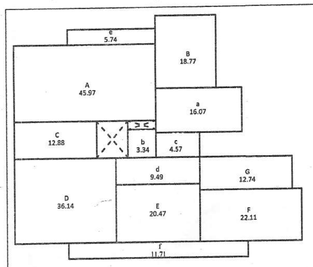
Please check order No.: Tm/8588/Talaulim/1371/2025/5888 dated: 06/08/2025 regarding the plans

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

ORDER NO. VPT/2025-26/4448 Dt. 23/08/2025
Approved in the V.P. Planning Committee Meeting held on 13/08/2025
Resolution No. 2(2).

SECRETARY
V. P. TELAULIM
SALCETE-GOA

VILLAGE PANCHAYAT TELAULIM SALCETE GOA



(TYPE D GROUND FLOOR)

AREA STATEMENT
AREA IN FAR
GROUND FLOOR (TYPE- D)
=A+B+C+D+E+F+G
=45.97+18.77+12.88+36.14 +20.47+22.11+12.74
=169.08 M2

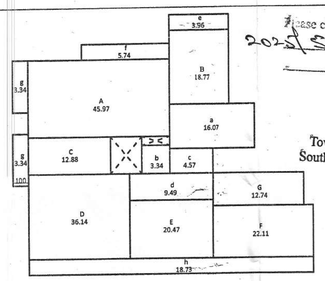
AREA FREE OF F.A.R
BALCONY/ VERANDAH
=e+f
=5.74+11.71
=17.45 M2

PASSAGE =d =9.49 M2

COVERED AREA =220.00 M2

STAIRCASE/LIFT
=a+b+c
=16.07+3.34+4.57
=23.98 M2

TOTAL BUILTUP AREA
=169.08+17.45+9.49+23.98
= 220 M2



(TYPE D FIRST FLOOR)

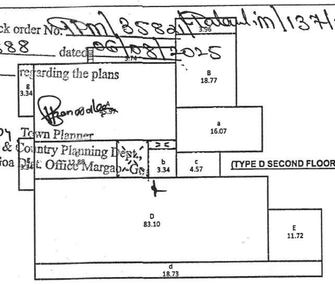
AREA STATEMENT
AREA IN FAR
FIRST FLOOR (TYPE - D)
=A+B+C+D+E+F+G
=45.97+18.77+12.88+36.14 +20.47+22.11+12.74
=169.08 M2

AREA FREE OF F.A.R
BALCONY
=e+f+g(2)+h
=3.96+5.74+3.34(2) +18.73
=35.11 M2

PASSAGE =d =9.49 M2

STAIRCASE/LIFT
=a+b+c
=16.07+3.34+4.57
=23.98 M2

TOTAL BUILTUP AREA
=169.08+35.11+9.49+23.98
=237.66 M2



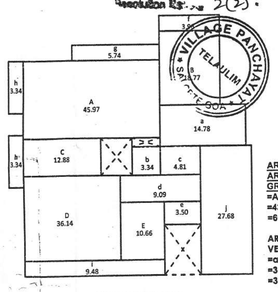
(TYPE D SECOND FLOOR)

AREA STATEMENT
AREA IN FAR
SECOND FLOOR (TYPE- D)
=A+B+C+D+E
=45.97+18.77+12.88 +83.10+11.72
=172.44 M2

AREA FREE OF F.A.R
BALCONY
=d+e+f+g(2)
=18.73+3.96+5.74 +3.34(2)
=35.11 M2

STAIRCASE/LIFT
=a+b+c
=16.07+3.34+4.57
=23.98 M2

TOTAL BUILTUP AREA
=172.44+35.11+23.98
= 231.53 M2



(TYPE D THIRD FLOOR)

AREA STATEMENT
AREA IN FAR
THIRD FLOOR (TYPE - D)
=A+B+C+D+E
=45.97+18.77+12.88 +36.14+10.66
=124.42 M2

AREA FREE OF F.A.R
BALCONY
=f+g+h(2)+i
=3.96+5.74+3.34(2) +9.48
=25.86 M2

PASSAGE
=d+e
=9.09+3.50
=12.59 M2

STAIRCASE/LIFT
=a+b+c
=14.78+3.34+4.81
=22.93 M2

CTI ROOM
=27.68 M2

TOTAL BUILTUPAREA
=124.42+25.86+12.59+22.93
= 185.80 M2

AREA STATEMENT
AREA IN FAR
GROUND FLOOR (TYPE- C)
=A+B(5)
=433.99+46.70(5)
=667.49 M2

AREA FREE OF F.A.R
VERANDAH
=a(2)+b(4)
=3.87(2)+7.47(4)
=37.62 M2

CAR PORCH
=c(2)+d(4)
=15.14(2)+29.21(4)
=147.12 M2

TOTAL BUILTUP AREA
=667.49+37.62+147.12
=852.23 M2

COVERED AREA
=667.49+37.62 +ca1(2)+ca2(4) =667.49+37.62 +4.61(2)+8.90(4)
=749.93 M2

AREA STATEMENT
AREA IN FAR
GROUND FLOOR(TYPE B)
=A+B+C+D+E
=27.85+9.36+3.55+3.88+20.92
=65.56 M2

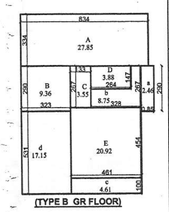
AREA FREE OF F.A.R
VERANDA
=c
= 4.61 M2

STAIRCASE/LIFT
=a+b
=2.46+8.75
=11.21 M2

CAR PORCH
=d
=17.15 M2

TOTAL BUILTUP AREA
=65.56+4.61+11.21+17.15
=98.53 M2

COVERED AREA =92.19 M2



(TYPE B GR FLOOR)

AREA STATEMENT
AREA IN FAR
FIRST FLOOR(TYPE C)
=A+B(5)
=607.68+25.85(5)
=736.93 M2

AREA FREE OF F.A.R
BALCONY
=a
=71.03 M2

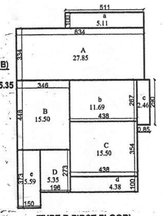
TOTAL BUILTUP AREA
=736.93+71.03
=807.96 M2

AREA STATEMENT
AREA IN FAR
FIRST FLOOR(TYPE B)
=A+B+C+D
=27.85+15.50+15.50+5.35
=64.20 M2

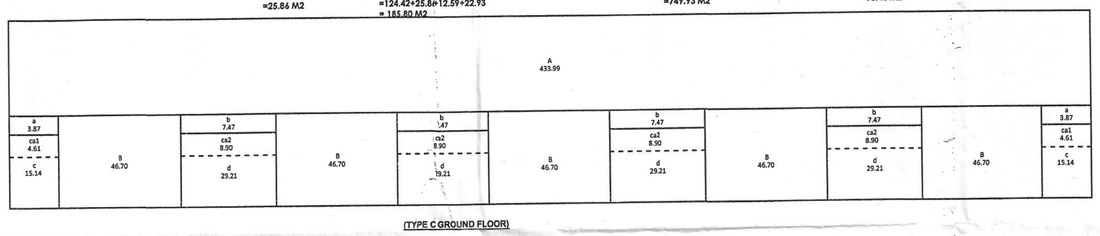
AREA FREE OF F.A.R
BAL
=e+d+e
=5.11+4.38+5.59
= 15.08 M2

STAIRCASE/LIFT
=b+c
=11.69+2.46
=14.15 M2

TOTAL BUILTUP AREA
=64.20+15.08+14.15
=93.43 M2



(TYPE B FIRST FLOOR)



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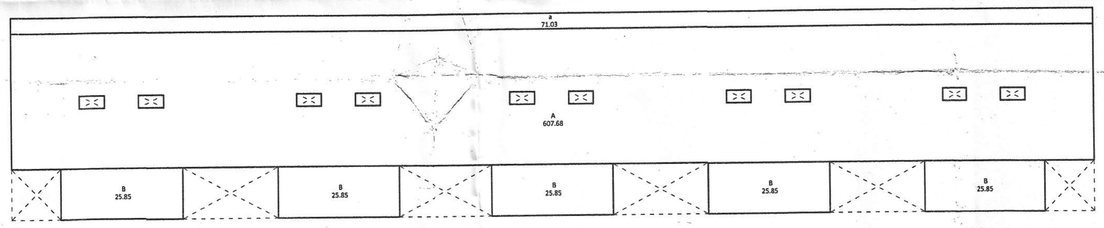
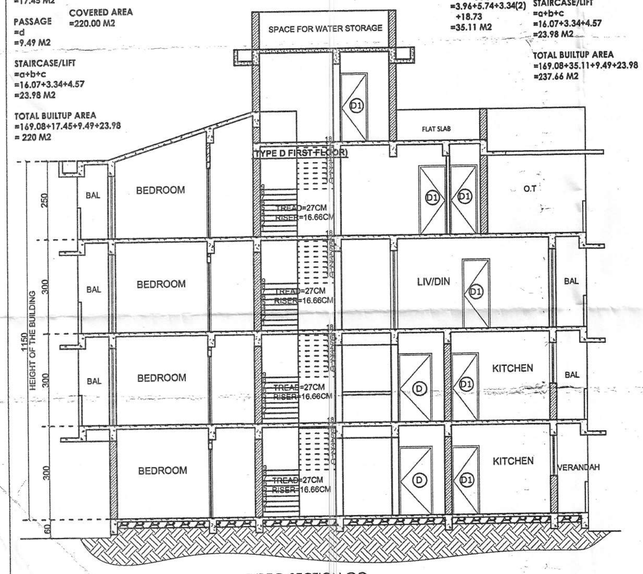
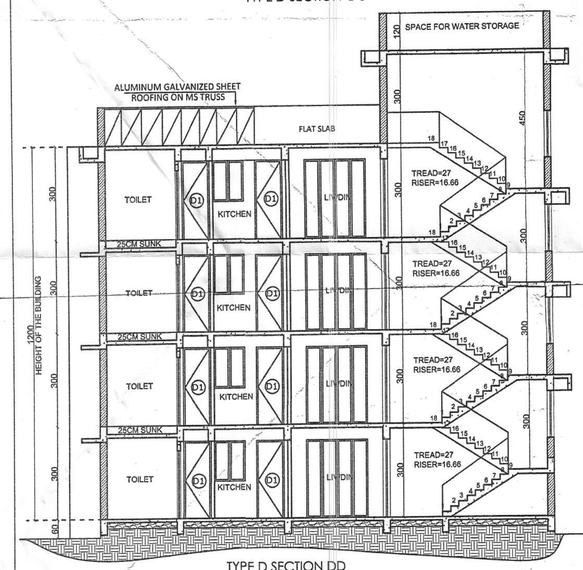


