



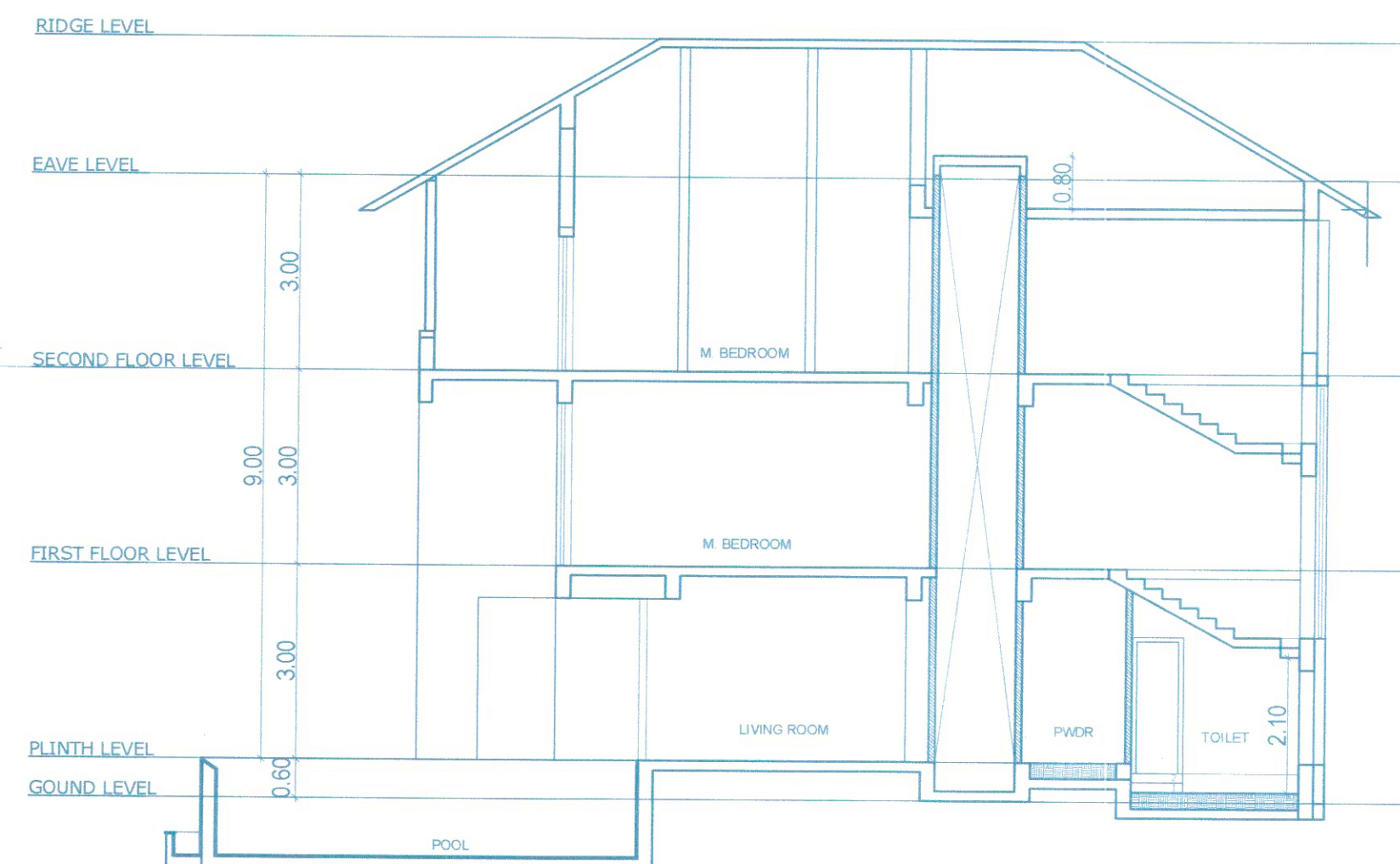
VILLA A
GROUND FLOOR PLAN
SCALE- 1:100

VILLA B
GROUND FLOOR PLAN
SCALE- 1:100

VILLA C
GROUND FLOOR PLAN
SCALE- 1:100



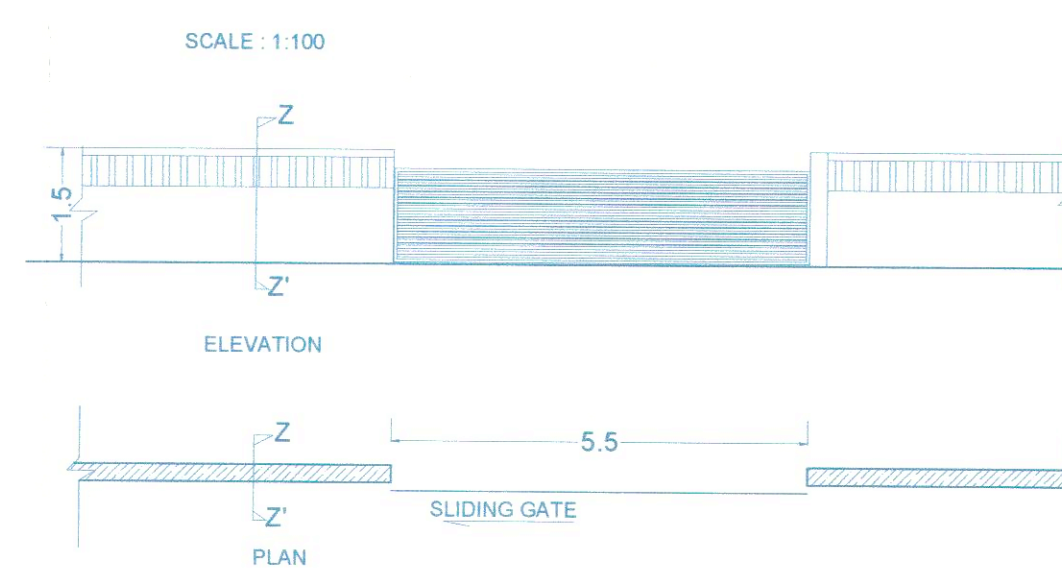
FRONT ELEVATION
SCALE- 1:100



SECTION AT CC'
SCALE- 1:100

DOOR WINDOW SCHEDULE- RESIDENTIAL					
Sno.	Nomen	Width (m)	Lintel	Sill	Height
DOORS					
1	MD	1.50	2.40	-	2.40
2	D2	0.90	2.40	-	2.40
3	D3	0.80	2.40	-	2.40
4	D4	0.80	2.20	-	2.20
5	FD1	3.00	2.40	-	2.40
WINDOWS					
1	W1	1.20	2.40	0.90	1.50
2	W2	0.75	6.30	0.90	5.40
3	W3	0.95	2.40	0.90	1.50
4	W4	0.65	2.40	0.90	1.50
5	W5	0.46	2.40	1.00	1.40
6	W6	1.10	2.40	0.90	1.50
7	W7	2.11	2.40	0.00	2.40
8	W8	2.53	2.40	0.00	2.40
9	W9	3.00	2.40	0.00	2.40
10	W10	3.00	3.00	0.00	3.00
11	W11	2.75	2.40	0.00	2.40
12	W12	3.85	2.40	0.00	2.40
13	W13	3.34	2.40	0.00	2.40
14	GS1	2.46	2.40	0.00	2.40
15	SD	3.00	2.40	0.00	2.40
16	SD2	3.60	2.40	0.00	2.40
17	SD3	3.47	2.40	0.00	2.40

DOOR WINDOW SCHEDULE COMMERCIAL					
Sno.	Nomen	Width (m)	Lintel	Sill	Height
DOORS					
1	D1	1.00	2.40	-	2.40
2	D2	0.90	2.40	-	2.40
3	D3	0.80	2.40	-	2.40
WINDOWS					
1	W1	3.55	2.40	0.00	2.40
2	W2	2.90	2.40	0.00	2.40
3	W4	0.60	2.40	0.90	1.50
4	W5	1.11	2.40	0.00	2.40
5	GS1	2.55	2.40	0.00	2.40
6	GS2	1.50	2.40	0.00	2.40
7	GS3	3.55	2.40	0.00	2.40
8	GS4	6.72	2.40	0.00	2.40
9	GS5	1.30	2.40	0.00	2.40
10	FD	1.30	2.40	0.00	2.40
11	FD1	1.50	4.20	0.00	4.20
12	FD2	1.08	4.20	0.00	4.20
13	SD1	5.10	4.20	0.00	4.20
14	SD2	5.20	4.20	0.00	4.20
ROLLING SHUTTER					
1	RS	3.40	4.20	0.00	4.20



