

Approved with condition vide L.No. 16/05/2022  
 Approved with condition vide L.No. 16/05/2022  
 Permission Issued Vide Licence No. V.P./T/F-24/22-2/1183  
 Date: 14.11.2022

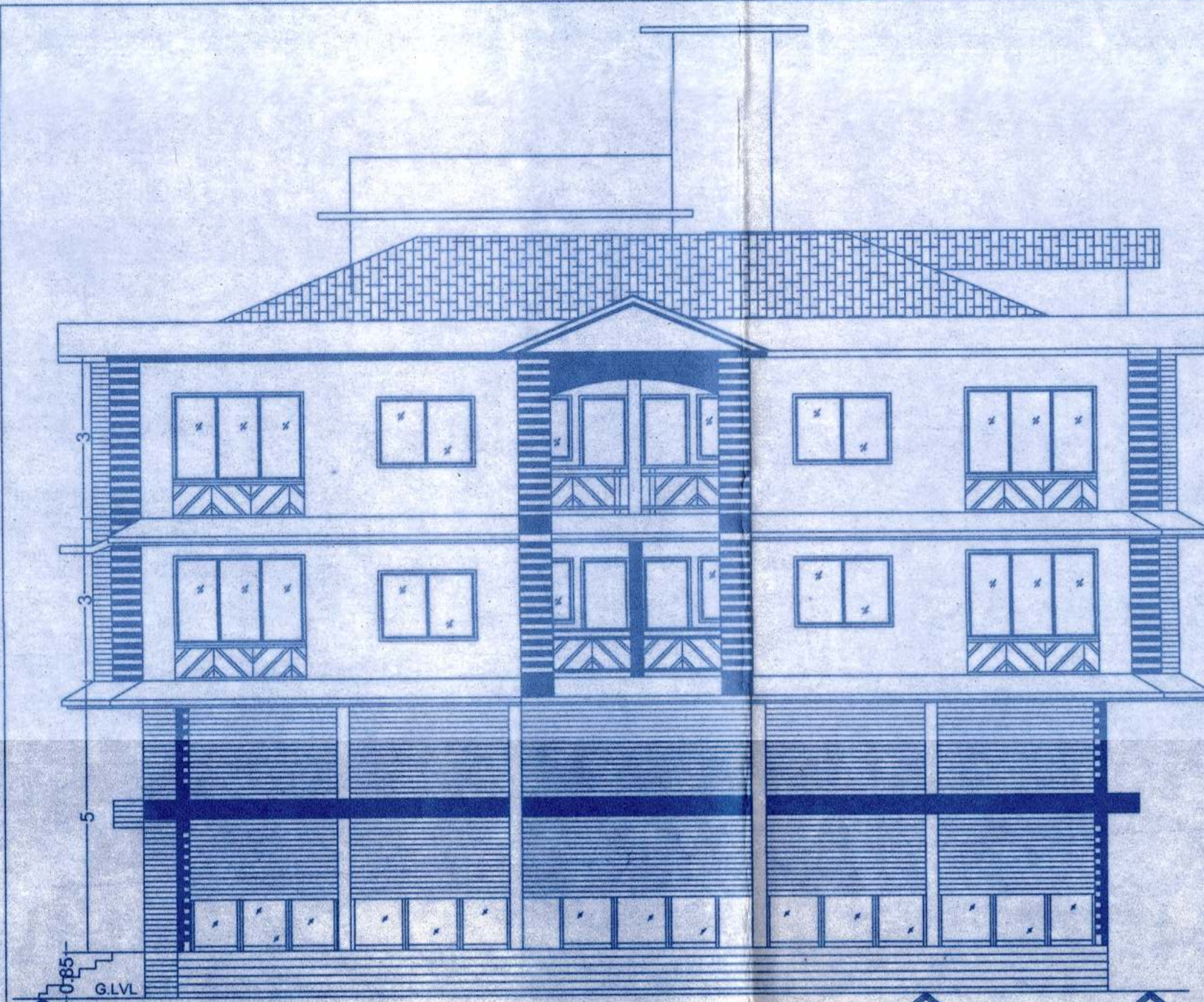


M. D. D. S. GOVERNMENT  
 SECRETARY  
 V. P. TIYIM

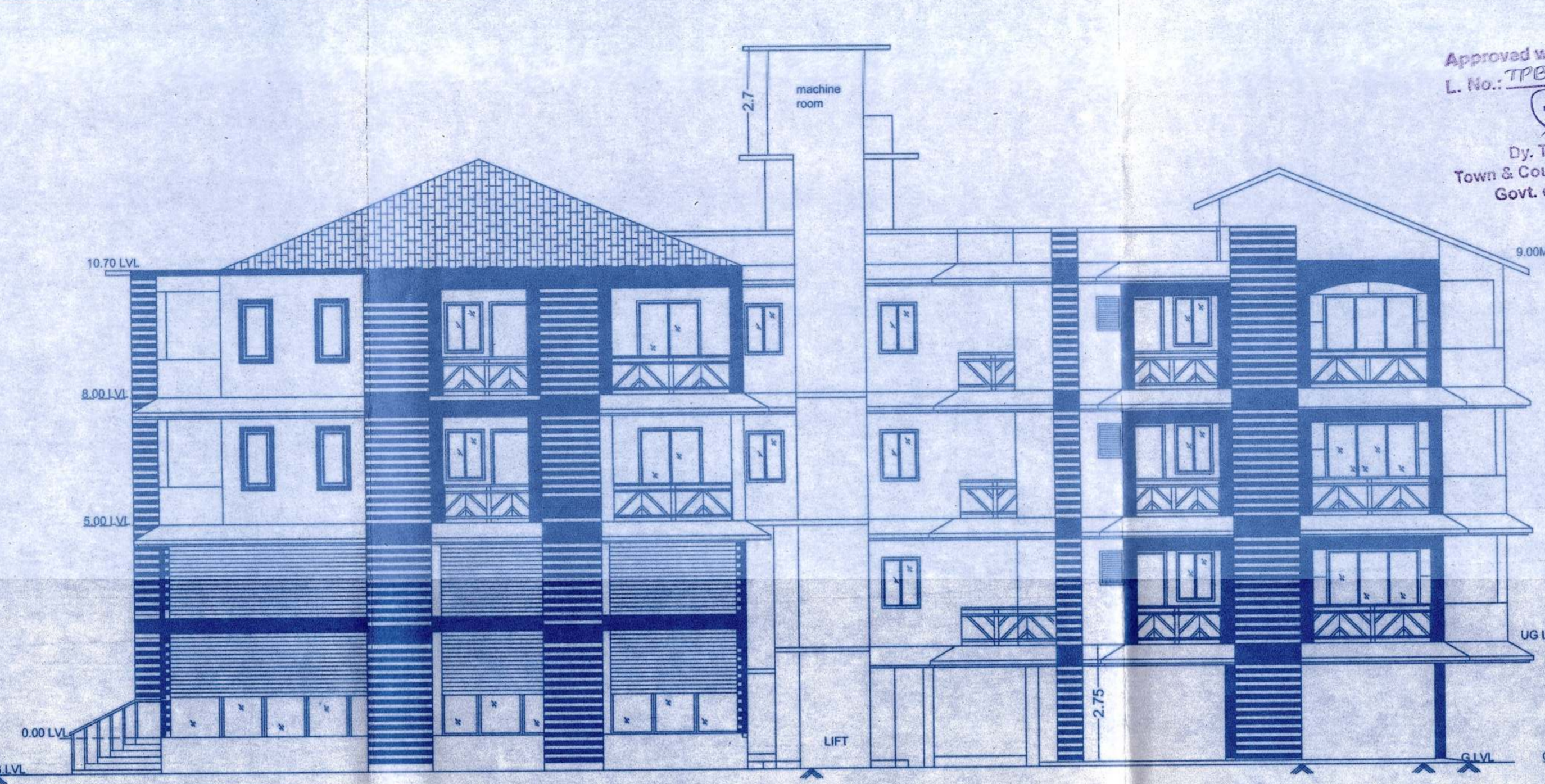
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**AREA STATEMENT**

