

License issued under No. 1126/2023-2024
 Subject to the conditions stipulated therein
 Dated: 02/02/2024
 CHIEF OFFICER,
 MARGAO MUNICIPAL COUNCIL

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/ 6585/1706/22-23
Dated 15/2/2023

[Signature]
15/2/2023
Member Secretary



RABINDRA CACODCAR
B.E. Civil (I.S.T.-LISBON)
T.C.P.D. Reg. No. ER/0008/2010

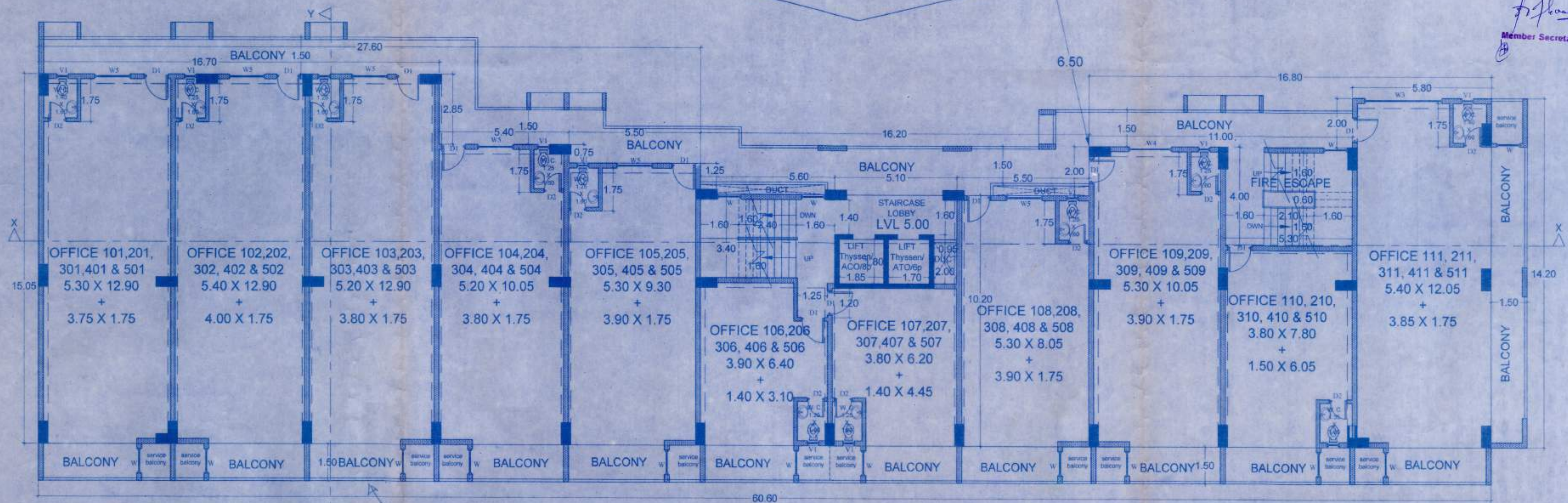
PROPOSED COMMERCIAL BUILDING ON THE PROPERTY
BEARING CHALTA NO. 28 OF P.T.S. NO. 72 AT MARGAO CITY.
FOR : Mr. JOFTON DCOSTA

DRAWING NO.	04
DATE	26.12.2022
SCALE	1 : 100
CHECKED BY	

12/02/2023-2024
 02/02/2024
 CHIEF OFFICER,
 MARGAO MUNICIPAL COUNCIL

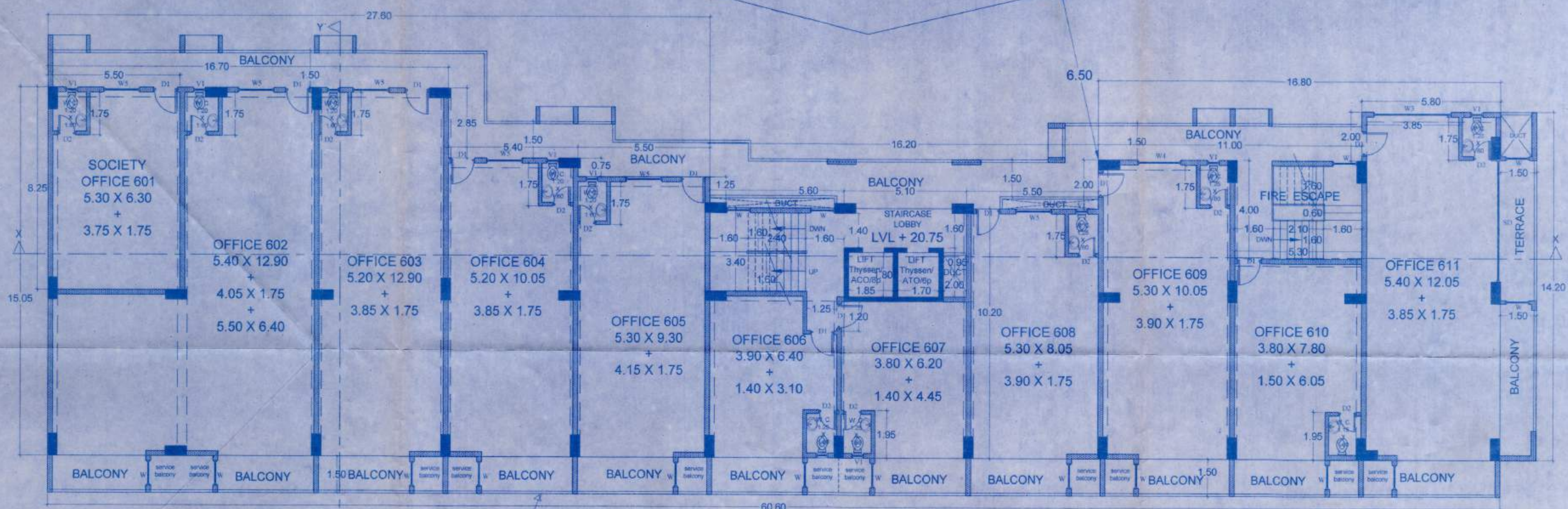
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 Dated 15/01/2023

