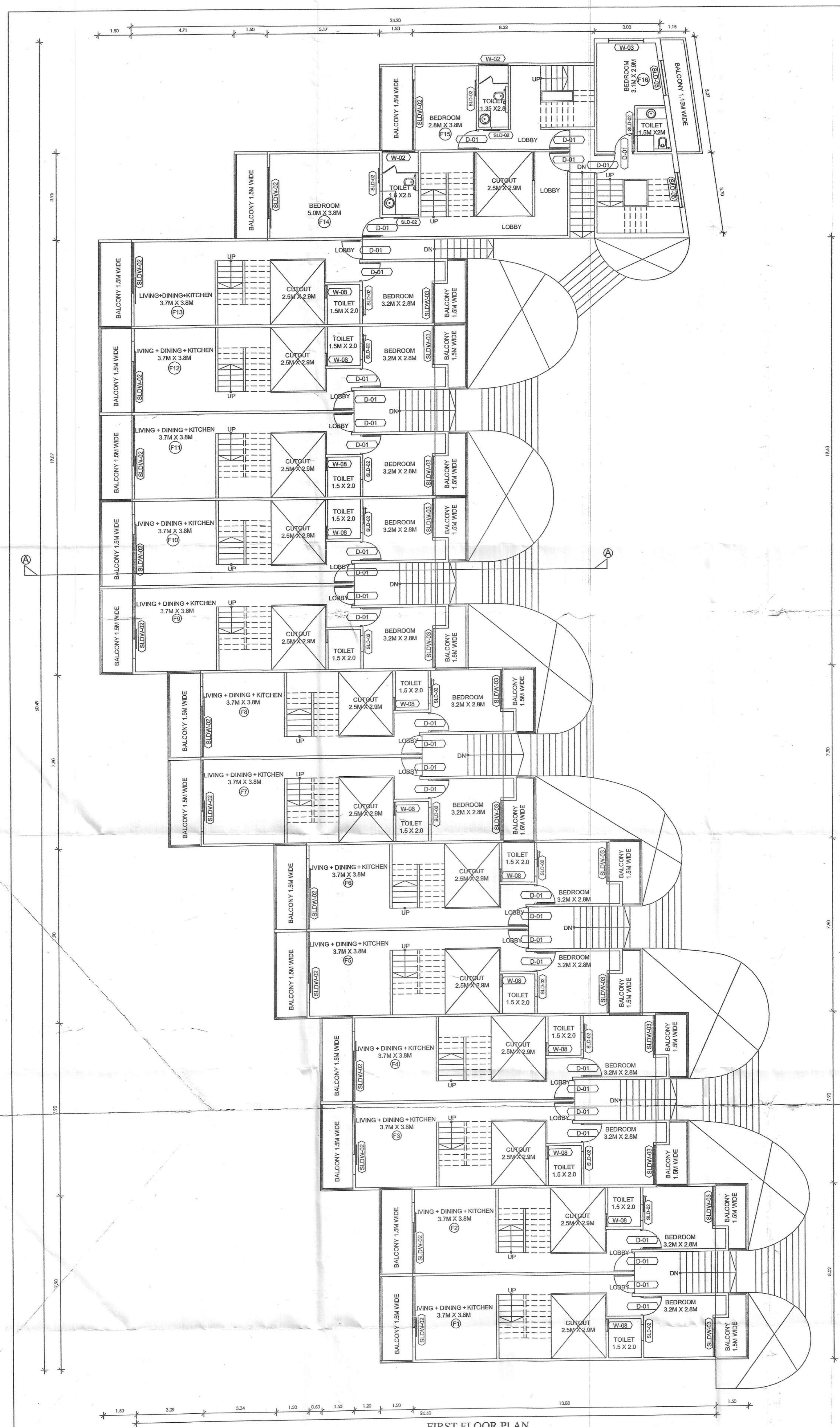
PROPOSED AMALGAMATION OF PLOTS AND CONSTRUCTION OF RESIDENTIAL BUILDING, SWIMMING POOLS AND COMPOUND WALL ON PROPERTY BEARING SY.NO.19/1-B AND 19/2-A SITUATED AT ARPORA VILLAGE, BARDEZ TALUKA GOA, FOR M/S DIWA NEST PRIVATE LIMITED, IT'S AUTHORIZED SIGNATORY MR. ANUJ HASIJA -

