

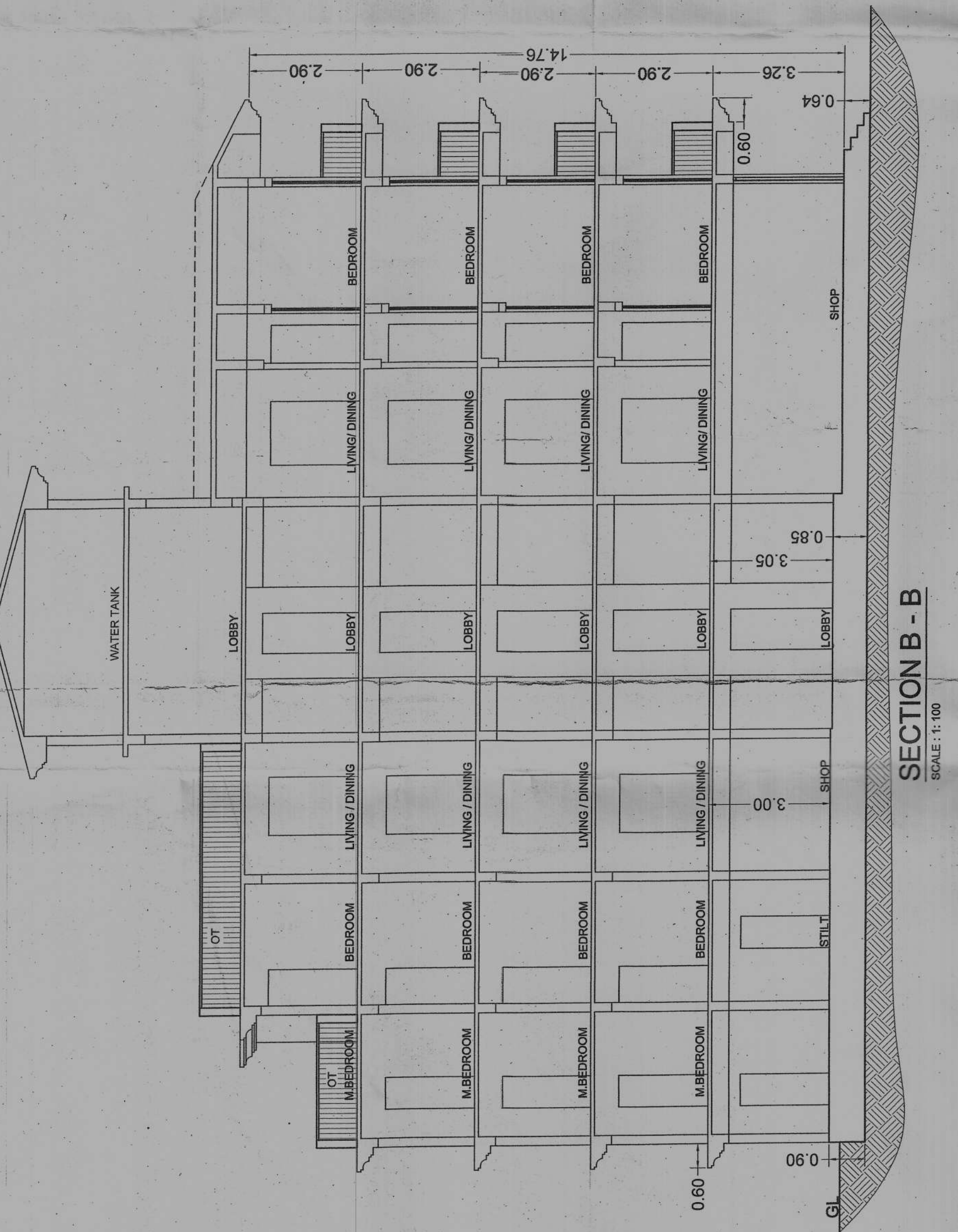
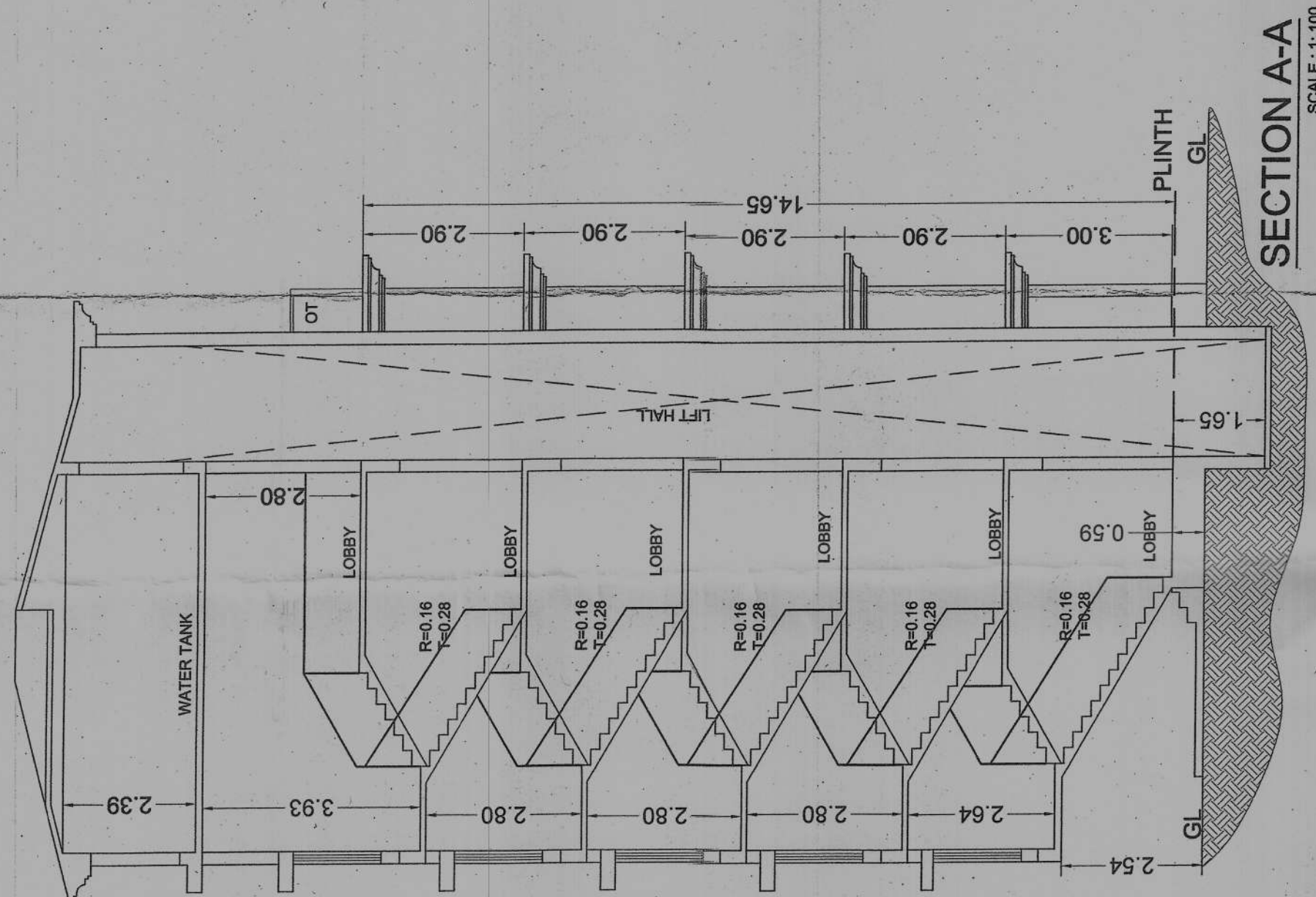
APPROVED UNDER THE CONDITIONS 56
THE LICENCE No. DL 12412-23
CONTRUCTOR/ARCHITECT/ENGINEER
DATE 18/11/2023

