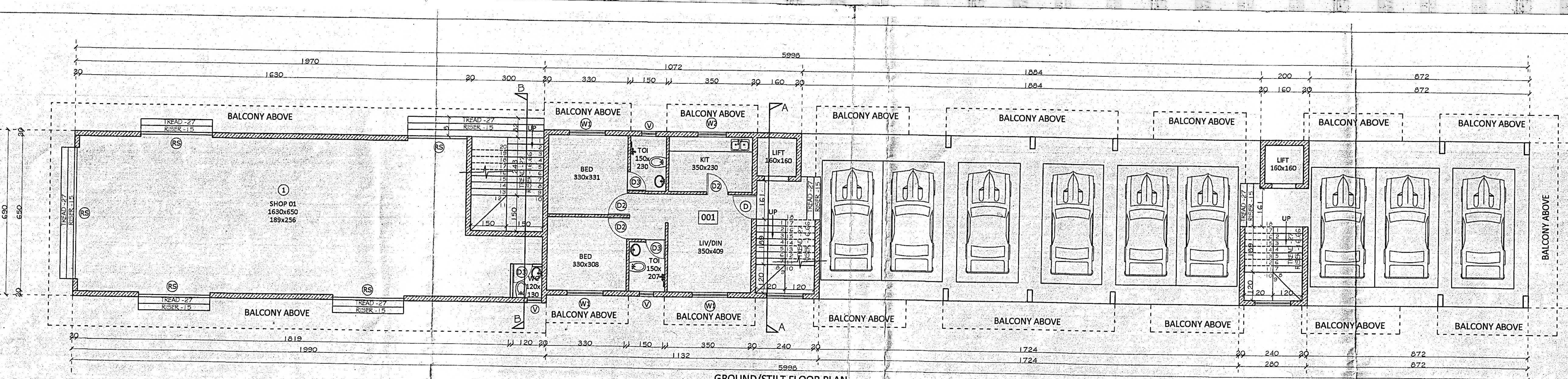
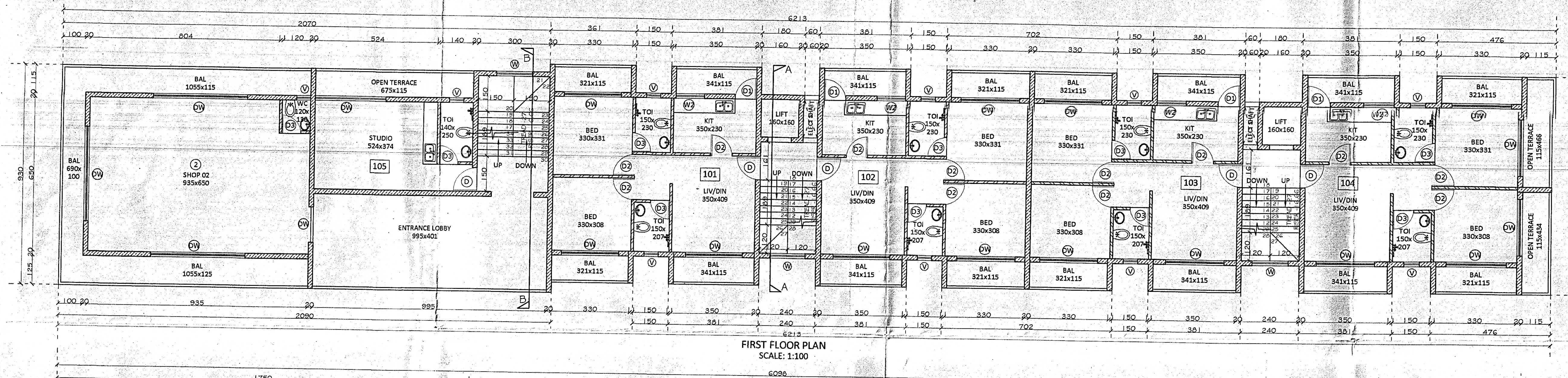
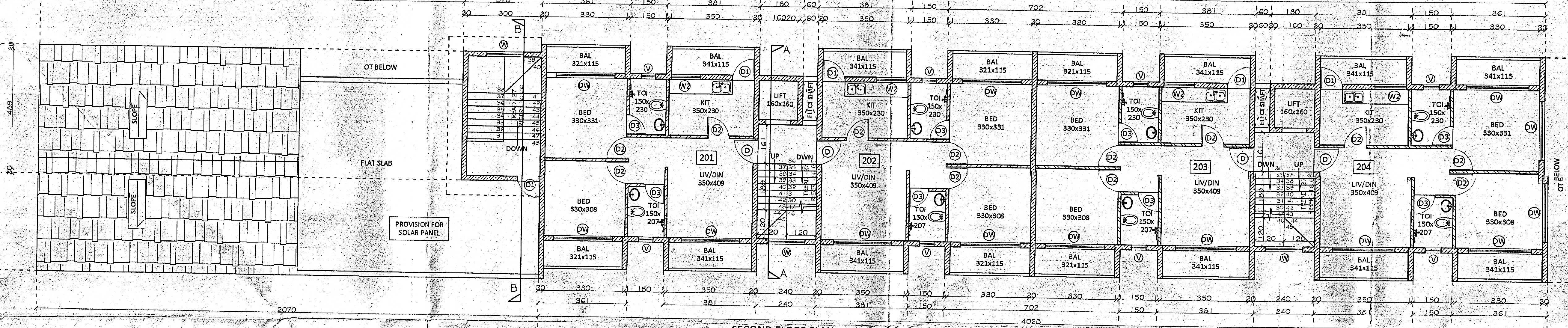