(TYPE C FIRST FLOOR)



TYPE D SECTION GG



TYPE D SECTION DD

TYPE D ELEVATION

AREA STATEMENT
AREA IN FAR
FIRST FLOOR(TYPE A)
=A+B+2C+D
=50.60+17.86+2(15.78) + 12.70
=112.72 M2

AREA FREE OF F.A.R
BALCONY
=d+e
=4(4.46)+9.34
=27.18 M2

STAIRCASE/LIFT
=2a+2b
=2(11.27)+2(3.13)
=28.84 M2

TOTAL BUILTUP AREA
=112.72+27.18+28.84
=168.74 M2

AREA STATEMENT
AREA IN FAR
GROUND FLOOR(TYPE A)
=A+B+2C+2D+2E
=50.60+18.60+2(20.24)+ 2(3.88)+2(3.55)
=124.54 M2

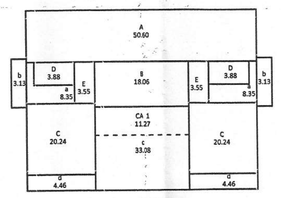
AREA FREE OF F.A.R
VERANDAH
=2d
=2(4.46)
=8.92M2

STAIRCASE/LIFT
=2a+2b
=2(8.35)+2(3.13)
=22.96M2

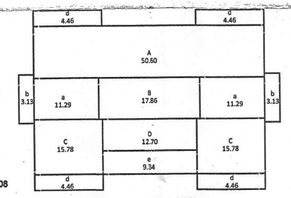
PARKING
=c
=33.08M2

TOTAL BUILTUP AREA
=124.54+8.92+22.96+33.08
=189.50 M2

COVERED AREA
=153.17 M



(TYPE A GR FLOOR)



(TYPE A FIRST FLOOR)

AREA STATEMENT

01. AREA OF THE PLOT	5275.00 M2
02. DEDUCTION FOR	
(a)AREA WITHIN ROAD WIDENING /PROPOSED	42.88 M2
(b)AREA RESERVED FOR ANY OTHER USE	nil
(TOTAL a+b)	42.88 M2
03. EFFECTIVE AREA OF PLOT (01-02)	5232.12 M2
04.PERMISSIBLE COVERAGE (40% OF 5232.12 sq.m)	2092.84 SQM
05.AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT	nil
06.AREA OF THE BUILDING TO BE DEMOLISHED	nil
07.COVERED AREA OF THE PROPOSED BUILDING 612.68(TYPE A)+ 92.19(TYPE B)+749.93(TYPE C)+220.0 (TYPE D)	1674.80 SQM
08.TOTAL COVERAGE	32.00 %
09.DETAILS OF AREA AND USE, FLOOR WISE	

TYPE A

FLOOR	TOTAL BUILT-UP IN SQM	AREAS FREE OF F.A.R.				NET FLOOR AREA (SQM)
		BAL/ VER	STAIRS & LIFT	PASSAGE/ SOCIETY OFFICE	PARKING	
GROUND FLR.	189.50	8.92	22.96	nil	33.08	124.54
FIRST FLR.	168.74	27.18	28.84	nil	nil	112.72
TOTAL	358.24	36.10	51.80	nil	33.08	237.26
TOTAL(TYPE A-4 BLOCKS)	1432.96	144.40	207.20	nil	132.32	949.04

TYPE B

FLOOR	TOTAL BUILT-UP IN SQM	AREAS FREE OF F.A.R.				NET FLOOR AREA (SQM)
		BAL/ VER	STAIRS & LIFT	PASSAGE/ SOCIETY OFFICE	PARKING	
GROUND FLR.	98.53	4.61	11.21	nil	17.15	65.56
FIRST FLR.	93.43	15.08	14.15	nil	nil	64.20
TOTAL	191.96	19.69	25.36	nil	17.15	129.76

TYPE C

FLOOR	TOTAL BUILT-UP IN SQM	AREAS FREE OF F.A.R.			NET FLOOR AREA (SQM)
		BAL/ VER	PASSAGE/ SOCIETY OFFICE	PARKING	
GROUND FLR.	852.23	37.62	nil	147.12	667.49
FIRST FLR.	807.96	71.03	nil	nil	736.93
TOTAL	1660.19	108.65	nil	147.12	1404.42

TYPE D

FLOOR	TOTAL BUILT-UP IN SQM	AREAS FREE OF F.A.R.				NET FLOOR AREA (SQM)
		BAL/ VER	STAIRS & LIFT	PASSAGE/ SOCIETY OFFICE/	PARKING	
GROUND FLR.	220.00	17.45	23.98	9.49	nil	169.08
FIRST FLR.	237.66	35.11	23.98	9.49	nil	169.08
SECOND FLR.	231.53	35.11	23.98	nil	nil	172.44
THIRD FLR.	185.80	25.86	22.93	12.59	nil	124.42
TOTAL	874.99	113.53	94.87	31.57	nil	635.02
GRAND TOTAL (TYPE A,B,C,D)	4160.10	386.27	327.43	31.57	296.59	3118.24

CLUB HOUSE / SOCIETY OFFICE	40.00 M2
CTI ROOM	27.68 M2
SWIMMING POOL	72.00 M2
OPEN SPACE AREA(REQUIRED)	784.81 M2
OPEN SPACE AREA(PROVIDED)	800.00 M2

10. PARKING DETAILS

FLOOR AREA	USE	NOS. CAR PARKING AREAS	
		PROVIDED	REQUIRED
3118.24	RESIDENTIAL	30	29

11. PERMISSABLE F.A.R	60 %
12. PERMISSABLE FLOOR AREA	3139.27SQ.M
13. NET CONSUMED FLOOR AREA	3118.24 SQ.M
14. CONSUMED F.A.R (from total permissible area)	59.11%
15. PERMISSIBLE HEIGHT OF BLDG.	9 M
16. PROPOSED HEIGHT OF BLDG.	3M,6M,11.5M, 12M
17. PROPOSED COMPOUND WALL LENGHT	NA

OPENINGS DETAILS

D :100X250
D1:90X250
D2:90X220
D3:80X220
V:60X80
W :190X150
W1:100X130
W2: 190X100
DW:AS PER ROOM SIZE

PROJECT

PROPOSED/REVISED RESIDENTIAL VILLA, TWIN VILLAS, ROW VILLAS, RESIDENTIAL BUILDING, CLUB HOUSE & SWIMMING POOL FOR MR. KETAN SUHAS PAI ANGLE
ON LAND BEARING SURVEY NO. 137, SUB DIV NO. 1 AT TALAULIM SALCETE GOA

CLIENT

MR. KETAN SUHAS PAI ANGLE

DRAWING TYPE

SUBMISSION DRAWING

AREA STATEMENT, SITE PLAN, PARKING PLAN

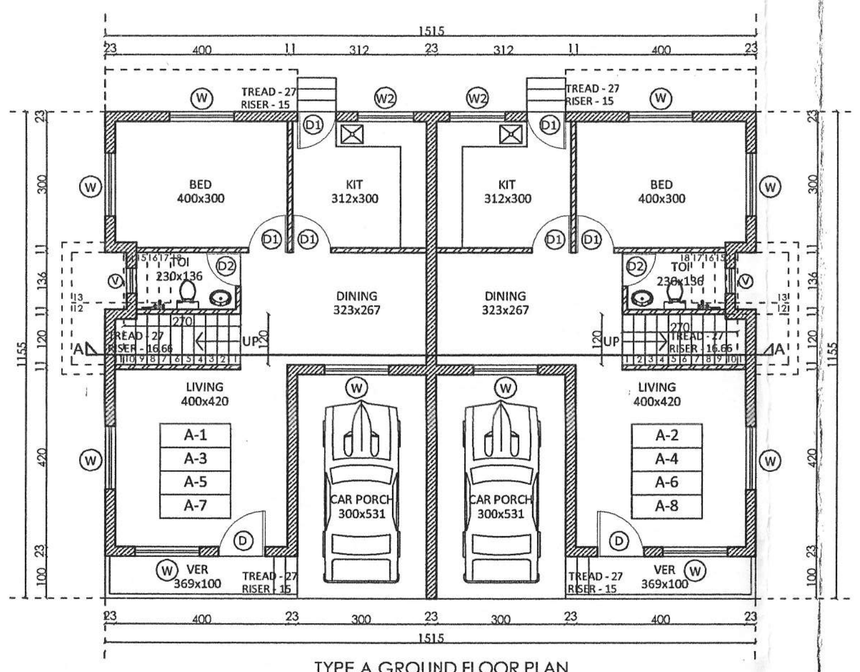
DEALT	: SAURABH VEREKAR	CHECKD	: UPI
DATE	:04-07-25	DRG NO	: 4
SCALE	: 1:100,500	JOB NO	: 783/23

