

License issued under No. A/24/21-22 Dated 12/07/2022
Subject to the conditions stipulated therein

CHIEF OFFICER
MARGAO MUNICIPAL COUNCIL

Development Permission Granted
Subject To Conditions vide
No. SGPDA/P/6328/21-22
Dated 08.04.2024

Member Secretary

Municipal Engineer
Margarao Municipal Council

LEGEND
□ COMPOST PIT
○ GARBAGE BIN

CHALTA NO. 6 / P.T.S 61 AREA = 370.00 sq.m
CHALTA NO. 7 / P.T.S 61 AREA = 17.00 sq.m
CHALTA NO. 8 / P.T.S 61 AREA = 13.00 sq.m
CHALTA NO. 9 / P.T.S 61 AREA = 11.00 sq.m
CHALTA NO. 32 / P.T.S 61 AREA = 3.00 sq.m
TOTAL AREA = 414.00 sq.m

SITE PLAN
SCALE 1:500

LOCATION PLAN
NOT TO SCALE

PARKING LAYOUT PLAN
SCALE 1:500

PROPOSED COMPOUND WALL
SCALE 1:100

LENGTH OF THE PROPOSED COMPOUND WALL = 76.44 meters

FRONT ELEVATION
SCALE 1:100

SECTION A-A'
SCALE 1:100

PLAN
SCALE 1:100

COMPOUND WALL NOTE: HEIGHT OF THE COMPOUND WALL ALONG THE BOUNDARY OTHER THAN ABUTTING ON THE STREET IS TAKEN 1.80MTS AND ALONG THE BOUNDARY ABUTTING ON THE STREET IS TAKEN 1.50MTS.

U.G TANK :

SECTION A-A
SCALE 1:100

PLAN
SCALE 1:100

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.	Balc./ Ver.	Porch	Lift	Stilt/ Access	Total		
PROPOSED RESIDENTIAL BUILDING											
BASEMENT	parking	284.30	-	7.42	-	-	3.78	273.10	284.30	0.00	0.00%
GROUND FLOOR	comm.	145.03	-	22.55	-	-	3.42	103.31	129.28	15.75	3.80%
FIRST FLOOR	Res.	189.02	-	34.76	31.67	-	2.55	-	68.98	120.04	29.00%
SECOND FLOOR	Res.	189.02	-	34.76	31.67	-	2.55	-	68.98	120.04	28.996%
THIRD FLOOR	Res.	189.02	-	34.76	31.67	-	2.55	-	68.98	120.04	28.996%
FOURTH FLOOR	Res.	189.02	-	34.76	31.67	-	2.55	-	68.98	120.04	28.996%
FIFTH FLOOR	Res.	189.02	-	34.76	31.67	-	2.55	-	68.98	120.04	28.996%
TOTAL	Stilt/ res	1374.43	-	203.77	158.35	-	19.95	376.41	758.48	615.95	148.78%
GRAND TOTAL	com./ res	1374.43	-	203.77	158.35	-	19.95	376.41	758.48	615.95	148.78%

31. Parking Details :

PARKING DETAILS		No. of Car Parks/ parking area	
FLOOR AREA/NO. OF UNITS	USE	Provided	Required
COMM. AREA 15.75sq.m	Comm.	01	01
FAR UPTO 75.00sq.m.(10 UNIT)	Res.	10	10
Total	Res	11	11

32. Type of zone to which the plot belongs to

Commercial zone

SETBACKS:

33. Front setback from the center line of road

(10.00+5.00)= 15.00 mts.

(a) Side setbacks:

1.50 mts.

(b)

- mts.

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

- mts.

36. Height of the plinth

1.50 mts.

37. Use to which the building is to be put to floor-wise :

Basement : parking
Ground floor : commercial
First floor : Residential
Second floor : Residential
Third floor : Residential
Fourth floor : Residential
Fifth floor : Residential

38. Plot owned by with reference to the ownership certificate of land : MR. UMESH KRISHNA NAIK & 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

LENGTH OF THE PROPOSED COMPOUND WALL = 76.44 meters

AREA CALCULATION FOR INFRASTRUCTURE TAX :-

TOTAL BUILT UP AREA FOR TAX = 1374.43 Sq.mts (Excluding Stilt)

RESIDENTIAL AREA = 1358.68 sq.mts (Excluding stilt)

SHOP/COMMERCIAL AREA = 15.75 Sq.mts

AREA STATEMENT

PLOT AREA:

1. Area of the Plot	414.00	Sq.mts.
2. Deduction for		
(a) Area within road widening	56.08	Sq.mts.
(b) Area reserved for any other use	Nil	Sq.mts.
Total (a+b)	Nil	Sq.mts.
3. Net effective area (1) - (2)	357.92	Sq.mts.
4. Covered area occupied by the existing building, if any	171.87	Sq.mts.
5. Pbt coverage of the existing building (in %)	48.01	%
6. Covered area of the existing building that is proposed to be demolished	171.87	Sq.mts.
7. Plot coverage of the existing building that is proposed to be demolished (in %)	48.01	%
8. Covered area of proposed building	142.63	Sq.mts.
9. Plot coverage of the proposed building (in %)	39.85	%
10. Combined covered area of the existing building to be maintained and that of the proposed building	Nil	Sq.mts.
11. Combined plot coverage of the existing building to be maintained and that of the proposed building (in %)	Nil	%