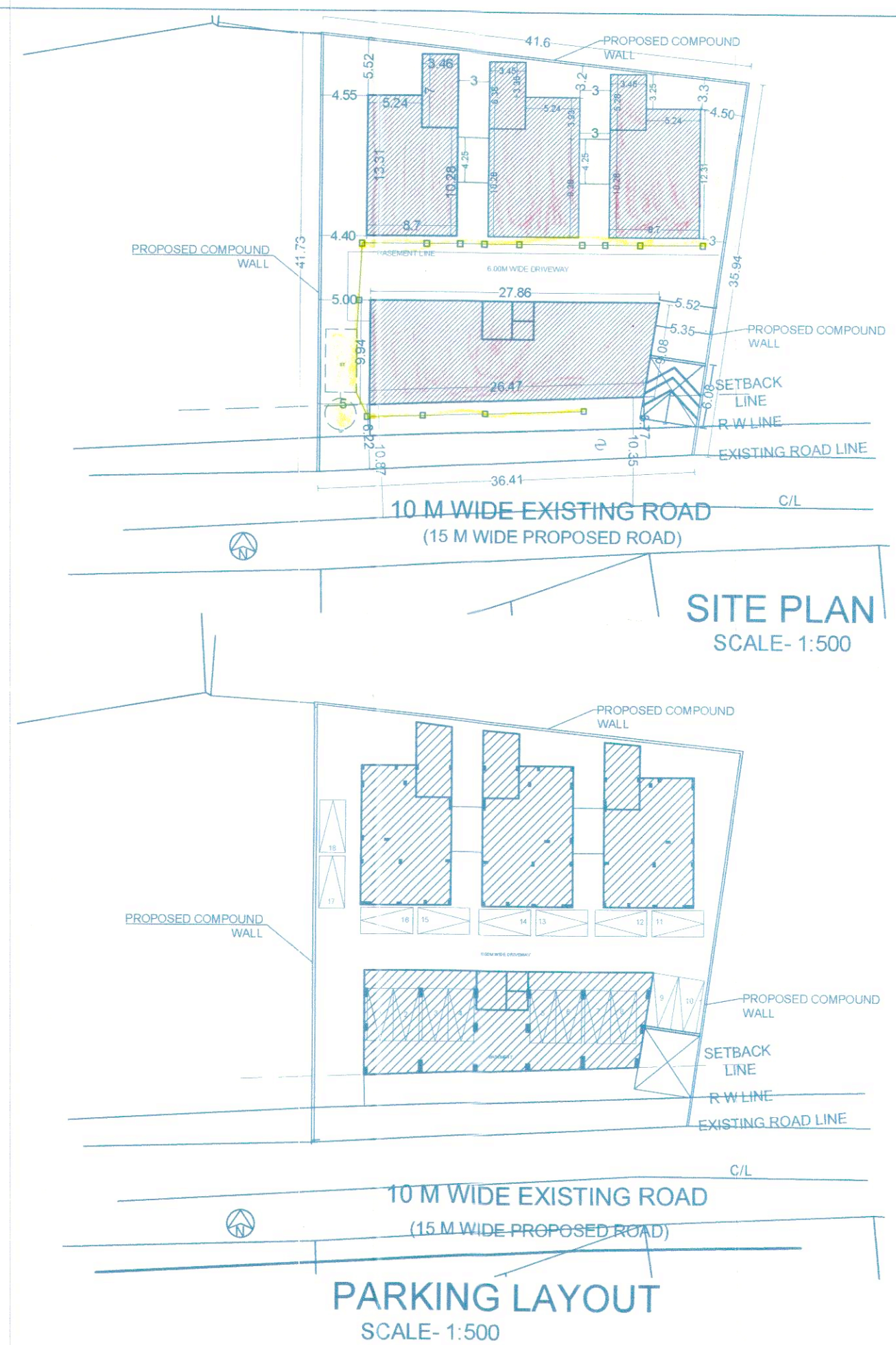
COMPOUND WALL DETAILS SCALE- 1:100

Permission Approved Vide
No. VP/AN/ Const. Licence/2023-2024/1231
Dated: 21/07/2023

Raghuvir D. Bagkar
Secretary
V.P. Arpora - Nagoa
Bardez Goa

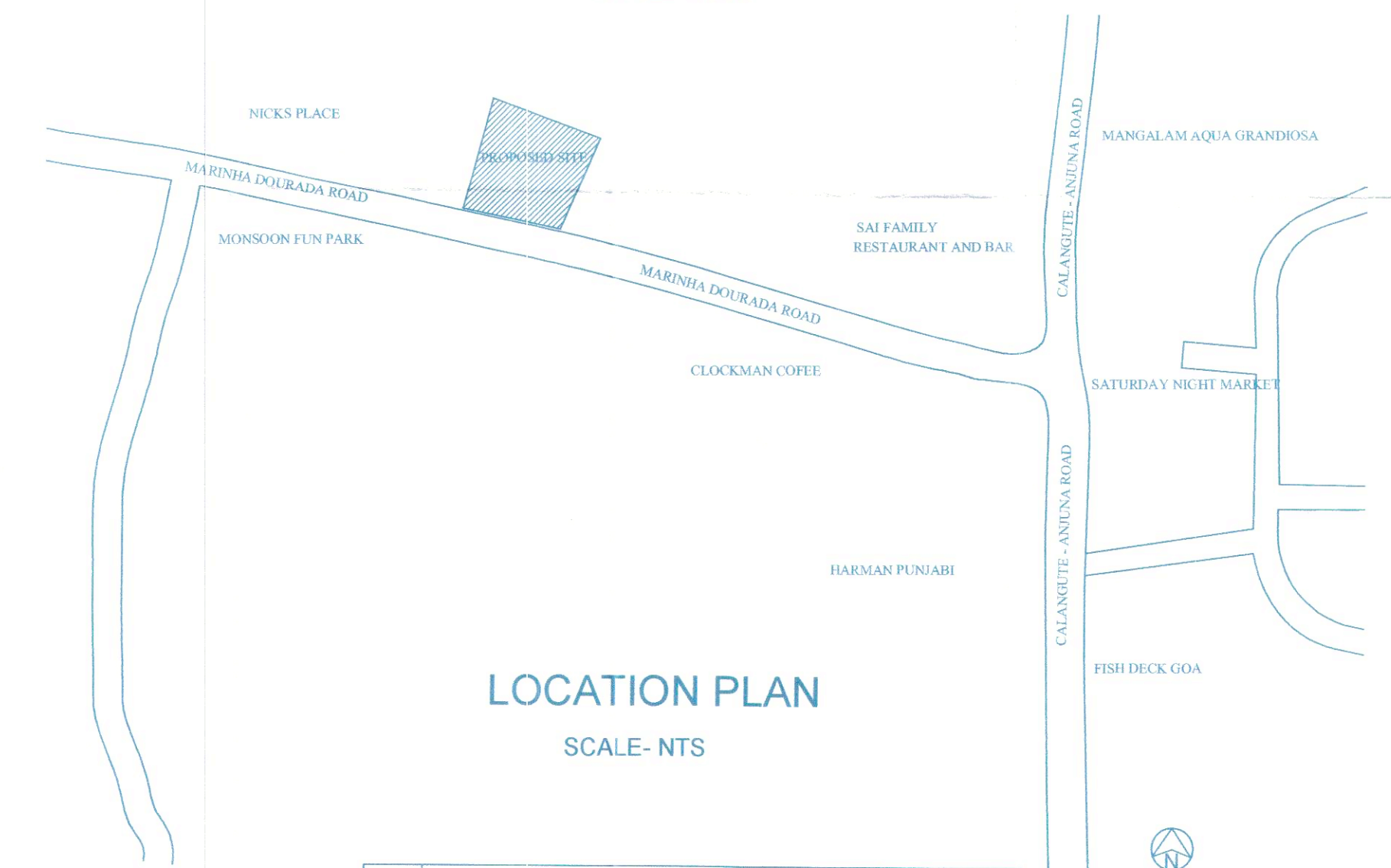
Approved with condition vide
L. No.: TPB/8992/APP/TP/23/5774
dt. 10/7/2023

Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Manasa



SITE PLAN
SCALE- 1:500

PARKING LAYOUT
SCALE- 1:500



LOCATION PLAN
SCALE- NTS

PARKING DETAILS			
FLOOR AREA	USE	REQUIRED	PROVIDED
1560.61 SQ.M	RESIDENTIAL/ COMMERCIAL	17 CARS	18 CARS

AREA CALCULATION FOR RESIDENTIAL BLDG.									
FLOOR BLOCK	USE	t.b.u.a	Area free of FAR				FAR	far %	
			Staircase / Lift	balc/ verh	Passage	Area for Gen rm/ Society off/ CCTV & Tel each rm/ Club house/gym, garbage, lobby, etc.			
GROUND	RESIDENTIAL	338.25	10.98	61.71	12.33		18.70	253.23	16.07
FIRST	RESIDENTIAL	265.47	35.22	42.24	3.00			185.01	11.74
SECOND	RESIDENTIAL	347.34	39.33	91.89	6.72			224.73	14.26
TOTAL		951.06	85.53	195.84	22.05		18.70	662.97	42.07

AREA CALCULATION FOR COMMERCIAL BLDG.									
FLOOR BLOCK	USE	t.b.u.a	Area free of FAR				FAR	far %	
			Staircase / Lift	balc/ verh	Passage	Area for Gen rm/ Society off/ CCTV & Tel each rm/ Club house/gym, garbage, lobby, etc.			
BASEMENT	PARKING	413.19	14.40			55.57			
GROUND	COMMERCIAL	252.60	14.26	16.18				222.16	14.11
MEZZANINE	COMMERCIAL	48.50				48.50			
FIRST	RESIDENTIAL	309.05	13.11	79.06			25.87	228.16	14.49
SECOND	RESIDENTIAL	327.94	13.11	79.06			25.87	228.16	14.49
THIRD	RESIDENTIAL	327.94	13.11	79.06			25.87	228.16	14.49
TOTAL		1679.22	53.59	253.36	48.50	55.57	77.61	343.22	906.64

AREA STATEMENT	
01 AREA OF THE PLOT	1575.00 SQ.M
02 DEDUCTION FOR:	
AREA WITHIN ROAD WIDENING	105.20 SQ.M
AREA RESERVED FOR ANY OTHER USE	
TOTAL (A+B)	
03 EFFECTIVE AREA OF PLOT (01 - 02)	1469.80 SQ.M
04 WHETHER ANY EXTRA F.A.R. IS CLAIMED ON THE BASIS OF THE ROAD WIDENING/ PROPOSED ROAD. IF 'YES' STATE:	
(a) AREA OF ROAD WIDENING	105.20 SQ.M
(b) WHETHER LAND HAS BEEN GIFTED TO THE LOCAL BODY COVERED AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT	
06 COVERED AREA OF THE BUILDING TO BE DEMOLISHED	
07 FLOOR AREA OF THE EXISTING BUILDING IN THE PLOT	
08 FLOOR AREA OF THE BUILDING TO BE DEMOLISHED	
09 PERMISSIBLE COVERAGE (40% OF EPA)	630.00 SQ.M
10 COVERED AREA OF THE PROP RESIDENTIAL BUILDING	293.79 SQ.M
11 COVERED AREA OF THE PROP COMMERCIAL BUILDING	249.69 SQ.M
12 TOTAL COVERED AREA(RESIDENTIAL & COMMERCIAL)	543.48 SQ.M
13 TOTAL COVERAGE	34.50%
14 PERMISSIBLE F.A.R (100 %)	1575.00 SQ.M
15 FLOOR AREA OF THE PROP RESIDENTIAL BUILDING	662.97 SQ.M
16 FLOOR AREA OF THE PROP COMMERCIAL BUILDING	906.64 SQ.M
TOTAL F.A.R (96.65 %)	1569.61 SQ.M
17 HEIGHT OF BUILDING	9.00MTS, 15.00MTS
18 FRONT SETBACK	6.20MTS, 5.77MTS
19 FRONT SETBACK FROM ROAD C/L	10.87MTS, 10.35MTS
20 SIDE SETBACK	5MTS, 7.36MTS
21 REAR SETBACK	3.00 MTS
22 OPEN SPACE REQUIRED	
23 OPEN SPACE PROVIDED	

PROPOSED REVISION TO THE CONSTRUCTION ON PLOT BEARING SURVEY NUMBER/ SUB DIVISION NO. 18838 SITUATED AT ARPORA VILLAGE, BARDEZ-TALUKA, GOA FOR BUILDGBLOCKS REALTY LLP.

