Approved With Condition Vide
T.C.P No: TPB/10834/MARRA/TCP/25/9730
Dt.10/11/25

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

AREA STATEMENT

1	AREA OF THE PLOT	1495.00 M2
1A	AREA OF THE PLOT UNDER DEVELOPMENT	1495.00 M2
2	DEDUCTION FOR:	
a)	AREA WITHIN ROAD WIDENING / PROPOSED	310.00 M2
b)	AREA RESERVED FOR ANY OTHER USE	Nil
3	EFFECTIVE AREA OF PLOT	1185.00 M2
4	OPEN SPACE REQUIRED 15% OF THE PLOT AREA	Nil
5	TOTAL OPEN SPACE PROVIDED	NIL
6	PERMISSIBLE COVERAGE	40% = 474.00 M2
7	PROPOSED COVERAGE	462.17 M2 = 39.00 %
8	EXISTING BUILDINGS TO BE DEMOLISHED	NIL
9	PERMISSIBLE FLOOR AREA FAR = 120	1794.00 M2
10	Area of the swimming pool	108.50 M2
11	Length of the compound wall	181.80 Rn. Mts.

FLOOR	USE	TOTAL BUILT-UP AREA M2	AREA FREE FROM FAR M2						NET FLOOR AREA M2	FAR
			Staircase	Balcony	Open Terrace	Lift	Lobby (7.5%)	Stilt		
Stilt Floor	Parking	462.17	36.54	NIL	NIL	9.24	NIL	416.39	00.00	119.65
Upper Ground Floor	Residential	581.50	37.67	107.01	43.13	9.24	26.68	NIL	357.77	
First Floor	Residential	538.37	37.67	107.01	NIL	9.24	26.68	NIL	357.77	
Second Floor	Residential	581.50	37.67	107.01	43.13	9.24	26.68	NIL	357.77	
Third Floor	Residential	538.37	37.67	107.01	NIL	9.24	26.68	NIL	357.77	
Fourth Floor	Residential	581.50	37.67	107.01	43.13	9.24	26.68	NIL	357.77	
TOTAL		3283.41	224.89	535.05	129.39	55.44	133.40	416.39	1788.85	

12	TOTAL FLOOR AREA		1788.85 M2
13	PROPOSED FAR		119.65
14	CAR PARKING REQUIRED		45 nos.
15	CAR PARKING PROVIDED		45 nos.
16	Total area calculation for Infrastructure Tax	RESIDENTIAL FLATS	2867.02 M2
		ATTIC AREA	55.10 M2
		SWIMMING POOL	108.50 M2
		CTI ROOM-01	11.40 M2
		CTI ROOM-02	11.02 M2
		AED ROOM	12.54 M2
		TOTAL	3065.58 M2

CONFIRMING WITH DISABILITIES AND ELDERLY PERSON NORMS
LIFT
1) Size 1.80 X 1.80m
2)Entrance door width 1.00m
3)Audio Announcement
4)Railing on all three sides

CONFIRMING WITH DISABILITIES AND ELDERLY PERSON NORMS
STAIRCASE
1)Thread = 300mm
2)Riser = 150mm
3)Maximum No. of risers = 12 Nos.
4)Step width = 1450mm
5)Handrails on both sides of Staircase

CONFIRMING WITH DISABILITIES AND ELDERLY PERSON NORMS
COMMON TOILET
1)Size 2.00m X 3.40m
2)Clear door width 0.90m opening outwards
3)Handrail Vertical and Horizontal
4)WC top 0.45m from floor
5)Sink 0.70m high knee room, 0.90m width in front and both side

CONFIRMING WITH DISABILITIES AND ELDERLY PERSON NORMS
PARKING
1) 2 Parking lot provided for every 45 car parking space or part there of 5.00 X 3.60
2) Maximum travel distance 30.00 mts

CONFIRMING WITH DISABILITIES AND ELDERLY PERSON NORMS
RAMP
1)Ratio of Ramp 1:12
2)1.50m wide ramp with railing on both side
3)Entrance landing 1.50 X 3.80 m next to Ramp

CONFIRMING WITH DISABILITIES AND ELDERLY PERSON NORMS
STAIRCASE
1)Thread = 300mm
2)Riser = 150mm
3)Maximum No. of risers = 12 Nos.
4)Step width = 1450mm
5)Handrails on both sides of Staircase

STILT FLOOR PLAN

TYPICAL FLOOR PLAN
(UpperGround & Second Floor Plan)

CONFIRMING WITH DISABILITIES AND ELDERLY PERSON NORMS
STAIRCASE
1)Thread = 300mm
2)Riser = 150mm
3)Maximum No. of risers = 12 Nos.
4)Step width = 1450mm
5)Handrails on both sides of Staircase

