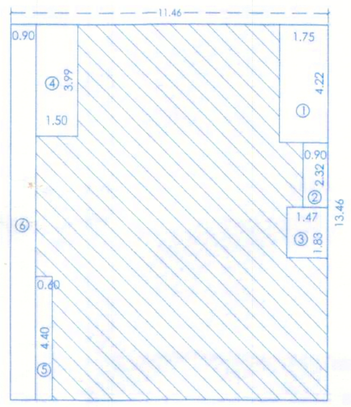
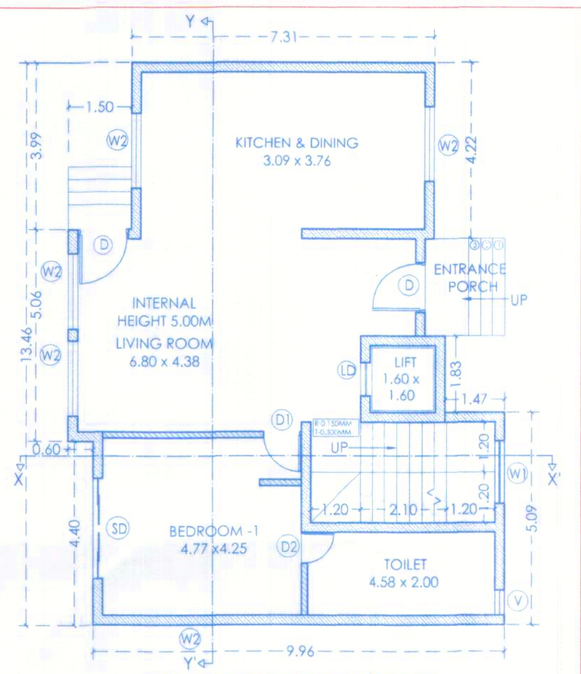
TYPICAL TYPE - A (5 BHK) VILLA - 1 & 2

SHEET TITLE
FLOOR PLANS, AREA DIAGRAM & AREA CALCULATION , SECTION , ELEVATION , ROOF PLAN.

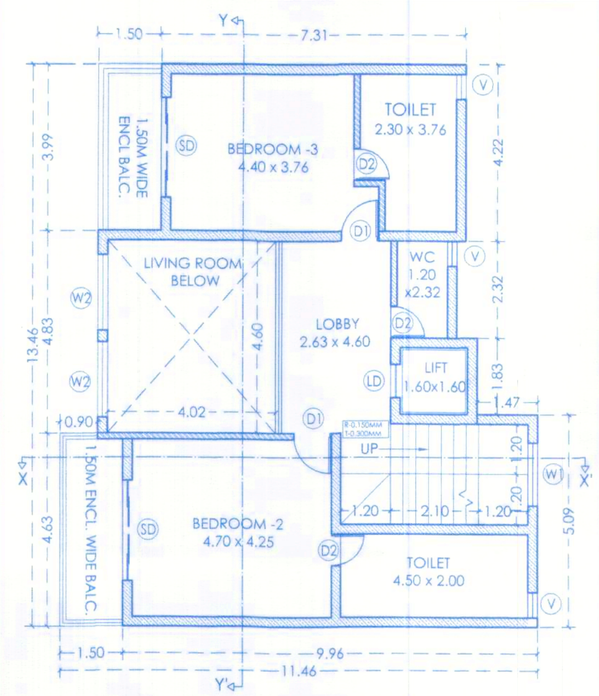
02 / 07



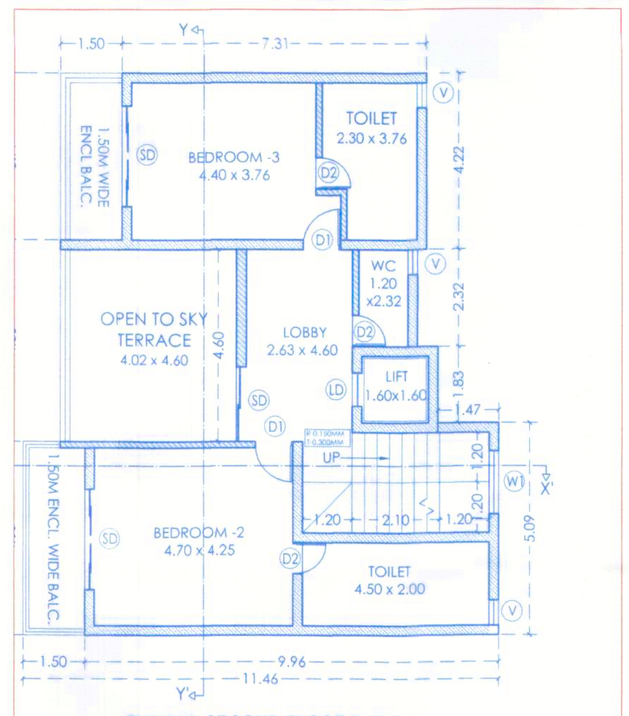
TYPICAL GROUND COVERAGE AREA DIAGRAM
TYPE - A VILLA 1 & 2 (SCALE 1:150)



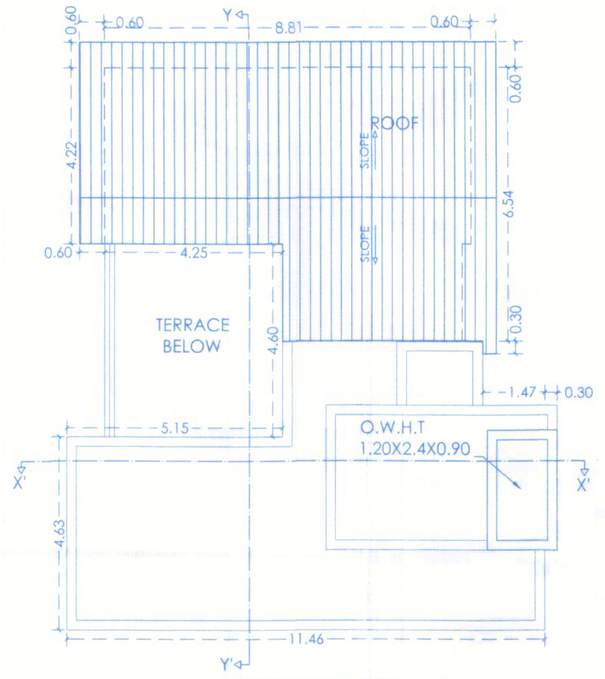
TYPICAL GROUND FLOOR PLAN
TYPE - A VILLA 1 & 2
(SCALE 1:100)



TYPICAL FIRST FLOOR PLAN
TYPE - A VILLA 1 & 2
(SCALE 1:100)



TYPICAL SECOND FLOOR PLAN
TYPE - A VILLA 1 & 2
(SCALE 1:100)

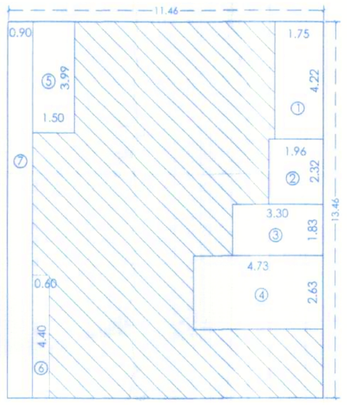


TYPICAL ROOF PLAN
TYPE - A VILLA 1 & 2
(SCALE 1:100)

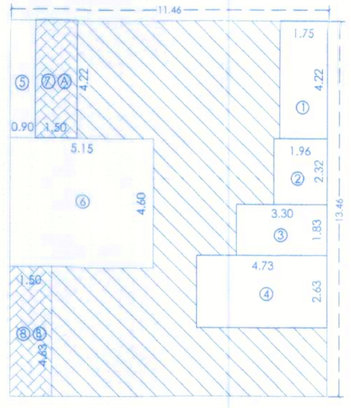
TYPICAL GROUND COVERAGE AREA CALCULATION TYPE- A VILLA 1 & 2

AREA OF RECTANGLE ABCD = 1454.25M SQM

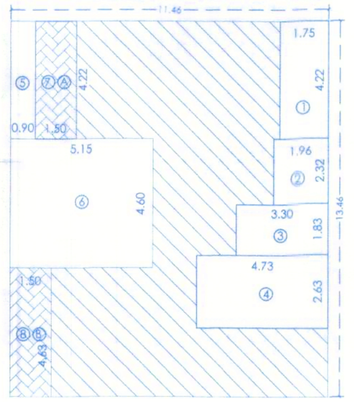
SNo.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	07.38	01	07.38
2	AREA OF RECTANGLE '2'	02.08	01	02.08
3	AREA OF RECTANGLE '3'	02.69	01	02.69
4	AREA OF RECTANGLE '4'	05.98	01	05.98
5	AREA OF RECTANGLE '5'	02.64	01	02.64
6	AREA OF RECTANGLE '6'	12.11	01	12.11
TOTAL DEDUCTION				**32.88**
GROUND COVERAGE AREA WITHIN RECTANGLE = (142.13 - 20.77) =				121.36
NET GROUND COVERAGE AREA VILLA 1 & 2				**121.36**



TYPICAL GROUND FLOOR AREA DIAGRAM
TYPE - A VILLA 1 & 2 (SCALE 1:150)



TYPICAL FIRST FLOOR AREA DIAGRAM
TYPE - A VILLA 1 & 2 (SCALE 1:150)



TYPICAL SECOND FLOOR AREA DIAGRAM
TYPE - A VILLA 1 & 2 (SCALE 1:150)

TYPICAL GROUND FLOOR AREA CALCULATION TYPE- A VILLA 1 & 2

AREA OF RECTANGLE EFGH = 154.25 SQM

SNo.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	07.38	01	07.38
2	AREA OF RECTANGLE '2'	04.54	01	04.54
3	AREA OF RECTANGLE '3'	06.03	01	06.03
4	AREA OF RECTANGLE '4'	12.43	01	12.43
5	AREA OF RECTANGLE '5'	05.98	01	05.98
6	AREA OF RECTANGLE '6'	02.64	01	02.64
7	AREA OF RECTANGLE '7'	12.11	01	12.11
TOTAL DEDUCTION				**51.11**
GROUND COVERAGE AREA WITHIN RECTANGLE = (154.25 - 51.11) =				103.13
NET GROUND COVERAGE AREA= 103.13 SQM				

TYPICAL FIRST FLOOR AREA CALCULATION TYPE- A VILLA 1 & 2

AREA OF RECTANGLE JKLM = 154.25 SQM

SNo.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	07.38	01	07.38
2	AREA OF RECTANGLE '2'	04.54	01	04.54
3	AREA OF RECTANGLE '3'	06.03	01	06.03
4	AREA OF RECTANGLE '4'	12.43	01	12.43
5	AREA OF RECTANGLE '5'	03.79	01	03.79
6	AREA OF RECTANGLE '6'	23.69	01	23.69
7	AREA OF RECTANGLE '7'	06.33	01	06.33
8	AREA OF RECTANGLE '8'	06.93	01	06.93
TOTAL DEDUCTION				**71.12**
FIRST FLOOR COVERAGE AREA WITHIN RECTANGLE = (154.25-71.12)				83.12
NET FIRST FLOOR AREA COVERAGE = 83.12 SQM				

TYPICAL SECOND FLOOR AREA CALCULATION TYPE- A VILLA 1 & 2

AREA OF RECTANGLE JKLM = 154.25 SQM

SNo.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	07.38	01	07.38
2	AREA OF RECTANGLE '2'	04.54	01	04.54
3	AREA OF RECTANGLE '3'	06.03	01	06.03
4	AREA OF RECTANGLE '4'	12.43	01	12.43
5	AREA OF RECTANGLE '5'	03.79	01	03.79
6	AREA OF RECTANGLE '6'	23.69	01	23.69
7	AREA OF RECTANGLE '7'	06.33	01	06.33
8	AREA OF RECTANGLE '8'	06.93	01	06.93
TOTAL DEDUCTION				**71.12**
FIRST FLOOR COVERAGE AREA WITHIN RECTANGLE = (154.25-71.12)				83.12
NET FIRST FLOOR AREA COVERAGE = 83.12 SQM				

TYPICAL FIRST FLOOR BALCONY AREA STATEMENT TYPE- A VILLA 1 & 2

	SIZE	NO.	AREA
AREA OF BALCONY (A) (TO BE ENCLOSED)	4.22 X 1.50	01	06.33 SQM
AREA OF BALCONY (B) (TO BE ENCLOSED)	4.63 X 5.20	01	06.93 SQM
FIRST FLOOR TOTAL BALCONY AREA OF VILLA 1 & 2			**13.26 SQM**

