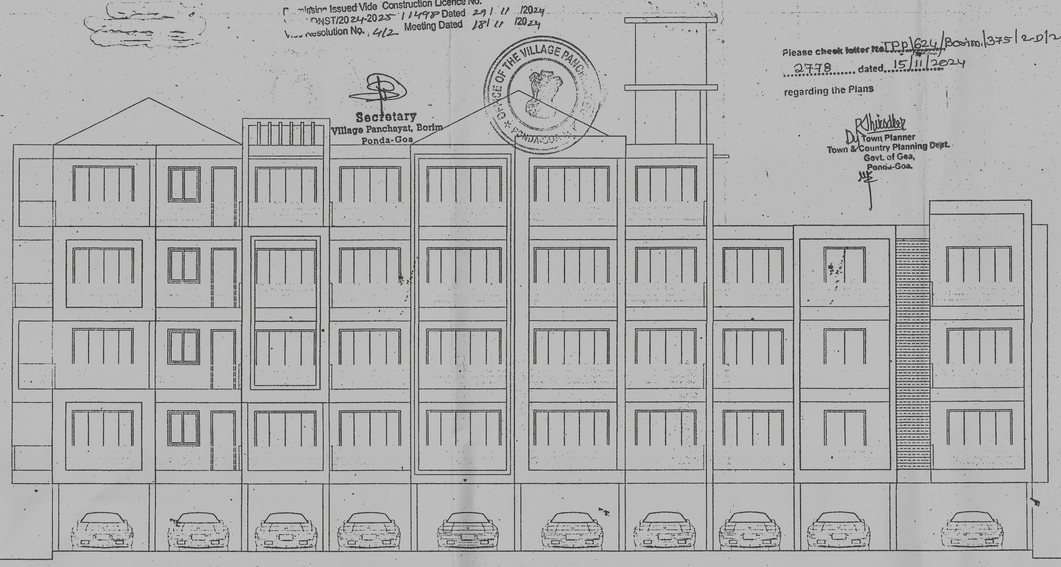
Construction Licence Issued Vide Construction Licence No. CNST/2024-2025/1149 Dated 29/11/2024
Resolution No. 412 Meeting Dated 18/11/2024

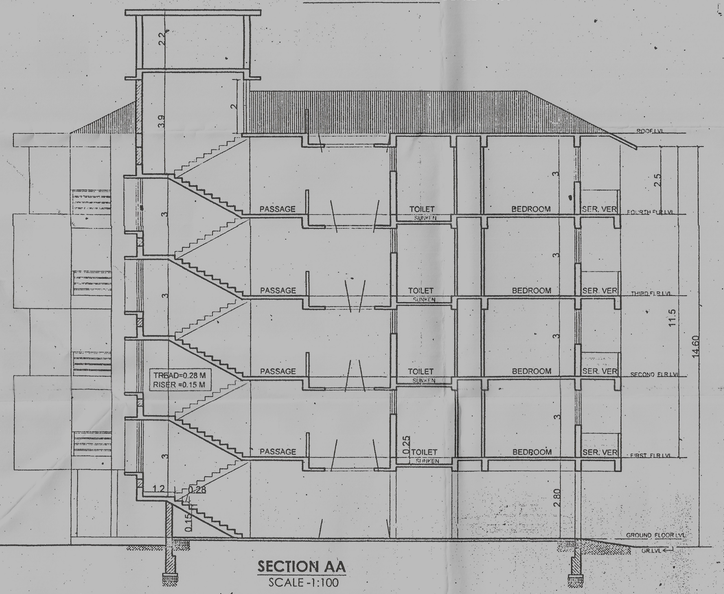
Secretary
Village Panchayat, Borim
Ponda-Goa

Please check letter No. TPP/624/Borim/375/2024/2778 dated 15/11/2024
regarding the Plans

