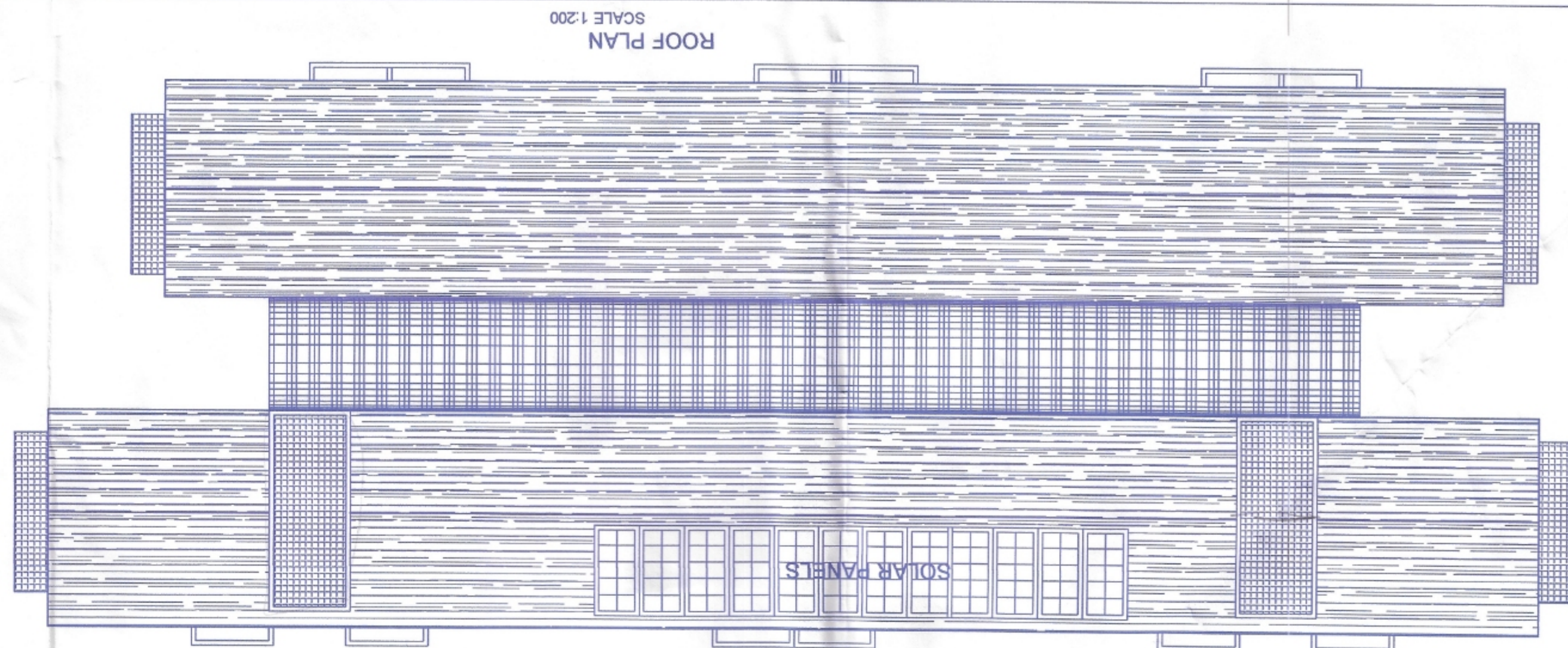


PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING, COMPOUND WALL, SWIMMING POOL & SECURITY CABIN IN PROPERTY BEARING SURVEY NO. 49/3-A OF VERODA VILLAGE SALCETE TALUKA FOR M/S KEYSTONE BUILDERS AND DEVELOPERS.



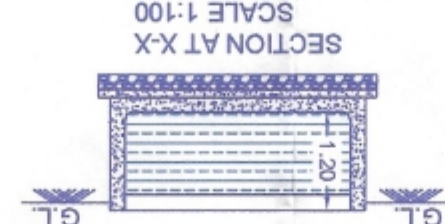
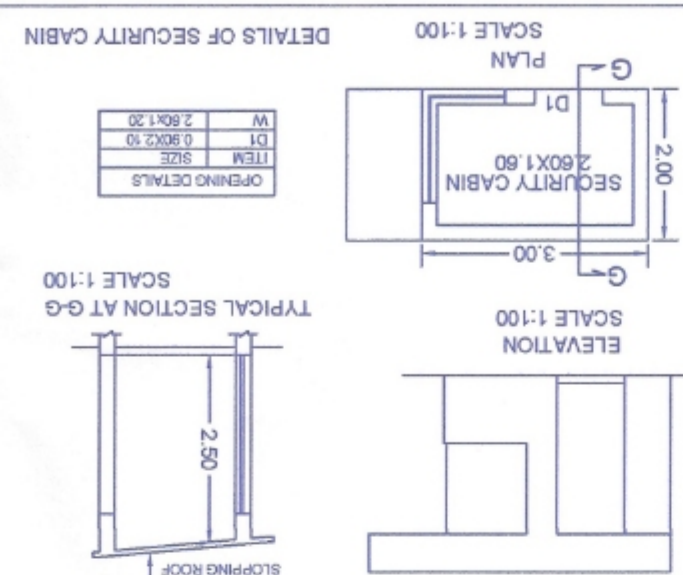
SCALE 1:200