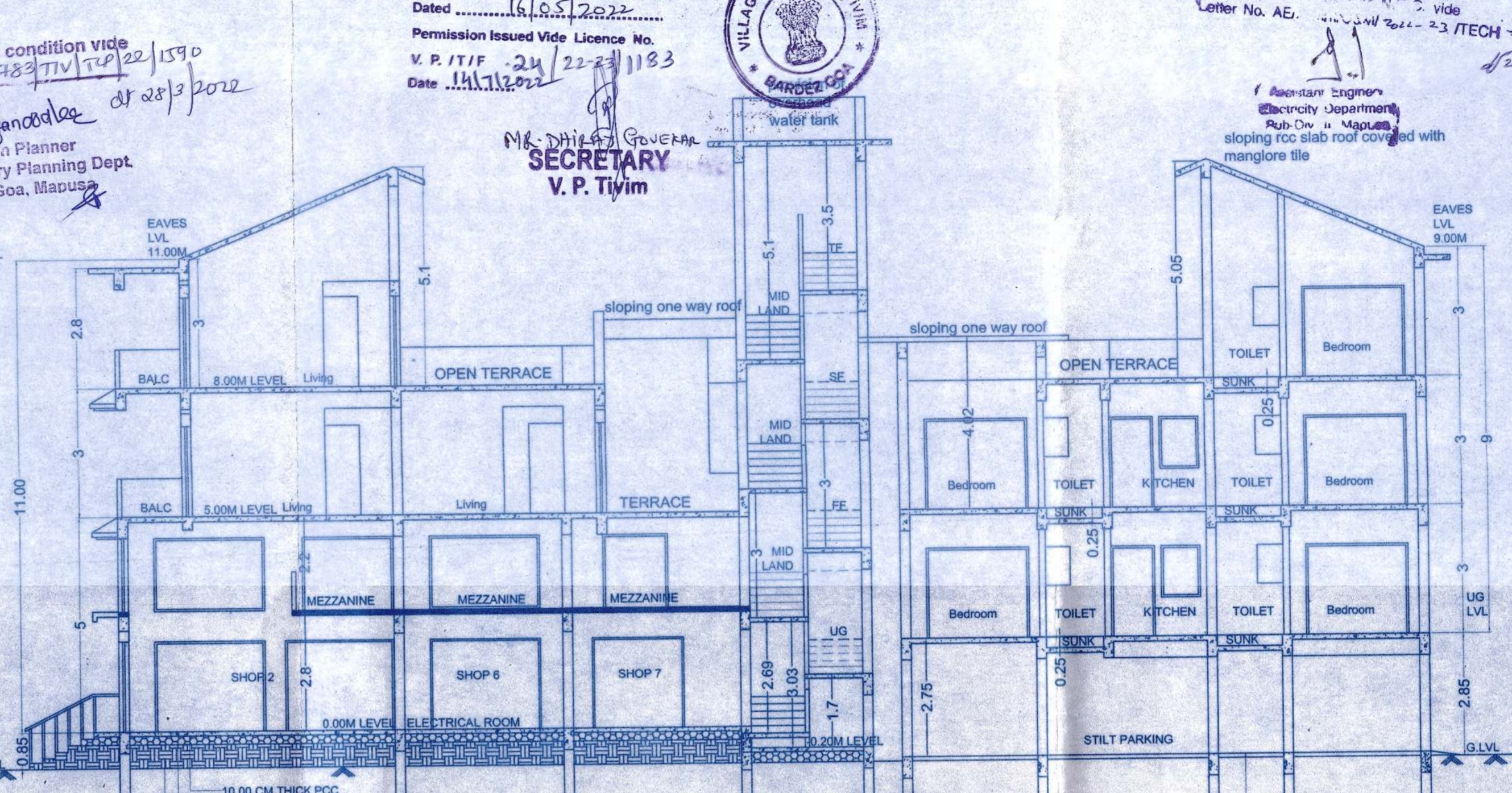
1. Area of the plot bearing S.NO.360/1-B = 1233.00m<sup>2</sup>
2. Area under R/W = 82.08m<sup>2</sup>
3. Net Effective area = 1151.00m<sup>2</sup>
4. Covered area of the existing house that is proposed to be demolished = 225m<sup>2</sup>
5. plot coverage of the existing house that is proposed to be demolished = 19.54%
6. Proposed B.U.a on ground floor = 423.58m<sup>2</sup>
7. Proposed covered area for coverage = 410.24m<sup>2</sup>
8. Coverage consumed = 410.24x100 = 35.84%
9. coverage permissible 40% = 460.40m<sup>2</sup>
10. Permissible commercial area = 211.80m<sup>2</sup>
11. Proposed B.U.a on ground floor = 423.58m<sup>2</sup>
12. Proposed B.U.a on Upper Ground Floor = 342.55m<sup>2</sup>
13. Proposed B.U.a on First floor = 515.38m<sup>2</sup>
14. Proposed B.U.a on Second floor = 471.72m<sup>2</sup>
15. Total B.U.A (G.fir+U.G.fir+F.fir+S.fir) = 1753.23m<sup>2</sup>
16. Proposed floor area of the Ground Floor = 219.37m<sup>2</sup>
17. Proposed floor area of the U.G. floor = 164.02m<sup>2</sup>
18. Proposed floor area of the First floor = 346.82m<sup>2</sup>
19. Proposed floor area of the Second floor = 256.06m<sup>2</sup>
20. Total floor area of building = 986.27m<sup>2</sup>
21. F.A.R Consumed (986.27x100/1233) = 79.98%
22. F.A.R Permissible 80% = 986.40m<sup>2</sup>
23. Length of the compound wall/Gate = 103.33m
24. Area for infrastructure tax = 1515.07m<sup>2</sup>



