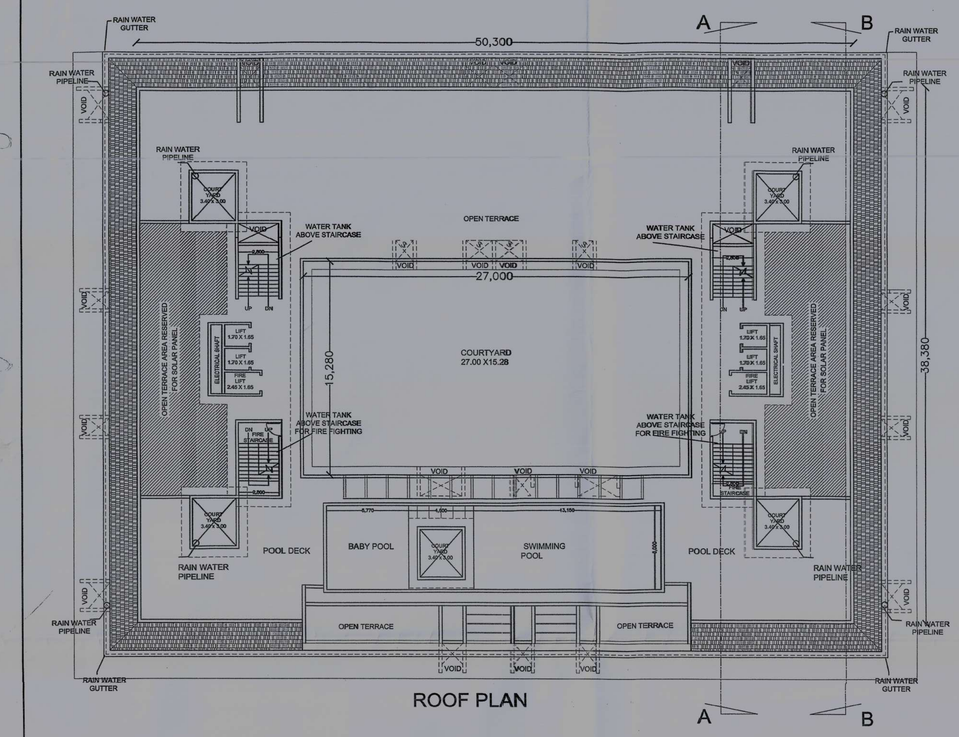
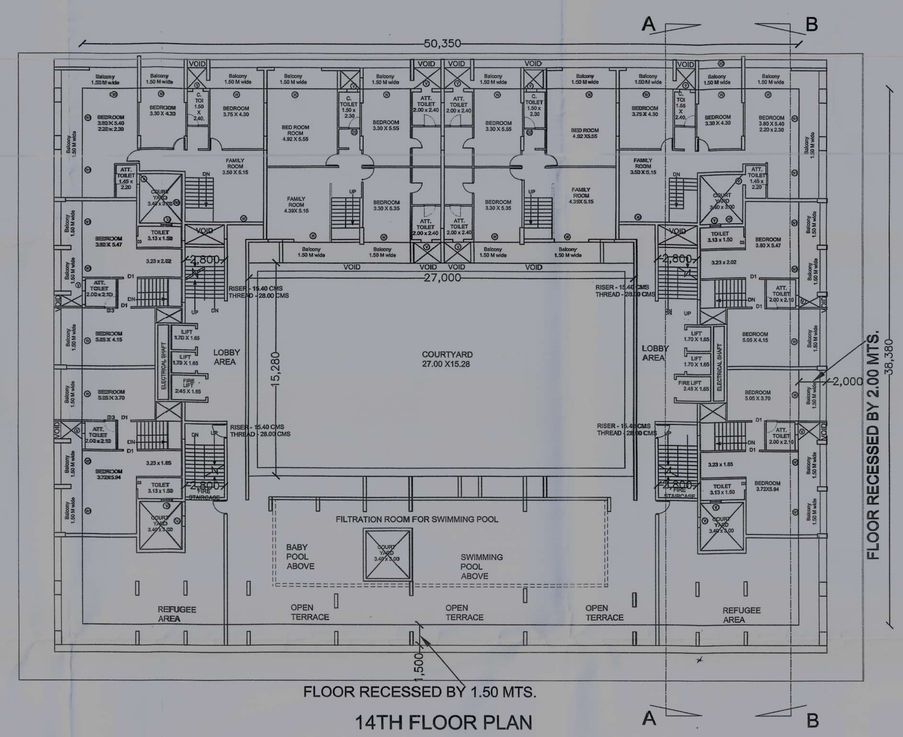


