

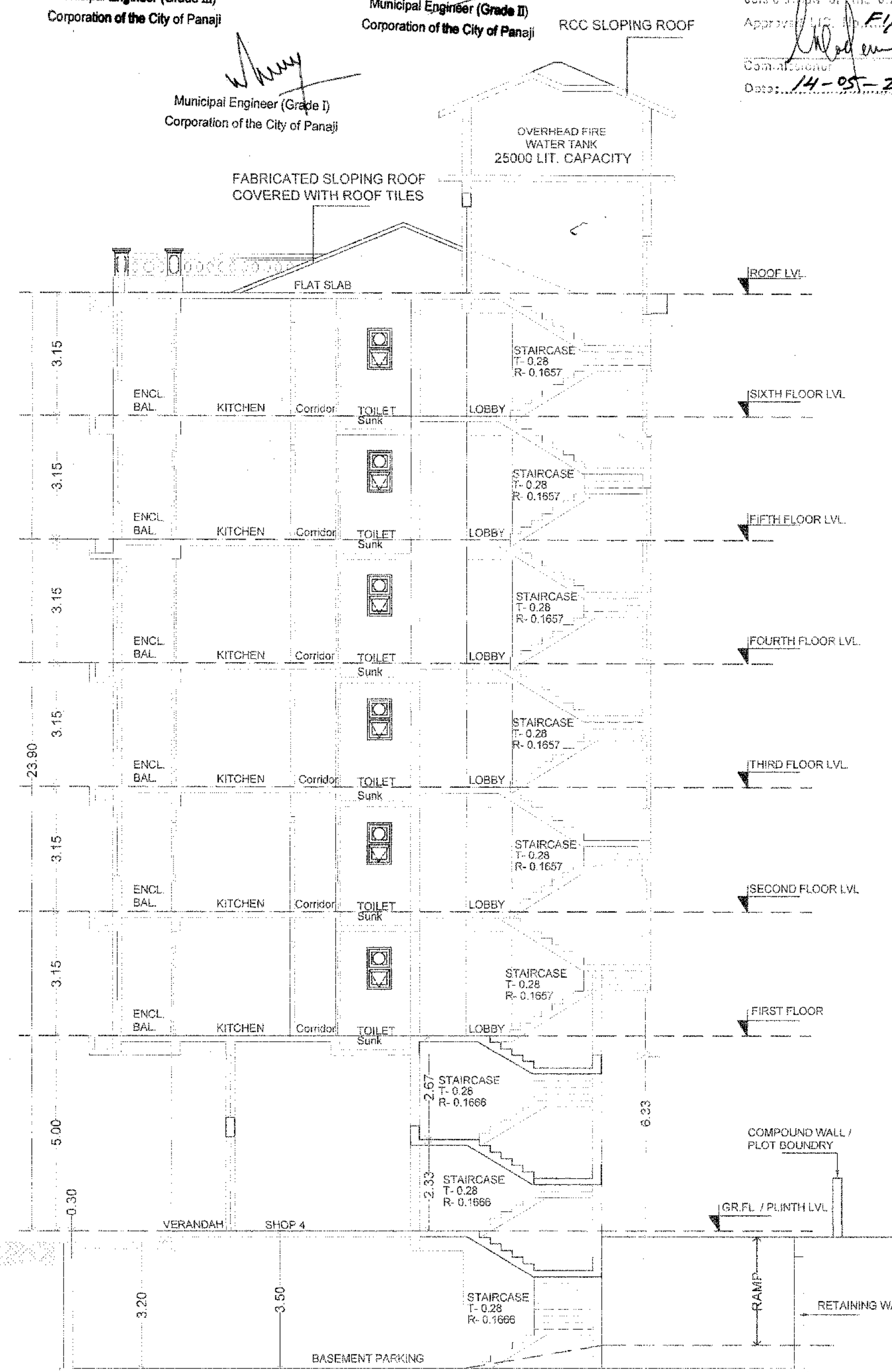
Municipal Engineer (Grade II)  
Corporation of the City of Panaji