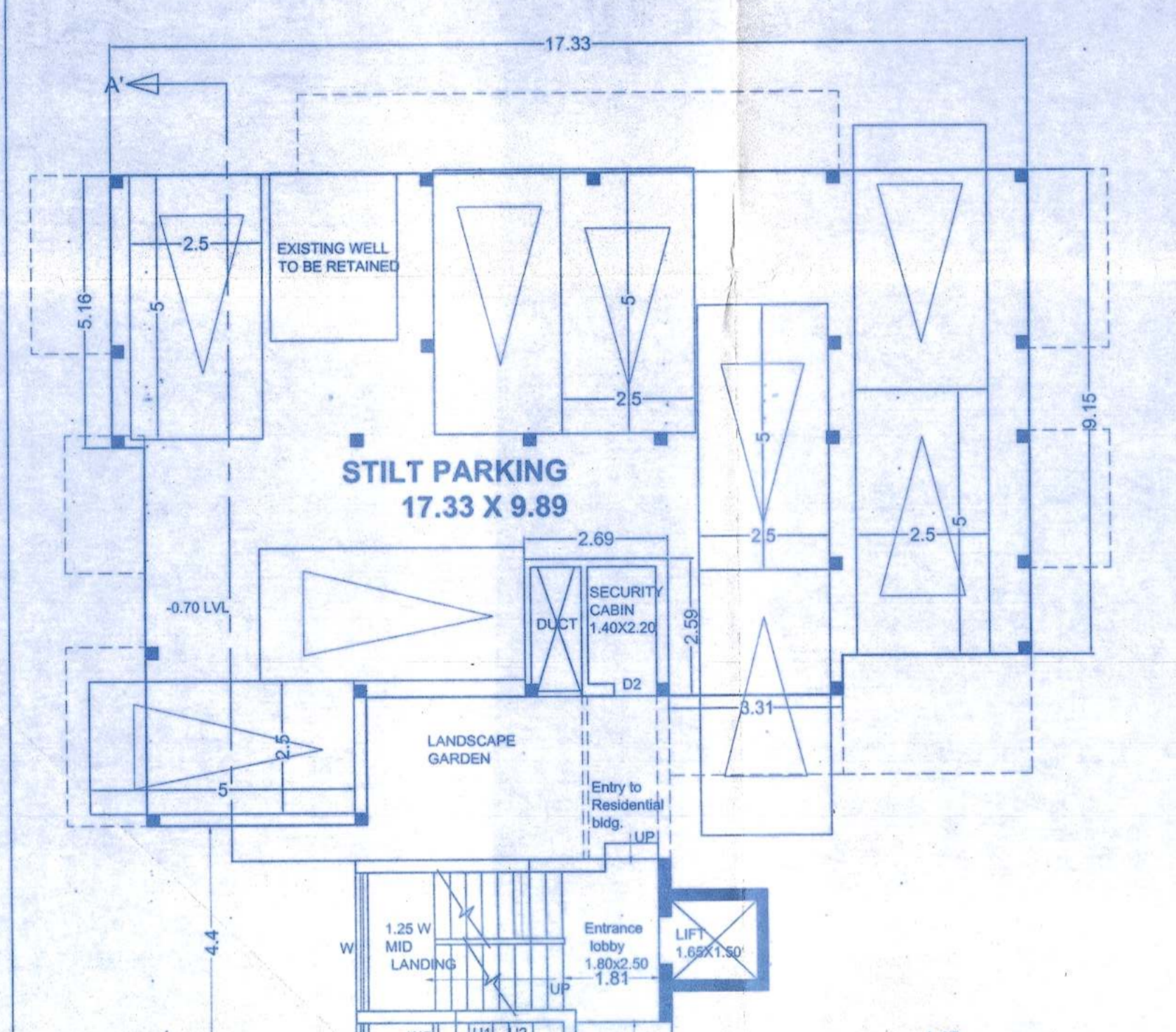
**NORTH SIDE ELEVATION (FRONT)**



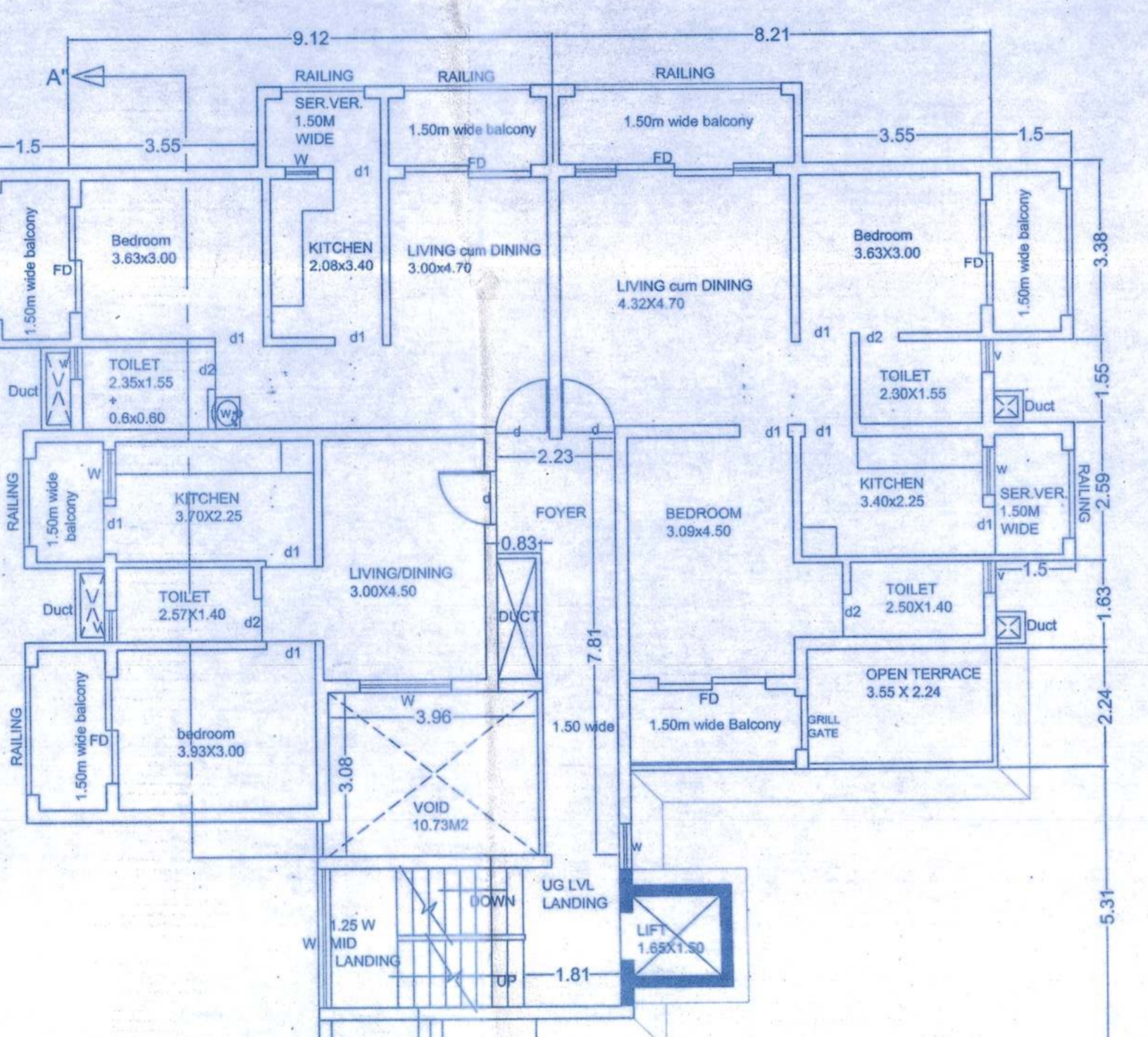
**EAST SIDE ELEVATION**



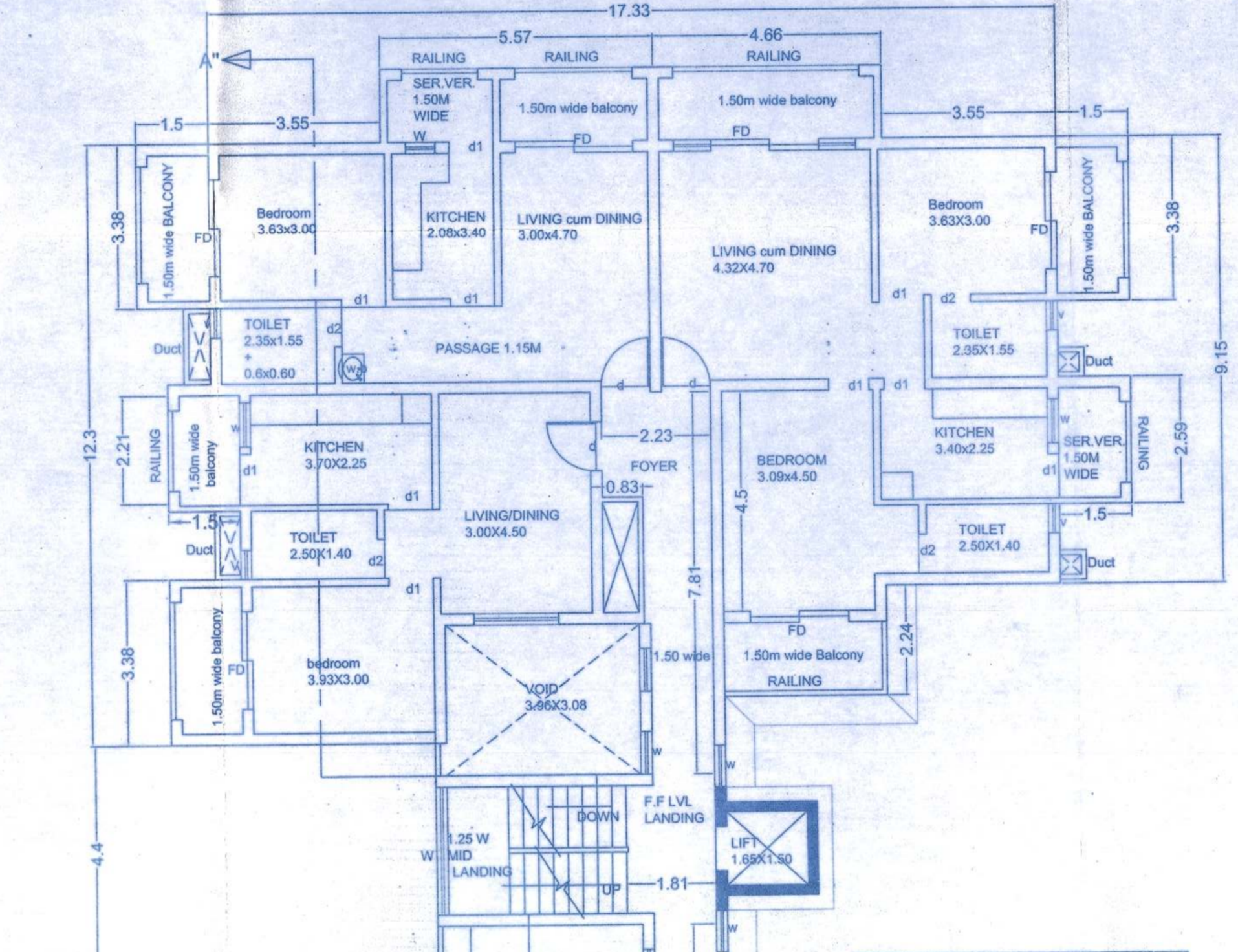
**SECTION AA'**



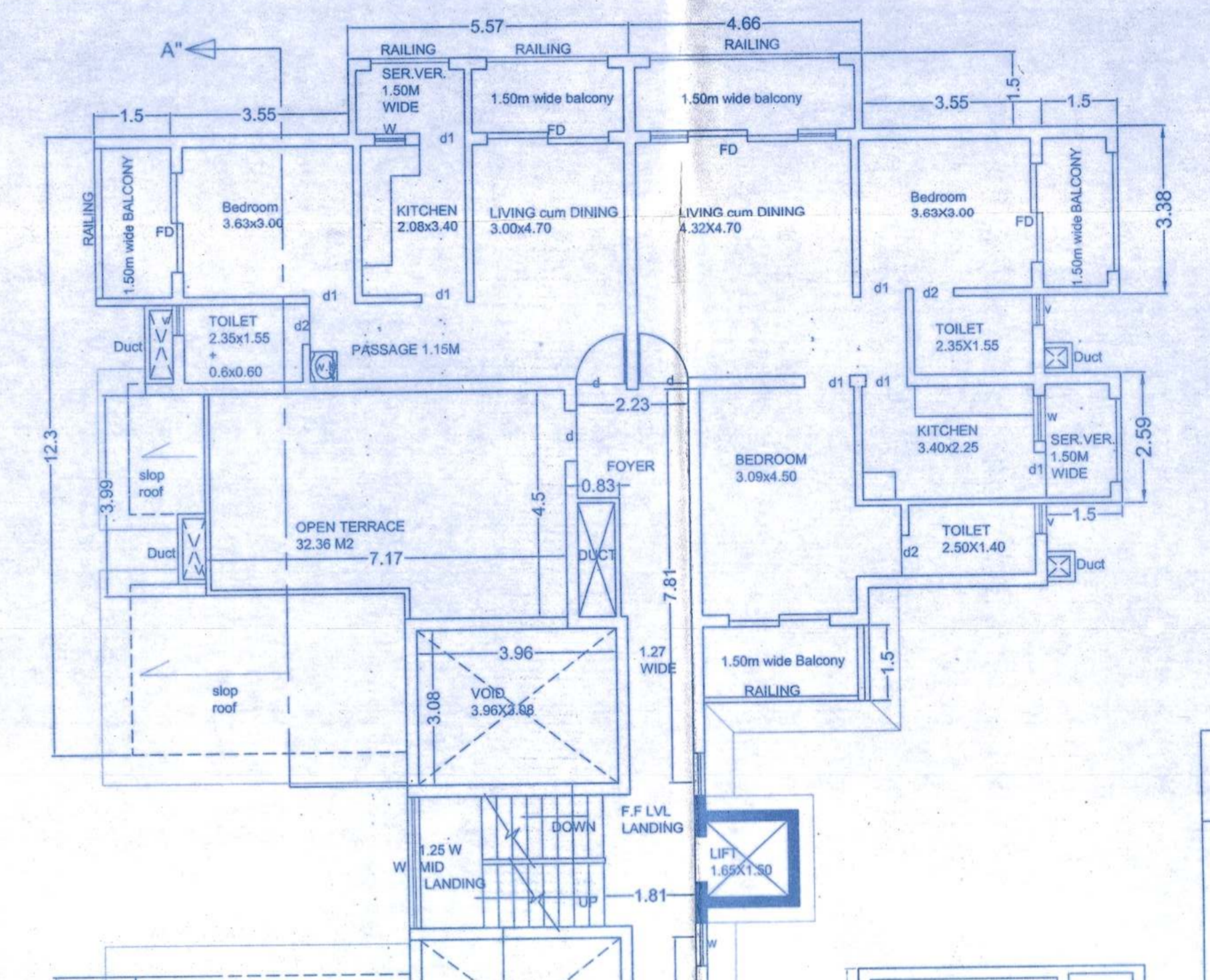
**GROUND FLOOR PLAN**



**UPPER GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

**DOOR AND WINDOW SCHEDULED**

Sr.No	TYPE	size	NO.	Specification
1	GLAZING	2.50	18	Aluminium
2	D(Main door)	1.00x2.20	15	wooden panel
3	d1(door)	0.90x2.20	48	HDF Flush Door
4	d2(toilet door)	0.80x2.20	20	HDF Panel Door
5	FD(FRENCH door)	2.00x2.20	28	Aluminium Powder Coated
6	w(window)	1.00x1.20	15	Aluminium Powder Coated
7	w1(window)	0.60x1.20	4	Aluminium Powder Coated
8	v(ventilator)	0.60x0.80	20	Aluminium Powder Coated
9	R.S(Rolling shutter)		12	

- Specification**
1. Kitchen Glazed tile dado upto height of 0.60m.
  2. Flooring-ceramic or porcelain tiles
  3. Toilet and/or the dado upto height of 2.40m flooring-antislip tiles
  4. Living room flooring - vitrified tiles
  5. Bedroom flooring - ceramic or porcelain tiles
  6. balcony railing-aluminium powder coated

**SUBMISSION DRAWING**

NOTE: ALL DIMENSION ARE IN METERS UNLESS SPECIFIED.  
 PROJECT: PLAN SHOWING PROPOSED CONSTRUCTION RESIDENTIAL/COMMERCIAL BUILDING AND COMPOUND WALL ON A PLOT BEARING S. NO. 360/1-B, BELONGING TO MRS MARIA EMA RUBIA PIA COUTINHO DE QUADROS E PEREIRA AND VALENTINE SAVIO PAUL MARTIN COUTINHO DE QUADROS E PEREIRA AT THIVIM BARDEZ GOA.

