



Village Panchayat Sancoale
Construction Licence
Approved
Vide Regd. No. **XI (12)**
Dated: **18/02/2025**
Secretary
V. P. Sancoale

APPROVED
FOR
DEVELOPMENT PERMISSION
Regd. Order No. **MPDA/7-U-4(Vol-II)/2024-25/1719**
Date: **24/02/2025**

MEMBER SECRETARY



DWG NO-1/5

AREA STATEMENT OF THE TOTAL PLOT APPROVED AS ON 19/10/2016		
a	PLOT AREA	23400.00 m ²
b	AREA UNDER ROAD WIDENING	1633.00 m ²
c	NET PLOT AREA (a-b)	21767.00 m ²
d	REQUIRED OPEN SPACE (c x 15%)	3265.05 m ²
e	PROVIDED OPEN SPACE	3270.00 m ²
f	PERMISSIBLE COVERED AREA (c x 40%)	8706.80 m ²
g	PERMISSIBLE F.A.R (a x 2.00)	46,800.00 m ²
h	APPROVED COVERED AREA (36.09%)	7856.06 m ²
i	PROPOSED COVERED AREA (0.39 %)	85.22 m ²
j	TOTAL COVERED AREA (App+Prop)	7,941.28 m ²
k	TOTAL COVERAGE (App+Prop)	36.48 %
l	APPROVED F.A.R (1.85)	43,458.25 m ²
m	PROPOSED F.A.R (0.08)	1,737.41 m ²
n	TOTAL F.A.R (APP.+PROP.)	45,195.66 m ²
o	TOTAL F.A.R CONSUMED	1.93
p	APPROVED B.U.AREA	84,403.51 m ²
q	PROPOSED B.U.AREA	2,301.73 m ²
r	TOTAL B.U.AREA (APP.+PROP.)	86,705.24 m ²

AREA CALCULATION :-			
TYPE	COVERED AREA	F.A.R	B.U.AREA
PROPOSED REVISION			
BLOCK C4	438.50	2,556.00	4114.50
BLOCK C5	438.50	2,556.00	4114.50
BLOCK C6	438.50	2,556.00	4114.50
BLOCK C7	448.00	2,699.00	4,380.00
TOTAL	1763.50	10,367.00	16,723.50
APPROVED - 26/04/2023			
BLOCK G1	538.00	3,384.00	5,122.00
APPROVED - 20/02/2023			
BLOCK C3	438.50	2,556.00	4,325.70
APPROVED - 27/12/2021			
(BLOCK C, C1 C2, BLOCK F & G)	2,263.85	13,810.02	21,963.32
APPROVED - 10/01/2019			
(BLOCK A, B, H & BASEMENT)	2,937.43	15,078.64	38,570.72
NET TOTAL AREA	7,941.28	45,195.66	86,705.24



SITE PLAN
SCALE - 1:500

PRAKING REQUIRED :- PARKING PROVIDED :-

TYPE	flats	TYPE	cars
BLOCK A	32	STILT PARKING :-	
BLOCK B	106	BLOCK A	16
BLOCK C - C7	256	BLOCK B	57
BLOCK F	32	BLOCK C - C7	12 x 8 = 96
BLOCK G&G1	64	BLOCK F	16
TOTAL FLATS	490	BLOCK G&G1	36
BLOCK H = 104.0/50 = 3 cars		BASEMENT	400
TOTAL = 490 + 3 = 493 cars		TOTAL	621 cars

SITE PLAN

PROJECT:
PROPOSED REVISION OF BLOCK C4, C5, C6
& C7 ON PLOT BEARING SY.NO/SUB DIV NO.
NO.211/1-A, AT SANCOALE VILLAGE,
MORMUGAO TALUKA - GOA.

OWNER:

MVR SEAVIEW HOMES PVT. LTD

DRN BY: S.A
DRG NO: SUB-01
JOB NO: 626/16

DRGS:
SITE PLAN,
AREA STATEMENT

DATED : 28.08.24

SCALE - 1:500

ARCHITECT'S SIGNATURE :

CLIENT'S SIGNATURE :

Bryan J. Soares
Reg. No. CA/88/120249
AR/0031/2010



ARCHITECTS:
SOARES & ASSOCIATES

G-1, VIKAS BUILDING,
18TH JUNE ROAD,
PANJIM, GOA.

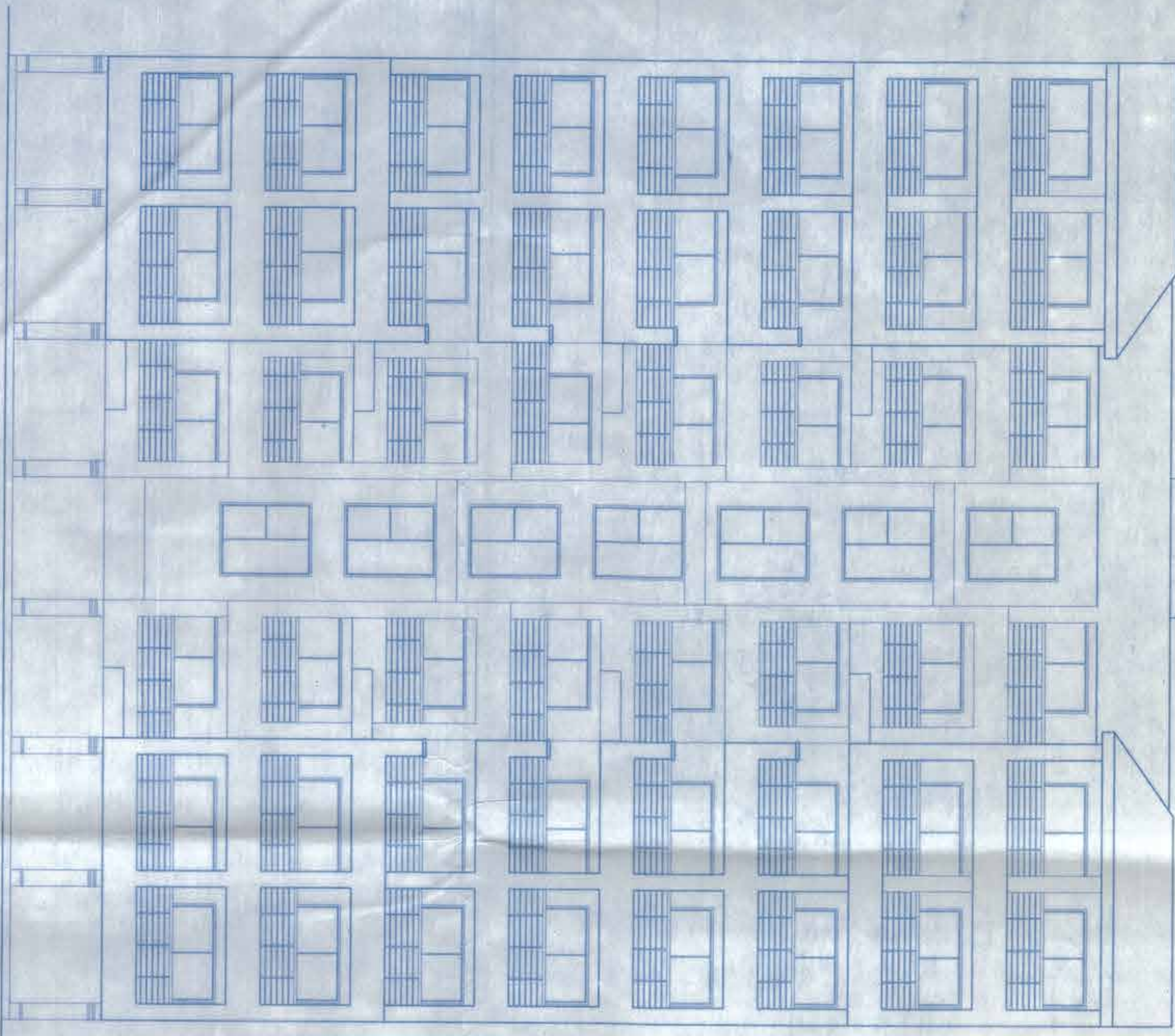
PH./FAX : 2228040 , 2430010
e-mail: soares88@gmail.com

