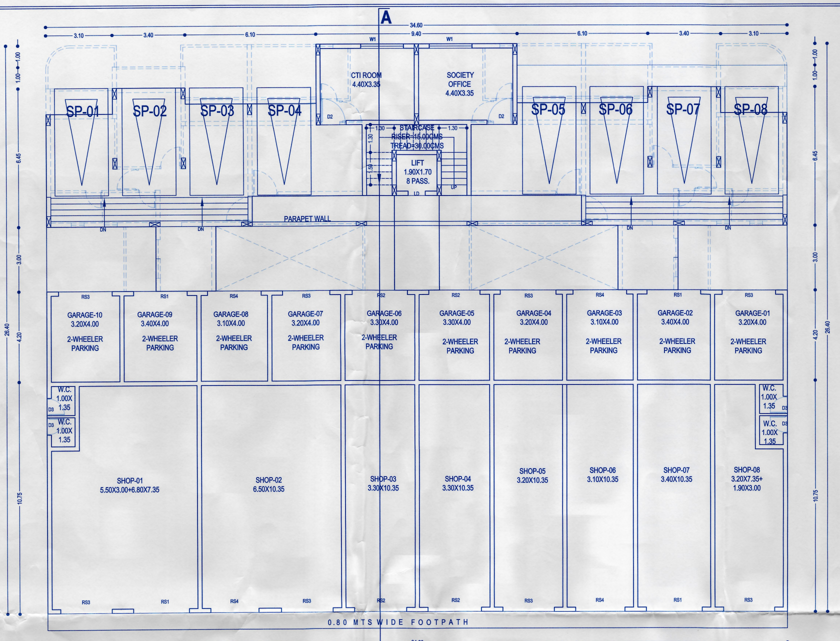
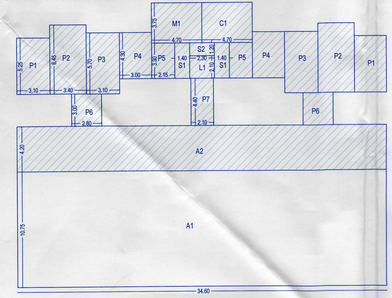

A
SP-01
SP-02
SP-03
SP-04
SP-05
SP-06
SP-07
SP-08
CTI ROOM 4.40X3.35
SOCIETY OFFICE 4.40X3.35
STAIRCASE
LIFT 1.90X1.70 8 PASS.
PARAPET WALL
GARAGE-10 3.20X4.00 2-WHEELER PARKING
GARAGE-09 3.40X4.00 2-WHEELER PARKING
GARAGE-08 3.10X4.00 2-WHEELER PARKING
GARAGE-07 3.20X4.00 2-WHEELER PARKING
GARAGE-06 3.30X4.00 2-WHEELER PARKING
GARAGE-05 3.30X4.00 2-WHEELER PARKING
GARAGE-04 3.20X4.00 2-WHEELER PARKING
GARAGE-03 3.10X4.00 2-WHEELER PARKING
GARAGE-02 3.40X4.00 2-WHEELER PARKING
GARAGE-01 3.20X4.00 2-WHEELER PARKING
W.C. 1.00X 1.35
SHOP-01 5.50X3.00+6.80X7.35
SHOP-02 6.50X10.35
SHOP-03 3.30X10.35
SHOP-04 3.30X10.35
SHOP-05 3.20X10.35
SHOP-06 3.10X10.35
SHOP-07 3.40X10.35
SHOP-08 3.20X7.35+ 1.90X3.00
0.80 MTS WIDE FOOTPATH
34.60

GROUND FLOOR PLAN

SCALE 1:100

(PREMISES WILL HAVE ARTIFICIAL LIGHT AND MECHANICAL VENTILATION)