TYPICAL SECOND FLOOR BALCONY AREA STATEMENT TYPE- A VILLA 1 & 2

	SIZE	NO.	AREA
AREA OF BALCONY (A) (TO BE ENCLOSED)	4.22 X 1.50	01	06.33 SQM
AREA OF BALCONY (B) (TO BE ENCLOSED)	4.63 X 5.20	01	06.93 SQM
FIRST FLOOR TOTAL BALCONY AREA OF VILLA 1 & 2			**13.26 SQM**

VILLA 1 & 2	**TOTAL FLOOR AREA OF GF, FF, SF = 103.13 + 83.13 + 83.13 = 269.39 SQM**

GROUND COVERAGE OF TYPE- A VILLA 1 & 2

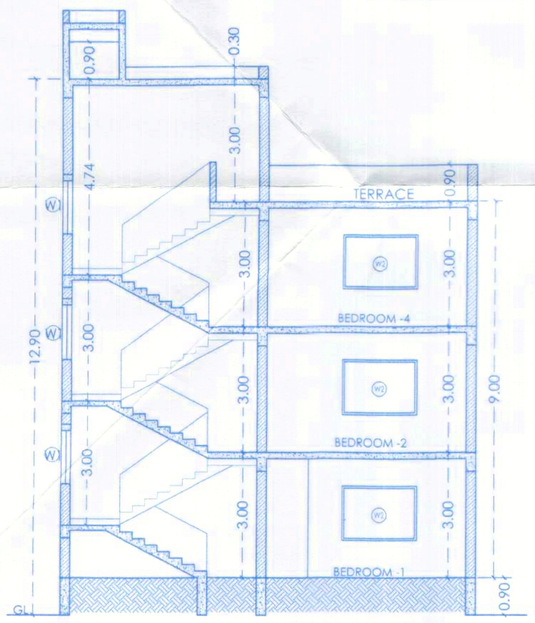
GROUND FLOOR PLINTH AREA OF (VILLA - 1 & 2)	**121.36 SQM**

AREA STATEMENTS OF TYPICAL TYPE-A VILLA 1 & 2

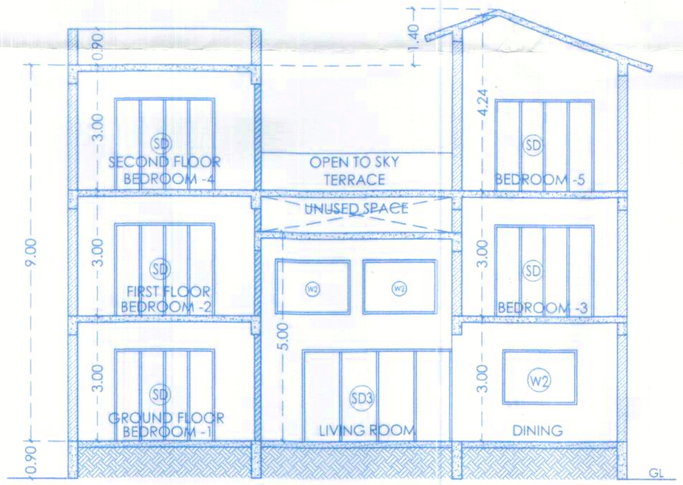
DESCRIPTION	AREA PER BLOCK	NO. OF BLOCKS	TOTAL AREA
a. TOTAL PROPOSED FLOOR AREA	269.39 SQM	02	538.78 SQM
b. PROPOSED BALCONY AREA	26.52 SQM	02	53.04 SQM
c. PROPOSED GROUND COVERAGE	121.36 SQM	02	242.72 SQM

WATER STATEMENT OF TYPE A VILLA 1 & 2:

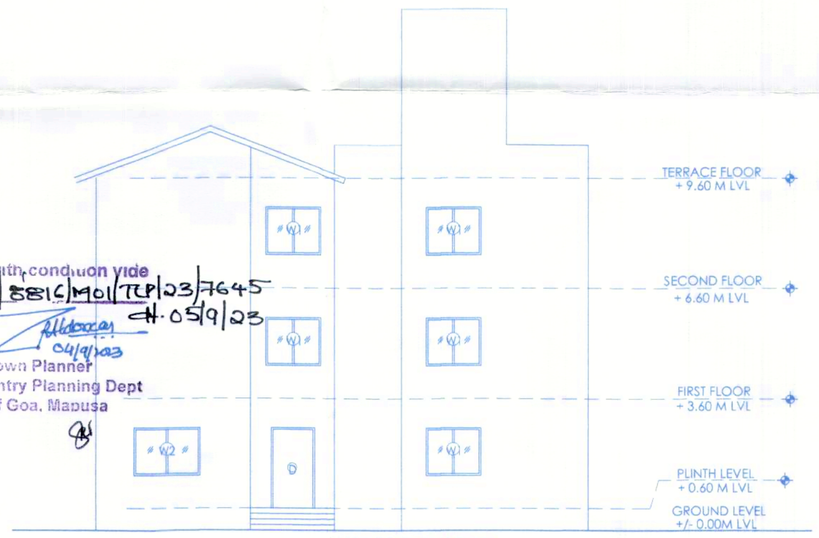
FOR RESIDENTIAL PURPOSE	
AMOUNT OF WATER REQUIRED PER PERSON	= 135 ltrs/day
WATER REQUIRED (15 person)	= 2025 ltrs/day
TOTAL WATER REQUIRED	= 2025 ltrs/day
TOTAL WATER REQUIREMENT FOR VILLA 1 & 2 :	
TOTAL WATER REQUIREMENTS = 2025 LTRS	
ASSUME 2500 LTRS	
OVERHEAD WATER TANK CAPACITY = 2500 LTRS	
PROPOSED WATER TANK CAPACITY OF VILLA 1 & 2 :	
SIZE OF OHWT =1.20 X 2.4 X 0.90 HT = 2500 LTRS (EACH)	



SECTION XX
(SCALE 1:100)



SECTION YY
(SCALE 1:100)



WEST ELEVATION
(SCALE 1:100)

Approved with condition vide
L. No.: TPB/5816/Mor/TCP/23/7645
dt. 05/9/23
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

SCHEDULE FOR DOOR		SCHEDULE FOR WINDOW	
D	1.05 X 2.10	W1	1.50 X 1.20
D1	0.90 X 2.10	W2	1.80 X 1.20
D2	0.75 X 2.10	V	0.60 X 0.90
SD	2.40 X 2.10		
SD1	AS PER SITE CONDITION		

SPECIFICATIONS:

1	FLOORING	600 X 600 VITRIFIED TILES
2	DOOR FRAMES	100 X 75 TEAKWOOD
3	EXTERNAL WALL	230MM THK STONE / BRICK WALL
4	INTERNAL WALL	150MM THK CC BLOCK WALLS
5	WIRING	POLYCAB

GENERAL NOTES
1. ALL DIMENSIONS ARE IN METERS.
2. THIS DRAWING IS A PROPERTY OF F'INCH A+ P.M.' HENCE IT SHOULD NOT BE COPIED OR REPRODUCED PARTLY OR AS WHOLE IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE APPOINTED ARCHITECT OF THE ABOVE MENTIONED COMPANY.
3. ANY AMBIGUITIES FOUND IN THE DRAWING SHOULD BE BROUGHT TO THE ARCHITECT'S NOTICE WITHIN SEVEN DAYS OF THE DATE OF ISSUE OF THE DRAWING.
4. THIS DRAWING SHOULD BE REFERED FOR THE SANCTION PURPOSES ONLY.

DESCRIPTION OF PROPOSAL

THE PROPERTY BEARING SURVEY NO. 67/20
VILLAGE MOIRA, BARDEZ TALUKA, GOA

NAME OF OWNER	OWNER'S SIGN
MR. LALIT MOHAN SHARMA C-481,INDER DEV SHARMA,GREATER NOIDA ALFA- 1, RAMPUR JAGIR, GAUTAM BUDDHA NAGAR, SURAJPUR, UP- 201306	
ARCHITECT	**ARCHITECT SIGN**
Ar. VIBHUTI FOTEDAR CA/2005/37083 F'INCH" ARCHITECTS	

REVISION	DATE	SCALE	DATE	CHECKED BY	DEALING
		VRS	30-06-2023		

NORTH

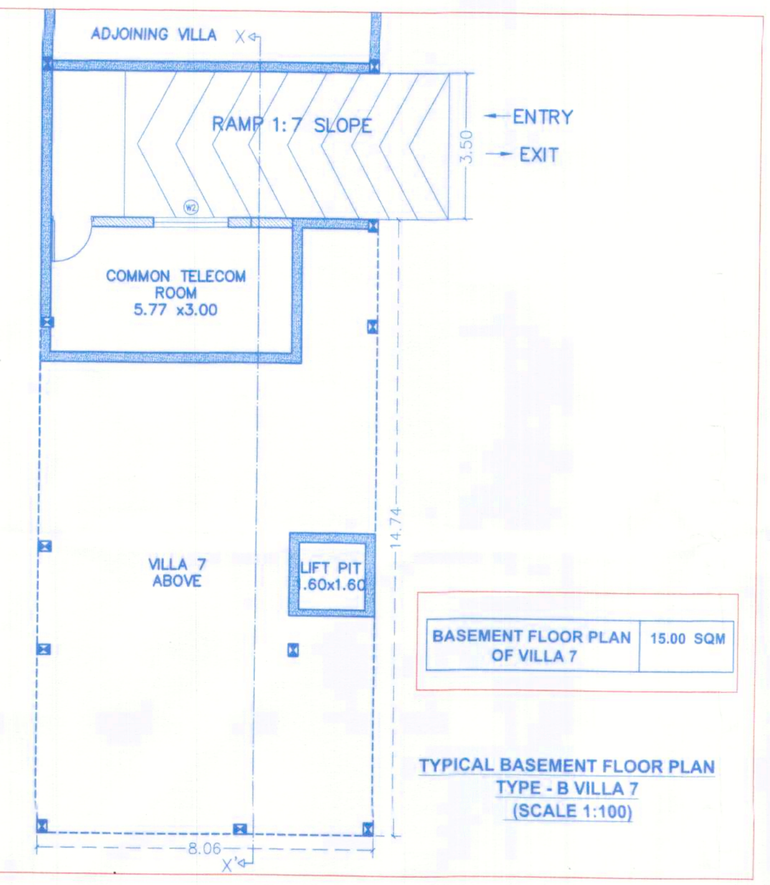
ARCHITECTS AND PLANNERS:

