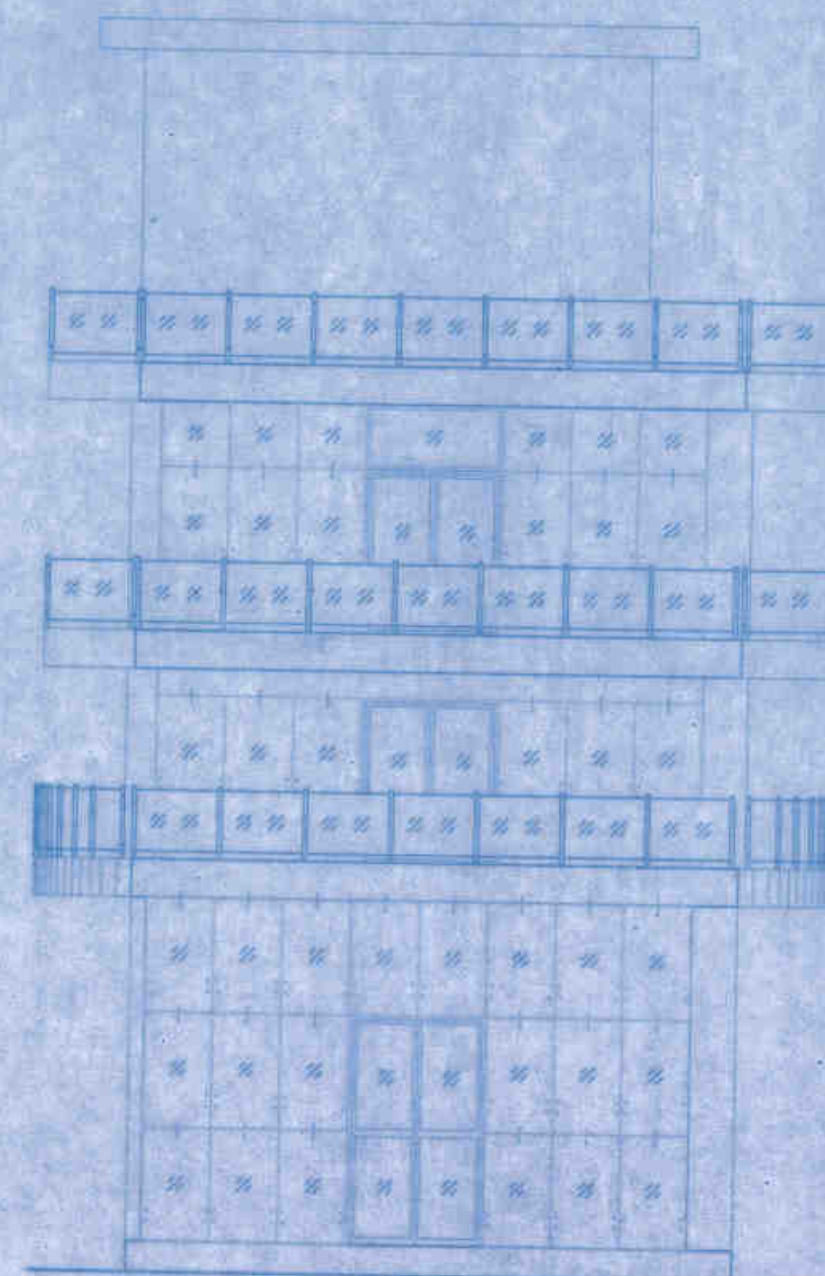
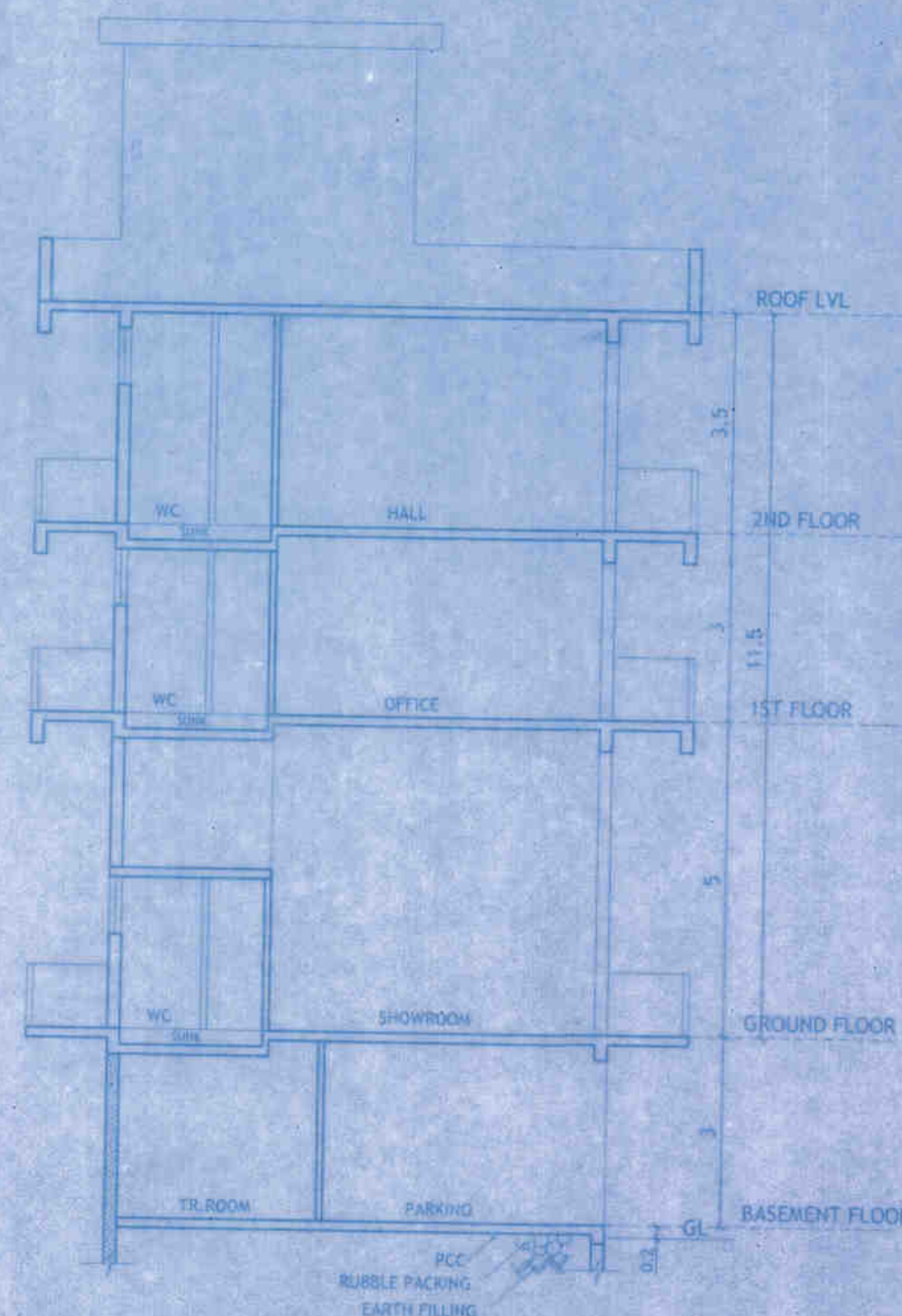