SCALE 1:200



SCALE 1:100

SCALE 1:100

SECTION
SCASECTION
SCA

for Keystone Builders and Developers

PARTNER

ENGINEER SIGN

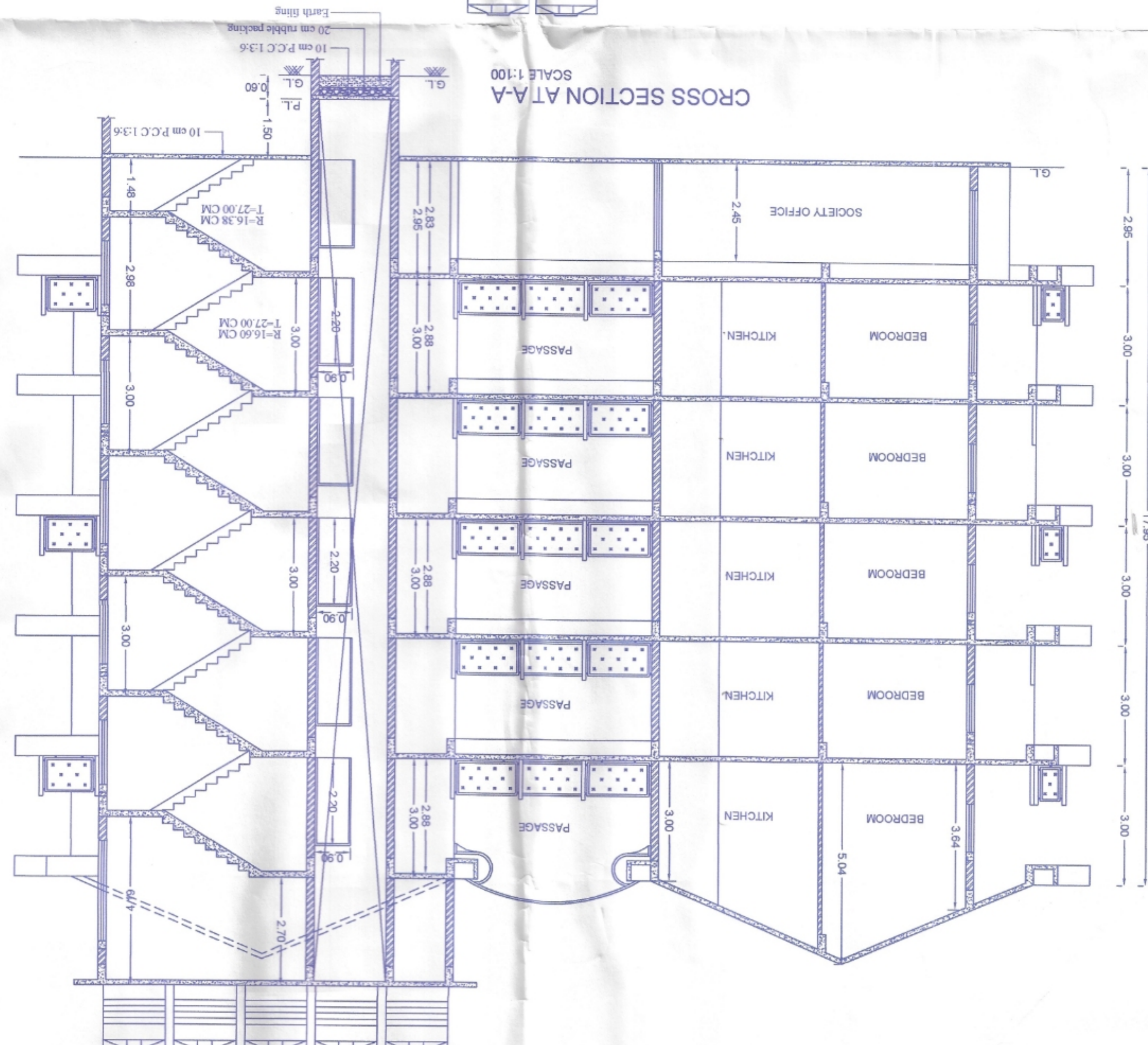
OWNER SIGN

[Signature]
NITIN G. BARSHET
B.E. (CIVIL)
T.C.P. Reg. No: ER/00465/2011

SHEET 1 OF 3

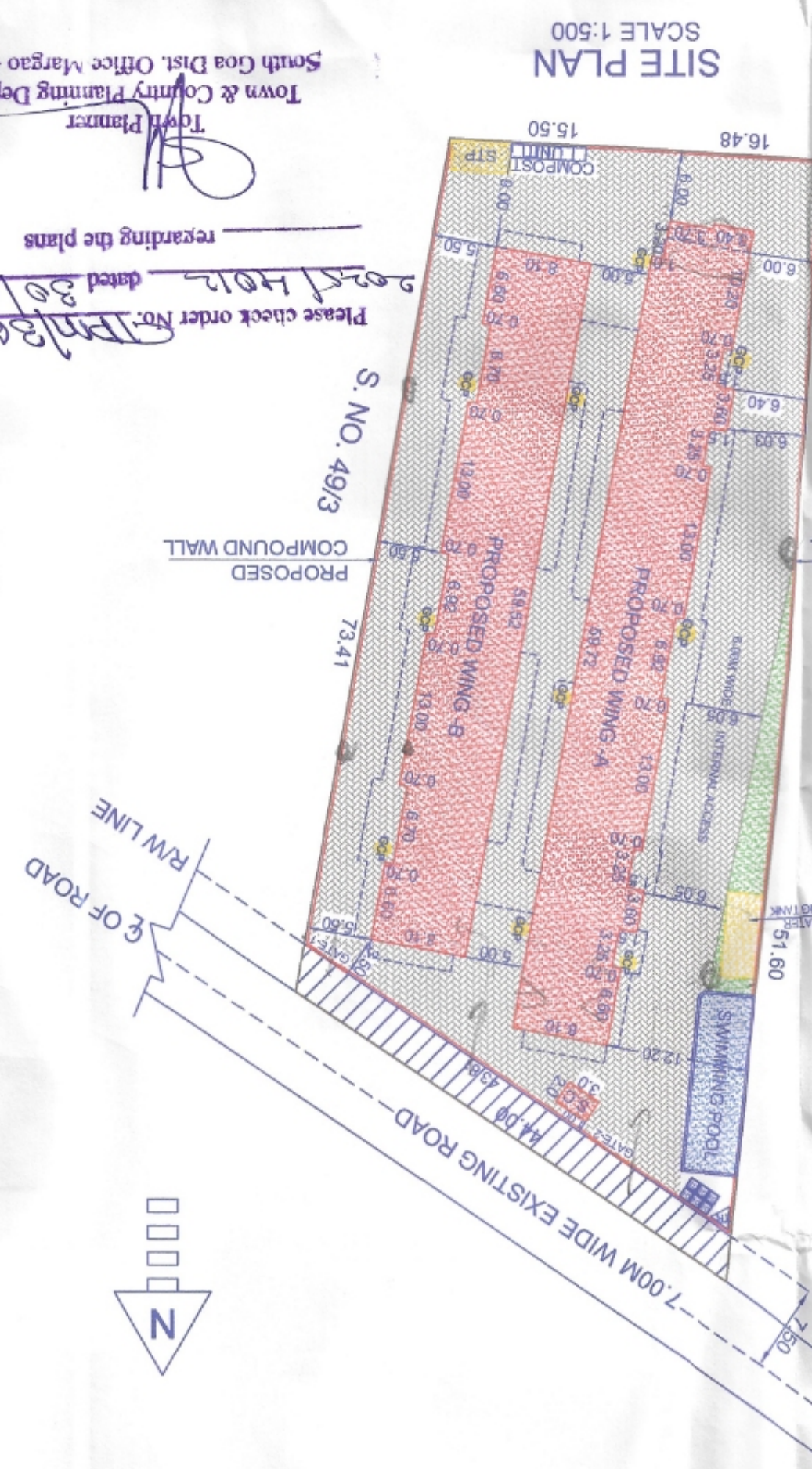


FRONT ELEVATION
SCALE 1:100



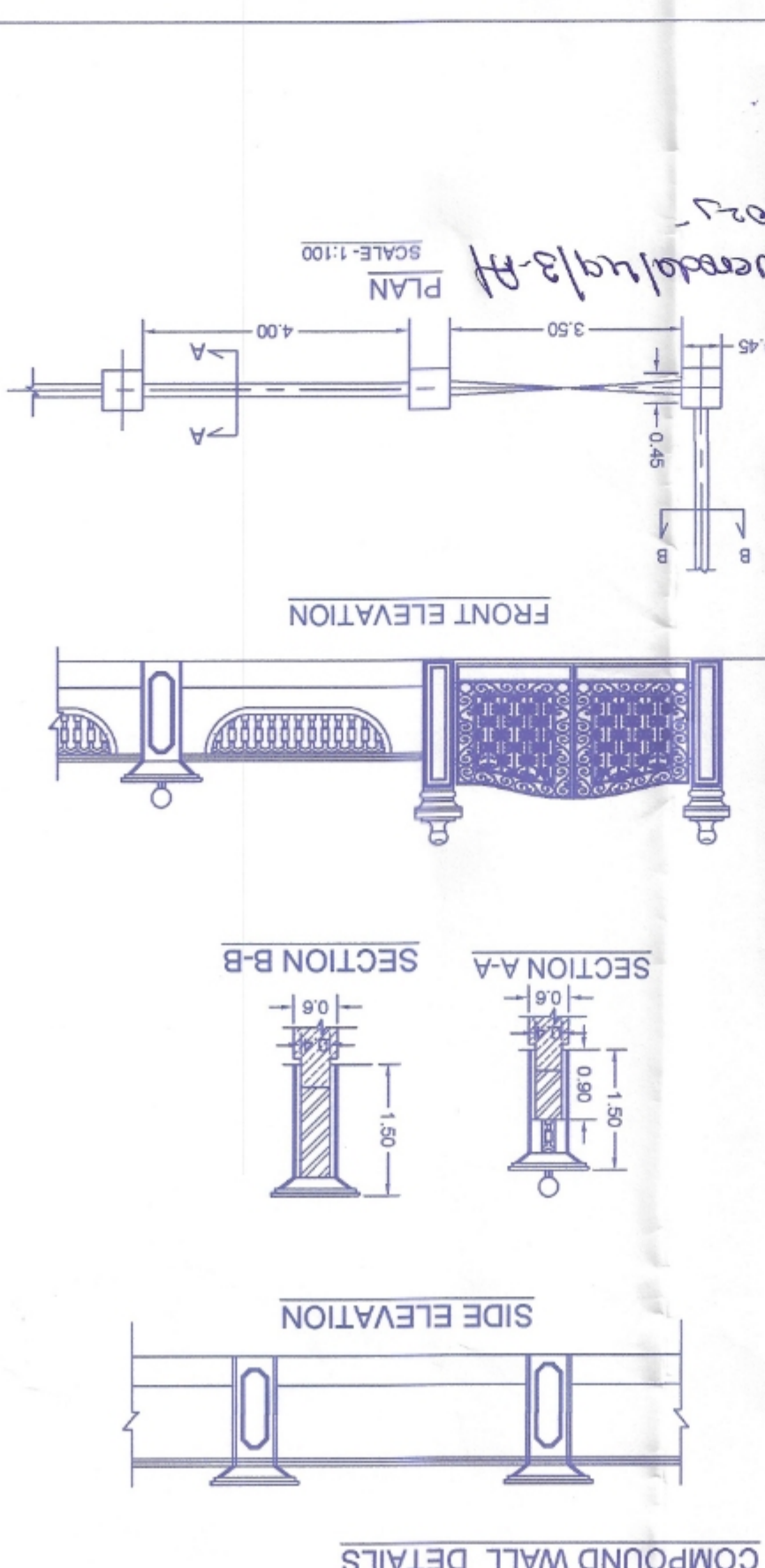
CROSS SECTION A-A
SCALE 1:100

SCALE 1:100
NAT A-A



SITE PLAN
SCALE 1:500

005:



COMPOUND WALL DETAILS

02. Deduction for	Area of the Plot	3037.00	Sq.mts.
	A. Area of Road & Road widening	157.00	Sq.mts.
	B. Area under access road	0.00	Sq.mts.
03. Total (a+b)		157.00	Sq.mts.
04. Area covered by the existing building in the plot		2880.00	Sq.mts.
05. Area of the building to be demolished		0.00	Sq.mts.
06. Area of the building to be Maintained		0.00	Sq.mts.
07. Covered area of proposed Structure		1083.26	Sq.mts.
08. Total permissible coverage area (40%)		1152.00	Sq.mts.
09. Total covered area		1083.26	Sq.mts.
10. Total coverage consumed		37.613	%
11. Total permissible floor area (140 %)		4251.80	Sq.mts.
12. Total floor area consumed		4226.85	Sq.mts.
14. Floor Area Calculation		139.178	%
PROPOSED Floor			
Use	Total building area	1083.26	Sq.mts.
STLT	STLT/UTRS	64.08	%
RES.	RES.	1368.87	Sq.mts.
PROP.U.O.F	PROP.U.O.F	244.36	Sq.mts.
PROP.FIRST.F	PROP.FIRST.F	1308.21	Sq.mts.
PROP.SECOND.F	PROP.SECOND.F	1388.48	Sq.mts.
PROP.THIRD.F	PROP.THIRD.F	1309.21	Sq.mts.
PROP.FOURTH.F	PROP.FOURTH.F	1388.48	Sq.mts.
TOTAL	TOTAL	7847.51	Sq.mts.
15. Area permissible under Facilities FAR (7.5%)			
		231.00	Sq.mts.
CALCULATION FOR INFRASTRUCTURE TAX			
16. Area Consumed under Facilities FAR (7.5%)		211.41	Sq.mts.
Total built up under Residential use			
		776.10	Sq.mts.
4. Height of the compound wall			
3. Total length of the compound wall		243.89	Mts.
4. Height of the compound wall		1.50	Mts.
PARKING DETAILS			
NO. OF UNITS	Parking Required	57 nos	
	Parking Provided	59 nos	

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING, COMPOUND WALL, SWIMMING POOL & SECURITY CABIN IN PROPERTY BEARING SURVEY NO. 49/3-A OF VERODA VILLAGE SALCETE TALUKA FOR M/S KEYSTONE BUILDERS AND DEVELOPERS.

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

Please check order no. SPM/Bes3/11/2025/43-8 dated 30/05/2025 regarding the plans

SCALE 1:100

For Keystone Builders and Developers
PARTNER

NITIN G. BABSHET
B.E. (CIVIL)
T.C.P. Reg No. ER0045/2011

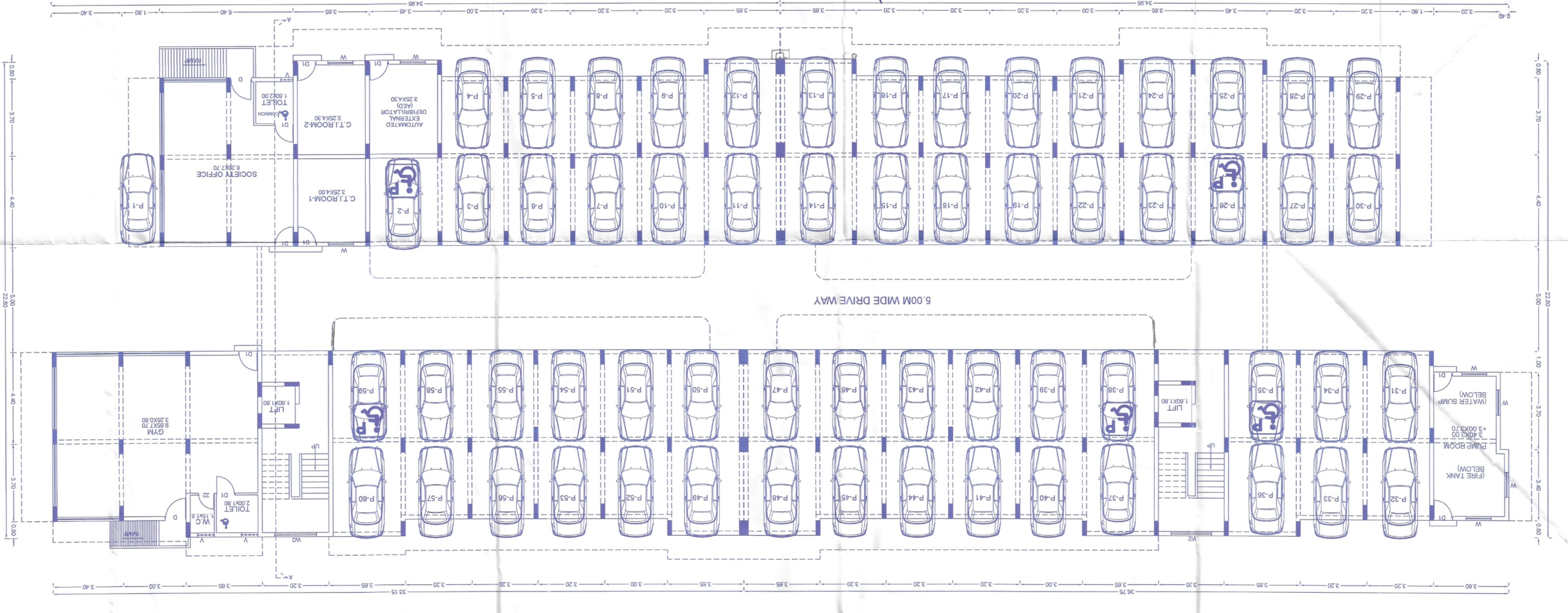
ENGINEER SIGN

OWNER SIGN

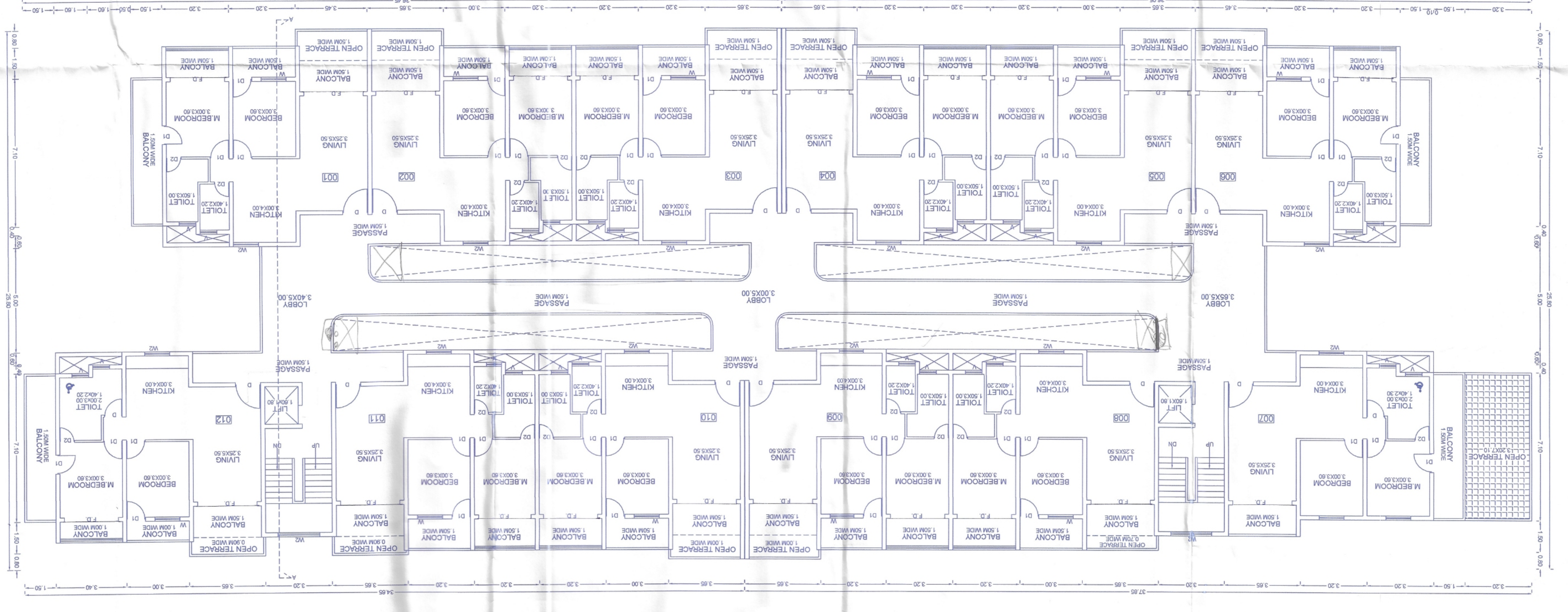
SHEET 2 OF 3

ITEM	SIZE
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D1	0.90x2.20
FD	2.60x2.50
FD1	2.85x2.50
FD2	3.20x2.50
W	1.20x1.20
W1	1.20x1.00
W2	2.00x1.80
W3	2.00x2.50
V	0.80x0.80

OPENING DETAILS



UPPER GROUND FLOOR PLAN



PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING, COMPOUND WALL, SWIMMING POOL & SECURITY CABIN IN PROPERTY BEARING SURVEY NO. 49/3-A OF VERODA VILLAGE SALCETE TALUKA FOR M/S KEYSTONE BUILDERS AND DEVELOPERS.