REF :- MPDA/7-U-4(Vol-II)/2023-24/132
Dt. 26/04/23
REF :- MPDA/7-U-4(Vol-II)/2022-23/1604
Dt. 20/02/23
REFER NO:- VP/S/21/2022-23/775
Dt.10/06/22
REF :- MPDA/7-U-4(Vol 4)/2021-22/1549
Dt. 27/12/21
REFER NO:- CONST LIC NO. 8/2019-20
Dt.26/02/2019
REF :- MPDA/7-U-4(Vol 2)/2018-19/1259
Dt. 10/01/2019
REFER NO:- CONST LIC NO. 55/2016-17
Dt. 16/12/2016
REFER NO:- MPDA/7-U-4/2016-17/950
Dt. 19/10/2016
REFER NO:- MPDA/7-U-4/12-13/1899

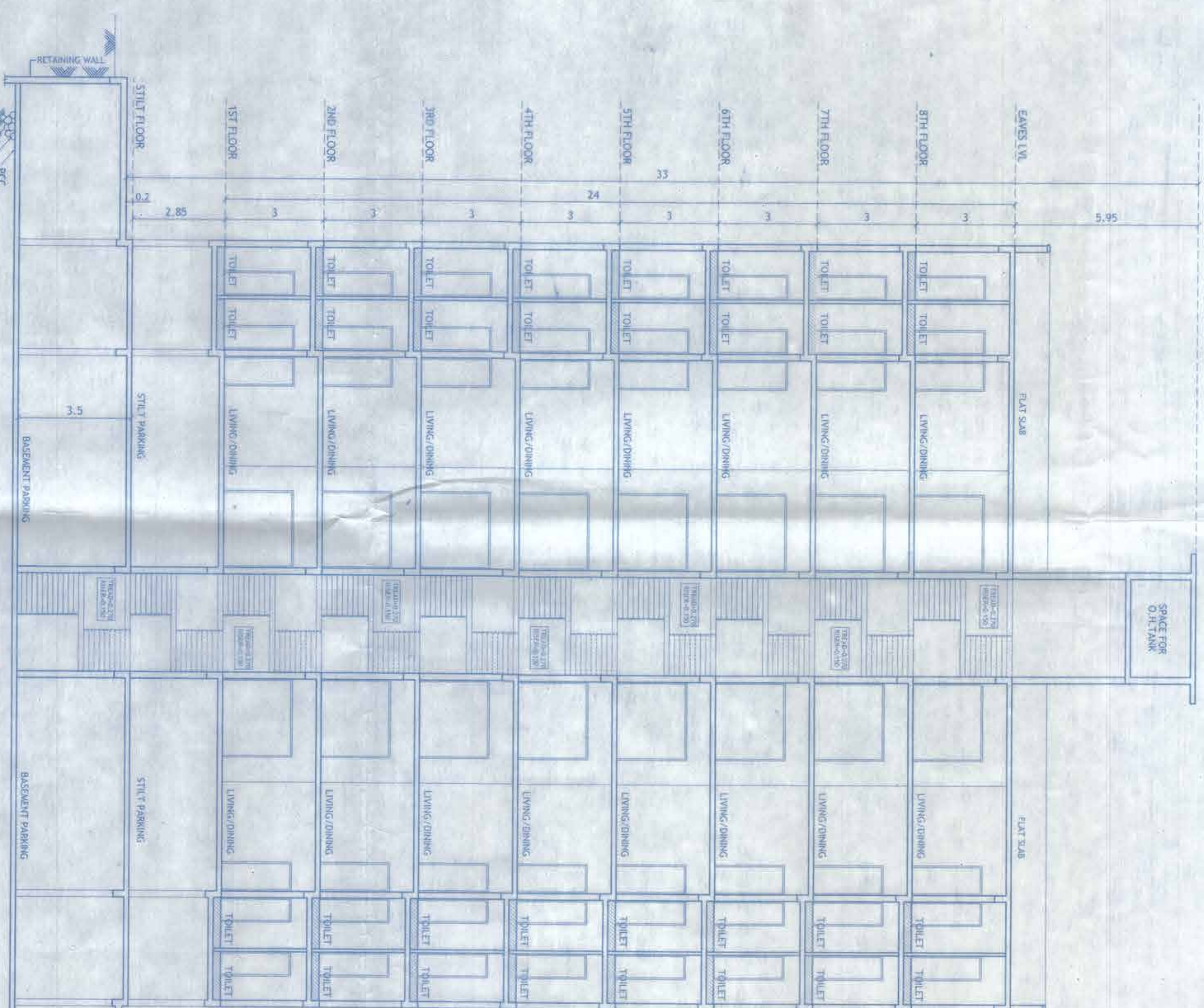


APPROVED
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Regd. Office: MPPDA-3-U-4 (Vol. II) 2024-25/1919
Date: 24/02/2025

