OWNER : Shri. Madhukar Yeshwant Mordekar & Others.
PROJECT : PROPOSED COMMERCIAL BUILDING AT MARGAO
JOB NO.089 / P.T. SHEET NO.216 CAL.T.N0. 25
DATE-04-06-2014 / DRG. NO.-566 / 03
DEALT-SNEHA LADHKHEDKAR / SCALE- 1:100, 1:500

GAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
INTERIOR DESIGNERS
MAHAKALI ARCADE, 1ST FLOOR
PHONE NO.:CT- 2746693

ENGINEER'S SIGNATURE :	OWNER'S SIGNATURE :
UDAY SAWANT B.E.(CIVIL) Reg. No. ER/0022/2010	

Development Permission Granted
Subject to Conditions Vide Order
No. SGPDA/PL/SS:S1/SNU/15-16
Dated..... 15 Oct 2015
Member Secretary

SCHEDULE OF OPENINGS	
TYPE	SIZE
D	1.0 X2.50
D3	0.75 X2.20
DW	2.20X2.50
W3	2.00X1.60
W2	1.00X1.60
W1	1.50X1.60
V	0.60X1.00
V1	2.50X0.30
RS	3.00X4.50
DV	0.75X2.50

SECTION A-A

SECTION B-B TROUGH RAMP

FRONT ELEVATION

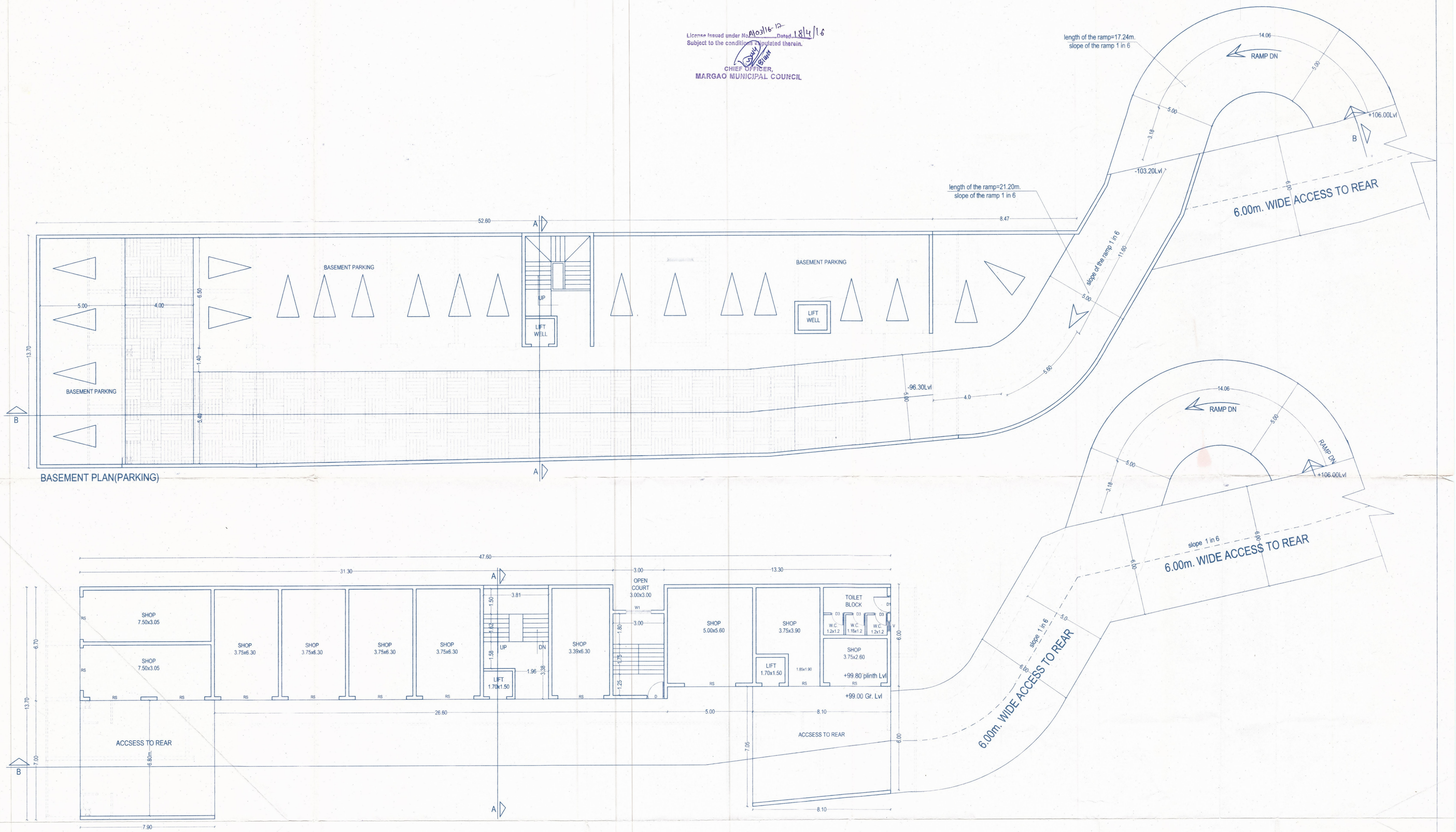
ROOF PLAN

Licence issued under Section 45 of the Regional Plan for Margao Planning Area 2001
Subject to the conditions mentioned therein
Licence No. : 16/16-17 Dated : 15/6/16
CHIEF OFFICER
MARGAO MUNICIPAL COUNCIL

Municipal Engineer
Margao Municipal Council

License issued under No. Alo3116-12 Dated 18/4/16
Subject to the conditions stipulated therein.

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL



SCHEDULE OF OPENINGS	
TYPE	SIZE
D	1.0 X2.50
D3	0.75 X2.20
DW	2.20X2.50
W3	2.00X1.60
W2	1.00X1.60
W1	1.50X1.60
V	0.60X1.00
V1	2.50X0.30
RS	3.00X4.50
DV	0.75x2.50

Development Permission Granted
Subject to Conditions Vide Order
No. SGPDA/P/SSS/151U/15-16
Dated 18/06/2015
Member Secretary
17/06/2015

Municipal Engineer
Margao Muncipal Council

ENGINEER'S SIGNATURE :
UDAY SAWANT
B.E.(CIVIL)
Reg. No. ER/0022/2010

OWNER'S SIGNATURE :

OWNER : Shri. Madhukar Yeshwant Mordekar & Others.

PROJECT : PROPOSED COMMERCIAL BUILDING 'A' AT MARGAO.