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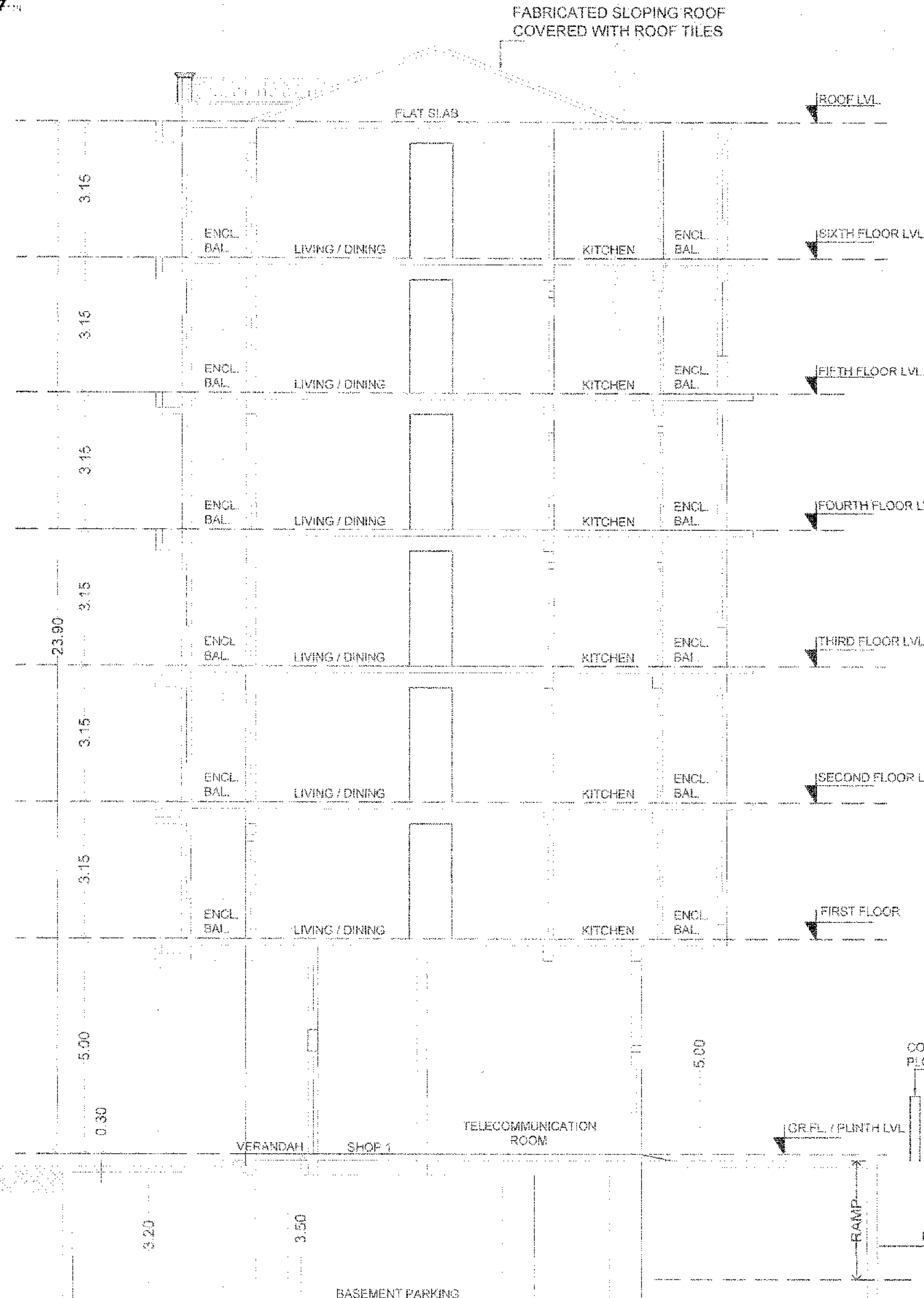
APPROVED BY  
14-05-2024

N.O.C. is issued subject to the  
Condition stipulated in the letter  
No. UHCP/DHS/NOC/20-20  
Dated...

