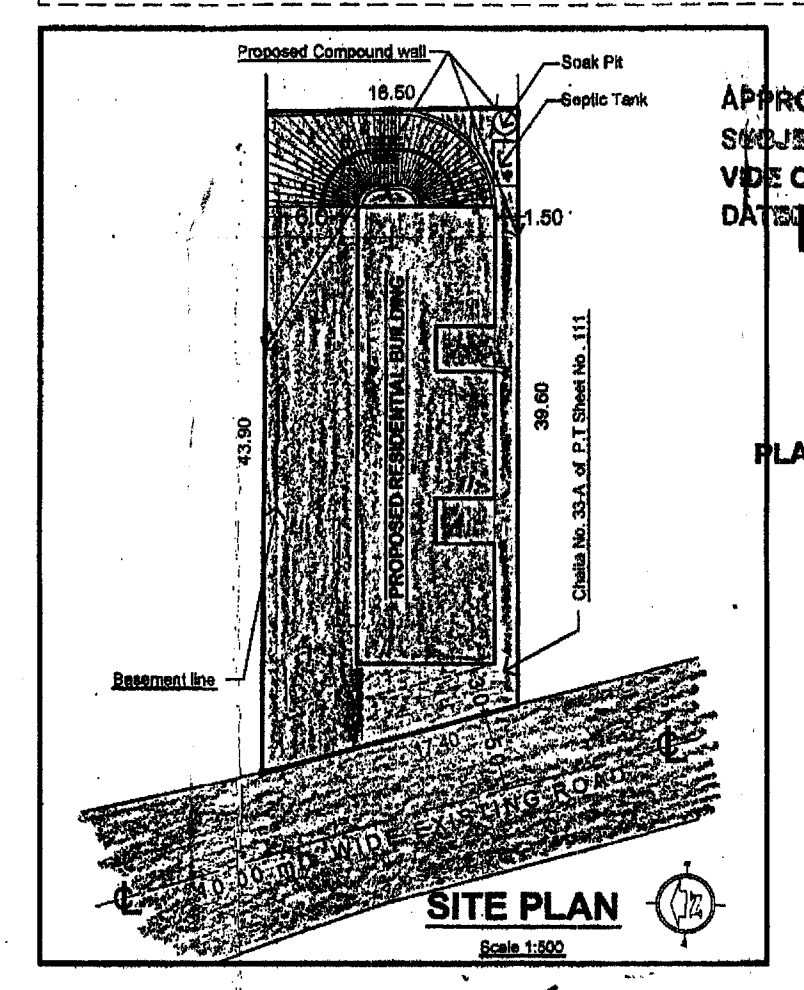
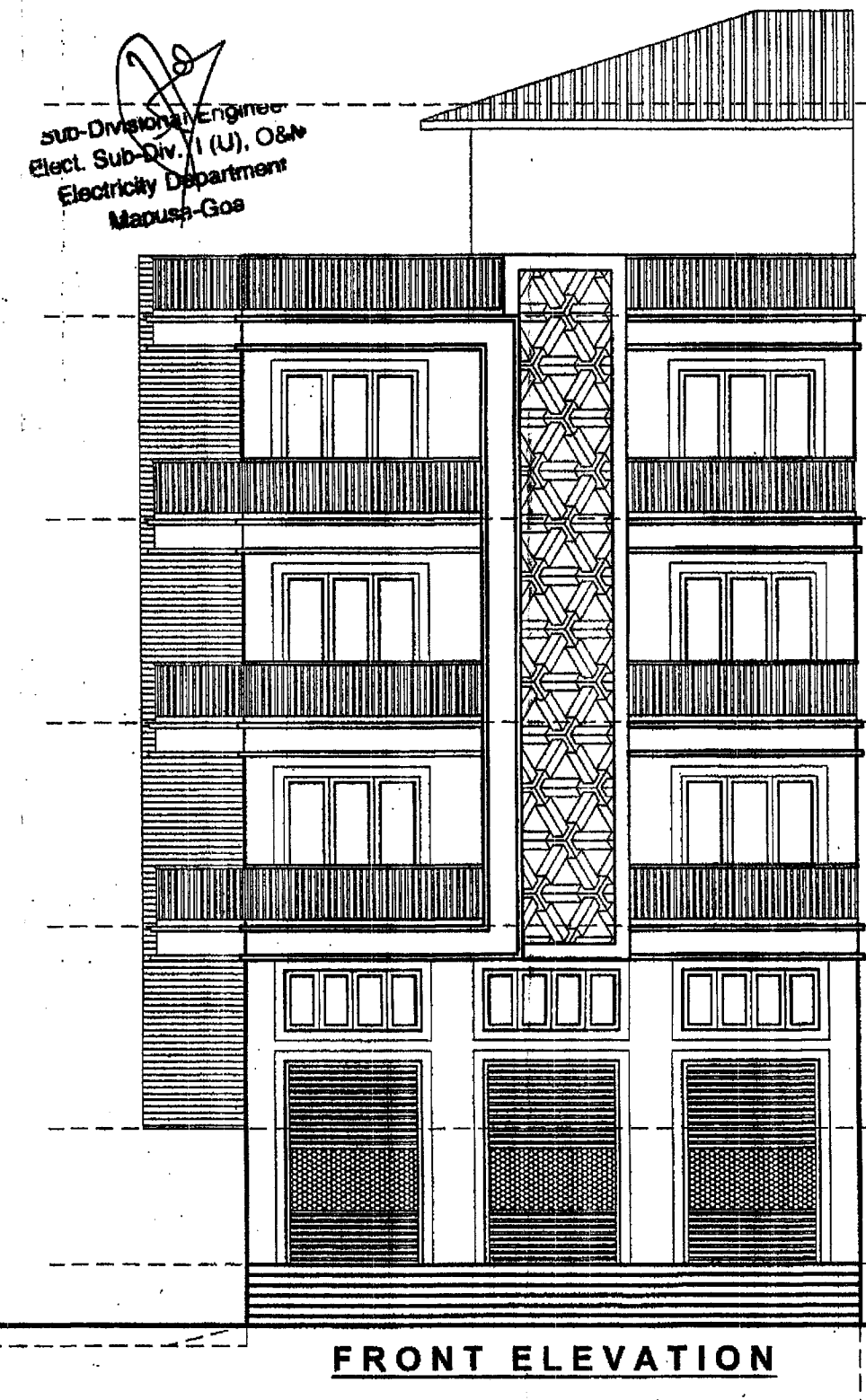