Member Secretary



TYPICAL FIRST TO FIFTH FLOOR PLAN

GLASS PANEL SHUTTERS
 TO BE PROVIDED



SIXTH FLOOR PLAN

GLASS PANEL SHUTTERS
 TO BE PROVIDED

<i>deser</i> Municipal Engineer Margao Municipal Council OWNER <i>Blasa</i>	RABINDRA CACODCAR CONSULTANTS - MARGAO. PROPOSED COMMERCIAL BUILDING ON THE PROPERTY BEARING CHALTA NO. 28 OF P.T.S. NO. 72 AT MARGAO CITY. FOR : Mr. JOFTON DCOSTA	<i>Rabindra Cacodcar</i> RABINDRA CACODCAR B.E. CIVIL (I.S.T.-LISBON) T.C.P.U. Reg. No. ER/0008/2010 DRAWING NO. 05 DATE 28.12.2022 SCALE 1 : 100 CHECKED BY
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Licence issued under No. 4/26/2023-2024
dated 02/02/2024
Subject to the conditions stipulated therein

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

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Subject To Conditions Vide Order
No. SGPDA/PI.6585/1706/22-23
dated 15/2/2023

Secretary

PARKING DETAILS

FLOORWISE AREA		USE		No. of Car Parks/ parking area	
				Provided	Required
GROUND FLOOR	= 669.46 sq.mts.	Commercial			13.38
FIRST FLOOR	= 669.46 sq.mts.	Commercial			13.38
SECOND FLOOR	= 669.46 sq.mts.	Commercial			13.38
THIRD FLOOR	= 669.46 sq.mts.	Commercial	61 (BASEMENT) + 32 (GROUND)		13.38
FOURTH FLOOR	= 669.46 sq.mts.	Commercial			13.38
FIFTH FLOOR	= 669.46 sq.mts.	Commercial			13.38
SIXTH FLOOR	= 626.66 sq.mts.	Commercial			12.53
TOTAL	= 4643.42 sq.mts.			93	92.81

COMPOSTING
UNIT

ELECTRICAL
TRANSFORMER &
DISTRIBUTION BOARD
(7.00 mts. X 3.00 mts.)

PARKING LAYOUT PLAN
(SCALE:- 1:250)

RABINDRA CACODCAR

CONSULTANTS - MARGAO.

OWNER

PROPOSED COMMERCIAL BUILDING ON THE PROPERTY
BEARING CHALTA NO. 28 OF P.T.S. NO. 72 AT MARGAO CITY.

FOR : Mr. JOFTON DCOSTA

RABINDRA CACODCAR
B.E. Civil (I.S.T.-LISBON)
T.C.P.D. Reg. No. ER/0008/2010

DRAWING NO. 02
DATE 26.12.2022
SCALE 1:250
CHECKED BY

Development Permission Granted,
Subject To Conditions Vide Order
No SGPDA/PA-6385/1708-23