**SUBMISSION DRWG.-01**  
 SIGNATURE OF OWNER/Authorised POA Holder:

**ARCH SARIKA S. SARDESAI**  
 B.Arch.

**Architect & Interior Designer**  
 Office Behind Old Mapusa Municipality  
 Mapusa Goa.  
 Reg No. -AR/0056/2010  
 Contact No. -9404146333  
 email:-archsarika2002@gmail.com

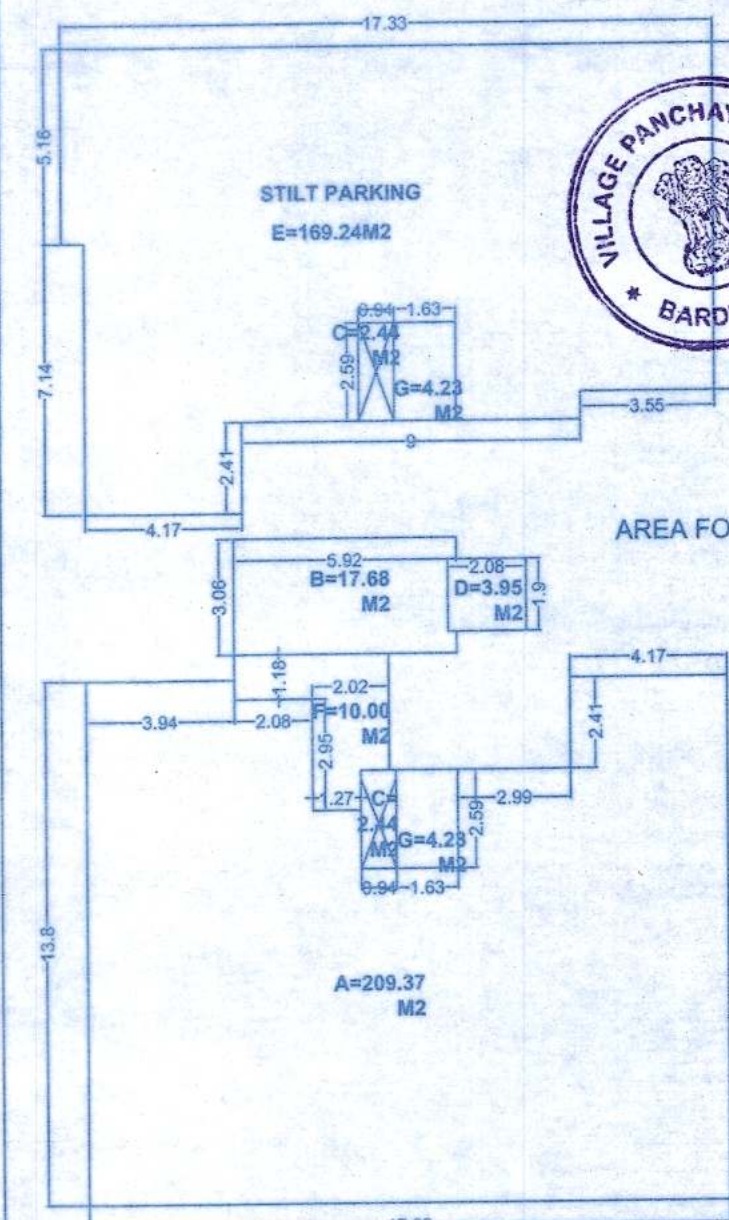
**SIGNATURE OF THE ARCHITECT:-**  
**SARIKA S SARDESAI**  
 ARCHITECT & INT DESIGNER  
 ARCHITECT & INT DESIGNER  
 MAF USA GOA MOB 9404146333  
 COA REG NO 2001/27589  
 REG-NO AR/0056/2010

Date:-01.02.2021 SCALE:-1:100 DRWN BY: SUVIDHA  
 CHK BY: SARIKA

Approved Vide Resol No. 16/05/2022  
 Dated 16/05/2022  
 Permission Issued Vide Licence No.  
 V. P. /T/F. 24/22-23/1183  
 Date 14/11/2022



MR. DHIRAJ GOVIND  
**SECRETARY**  
 V. P. Thim



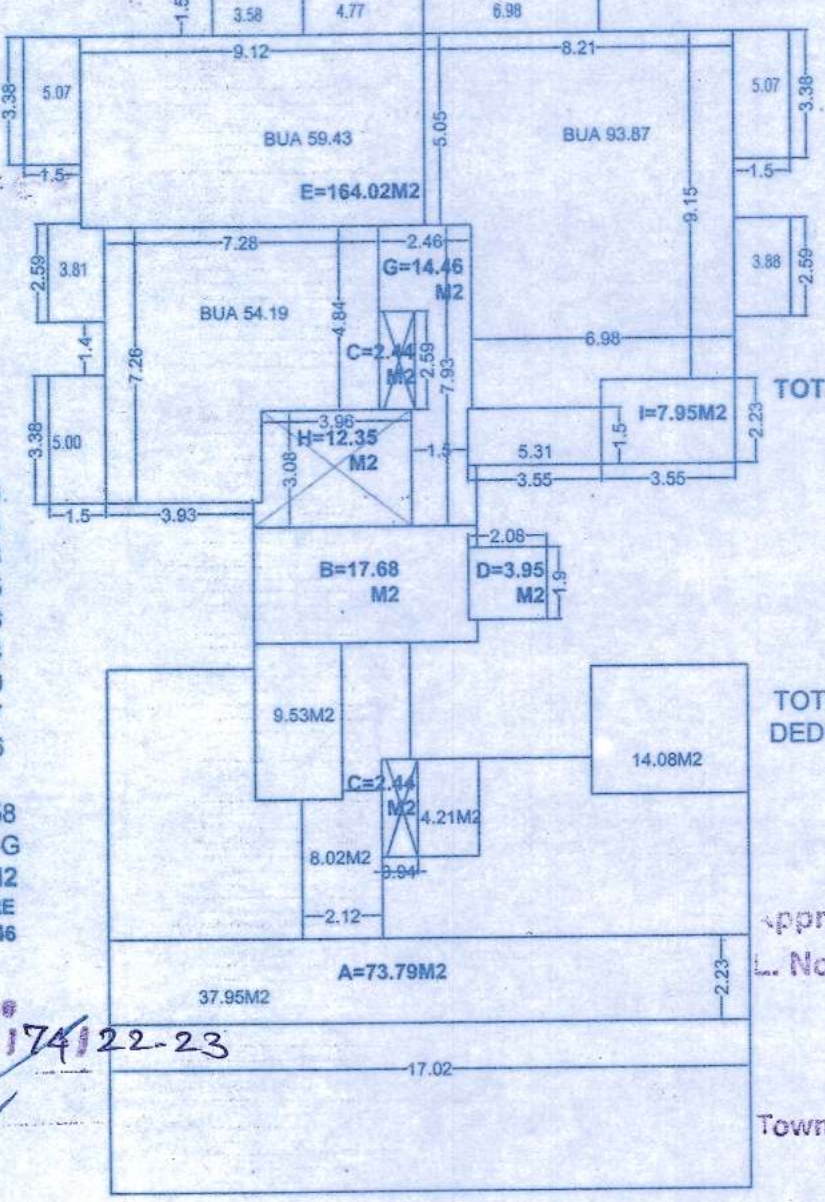
**GROUND FLOOR**

TOTAL BUA ON GROUND = 423.58  
 AREA FOR COVERAGE=423.58-G-C = 410.24  
 AREA FOR STAIRCASE=17.68  
 AREA FOR LIFT=3.95  
 AREA FOR DUCTS=4.88  
 AREA OF STILT=169.24  
 AREA FOR TOILET=10.00  
 AREA OF SECURITY CAB/ELECT=8.46