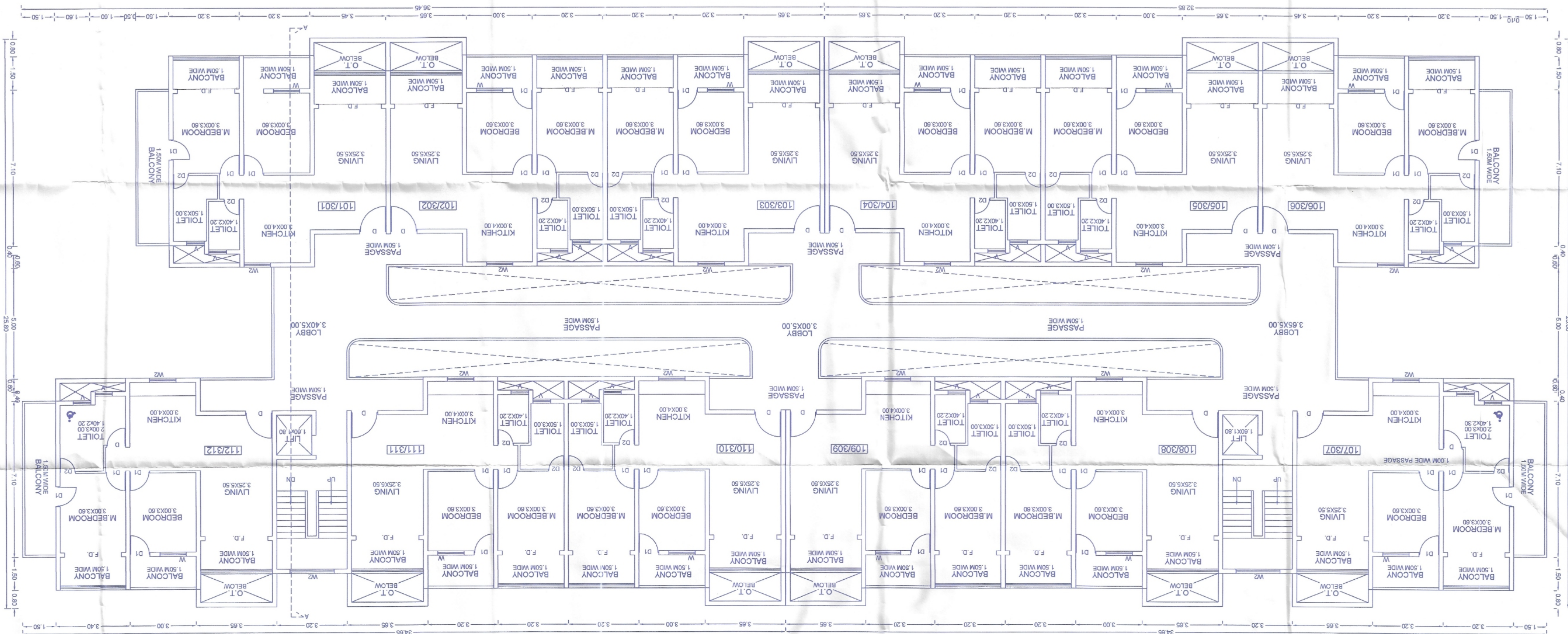
For Keystone Builders and Developers
PARTNER

NITIN G. BARSHET
T.C.P. Reg. No. EKH0005/2011
(VLU)