F'INCH"
ARCHITECTURE & PROJECT MANAGEMENT

FLT NO. 6 BASERA HOU. SOC.,
SALUNKHE VIHAR ROAD
WANORIE - PUNE- 48
MAHARASHTRA

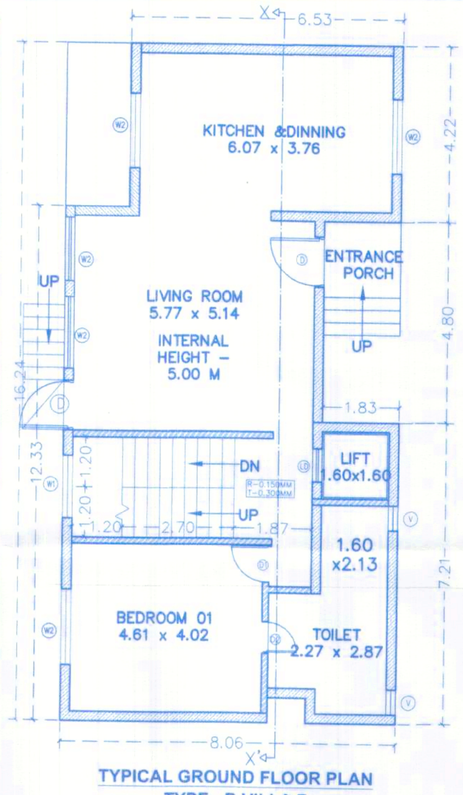
FIRST FLOOR
SURYODAYPL BUILDING PDA COLONY
OPP: MALL-DE-GOA
PORVORIM,GOA

email: info@finch.net.in,
MOB NO.: 9960788401, 9371201937

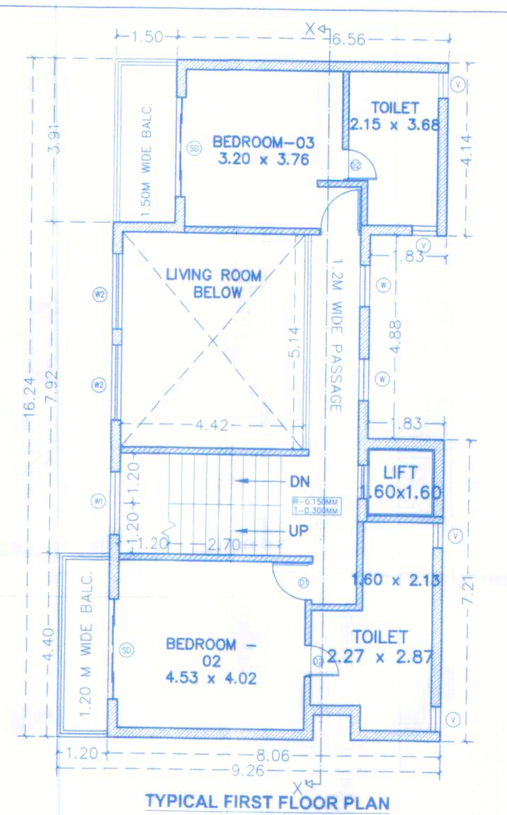


BASEMENT FLOOR PLAN OF VILLA 7	15.00 SQM

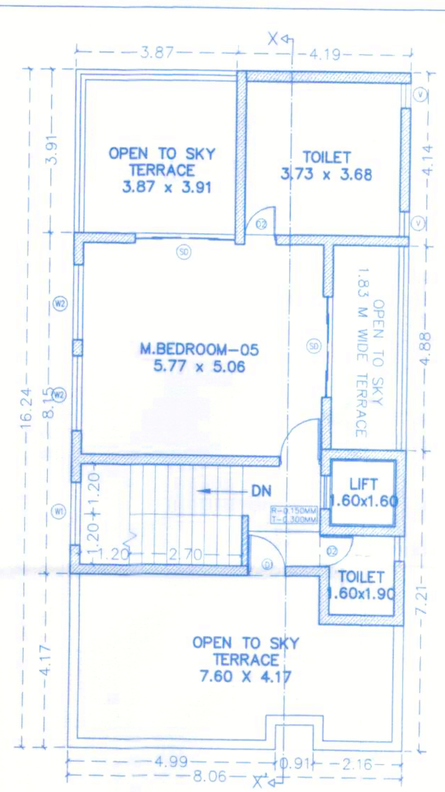
TYPICAL BASEMENT FLOOR PLAN
TYPE - B VILLA 7
(SCALE 1:100)



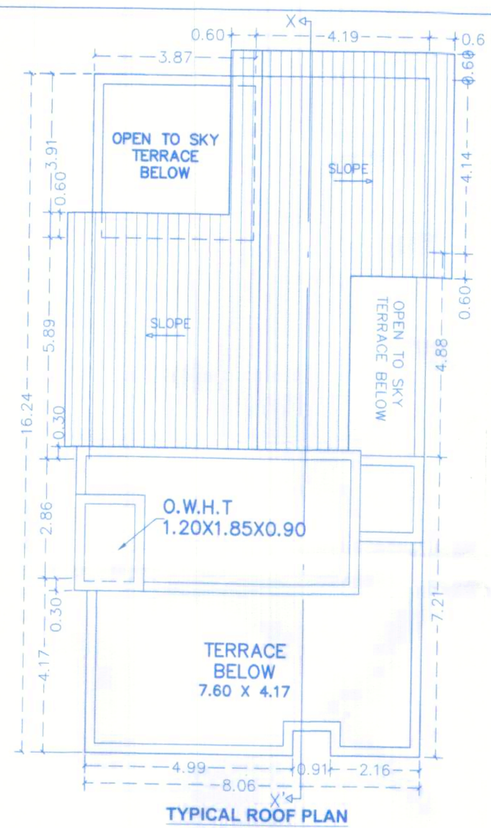
TYPICAL GROUND FLOOR PLAN
TYPE - B VILLA 7
(SCALE 1:100)



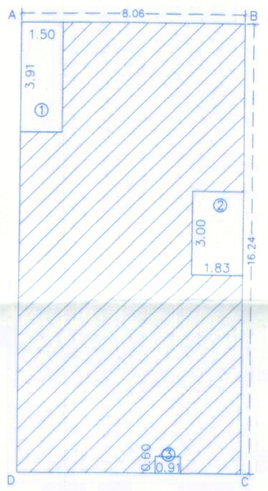
TYPICAL FIRST FLOOR PLAN
TYPE - B VILLA 7
(SCALE 1:100)



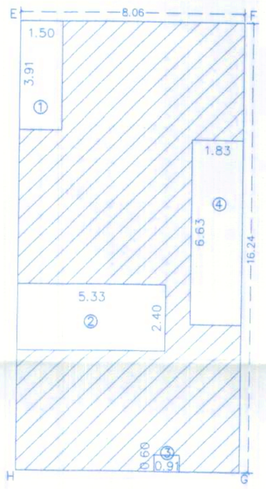
TYPICAL SECOND FLOOR PLAN
TYPE - B VILLA 7
(SCALE 1:100)



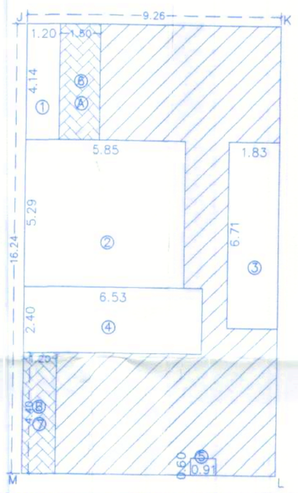
TYPICAL ROOF PLAN
TYPE - B VILLA 7
(SCALE 1:100)



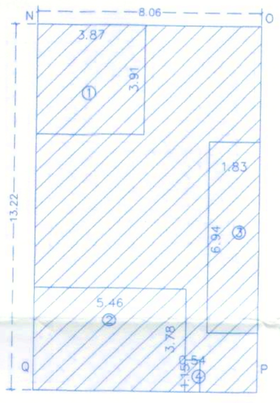
TYPICAL GROUND COVERAGE
AREA DIAGRAM
OF VILLA7 (SCALE 1:150)



TYPICAL GROUND FLOOR AREA DIAGRAM
OF VILLA 7 (SCALE 1:150)



TYPICAL FIRST FLOOR AREA DIAGRAM
OF VILLA 7 (SCALE 1:150)



TYPICAL SECOND FLOOR AREA DIAGRAM
OF VILLA 7 (SCALE 1:150)

TYPICAL GROUND COVERAGE AREA CALCULATION OF VILLA 7				
AREA OF RECTANGLE ABCD = 130.89 SQM				
SNo.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	05.86	01	05.86
2	AREA OF RECTANGLE '2'	05.49	01	05.49
3	AREA OF RECTANGLE '3'	00.54	01	00.54
TOTAL DEDUCTION				11.89
GROUND COVERAGE AREA WITHIN RECTANGLE = (130.89 - 11.89)				119.00
NET GROUND COVERAGE AREA VILLA 3, 4, 5, 6 & 7				119.00

TYPICAL GROUND FLOOR AREA CALCULATION OF VILLA 7				
AREA OF RECTANGLE EFGH = 130.89 SQM				
SNo.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	05.86	01	05.86
2	AREA OF RECTANGLE '2'	12.79	01	12.79
3	AREA OF RECTANGLE '3'	00.54	01	00.54
4	AREA OF RECTANGLE '4'	12.13	01	12.13
TOTAL DEDUCTION				31.32
GROUND COVERAGE AREA WITHIN RECTANGLE = (130.89 - 31.32) =				99.56
NET GROUND FLOOR AREA= 99.56 SQM				

TYPICAL FIRST FLOOR AREA CALCULATION OF VILLA 7				
AREA OF RECTANGLE JKLM = 150.38 SQM				
SNo.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	04.96	01	04.96
2	AREA OF RECTANGLE '2'	30.94	01	30.94
3	AREA OF RECTANGLE '3'	12.27	01	12.27
4	AREA OF RECTANGLE '4'	15.67	01	15.67
5	AREA OF RECTANGLE '5'	00.54	01	00.54
6	AREA OF RECTANGLE '6'	06.21	01	06.21
7	AREA OF RECTANGLE '7'	05.28	01	05.28
TOTAL DEDUCTION				75.87
FIRST FLOOR COVERAGE AREA WITHIN RECTANGLE = (150.38-75.87)				74.51
NET FIRST FLOOR AREA COVERAGE = 74.51 SQM				

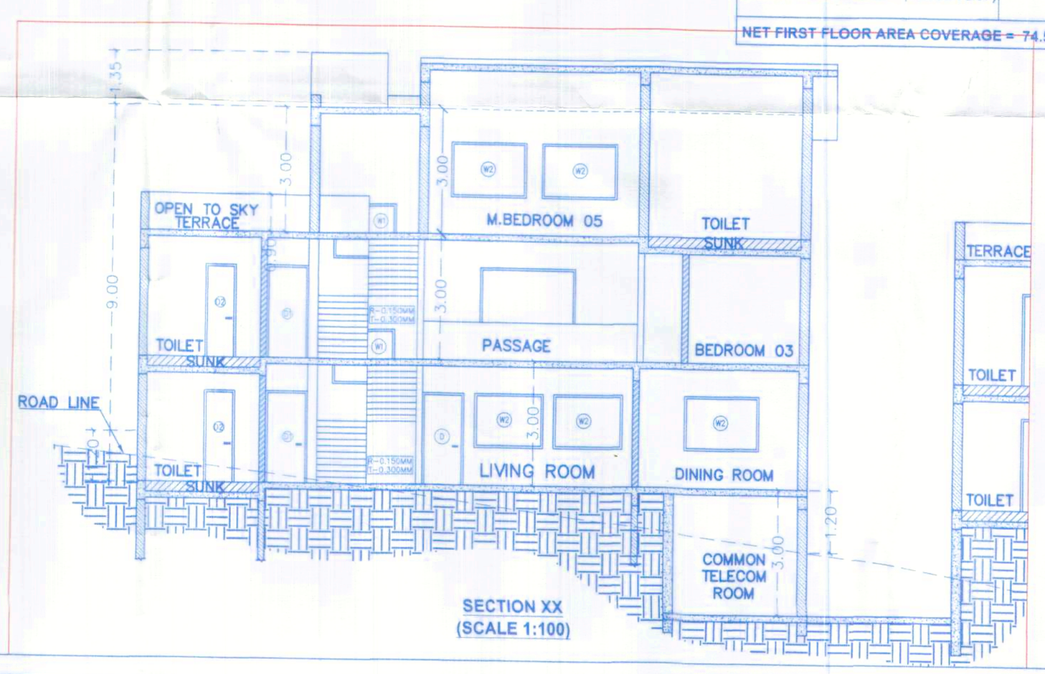
TYPICAL SECOND FLOOR AREA CALCULATION OF VILLA 7				
AREA OF RECTANGLE NOPQ = 106.55 SQM				
SNo.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	15.13	01	15.13
2	AREA OF RECTANGLE '2'	20.63	01	20.63
3	AREA OF RECTANGLE '3'	12.70	01	12.70
4	AREA OF RECTANGLE '4'	00.62	01	00.62
TOTAL DEDUCTION				49.07
SECOND FLOOR COVERAGE AREA WITHIN RECTANGLE =(106.55-49.07)				57.48
NET SECOND FLOOR AREA COVERAGE = 57.48 SQM				

TYPICAL FIRST FLOOR BALCONY AREA STATEMENT OF VILLA 7			
	SIZE	NO.	AREA
AREA OF BALCONY (A) (TO BE ENCLOSED)	1.50 X 4.14	01	06.21 SQM
AREA OF BALCONY (B) (TO BE ENCLOSED)	1.20 X 4.40	01	05.28 SQM
FIRST FLOOR TOTAL BALCONY AREA OF VILLA 3, 4, 5, 6 & 7			11.49 SQM