TOTAL BUA ON GROUND = 423.58  
 DEDUCT B-C-D-E-G  
 AREA FOR FAR =219.37M2  
 AREA FOR INFRASTRUCTURE TAX 423.58-C-E=249.46

NOC is granted subject to this office  
 Letter No. PWD/SDI/PHE-NF.10/174/22-23  
 Dated 05/5/2022

ASSISTANT ENGINEER  
 SUB. DIV II W.D. XVII (PHE-N)  
 P.W.D. MAPUSA - GOA

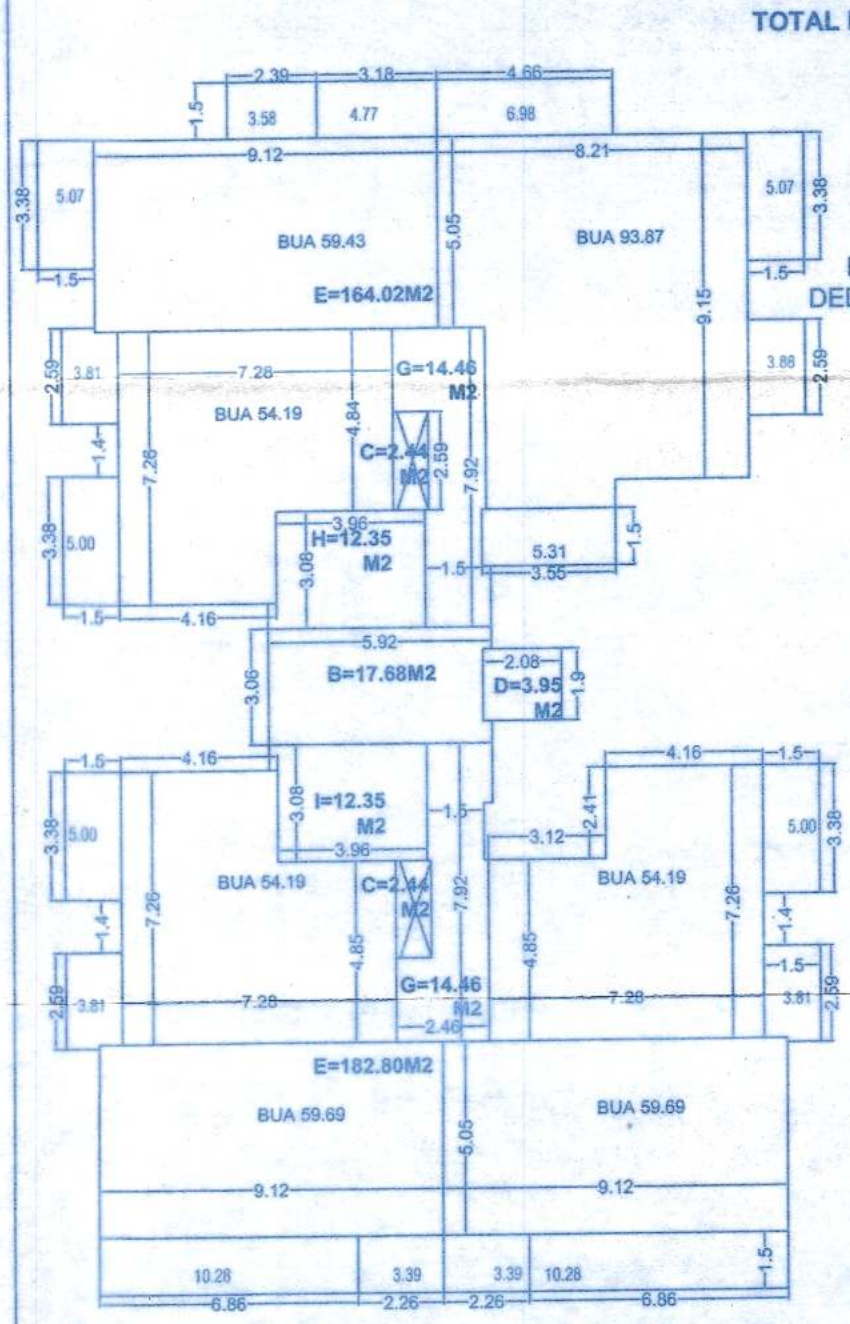


**UPPER GROUND FLOOR**

TOTAL BUA ON UPPER GROUND = 342.55  
 AREA OF FLATS=207.49  
 AREA OF MEZZANINE=73.79  
 AREA FOR STAIRCASE=17.68  
 AREA FOR LIFT=3.95  
 AREA FOR DUCT=4.88  
 AREA OF FOYER=14.46  
 VOID=12.35  
 AREA FOR OPEN TERRACE=7.95

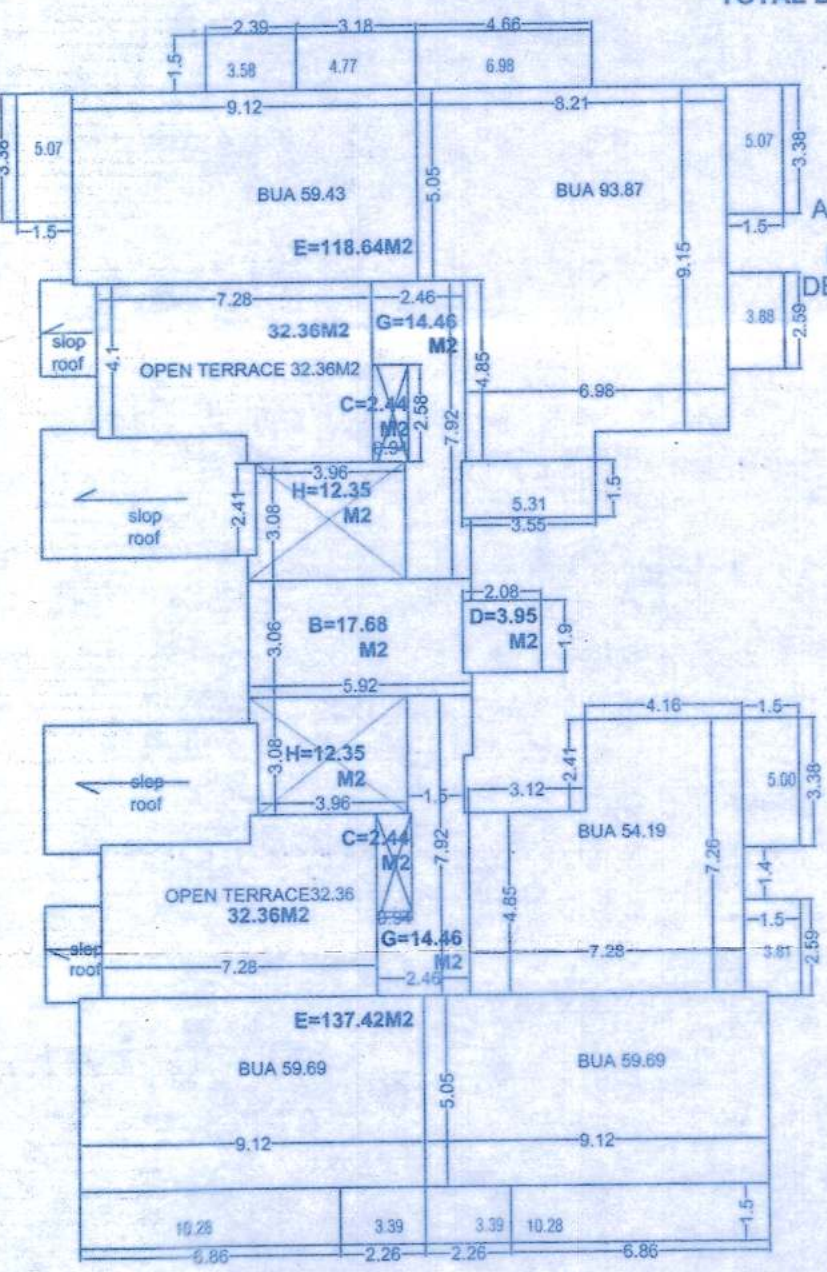
TOTAL BUA ON UPPER GROUND = 342.55  
 DEDUCT A-B-C-D-G-H-I-BALCONIES(43.47)  
 AREA FOR FAR A=164.02M2  
 AREA FOR INFRASTRUCTURE TAX 342.55-C-H=325.32

