

SCHEDULE OF OPENINGS

DW1: 160X250	DW: 100X250
D: 100X250	DW: 100X250
W: 100X150	D1: 90X220
VI: 60 x 80	D2: 80X220

PROJECT

PROPOSED RESIDENTIAL VILLAS & COMPOUND WALL ON AMALGAMATED LAND BEARING S NO, 191 SUB DIV NO, 1-A1, 1-A2, 1-A17, 1-A28 #1-A33

AT RAIA VILLAGE, SALCETE, GOA FOR MR. ADESH KRISHNA KARWARKAR, MRS. REKHA ADESH KARWARKAR, MR. PARESH KRISHNA KARWARKAR AND MRS. MAMTA PARESH KARWARKAR



29/06/2017 Raia/191/1-A1, A12, A17, A28

13/02/2017

Please check order no. dated regarding the plans

Town Planner
Rural & Country Planning Dept.
Mangalore Dist. Office, Mangalore

VILLAGE PANCHAYAT RAJA
formed & issued

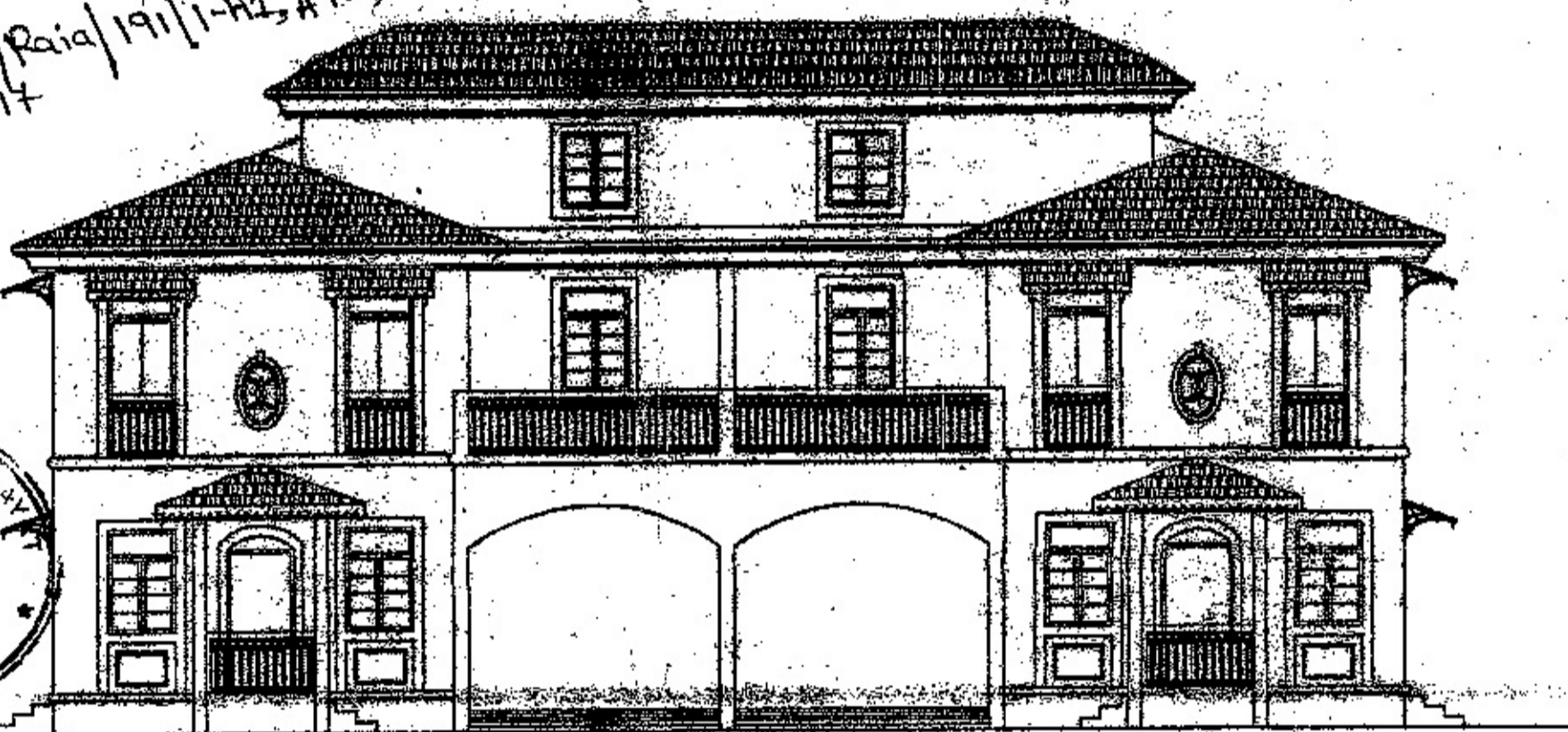
License no. 11. D 18/5/17

Res. No. 2(6) Dt. 29/4/17



Sanjay Sarpanch
V. P. RAIA

Secretary
V. P. RAIA



DRAWING TYPE

SUBMISSION DRAWING
PLANS, ELEVATION AND SECTION

BLOCK D

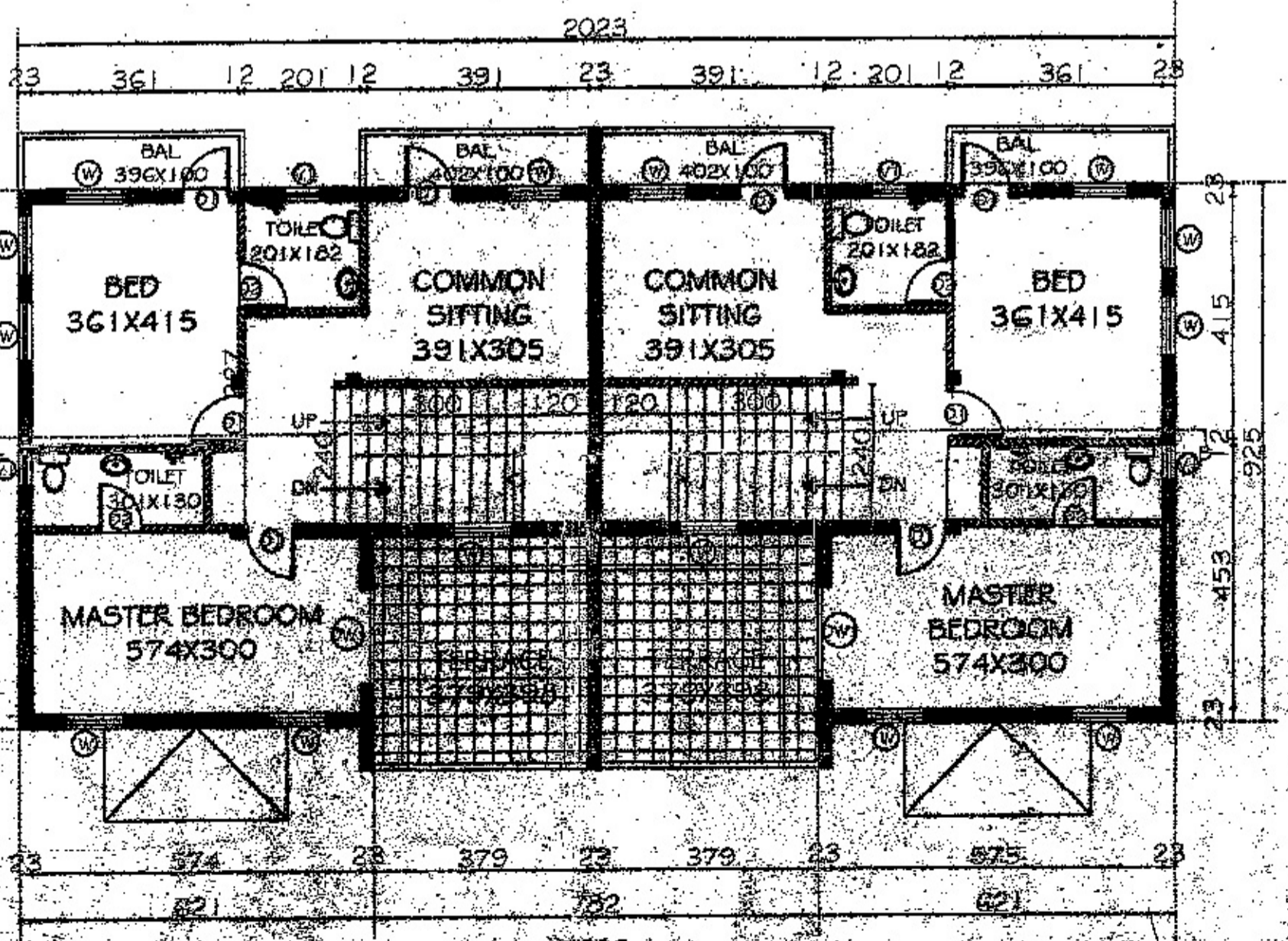
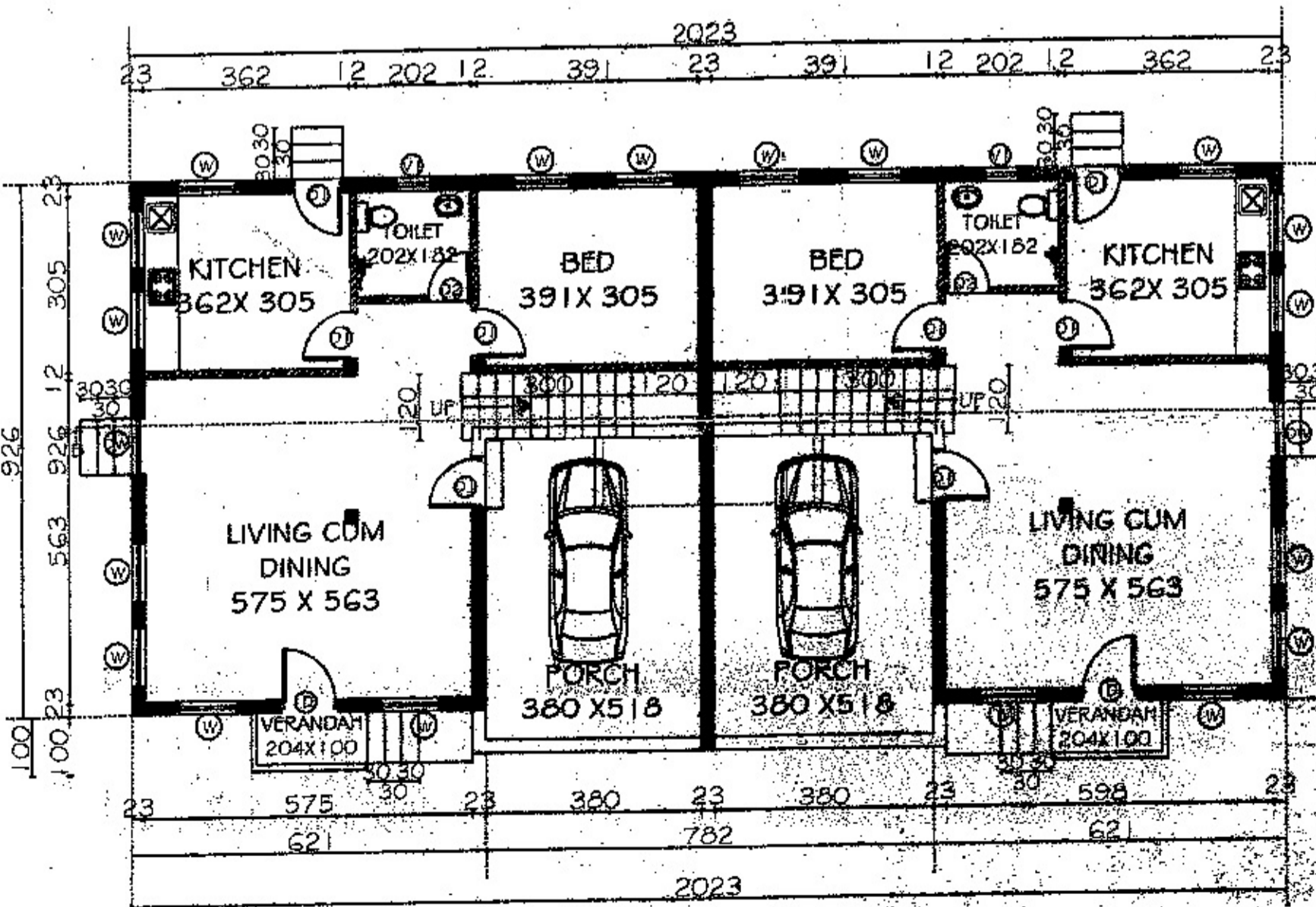
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DATE: 30-9-16	DRG NO: 2
SCALE: 1:100	JOB NO: G35-16

OWNER

AR. PRAKASH V. KAMAT

ARCHITECT

AR. PRAKASH V. KAMAT
B ARCH, G.D. ARCH, A.I.L.A. F.I.V.
ARCHITECT & GOVT. APPROVED VALUER
S-1, AMARVAN, VIDYANAGAR,
MARGAO, GOA. PH: 2758111, 9822988612
Council of Arch: CA/75/725
Gne: AR/0119/2010
Value: Vol/1/312/93-96

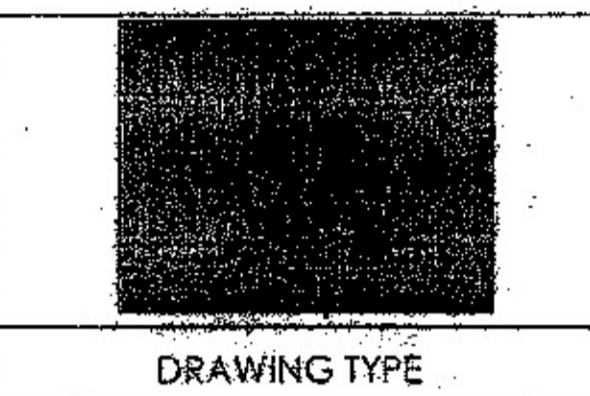


SCHEDULE OF OPENINGS			
DW1 : 100X250		DW : 100X250	
D : 100X250		DW1 : 90X220	
W : 100X150		D2 : 80X220	
VI : 60 x 80			

PROJECT

PROPOSED RESIDENTIAL VILLAS# COMPOUND WALL ON AMALGAMATED LAND BEARING S NO. 191 SUB DIV NO. 1-A1,1-A12,1-A17,1-A28 #1-A33

