

Approved Vide Resol No. X. (12)
Dated 29/04/2025
Permission Issued Vide Licence No. V.P. ITIF-08/2025-26/342
Date 05/05/2025
SECRETARY
V. P. Tivim

VILAGE PANCHAYAT TIVIM
BARDEZ GOA

Approved with Condition Vide
T.C.O. No. 118/10/2024/17/18/2005/374
Dated 23/04/2025
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

BUNGALOW

FRONT ELEVATION
(SCALE:-1:100)

SECTION -XX
(SCALE:-1:100)

FIRST FLOOR PLAN
(SCALE:-1:100)

GROUND FLOOR PLAN
(SCALE:-1:100)

GROUND FLOOR AREA DIAGRAM
(SCALE: 1:200)
AREA CALCULATION GROUND FLOOR
BUILT-UP AREA = 153.52m² (A+a1+1)
DEDUCTION
STAIRCASE = 6.70m²(a1)
BALCONY = 27.98m²(1)
FLOOR AREA = 118.84m² (A)
AREA FOR INFRASTRUCTURE TAX = 153.52m²(A+a1+1)
SWIMMING POOL=26.97m²(S)

FIRST FLOOR AREA DIAGRAM
(SCALE: 1:200)
AREA CALCULATION FIRST FLOOR
BUILT-UP AREA = 132.62m² (B+a1+1)
DEDUCTION
STAIRCASE = 15.97m²(a1)
BALCONY = 29.15m²(1)
FLOOR AREA = 87.50m² (B)
AREA FOR INFRASTRUCTURE TAX = 132.62m²(B+a1+1)

SCHEDULE OF OPENING

TYPE	WIDTH	HEIGHT
D	1.57	2.15
D1	1.00	2.15
D2	0.80	2.15
D3	0.70	2.15
FD	3.00	2.15
W	4.00	1.25
W1	3.00	1.25
W2	1.00	1.25
W3	0.60	1.25
W4	0.50	1.25
V1	0.60	0.80

SITE PLAN
(Scale:- 1:500)

DETAILS OF AREAS AND USES FLOOR WISE							
FLOOR REFERENCE	USE	BUILT-UP AREA	STAIR	BALC.	PARK / RAMP	TELECOM ROOM	NET FLOOR AREA
BUNGALOW							
GROUND FLOOR	RESI	153.52	6.70	27.98	0.00	0.00	118.84
FIRST FLOOR	RESI	132.62	15.97	29.15	0.00	0.00	87.50
BUILDING							
BASEMENT FLOOR	PARK	949.72	20.76	0.00	928.96	0.00	0.00
STILT FLOOR	PARK	426.04	25.31	0.00	382.88	17.85	0.00
UPPER GROUND FLOOR	RESI	446.38	25.53	13.32	0.00	0.00	407.53
FIRST FLOOR	RESI	518.79	25.53	115.09	0.00	0.00	378.17
SECOND FLOOR	RESI	518.79	25.53	115.09	0.00	0.00	378.17
THIRD FLOOR	RESI	518.79	25.53	115.09	0.00	0.00	378.17
TOTAL	RESI	3664.65	170.86	415.72	1311.84	17.85	1748.38

AREA STATEMENT		
AREA OF PLOT	1525.00	M2
AREA UNDER ROAD WIDENING	52.00	M2
NET EFFECTIVE AREA OF PLOT	1473.00	M2
COVERED AREA OF EXISTING STRUCTURE	193.00	M2
COVERED AREA OF EXISTING STRUCTURE TO BE DEMOLISHED	193.00	M2
COVERED AREA OF PROPOSED BUILDINGS	426.04	M2
COVERED AREA OF PROPOSED BUNGALOW	153.52	M2
TOTAL PROPOSED COVERED AREA	579.56	M2
COVERAGE CONSUMED	39.35	%
COVERAGE PERMISSIBLE	40.00	%
FLOOR AREA		
BASEMENT FLOOR	0.00	
STILT FLOOR	0.00	M2
GROUND FLOOR	526.37	M2
FIRST FLOOR	465.67	M2
SECOND FLOOR	378.17	M2
THIRD FLOOR	378.17	M2
TOTAL FLOOR AREA CONSUMED	1748.38	M2
F.A.R CONSUMED	114.65	
FLOOR AREA PERMISSIBLE	1830.00	M2
F.A.R PERMISSIBLE	120.00	
AREA CALCULATION FOR INFRASTRUCTURE TAX		
BUILT-UP AREA	2401.91	M2
SWIMMING POOL AREA	89.57	M2
TOTAL BUILT-UP AREA	2491.48	M2
LENGTH OF PROPOSED COMPOUND WALL	91.20	M
PARKING REQUIRED	38	CARS
PARKING PROVIDED	40	CARS

Note:-
1) All drawing are at 1:100 Scale unless mentioned otherwise
2) All dimension are in meters

ELIZABETH KURIAN
ARCHITECT
Regn. AR/0016/2011
Stonehenge, 1788, Gopal Nagar,
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Architect:
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1788, GOPAL NAGAR ALTO - PORVORIM
GOA- 403521 PH. 2412318

