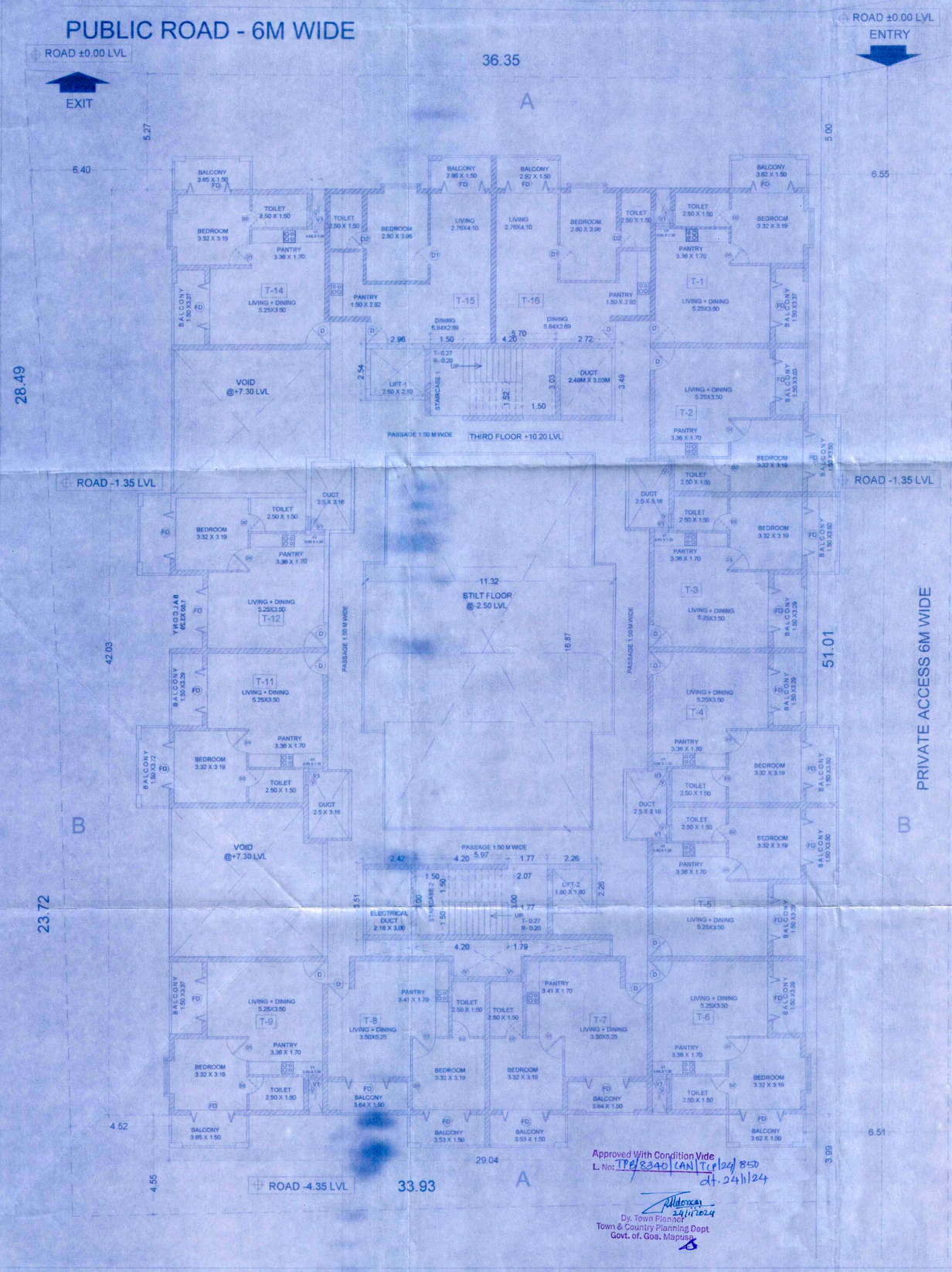
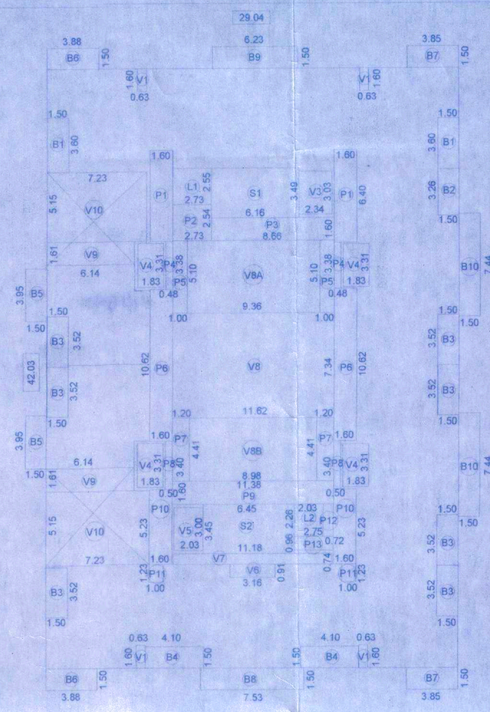
THIRD FLOOR PLAN
SCALE :- 1:100