OWNER

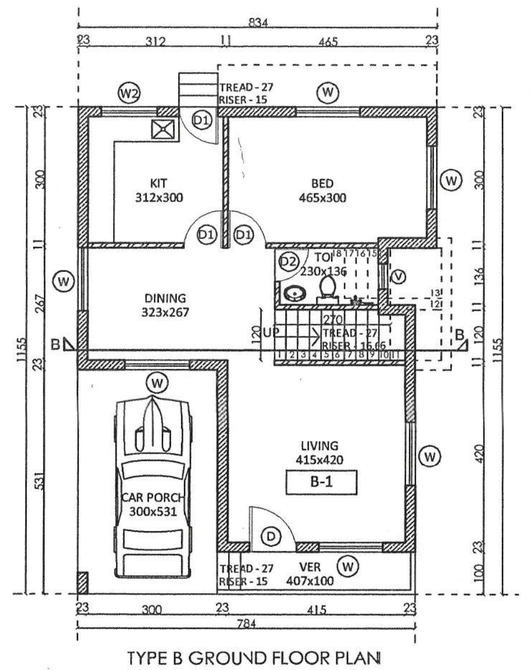
ARCHITECT

DATTAPRASAD J.S. BORKER
M.E.(CIVIL)
Civil / Structural Engineer
TCP Reg. No.: SE/0004/2016
PWD Reg. No. PWD/ENGR/10277/2016

