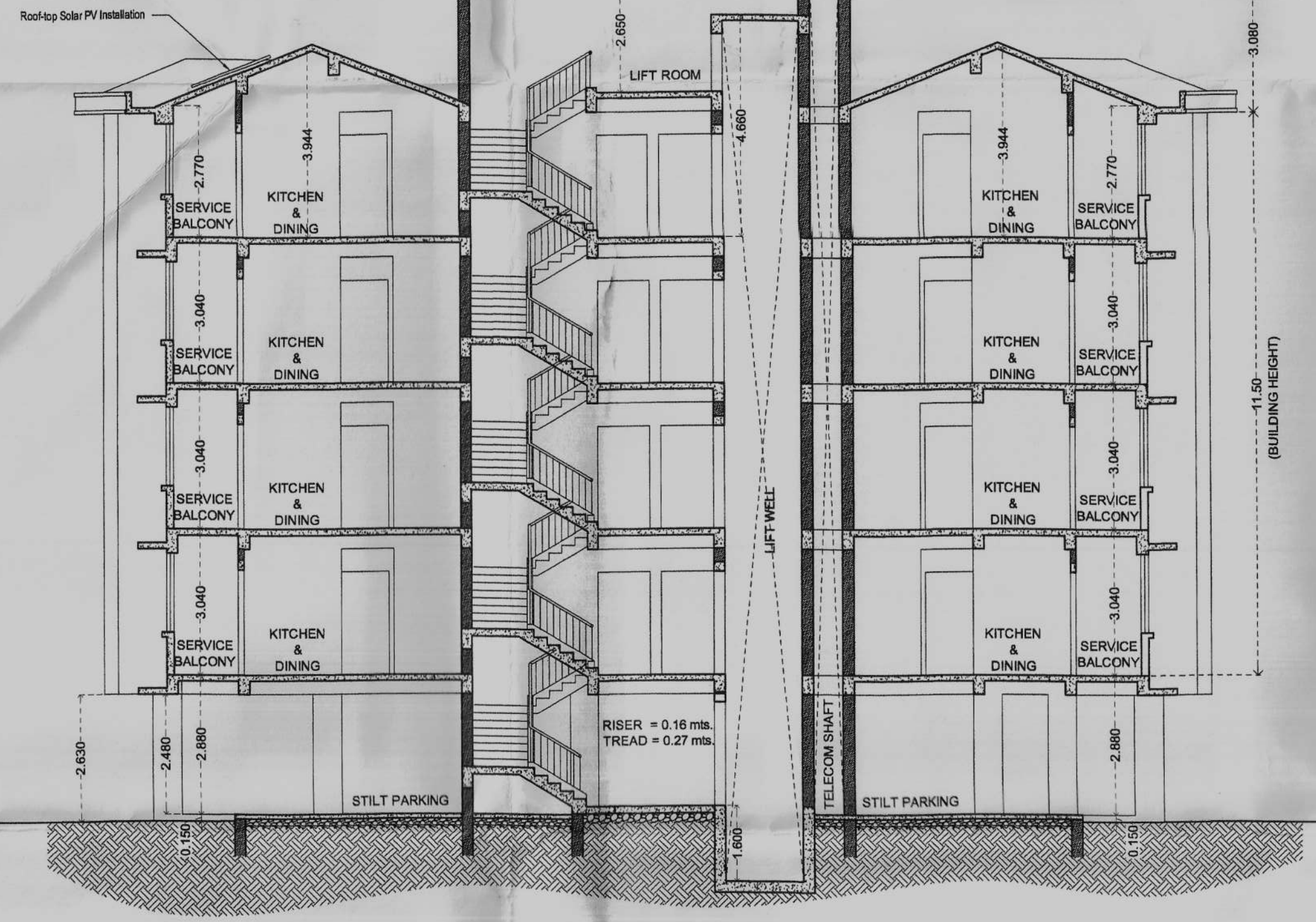


Approved under the condition
Imposed in the Housing
No. 21, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24

Municipal Engineer II Chief Officer
Sarkhali Municipal Council



SECTION AA'