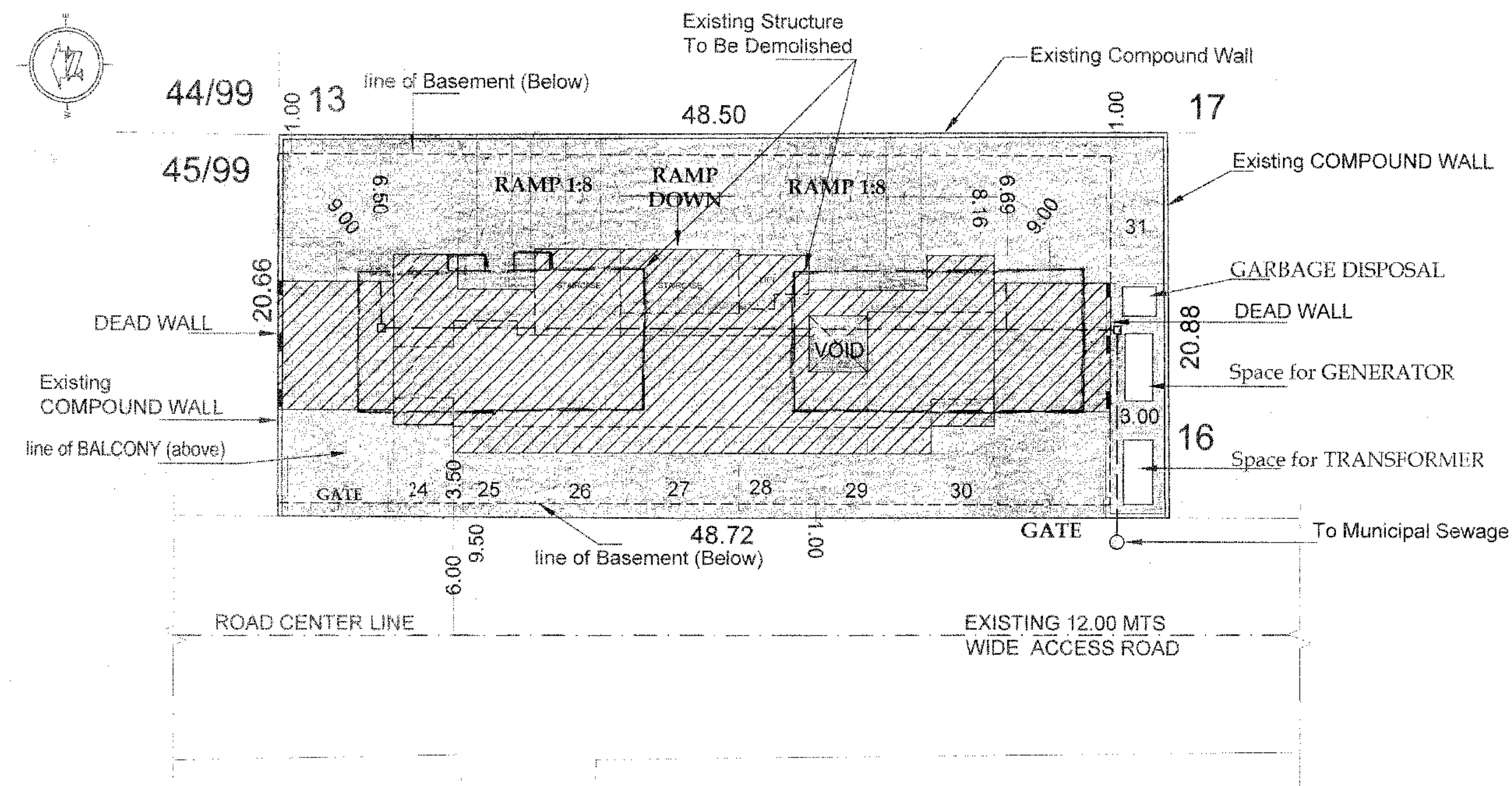
Health Officer  
Urban Health Centre Panaji



