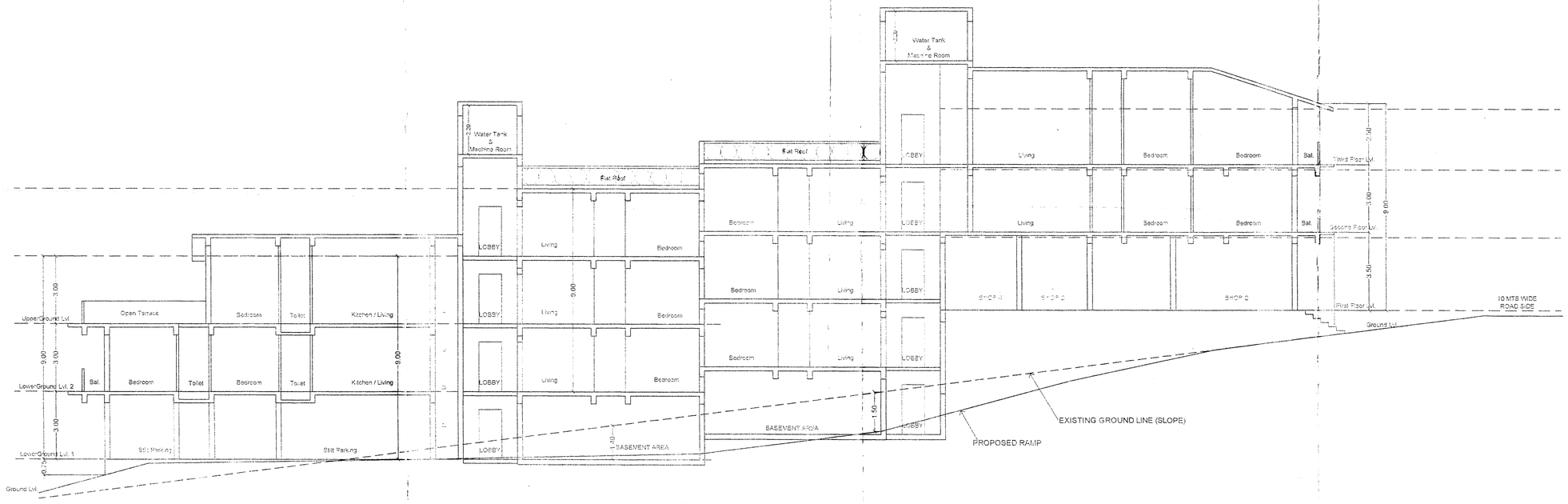
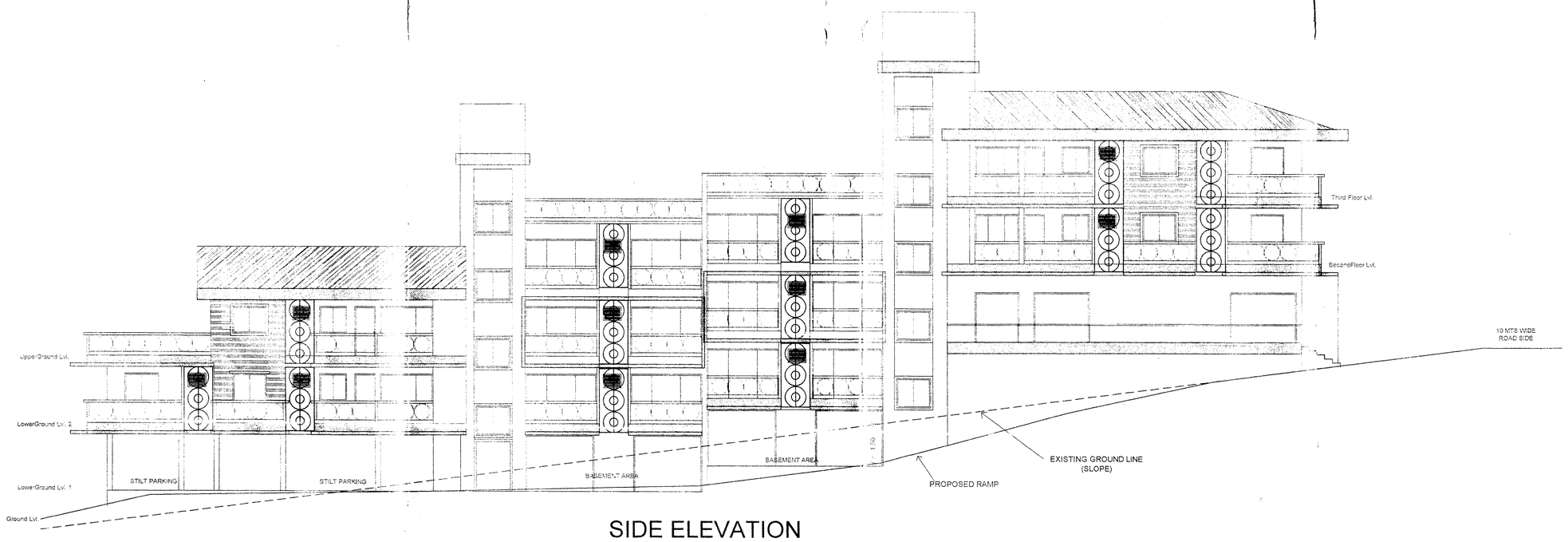
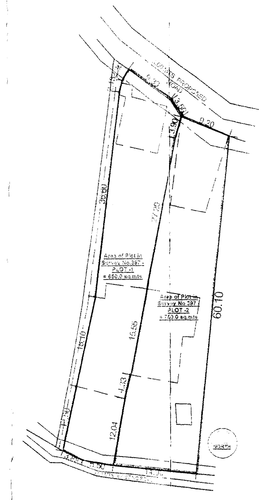


