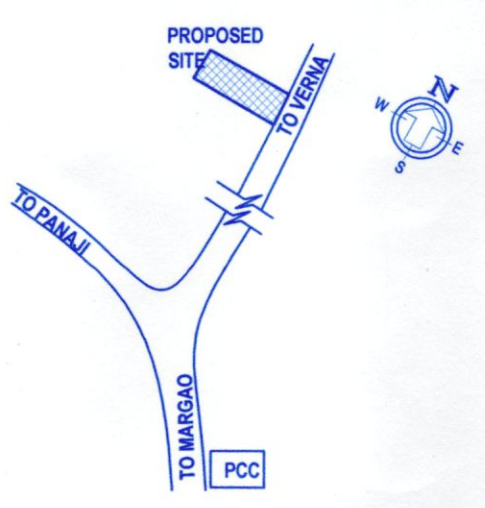


SITE PLAN
SCALE 1:500

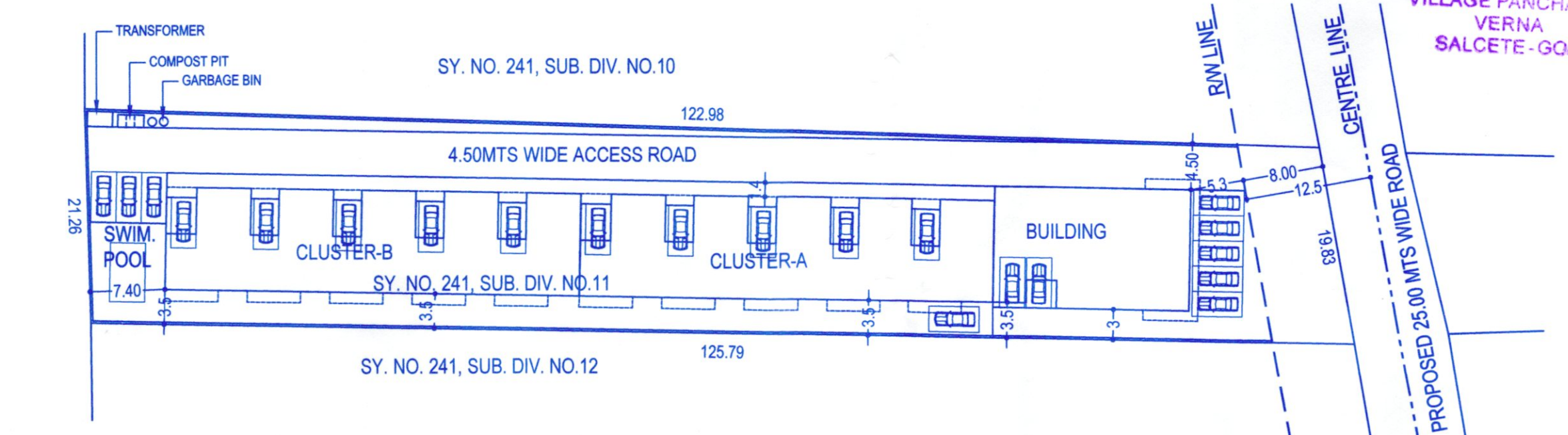


Approved Vide Res. No. V(10) dt. 29/09/2022
Village Panchayat of Verna

SECRETARY
VILLAGE PANCHAYAT
VERNA
SALCETE-GOIA



LOCATION PLAN
SCALE NOT TO SCALE



PARKING PLAN
SCALE 1:500

SCHEDULE OF OPENINGS			
TYPE	SIZE	TYPE	SIZE
RS1	2.40X4.50	D1	1.00 X 2.50
RS2	2.40X2.50	D2	0.90 X 2.50
FD1	4.90X2.50	D3	0.90 X 2.20
FD2	2.90X2.50	D4	0.75 X 2.50
FD3	3.00X2.50	W 1	1.20 X 2.00
FD4	2.40X2.50	W2	1.50 X 1.60
FD5	1.30X2.50	W3	1.20 X 1.35
		W4	1.20 X 1.00
V1	0.60 X 1.00	W5	2.40 X 1.60

