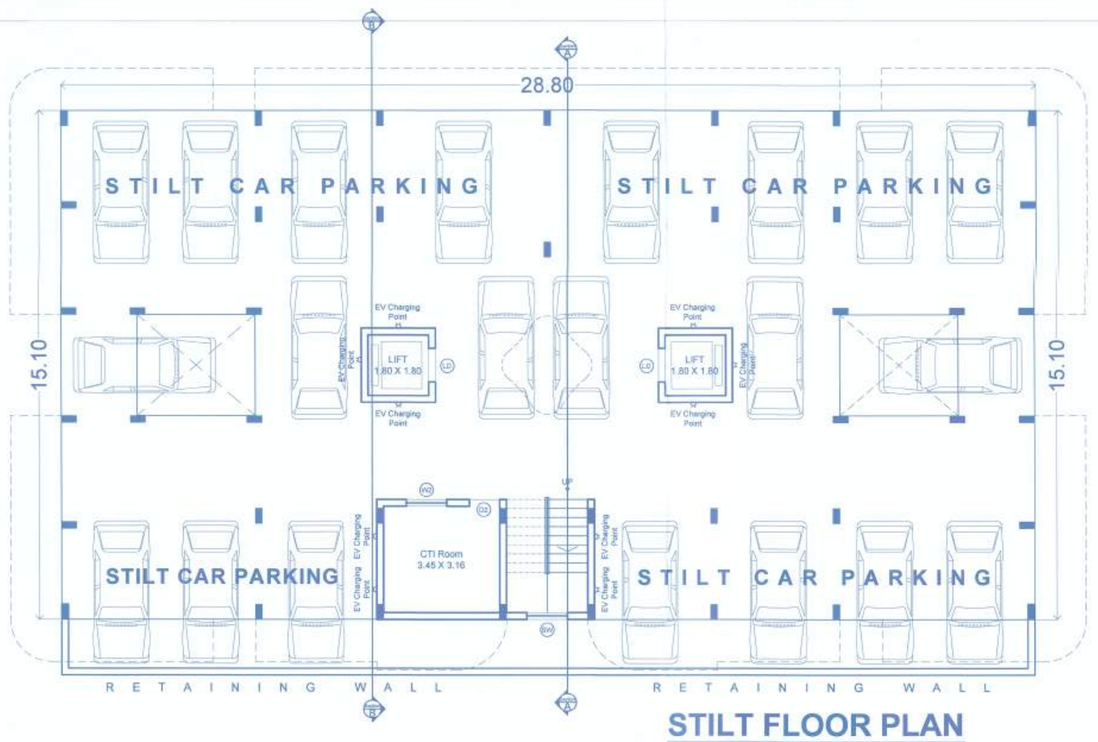
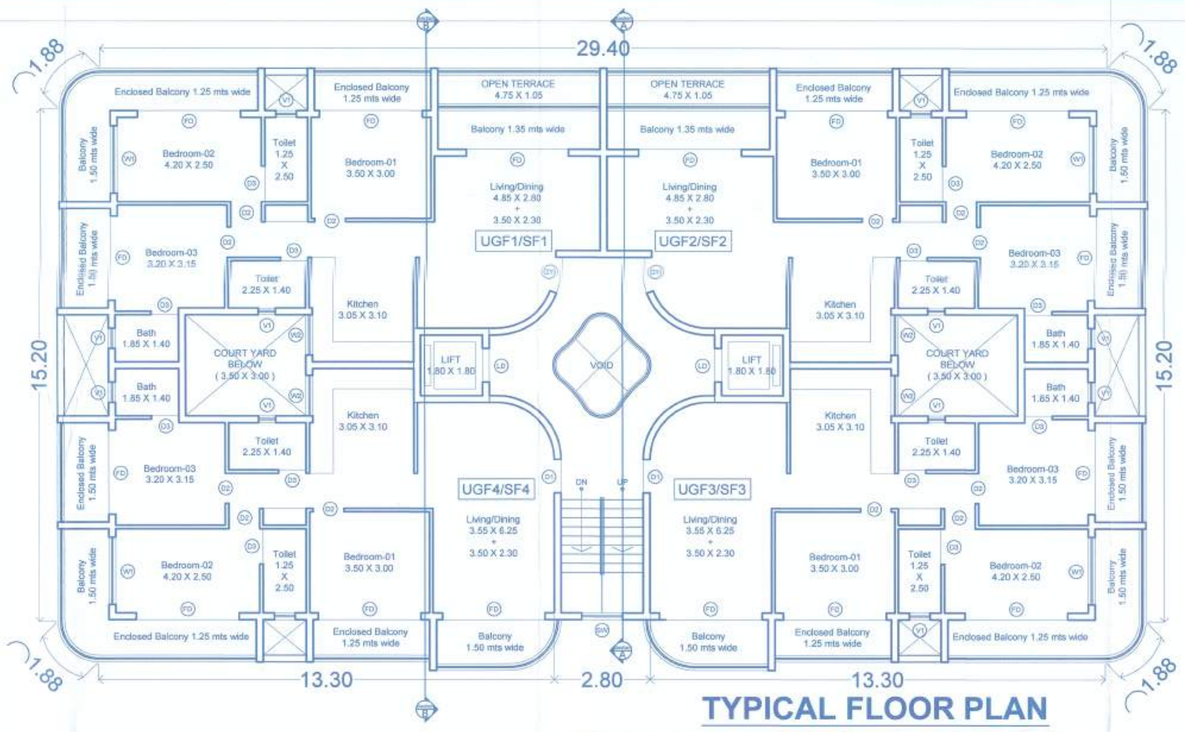
