# PLAN SHOWING PROPOSED BUILDING IN SURVEY NO. 24 /7-A-2 & SURVEY NO. 24/7-A-3 ( AFTER AMALGAMATION ) AT TALSAI, BORIM VILLAGE OF PONDA TALUKA

Please check letter No. TPP/626/Borim/24/TCP/25/ 1118 dated 04/04/2025

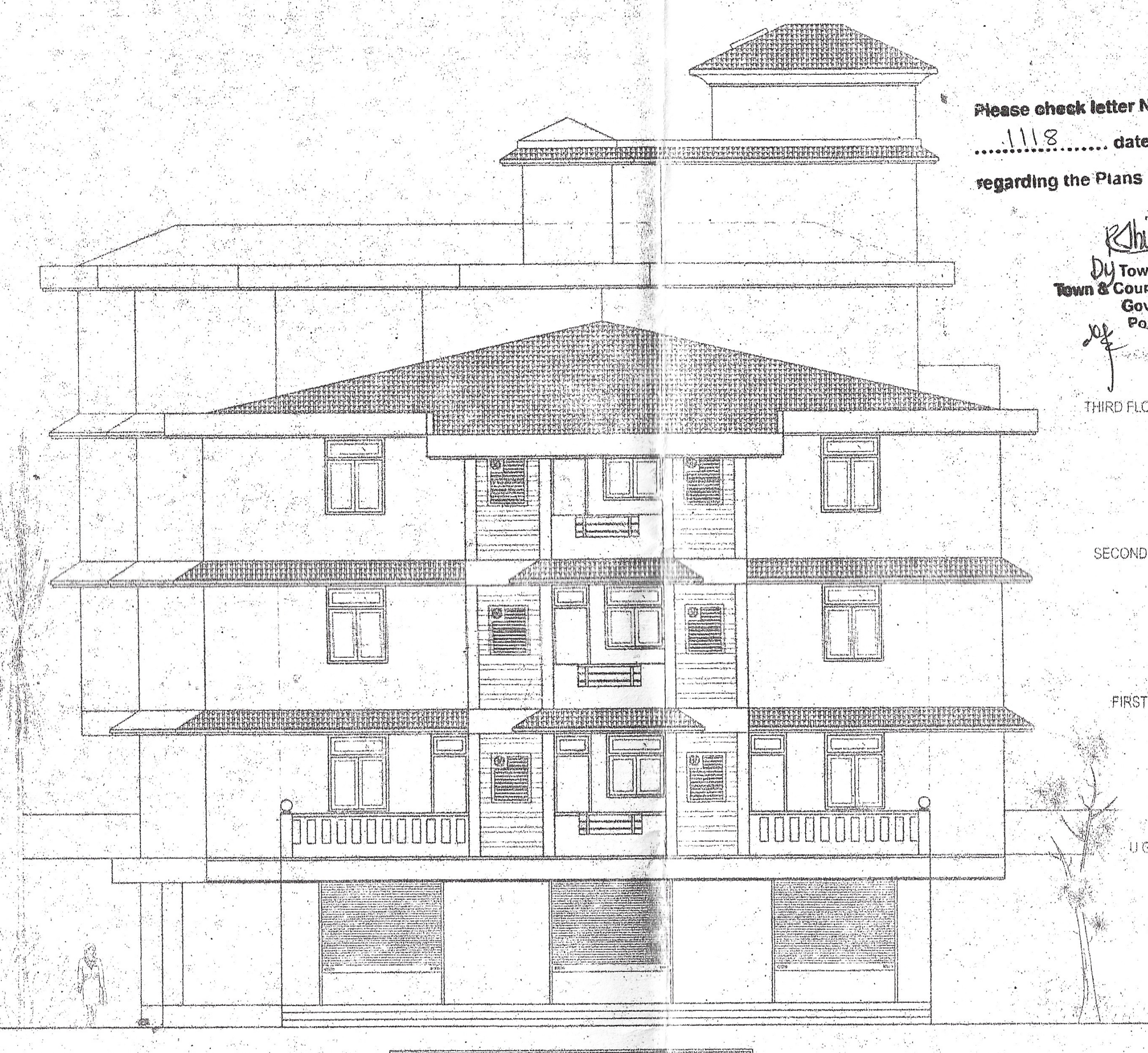
regarding the Plans

RKhirodkar
Dy Town Planner
Town & Country Planning Dept.
Govt. of Goa,
Ponda-Goa.