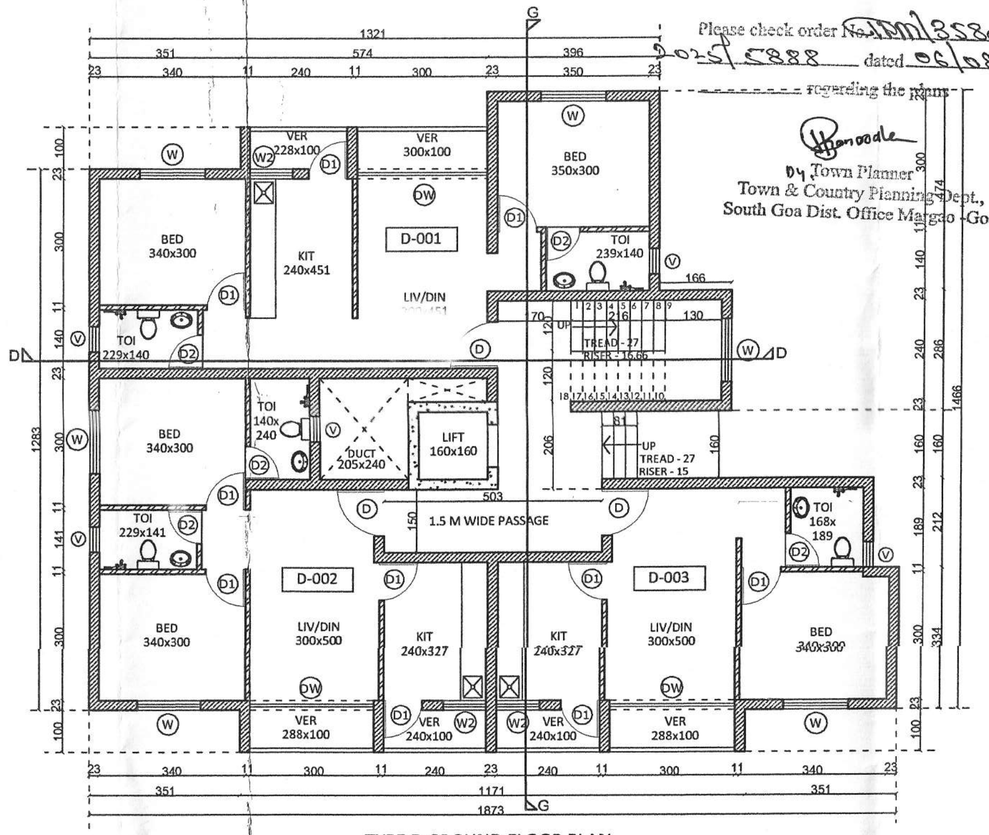
earth works
margao goa



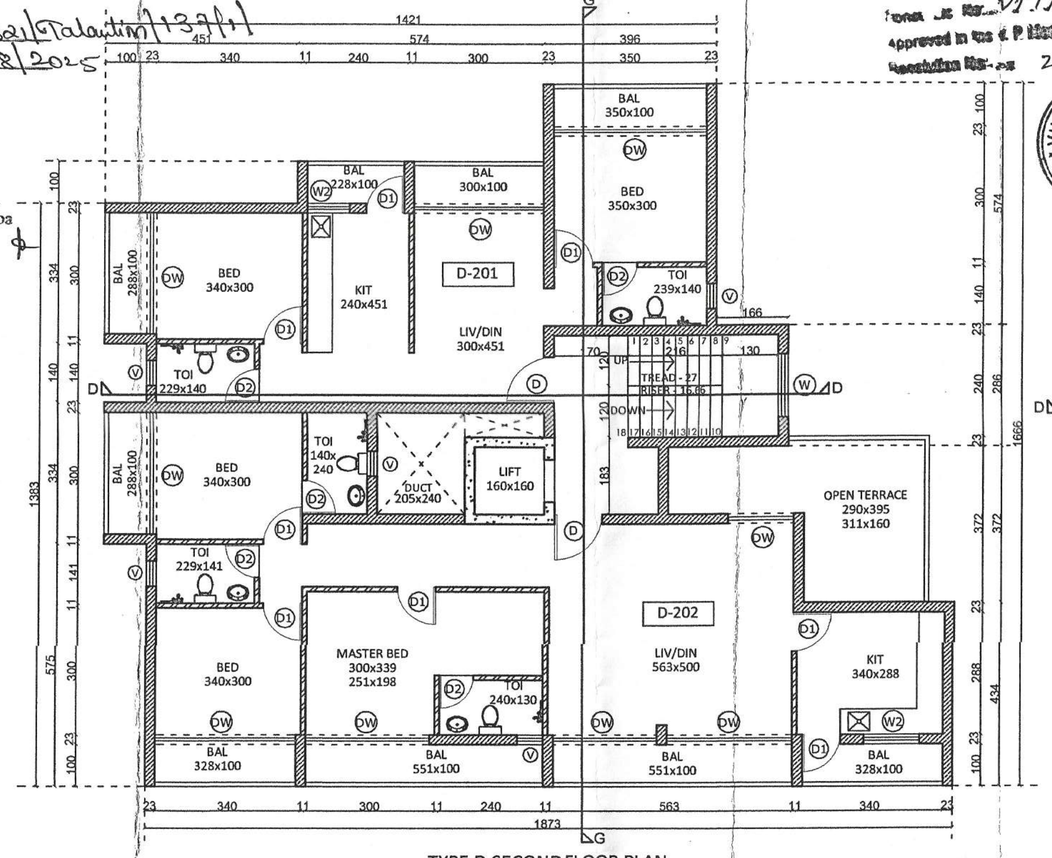
TYPE A GROUND FLOOR PLAN



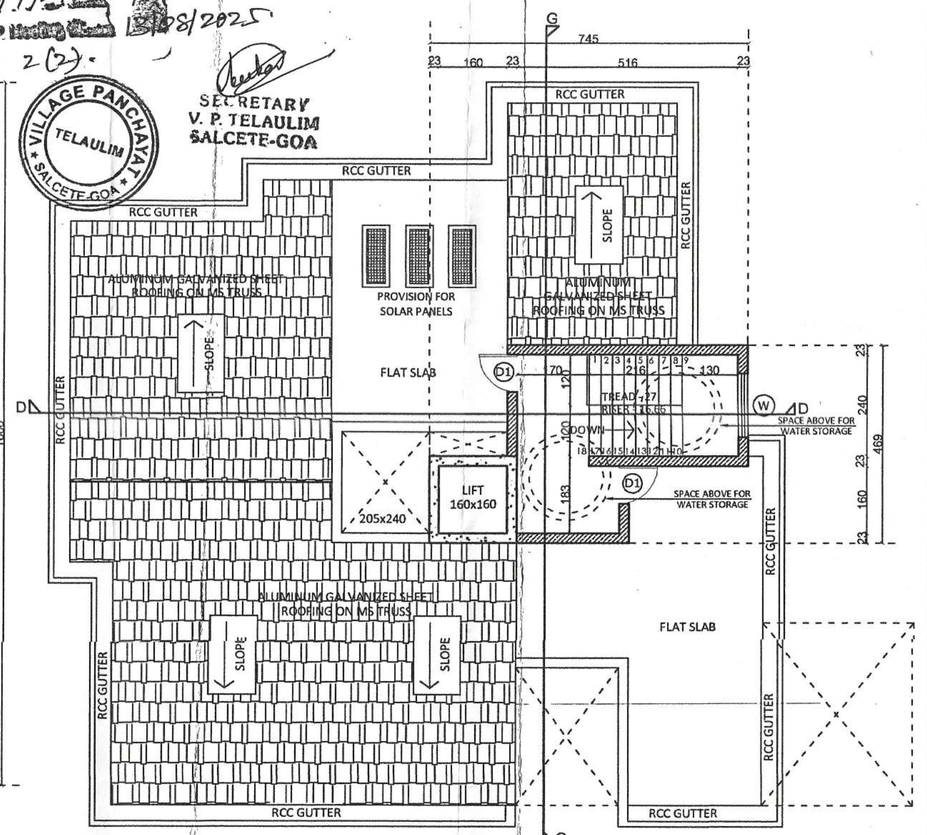
TYPE B GROUND FLOOR PLAN



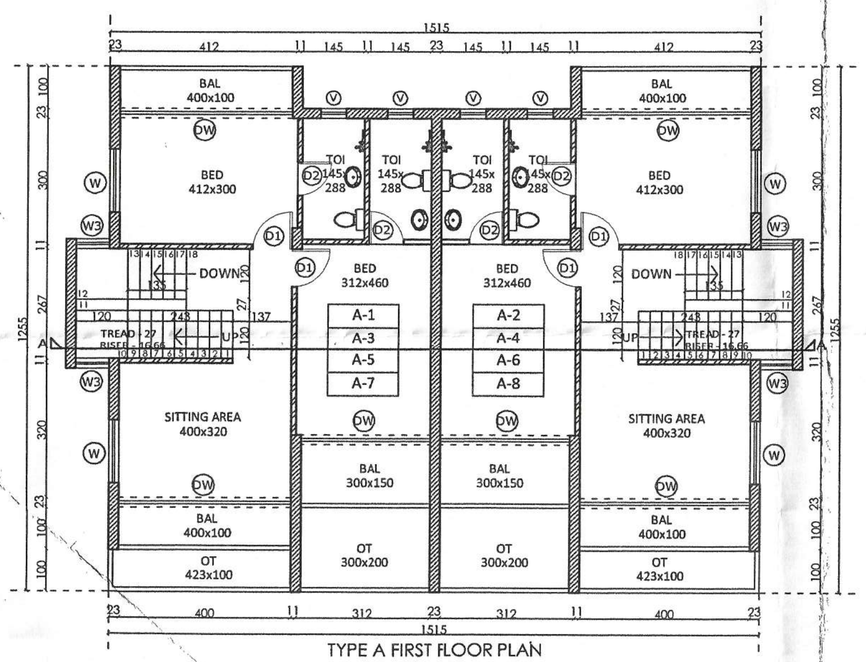
TYPE D GROUND FLOOR PLAN



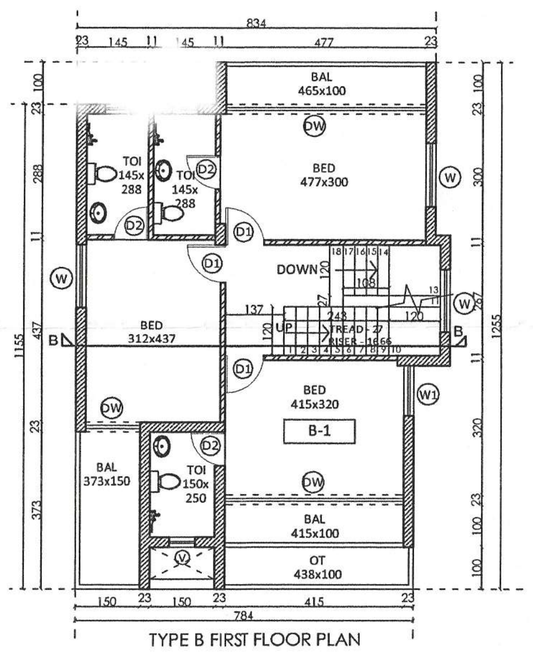
TYPE D SECOND FLOOR PLAN



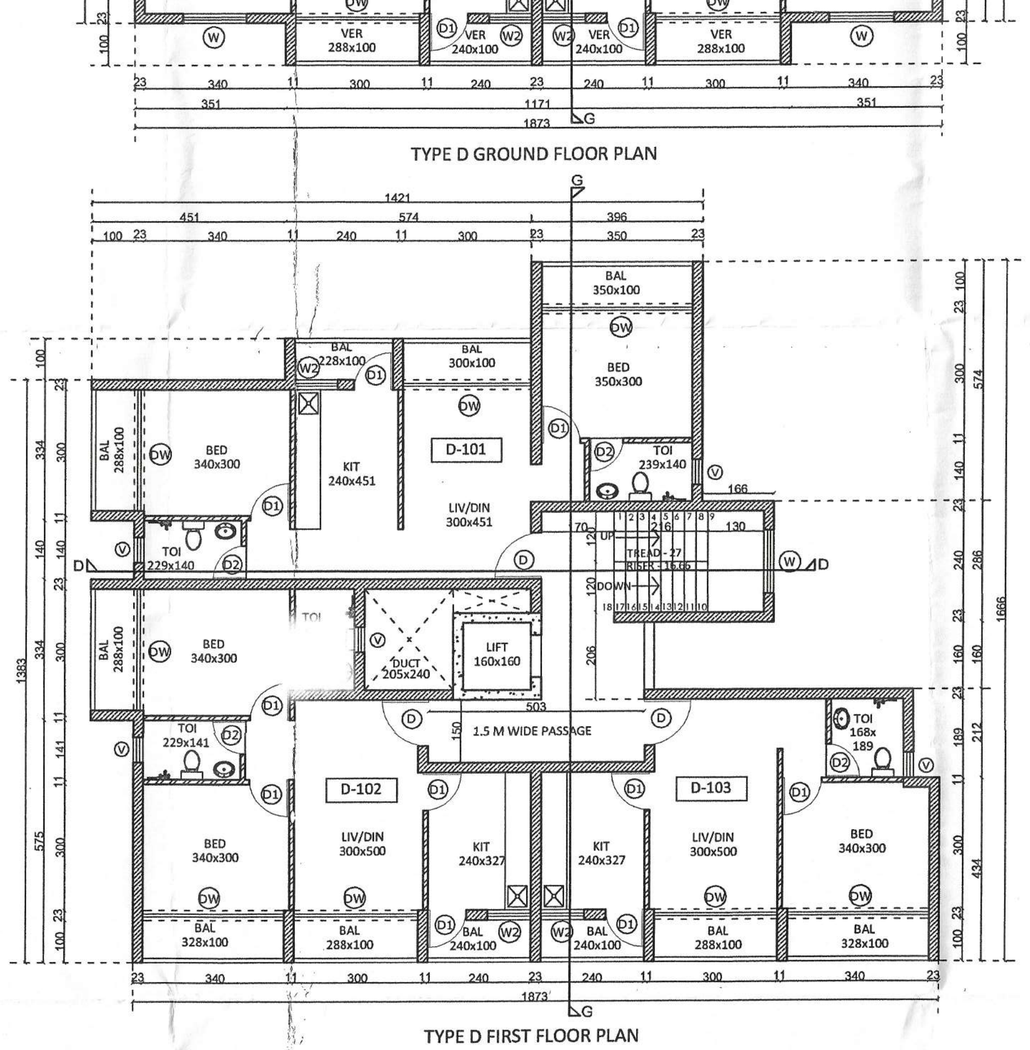
TYPE D ROOF PLAN



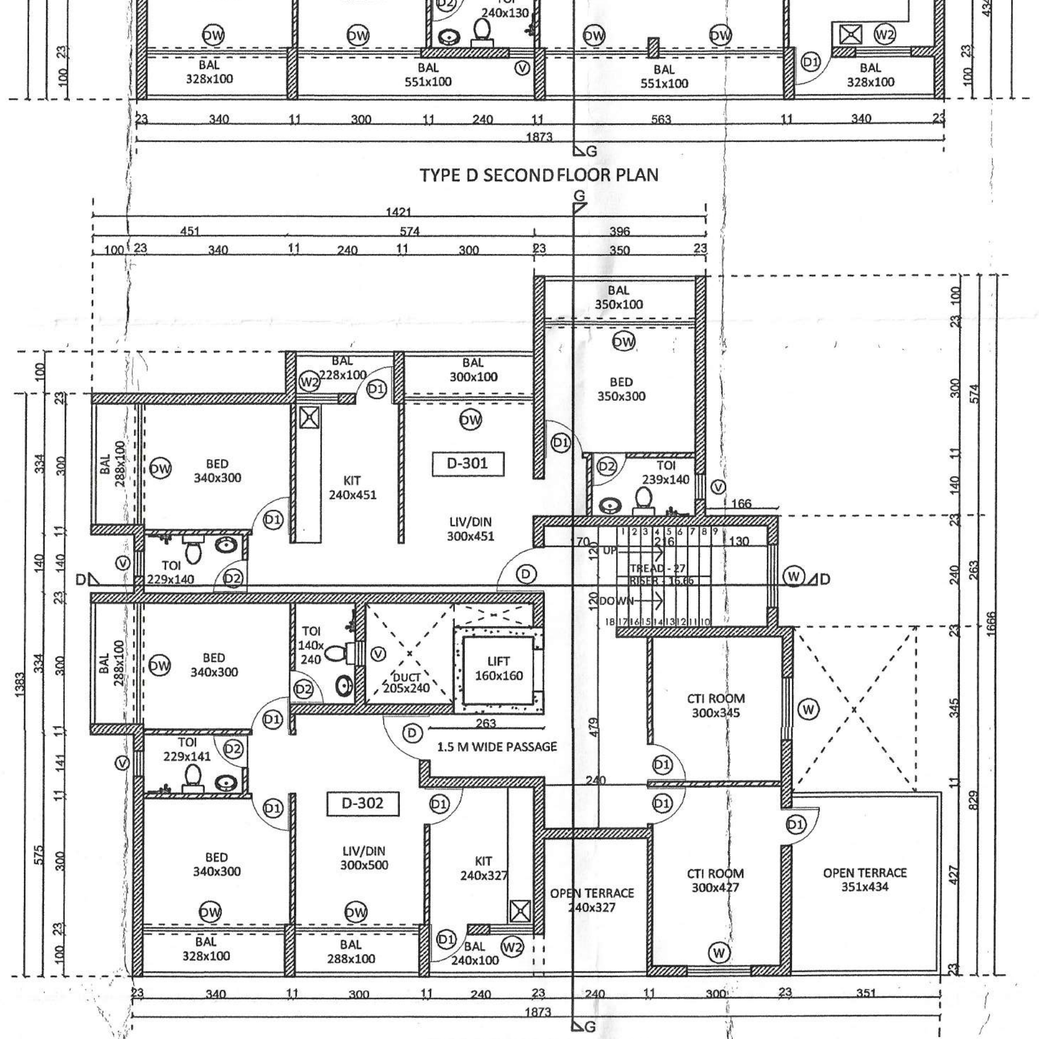
TYPE A FIRST FLOOR PLAN



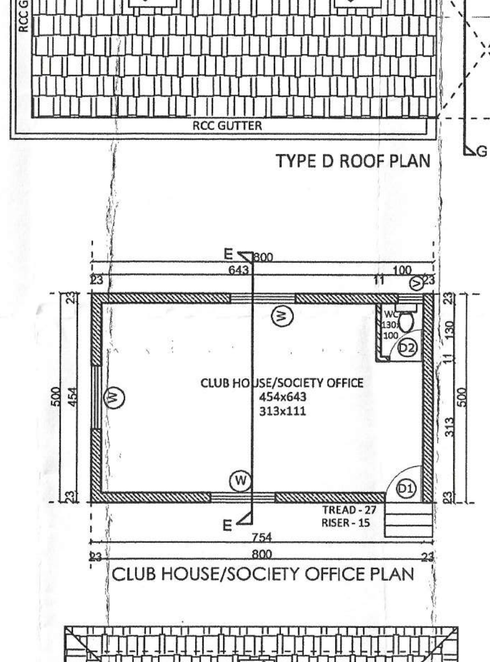
TYPE B FIRST FLOOR PLAN



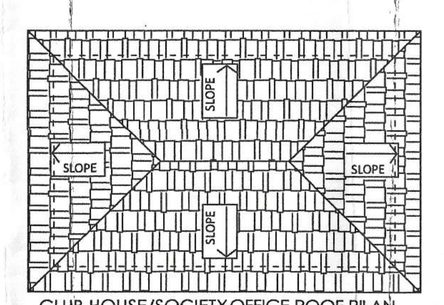
TYPE D FIRST FLOOR PLAN