ROOF PLAN

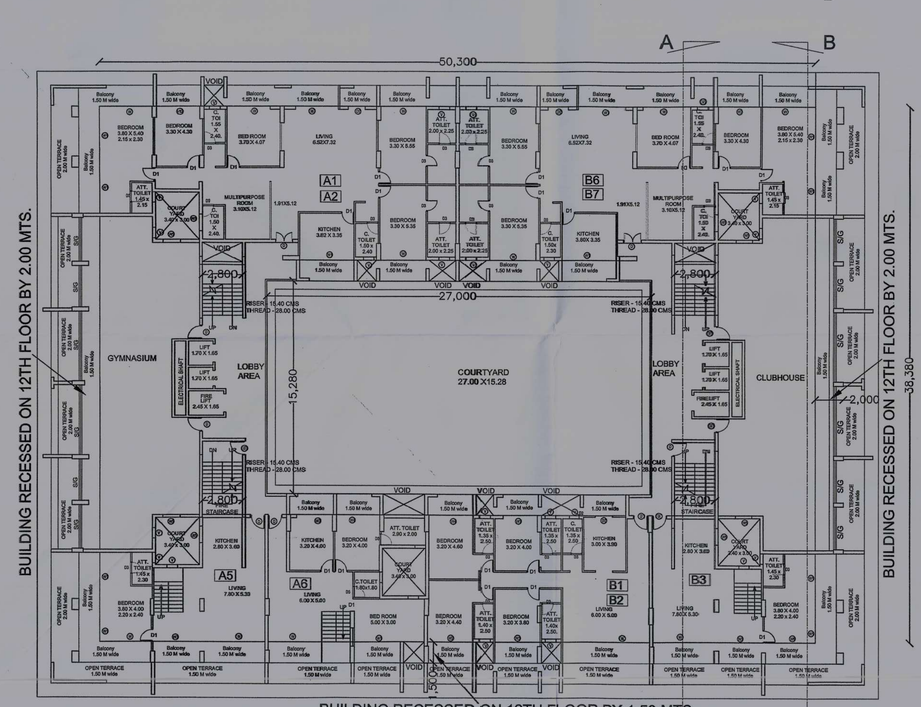


14TH FLOOR PLAN

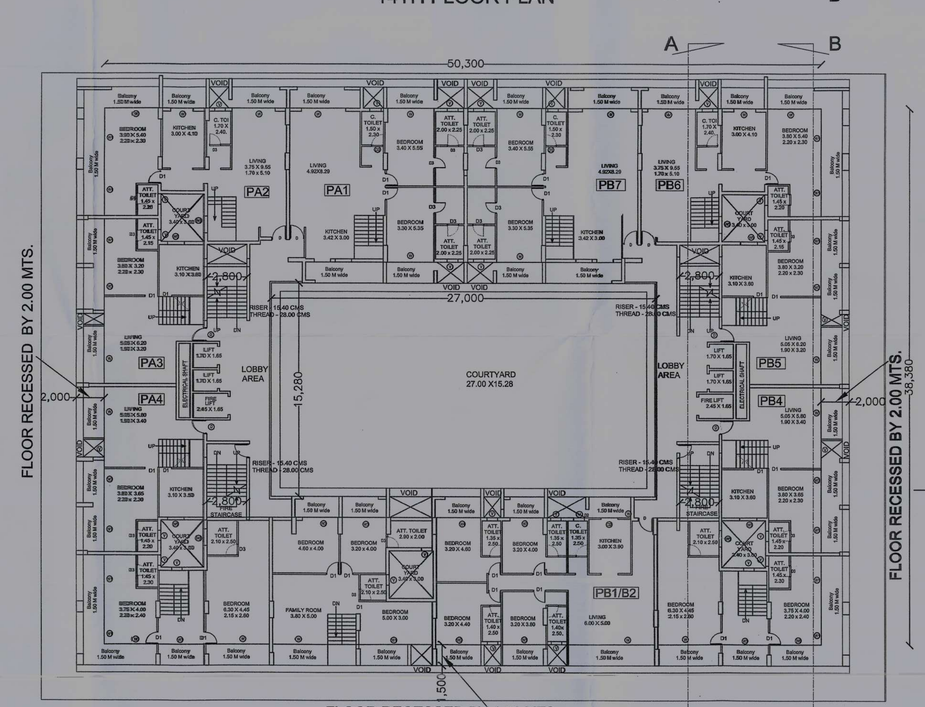
DETAILS OF AREA AND USE FOR COMMERCIAL BUILDING 'C'								
			AREA FREE OF F.A.R.					
FLOOR(%) REFERENCE	USE	TOTAL BUILT UP AREA M2 A	BALCONY B	OPEN TERRACE C	PARKING D	AMENITIES SERVICE, SWIMMING POOL E	STAIRCASE, LIFT & LOBBY F	TOTAL FREE FAR G	NET FLOOR AREA M2
BASEMENT 2 FLOOR	PARKING	4643.00 M2	-	-	4555.08 M2	-	88.00 M2	4643.00 M2	0.00 M2
BASEMENT 1 FLOOR	PARKING	4643.00 M2	-	-	4555.08 M2	-	88.00 M2	4643.00 M2	0.00 M2
GROUND STILT FLOOR	PARKING	3185.46 M2	-	-	3077.46 M2	-	88.00 M2	3185.46 M2	0.00 M2
UPPER STILT FLOOR	PARKING	2457.02 M2	-	-	2369.02 M2	-	88.00 M2	2457.02 M2	0.00 M2
1ST FLOOR		1910.00 M2	295.55 M2	-	-	-	226.12 M2	521.67 M2	1388.33 M2
2ND FLOOR		1910.00 M2	295.55 M2	-	-	-	226.12 M2	521.67 M2	1388.33 M2
3RD FLOOR		1910.00 M2	295.55 M2	-	-	-	226.12 M2	521.67 M2	1388.33 M2
4TH FLOOR		1910.00 M2	295.55 M2	-	-	-	226.12 M2	521.67 M2	1388.33 M2