JOB NO-2089 | P.T. SHEET NO.216 CHALTA NO. 25

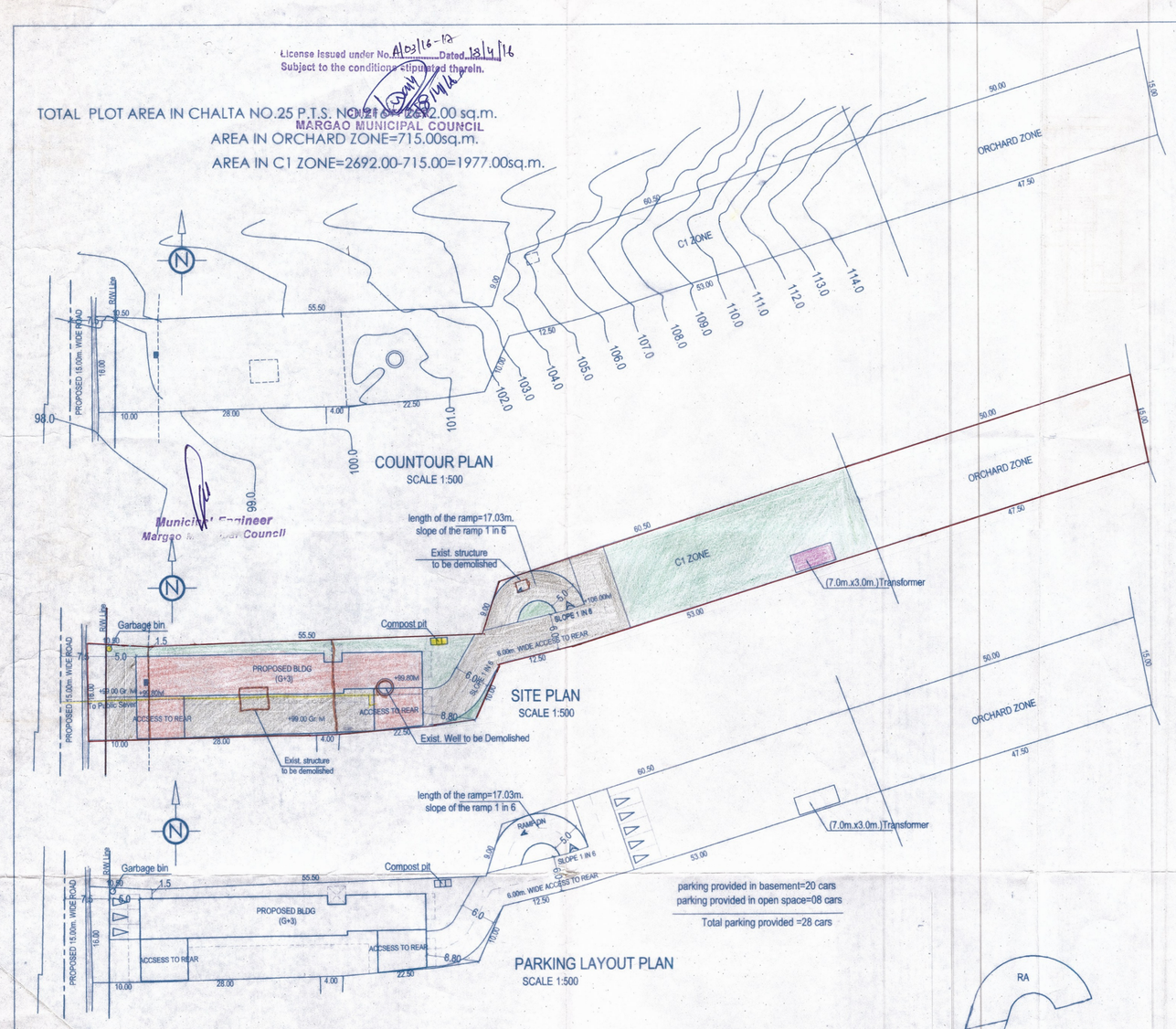
DATE-04-06-2014 | DRG. NO-595 / 02

DEALT-SNEHA / VISHWESH | SCALE- 1:100,1:500.

SAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
INTERIOR DESIGNERS
SAPANA ARCADE, 1ST FLOOR
MALBHAT, GOA.
PHONE NO.(0)- 2736693

License issued under No. AD3/16-12 Dated 18/4/16
Subject to the conditions stipulated therein.

TOTAL PLOT AREA IN CHALTA NO.25 P.T.S. NO.21 of VILLAGE 2692.00 sq.m.
MARGAO MUNICIPAL COUNCIL
AREA IN ORCHARD ZONE=715.00sq.m.
AREA IN C1 ZONE=2692.00-715.00=1977.00sq.m.



COUNTOUR PLAN
SCALE 1:500

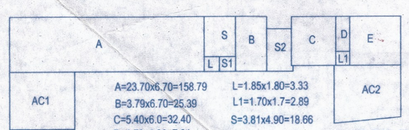
Municipal Engineer
Margao Municipal Council