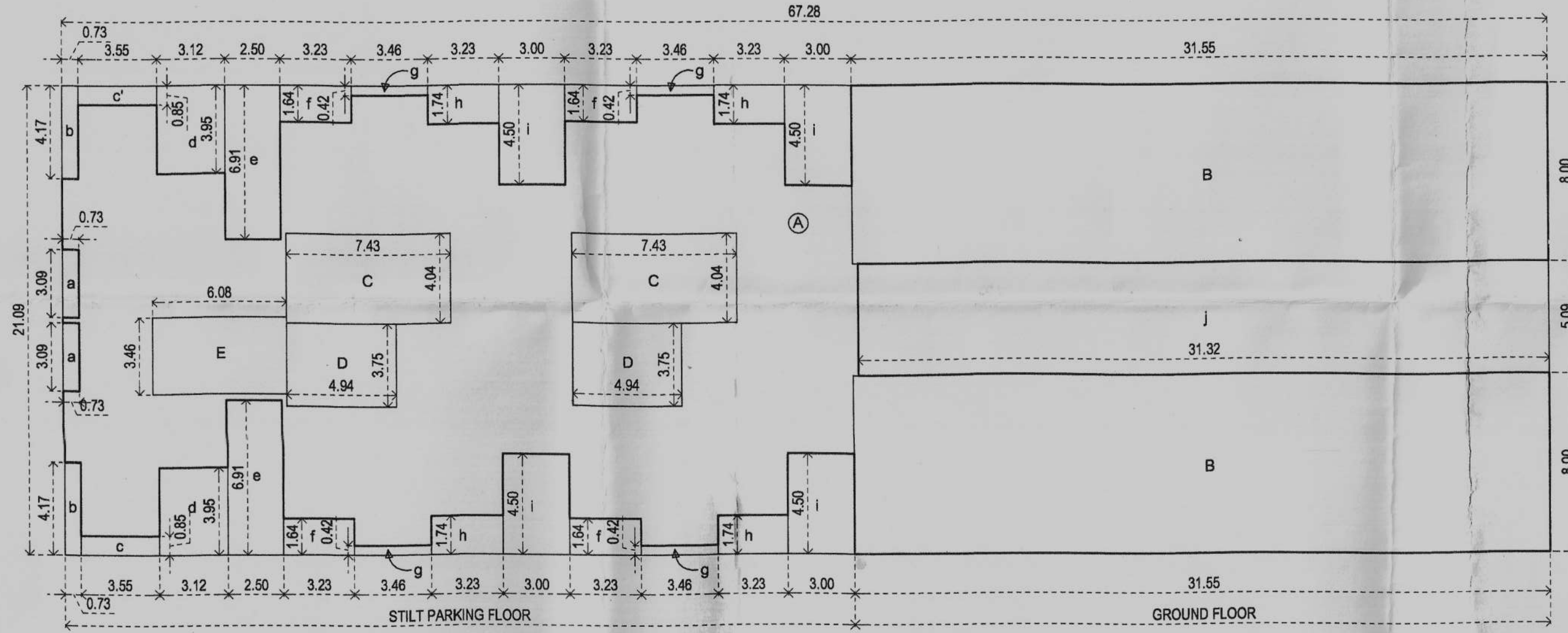


FRONT ELEVATION

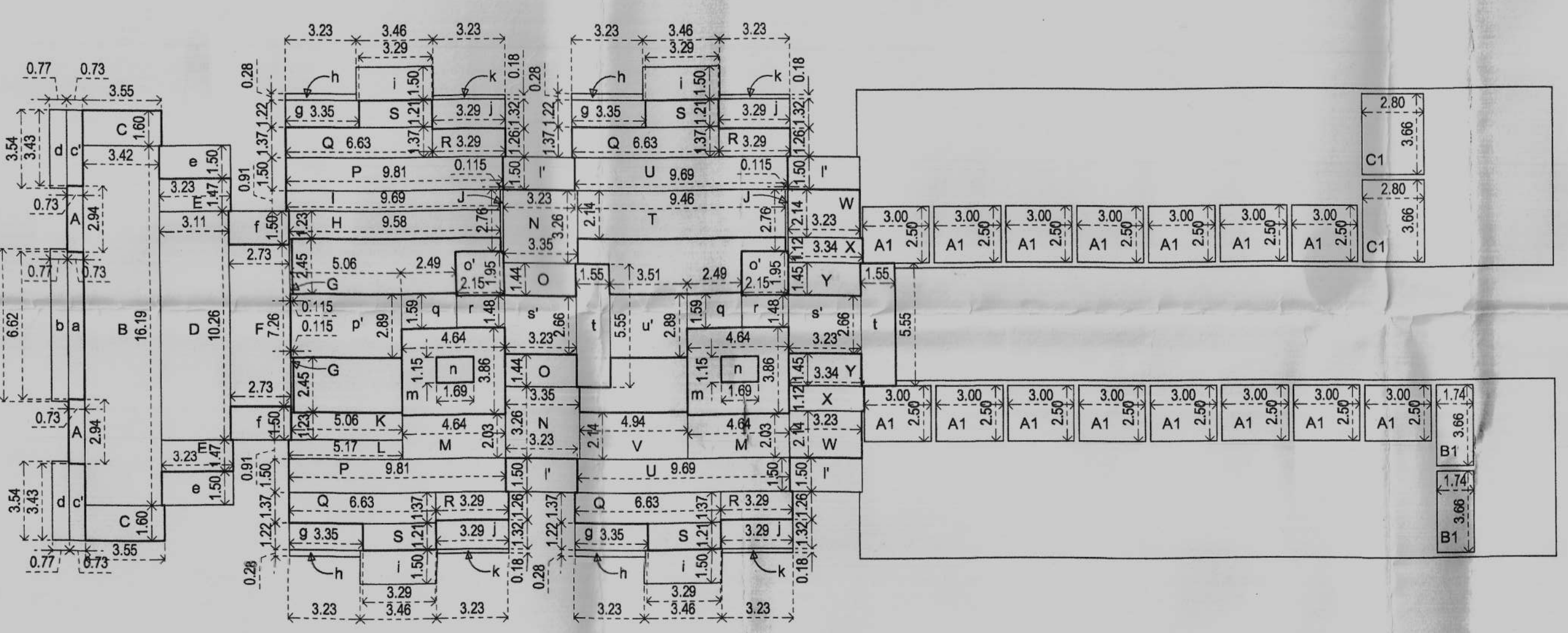


R.H.S. ELEVATION

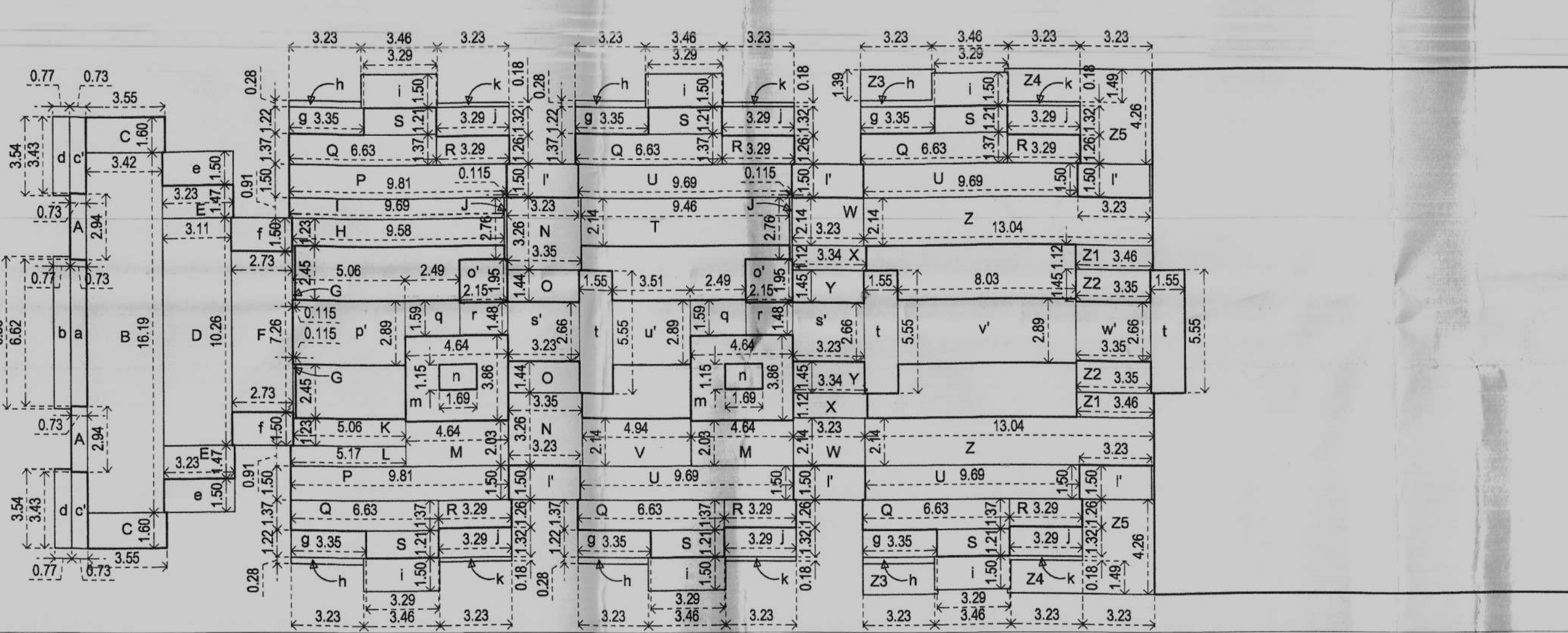
AREA DIAGRAMS



STILT & LOWER GROUND FLOOR PLAN
SCALE: 1:200



UPPER GROUND & MEZZANINE FLOOR PLAN
SCALE: 1:200



TYPICAL FIRST, SECOND & THIRD FLOOR PLAN
SCALE: 1:200

Sr. Floor No. Reference	Use	Builtup Area	Parking	Passage	Area's Free from F.A.R.	Mezz./Lobby	Stair/Ramp	Lift	Inter. Terrace	Equip. Rm.	Net Floor Areas	F.A.R.
1. Stilt & Ground Floor	Parking	478.20	457.26	-	-	-	-	-	-	-	504.80	19.94
2. Upper Ground Floor	Comm.	650.34	-	-	145.74	-	-	-	-	-	504.80	19.94
3. First Floor	Res.	899.34	-	73.42	198.39	-	31.94	8.38	-	-	403.79	15.95
4. Second Floor	Res.	853.22	-	114.14	158.17	-	31.94	8.38	-	-	540.59	21.36
5. Third Floor	Res.	853.22	-	114.14	158.17	-	31.94	8.38	-	-	540.59	21.36
Total		4370.54	457.26	415.84	592.80	145.74	127.76	33.52	46.12	21.04	2530.36	99.97

Area for Infra-Structural Tax (Residential) = 21.04 + 635.92 + 899.34 + 838.22 + 838.22 = 3237.80 sq.mts.
Area for Infra-Structural Tax (Commercial) = 650.34 sq.mts.