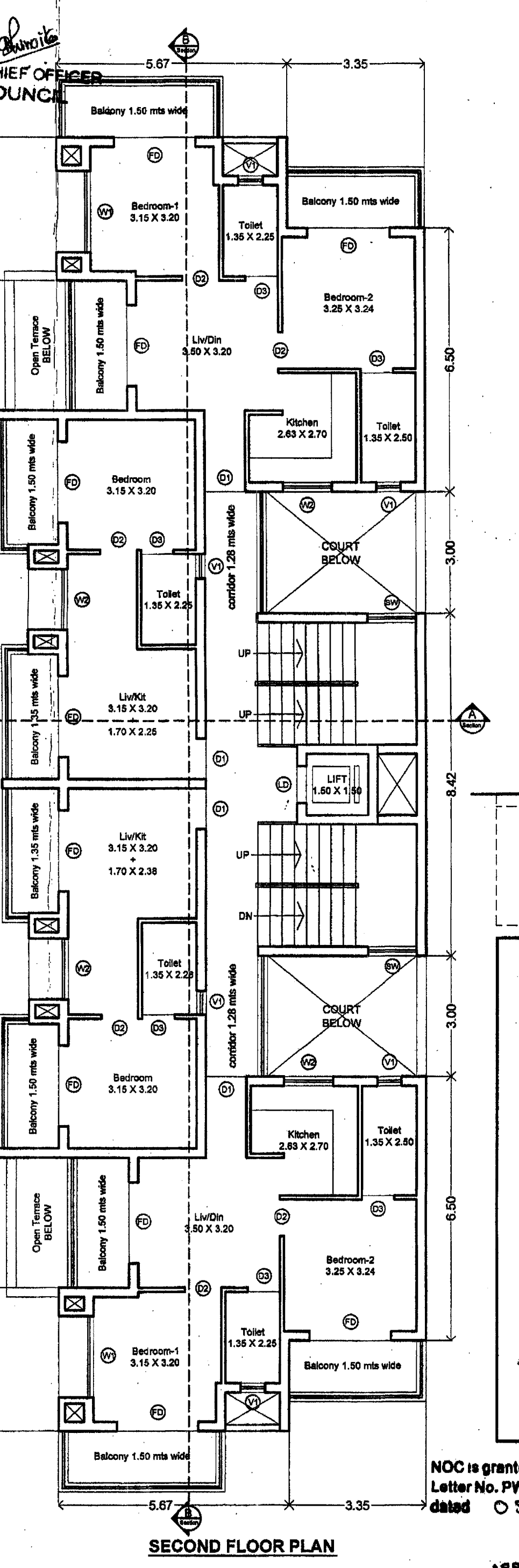
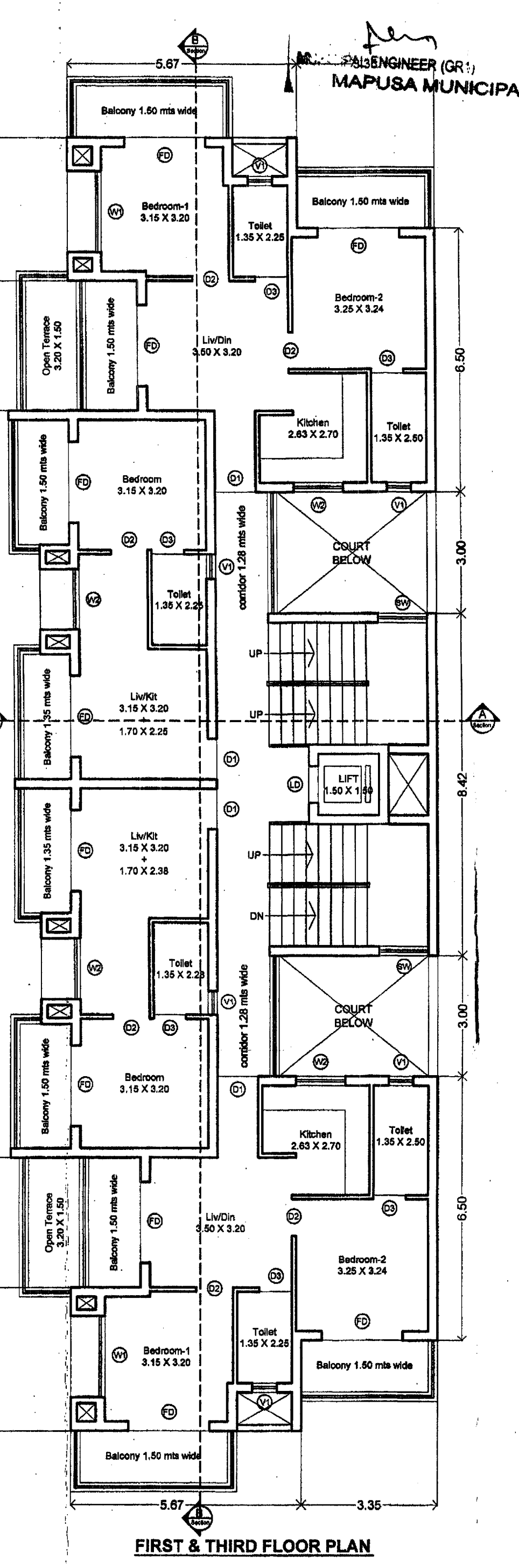