AREA CALCULATION



GROUND FLOOR PLAN

SCALE 1:200

FAR
A1 =34.60X10.75 =371.95M²
A2 =34.60X4.20 =145.32M²
TOTAL =517.27M²

STAIRCASE
2S1 =2X1.40X3.30 =9.24M²
S2 =2.30X1.20 =2.76M²
TOTAL =12.00M²

LIFT
L1 =2.30X2.10 =4.83M²
TOTAL =4.83M²

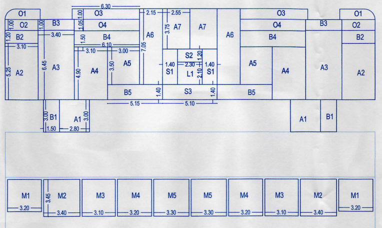
PARKING
2P1 =2X3.10X5.25 =32.55M²
2P2 =2X3.40X6.45 =43.86M²
2P3 =2X3.10X5.70 =35.34M²
2P4 =2X3.00X4.30 =25.80M²
2P5 =2X2.15X3.30 =14.19M²
2P6 =2X2.80X3.00 =16.80M²
P7 =2.10X4.40 =9.24M²
TOTAL =177.78M²

MDF
M1 =4.70X3.75 =17.625M²
TOTAL =17.625M²

SOCIETY
C1 =4.70X3.75 =17.625M²
TOTAL =17.625M²

COVERED AREA =FAR+STAIRCASE+LIFT+PARKING+MDF+SOCIETY
=517.27+12.00+4.83+177.78+17.625+17.625
=747.13M²

COMMERCIAL(A1) =371.95M²
RESIDENTIAL =375.18M²



FIRST FLOOR PLAN

SCALE 1:200

FAR
2A1 =2X2.80X3.00 =16.80M²
2A2 =2X3.10X5.25 =32.55M²
2A3 =2X3.40X6.45 =43.86M²
2A4 =2X3.10X4.90 =30.38M²
2A5 =2X3.00X3.50 =21.00M²
2A6 =2X2.15X7.05 =30.315M²
2A7 =2X2.55X3.75 =19.125M²
TOTAL =194.03M²

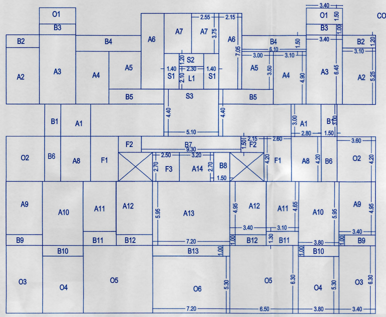
MEZZANINE
2M1 =2X3.20X3.00 =19.20M²
2M2 =2X3.40X3.45 =23.46M²
2M3 =2X3.10X3.45 =21.39M²
2M4 =2X3.20X3.45 =22.08M²
2M5 =2X3.30X3.45 =22.77M²
TOTAL =108.90M²

LIFT
L1 =2.30X2.10 =4.83M²
TOTAL =4.83M²

INTERMEDIATE TERRACE
2O1 =2X3.09 =6.18M²
2O2 =2X3.10X1.00 =6.20M²
2O3 =2X6.30X1.00 =12.60M²
2O4 =2X6.10X1.05 =12.81M²
TOTAL =37.79M²

BALCONY
2B1 =2X1.50X3.00 =9.00M²
2B2 =2X3.10X1.20 =7.44M²
2B3 =2X3.40X1.00 =6.80M²
2B4 =2X6.10X1.50 =18.30M²
2B5 =2X5.15X1.40 =14.42M²
TOTAL =55.96M²

STAIRCASE
2S1 =2X1.40X3.30 =9.24M²
S2 =2.30X1.20 =2.76M²
S3 =5.10X1.40 =7.14M²
TOTAL =19.14M²



FIRST /SECOND FLOOR PLAN

SCALE 1:200

STAIRCASE
2S1 =2X1.40X3.30 =9.24M²
S2 =2.30X1.20 =2.76M²
S3 =5.10X4.40 =22.44M²
TOTAL =34.44M²

FAR
2A1 =2X2.80X3.00 =16.80M²
2A2 =2X3.10X5.25 =32.55M²
2A3 =2X3.40X6.45 =43.86M²
2A4 =2X3.10X4.90 =30.38M²
2A5 =2X3.00X3.50 =21.00M²
2A6 =2X2.15X7.05 =30.315M²
2A7 =2X2.55X3.75 =19.125M²
2A8 =2X2.80X4.20 =23.52M²
2A9 =2X3.40X4.95 =33.66M²
2A10 =2X3.80X5.95 =45.22M²
2A11 =2X3.10X4.65 =28.83M²
2A12 =2X3.40X4.95 =33.66M²
A13 =7.20X5.95 =42.84M²
A14 =3.20X2.70 =8.64M²
TOTAL =410.40M²

