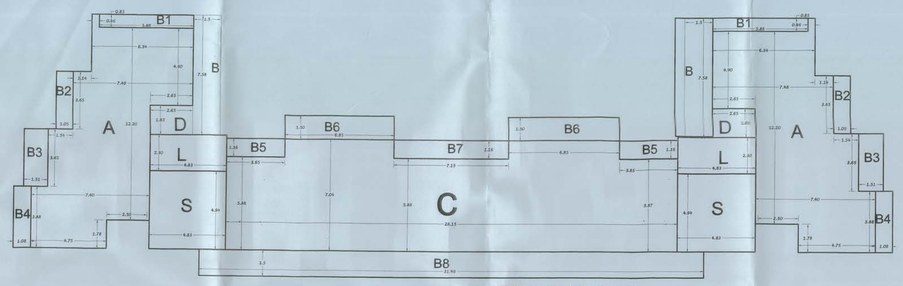
AREA DIAGRAM



SECOND FLOOR

SECOND FLOOR AREA

A = 89 M2 X 2 = 270 SQMTS

B = 17.5 M2
B1 = 5.0 M2
B2 = 3.8 M2
B3 = 5.5 M2
B4 = 4.0 M2
= 35.8 M2 x 2
total = 71.6 M2

B5 = 4.0 M2 x 2 =8 m2
B6 = 10.0 M2 x 2 =20 m2
B7 = 8.3 M2
B8 = 52 M2
total = 88 M2

TOTAL BALCONYIES AREA = 160 M2

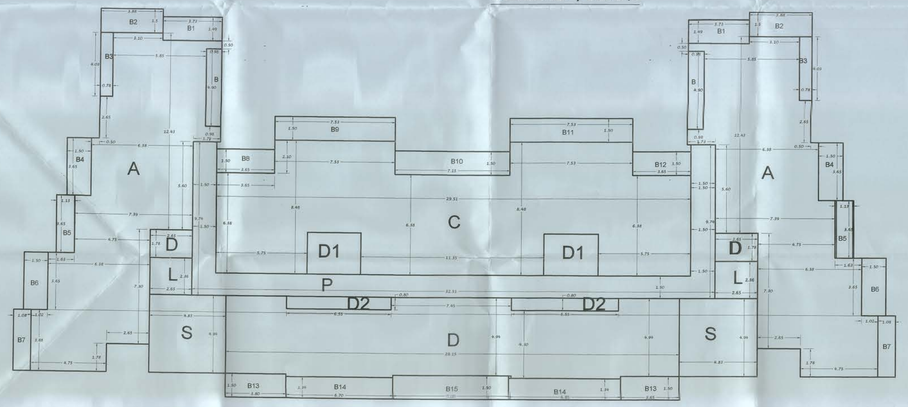
L = 12 M2 (6+6)

S = 27 M2 X 2 = 54 M2

A = 89 M2 X 2 = 270 SQMTS
C = 181.0M2
TOTAL = 451.0M2

D = 5 M2 X 2 =10.0

B.U.A = 677 SQMTS
N.F.A =451 SQMTS



UPPER GROUND FLOOR AND FIRST FLOOR

UPPER GROUND FLOOR AND FIRST FLOOR AREA

A = 135.0 M2 X 2 = 270 SQMTS

B = 4.8 M2
B1 = 5.0 M2
B2 = 5.7 M2
B3 = 3.0 M2
B4 = 5.0 M2
B5 = 4.0 M2
B6 = 5.0 M2
B7 = 4.0 M2
B8 = 5.5 M2
= 42 M2 X 2
= 84 M2

B9 = 11 M2
B10 = 11 M2
B11 = 11 M2
B12 = 5.5 M2
= 38.5 M2

B13 = 5.7 M2 X 2
B13 = 11.4

B14 = 9 M2 X 2
B14 = 18 M2
B15 = 11 M2

TOTAL BALCONYIES AREA = 163 M2

P = 70M2
L = 12 M2 (6+6)
= 82.0 M2
S = 27 M2 X 2 = 54 M2

A = 135.0 M2 X 2 = 270 SQMTS
C = 202.0M2
D = 130.0M2
TOTAL = 600.0M2

X 2 = 1200 M2

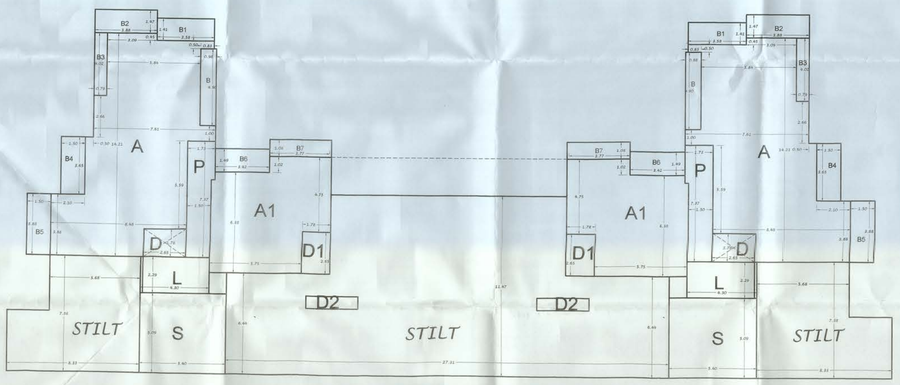
D = 5 M2 X 2 =10.0
D1 =8.8M2 X 2 = 17.6
D2 =2.5 M2 X 2.5 = 5.0
= 32.6 M2