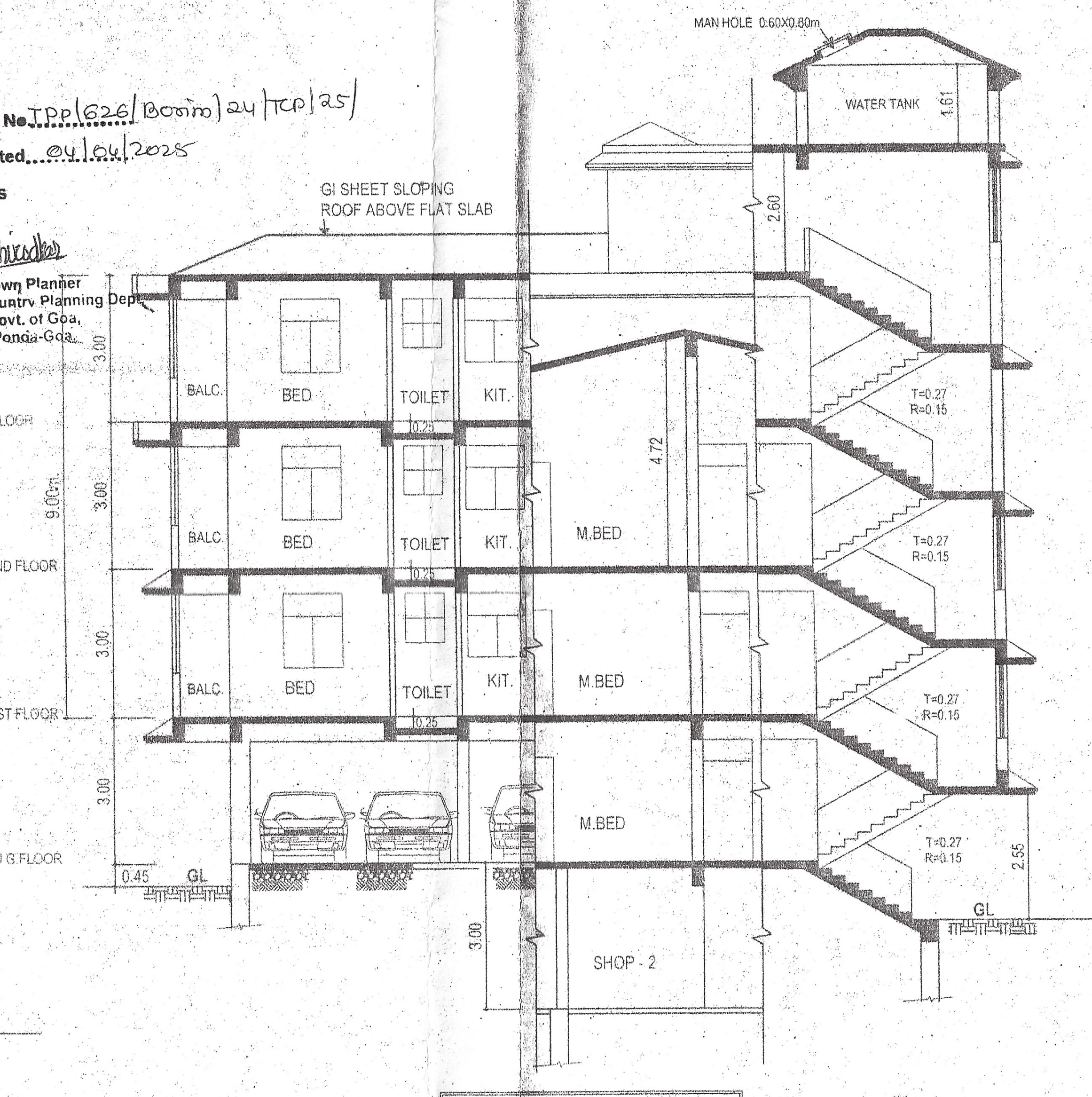
Permission Issued Vide Construction Licence No.
VPB/CONST/2025-2026 1208 Dated 28/04/2025
Vide Resolution No. 4U Meeting Dated 07/04/2025