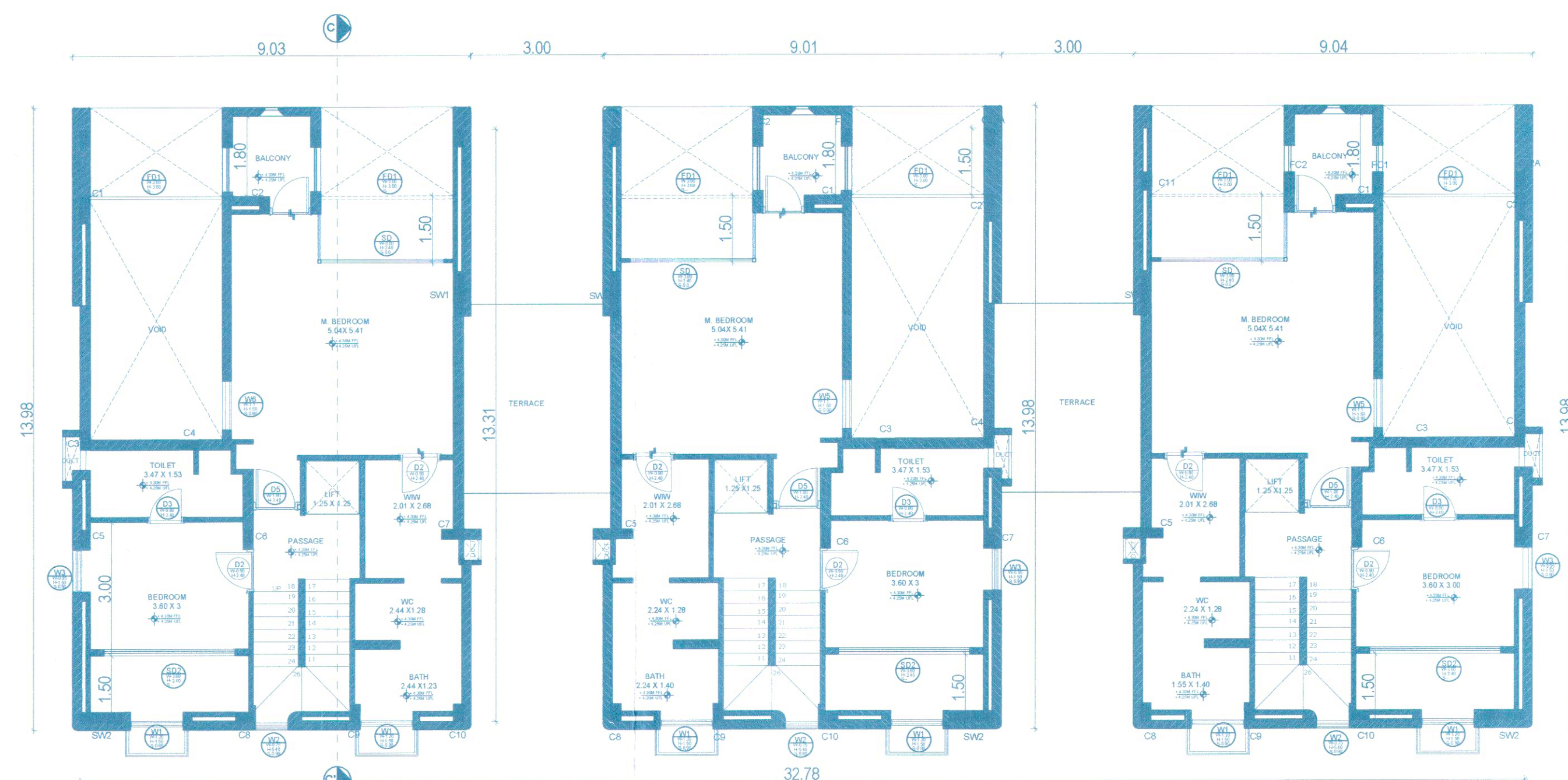
PROJECT TITLE
SUBMISSION DWG.

DESIGNER
PLANS, SECTION, ELEVATION, SITE PLAN, AREA STATEMENT

ISSUED FOR SUBMISSION/REVISION
REVISION NO. 01
REVISION SCALE 1:100 (1:100)

DESIGNED BY
ARCHITECT

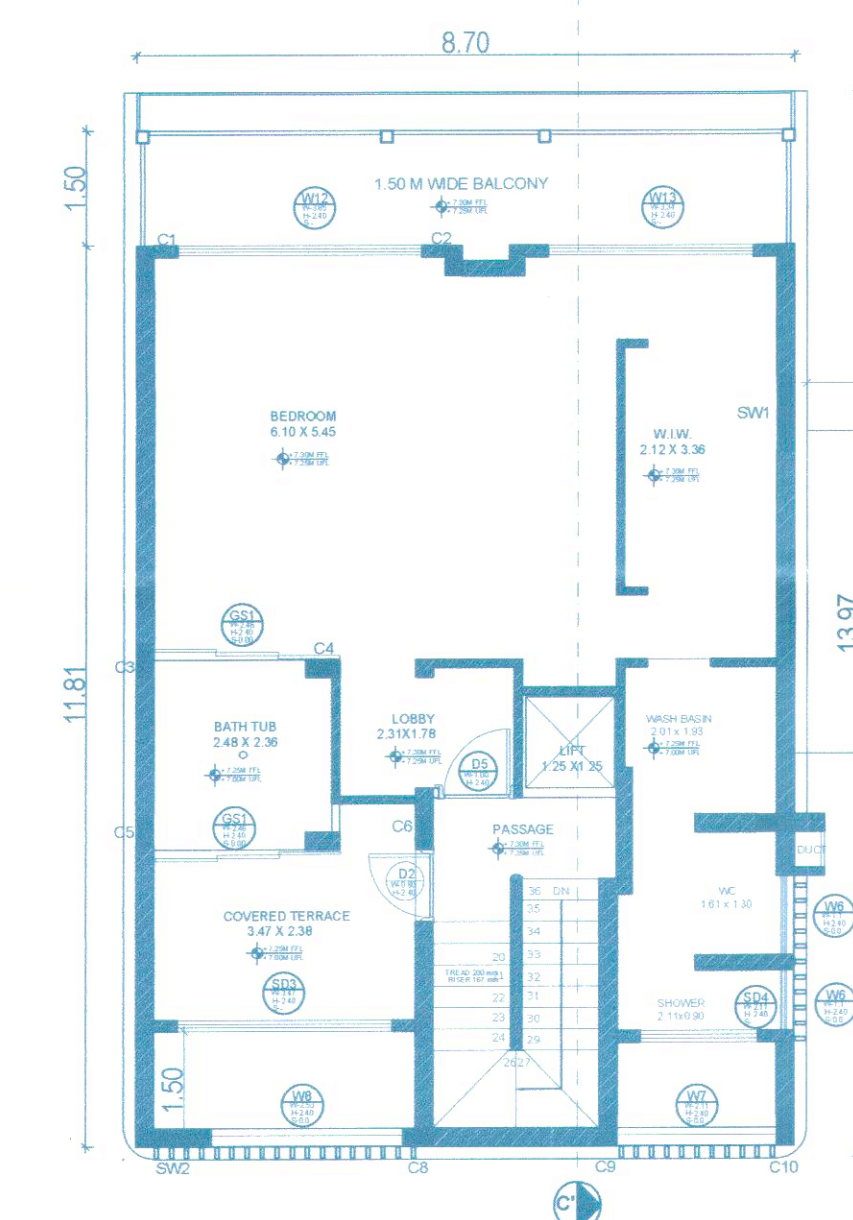
AMIT SUKTHANKAR
ARCHITECT/INTERIOR DESIGNER
180-180, LAKSHMI BAZAR, NEAR ST. VINCENT CHURCH,
V.V. DEMPO WARG, PANAJI, GOA.
E-MAIL: SUKTHANKAR@GMAIL.COM
P. NO. 9812 1232 5439