FRONT ELEVATION
SCALE-1:100



SECTION 1-1
SCALE-1:100

AREA STATEMENT :- PROPOSED BUILDING-1

FLOORS	TOTAL B.U.A (sq.m.)	AREA FREE OF F.A.R.				LESS ADDITIONAL F.A.R. 7.5%	NET F.A.R (sq.m.)
		STAIRS/LIFT (sq.m.)	BALCONY (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)		
BASEMENT FLOOR	125.00	30.00	0.00	0.00	75.50	0.00	19.50
GROUND FLOOR	165.00	30.00	27.00	0.00	0.00	14.50	93.50
1ST FLOOR	165.00	30.00	27.00	0.00	0.00	14.50	93.50
2ND FLOOR	165.00	30.00	27.00	0.00	0.00	14.50	93.50
TOTAL	620.00	120.00	81.00	0.00	75.50	43.50	300.00

PARKING STATEMENT :- BUILDING 1	
Commercial - 300/50	= 6 nos.
REQUIRED PARKING	= 6 cars
PARKING PROVIDED	= 7 cars (basement=4 + surface parking=3)

SCHEDULE OF OPENINGS

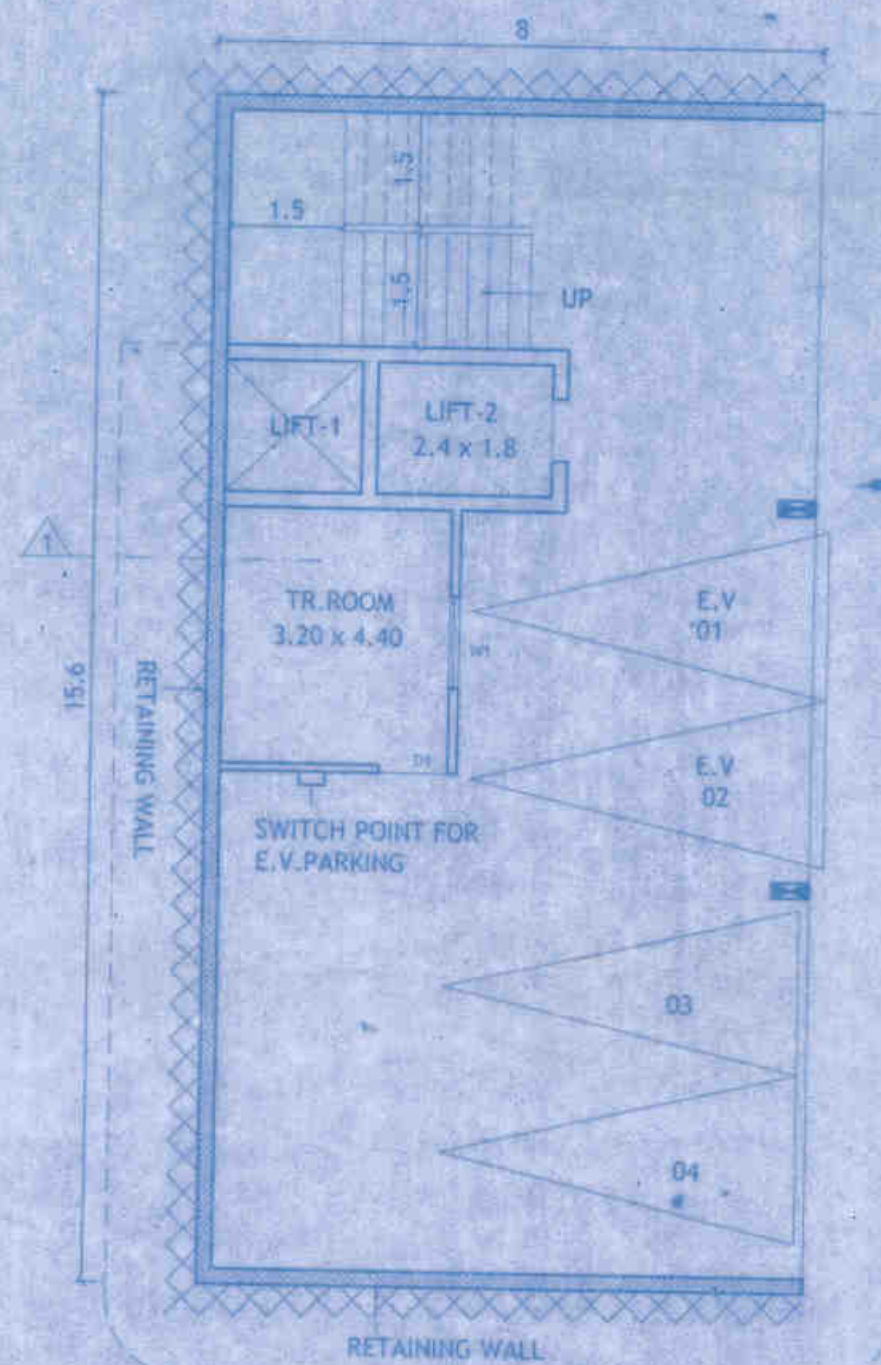
TYPE	CLEAR DIMENSIONS	
	LENGTH IN MTRS	HEIGHT IN MTRS
D3	0.75	2.15
D2	0.90	2.15
D1	1.10	2.15
SD	3.00	2.15
SD1	2.80	2.15
W	1.80	1.25
W1	1.50	1.25
V	0.80	0.90

Please Check Letter No. TIS/11013/614/TeP1
20.25/2024 dated 05.09.2025
regarding the Plan.