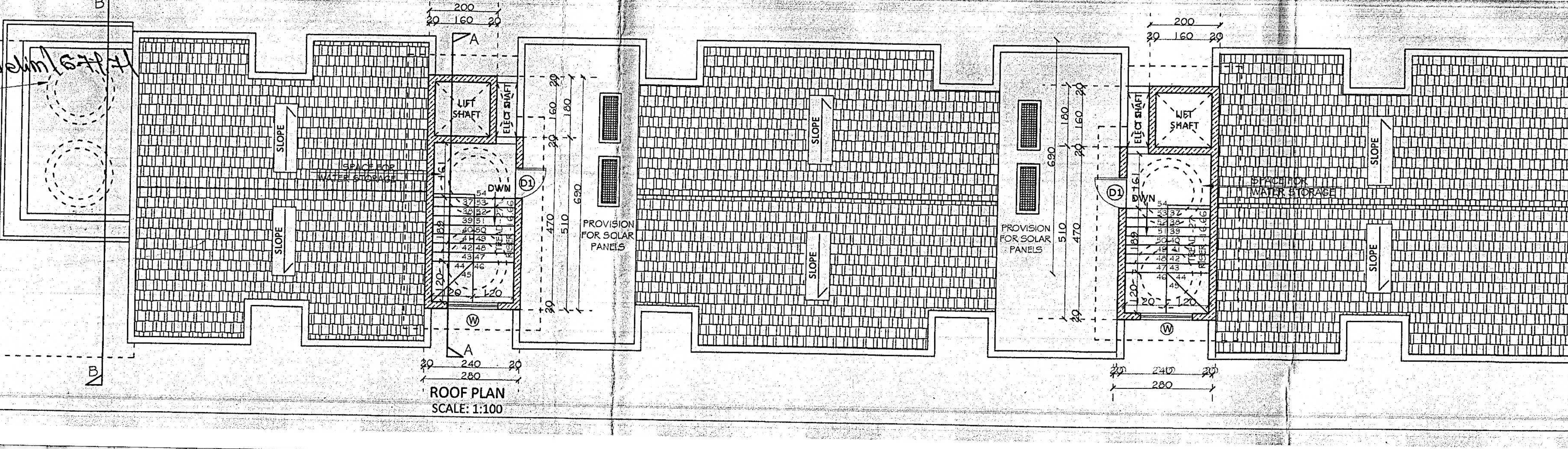
GROUND/STILT FLOOR PLAN
SCALE: 1:100



FIRST FLOOR PLAN
SCALE: 1:100



SECOND FLOOR PLAN
SCALE: 1:100



ROOF PLAN
SCALE: 1:100

Please check order No. TPM/33774/Navelim/67/7/2023/291 dated 18/01/2023

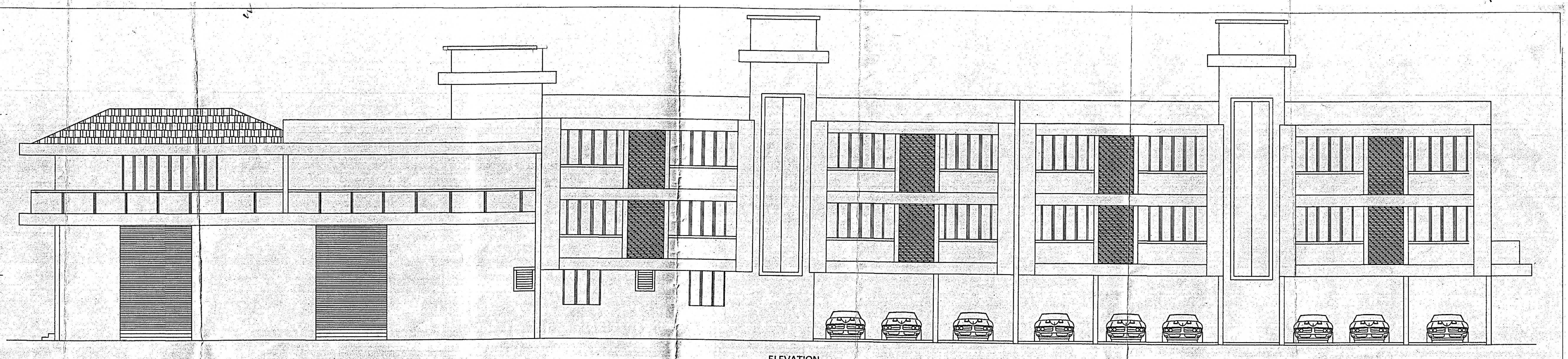
Town & Country Planning Dept.,
South Goa Dist. Office Margao-Goa