AREA CALCULATIONS

STILT & GROUND FLOOR
 A = 67.28 x 21.09 = 1418.94 sq.mts.
 B = 31.55 x 8.00 = 252.40 sq.mts.
 C = 7.43 x 4.04 = 30.02 sq.mts.
 D = 4.94 x 3.75 = 18.53 sq.mts.
 E = 6.18 x 3.46 = 21.58 sq.mts.
 a = 0.73 x 3.09 = 2.28 sq.mts.
 b = 0.73 x 4.17 = 3.04 sq.mts.
 c = 3.55 x 0.55 = 1.95 sq.mts.
 d = 3.12 x 3.55 = 11.08 sq.mts.
 e = 2.50 x 8.91 = 22.28 sq.mts.
 f = 3.23 x 1.64 = 5.30 sq.mts.
 g = 3.46 x 0.42 = 1.45 sq.mts.
 h = 3.23 x 1.74 = 5.62 sq.mts.
 i = 3.00 x 4.50 = 13.50 sq.mts.
 j = 31.32 x 5.09 = 159.42 sq.mts.

GROUND COVERAGE = A - 2C - 2D - 2a - 2b - 2c - 2d - 2e - 4f - 4g - 4h - 4i - j = 983.10 sq.mts.
GROUND FLOOR AREA = 2B = 504.80 sq.mts.
STILT FLOOR AREA = A - 2C - 2D - E - 2a - 2b - 2c - 2d - 2e - 4f - 4g - 4h - 4i - j = 457.26 sq.mts.
Telecommunication Room = E = 21.04 sq.mts.

Mezzanine Floor
 A1 = 3.00 x 2.50 = 7.50 sq.mts.
 B1 = 1.74 x 3.68 = 6.37 sq.mts.
 C1 = 2.80 x 3.60 = 10.08 sq.mts.
Mezzanine Floor = 5(A1) + 2(B1) + 2(C1) = 145.74 sq.mts.

UPPER GROUND FLOOR
 A = 0.73 x 2.94 = 2.15 sq.mts.
 B = 3.42 x 16.19 = 55.37 sq.mts.
 C = 3.55 x 1.60 = 5.68 sq.mts.
 D = 3.11 x 10.26 = 31.91 sq.mts.
 E = 2.73 x 7.26 = 19.82 sq.mts.
 F = 0.115 x 2.45 = 0.28 sq.mts.
 G = 9.88 x 1.23 = 12.15 sq.mts.
 H = 9.88 x 0.91 = 8.99 sq.mts.
 I = 0.115 x 2.78 = 0.32 sq.mts.
 J = 5.06 x 1.23 = 6.22 sq.mts.
 K = 5.06 x 1.23 = 6.22 sq.mts.
 L = 5.17 x 0.91 = 4.70 sq.mts.
 M = 4.94 x 2.03 = 9.93 sq.mts.
 N = 3.35 x 3.26 = 10.92 sq.mts.
 O = 3.23 x 1.44 = 4.65 sq.mts.
 P = 9.81 x 1.50 = 14.72 sq.mts.
 Q = 9.88 x 1.50 = 14.82 sq.mts.
 R = 3.29 x 1.26 = 4.15 sq.mts.
 S = 3.29 x 1.21 = 3.98 sq.mts.
 T = 8.46 x 2.14 = 18.10 sq.mts.
 U = 9.89 x 1.50 = 14.84 sq.mts.
 V = 4.94 x 2.14 = 10.57 sq.mts.
 W = 3.23 x 2.14 = 6.91 sq.mts.
 X = 3.23 x 1.12 = 3.62 sq.mts.
 Y = 3.23 x 1.45 = 4.68 sq.mts.

UPPER GROUND FLOOR AREA = 2A + B + 2C + D + 2E + F + 2G + H + I + 2J + K + L + 2M + 2N + 2O + 2P + 4Q + 4R + 4S + T + U + V + 2W + 2X + 2Y = 403.79 sq.mts.

Staircase
 m = 4.64 x 3.00 = 13.92 sq.mts.
 n = 1.69 x 1.15 = 1.94 sq.mts.
Staircase = 2m - 2n = 31.94 sq.mts.

Lift
 o' = 2.15 x 1.95 = 4.19 sq.mts.
Lift = 2o' = 8.38 sq.mts.

Balcony
 a = 0.73 x 6.62 = 4.83 sq.mts.
 b = 0.77 x 6.86 = 5.28 sq.mts.
 c = 0.73 x 3.43 = 2.50 sq.mts.
 d = 0.77 x 3.54 = 2.73 sq.mts.
 e = 0.77 x 3.54 = 2.73 sq.mts.
 f = 2.73 x 1.50 = 4.10 sq.mts.
 g = 3.35 x 1.22 = 4.09 sq.mts.
 h = 3.23 x 0.28 = 0.90 sq.mts.
 i = 3.46 x 1.50 = 5.19 sq.mts.
 j = 3.29 x 1.32 = 4.34 sq.mts.
 k = 3.23 x 0.18 = 0.58 sq.mts.
 l = 3.23 x 1.50 = 4.85 sq.mts.
Balcony = a + b + 2c' + 2d' + 2e + 2f + 6g + 6h + 6i + 6j + 6k + 6l = 118.39 sq.mts.