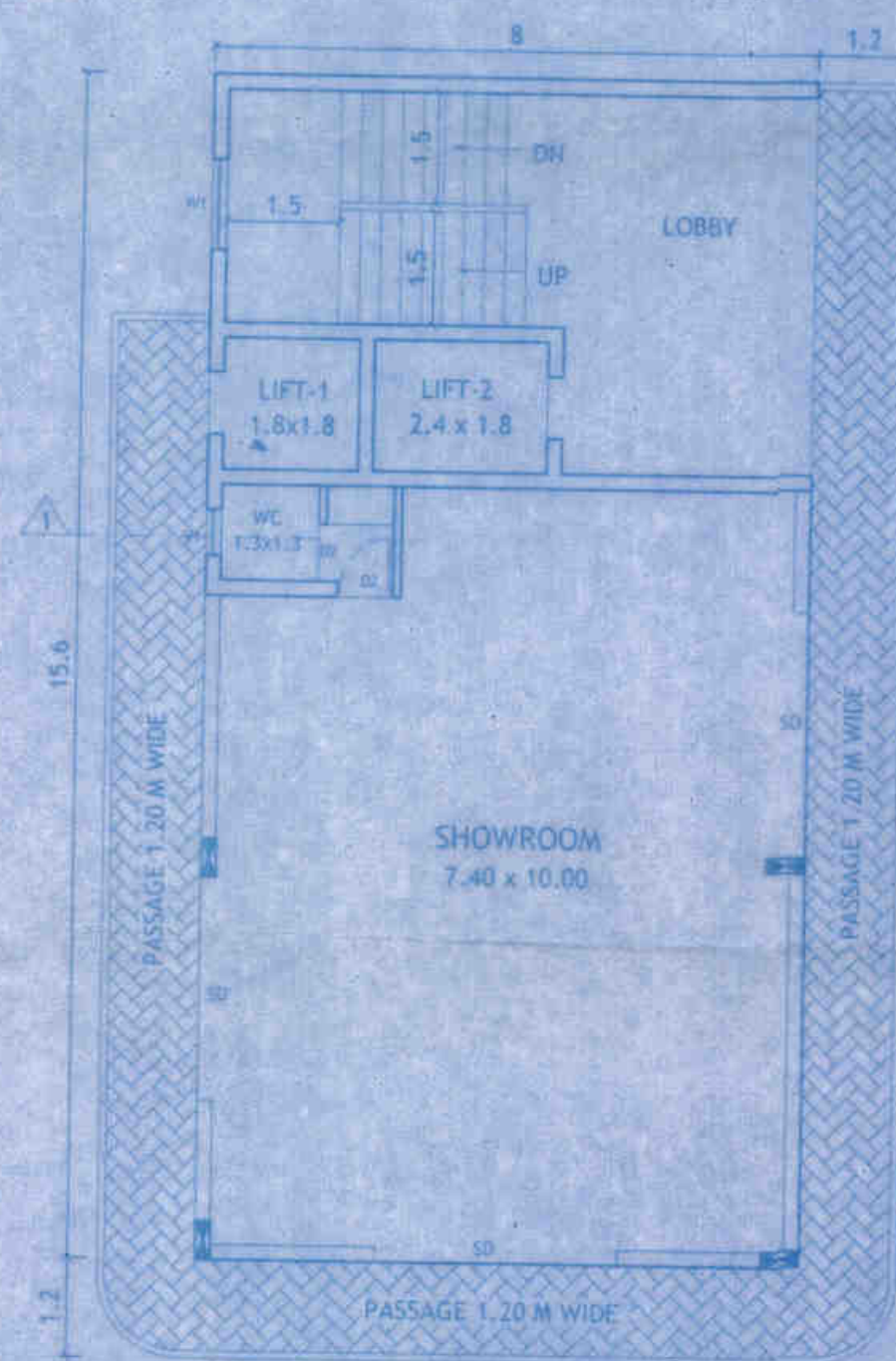
Mangishvi
By Town Planner
Town & Country Planning Dept
Goa
Barcel, Panaji, Goa

Const. License No. 61
VPISOGTIS/2023/2024 dt. 29/9/23
Village Panchayat Se-Old Goa