TYPICAL FLOOR PLAN
(First & Third Floor Plan)

CONFIRMING WITH DISABILITIES AND ELDERLY PERSON NORMS
STAIRCASE
1)Thread = 300mm
2)Riser = 150mm
3)Maximum No. of risers = 12 Nos.
4)Step width = 1450mm
5)Handrails on both sides of Staircase

CONFIRMING WITH DISABILITIES AND ELDERLY PERSON NORMS
LIFT
1) Size 1.80 X 1.80m
2)Entrance door width 1.00m
3)Audio Announcement
4)Railing on all three sides

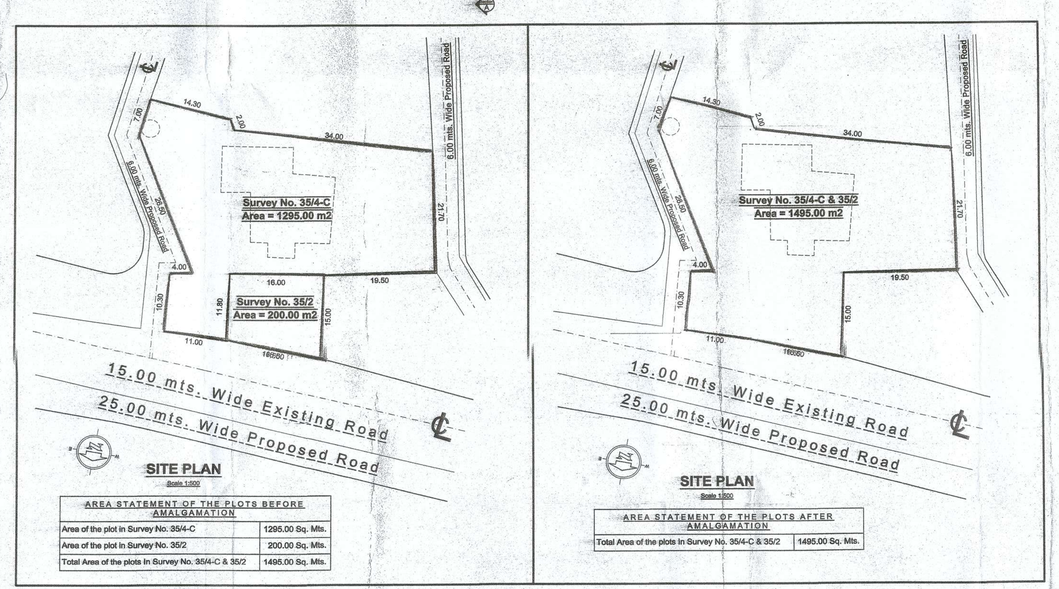
FOURTH FLOOR PLAN

DOOR & WINDOW SCHEDULE			
TYPE	SIZE	TYPE	SIZE
FD	2500 X 2200	W1	2200 X 1300
FD1	2150 X 2200	W2	1500 X 1300
D1	1000 X 2200	SW	1200 X 1300
D2	900 X 2200	V1	600 X 900
D3	800 X 2200	LD	1000 X 2200

CONFIRMING WITH DISABILITIES AND ELDERLY PERSON NORMS
LIFT
1) Size 1.80 X 1.80m
2)Entrance door width 1.00m
3)Audio Announcement
4)Railing on all three sides

CONFIRMING WITH DISABILITIES AND ELDERLY PERSON NORMS
STAIRCASE
1)Thread = 300mm
2)Riser = 150mm
3)Maximum No. of risers = 12 Nos.
4)Step width = 1450mm
5)Handrails on both sides of Staircase

ATTIC FLOOR PLAN

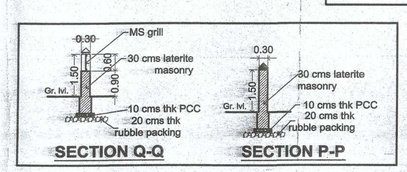


SITE PLAN

AREA STATEMENT OF THE PLOTS BEFORE AMALGAMATION	
Area of the plot in Survey No. 35/4-C	1295.00 Sq. Mts.
Area of the plot in Survey No. 35/2	200.00 Sq. Mts.
Total Area of the plots in Survey No. 35/4-C & 35/2	1495.00 Sq. Mts.

