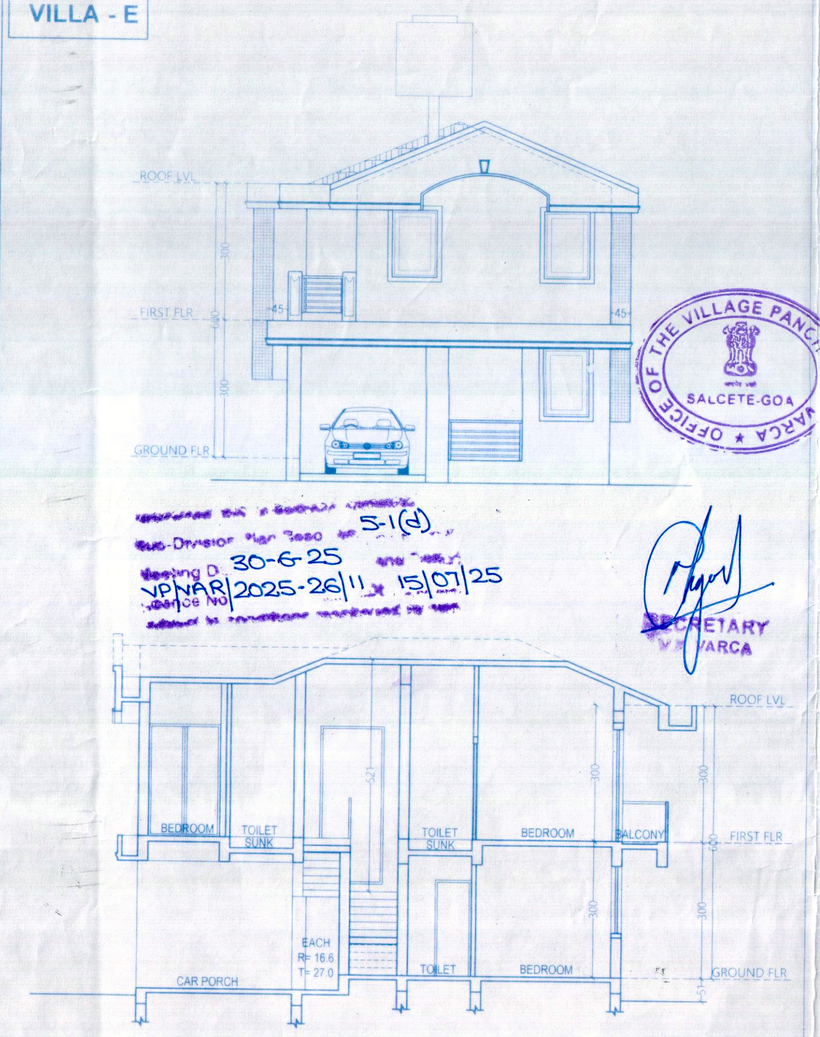
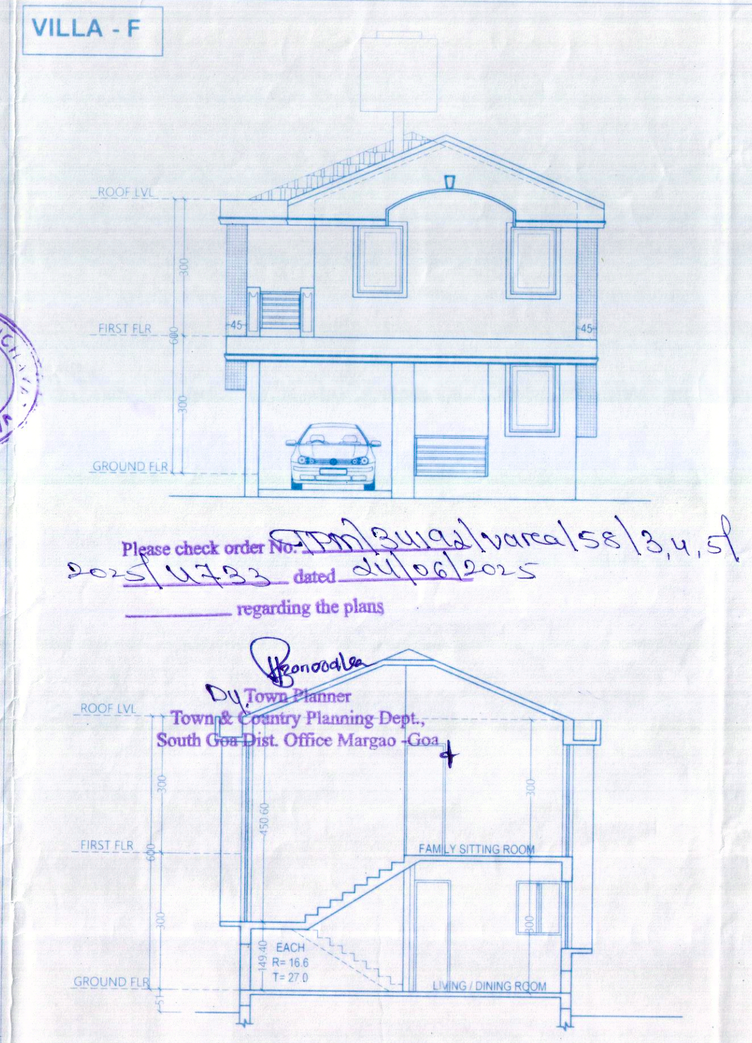
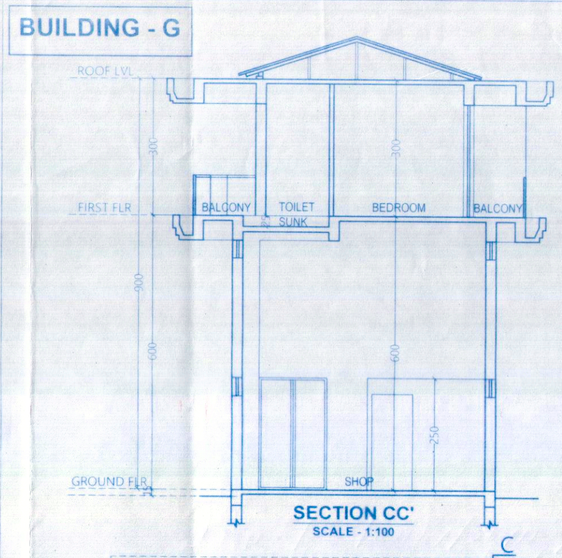
VILLA - E



