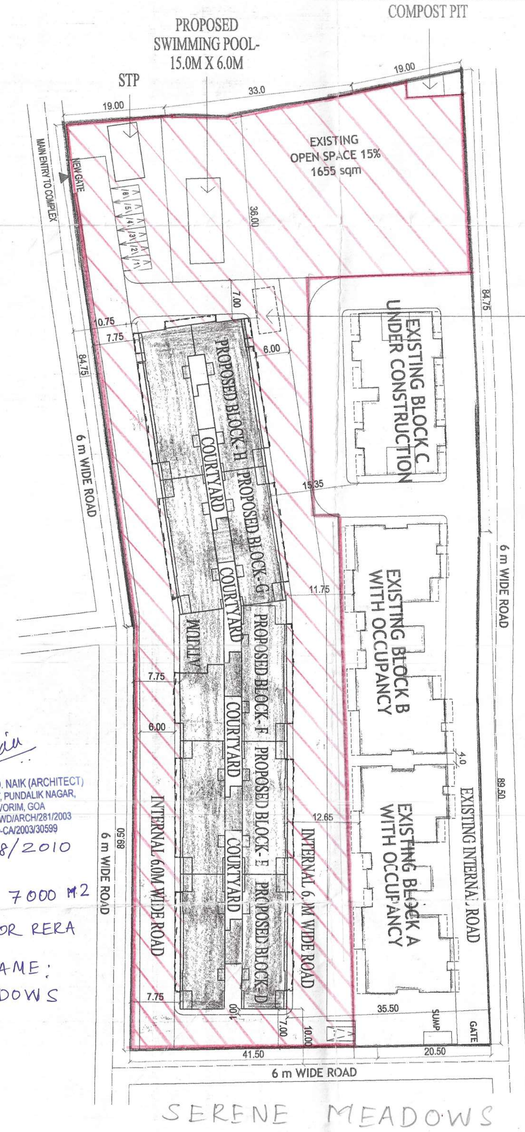
Comm: No: 45
VP/SO/... 2025 dt 11/2/2025
Village Panchyat Se-Old Goa
V.P. Se-Old Goa

Please Check Letter No. TP/HO/BP/TP-D 2022/1380 dated 13/06/2025 regarding the Plan.
Dy. Town Planner, Town & Country Planning Dept. Govt. of Goa, Thowadi, Panaji, Goa
13/6/25

SHEET-6

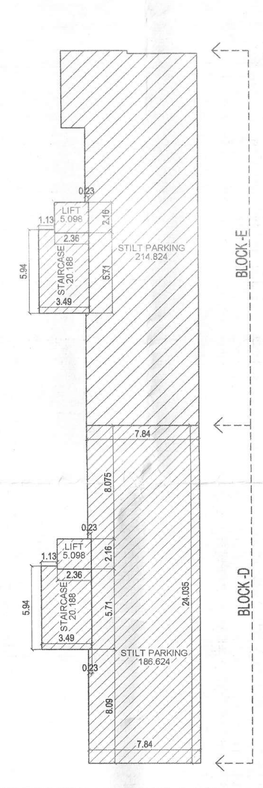


AR. YADAVENDRA D. NAIK (ARCHITECT)
G-2, GOLDEN NEST, PUNDALIK NAGAR, ALTO PORVORIM, GOA
PWD REG. NO.: PWD/ARCH/281/2003
COA REG. NO-CA/2003/30599
AE/18/2010