APPROVED FROM PLANNING POINT
DATE 4 NOV 2022

APPROVED FROM PLANNING POINT
DATE 4 NOV 2022

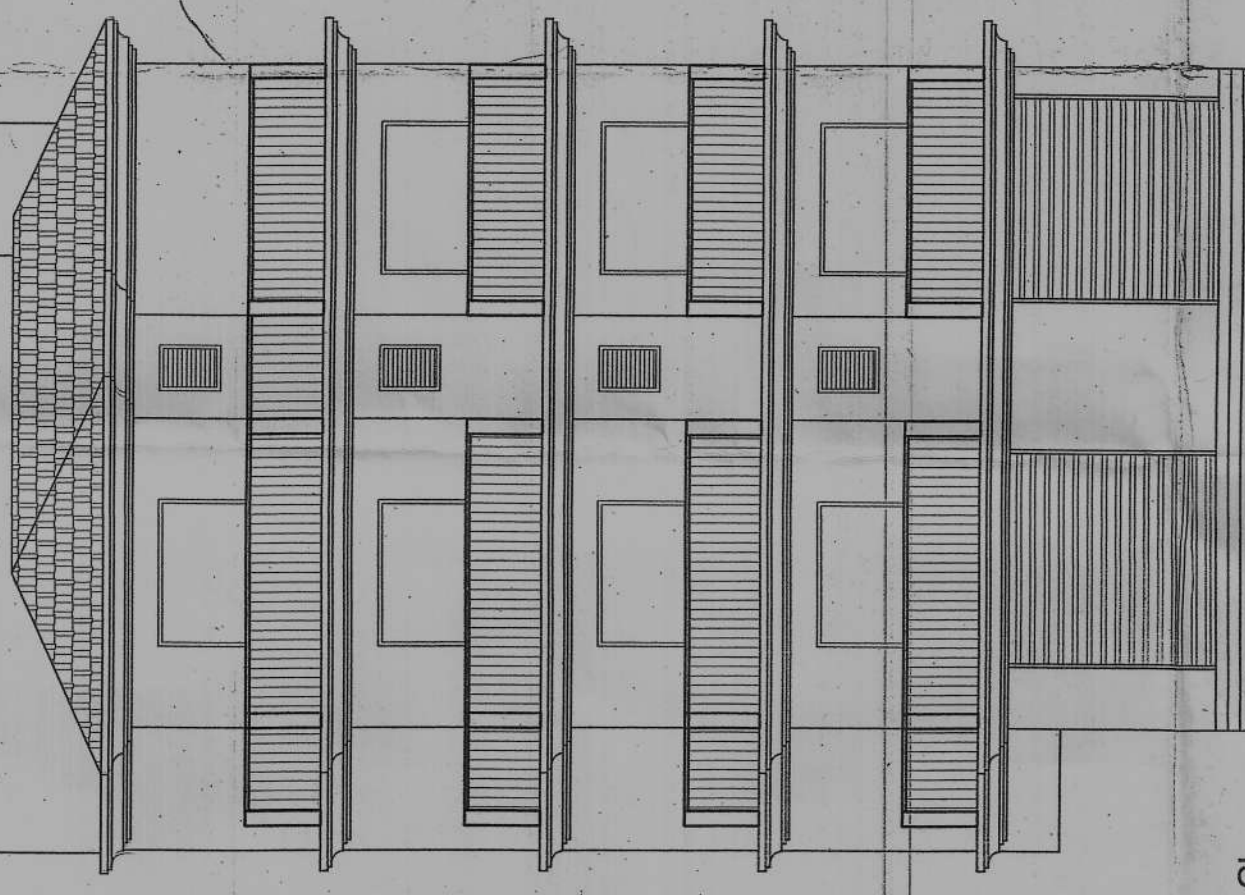
SCHEDULE OF OPENINGS

NOMEN	SIZE	NOMEN	SIZE
RS	3.00 X 2.50	W	1.50 X 1.15
PD	2.00 X 2.15		
D	1.00 X 2.15	W1	1.00 X 1.15
D1	0.90 X 2.15	V	0.60 X 0.80
D2	0.80 X 2.15		