5TH FLOOR		1910.00 M2	295.55 M2	-	-	-	226.12 M2	521.67 M2	1388.33 M2
6TH FLOOR		1910.00 M2	295.55 M2	-	-	-	226.12 M2	521.67 M2	1388.33 M2
7TH FLOOR		1910.00 M2	295.55 M2	-	-	-	226.12 M2	521.67 M2	1388.33 M2
8TH FLOOR		1910.00 M2	295.55 M2	-	-	-	226.12 M2	521.67 M2	1388.33 M2
9TH FLOOR		1910.00 M2	295.55 M2	-	-	-	226.12 M2	521.67 M2	1388.33 M2
10TH FLOOR		1910.00 M2	295.55 M2	-	-	-	226.12 M2	521.67 M2	1388.33 M2
11TH FLOOR		1910.00 M2	295.55 M2	-	-	-	226.12 M2	521.67 M2	1388.33 M2
12TH FLOOR		1959.51 M2	307.95 M2	251.35 M2	-	292.24 M2	226.12 M2	1077.66 M2	881.86 M2
13TH FLOOR		1683.82 M2	307.95 M2	-	-	-	226.12 M2	534.07 M2	1139.85 M2
14TH FLOOR		1682.88 M2	307.95 M2	-	-	403.45 M2	226.12 M2	937.52 M2	745.36 M2
GYMNASIUM AREA						146.12 M2			
CLUB HOUSE AREA						148.12 M2			
REFUGEE AREA						126.94 M2			
SWIMMING POOL AREA						274.51 M2			
		40224.81 M2	4174.00 M2	251.35 M2	13556.30 M2	695.69 M2	3017.68 M2	22196.12 M2	18028.69 M2