AT RAIA VILLAGE, SALCETE,GOA FOR MR. ADESH KRISHNA KARWARKAR,MRS. REKHA ADESH KARWARKAR,MR. PARESH KRISHNA KARWARKAR AND MRS. MAMTA PARESH KARWARKAR



DRAWING TYPE

SUBMISSION DRAWING PLANS, ELEVATION AND SECTION

BLOCK C (2 NOS)

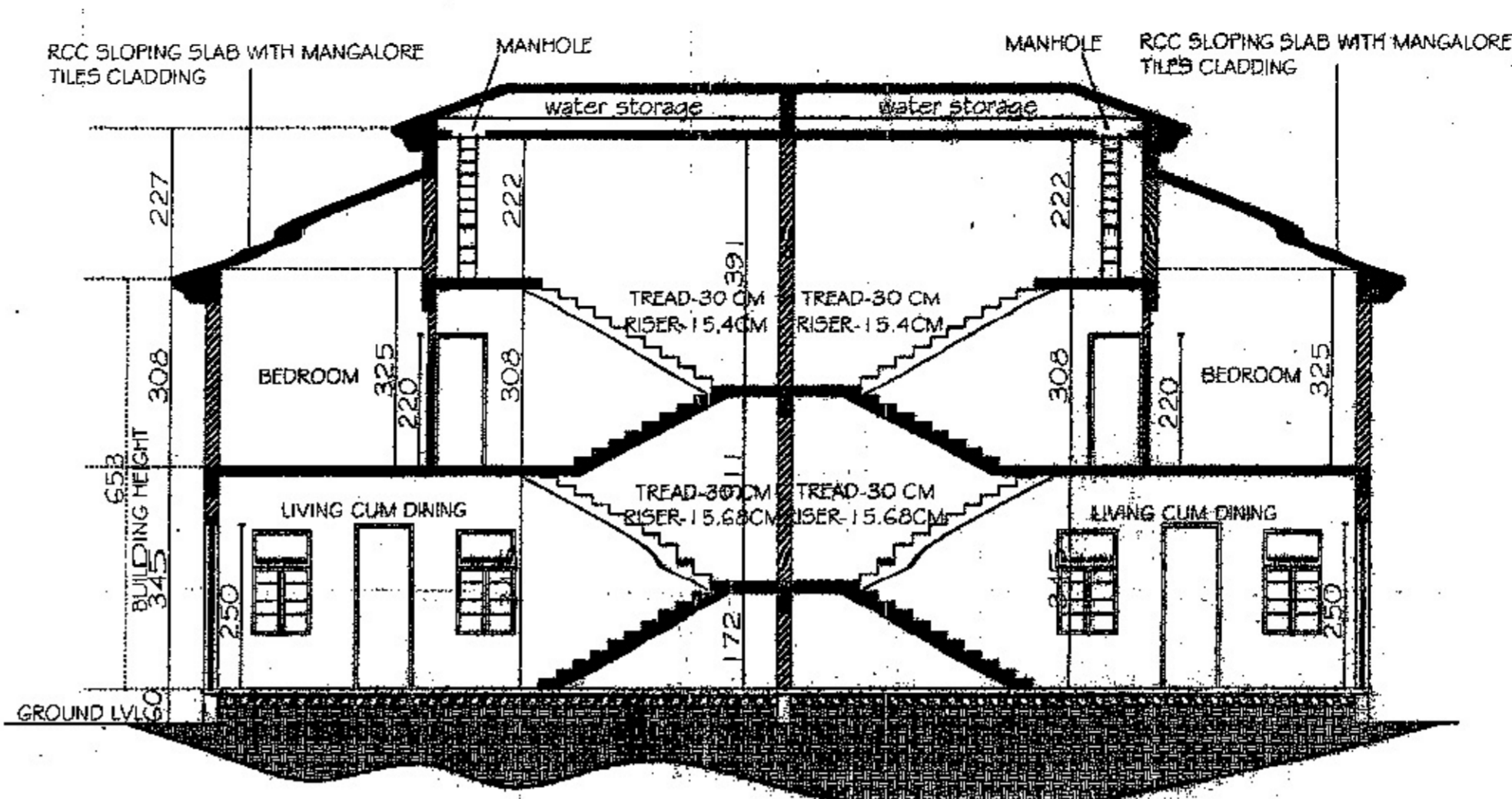
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DATE : 30-9-16	DRG NO : 3
SCALE : 1:100	JOB NO: 635-16

OWNER

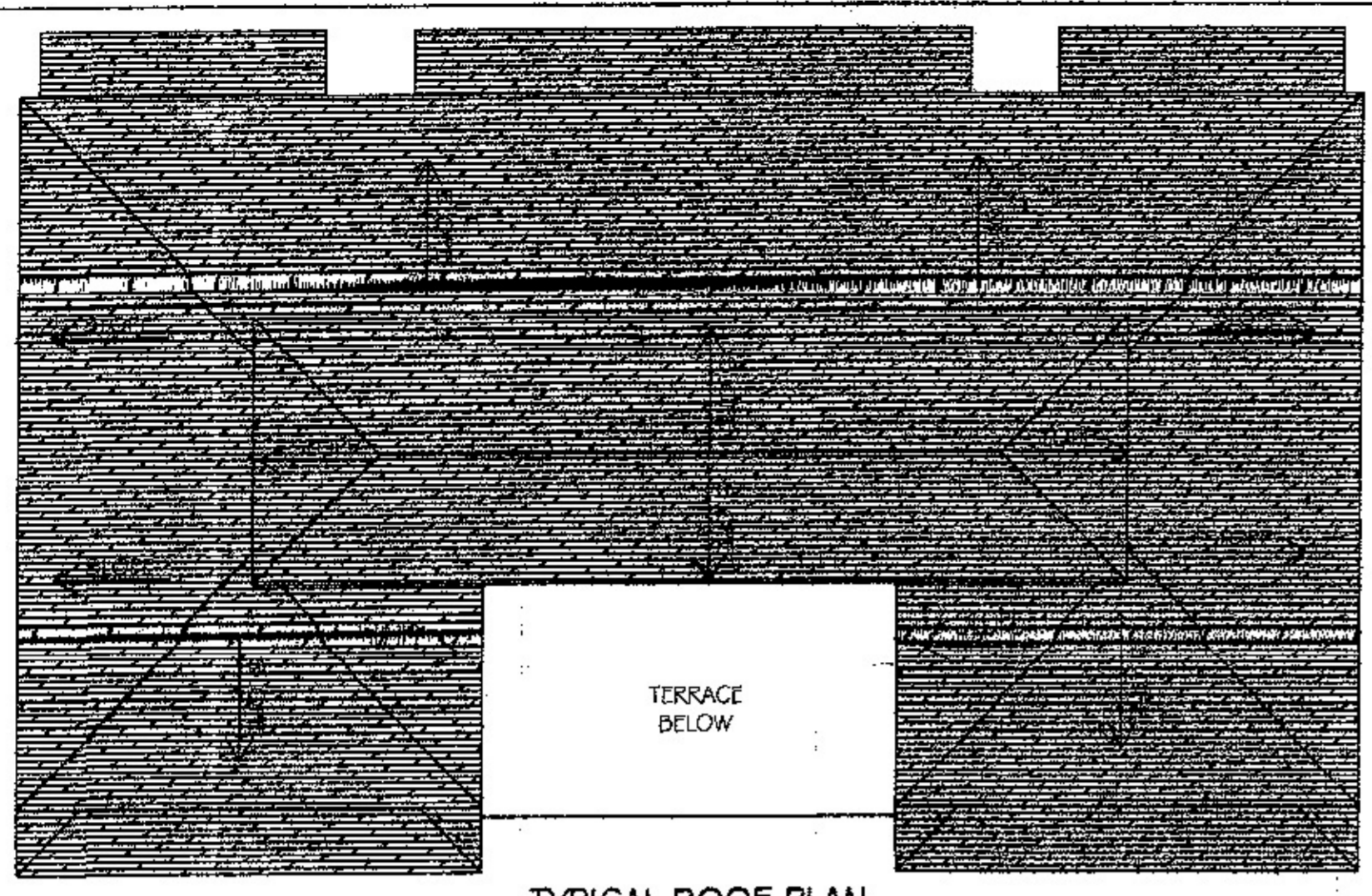
Adesh Krishna Karwarkar
Paresh Krishna Karwarkar

ARCHITECT

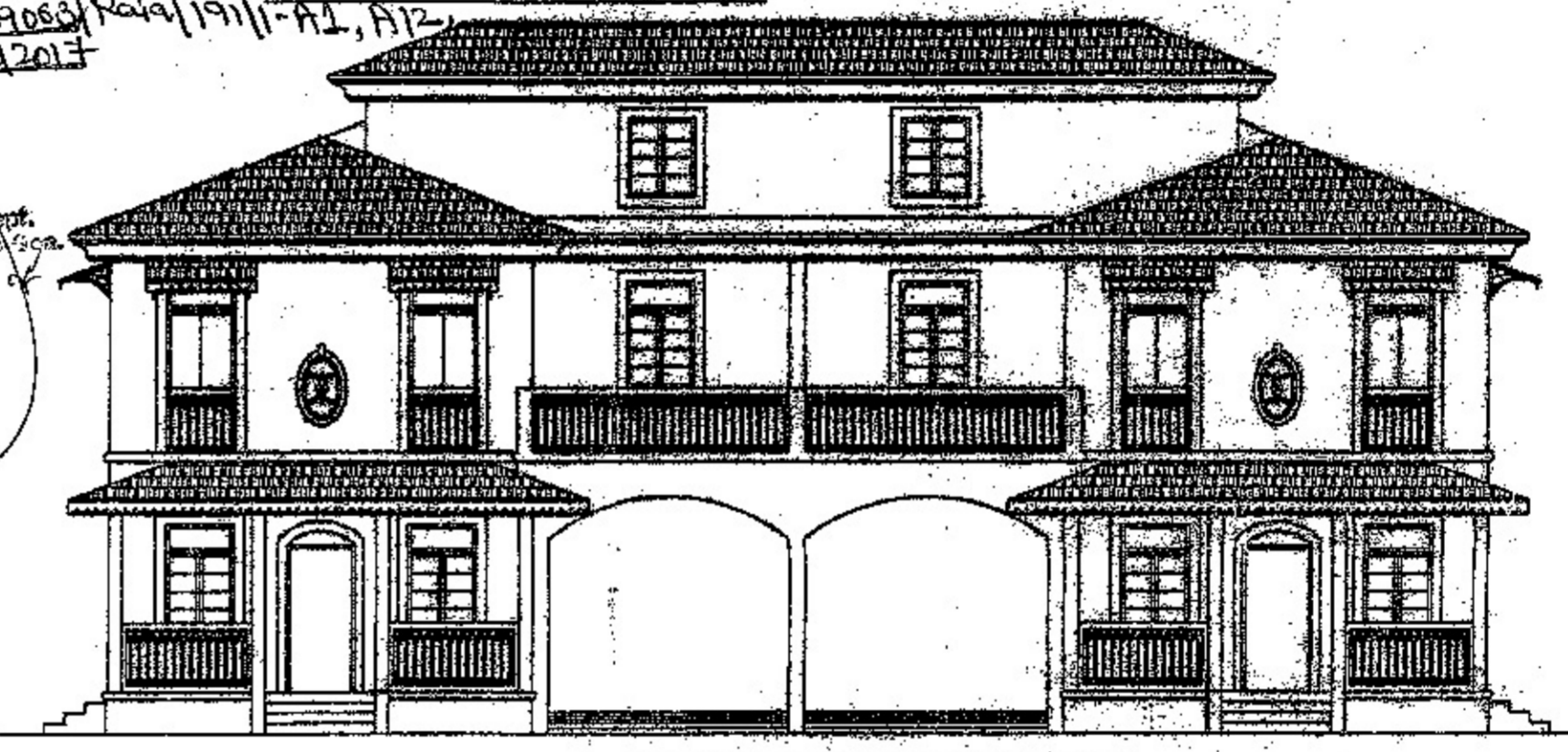
AR. PRAKASH V KAMAT
B ARCH, G.D. ARCH. A.I.A., F.I.V.
ARCHITECT & GOVT. APPROVED VALUER
G-1, AMARVAN, VIDYANAGAR,
MARGAO, GOA. PH: 2750111, 9822986812
Council of Arch: CA/75/725
Goa: AR/0119/2010
Valuer: Val/1312/95-96