SECTION A-A
SCALE 1:100

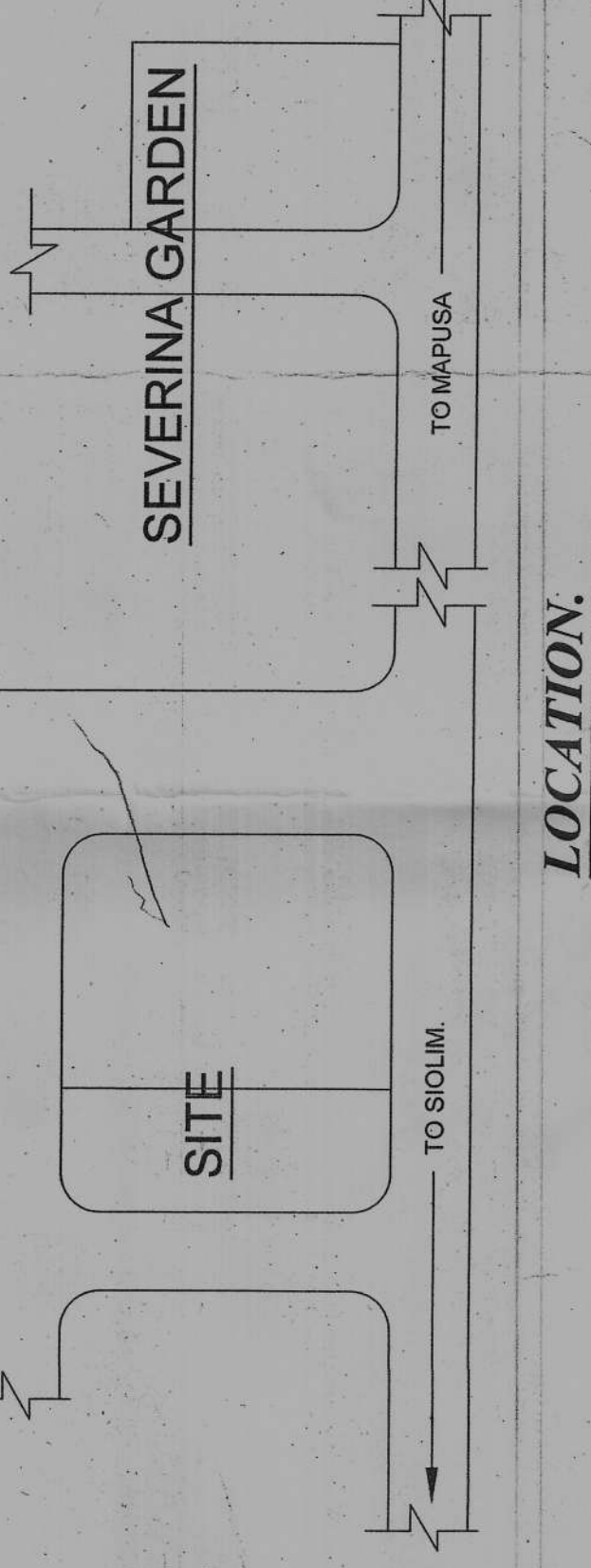
SECTION B-B
SCALE 1:100



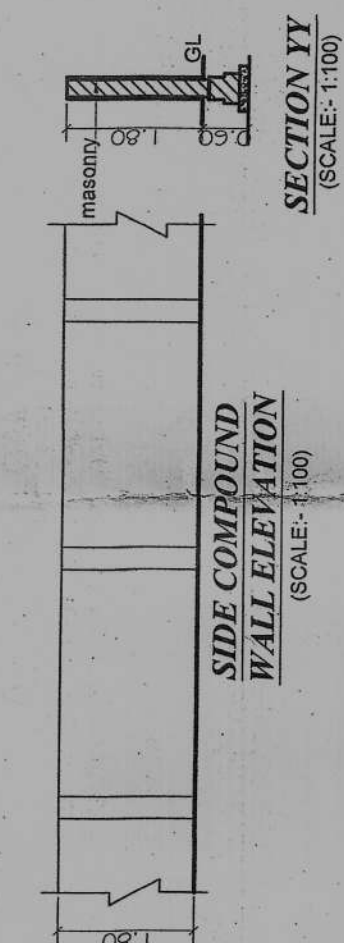