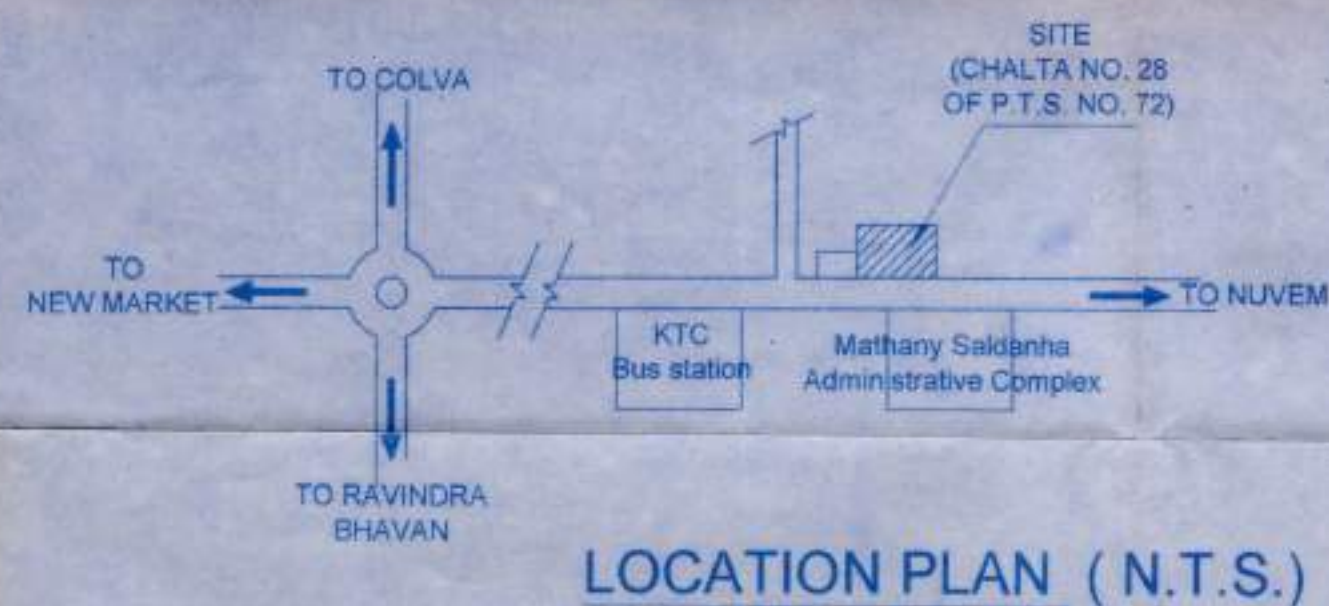
Dated 15/12/2023

Member Secretary

COMPOSTING UNIT

ELECTRICAL TRANSFORMER & DISTRIBUTION BOARD (7.50 mtr. X 3.00 mtr.)

SITE PLAN
(Scale:- 1:500)



LOCATION PLAN (N.T.S.)

- 1) AREA OF PLOT
(CHALTA NO. 28 OF P. T. S. NO. 72 of Margao City)
- 2) AREA WITHIN ROAD WIDENING
- 3) EFFECTIVE AREA OF PLOT
- 4) COVERAGE PERMISSIBLE (40 %)
- 5) COVERAGE USED (38.87 %)
703.39 (FAR) + 8.30 (LIFTS) + 19.04 (STAIRCASE) + 21.19 (Fire escape) + 8.16 (Stairc. Lobby)
- 6) FAR PERMISSIBLE (200%) (C1 ZONE) , (1955.00 m2 x 2 + 0.25 x (1955.00 m2 x 2))

AREA STATEMENT

Area of Plot	3100.00	SQ.MTS.
Area within Road Widening	1145.00	SQ.MTS.
Effective Area of Plot	1955.00	SQ.MTS.
Coverage Permissible (40 %)	782.00	SQ.MTS.
Coverage Used (38.87 %)	760.08	SQ.MTS.
FAR Permissible (200%) (C1 ZONE) , (1955.00 m2 x 2 + 0.25 x (1955.00 m2 x 2))	4887.50	SQ.MTS.

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DETAILS OF AREAS AND USE, FLOORWISE											
Floor / Reference	%	Use	Total Built Up Area M2	Areas free from FAR						Net Floor Area M2	FAR
				Balcony	Bas. / Park.	Lifts	Staircase	Fire escape	Terrace		
Basement	19.57	Parking	1596.18	0.00	1563.71	4.95	27.52	0.00	0.00	0.00	0.00
Ground	9.32	Commercial	760.08	0.00	0.00	8.30	19.04	21.19	0.00	8.16	703.39
First	11.86	Commercial	967.13	207.05	0.00	8.30	19.04	21.19	0.00	8.16	703.39
Second	11.86	Commercial	967.13	207.05	0.00	8.30	19.04	21.19	0.00	8.16	703.39
Third	11.86	Commercial	967.13	207.05	0.00	8.30	19.04	21.19	0.00	8.16	703.39
Fourth	11.86	Commercial	967.13	207.05	0.00	8.30	19.04	21.19	0.00	8.16	703.39
Fifth	11.86	Commercial	967.13	207.05	0.00	8.30	19.04	21.19	0.00	8.16	703.39
Sixth	11.82	Commercial	964.20	195.56	0.00	8.30	19.04	21.19	8.55	53.54	658.02
TOTAL	100.00		8156.11	1230.81	1563.71	63.05	160.80	148.33	8.55	102.50	4878.36

8) HEIGHT OF BUILDING

23.90 MTS.

Municipal Engineer
Margao Municipal Council

SCHEDULE OF DOORS & WINDOWS

S.No	TYPE	SIZE	REMARKS
1.	D1	1.00 X 2.15	FLUSH DOOR
2.	D2	0.75 X 2.15	FLUSH DOOR
3.	W	1.00 X 1.55	ALUMINIUM GLAZED WINDOW
4.	W1	3.00 X 4.40	ALUMINIUM GLAZED WINDOW
5.	W2	2.80 X 1.55	ALUMINIUM GLAZED WINDOW
6.	W3	3.25 X 1.55	ALUMINIUM GLAZED WINDOW
7.	W4	1.80 X 1.55	ALUMINIUM GLAZED WINDOW
8.	W5	1.50 X 1.55	ALUMINIUM GLAZED WINDOW
9.	V1	0.50 X 1.00	ALUMINIUM VENTILATOR
10.	RS1	4.40 X 4.40	ROLLING SHUTTER
11.	RS2	3.10 X 4.40	ROLLING SHUTTER
12.	RS3	2.80 X 2.50	ROLLING SHUTTER
13.	SD	4.95 X 2.55	ALUMINIUM SLIDING DOOR

RABINDRA CACODCAR

CONSULTANTS - MARGAO.