BALCONY
2B1 =2X1.50X3.00 =9.00M²
2B2 =2X3.10X1.20 =7.44M²
2B3 =2X3.40X1.00 =6.80M²
2B4 =2X6.10X1.50 =18.30M²
2B5 =2X5.15X1.40 =14.42M²
2B6 =2X1.50X4.20 =12.60M²
B7 =9.30X1.50 =13.95M²
B8 =1.50X2.70 =4.05M²
2B9 =2X3.40X1.00 =6.80M²
2B10 =2X3.80X1.00 =7.60M²
2B11 =2X3.10X1.30 =8.06M²
2B12 =2X3.40X1.00 =6.80M²
B13 =7.20X1.00 =7.20M²
TOTAL =123.02M²

LIFT
L1 =2.30X2.10 =4.83M²
TOTAL =4.83M²

OPEN TERRACE
2O1 =2X3.40X1.50 =10.20M²
2O2 =2X3.60X4.20 =30.24M²
2O3 =2X3.40X6.30 =42.84M²
2O4 =2X3.80X5.30 =47.88M²
2O5 =2X6.50X6.30 =81.90M²
O6 =7.20X5.30 =38.16M²
TOTAL =251.22M²

FOYER
2F1 =2X2.60X4.20 =21.84M²
2F2 =2X2.15X1.50 =6.45M²
F3 =2.50X2.70 =6.75M²
TOTAL =35.04M²

30. Details of areas and use ,floorwise:

Floor % Reference	Use	Open Terrace	Inter. Terrace	Total builtup area M2	Areas free from FAR: Stairs.	Bal./ Ver	Lift	Mezz. Ramp	base Stilt / Un. porch	Total	NET FAR: Net Floor Area sq.m.	FAR P %	ADDITIONAL FAR: Ent. Foyer CTI Society	FAR P %	PROPOSED TOTAL FAR: TOTAL Floor Area sq.m.	FAR P %
PROPOSED BUILDING																
GROUND FLOOR	COM/PARK	-	-	747.13	12.00	-	4.83	-	177.78	194.61	517.27	27.63 %	35.25	1.88%	552.52	29.52 %
FIRST FLOOR	RES	-	37.79	382.86	19.14	55.96	4.83	108.90	-	188.83	194.03	10.37 %	-	-	194.03	10.37%
SECOND FLOOR	RES	251.22	-	607.73	34.44	123.02	4.83	-	-	162.29	410.40	21.92 %	35.04	1.87 %	445.44	23.80%
TOTAL		251.22	37.79	1737.72	65.58	178.98	14.49	108.90	177.78	545.73	1121.70	59.92 %	70.29	3.75 %	1191.99	64.67%

AREA FOR INFRASTRUCTURE TAX=1737.72 - 177.78(stilt)=1559.94sq. mts. +37.79q. mts. (INTERMEDIATED TERRACE)+251.22sq. mts. (OPEN TERRACE)

NOTE :PROPOSED SOCIETY + PROPOSED FOYER+PROPOSED CTI RM=70.29sqm
(7.50% AREA OF PROPOSED FAR=84.13sqm.)

PARKING DETAILS	No. of Car Parks/ parking area		
FLOOR AREA/NO. OF UNITS	USE	Required	Provided
FAR upto 75sqm. (1 BHK FLATS-04 NOS)	Res.	04	04
FAR upto 100sqm. (2 BHK FLATS-06 NOS)	Res.	06	06
FAR upto 150sqm. (3 BHK FLATS-01 NOS)	Res.	1.50	02
COMMERCIAL (371.95sqm.)	Comm.	7.44	15
TOTAL	Res./Comm.	18.94	27

32. Type of zone to which the plot belongs to	RESIDENTIAL	zone

SETBACKS:

33. Front setback from the center line of road	12.50+5.80	mts.
34. Side setbacks:		
(a)Left Side	4.60	mts.
(b)Right Side	4.70	mts.
35. Distance between two or more building on the same plot, if any	0.00	mts.
36. Height of the plinth	0.30	mts.