SECTION AA  
SCALE 1:100



SECTION BB  
SCALE 1:100



SITE PLAN  
SCALE 1:250

|                                                                                                       |
|-------------------------------------------------------------------------------------------------------|
| Built Up Area - Basement area                                                                         |
| $4136.20 - 802.86 = 3333.34 \text{ m}^2$                                                              |
| Shop area                                                                                             |
| Built Up Area For Infrastructure Tax $155.10 \text{ m}^2 + 3178.24 \text{ m}^2 = 3333.34 \text{ m}^2$ |
| Commercial Residential                                                                                |

| FLOOR AREA           | USE         | PARKING REQD           | PARKING PROV |
|----------------------|-------------|------------------------|--------------|
| 155.10 SQ.M.         | COMMERCIAL  | 155.10/50<br>=3.10 NOS | 04 NOS.      |
| UPTO 75 SQ.M.        | RESIDENTIAL | 12 NOS.                | 12 NOS.      |
| 75 SQ.M. - 100 SQ.M. | RESIDENTIAL | 1.25 X 12<br>=15 NOS.  | 15 NOS.      |
| TOTAL                |             | 30.10 NOS              | 31 NOS.      |

AREA STATEMENT - 1

|     |                                                      |         |       |
|-----|------------------------------------------------------|---------|-------|
| 01  | Total Area of the P.T. Sheet No. 115 / Chalta No. 12 | 1008.00 | Sq.mt |
| 02  | Deduction For                                        |         |       |
| (a) | Area within road widening/Proposed                   |         | Sq.mt |
| (b) | Area reserved for any other use                      | NIL     | Sq.mt |
|     | Total (a + b)                                        | 0.00    | Sq.mt |
| 03  | Effective Plot Area                                  | 1008.00 | Sq.mt |
| 04  | Area occupied by existing building on the plot       | 242.62  | Sq.mt |
| 05  | Area of building to be demolished                    | 242.62  | Sq.mt |
| 06  | Permissible Coverage (40%)                           | 403.20  | Sq.mt |
| 07  | Covered Area of proposed Building (39.97%)           | 402.91  | Sq.mt |
| 08  | Total FAR Permissible (200%)                         | 2016.00 | Sq.mt |
| 09  | Total FAR Consumed (199.98%)                         | 2015.82 | Sq.mt |

| FLOOR          | USE         | TOTAL B.U.A. (sq.m.) | Stair-case (sq.m.) | Lift & Lobby (sq.m.) | Basement / Telecom. Club House / room / Society Office | 7.5% FREE | Total FAR (Sq.m.) |
|----------------|-------------|----------------------|--------------------|----------------------|--------------------------------------------------------|-----------|-------------------|
| Basement Floor | Parking     | 829.61               | 16.50              | 10.25                | 802.86                                                 | 17.93     | 0.00              |
| Ground Floor   | Commercial  | 313.19               | 57.00              | 36.95                | 46.21                                                  | 17.93     | 155.10            |
| First Floor    | Residential | 498.90               | 45.14              | 54.62                | 89.02                                                  |           | 310.12            |
| Second Floor   | Residential | 498.90               | 45.14              | 54.62                | 89.02                                                  |           | 310.12            |
| Third Floor    | Residential | 498.90               | 45.14              | 54.62                | 89.02                                                  |           | 310.12            |
| Fourth Floor   | Residential | 498.90               | 45.14              | 54.62                | 89.02                                                  |           | 310.12            |
| Fifth Floor    | Residential | 498.90               | 45.14              | 54.62                | 89.02                                                  |           | 310.12            |
| Sixth Floor    | Residential | 498.90               | 45.14              | 54.62                | 89.02                                                  |           | 310.12            |
|                |             | 4136.20              | 344.34             | 374.92               | 580.33                                                 | 802.86    | 2015.82           |

