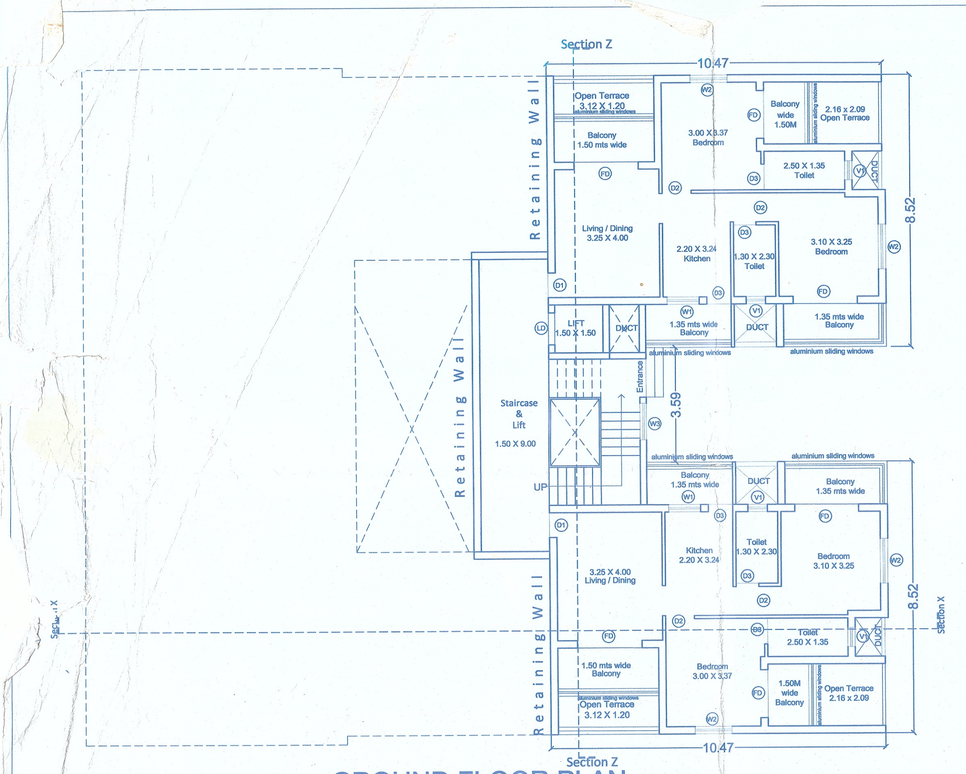
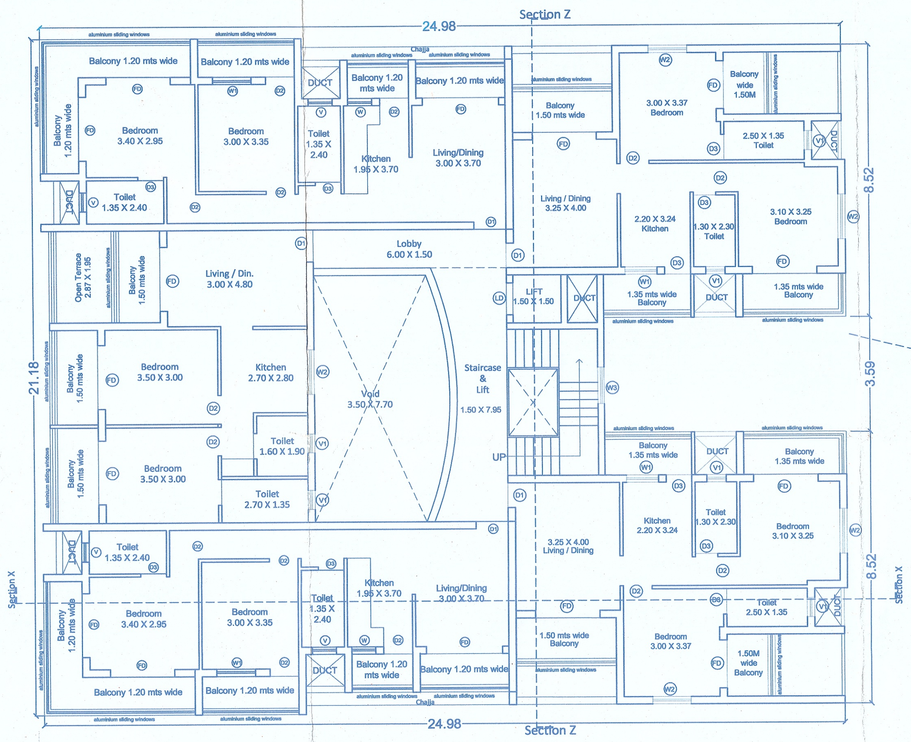
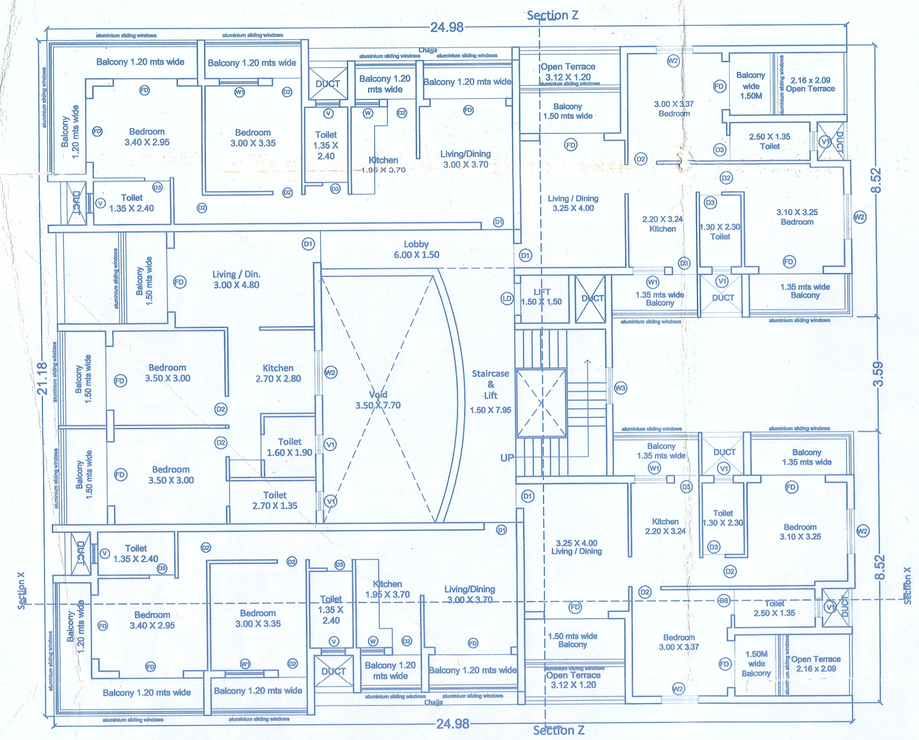