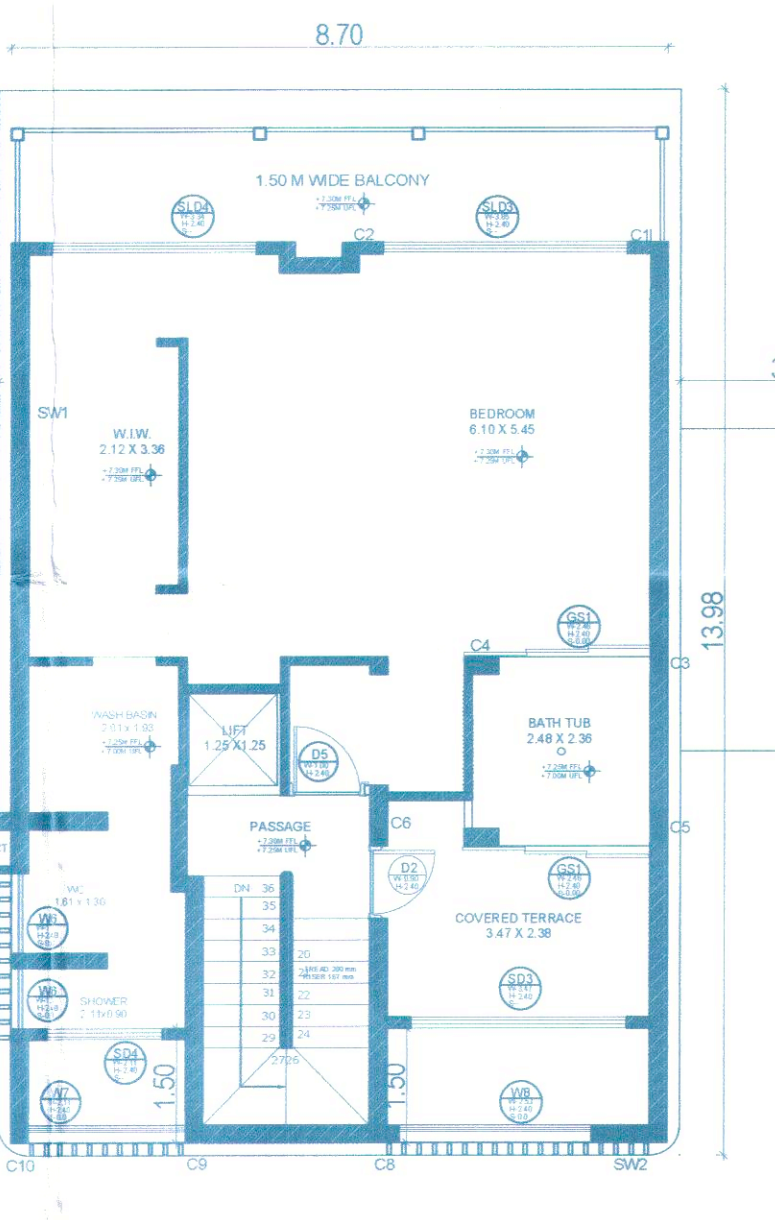
VILLA A
FIRST FLOOR PLAN SCALE- 1:100

VILLA B
FIRST FLOOR PLAN SCALE- 1:100

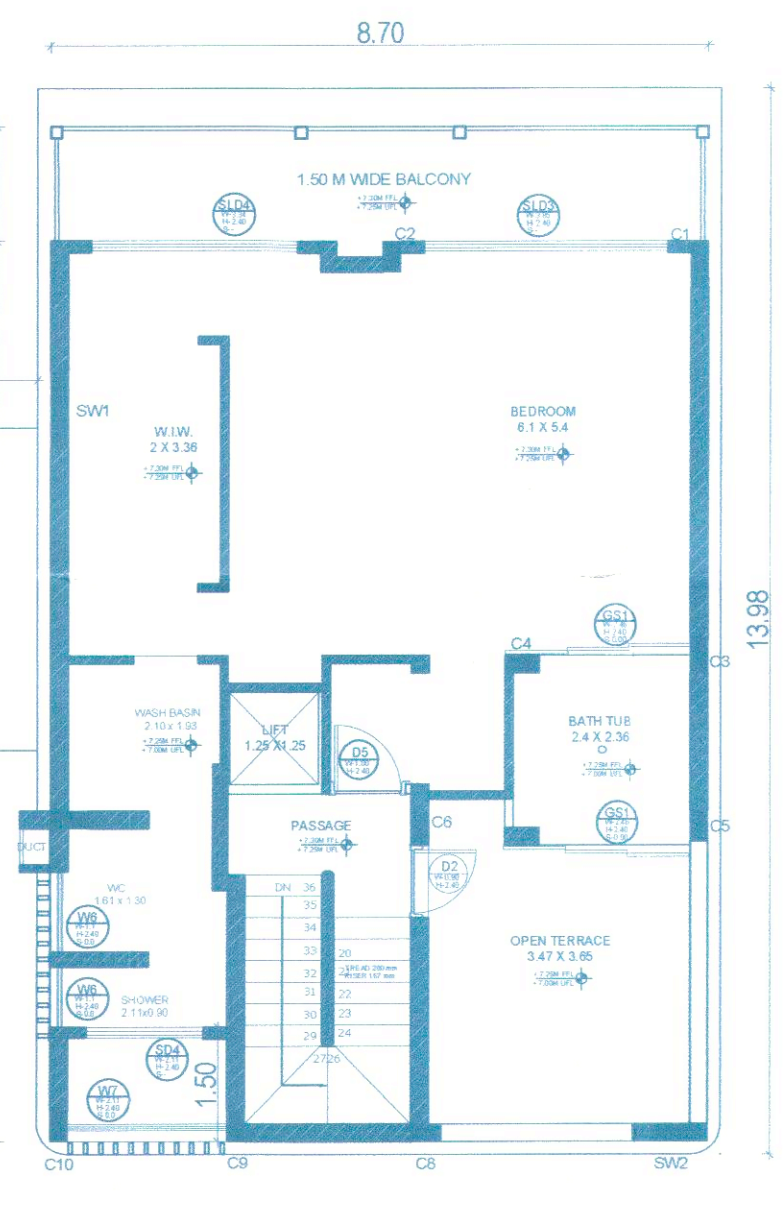
VILLA C
FIRST FLOOR PLAN SCALE- 1:100



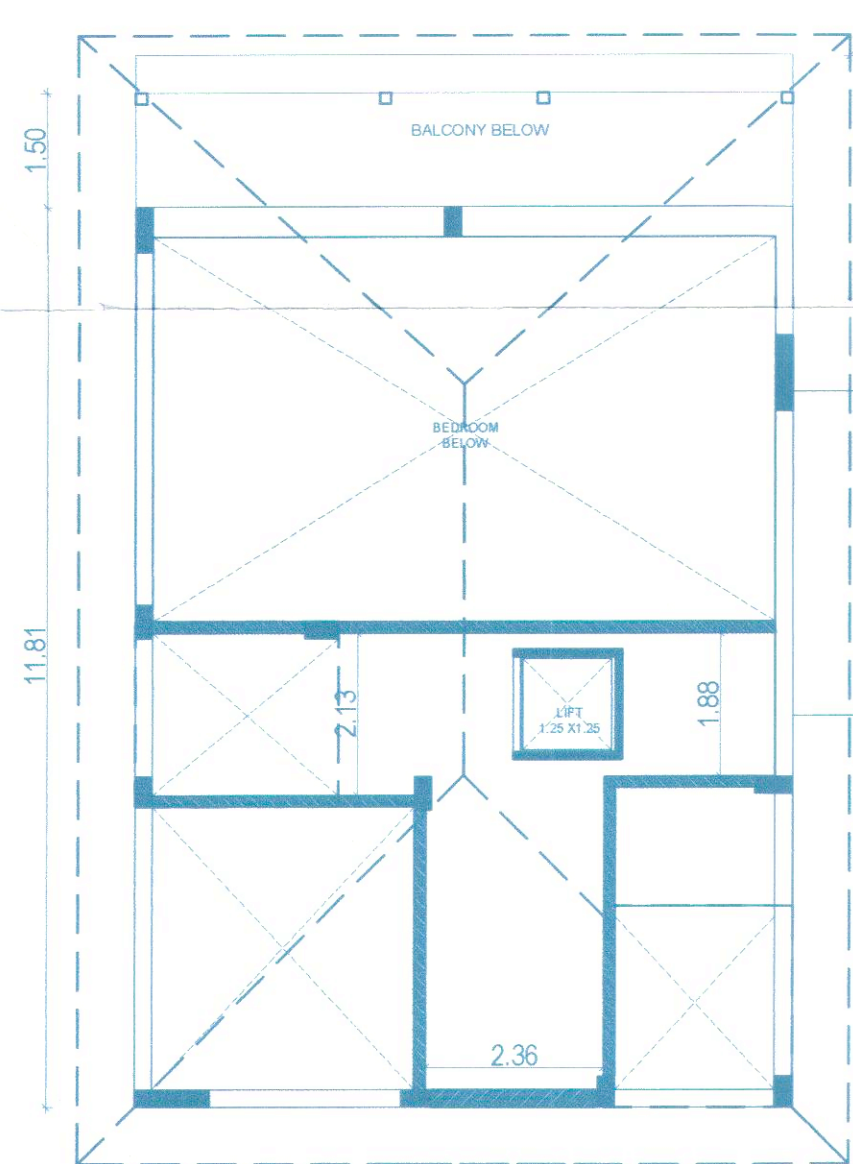
VILLA A
SECOND FLOOR PLAN (SCALE- 1:100)



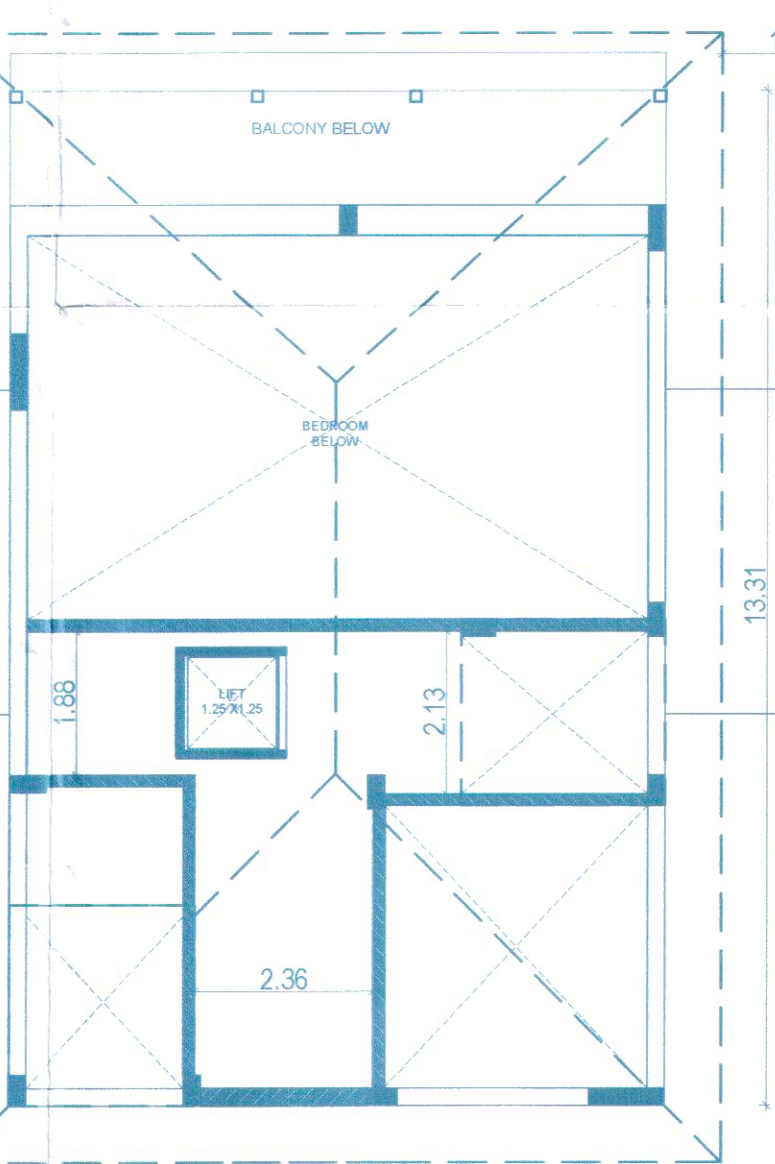
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SECOND FLOOR PLAN (SCALE- 1:100)