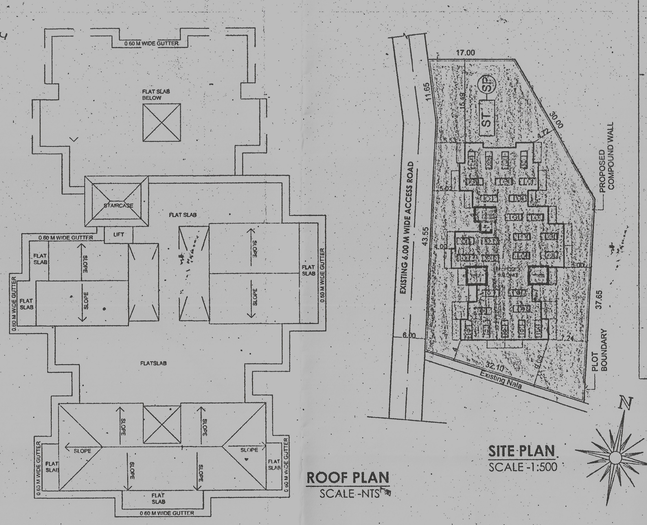
Town Planner
Town & Country Planning Dept.
Govt. of Goa,
Ponda-Goa.



FRONT ELEVATION SCALE -1:100

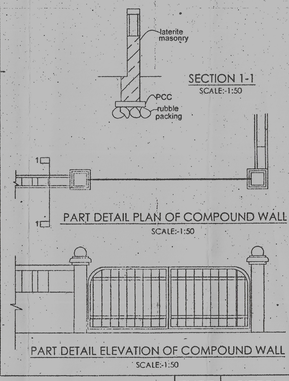


SECTION AA
SCALE -1:100



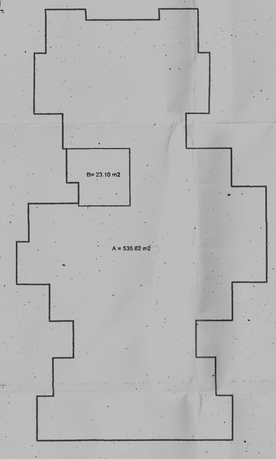
ROOF PLAN
SCALE -NTS

SITE PLAN
SCALE -1:500



TYPE	SIZES
D	1.20 X 2.10
FD	2.50 X 2.10
FD1	1.50 X 2.10
D1	1.00 X 2.10
D2	0.75 X 2.10
W1	1.50 X 1.60
WK	1.50 X 1.30
RS1	2.50 X 2.30
V	0.60 X 1.00
V1	0.60 X 1.50
V2	0.60 X 2.50

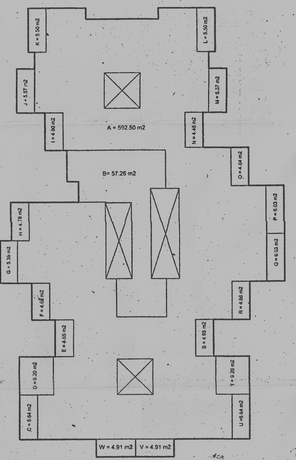
NOTE
* PLOT BOUNDARY SHOWN IN BLACK.
* OPEN SPACE SHOWN IN GREEN
* DRAINAGE SHOWN IN YELLOW.
* PROP CONST SHOWN IN PINK.



Area calculation of
Stilt Floor Plan

A = 535.62 m2
B = 23.10 m2 (stair,lift)

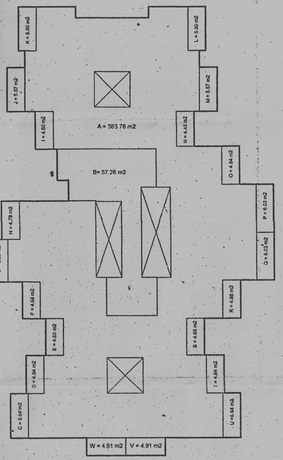
Total Floor area of Stilt F. = 512.52 m2