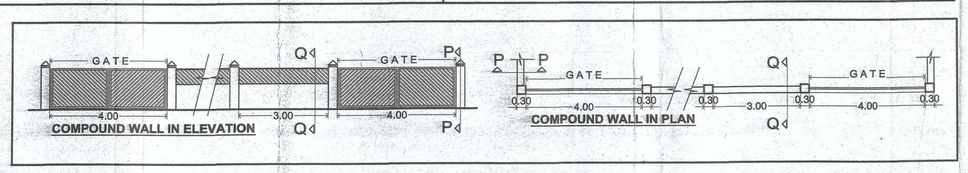
SITE PLAN

AREA STATEMENT OF THE PLOTS AFTER AMALGAMATION	
Total Area of the plots in Survey No. 35/4-C & 35/2	1495.00 Sq. Mts.



SECTION Q-Q

SECTION P-P



COMPOUND WALL IN ELEVATION

COMPOUND WALL IN PLAN

Owner's signature

PRASHANT GAONKAR, ARCHITECT
COA REG. NO. CA/97/21582
TCP REG. NO. ARC0004/2010

Architect's signature

PROJECT: Proposed amalgamation of plots, Construction of Residential Building, Swimming Pool & Compound Wall

LOCATION: Marra Pilerne, Bardez Goa

CLIENT: M/S TK Horizon Infra

TITLE: PLANS, ELEVATION, SECTION & SITE PLAN

STATUS: SUBMISSION DRAWINGS (For approval only)

NORTH:

DRAWN: Santoshi

CHECKED: Prashant

DATE: 15th October 2025

SCALE: 1:100, 1:200 & 1:500

DRAWING NUMBER: 01

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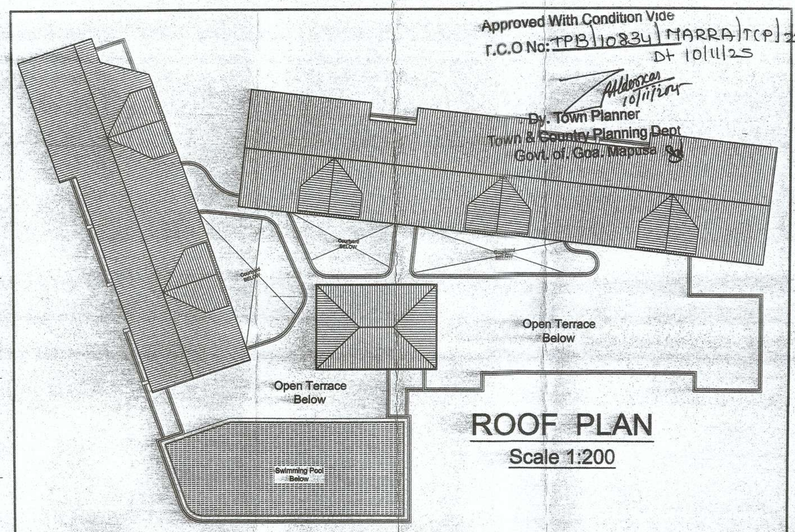
Prashant Gaonkar
Architects & Interior Designers
A-308,3rd Floor, Dwrakanath Centre,Above Hotel Navtara,
Opp. Shree Bodgeshwar Temple,Mapusa- Goa. Tel.9822488590.