Passage
 p = 5.06 x 2.89 = 14.62 sq.mts.
 q = 2.49 x 1.59 = 3.96 sq.mts.
 r = 2.15 x 1.48 = 3.18 sq.mts.
 s = 3.23 x 2.66 = 8.59 sq.mts.
 t = 1.55 x 5.55 = 8.60 sq.mts.
 u = 3.51 x 2.89 = 10.14 sq.mts.
Passage = p' + 2q + 2r + 2s' + u' + v + w = 73.42 sq.mts.

TYPICAL FIRST, SECOND & THIRD FLOOR

A = 0.73 x 2.94 = 2.15 sq.mts.
 B = 3.42 x 16.19 = 55.37 sq.mts.
 C = 3.55 x 1.60 = 5.68 sq.mts.
 D = 3.11 x 10.26 = 31.91 sq.mts.
 E = 2.73 x 7.26 = 19.82 sq.mts.
 F = 2.73 x 7.26 = 19.82 sq.mts.
 G = 0.115 x 2.45 = 0.28 sq.mts.
 H = 9.88 x 1.23 = 12.15 sq.mts.
 I = 9.88 x 0.91 = 8.99 sq.mts.
 J = 0.115 x 2.78 = 0.32 sq.mts.
 K = 5.06 x 1.23 = 6.22 sq.mts.
 L = 5.17 x 0.91 = 4.70 sq.mts.
 M = 4.94 x 2.03 = 9.93 sq.mts.
 N = 3.35 x 3.26 = 10.92 sq.mts.
 O = 3.23 x 1.44 = 4.65 sq.mts.
 P = 9.81 x 1.50 = 14.72 sq.mts.
 Q = 9.88 x 1.50 = 14.82 sq.mts.
 R = 3.29 x 1.26 = 4.15 sq.mts.
 S = 3.29 x 1.21 = 3.98 sq.mts.
 T = 8.46 x 2.14 = 18.10 sq.mts.
 U = 9.89 x 1.50 = 14.84 sq.mts.
 V = 4.94 x 2.14 = 10.57 sq.mts.
 W = 3.23 x 2.14 = 6.91 sq.mts.
 X = 3.23 x 1.12 = 3.62 sq.mts.
 Y = 3.23 x 1.45 = 4.68 sq.mts.
 Z = 13.04 x 2.14 = 27.91 sq.mts.
 Z1 = 3.46 x 1.12 = 3.88 sq.mts.
 Z2 = 3.35 x 1.45 = 4.86 sq.mts.

TYPICAL 1ST, 2ND, 3RD FLOOR AREA = 2A + B + 2C + D + 2E + F + 2G + H + I + 2J + K + L + 2M + 2N + 2O + 2P + 4Q + 4R + 4S + T + U + V + 2W + 2X + 2Y + 2Z + 2(Z1) + 2(Z2) = 540.59 sq.mts.

Staircase
 m = 4.64 x 3.00 = 13.92 sq.mts.
 n = 1.69 x 1.15 = 1.94 sq.mts.
Staircase = 2m - 2n = 31.94 sq.mts.

Lift
 o' = 2.15 x 1.95 = 4.19 sq.mts.
Lift = 2o' = 8.38 sq.mts.

Balcony
 a = 0.73 x 6.62 = 4.83 sq.mts.
 b = 0.77 x 6.86 = 5.28 sq.mts.
 c = 0.73 x 3.43 = 2.50 sq.mts.
 d = 0.77 x 3.54 = 2.73 sq.mts.
 e = 0.77 x 3.54 = 2.73 sq.mts.
 f = 2.73 x 1.50 = 4.10 sq.mts.
 g = 3.35 x 1.22 = 4.09 sq.mts.
 h = 3.23 x 0.28 = 0.90 sq.mts.
 i = 3.46 x 1.50 = 5.19 sq.mts.
 j = 3.29 x 1.32 = 4.34 sq.mts.
 k = 3.23 x 0.18 = 0.58 sq.mts.
 l = 3.23 x 1.50 = 4.85 sq.mts.
Balcony = a + b + 2c' + 2d' + 2e + 2f + 6g + 6h + 6i + 6j + 6k + 6l = 118.39 sq.mts.

Intermediate Terrace on First Floor
 Z3 = 3.23 x 1.39 = 4.49 sq.mts.
 Z4 = 3.23 x 1.49 = 4.81 sq.mts.
 Z5 = 3.23 x 4.28 = 13.78 sq.mts.

Intermediate Terrace = 2(Z3) + 2(Z4) + 2(Z5) = 46.12 sq.mts.

Passage (Typical First, Second, Third Floor)
 p' = 5.06 x 2.89 = 14.62 sq.mts.
 q = 2.49 x 1.59 = 3.96 sq.mts.
 r = 2.15 x 1.48 = 3.18 sq.mts.
 s = 3.23 x 2.66 = 8.59 sq.mts.
 t = 1.55 x 5.55 = 8.60 sq.mts.
 u = 3.51 x 2.89 = 10.14 sq.mts.
 v = 8.03 x 2.89 = 23.21 sq.mts.
 w = 3.35 x 2.66 = 8.91 sq.mts.
Passage = p' + 2q + 2r + 2s' + 3t + u' + v + w = 114.14 sq.mts.