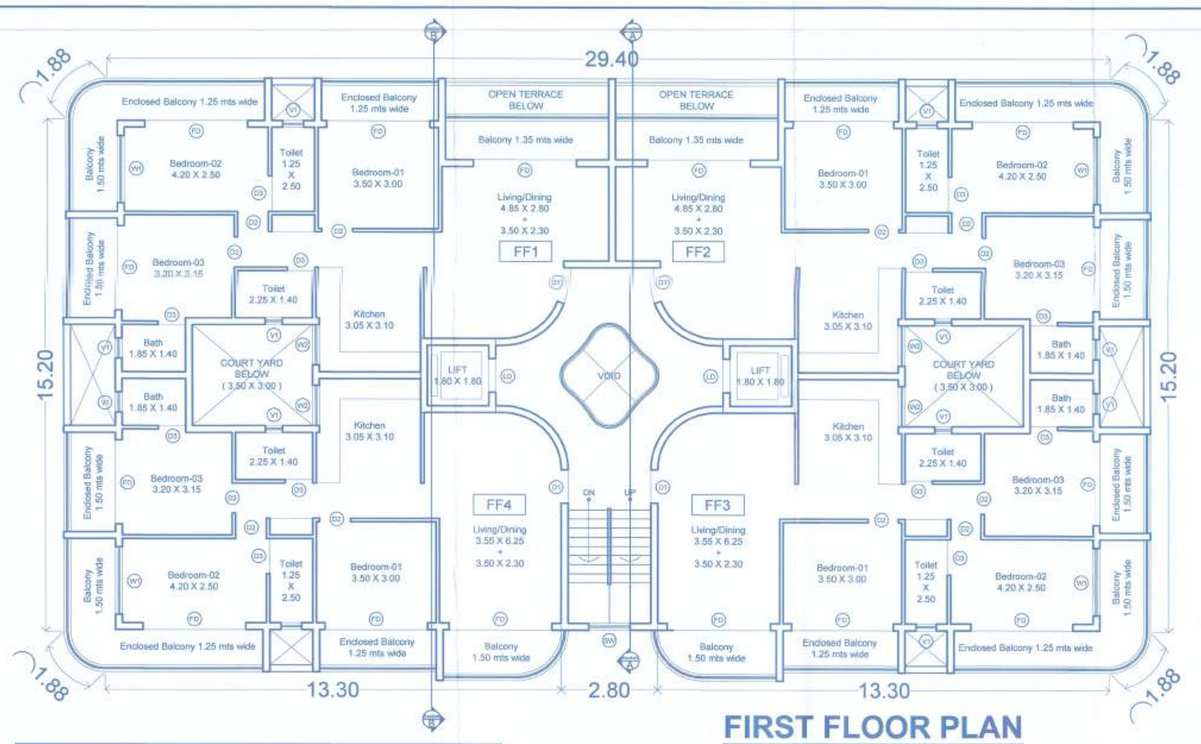