AREA STATEMENT		
01	AREA OF THE PLOT	10365 .00 SQ.M.
02	AREA FOR ROAD WIDENING	135.22 SQ.M.
03	AREA RESERVED FOR SETTLEMENT OF OCCUPANT	550.00 SQ.M.
04	NET EFFECTIVE PLOT AREA	9676.78 SQ.M.
05	F.A.R. PERMISSIBLE (300 %) OF EFFECTIVE PLOT AREA	29030.34 SQ.M.
06	F.A.R. GRANTED ON AREA LOST ON R/W (300 %)	414.66 SQ.M.
07	TOTAL FLOOR AREA PERMISSIBLE	29445.00 SQ.M.
08	COVERAGE PERMISSIBLE (40 %)	3870.71 SQ.M.
09	EXISTING COVERED AREA OF	
a	COMMERCIAL BLDG 'A'	1312.80 SQ.M.
b	AREA UNDER EXIST BLDG TO BE DEMOLISED	192.00 SQ.M.
10	EXISTING COVERED AREA OF RESIDENTIAL BLDG 'B'	226.78 SQ.M.
11	PROPOSED COVERED AREA OF RESIDENTIAL BLDG 'C'	1694.99 SQ.M.
12	TOTAL COVERED AREA (33.55%)	3246.57 SQ.M.
13	EXISTING COVERAGE 1312.80 + 192.00 + 226.78	16.96%
14	PROPOSED COVERAGE 1694.99	16.58%
15	TOTAL EXIST + PROP COVERAGE	33.54%
16	FLOOR AREA	
a	EXISTING COMMERCIAL AREA GROUND + 8 FLOORS (BLDG - A)	8752.14 SQ.M.
b	EXISTING RESIDENTIAL AREA GROUND + 8 FLOORS (BLDG - B)	1271.83 SQ.M.
c	PROPOSED RESIDENTIAL AREA GROUND +14 FLOORS (BLDG -C)	18028.69 SQ.M.
17	TOTAL FLOOR AREA	28052.46 SQ.M.
18	EXISTING FLOOR AREA	10023.77 SQ.M.
19	PROPOSED FLOOR AREA	18028.69 SQ.M.
20	TOTAL FLOOR AREA	28052.46 SQ.M.
21	F.A.R. CONSUMED	289.89 %