FLOOR AREA:

12. Balcony area and covered area over footways floorwise and total on all floors	158.35	Sq.mts.
13. Balcony area and covered area over footways floorwise and total on all floors, consumed for FAR purpose	Nil	Sq.mts.
14. Addition of set-back area and/or proposed road for FAR purpose	Nil	Sq.mts.
15. Addition of garage area for FAR purpose	Nil	Sq.mts.
16. Floor area consumed on GROUND floor	120.04	Sq.mts.
17. Floor area consumed on FIRST floor	120.04	Sq.mts.
18. Floor area consumed on SECOND floor	120.04	Sq.mts.
19. Floor area consumed on THIRD floor	120.04	Sq.mts.
Floor area consumed on FOURTH floor	120.04	Sq.mts.
Floor area consumed on FIFTH floor	120.04	Sq.mts.
20. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose	Nil	Sq.mts.
21. Existing floor area to be maintained	Nil	Sq.mts.
22. Total floor area consumed: (13+14+15+16+17+18+19+20+21)	615.95	Sq.mts.
23. Floor area permissible	621.00	Sq.mts.
24. FAR permissible	150.00	%
25. FAR consumed	148.78	%
26. Mezzanine area	Nil	Sq.mts.
27. Loft area	Nil	Sq.mts.
28. Basement area	Nil	Sq.mts.
29. Garage area	Nil	Sq.mts.

OWNER'S SIGNATURE :

ARCHITECT'S SIGNATURE :

OWNER: MR. UMESH KRISHNA NAIK & OTHERS

PROJECT: PROPOSED
COMMERCIAL/RESIDENTIAL BUILDING &
COMPOUND WALL AT FATORDA, MARGAO

JOB NO: 001A P.T.S no. 61/Chalta no. 6,7,8,9,32

DATE: 22/05/2020 DRG. NO. 001A/01 of 03

DEALT: VED SCALE 1:100,1:500

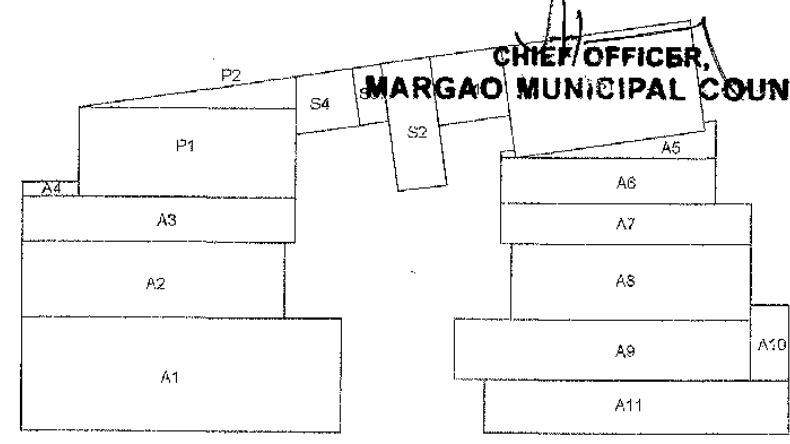
VISHWESH
ERENKAR
ARCHITECTURAL CONSULTANCY FIRM
450/D, Davorlim Margao Goa 403707
9860596959 vishweshverenkar@gmail.com

Vishwesh V. Verenkar
Architect
Reg.No:- AR/0039/2013

HEALTH OFFICER
URBAN HEALTH CENTRE
MARGAO

AREA CALCULATION: BUILDING - 22

License issued under No. 12/07/2021
Subject to the conditions stipulated therein

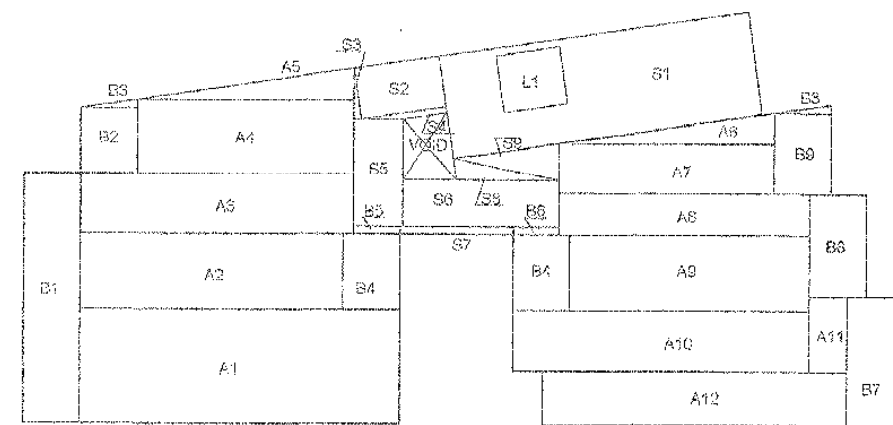


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S2=1.30X3.34=4.34
S3=0.76X1.50=1.14
S4=2.40
L1=1.00X1.80=3.42
A1=6.45X3.00=25.35
A2=6.95X2.00=13.90
A3=7.22X1.20=8.66
A4=1.50X0.40=0.60
A5=2.18
A6=5.70X1.19=6.75
A7=1.10X6.65=7.31
A8=6.35X2.00=12.70
A9=7.65X1.60=12.58
A10=1.00X2.00=2.00
A11=8.05X1.40=11.27