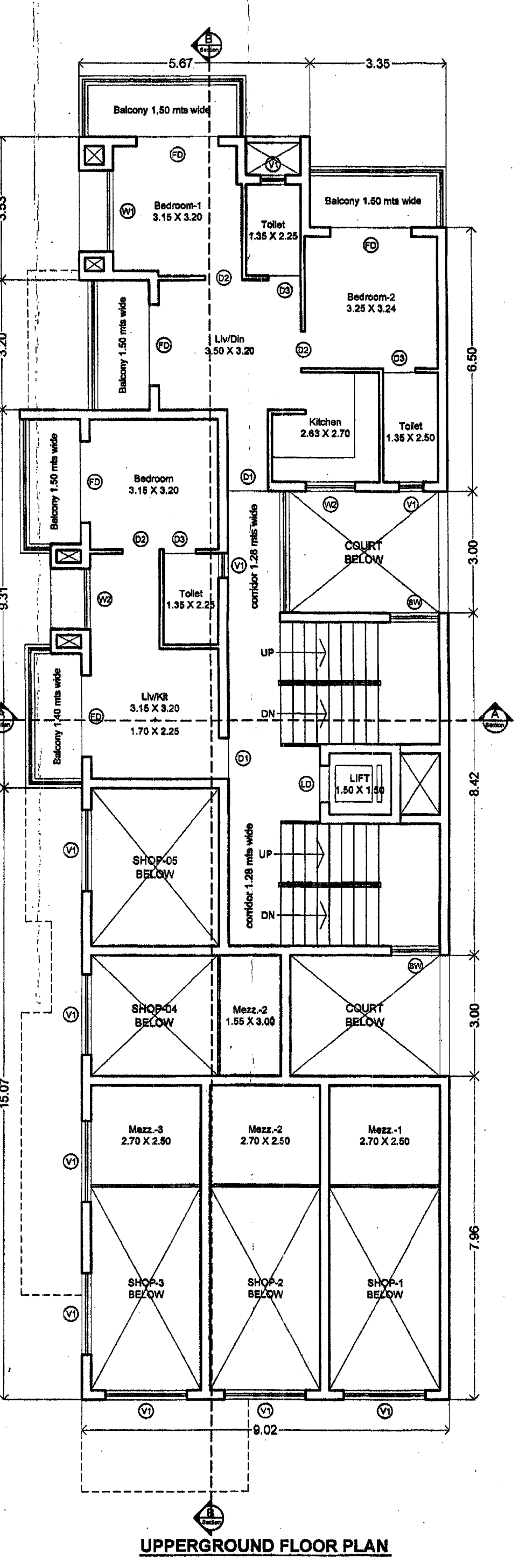