Area calculation of
Typical Upper ground and Second Floor Plan

A = 592.50 m2
B = 57.26 m2 (stair,lift,passage)
C = 5.64 m2 (Balc)
D = 9.20 m2 (O.T)
E = 4.65 m2 (Balc)
F = 4.68 m2 (Balc)
G = 5.39 m2 (Balc)
H = 4.78 m2 (Balc)
I = 4.80 m2 (Balc)
J = 5.57 m2 (Balc)
K = 5.50 m2 (Balc)
L = 5.50 m2 (Balc)
M = 5.57 m2 (Balc)
N = 4.45 m2 (Balc)
O = 4.84 m2 (Balc)
P = 6.03 m2 (Balc)
Q = 6.03m2 (Balc)
R = 4.86 m2 (Balc)
S = 4.65 m2 (Balc)
T = 9.20 m2 (O.T)
U = 5.64m2 (Balc)
V = 4.91 m2 (Balc)
W = 4.91 m2 (Balc)

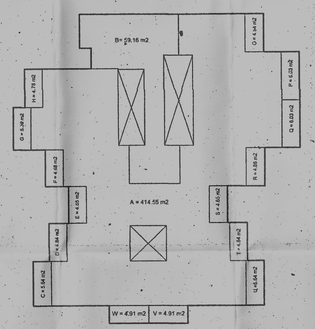
Total Net Floor area of
Typical U.G & 2nd Floors.= 418.46 m2



Area calculation of
First Floor Plan

A = 583.78 m2
B = 57.26 m2 (stair,lift,passage)
C = 5.64 m2 (Balc)
D = 4.84 m2 (Balc)
E = 4.65 m2 (Balc)
F = 4.68 m2 (Balc)
G = 5.39 m2 (Balc)
H = 4.78 m2 (Balc)
I = 4.80 m2 (Balc)
J = 5.57 m2 (Balc)
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P = 6.03 m2 (Balc)
Q = 6.03m2 (Balc)
R = 4.86 m2 (Balc)
S = 4.65 m2 (Balc)
T = 4.84 m2 (Balc)
U = 5.64m2 (Balc)
V = 4.91 m2 (Balc)
W = 4.91 m2 (Balc)

Total Net Floor area of
1st Floors.= 418.46 m2



Area calculation of
Third Floor Plan

A = 414.55 m2
B = 59.16 m2 (stair,lift,passage)
C = 5.64 m2 (Balc)
D = 4.84 m2 (Balc)
E = 4.65 m2 (Balc)
F = 4.68 m2 (Balc)
G = 5.39 m2 (Balc)
H = 4.78 m2 (Balc)
O = 4.84 m2 (Balc)
P = 6.03 m2 (Balc)
Q = 6.03m2 (Balc)
R = 4.86 m2 (Balc)
S = 4.65 m2 (Balc)
T = 4.84 m2 (Balc)
U = 5.64m2 (Balc)
V = 4.91 m2 (Balc)
W = 4.91 m2 (Balc)

Total Net Floor area of
3rd Floors.= 278.70 m2

JOB: PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING & COMPOUND WALL FOR M/S VALAN DEVELOPERS IN PLOT SURVEY BEARING NO. 375/2-D SITUATED AT VILLAGE BORIM IN TALUKA PONDA,GOA.

AREA STATEMENT

01. Area of the plot	= 1575.00m2
02.Deduction for	-
a) Areawithin road widening/ proposed(front)	= 53.84 m2
b)Area reserved for any other use	= NILL
c) Total (a+ b)	-
03. Effective area of plot (01-02)	= 1521.20 m2
04. Whether any extra F.A.R is claimed on basis of road widening/ prop road if "Yes" state	= NILL
a) Area of road widening	-
b) Whether the land has been gifted to the local body.	-
05.Area occupied by existing building in the plot.	-
06.Area of the building to be demolished.	= NILL
07.Covered area of proposed building.	= 535.62 m2
08. Total coverage.	= 35.21 %

Floor reference	Total built up area m2	Area free from F.A.R				Net floor Area m2	F.A.R
		Balc	O.T	Stair	Stilt		
Stilt Floor	535.62	-	-	23.10	512.52	NIL	
Upper Ground Floor	592.50	98.38	18.40	57.26	-	418.46	
First Floor	583.78	116.78	-	57.26	-	418.46	
Second Floor	592.50	98.38	18.40	57.26	-	418.46	
Third Floor	414.55	76.69	-	59.16	-	278.70	97.41
	2718.95	390.23	36.80	254.04	512.52	1534.22	

TOTAL F.A.R CONSUMED - 1534.22 m2 - 97.41 %

AREA FOR INFRASTRUCTURE TAX - 2206.43 m2
PARKING REQUIRED - 26 NOS
PARKING PROVIDED - 27 NOS

DWG DATE - 01.10.2024 DRAWN BY - ADITYA G.