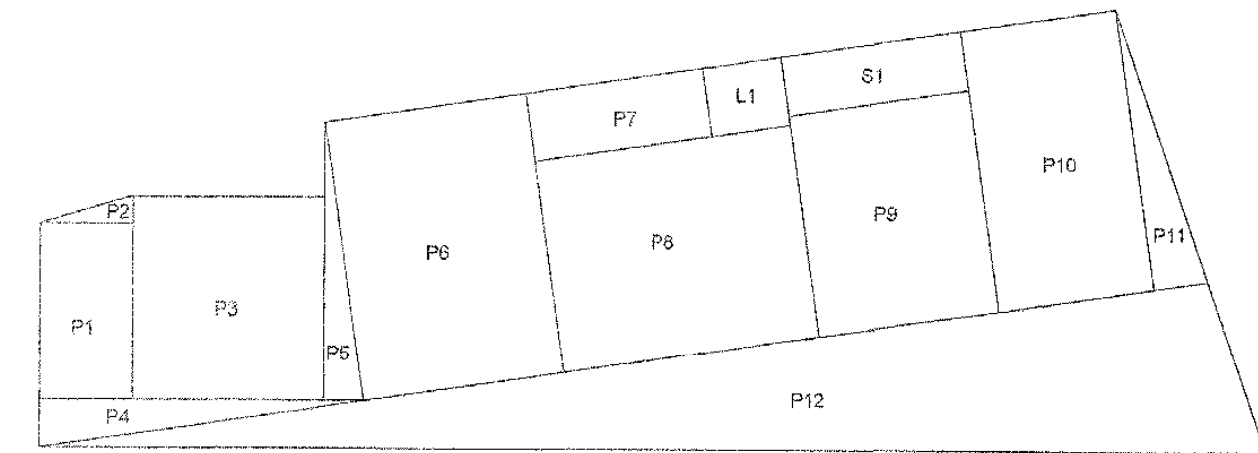
GROUND FLOOR AREA = P1+P2(COMM. FAR)+S1+S2+S3+S4(STAIRS)+L1(LIFT)+A1+A2+A3+A4+A5+A6+A7+A8+A9+A10+A11(Access)
=13.38+2.37(COMM. FAR)+14.67+4.34+1.14+2.40(STAIRS)+3.42(LIFT)+25.35+13.90+8.66+0.60+2.18+6.75+7.31+12.70+12.58+2.00+11.27(Access)
=15.75(COMM. FAR)+22.55(STAIRS)+3.42(LIFT)+103.31(Access)

COVERED AREA = P1+P2+S1+S2+S3+L1+A1+A2+A3+A4+A5+A6+A7+A8+A9+A10+A11
=13.38+2.37+14.67+4.34+1.14+3.42+25.35+13.90+8.66+0.60+2.18+6.75+7.31+12.70+12.58+2.00+11.27
=142.63 SQ.M

1st TO 5th FLOOR AREA = A1+A2+A3+A4+A5+A6+A7+A8+A9+A10+A11+A12(FAR)+B1+B2+B3+B4+B5+B6+B7+B8(BALC.)+(S1-L1)+S2+S3+S4+S5+S6+S7+S8+59(STAIRS)+L1(LIFT)
=25.35+13.90+11.55+11.08+2.37+2.36+7.58+7.31+12.70+12.58+2.00+11.27(FAR)+9.90+2.58+(0.16X2)+(3.00X2)+0.24+0.24+5.10+4.05+3.24(BALC.)+(22.50+2.55)+3.02+0.12+0.27+3.70+5.12+0.80+0.78+1.39(STAIRS)+2.55(LIFT)
=120.04(FAR)+9.90+2.58+(0.32)+(6.00)+0.24+0.24+5.10+4.05+3.24(BALC.)+(19.75)+15.01(STAIRS)+2.55(LIFT)
=120.04(FAR)+31.87(BALC.)+34.75(STAIRS)+2.55(LIFT)