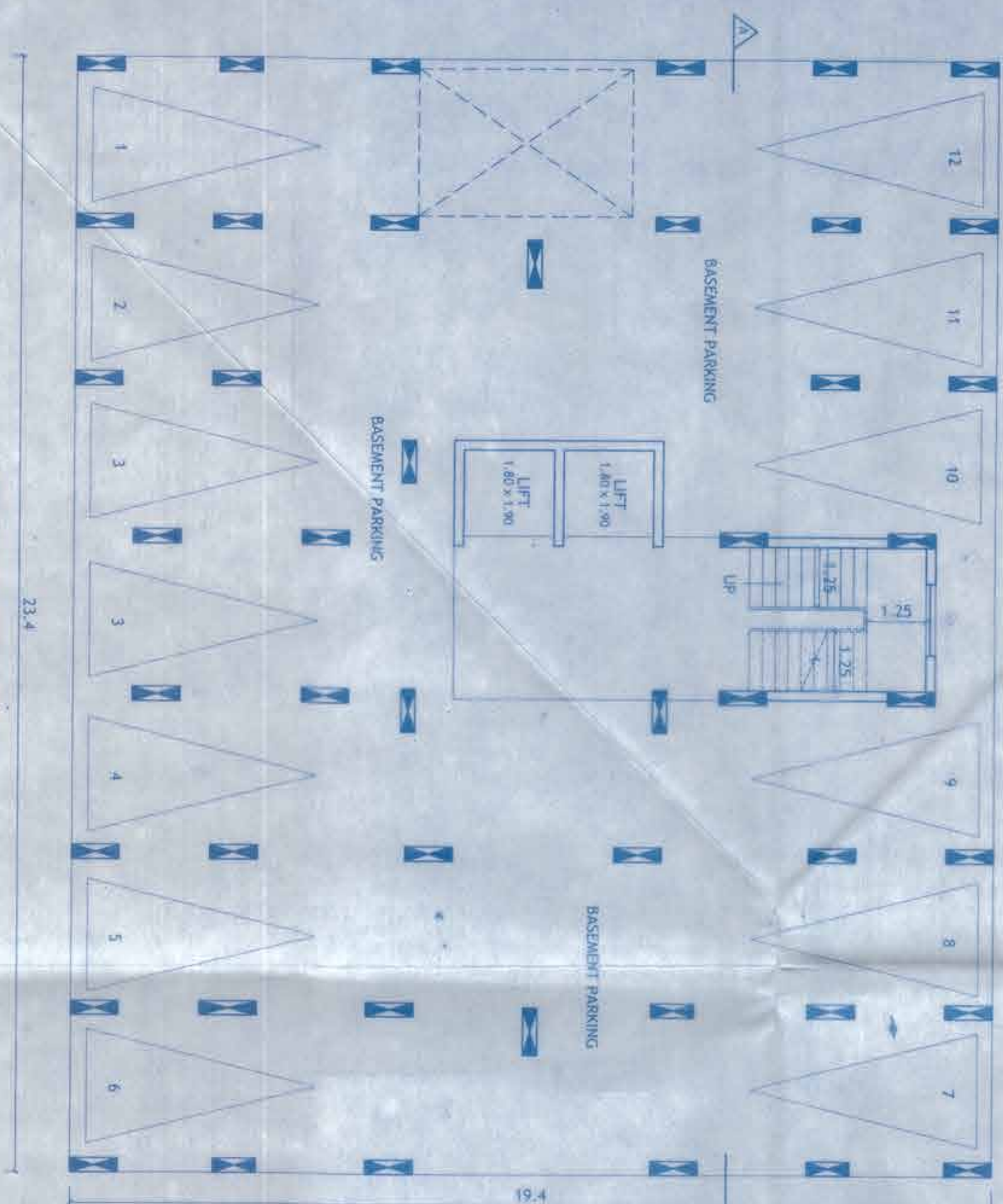
MEMBER SECRETARY



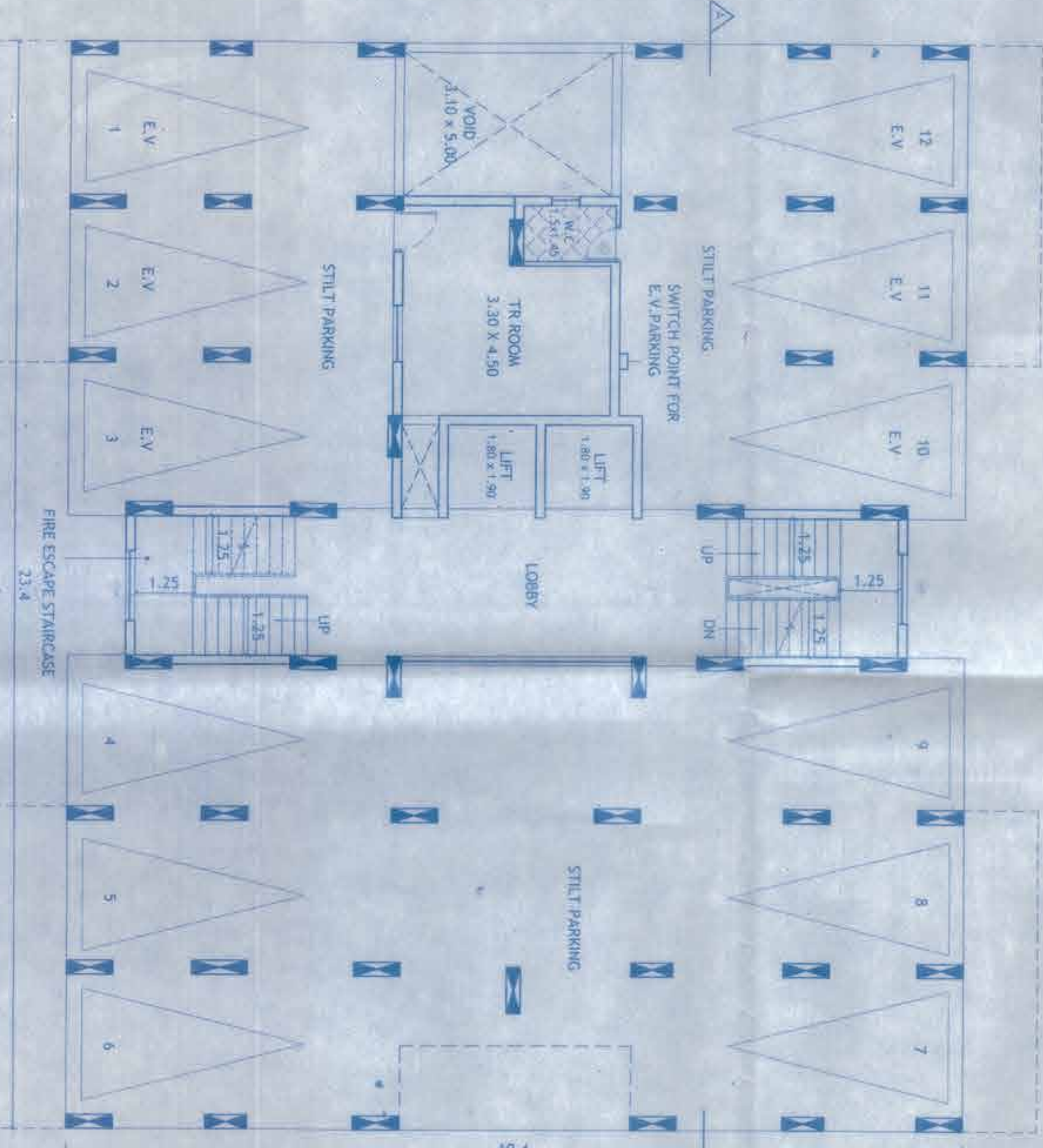
FRONT ELEVATION
SCALE - 1:100



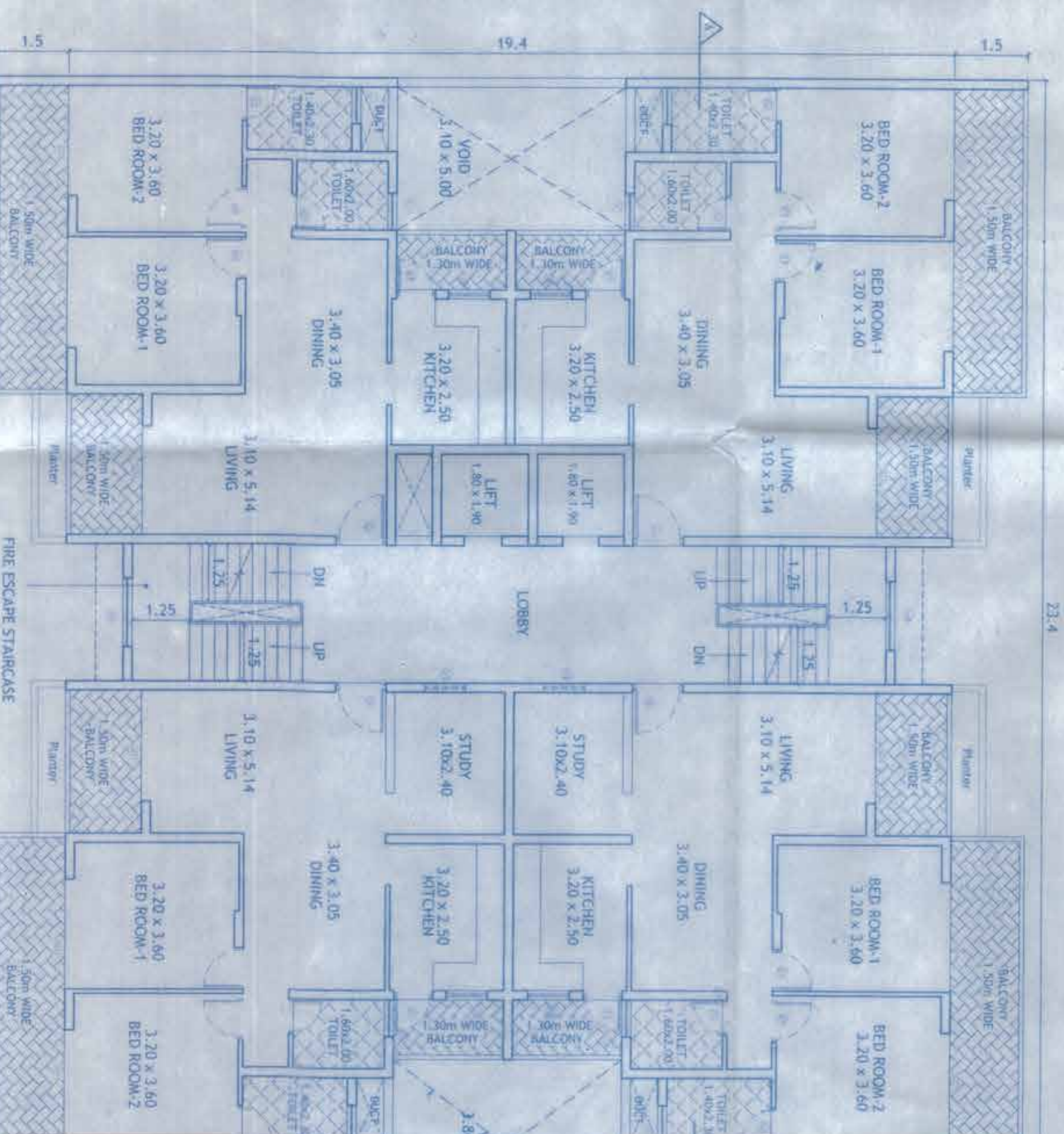
SECTION A-A
SCALE - 1:100



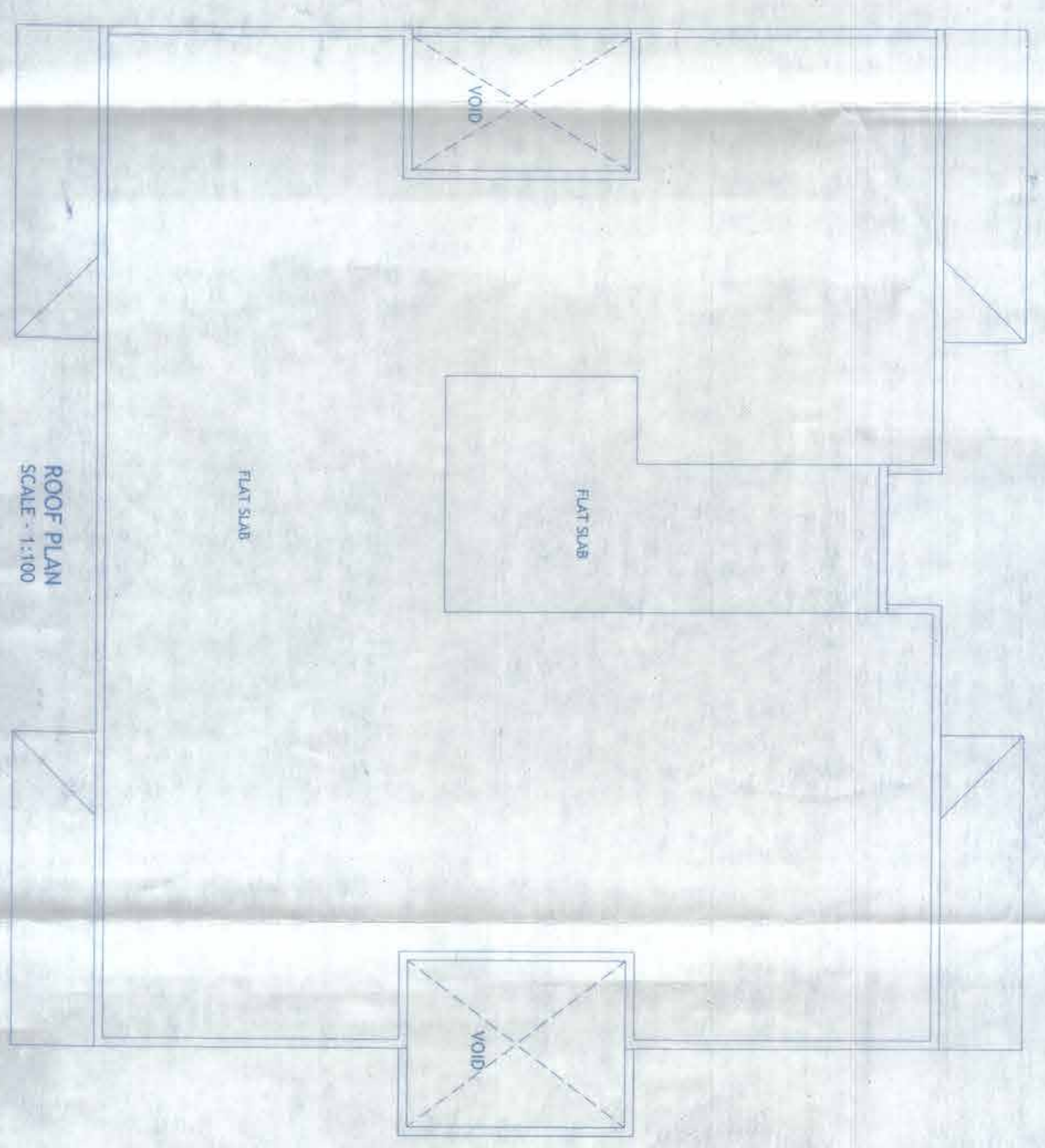
BASEMENT FLOOR PLAN
SCALE - 1:100



STILT FLOOR PLAN
SCALE - 1:100



TYPICAL FLOOR PLAN
(1st TO 8th FLOOR PLAN)
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

SCHEDULE OF OPENINGS

TYPE	LENGTH (m)	HEIGHT (m)
ED	1.00	2.15
D1	0.90	2.15
D2	0.75	2.15
SD	2.80	2.15
SD1	1.80	2.15
SD2	1.50	2.15
W1	1.80	1.25
W2	1.00	1.25
V	0.60	0.60

AREA STATEMENT - BLOCK C5