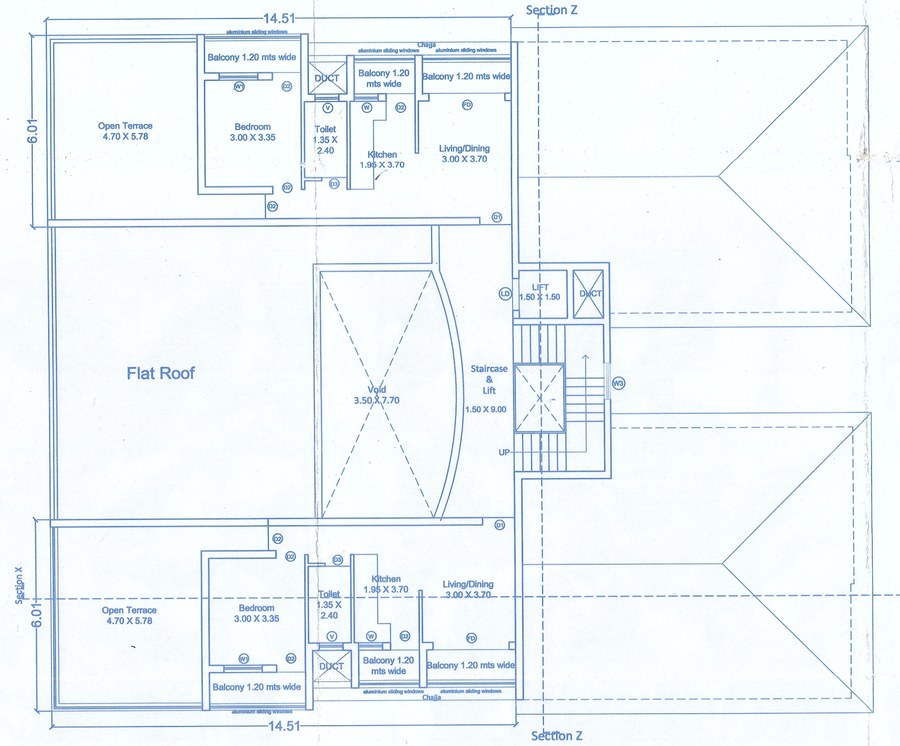
GROUND FLOOR PLAN



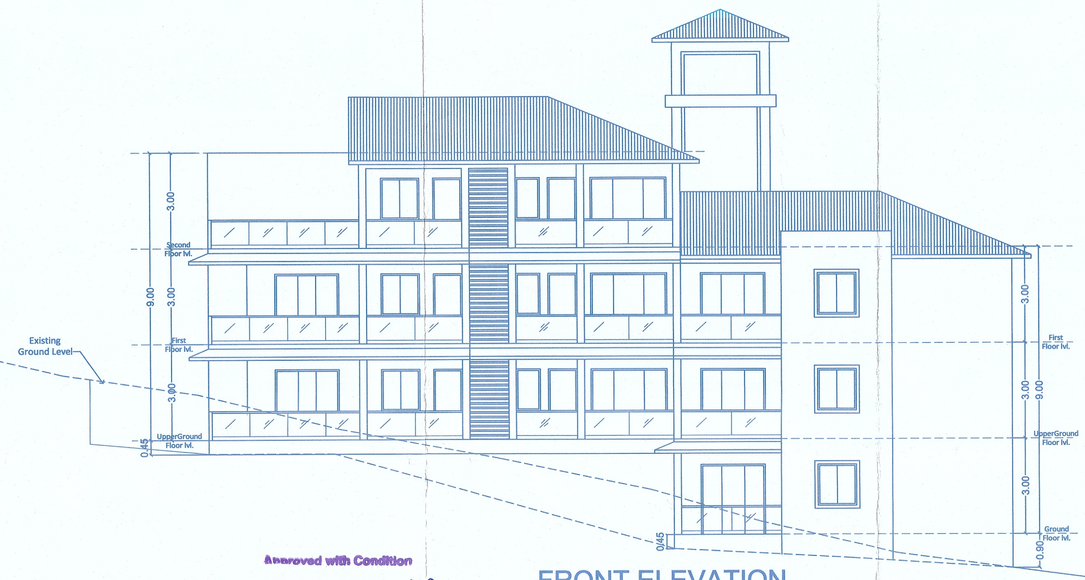
UPPERGROUND FLOOR PLAN



FIRST FLOOR PLAN

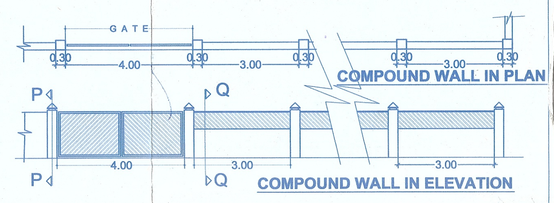


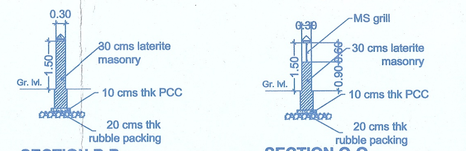
SECOND FLOOR PLAN