37. Use to which the building is to be put to floor-wise :
Ground floor : Residential /Commercial / Parking
First floor : Residential
Second floor : Residential

38. Plot owned by with reference to the ownership certificate of land : **MR. ROYSTON JOSEPH CAETANO COSTA**
39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division.
40. Any other information

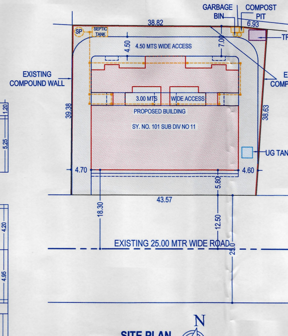
AREA STATEMENT

PLOT AREA:

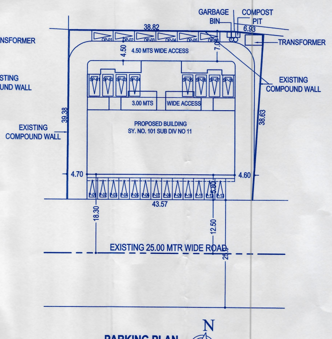
1. Area of the Plot	1872.00	Sq.mts.
2. Deduction for		
(a) Area within road widening	0.00	Sq.mts.
(b) Area reserved for any other use	--	Sq.mts.
Total (a+b)	0.00	Sq.mts.
3. Net effective area (1)-(2)	1872.00	Sq.mts.
4. Covered area occupied by the existing building,if any	0.00	Sq.mts.
5. Plot coverage of the existing building(in%)	0.00	%
6. Covered area of the existing building that is proposed to be demolished	0.00	Sq.mts.
7. Plot coverage of the existing building that is proposed to to be demolished (in %)	0.00	%
8. Covered area of proposed building	747.13	Sq.mts.
9. Plot coverage of the proposed building (in %)	39.91	%
10. Combined covered area of the existing building to be maintained and that of the proposed building	747.13	Sq.mts.
11. Combined plot coverage of the existing building to be maintained and that of the proposed building(in %)	39.91	%

FLOOR AREA:

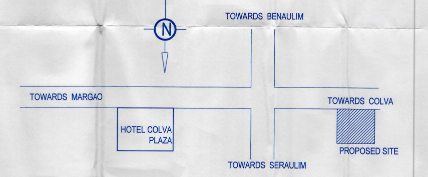
12. Balcony area and covered area over footways floorwise and total on all floors	178.98	Sq.mts.
13. Balcony area and covered area over footways floorwise and total on all floors,consumed for FAR purpose	--	Sq.mts.
14. Addition of set-back area and/or proposed road for FAR purpose	--	Sq.mts.
15. Addition of garage area for FAR purpose	--	Sq.mts.
16. Floor area consumed on Ground floor	517.27	Sq.mts.
17. Floor area consumed on First floor	194.03	Sq.mts.
18. Floor area consumed on Second floor	410.40	Sq.mts.
19. Floor area consumed on Third floor	0.00	Sq.mts.
20. Floor area consumed on Fourth floor	0.00	Sq.mts.
20. Floor area consumed on Fifth floor	0.00	Sq.mts.
21. Existing floor area to be maintained	0.00	Sq.mts.
22. Total floor area consumed: (13+14+15+16+17+18+19+20+21)	1121.70	Sq.mts.
23. Floor area permissible	1123.20	Sq.mts.
24. FAR permissible	60.00	%
25. FAR consumed	59.92	%
26. Mezzanine area	108.90	Sq.mts.
27. Loft area	--	Sq.mts.
28. Basement area	--	Sq.mts.
29. Garage area	--	Sq.mts.