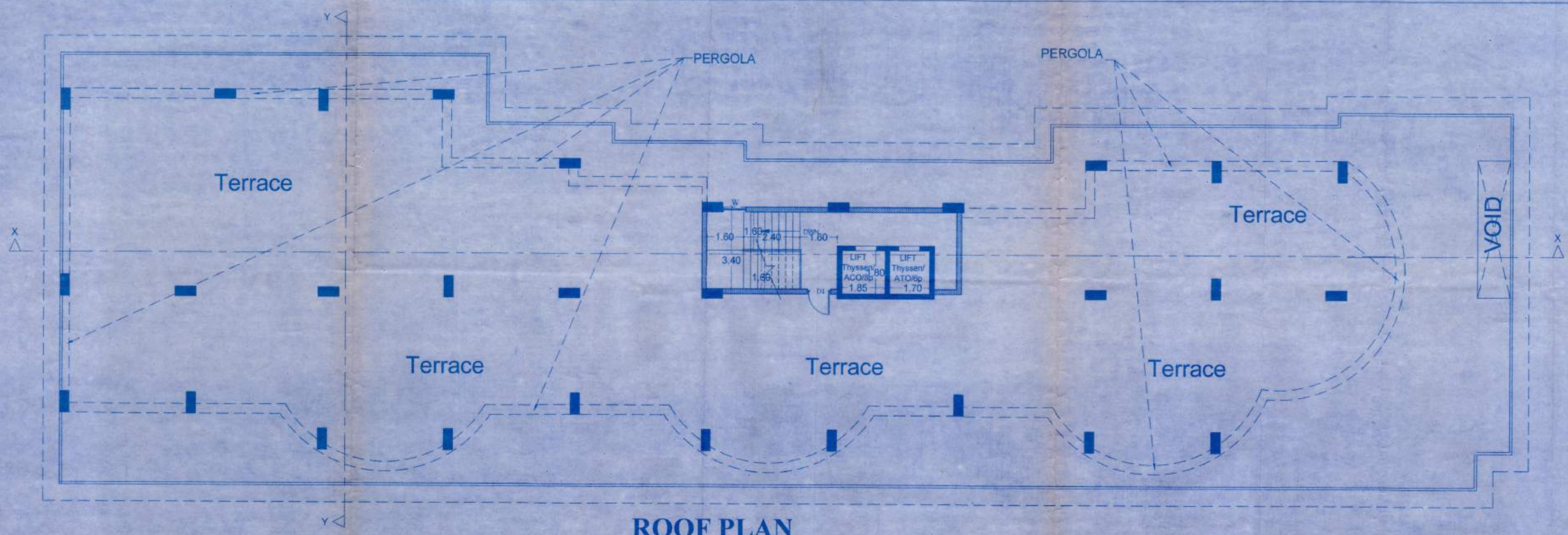
RABINDRA CACODCAR
B.E. CIVIL (I.S.T.-LISBON)
T.C.P.D. Reg. No. ER/0008/2010