OWNER SIGN

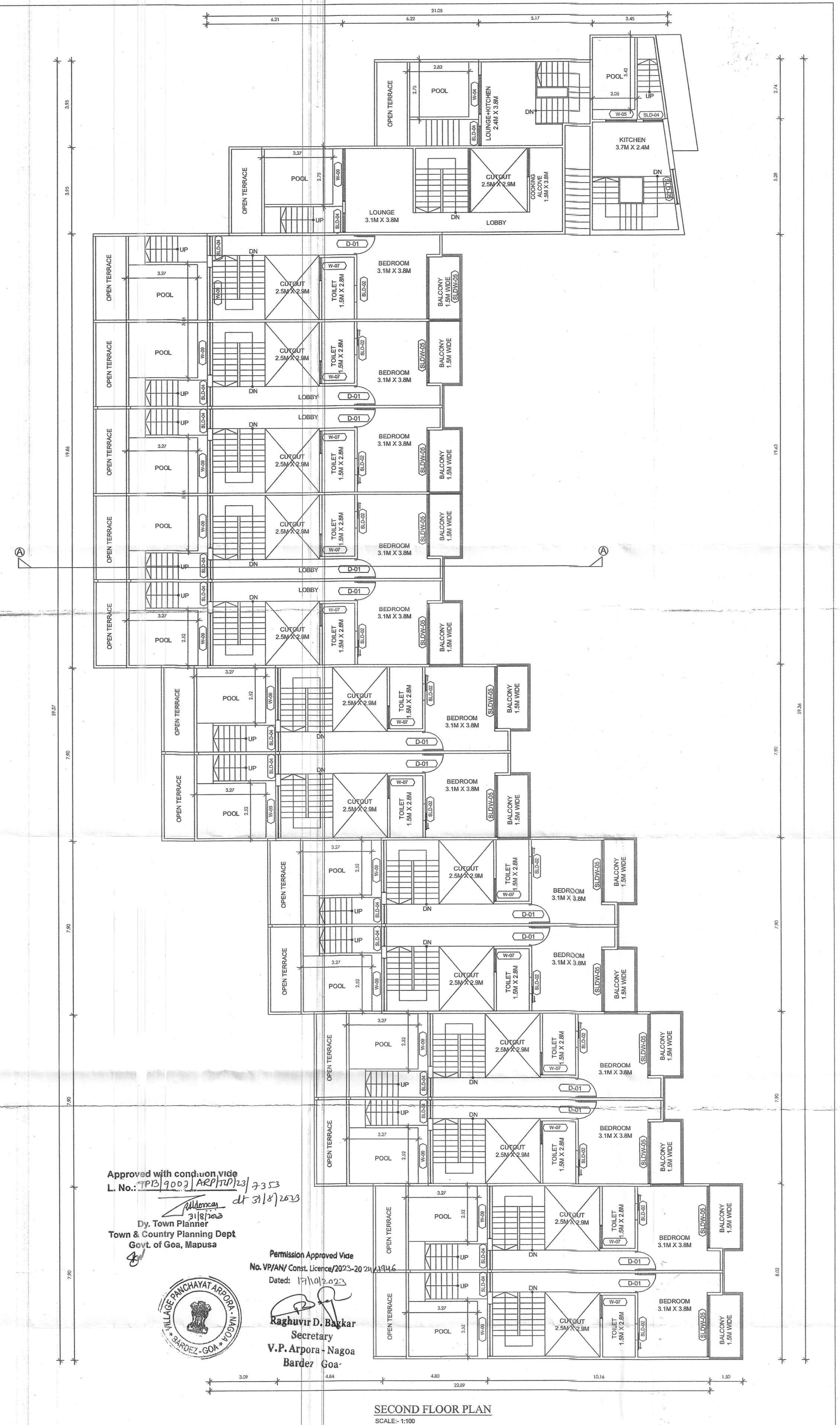
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CONSULTANT SIGN

PARESH GAITONDE
BE(CIVIL) AMIE IV
CHARTERED ENGINEER
T.C.P. Reg. No. ER/0057/2010



PROPOSED AMALGAMATION OF PLOTS AND CONSTRUCTION OF RESIDENTIAL BUILDING, SWIMMING POOLS AND COMPOUND WALL ON PROPERTY BEARING SY.NO.19/1-B AND 19/2-A SITUATED AT ARPORA VILLAGE, BARDEZ TALUKA GOA, FOR M/S DIWA NEST PRIVATE LIMITED, IT'S AUTHORIZED SIGNATORY MR. ANUJ HASIJA -