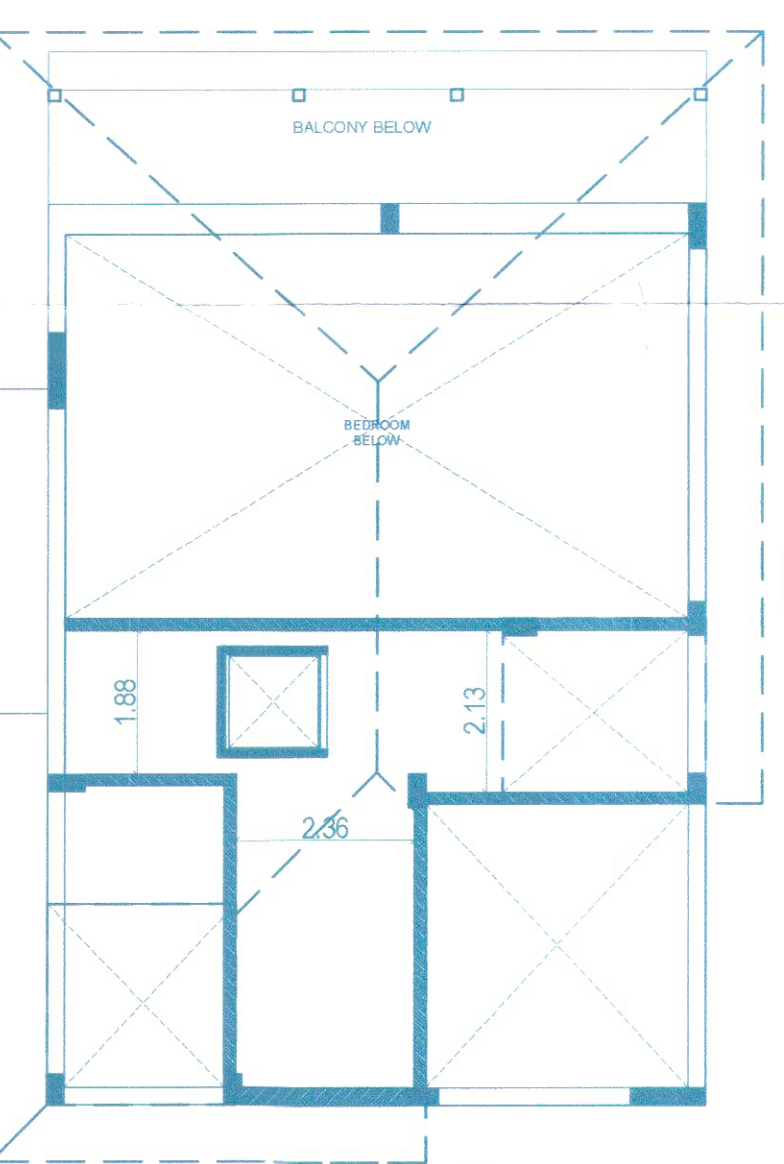
VILLA C
SECOND FLOOR PLAN (SCALE- 1:100)



VILLA A
SERVICE FLOOR PLAN (SCALE- 1:100)

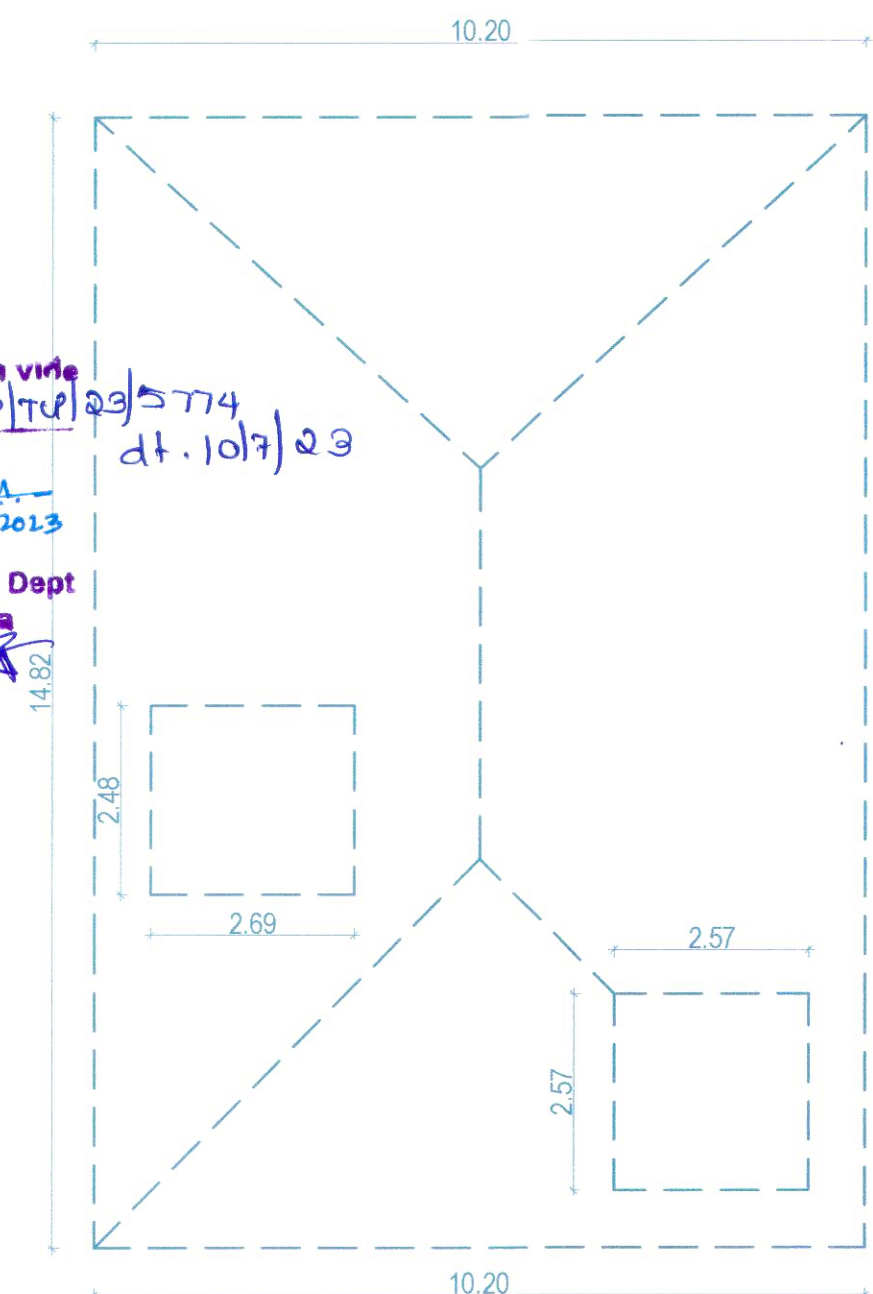


VILLA B
SERVICE FLOOR PLAN (SCALE- 1:100)

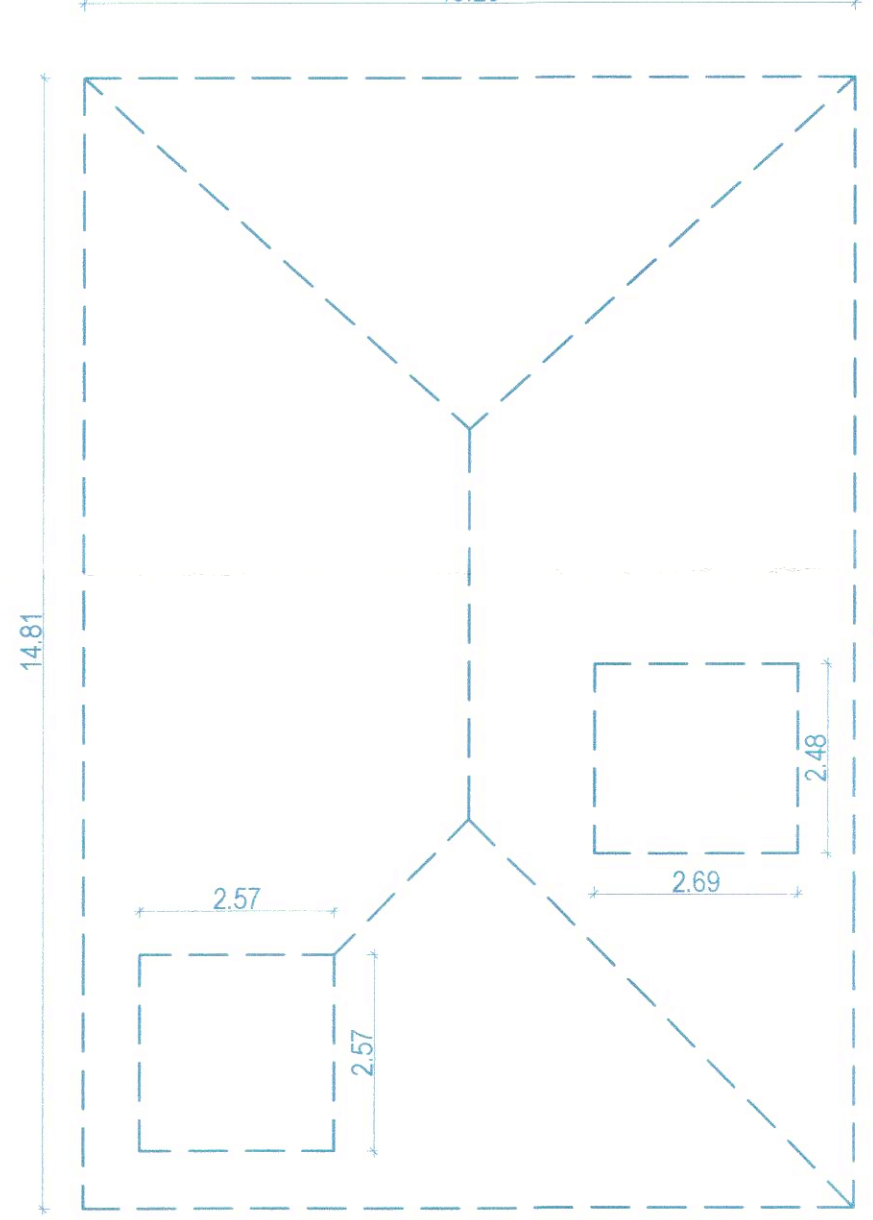


VILLA C
SERVICE FLOOR PLAN (SCALE- 1:100)