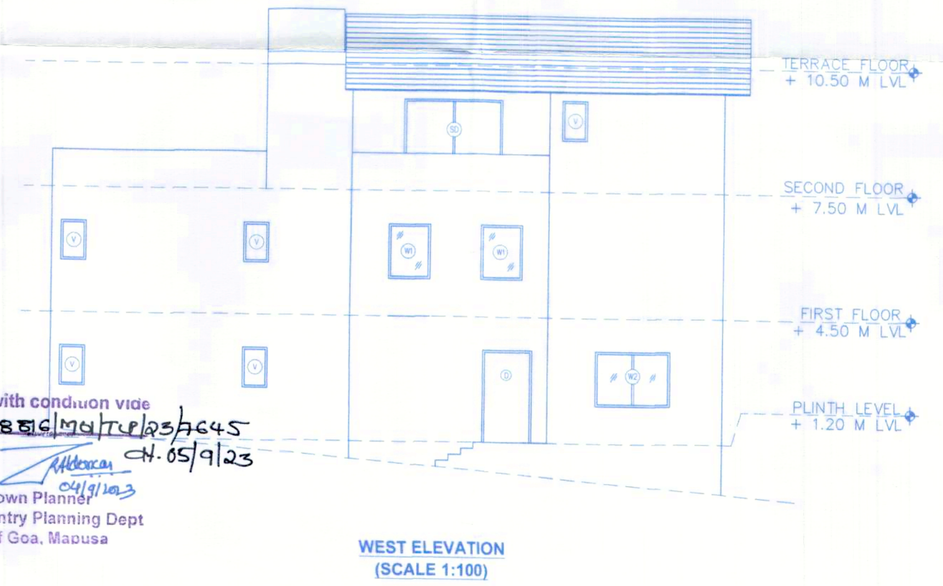
VILLA 7	TOTAL FLOOR AREA OF GF, FF, SF = 99.56 + 74.51 + 57.48 = 231.44 SQM

GROUND COVERAGE OF VILLA 7	
GROUND FLOOR PLINTH AREA OF (VILLA -7)	119.00 SQM

TYPICAL WATER STATEMENT OF TYPE 7	
FOR RESIDENTIAL PURPOSE	
AMOUNT OF WATER REQUIRED PER PERSON	= 135 ltrs/day
WATER REQUIRED (12 person)	= 1620 ltrs/day
TOTAL WATER REQUIRED	= 1620 ltrs/day
TOTAL WATER REQUIREMENT FOR VILLA 1 & 2 :	
TOTAL WATER REQUIREMENTS = 1620 LTRS	
ASSUME 2000 LTRS	
OVERHEAD WATER TANK CAPACITY = 2000 LTRS	
PROPOSED WATER TANK CAPACITY OF VILLA 3, 4, 5, 6 & 7	
SIZE OF OHWT =1.20 X 1.85 X 0.90 HT = 2000 LTRS (EACH)	
UNDER GROUND WATER TANK CAPACITY = 1.5 X 2000 LTRS = 3000 LTRS	
SIZE OF UGWT =1.20 X 2.00 X 1.30 HT = 3000 LTRS (EACH)	



SECTION XX
(SCALE 1:100)



WEST ELEVATION
(SCALE 1:100)

Approved with condition vide
L. No.: TPB/Bsc/Mg/Tech/23/645
dt. 05/9/23
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

TYPICAL TYPE - B(4BHK) VILLA - 7

03 / 07

SHEET TITLE
FLOOR PLANS, AREA DIAGRAM & AREA CALCULATION , SECTION , ELEVATION , ROOF PLAN.

AREA STATEMENTS OF TYPICAL TYPE-B VILLA 7			
DESCRIPTION	AREA PER BLOCK	NO. OF BLOCKS	TOTAL AREA
a. TOTAL PROPOSED FLOOR AREA	231.44 SQM	05	1157.20 SQM
b. PROPOSED BALCONY AREA	11.49 SQM	05	57.45 SQM
c. PROPOSED GROUND COVERAGE	115.59 SQM	05	577.95 SQM

SCHEDULE FOR DOOR		SCHEDULE FOR WINDOW	
D	1.05 X 2.10	W1	1.50 X 1.20
D1	0.90 X 2.10	W2	1.80 X 1.20
D2	0.75 X 2.10	V	0.60 X 0.90
SD	2.40 X 2.10		
SD1	AS PER SITE CONDITION		

SPECIFICATIONS:		
1	FLOORING	600 X 600 VITRIFIED TILES
2	DOOR FRAMES	100 X 75 TEAKWOOD
3	EXTERNAL WALL	230MM THK STONE / BRICK WALLS
4	INTERNAL WALL	150MM THK CC BLOCK WALLS
5	WIRING	POLYCAB

GENERAL NOTES
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3. ANY AMBIGUITIES FOUND IN THE DRAWING SHOULD BE BROUGHT TO THE ARCHITECTS NOTICE WITHIN SEVEN DAYS OF THE DATE OF ISSUE OF THE DRAWING.
4. THIS DRAWING SHOULD BE REFERED FOR THE SANCTION PURPOSES ONLY.

DESCRIPTION OF PROPOSAL

THE PROPERTY BEARING SURVEY NO. 67/20
VILLAGE MOIRA, BARDEZ TALUKA, GOA

NAME OF OWNER — OWNER'S SIGN

MR. LALIT MOHAN SHARMA
C-481,INDER DEV SHARMA,GREATER NOIDA ALFA- 1, RAMPUR JAGIR, GAUTAM BUDDHA NAGAR, SURAJPUR, UP- 201306

ARCHITECT — ARCHITECT SIGN

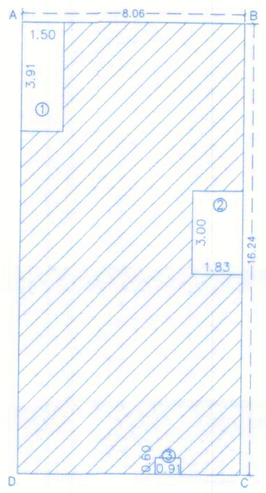
Ar. VIBHUTI FOTEDAR
CA/2005/37083
F'INCH" ARCHITECTS

REVISION	DATE	SCALE	DATE	CHECKED BY	DRAWN BY
		VRS	30-06-2023	VF	SP & AB

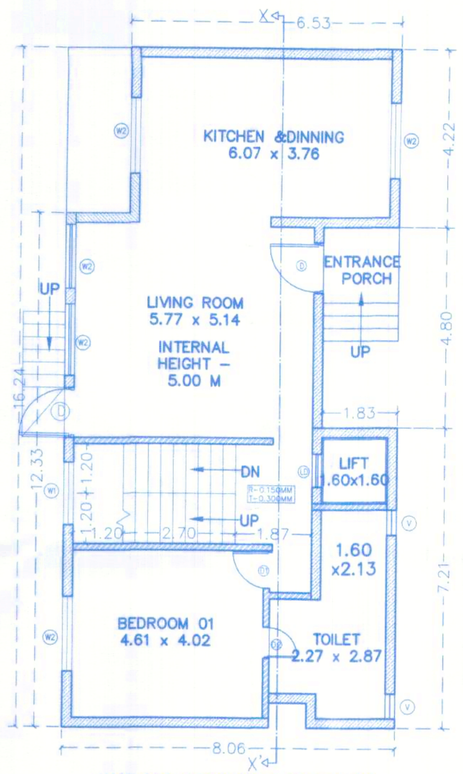
NORTH

ARCHITECTS AND PLANNERS:

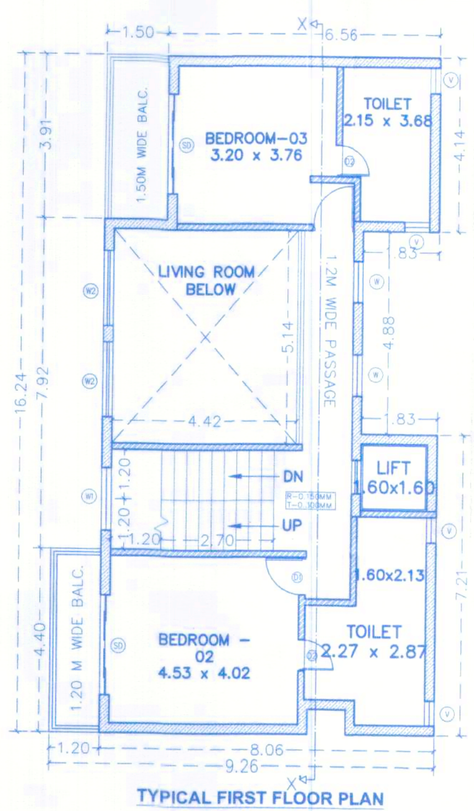
F'INCH"
ARCHITECTURE & PROJECT MANAGEMENT
FLT NO. 6 BASERA HOU. SOC., SALUNKHE VIHAR ROAD, WANORIE - PUNE- 48, MAHARASHTRA
FIRST FLOOR, SURYODAYA BUILDING PDA COLONY, OPP. MALL-DE-GOA, PORVORIM,GOA
email: info@finch.net.in
MOB NO. : 9960786401, 9371201937



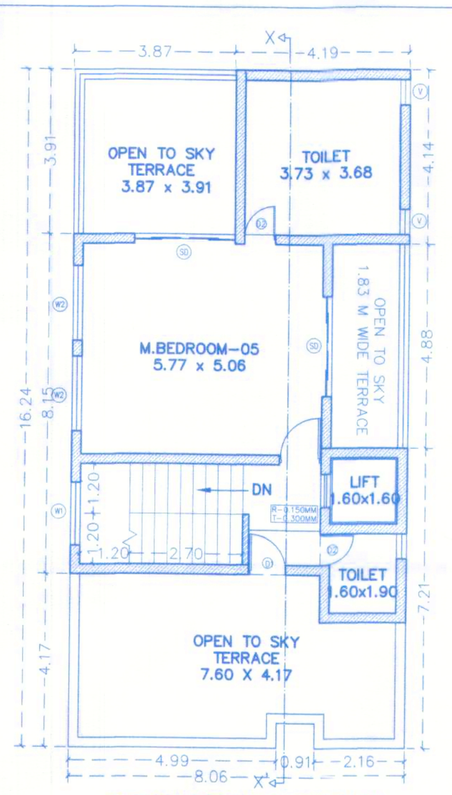
TYPICAL GROUND COVERAGE AREA DIAGRAM OF VILLA 3,4,5,6 (SCALE 1:150)



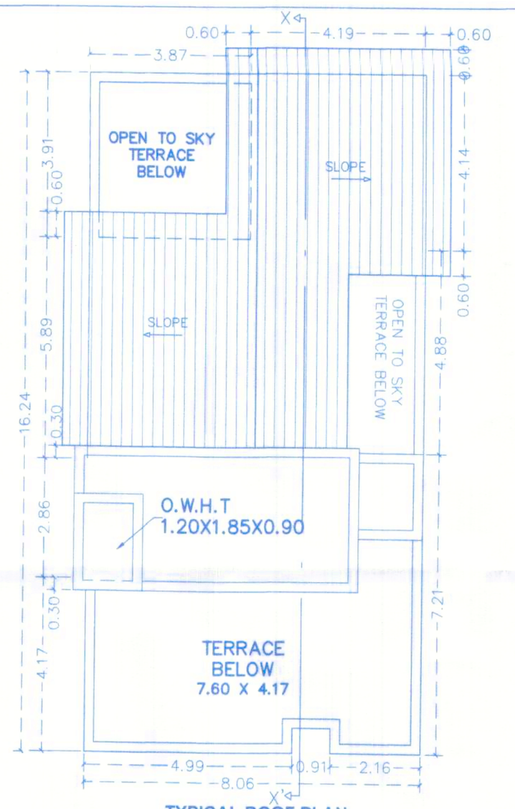
TYPICAL GROUND FLOOR PLAN TYPE - B VILLA 3,4,5,6 (SCALE 1:100)



TYPICAL FIRST FLOOR PLAN TYPE - B VILLA 3,4,5,6 (SCALE 1:100)



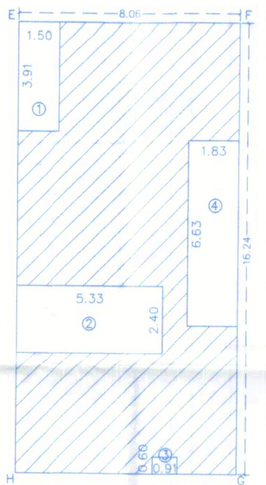
TYPICAL SECOND FLOOR PLAN TYPE - B VILLA 3,4,5,6 (SCALE 1:100)



TYPICAL ROOF PLAN TYPE - B VILLA 3,4,5,6 (SCALE 1:100)

