

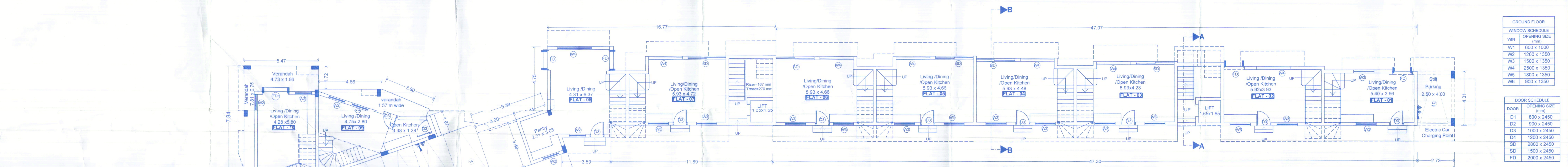
ASSISTANT ENGINEER/ELECT
Electricity Department
Sub-Div-I(U), Div-VI,
Mapusa - Goa.

"NOC is granted subject to this office
Letter No. PWD/SD/PHS-N/10/18-19-20-21-22-23-24-25
dated 22/01/2025"

ASSISTANT ENGINEER
SUB-DIV I W.D. XVII (PHS-N)
P.W.D. MAPUSA - GOA



FRONT ELEVATION
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

GROUND FLOOR	
WINDOW SCHEDULE	OPENING SIZE (mm)
W1	600 x 1000
W2	1200 x 1350
W3	1500 x 1350
W4	2500 x 1350
W5	1800 x 1350
W6	900 x 1350

DOOR SCHEDULE	
DOOR	OPENING SIZE (mm)
D1	800 x 2450
D2	900 x 2450
D3	1000 x 2450
D4	1200 x 2450
SD	2800 x 2450
SD	1500 x 2450
FD	2000 x 2450

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/ 11/ 2107/2480/2025
DATED 20 JAN 2025
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI - GOA

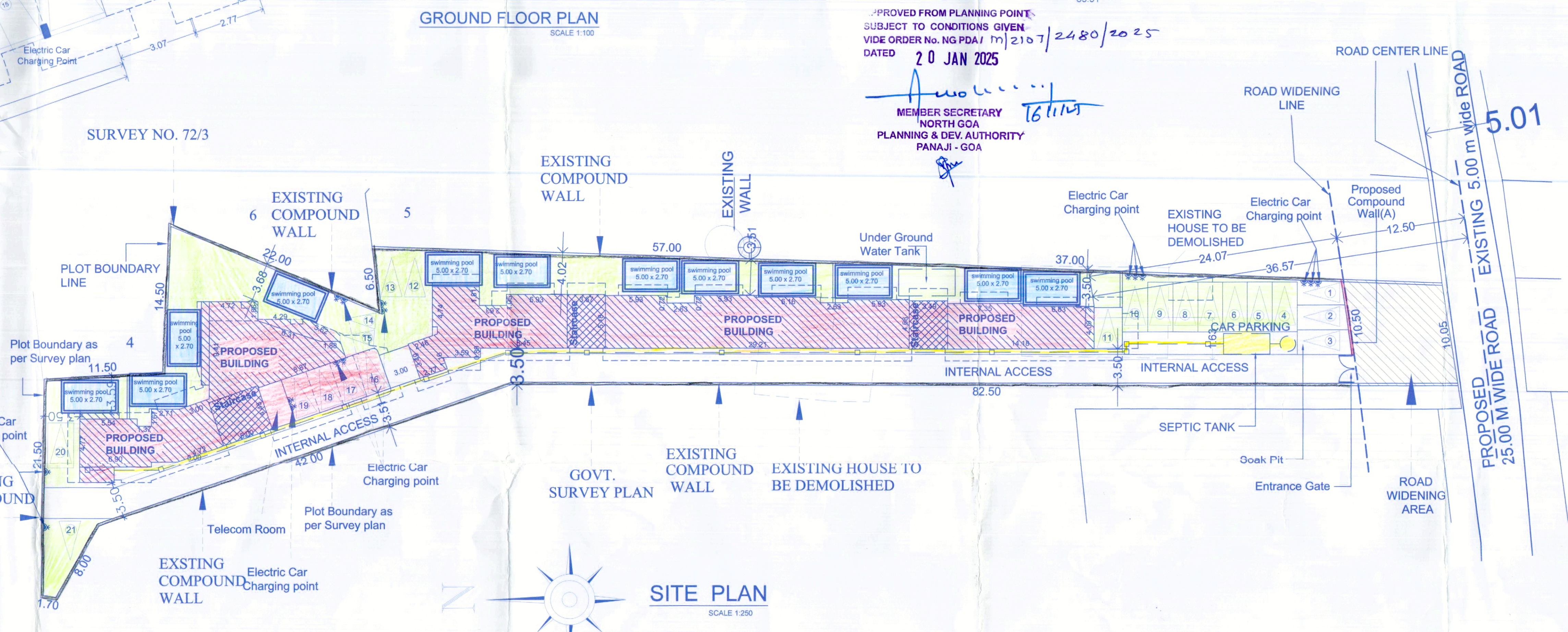
AREA STATEMENT			
1	SURVEY NO. 72/3 PT. SHEET NO. 9	1825.00	sq.m
2	TOTAL PLOT AREA	1825.00	sq.m
3	DEDUCTION FOR		
(A)	AREA UNDER ROAD WIDENING	91.00	sq.m
(B)	AREA RESERVED FOR ANY OTHER USE	---	sq.m
4	EFFECTIVE PLOT AREA	1734.00	sq.m
5	AREA OCCUPIED BY EXISTING BUILDING ON THE PLOT	190.00	sq.m
6	AREA OF BUILDING TO BE DEMOLISHED	190.00	sq.m
7	PERMISSIBLE COVERAGE (40%)	693.60	sq.m
8	COVERED AREA OF PROPOSED BUILDING (33.13%)	574.48	sq.m
9	PERMISSIBLE FAR	1460.00	sq.m
10	WHETHER ANY EXTRA FAR CLAIMED	NIL	sq.m
11	FAR PERMISSIBLE (80%)	1460.00	sq.m
12	ADDITIONAL FAR CLAIMED	NIL	sq.m
13	TOTAL FAR PERMISSIBLE	1460.00	sq.m
14	PROPOSED FAR (79.80%)	1452.85	sq.m
15	DETAIL OF AREA & USE FLOOR WISE		