FRONT ELEVATION
SCALE 1:100



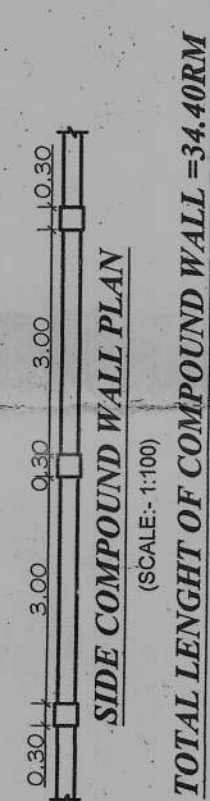
LEFT SIDE ELEVATION
SCALE 1:100



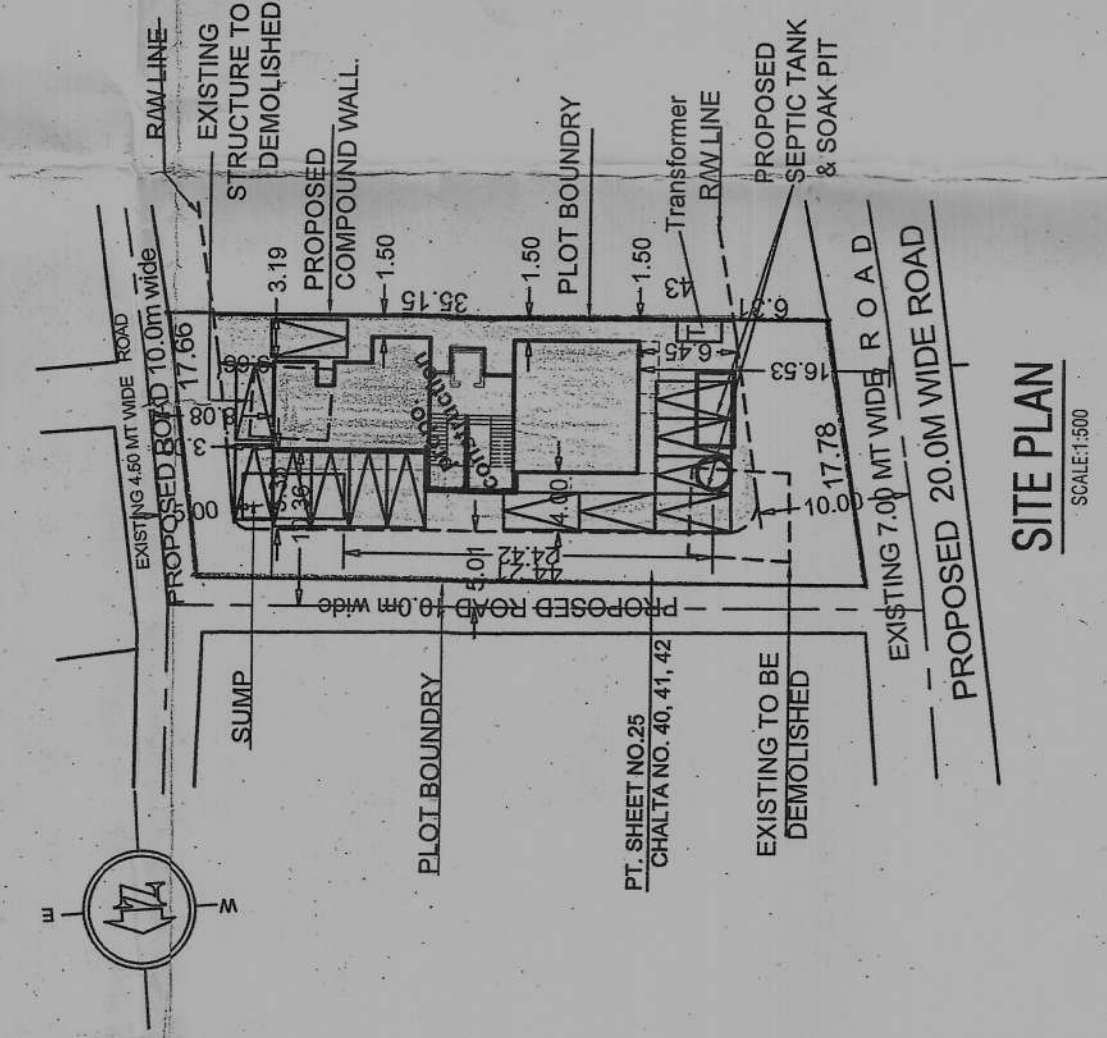
LOCATION



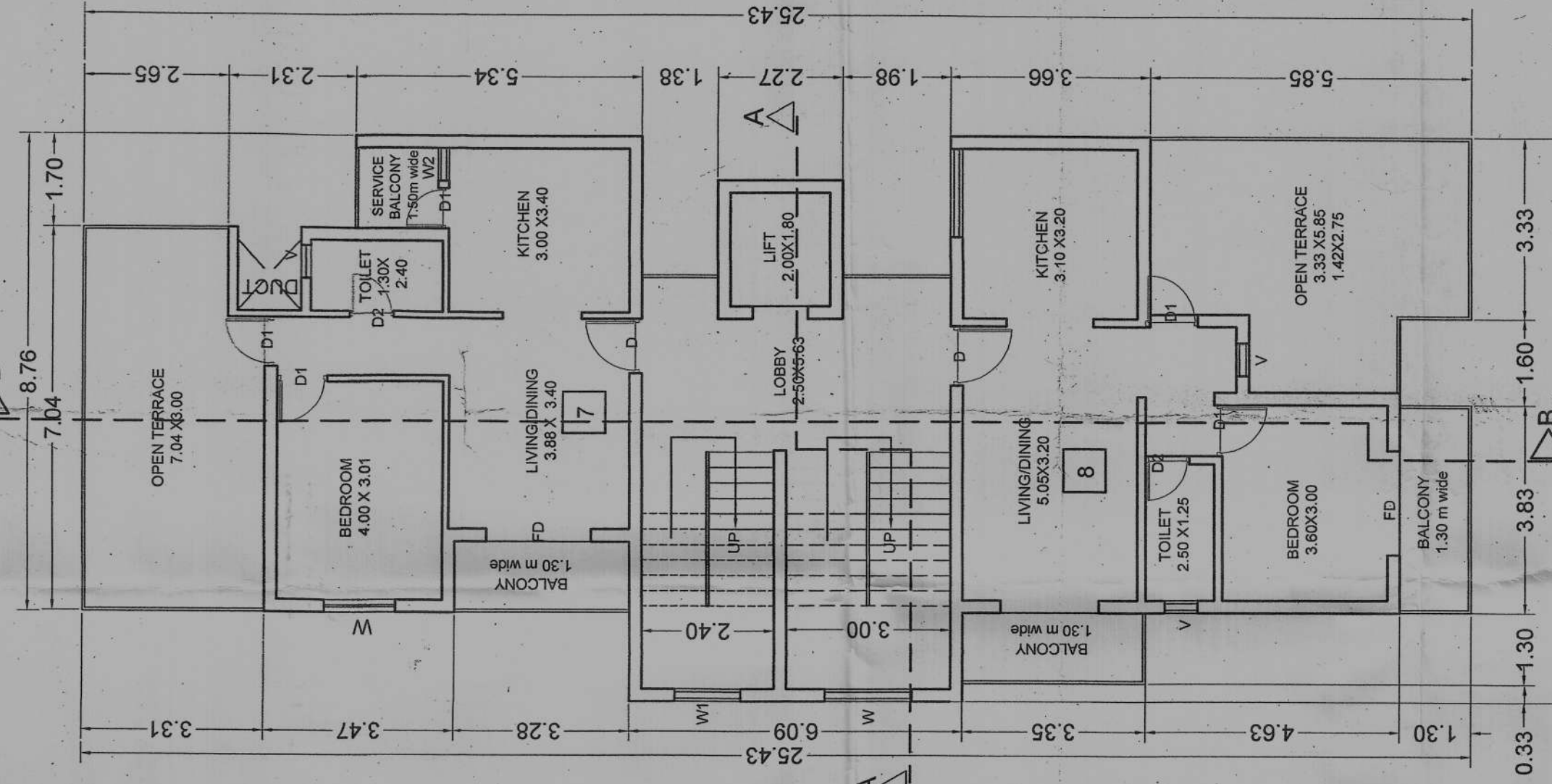
SIDE COMPOUND WALL ELEVATION
SCALE 1:100