SHEET No. 01/03

AREA STATEMENT

AREA OF PLOT	2531.00 sq.mts.
AREA FOR ROAD WIDENING	0.00 sq.mts.
EFFECTIVE AREA OF PLOT	2531.00 sq.mts.
PERMISSIBLE COVERED AREA	40%
PERMISSIBLE COVERED AREA	1012.40 sq.mts.
PROPOSED COVERED AREA	983.10 sq.mts.
PROPOSED COVERAGE	38.84%
PERMISSIBLE F.A.R.	100
PERMISSIBLE FLOOR AREA	2531.00 sq.mts.
PROPOSED STILT FLOOR AREA (Free of F.A.R.)	457.26 sq.mts.
PROPOSED UPPER GROUND FLOOR AREA	504.80 sq.mts.
PROPOSED FIRST FLOOR AREA	540.59 sq.mts.
PROPOSED SECOND FLOOR AREA	540.59 sq.mts.
PROPOSED THIRD FLOOR AREA	540.59 sq.mts.
PROPOSED TOTAL FLOOR AREA	2530.36 sq.mts.
F.A.R. UTILISED	99.97

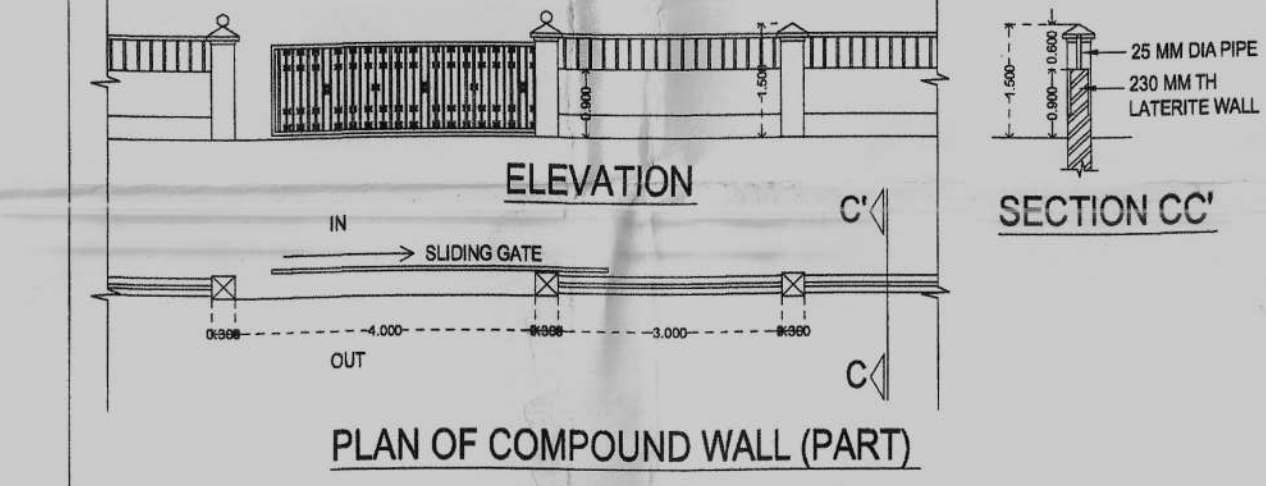
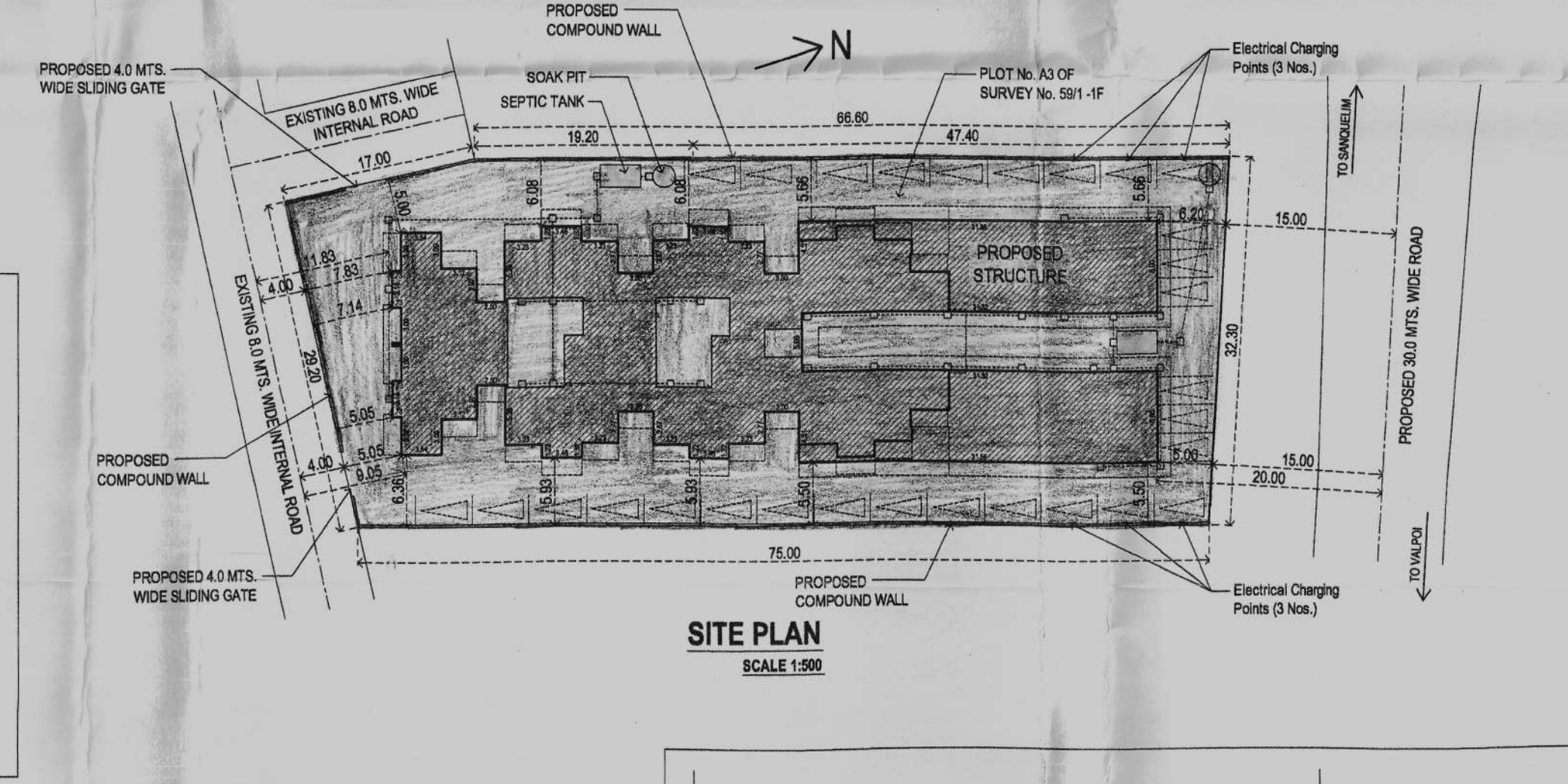
LENGTH OF PROPOSED COMPOUND WALL	187.80 mts.
CAR PARKING REQUIRED	41 Nos.
CAR PARKING PROVIDED	59 Nos.
ELECTRICAL CHARGING POINTS REQUIRED	12 Nos.
ELECTRICAL CHARGING POINTS PROVIDED	15 Nos.