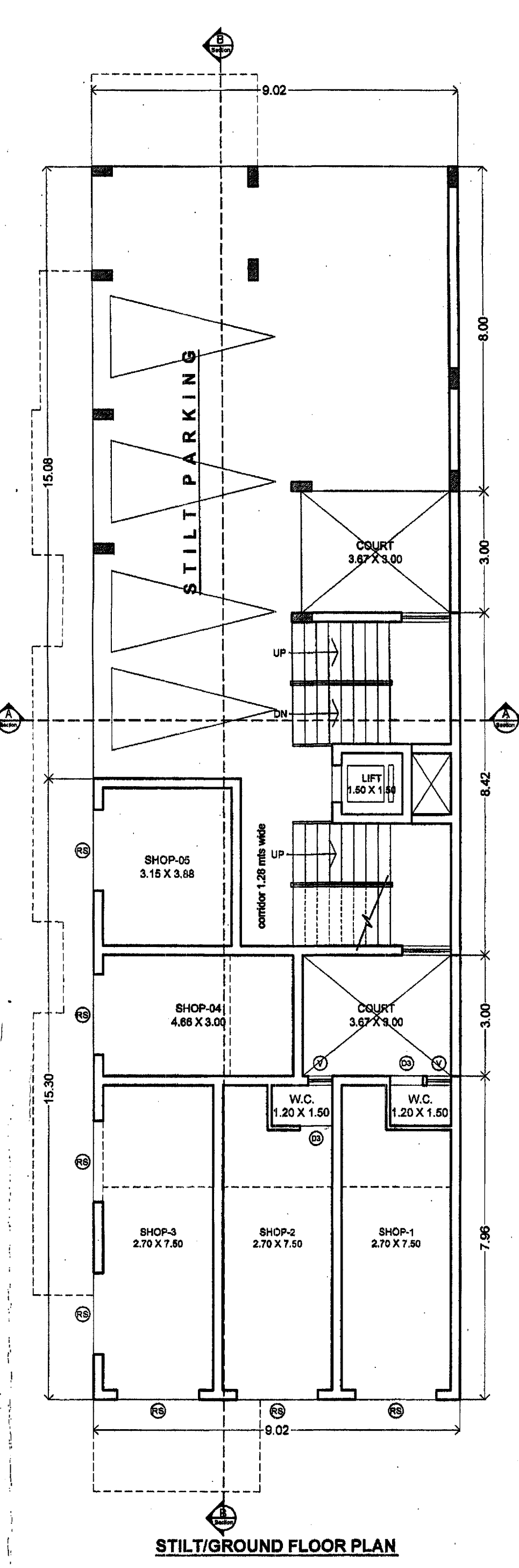
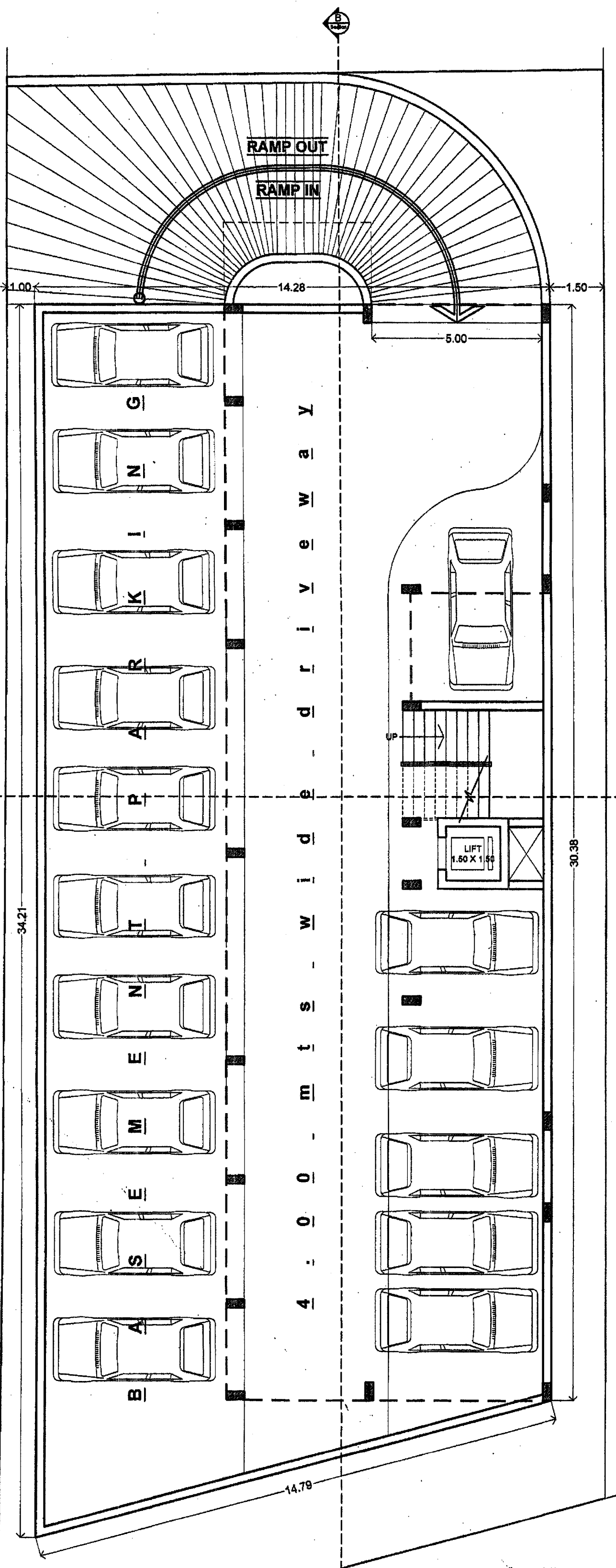