SECTION X - X



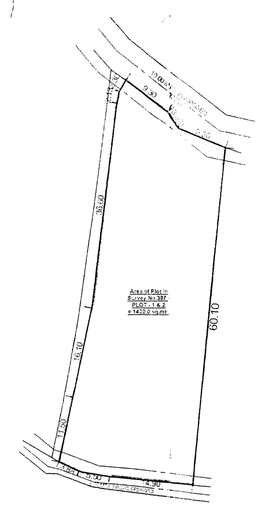
SIDE ELEVATION

AMALGAMATION OF PLOTS



SITE PLAN
Scale: 1:500

AREA STATEMENT for the AMALGAMATION OF THE PLOTS	
Area of plot in Survey No. 397 - 1	650.00 Sq.mts.
Area of plot in Survey No. 397 - 2	750.00 Sq.mts.
TOTAL AREA OF THE PLOTS	1400.0 Sq.mts.



SITE PLAN
Scale: 1:500

AREA STATEMENT for the AMALGAMATION OF THE PLOTS	
Area of plot in Survey No. 397 - 1 & 2	1400.0 Sq.mts.

NOTES:

- ALL DIMENSIONS SHALL BE CHECKED & CORELATED WITH THE FURNITURE DRAWINGS AND AMBIGUITY SHALL BE IMMEDIATELY BROUGHT TO THE NOTICE OF THE ARCHITECT BEFORE COMMENCEMENT OF THE WORK.
- ALL DIMENSIONS ARE IN MILIMETERS UNLESS OTHERWISE STATED.
- ALL DIMENSIONS ARE TO BE READ ONLY & NOT SCALED.
- ALL DIMENSIONS ARE FROM UNFINISED SURFACES.

AREA STATEMENT

TOTAL AREA OF THE Survey no. 397/ 1 & 2	PERMISSIBLE COVERAGE
1400.00 M2	40% = 525.20 M2
AREA WITHIN ROAD WIDENING / PROPOSED	PROPOSED COVERAGE
87.00 M2	365.94 M2 = 27.87 %
AREA RESERVED FOR ANY OTHER USE	EXISTING HOUSES DEMOLISED
NIL	NIL
EFFECTIVE AREA OF PLOT	AREA OF THE SWIMMING POOL
1313.00 M2	NIL
OPEN SPACE REQUIRED 15% OF THE PLOT AREA	LENGTH OF THE COMPOUND WALL
NIL	168.05 Rn. Mts.
TOTAL OPEN SPACE PROVIDED	PERMISSIBLE F.A.R 60% (UNDER DEVELOPMENT)
NIL	=840.00 M2