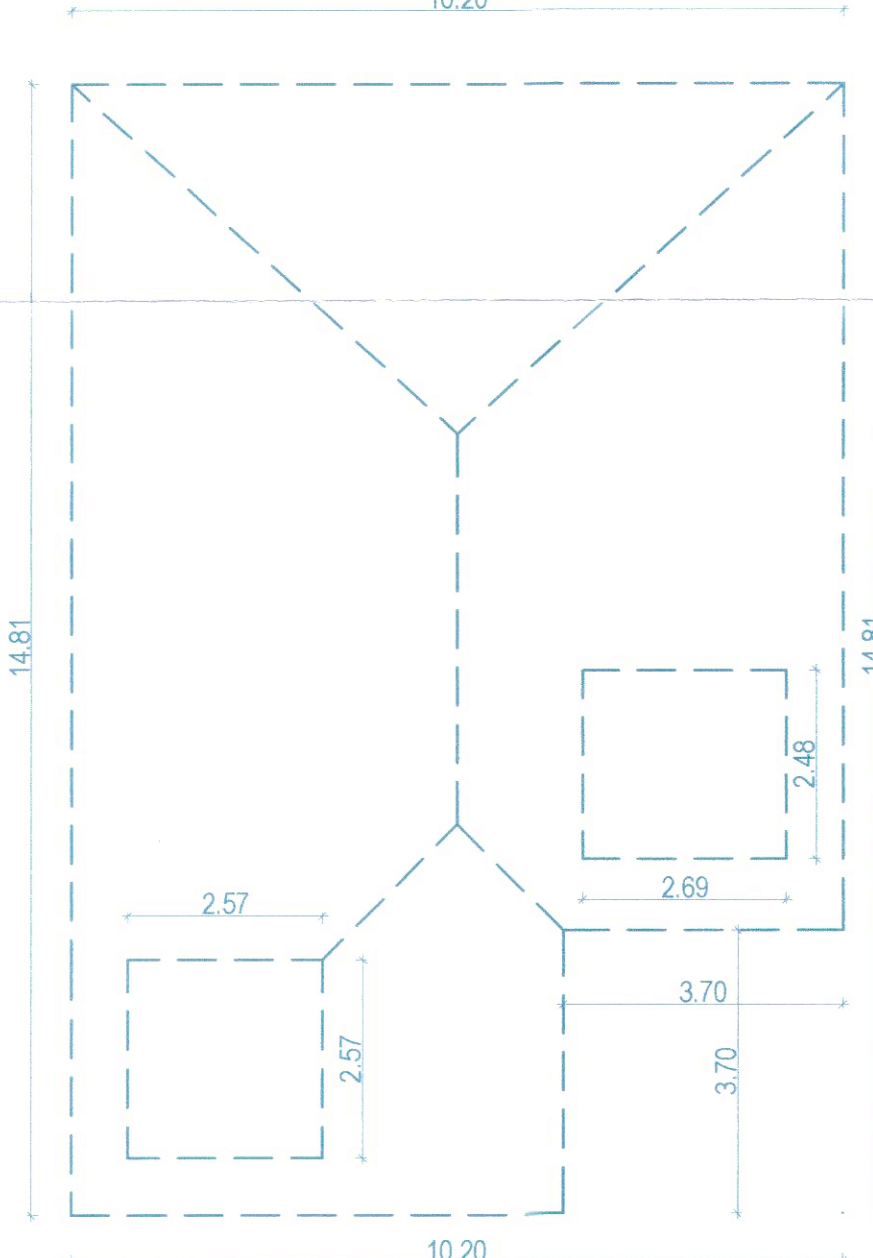
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L. No.: TP/2022/AR/107/23
dt. 10/7/23
By: Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa



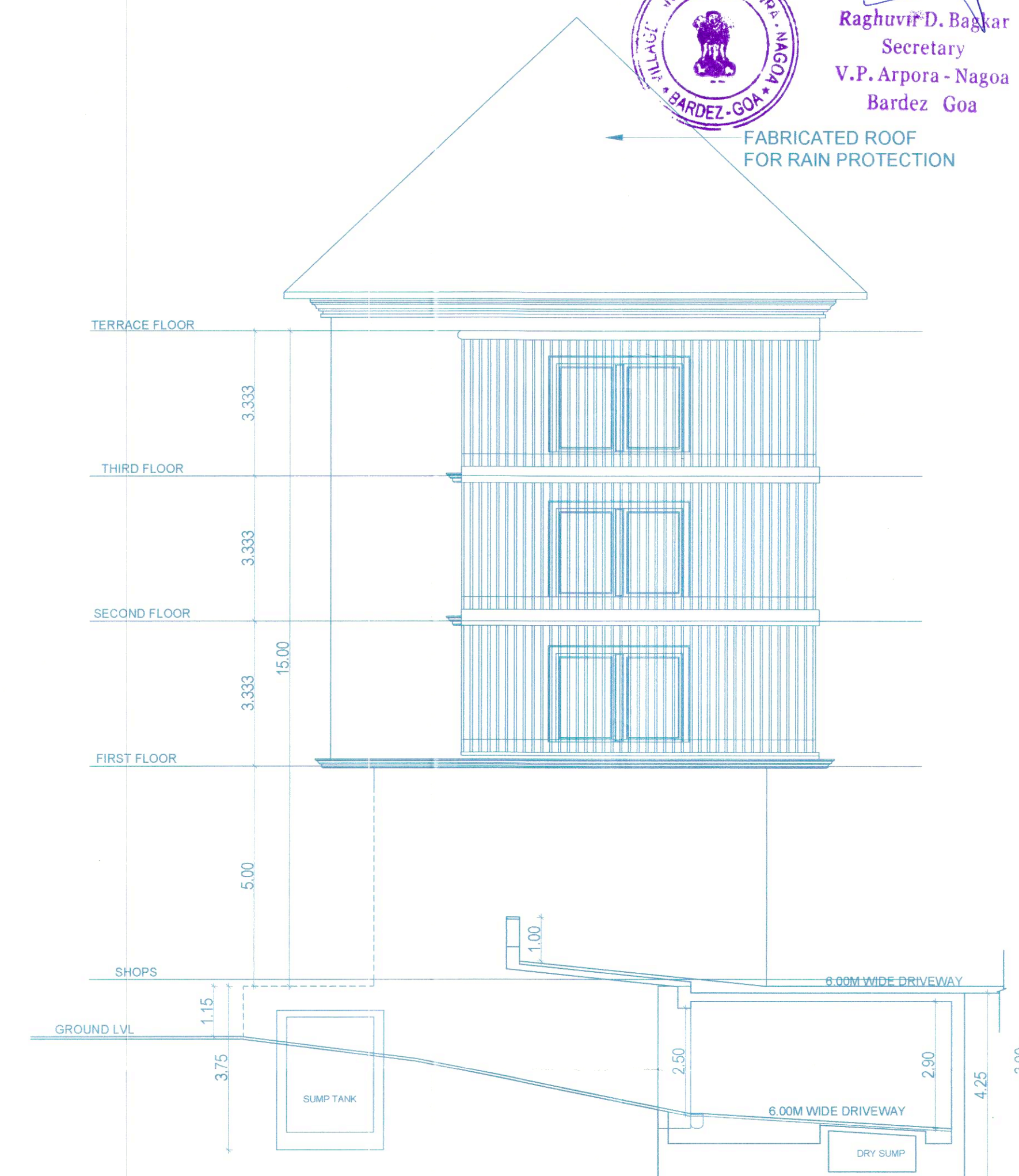
VILLA A
ROOF PLAN (SCALE- 1:100)



VILLA B
ROOF PLAN (SCALE- 1:100)



VILLA C
ROOF PLAN (SCALE- 1:100)



COMMERCIAL BLOCK SECTION CC'

Permission Approved Vide
No. VP/AM/ Const. Licence/2023-2024/ 12-31
Dated: 21/07/2023



Raghuvir D. Bagkar
Secretary
V.P. Arpora - Nagoa
Bardez Goa

FABRICATED ROOF
FOR RAIN PROTECTION

PROPOSED REVISION TO THE
CONSTRUCTION ON PLOT BEARING
SURVEY NUMBER/ SUB DIVISION NO.
188/38 SITUATED AT ARPORA
VILLAGE, BARDEZ-TALUKA, GOA
FOR BUILDGBLOCKS REALTY LLP.

CLIENT:
SIDDHANT LAKHMANI

SUBMISSION DWG.

PLANS

DATE: 20-04-2023
DRAWING NO: 02
NORTH: NORTH
SCALE: 1:100

ARCHITECT:
AMIT SUKHTANKAR

ARCHITECTS: AMIT SUKHTANKAR
2ND FLOOR, LAXMI MANOR, NEAR ST. INEZ CHURCH
V.P. ARPORA, BARDEZ, TALUKA, GOA
E-MAIL: MSSUCTANKAR@GMAIL.COM
P.A.S. (0932) 3225438

REVISION:
1. (0932) 3225438

AREA STATEMENT

AREA CALCULATION GROUND FLOOR	
FAR	= A1+A2 = 80.21+4.20 = 84.41SQ.M.
AREA FREE OF F.A.R.	
STAIRCASE & LIFT	= [ST1+LT1] = [1.94+1.72] = 3.66SQ.M.
PASSAGE	= P1 = 4.11 SQ.M.
VERANDAH	= V1+V2+V3+V4 = 8.20+4.84+1.79+5.74 = 20.57SQ.M.
TOTAL BUILTUP AREA	= [84.41+28.34] = 112.75SQ.M.