ENGINEER SIGN

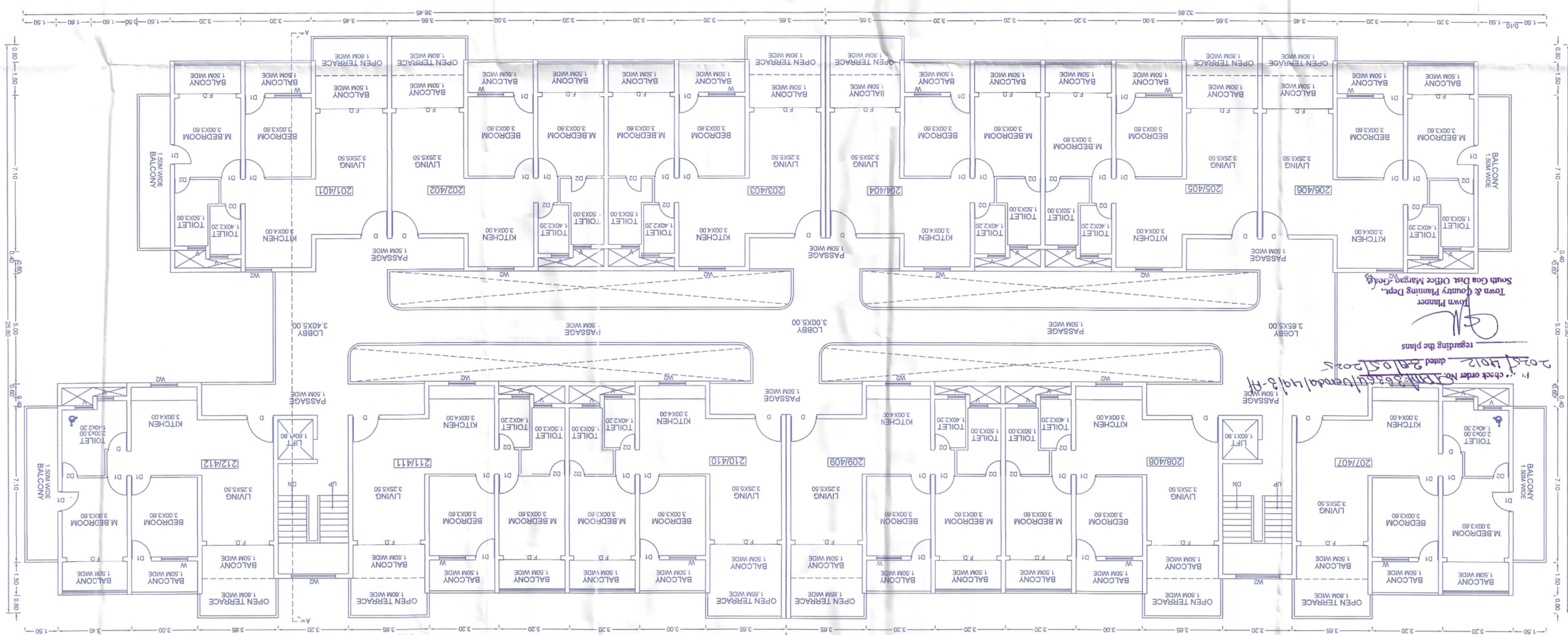
TYPICAL FIRST & THIRD FLOOR PLAN

SCALE 1:100



TYPICAL SECOND & FOURTH FLOOR PLAN

SCALE 1:100

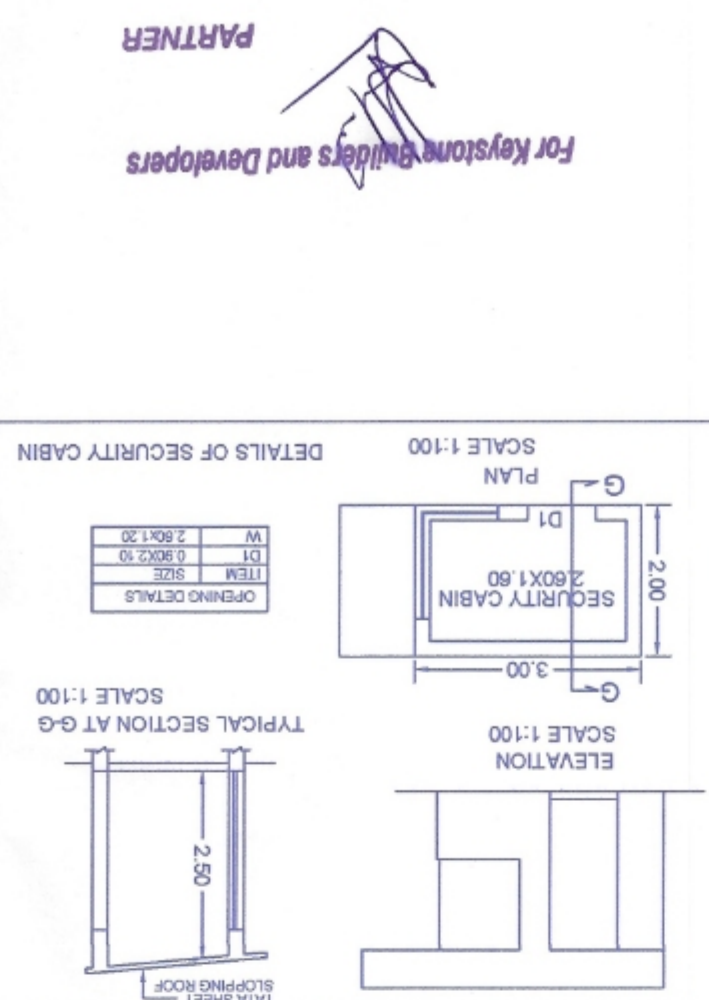
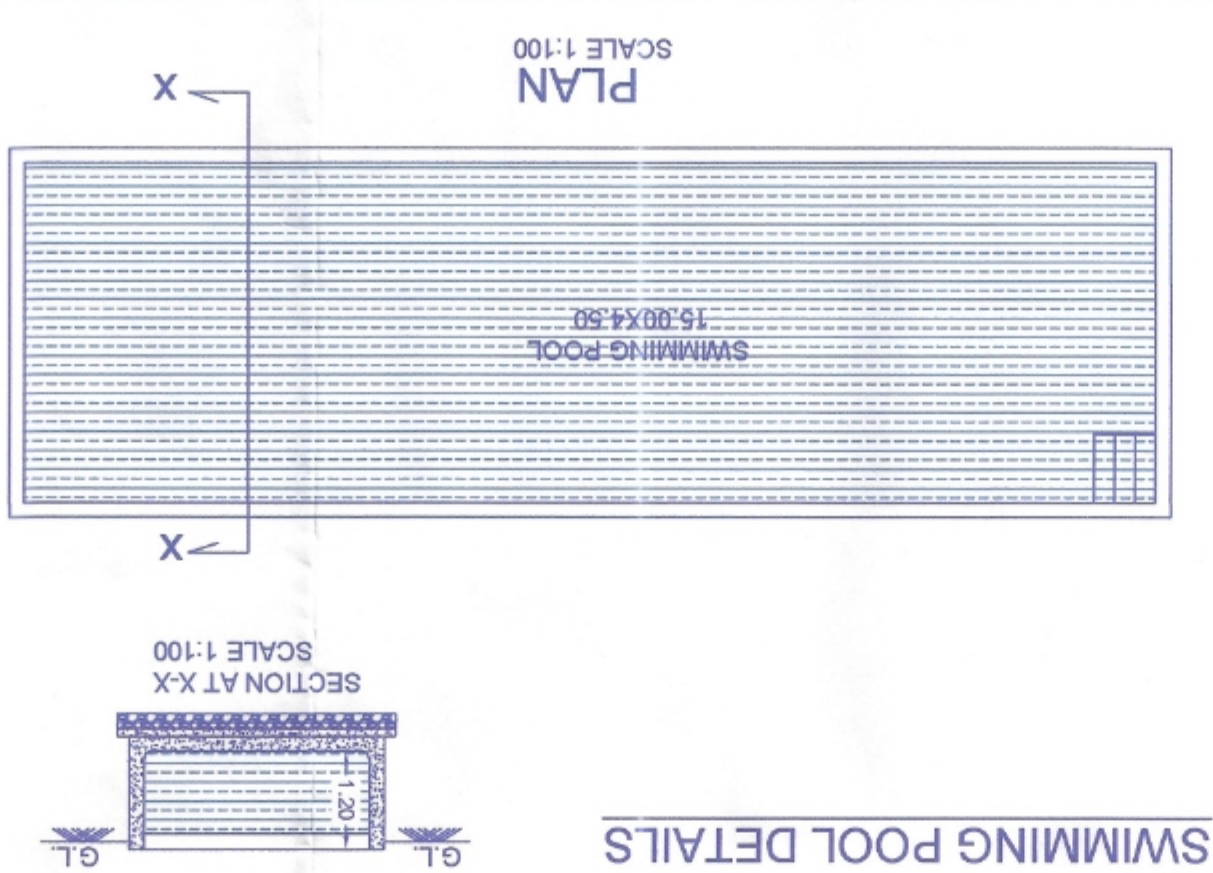
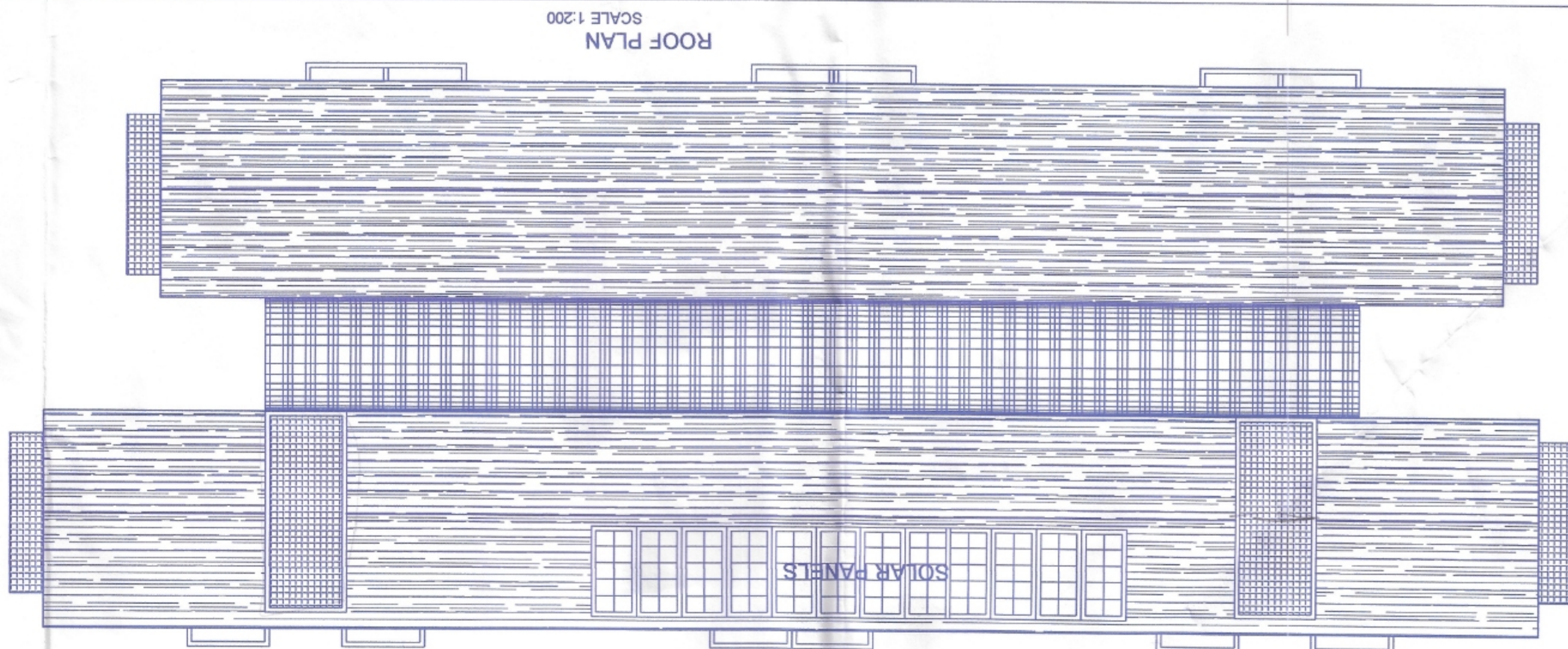


Town Planner
South Goa Dist. Office Mangalore
regarding the plans

check order No. 218365/Veroda/49/3-A
dated 28/05/2025

ITEM	SIZE
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D1	0.70x2.20
D2	0.70x2.20
FD	2.60x2.50
FD1	2.60x2.50
FD2	3.20x2.50
W	1.20x1.20
W1	1.20x1.00
W2	2.00x1.60
W3	2.00x2.50
V	0.80x0.80