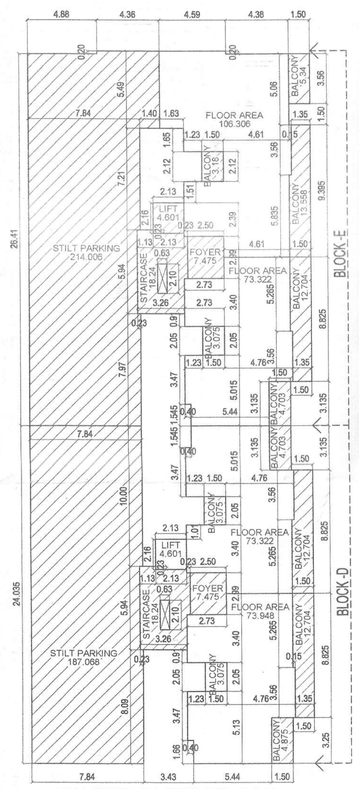
PLOT AREA = 7000 M2
APPLYING FOR RERA
PROJECT NAME: SERENE MEADOWS

W E

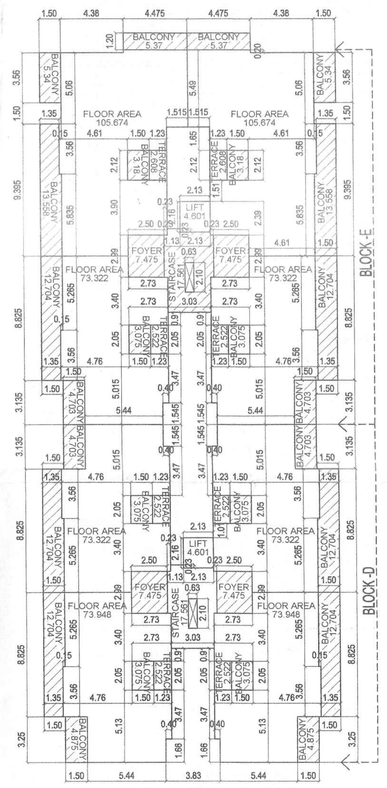
SITE PLAN
(SC 1:500)



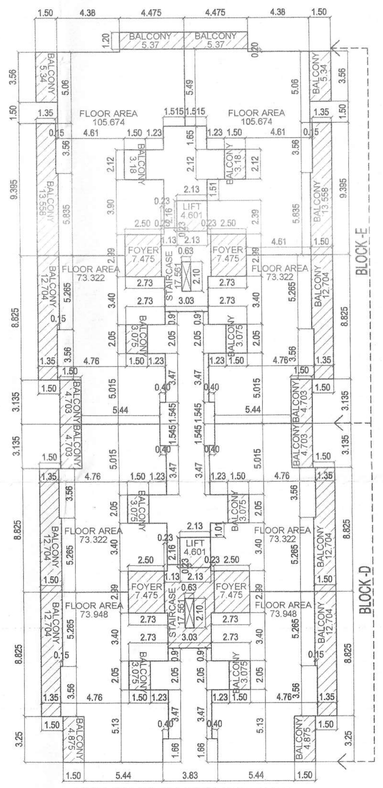
AREA DIAGRAM OF BLOCK- G & H
(SC 1:200)



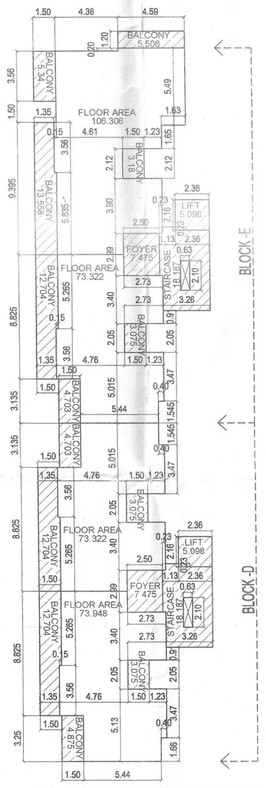
AREA DIAGRAM OF BLOCK- G & H
UPPER GROUND FLOOR
(SC 1:200)



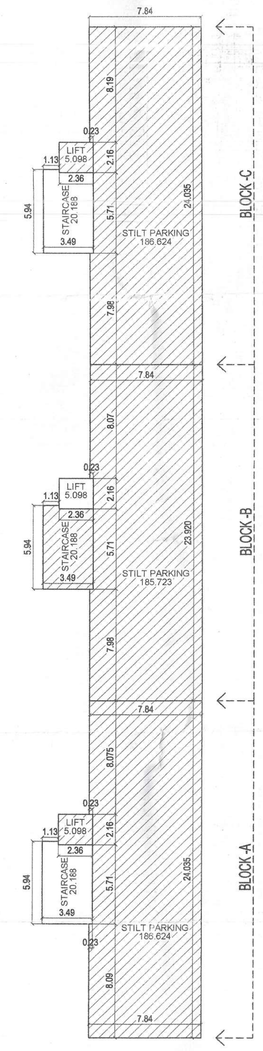
AREA DIAGRAM OF BLOCK- G & H
TYPICAL FIRST & THIRD FLOOR
(SC 1:200)