FRONT ELEVATION

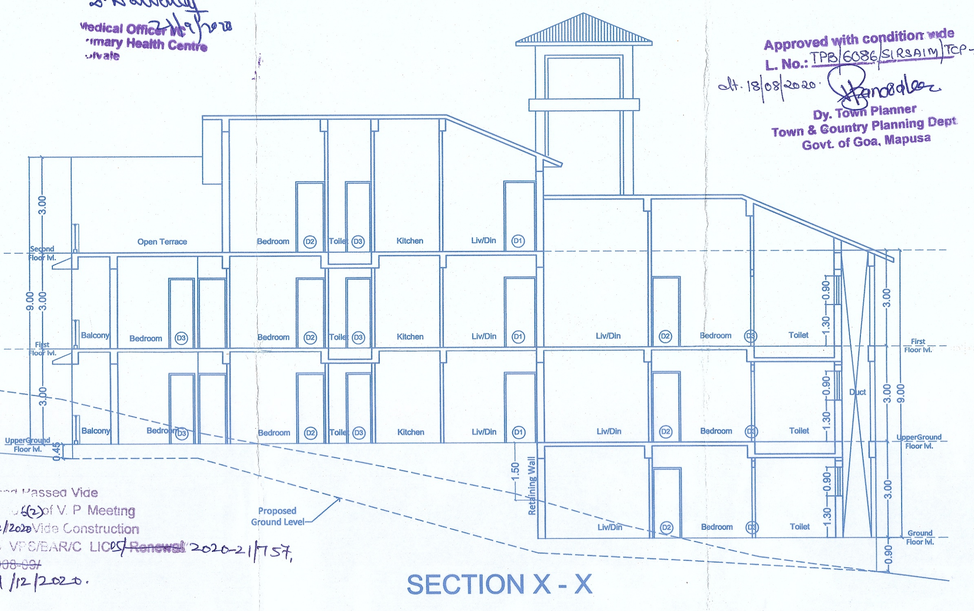
DOOR & WINDOW SCHEDULE			
DOORS		WINDOWS	
TYPE	SIZE	TYPE	SIZE
FD	2000 X 2200	SW	1500 X 1300
D1	1000 X 2200	W1	1200 X 1300
D2	900 X 2200	W2	1500 X 1300
D3	800 X 2200	W3	1000 X 1300
		V	600 X 900