|    |                     |          |        |       |
|----|---------------------|----------|--------|-------|
| 11 | Proposed shop areas | (15.38%) | 155.10 | Sq.mt |
|----|---------------------|----------|--------|-------|

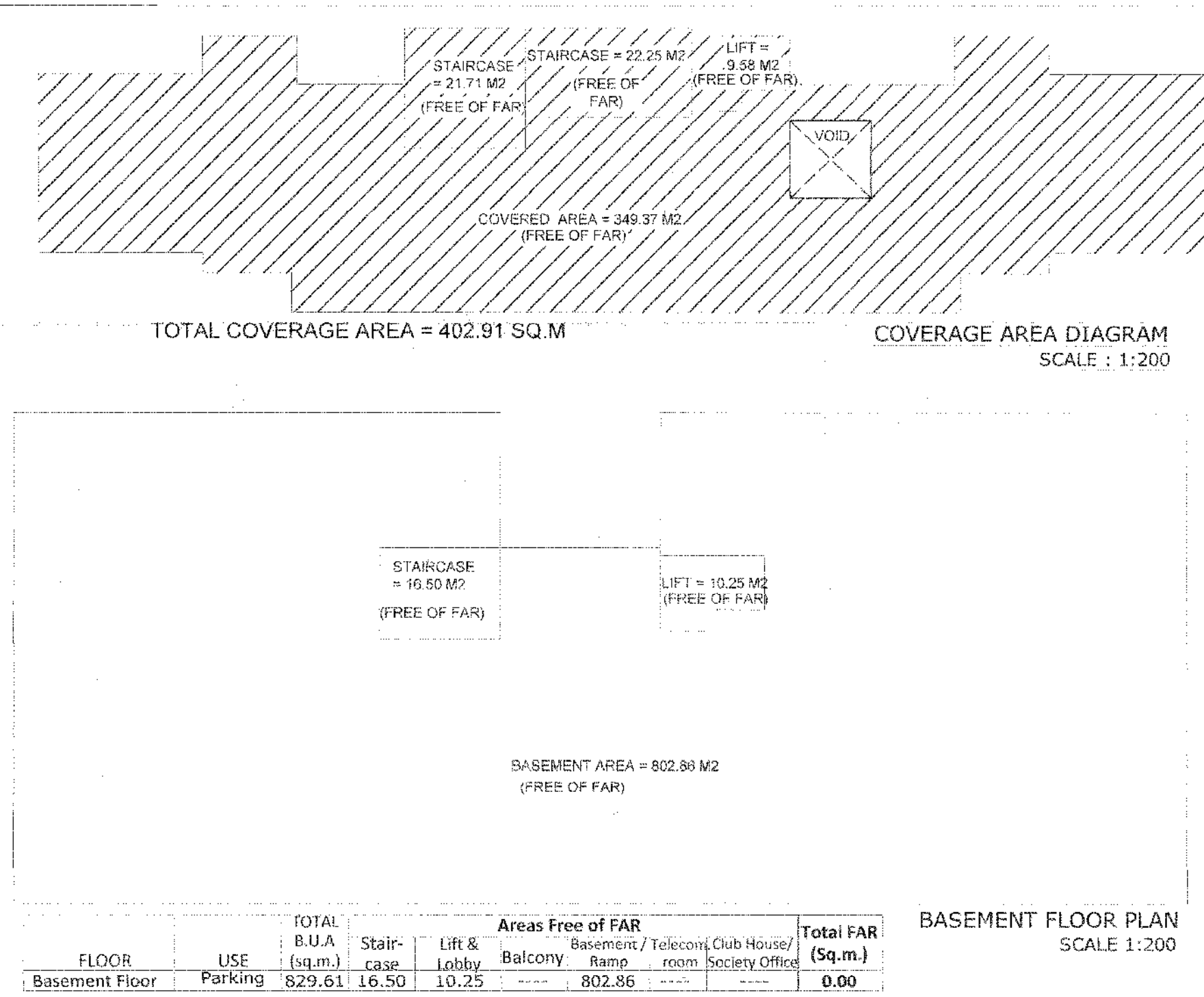
**SUBMISSION FOR**  
**REDEVELOPMENT FOR PROPOSED**  
**RESIDENTIAL CUM COMMERCIAL**  
**BUILDING IN PLOT BEARING P.T. SHEET**  
**NO. 115, CHALTA NO. 12, SITUATED AT**  
**PANJIM-CITY, TISWADI TALUKA OF NORTH**  
**GOA**