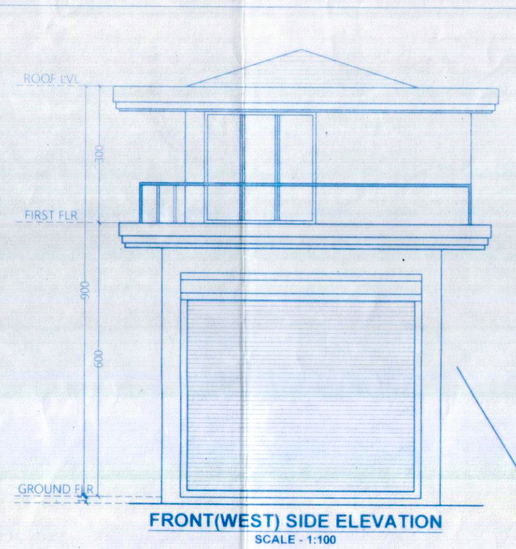
VILLA - F



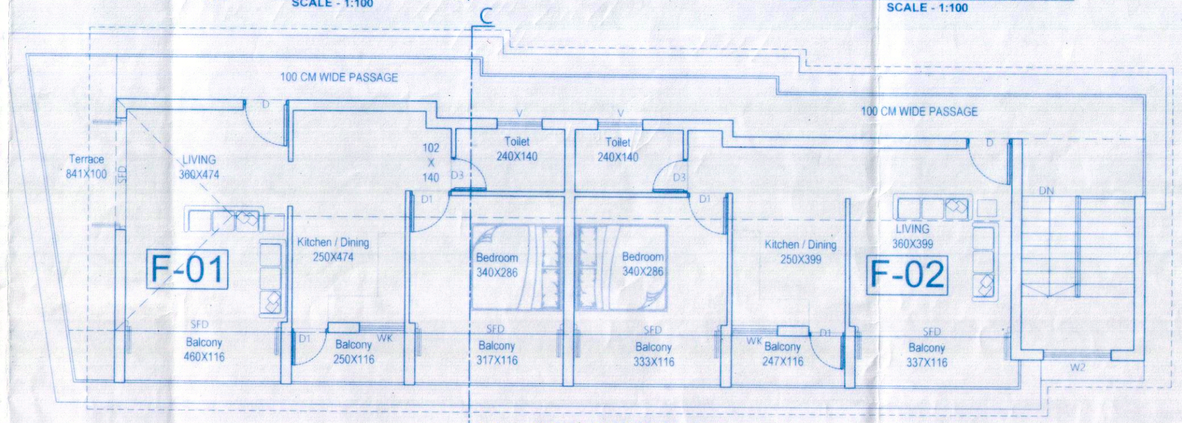
BUILDING - G



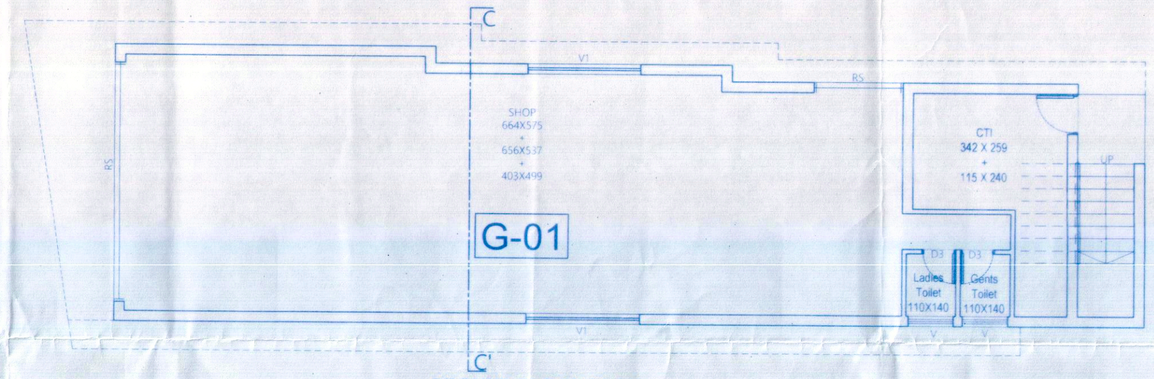
SECTION CC'
SCALE - 1:100



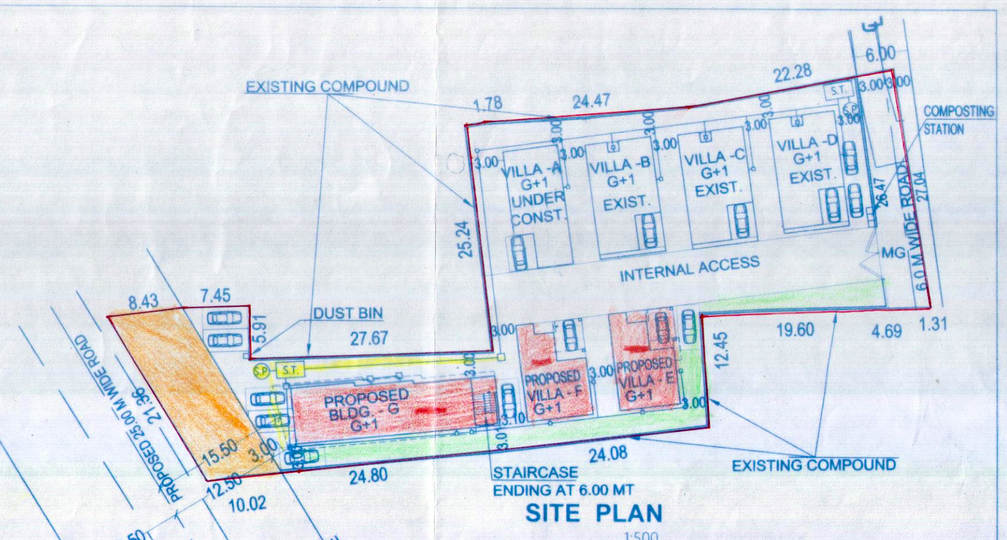
FRONT(WEST) SIDE ELEVATION
SCALE - 1:100