Ramulb
23/1/2023

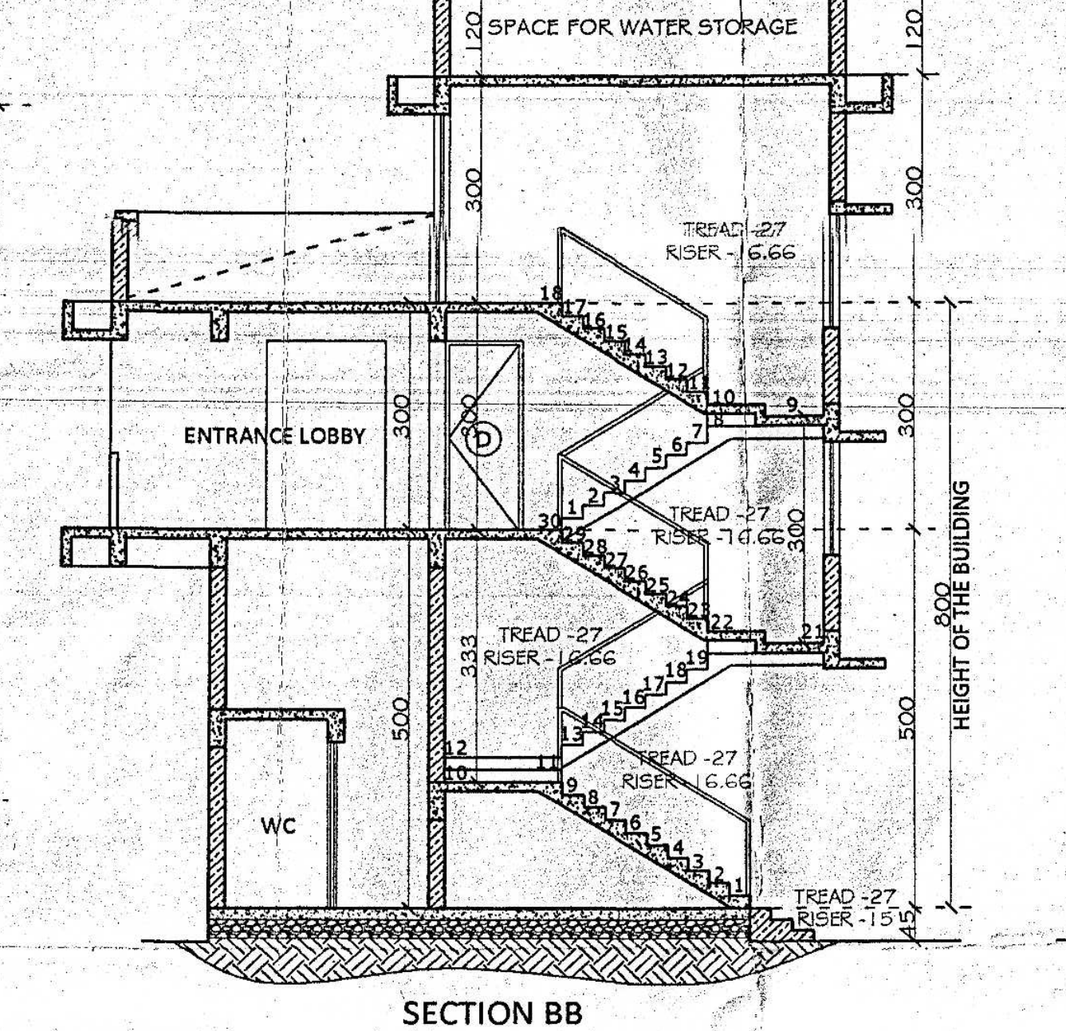
MEDICAL OFFICER
INCHARGE
P.H.C. NAVELIM

Const. Plans approved as per Res No. 3(i)
Of meeting No.______ dated 31/01/23 and
granted Construction Licence under
Ref. No. VP/N/Const. L-49/2022-23 dated 07/02/2023.
Subject to strictly adherence of the conditions
mentioned there in.