GRAM PANCHAYAT BORIM-GOA

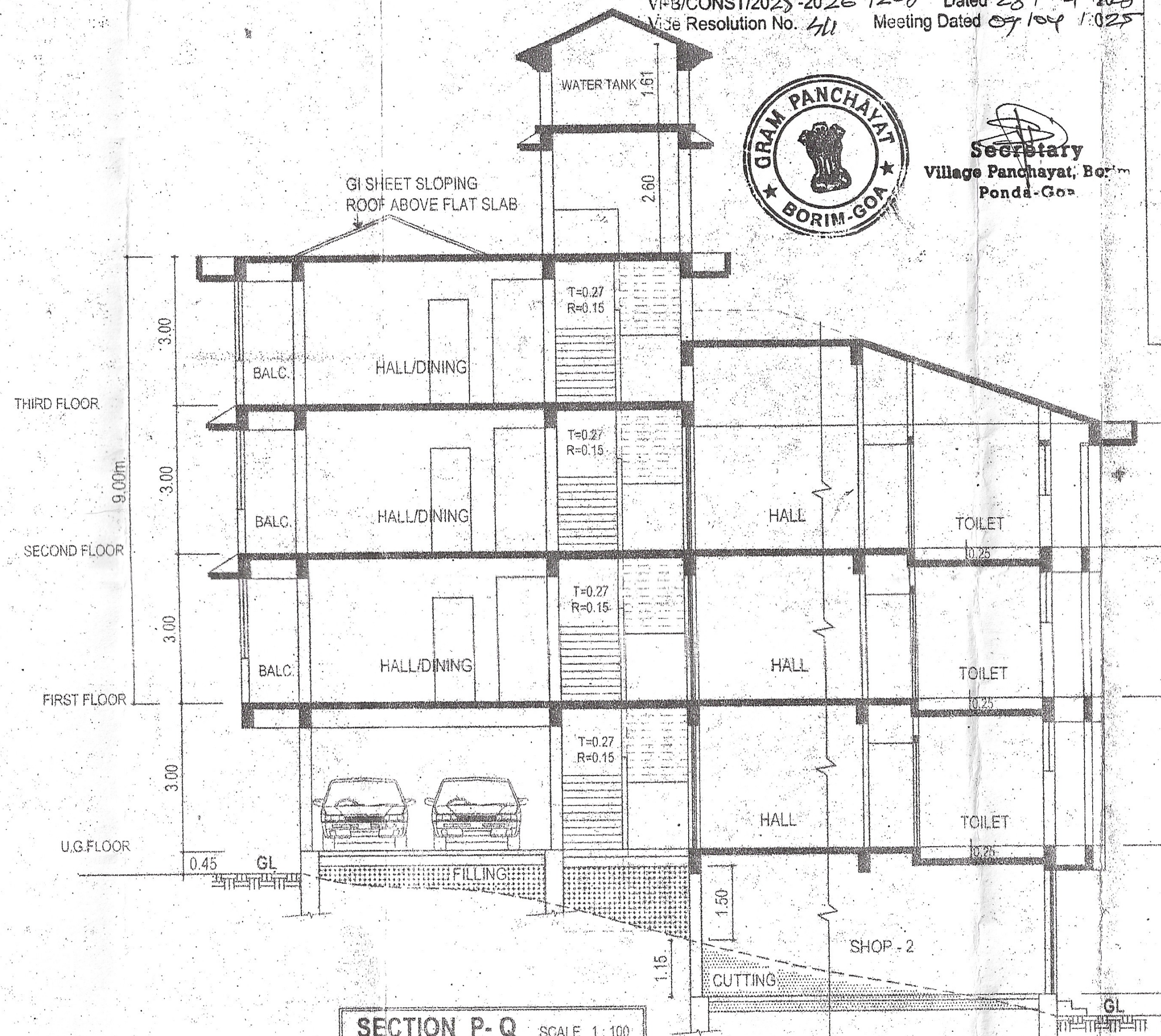
Secretary
Village Panchayat, Borim
Ponda-Goa