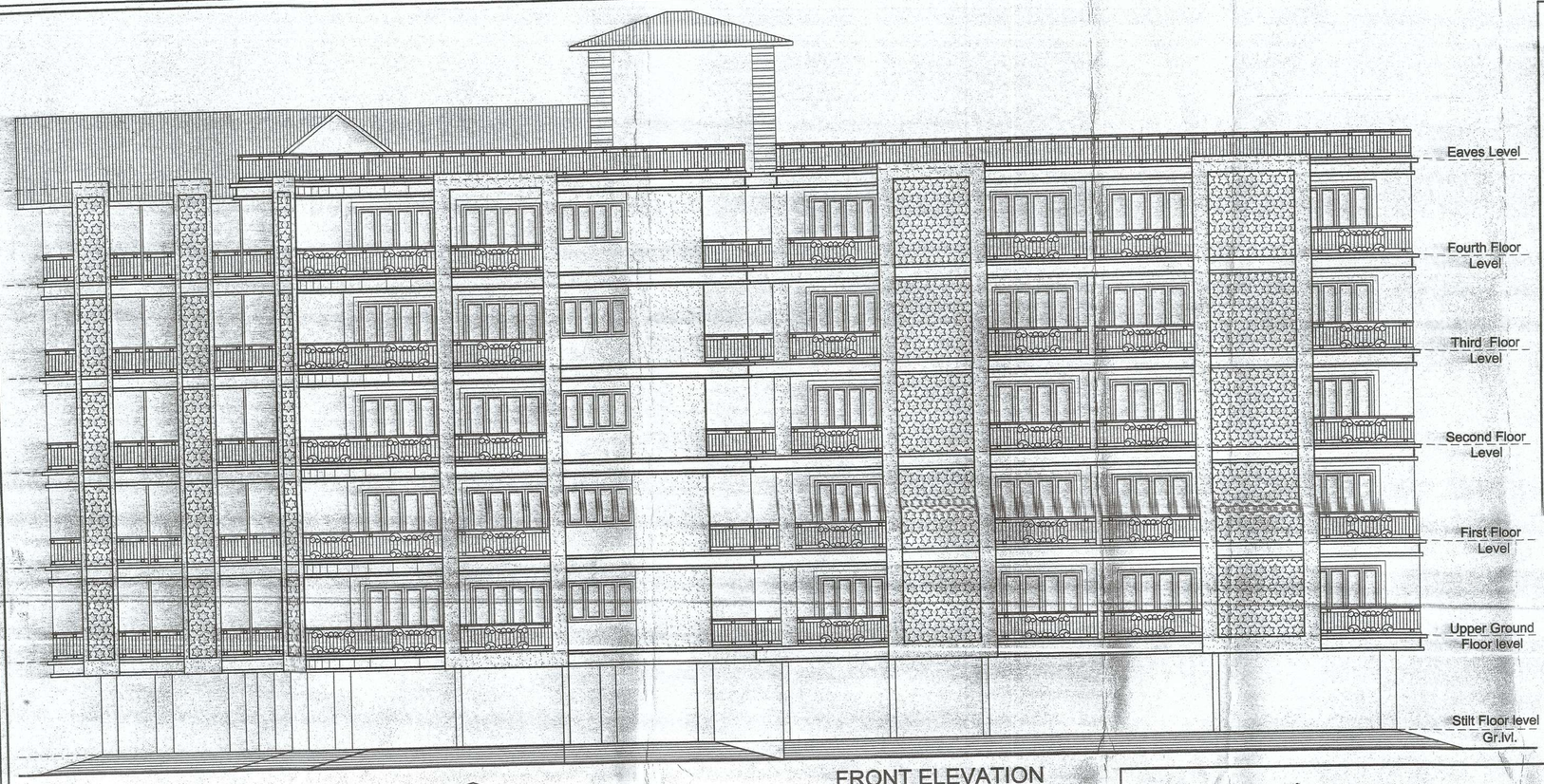
Proposed amalgamation of plots, Construction of Residential Building, Swimming Pool & Compound Wall for M/S TK Horizon Infra in property bearing Survey No. 35/4-C & 35/2 at Marra Pilerne, Bardez, Goa.

Approved With Condition Vide
T.C.P No: TPB/10834/MARRA/TCP/25/8730
Dt 10/11/25

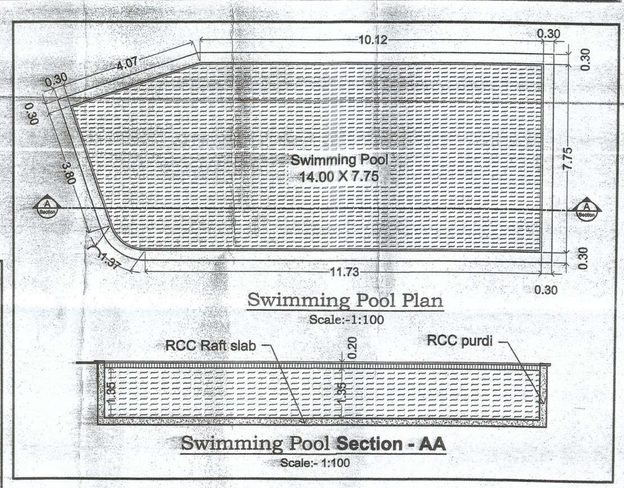
Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Mapusa