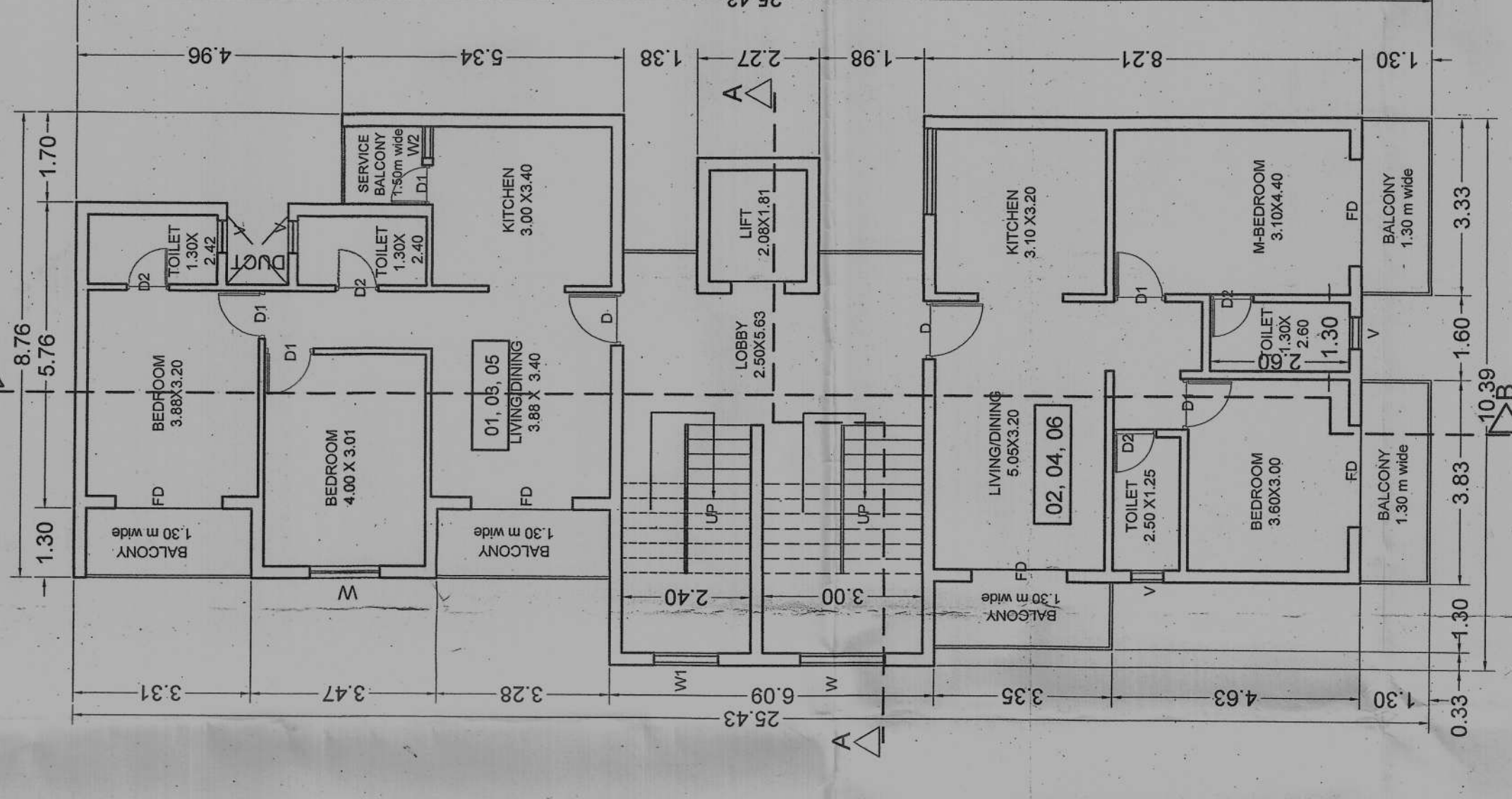
SIDE COMPOUND WALL PLAN
SCALE 1:100



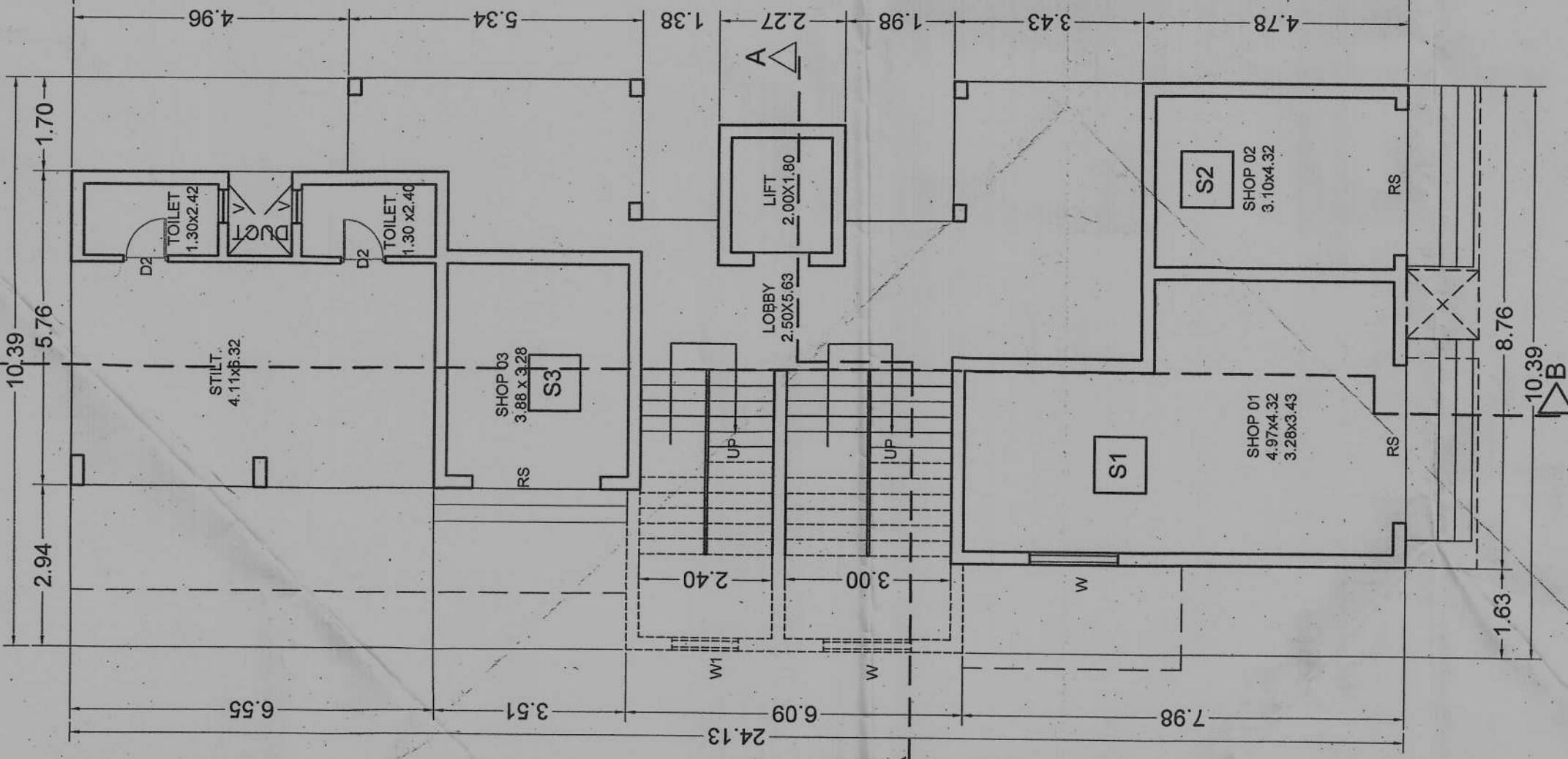
SITE PLAN
SCALE 1:500



THIRD FLOOR PLAN
SCALE 1:100



TYPICAL UPPER GROUND, FIRST & SECOND FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