FLOOR	USE	TOTAL BUILT UP AREA M2	AREA DEDUCTED FROM F.A.R				NET FLOOR AREA M2
			Staircase & Lift	Lobby Door	Open Terrace	Balcony	Parking	
Basement Floor	Parking	Nil	NIL	NIL	NIL	NIL	148.02	0.00
Lower Ground Floor II	Parking Stilt	40.54	22.81	17.73	NIL	NIL	123.30	0.00
Lower Ground Floor I	Residential	280.25	49.43	17.73	17.22	45.68	NIL	163.60
Upper Ground Floor	Residential	337.33	49.43	17.73	44.19	55.47	NIL	184.92
First Floor	Shop	110.02	NIL	NIL	NIL	NIL	NIL	110.02
	Residential	208.82	55.76	NIL	10.56	32.88	NIL	109.62
Second Floor	Residential	256.27	20.01	16.51	8.32	48.70	NIL	162.73
Third Floor	Residential	177.82	20.01	16.51	NIL	32.54	NIL	108.76
								839.65

TOTAL FLOOR AREA	TOTAL F.A.R
839.65	59.97 %
CAR PARKING REQUIRED	CAR PARKING PROVIDED
=15 nos.	=16 nos.

TOTAL BUILT UP AREA CALCULATION FOR INFRASTRUCTURE TAX

COMMERCIAL = 110.02 M2
RESIDENTIAL = 1301.03 M2

OWNER'S SIGNATURE

PRAHARSH M. PAIRAIKAR ARCHITECT
TCP Reg. No - AR/000[illegible]/18
COA Reg. No - CA/2014/65799
ARCHITECT'S SIGNATURE

APPROVAL DRAWING
PLAN, SECTION, ELEVATION
SITE PLAN

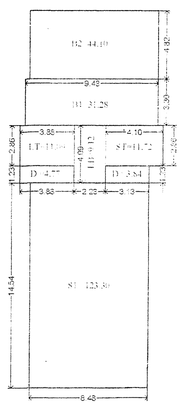
NORTH:	DRAWN: ALPA	SCALE: 1:100, 1:200 & 1:500
	CHECKED: PRAHARSH	DRAWING NUMBER: 02
	DATE:	

CLIENT:
ICON REALTY

PROJECT:
REVISED DRAWINGS FOR CONSTRUCTION OF RESIDENTIAL BUILDING, COMPOUND WALL & AMALGAMATION OF PLOTS FOR ICON REALTY
IN SURVEY NO.397, PLOT- 1&2 AT, ALDONA, BARDEZ - GOA

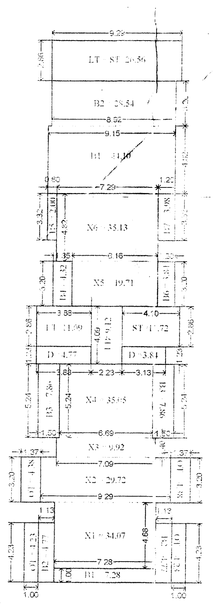
THIS DRAWING IS THE PROPERTY OF PRAHARSH PAI RAIKAR AND THEIR CONSULTANTS AND NOT TO BE USED OR COPIED WITHOUT THEIR PERMISSION.

ARCHITECTURE + INTERIORS
S-F1, 2nd Floor, Sukerkar Mansion, Panaji- Goa.
Tel.7709871044



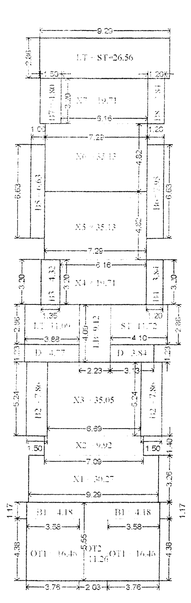
AREA STATEMENT of LOWERGROUND FLOOR 1

Stilt Area = 81
= 123.30 M2
Staircase & Lift Area = ST + LT
= 22.81 M2
Lobby Area = LB
= 9.12 M2
Duct Area = D
= 8.61 M2
Basement Area = B1 + B2
= 75.38 M2