OWNER

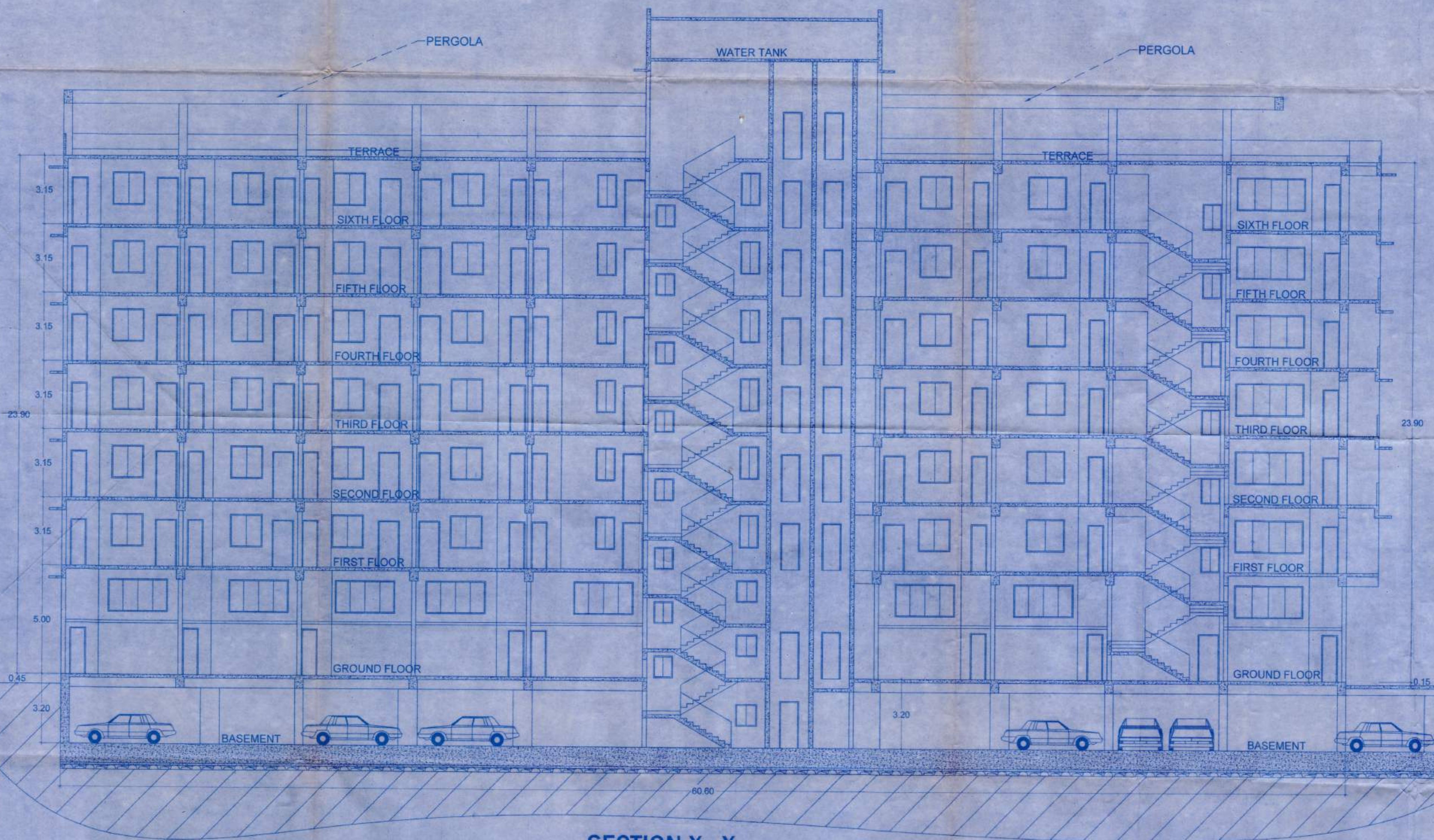
PROPOSED COMMERCIAL BUILDING ON THE PROPERTY BEARING
CHALTA NO. 28 OF P.T.S. NO. 72 AT MARGAO CITY

FOR: **Mr. JOFTON DCOSTA**

DRAWING NO.	01
DATE	26.12.2022
SCALE	1:500
CHECKED BY	



ROOF PLAN



SECTION X - X

License issued under No. 126/2023-2024
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MARGAO MUNICIPAL COUNCIL

Development Permission Granted
Subject To Conditions vide G.O.
No. SGPDA/P/ 535/1706/22-23
Dated 15/12/2023

