Please check letter No. TPP/322/Queula/231 2015/2170 dated 04/11/2015 regarding the Plans

Dy. Town Planner 04/11/15
Town & Country Planning Dept
Govt. of Goa,
Ponda-Goa.

SARPANCH
Village Panchayat Queula
Taluka Ponda - Goa

AREA STATEMENT FOR INFRASTRUCTURE CALCULATIONS

FREE OF F.S.I. AREA.

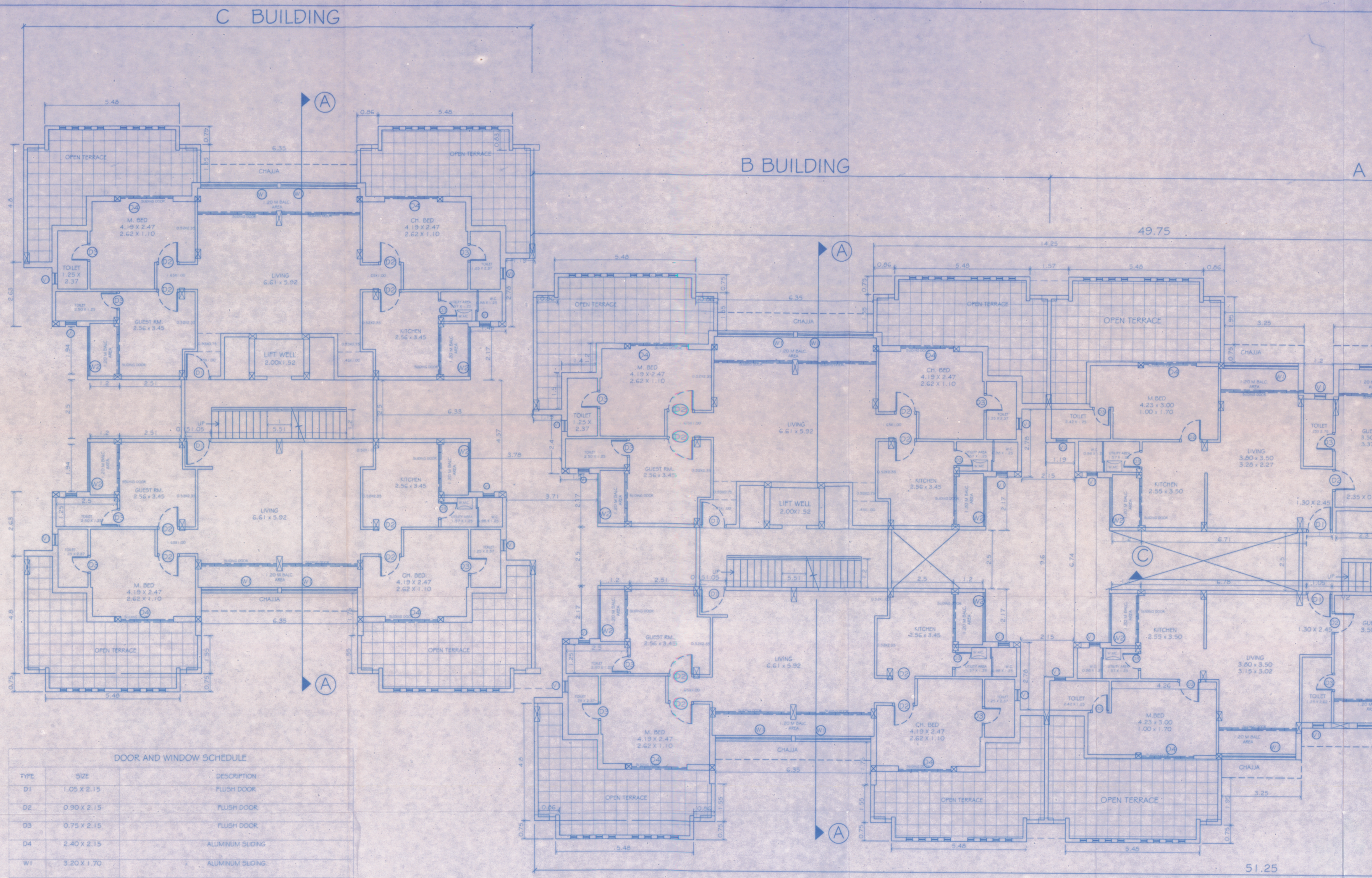
		B.U. AREA F.S.I.PURPOSE	STILTS	STAIR	BALCONY	TERRACE	7.5% AMINITY AREAS	TOTAL
1	STILTS		503.04	85.3				588.34
2	LOWER GROUND FLOOR	502.09	404.41	85.3	40.52		108.83	1141.2
	GROUND FLOOR	970.8		85.3	80.75			1136.9
4	FIRST FLOOR	970.8		85.3	80.75			1136.9
5	SECOND FLOOR	591.73		85.3	80.75	265.52		1023.3
6	TOTAL	3035.4	907.45	426.5	282.77	265.52	108.83	5026.5