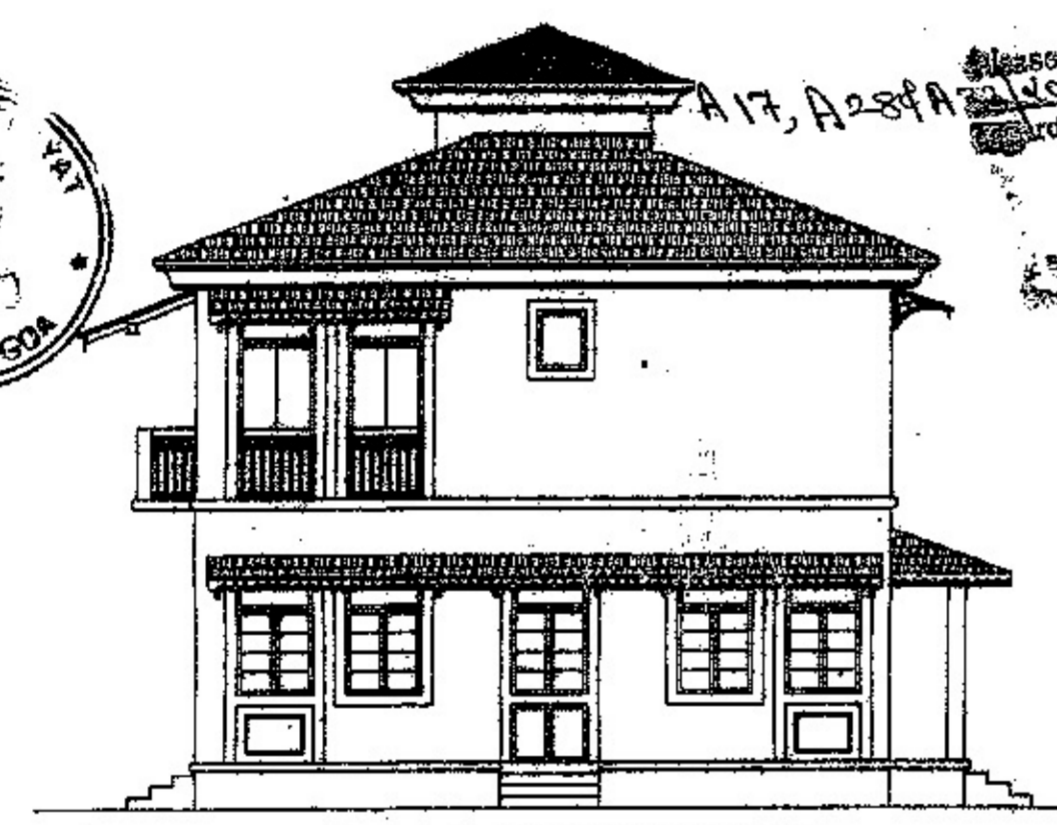
TYPICAL SECTION AT BB/CC



TYPICAL ROOF PLAN



TYPICAL FRONT ELEVATION



TYPICAL SIDE ELEVATION

Please check order no. 100/29088/Raia/19/11-A1, A12 dated 13/02/2017 regarding the plans.

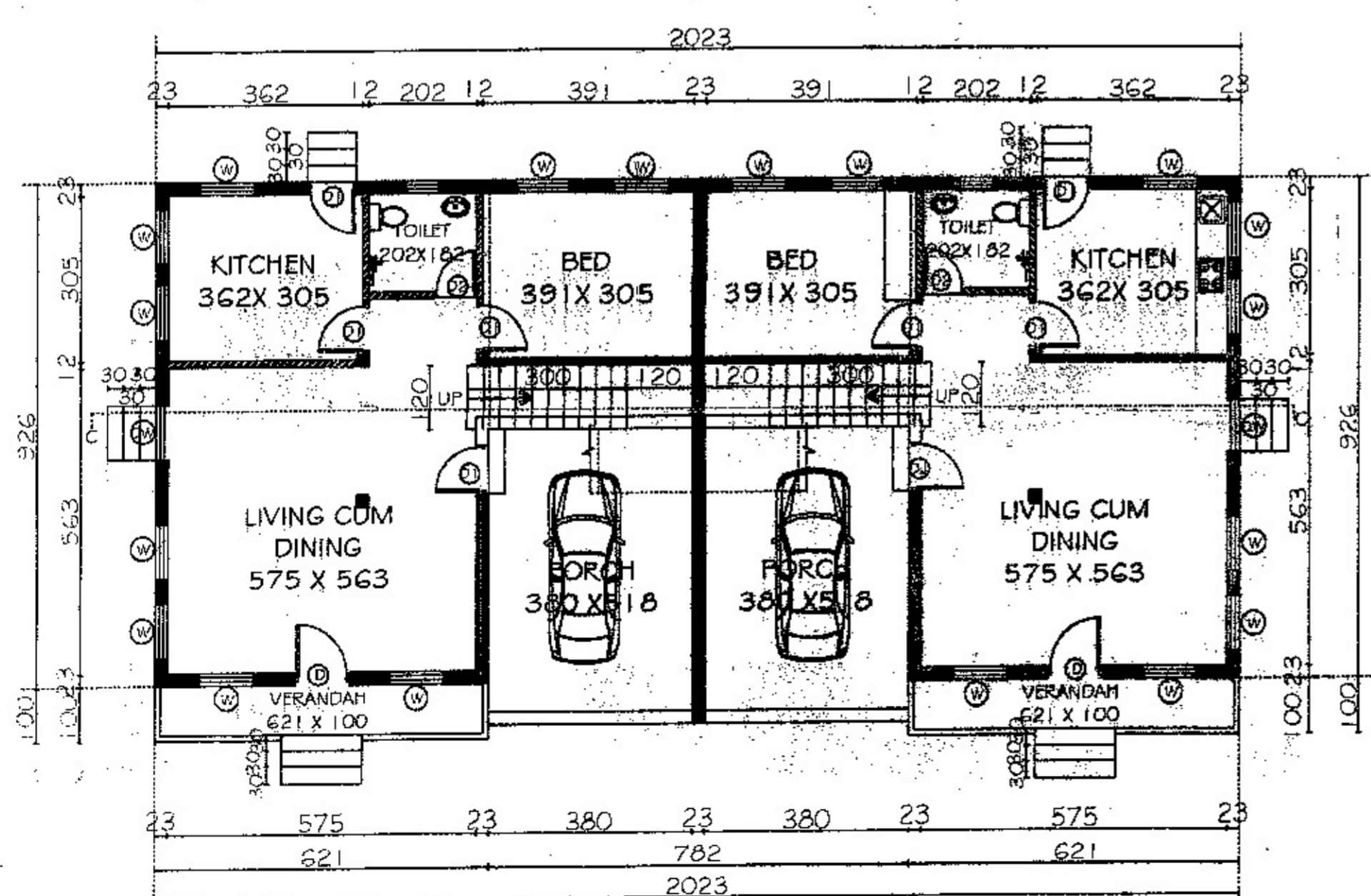
Town Planner
Urban & Country Planning Dept.
Margao Goa Dist. Office, Margao, Goa.