30. Details of areas and use, floorwise:

Floor % Reference	Use	Covered Terrace	Open Terrace	Total builtup area M2	Areas free from FAR				NET FAR		ADDITIONAL FAR		PROPOSED TOTAL FAR			
					Stairs	Bal/ Ver	Lift	Mezz	base Silt/ Ramp Un_porch	Total	Net Floor Area sq.m.	FAR P %	Ent. Foyer/ Club house	FAR P %	TOTAL Floor Area sq.m.	FAR P %
PROPOSED BUILDING																
GROUND FLOOR	PARK/COMM RES	-	-	234.00	15.76	-	2.72	-	33.39	51.87	182.13	7.36 %	-	0.00 %	182.13	7.36 %
FIRST FLOOR	RES	-	-	250.18	21.36	44.11	2.72	-	-	68.19	71.59	2.89 %	110.40	7.44 %	181.99	10.33 %
SECOND FLOOR	RES	-	-	110.88	21.36	15.21	2.72	-	-	39.29	71.59	2.89 %	-	-	71.59	2.89 %
TOTAL	PARK/COMM RES	-	-	595.06	58.48	59.32	8.16	-	33.39	159.35	325.31	13.14 %	110.40	7.44 %	435.71	20.58 %
PROPOSED CLUSTER-A																
GROUND FLOOR	RES	-	65.32	401.92	-	40.89	-	-	72.42	113.31	288.61	11.66 %	-	-	288.61	11.66 %
FIRST FLOOR	RES	-	-	365.52	-	75.03	-	-	-	75.03	290.49	11.74 %	-	-	290.49	11.74 %
TOTAL	RES	-	65.32	767.44	-	115.92	-	-	72.42	188.34	579.10	23.40 %	-	-	579.10	23.40 %
PROPOSED CLUSTER-B																
GROUND FLOOR	RES	-	65.32	401.92	-	40.89	-	-	72.42	113.31	288.61	11.66 %	-	-	288.61	11.66 %
FIRST FLOOR	RES	-	-	365.52	-	75.03	-	-	-	75.03	290.49	11.74 %	-	-	290.49	11.74 %
TOTAL	RES	-	65.32	767.44	-	115.92	-	-	72.42	188.34	579.10	23.40 %	-	-	579.10	23.40 %
GRAND TOTAL	PARK/COMM RES	-	130.64	2129.94	58.48	291.16	8.16	-	178.23	536.03	1483.51	59.94 %	110.40	7.44 %	1593.91	67.38 %

AREA FOR INFRASTRUCTURE TAX=2129.94sq. mts. +130.64(OPEN TERRACE)
NOTE :PROPOSED CLUBHOUSE = 110.40sqm (7.50% AREA OF PROPOSED FAR)

FLOOR AREA NO. OF UNITS	USE	No. of Car Parks/ parking area	
		Provided	Required
FAR upto 100sqm. (2 BHK FLATS-02 NOS)	Comm.	04	04
FAR upto 150sqm. (3 BHK RH-10 NOS)	Res.	02	02
TOTAL	Res.	15	15
TOTAL	Res.	21	21

32. Type of zone to which the plot belongs to: SETTLEMENT zone

33. Front setback from the center line of road: 12.50+5.30=17.80 mts.

34. Side setbacks:

(a) Left Side	4.50	mts.
(b) Right Side	3.00, 3.50	mts.

35. Distance between two or more building on the same plot, if any: 0.00 mts.

36. Height of the plinth: 0.30, 0.50 mts.

37. Use to which the building is to be put to floor-wise:

Ground floor:	Parking/Commercial/Residential
First floor:	Residential
Second floor:	Residential

38. Plot owned by with reference to the ownership certificate of land: **Mr. ANTHONY JOHN SILVEIRA**

39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division.