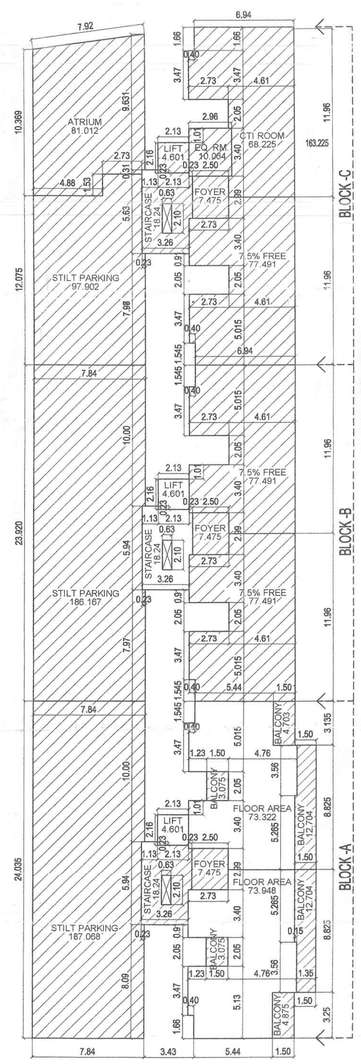
AREA DIAGRAM OF BLOCK- G & H
SECOND FLOOR
(SC 1:200)



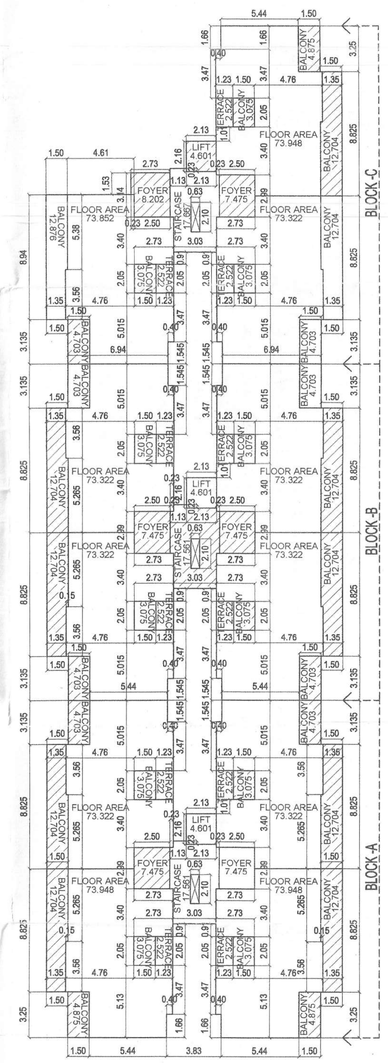
AREA DIAGRAM OF BLOCK- G & H
FOURTH FLOOR
(SC 1:200)



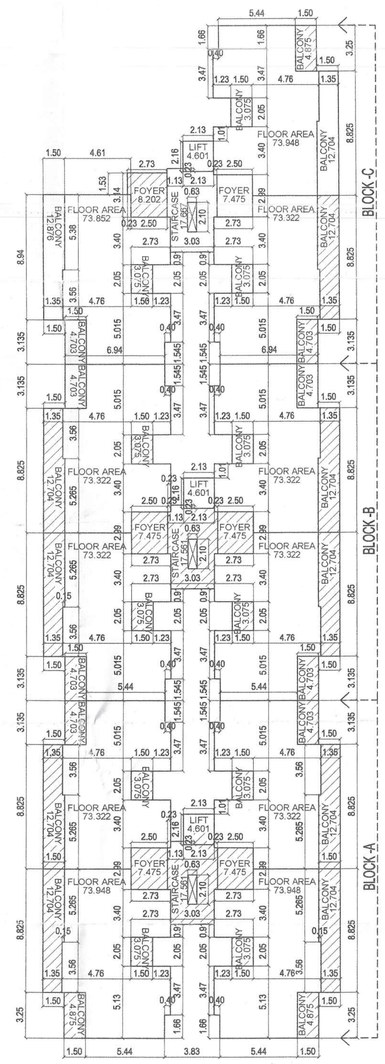
AREA DIAGRAM OF BLOCK- A, B & C
(SC 1:200)