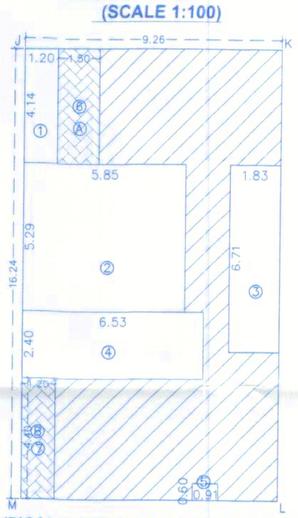
TYPICAL GROUND COVERAGE AREA CALCULATION OF VILLA 3,4,5,6				
AREA OF RECTANGLE ABCD = 130.89 SQM				
SNo.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	05.86	01	05.86
2	AREA OF RECTANGLE '2'	05.49	01	05.49
3	AREA OF RECTANGLE '3'	00.54	01	00.54
TOTAL DEDUCTION				11.89
GROUND COVERAGE AREA WITHIN RECTANGLE = (130.89 - 11.89)				119.00
NET GROUND COVERAGE AREA VILLA 3, 4, 5, 6 & 7				119.00

TYPICAL WATER STATEMENT OF TYPE VILLA 3,4,5,6	
FOR RESIDENTIAL PURPOSE	
AMOUNT OF WATER REQUIRED PER PERSON	= 135 ltrs/day
WATER REQUIRED (12 person)	= 1620 ltrs/day
TOTAL WATER REQUIRED	= 1620 ltrs/day
TOTAL WATER REQUIREMENT FOR VILLA 1 & 2 :	
TOTAL WATER REQUIREMENTS = 1620 LTRS	
ASSUME 2000 LTRS	
OVERHEAD WATER TANK CAPACITY = 2000 LTRS	
PROPOSED WATER TANK CAPACITY OF VILLA 3, 4, 5, 6 & 7	
SIZE OF OHWT =1.20 X 1.85 X 0.90 HT = 2000 LTRS (EACH)	
UNDER GROUND WATER TANK CAPACITY = 1.5 X 2000 LTRS = 3000 LTRS	
SIZE OF UGWT =1.20 X 2.00 X 1.30 HT = 3000 LTRS (EACH)	



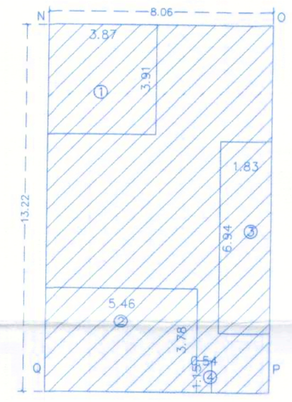
TYPICAL GROUND FLOOR AREA DIAGRAM OF VILLA 3,4,5,6 (SCALE 1:150)

TYPICAL GROUND FLOOR AREA CALCULATION OF VILLA 3,4,5,6				
AREA OF RECTANGLE EFGH = 130.89 SQM				
SNo.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	05.86	01	05.86
2	AREA OF RECTANGLE '2'	12.79	01	12.79
3	AREA OF RECTANGLE '3'	00.54	01	00.54
4	AREA OF RECTANGLE '4'	12.13	01	12.13
TOTAL DEDUCTION				31.32
GROUND COVERAGE AREA WITHIN RECTANGLE = (130.89 - 31.32) =				99.56
NET GROUND FLOOR AREA= 99.56 SQM				



TYPICAL FIRST FLOOR AREA DIAGRAM OF VILLA 3,4,5,6 (SCALE 1:150)

TYPICAL FIRST FLOOR AREA CALCULATION OF VILLA 3,4,5,6				
AREA OF RECTANGLE JKLM = 150.38 SQM				
SNo.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	04.96	01	04.96
2	AREA OF RECTANGLE '2'	30.94	01	30.94
3	AREA OF RECTANGLE '3'	12.27	01	12.27
4	AREA OF RECTANGLE '4'	15.67	01	15.67
5	AREA OF RECTANGLE '5'	00.54	01	00.54
6	AREA OF RECTANGLE '6'	06.21	01	06.21
7	AREA OF RECTANGLE '7'	05.28	01	05.28
TOTAL DEDUCTION				75.87
FIRST FLOOR COVERAGE AREA WITHIN RECTANGLE = (150.38-75.87)				74.51
NET FIRST FLOOR AREA COVERAGE = 74.51 SQM				

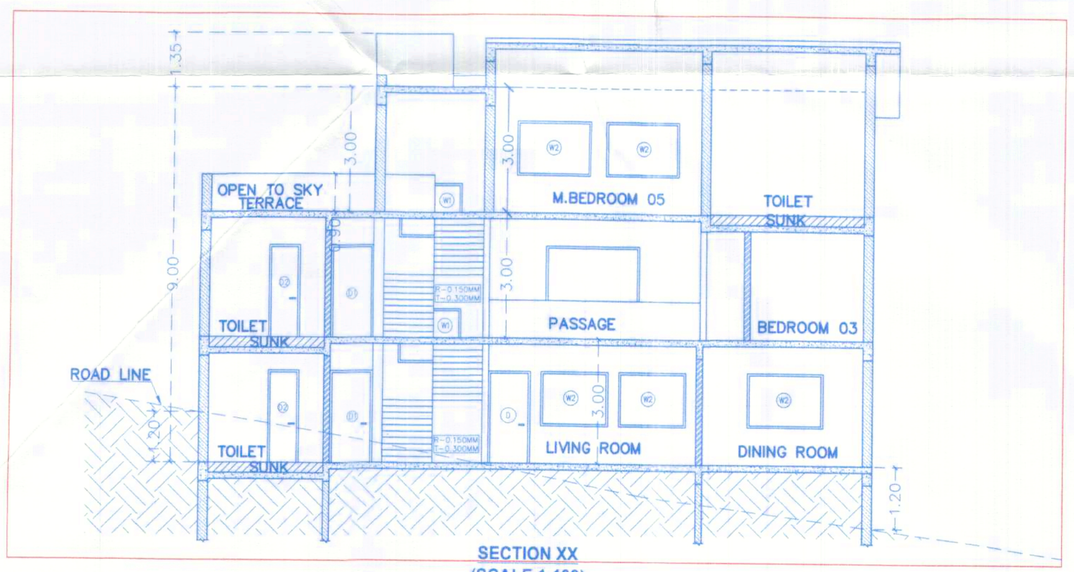


TYPICAL SECOND FLOOR AREA DIAGRAM OF VILLA 3,4,5,6 (SCALE 1:150)

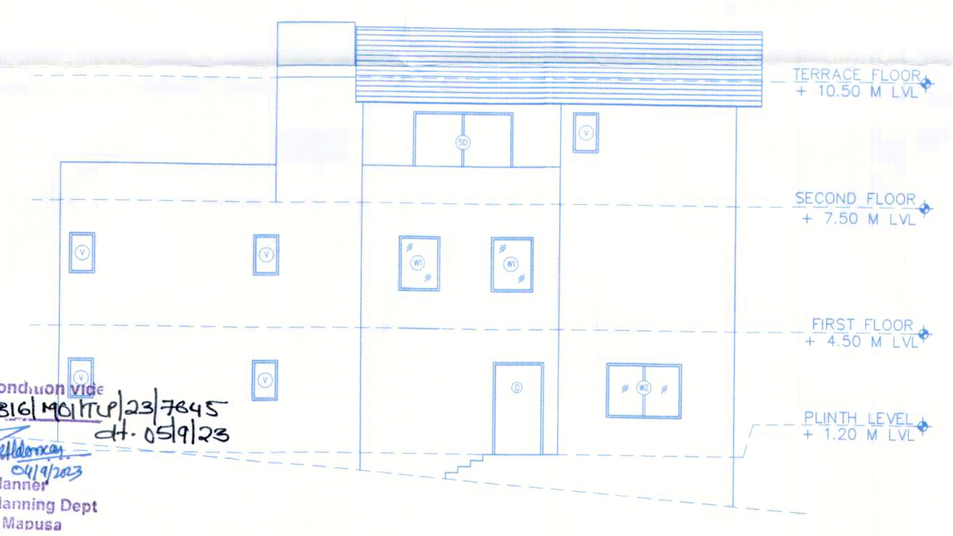
TYPICAL SECOND FLOOR AREA CALCULATION OF VILLA 3,4,5,6				
AREA OF RECTANGLE NOPQ = 106.55 SQM				
SNo.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	15.13	01	15.13
2	AREA OF RECTANGLE '2'	20.63	01	20.63
3	AREA OF RECTANGLE '3'	12.70	01	12.70
4	AREA OF RECTANGLE '4'	00.62	01	00.62
TOTAL DEDUCTION				49.07
SECOND FLOOR COVERAGE AREA WITHIN RECTANGLE =(106.55-49.07)				57.48
NET SECOND FLOOR AREA COVERAGE = 57.48 SQM				

TYPICAL FIRST FLOOR BALCONY AREA STATEMENT OF VILLA 3,4,5,6			
	SIZE	NO.	AREA
AREA OF BALCONY (A) (TO BE ENCLOSED)	1.50 X 4.14	01	06.21 SQM
AREA OF BALCONY (B) (TO BE ENCLOSED)	1.20 X 4.40	01	05.28 SQM
FIRST FLOOR TOTAL BALCONY AREA OF VILLA 3, 4, 5, 6 & 7			11.49 SQM

VILLA 3,4,5,6	TOTAL FLOOR AREA OF GF, FF, SF = 99.56 + 74.51 + 57.48 = 231.44 SQM
GROUND COVERAGE OF VILLA 3,4,5,6	
GROUND FLOOR PLINTH AREA OF (VILLA 3,4,5,6)	119.00 SQM



SECTION XX (SCALE 1:100)



WEST SIDE ELEVATION
WEST ELEVATION (SCALE 1:100)

Approved with condition vide L. No.: TPB/3816/MOI/TCP/23/7645 dt. 05/9/23
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa
04/9/2023

TYPICAL TYPE - B(4BHK) VILLA - 3,4,5,6

05 / 07

SHEET TITLE
FLOOR PLANS, AREA DIAGRAM & AREA CALCULATION , SECTION , ELEVATION , ROOF PLAN.

AREA STATEMENTS OF TYPICAL TYPE-B VILLA 3,4,5,6			
DESCRIPTION	AREA PER BLOCK	NO. OF BLOCKS	TOTAL AREA
a. TOTAL PROPOSED FLOOR AREA	231.44 SQM	05	1157.20 SQM
b. PROPOSED BALCONY AREA	11.49 SQM	05	57.45 SQM
c. PROPOSED GROUND COVERAGE	115.59 SQM	05	577.95 SQM

SCHEDULE FOR DOOR		SCHEDULE FOR WINDOW	
D	1.05 X 2.10	W1	1.50 X 1.20
D1	0.90 X 2.10	W2	1.80 X 1.20
D2	0.75 X 2.10	V	0.60 X 0.90
SD	2.40 X 2.10		
SD1	AS PER SITE CONDITION		

SPECIFICATIONS:		
1	FLOORING	600 X 600 VITRIFIED TILES
2	DOOR FRAMES	100 X 75 TEAKWOOD
3	EXTERNAL WALL	230MM THK STONE / BRICK WALLS
4	INTERNAL WALL	150MM THK CC BLOCK WALLS
5	WIRING	POLYCAB

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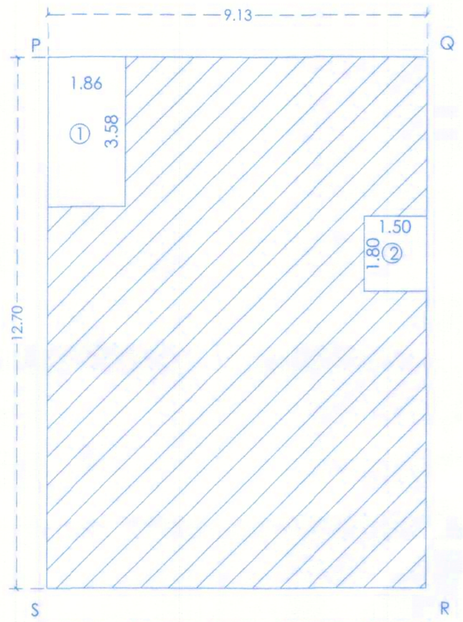
DESCRIPTION OF PROPOSAL
THE PROPERTY BEARING SURVEY NO. 67/20
VILLAGE MOIRA, BARDEZ TALUKA, GOA