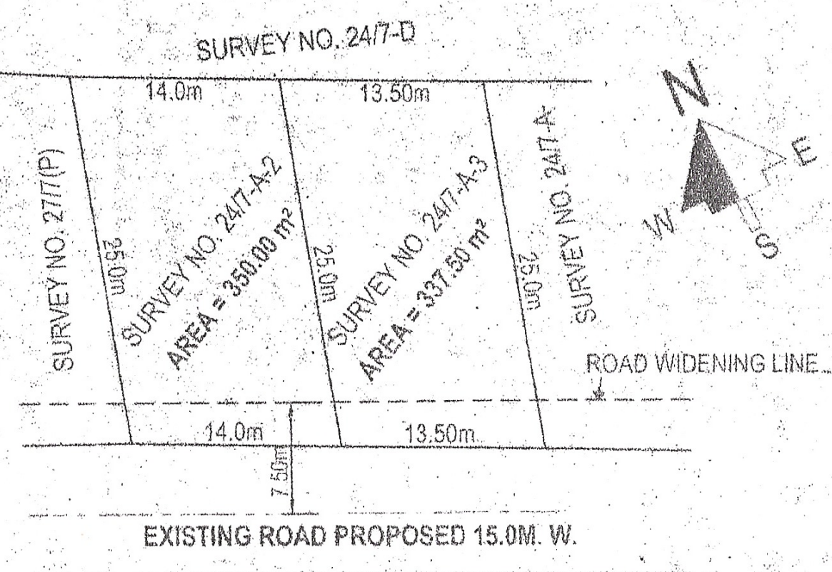
**FRONT ELEVATION** SCALE 1 : 100



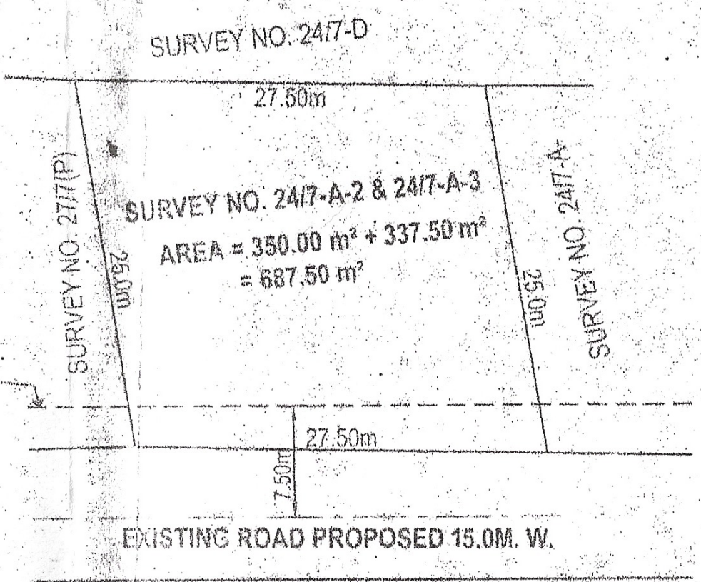
**SECTION X - Y** SCALE 1 : 100



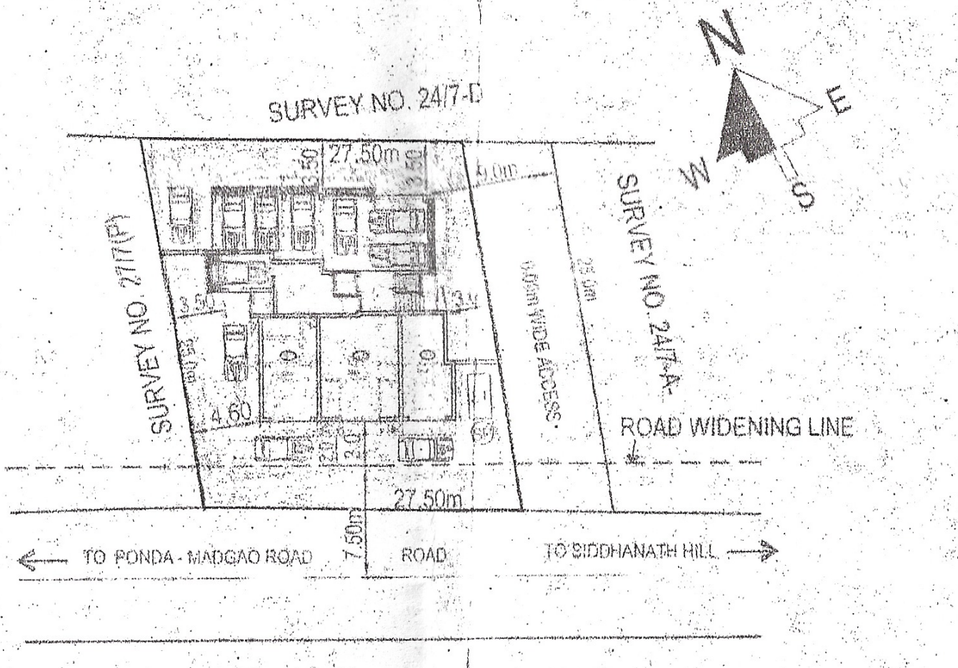
**SECTION P- Q** SCALE 1 : 100


SURVEY NO. 24/7-D
SURVEY NO. 27/7(P)
SURVEY NO. 24/7-A-2 AREA = 350.00 m²
SURVEY NO. 24/7-A-3 AREA = 337.50 m²
SURVEY NO. 24/7-A-
14.0m
13.50m
25.0m
ROAD WIDENING LINE
EXISTING ROAD PROPOSED 15.0M. W.