APPROVED UNDER THE CONDITIONS
THE LICENCE No. 15 DL 17/01/2023

Approved subject to the conditions
No. AE/111/2020
dated 23/11/2020

P.T. Sheet No. 111, Chalta No. 33-A at Mapusa, Bardez - Goa.

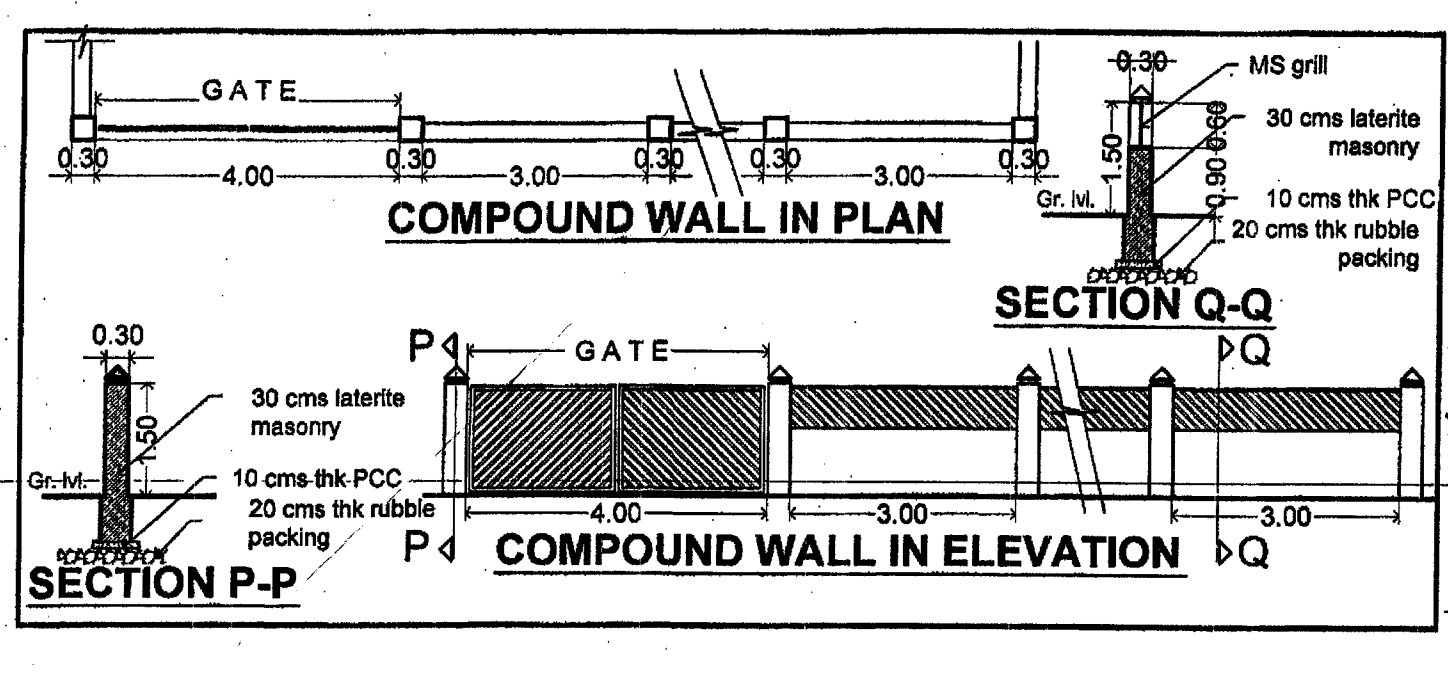
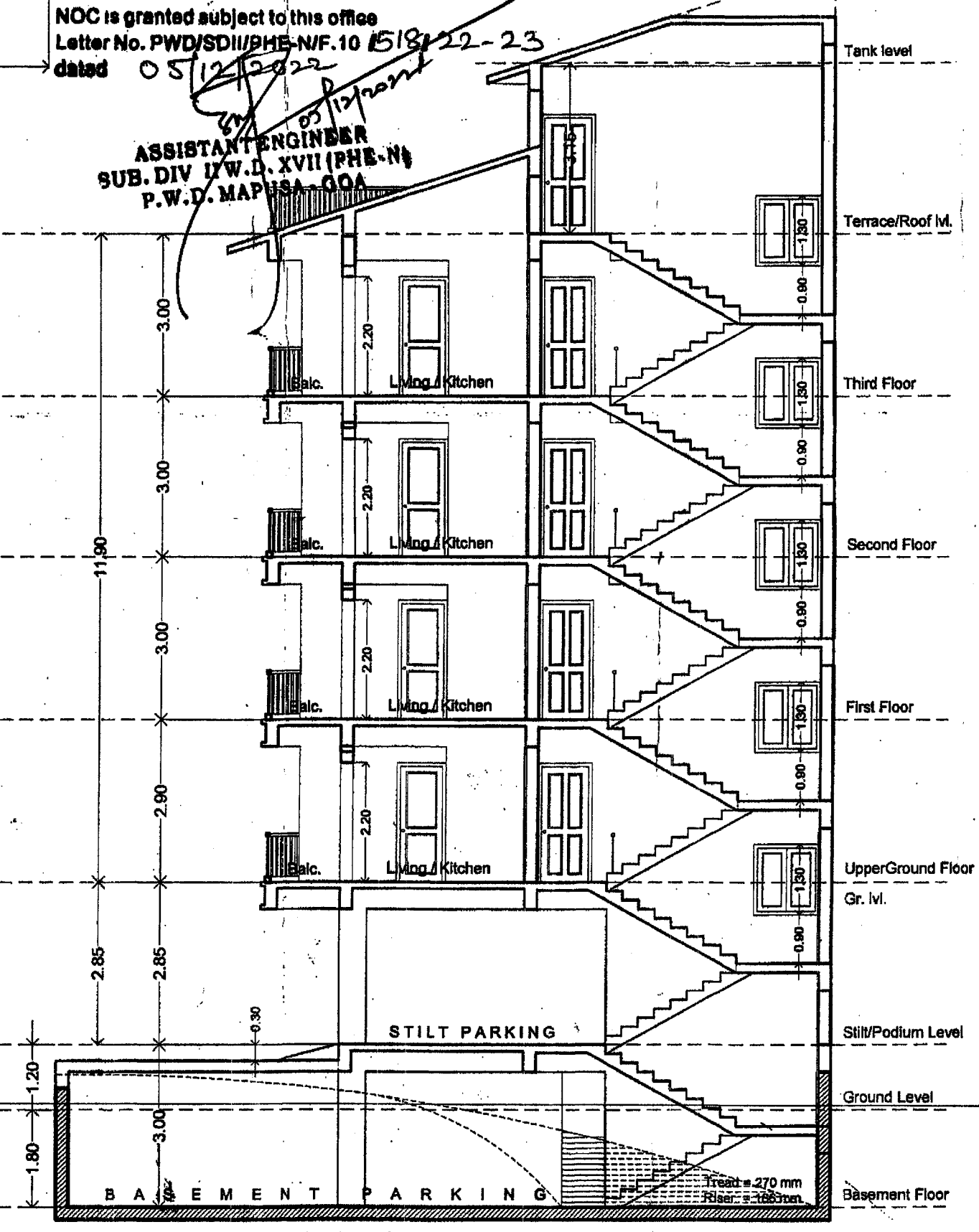
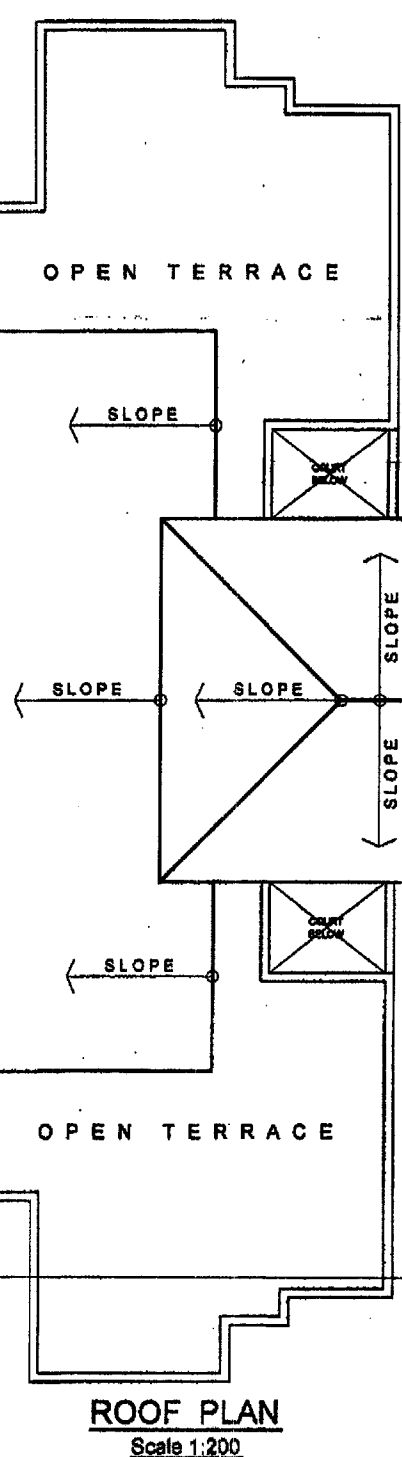
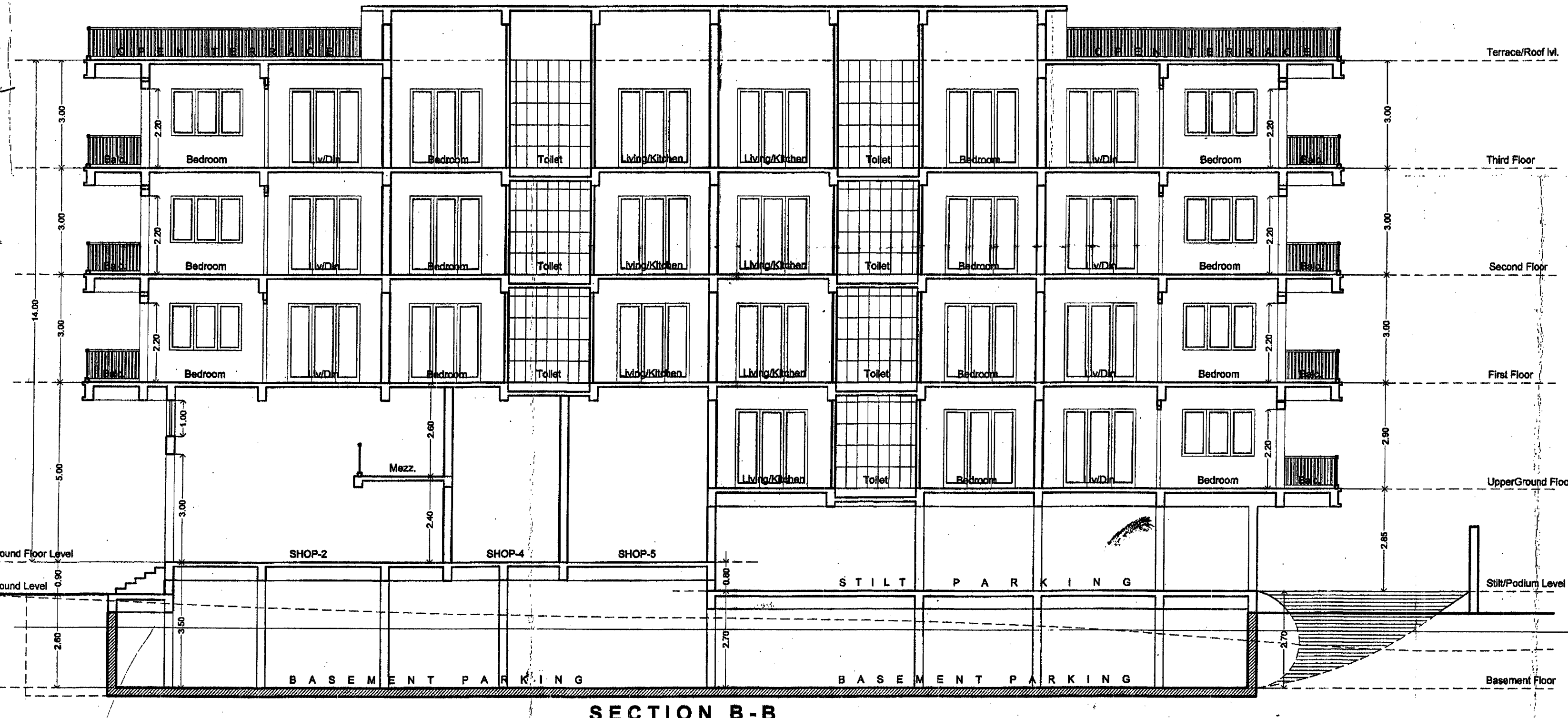
AREA STATEMENT									
ZONE						S1			
1	AREA OF THE PLOT IN FORM I & XIV					696.00 M2			
1A	AREA OF THE PLOT UNDER DEVELOPMENT					696.00 M2			
2	DEDUCTION FOR:								
a)	AREA WITHIN ROAD WIDENING / PROPOSED					NIL			
b)	AREA RESERVED FOR ANY OTHER USE					NIL			
3	EFFECTIVE AREA OF PLOT					696.00 M2			