**NAME & ADDRESS ARCHITECT:**  
**Ar. MELVILLE D'SOUZA,**  
**S/5, SAPANA PARADISE,**  
**NEAR CMM SHOWROOM,**  
**MERCES, GOA.**

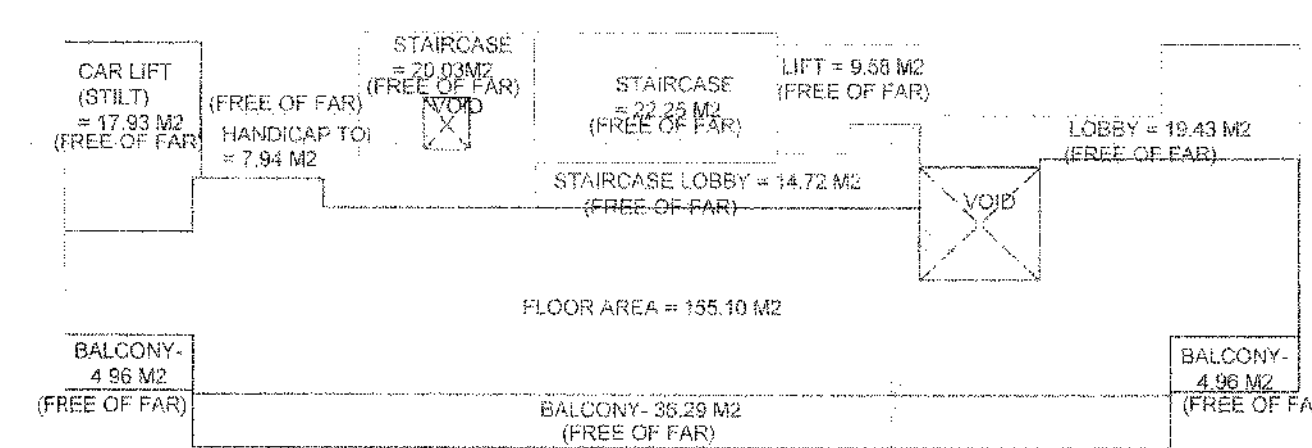
**SIGNATURE OF ARCHITECT**

**SIGNATURE OF OWNER**  
For **REALTY**  
PARTNER

**SCALE 1:100, 1:200, 1:250**  
**SHEET NO. -01 / 02**



BASEMENT FLOOR PLAN  
SCALE 1:200



GROUND FLOOR PLAN  
SCALE 1:200

| FLOOR        | USE         | TOTAL B.U.A. (sq.m.) | Stair-case (sq.m.) | Lift & Lobby (sq.m.) | Basement / Telecom. Club House / room / Society Office | Total FAR (Sq.m.) |
|--------------|-------------|----------------------|--------------------|----------------------|--------------------------------------------------------|-------------------|
| Ground Floor | Comm./Resi. | 313.19               | 57.00              | 36.95                | 46.21                                                  | 17.93             |