OWNERS SIGNATURE

OWNERS NAME :- MR. Anurag Rameshchandra Gupta & Nayak Enterprises

Title:-

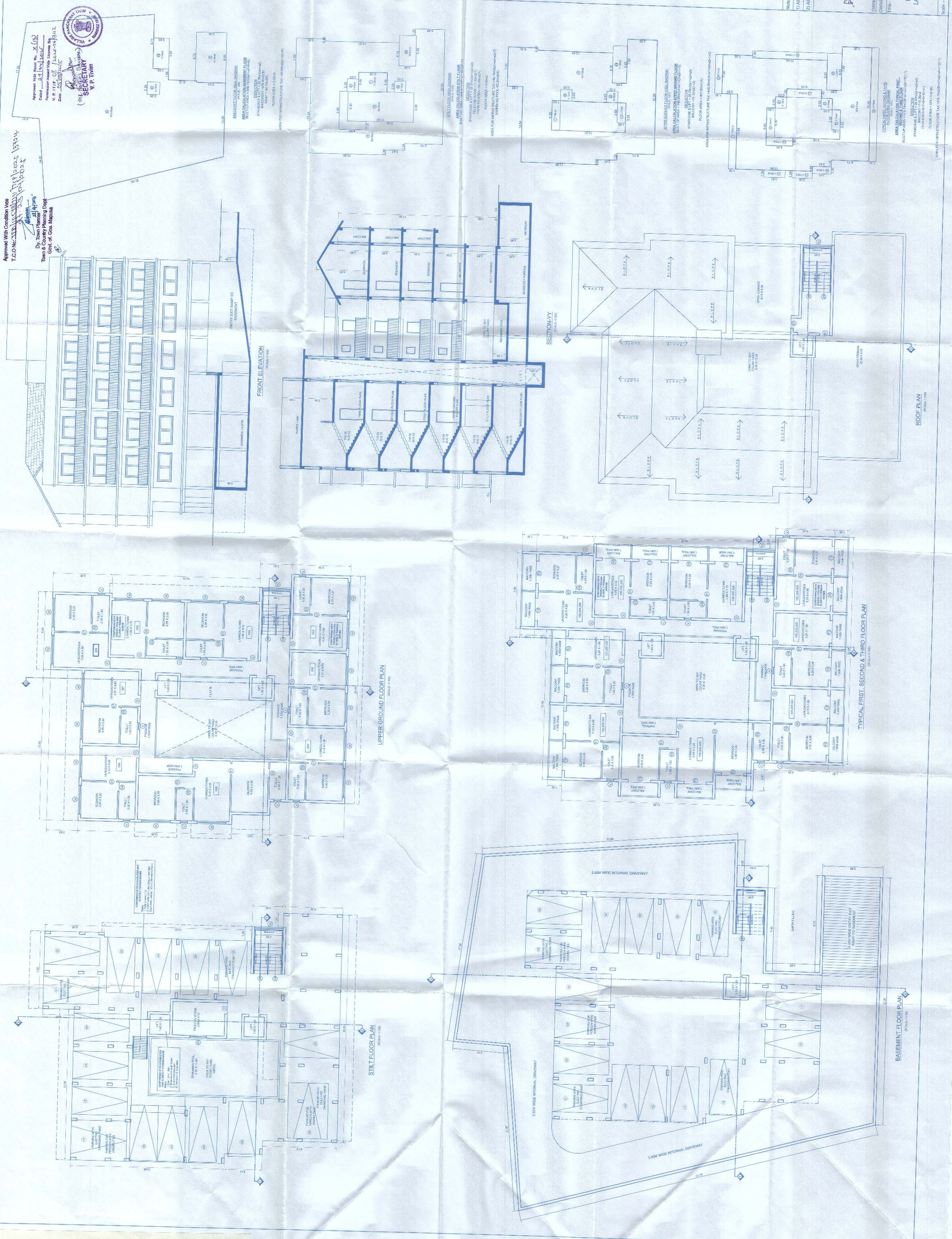
PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW ,BUILDING, & SWIMMING POOLS IN LAND BEARING SURVEY NO. 302/39-A SITUATED AT VILLAGE TIVIM OF TALUKA BARDEZ

Scale :- 1:100, 1:200, 1:500 Date :-28/10/2024 Drawn By:- M de Souza Sheet No.1

Approved With Condition Use
T.O.No: 333/2025/19/005/13004
Dt: 23/04/2025
By: *[Signature]*
Dy. Town Planning Dept
Govt. of Coa. Mapasa

Approved Use Permit No. 22(32)
Date: 23/04/2025
By: *[Signature]*
Dy. Town Planning Dept
Govt. of Coa. Mapasa
SECRETARY
V.P. TMM

BUILDING



Notes:
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2) All dimension are in meters

OWNER'S NAME: Mr. Aring Pemasandara Ganga & Nayak Enterprises
OWNER'S SIGNATURE: *[Signature]*
OWNER'S NAME: Elizabeth Kurian
OWNER'S SIGNATURE: *[Signature]*
OWNER'S NAME: Aring Pemasandara Ganga & Nayak Enterprises
OWNER'S SIGNATURE: *[Signature]*

PROPOSED CONSTRUCTION OF RESIDENTIAL BUNGALOW, BUILDING & SWIMMING POOL IN LAND BEARING SURVEY NO. 302/39-A SITUATED AT VILLAGE TOWN OF TALUKA BAROZ

Scale: 1:100, 1:200, 1:500 Date: 23/04/2025 Drawn By: M. de Souza Sheet No: 2