FLOORS	TOTAL B.U.A. (sq.m.)	STAIRS/LIFT (sq.m.)	BALCONY (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	GROSS F.A.R. (sq.m.)	LESS F.A.R. 7.5%	NET F.A.R. (sq.m.)
STILT FLOOR	438.50	40.80	0.00	0.00	370.50	27.20	24.00	3.20
1st FLOOR	459.50	44.10	81.30	0.00	0.00	334.10	15.00	319.10
2nd FLOOR	459.50	44.10	81.30	0.00	0.00	334.10	15.00	319.10
3rd FLOOR	459.50	44.10	81.30	0.00	0.00	334.10	15.00	319.10
4th FLOOR	459.50	44.10	81.30	0.00	0.00	334.10	15.00	319.10
5th FLOOR	459.50	44.10	81.30	0.00	0.00	334.10	15.00	319.10
6th FLOOR	459.50	44.10	81.30	0.00	0.00	334.10	15.00	319.10
7th FLOOR	459.50	44.10	81.30	0.00	0.00	334.10	15.00	319.10
8th FLOOR	459.50	44.10	81.30	0.00	0.00	334.10	15.00	319.10
TOTAL	4114.50	393.60	650.40	0.00	370.50	2700.00	144.00	2556.00

BASEMENT AREA = 440.0 m²

PROPOSED COVERED AREA = 438.50 m²

PROPOSED F.A.R. = 2556.00 m²

PROPOSED B.U.A AREA = 4114.50 m²

BLOCK 'C5'

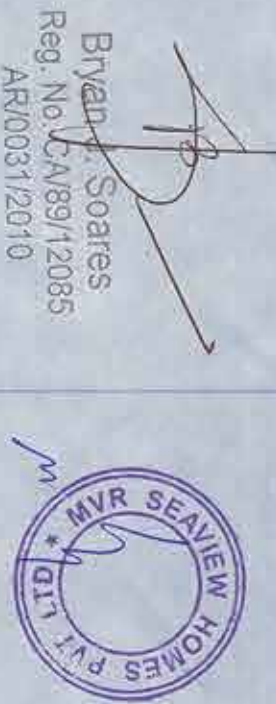
PROJECT:
PROPOSED REVISION OF BLOCK C4, C5, C6 & C7
ON PLOT BEARING S7, NO/SUB DIV NO.
NO.211/1-A, AT SANCAOLE VILLAGE,
MORUGAO TALUKA - GOA.

OWNER:
MVR SCAVIEW HOMES PVT. LTD

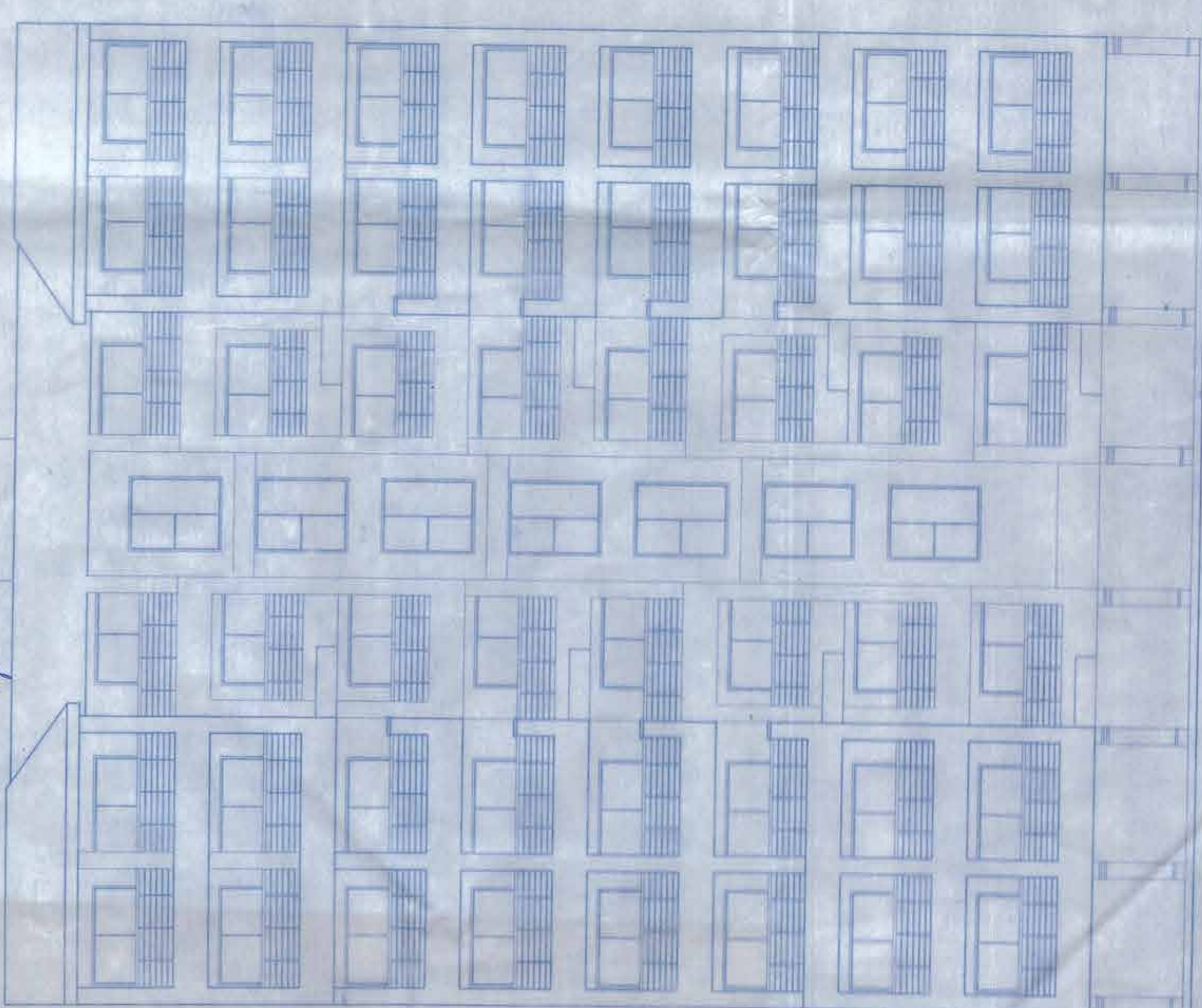
DRN BY: S.A
DRG NO: SUB-01
JOB NO: 626/16
DATED: 19.08.24
ARCHITECT'S SIGNATURE:

CLIENT'S SIGNATURE:

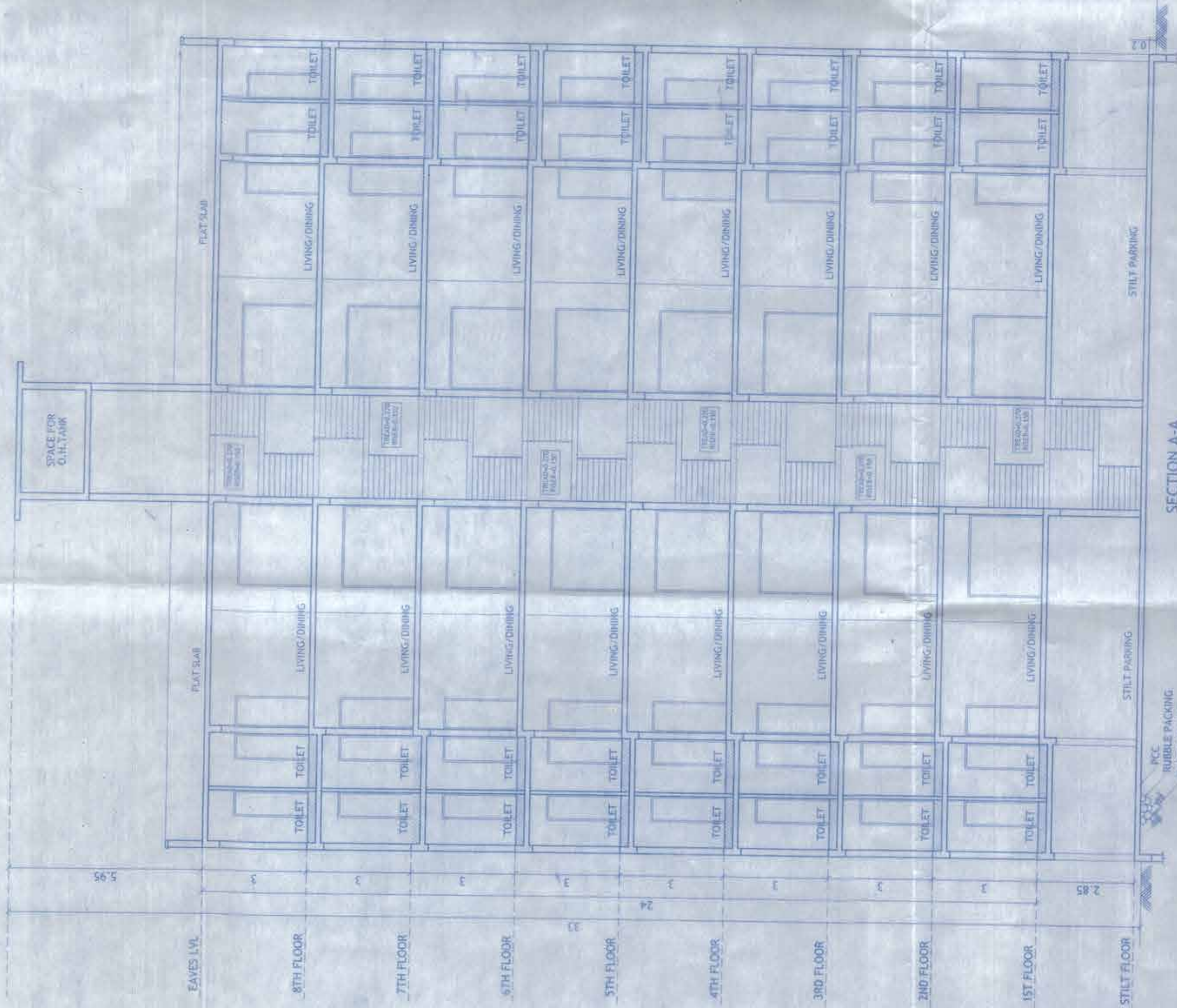
ARCHITECTS:
SOARES & ASSOCIATES
G-1, VIKAS BUILDING,
18TH JUNE ROAD,
PANJIM, GOA.
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e-mail: soares8@gmail.com



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Date: 24/02/2025
V.P. 24/02/2025
Secretary
M.P. 24/02/2025
MEMBER SECRETARY



FRONT ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100

AREA STATEMENT :- BLOCK C6

FLOORS	TOTAL B.U.A (sq.m.)	STAIRS/LIFT (sq.m.)	AREA FREE OF F.A.R. BALCONY (sq.m.)	TERRACE (sq.m.)	GROSS F.A.R. (sq.m.)	LESS ADDITIONAL F.A.R. 7.5%	NET F.A.R. (sq.m.)
STILT FLOOR	438.50	40.80	0.00	0.00	370.50	24.00	320
1st FLOOR	459.50	44.10	81.30	0.00	334.10	15.00	319.10
2nd FLOOR	459.50	44.10	81.30	0.00	334.10	15.00	319.10
3rd FLOOR	459.50	44.10	81.30	0.00	334.10	15.00	319.10
4th FLOOR	459.50	44.10	81.30	0.00	334.10	15.00	319.10
5th FLOOR	459.50	44.10	81.30	0.00	334.10	15.00	319.10
6th FLOOR	459.50	44.10	81.30	0.00	334.10	15.00	319.10
7th FLOOR	459.50	44.10	81.30	0.00	334.10	15.00	319.10
8th FLOOR	459.50	44.10	81.30	0.00	334.10	15.00	319.10
TOTAL	4114.50	393.60	650.40	0.00	370.50	144.00	2556.00