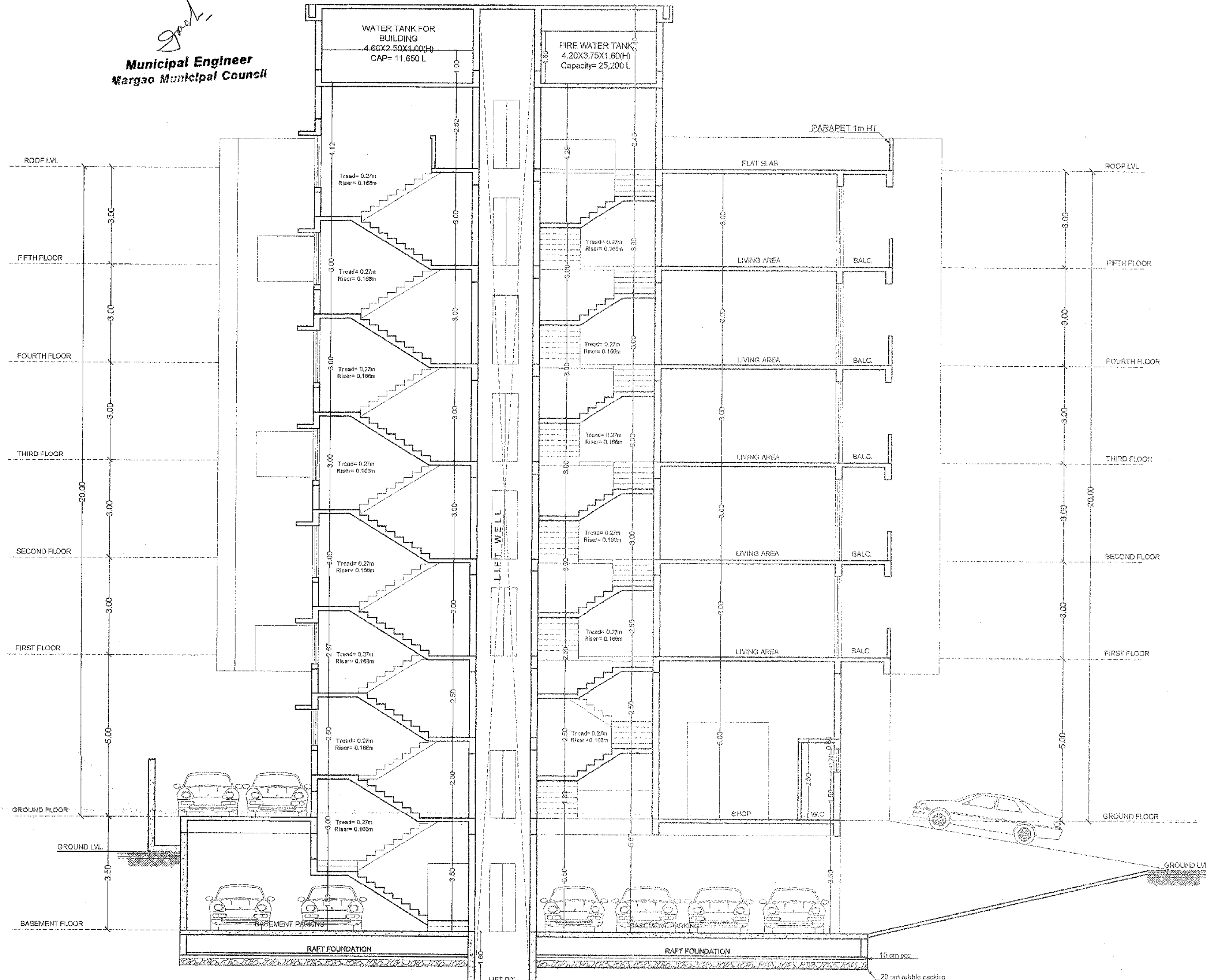
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A2=6.95X2.00=13.90
A3=7.22X1.20=8.66
A4=1.50X0.40=0.60
A5=2.18
A6=5.70X1.19=6.75
A7=1.10X6.65=7.31
A8=6.35X2.00=12.70
A9=7.65X1.60=12.58
A10=1.00X2.00=2.00
A11=8.05X1.40=11.27
B1=1.50X1.72=2.58
B2=0.16
B3=1.50X2.00=3.00
B4=1.20X0.20=0.24
B5=1.20X0.20=0.24
B6=1.50X3.40=5.10
B7=1.50X2.70=4.05
B8=1.50X2.16=3.24
S1=8.25X2.70=22.30
S2=2.25X1.34=3.02
S3=0.12
S4=0.27
S5=1.30X2.85=3.70
S6=4.13X1.24=5.12
S7=3.00X0.20=0.60
S8=0.79
S9=1.39
L1=1.70X1.50=2.55