ROOF PLAN
Scale 1:200

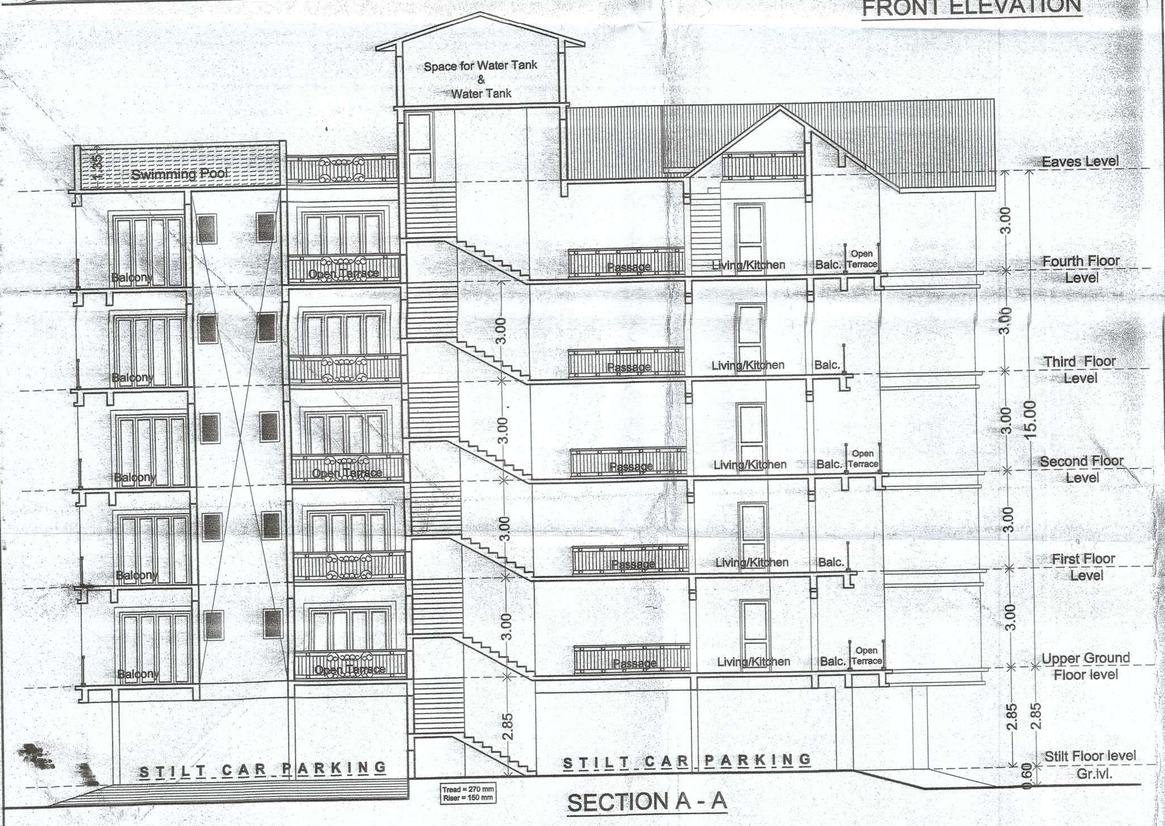


FRONT ELEVATION

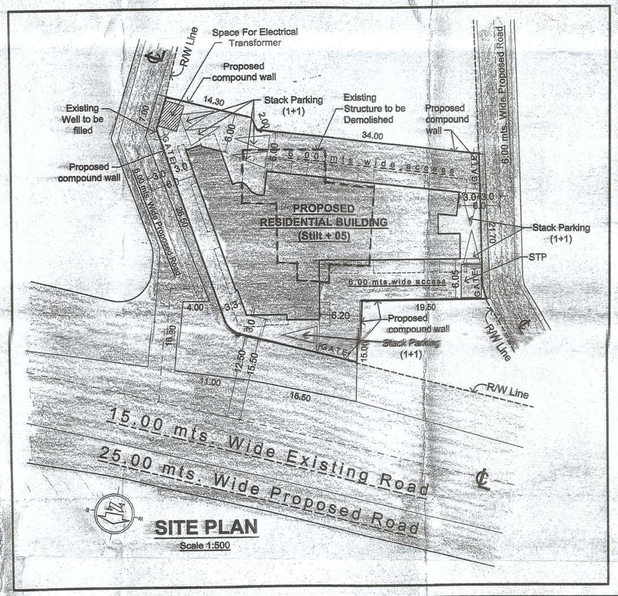


Swimming Pool Plan
Scale:-1:100

Swimming Pool Section - AA
Scale:- 1:100



SECTION A - A



SITE PLAN
Scale 1:500

PROJECT:
Proposed amalgamation of plots, Construction of Residential Building, Swimming Pool & Compound Wall

LOCATION:	Marra Pilerne, Bardez Goa
CLIENT:	M/S TK Horizon Infra
TITLE:	PLANS, ELEVATION, SECTION & SITE PLAN
STATUS:	SUBMISSION DRAWINGS (For approval only)

NORTH

DRAWN: Santoshi	SCALE: 1:100, 1:200 & 1:500
CHECKED: Prashant	DRAWING NUMBER: 02
DATE: 15th October 2025	

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Owner's signature

PRASHANT GAONKAR, ARCHITECT
COA REG. NO. CA/97/21582
TCP REG. NO. AR/0004/2010

Architect's signature

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