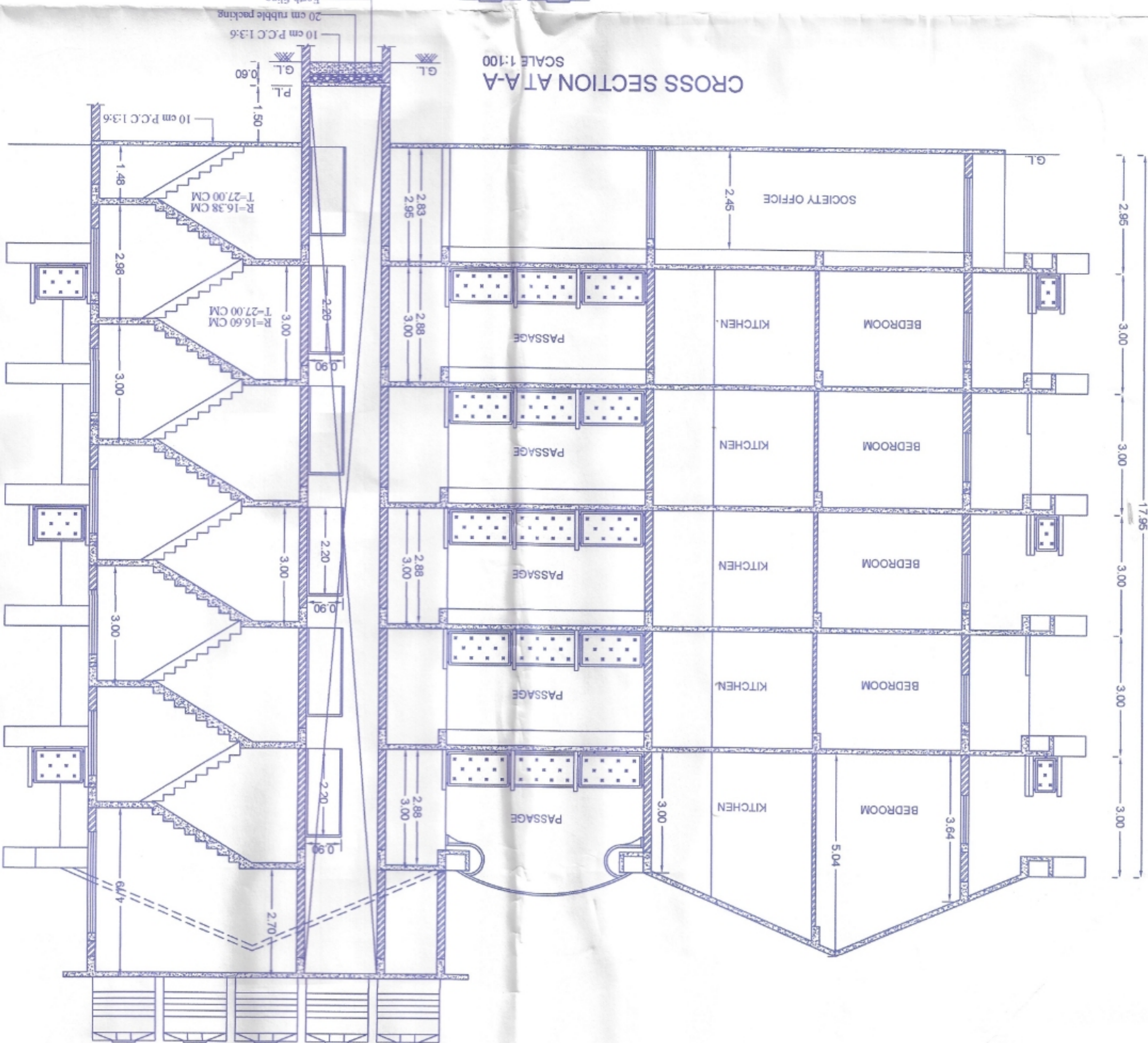
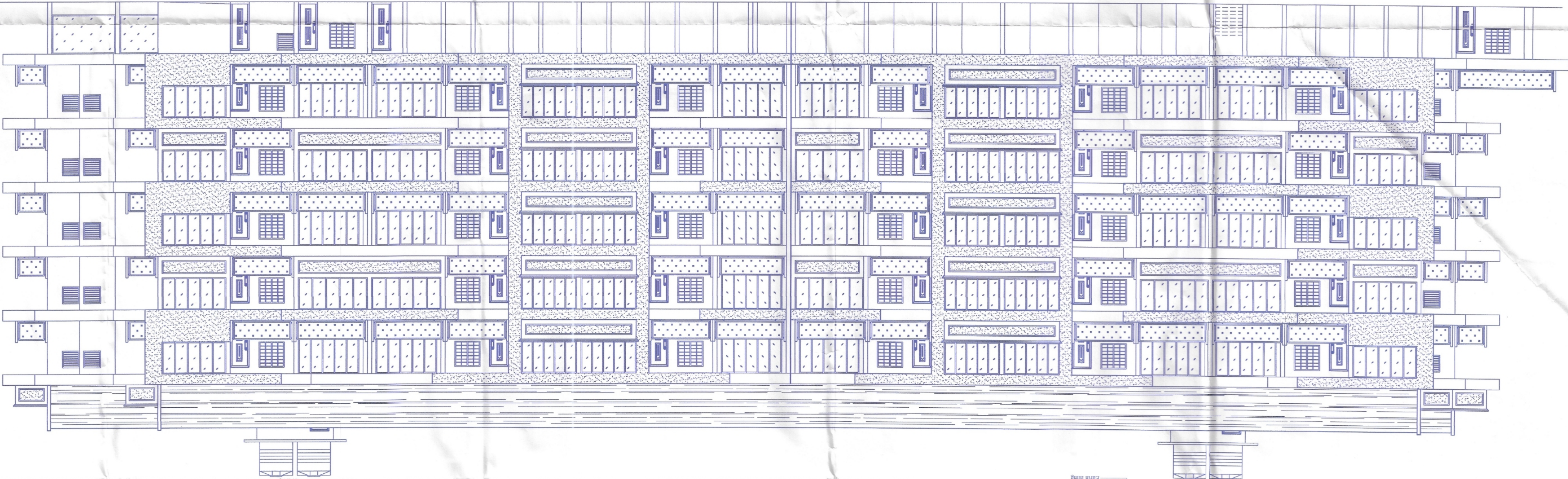
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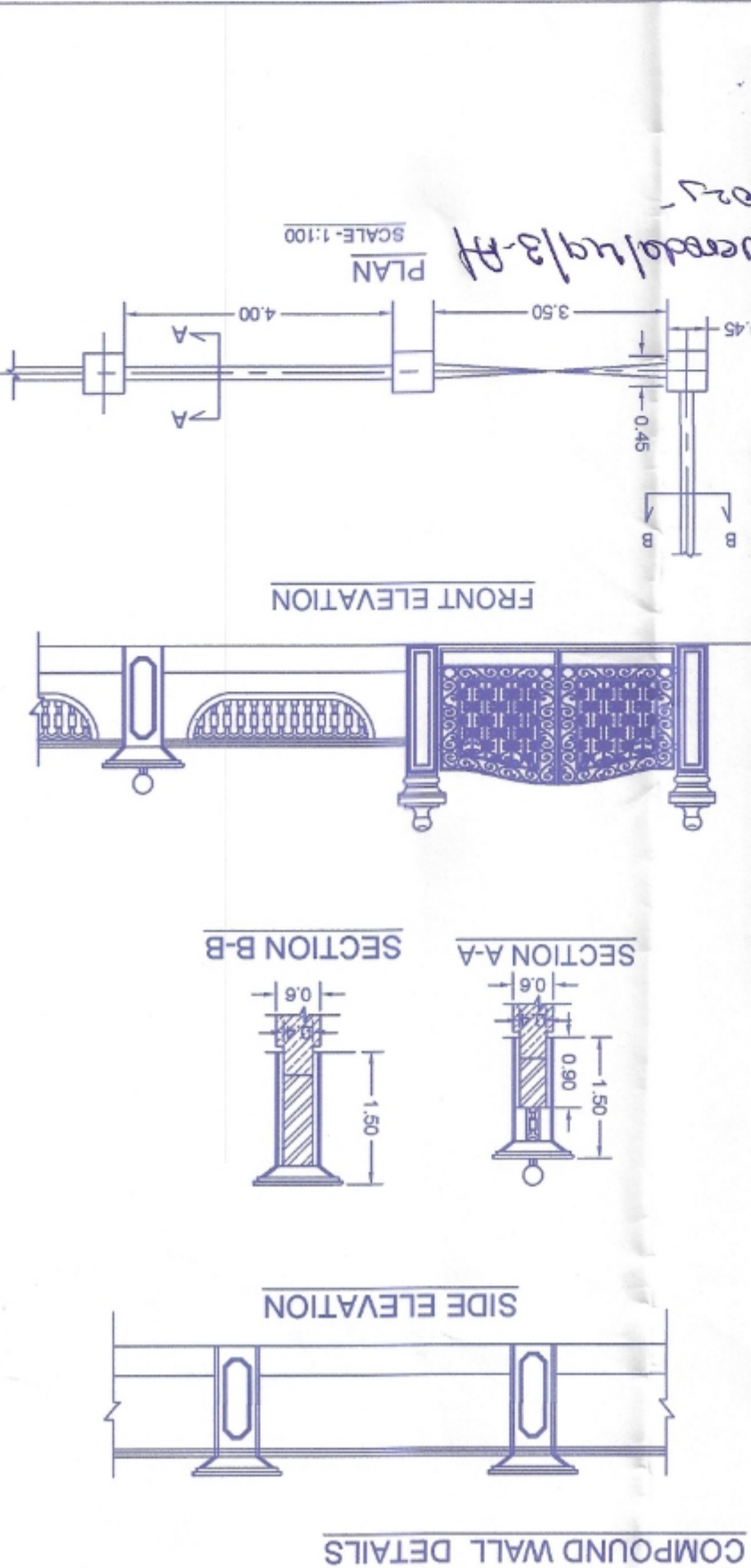
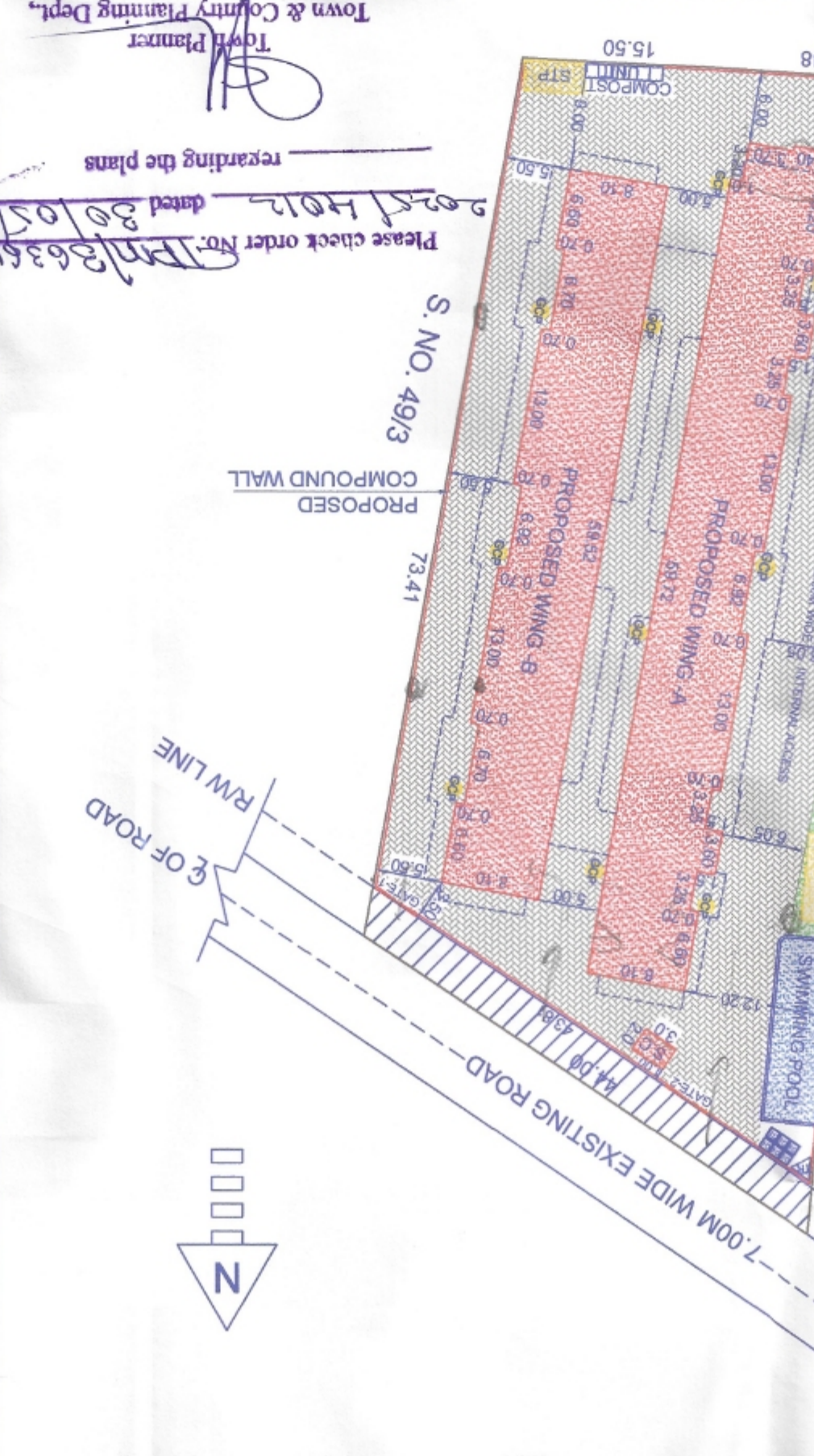
ENGINEER SIGN