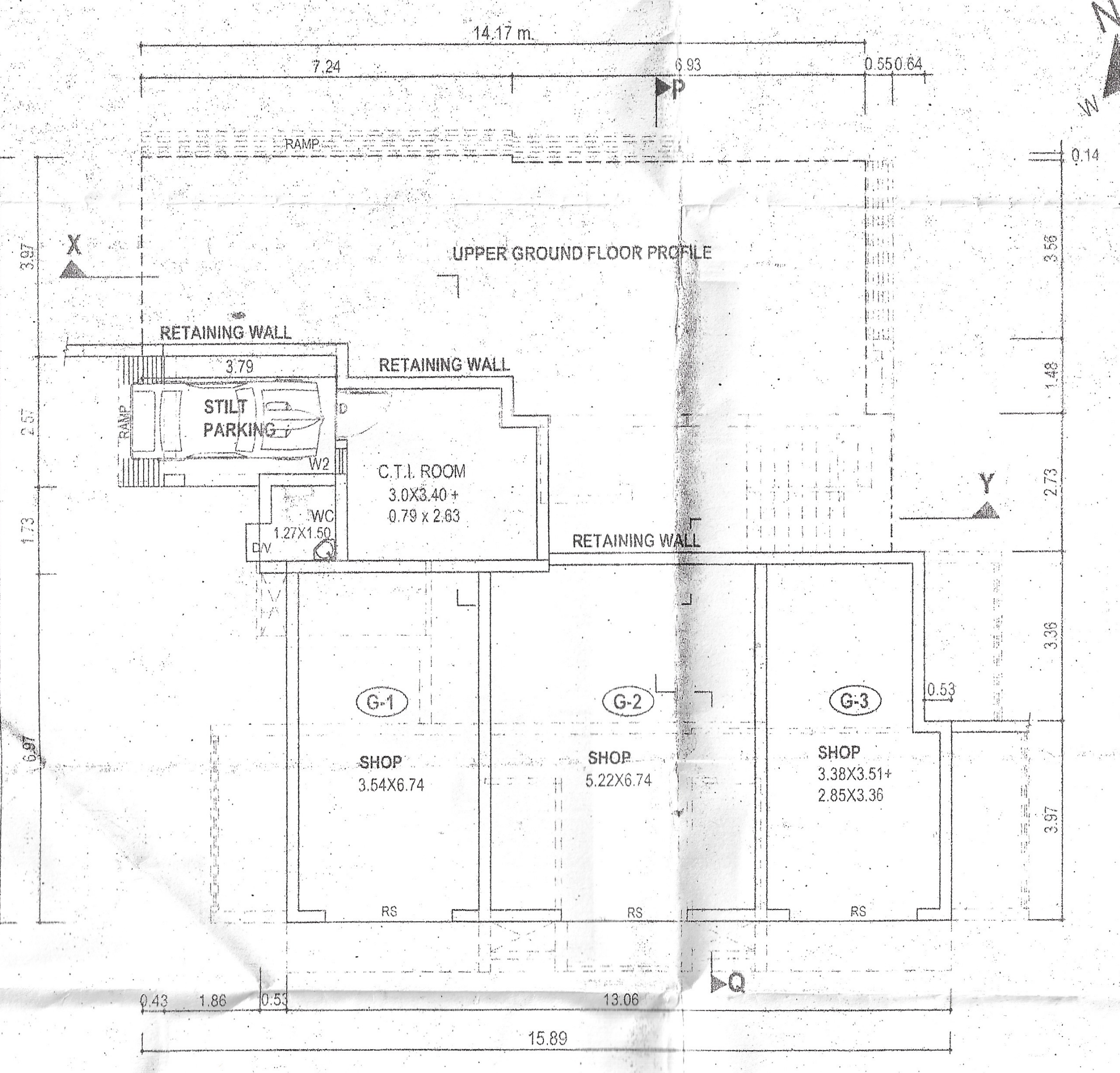
**SITE PLAN BEFORE AMALGAMATION** SCALE 1 : 500


SURVEY NO. 24/7-D
SURVEY NO. 27/7(P)
SURVEY NO. 24/7-A-2 & 24/7-A-3
AREA = 350.00 m² + 337.50 m² = 687.50 m²
SURVEY NO. 24/7-A-
27.50m
27.50m
25.0m
EXISTING ROAD PROPOSED 15.0M. W.

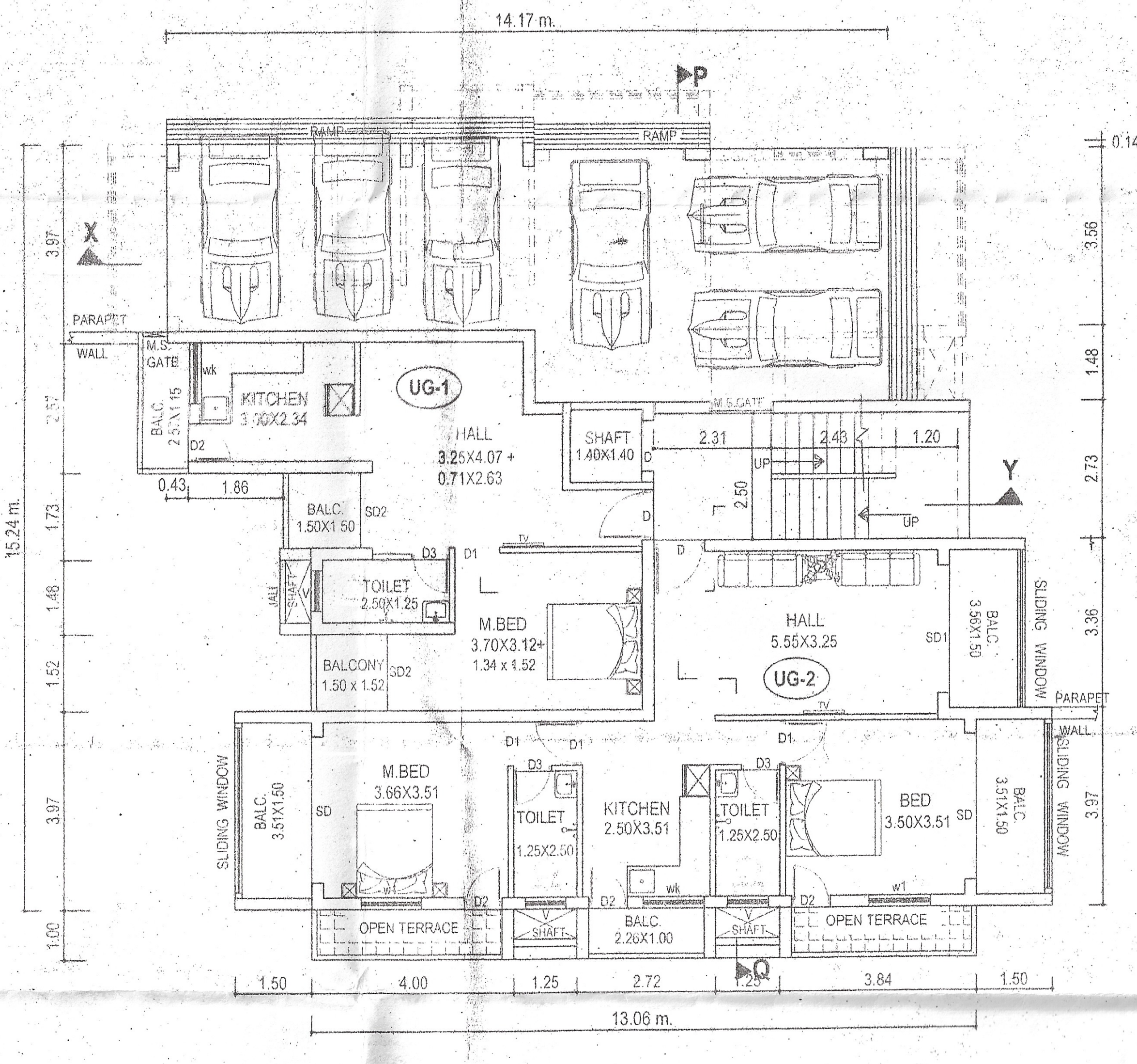
**SITE PLAN AFTER AMALGAMATION** SCALE 1 : 500