AREA STATEMENT

AREA CALCULATION FIRST FLOOR	
FAR	= A1 = 61.67SQ.M.
AREA FREE OF F.A.R.	
STAIRCASE & LIFT	= [ST1+LT1] = [9.92+1.82] = 11.74SQ.M.
PASSAGE	= P1 = 1.00 SQ.M.
BALCONY	= B1+B2+B3 = 3.35+4.84+5.89 = 14.08SQ.M.
TOTAL BUILTUP AREA	= [61.67+26.82] = 88.49SQ.M.

AREA STATEMENT

AREA CALCULATION SECOND FLOOR	
FAR	= A1 = 78.00SQ.M.
AREA FREE OF F.A.R.	
STAIRCASE & LIFT	= [ST1+LT1] = [11.23+1.88] = 13.11SQ.M.
PASSAGE	= P1 = 2.24 SQ.M.
BALCONY	= B1+B2+B3 = 13.04+5.72+3.68 = 22.44SQ.M.
TOTAL BUILTUP AREA	= [78.00+55.79] = 133.79SQ.M.

AREA STATEMENT

AREA CALCULATION GROUND FLOOR	
FAR	= A1+A2 = 80.21+4.20 = 84.41SQ.M.
AREA FREE OF F.A.R.	
STAIRCASE & LIFT	= [ST1+LT1] = [1.94+1.72] = 3.66SQ.M.
PASSAGE	= P1 = 4.11 SQ.M.
VERANDAH	= V1+V2+V3+V4 = 8.20+4.84+1.79+5.74 = 20.57SQ.M.
TOTAL BUILTUP AREA	= [84.41+28.34] = 112.75SQ.M.

AREA STATEMENT

AREA CALCULATION FIRST FLOOR	
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AREA FREE OF F.A.R.	
STAIRCASE & LIFT	= [ST1+LT1] = [9.92+1.82] = 11.74SQ.M.
PASSAGE	= P1 = 1.00 SQ.M.
BALCONY	= B1+B2+B3 = 3.35+4.84+5.89 = 14.08SQ.M.
TOTAL BUILTUP AREA	= [61.67+26.82] = 88.49SQ.M.

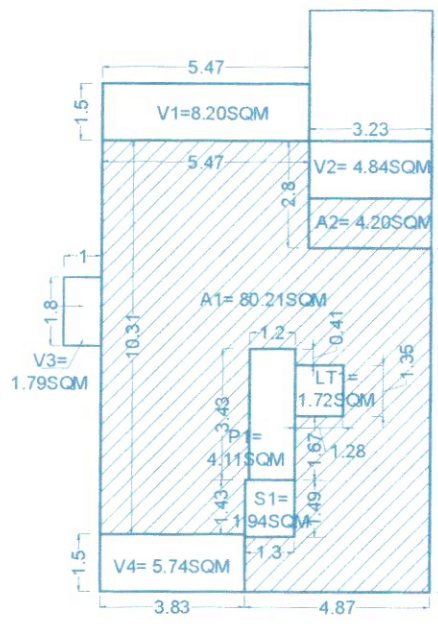
AREA STATEMENT

AREA CALCULATION SECOND FLOOR	
FAR	= A1 = 78.00SQ.M.
AREA FREE OF F.A.R.	
STAIRCASE & LIFT	= [ST1+LT1] = [11.23+1.88] = 13.11SQ.M.
PASSAGE	= P1 = 2.24 SQ.M.
BALCONY	= B1+B2+B3 = 13.04+5.72+3.68 = 22.44SQ.M.
TOTAL BUILTUP AREA	= [78.00+55.79] = 133.79SQ.M.

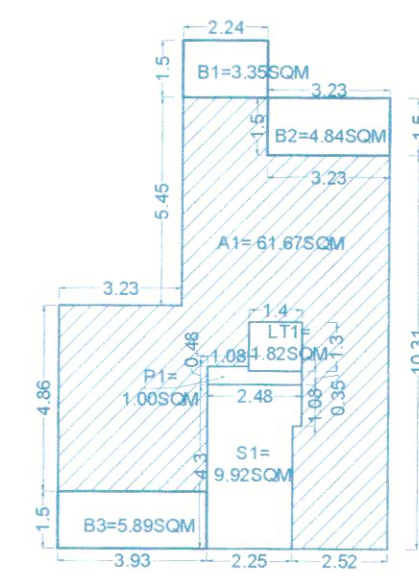
COVERED AREA



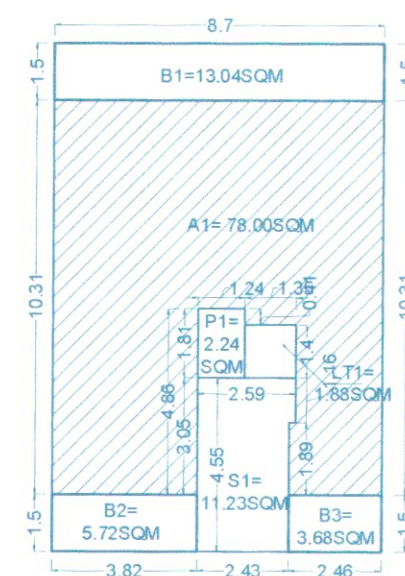
TOTAL COVERED AREA= 97.93 SQ.M.



GROUND FLOOR PLAN

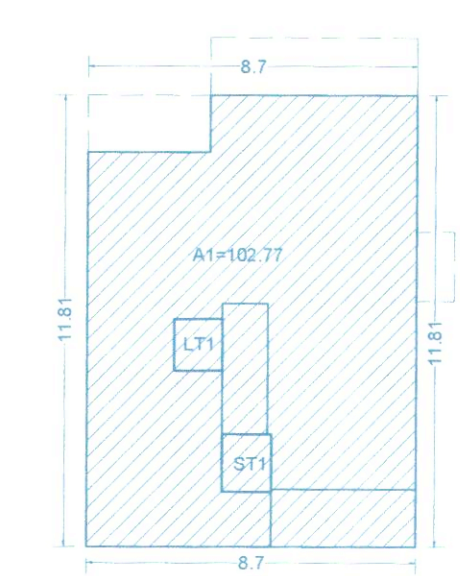


FIRST FLOOR PLAN

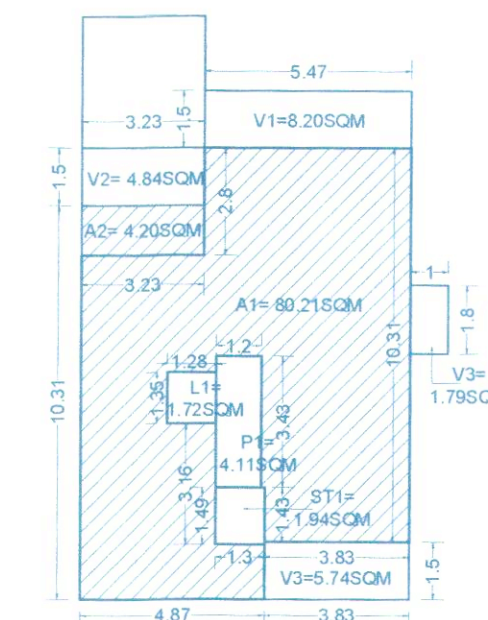


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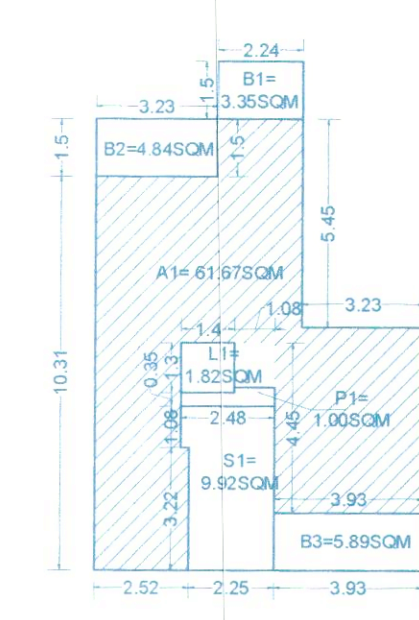
COVERED AREA



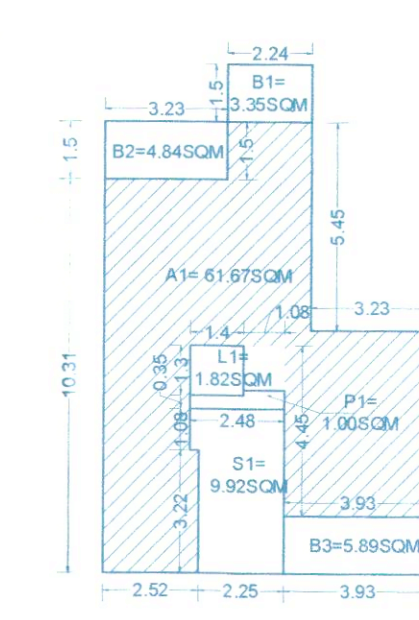
TOTAL COVERED AREA=97.93 SQ.M.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FIRST FLOOR PLAN

AREA STATEMENT

AREA CALCULATION GROUND FLOOR	
FAR	= A1+A2 = 80.21+4.20 = 84.41SQ.M.
AREA FREE OF F.A.R.	
STAIRCASE & LIFT	= [ST1+LT1] = [1.94+1.72] = 3.66SQ.M.
PASSAGE	= P1 = 4.11 SQ.M.
VERANDAH	= V1+V2+V3+V4 = 8.20+4.84+1.79+5.74 = 20.57SQ.M.
TOTAL BUILTUP AREA	= [84.41+28.34] = 112.75SQ.M.