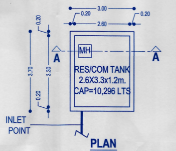
SITE PLAN
SCALE 1:500



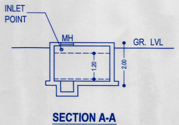
PARKING PLAN
SCALE 1:500



LOCATION PLAN
NOT TO SCALE



PLAN
1:100



SECTION A-A
1:100

UG TANK
SCALE 1:100

SCHEDULE OF OPENINGS			
TYPE	SIZE	TYPE	SIZE
RS1	2.60 X 4.50	FD1	3.00 X 2.20
RS2	2.50 X 4.50	FD2	2.90 X 2.50
RS3	2.40 X 4.50	FD3	3.10 X 2.50
RS4	2.25 X 4.50	FD4	3.20 X 2.50
LD	0.80 X 2.20	FD5	3.30 X 2.50
D1	1.20 X 2.20	FD6	3.40 X 2.50
D2	1.00 X 2.20	W1	2.00 X 1.30
D3	0.80 X 2.20	V1	0.60 X 1.00
SD1	2.80 X 2.20	LD	0.80 X 2.20
SD2	1.80 X 2.20		

OWNER : MR. ROYSTON JOSEPH CAETANO COSTA

PROJECT : PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING AT SERAULIM, SALCETE - GOA

DATE :21/11/23	SY. NO.101/ SUB DIV NO 11	
SCALE - 1:100 & 1:500	JOB NO-2471	DRG. NO- 764/ 01

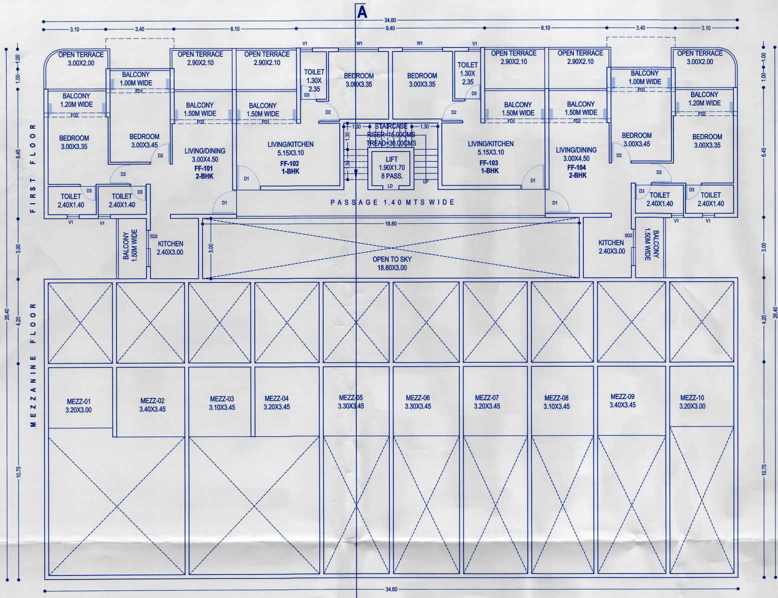
OWNER:

ENGINEER:
UDAY SAWANT
B.E.(CIVIL)
Reg. No. ER/0022/2010

SAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
INTERIOR DESIGNERS
SAPANA ARCADE, 1ST FLOOR
MALBHAT, MARGAO -GOA.
PHONE NO.(O): 2736693

Please check order No. TPM/34974/ Seraul/10/dated 22/03/2024 11/2024/ regarding the plans
2131
Town Planner
Town & Country Planning Dept.,
South Goa Dist. Office Margao -Goa

