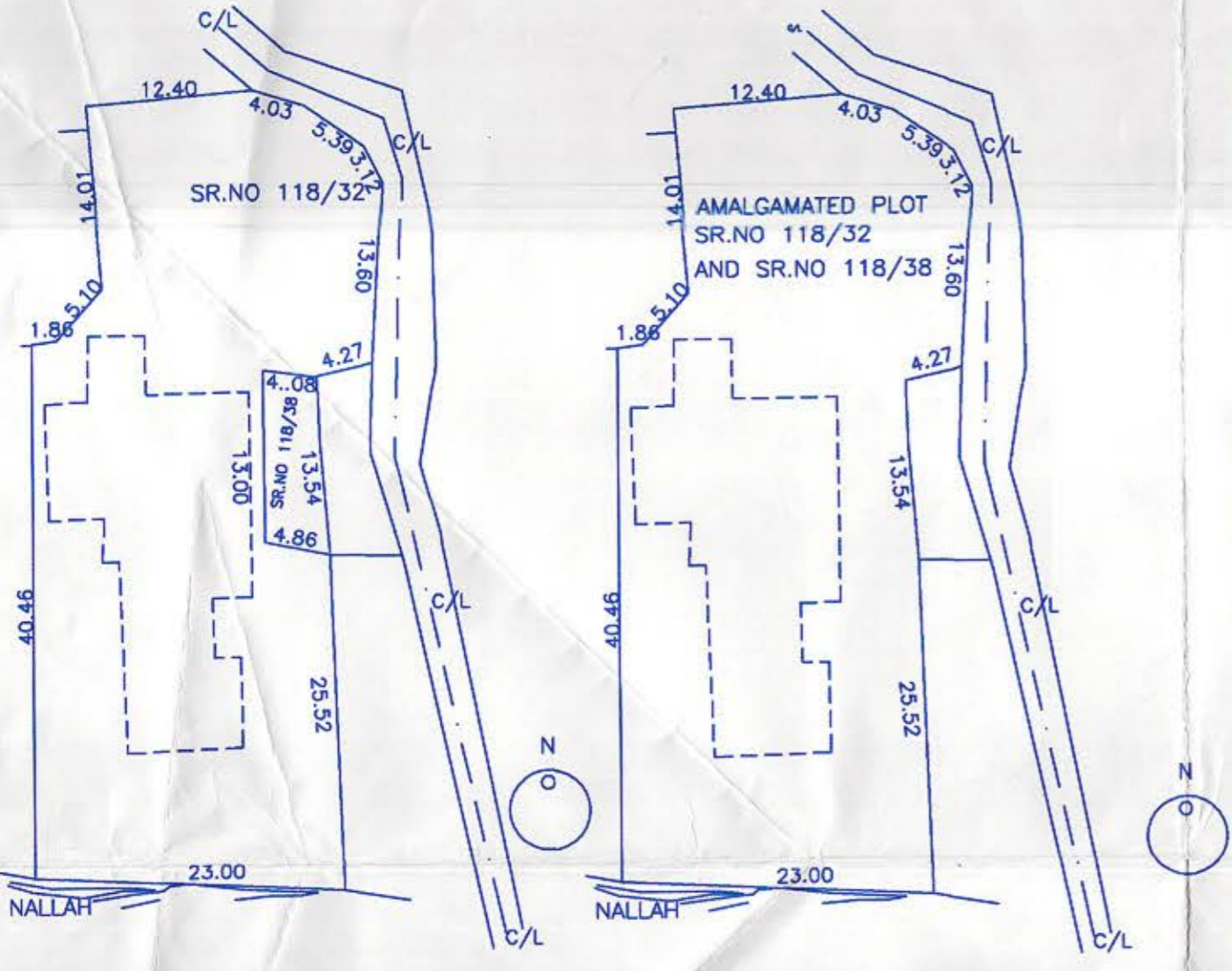