Approved with condition vide  
 L. No.: TPB/6783/TV/ICP/22/1590  
 Honorable at 28/3/2022  
 Dy. Town Planner  
 Town & Country Planning Dept.  
 Govt. of Goa, Mapusa



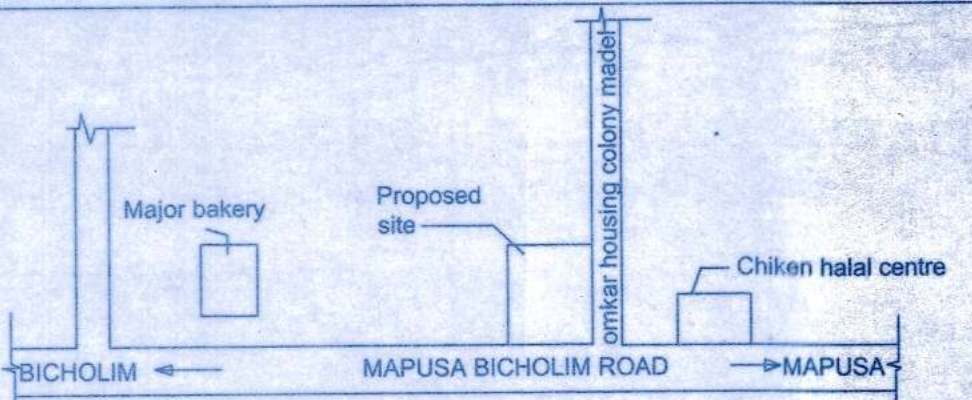
**FIRST FLOOR**

TOTAL BUA ON FIRST FLOOR = 515.38  
 AREA OF FLATS=435.25  
 AREA FOR STAIRCASE=17.68  
 AREA FOR LIFT=3.95  
 AREA FOR DUCT=4.88  
 VOID=12.35  
 OPEN TERRACE=12.35  
 AREA OF FOYER=28.92  
 BUA ON FIRST FLOOR = 515.38  
 DEDUCT B-C-D-G-H-BALCS.(88.43)  
 AREA FOR FAR A=346.82M2  
 AREA FOR INFRASTRUCTURE TAX 515.38-C-H=498.15

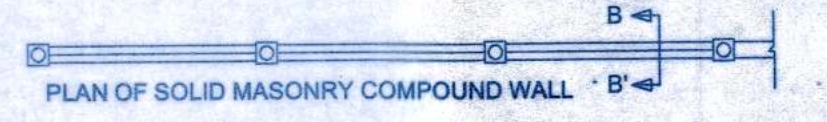
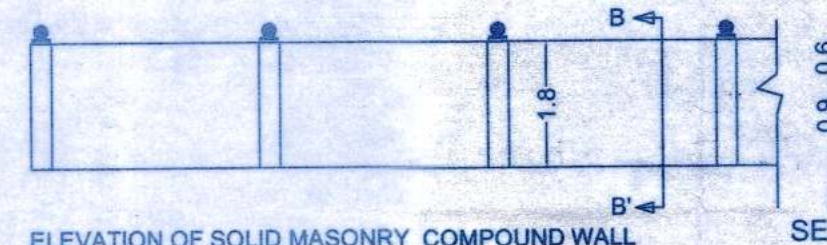
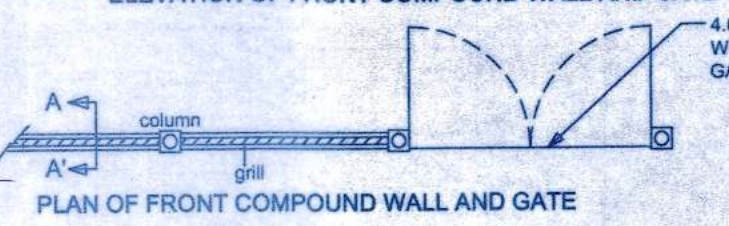
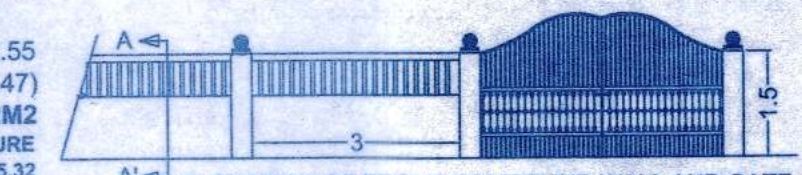


**SECOND FLOOR**

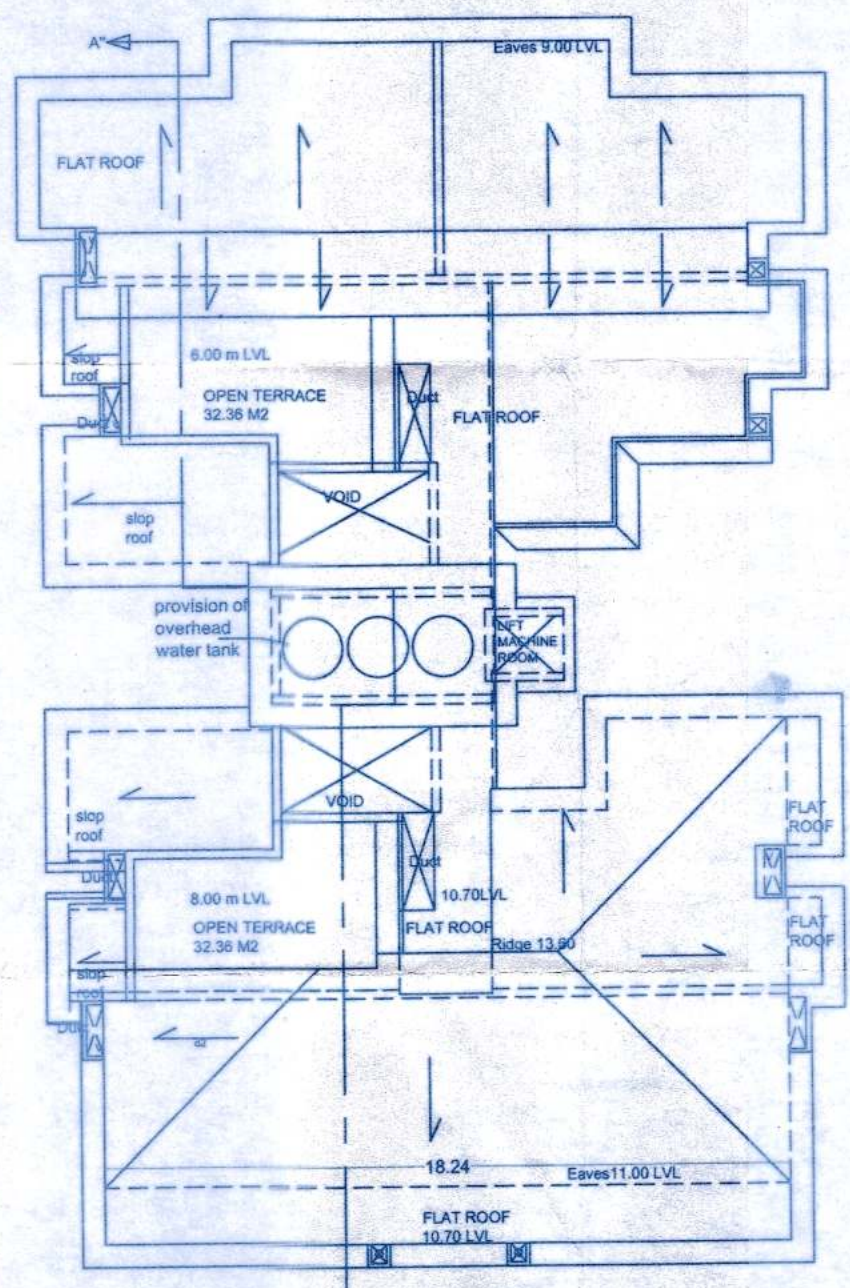
TOTAL BUA ON SECOND FLOOR = 471.72  
 AREA OF FLATS=326.87  
 AREA FOR STAIRCASE=17.68  
 AREA FOR LIFT=3.95  
 AREA FOR DUCT=4.88  
 AREA OF FOYER=28.92  
 VOID=24.70  
 AREA FOR OPEN TERRACE=64.72  
 BUA ON SECOND FLOOR= 471.72  
 DEDUCT B-C-D-G-H-I-BALCS.(70.81)  
 AREA FOR FAR A=256.06M2  
 AREA FOR INFRASTRUCTURE TAX 471.72-C-H=442.14