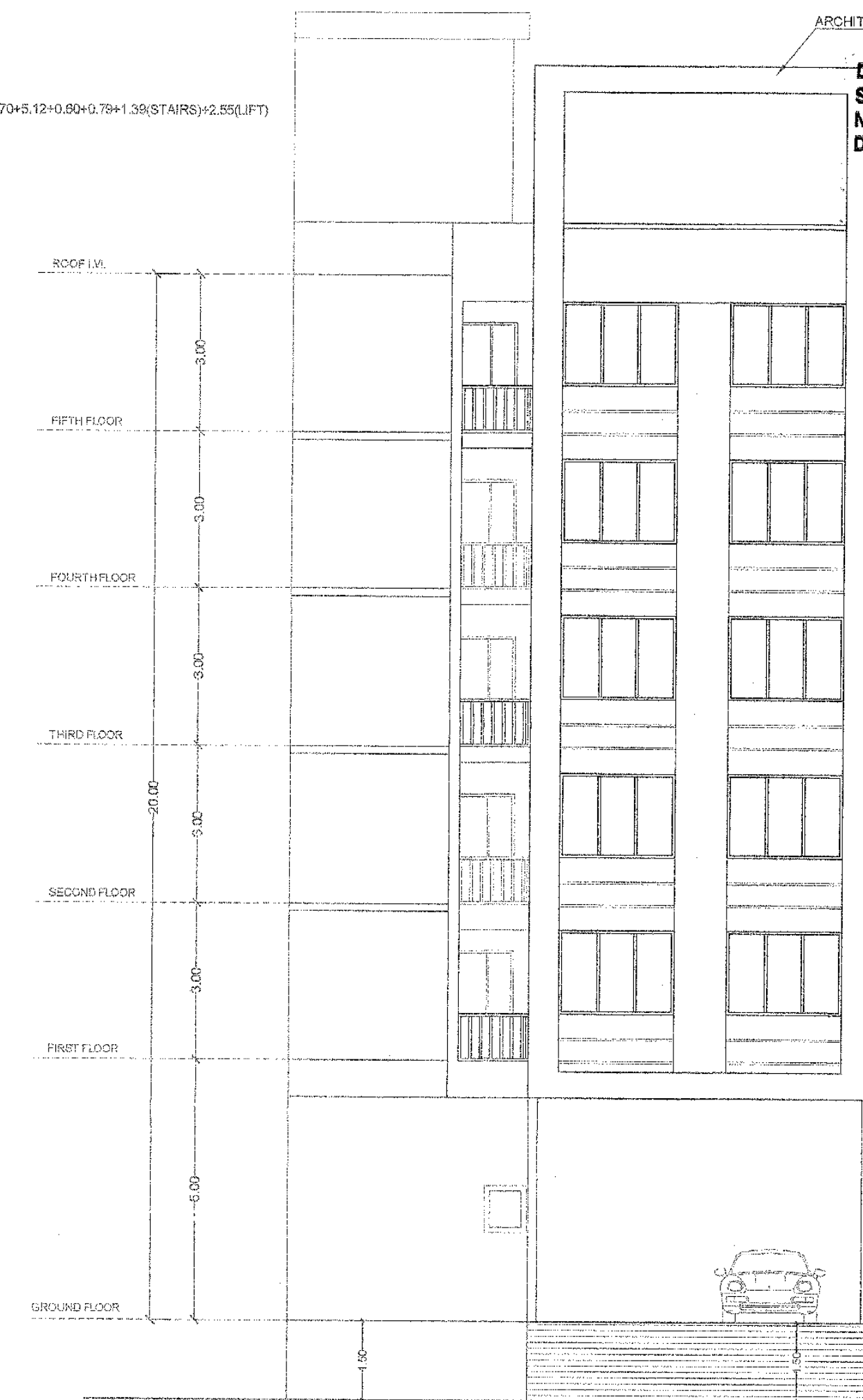
L1=2.10X1.80=3.78
S1=4.79X1.55=7.42
P1=2.46X4.64=11.41
P2=0.88
P3=5.16X5.33=27.68
P4=5.51
P5=3.88
P6=5.35X7.39=39.53
P7=4.75X1.80=8.55
P8=6.85X5.59=38.29
P9=4.78X5.84=27.97
P10=4.14X7.38=30.59
P11=5.27
P12=73.56

EASEMENT AREA = P1+P2+P3+P4+P5+P6+P7+P8+P9+P10+P11+P12(PARKING)+L1(LIFT)+S1(STAIRS)
=11.41+0.88+27.68+5.51+3.88+39.53+8.55+38.29+27.97+30.59+5.27+73.56(PARKING)+3.78(LIFT)+7.42(STAIRS)
=273.10(PARKING)+3.78(LIFT)+7.42(STAIRS)

Municipal Engineer
Margao Municipal Council



SECTION A-A
SCALE 1:100



FRONT ELEVATION
SCALE 1:100

Development Permission Granted
Subject To Conditions vide Order
No. SGPDA/P/16.228.128/21...
Dated 08/04/2021