VILLAGE PANCHAYAT RAIA
Licence No. 11... D. 18/5/17
Res. No. 2(6) D. 29/4/17

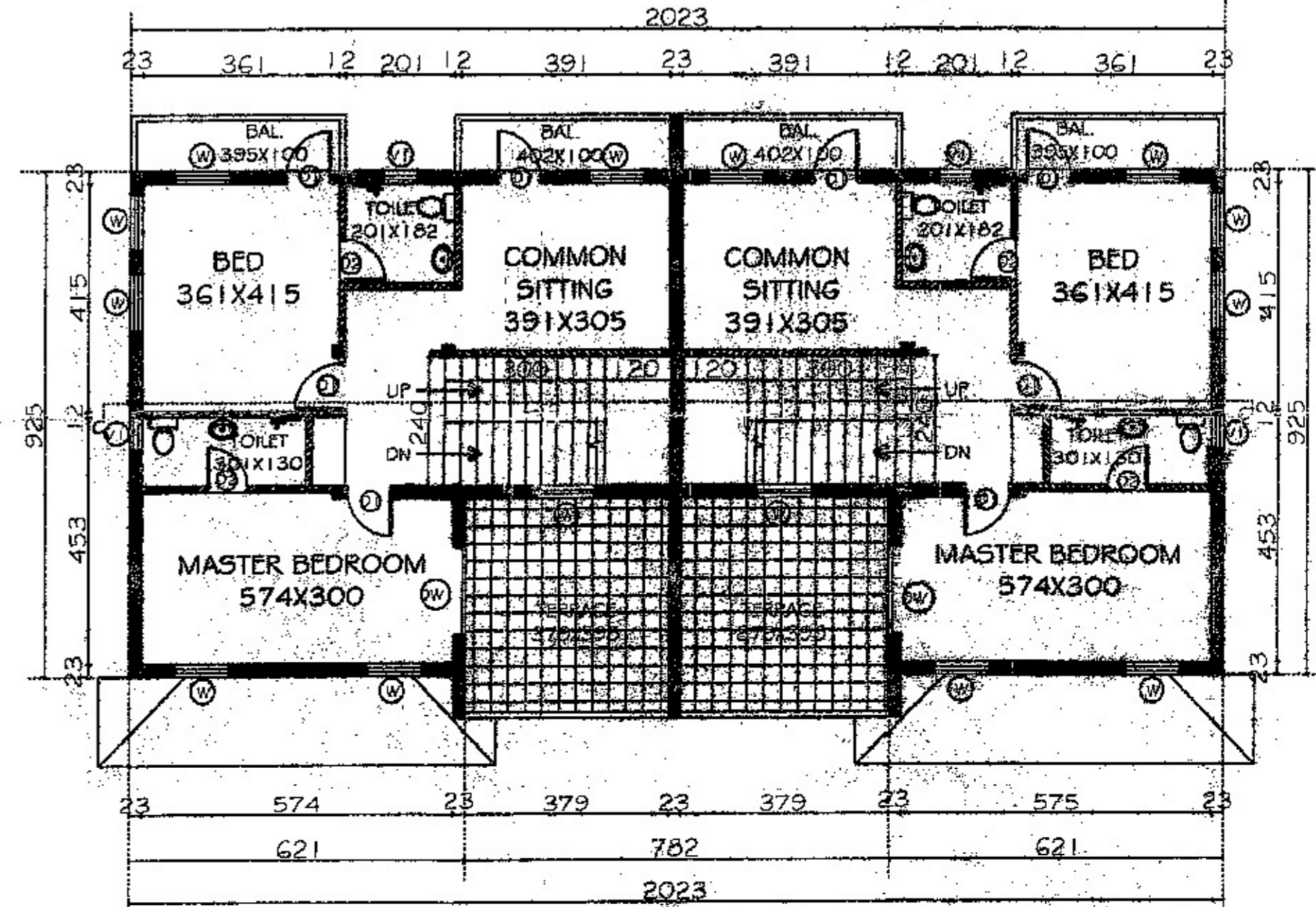


Quadrax
Sarpanch
V. P. RAIA

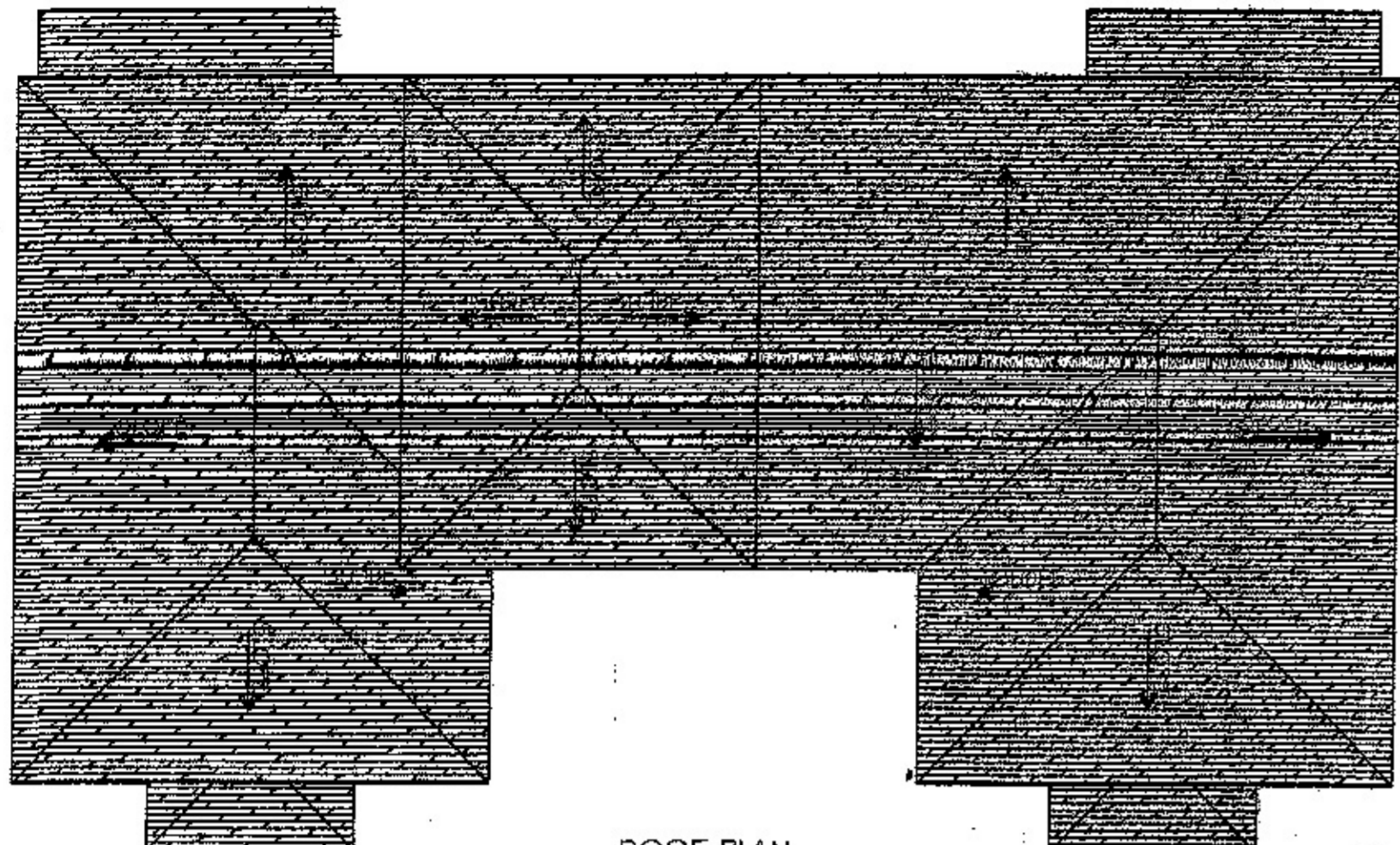
V.P. Raia
Secretary
V. P. RAIA



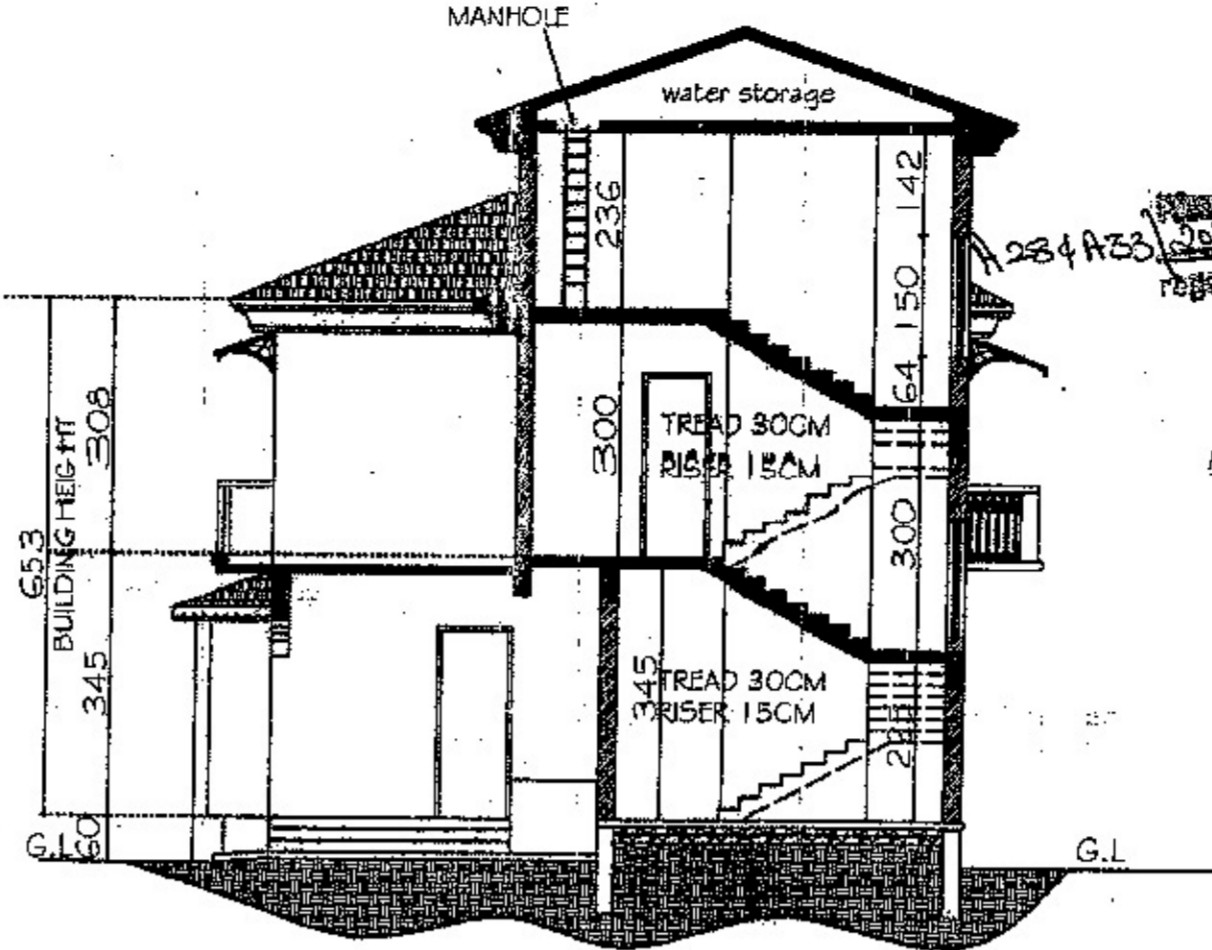
TYPICAL GROUND FLOOR PLAN



TYPICAL FIRST FLOOR PLAN



ROOF PLAN



SECTION AT DD

284 A33/2017/611 dated 22/02/2017
 regarding the plans

Town Planner
 Town & Country Planning Dept.
 Amalgaon Office, Margao Goa.

SCHEDULE OF OPENINGS	
DW: 180X250	W1: 60X150
D1: 100X250	DW: 100X250
W: 100X150	D1: 90X220
V1: 60 x 80	D2: 80X220
W2: 160X150	

PROJECT

PROPOSED RESIDENTIAL VILLAS* COMPOUND WALL ON AMALGAMATED LAND BEARING S NO. 191 SUB DIV NO. 1-A1, 1-A12, 1-A17, 1-A28 #1-A33

AT RAIA VILLAGE, SALCETE, GOA FOR MR. ADESH KRISHNA KARWARKAR, MRS. REKHA ADESH KARWARKAR, MR. PARESH KRISHNA KARWARKAR AND MRS. MAMTA PARESH KARWARKAR

VILLAGE PANCHAYAT RATA
 Approved & Issued
 Licence No. 111... dt 15/17
 Res No. 2(6) dt 29/4/17



Sanpach
 W. P. RAIA

Secretary
 V. P. RAIA



REAR ELEVATION



FRONT ELEVATION

DRAWING TYPE

SUBMISSION DRAWING
 PLANS, ELEVATION AND SECTION

BLOCK B

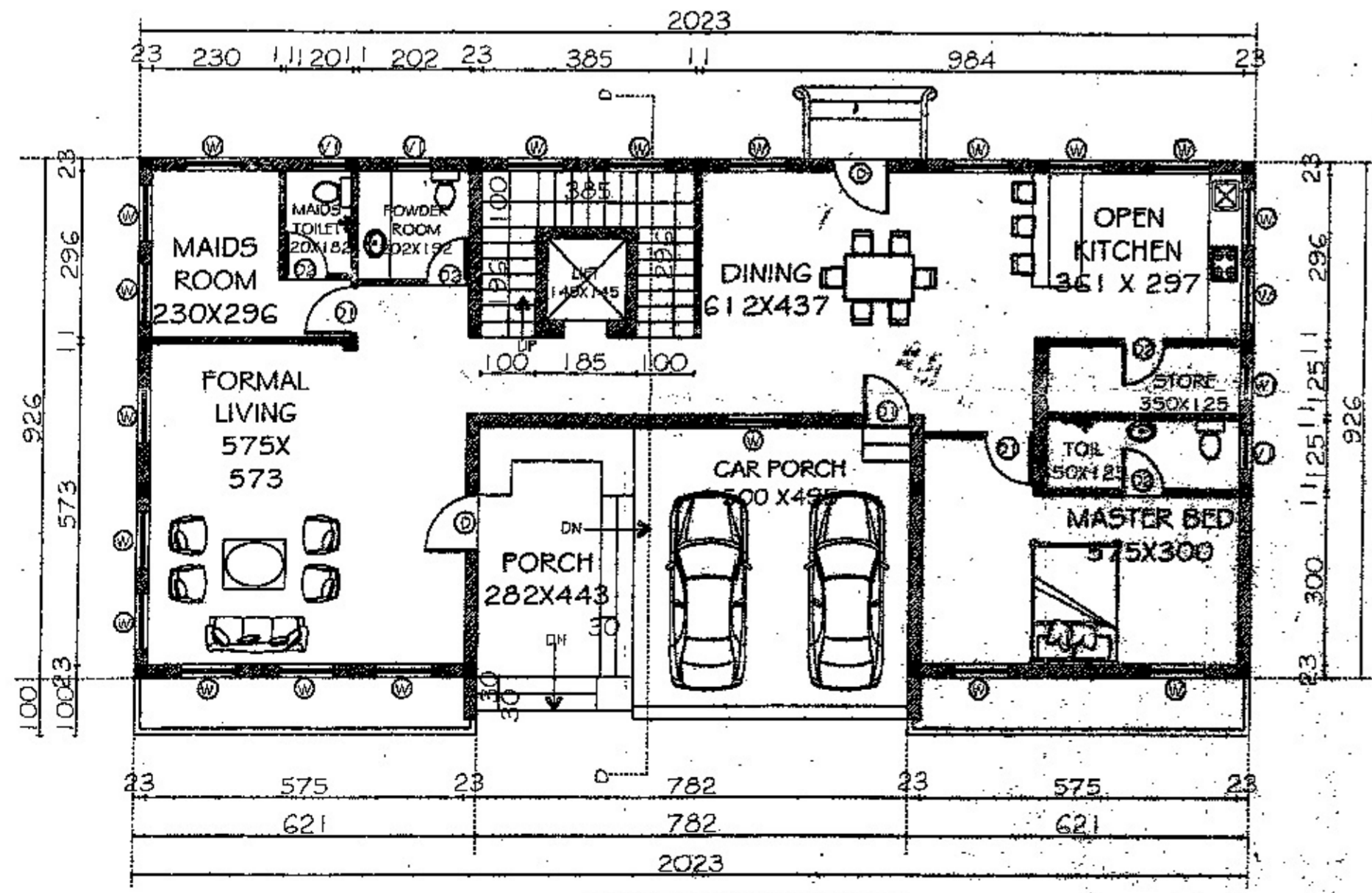
DEALT : PRACHI S	CHECKED : UPI
DATE : 30-9-18	DRG NO : 4
SCALE : 1:100	JOB NO: C35-16

OWNER

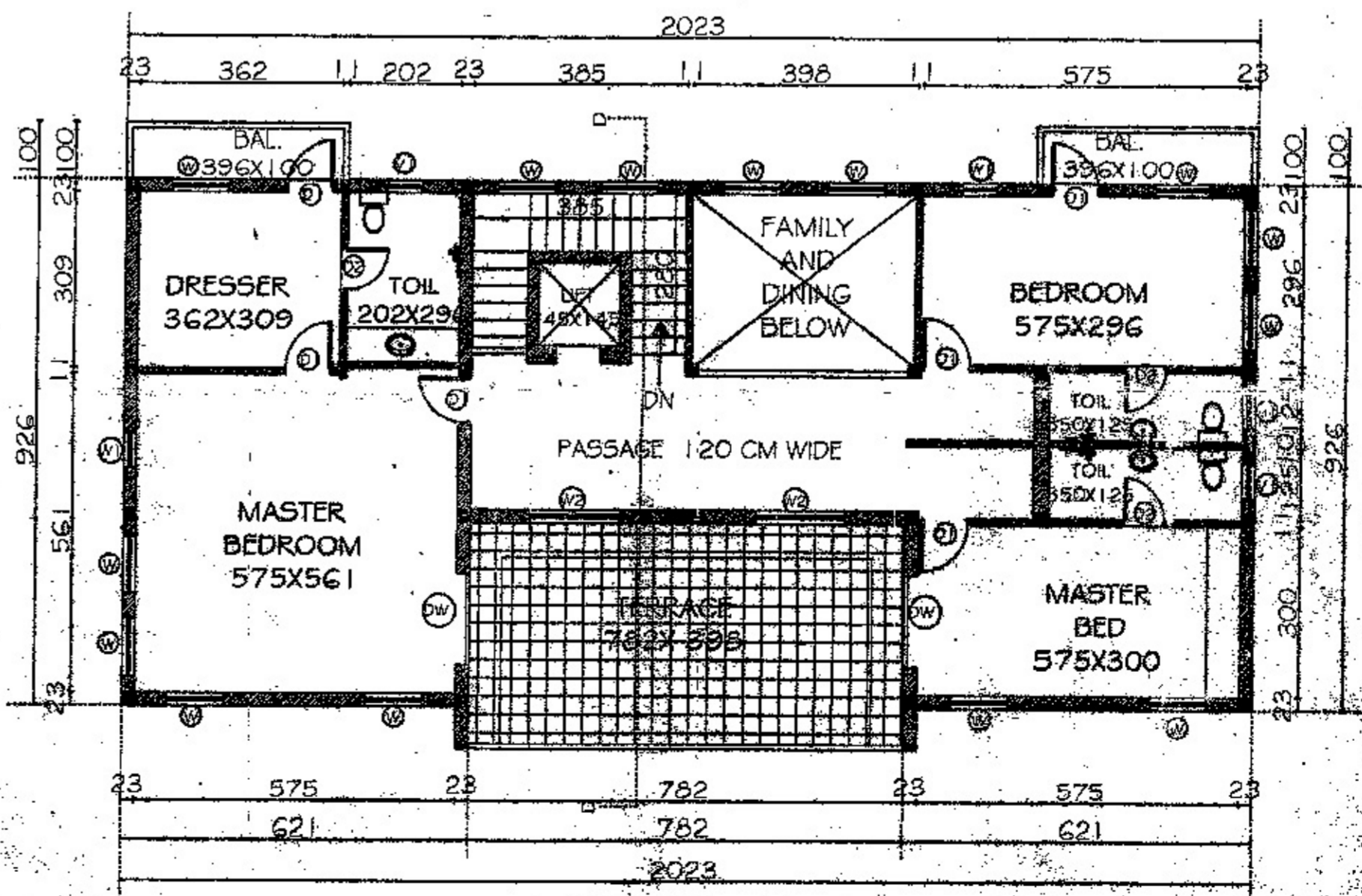
(Signatures)

ARCHITECT

AR. PRAKASH V. KAMAT
 ARCHITECT & GOVT. APPROVED VALUER
 G-1, AMARVAN, VIDYANAGAR,
 MARGAO, GOA. PH: 2750111, 9822986612
 Council of Arch: CA/75/725
 Goa : AR : 5/2010
 Valuer : Vol-12/85-96