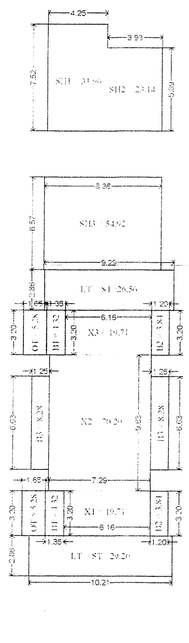
AREA STATEMENT of LOWERGROUND FLOOR 2

Floor Area = X1 to X6
= 183.60 M2
Balcony Area = B1 to B7
= 49.66 M2
Open Terrace Area = OT
= 17.22 M2
Staircase & Lift Area = ST + LT
22.67+ 26.56 M2 = 49.43 M2
Lobby Area = LB
= 9.12 M2
Duct Area = D
= 8.61 M2
Basement Area = B1 + B2
= 72.64 M2



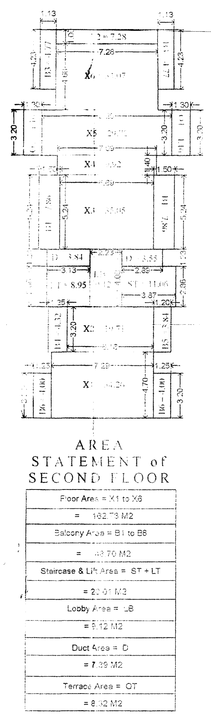
AREA STATEMENT of UPPERGROUND FLOOR

Floor Area = X1 to X7
= 104.62 M2
Balcony Area = B1 to B5
= 55.47 M2
Open Terrace Area = OT
= 44.19 M2
Staircase & Lift Area = ST + LT
22.67+ 23.56 M2 = 46.43 M2
Lobby Area = LB
= 9.12 M2
Duct Area = D
= 8.61 M2
Coverage Area = Floor+Stairs+Lift+Lobby+Basement
= 365.94 M2



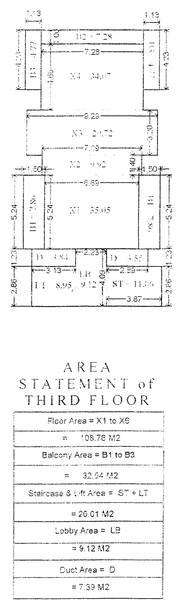
AREA STATEMENT of FIRST FLOOR

Floor Area = X1 to X3
= 109.62 M2
Balcony Area = B1 to B3
= 32.68 M2
Open Terrace Area = OT
= 10.56 M2
Staircase & Lift Area = ST + LT
29.23 + 26.56 M2 = 55.78 M2
Shop Area = SH1 + SH2 + SH3
= 110.02 M2



AREA STATEMENT of SECOND FLOOR

Floor Area = X1 to X6
= 162.73 M2
Balcony Area = B1 to B6
= 43.70 M2
Staircase & Lift Area = ST + LT
= 22.01 M2
Lobby Area = LB
= 9.12 M2
Duct Area = D
= 7.35 M2
Terrace Area = OT
= 8.32 M2



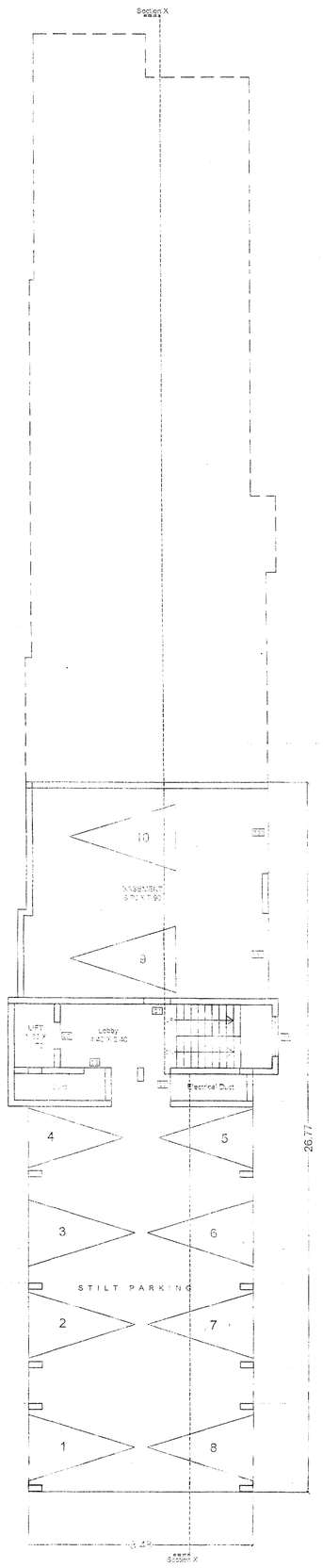
AREA STATEMENT of THIRD FLOOR

Floor Area = X1 to X6
= 108.76 M2
Balcony Area = B1 to B3
= 32.54 M2
Staircase & Lift Area = ST + LT
= 20.01 M2
Lobby Area = LB
= 9.12 M2
Duct Area = D
= 7.39 M2