AREA STATEMENT

SR.NO	DESCRIPTION	AREA	UNITS
1	AREA OF PLOT	768.00	sq.mt
2	AREA UNDER R/W	281.19	sq.mt
3	NET EFFECTIVE AREA FOR PLOT	486.81	sq.mt
4	TOTAL COVERED AREA OF BUILDING	137.51	sq.mt
5	COVERAGE CONSUMED	38.53	%
6	COVERAGE PERMISSIBLE (40%)	194.72	sq.mt

DETAIL OF AREA USE FLOOR WISE

Sr.No	Floor	Use	Area Free From F.A.R (sqm)	Net Floor Area (sqm)	F.A.R
1	Ground Floor	Res	137.61	35.11	70.93
2	First Floor	Res	214.96	49.14	20.29
3	Second Floor	Res	214.96	49.14	20.29
4	Third Floor	Res	214.96	49.14	20.29
5	Fourth Floor	Res	214.96	49.14	20.29
6	Total		1047.45	234.67	103.93

NET FLOOR AREA

	Ground Floor	First Floor	Second Floor	Third Floor	Fourth Floor	Total Floor Area
sq.mt	70.93	140.42	140.42	140.42	140.41	596.61

TOTAL FLOOR AREA OF BUILDING FOR FAR

	F.A.R CONSUMED	F.A.R PERMISSIBLE (100%)	LENGTH OF COMPOUND WALL	AREA FOR INFRASTRUCTURE TAX	PARKING REQUIRED	PARKING PROVIDED
%	98.08	100.00	608.26	34.40	09	13

ADDITIONAL F.A.R Available (7.5% of 596.61/100M2) = 44.74 M2

ADDITIONAL F.A.R Utilised (for LOBBY) - 20.29m2 (3.40%)

COMMERCIAL AREA FOR INFRASTRUCTURE TAX = 129.33m2

RESIDENTIAL AREA FOR INFRASTRUCTURE TAX = 814.18m2

SHOPS 3 Nos

FLATS 8 Nos

NOTE :-
1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

REETESH R. PEDNEKAR
Architect
707, Bala Krishna Tower
Siddhanta Business Park
Balest, Marolli, Mumbai - 400014

PROJ. NO.	DRG. NO.	REV. NO.
SR - AR-06/22	SD - 01	
DATE	DRAWN BY	CHKD. BY
03-11-2022	Anup	Ritesh P.

TITLE :

PROPOSED CONSTRUCTION OF RESIDENTIAL/
COMMERCIAL BUILDING, COMPOUND WALL &
AMALGAMATION OF PLOT IN LAND BEARING P T
SHEET NO. 25, CHALTA NO. 40, 41, 42 SITUATED AT
MAPUSA CITY - BARDEZ - GOA
FOR : MR DEEPAK DINANATH PEDNEKAR &
MRS. SUSHMA DEEPAK PEDNEKAR.

REETESH R. PEDNEKAR
Architect & Interiors

A-408, 4th floor, Saldanha Business Towers, At Court Circle, Mapusa, Goa-INDIA.
Ph. +91 9922813113
e-mail: reetesh.pednekar@gmail.com

AREA DIAGRAM OF FOURTH FLOOR
TOTAL BUILT UP AREA = 214.96 m2
dedicated area staircase = 49.14 m2
dedicated area of lobby & lift = 164.42 m2
AREA FOR FAR = 104.41 m2
AREA FOR INFRASTRUCTURE TAX = 170.02 m2

AREA DIAGRAM OF TYPICAL FIRST SECOND,
THIRD FLOOR
TOTAL BUILT UP AREA = 214.96 m2
dedicated area staircase = 49.14 m2
dedicated area of lobby & lift = 164.42 m2
AREA FOR FAR = 104.41 m2
AREA FOR INFRASTRUCTURE TAX = 170.02 m2

AREA DIAGRAM OF GROUND FLOOR
TOTAL BUILT UP AREA = 137.51 m2
dedicated area staircase = 38.53 m2
dedicated area of lobby & lift = 20.29 m2
AREA FOR FAR = 137.51 m2
AREA FOR INFRASTRUCTURE TAX = 129.33 m2