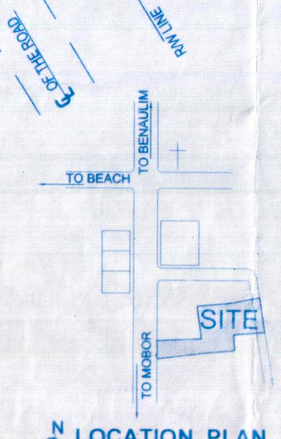
FIRST FLOOR PLAN
SCALE - 1:100



GROUND FLOOR PLAN
SCALE - 1:100



SITE PLAN
1:500



LOCATION PLAN
N.T.S.

AREA STATEMENT

DESCRIPTIONS	AREA IN M²
* AREA OF AMALGAMATED PLOT	2075.00
* AREA ACQUIRED FOR ROAD WIDENING	135.00
* AREA FOR DEVELOPMENT	1940.00
* AREA UNDER ROAD WIDENING	178.00
* NET PLOT AREA	1764.00
* PERMISSIBLE COVERAGE (40%)	705.60
* EXISTING COVERED AREA OF VILLA B,C & D (14.97%)	264.13
* (UNDER CONSTRUCTION) VILLA A COVERED AREA (4.87%)	85.82
* **PROPOSED COVERED AREA OF VILLA E,F & BUILD. G (13.94)**	**245.92**
* **TOTAL COVERED AREA (33.78)**	595.67
* PERMISSIBLE FAR -60	1164.00
* EXISTING FLOOR AREA OF VILLA B,C & D (22.41)	395.31
* (UNDER CONSTRUCTION) VILLA A FLOOR AREA (7.60)	134.01
* **PROPOSED FLOOR AREA OF VILLA E,F & BUILD. G (33.54)**	**591.72**
* **TOTAL FLOOR AREA (57.79)**	1121.04

AREA CALCULATION STATEMENT

SR. NO.	FLOOR DETAILS	FLOOR USE	TOTAL BUILT-UP AREA (AREA IN M²)	PARKING	AREA FREE OF F.A.R STAIRCASE/ PASSAGE IN M²	BALCONY/ VERANDA IN M²	NET FLOOR AREA IN M²	F.A.R CONSUMED	TERRACE
AREA STATEMENT OF EXISTING VILLA - VILLA A (UNDER CONSTRUCTION) ,B,C & D									
01	TOTAL AREA OF **A,B,C & D** BUNGALOWS		710.90	76.39	67.30	67.89	529.32	29.57	26.51
AREA STATEMENT OF PROPOSED VILLA E									
01	GROUND FLOOR	RESIDENTIAL	74.01	13.50	0.00	2.63	57.88	3.32	0.00
02	FIRST FLOOR	RESIDENTIAL	79.31	0.00	4.10	6.93	68.28	3.92	2.64
03	TOTAL		153.32	13.50	4.10	9.56	126.16	7.15	2.64
AREA STATEMENT OF PROPOSED VILLA F									
01	GROUND FLOOR	RESIDENTIAL	78.53	14.54	0.00	2.63	61.36	3.52	0.00
02	FIRST FLOOR	RESIDENTIAL	83.20	0.00	3.52	7.39	72.29	4.15	2.64
03	TOTAL		161.73	14.54	3.52	10.02	133.65	7.58	2.64
AREA STATEMENT OF PROPOSED BUILDING G									
01	GROUND FLOOR	COMMERCIAL	249.02	0.00	14.26	0.00	234.76	13.48	0.00
02	FIRST FLOOR	RESIDENTIAL	157.47	0.00	37.10	23.22	97.15	5.58	10.66
03	TOTAL		406.49	0.00	51.36	23.22	331.91	18.82	10.66
TOTAL PROPOSED AREA (VILLA E + VILLA F + BUILDING G)									
01	TOTAL :		721.54	28.04	58.98	42.80	591.72	33.54	15.94
GRAND TOTAL AREA OF PROPOSED (VILLA E + VILLA F + BUILDING G) & EXISTING VILLA (A+B+C+D)									
01	GRAND TOTAL AREA		1432.44	104.43	126.28	110.69	1121.04	57.79	42.45