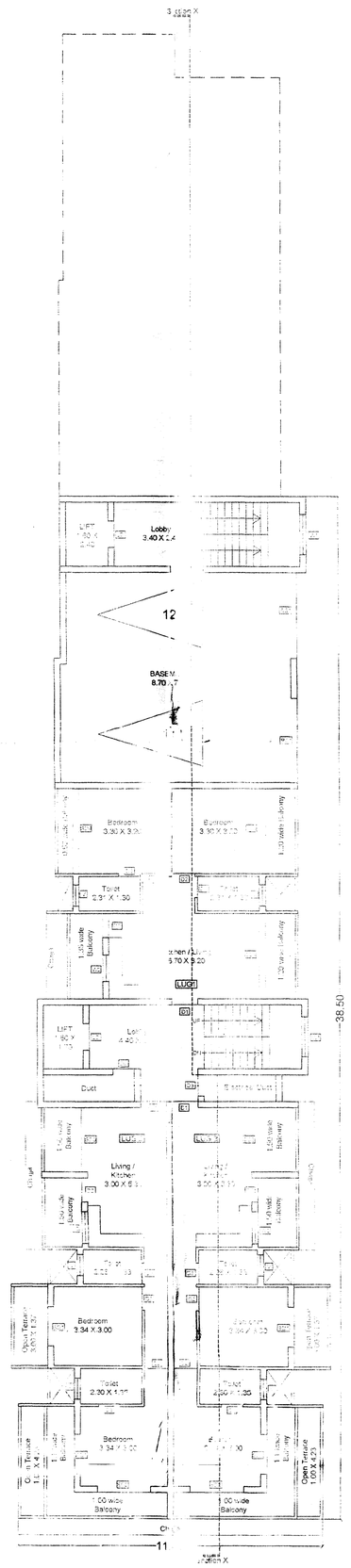
AREA STATEMENT & DIAGRAM SCALE - 1:200

Approved with condition vide L. No.: IPR/4200/ARCH/TP/23/3222 dt 24/4/2023
24/4/2023
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Panaji

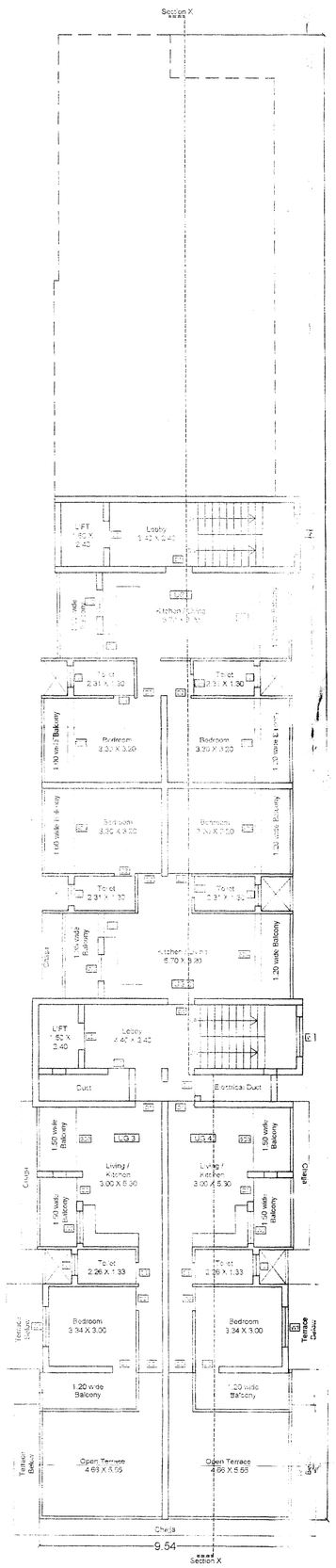
Approved in the Panchayat Meeting vide Resolution no: 1(6) dated 20/4/24 with subject to the conditions laid down vide Permission No. F-22/VPA/24-25/277 dated 20/5/2024
V.P. Secretary
V.P. Aldona