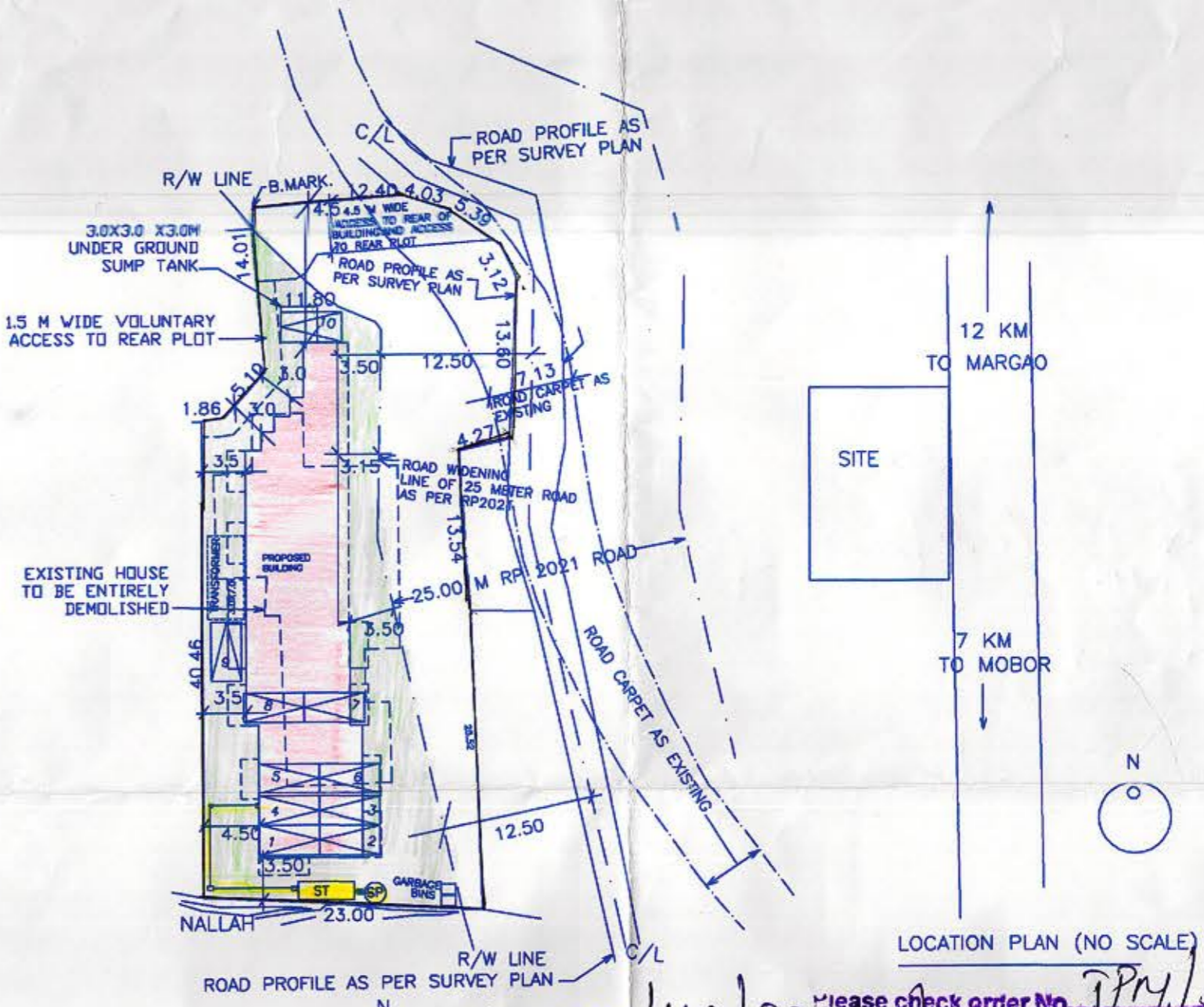