OWNER'S NAME- M/S VALAN DEVELOPERS

OWNER'S SIGN. ARCH. SEAL AND SIGN

JAYESH PHADTE
architect
COA Regn. No. [illegible]
TCP [illegible]

HEALTH OFFICER
Primary Health Centre
Shiroda - Goa

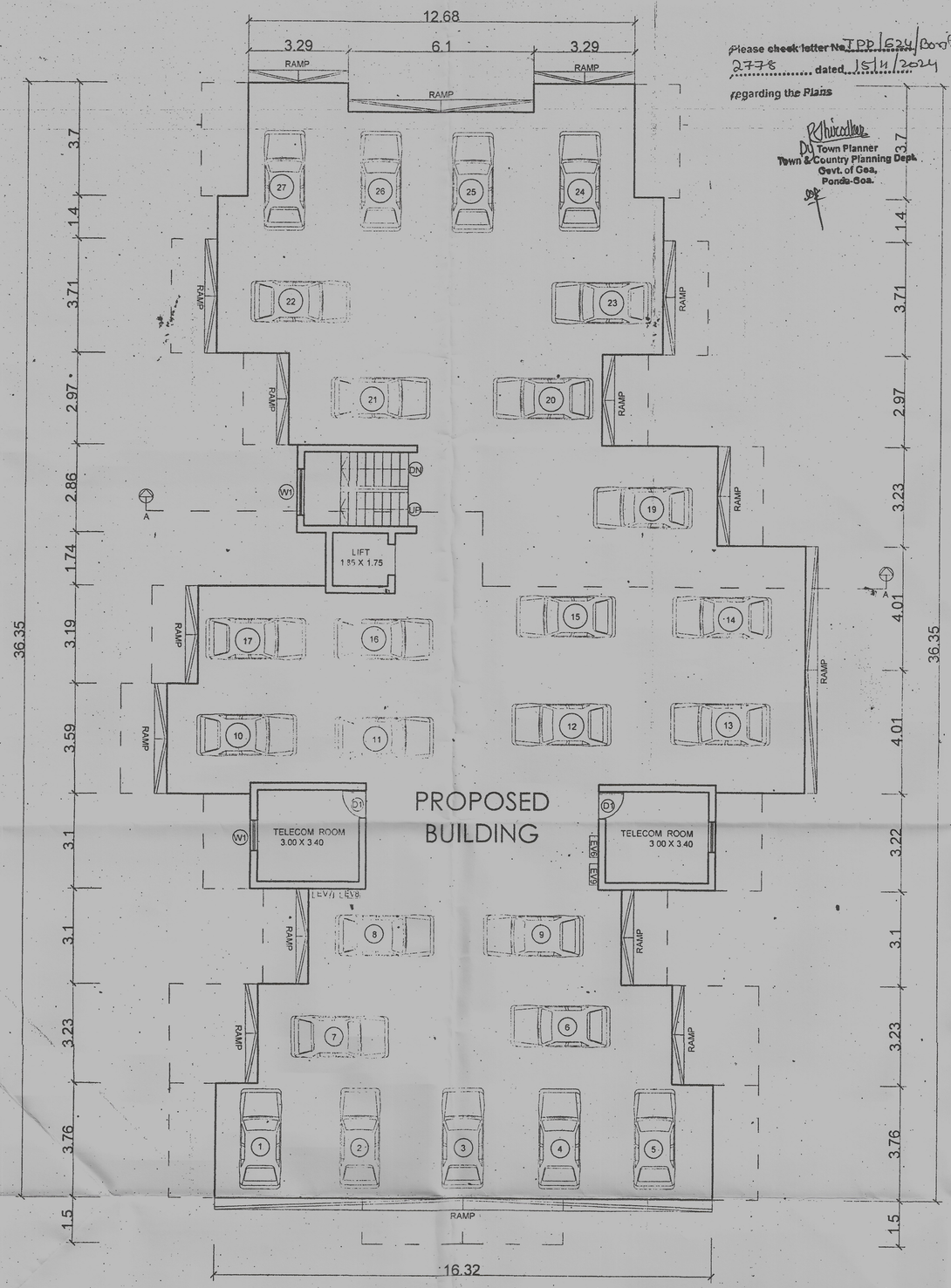
JAYESH PHADTE
ARCHITECT & INTERIOR DESIGNER
AM2- Sarthak Harmony Opp. New Bagayatdar, Ponda, Goa.
E- mail - jayeshphadte@rediffmail.com