NAME OF OWNER	OWNER'S SIGN
MR. LALIT MOHAN SHARMA C-481,INDER DEV SHARMA,GREATER NOIDA ALFA- 1, RAMPUR JAGIR, GAUTAM BUDDHA NAGAR, SURAJPUR, UP- 201306	
ARCHITECT	ARCHITECT SIGN
Ar. VIBHUTI FOTEDAR CA/2005/37083 F'INCH" ARCHITECTS	

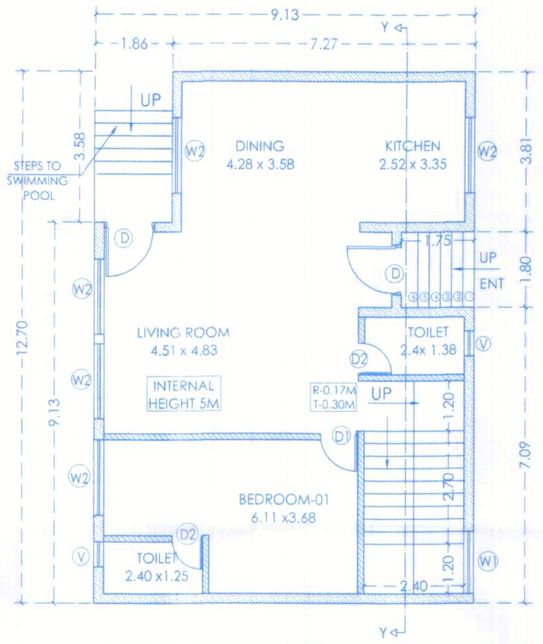
REVISION	DATE	SCALE	DATE	CHECKED BY	DEAWN BY
		VRS	30-06-2023		

NORTH

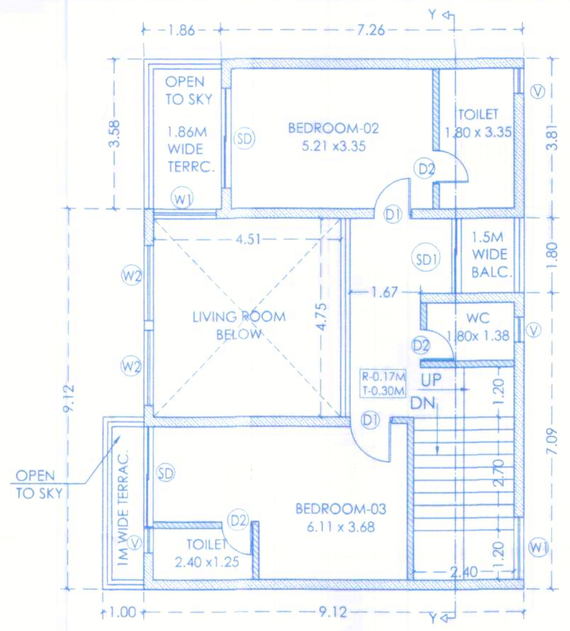
ARCHITECTS AND PLANNERS:
F'INCH"
ARCHITECTURE & PROJECT MANAGEMENT
FLT NO. 6 BASERA HOU. SOC., SALUNKHE VIHAR ROAD
WANORIE - PUNE- 46
MAHARASHTRA
FIRST FLOOR SURYODAYA BUILDING PDA COLONY OPP. MALL-DE-GOA , PORVORIM,GOA
email: info@finch.net.in,
MOB NO. - 9960768401, 9371201937



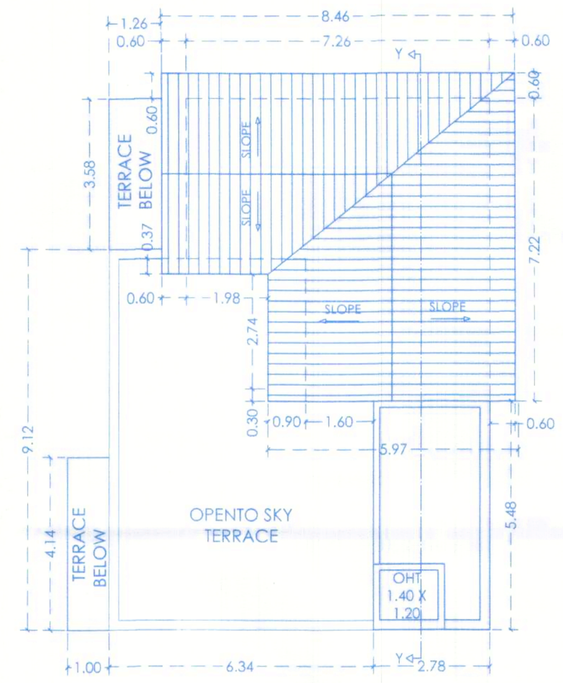
TYPICAL GROUND COVERAGE AREA DIAGRAM OF TYPE C (VILLA 8,9&10) (SCALE 1:100)



TYPICAL GROUND FLOOR PLAN OF TYPE C (VILLA 8,9,10) (SCALE 1:100)



TYPICAL FIRST FLOOR PLAN OF TYPE C (VILLA 8,9,10) (SCALE 1:100)



ROOF PLAN OF TYPE C (VILLA 8,9,10) (SCALE 1:100)

TYPICAL TYPE - C (3 BHK) VILLA - 8, 9 & 10

06 / 07

SHEET TITLE

FLOOR PLANS, AREA DIAGRAM & AREA CALCULATION , SECTION , ELEVATION , ROOF PLAN.

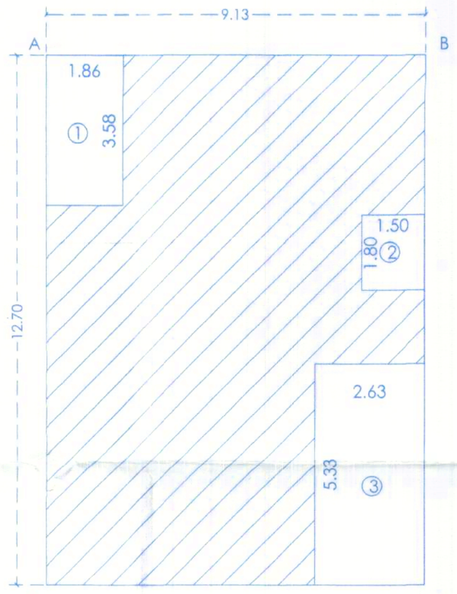
TYPICAL GROUND COVERAGE AREA CALCULATION OF TYPE C (VILLA 8,9 & 10) (3BHK)

AREA OF RECTANGLE PQRS = 115.95 SQM

SNo.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	06.65	01	06.65
2	AREA OF RECTANGLE '2'	02.70	01	02.70
	TOTAL DEDUCTION			9.35
	GROUND COVERAGE AREA WITHIN RECTANGLE = (115.95 - 9.80) =			106.60
	NET GROUND COVERAGE AREA OF TYPE C (VILLA 8,9 & 10) (3BHK)			**106.60**

TYPICAL WATER STATEMENT OF TYPE C :

FOR RESIDENTIAL PURPOSE	
AMOUNT OF WATER REQUIRED PER PERSON	= 135 ltrs/day
WATER REQUIRED (8 person)	= 1080 ltrs/day
TOTAL WATER REQUIRED	= 1080 ltrs/day
TOTAL WATER REQUIREMENT FOR TYPE C:	
TOTAL WATER REQUIREMENTS = 1080 LTRS	
ASSUME 1500 LTRS	
OVERHEAD WATER TANK CAPACITY = 1500 LTRS	
PROPOSED WATER TANK CAPACITY OF TYPE C:	
SIZE OF OHWT =1.40 X 1.20X 0.90 HT = 1512 LTRS	
UNDERGROUND WATER TANK CAPACITY = 1.5 X1200 LTRS	
= 1800 LTRS	
ASSUME 2000 LTRS	
PROPOSED UNDERGROUND WATER TANK CAPACITY OF TYPE C:	
SIZE OF UGWT =1.20 X 1.50 X 1.20 HT = 2,160 LTRS	

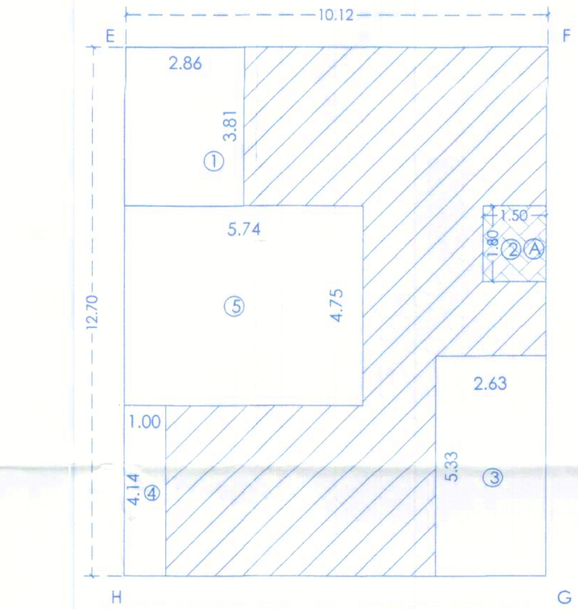


TYPICAL GROUND FLOOR AREA DIAGRAM OF TYPE C (VILLA 8,9 & 10) (SCALE 1:100)

GROUND FLOOR AREA CALCULATION OF TYPE C (VILLA 8,9 & 10) (3BHK)

AREA OF RECTANGLE ABCD = 115.95 SQM

SNo.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	06.65	01	06.65
2	AREA OF RECTANGLE '2'	02.70	01	02.70
3	AREA OF RECTANGLE '3'	14.04	01	14.04
	TOTAL DEDUCTION			23.39
	GROUND FLOOR AREA WITHIN RECTANGLE = (115.95 - 23.39) =			92.56
	NET GROUND FLOOR AREA= 92.56 SQM			



TYPICAL FIRST FLOOR AREA DIAGRAM OF TYPE C (VILLA 8,9 & 10) (SCALE 1:100)

FIRST FLOOR AREA CALCULATION OF TYPE C (VILLA 8,9 & 10) (3BHK)

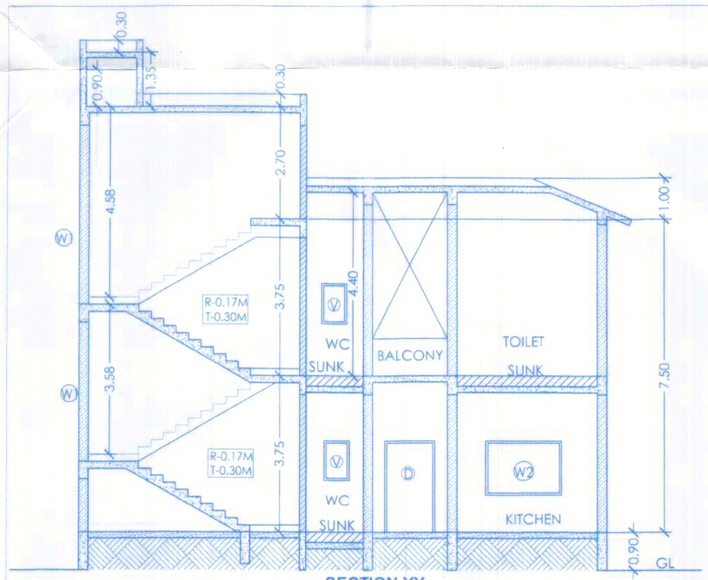
AREA OF RECTANGLE EFGH = 128.63 SQM

SNo.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF RECTANGLE '1'	10.89	01	10.89
2	AREA OF RECTANGLE '2'	02.70	01	02.70
3	AREA OF RECTANGLE '3'	14.04	01	14.04
4	AREA OF RECTANGLE '4'	04.15	01	04.15
5	AREA OF RECTANGLE '5'	27.27	01	27.27
	TOTAL DEDUCTION			59.04
	FIRST FLOOR AREA WITHIN RECTANGLE = (128.63 - 59.04) =			69.59
	NET FIRST FLOOR AREA= 69.59 SQM			