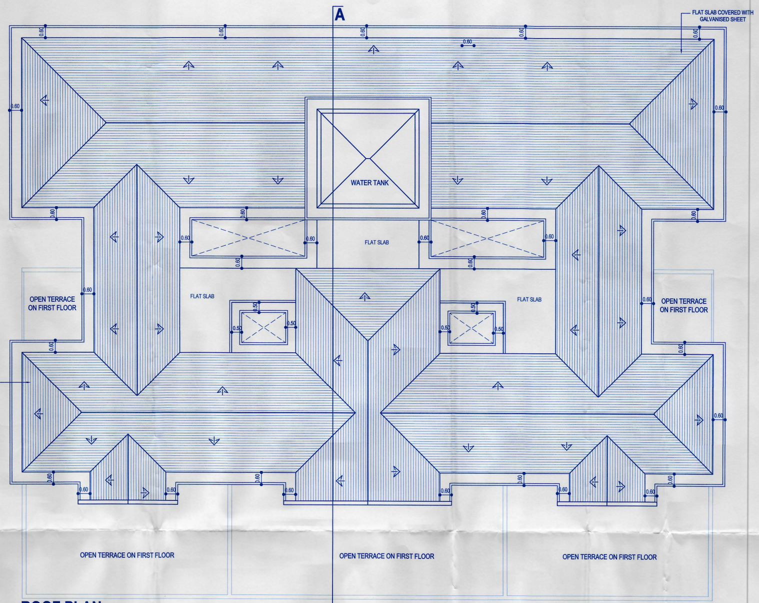
Approved proposed construction,
Sub Division prior Licence
No. V.P S/03/2024-25
Resolution No 2(1)
Meeting Held on 29/04/24
SECRETARY
VILLAGE PANCHAYAT SERAULIM



FIRST FLOOR PLAN

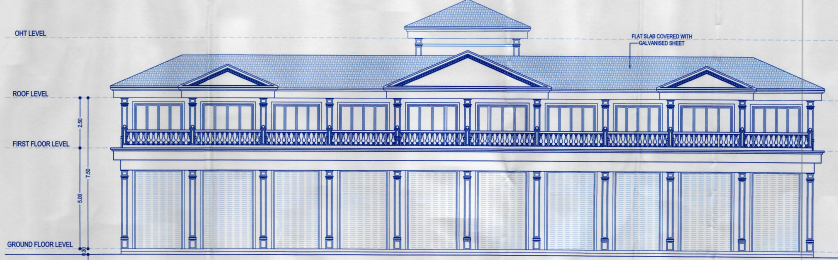
SCALE 1:100

(ALL BALCONIES TO BE ENCLOSED WITH SLIDING GLASS PANEL SHUTTER WITH PARAPET)


FLAT SLAB COVERED WITH GALVANISED SHEET
WATER TANK
FLAT SLAB
OPEN TERRACE ON FIRST FLOOR
OPEN TERRACE ON FIRST FLOOR
OPEN TERRACE ON FIRST FLOOR
OPEN TERRACE ON FIRST FLOOR
OPEN TERRACE ON FIRST FLOOR
A