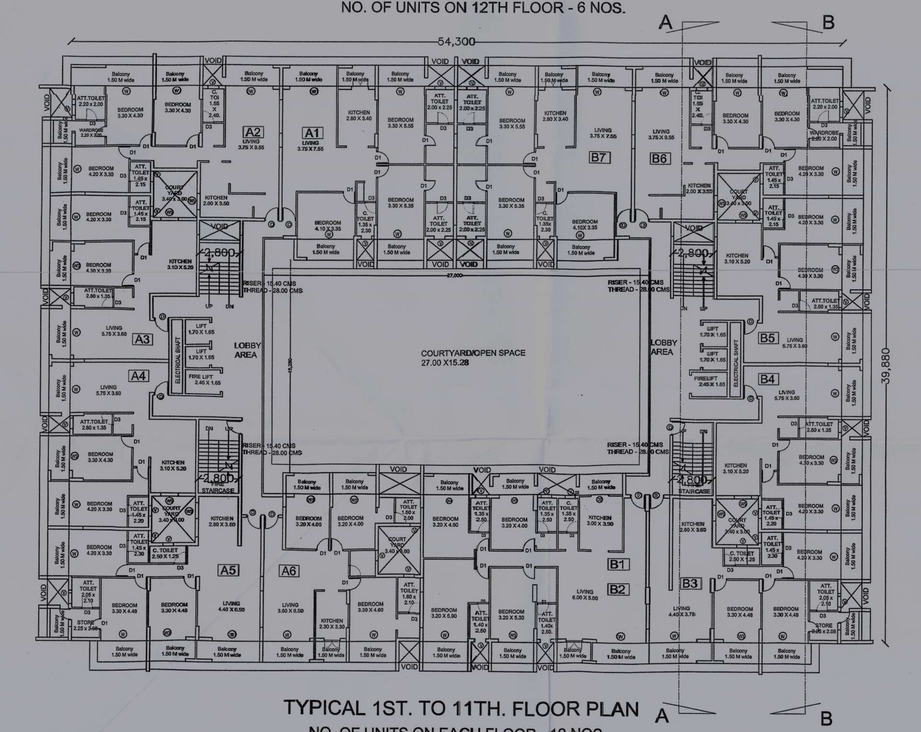
a) Open space required i.e. 15 % of 9676.78 m2 = 1451.91 m2
b) Open space provided= 1539.98 m2



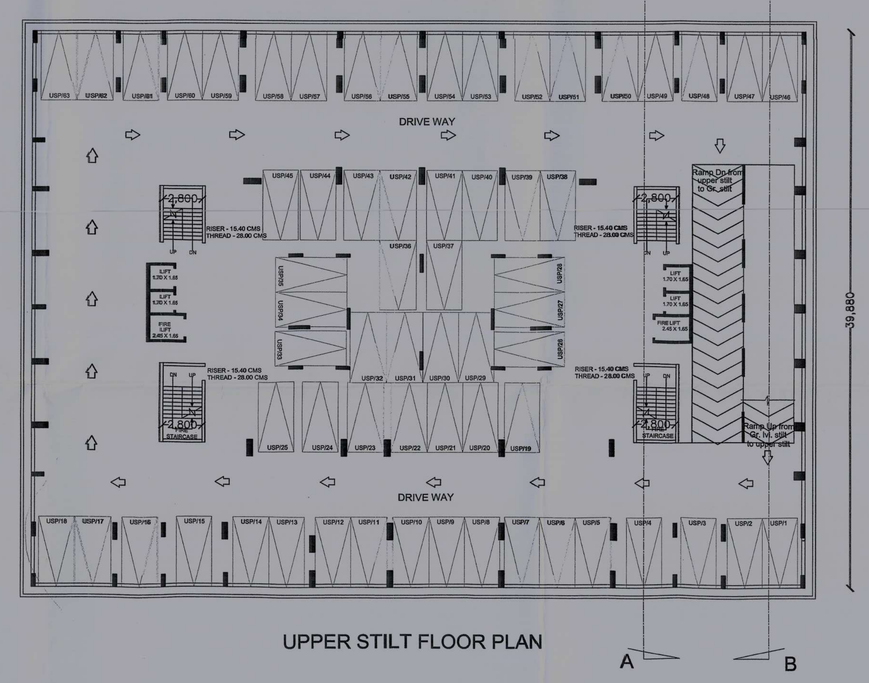
12TH FLOOR PLAN
NO. OF UNITS ON 12TH FLOOR - 6 NOS.



13TH FLOOR PLAN
NO. OF UNITS ON 13TH FLOOR - 9 NOS.