DOOR & WINDOW SCHEDULE

DOOR	SIZE	ROLLING SHUTTER	SIZE
D1	1.10 X 2.10	RS1	3.00 X 2.40
D2	1.00 X 2.10	RS2	2.50 X 2.40
D3	0.80 X 2.10	RS3	1.78 X 2.40
D4	0.80 X 2.10		
D5	0.75 X 2.10	WINDOW	SIZE
D6	1.20 X 2.10	W1	1.00 X 1.50
FD1	2.80 X 2.10	W2	1.00 X 1.00
FD2	1.90 X 2.10	V1	0.60 X 0.90
		V2	0.80 X 1.00

Approved with condition
vide letter No. 1010/100-20/19
Date: 10/11/2023

SECURITY TOWN PLANNER
Town & Country Planning Dept.
Bicholim - Goa



PLAN OF COMPOUND WALL (PART)

Approved with Condition
vide letter No. 1010/100-20/19
dated: 10/11/2023

ASSISTANT ENGINEER
S.D. (Gen) W.D. (PHE)
P.W.D. - BICHOLIM - GOA

Approved Subject to the Maintenance
of Adequate clearance from the
Electric Line and service Connections
as Stipulated in the I.E. Rule 1956,
before and after the construction.

ASSISTANT ENGINEER
Elect. Sub. Div. II. (R) [O&M]
Electricity Department
Sanaulim - Goa

PROJECT :
PROPOSED CONSTRUCTION OF RESIDENTIAL CUM
COMMERCIAL BUILDING & COMPOUND WALL
IN PLOT No. A3 BEARING SURVEY No.59/1-1F OF
VILLAGE VARALEM OF TALUKA BICHOLIM - GOA.
OWNER - SHRI. SHRINIVAS NAGNATH AYANCHI &
SHRI. OMKAR RAJARAM PATIL

Sheet Title:- Submission Drawing
Presented By:- Scale:- 1:100, 1:200, 1:500 Date:- 23 Oct 2023

MULKARAJ M. KHORATE
Architect
JYOTIRAM ARCHITECTS
Ch. 14/8/3, KARAVASTI,
Bardoz, Goa - 403 523
Ph: 9832-228567
ARCHITECT DESIGN INTERIOR LANDSCAPE DEVELOPERS

COA : CA / 98 / 23470
TCP : AR / 0022 / 2011
PWD : PWD/ARCH/244/2000

Jyotiram Archidell
The architect/shelter
MULKARAJ M. KHORATE
JYOTIRAM 148/1/3
KARAVASTI, BARDOZ - GOA
CALL ON: 9422093478
ARCHITECT DESIGN INTERIOR LANDSCAPE DEVELOPERS