Floor	USE	Total BUA (Sq.m)	Parking	Staircase/Lobby	Verandah/Balcony	Total Area Free Of Far	Net Floor Area	FAR Consumed
Ground (Silt)	Parking/Resi.	562.07	51.73	58.42	31.00	141.15	420.92	1452.85
First Floor	Resi.	716.63	-	81.44	148.12	227.56	489.07	1825
Second Floor	Resi.	669.30	-	66.86	124.96	191.82	477.48	79.80%
Third Floor	Resi.	102.71	-	22.40	14.93	37.33	65.38	
TOTAL BUA		2050.71	51.73	229.12	317.01	597.86	1452.85	

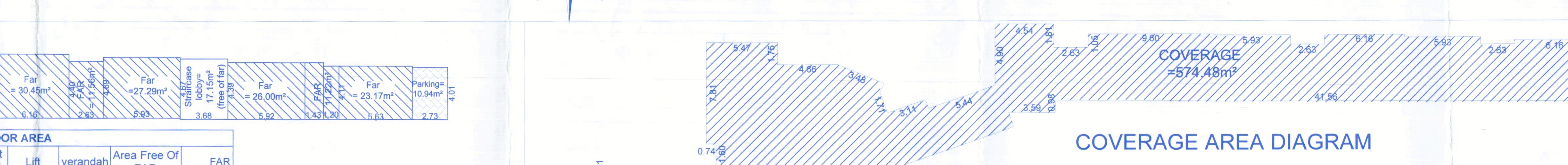
APPROVED UNDER THE CONDITIONS
THE LICENSE NO. CONSTRUCTION/2024/2025
DATE: 20/01/2025
MUNICIPAL ENGINEER (DT) CHIEF OFFICER
MAPUSA MUNICIPAL COUNCIL

INFRASTRUCTURE TAX AREA FOR RESIDENTIAL BUILDING			
AREA	SQ.M	AREA	SQ.M
1	APARTMENT BUILDING (2050.71 - 51.73)	1998.98	SQ.M
2	SWIMMING POOL (5.00 x 2.70) x 12	160.00	SQ.M
3	TELECOM ROOM	11.95	SQ.M
TOTAL		2172.93	SQ.M
INFRA. TAX TOTAL		2172.93	SQ.M

PARKING STATEMENT				
FLOOR	USES	NO. OF UNITS	REQUIRED	PROVIDED
1452.85	RESIDENTIAL	21	21	21



SITE PLAN
SCALE 1:250



COVERAGE AREA DIAGRAM

GROUND FLOOR AREA							
Floor	Use	BUA	Parking	Stair/Lift/Lobby	Lift	Verandah	Area Free Of FAR
Ground	Resi/parking	562.07	51.73	58.42	0.00	31.00	141.15
Total		562.07	51.73	58.42	0.00	31.00	141.15

FIRST FLOOR AREA							
Floor	Use	BUA	Stair/Lift/Lobby	Enclosed Balcony	Area Free Of FAR	FAR	
First	Residential	716.63	81.44	146.12	227.56	489.07	
Total		716.63	81.44	146.12	227.56	489.07	

SECOND FLOOR AREA							
Floor	Use	BUA	Stair/Lift/Lobby	Enclosed Balcony	Area Free Of FAR	FAR	
Second	Residential	669.30	66.86	124.96	191.82	477.48	
Total		669.30	66.86	124.96	191.82	477.48	

THIRD FLOOR AREA							
Floor	Use	BUA	Stair/Lift/Lobby	Enclosed Balcony	Area Free Of FAR	FAR	
Third	Residential	102.71	22.40	14.93	37.33	65.38	
Total		102.71	22.40	14.93	37.33	65.38	