PROPOSED COVERED AREA = 438.50 m²
PROPOSED F.A.R. = 2556.00 m²
PROPOSED B.U.A AREA = 4114.50 m²

SCHEDULE OF OPENINGS

TYPE	CLEAR DIMENSIONS LENGTH IN METERS	HEIGHT IN METERS
ED	1.00	2.15
D1	0.90	2.15
D2	0.75	2.15
SD	2.80	2.15
SD1	1.80	2.15
SD2	1.50	2.15
W1	1.80	1.25
W2	1.00	1.25
V	0.60	0.60

BLOCK 'C6'

PROJECT:
PROPOSED REVISION OF BLOCK C4, C5, C6 & C7
ON PLOT BEARING SY. NO. SUB DIV. NO.
NO. 211/1-A, AT SANCOALE VILLAGE,
MORMUGAO TALUKA - GOA.

OWNER:
MVR SEAVIEW HOMES PVT. LTD

DRN BY: S.A. DRGS:

DRG NO: SUB-01 FLOOR PLANS &

JOB NO: 626/16 AREA STATEMENT

DATED: 28.08.24 SCALE: 1:100

ARCHITECT'S SIGNATURE: CLIENT'S SIGNATURE:

ARCHITECTS: SOARES & ASSOCIATES

G-1, VIKAS BUILDING,
18TH JUNE ROAD,
PANJIM, GOA.