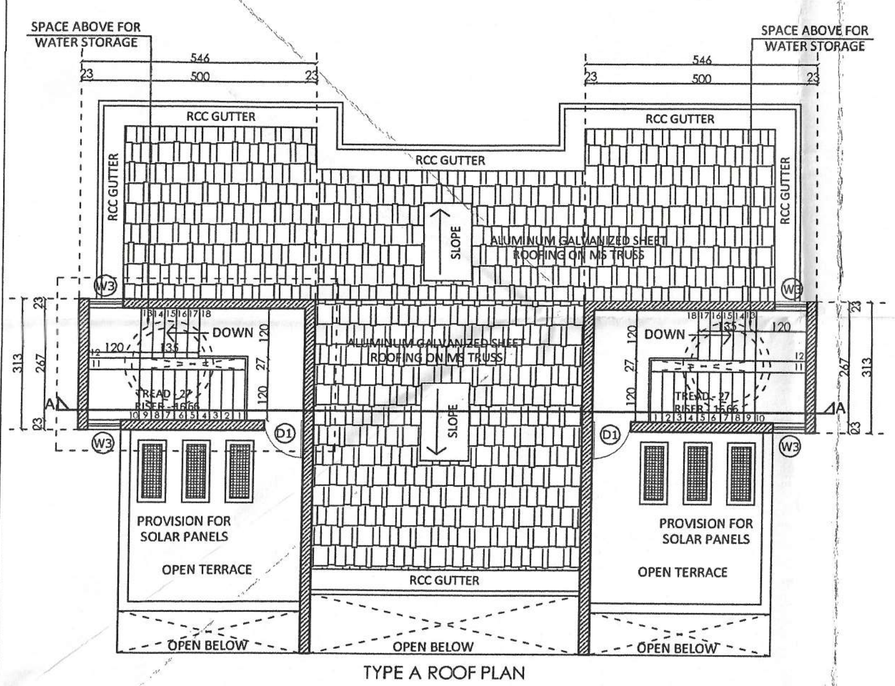
TYPE D THIRD FLOOR PLAN



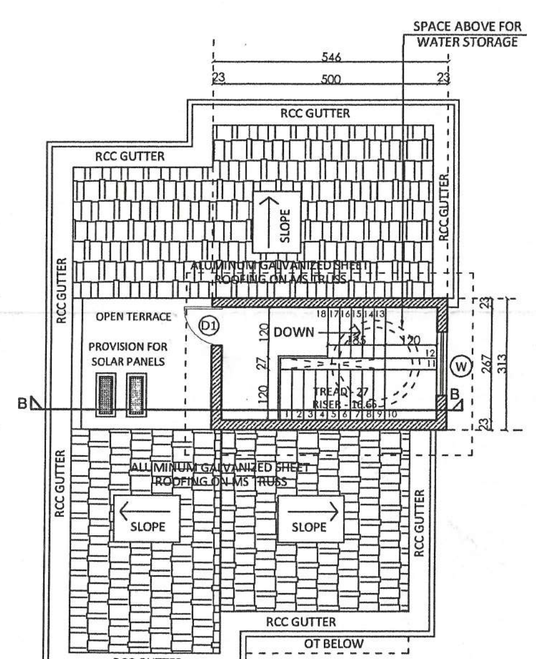
CLUB HOUSE/SOCIETY OFFICE PLAN



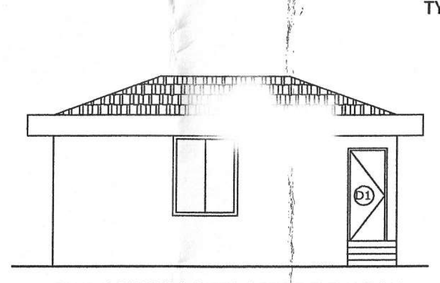
CLUB HOUSE/SOCIETY OFFICE ROOF PLAN



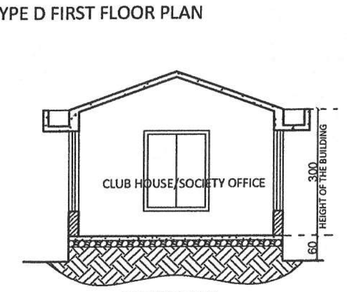
TYPE A ROOF PLAN



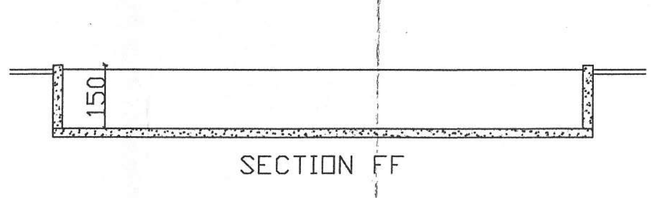
TYPE B ROOF PLAN



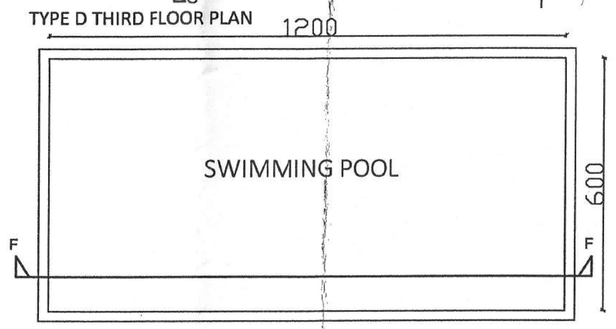
CLUB HOUSE/SOCIETY OFFICE ELEVATION



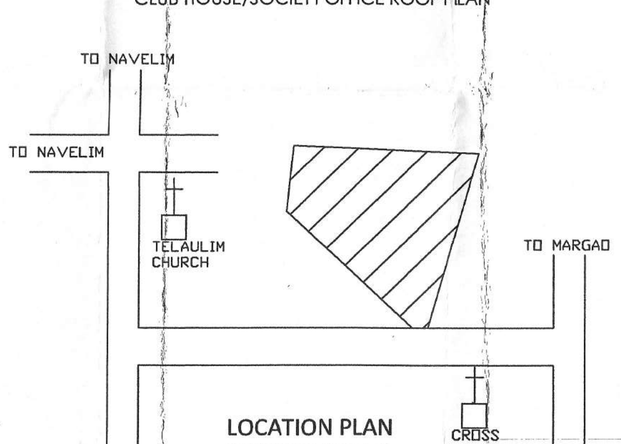
SECTION EE



SECTION FF



SWIMMING POOL PLAN



LOCATION PLAN (NOT TO SCALE)

Please check order No. VPT/3332/Telaulim/1137/1 dated 06/08/2025 regarding the plans.