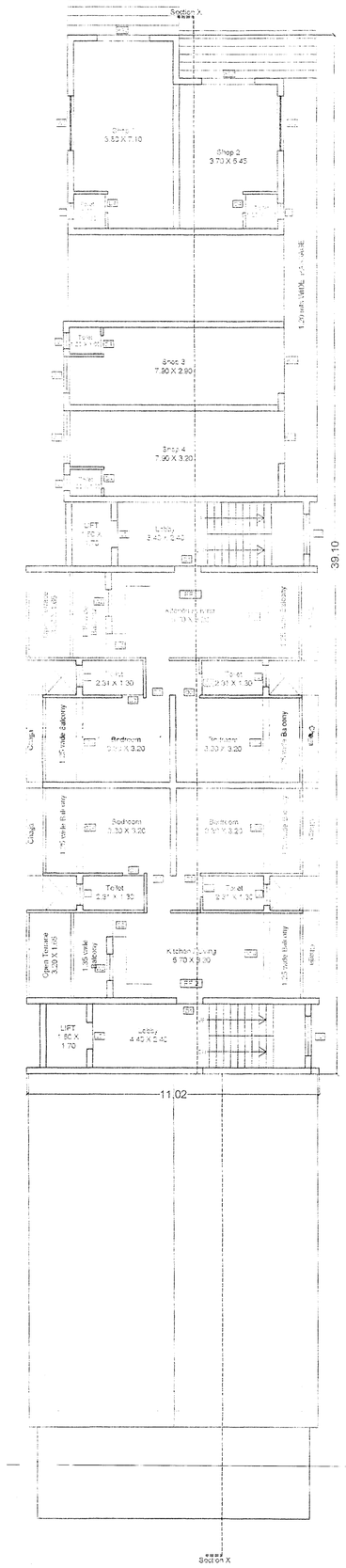
LOWER
GROUND FLOOR PLAN 1



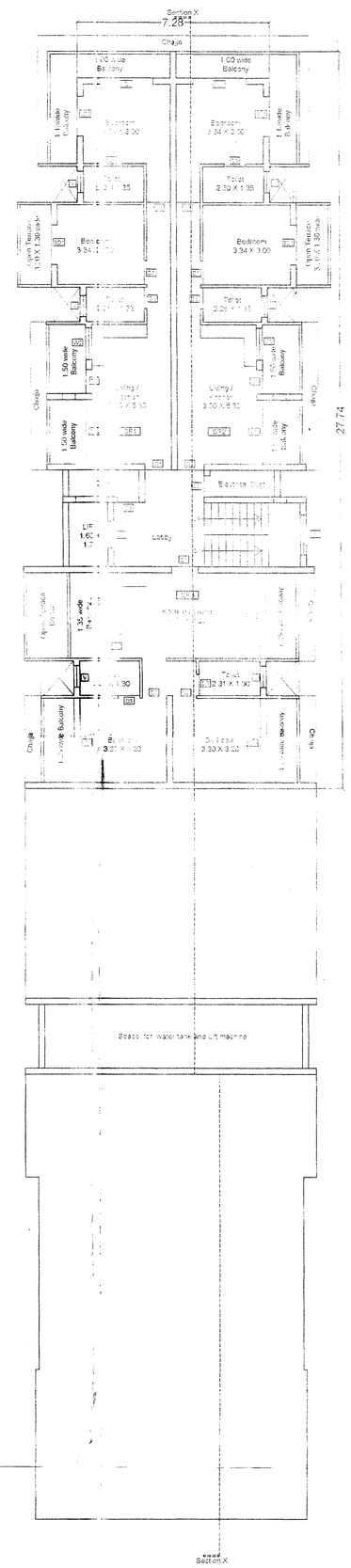
LOWER
GROUND FLOOR PLAN 2



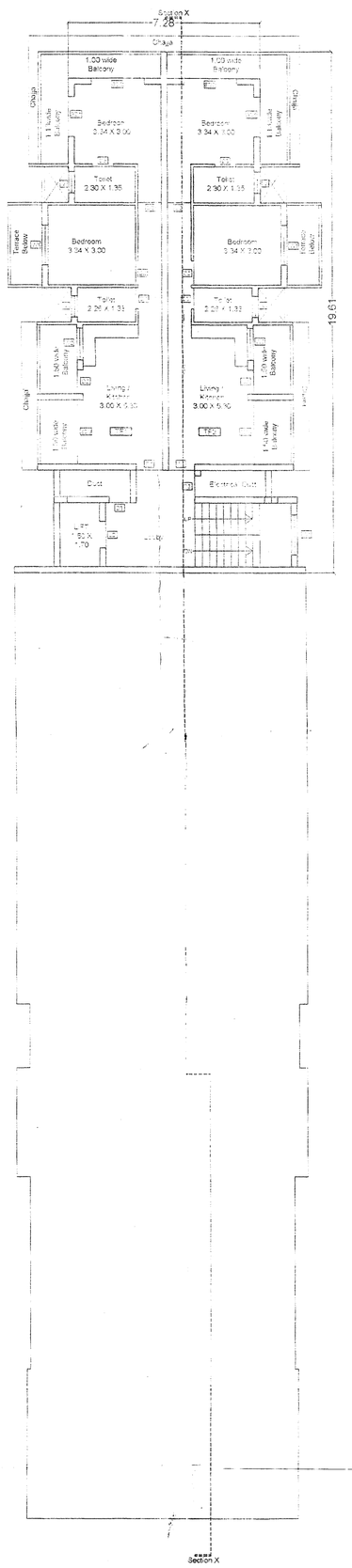
UPPER GROUND FLOOR PLAN



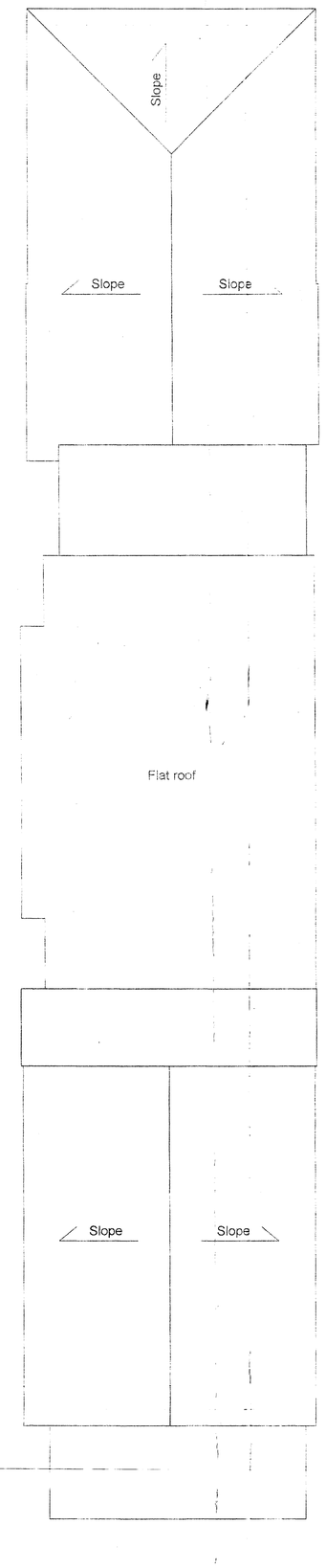
FIRST FLOOR PLAN



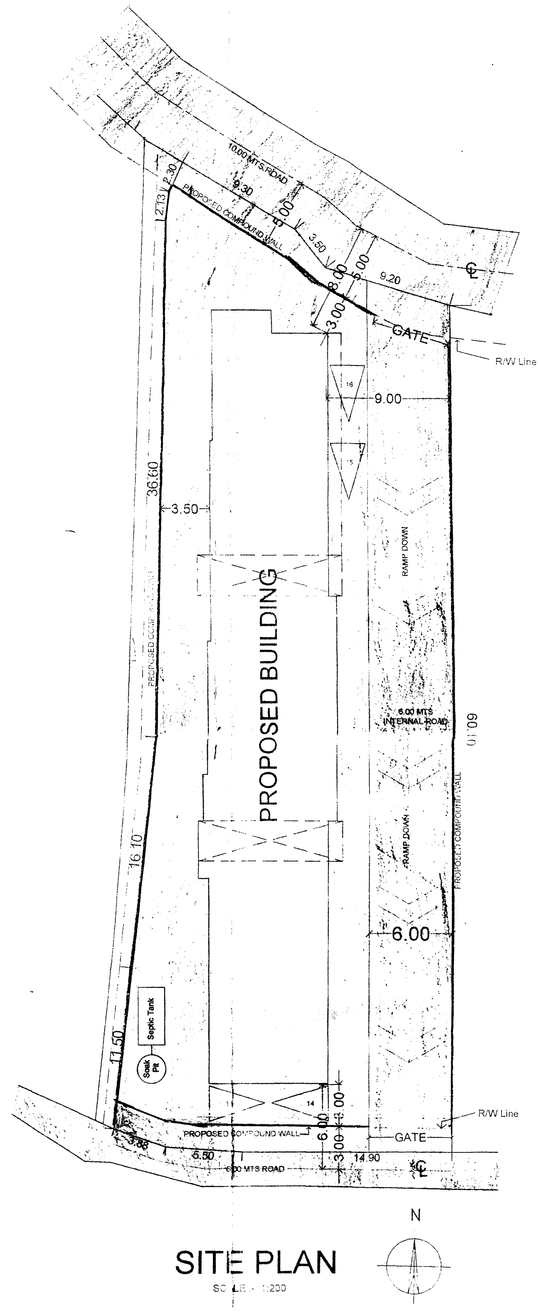
SECOND FLOOR PLAN



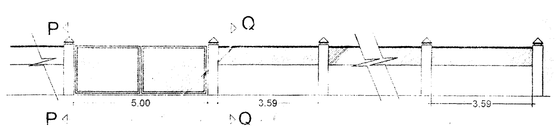
THIRD FLOOR PLAN



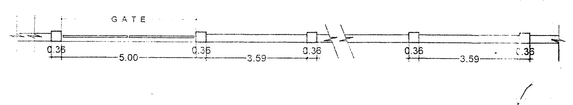
ROOF PLAN



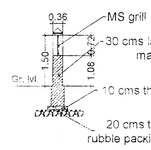
SITE PLAN
SCALE - 1:200



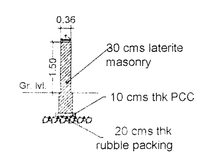
COMPOUND WALL IN ELEVATION



COMPOUND WALL IN PLAN



SECTION Q-Q



SECTION P-P