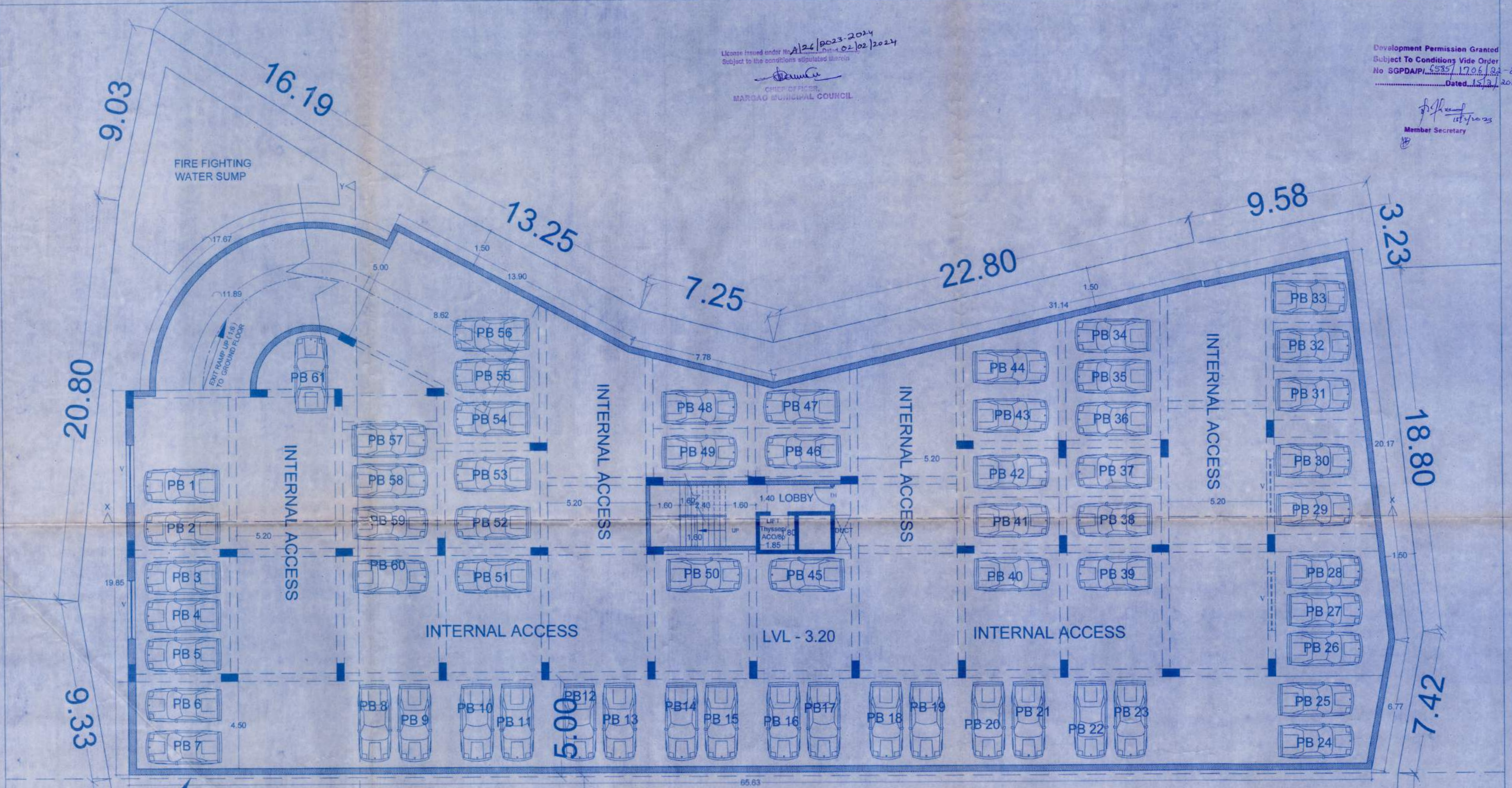
15/12/2023
Member Secretary

Municipal Engineer
Margar Municipal Council

OWNER	RABINDRA CACODCAR CONSULTANTS - MARGAO.	 RABINDRA CACODCAR B.E. CIVIL (I.S.T.-LISBON) T.C.P.D. Reg. No. ER/0008/2010
	PROPOSED COMMERCIAL BUILDING ON THE PROPERTY BEARING CHALTA NO. 28 OF P.T.S. NO. 72 AT MARGAO CITY. FOR : Mr. JOFTON DCOSTA	DRAWING NO. 06
		DATE 26.12.2022
		SCALE 1 : 100
		CHECKED BY

License issued under No. A/24/PC23-2024
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CHIEF OFFICER
MARGAO MUNICIPAL COUNCIL

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No. SGPDA/PI/5585/1706/2023-23
Dated 15/3/2023
Member Secretary