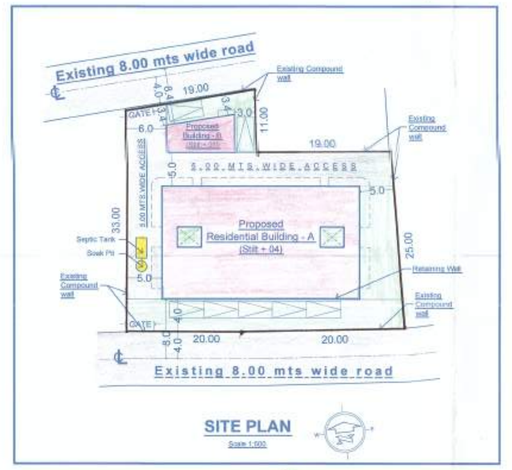
STILT FLOOR PLAN
of Building A



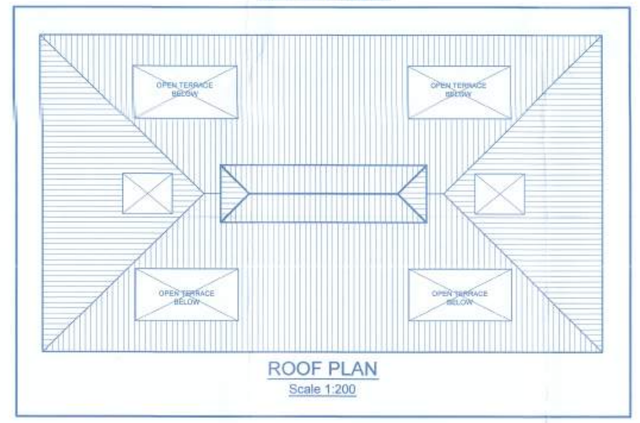
TYPICAL FLOOR PLAN
(Upperground & Second floor) of Building A