Member Secretary

Health Officer
URBAN HEALTH CENTRE
MARGAO

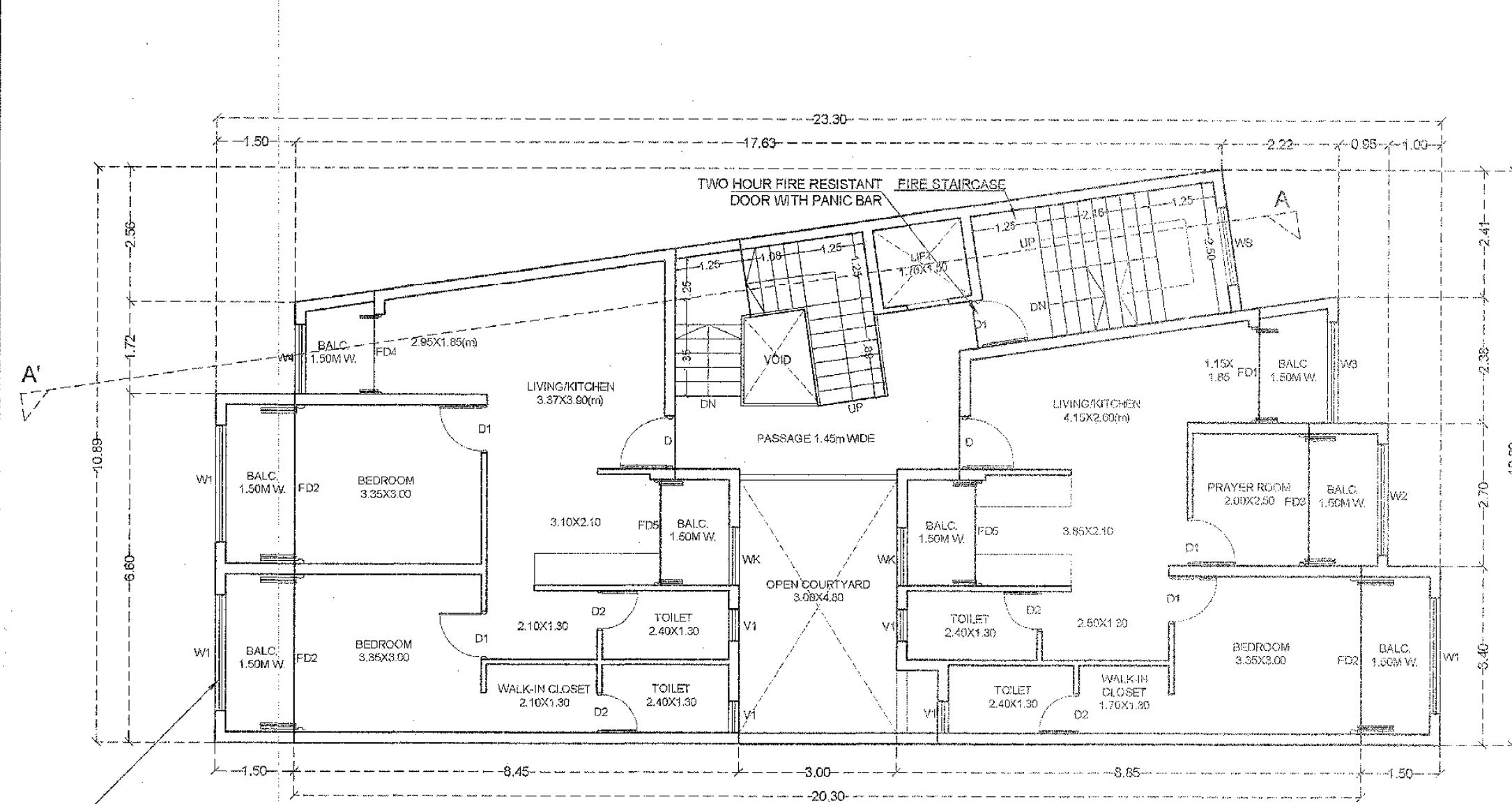
'PROPOSED
COMM./RES. BUILDING'

OWNER'S SIGNATURE:

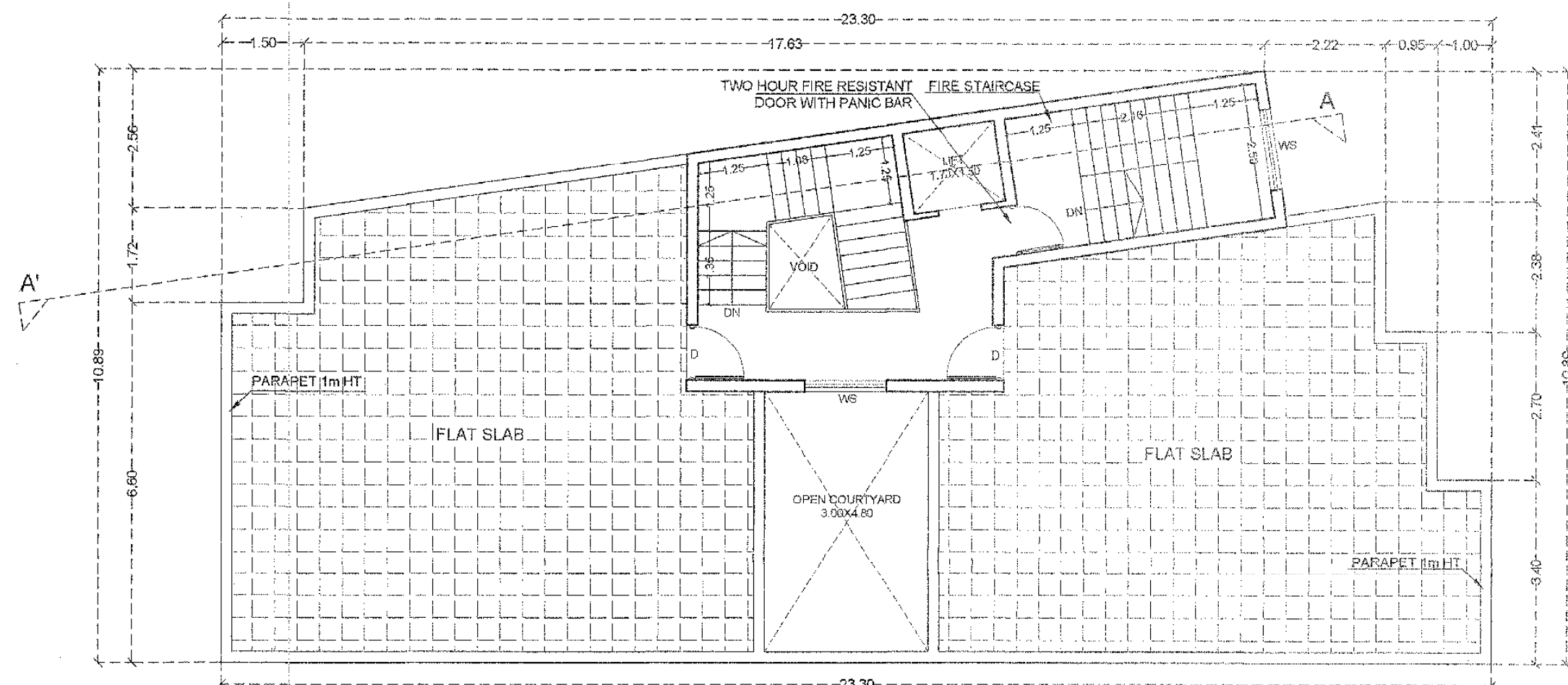
ARCHITECT'S SIGNATURE:

Vishwesh V. Verenkar
Architect
Reg No:- AR/0039/2013

OWNER: MR. UMESH KRISHNA NAIK & OTHERS
PROJECT: PROPOSED COMMERCIAL/RESIDENTIAL BUILDING & COMPOUND WALL AT FATORDA, MARGAO
JOB NO: 001A P.T.S no. 61/Chalta no. 6,7,8,9,32
DATE: 22/05/2020 DRG. NO. 001A/03 of 03
DEALT: VED SCALE 1:100, 1:500
VISHWESH ER ENKAR
ARCHITECTURAL CONSULTANCY FIRM
450/D, Davorim Margao Goa 403797
9860586959 vishweshverenkar@gmail.com

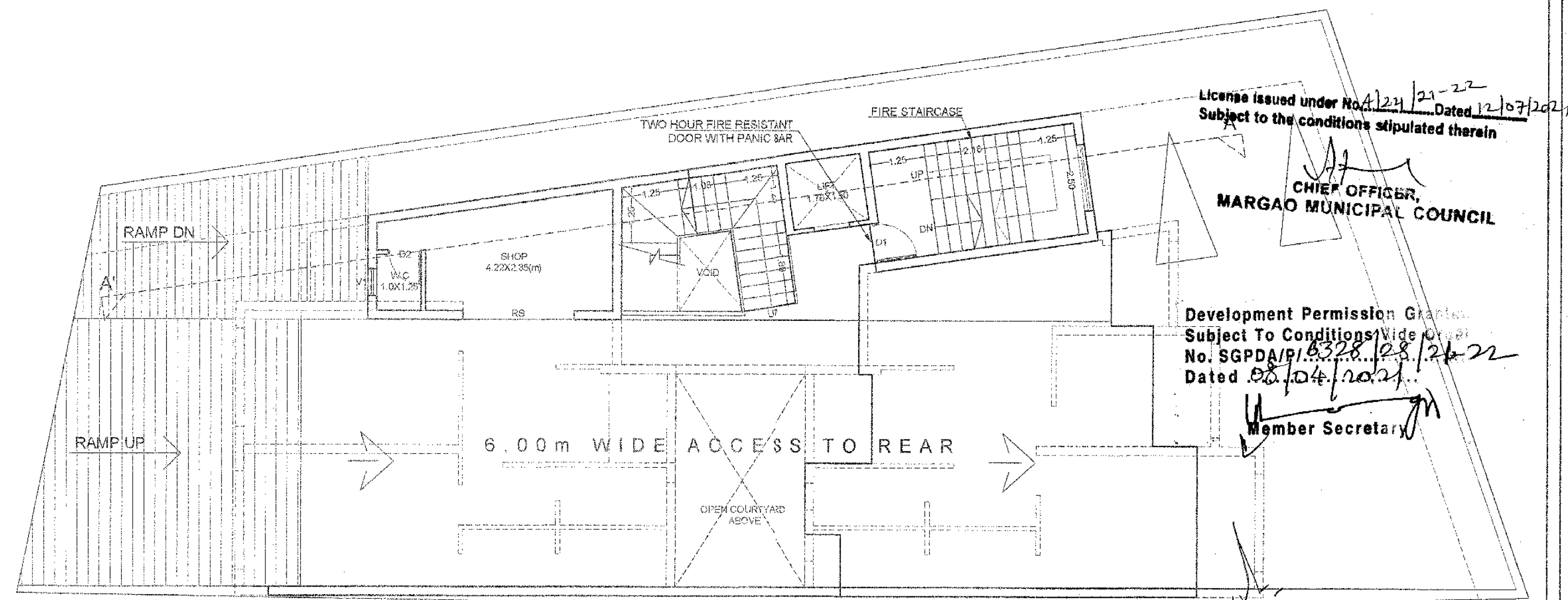


TYPICAL 1st TO 5th FLOOR PLAN
SCALE 1:100

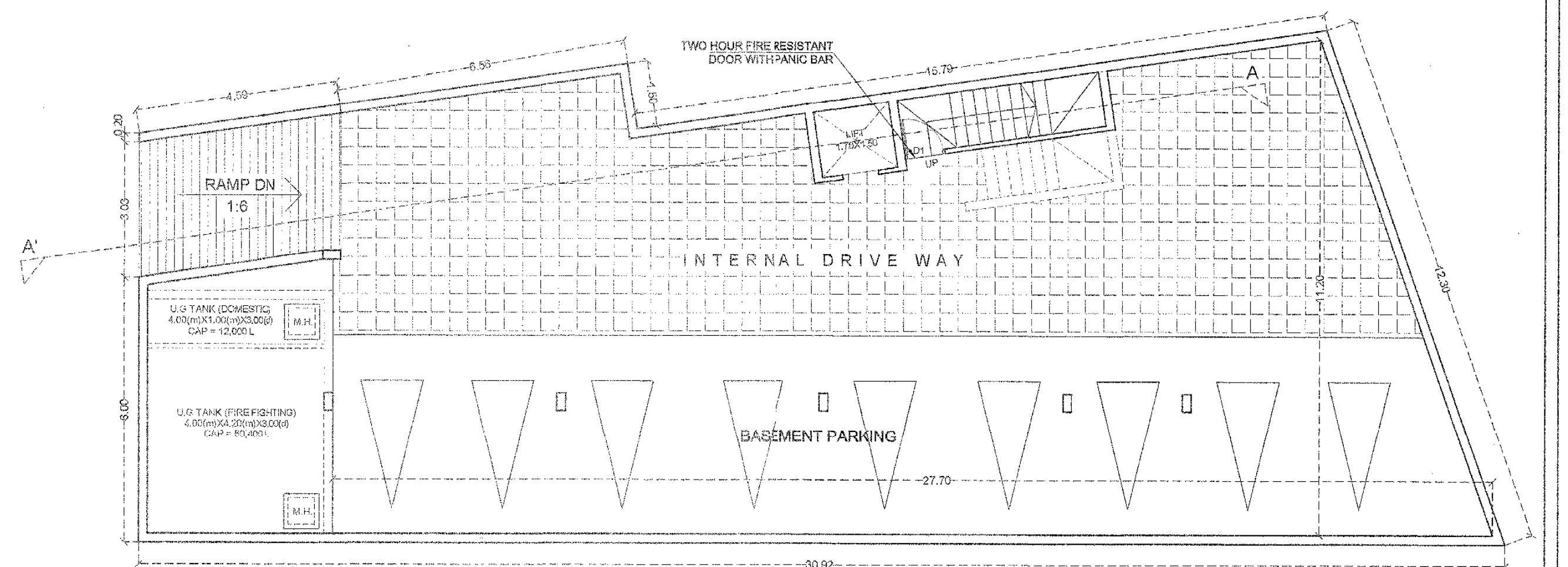


ROOF PLAN
SCALE 1:100

SCHEDULE OF OPENINGS-DOORS				SCHEDULE OF OPENINGS-WINDOWS			
TYPE	SIZE		LINTEL	TYPE	SIZE		SILL LINTEL
	W	HT.			W	HT.	
D	1.00	2.50	2.50	W1	2.20	1.30	0.90 2.20
D1	0.90	2.20	2.20	W2	2.10	1.30	0.90 2.20
D2	0.75	2.20	2.20	W3	1.90	1.30	0.90 2.20
FD1	1.80	2.50	2.50	W4	1.30	1.30	0.90 2.20
FD2	3.00	2.50	2.50	WK	1.10	1.00	1.20 2.20
FD3	2.50	2.50	2.50	WS	1.50	1.30	0.90 2.20
FD4	1.50	2.50	2.50	SCHEDULE OF OPENINGS-VENTILATOR			