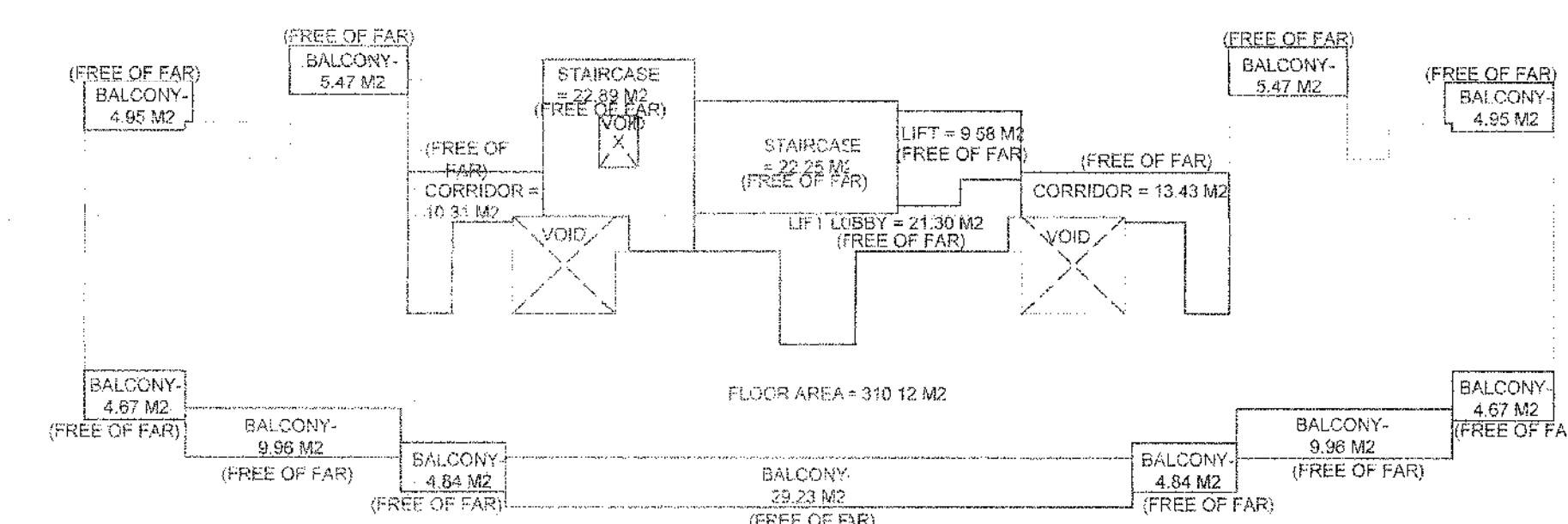
This office letter No: 506-100/PN/123-24/tech-49  
11979 dt: 8/03/24

Assistant Engineer  
Sub. Div. II (C)  
Panaji - Goa

APPROVED FROM PLANNING POINT  
SUBJECT TO CONDITIONS GIVEN  
VIDE ORDER No. NG PDA/102/PN/3214/2024  
DATED 09 FEB 2024

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

ASSISTANT ENGINEER  
SUB DIV. I, W.D. XXVII, PWD  
TOMBA CARANALEM - GOA



TYPICAL FIRST, SECOND, THIRD, FOURTH, FIFTH & SIXTH FLOOR PLAN  
SCALE 1:200

| FLOOR        | USE         | TOTAL B.U.A. (sq.m.) | Stair-case (sq.m.) | Lift & Lobby (sq.m.) | Basement / Telecom. Club House / room / Society Office | Total FAR (Sq.m.) |
|--------------|-------------|----------------------|--------------------|----------------------|--------------------------------------------------------|-------------------|
| First Floor  | Residential | 498.90               | 45.14              | 54.62                | 89.02                                                  | 310.12            |
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