NITIN G. BARSHET
B.E. (CIVIL)
T.C.P. Reg. No. ER/00452011

SHEET 1 OF 3



SITE PLAN
SCALE 1:500



NO. OF UNITS															
60 nos		57 nos		59 nos		PARKING REQUIRED									
PARKING DETAILS															
3. Total length of the compound wall															
4. Height of the compound wall															
2. Swimming pool area															
Total built up under Residential use															
GALCULATION FOR INFRASTRUCTURE TAX															
16. Area Consumed under Facilities FAR (7.5%)															
15. Area permissible under Facilities FAR (7.5%)															
TOTAL															
PROP. FOURTH F. RES.															
PROP. THIRD F. RES.															
PROP. SECOND F. RES.															
PROP. FIRST F. RES.															
PROP U.G.F.															
STILT															
UTILITIES															
Total built up															
Balcony, TERRACE, OPEN C.T.I ROOM @ 7.5% parking															
Areas free from FAR															
Total Floor Area Calculation															
Total FAR consumed															
Total floor area consumed															
Total permissible floor area (140 %)															
Total coverage consumed															
Total covered area															
Total permissible coverage area (40%)															
Covered area of proposed Structure															
Area of the building to be Maintained															
Area of the building to be demolished															
Area covered by the existing building in the plot															
Effective area of the plot															
Total (a+b)															
a. Area of Road & Road widening															
b. Area under access road															
Deduction for															
Area of the Plot															

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING, COMPOUND WALL, SWIMMING POOL & SECURITY CABIN IN PROPERTY BEARING SURVEY NO. 49/3-A OF VERODA VILLAGE SALCETE TALUKA FOR M/S KEYSTONE BUILDERS AND DEVELOPERS.