SITE PLAN
SCALE 1:500

parking provided in basement=20 cars
parking provided in open space=08 cars
Total parking provided =28 cars

PARKING LAYOUT PLAN
SCALE 1:500

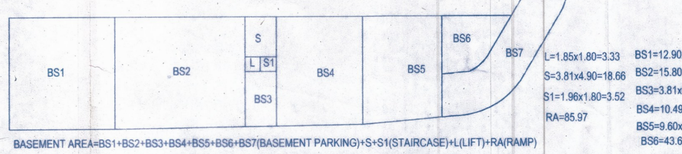
AREA CALCULATIONS:



A=23.70x6.70=158.79
B=3.79x6.70=25.39
C=5.40x6.0=32.40
D=1.70x4.30=7.31
E=6.20x6.0=37.20

L=1.85x1.80=3.33
L1=1.70x1.7=2.89
S=3.81x4.90=18.66
S1=1.96x1.80=3.52
S2=3.0x5.20=15.60

AC1=7.90x7.00=55.30
AC2=8.10x6.67(M)=54.02



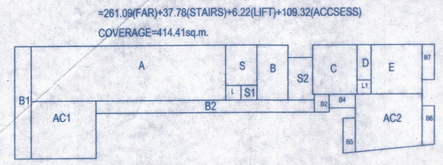
L=1.85x1.80=3.33
S=3.81x4.90=18.66
S1=1.96x1.80=3.52
RA=85.97

BS1=12.90x13.70=176.73
BS2=15.80x13.57=214.40
BS3=3.81x6.70(M)=25.52
BS4=10.49x13.28=139.30
BS5=9.60x12.74(M)=122.30
BS6=43.62
BS7=102.42