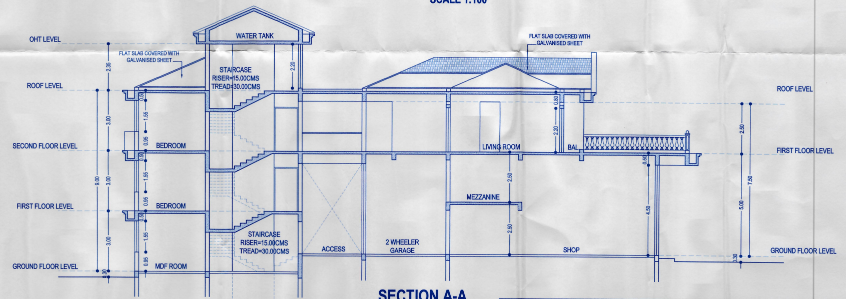
ROOF PLAN

SCALE 1:100



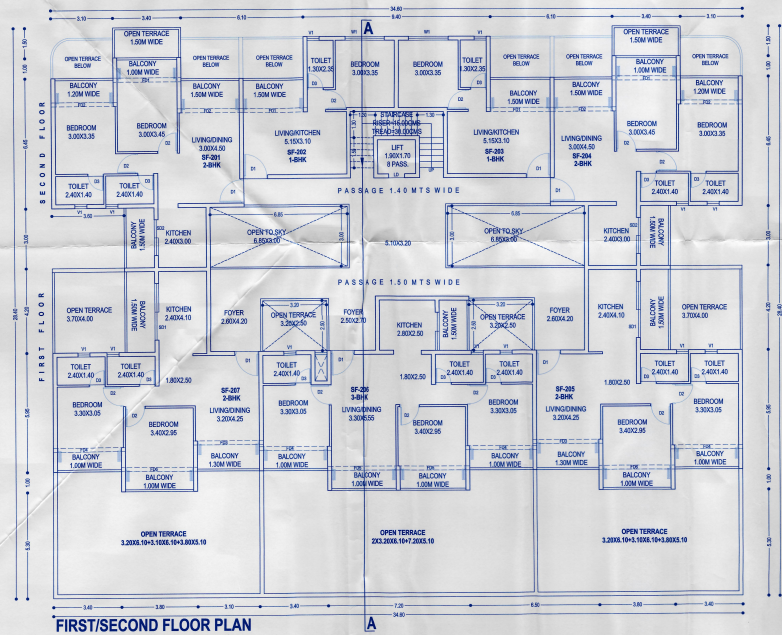
FRONT ELEVATION

SCALE 1:100



SECTION A-A

SCALE 1:100



FIRST/SECOND FLOOR PLAN

SCALE 1:100

(ALL BALCONIES TO BE ENCLOSED WITH SLIDING GLASS PANEL SHUTTER WITH PARAPET)

Please check order No. TPM/34974/Seraul/101/11/2024/ dated 22/03/2024
2131 regarding the plans

Town Planner
Town & Country Planning Dept.,
South Goa Dist. Office Margao -Goa

VILLAGE PANCHAYAT SERAULIM SALCETE-GOA

Approved proposed construction,
Sub Division prior Licence
No. V.P.S/03/2024-25
Resolution No 28
Meeting Held on 20/04/24
SECRETARY
VILLAGE PANCHAYAT SERAULIM

SCHEDULE OF OPENINGS			
TYPE	SIZE	TYPE	SIZE
RS1	2.60 X 4.50	FD1	3.00 X 2.20
RS2	2.50 X 4.50	FD2	2.90 X 2.50
RS3	2.40 X 4.50	FD3	3.10 X 2.50
RS4	2.25 X 4.50	FD4	3.20 X 2.50
LD	0.80 X 2.20	FD5	3.30 X 2.50
D1	1.20 X 2.20	FD6	3.40 X 2.50
D2	1.00 X 2.20	W1	2.00 X 1.30
D3	0.80 X 2.20	V1	0.60 X 1.00
SD1	2.80 X 2.20	LD	0.80 X 2.20
SD2	1.80 X 2.20		

OWNER : MR. ROYSTON JOSEPH CAETANO COSTA

PROJECT : PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING AT SERAULIM, SALCETE - GOA

DATE :21/11/23
SY. NO.101/ SUB DIV NO 11
SCALE - 1:100 & 1:500
JOB NO-2471
DRG. NO- 764/ 02

OWNER:

ENGINEER:
UDAY SAWANT
B.E.(CIVIL)
Reg. No. ER/0022/2010

SAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
INTERIOR DESIGNERS
SAPANA ARCADE, 1ST FLOOR
MALBHAT, MARGAO -GOA.
PHONE NO.(O): 2736693

30. Details of areas and use ,floorwise:

Floor % Reference	Use	Open Terrace	Inter. Terrace	Total builtup area M2	Areas free from FAR						NET FAR		ADDITIONAL FAR		PROPOSED TOTAL FAR	
					Stairs.	Bal./ Ver	Lift	Mezz. Ramp	base Stilt / Un. porch	Total	Net Floor Area sq.m.	FAR P %	Ent. Foyer CTI Society	FAR P %	TOTAL Floor Area sq.m.	FAR P %
PROPOSED BUILDING																
GROUND FLOOR	COM/PARK	-	-	747.13	12.00	-	4.83	-	177.78	194.61	517.27	27.63 %	35.25	1.88%	552.52	29.52 %
FIRST FLOOR	RES	-	37.79	382.86	19.14	55.96	4.83	108.90	-	188.83	194.03	10.37 %	-	-	194.03	10.37%
SECOND FLOOR	RES	251.22	-	607.73	34.44	123.02	4.83	-	-	162.29	410.40	21.92 %	35.04	1.87 %	445.44	23.80%
TOTAL		251.22	37.79	1737.72	65.58	178.98	14.49	108.90	177.78	545.73	1121.70	59.92 %	70.29	3.75 %	1191.99	64.67%

AREA FOR INFRASTRUCTURE TAX=1737.72 - 177.78(stilt)=1559.94sq. mts. +37.79q. mts. (INTERMEDIATED TERRACE)+251.22sq. mts. (OPEN TERRACE)

NOTE :PROPOSED SOCIETY + PROPOSED FOYER+PROPOSED CTI RM=70.29sqm
(7.50% AREA OF PROPOSED FAR=84.13sqm.)