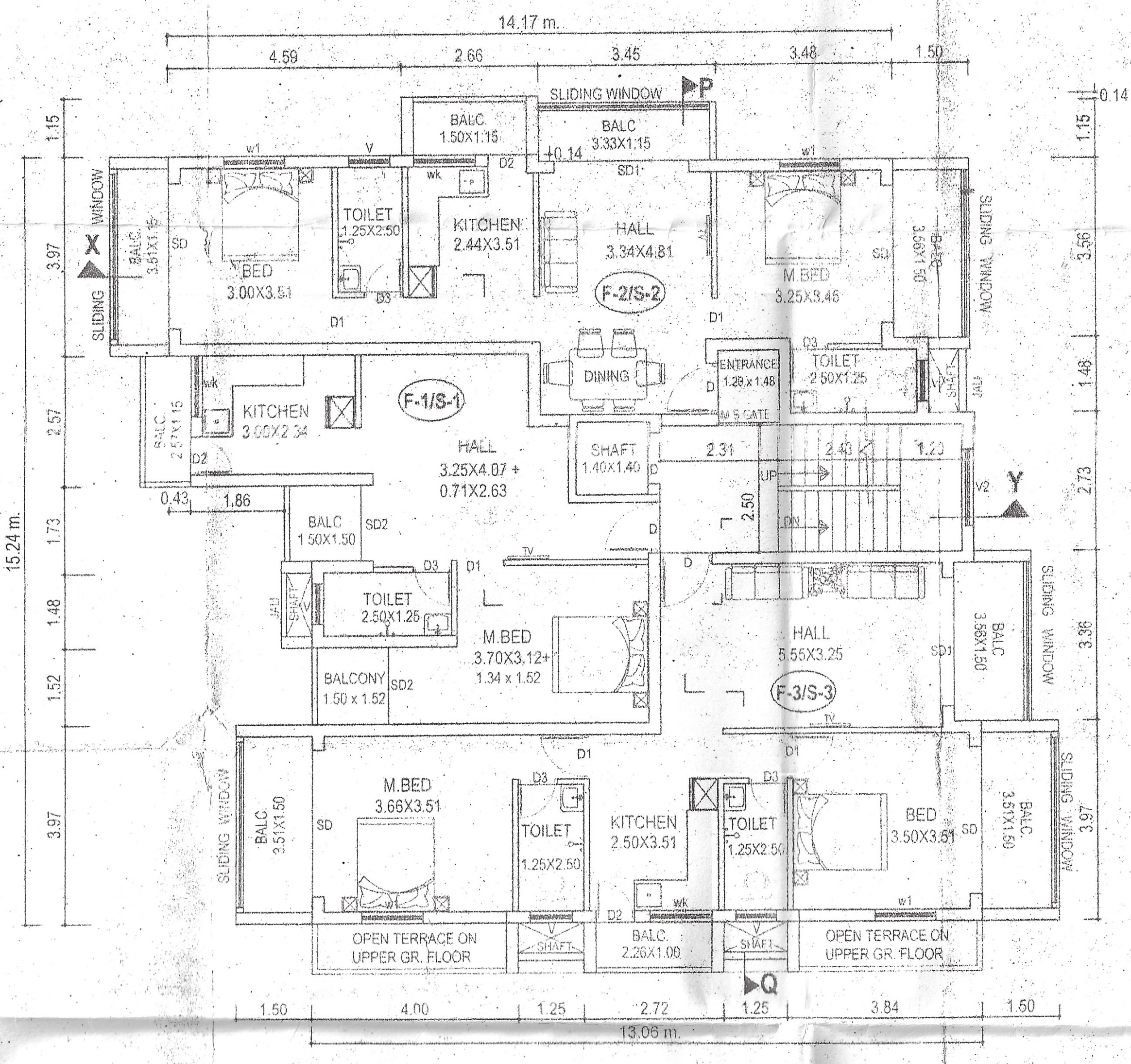
**SITE PLAN** SCALE 1 : 500



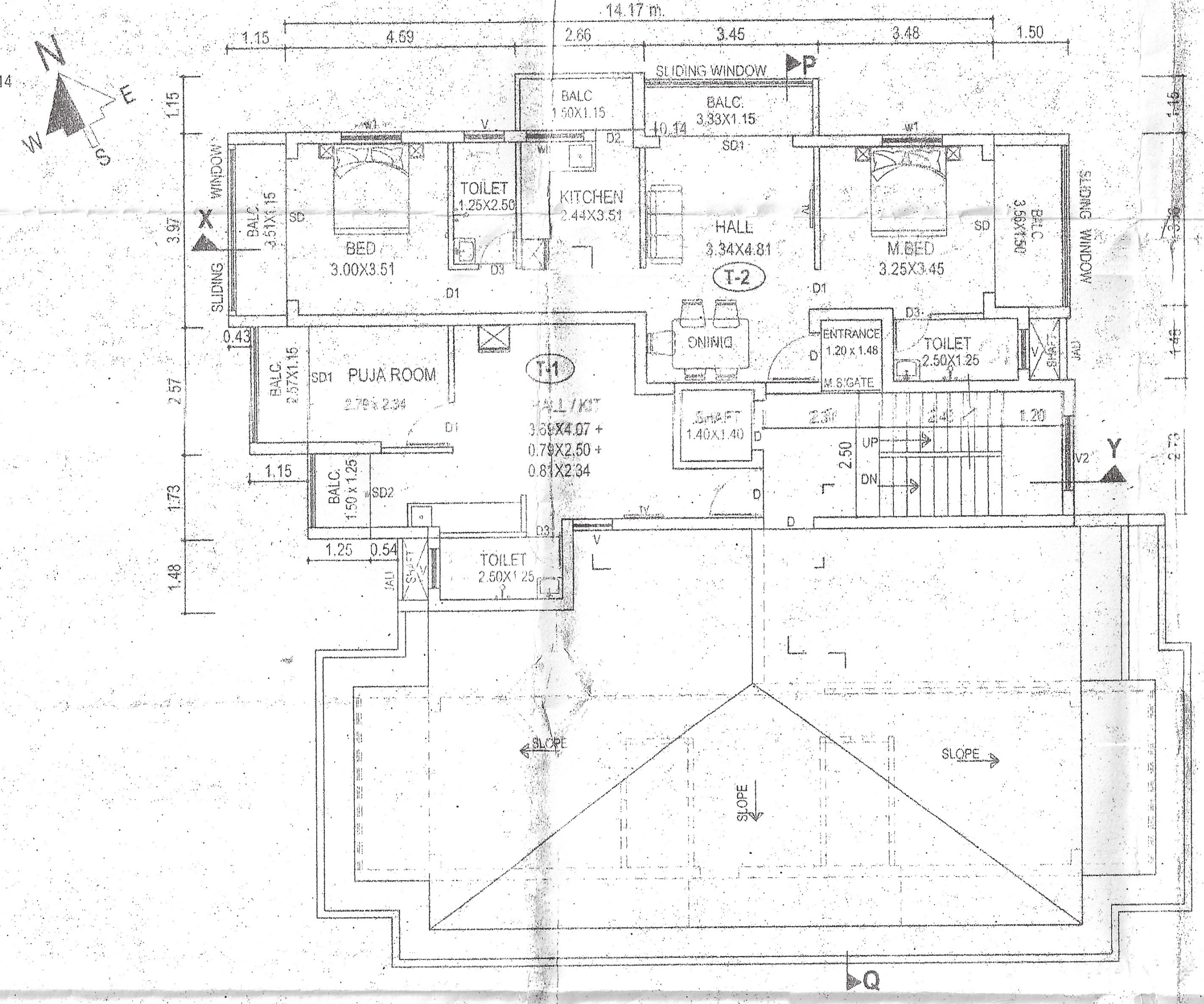
**GROUND FLOOR PLAN** SCALE 1 : 100



**UPPER GROUND FLOOR PLAN** SCALE 1 : 100



**TYPICAL FIRST & SECOND FLOOR PLAN** SCALE 1 : 100



**THIRD FLOOR PLAN** SCALE 1 : 100

AREA STATEMENT

01) **Area of the Plot (After Amalgamation) = 687.50 sq. mts.**
a) Area of Survey No. 24/7-A-2 = 350.00 sq.mts.
b) Area of Survey No. 24/7-A-3 = 337.50 sq.mts.