BASEMENT FLOOR PLAN

6.00 MTS . 6.00 WIDE PROPOSED SERVICE ROAD

ROAD
WIDENING
LINE 17.56

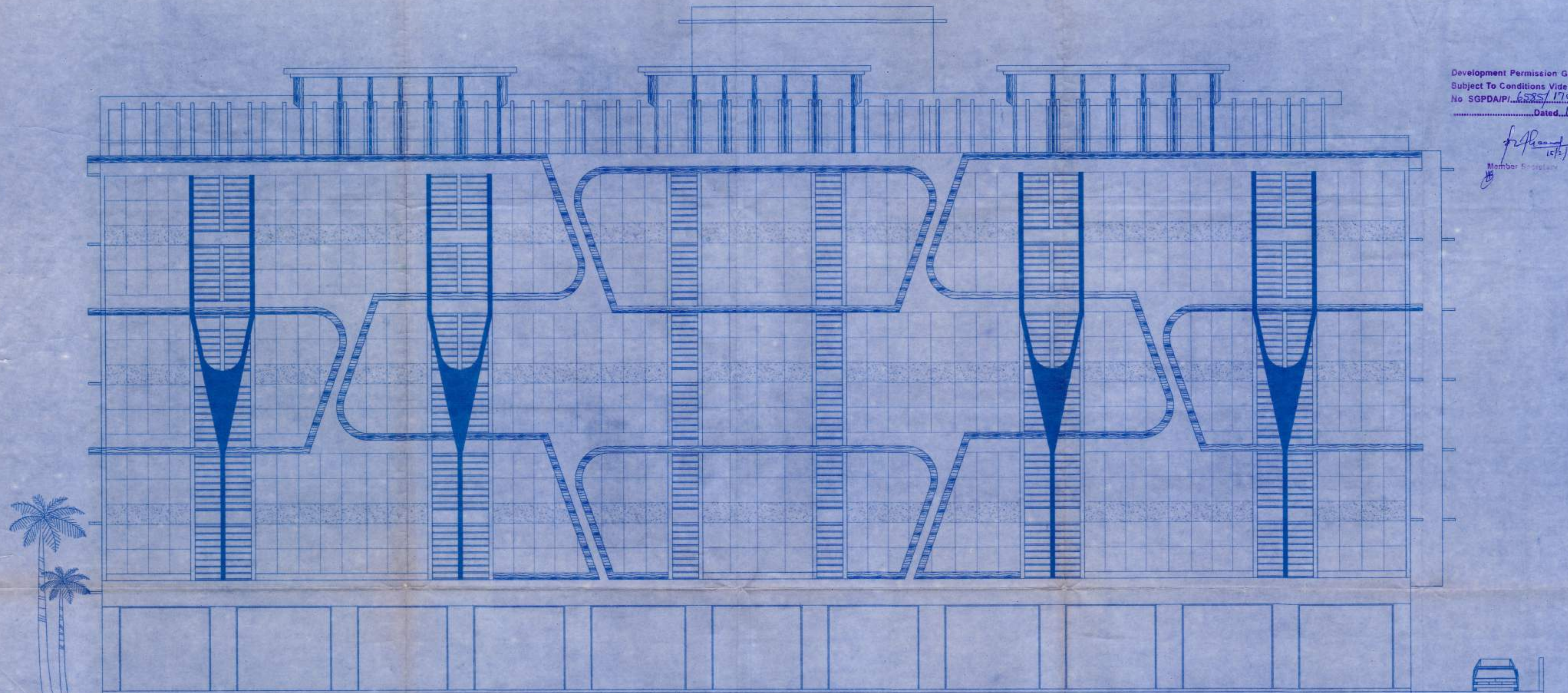
62.85
30.00 MTS . WIDE PROPOSED ROAD

CENTER LINE
OF THE ROAD

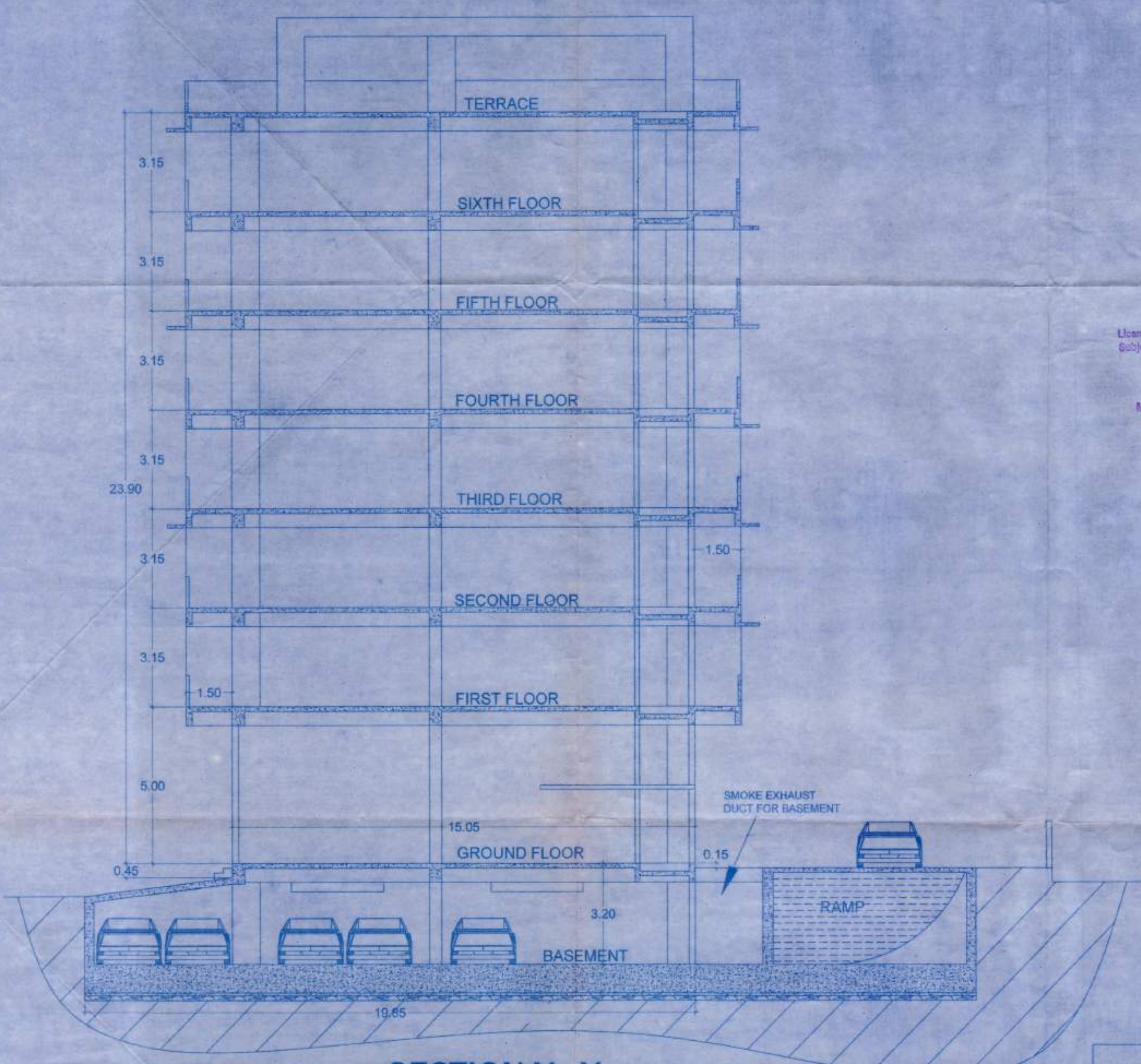
OWNER <i>Jofton</i>	RABINDRA CACODCAR CONSULTANTS - MARGAO.	RABINDRA CACODCAR B.E. CIVIL (I.S.T.-LISBON) T.C.P.D. Reg. No. ER/0008/2010	
	PROPOSED COMMERCIAL BUILDING ON THE PROPERTY BEARING CHALTA NO. 28 OF P.T.S. NO. 72 AT MARGAO CITY.	DRAWING NO.	03
	FOR : Mr. JOFTON DCOSTA	DATE	26.12.2022
		SCALE	1 : 100
		CHECKED BY	