GROUND FLOOR PLAN

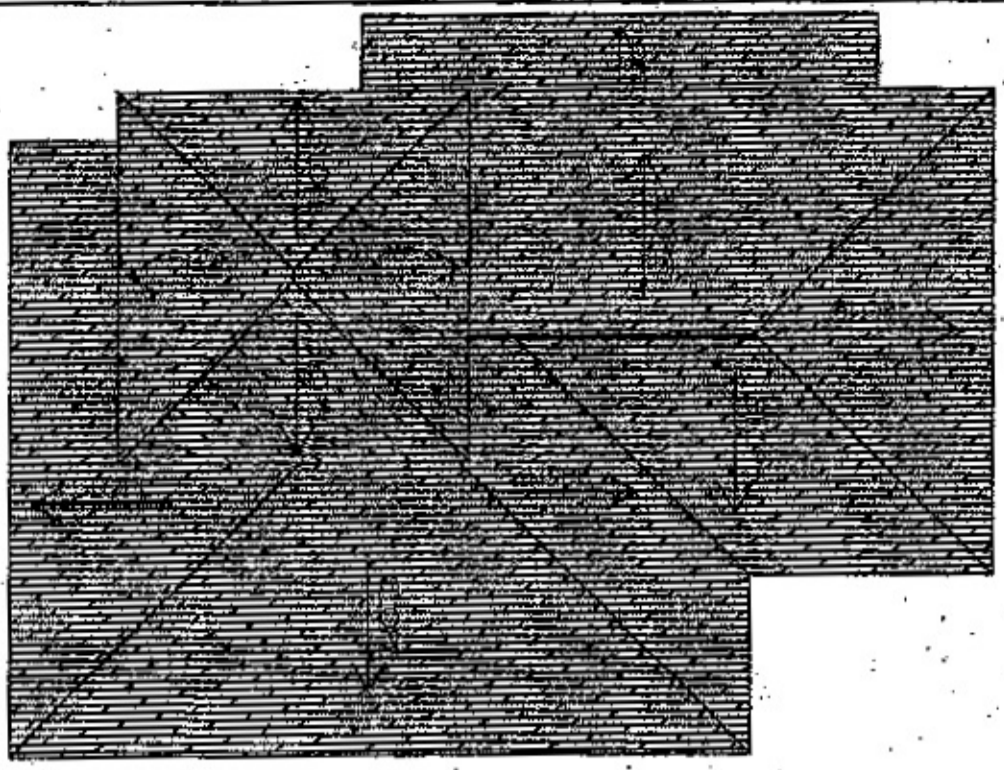


FIRST FLOOR PLAN

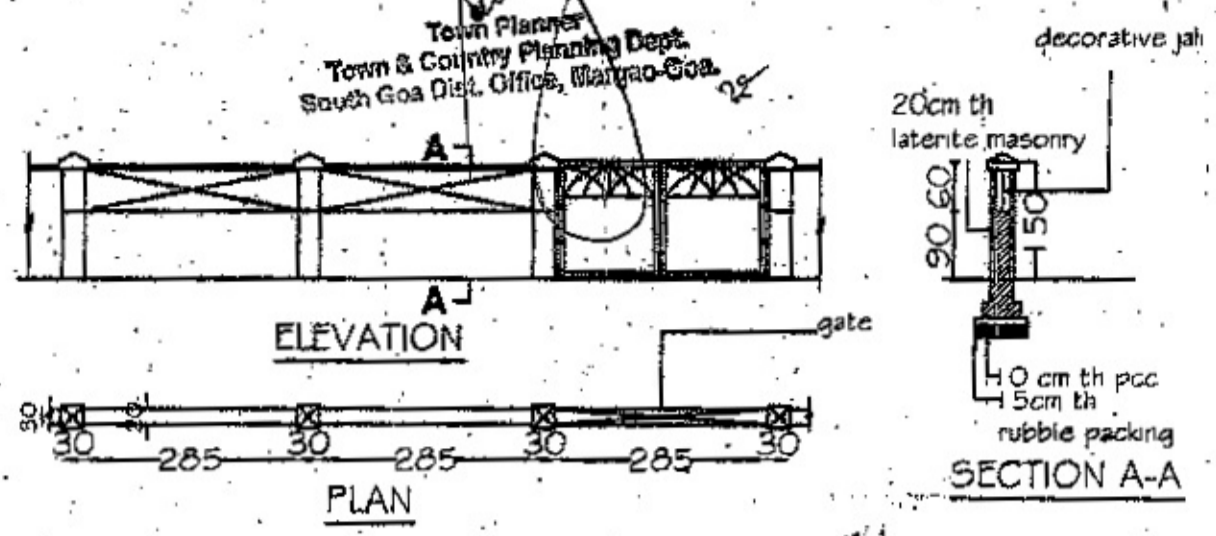


Please check order no. 1001/20063/Raia/191/1-A1, A12, A17, A28 & A33/2017/611 dated 18/03/2017 regarding the plans

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



TYPICAL ROOF PLAN

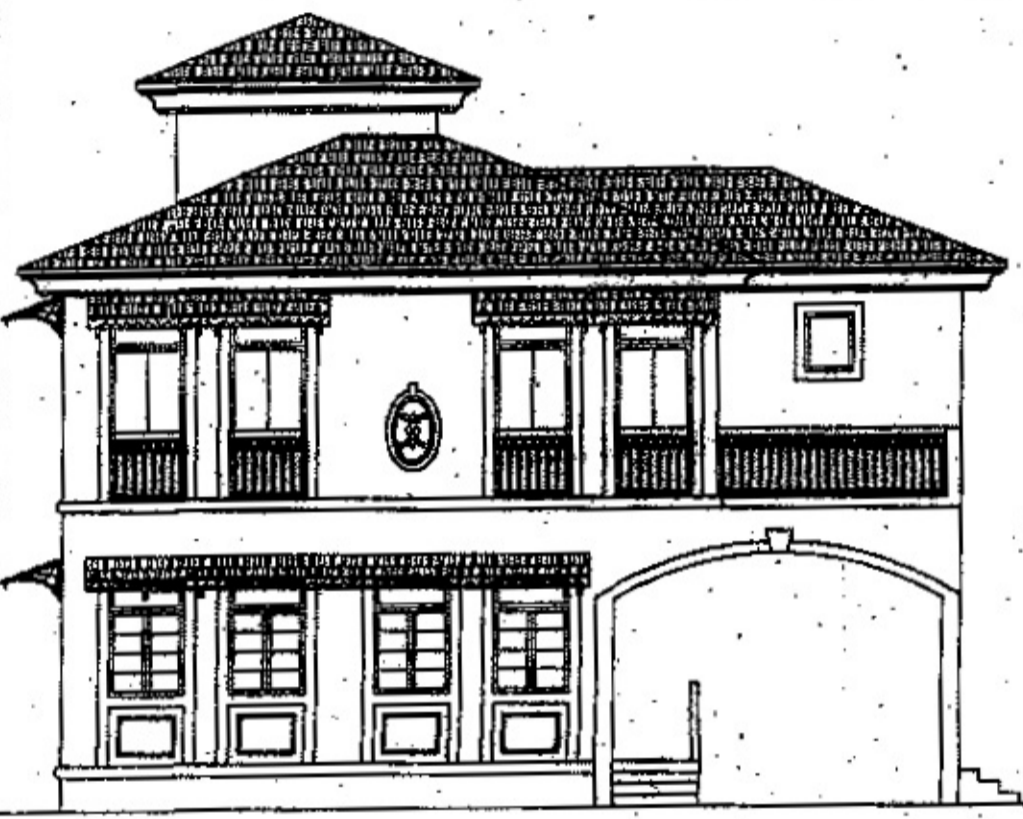


SCHEDULE OF OPENINGS

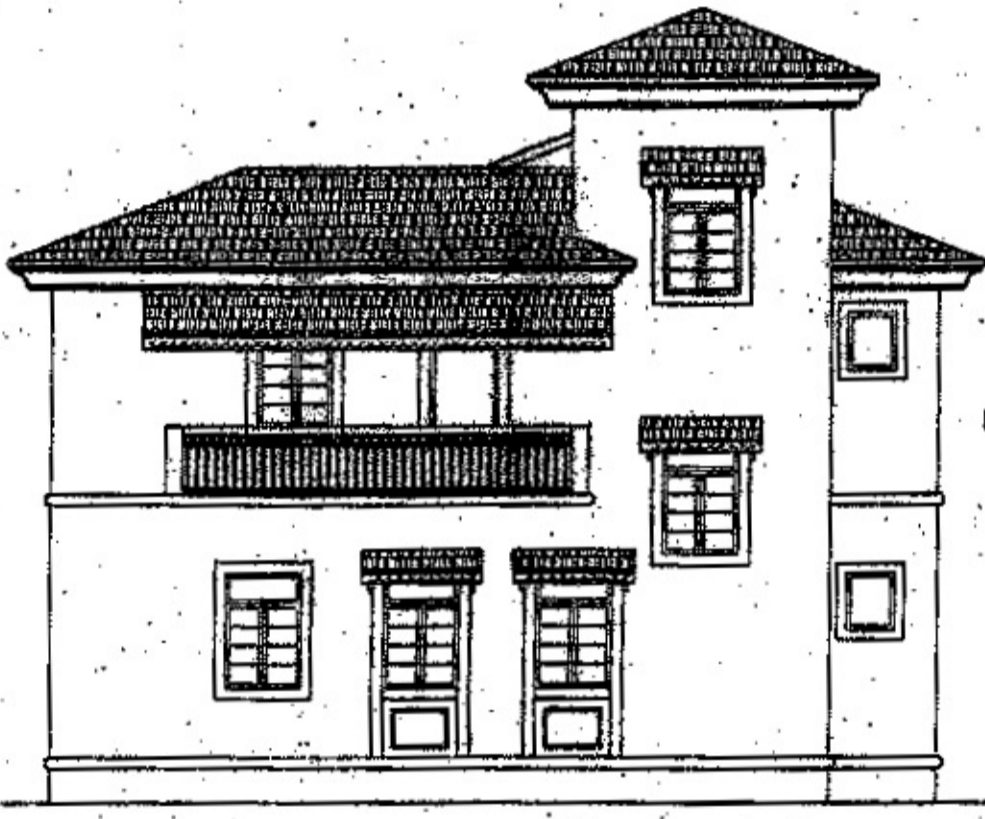
D : 100X250	DW2: 132X250
W : 100X150	D1 : 90X220
V1: 60 x 80	D2 : 80X220

PROJECT

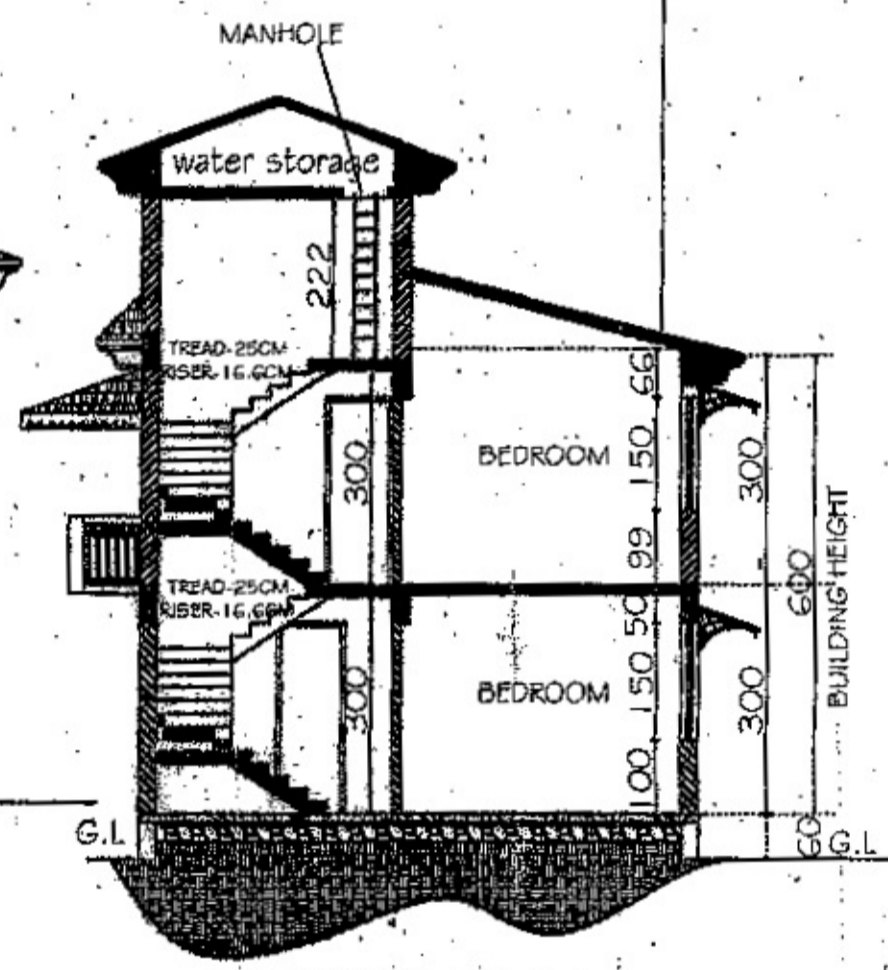
PROPOSED RESIDENTIAL VILLAS & COMPOUND WALL ON AMALGAMATED LAND BEARING S NO. 191 SUB DIV NO. 1-A1, 1-A12, 1-A17, 1-A28 & 1-A33 AT RAIA VILLAGE, SALCETE, GOA FOR MR. ADESH KRISHNA KARWARKAR, MRS. REKHA ADESH KARWARKAR, MR. PARESH KRISHNA KARWARKAR AND MRS. MAMTA PARESH KARWARKAR