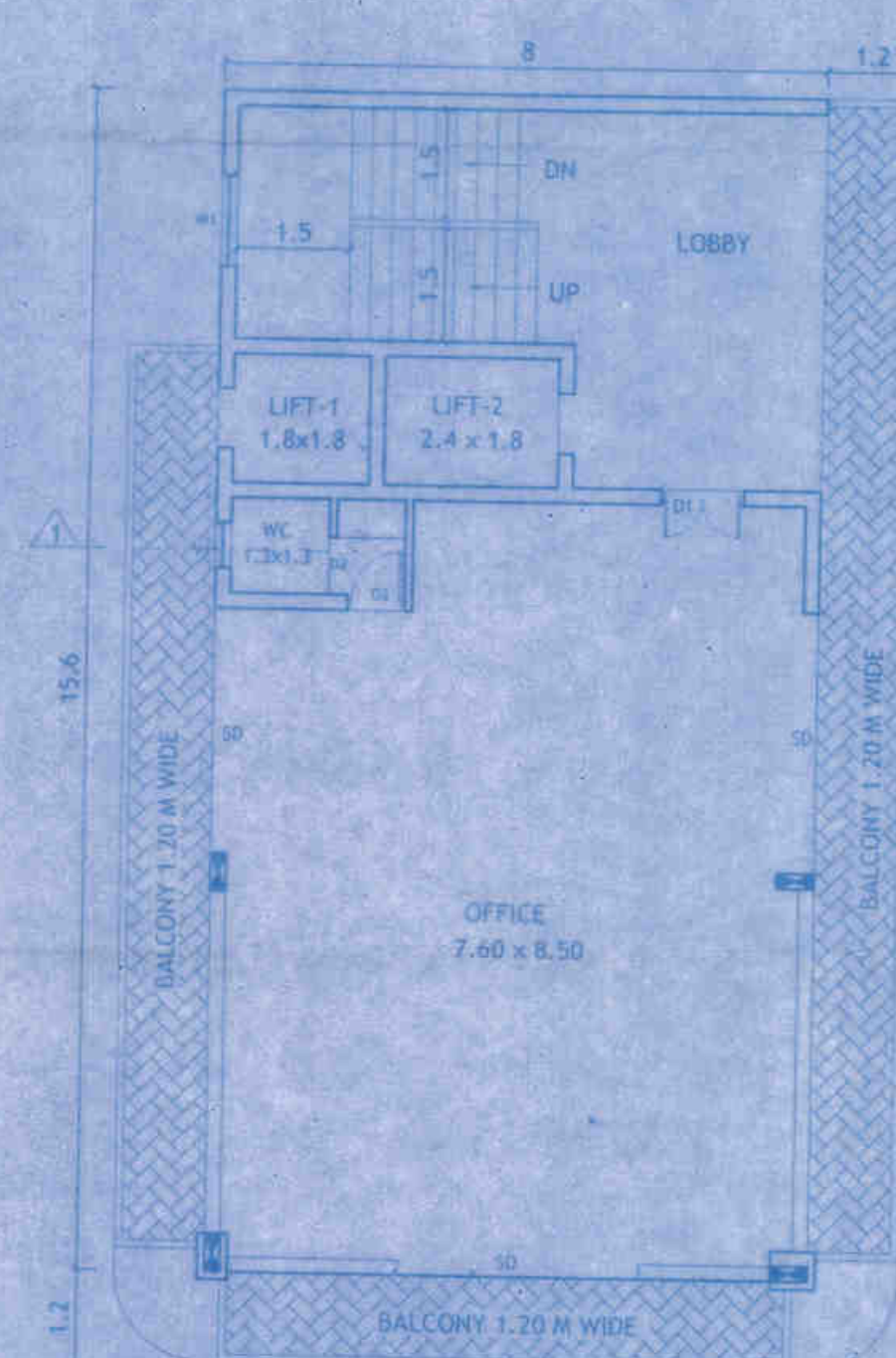
V.P. Secretary
V. P. Se-Old Goa



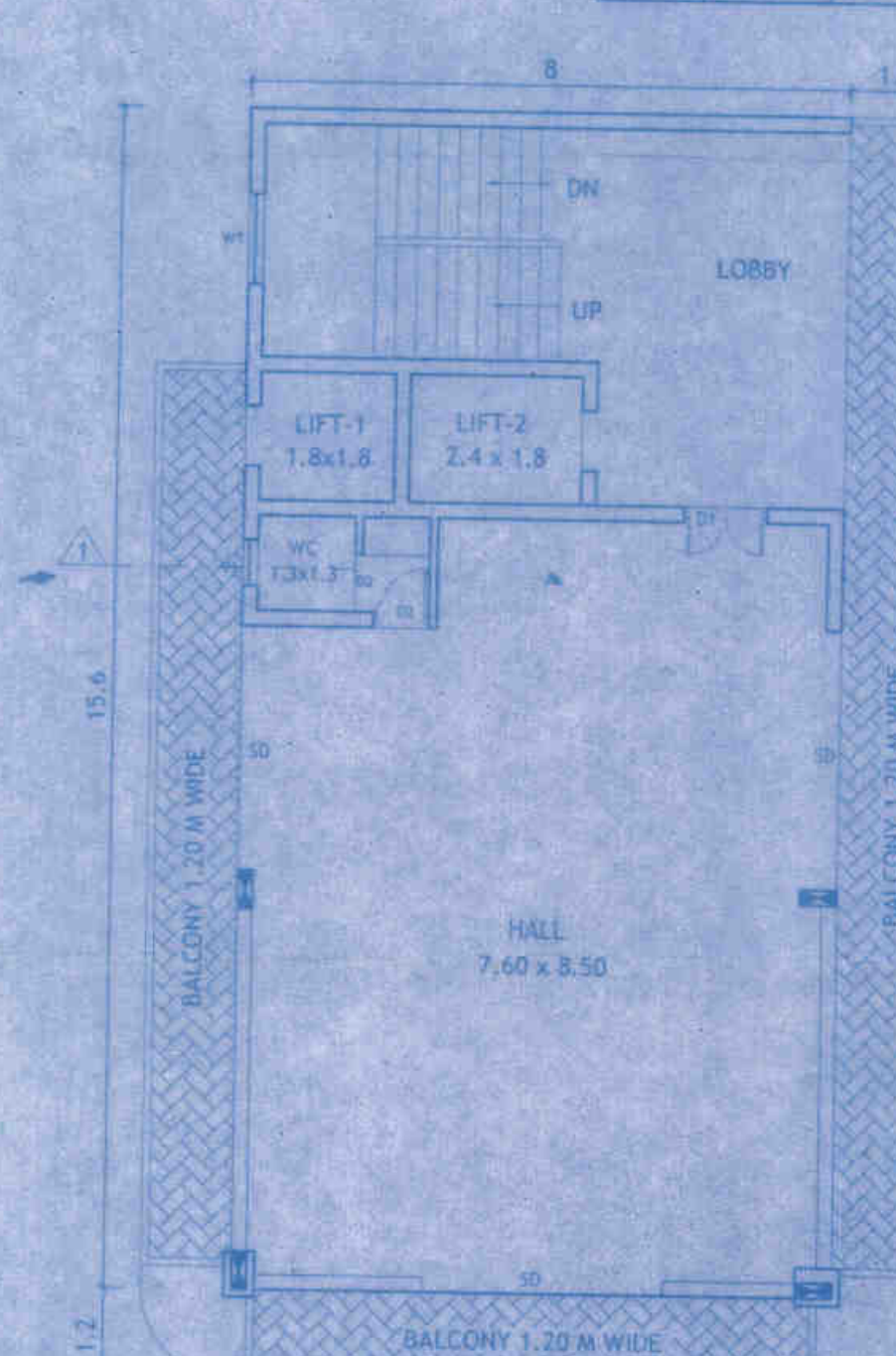
BASEMENT FLOOR PLAN
SCALE-1:100



GROUND FLOOR PLAN
SCALE-1:100



1ST FLOOR PLAN
SCALE-1:100



2ND FLOOR PLAN
SCALE-1:100

BUILDING-1

PROJECT:
PROPOSED CONSTRUCTION OF RESIDENTIAL,
COMMERCIAL BUILDING & COMPOUND WALL ON
PLOT BEARING SY.NO-103/2-A-1 AT ELLA
VILLAGE IN TISWADI TALUKA - GOA.