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

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SCALE 1:100

For Keystone Builders and Developers
PARTNER

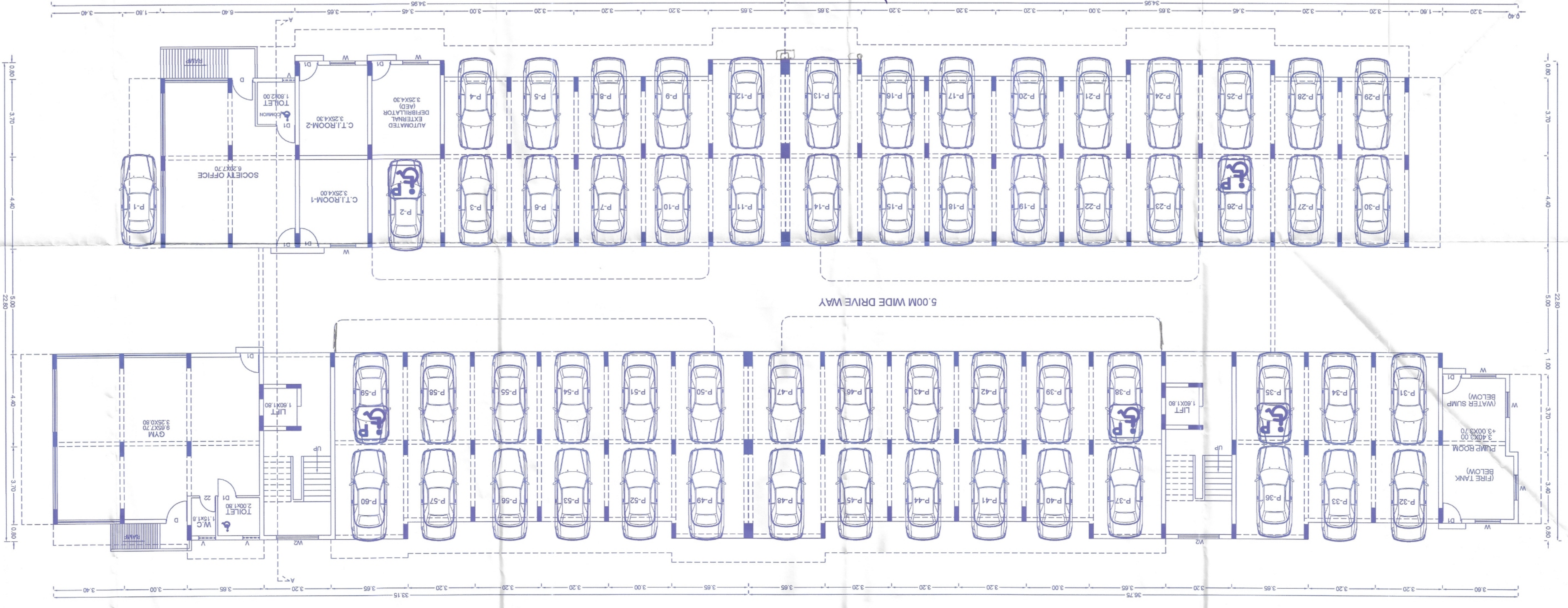
NITIN G. BABSHET
B.E. (CIVIL)
T.C.P. Reg No. ER0045/2011

ENGINEER SIGN

OWNER SIGN

SHEET 2 OF 3

ITEM	SIZE
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V	0.80x0.80



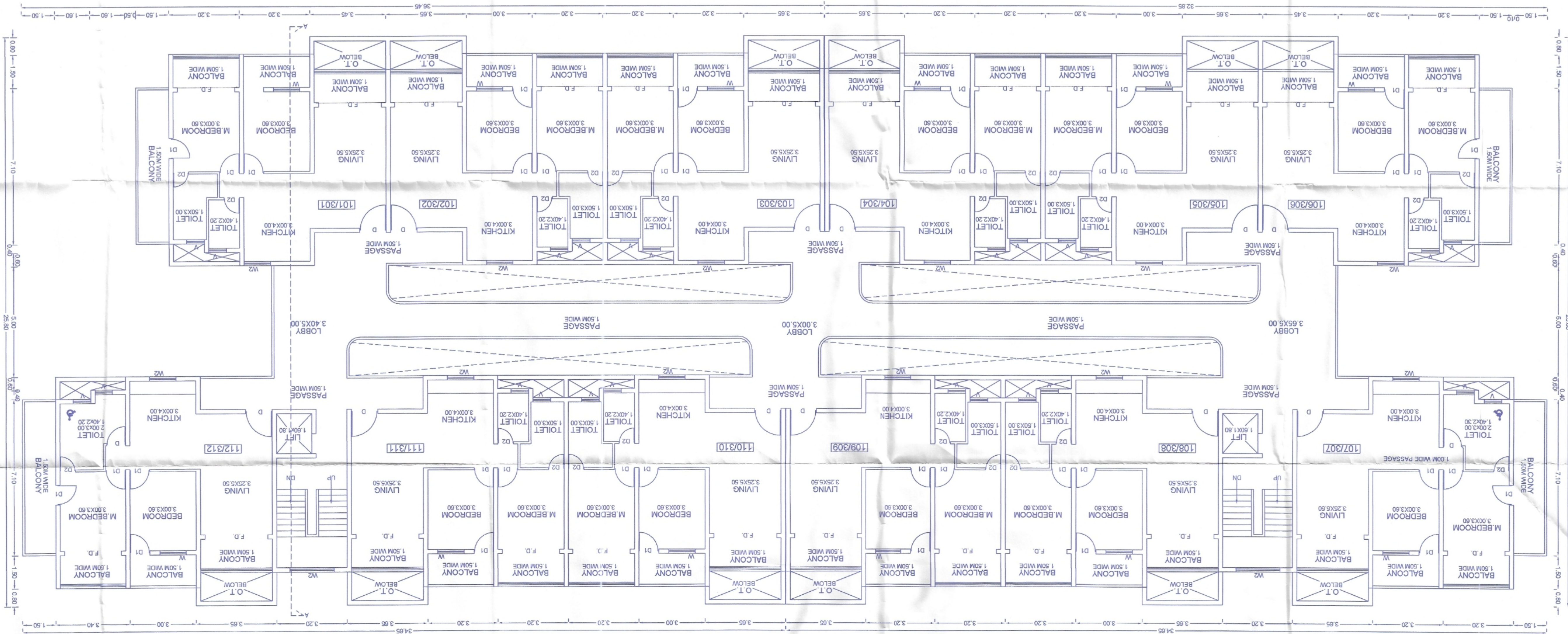
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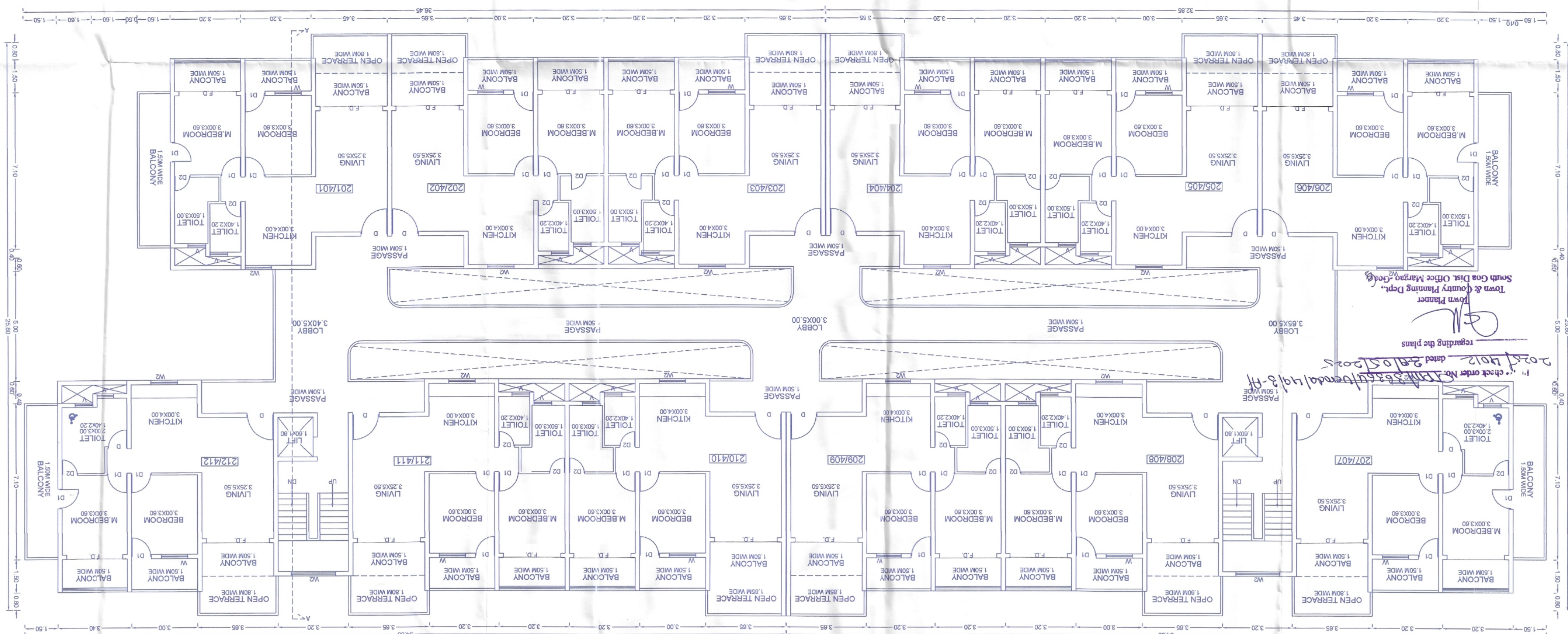
NITIN G. BARSHET
T.C.P. Reg. No. EKH0005/2011
(VLU)

ENGINEER SIGN

TYPICAL FIRST & THIRD FLOOR PLAN
SCALE 1:100



TYPICAL SECOND & FOURTH FLOOR PLAN
SCALE 1:100



Town Planner
South Goa Dist. Office Mangalore

check order No. 218365/Veroda/49/3-A
dated 28/05/2025

regarding the plans