PARKING STATEMENT

TYPE	USE	AREA / UNIT	REQD. (NO.)	PROVIDED AT STILT/ PORCH	PROVIDED (OPEN)	TOTAL PROVIDED
VILLA E&F	RESID.	2 UNITS	2 nos	2 nos	1 nos	3 nos
BUILD. G	COM.	234.76	5 nos	-	5 nos	5 nos
	RESID.	2 X 1 = 2 < 75 M²	2 nos	-	2 nos	2 nos
TOTAL			9 nos	2 nos	8 nos	10 nos

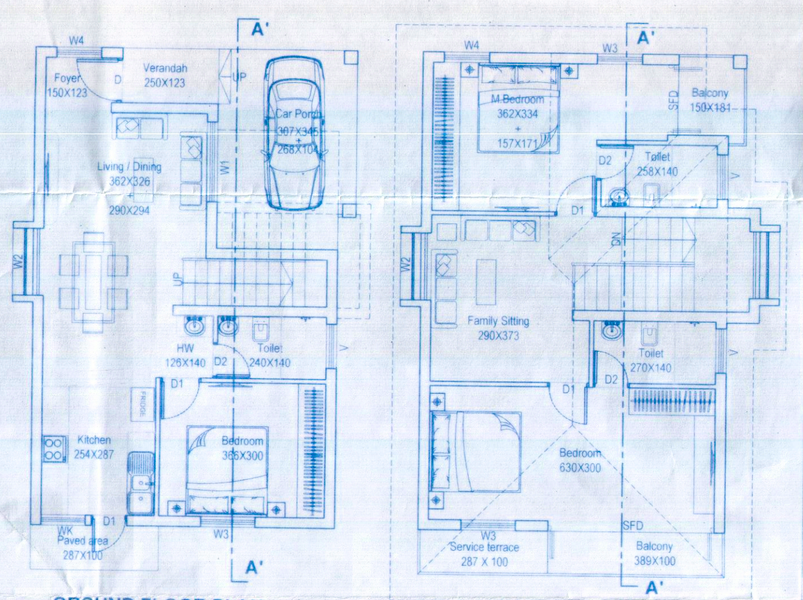
SCHEDULE OF OPENINGS

DOORS TYPE	DOORS SIZE	WINDOWS TYPE	WINDOWS SIZE
RS	538X440	W	250X190
RS1	150X440	W1	180X150
D	100X250	W2	150X150
D1	090X250	W3	120X150
D2	080X250	W4	100X150
D3	075X250	KW	100X120
SFD	150X250	V	100X080