OWNER: RAJESH TARKAR
SUJITH KUMAR

DRN BY: S.A DRGS:
CKD BY: B.S FLOOR PLAN, ELEVATION
SECTION, AREA STATEMENT
JOB NO : 774/24

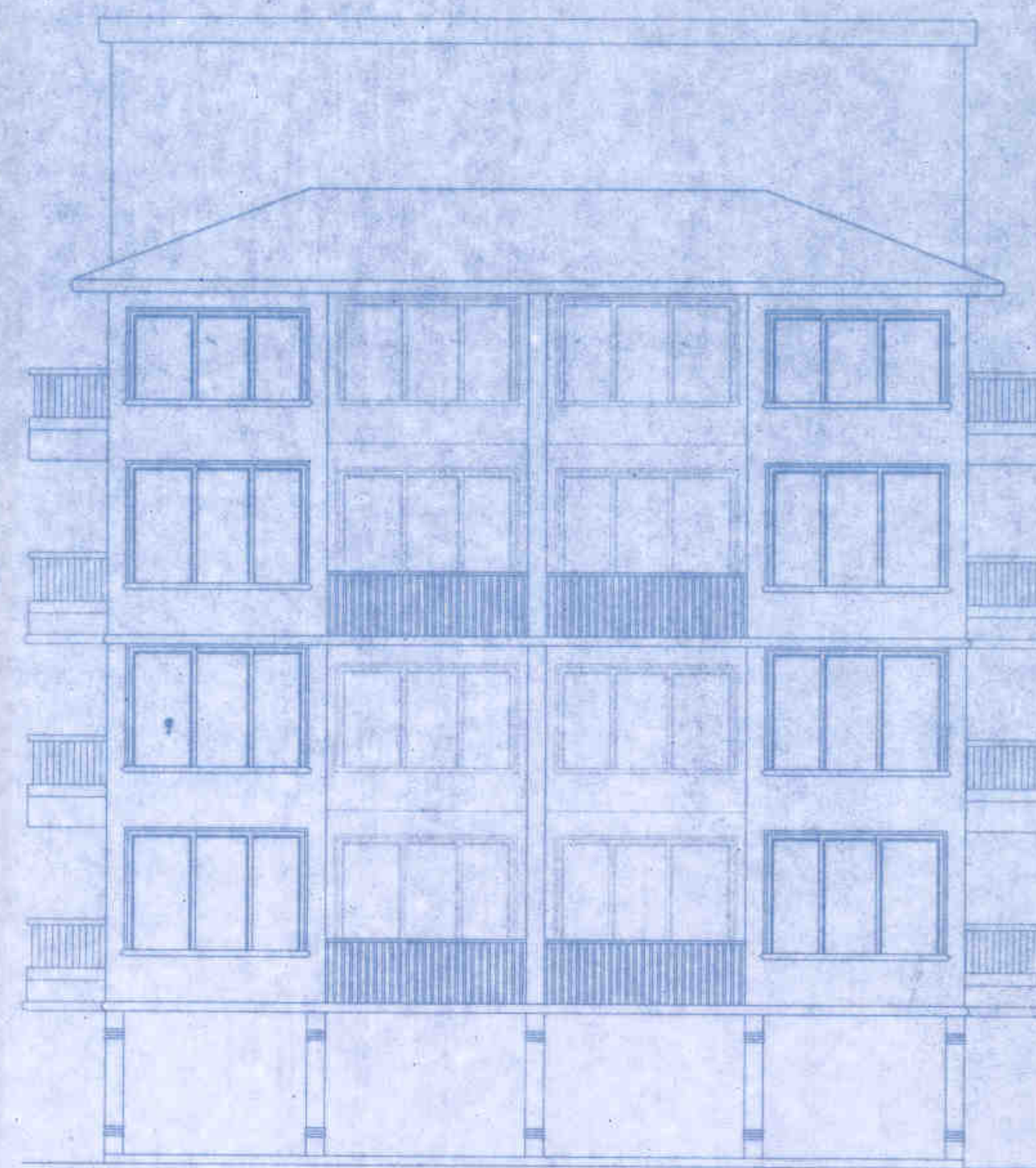
DATED : 17.07.2024 SCALE: 1:500, 1:100

ARCHITECT'S SIGNATURE: CLIENT'S SIGNATURE:

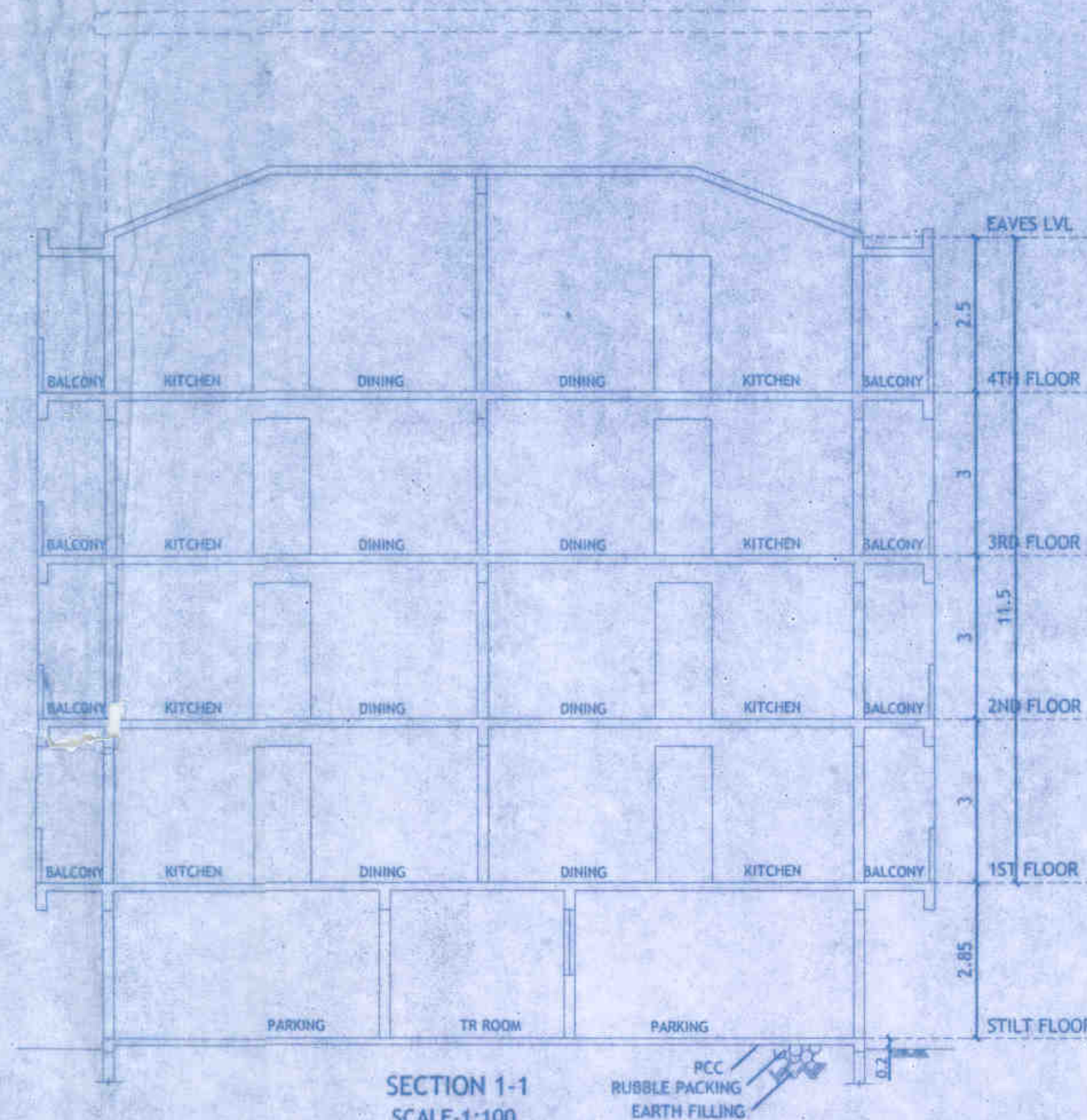
Bryan J. Soares
Reg. No. CA/89/12085
AR/0031/2010

ARCHITECTS:
SOARES & ASSOCIATES

G-1, VIKAS BUILDING,
18TH JUNE ROAD,
PANJIM, GOA.
PH/FAX: 2228040, 430010
e-mail: soares88@gmail.com



FRONT ELEVATION
SCALE-1:100



SECTION 1-1
SCALE-1:100

AREA STATEMENT :- PROPOSED BUILDING-2

FLOORS	TOTAL B.U.A. (sq.m.)	STAIRS/LIFT (sq.m.)	AREA FREE OF F.A.R. (sq.m.)	LESS ADDITIONAL F.A.R 7.5%	NET F.A.R. (sq.m.)
STILT FLOOR	390.20	24.30	0.00	14.00	0.00
1ST FLOOR	500.00	26.80	81.50	16.00	329.30
2ND FLOOR	481.20	26.80	81.50	16.00	329.30
3RD FLOOR	500.00	26.80	81.50	16.00	329.30
4TH FLOOR	481.20	26.80	81.50	16.00	329.30
TOTAL	2352.60	131.50	326.00	78.00	1317.20

PARKING REQUIRED :-		
TOTAL FLATS = 16 nos		
FLAT AREA	Flat Nos.	Car
Floor Area up to 75.0 m ²	---	---
Floor Area from 75.0 to 100.0m ²	16 x 1.25 car	20
Floor Area from 100.0 to 150.0m ²	---	---
TOTAL PARKING REQUIRED		20 cars
PARKING PROVIDED :-		
STILT PARKING	= 16 cars	
SURFACE PARKING	= 04 cars	
TOTAL PARKING PROVIDED		= 20 cars