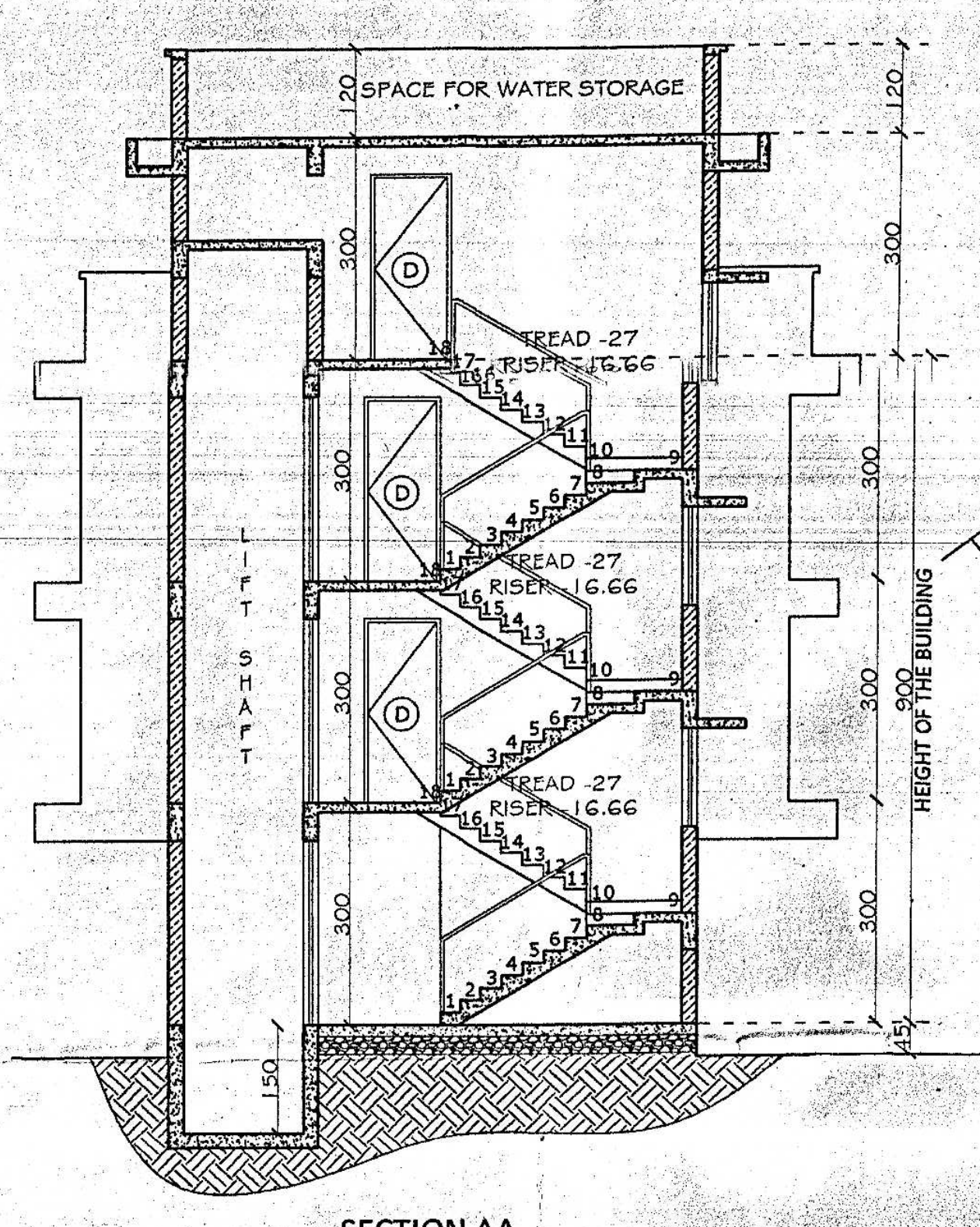
V.P. Secretary
NAVELIM-SALCETE-GOA



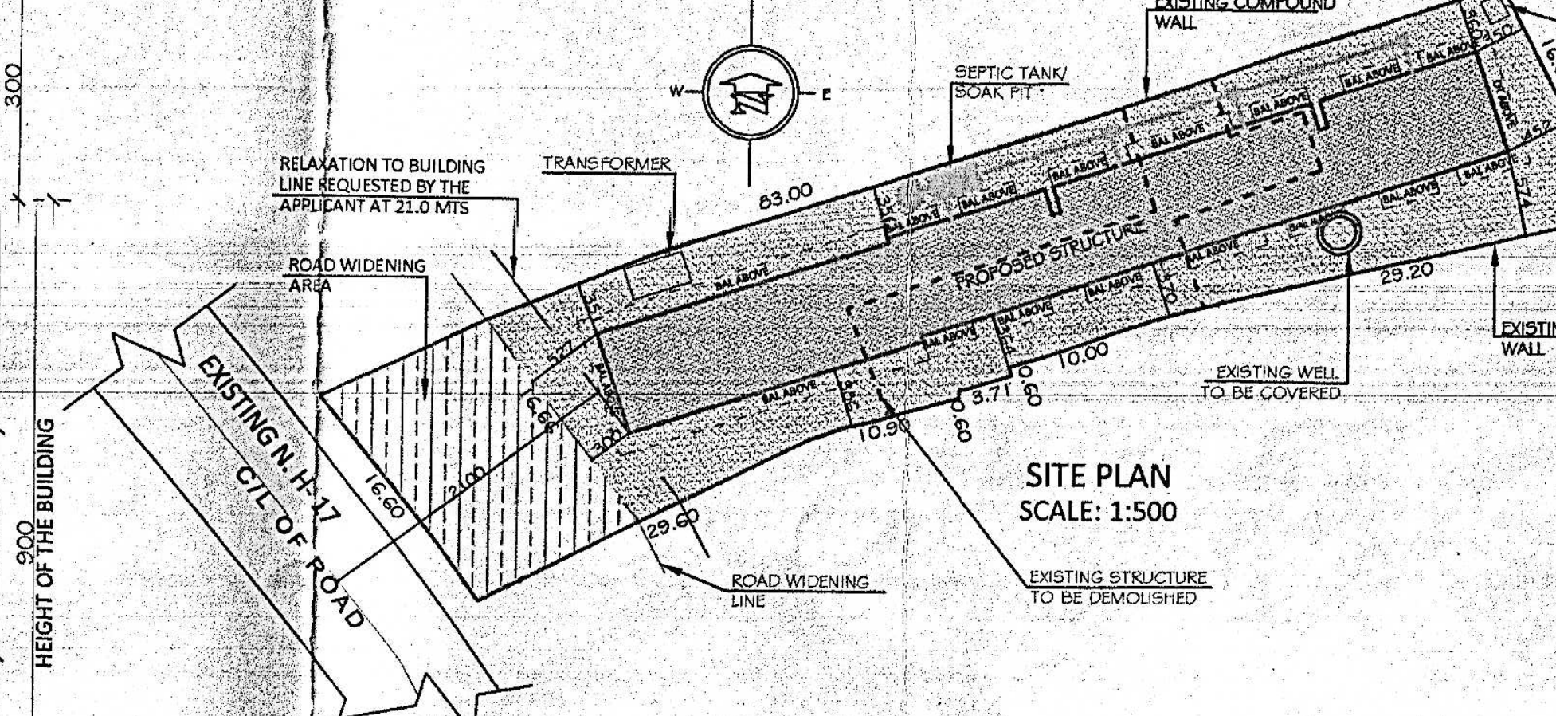
ELEVATION
SCALE: 1:100



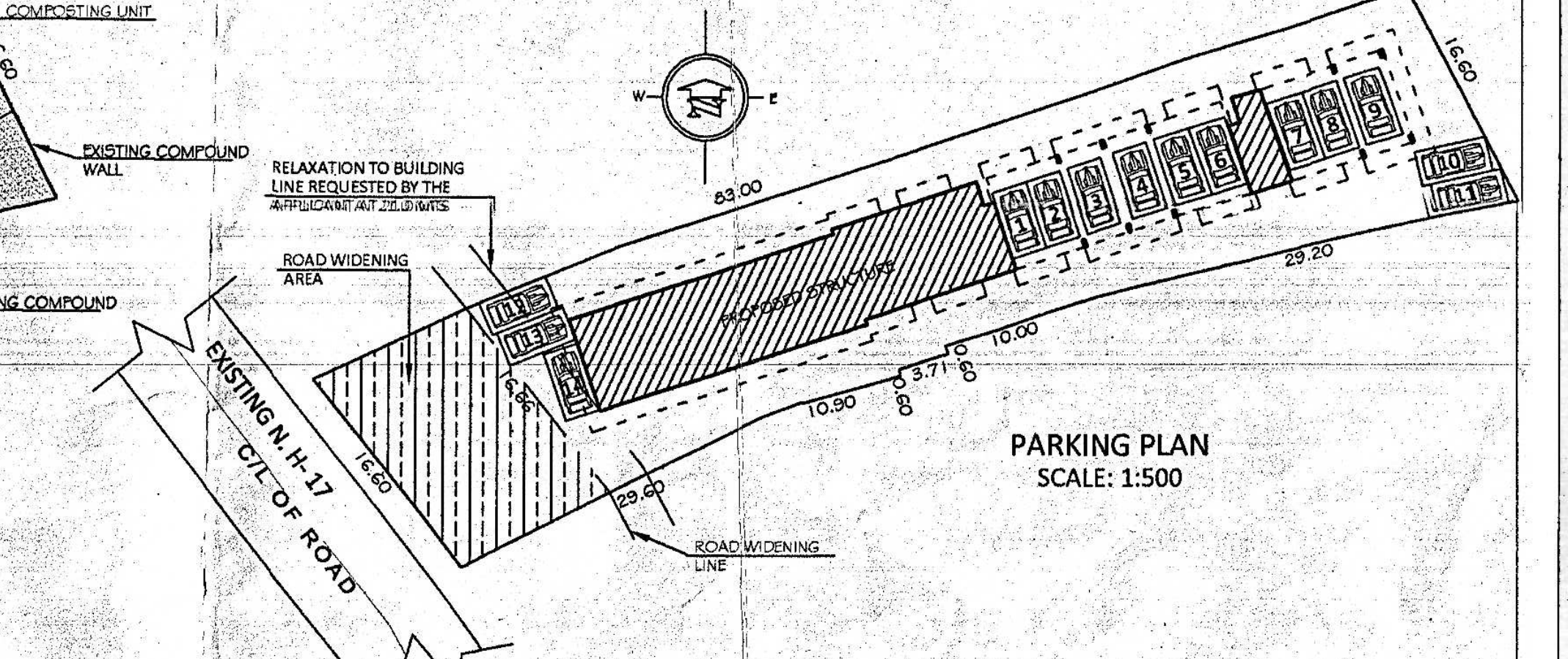
SECTION BB
SCALE: 1:100



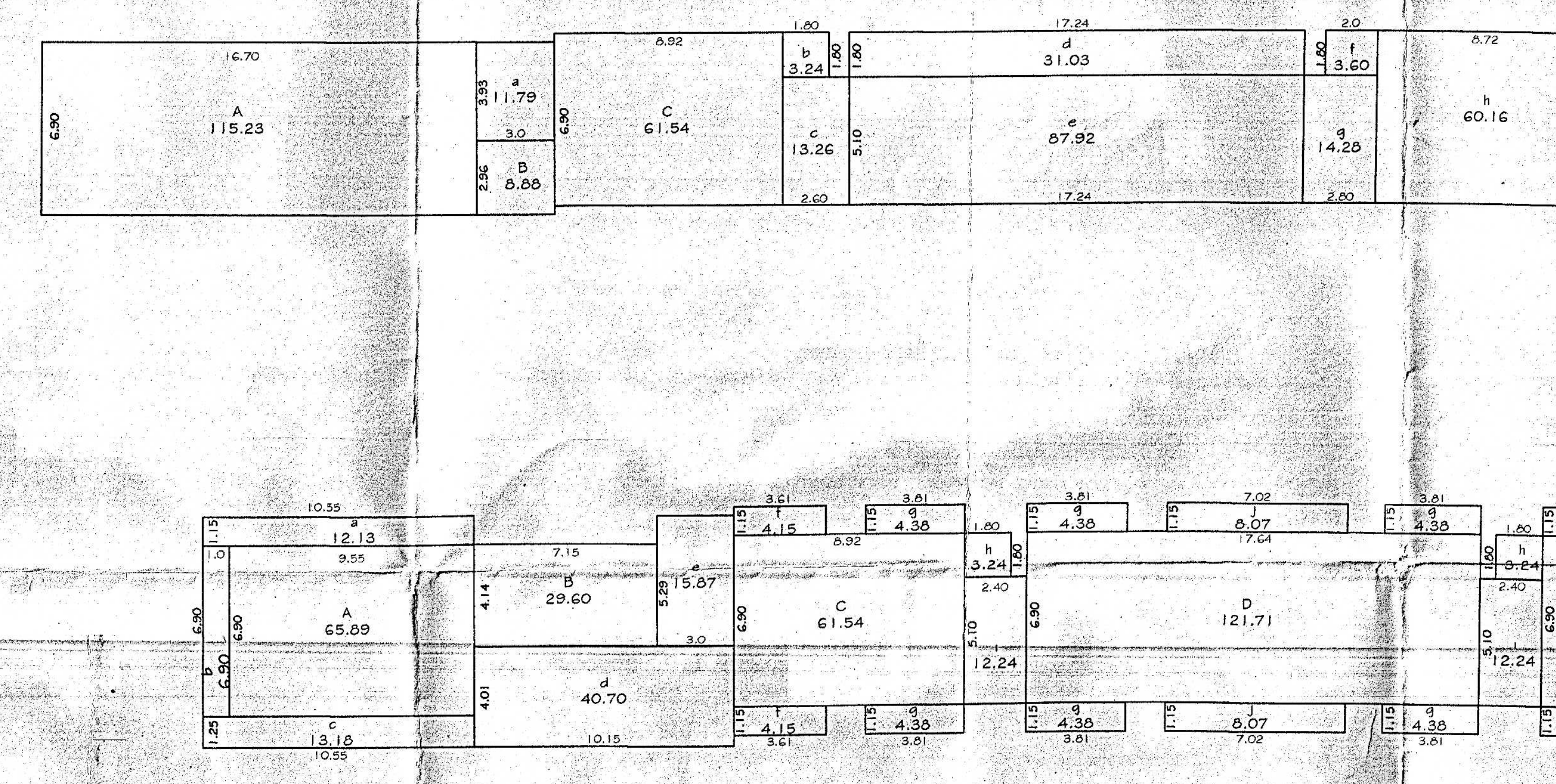