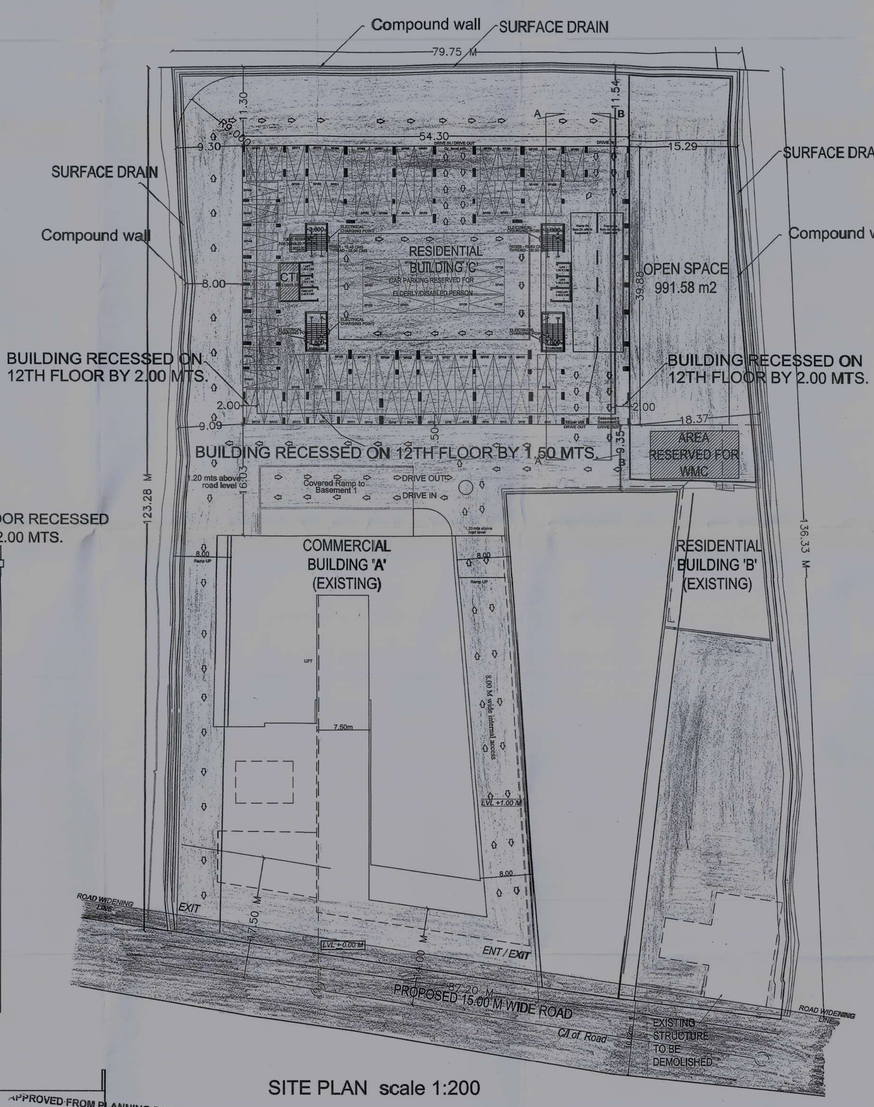


TYPICAL 1ST. TO 11TH. FLOOR PLAN
NO. OF UNITS ON EACH FLOOR - 12 NOS.