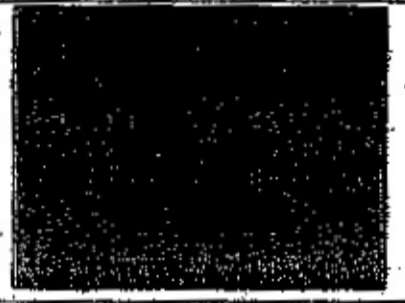
FRONT ELEVATION SINGLE VILLA



REAR ELEVATION SINGLE VILLA



SECTION AT AA



DRAWING TYPE

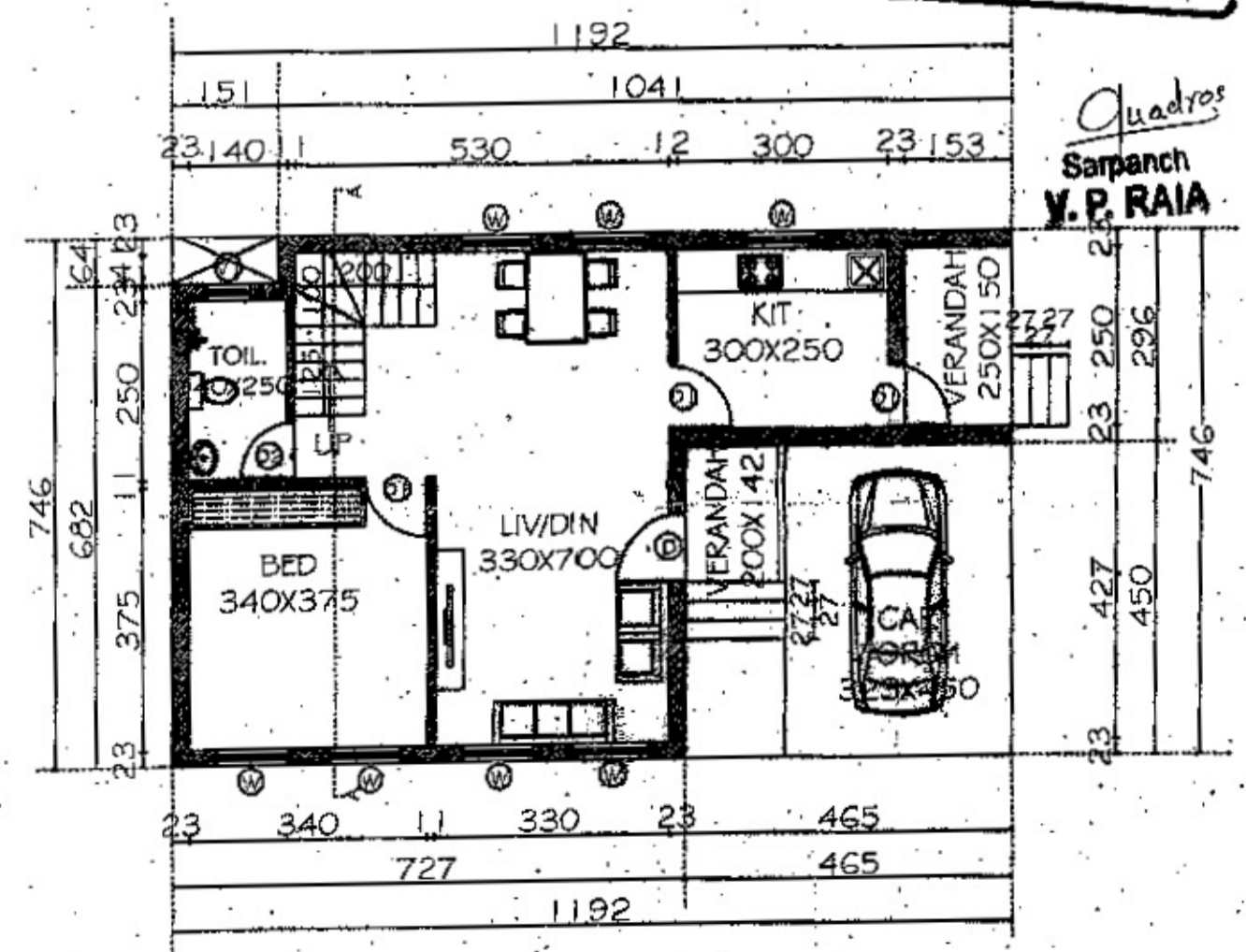
SUBMISSION DRAWING ELEVATION, PLANS AND SECTION COMPOUND WALL DETAIL

A BLOCK

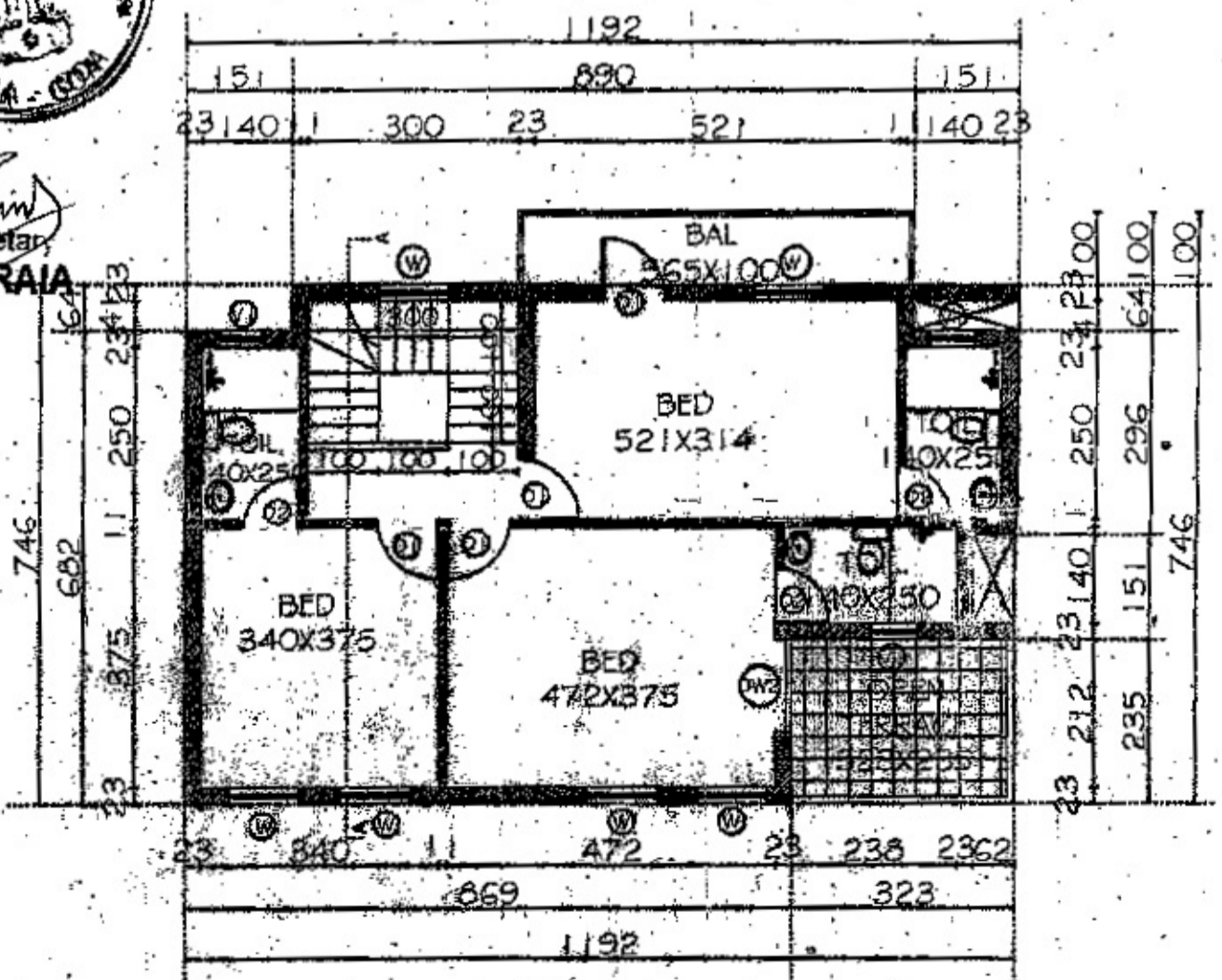
VILLAGE PANCHAYAT RAIA
Approved & Issued
Licence No. 111 D 18/5/17
Res No. 2(6) DI 29/4/17



Secretary
V.P. RAIA



TYPICAL GROUND FLOOR PLAN



TYPICAL FIRST FLOOR PLAN

DEALT	PRACH. 5	CHECKD	LUP
DATE	30.9.16	DRG NO	1
SCALE	1:100	JOB NO	635 16

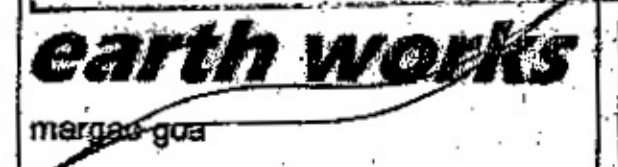
OWNER

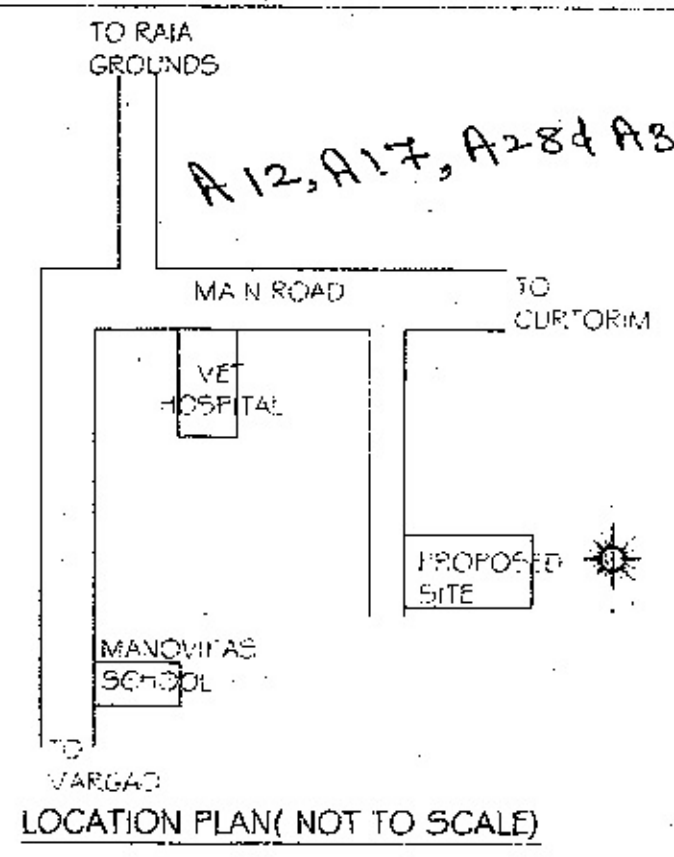
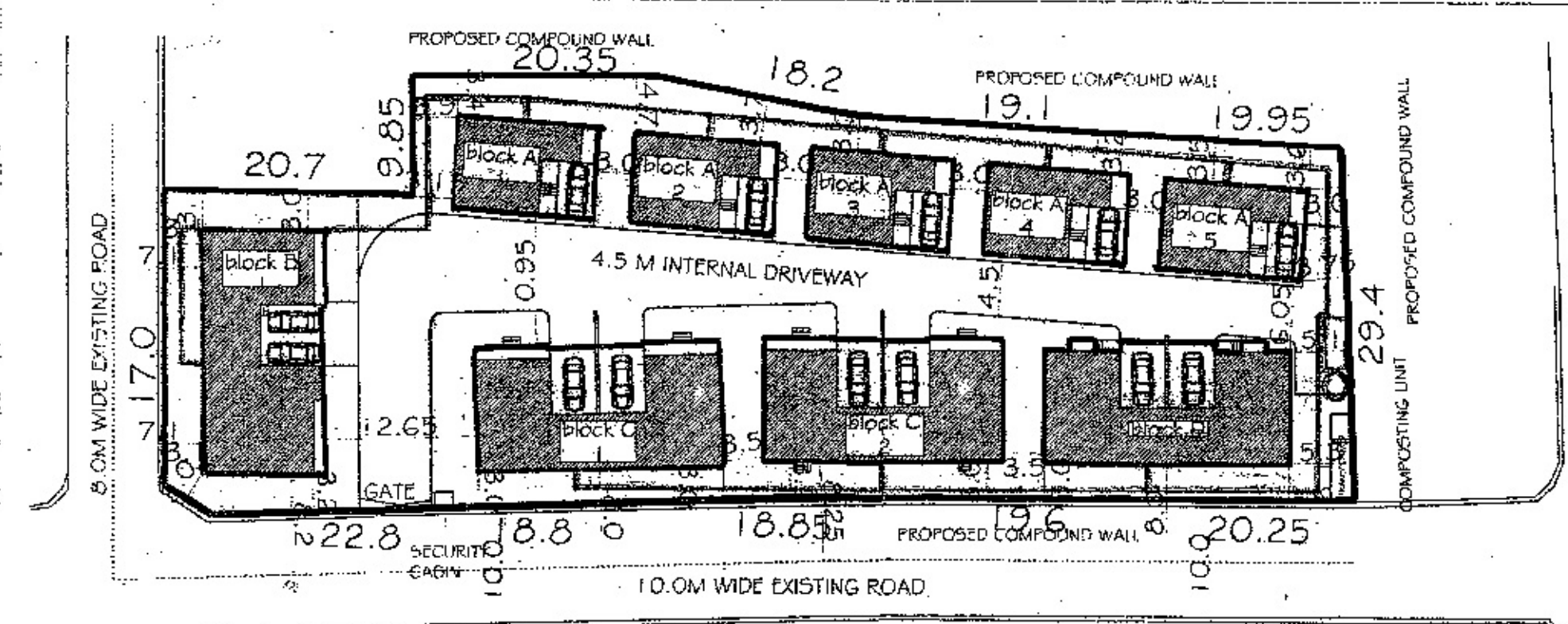
(Signatures of Owners)

ARCHITECT

AR. PRAKASH V. KALIA
S ARCH, G.D. ARCH, A.I.A. F.I.V.
ARCHITECT & GOVT. APPROVED VALUER
3-1, AMARVAN, VIDYANAGAR,
MARGAO, GOA. PH: 2750111, 9822386612

Council of Arch: CAVI 2018

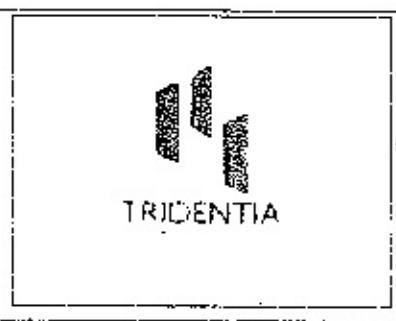




Please check order no. 29063/19/11-A1 dated 18/02/2017 regarding the plans

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

PROPOSED RESIDENTIAL VILLAS & COMPOUND WALL ON AMALGAMATED LAND BEARING S NO. 191 SUB DIV NO. 1-A1, 1-A2, 1-A17, 1-A28 & 1-A33 AT RAJA VILLAGE, SALCETE, GOA FOR MR. ADESH KRISHNA KARWARKAR, MRS. REKHA ADESH KARWARKAR, MR. PARESH KRISHNA KARWARKAR AND MRS. MAMTA PARESH KARWARKAR.