TYPE	SIZES
D'	1.20 X 2.10
D	1.10 X 2.10
FD	2.50 X 2.10
FD1	1.50 X 2.10
D1	1.00 X 2.10
D2	0.75 X 2.10
W1	1.50 X 1.60
WK	1.50 X 1.30
RS1	2.50 X 2.30
V	0.60 X 1.00
V1	0.60 X 1.50
V2	0.60 X 2.50

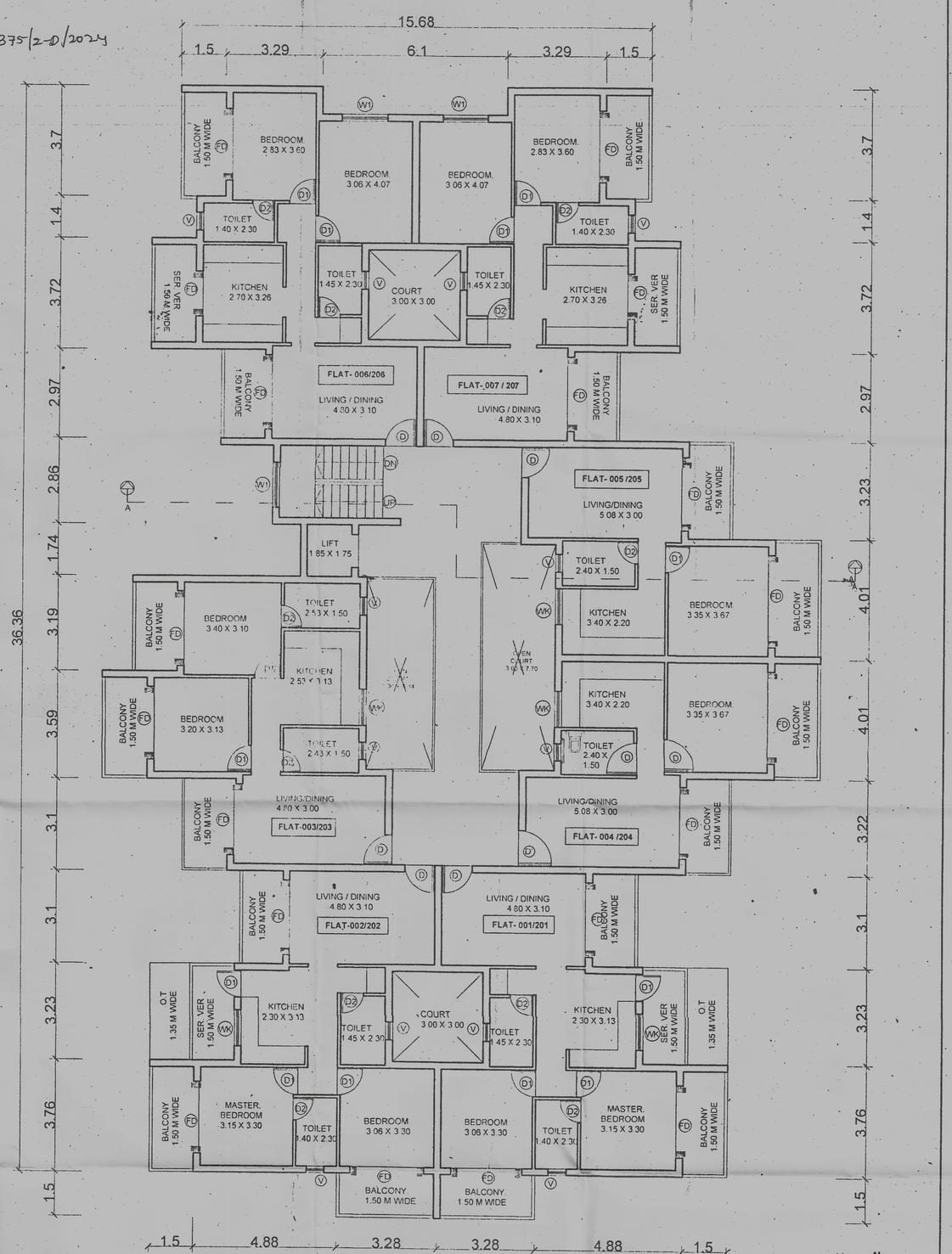
NOTE
* PLOT BOUNDARY SHOWN IN BLACK
* OPEN SPACE SHOWN IN GREEN
* DRAINAGE SHOWN IN YELLOW
* PROP CONST SHOWN IN PINK