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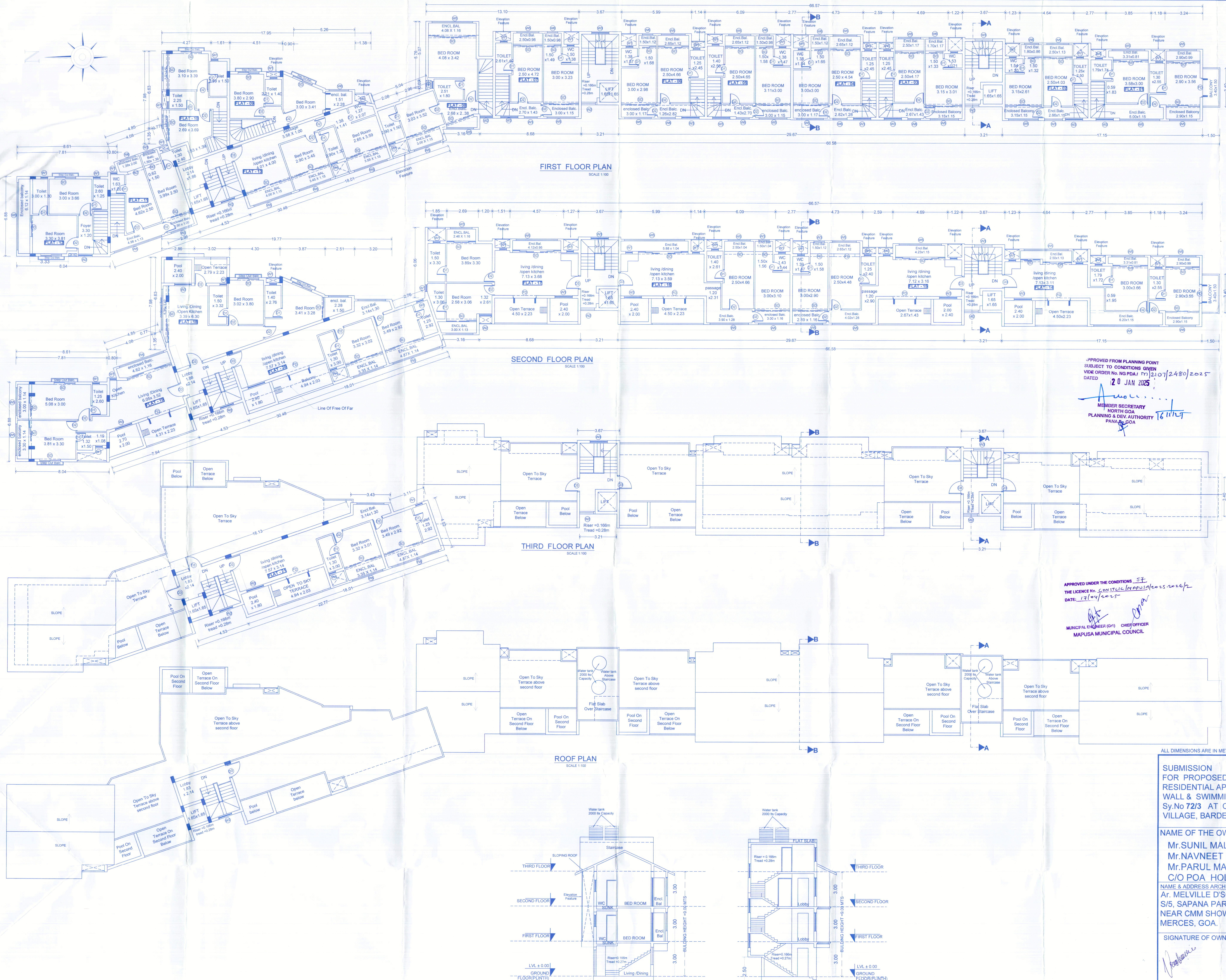
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APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/ 17/2107/2480/2025
DATED 20 JAN 2025
Amal...
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI, GOA

APPROVED UNDER THE CONDITIONS SET
THE LICENCE No. 5001216/Mapusa/2025/2026/2
DATE: 12/01/2025
Mapusa
MUNICIPAL ENGINEER (G1) CHIEF OFFICER
MAPUSA MUNICIPAL COUNCIL

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED

SUBMISSION FOR PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT , COMPOUND WALL & SWIMMING POOL . PT. SHEET NO.9, Sy.No 72/3 AT CUNCHELM MAPUSA VILLAGE, BARDEZ TALUKA - NORTH GOA.	
NAME OF THE OWNER: Mr.SUNIL MALIK, Mr.NAVNEET MALIK, Mr.PARUL MALIK C/O POA HOLDER Mr.VIKAS KATARIA	
NAME & ADDRESS ARCHITECT: Ar. MELVILLE D'SOUZA, S/5, SAPANA PARADISE, NEAR CMM SHOWROOM, MERCES, GOA.	
SIGNATURE OF OWNER <i>[Signature]</i>	SIGNATURE OF ARCHITECT <i>[Signature]</i>
SCALE 1:100	
DATE -08-01-2025	
SHEET NO. - 02/ 02	

SECTION B-B
SCALE 1:100

SECTION A-A
SCALE 1:100