PH / FAX : 2228040 - 2490010

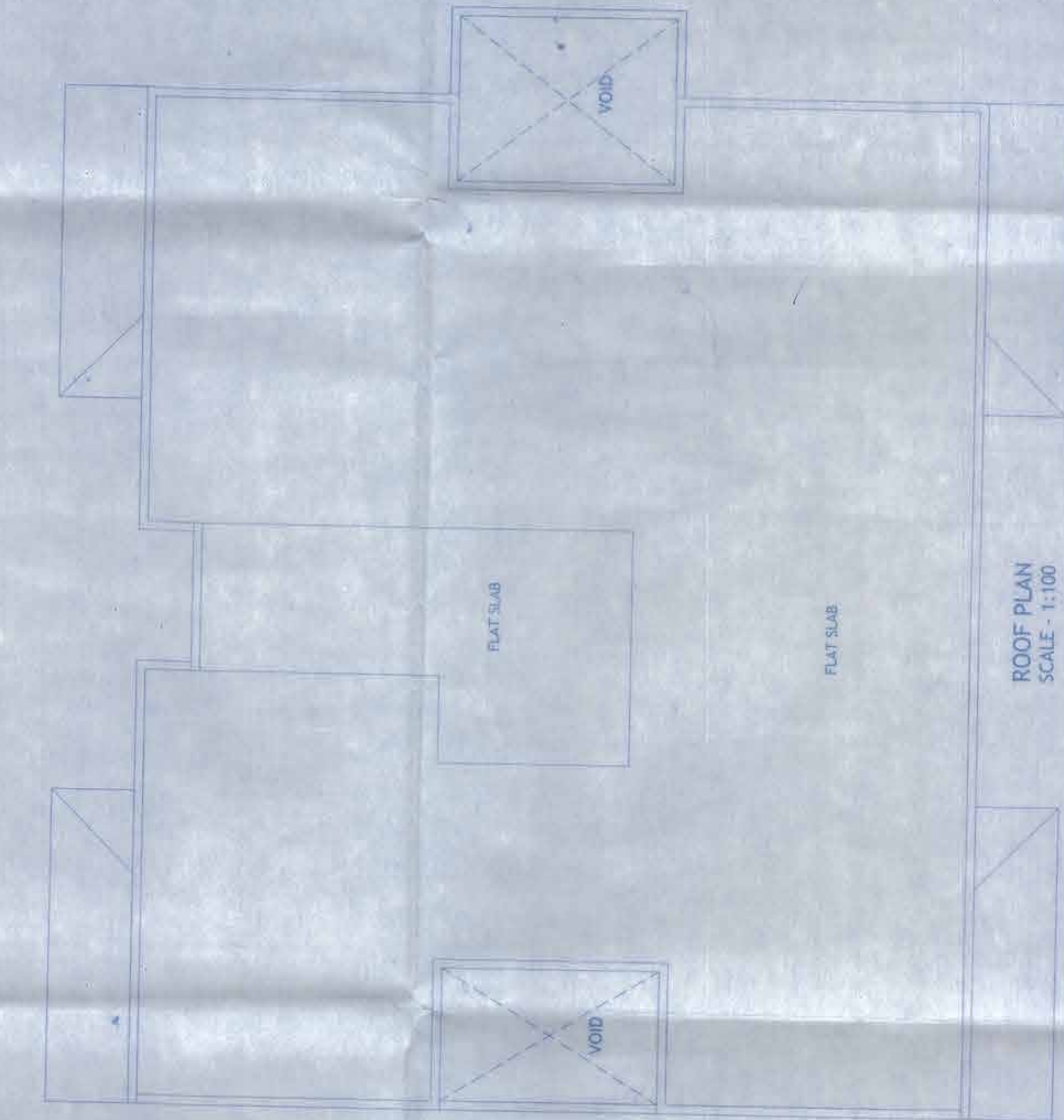
E-mail : soares28@gmail.com

ARCHITECTS: SOARES & ASSOCIATES

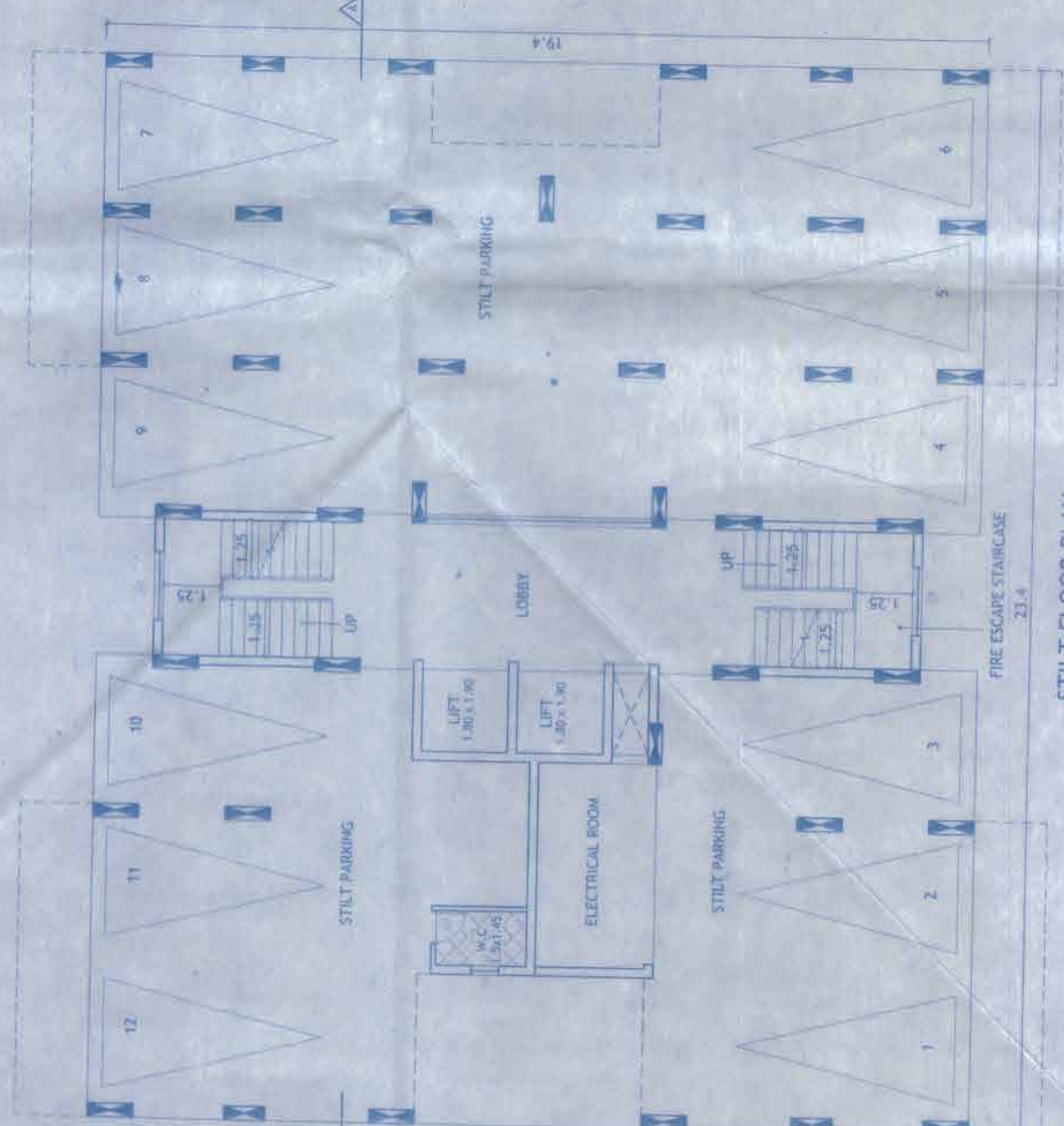
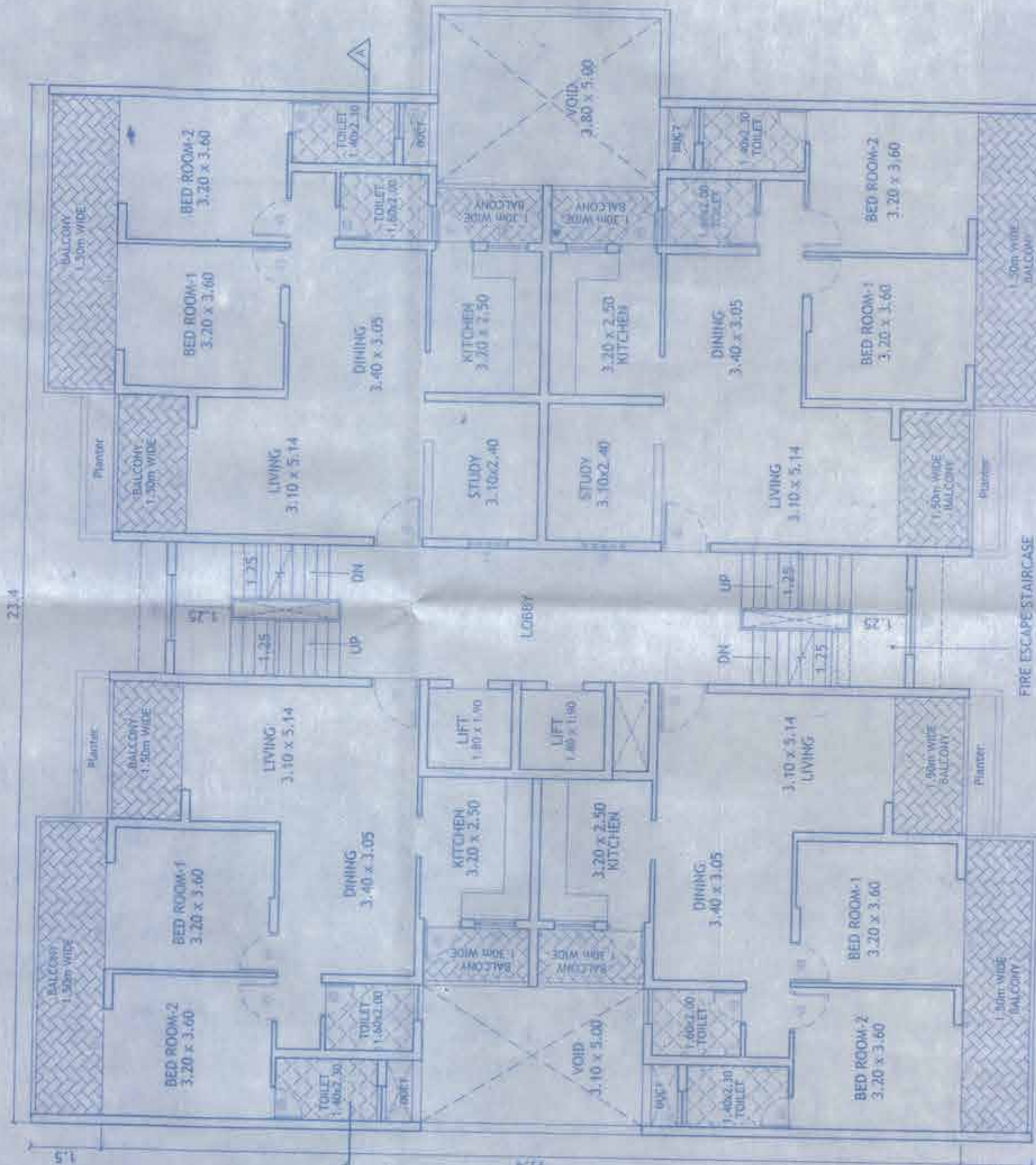
G-1, VIKAS BUILDING,
18TH JUNE ROAD,
PANJIM, GOA.

PH / FAX : 2228040 - 2490010

E-mail : soares28@gmail.com



TYPICAL FLOOR PLAN
(1st to 8th FLOOR PLAN)
SCALE: 1:100



STILT FLOOR PLAN
SCALE: 1:100