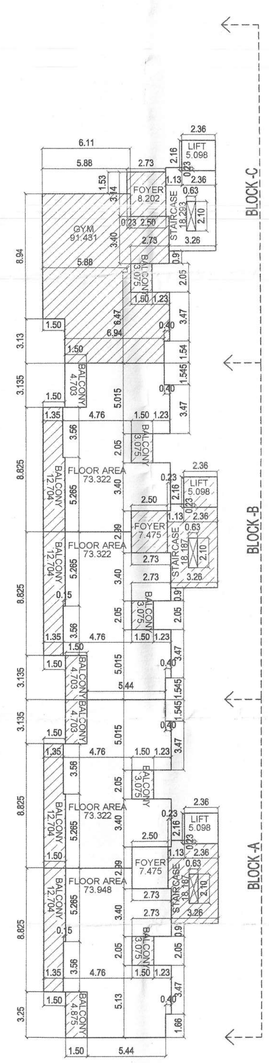
AREA DIAGRAM OF BLOCK- D, E & F
UPPER GROUND FLOOR
(SC 1:200)



AREA DIAGRAM OF BLOCK- D, E & F
TYPICAL FIRST & THIRD FLOOR
(SC 1:200)



AREA DIAGRAM OF BLOCK- D, E & F
SECOND FLOOR
(SC 1:200)



AREA DIAGRAM OF BLOCK- D, E & F
FOURTH FLOOR
(SC 1:200)

CONFIRMING WITH DEABILITIES & ELDERLY PERSONS NORMS FOR TOILETS:
1) SIZE = 2.0M X 1.58M
2) ENTRY DOOR SIZE 0.9M
3) TOTAL TOILETS GIVEN FOR ABOVE IN ALL BLOCKS = 25
4) PERCENTAGE OF ABOVE TOILETS = 25 / 71*16 = 26.74 %

PARKING PROVISION CHART:

NO. OF 2 BHKS (FLAREA OF 73.322M2) = 63 NOS.
NO. OF 3 BHKS (FLAREA OF 106.306M2) = 8 NOS.
TOTAL NO. OF UNITS = 71 NOS.
NO. OF PARKING REQUIRED = 63 X 1 + 8 X 1.5 = 75 NOS.
TOTAL NO. OF PARKING PROVIDED IN STILT = 70 NOS. AND IN OUTDOOR= 7 NOS.
TOTAL NO. OF PARKING PROVIDED = 77 NOS.

NO.	W	HT.	LINTEL
D1	1.10	2.30	2.30
D2	1.00	2.30	2.30
D3	0.80	2.30	2.30
D3	0.90 FOR DISABLED	2.30	2.30
F.D.	DRG.	2.50	2.50
WINDOWS:			
W1	1.50	1.50	2.30
W2	1.99	1.10	2.30
W3	0.50	1.40	2.30
W4	0.50	1.10	2.30
W5	1.50	1.30	2.30
W6	2.40	1.50	2.30
S.W.	DRG	1.50	2.30

COVERED AREA CALCULATIONS:
2372.342 M2 MINUS ATRIUM (81.012 M2) = 1991.33 M2

DETAILED AREA STATEMENT:

	FLOOR	B.U.A.	STAIRCASE	LIFT	BALCONY	TERRACE	STILT	7.5% FREE AREA	ATRIUM, CTI.	FLOOR AREA
BLOCK-D	STILT FLOOR	211.91	20.169	5.098	NIL	NIL	186.624	NIL	NIL	NIL
	U. GROUND FLOOR	405.79	18.24	4.601	41.136	NIL	187.088	7.475	NIL	147.27
	FIRST FLOOR	424.012	17.561	4.601	82.272	10.088	NIL	14.95	NIL	294.54
	SECOND FLOOR	413.924	17.561	4.601	82.272	NIL	NIL	14.95	NIL	294.54
	THIRD FLOOR	424.012	17.561	4.601	82.272	10.088	NIL	14.95	NIL	294.54
	FOURTH FLOOR	219.166	18.187	5.098	41.136	NIL	NIL	7.475	NIL	147.27
	TOTAL OF BLOCK- D	2098.814	109.298	28.60	329.088	20.176	373.692	59.80	NIL	1178.16
BLOCK-E	STILT FLOOR	211.009	20.169	5.098	NIL	NIL	185.723	NIL	NIL	NIL
	U. GROUND FLOOR	371.465	18.24	4.601	NIL	NIL	186.167	162.427	NIL	NIL
	FIRST FLOOR	422.416	17.561	4.601	81.928	10.088	NIL	14.95	NIL	293.288
	SECOND FLOOR	412.328	17.561	4.601	81.928	NIL	NIL	14.95	NIL	293.288
	THIRD FLOOR	422.416	17.561	4.601	81.928	10.088	NIL	14.95	NIL	293.288
	FOURTH FLOOR	218.368	18.187	5.098	40.964	NIL	NIL	7.475	NIL	146.644
	TOTAL OF BLOCK- E	2058.002	109.298	28.60	286.748	20.176	371.89	214.782	NIL	1026.508
BLOCK-F	STILT FLOOR	211.91	20.169	5.098	NIL	NIL	186.624	NIL	NIL	NIL
	U. GROUND FLOOR	395.51	18.24	4.601	NIL	NIL	97.902	95.03	81.012 ATRIUM, 68.222 CTI	NIL
	FIRST FLOOR	328.423	17.667	4.601	61.79	7.566	NIL	15.677	NIL	221.122
	SECOND FLOOR	328.867	17.667	4.601	61.79	NIL	NIL	15.677	NIL	221.122
	THIRD FLOOR	328.423	17.667	4.601	61.79	7.566	NIL	15.677	NIL	221.122
	FOURTH FLOOR	139.099	18.293	5.098	3.875	NIL	NIL	99.633	NIL	NIL
	TOTAL OF BLOCK- F	1680.722	109.722	28.60	189.445	15.132	284.526	241.894	81.012 ATRIUM, 68.222 CTI	663.366
BLOCK-G	STILT FLOOR	211.91	20.169	5.098	NIL	NIL	186.624	NIL	NIL	NIL
	U. GROUND FLOOR	405.79	18.24	4.601	41.136	NIL	187.088	7.475	NIL	147.27
	FIRST FLOOR	424.012	17.561	4.601	82.272	10.088	NIL	14.95	NIL	294.54
	SECOND FLOOR	413.924	17.561	4.601	82.272	NIL	NIL	14.95	NIL	294.54
	THIRD FLOOR	424.012	17.561	4.601	82.272	10.088	NIL	14.95	NIL	294.54
	FOURTH FLOOR	219.166	18.187	5.098	41.136	NIL	NIL	7.475	NIL	147.27
	TOTAL OF BLOCK- G	2098.814	109.298	28.60	329.088	20.176	373.692	59.80	NIL	1178.16
BLOCK-H	STILT FLOOR	240.11	20.169	5.098	NIL	NIL	214.824	NIL	NIL	NIL
	U. GROUND FLOOR	495.51	18.24	4.601	42.66	NIL	214.006	7.475	NIL	178.628
	FIRST FLOOR	501.224	17.561	4.601	95.86	10.26	NIL	14.95	NIL	357.992
	SECOND FLOOR	496.964	17.561	4.601	95.86	NIL	NIL	14.95	NIL	357.992
	THIRD FLOOR	501.224	17.561	4.601	95.86	10.26	NIL	14.95	NIL	357.992
	FOURTH FLOOR	258.456	18.187	5.098	49.088	NIL	NIL	7.475	NIL	175.628
	TOTAL OF BLOCK- H	2458.488	109.298	28.60	378.208	20.52	428.83	59.80	NIL	1433.232
	TOTAL OF ALL BLOCKS	10394.84	546.914	143.0	1511.577	96.18	1832.63	635.876	81.012 ATRIUM, 68.222 CTI	5479.426