DRAWING TYPE

SUBMISSION DRAWING
AMALGAMATION PLANS, SITE PLAN & LOCATION PLAN

OWNER

(Signatures)

ARCHITECT

AR. PRAKASH V. KAMAT
B ARCH, G.O. ARCH, A.I.A. F.I.V.
ARCHITECT & GOVT. APPROVED VALUER
3-1, AMARVAN, VIJAYNAGAR,
MARGAO, GOA. PH: 2750111, 9822986612
Council of Arch: CA/75/725
Govt: AR/0119/2016
Valuer: Val-11312/95-96



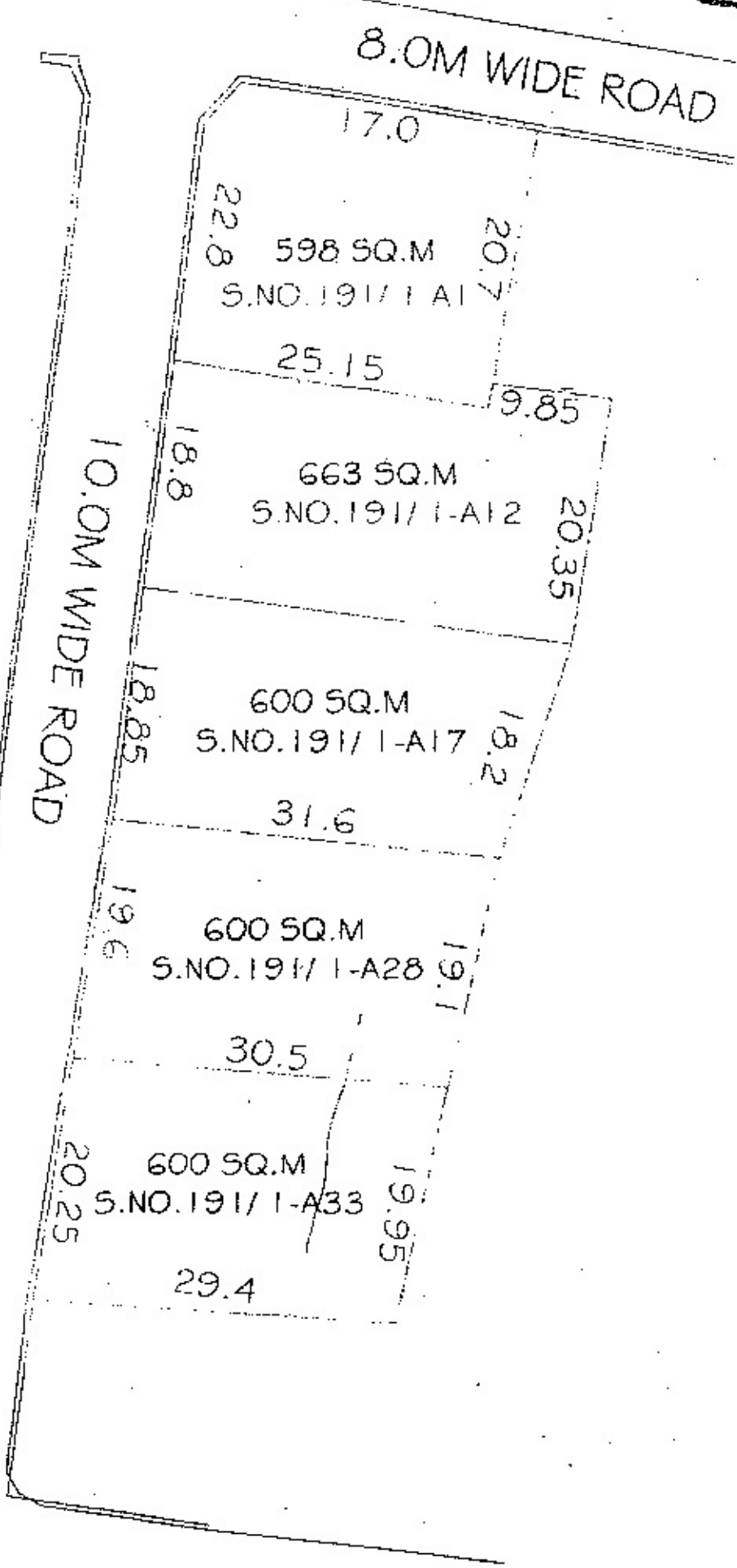
SITE PLAN (SCALE 1:500)

VILLAGE PANCHAYAT RATA
Approved & Issued
Licence No. 111 Di 18/5/17
Res No. 2(6) Di 29/4/17

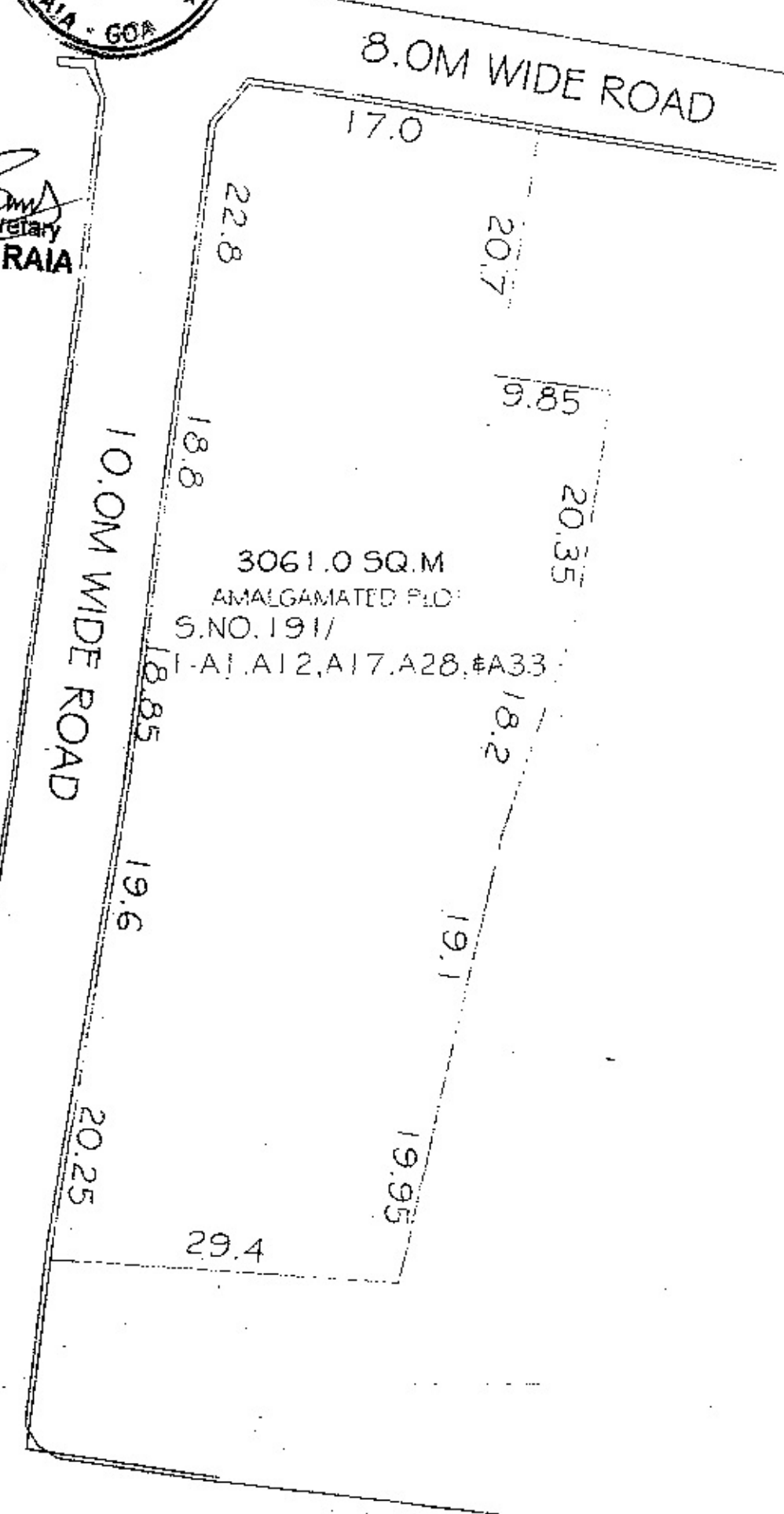


Quadroc
Sarpanch
V.P. RAIA

Secretary
V.P. RAIA

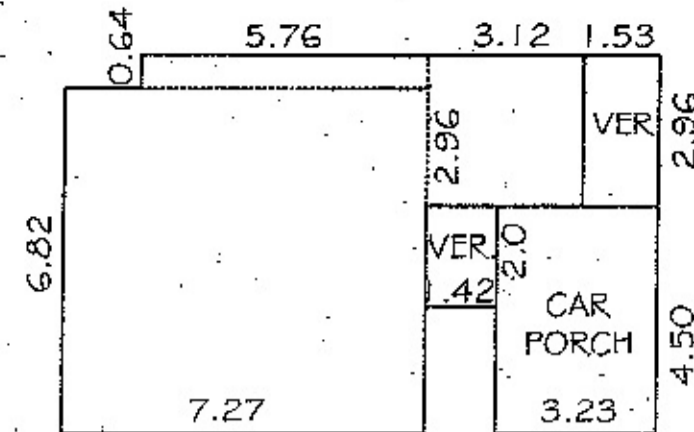


PLAN SHOWING PLOTS TO BE AMALGAMATED

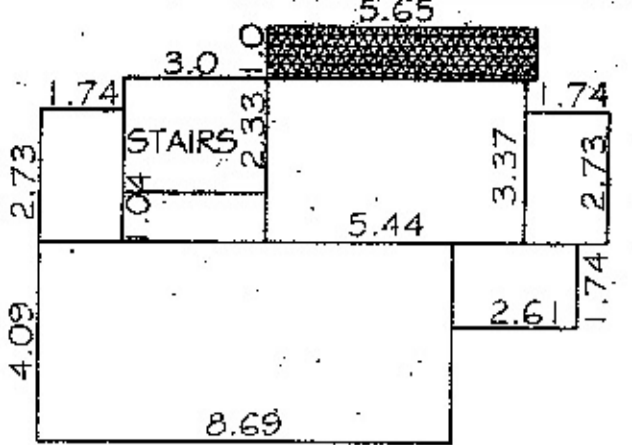


PLAN SHOWING AMALGAMATED PLOTS

A



TYPICAL AREA STATEMENT FOR BLOCK A (5 NOS.)
GROUND FLR (PLINTH) AREA(SINGLE VILLA)
 $5[(6.82 \times 7.27) + (0.64 \times 5.76) + (3.12 \times 2.96)] + (1.53 \times 2.96) + (1.42 \times 2.0) \text{VER}$ **349.25 M2**
VER. DEDUCT $5[(2.0 \times 1.42) + (1.53 \times 2.96)]$ **36.8 M2**
PARKING $5(3.23 \times 4.50)$ **72.65 M2**



TYPICAL AREA STATEMENT FOR BLOCK A (5 NOS.)
FIRST FLR AREA(SINGLE VILLA)
 $5[(2.73 \times 1.74) + (1.04 \times 3.0) + (8.69 \times 4.09) + (5.44 \times 3.37) + (2.73 \times 1.74) + (2.61 \times 1.74) + (2.33 \times 3.0) \text{STAIR}]$ **390.10 M2**
DEDUCT STAIRS $5[(2.33 \times 3.0)]$ **34.95 M2**
BAL. $5[(5.65 \times 1.0)]$ **28.25 M2**

VILLAGE PANCHAYAT RATA
 Approved & Issued
 Licence No. 11... 18/5/17
 Res No. 2(6) 01 29/4/17



Quadros
 Sarpanch
V. P. RAJA
 Secretary
V. P. RAJA

AREA STATEMENT

01. AREA OF THE PLOT (AMALGAMATED PLOTS)	191/1-A1, A12, A17, A28, A33	3061.0 SQM
02. DEDUCTION FOR		
(a) AREA WITHIN ROAD WIDENING /PROPOSED		NIL
03. EFFECTIVE AREA OF PLOT (01-02)		3061.0 SQM
04. PERMISSIBLE COVERAGE (40% OF 3061.05 SQ MTS)		1224.4 SQM
05. AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT		NIL
06. AREA OF THE BUILDING TO BE DEMOLISHED		NIL
07. COVERED AREA OF THE PROPOSED BUILDING		349.25(A) + 162.13(B) + 326.78(C) + 155.05(D) + 993.21 QM
08. TOTAL COVERED AREA (05+07-06)		993.21 SQM
09. TOTAL COVERAGE $993.21 \times 100 / 3061.00$		32.44%

Please check order no. Pm/29063/12a dated 13/02/2017 regarding the plans
 Town Planner
 Town & Country Planning Dept.
 South Goa Dist. Office, Margao-Goa