FIRST FLOOR PLAN
of Building A



SITE PLAN
Scale:1:200

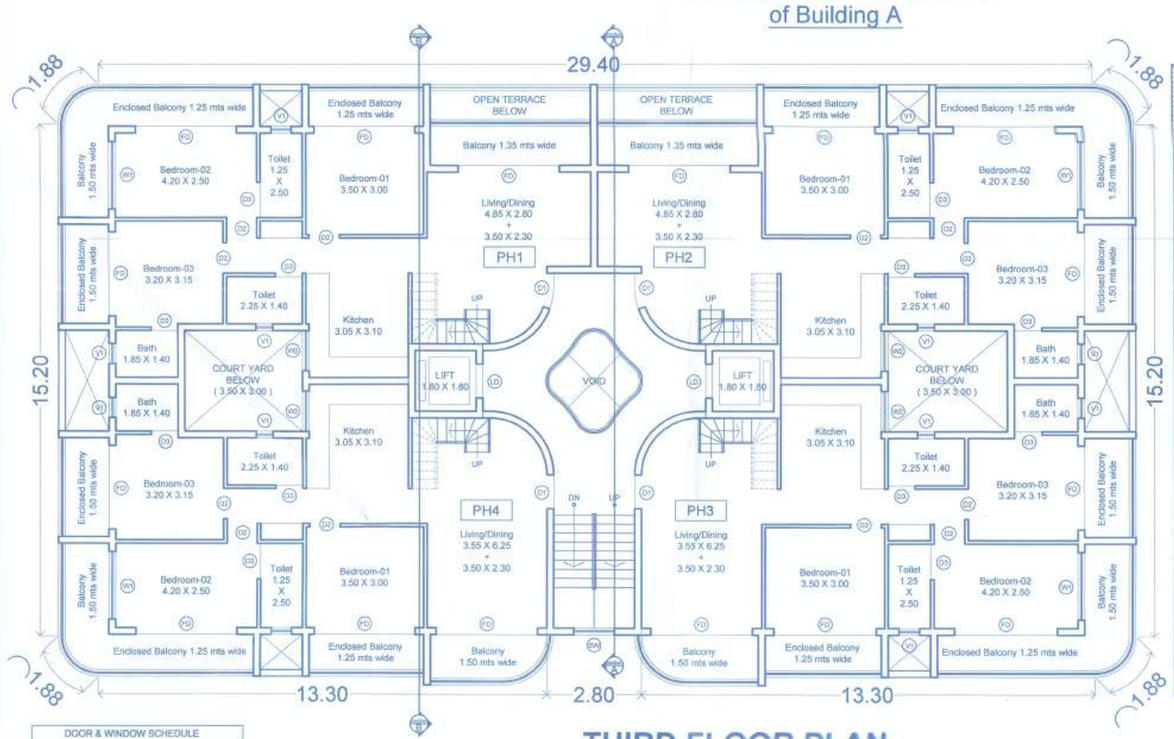


ROOF PLAN
Scale 1:200

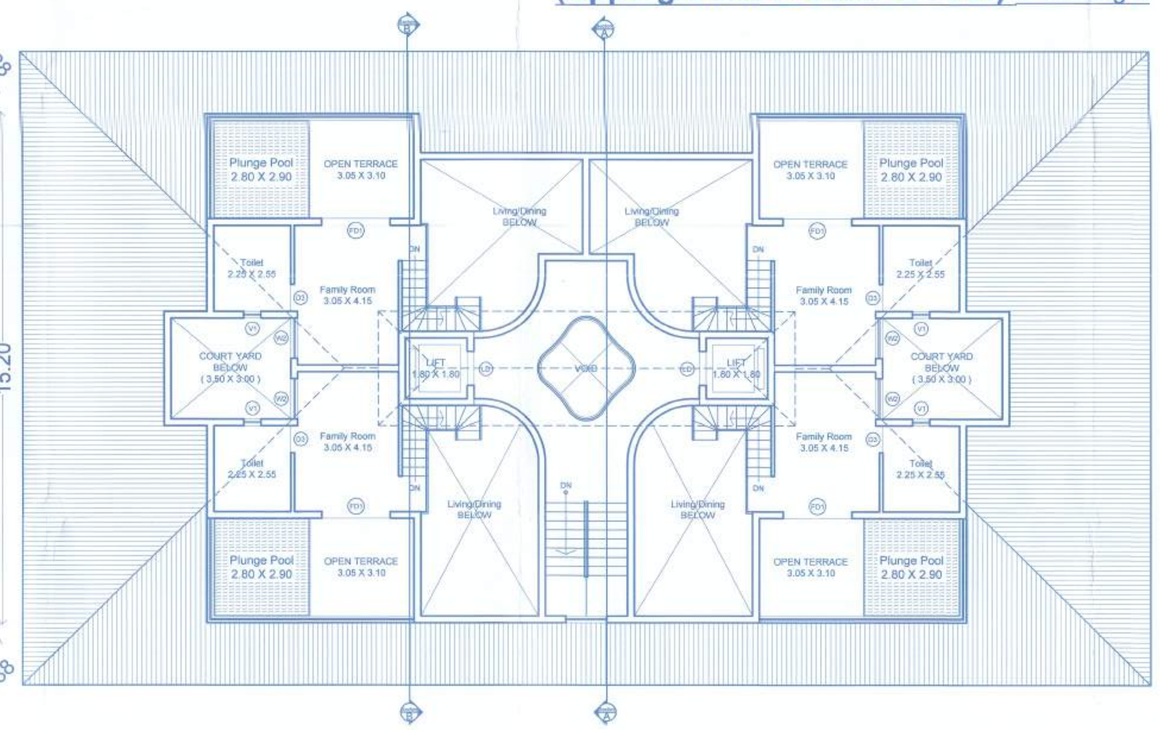
AREA STATEMENT		
1	AREA OF THE PLOT	1154.00 M2
1A	AREA OF THE PLOT UNDER DEVELOPMENT	1154.00 M2
2	DEDUCTION FOR:	
a)	AREA WITHIN ROAD WIDENING / PROPOSED	0.00 M2
b)	AREA RESERVED FOR ANY OTHER USE	Nil
3	EFFECTIVE AREA OF PLOT	1154.00 M2
4	OPEN SPACE REQUIRED 15% OF THE PLOT AREA	Nil
5	TOTAL OPEN SPACE PROVIDED	NIL
6	PERMISSIBLE COVERAGE	40% = 461.60 M2
7	PROPOSED COVERAGE (Building A + Building B) (413.81 + 47.68)	461.49 M2 = 39.99 %
8	EXISTING BUILDINGS TO BE DEMOLISHED	NIL
9	PERMISSIBLE FLOOR AREA FAR = 120	1384.80 M2
10	Area of the swimming pool	53.06 M2
11	Length of the compound wall	0.00 Rn. Mts.