PARKING DETAILS	No. of Car Parks/ parking area		
FLOOR AREA/NO. OF UNITS	USE	Required	Provided
FAR upto 75sqm. (1 BHK FLATS-04 NOS)	Res.	04	04
FAR upto 100sqm. (2 BHK FLATS-06 NOS)	Res.	06	06
FAR upto 150sqm. (3 BHK FLATS-01 NOS)	Res.	1.50	02
COMMERCIAL (371.95sqm.)	Comm.	7.44	15
TOTAL	Res./Comm.	18.94	27

32. Type of zone to which the plot belongs to RESIDENTIAL zone

SETBACKS:

33. Front setback from the center line of road	12.50+5.80	mts.
34. Side setbacks:		
(a)Left Side	4.60	mts.
(b)Right Side	4.70	mts.
35. Distance between two or more building on the same plot, if any	0.00	mts.
36. Height of the plinth	0.30	mts.

37. Use to which the building is to be put to floor-wise :
Ground floor : Residential /Commercial / Parking
First floor : Residential
Second floor : Residential

38. Plot owned by with reference to the ownership certificate of land : **MR. ROYSTON JOSEPH CAETANO COSTA**

39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division.

40. Any other information

AREA STATEMENT

PLOT AREA:

1. Area of the Plot	1872.00	Sq.mts.
2. Deduction for		
(a) Area within road widening	0.00	Sq.mts.
(b) Area reserved for any other use	–	Sq.mts.
Total (a+b)	0.00	Sq.mts.
3. Net effective area (1)-(2)	1872.00	Sq.mts.
4. Covered area occupied by the existing building,if any	0.00	Sq.mts.
5. Plot coverage of the existing building(in%)	0.00	%
6. Covered area of the existing building that is proposed to be demolished	0.00	Sq.mts.
7. Plot coverage of the existing building that is proposed to to be demolished (in %)	0.00	%
8. Covered area of proposed building	747.13	Sq.mts.
9. Plot coverage of the proposed building (in %)	39.91	%
10. Combined covered area of the existing building to be maintained and that of the proposed building	747.13	Sq.mts.
11. Combined plot coverage of the existing building to be maintained and that of the proposed building(in %)	39.91	%

FLOOR AREA:

12. Balcony area and covered area over footways floorwise and total on all floors	178.98	Sq.mts.
13. Balcony area and covered area over footways floorwise and total on all floors,consumed for FAR purpose	--	Sq.mts.
14. Addition of set-back area and/or proposed road for FAR purpose	--	Sq.mts.
15. Addition of garage area for FAR purpose	--	Sq.mts.
16. Floor area consumed on Ground floor	517.27	Sq.mts.
17. Floor area consumed on First floor	194.03	Sq.mts.
18. Floor area consumed on Second floor	410.40	Sq.mts.
19. Floor area consumed on Third floor	0.00	Sq.mts.
20. Floor area consumed on Fourth floor	0.00	Sq.mts.
20. Floor area consumed on Fifth floor	0.00	Sq.mts.
21. Existing floor area to be maintained	0.00	Sq.mts.
22. Total floor area consumed: (13+14+15+16+17+18+19+20+21)	1121.70	Sq.mts.
23. Floor area permissible	1123.20	Sq.mts.
24. FAR permissible	60.00	%
25. FAR consumed	59.92	%
26. Mezzanine area	108.90	Sq.mts.
27. Loft area	--	Sq.mts.
28. Basement area	--	Sq.mts.
29. Garage area	--	Sq.mts.