Location Plan  
 Not to Scale



Compound wall



**ROOF Plan**

**AREA STATEMENT**

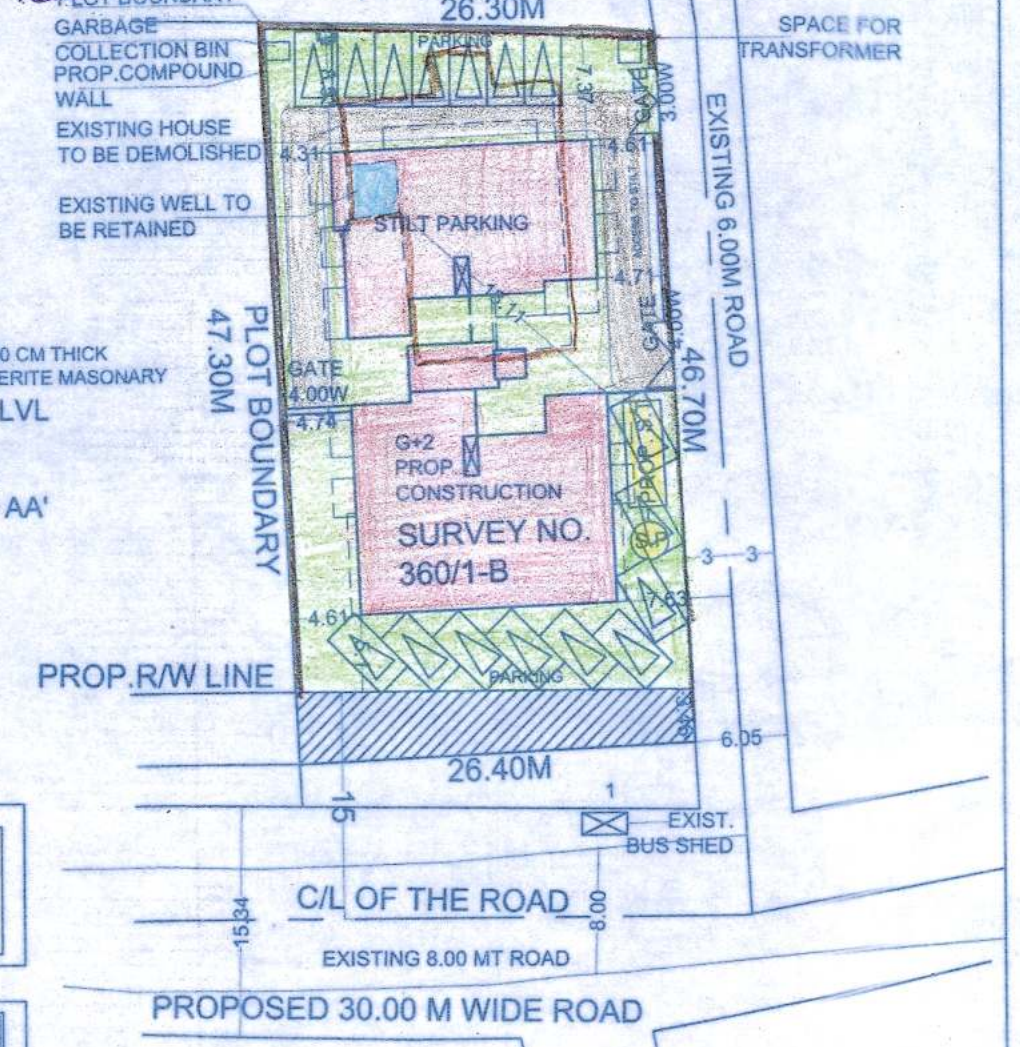
SR.NO	DESCRIPTION	AREA	UNITS
1	AREA OF PLOT	1233.00	M2
2	AREA UNDER R/W	82.08	M2
3	NET EFFECTIVE AREA FOR COVERAGE	1151.00	M2
4	COVERED AREA OF THE BUILDING	410.24	M2
5	COVERAGE CONSUMED	35.64	%
6	COVERAGE PERMISSIBLE (40%)	460.40	M2
7	FAR PERMISSIBLE (80%)	986.27	M2

**DETAIL OF AREA USE FLOOR WISE**

SR. NO.	FLOOR REFERENCE	USE	BUILT-UP AREA (SQM)	STAIRCASE /LIFT	BALC.	FOYER/STILT	MEZZ	DUCT	ELECT /PUMP	VOID	O.T	NET FLOOR AREA (SQM)	F.A.R
1	GROUND FLOOR		423.58	21.63	-	169.24	-	4.88	8.46	-	-	219.37	
2	UPPER GROUND FLOOR		342.55	21.63	43.47	14.46	73.79	4.88	-	12.35	7.95	164.02	
3	FIRST FLOOR		515.38	21.63	88.43	28.92	-	4.88	-	-	-	346.82	79.98%
4	SECOND FLOOR		471.72	21.63	70.81	28.92	-	4.88	-	-	-	256.06	
	TOTAL		1753.23	86.52	202.71	241.54	73.79	19.52	8.46	49.40	85.02	986.27	

Approved subject to N.O.C vide OF 986.27=73.98M2  
 Letter No. AE/A/11/11/08/22/2-23/TECH-3/189  
 22/2/2022

Assistant Engineer  
 Electricity Department  
 P.W.D. MAPUSA



**SITE PLAN**

**SUBMISSION DRAWING**

NOTE:- ALL DIMENSION ARE IN METERS UNLESS SPECIFIED

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**SUBMISSION DRWG.-02**

SIGNATURE OF OWNER/Authorised POA Holder:  
 (P.O.A)

**ARCH SARIKA S. SARDESAL** B.Arch.

**Architect & Interior Designer**  
 Office Behind Old Mapusa Municipality  
 Mapusa Goa  
**SARIKA S. SARDESAL**  
 Reg No. 9404146333  
 Contact No. :- 9404146333  
 email:- archsarika2002@gmail.com  
 SIGNATURE OF THE ARCHITECT/ENGINEER  
 MAPUSA GOA MOB. 9404146333  
 COA REG NO 2001/1999  
 REG NO AR/0056/2010

Date:-01.02.2021 SCALE:-1:200 DRAWN BY: SUVIDHA  
 1:500 CHK BY: SARIKA