AMALGAMTION PLAN



PLAN OF PLOT BEFORE AMALGAMATION(1:500) PLAN OF PLOT AFTER AMALGAMATION(1:500)

| AREA STATEMENT                        |  |
|---------------------------------------|--|
| PLOT AREA BEFORE AMALGAMATION         |  |
| SURVEY NO 118/32 =1325 .00 SQM        |  |
| SURVEY NO 118/38=75.00SQM             |  |
| PLOT AREA AFTER AMALGAMATION          |  |
| OF SURVEY NO.118/32 AN118/38=1400 SQM |  |



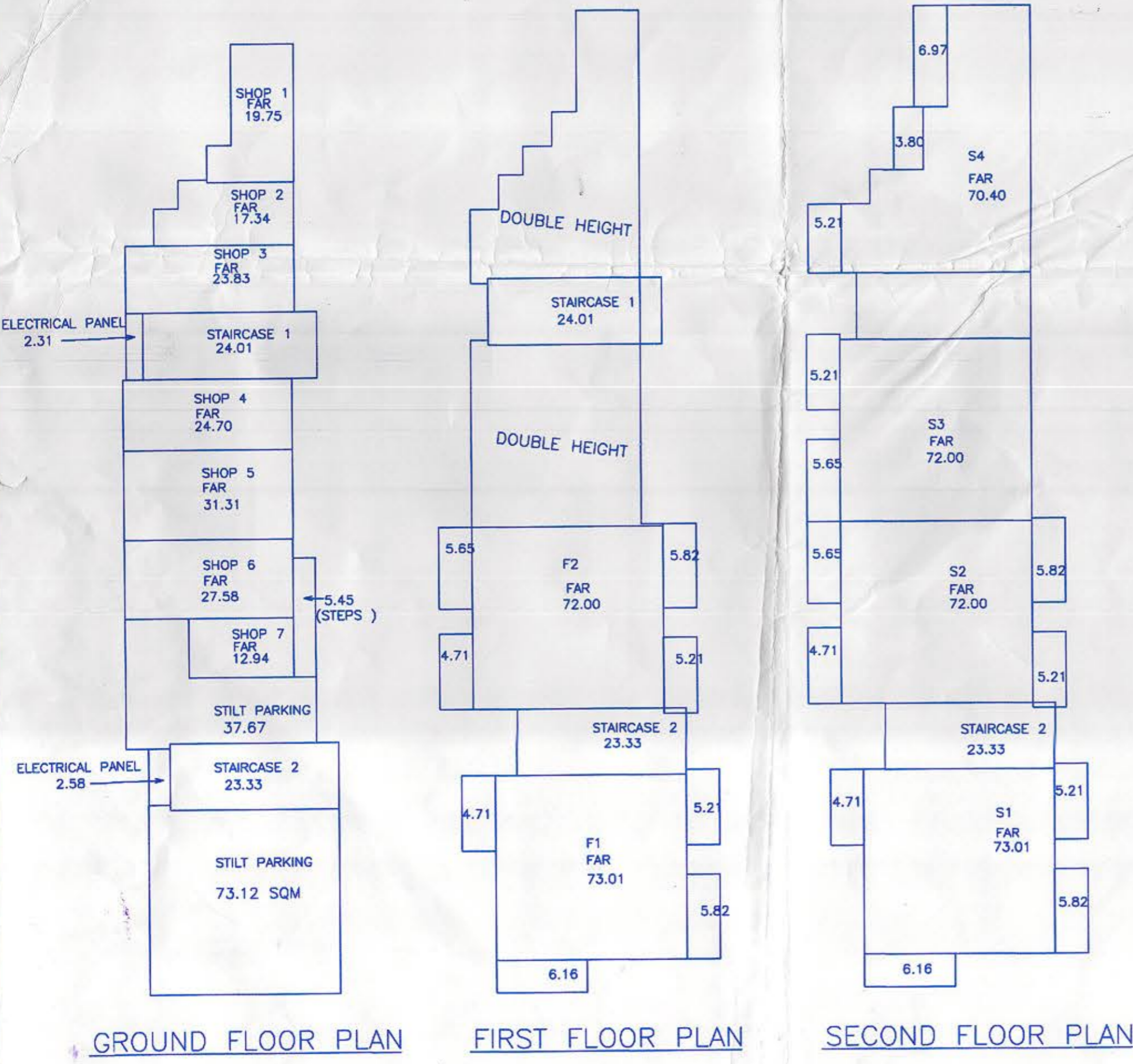
SITE PLAN(1:500)

LOCATION PLAN (NO SCALE)