40. Any other information

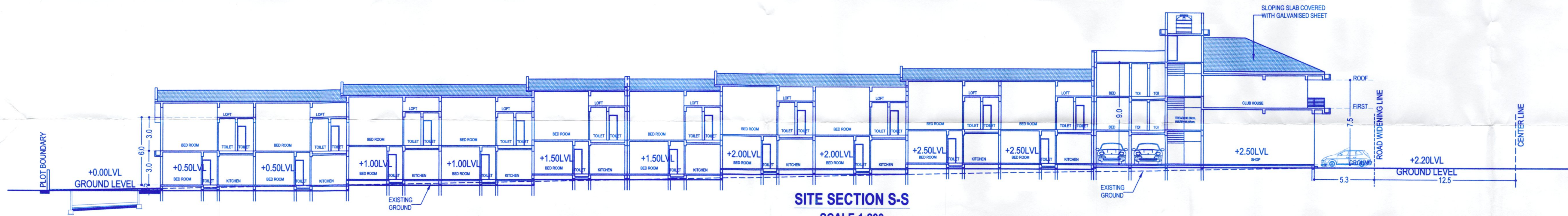
AREA STATEMENT

PLOT AREA:

1. Area of the Plot	2475.00	Sq.mts.
2. Deduction for		
(a) Area under existing road	159.00	Sq.mts.
(b) Area reserved for any other use	-	Sq.mts.
Total (a+b)	159.00	Sq.mts.
3. Net effective area (1)-(2)	2316.00	Sq.mts.
4. Covered area occupied by the existing building, if any	0.00	Sq.mts.
5. Plot coverage of the existing building(in%)	0.00	%
6. Covered area of the existing building that is proposed to be demolished	0.00	Sq.mts.
7. Plot coverage of the existing building that is proposed to be demolished (in %)	0.00	%
8. Covered area of proposed building	925.55	Sq.mts.
9. Plot coverage of the proposed building (in %)	39.96	%
10. Combined covered area of the existing building to be maintained and that of the proposed building	925.55	Sq.mts.
11. Combined plot coverage of the existing building to be maintained and that of the proposed building(in %)	39.96	%

FLOOR AREA:

12. Balcony area and covered area over footways floorwise and total on all floors	291.15	Sq.mts.
13. Balcony area and covered area over footways floorwise and total on all floors, consumed for FAR purpose	-	Sq.mts.
14. Addition of set-back area and/or proposed road for FAR purpose	-	Sq.mts.
15. Addition of garage area for FAR purpose	-	Sq.mts.
16. Floor area consumed on Ground floor	759.35	Sq.mts.
17. Floor area consumed on First floor	652.57	Sq.mts.
18. Floor area consumed on Second floor	71.59	Sq.mts.
19. Floor area consumed on Third floor	0.00	Sq.mts.
20. Floor area consumed on Fourth floor	0.00	Sq.mts.
21. Floor area consumed on Fifth floor	0.00	Sq.mts.
22. Floor area consumed on Sixth floor	0.00	Sq.mts.
23. Existing floor area to be maintained	0.00	Sq.mts.
24. Total floor area consumed: (13+14+15+16+17+18+19+20+21)	1483.51	Sq.mts.
25. Floor area permissible	1485.00	Sq.mts.
26. FAR permissible	60.00	%
27. FAR consumed	59.94	%
28. Mezzanine area	-	Sq.mts.
29. Loft area	-	Sq.mts.
30. Basement area	-	Sq.mts.
31. Garage area	-	Sq.mts.



SITE SECTION S-S
SCALE 1:200

ALL BALCONIES TO BE ENCLOSED WITH SLIDING GLASS PANEL SHUTTER WITH PARAPET

NOTE:
1) ALL BALCONIES TO BE ENCLOSED WITH SLIDING GLASS PANEL SHUTTER WITH PARAPET

OWNER : **Mr. ANTHONY JOHN SILVEIRA**

PROJECT : PROPOSED RESIDENTIAL AND COMMERCIAL BUILDINGS, SWIMMING POOL & COMPOUND WALL AT VERNA, SALCETE-GOIA.

DATE : 09-07-2022	SURVEY NO. 241 / SUB. DIV. 11
SCALE - 1:100 & 1:500	JOB NO-2445
DRG. NO- 747 / 01	ENGINEER:
OWNER:	

UDAY SAWANT
B.E.(CIVIL)
Reg. No. ER/0022/2010

SAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
INTERIOR DESIGNERS
SAPANA ARCADE, 1ST FLOOR
MALSHIAT, MARGAO - GOIA.
PHONE NO.(02) 2736693