PROJECT

PROPOSED RESIDENTIAL VILLAS & COMPOUND WALL ON AMALGAMATED LAND BEARING S NO. 191 SUB DIV NO. 1-A1, 1-A12, 1-A17, 1-A28 & 1-A33 AT RAIA VILLAGE, SALCETE, GOA FOR MR. ADESH KRISHNA KARWARKAR, MRS. REKHA ADESH KARWARKAR, MR. PARESH KRISHNA KARWARKAR AND MRS. MAMTA PARESH KARWARKAR



DRAWING TYPE

SUBMISSION DRAWINGS AREA CALCULATION

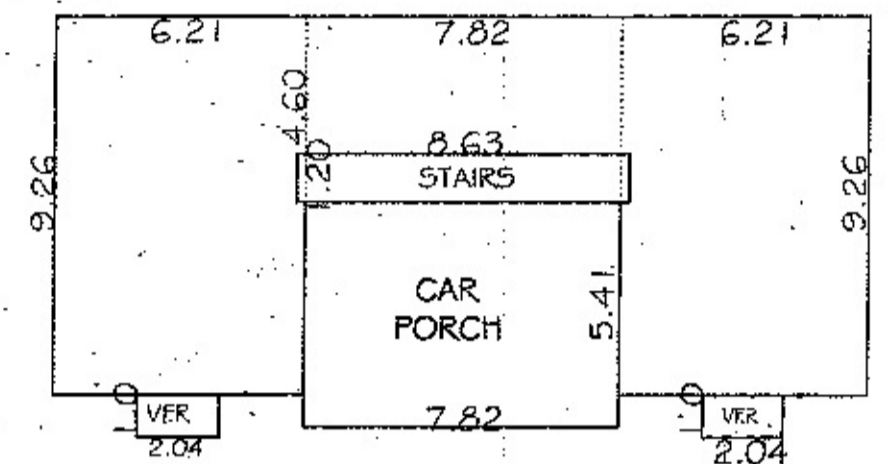
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 DATE : 30-9-16 DRG NO : 6
 SCALE : 1:100 JOB NO: 635-16

OWNER

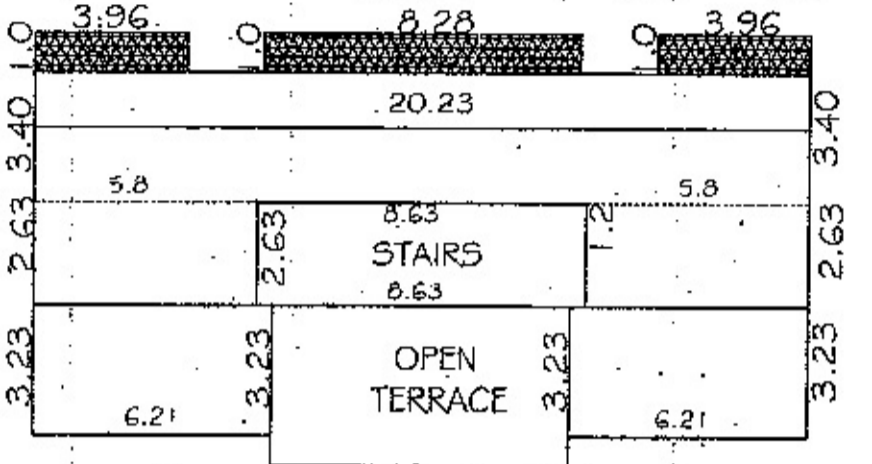
ARCHITECT
ARI PRAKASH V. KAMAT
 B ARCH, G.D. ARCH, A.I.A., F.I.V.
 ARCHITECT & GOVT. APPROVED VALUER
 G-1, AMARVAN, VIDYANAGAR,
 MARGAO, GOA. PH: 7750111, 9822986612
 Council of Arch: CA/75/725
 Goa : AR/C119/2016
 Valuer : Vol-1312/55-98

earth works
 margao goa

D

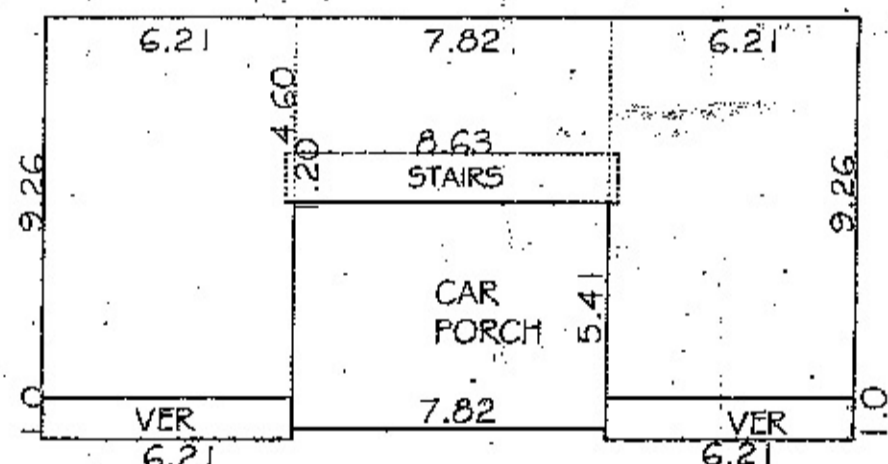


TYPICAL AREA STATEMENT FOR BLOCK D (1 NO.)
GROUND FLR (PLINTH) AREA(TWIN VILLA)
 $2(6.21 \times 9.26) + (4.60 \times 7.82) + 2(2.04 \times 1.0)$ **155.05 M2**
STAIR DEDUCT(FOR FAR) 1.2×8.63 **10.35 M2**
VER. DEDUCT(FOR FAR) $2(2.04 \times 1.0)$ **4.08 M2**
PARKING (7.82×5.41) **42.30 M2**

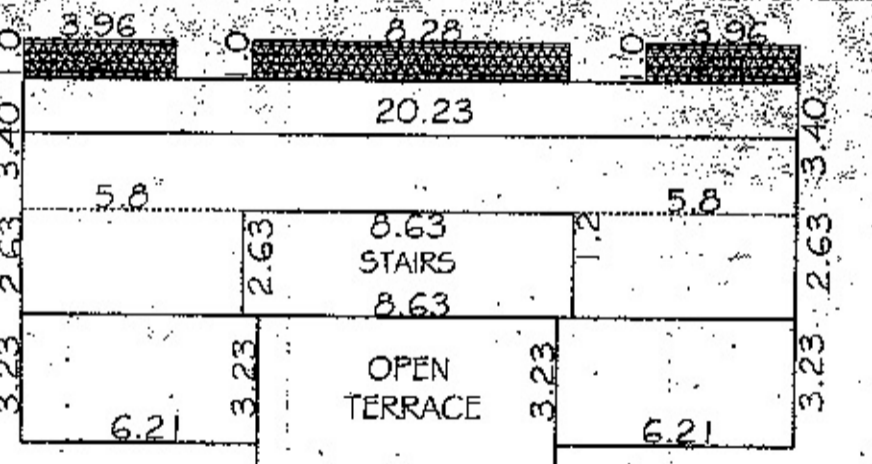


TYPICAL AREA STATEMENT FOR BLOCK D (1 NO.)
FIRST FLR. AREA(TWIN VILLA)
 $2(6.21 \times 3.23) + 2(5.8 \times 2.63) + (20.23 \times 3.4) + (8.63 \times 2.63) \text{stair}$ **162.08 M2**
DEDUCT STAIRS (8.63×2.63) **22.69 M2**
BAL. $2(3.96 \times 1) + (8.28 \times 1)$ **16.20 M2**

C

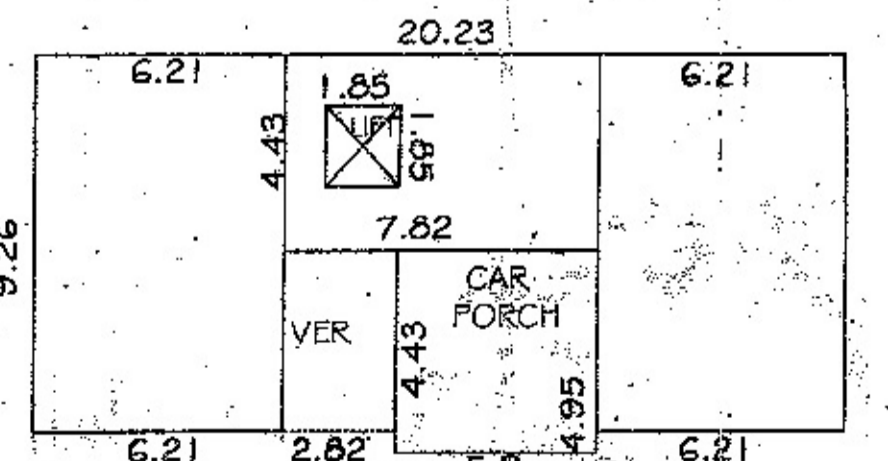


TYPICAL AREA STATEMENT FOR BLOCK C (2 NOS.)
GROUND FLR (PLINTH) AREA(TWIN VILLA)
 $2[2(6.21 \times 9.26) + (4.60 \times 7.82) + 2(6.21 \times 1)]$ **326.78 M2**
STAIR DEDUCT(FOR FAR) $2(8.63 \times 1.2)$ **20.7 M2**
VER. DEDUCT (FOR FAR) $2[2(6.21 \times 1)]$ **24.84 M2**
PARKING $2(7.82 \times 5.41)$ **84.61 M2**

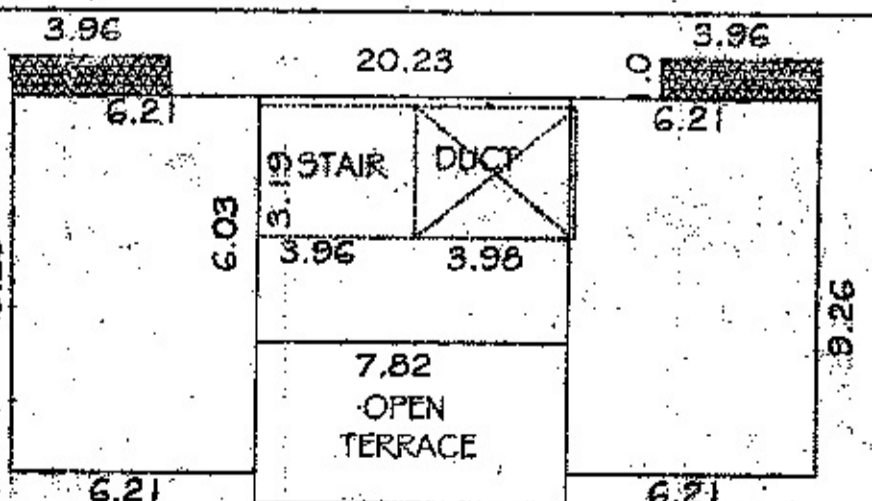


TYPICAL AREA STATEMENT FOR BLOCK C (2 NO.)
FIRST FLR. AREA(TWIN VILLA)
 $2[2(6.21 \times 3.23) + 2(5.8 \times 2.63) + (20.23 \times 3.4) + (8.63 \times 2.63) \text{stair}]$ **324.16 M2**
DEDUCT STAIRS $2(8.63 \times 2.63)$ **45.39 M2**
BAL. $2[2(3.96 \times 1) + (8.28 \times 1)]$ **32.4 M2**

B



TYPICAL AREA STATEMENT FOR BLOCK B (1 NOS.)
GROUND FLR (PLINTH) AREA
 $2(6.21 \times 9.26) + (7.82 \times 4.43) + (2.82 \times 4.43) \text{VER}$ **162.13 M2**
VER. DEDUCT (FOR FAR) (2.82×4.43) **12.49 M2**
LIFT DEDUCT (FOR FAR) (1.85×1.85) **3.42 M2**
PARKING (5.0×4.95) **24.75 M2**



TYPICAL AREA STATEMENT FOR BLOCK B (1 NO)
FIRST FLR AREA(TWIN VILLA)
FIRST FLR AREA
 $2(6.21 \times 9.26) + (7.82 \times 6.03) + (3.98 \times 3.19) \text{DUCT}$ **149.46 M2**
DEDUCT STAIR/LIFT (3.96×3.19) **12.63 M2**
BAL. (FOR FAR) $2(3.96 \times 1.0)$ **7.92 M2**

10. DETAILS OF AREA AND USE, FLOOR WISE

FLOOR	TOTAL BUILT-UP IN SQM.	AREAS FREE OF F.A.R.			TOTAL	NET FLOOR AREA (SQM)
		BALCONIES/ VERANDAH	STAIRS # LIFT	PARKING		
BLOCK A (5 NOS.)						
GROUND FL	421.9	36.8 (V)	NIL	72.65	109.45	312.45
FIRST FL	418.35	28.25	34.95	NIL	63.2	355.15
BLOCK B (1 NO.)						
GROUND FL	186.87	12.49 (V)	3.42	24.75	40.66	146.21
FIRST FL	156.84	7.38	12.63	NIL	20.01	136.83
BLOCK C (2 NOS.)						
GROUND FL	411.39	24.84 (V)	20.7	84.61	130.15	281.24
FIRST FL	356.56	32.4	45.39	NIL	77.79	278.77
BLOCK D (1 NO.)						
GROUND FL	197.35	4.08 (V)	10.35	42.30	56.73	140.62
FIRST FL	176.28	16.20	22.69	NIL	38.89	139.39
TOTAL	2327.54	162.44	150.13	224.31	536.88	1790.66

11. PARKING DETAILS

FLOOR AREA	USE	NOS. CAR PARKING AREAS		TOTAL CARS
		PROVIDED	REQUIRED	
1790.66	RESIDENTIAL	13	13	
PERMISSABLE F.A.R. 60 %				
PERMISSABLE FLOOR AREA 1836.6 SQ.M				
NET CONSUMED FLOOR AREA 1790.66 SQ.M				
CONSUMED F.A.R. (from total permissible area) 58.49%				
LENGTH OF COMPOUND WALL 254.85				