Approved with Condition
No. PHCC/NOC/Corr. 607
Dated 21/09/2020
Medical Officer In-Charge
Primary Health Centre
Sirsaim

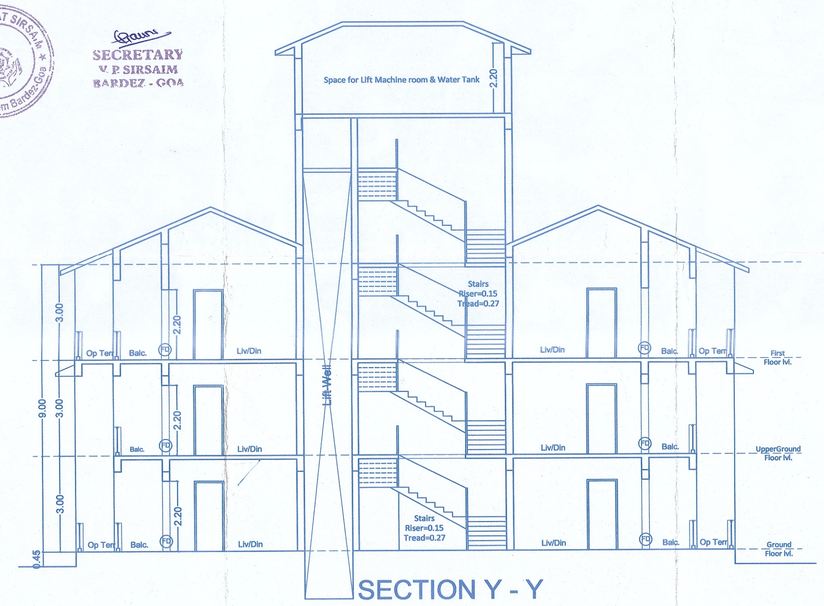
Approved with condition vide
L. No.: TPB/6086/Sirsaim/TCP-20/3135
dtd. 18/09/2020
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa



SECTION X - X

Approved and Passed Vide
Resolution No. 4(3) of V.P. Meeting
dated 17/12/2020 With Construction
Licence No. VP.S/BAR/C. LIC/Renewal/2020-21/757,
Rs. 7805/-
Dated 29/12/2020.

VILLAGE PANCHAYAT SIRSAIM
SECRETARY
V. P. SIRSAIM
BARDEZ - GOA



SECTION Y - Y

N.O.C. is granted subject to the office letter no. PWD/1/6038/SWE-NIP. 10 dated 23/12/20 2319/2020

ASSISTANT ENGINEER
SUB. DIVISION W.D. XVII (PHE-N)
P.W.D. MAPUSA - GOA

AREA STATEMENT		
	ZONE	VP2
1	TOTAL AREA OF THE PLOT NO. 4 - B IN SURVEY No.46	1262.00 M2
2	DEDUCTION FOR:	
a)	AREA WITHIN ROAD WIDENING / PROPOSED	79.00 M2
b)	AREA RESERVED FOR ANY OTHER USE	NIL
3	EFFECTIVE AREA OF PLOT	1183.00 M2
4	OPEN SPACE REQUIRED 15% OF THE PLOT AREA	Not Applicable
5	TOTAL OPEN SPACE PROVIDED	Not Applicable
6	PERMISSIBLE COVERAGE	40 % = 504.80 M2
7	PROPOSED COVERAGE	436.60 M2 = 36.90 %
8	EXISTING BUILDINGS TO BE DEMOLISHED	NIL
9	PERMISSIBLE F.A.R	60 % (UNDER DEVELOPMENT) =757.20 M2
10	Area of the swimming pool	NIL
11	Length of the compound wall	148.00 Rn. Mts.