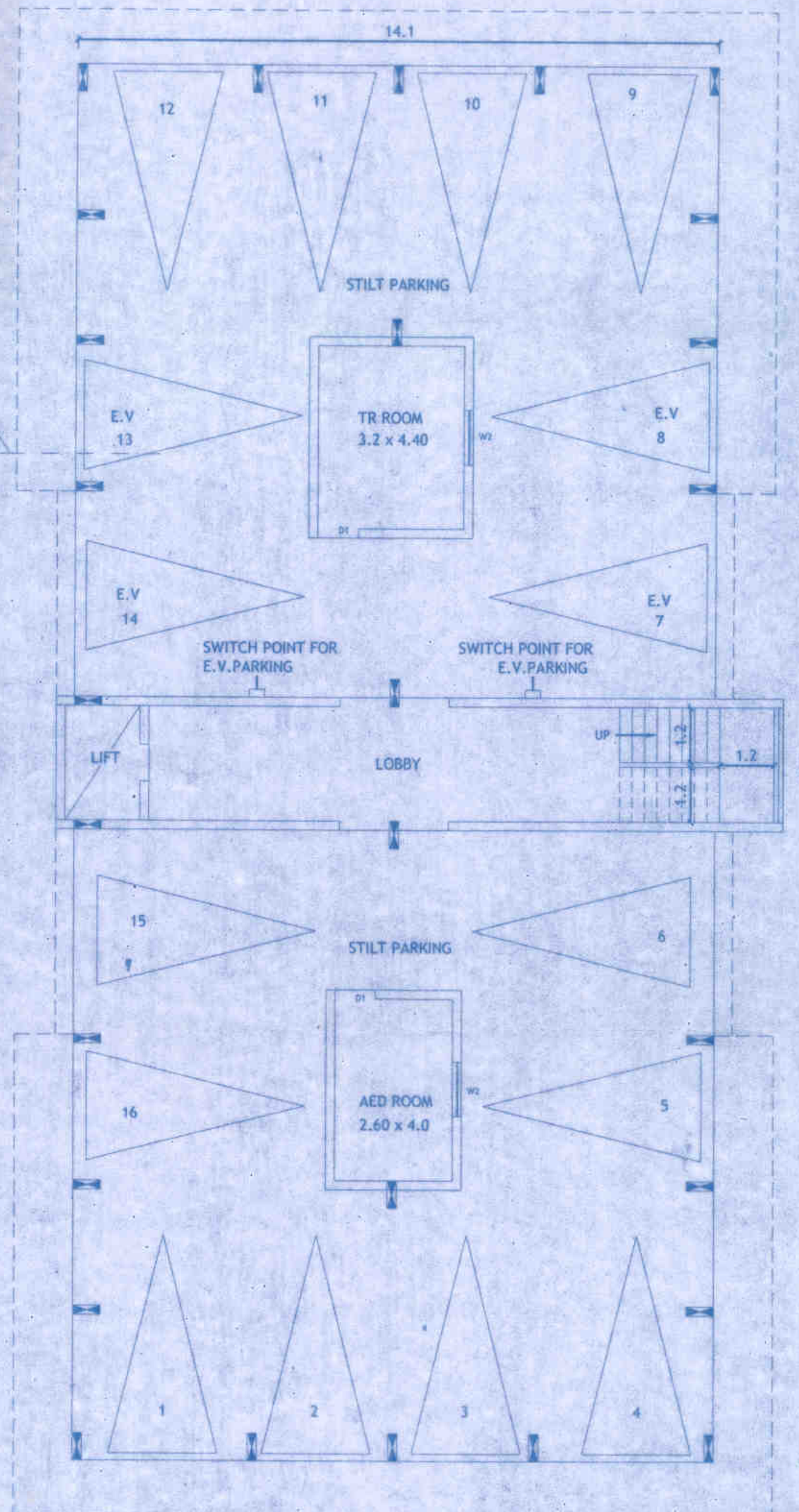
SCHEDULE OF OPENINGS

TYPE	CLEAR DIMENSIONS LENGTH IN METERS	DEPTH IN METERS
D3	0.75	2.15
D2	0.90	2.15
D1	1.10	2.15
SD	3.00	2.15
SD1	2.80	2.15
W	1.80	1.25
W1	1.50	1.25
V	0.80	0.90

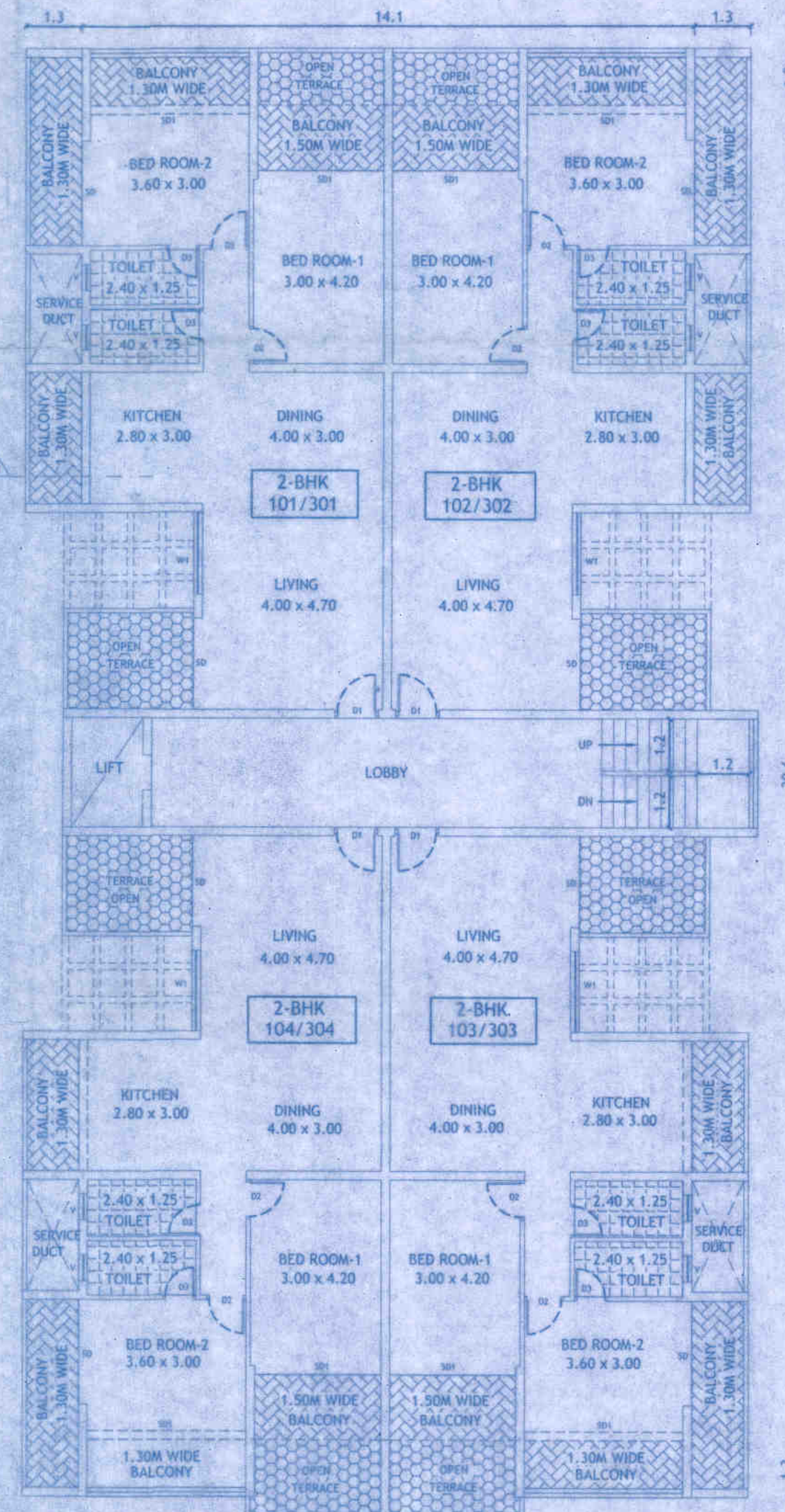
Please Check Letter No. TIS/11213/EN/1001
2025/2124 dated 05-09-2025
 regarding the Plan. Mangishwari
 District Planning Dept.
 Town & Country Planning Dept.
 Govt. of Goa.
 Panaji, Goa.