UPPER STILT FLOOR PLAN

FRONT (EAST) ELEVATION



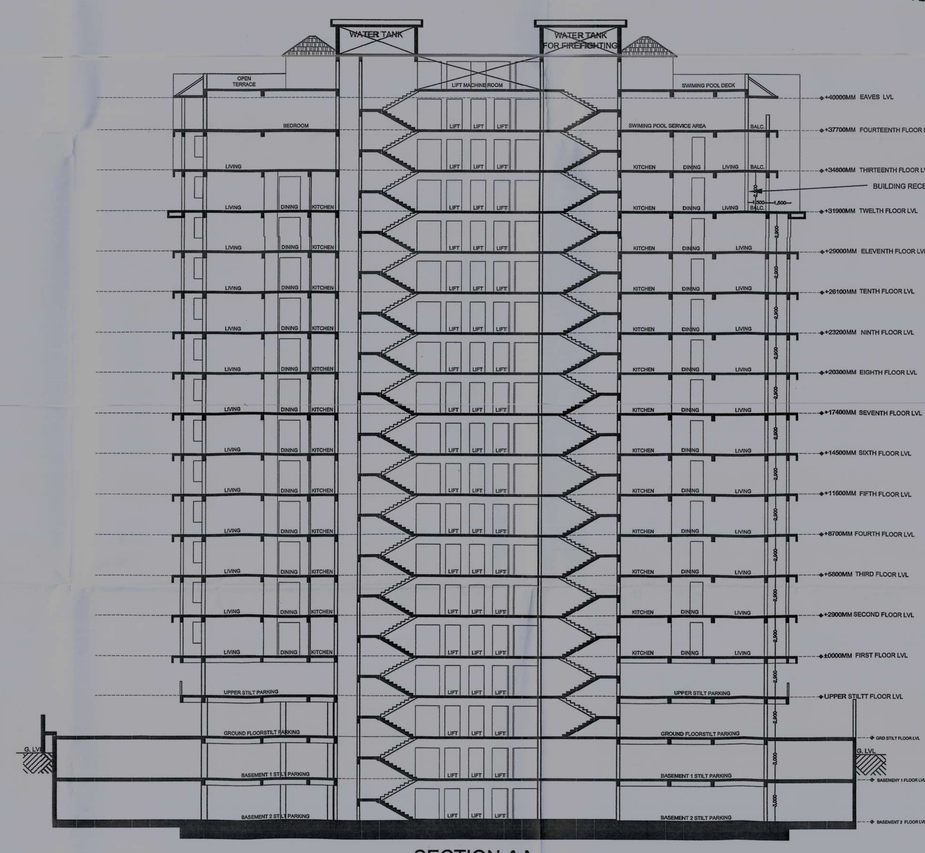
SITE PLAN scale 1:200

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. SDA/PAA/172/2/201/17/3570/2024
DATED 05 MAR 2024

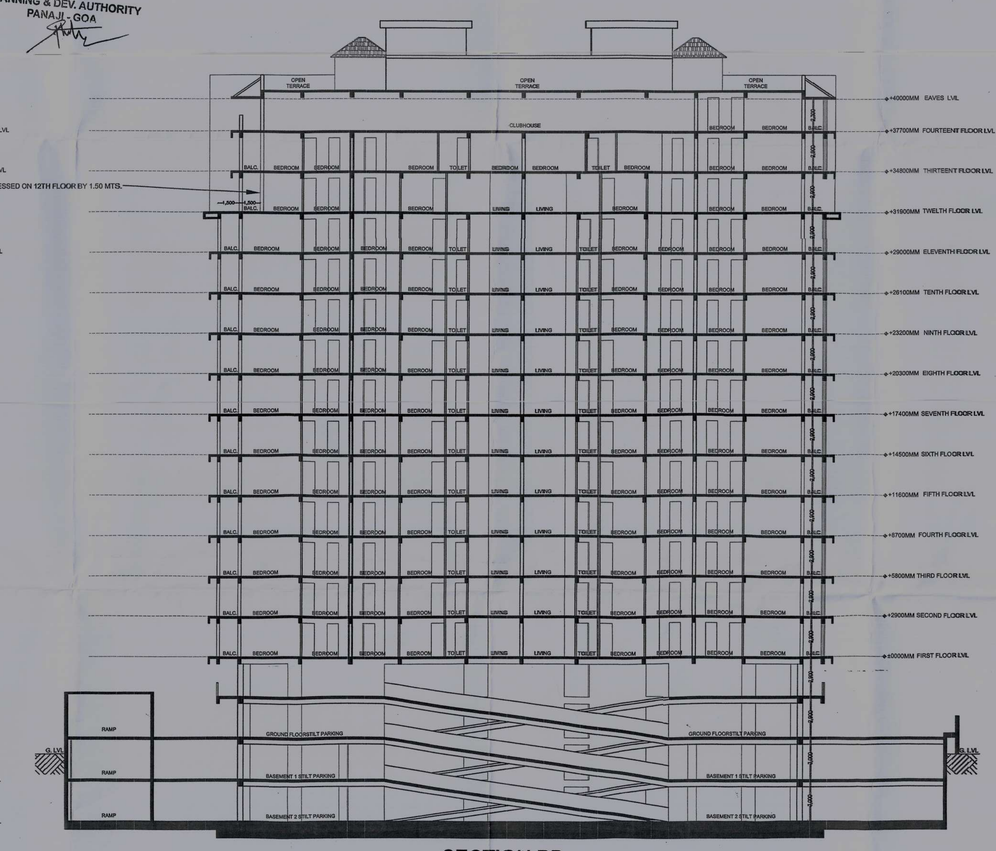
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI - GOA