Please check letter No. TPP/6246/Borim/375/2-D/2024
2778 dated 15/11/2024
regarding the Plans

Town Planner
Town & Country Planning Dept.
Govt. of Goa,
Ponda-Goa.



STILT FLOOR PLAN
SCALE -1:100



TYPICAL UPPER GROUND, SECOND FLOOR PLAN
SCALE -1:100

Permission Issued Vide Construction Licence No.
VP/CONST/2024-2025/1498 Dated 29/11/2024
Vide Resolution No. 4(2) Meeting Dated 18/11/2024

Secretary
Village Panchayat, Borim
Ponda-Goa

JOB: PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING & COMPOUND WALL FOR M/S VALAN DEVELOPERS IN PLOT SURVEY BEARING NO. 375/2-D SITUATED AT VILLAGE BORIM IN TALUKA PONDA,GOA.

DWG DATE - 01.10.2024 DRAWN BY - ADITYA G.

OWNER'S NAME- M/S VALAN DEVELOPERS

OWNERS' SIGN.

ARCH. SEAL AND SIGN.

JAYESH PHADTE architect
COA REG. NO. : CA/97/21756
TCP REG. NO. : AR/0039/2010

HEALTH OFFICER
Primary Health Centre
Shiroda - Goa

ARCHITECT & INTERIOR DESIGNER

JAYESH PHADTE

M2- Sarthak Harmony Opp. New Bagayatdar, Ponda, Goa.
E- mail - jayeshphadte@rediffmail.com