Const. License No. 61
 VPISOGTIS/20.35.20.26 dt. 29/12/25
 Village Panchayat Se-Old Goa

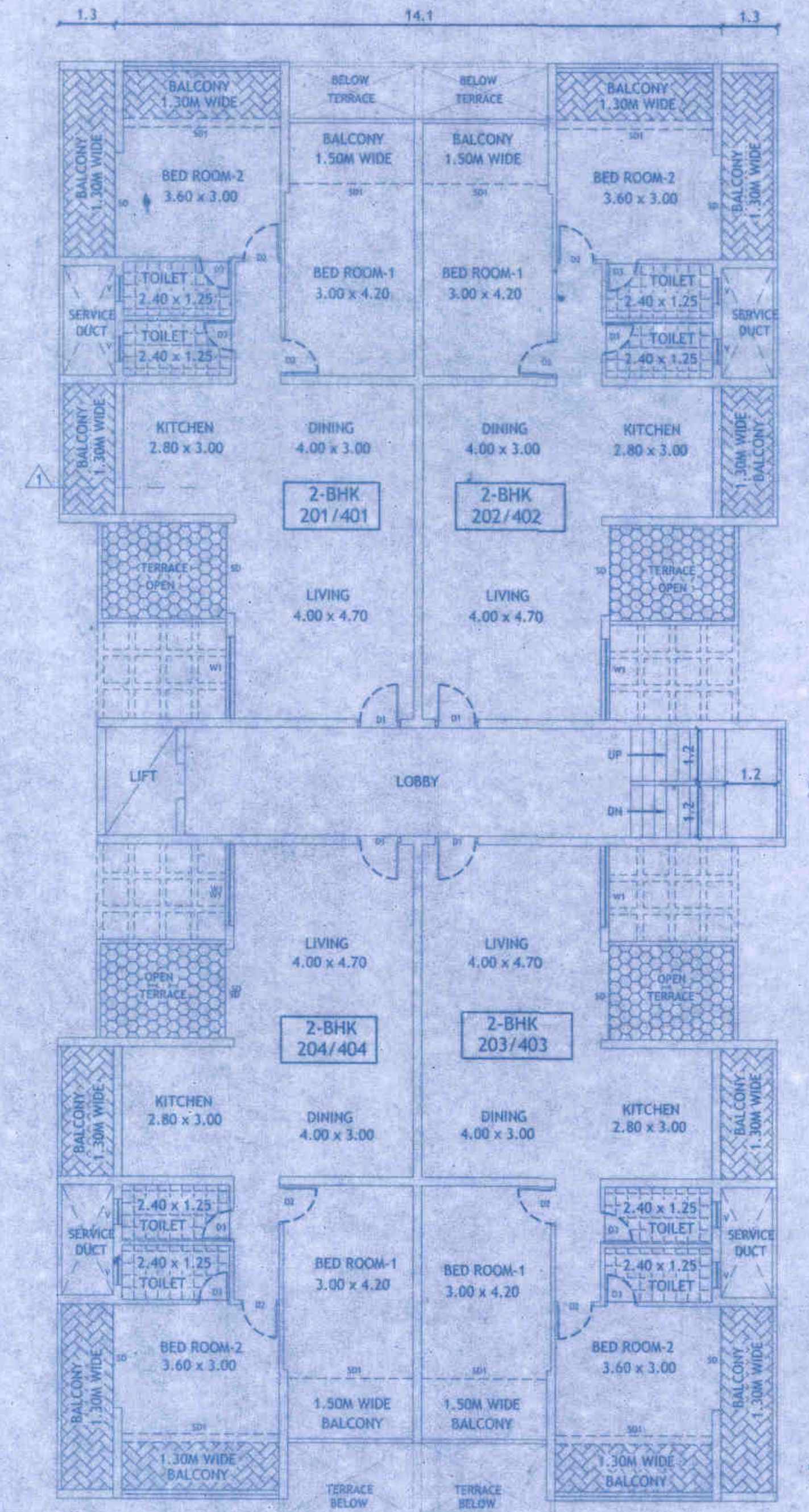
V.P. Secretary
 V. P. Se-Old Goa



STILT FLOOR PLAN
SCALE-1:100



1ST FLOOR & 3RD FLOOR PLAN
SCALE-1:100



2ND FLOOR TO 4TH FLOOR PLAN
SCALE-1:100

BUILDING-2

PROJECT: PROPOSED CONSTRUCTION OF RESIDENTIAL, COMMERCIAL BUILDING & COMPOUND WALL ON PLOT BEARING SY.NO-103/2-A-1 AT ELLA VILLAGE IN TISWADI TALUKA - GOA.	
OWNER: RAJESH TARKAR SUJITH KUMAR	
DRN BY: S.A	DRGS:
CKD BY: B.S	FLOOR PLAN, ELEVATION SECTION, AREA STATEMENT
JOB NO : 774/24.	SCALE : 1:500, 1:100
DATED : 21.04.2025	ARCHITECT'S SIGNATURE:
Bryan J. Soares Reg. No. CA/89/12085 AR/0031/2010	CLIENT'S SIGNATURE:
ARCHITECTS: SOARES & ASSOCIATES G-1, VIKAS BUILDING, 18TH JUNE ROAD, PANJIM, GOA. PH/FAX : 2228040, 430010 e-mail: soares88@gmail.com	