SECTION AA
SCALE: 1:100

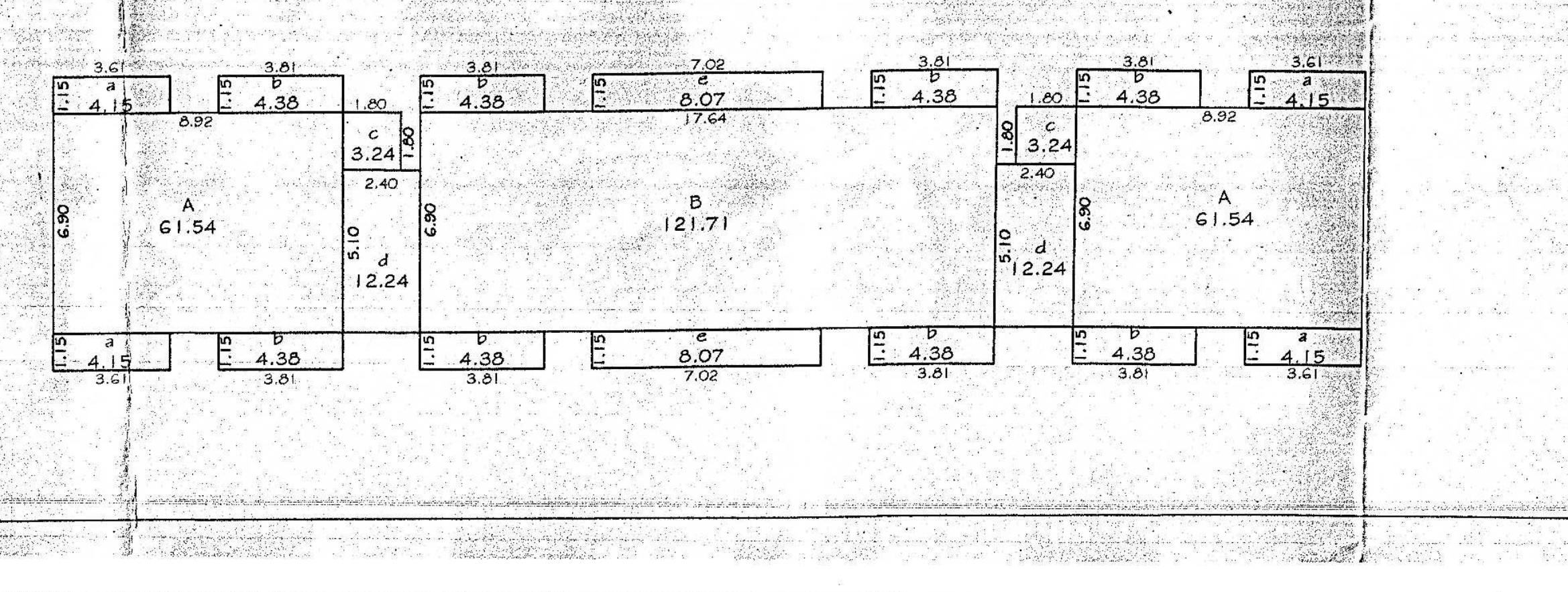


SITE PLAN
SCALE: 1:500



PARKING PLAN
SCALE: 1:500





AREA DIAGRAM (1:200)

GROUND FLOOR

AREA WITHIN F.A.R
= A+B+C = 115.23+8.88+61.54= 185.65 sq m

AREA FREE OF F.A.R

STAIRCASE/ LIFT
= a+b+c+f+g = 11.79+3.24+13.26+3.60+14.28
= 46.17 sq m
PARKING/ STILT
= d+e+h= 31.03+87.92+60.16 = 179.11 sq m

Total built up= 185.65+46.17+179.11 = 410.93 sq m
Total ground coverage= 410.93 sq m

FIRST FLOOR

AREA WITHIN F.A.R
= A+B+2C+D
= 65.89+29.60+(2x61.54)+121.71
= 340.28 sq m

AREA FREE OF F.A.R
ENTRANCE FOYER
= d = 40.70 M2
STAIRCASE/LIFT
= e+2h+2i
= 15.87+(2x3.24)+(2x12.24) = 46.83 sq m
BALCONY
= a+b+c+4f+8g+2j+k
= 12.13+6.90+13.18+(4x4.15)+(8x4.38)+(2x8.07)
= 99.99 sq m