FLOOR		USE	TOTAL BUILT-UP AREA M2	AREA FREE FROM FAR M2						NET FLOOR AREA M2	FAR
				Staircase	Balcony	Open Terrace	LR	Lobby (7.5%)	Stilt		
Stilt Floor	Bldg A	Parking	413.81	13.32	NIL	NIL	9.68	NIL	360.81	00.00	
	Bldg B	Parking	47.68	13.03	NIL	NIL	NIL	NIL	34.65	00.00	
Upper Ground Floor	BUILDING A	Residential	506.33	13.32	103.78	10.18	9.68	23.41	NIL	345.96	119.91
First Floor		Residential	496.15	13.32	103.78	NIL	9.68	23.41	NIL	345.96	
Second Floor		Residential	506.33	13.32	103.78	10.18	9.68	23.41	NIL	345.96	
Third Floor		Residential	496.15	13.32	103.78	NIL	9.68	23.41	NIL	345.96	
TOTAL			2466.45	79.82	415.12	20.36	48.40	93.64	425.46	1383.84	

12	TOTAL FLOOR AREA		1383.84 M2
13	PROPOSED FAR		119.91
14	CAR PARKING REQUIRED		20 nos.
15	CAR PARKING PROVIDED		31 nos.
16	Total area calculation for Infrastructure Tax	Residential Area	2040.99 M2
		Attic Floor Area	89.94 M2
		Swimming Pool Area	53.06 M2 [4 X (2.80 X 2.90) + 7.30 X 2.82]
		TOTAL	2183.99 M2