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

Town ... No. VPT/3332/24/1448 Dt. 23/08/2025
approved in the V. P. Panchayat Meeting
Resolution No. ... 2(2) dt. 28/8/2025

SECRETARY
V. P. TELAULIM
SALCETE-GOA

VILLAGE PANCHAYAT TELAULIM SALCETE-GOA

OPENINGS DETAILS
D :100X250 D1:90X250 D2:90X220 D3:80X220 V:60X80 W :190X150 W1:100X130 W2: 190X100 DWAS PER ROOM SIZE

PROJECT

PROPOSED/REVISED RESIDENTIAL VILLA, TWIN VILLAS, ROW VILLAS, RESIDENTIAL BUILDING, CLUB HOUSE & SWIMMING POOL FOR MR. KETAN SUHAS PAI ANGLE
ON LAND BEARING SURVEY NO. 137, SUB DIV NO. 1 AT TALAULIM SALCETE GOA

CLIENT

MR. KETAN SUHAS PAI ANGLE

DRAWING TYPE

SUBMISSION DRAWING

FLOOR PLAN, SECTION

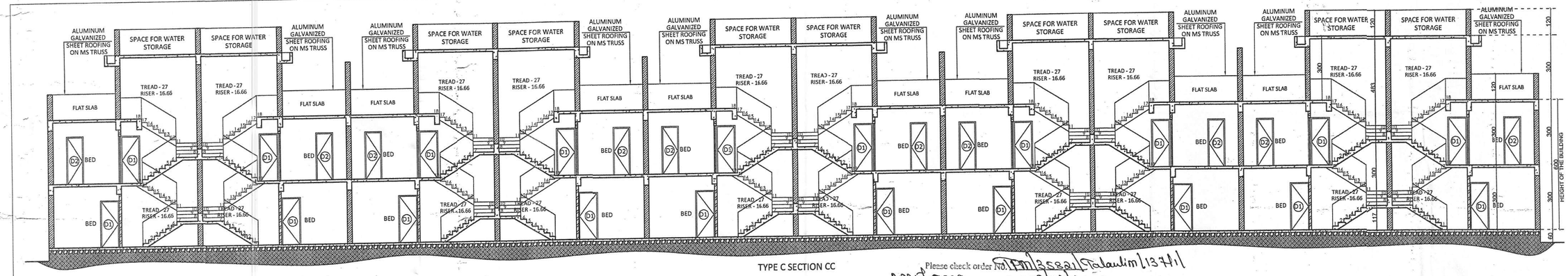
SCALE/ VERSION	- SAURABH	CHECKED	- DPJ
DATE	04-07-25	DRG NO	- 1
SCALE	- 1:100	JOB NO	783/23

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



TYPE C SECTION CC

Please check order No. PDA/3582/Telaulim/1371/1
2025/S888 dated 06/08/2025
regarding the plans

Dy. Town Planner
Town & Country Planning Dept.,
South Goa Dist. Office

V.P. LC No. VPT/2025-26/448 Dt. 23/08/2025
Approved in the V.P. Meeting Dated 13/8/2025
Resolution No. 2(2).