FLOOR	USE	TOTAL BUILT-UP AREA M2	AREA FREE FROM FAR M2					NET FLOOR AREA M2	FAR
			Staircase	Lift	open terrace	Balcony	Lobby 7.5%		
GROUND FLOOR	Residential	194.61	23.39	10.44	17.12	32.12	NIL	111.54	757.18 SQM
UPPER GROUND FLOOR	Residential	419.48	26.65	10.00	5.83	64.40	9.00	283.60	
FIRST FLOOR	Residential	430.77	26.65	10.00	17.12	84.40	9.00	283.60	
SECOND FLOOR	Residential	197.50	26.65	13.61	59.04	19.76	NIL	78.44	
TOTAL		1242.36	103.34	44.05	99.11	220.68	18.00	757.18	

12	TOTAL FLOOR AREA	757.18 M2	
13	PROPOSED FAR	59.99	
14	CAR PARKING REQUIRED	= 14 nos.	
15	CAR PARKING PROVIDED	= 21 nos.	
16	Total area calculation for Infrastructure Tax	Commercial	NIL
		Residential	1242.36 M2

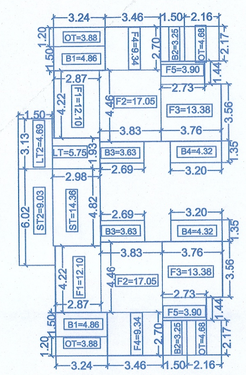
Owners Signature

ALPA P. PAI RAIKAR ARCHITECT
TCP Reg. No - AR/0003/2018
COA Reg. No - CA /2014/65798

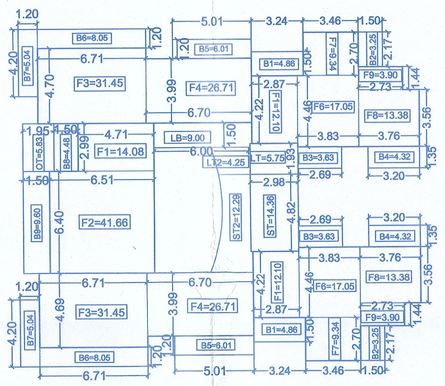
Architects Signature

AREA DIAGRAM & AREA STATEMENT

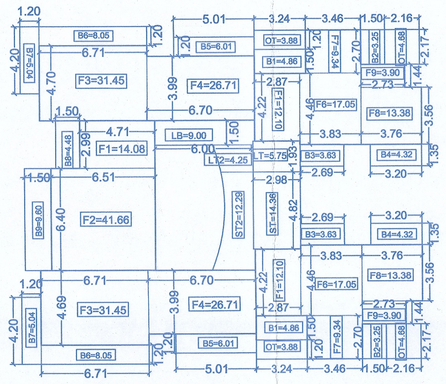
Scale: 1:200



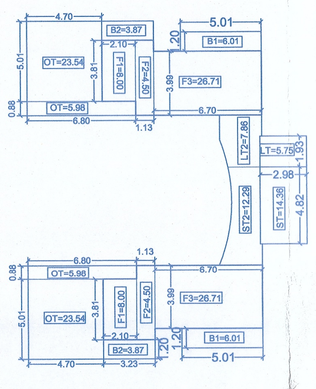
GROUND FLOOR AREA



UPPERGROUND FLOOR AREA



FIRST FLOOR AREA



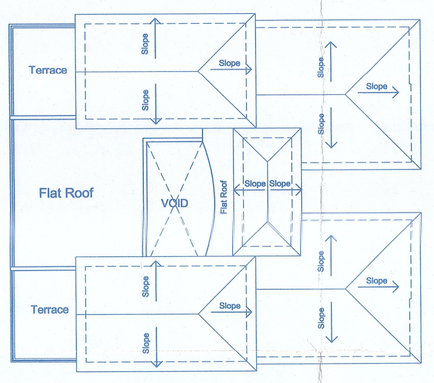
SECOND FLOOR AREA

AREA STATEMENT of GROUND FLOOR	
Floor Area = 2XF1+2XF2+2XF3+2XF4+2XF5 =	111.54 Sq. Mts.
Balcony Area = 2XB1+2XB2+2XB3+2XB4 =	32.12 Sq. Mts.
Staircase Area = ST+ST2 =	23.39 Sq. Mts.
Lift Area = Lt + Lt2 =	10.44 Sq. Mts.
Open Terrace Area = OT =	17.12 Sq. Mts.
Ground Floor Area =	111.54 Sq. Mts.