X 2 = 65.2M2

B.U.A = 899 SQMTS
N.F.A - 600 SQMTS

X 2

B.U.A = 1798 SQMTS
N.F.A - 1200 SQMTS



GROUND FLOOR

GROUND FLOOR AREA

A = 92.0 M2 X 2 = 184 SQMTS

B = 4.8 M2
B1 = 5.0 M2
B2 = 5.7 M2
B3 = 3.0 M2
B4 = 5.0 M2
B5 = 5.8 M2
B6 = 5.0 M2
B7 = 4.0 M2
= 38.3 M2 X 2 = 76.6 M2

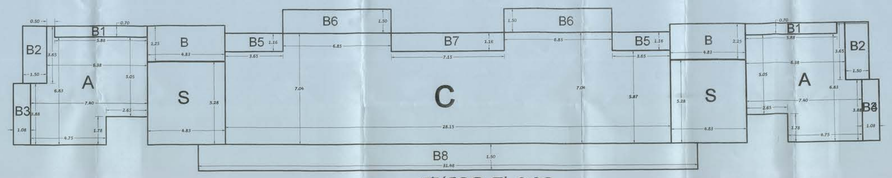
P = 11 M2
L = 9.5 M2
= 20.5 M2 X 2 = 41 M2
S = 27 M2 X 2 = 54 M2

Approved with condition vide L. No.: TCP/11/2011/Misc/(P)/146 dt. 13/11/2014
Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Panaji

D = 5 M2
D1 =5 M2
D2 =2.5 M2
= 12.5 M2

STILT - 352 SQMTS

B.U.A - 707.6 SQMTS
NET .F.AREA - 184 SQMTS
COVERAGE = 831 M2



THIRD FLOOR

THIRD FLOOR AREA

A = 43 M2 X 2 = 86 SQMTS

B = 10.8 M2
B1 = 4.0 M2
B2 = 5.5 M2
B3 = 4.0 M2
= 24.3 M2 x 2
total = 48.6 M2

B5 = 4.0 M2 x 2 =8 m2
B6 = 10.0 M2 x 2 =20 m2
B7 = 8.3 M2
B8 = 52 M2
total = 88 M2

TOTAL BALCONYIES AREA = 137 M2

S = 27 M2 X 2 = 54 M2

A = 43 M2 X 2 = 86 SQMTS
C = 181.0M2
TOTAL = 267 M2

B.U.A = 404 SQMTS
N.F.A = 267 SQMTS

FRONT ELEVATION (OPEN TYPE)

PLAN

SECTION – XX

SIDE ELEVATION (CLOSED TYPE)

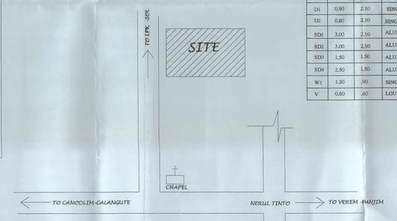
LENGTH OF COMPOUND WALL = 195.00 m

NO. OF PARKING

	Type of use	Minimum parking requirement		PROVIDED
1	APARTMENTS	one for every 75SQMTS OF 2102	28	30

DOORS /WINDOWS SCHEDULE

TYPE	WIDTH	HEIGHT	REMARKS
D1	0.90	2.10	SINGLE PANEL TEAK WOOD
D2	0.80	2.10	SINGLE PANEL TEAK WOOD
SD1	3.00	2.10	ALUMINIUM SLIDING
SD2	3.00	1.50	ALUMINIUM SLIDING
SD3	1.50	1.50	ALUMINIUM SLIDING
SD4	2.50	1.50	ALUMINIUM SLIDING
W1	1.20	.90	SINGLE PANEL TEAK WOOD
V	0.60	.60	LOUVERS



LOCATION PLAN

AREA STATEMENT

FLOOR REFERENCE	USE	TOTAL BUILTUP AREA M2	AREAS FREE OF F.A.R							NET FLOOR AREA APPROVED	F.A.R
			PASSAGE	RAMP	BAL	STAIRCASE LIFT	LOBBY/ SERVICE	PARKING	7.5% FREE F.A.R		
BUILDING											
GROUND FLOOR	RESIDENTIAL PARKING	707.6	22		76.6	54	19	352		184	
U.G FLOOR	RESIDENTIAL	899	70		163	54	12			600	
F. FLOOR	RESIDENTIAL	899	70		163	54	12			600	
S. FLOOR	RESIDENTIAL	677			160	54	12			451	
S. FLOOR	RESIDENTIAL	404			137	54	-			267	
TOTAL		3586.6	162		670	270	55	352	157.6	2102	

AREA FOR INFRA TAX= 3586.6 - PARKING
= 3586.6-352
= 3234.6M2

AREA STATEMENT OF AREAS

TOTAL AREA OF PLOT	2780	sq.mts.
ROAD WIDERNING	160.08	sq.mts.
NET PLOT AREA	2619.92	sq.mts.
PROPOSED COVERED AREA.	NIL	sq.mts.
COVERAGE PERMISSIBLE (1047.98M2)	40.0	%
COVERAGE CONSUMED 831 / 2619.92 X100	31.7	%
CALCULATION FOR PERMISSIBLE FAR		
80% ON 2780 =2224.0		
FAR CONSUMED 2102 / 2780 X 100	2102.0	sq.mts.
	75.6	%
FAR PERMISSIBLE	2224.0	sq.mts.
FAR PERMISSIBLE	80.0	%

PROJECT PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN LAND BEARING SURVEY NO. 15 SUB DIV. NO. 2-A SITUATED AT VILLAGE NERUL OF BARDEZ TALUKA - GOA . BELONGING TO **MR .LALIT VERMA**

SHEET TITLE : SANCTION DRAWING

SCALE : 1 : 100, 1:500

OWNER'S SIGNATURE

SUSANA VAZ
B.ARCH
Reg. No. AR/17/3/2011
CCI - CA/2011/51872

ENGINEER'S SIGNATURE