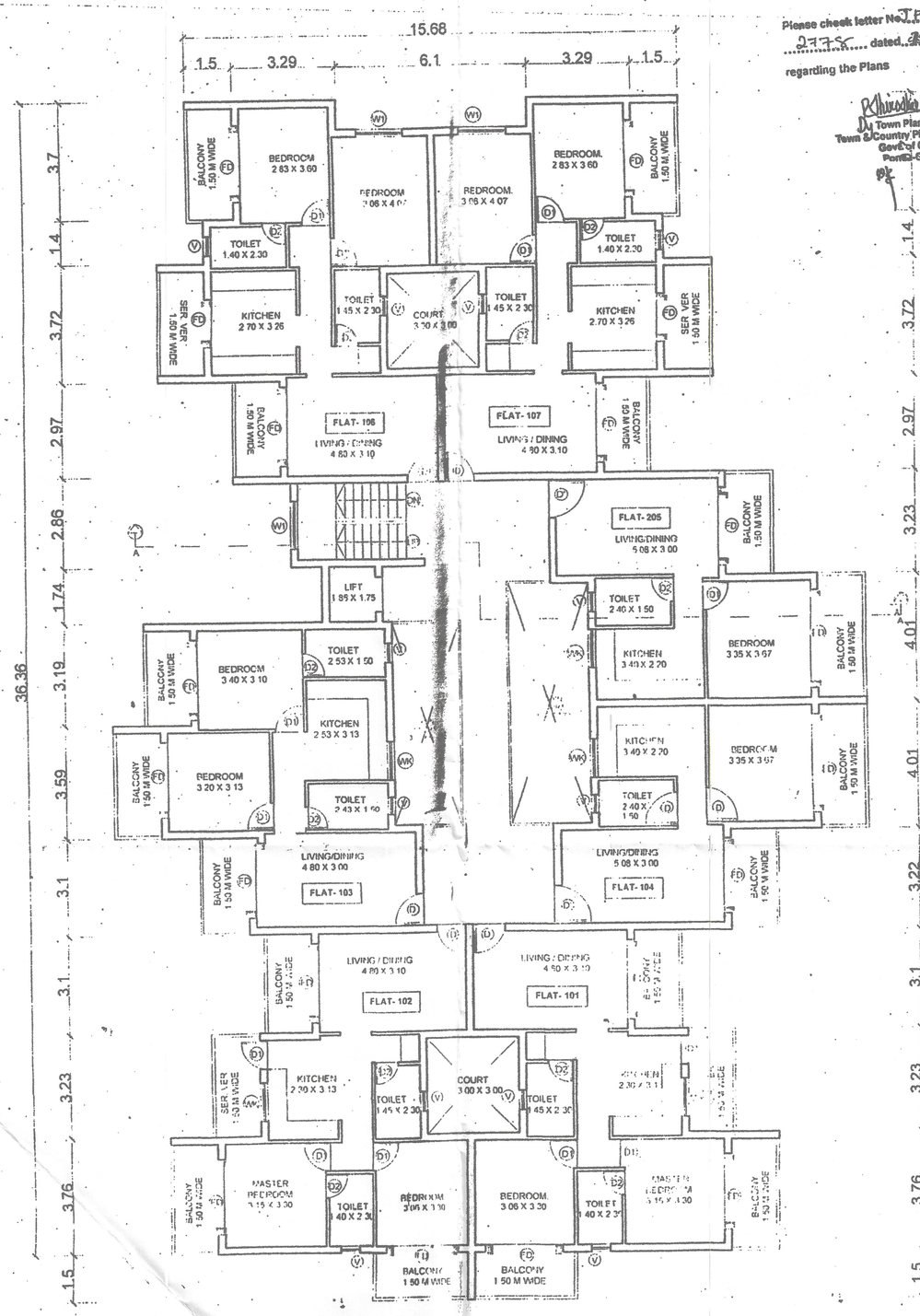
OFFICE OF THE VILLAGE PANCHAYAT BORIM

TYPE	SIZES
D'	1.20 X 2.10
D	1.10 X 2.10
FD	2.50 X 2.10
FD1	1.50 X 2.10
D1	1.00 X 2.10
D2	0.75 X 2.10
W1	1.50 X 1.60
WK	1.50 X 1.30
RS1	2.50 X 2.30
V	0.60 X 1.00
V1	0.60 X 1.50
V2	0.60 X 2.50