Owner's Signature

Approved
10/11/2023

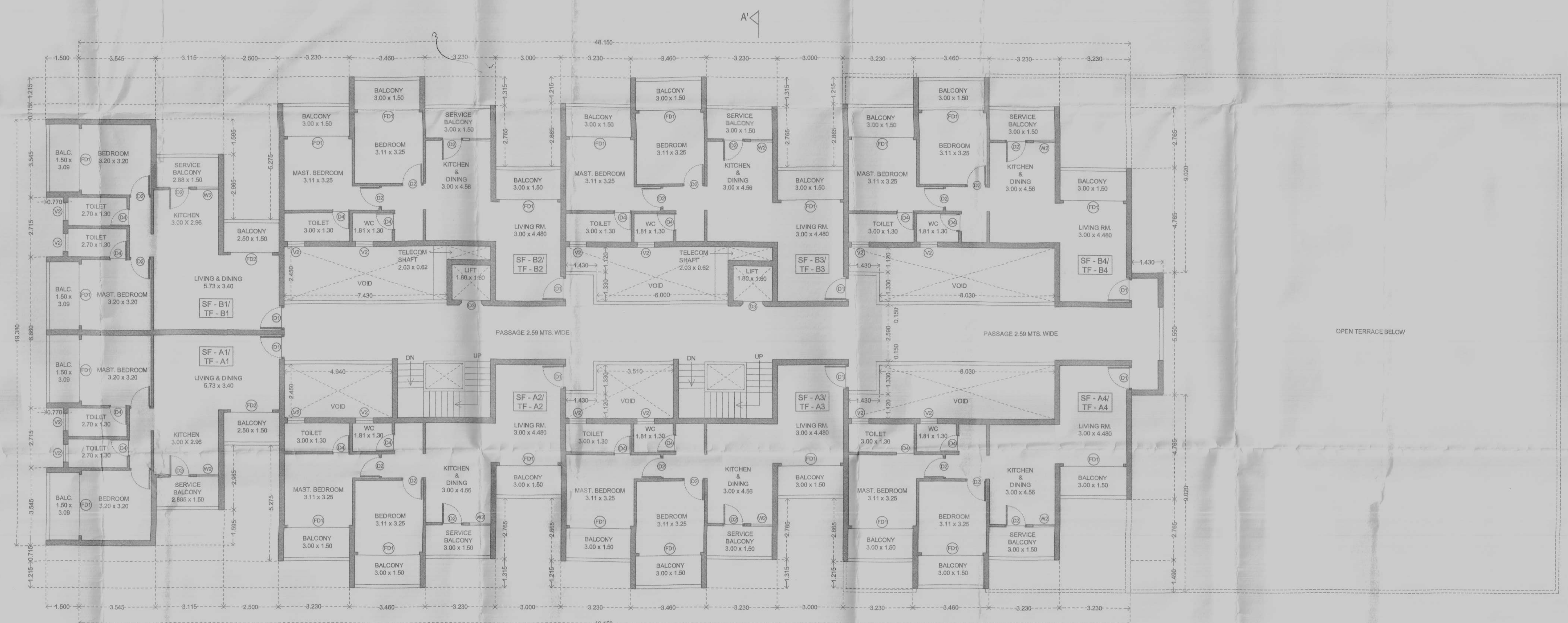
Approved under the condition
Imposed in the license
No. 21/2023/24/107
Municipal Engineer II
Suburban Municipal Council



Approved with condition
vide letter
No. 21/2023/24/107
DEPUTY TOWN PLANNER
Town & Country Planning Dept
Bicholim-Goa
No. AG (V-3) (24) 107 (2023)-24 (24)28 DT: 16/11/2023

Approved Subject to the Maintenance
of Adequate clearance from the
Electric Line and Service Connections
as stipulated in the I.E. Rule 1956,
before and after the construction.

ASSISTANT ENGINEER
Elect. & Civ. II (R) (O&M)
Electricity Department
Sanguem - Goa



TYPICAL SECOND & THIRD FLOOR PLAN



FIRST FLOOR PLAN

PROJECT :
PROPOSED CONSTRUCTION OF RESIDENTIAL CUM
COMMERCIAL BUILDING & COMPOUND WALL
IN PLOT No. A3 BEARING SURVEY No.59/1-1F OF
VILLAGE ARVALEM OF TALUKA BICHOLIM - GOA.
OWNER :- SHRI. SHRINIVAS NAGNATH AYANCHI &
SHRI. OMKAR RAJARAM PATIL

Sheet Title :- Submission Drawing
Presented By :- Scale: 1:100,1:200,1:500 | Date:- 23 Oct 2023



MULKARAJ M. KHORATE
JYOTIRMAJ ARCHSHELL
Co. 14/10/3 Karaswad
Bardar, Goa - 403 526
Ph : 0832 - 225557

COA : CA / 98 / 23470
TCP : AR / 0022 / 2011
PWD : PWD/ARCH/244-2000

Jyotirmay Archshell
The architect shelter
MULKARAJ M. KHORATE
B.Arch. ; L.L.B.
JYOTIRMAJ - 14/10/3
KARASWAD, MAPUSA - GOA
CALL ON : 9422063476

Approved with Condition
vide letter No. 21/2023/24/107
dated 16/11/2023

ASSISTANT ENGINEER
S.D.I. (Civ. W.D. XIV) (P&D)
P.W.D. BICHOLIM GOA

Owner's Signature
SHRI. SHRINIVAS NAGNATH AYANCHI &
SHRI. OMKAR RAJARAM PATIL

Approved
MEDICAL OFFICER (G)
Community Health Centre
Sankhalim-Goa