COMPILED AREA STATEMENT

	ZONE	VP1
1	AREA OF THE PLOT IN FORM I & XIV	11100 M2
2	DEDUCTION FOR:	
a)	AREA WITHIN ROAD WIDENING/PROPOSED	NIL M2
b)	AREA RESERVED FOR ANY OTHER USE	NIL M2
3	EFFECTIVE AREA OF PLOT	11100 M2
4	PERMISSIBLE COVERAGE	40% = 4440.0 M2
5	PROPOSED COVERAGE	1991.33 M2 = 17.94%
6	EXISTING COVERAGE	1498.50 M2 = 13.50%
7	TOTAL PROPOSED + EXISTING COVERAGE	3489.83 M2 = 31.44%
8	PERMISSIBLE F.A.R	(III) = 8880.0 M2
9	Area of the pool=	NIL
10	Length of the compound wall=	75.49 Rm.
11	OPEN SPACE	1655 M2 (AS APPROVED EARLIER)
12	PROPOSED FLOOR AREA	= 5479.426 M2
13	PROPOSED FAR	= 49.364
14	EXISTING FLOOR AREA	= 3397.50 M2
15	TOTAL PROPOSED + EXISTING FLOOR AREA	= 8876.926 M2
16	TOTAL PROPOSED + EXISTING FAR	= 79.972
17	Area claimed free of FAR of proposed Floor Area (SOCIETY USE)	635.876 M2 = (7.163 %)

SUPER BUILT-UP AREA CHART:

1) Total floor area of the proposed structure= 5479.426m2
2) Total area of verandah's & balconies at all floors=1511.577m2
3) Total area of mezzanine at all floors= NIL m2
4) Total area of swimming pool covered/ un-covered= 90.0m2
5) Total area of staircase, ramps at all floors= 546.914m2
6) Total area of lift at one floor= 25.49m2
7) Total area of Atrium/ Podium = 81.012m2
8) Total area of Terrace at intermediate floor= 31.76 m2
9) Total area of 7.5% FREE AREAS= 635.876 m2
100 Total area of CTI room= 68.222m2

Total Super Built-up Area= 8470.277 M2

DATE: 22 / 02 / 2025

PROJECT:
PROPOSED RESIDENTIAL BLOCK-D, E, F, G & H IN GROUP HOUSING ON PLOT BEARING SURVEY NO. 20/1-H,1-G OF VILLAGE BAIGUINIM, TISWADI, GOA.

OWNER'S :
Mr. ABDUL SATTAR CHOWHAN &
Mr. KAFIL AHMED CHOWHAN

ARCHITECT:
Ar. YADAVENDRA NAIK,
G-2, H.No. 900, Golden Nest, Pundalik nagar, Alto-Porvorim, Goa- 403521

AR. YADAVENDRA D. NAIK (ARCHITECT)
G-2, GOLDEN NEST, PUNDALIK NAGAR, ALTO PORVORIM, GOA
PWD REG. NO.: PWD/ARCH/281/2003
COA REG. NO-CA/2003/30599
ARCH / 18 / 2010

HC/Corlim NOC/20-25/20261632
Government of Goa
Directorate of Health Services
Primary Health Centre Corlim-
Date 25/06/25
K A Chodankar

OWNER'S SIGN

Medical Officer in
Primary Health Centre
Corlim-Goa

ALL DIMENTIONS ARE IN METRES UNLESS MENTIONED IN THE DRAWING.
THE DRAWING SHOULD NOT BE REPRODUCED WITHOUT THE ARCHITECTS APPROVAL/ CONSENT.
THE DRAWING IS FOR APPROVALS OF RELEVANT GOVERNMENT AUTHORITIES ONLY.