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/PI/6585/1706/22-23
Dated 13/12/2023

[Signature]
Member Secretary



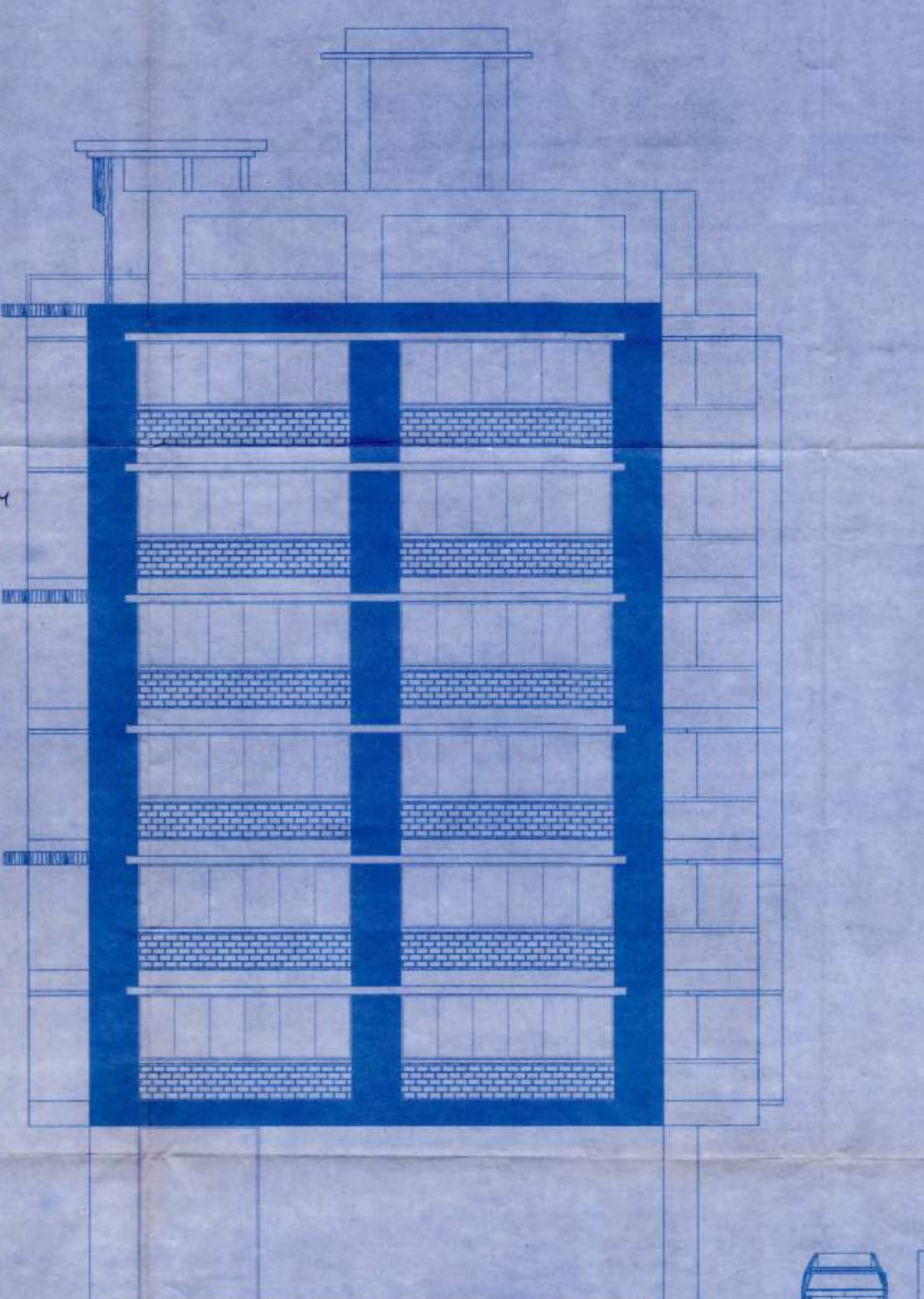
FRONT ELEVATION (EAST)



SECTION Y - Y

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[Signature]
CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

[Signature]
Municipal Engineer
Margao Municipal Council



SIDE ELEVATION (NORTH)

OWNER <i>[Signature]</i>	RABINDRA CACODCAR CONSULTANTS - MARGAO.	<i>[Signature]</i> RABINDRA CACODCAR B.E. CIVIL (I.S.T.-LISBON) T.C. PD. Reg. No. ER/0008/2010
	PROPOSED COMMERCIAL BUILDING ON THE PROPERTY BEARING CHALTA NO. 28 OF P.T.S. NO. 72 AT MARGAO CITY.	DRAWING NO. 07
	FOR : Mr. JOFTON DCOSTA	DATE 26.12.2022
		SCALE 1 : 100
		CHECKED BY