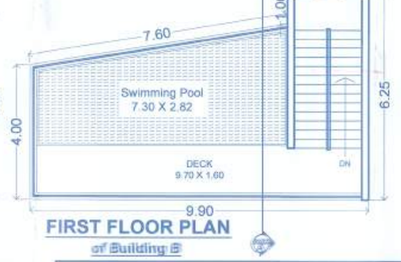


THIRD FLOOR PLAN
of Building A

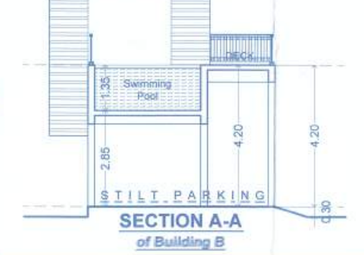


ATTIC FLOOR PLAN
of Building A

STILT FLOOR PLAN
of Building B

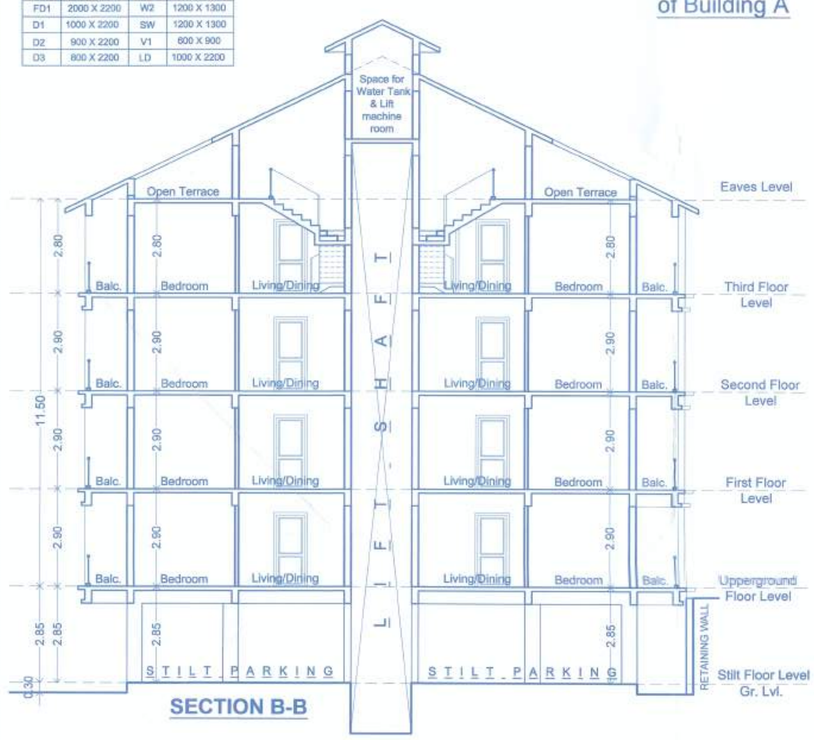


FIRST FLOOR PLAN
of Building B

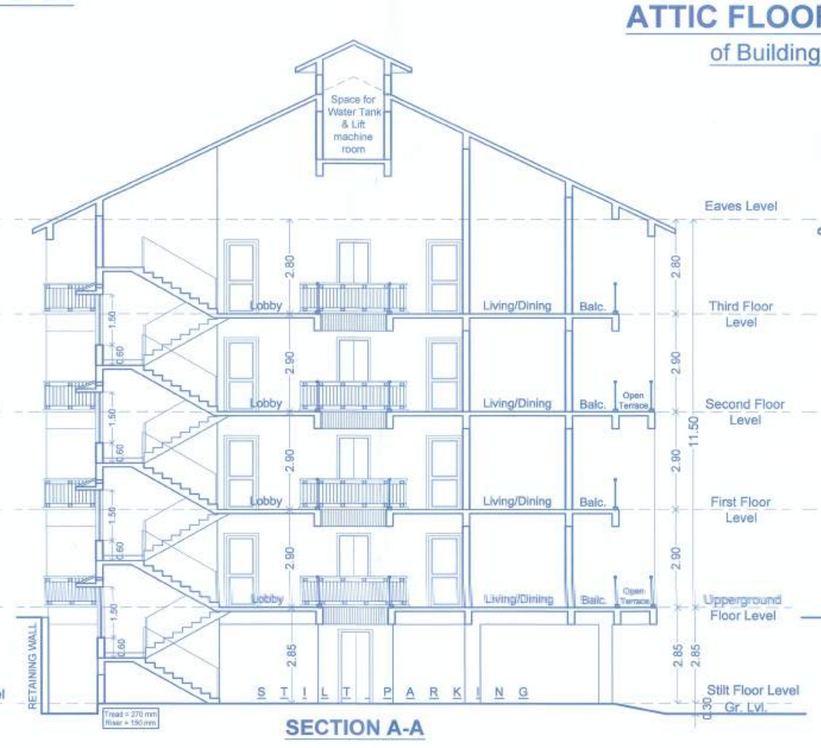