SCHEDULE OF OPENINGS			
DOOR	SIZE	LINTEL LEVEL	TYPE
D	1.00 x 2.30	2.30	T.W. PANELLED
D1	0.90 x 2.30	2.30	T.W. FLUSH DOOR
D2	1.10 x 2.30	2.30	PVC OPENABLE DOOR
D3	0.80 x 2.30	2.30	PVC DOOR
W	3.30 x 2.00	2.30	SLIDING WINDOWS
W1	3.30 x 2.00	2.30	SLIDING WINDOWS
W2	3.05 x 2.00	2.30	SLIDING WINDOWS
W3	2.50 x 2.30	2.30	SLIDING WINDOWS
W4	2.50 x 2.00	2.30	SLIDING WINDOWS
W5	1.20 x 1.20	2.30	SLIDING WINDOWS
W6	3.30 x 2.00	2.30	L - SHAPED
	1.60 x 2.00		SLIDING WINDOWS
V	0.75 x 0.90	2.30	GLASS FROST LOUV.

SCHEDULE OF PARKING			
BLDG.			CAR PARK REQUIRED
COMMERCIAL BLDG 'A'			175
RESIDENTIAL BLDG 'B'			34
RESIDENTIAL BLDG 'C'			228
TOTAL			437
BLDG.	COVERED	OPEN	CAR PARK PROVIDED
COMMERCIAL BLDG 'A'	66	-	66
RESIDENTIAL BLDG 'B'	05	-	05
RESIDENTIAL BLDG 'C' BASEMENT 2	130	-	130
BASEMENT 1	130	-	130
GROUND STILT	73	25	90
UPPER STILT	63	-	63
TOTAL			484



SECTION AA



SECTION BB

NOTE:
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DRAWING TITLE
REVISED APPROVAL DRAWING

PROJECT:
PROPOSED REVISED PLAN OF RESIDENTIAL BUILDING 'C' FOR MRS. ALZIRA SOARES AND OTHERS ON PLOT BEARING CHALTA NO. 78, 78-B, 79 TO 103 OF P.T. SHEET NO 85 OF CITY SURVEY, PANAJI, GOA.

OWNER / POWER OF ATTORNEY SIGN :

ARCHITECT:
PARESH GAITONDE
B(CIVIL)AMIE FIV
CERTIFIED ENGINEER
T.S.E. Reg. No. 1/2003/2010

PARESH GAITONDE
REG: CR-00/00319
OFFICE: ST-7/ST-15, BLOCK B, CAMPAL TRADE CENTRE, BEHIND MILITARY HOSPITAL, CAMPAL, PANAJI, GOA.- 403001

JOB NO	27	DWG NO	2
DRAWN BY.	ZAVIER	SCALE	1:200
CHECK BY.	PARESH	DATE	20-12-2023