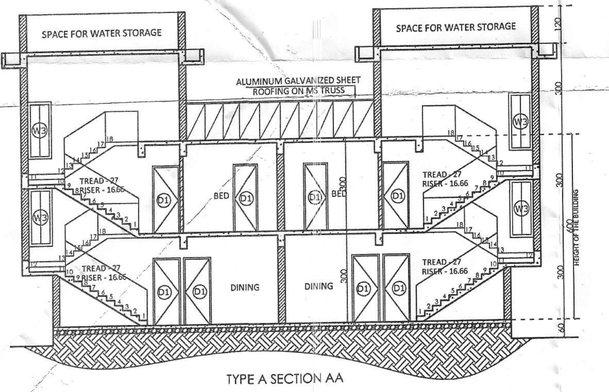
SECRETARY
V. P. TELAULIM
SALCETE-GOA

VILLAGE PANCHAYAT TELAULIM SALCETE-GOA

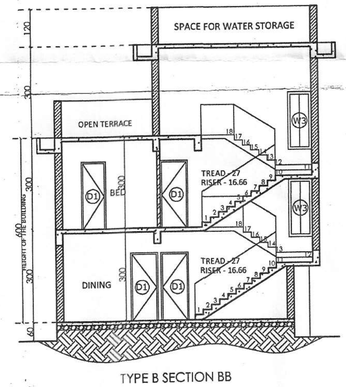
TYPE C ELEVATION

TYPE A ELEVATION

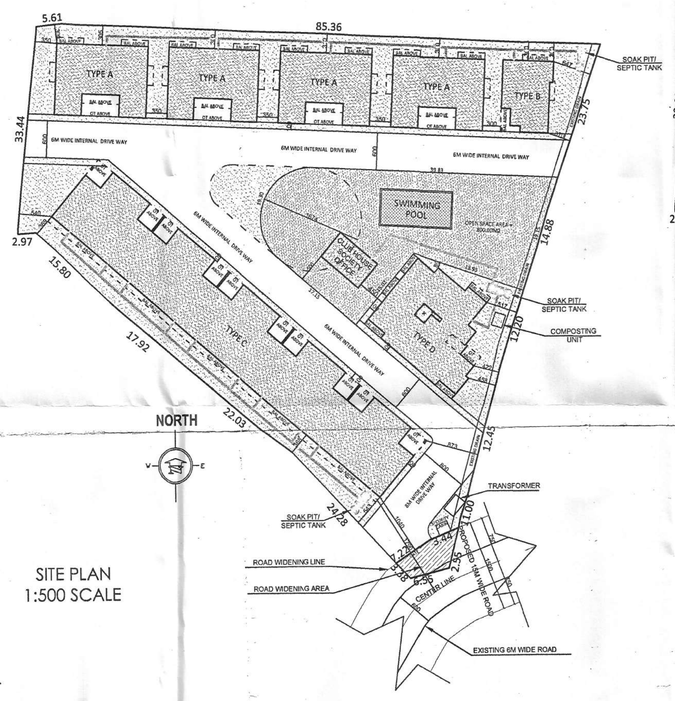
TYPE B ELEVATION



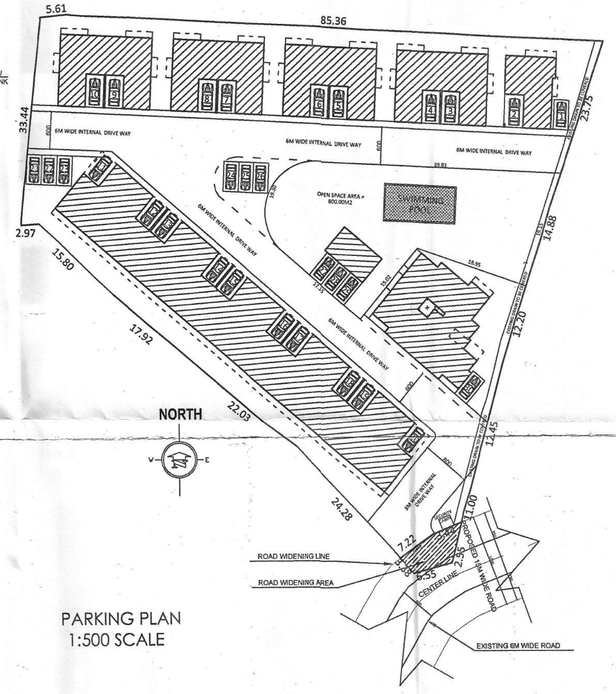
TYPE A SECTION AA



TYPE B SECTION BB



SITE PLAN
1:500 SCALE



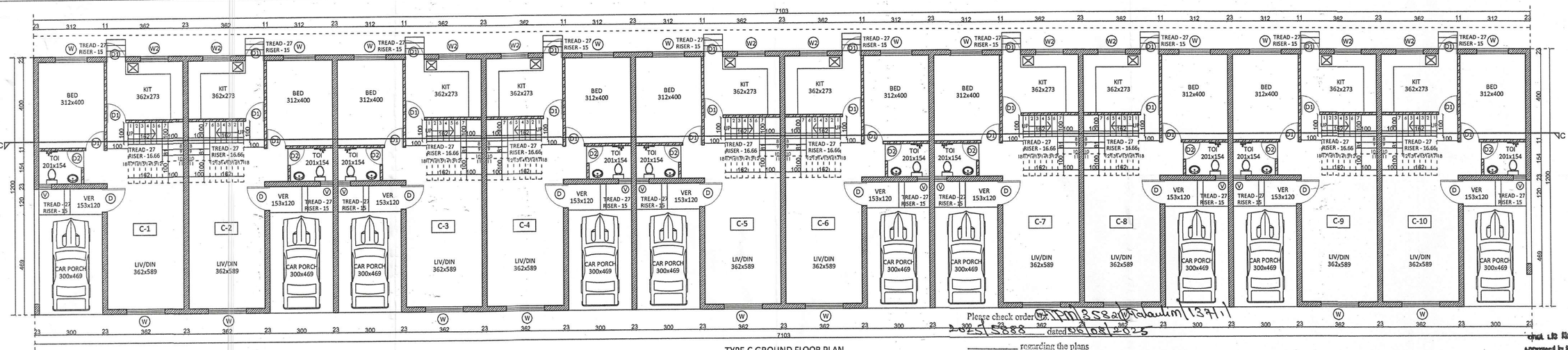
PARKING PLAN
1:500 SCALE

OPENINGS DETAILS
D :100X250 D1:90X250 D2:90X220 D3:80X220 V:60X80 W :190X150 W1:100X130 W2: 190X100 DW:AS PER ROOM SIZE
PROJECT
PROPOSED/REVISED RESIDENTIAL VILLA, TWIN VILLAS, ROW VILLAS, RESIDENTIAL BUILDING, CLUB HOUSE & SWIMMING POOL FOR MR. KETAN SUHAS PAI ANGLE ON LAND BEARING SURVEY NO. 137, SUB DIV NO. 1 AT TALAULIM SALCETE GOA
CLIENT
MR. KETAN SUHAS PAI ANGLE
DRAWING TYPE
SUBMISSION DRAWING FLOOR PLAN, SECTION, ELEVATION
DEALT : VEERKAR / SAURABH — CHECKED : UPI
DATE : 04-07-25 — DRG NO : 3
SCALE : 1:100 — JOB NO: 783/23
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

new plan



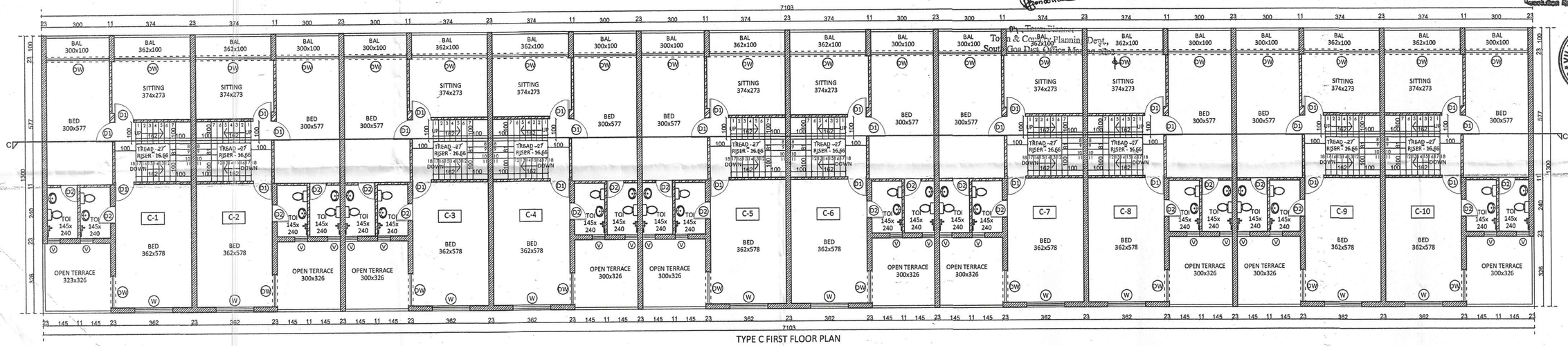
TYPE C GROUND FLOOR PLAN

Please check order No. TPM 358 a/Talaulim/1371/2025/5888 dated 06/08/2025 regarding the plans

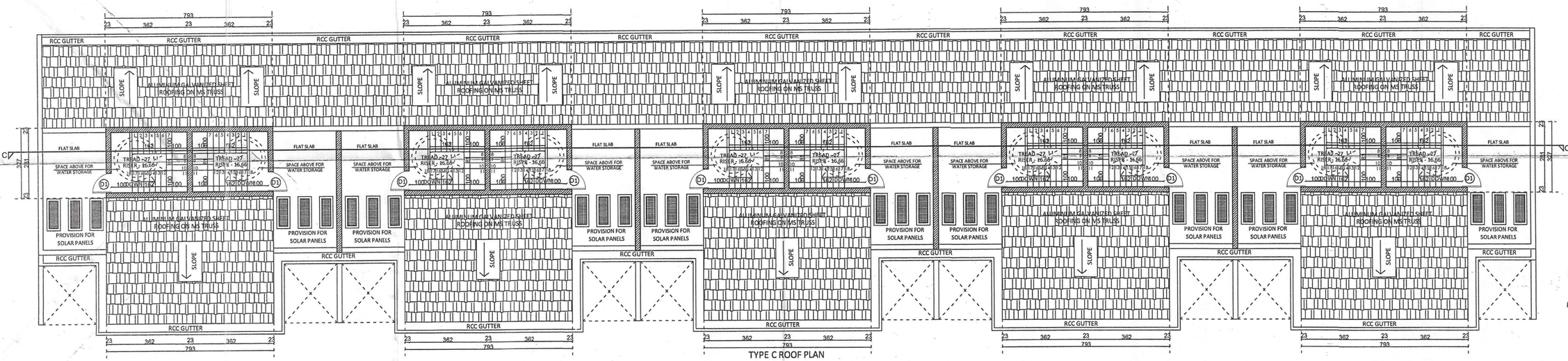
Town & Country Planning Dept., South Goa Dist. Office

Plan Ref. No: VPT/2025-26/1448 dt. 23/09/25
Approved in the V. P. Meeting Dt. 13/08/2025
Resolution No. 2(2).

SECRETARY
V. P. TELAULIM
SALCETE-GOA



TYPE C FIRST FLOOR PLAN



TYPE C ROOF PLAN

OPENINGS DETAILS
D :100X250
D1:90X250
D2:90X220
D3:80X220
V:60X80
W :190X150
W1:100X130
W2: 190X100
DW:AS PER ROOM SIZE

PROJECT

PROPOSED/REVISED RESIDENTIAL VILLA, TWIN VILLAS, ROW VILLAS, RESIDENTIAL BUILDING, CLUB HOUSE & SWIMMING POOL FOR MR. KETAN SUHAS PAI ANGLE
ON LAND BEARING SURVEY NO. 137, SUB DIV NO. 1 AT TALAULIM SALCETE GOA

CLIENT

MR. KETAN SUHAS PAI ANGLE

DRAWING TYPE

SUBMISSION DRAWING

FLOOR PLAN

DRAWN BY VEERKAR	: SAURABH	CHECKED	: UPS
DATE	: 04-07-25	DRG NO	: 2
SCALE	: 1:100	JOB NO: 783/23	

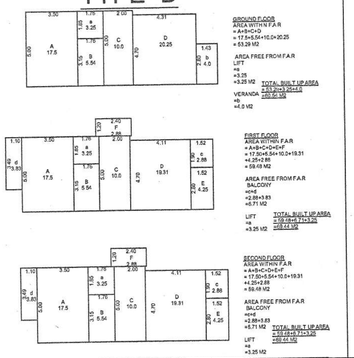
OWNER

ARCHITECT

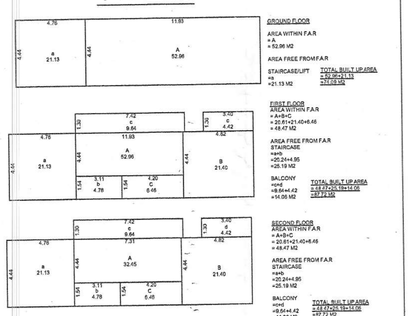
DATTAPRASAD J.S. BORKER
M.E (CIVIL)
Civil / Structural Engineer
TCP Reg. No.: SI/0004/2016
PWD Reg. No. PWD/ENGR/1027/2016

earth works

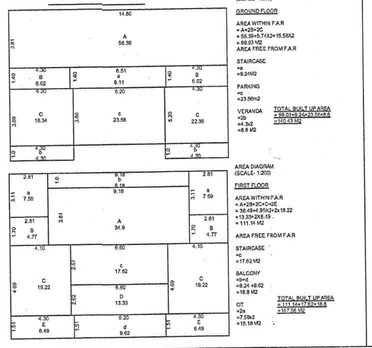
TYPE -D



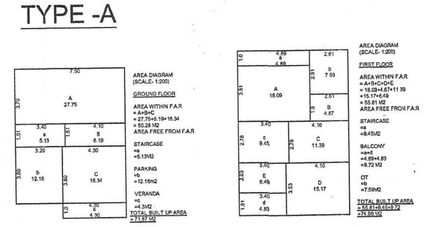
TYPE -C



TYPE -B



TYPE -A

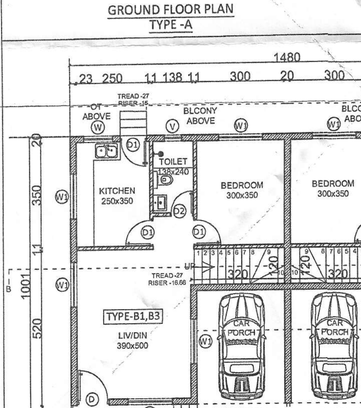


Forest I.C No: VPT/ 2825-26/ 549 dt: 23/09/2025
approved in the V. P. Meeting Case 30/06/2025
Resolution No: 2(2)

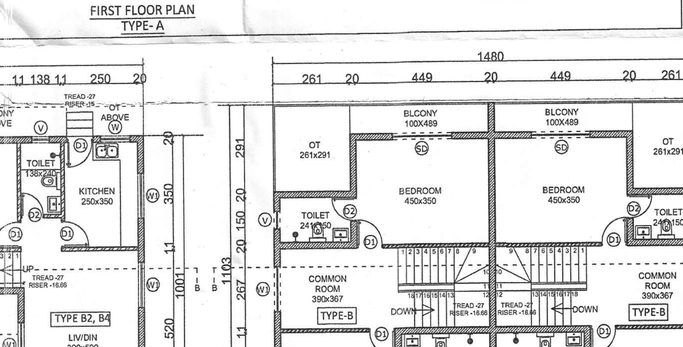
SECRETARY
V. P. TELAULIM
SALCETE-GOA

VILLAGE PANCHAYAT TELAULIM SALCETE-GOA

TYPE A



SECTION AA
TYPE A



LOCATION PLAN
SCALE- N.T.S.