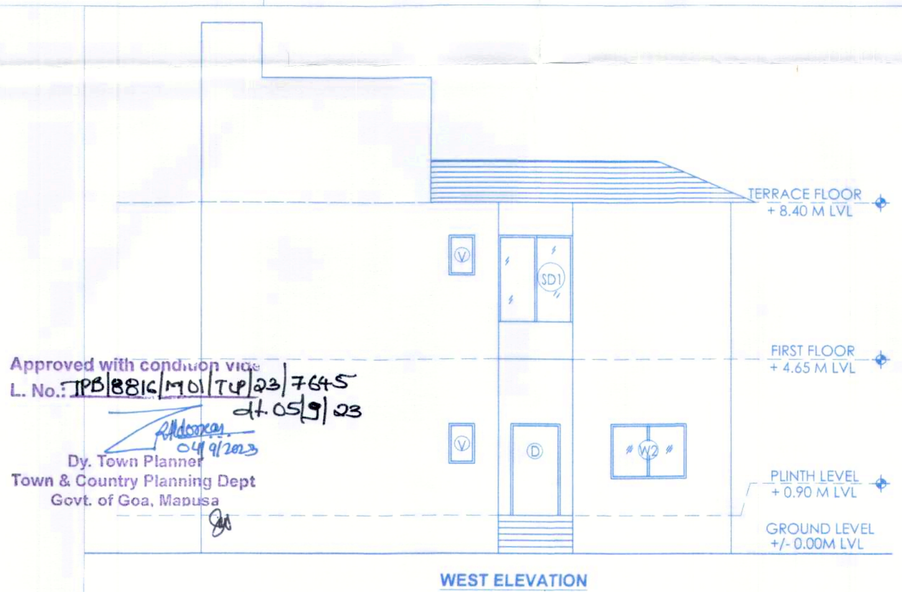
TYPICAL FIRST FLOOR BALCONY AREA STATEMENT OF TYPE C VILLA 8,9 & 10 (3BHK)

	SIZE	NO.	AREA
AREA OF BALCONY (A) (TO BE ENCLOSED)	1.50 X 1.80	01	02.70 SQM
FIRST FLOOR TOTAL BALCONY AREA OF TYPE C (VILLA 8,9 & 10)			**02.70 SQM**

VILLA 8,9 & 10	TOTAL FLOOR AREA OF GF, FF = 92.56 + 69.59 = 162.15 SQM
GROUND COVERAGE OF TYPE C (VILLA 8,9 & 10) :	
GROUND FLOOR PLINTH AREA OF (VILLA - 8,9 & 10)	106.60 SQM



SECTION YY (SCALE 1:100)



WEST ELEVATION (SCALE 1:100)

Approved with condition vide L. No.: TPB/8816/MOI/TCP/23/7645 dt. 05/9/23

Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

AREA STATEMENTS OF TYPICAL TYPE C VILLA 8,9&10

DESCRIPTION	AREA PER BLOCK	NO. OF BLOCKS	TOTAL AREA
a. TOTAL PROPOSED FLOOR AREA	162.15 SQM	03	486.45 SQM
b. PROPOSED BALCONY AREA	2.70 SQM	03	8.10 SQM
c. PROPOSED GROUND COVERAGE	106.60 SQM	03	319.80 SQM

SCHEDULE FOR DOOR		SCHEDULE FOR WINDOW	
D	1.05 X 2.10	W1	1.50 X 1.20
D1	0.90 X 2.10	W2	1.80 X 1.20
D2	0.75 X 2.10	V	0.60 X 0.90
SD	2.40 X 2.10		
SD1	AS PER SITE CONDITION		

SPECIFICATIONS:

1	FLOORING	600 X 600 VITRIFIED TILES
2	DOOR FRAMES	100 X 75 TEAKWOOD
3	EXTERNAL WALL	230MM THK STONE / BRICK WALLS
4	INTERNAL WALL	150MM THK CC BLOCK WALLS
5	WIRING	POLYCAB

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DESCRIPTION OF PROPOSAL

THE PROPERTY BEARING SURVEY NO. 67/20
VILLAGE MOIRA, BARDEZ TALUKA, GOA

NAME OF OWNER	OWNER'S SIGN
MR. LALIT MOHAN SHARMA C-481, INDER DEV SHARMA, GREATER NOIDA ALFA-1, RAMPUR JAGIR, GAUTUM BUDDHA NAGAR, L.A. SURAJPUR, UP-201306	

ARCHITECT	ARCHITECT'S SIGN
Ar. VIBHUTI FOTEDAR CA/2005/37083 F'INCH" ARCHITECTS	

REVISION	DATE	SCALE	DATE	CHECKED BY	DRAWN BY
		VRS	30-05-2023		

NORTH

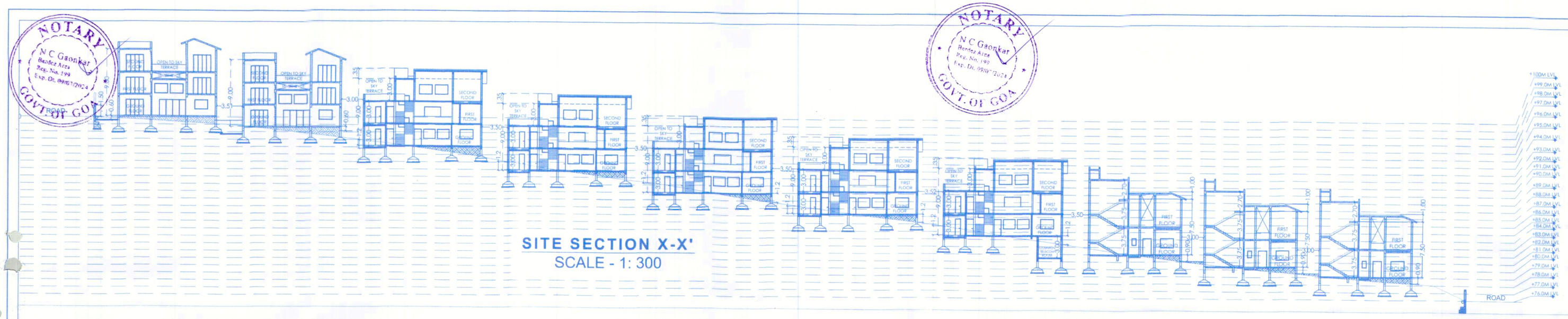
ARCHITECTS AND PLANNERS:

F'INCH"
ARCHITECTURE & PROJECT MANAGEMENT

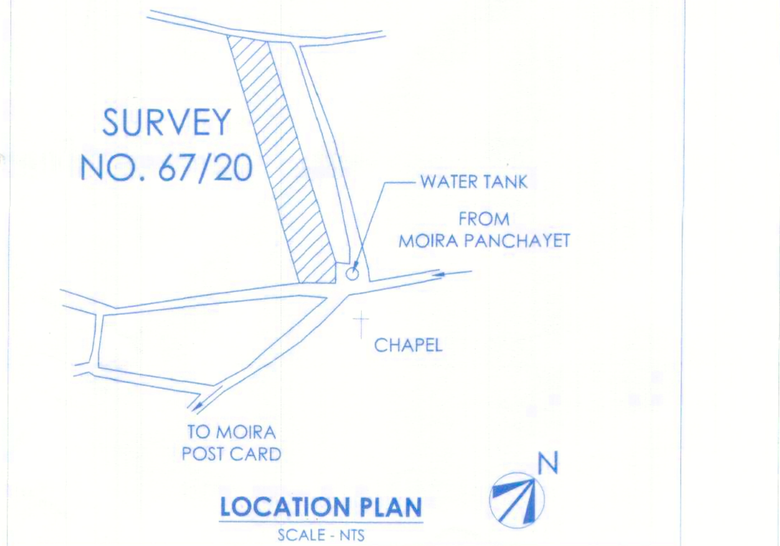
FLT NO. 6 BASERA HOU. SOC., SALUNKHE VIHAR ROAD WANORIE - PUNE- 48 MAHARASHTRA

FIRST FLOOR SURYODAYA BUILDING PDA COLONY OPP. MALL-DE-GOA PORVORIM,GOA

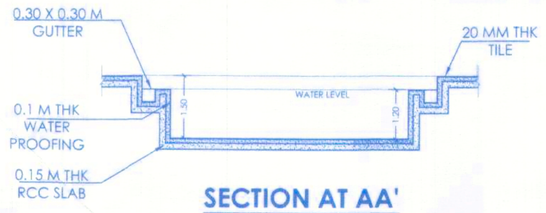
email: info@finch.net.in.
MOB NO. : 9960768401, 9371201937



SITE SECTION X-X'
SCALE - 1: 300



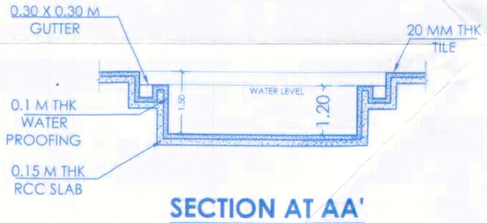
LOCATION PLAN
SCALE - NTS



SECTION AT AA'
SCALE 1:100

PLAN
SCALE 1:100

(SWIMMING POOL - S1, S2, S3, S4, S5, S6, S7)

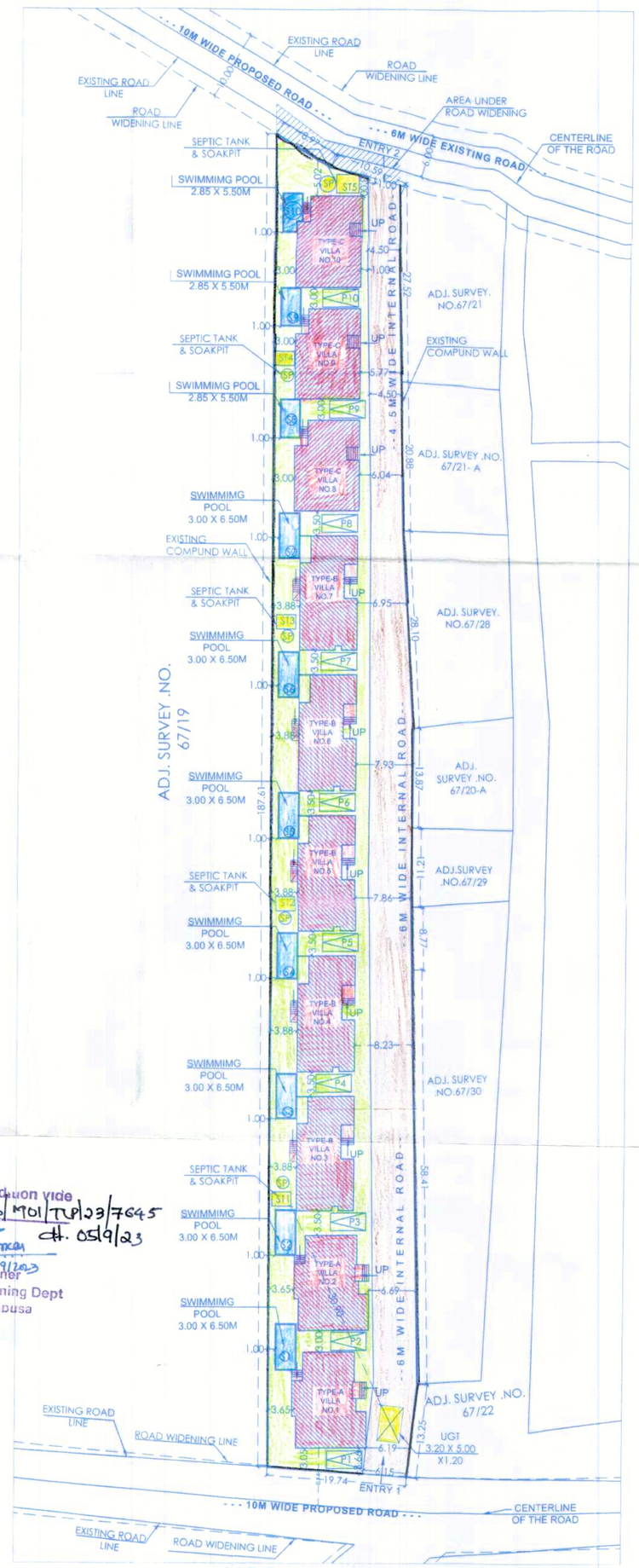


SECTION AT AA'
SCALE 1:100

PLAN
SCALE 1:100

(SWIMMING POOL - S8, S9, S10)

Approved with condition vide
L. No.: TPB/8816/MOI/TP/23/7645 dt. 05/9/23
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa



SITE PLAN SCALE - 1: 500

TOTAL SUPER FLOOR AREA CALCULATION FOR INFRASTRUCTURE TAX

FLOOR	FLOOR AREA (SQ.M)	ADDITIONS						NO. OF BLOCKS (NO.S)	SUPER FLOOR AREA (SQ.M)
		BALCONY (SQ.M)	ENTRANCE PORCH (SQ.M)	STAIRCASE (SQ.M)	OPEN TO SKY TERRACE (SQ.M)	SWIMMIMG POOL (SQ.M)	BASEMENT (SQ.M)		
	(a)	(b)	(c)	(e)	(f)	(g)	(g)	(h)	(i)
TYPE A (5 BHK)									
I. GROUND FLOOR	103.13	-	02.46	12.44	-	19.50	-		
II. FIRST FLOOR	83.13	13.26	-	12.44	-		-		
III. SECOND FLOOR	83.13	13.26	-	12.44	35.03		-		
VILLA - 1, 2 = TOTAL X 2	**538.78**	**53.04**	**04.92**	**74.64**	**70.06**	**39.00**	-	2	**780.44**
TYPE B (4 BHK) (WITHOUT BASEMENT)									
I. BASEMENT FLOOR	-	-	-	-	-	-	-		
I. GROUND FLOOR	99.45	-	03.31	14.02	-	19.50	-		
II. FIRST FLOOR	74.51	11.49	-	14.02	-		-		
III. SECOND FLOOR	57.48	-	-	14.02	45.87		-		
VILLA - 3, 4, 5, 6 = TOTAL X 4	**925.76**	**45.96**	**13.24**	**168.24**	**183.48**	**78.00**	-	4	**1414.68**
TYPE B (4 BHK) (WITH BASEMENT)									
I. BASEMENT FLOOR	-	-	-	-	-	-	15.00		
I. GROUND FLOOR	99.45	-	03.31	14.02	-	19.50	-		
II. FIRST FLOOR	74.51	11.49	-	14.02	-		-		
III. SECOND FLOOR	57.48	-	-	14.02	45.87		-		
VILLA - 7 = TOTAL X 1	**231.44**	**11.49**	**03.31**	**42.06**	**45.87**	**19.50**	**15.00**	1	**368.67**
TYPE C (3 BHK)									
I. GROUND FLOOR	92.56	-	-	14.04	-	15.68	-		
II. FIRST FLOOR	69.59	2.70	-	14.04	10.80		-		
VILLA 8, 9, 10 = TOTAL X 3	**486.45**	**08.10**	-	**84.24**	**32.40**	**47.04**	-	3	**658.23**
TOTAL GROUND FLOOR	**981.19**								
TOTAL FIRST FLOOR	**747.58**								
TOTAL SECOND FLOOR	**453.66**								
TOTAL =	**2182.43**	**118.59**	**21.47**	**369.18**	**331.81**	**183.54**	**15.00**	10	**3222.02**

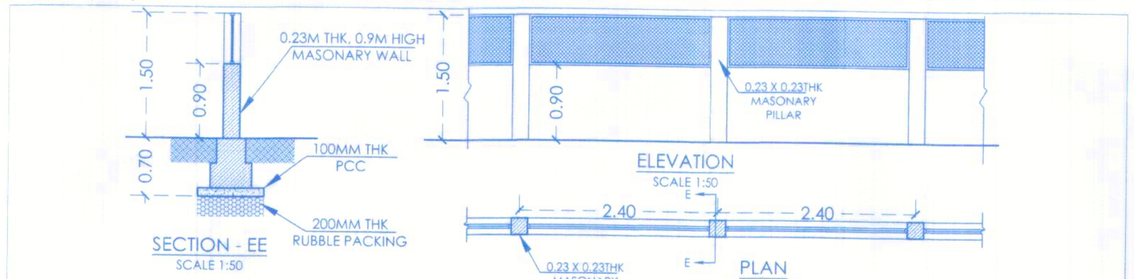
WATER STATEMENT FOR 10 BLOCKS (115 PERSONS) :	
FOR RESIDENTIAL PURPOSE	
AMOUNT OF WATER REQUIRED PER PERSON	= 135 ltrs/day
WATER REQUIRED (115 person)	= 15,525 ltrs/day
TOTAL WATER REQUIRED	= 15,525 ltrs/day
TOTAL WATER REQUIREMENT FOR 10 BLOCKS (115 PERSONS)	
TOTAL WATER REQUIREMENTS = 15,525 LTRS	ASSUME 16,000 LTRS
UNDERGROUND WATER TANK CAPACITY = 16,000 LTRS X 1.5 TIMES = 24,000 LTRS LTRS	
PROPOSED UNDERGROUND WATER TANK CAPACITY :	
SIZE OF UGWT = 5.00 X 3.20 X 1.20 HT = 24,000 LTRS	
PROPOSED OVERHEAD WATER TANK CAPACITY :	
SIZE OF OHWT = 1.20 X 2.40 X 0.90 HT = 5,000 LTRS TYPE A - VILLA 1, 2 (2 nos)	10,000 LTRS
SIZE OF OHWT = 1.20 X 1.85 X 0.90 HT = 3,000 LTRS VILLA 3, 4, 5, 6 & 7 (5 nos)	15,000 LTRS
SIZE OF OHWT = 1.40 X 1.20 X 0.90 HT = 1,500 LTRS TYPE C - VILLA 8, 9, 10 (3 nos)	4,500 LTRS
PROPOSED TOTAL OVERHEAD WATER TANK CAPACITY	29,500 LTRS

TOTAL PROPOSED FLOOR AREA :			
BLOCKS	PER BLOCK AREA	NO. OF BLOCKS	TOTAL AREA
I. TYPE A - VILLA - 1, 2	269.39	02	538.78 SQM
II. TYPE B - VILLA - 3, 4, 5, 6	231.46	04	925.76 SQM
III. TYPE B - VILLA - 7 (WITH BASEMENT)	231.46	01	231.44 SQM
IV. TYPE C - VILLA - 8, 9, 10	162.15	03	486.45 SQM
TOTAL AREA= I+II+III+IV =			2182.43 SQM
TOTAL PROPOSED FLOOR AREA = 2182.43 SQM			

TOTAL AREA OF PLOT = 3640.00 SQM			
PERMISSIBLE FAR	PERMISSIBLE FLOOR AREA(SQM)	PROPOSED FLOOR AREA(SQM)	BALANCE AREA (SQM)
60%	2184.00	2182.43	1.57

	GROUND COVERAGE :	
i	TOTAL AREA OF PLOT	3640.00 SQM
ii	PERMISSIBLE GROUND COVERAGE AREA (40% OF i)	1456.00 SQM
iii	PROPOSED GROUND COVERAGE AREA - TYPE A - VILLA 1, 2 (2 BLOCKS)	242.52 SQM
iv	PROPOSED GROUND COVERAGE AREA - TYPE B - VILLA 3, 4, 5, 6 (4 BLOCKS)	485.44 SQM
v	PROPOSED GROUND COVERAGE AREA-TYPE B (WITH BASEMENT) - VILLA 7 (1 BLOCKS)	121.36 SQM
vi	PROPOSED GROUND COVERAGE AREA - TYPE C - VILLA 8, 9, 10 (3 BLOCK)	319.80 SQM
vii	**TOTAL PROPOSED GROUND COVERAGE AREA = (iii)+ (iv)+(v)+(vi)** (32.29%)	1169.12 SQM

BALCONY AREA STATEMENT :		
i	PERMISSIBLE FLOOR AREA	2184.00 SQM
ii	PERMISSIBLE BALCONY AREA (15% OF i)	327.60 SQM
iii	PROPOSED BALCONY AREA TYPE A - VILLA 1, 2 (2 BLOCKS)	53.04 SQM
iv	PROPOSED BALCONY AREA TYPE B - VILLA 3, 4, 5, 6 (4 BLOCKS)	45.96 SQM
v	PROPOSED BALCONY AREA TYPE B - VILLA 7 (1 BLOCKS)	11.49 SQM
vi	PROPOSED BALCONY AREA TYPE C - VILLA 8, 9, 10 (3 BLOCK)	08.10 SQM
vi	**TOTAL PROPOSED BALCONY AREA= (iii)+ (iv)+(v)+(vi)** (36.19%)	118.59 SQM
vii	REMAINING BALCONY AREA = (ii) - (vi)	209.01 SQM



COMPOUND WALL DETAILS
SCALE - 1: 100

SITE PLAN

SHEET TITLE

SITE PLAN,SITE SECTION, AREA STATEMENT, COMPOUND WALL DETAIL, SWIMMING POOL DETAIL, LOCATION PLAN.

01 / 07

Certified True Copy
N. C. GAONKAR
Advocate & Notary
Mapusa Bardez - Goa.
Sr. No. 2584 0/23
- 5 SEP 2023

AREA STATEMENTS

i. NET PLOT AREA	**3640.00 SQM**
ii. AREA UNDER ROAD WIDENING	63.33 SQM
iii. NET EFFECTIVE PLOT AREA (i - ii)	3576.00 SQM
iv. PROPOSED GROUND COVERAGE	1169.12 SQ.M
v. PROPOSED GROUND COVERAGE IN %	32.11 %
vi. TOTAL PROPOSED FLOOR AREA	2182.43 SQ.M
vii. FAR CONSUMED IN %	59.95 %
viii. PERMISSIBLE FAR	60.00 %
ix. BALANCE FLOOR AREA	01.57 SQ.M
x. TOTAL BUILT-UP AREA INCLUDING SWIMMING POOL	3207.02 SQ.M
xi. PERMISSIBLE BALCONY AREA (30% of i)	1092.00 SQ.M
xii. PROPOSED BALCONY AREA (10.85%)	118.59 SQ.M
xiii. BALANCE BALCONY AREA	209.01 SQ.M
xiv. TOTAL PROPOSED GROUND FLOOR AREA OF ALL VILLAS	981.19 SQ.M
xv. TOTAL PROPOSED FIRST FLOOR AREA OF ALL VILLAS	747.58 SQ.M
xvi. TOTAL PROPOSED SECOND FLOOR AREA OF ALL VILLAS	453.66 SQ.M
xvii. TOTAL	2182.43 SQ.M

PARKING STATEMENT

TOTAL NO. OF CAR PARKING REQUIRED	10
TOTAL NO. OF CAR PARKING PROPOSED	10

SPECIFICATIONS:

1	FLOORING	600 X 600 VITRIFIED TILES
2	DOOR FRAMES	100 X 75 TEAKWOOD
3	EXTERNAL WALL	230MM THK STONE / BRICK WALLS
4	INTERNAL WALL	150MM THK CC BLOCK WALLS
5	WIRING	POLYCAB

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN METERS.
2. THIS DRAWING IS A PROPERTY OF 'F'INCH A+ P.M.' HENCE IT SHOULD NOT BE COPIED OR REPRODUCED ; PARTLY OR AS WHOLE IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE APPOINTED ARCHITECT OF THE ABOVE MENTIONED COMPANY.
3. ANY AMBIGUITIES FOUND IN THE DRAWING SHOULD BE BROUGHT TO THE ARCHITECT'S NOTICE WITHIN SEVEN DAYS OF THE DATE OF ISSUE OF THE DRAWING.
4. THIS DRAWING SHOULD BE REFERED FOR THE SANCTION PURPOSES ONLY.

DESCRIPTION OF PROPOSAL

THE PROPERTY BEARING SURVEY NO. 67/20
VILLAGE MOIRA, BARDEZ TALUKA, GOA

NAME OF OWNER	OWNER'S SIGN
MR. LALIT MOHAN SHARMA C-481, INDER DEV SHARMA, GREATER NOIDA ALFA-1, RAMPUR JAGIR, GAUTUM BUDDHA NAGAR, L.A. SURAJPUR, UP-201306	

ARCHITECT	ARCHITECT'S SIGN
Ar. VIBHUTI FOTEDAR CA/2005/37083 F'INCH" ARCHITECTS	

REVISION	DATE	SCALE	DATE	CHECKED BY	DRAWN BY
		VRS	30-06-2023		AB

NORTH

ARCHITECTS AND PLANNERS:

F'INCH"
ARCHITECTURE & PROJECT MANAGEMENT
FLT NO. 6 BABERA HOU. SOC., SALUNKHE VIHAR ROAD WANORIE - PUNE: 48 MAHARASHTRA
FIRST FLOOR SURYODAYA BUILDING PDA COLONY OPP. MALL-DE-GOA PORVORIM GOA
email: info@finch.net.in, MOB NO.: 9960768401, 9371201937