BASEMENT AREA=BS1+BS2+BS3+BS4+BS5+BS6+BS7(BASEMENT PARKING)+S+S1(STAIRCASE)+L(LIFT)+RA(RAMP)
=176.73+214.40+25.52+139.30+122.30+43.62+102.42(BASEMENT PARKING)+18.66+3.52(STAIRCASE)+3.33(LIFT)+85.97(RAMP)
=824.29 sq.m.(BASEMENT PARKING)+22.18(STAIRCASE)+3.33(LIFT)+85.97(RAMP)

GROUND FLOOR AREA=A+B+C+D+E(FAR)+S+S1+S2(STAIRS)+L+L1(LIFT)+AC1+AC2(ACCSESS)
=158.79+25.39+32.40+7.31+37.20(FAR)+18.66+3.52+15.60(STAIRS)+3.33+2.89(LIFT)+55.30+54.02(ACCSESS)
=261.09(FAR)+37.78(STAIRS)+6.22(LIFT)+109.32(ACCSESS)

COVERED AREA=A+B+C+D+E(FAR)+S+S1+S2(STAIRS)+L+L1(LIFT)+AC1+AC2(ACCSESS)
=158.79+25.39+32.40+7.31+37.20(FAR)+18.66+3.52+15.60(STAIRS)+3.33+2.89(LIFT)+55.30+54.02(ACCSESS)
=261.09(FAR)+37.78(STAIRS)+6.22(LIFT)+109.32(ACCSESS)
COVERAGE=414.41sq.m.



B1=2.0x13.70=27.40
B2=26.60x1.50=39.90
B3=1.80x2.20=3.96
B4=3.20x1.70=5.44
B5=1.5x4.17(M)=6.25
B6=1.5x4.72(M)=7.08
B7=1.50x4.30=6.45

TY. 1ST,2ND & 3rd FLOOR AREA=A+B+C+D+E+AC1+AC2(FAR)+S+S1+S2(STAIRS)+L+L1(LIFT)+B1+B2+B3+B4+B5+B6+B7(BALC.)
=158.79+25.39+32.40+7.31+37.20+55.30+54.02(FAR)+18.66+3.52+15.60(STAIRS)+3.33+2.89(LIFT)+27.40+39.90+3.96+5.44+6.25+7.08+6.45(BALC.)
=370.41sq.m.(FAR)+37.78(STAIRS)+6.22(LIFT)+96.48(BALC.)

30. Details of areas and use ,floorwise:

Floor % Reference	Use	Total builtup area M2	Open Terrace	Areas free from FAR						Net Floor Area sq.m.	FAR P/ %
				Stairs.	Bal.	Lift	society office	Stilt/ Ramp/ Access	Total		
PROPSED BUILDING 'A'											
BASEMENT FLOOR	PARKING	935.77	-	22.18	0.00	3.33	-	910.26	935.77	0.00	0.00%
GROUND FLOOR	Comm.	414.41	-	37.78	0.00	6.22	-	109.32	153.32	261.09	13.20%
FIRST FLOOR	Comm.	510.89	-	37.78	96.48	6.22	-	-	140.48	370.41	18.73%
SECOND FLOOR	Comm.	510.89	-	37.78	96.48	6.22	-	-	140.48	370.41	18.73%
THIRD FLOOR	Comm.	510.89	-	37.78	96.48	6.22	-	-	140.48	370.41	18.73%
TOTAL	Comm.	2882.85	-	173.30	289.44	28.21	-	1019.58	1510.53	1372.32	69.41%

PARKING DETAILS		No. of Car Parks/ parking area	
FLOOR AREA/NO. OF UNITS	USE	Provided	Required
1348.33 sq.m.	Comm.	27	26.96
TOTAL	Comm.	28	26.96

32. Type of zone to which the plot belongs to — C1 zone

SETBACKS:

33. Front setback from the center line of road — (7.50+5.0) 12.50 mts.

34. Side setbacks:
(a) 1.50 mts.
(b) 0.00 mts.

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

36. Height of the plinth — 0.80 mts.

37. Use to which the building is to be put to floor-wise :
Basement floor : parking
ground floor : Commercial
First floor : Commercial
Second floor : Commercial
Third floor : Commercial
Upper floor : --