FRONT ELEVATION
TYPE A

Please check order No. PPN/3586/Telaulim/332/A-1&A-2/2025/1252 dated 09/06/2025 regarding the plans

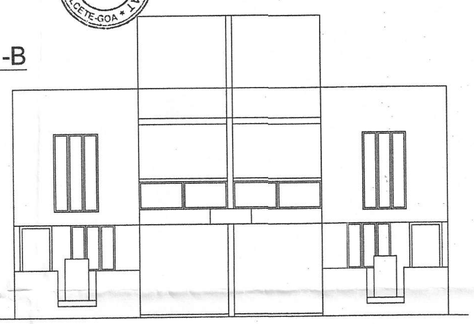
Town Planner
Town & Country Planning Dept.,
South Goa Dist. Office Margao -Goa

GROUND FLOOR PLAN
TYPE -A

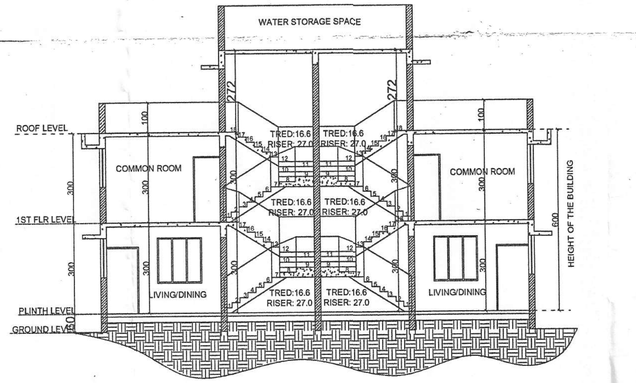
FIRST FLOOR PLAN
TYPE- A

ROOF PLAN
TYPE A

TYPE -B



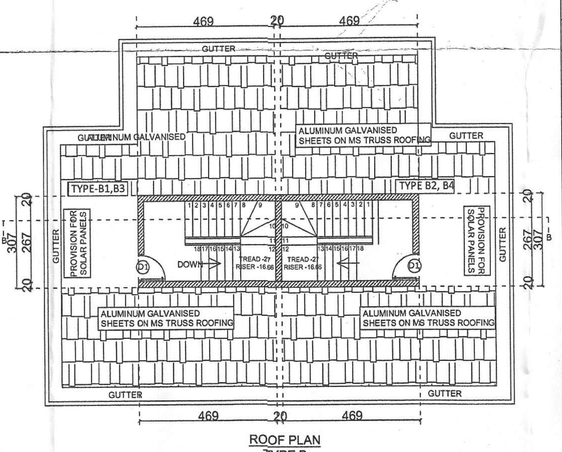
FRONT ELEVATION
TYPE B



SECTION BB
TYPE B

GROUND FLOOR PLAN
TYPE -B

FIRST FLOOR PLAN
TYPE-B



ROOF PLAN
TYPE B

AREA STATEMENT

01. AREA OF THE PLOT	
(a)AREA OF THE PLOT 322/2A	950.0 SQ M
(b)AREA OF THE PLOT 322/2B	950.0 SQ M
(TOTAL AREA OF THE AMALGAMATED PLOT a+b)	1900.0 SQ M
02. DEDUCTION FOR	
(a)AREA WITHIN ROAD WIDENING /PROPOSED	109.84 SQM
(b)AREA RESERVED FOR ANY OTHER USE	54.24 SQM
(TOTAL a+b)	164.08 SQM
03. EFFECTIVE AREA OF PLOT (01-02)	1735.02 SQM
04 .PERMISSIBLE COVERAGE (40% OF 1735.02 sq.m)	694.0 SQM
05 .AREA OCCUPIED BY THE EXISTING BUILDING IN	NA
06 .AREA OF THE BUILDING TO BE DEMOLISHED	NA
07 .COVERED AREA OF THE PROPOSED BUILDING	
a.TYPE A(A1+A2+A3)	215.61 SQM
b.TYPE B(B1+B2+B3+B4)	283.88 SQM
c.TYPE C	60.47 SQM
d.TYPE D	74.10 SQM
TOTAL COVERED AREA OF THE PROPOSED BUILDING	634.06 SQM
08 .TOTAL COVERED AREA (05+07-06)	634.06 SQM
09 .TOTAL COVERAGE	36.54%
10 .DETAILS OF AREA AND USE, FLOOR WISE FOR TYPE-A	

TOTAL 3 TYPE-A BANGLOWS

FLOOR	TOTAL BUILT-UP IN SQM	AREAS FREE OF F.A.R.				NET FLOOR AREA (SQM)
		VERANDAH/ BALCONY	STAIRS/ LIFT	PASSAGE	PARKING/ STILT	
GROUND FLR	71.87	4.3	5.13	NIL	12.16	50.28
FIRST FLR	74.98	9.72	9.45	NIL	NIL	55.81
TOTAL	146.85	14.02	14.58	NIL	12.16	106.09
TOTAL (A1+A2+A3)	440.55	42.06	43.74	NIL	36.48	318.27

TOTAL 2 TYPE-B BANGLOWS

FLOOR	TOTAL BUILT-UP IN SQM	AREAS FREE OF F.A.R.				NET FLOOR AREA (SQM)
		VERANDAH/ BALCONY	STAIRS/ LIFT	PASSAGE	PARKING/ STILT	
GROUND FLR	140.43	8.6	9.24	NIL	23.56	99.03
FIRST FLR	147.56	14.06	17.62	NIL	NIL	115.88
TOTAL	287.99	22.66	26.86	NIL	23.56	214.91
TOTAL (B1+B2)	575.98	45.32	53.72	NIL	47.12	429.82

TYPE-C BUILDING

FLOOR	TOTAL BUILT-UP IN SQM	AREAS FREE OF F.A.R.				NET FLOOR AREA (SQM)
		VERANDAH/ BALCONY	STAIRS/ LIFT	PASSAGE	PARKING/ STILT	
GROUND FLR	60.54	4.0	NIL	NIL	NIL	56.54
FIRST FLR	69.44	6.71	3.25	NIL	NIL	59.48
SECOND FLR	69.44	6.71	3.25	NIL	NIL	59.48
TOTAL	199.42	17.42	6.5	NIL	NIL	175.5

TYPE-D BUILDING

FLOOR	TOTAL BUILT-UP IN SQM	AREAS FREE OF F.A.R.				NET FLOOR AREA (SQM)
		VERANDAH/ BALCONY	STAIRS/ LIFT	PASSAGE	PARKING/ STILT	
GROUND FLR	74.09	NIL	21.13	NIL	NIL	52.96
FIRST FLR	87.72	14.06	25.91	NIL	NIL	47.75
SECOND FLR	87.72	14.06	25.91	NIL	NIL	47.75
TOTAL	249.53	28.12	73.07	NIL	NIL	148.46
GRAND TOTAL	1465.48	132.92	176.91	NIL	83.6	1085.05

11. PARKING DETAILS

FLOOR AREA	USE	NOS. CAR PARKING AREAS	
		PROVIDED	REQUIRED
1465.48.SQ.M	RESIDENTIAL	10	10
74.09 SQ.M	COMMERCIAL	02	02

12. PERMISSIBLE F.A.R	60% OF E.P.A
13. PERMISSIBLE FLOOR AREA	1170.0 SQ M
14. NET CONSUMED FLOOR AREA	1085.05
15. CONSUMED F.A.R (from total permissible area)	55.64%
16. PERMISSIBLE HEIGHT OF BLDG.	11.0 M
17. PROPOSED HEIGHT OF BLDG.	6.0 M, 9.0 M,11.0 M
18. COMPOUND WALL LENGTH	218.68 M

SCHEDULE OF OPENINGS

DW:200X250	V:60X80
D :100X250	W:200X150
D1 :90X220	W1 :150X150
D2:80X220	W2:100X130

PROJECT

PROPOSED RESIDENTIAL /COMMERCIAL BUILDINGS AND VILLAS ON AMALGAMATED PLOT OF SURVEY NO. 322/ 2-A AND 322/ 2-B FOR MR.YELLAPPA B AMBI AT TELAULIM, SALCETE GOA

MR.YELLAPPA B AMBI

DRAWING TYPE

SUBMISSION DRAWING

FLOOR PLANS, ELEVATION, SECTION, SITE PLAN, AREA DIAGRAMS, AREA STATEMENT, PARKING PLAN, LOCATION PLAN

SCALE : 1:100 1:200, 1:500	CHECKD : UPI
DEALT : AKSHATHA	DRG NO : 1
DATE : 11-03-2024	JOB NO: 780/24

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