SECTION A-A
of Building B

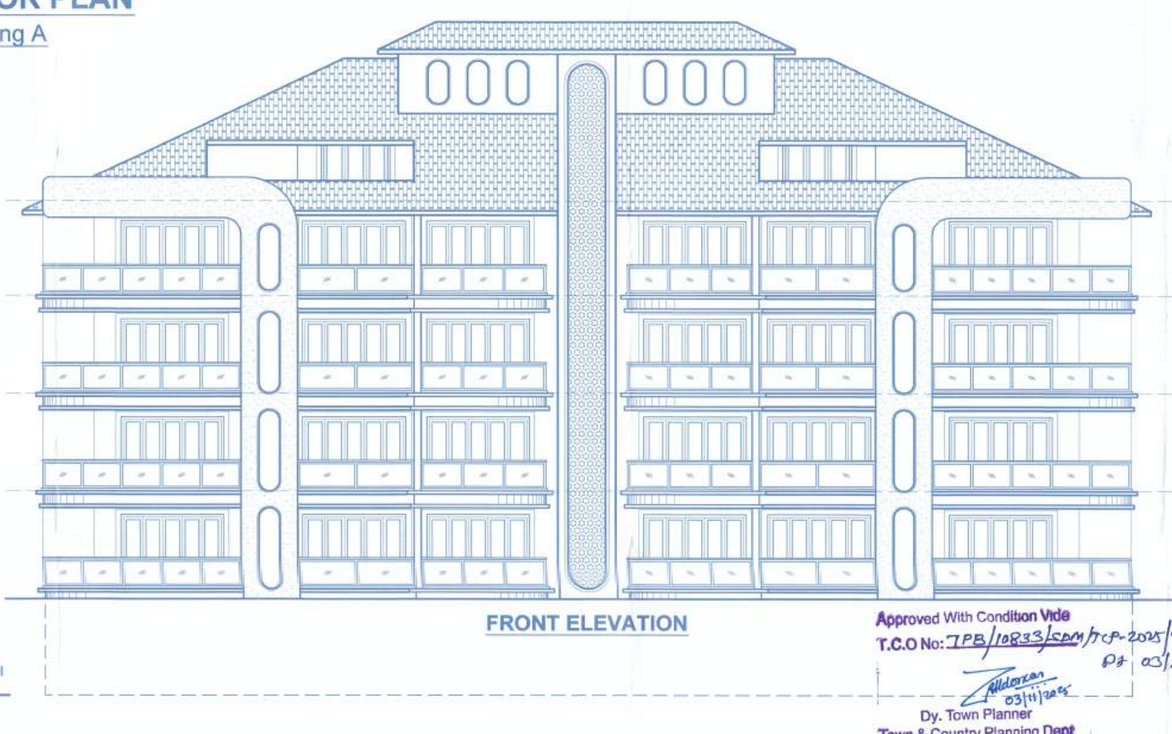
DOOR & WINDOW SCHEDULE			
TYPE	SIZE	TYPE	SIZE
FD	3000 X 2200	W1	2000 X 1300
FD1	2000 X 2200	W2	1200 X 1300
D1	1000 X 2200	SW	1200 X 1300
D2	900 X 2200	V1	600 X 900
D3	800 X 2200	LD	1000 X 2200