DOOR & WINDOW SCHEDULE			
DOORS		WINDOWS	
TYPE	SIZE	TYPE	SIZE
SD1	1500 X 2200	W1	1500 X 1300
SD2	2000 X 2200	W2	1200 X 1300
SD3	2400 X 2200	W3	2000 X 1300
SD4	3200 X 2200	V	800 X 900
D1	1000 X 2200		
D2	900 X 2200		
D3	800 X 2200		
D4	700 X 2200		
RS1	3200 X 2500		
RS2	2000 X 2500		
RS3	2400 X 2500		

VILLAGE PANCHAYAT ALDONA GOA

Approved in the Panchayat Meeting vide Resolution no: 04/11 dated 24/03 with subject to the conditions laid down vide Permission No. F-11/ALD/VPA/2022/223 dated 23/3/23

V.P. Aldona

OWNER'S SIGNATURE

PRAHARSH M. PAI RAIKAR ARCHITECT
TCP Reg. No - AR/0002/2018
COA Reg. No - CA /2014/65799

ARCHITECT'S SIGNATURE

Approved with conditions
L. No.: TP/BA/301/Alo/TP/23/222 dt 22/4/2023

Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Panaji

APPROVAL DRAWING
PLAN, SECTION, ELEVATION
SITE PLAN

NORTH

DRAWN: ALPA	SCALE: 1:100, 1:200 & 1:500
CHECKED: PRAHARSH	DRAWING NUMBER: 01
DATE:	

CLIENT:
ICON REALTY

PROJECT:
REVISED DRAWINGS FOR CONSTRUCTION OF RESIDENTIAL BUILDING ,COMPOUND WALL & AMALGAMATION OF PLOTS FOR ICON REALTY IN SURVEY NO.397, PLOT- 1&2 AT, ALDONA, BARDEZ - GOA

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ARCHITECTURE + INTERIORS
S-F4, 2nd Floor, Sukerkar Mansion, Panaji- Goa.
Tel.7709871044