Please check order No. IPM/133144 dated 18/11/2021 regarding the plans.  
2290

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

| AREA STATEMENT   |  |
|--|--|
| PLOT AREA=1400SQM  |  |
| RW AREA=482.72 SQM   |  |
| EFFECTIVE PLOT AREA=1400-482.72=917.28 SQM                           |  |
| EXISTING HOUSE TO BE ENTIRELY DEMOLISHED=314.78 SQM                  |  |
| PLOT COVERAGE OF THE EXISTING HOUSE TO BE ENTIRELY DEMOLISHED=22.48% |  |
| PROPOSED GROUND FLOOR AREA= 157.45 SQM                               |  |
| PROPOSED FIRST FLOOR AREA=145.01 SQM                                 |  |
| PROPOSED SECOND FLOOR AREA=289.09 SQM                                |  |
| TOTAL PROPOSED FLOOR AREA= 589.87 SQM                                |  |
| FAR=589.87X100/1400=42.13 %  |  |
| COVERAGE =325.92X100/917.28=35.53%                                   |  |
| TOTAL COMMERCIAL AREA ON GROUND FLOOR=157.45 SQM                     |  |
| PARKING REQUIRED=  |  |
| COMMERCIAL=157.45/50=3.15 CARS                                       |  |
| RESIDENTIAL 6 UNITS>75 SQM= 6 CARS                                   |  |
| TOTAL CARS REQUIRED= 9.15 (9 CARS)                                   |  |
| CARS PROVIDED= 10 CARS   |  |
| STILT AREA FOR PARKING=37.67+73.12=110.79 SQM                        |  |
| FAR PERMISSIBLE  |  |
| 917.28@60 %=550.36   |  |
| 550.36@25%=137.59  |  |
| 550.36+137.59=687.95   |  |



| FLOOR (FLOOR HEIGHT) | UNITS  | FAR    | BALCONY | STAIRS 1 | STAIRS 2 | 7.5% FAR FREE UTILITY               |
|----------------------|--------|--------|---------|----------|----------|-------------------------------------|
| GROUND<br>5 M HEIGHT | SHOP 1 | 19.75  | ---     | 24.01    | 23.33    | 2.31+<br>2.58<br>(ELECTRICAL PANEL) |
|                      | SHOP 2 | 17.34  | ---     |          |          |                                     |
|                      | SHOP 3 | 23.83  | ---     |          |          |                                     |
|                      | SHOP 4 | 24.70  | ---     |          |          |                                     |
|                      | SHOP 5 | 31.31  | ---     |          |          |                                     |
|                      | SHOP 6 | 27.58  | ---     |          |          |                                     |
|                      | SHOP 7 | 12.94  | ---     |          |          |                                     |
| TOTAL                |        | 157.45 |         |          |          |                                     |
| FIRST<br>3 M HEIGHT  | F1     | 73.01  | 21.90   | 24.01    | 23.33    |                                     |
|                      | F2     | 72.00  | 21.39   |          |          |                                     |
|                      | TOTAL  | 145.01 | 43.29   |          |          |                                     |
| SECOND<br>3 M HEIGHT | S1     | 73.01  | 21.90   |          | 23.33    |                                     |
|                      | S2     | 72.00  | 21.39   |          |          |                                     |
|                      | S3     | 72.00  | 10.86   |          |          |                                     |
|                      | S4     | 70.40  | 15.98   |          |          |                                     |
| TOTAL                | 287.41 | 70.13  |         |          |          |                                     |
| TOTAL FAR            |        | 589.87 | 113.42  | 48.02    | 69.99    | 4.89                                |

AREA FOR INFRASTRUCTURE TAX=  
589.87+113.42+48.02+69.99+4.89= 826.19 SQM

Ar. Navin Shetye  
Architect  
ODA Reg. No. CA/98/23725

Approved by Panchayat vide resolution dated 30/11/2021 Appeal No. DDP/5/12/2021 on ... subject to conditions dated in its construction file is No VPCI. 2021/1. 2022/1. 5  
9/12/2021 V. P. Cavassim



PROPOSED DEVELOPMENT OF RESIDENTIAL AND COMMERCIAL BUILDING FOR MR. ANIL AMRUTRAO BANDODKAR IN AMALGAMATED PLOT BEARING SURVEY NO.118/32 AND 118/38 IN VILLAGE CAVELLOSIM SALCETE GOA.  
AR. NAVIN SHETYE B'ARCH  
405, FOURTH FLOOR PHASE II, DAMODAR, NEXT TO MARGAO POLICE STATION MARGAO GOA.