AREA STATEMENT

	AREA OF PLOT	4.093.00	SQ. MT.
2	AREA UNDER ROAD WIDENING	195.00	SQ. MT.
3	NET PLOT AREA	3.898.00	SQ. MT.
4	AREA UNDER DEMOLISHION	nil	SQ. MT.
5	ALLOWABLE FAR 0.80	3.118.40	SQ. MT.
6	PERMISSIBLE AREA FOR AREA UNDER ROAD WIDENING 0.80	156.00	SQ. MT.
7	PERMISSIBLE 7.5 % AMINITY SPACE	233.88	SQ. MT.
8	TOTAL PERMISSIBLEBUILT UP AREA IN SQ.MT.	3.508.28	SQ. MT.
9	ALLOWABLE COVERAGE 40 %	1.595.20	SQ. MT.
	PROPOSED COVERAGE 24.91 %	970.80	SQ. MT.
	PROPOSED AREA ON STILTS FLOOR	907.45	SQ. MT.
	PROPOSED AREA ON LOWER GROUND FLOOR	502.09	SQM
	PROPOSED AREA ON GROUND FLOOR	970.80	SQ. MT.
	PROPOSED AREA ON FIRST FLOOR	970.80	SQ. MT.
	PROPOSED AREA ON SECOND FLOOR	591.73	SQ. MT.
	TOTAL PROPOSED BUILT UP AREA 77.87%	3.035.42	SQ. MT.
	AREA UNDER AMINITIES	108.83	SQ. MT.
	TOTAL ALLOWABLE BALCONY 10%	303.54	SQ. MT.
	PROPOSED BALCONY AREA FREE OF FAR %	282.77	SQ. MT.

PARKING REQUIRMENT

NO OF FLATS 38	41.00	CARS
TOTAL REQUIRMENT	41.00	CARS
PROVIDED PARKING	42.00	CARS



D C B A

2ND FLOOR PLAN
SCALE 1:100

DOOR AND WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION
D1	1.05 X 2.15	FLUSH DOOR
D2	0.90 X 2.15	FLUSH DOOR
D3	0.75 X 2.15	FLUSH DOOR
D4	2.40 X 2.15	ALUMINUM SLIDING
W1	3.20 X 1.70	ALUMINUM SLIDING
W2	2.00 X 1.50	ALUMINUM SLIDING
W3	1.80 X 1.70	ALUMINUM SLIDING
V1	0.60 X 0.90	GLASS LOUVERED
V2	1.20 X 0.60	ALUMINUM SLIDING

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	PARKING REQUIRMENT	
	NO OF FLATS 38	41.00 CARS
	TOTAL REQUIRMENT	41.00 CARS
	PROVIDED PARKING	42.00 CARS

CONTENT OF SHEET:
SECOND FLOOR PLAN

***NOTE:
PLEASE READ THIS DRAWING ALONG WITH DRAWING
ST/C-1/6, ST/C$\frac{2}{6}$;ST/C-3/6, ST/C-4/6, ST/C-5/6, ST/C/6/6

UNDER SPECIAL PROVISION REGARDING FAR UNDER SECTION 4.8, SINCE THE PLOT COMES UNDER ROAD WIDENING AN ADDITIONAL FAR OF 100 % OF THE AFFECTED AREA i.e. 195.00 X 0.80=156.00 SQ.M. CAN BE OBTAINED.

ALSO AN ADDITIONAL FAR OF 7.5% OF PROPOSED F.A.R., i.e. 245.25 SQ.M. CAN BE OBTAINED FOR SOCIETY OFFICE ,GENERATOR ROOM, PUMP ROOM, TELEPHONE EXCHANGE,CCTV, EQUIPMENT ROOM, SECURITY CABIN, ETC.

***NOTE:
PLEASE READ THIS DRAWING ALONG WITH DRAWING
ST/C-1/5, ST/C-2/5, ST/C-3/5, ST/C-5/5

SIGN. OF ARCHITECT
D.W.KAMAT
CA/85/8884
TCP/AR/011/2010

D. W. KAMAT
REGD. ARCHITECT-CA. 85/8884
GOVT.REGD.VALUER-CAR-I/569
TCP/AR/0117/2010

SIGN. OF CLIENT
ABarua

DRG. NO : ST-C-4/6	JOB NO : 08 /643 C
DATE : 15-6-15	SCALE : AS INDICATED
DRAWN BY: M. S.	CHKD BY : D. W. K.

CONTENT OF SHEET:
SECOND FLOOR PLAN, DOOR WINDOW SCHEDULE
AREA CALCULATION .

JOB TITLE:
PROPOSED amendments in plan approved vide let no.TCP / CONST / QUE / 23/1 /OB / 618 / DATED 30/05/2008
RESIDENTIAL COMPLEX FOR M/S KUNDIL REALITIES , ON PLOT BEARING S.NO.23 / 1/ C AT QUEULA - PONDA - GOA

D.W.KAMAT
ARCHITECT,
ENGINEER,
VALUER,
INTERIOR DESIGNER.
"203" Nizari Bhavan M.B.Rd, Panjim