Approved with condition vide
L. No.: TPB/9002/ARP/TUP/23 7353
 dt 31/8/2023
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

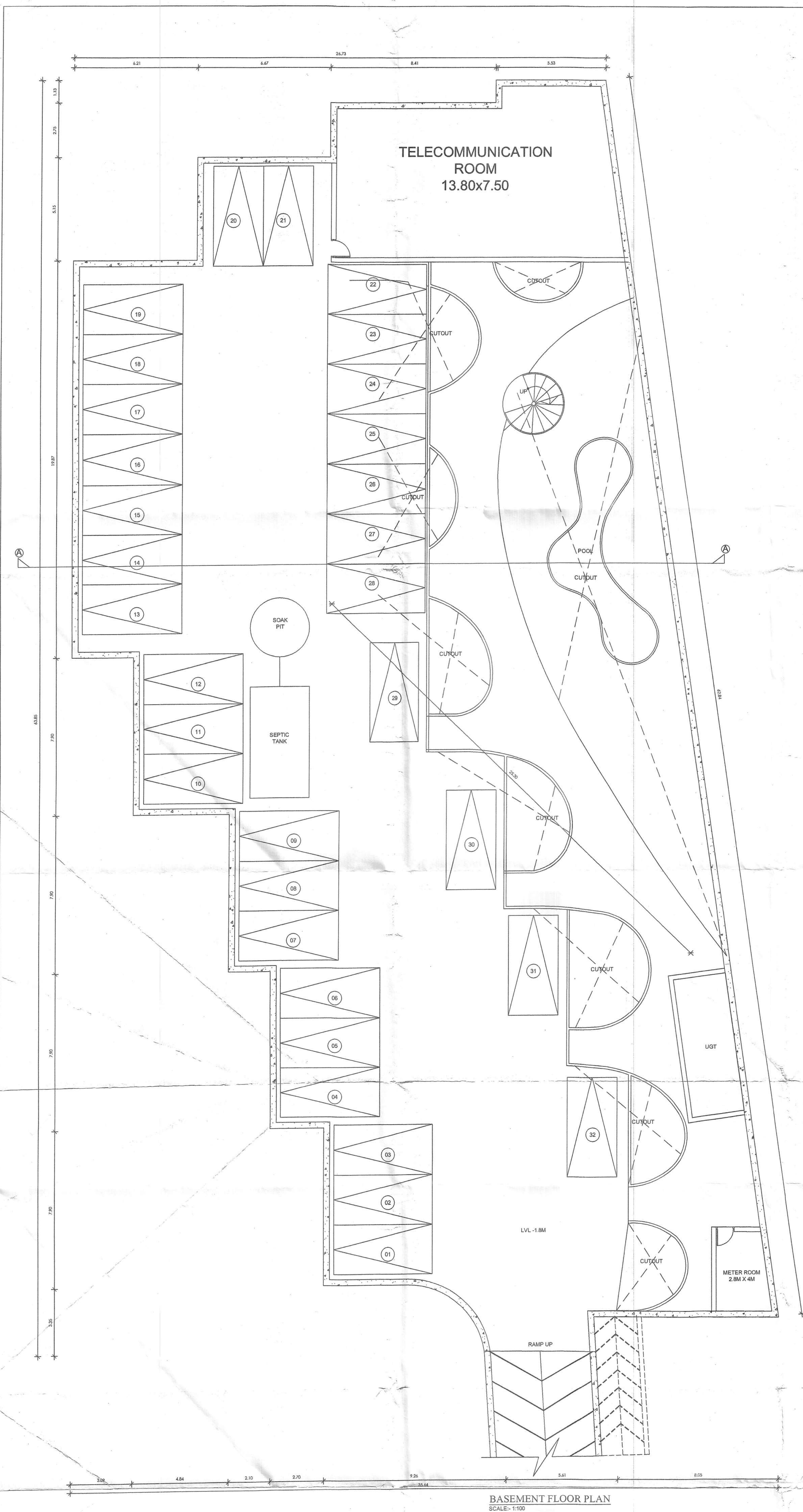
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Raghuvir D. Bagkar
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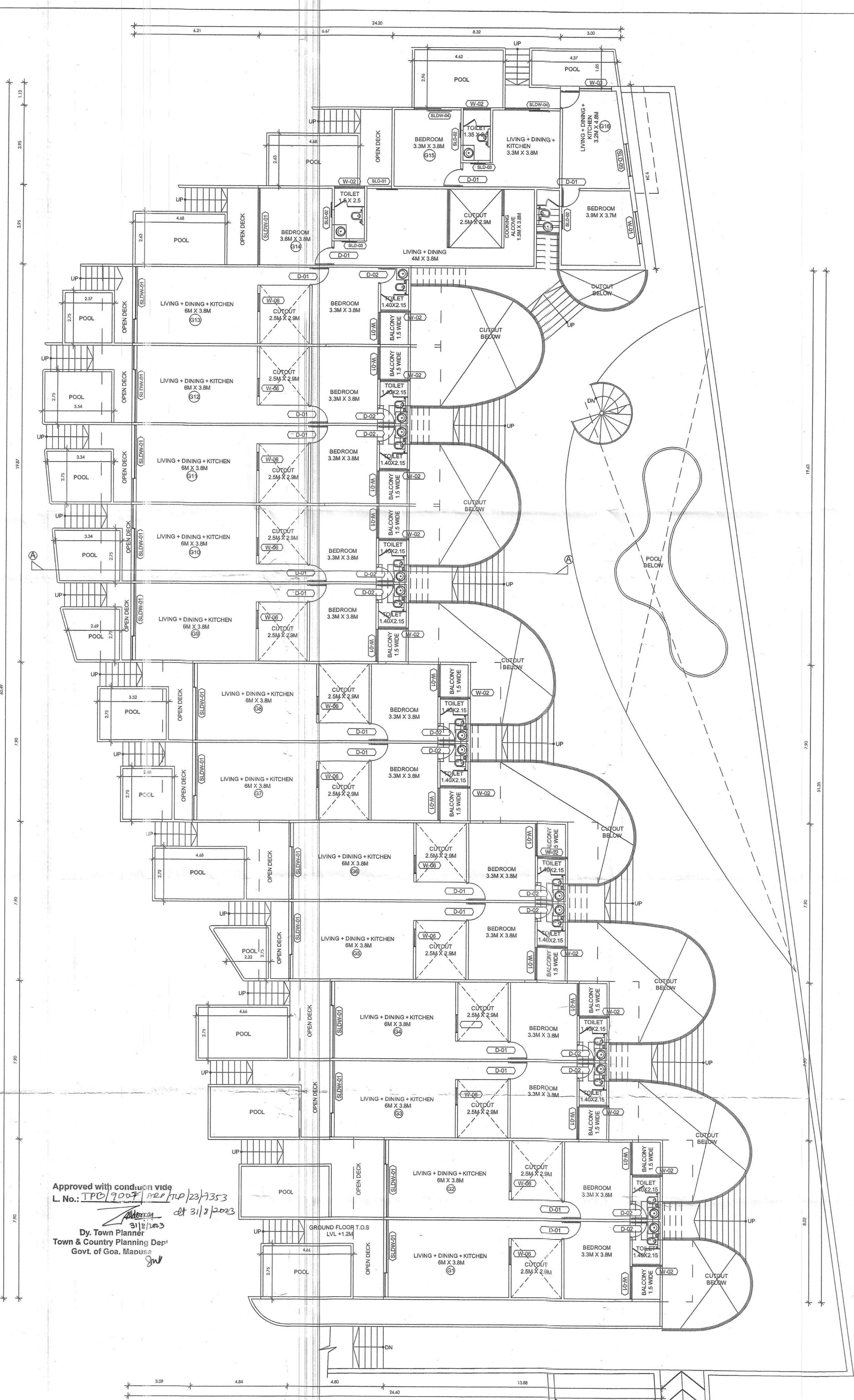
SECOND FLOOR PLAN
SCALE:- 1:100

CONSULTANT SIGN

PARESH GAITONDE
BE(CIVIL) AMIE FV
CHARTERED ENGINEER
T.C.P. Reg. No. ER/0057/2010



BASEMENT FLOOR PLAN
SCALE: 1:100



GROUND FLOOR PLAN
SCALE: 1:100

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PAHESH GAITONDE
B. CIVIL ENGINEER
T.C. No. 192/19/23/19353/2010



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Dated: 17/10/2023

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RAMP DN
PEDESTRIAN
RAMP UP TO
LVL +1.2M