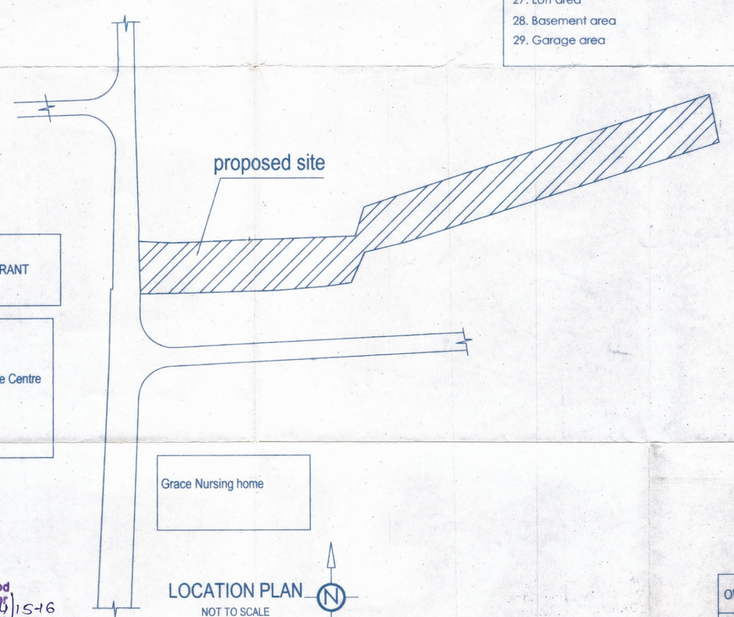
38. Plot owned by with reference to the ownership certificate of land : Shri. Madhukar Yeshwant Mordekar & Others.

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 (2692.00 sq.m.-715.00sq.m.(area in orchard zone)	1977.00	Sq.mts.
2. Deduction for		
(a) Area within road widening (proposed)	48.00	Sq.mts.
(b) Area reserved for any other use	--	Sq.mts.
Total (a+b)	48.00	Sq.mts.
3. Net effective area (1)-(2)	1929.00	Sq.mts.
4. Covered area occupied by the existing building,if any	464.70	Sq.mts,
5. Plot coverage of the existing building(in%)	24.09	%
6. Covered area of the existing building that is proposed to be demolished	464.70	Sq.mts.
7. Plot coverage of the existing building that is proposed to to be demolished (in %)	24.09	%
8. Covered area of proposed building	414.41	Sq.mts.
9. Plot coverage of the proposed building (in %)	21.48	%
10. Combined covered area of the existing building to be maintained and that of the proposed building	-	Sq.mts.
11. Combined plot coverage of the existing building to be maintained and that of the proposed building(in %)	-	%
FLOOR AREA:		
12. Balcony area and covered area over footways floorwise and total on all floors	192.96	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	261.09	Sq.mts.
17. Floor area consumed on First floor	370.41	Sq.mts.
18. Floor area consumed on Second floor	370.41	Sq.mts.
19. Floor area consumed on Third floor	370.41	Sq.mts.
20. Floor area consumed on any other floor other area consumed for FAR purpose	--	Sq.mts.
21. Existing floor area to be maintained	--	Sq.mts.
22. Total floor area consumed: (13+14+15+16+17+18+19+20+21)	1372.32	Sq.mts.
23. Floor area permissible	3954.00	Sq.mts.
24. FAR permissible	200.00	%
25. FAR consumed	69.41	%
26. Mezzanine area	--	Sq.mts.
27. Loft area	--	Sq.mts.
28. Basement area	--	Sq.mts.
29. Garage area	--	Sq.mts.



LOCATION PLAN
NOT TO SCALE

Development Permission Granted
Subject to Conditions Vide Order
No. SGPDA/P/S.S.S1./570/15-16
Dated 18/06/2015
Member Secretary 11/06/2015

ENGINEER'S SIGNATURE :
UDAY SAWANT
B.E.(CIVIL)
Reg. No. ER/0022/2010

OWNER'S SIGNATURE :

OWNER : Shri. Madhukar Yeshwant Mordekar & Others.
PROJECT : PROPOSED COMMERCIAL BUILDING 'X' AT MARGAO.
JOB NO-2089 | P.T. SHEET NO.216 CHALTA NO. 25
DATE-04-08-2014 | DRG. NO-595 / 01
DEALT-SNEHA / VISHWESH | SCALE- 1:100,1:500

SAWANT & ASSOCIATES
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INTERIOR DESIGNERS
SAPANA ARCADE, 1 ST FLOOR
MALBHAT, GOA.
PHONE NO.:0832 2736693