FD5	2.00	2.50	2.50	TYPE	SIZE		SILL LINTEL
					W	HT.	
				V	0.60	0.70	1.50 2.20



GROUND FLOOR PLAN
SCALE 1:100



BASEMENT PLAN
SCALE 1:100

'PROPOSED COMM./RES. BUILDING'

OWNER'S SIGNATURE :

[Signature]

ARCHITECT'S SIGNATURE :

[Signature]
Vishwesh V. Verenkar
Architect
Reg.No:- AR/0039/2013

OWNER: MR. UMESH KRISHNA NAIK & OTHERS
PROJECT: PROPOSED COMMERCIAL/RESIDENTIAL BUILDING & COMPOUND WALL AT FATORDA, MARGAO
JOB NO: 001A P.T.S no. 61/Chaita no. 6,7,8,9,32
DATE: 22/05/2020 DRG. NO. 001A/02 of 03
DEALT: VED SCALE 1:100, 1:500
VISHWESH VERENKAR
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986596959 vishweshverenkar@gmail.com

License issued under No. 124/21-22 Dated 12/07/2021
Subject to the conditions stipulated therein

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

Development Permission Granted
Subject To Conditions vide Order No. SGPDA/P/322/2021-22 Dated 08/04/2021

Member Secretary

Municipal Engineer
Margao Municipal Council

Arrange
HEALTH OFFICER
URBAN HEALTH CENTRE
MARGAO