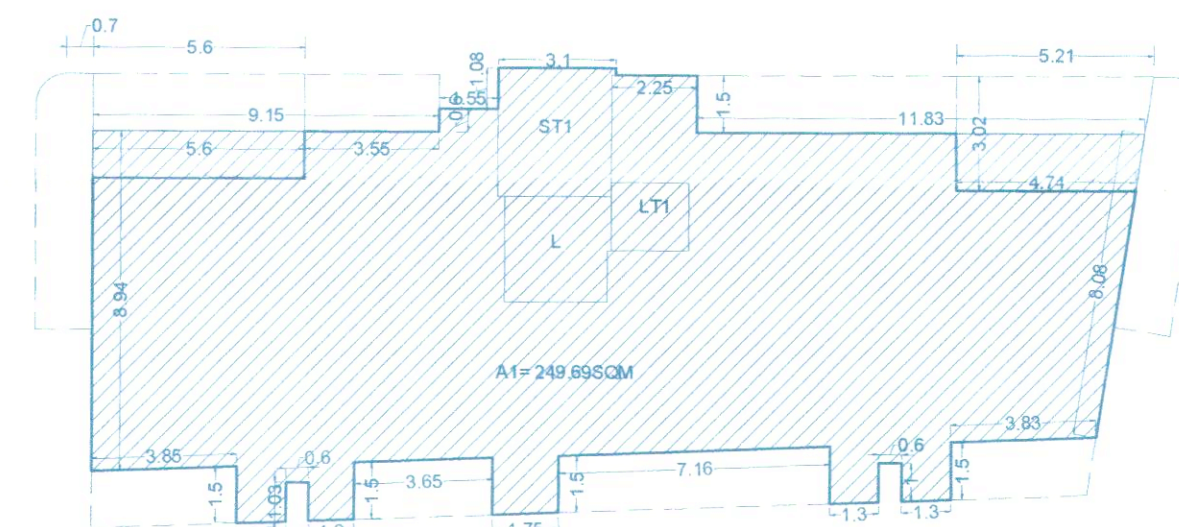
AREA STATEMENT

AREA CALCULATION FIRST FLOOR	
FAR	= A1 = 61.67SQ.M.
AREA FREE OF F.A.R.	
STAIRCASE & LIFT	= [ST1+LT1] = [9.92+1.82] = 11.74SQ.M.
PASSAGE	= P1 = 1.00 SQ.M.
BALCONY	= B1+B2+B3 = 3.35+4.84+5.89 = 14.08SQ.M.
TOTAL BUILTUP AREA	= [61.67+26.82] = 88.49SQ.M.

AREA STATEMENT

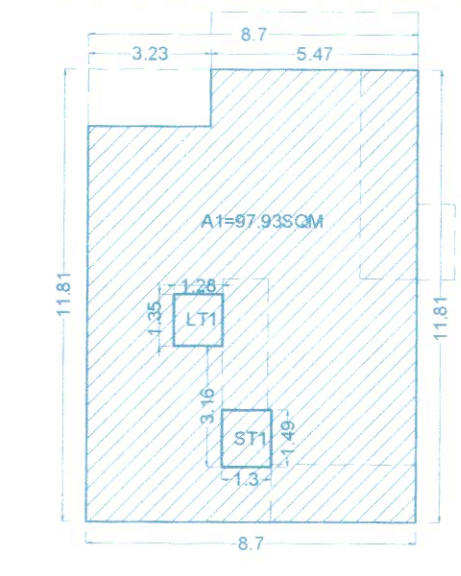
AREA CALCULATION SECOND FLOOR	
FAR	= A1 = 68.73SQ.M.
AREA FREE OF F.A.R.	
STAIRCASE & LIFT	= [ST1+LT1] = [11.23+1.88] = 13.11SQ.M.
PASSAGE	= P1 = 2.24 SQ.M.
BALCONY	= B1+B2 = 13.04+3.68 = 16.72SQ.M.
TERRACE	= T1 = 40.26 SQ.M.
TOTAL BUILTUP AREA	= [68.73+31.97] = 100.70SQ.M.

COVERED AREA

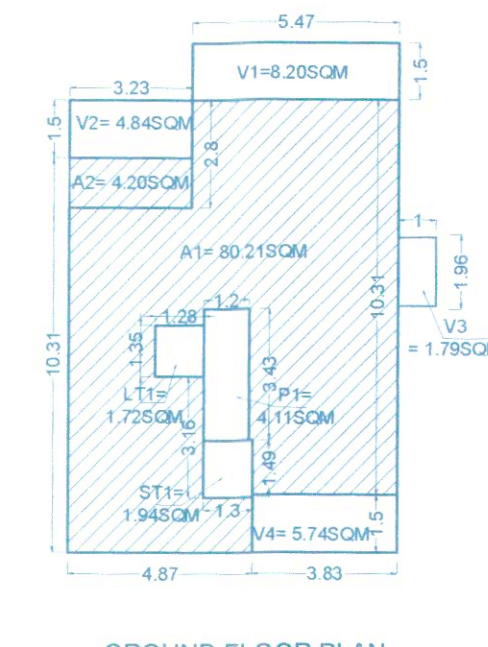


TOTAL COVERED AREA=249.69SQ.M.

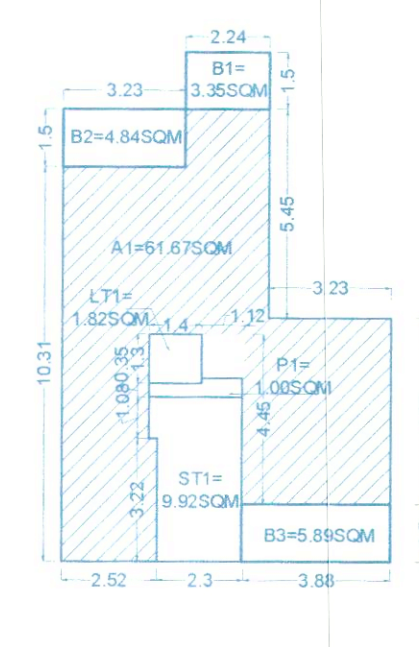
COVERED AREA



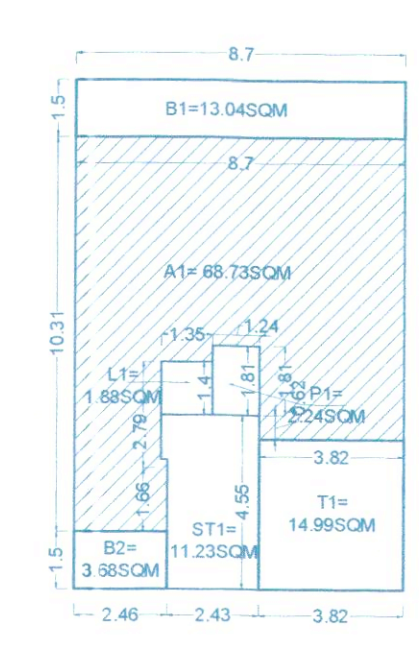
TOTAL COVERED AREA= 97.93SQ.M.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



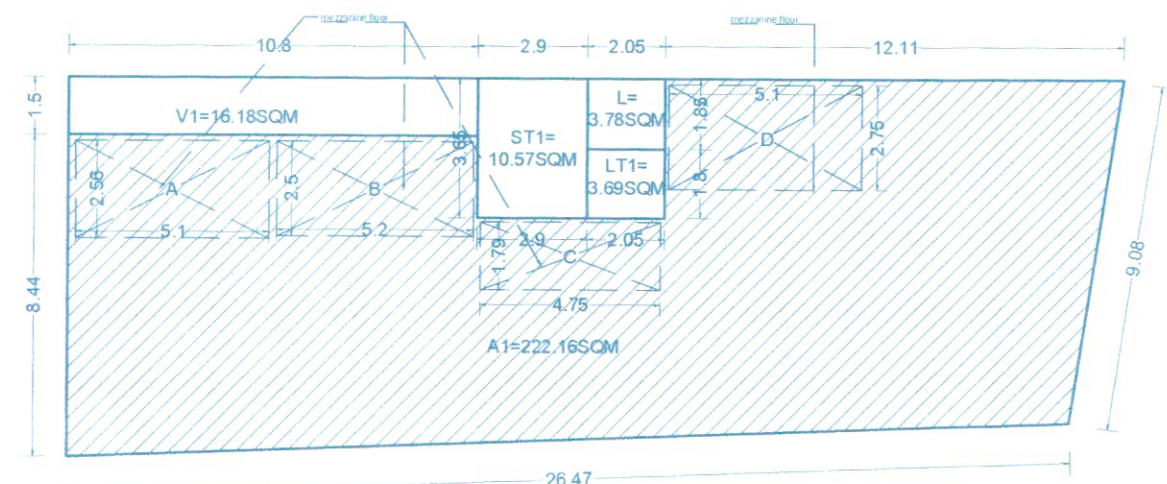
SECOND FLOOR PLAN

AREA STATEMENT

AREA CALCULATION BASEMENT FLOOR	
AREA FREE OF F.A.R.	
STAIRCASE & LIFT	= [ST1+LT1] = [10.34+4.06] = 14.40SQ.M.
PARKING	= PA1 = 343.22 SQ.M.
DG	= DG = 15.09SQ.M.
PUMP RM	= PR = 40.48SQ.M.
TOTAL BUILTUP AREA	= 413.19SQ.M.

AREA STATEMENT

AREA CALCULATION GROUND FLOOR	
FAR	= A1 = 222.16 SQ.M.
AREA FREE OF F.A.R.	
STAIRCASE & LIFT	= [ST1+LT1] = [10.57+3.69] = 14.26SQ.M.
LOBBY	= L1 = 3.78 SQ.M.
VERANDAH	= V1 = 16.18 SQ.M.
MEZZANINE	= A+B+C+D = 48.50 SQ.M.
TOTAL BUILTUP AREA	= [222.16+34.22] = 256.38SQ.M.



AREA STATEMENT

AREA CALCULATION TYPICAL FIRST, SECOND & THIRD FLOOR	
FAR	= A1+A2+A3 = (6.99+7.40+213.77) = 228.16SQ.M.
AREA FREE OF F.A.R.	
STAIRCASE & LIFT	= [ST1+LT1] = [10.22+3.69] = 13.91SQ.M.
LOBBY	= L1 = 7.61 SQ.M.
BALCONY	= B1+B2+B3+B4+B5+B6+B7+B8+B9+B10 = (8.40+5.32+10.27+7.64+5.78+5.47+ 10.73+5.56+9.97+9.92) = 79.06SQ.M.
TOTAL BUILTUP AREA	= [228.16+99.78] = 327.94SQ.M.