4	OPEN SPACE REQUIRED 15% OF THE PLOT AREA					NIL			
5	TOTAL OPEN SPACE PROVIDED					NIL			
6	PERMISSIBLE COVERAGE					40% = 278.40 M2			
7	PROPOSED COVERAGE					247.22 M2 = 35.52 %			
8	EXISTING BUILDINGS TO BE DEMOLISHED					NIL			
9	PERMISSIBLE FLOOR AREA FAR = 100					696.00 M2			
10	Area of the swimming pool					NIL			
11	Length of the compound wall					117.40 Rn. Mts.			
LOOR	USE	TOTAL BUILT-UP AREA M2	Impavable (Carb.)	Lit	Area free from FAR M2	Balcony	Open Terrace	NET FLOOR AREA M2	FAR
Basement Floor	Parking	459.17	14.29	Nil	5.07	439.81	NIL	NIL	00.00
Basement Floor	Parking	109.83	NIL	Nil	NIL	109.83	NIL	NIL	00.00
Basement Floor	Commercial + Warehouse	129.38	NIL	23.99	NIL	NIL	NIL	NIL	99.40
Basement Floor	Commercial + Warehouse	38.19	33.80	Nil	4.39	NIL	NIL	NIL	00.00
Basement Floor	Residential	160.50	48.16	Nil	4.39	NIL	25.20	NIL	84.75
First Floor	Residential	286.32	51.00	Nil	4.39	NIL	51.04	9.60	170.29
Second Floor	Residential	276.72	51.00	Nil	4.39	NIL	51.04	NIL	170.29
Third Floor	Residential	286.32	51.00	Nil	4.39	NIL	51.04	9.60	170.29
TOTAL		1748.21	247.25	27.02	549.44	178.32	19.20	695.02	
12	TOTAL FLOOR AREA					695.02			
13	PROPOSED FAR					99.86			
14	CAR PARKING REQUIRED					= 16 nos.			
15	CAR PARKING PROVIDED					= 20 nos.			
16	Total area calculation for Infrastructure Tax				Commercial	129.36 M2		1283.81 M2	
					Residential	1067.41 M2			
					Ramp	87.04 M2			



APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
V.P. ORDER No. NS PDAJ/M/111/1924
DATE 2 NOV 2022
MEMBER SECRETARY
NORTH - 3A
PLANNING & DEV. AUTHORITY
PANAJI - GOA

NOC is granted subject to this office
Letter No. PWD/SD/PHS/NF-10/1518-22-23
dated 05/10/2022

ASSISTANT ENGINEER
SUB. DIV. IV-D. XVII (PHS-N)
P.W.D. MAPUSA



PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING & COMPOUND WALL for Mr. Lokesh D. Kochrekar on Plot surveyed under Chalta No. 33-A of P.T Sheet No. 111 at Mapusa, Bardez - Goa.

PROJECT:
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING & COMPOUND WALL

LOCATION: Mapusa, Bardez - Goa.

CLIENT: Mr. Lokesh D. Kochrekar.

TITLE: PLANS, ELEVATION, SECTION & SITE PLAN

STATUS: SUBMISSION DRAWINGS (For approval only)

NORTH: [North Arrow]

SCALE: 1:100, 1:200 & 1:500

DRAWN: Priya

CHECKED: Prashant

DATE: 18th May 2022

DRAWING NUMBER: 01

THIS DRAWING IS THE PROPERTY OF Prashant Gaonkar and THEIR CONSULTANTS AND NOT TO BE USED OR COPIED WITHOUT THEIR PERMISSION.

Architects & Interior Designers
prashant gaonkar

A-308, 3rd Floor, Dwarkanath Centre, Above Hotel Navtara, Opp. Shree Bodgeswar Temple, Mapusa-Goa. Tel. 9822488590.