Total built up
= 340.28+40.70+46.83+99.99= 527.80 sq m

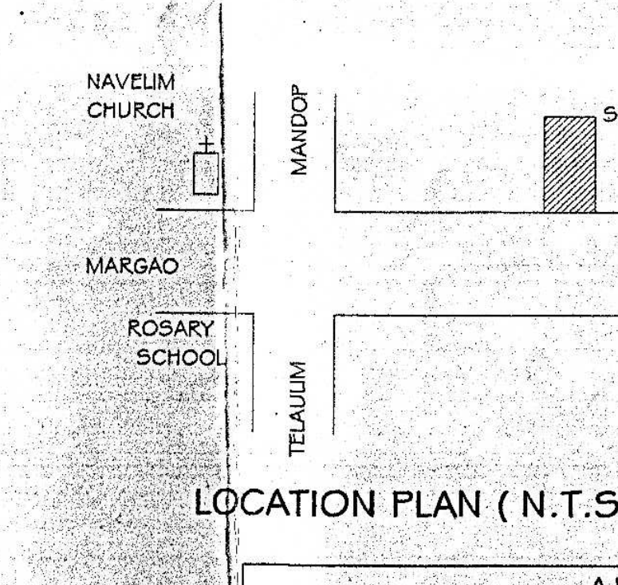
SECOND FLOOR

AREA WITHIN F.A.R
= 2A+B
= (2x61.54)+121.71
= 244.79 sq m

AREA FREE OF F.A.R

STAIRCASE/LIFT
= 2c+2d
= (2x3.24)+(2x12.24) = 30.96 sq m
BALCONY
= 4a+8b+2e+f
= (4x4.15)+(8x4.38)+(2x8.07)
= 67.78 sq m

Total built up
= 244.79+30.96+67.78 = 343.53 sq m



LOCATION PLAN (N.T.S)

AREA STATEMENT

01. AREA OF THE PLOT	1226.00 M2
02. ROAD WIDENING AREA	193.26 M2
03. NET PLOT AREA	1032.74 M2
04.PERMISSIBLE COVERAGE (40% of 1032.74 m2)	413.09 M2
05.COVERED AREA OF THE PROPOSED BUILDING	410.93 M2
06.COVERAGE CONSUMED	39.79 %

07.DETAILS OF AREA AND USE, FLOOR WISE

FLOOR	TOTAL BUILT-UP IN SQM	AREAS FREE OF F.A.R.				NET FLOOR AREA (SQM)
		BAL / VER	STAIRS/ LIFT	ENTRANCE LOBBY	PARKING	
GROUND FLR	410.93	nil	46.17	nil	179.11	185.65
FIRST FLR.	527.80	99.99	46.83	40.70	nil	340.28
SECOND FLR.	343.53	67.78	30.96	nil	nil	244.79
TOTAL	1282.26	167.77	123.96	40.70	179.11	770.72

08.PERMISSIBLE AREA WITHIN 7.5% OF 770.72 sq.m	57.80 SQ.M
09.AREA CONSUMED BY ENTRANCE LOBBY	40.70 M2

10. F.A.R CALCULATION

a) EFFECTIVE PLOT AREA	1032.74 M2
b)25% OF EPA (1032.74 M2)	258.18 M2
c)TOTAL PLOT AREA FOR FAR PURPOSE (AS PER GOA REGULATION 63 (o))	1290.92 M2

11. PERMISSIBLE F.A.R	60
12.TOTAL PERMISSIBLE FLOOR AREA (60% OF 1290.92)	774.55 M2
13.PROPOSED FLOOR AREA	770.72 M2
14. F.A.R CONSUMED	59.70

15. PARKING DETAILS

FLOOR AREA	USE	NOS. CAR PARKING AREAS PROVIDED	REQUIRED
190.00 M2	COMMERCIAL	4	4
580.72 M2	RESIDENTIAL	10	10

16. PERMISSIBLE HEIGHT OF BLDG.	9.00 M
17. PROPOSED HEIGHT OF BLDG.	9.00 M, 8.00 M
18. PROPOSED COMPOUND WALL LENGTH	NA

SCHEDULE OF OPENINGS

D :100X250 V:60X80
D1:90X250 W :150X150
D2:90X220 W1 :120X150
D3:80X220
DW:240X250

PROJECT

REVISED
RESIDENTIAL/COMMERCIAL
BUILDING FOR
M/S RUSTICASA REALTORS
ON PLOT BEARING SURVEY
NO.67, SUB DIVISION NO.7
AT NAVELIM SALCETE GOA

CLIENT

M/S RUSTICASA REALTORS

SUBMISSION DRAWING

FLOOR PLANS,
AREA STATEMENTS,
LOCATION PLAN,SITE PLAN,
PARKING PLAN,
SECTION, ELEVATION

DEALT : APARNA	CHECKD : UPI
DATE :19-03-22	DRG NO : 1
SCALE :1:100	JOB NO: 748/22

OWNER

ARCHITECT

DATTAPRASAD J.S. BORKER
M.E.(CIVIL)
Civil / Structural Engineer
TCP Reg. No.: SE/0004/2016
PWD Reg. No. PWD/ENGR/1027/2016

earth works
margao goa