SECTION B-B

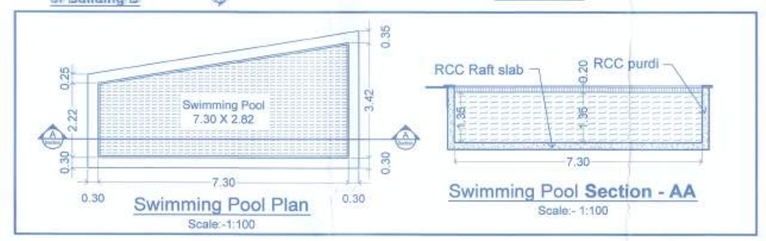


SECTION A-A



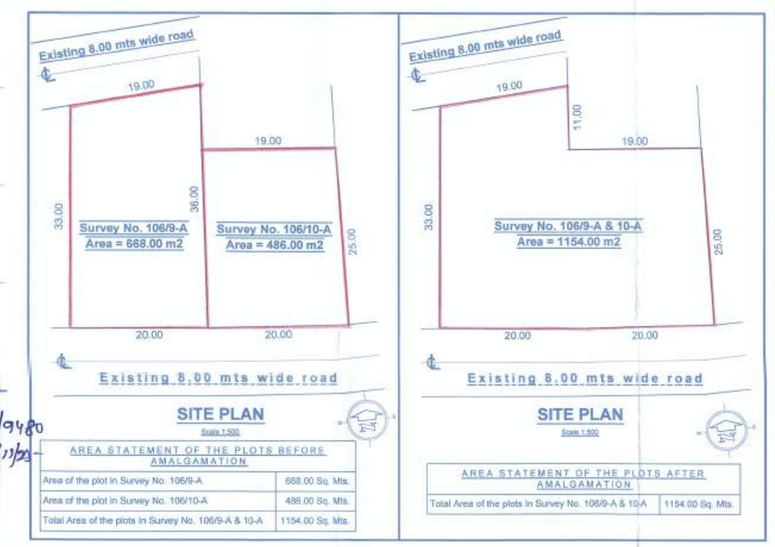
FRONT ELEVATION

Approved With Condition Vide
T.C.O No: 7PB/10233/TCP/TCP-2025/9480
Dt: 03/11/2025
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa



Swimming Pool Plan
Scale:-1:100

Swimming Pool **Section - AA**
Scale:- 1:100



SITE PLAN
Scale 1:500

AREA STATEMENT OF THE PLOTS BEFORE AMALGAMATION	
Area of the plot in Survey No. 106/9-A	668.00 Sq. Mts.
Area of the plot in Survey No. 106/10-A	486.00 Sq. Mts.
Total Area of the plots in Survey No. 106/9-A & 10-A	1154.00 Sq. Mts.

SITE PLAN
Scale 1:500

AREA STATEMENT OF THE PLOTS AFTER AMALGAMATION	
Total Area of the plots In Survey No. 106/9-A & 10-A	1154.00 Sq. Mts.

Owner's signature

PRASHANT GAONKAR, ARCHITECT
COA REG. NO. CA/97/21582
TCP REG. NO. AR/0084/2010

Architect's signature

PROJECT: Proposed amalgamation of plots, Construction of Residential Building & Swimming Pools

LOCATION: Salvador Do Mundo, Bardez - Goa

CLIENT: Mr. Peter Domnic D'silva & Mrs. Bency D'silva POA holder M/S Keshava Kiyaan Realty LLP (Partner Mr. Dinesh Suresh Dhanwani)

TITLE: PLANS, ELEVATION, SECTION & SITE PLAN

STATUS: SUBMISSION DRAWINGS (For approval only)

NORTH

DRAWN: Santoshi
CHECKED: Prashant
DATE: 15th September 2025
SCALE: 1:100, 1:200 & 1:500
DRAWING NUMBER: 01

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prashant gaonkar
Architects & Interior Designers
A-308,3rd Floor, Dwrakanath Centre,Above Hotel Navtara,
Opp. Shree Bodgeshwar Temple,Mapusa- Goa. Tel.9822488590.

Proposed amalgamation of plots, Construction of Residential Building & Swimming Pools for Mr. Peter Domnic D'silva & Mrs. Bency D'silva POA holder M/S Keshava Kiyaan Realty LLP (Partner Mr. Dinesh Suresh Dhanwani) in property bearing Survey No.106/9-A &106/10-A at Salvador Do Mundo, Bardez - Goa.