02) Deduction For
a) Area Within road Widening 82.40 sq.mts.

03) Effective Area of Plot (01 - 02) = 605.10 sq.mts

04) Whether Any Extra F.A.R Is Claimed on the Basis of Road Widening / Proposed Road. If "Yes", State
a) Area of Road Widening ------- sq.m
b) Whether the land has been Gifted to the Local Body ------- sq.m

05) Area Occupied By the Existing Building In the Plot = ------- sq.mts

06) Area of the Building to be Demolished ------- sq.mts

07) Covered Area of Proposed Building = 202.628 sq.mts

08) Total Covered Area (05+07-06) = 202.628 sq.mts.

09) Total Coverage = 33.486 %

10) **Detail of Area and use, Floor Wise**

| Floor(%) Reference A | Use | Total Build up Area M² | Areas free from FAR in M² | | | CTI + Stilt Park. | Net Floor Area M² | FAR |
|---|---|---|---|---|---|---|---|---|
| | | | Bal. | Stairs / LIFT | Open Ter. | | | |
| GR. FLOOR | RES. | 29.482 M² | ------ | 5.018 | ------ | 14.196+10.268 | ------ | |
| | COMRC. | 96.261 M² | ------ | ------ | ------ | ------ | 96.261 M² | |
| Upper GR. FL. | RES. | 230.507 M² | 21.859 | 19.511 | 7.845 | 62.055 | 119.237 M² | 98.869 |
| 1st FLOOR | RES. | 246.069 M² | 44.172 | 19.829 | ------ | ------ | 182.068 M² | |
| 2nd FLOOR | RES. | 246.069 M² | 44.172 | 19.829 | ------ | ------ | 182.068 M² | |
| 3rd FLOOR | RES. | 143.476 M² | 22.226 | 21.156 | ------ | ------ | 100.094 M² | |
| TOTAL | | 991.864 M² | 132.429 | 85.343 | 7.845 | 86.519 | 679.728 M² | |

11) **Parking detail.**

| Floor Area | Use | No. of Car Park /Parking Area | |
|---|---|---|---|
| | | Provided | Required |
| 583.467 M2 | RES. | 8 CARS | 8 CARS |
| 96.261 M2 | COMMR. | 2 CARS | 2 CARS |

12) Built up Area of the Infrastructure Tax = **897.50 Sq.mts.**

13) BALCONY AREA ON UPPER GROUND FLOOR = 21.859m² ( **18.332 %** OF FLOOR AREA)

14) BALCONY AREA ON FIRST FLOOR = 44.172m² ( **24.261 %** OF FLOOR AREA)

15) BALCONY AREA ON SECOND FLOOR = 44.172m² ( **24.261 %** OF FLOOR AREA )

16) BALCONY AREA ON THIRD FLOOR = 22.226m² ( **22.205%** OF FLOOR AREA )

17) TOTAL PLINTH AREA = **202.628 m²**
a) Area of Residential = 106.367 sq.m
b) Area of Commercial = 96.261 sq.m

**NOTE:-**
- * Furniture & some accessories shown are conceptual in nature and are not part of the offer
- * Dimensions & Architecture are subject to marginal change due to technical reasons.
- * All Dimentions are Excluding Plaster / Putty & Floor / Wall Tiles
- * Elevation is subject to change as per Architecture / Owner's Choice
- * Plinth Height varies from 0.45m to 0.90m.

**SCHEDULE OF OPENING**

DOORS
D — 1.00 X 2.50
D1 — 0.90 X 2.10
D2 — 0.75 X 2.50
D3 — 0.75 X 2.10
RS — 2.50 X 2.50
SD — 2.80 X 2.50
SD1 — 2.34 X 2.50
SD2 — 1.50 X 2.50
D/V — 0.75 X 2.50

WINDOWS
WK — 1.20 X 1.30
V — 0.80 X 1.00
V1 — 1.20 X 1.30
V2 — 1.50 X 1.50
W1 — 1.20 X 1.50
W2 — 0.50 X 1.50
SLIDING WINDOW — 3.30 X 1.50

OWNER'S SIGNATURE

JEETENDRA D. DEVARI
ARCHITECT
Reg. No. AR / 0101 / 2010
F-9, Angarki Bldg., Opp. Fire Station, Ponda-GOA
Tel/Fax:(0832) 2314566
E-mail:jdevari@yahoo.com

JEETENDRA D. DEVARI
'ARCHITECT'
F-9, ANGARKI BUILDING,
OPPOSITE FIRE STATION
PONDA - GOA.
REG.NO. : CA/93/16204 (AR/0101/2010) TEL. 083229544
email:jdevari@yahoo.com

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|---|---|
| DRN. SANJAY NAIK | JOB NO. 900/2024 |
| DATE : 04.11.2024 | DRG. NO. 01 |

111 X 50