V1	250X040

N

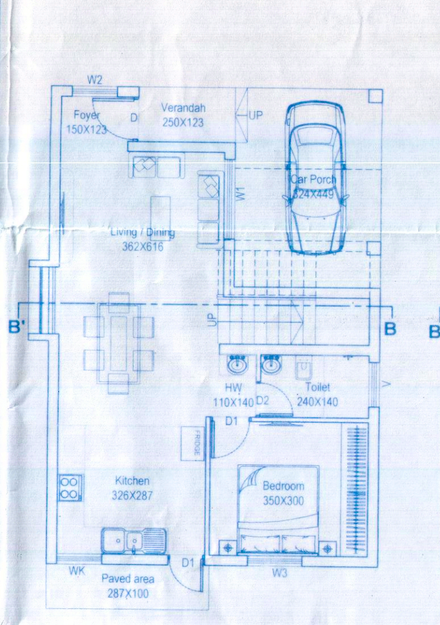
VILLA - E



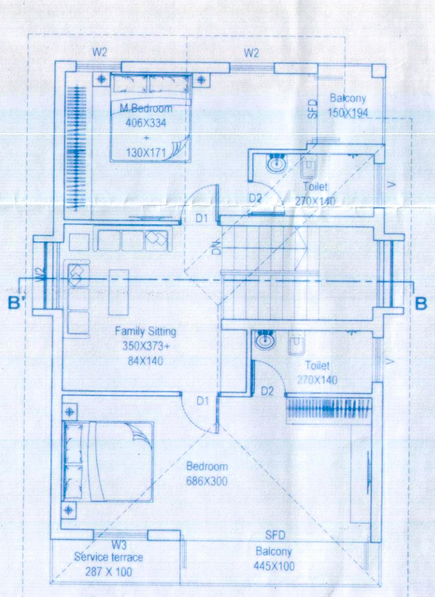
GROUND FLOOR PLAN
SCALE - 1:100

FIRST FLOOR PLAN
SCALE - 1:100

VILLA - F

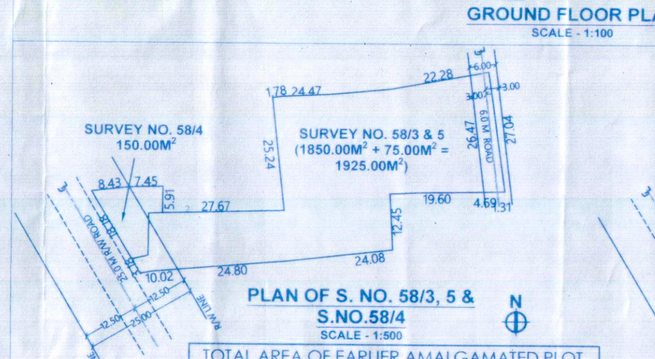


GROUND FLOOR PLAN
SCALE - 1:100



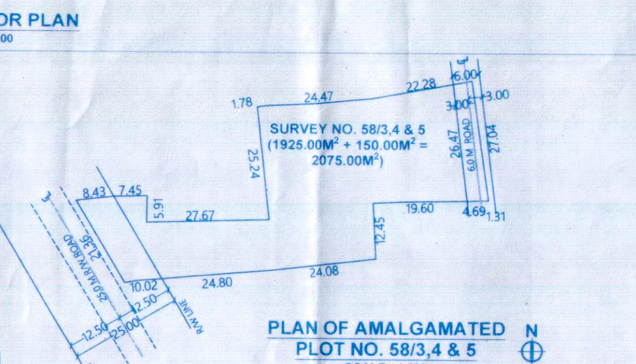
FIRST FLOOR PLAN
SCALE - 1:100

GROUND FLOOR PLAN
SCALE - 1:100



PLAN OF S. NO. 58/3, 5 & S.NO.58/4
SCALE - 1:500

TOTAL AREA OF EARLIER AMALGAMATED PLOT	
Area of Plot no. 58/3 & 5	= 1925.00 Sq.m.
Area of plot no. 58/4	= 150.00 Sq.m.



PLAN OF AMALGAMATED PLOT NO. 58/3,4 & 5
SCALE - 1:500

TOTAL AREA OF PLOT AFTER NEW AMALGAMATION
Area of Amalgamated plot no. 58/3, 4 & 5 = 2075.00 Sq.m.

REVISED DRG OF :- PROPOSED RESIDENTIAL / COMMERCIAL COMPLEX FOR M/S TITAN INFRA, ON AMALGAMATED PLOT OF SURVEY NO 58 / 3, 4 & 5 ,AT VARCA - SALCETE - GOA .

SUB. DRG. NO.: SD-01(R) DEALT BY: SAYANI
SCALE : 1:100, 1:500 DATE : 10.04.2025
JOBE NO.

NOTE: ALL DIMENSIONS ARE IN CENTIMETERS, EXCEPT SITE PLAN IN METERS, UNLESS OTHERWISE SPECIFIED.

OWNER'S SIGNATURE:

ARCHITECT'S SIGNATURE:

RAJEEV M. SUKHTHANKER
RAJEEV M. SUKHTHANKER
B.ARCH. (BOM) A.I.I.A.,
architect
CA/91/14172 AR/0028/2010
CA / 91 / 14172
AR / 0028 /2010
F-1, FIRST FLOOR, FATIMA CHAMBERS,
NEAR FATIMA CONVENT, MARGAO - GOA.
PH:- 2732110, 2733881
Email:- archrajesh@gmail.com

OFFICE OF THE VILLAGE PANCHAYAT VARCA SALCETE-GOA
S-1(N)
Building Div. Plan 3480 of
Building D 30-6-25
VPNAR/2025-26/11 15/07/25
Service No.
SECRETARY VARCA
Please check order No. TDP/Suigal/varca/58/3,4,5/2025/11733 dated 30/06/2025 regarding the plans
Dy. Town Planner
Town & Country Planning Dept.,
South Goa Dist. Office Margao -Goa