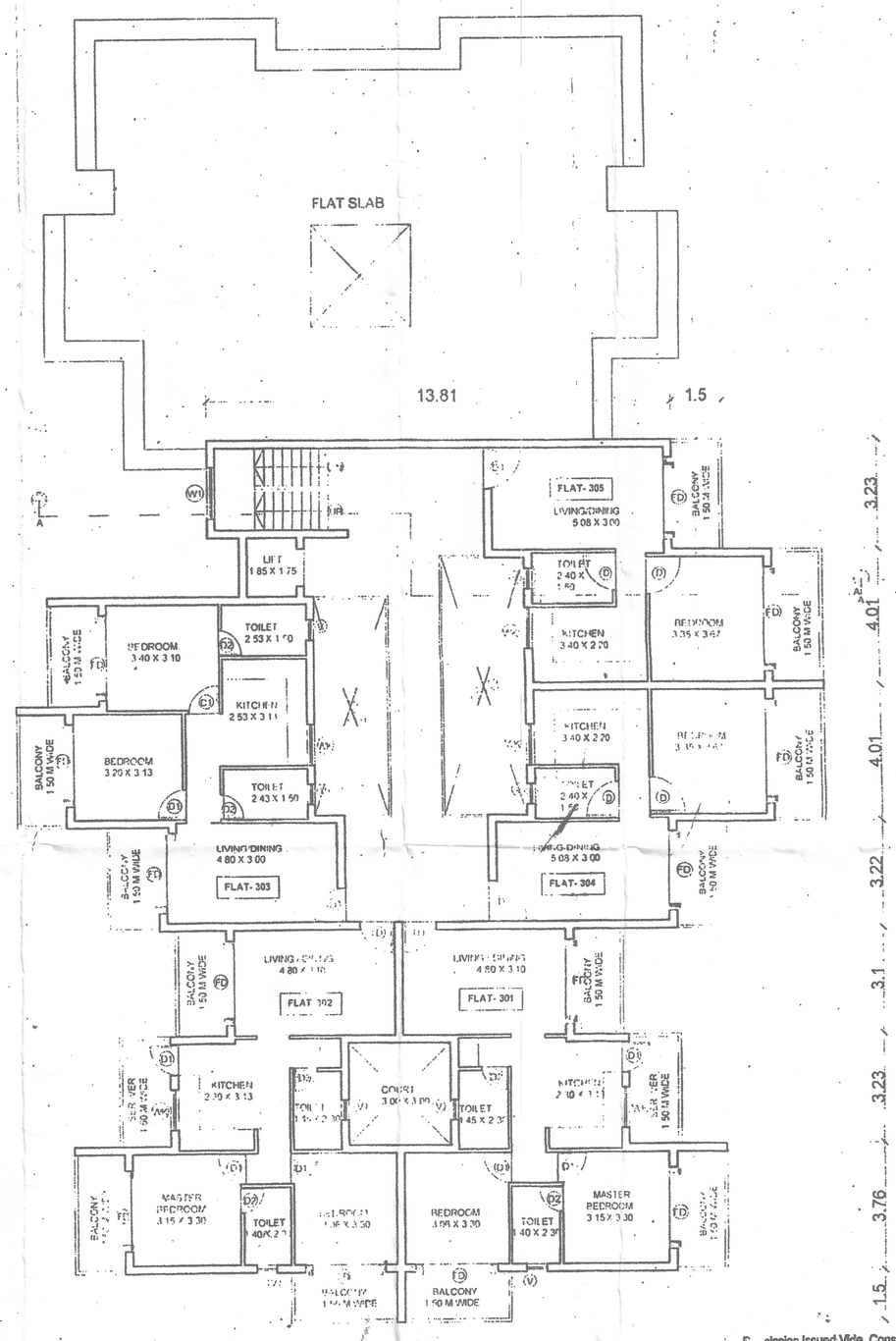
NOTE

Please check letter No. TPP/624/Borim/375/2-D/2024
2775 dated 25/11/2024
regarding the Plans

Town Planner
Town & Country Planning Dept.
Govt of Goa,
Panaji-Goa.



FIRST FLOOR PLAN
SCALE -1:100



THIRD FLOOR PLAN
SCALE -1:100

Permission Issued Vide Construction Licence No. B/CONST/2025 1149 Dated 29/11/2024
Vide Resolution No. 412 Meeting Dated 12/11/2024

Secretary
Village Panchayat, Borim
Ponda-Goa

JOB: PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING & COMPOUND WALL FOR M/S VALAN DEVELOPERS IN PLOT SURVEY BEARING NO. 375/2-D SITUATED AT VILLAGE BORIM IN TALUKA PONDA,GOA.

DWG DATE : 01.10.2024 DRAWN BY : AUTOCAD

OWNER'S NAME- M/S VALAN DEVELOPERS

OWNER'S SIGN

JAYESH PHADTE
architect
COA REG. NO. : CA/97/[illegible]
TCP REG. NO. : AR/[illegible]

HEALTH OFFICER
Primary Health Centre
Shiroda - Goa

ARCHITECT & INTERIOR DESIGNER

JAYESH PHADTE

AM2- Sarthak Harmony Opp. New Bagayatdar, Ponda, Goa.
E- mail - jayeshphadte@rediffmail.com

OFFICE OF THE VILLAGE PANCHAYAT BORIM