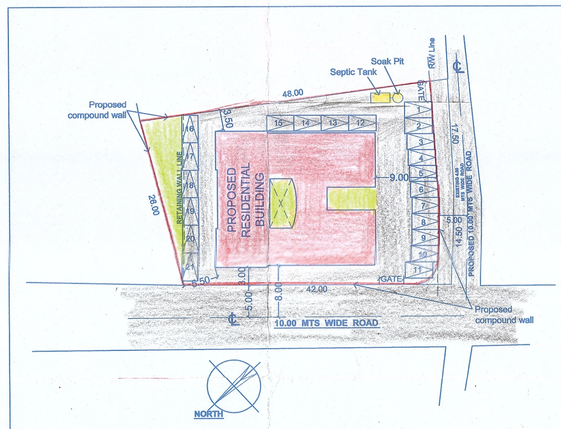
AREA STATEMENT of UPPERGROUND FLOOR	
Floor Area = F1+F2+2XF3+2XF4+2XF5+2XF6+ 2XF7+2XF8 =	283.60 Sq. Mts.
Balcony Area = 2XB1+2XB2+2XB3+2XB4+2XB5 +2XB6+2XB7+B8+B9 =	64.40 Sq. Mts.
Staircase Area = ST+ST2 =	26.65 Sq. Mts.
Lift Area = Lt + Lt2 =	10.00 Sq. Mts.
Lobby Area = LB =	09.00 Sq. Mts.
Open Terrace Area = OT =	05.83 Sq. Mts.
Covered Area = Floor+Balcony+Stairs+Lift+ Lobby + Terraces =	436.60 Sq. Mts.
UpperGround Floor Area =	283.60 Sq. Mts.

AREA STATEMENT of FIRST FLOOR	
Floor Area = F1+F2+2XF3+2XF4+2XF5+2XF6+ 2XF7+2XF8 =	283.60 Sq. Mts.
Balcony Area = 2XB1+2XB2+2XB3+2XB4+2XB5 +2XB6+2XB7+B8+B9 =	84.40 Sq. Mts.
Staircase Area = ST+ST2 =	26.65 Sq. Mts.
Lift Area = Lt + Lt2 =	10.00 Sq. Mts.
Lobby Area = LB =	09.00 Sq. Mts.
Open Terrace Area = OT =	17.12 Sq. Mts.
First Floor Area =	283.60 Sq. Mts.

AREA STATEMENT of SECOND FLOOR	
Floor Area = 2XF1+2XF2+2XF3 =	78.44 Sq. Mts.
Balcony Area = 2XB1+2XB2 =	19.76 Sq. Mts.
Staircase Area = ST+ST2 =	26.65 Sq. Mts.
Lift Area = Lt + Lt2 =	13.61 Sq. Mts.
Open Terrace Area = OT =	59.04 Sq. Mts.
Second Floor Area =	78.44 Sq. Mts.



ROOF PLAN
scale: 1:200



SITE PLAN
SCALE: 1:500

PROJECT: Proposed Residential Building & Compound Wall
LOCATION: Sircaim, Bardez - Goa.
CLIENT: Neisha A. Fernandes & Nyran V. Fernandes
TITLE: PLANS, ELEVATION, SECTION & SITE PLAN
STATUS: SUBMISSION DRAWINGS (For approval only)
NORTH:
DRAWN: PRAHARSH
CHECKED: ALPA
DATE: 10/08/2020
SCALE: 1:100, 1:200 & 1:500
DRAWING NUMBER: 01

THIS DRAWING IS THE PROPERTY OF Alpa Raikar AND THEIR CONSULTANTS AND NOT TO BE USED OR COPIED WITHOUT THEIR PERMISSION.

Architects & Interior Designers

B-304,3rd Floor, Akash Bhavan, Opp. Mathias Plaza ,Panaji- Goa. Tel.8087664597.

Proposed Residential Building & Compound Wall For Neisha A. Fernandes & Nyran V. Fernandes in Plot bearing Survey No. 46 / 4-B at Sircaim, Bardez - Goa