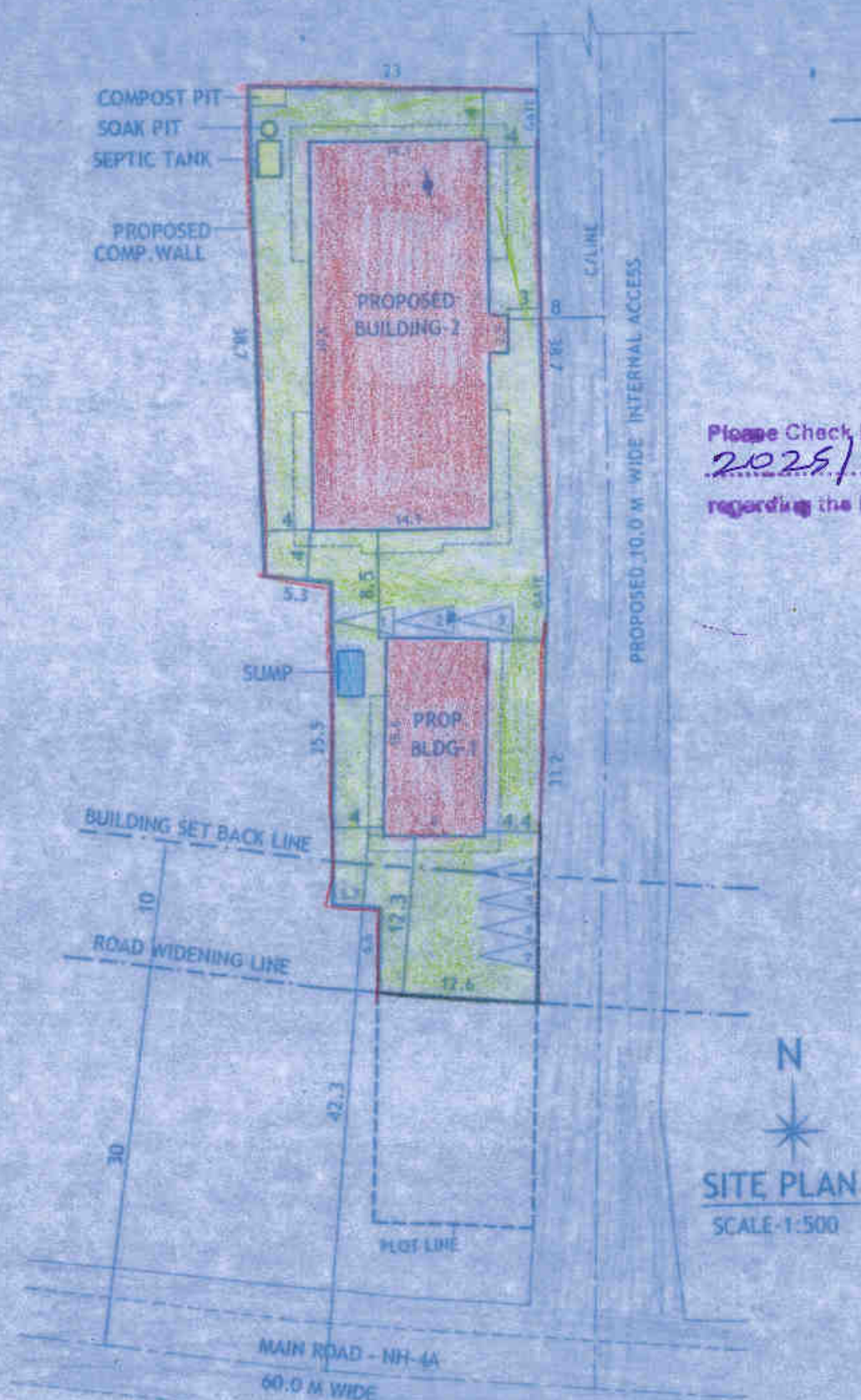
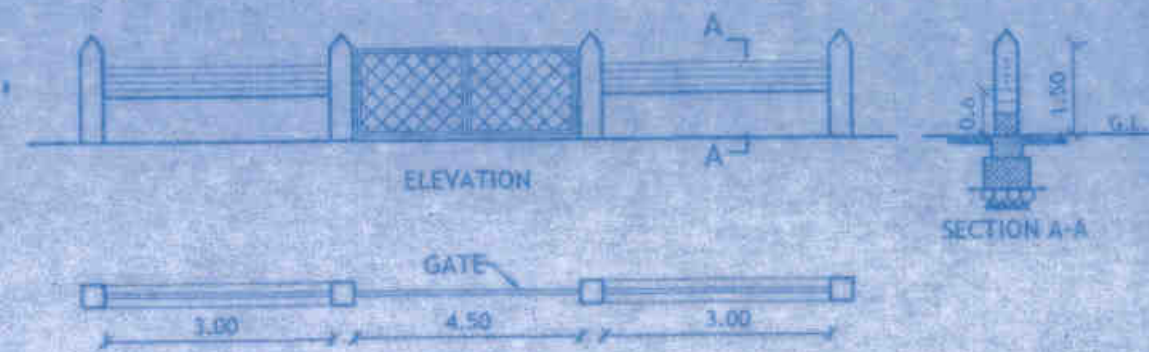
AREA STATEMENT	
a PLOT AREA UNDER	1633.00 m ²
b AREA UNDER ROAD WIDENING	225.00 m ²
c NET PLOT AREA	1408.00 m ²
d PERMISSIBLE COVERED AREA (40%)	563.20 m ²
e PERMISSIBLE F.A.R (a x 80%)	1306.40 m ²
f ADDITIONAL F.A.R (a x 20%)	326.60 m ²
(Ref No. TIS/11013/Elia/TCP/2023/871 Dated: 10/04/2025)	
g TOTAL PERMISSIBLE F.A.R (e x 100%)	1633.00 m ²
h PROPOSED COVERED AREA	555.20 m ²
i PROPOSED COVERAGE	39.43 %
j PROPOSED F.A.R	1617.20 m ²
k F.A.R CONSUMED	99.03 %

TOTAL AREA STATEMENT :-

TYPE	COVERED AREA	F.A.R	B.U. AREA
BLOCK 1	165.00	300.00	620.00
BLOCK 2	390.20	1317.20	2352.60
TOTAL	555.20	1617.20	2972.60

AREA FOR INFRASTRUCTURE TAX :-

TOTAL B.U. AREA = 2972.60 - 427.40 (PARKING)
= 2545.20 m²
COMMERCIAL AREA = 544.50 m²
RESIDENTIAL AREA = 2000.70 m²

PLAN
COMPOUND WALL

TOTAL LENGTH OF COMPOUND WALL = 161.50 M

Please Check Letter No. TIS/11013/Elia/TCP/2025/2124 dated 05-09-2025 regarding the Plan.

Town & Country Planning Dept.
Tiswadi, Panaji, Goa

Const. License No. G-1
VP/SG/TIS/20.2.1.20.26 dt. 22/2/23
Village Panchayat Se-Old Goa

V.P. Secretary
V. P. Se-Old Goa

Ref No. TIS/11013/Elia/TCP/2023/871
Dated: 10/04/2025

PROJECT:
PROPOSED CONSTRUCTION OF RESIDENTIAL,
COMMERCIAL BUILDING & COMPOUND WALL ON
PLOT BEARING SY.NO-103/2-A-1 AT ELLA
VILLAGE IN TISWADI TALUKA - GOA.

OWNER:
RAJESH TARKAR
SUJITH KUMAR

DRN BY: S.A
CKD BY: B.S
JOB NO : 774/24

DRGS:

SITE PLAN,
AREA STATEMENT

DATED : 21.04.2025 SCALE: 1:500, 1:100

ARCHITECT'S SIGNATURE :

CLIENT'S SIGNATURE :

Bryan Soares
Reg. No. CA/89/12085
AR/0031/2010

ARCHITECTS:
SOARES & ASSOCIATES
G-1, VIKAS BUILDING,
18TH JUNE ROAD,
PANJIM, GOA.
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