Approved With Condition Vide
L. No: TPB/8340/CAN/TCP/24/850
dt. 24/11/24

24/11/2024
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa



THIRD FLOOR

BLOCK AREA 42.03 X 29.04 =1220.55

Deduct Voids

V1	4	X	0.63	X	1.6	=4.03	
V3	1	X	2.34	X	3.03	=7.09	
V4	4	X	1.83	X	3.31	=24.23	
V5	1	X	2.03	X	3	=6.09	
V6	1	X	3.16	X	0.91	=2.88	
V7	1	X	11.18	X	0.74	=8.27	
V8	1	X	11.62	X	7.34	=85.29	
V8A	1	X	9.36	X	5.1	=47.74	
V8B	1	X	8.98	X	4.41	=39.60	
V9	2	X	6.14	X	1.61	=19.77	
V10	2	X	7.23	X	5.15	=74.47	
						=319.46	

Total B.U.A= Block area - Deduct Voids

1220.55 - 319.46 =901.09

Add external balconies

B5	2	X	1.5	X	3.95	=11.85	
B6	2	X	3.88	X	1.5	=11.64	
B7	2	X	3.85	X	1.5	=11.55	
B8	1	X	7.53	X	1.5	=11.30	
B9	1	X	6.23	X	1.5	=9.35	
B10	2	X	1.5	X	7.44	=22.32	
						=979.09	

FAR= Deduct Lift ,voids , balcony , passage, terraces

L1	1	X	2.73	X	2.55	=6.96	
L2	1	X	2.03	X	2.26	=4.59	=11.55
S1	1	X	6.16	X	3.49	=21.50	
S2	1	X	6.45	X	3.45	=22.25	=43.75
B1	2	X	1.5	X	3.6	=10.80	
B2	2	X	1.5	X	3.26	=9.78	
B3	6	X	1.5	X	3.52	=31.68	
B4	2	X	3.87	X	1.5	=11.61	
B5	2	X	1.5	X	3.95	=11.85	
B6	2	X	3.88	X	1.5	=11.64	
B7	2	X	3.85	X	1.5	=11.55	
B8	1	X	7.53	X	1.5	=11.30	
B9	1	X	6.23	X	1.5	=9.35	=153.13
B10	2	X	1.5	X	7.44	=22.32	
P1	2	X	1.6	X	6.4	=20.48	
P2	1	X	2.73	X	2.54	=6.93	
P3	1	X	8.66	X	1.6	=13.86	
P4	2	X	0.48	X	3.38	=3.24	
P5	2	X	1	X	5.1	=10.20	
P6	2	X	1.6	X	10.62	=33.98	
P7	2	X	1.2	X	4.41	=10.58	
P8	2	X	0.5	X	3.4	=3.40	=144.35
P9	1	X	11.38	X	1.6	=18.21	
P10	2	X	1.6	X	5.23	=16.74	
P11	2	X	1	X	1.23	=2.46	
P12	1	X	0.72	X	2.26	=1.63	
P13	1	X	2.75	X	0.96	=2.64	
TOTAL						=352.78	

FAR Total B.U.A - Deduction

979.09 - 352.78=**626.31**

AREA STATEMENT

1	PLOT AREA		3,650.00	SQ.M
2	AREA LOST TO GIFT DEED/ SALE DEED		1,439.00	SQ.M
3	PLOT AREA AFTER DEDUCTION		2,211.00	SQ.M
4	AREA LOST DUE TO ROAD WIDENING		83.31	SQ.M
5	EFFECTIVE PLOT AREA		2,127.69	SQ.M
6	ZONE		SETTLEMENT 1	
7	PERMISSIBLE COVERAGE % (on Effective area)	40%	851.08	SQ.M
	PROPOSED COVERAGE %	36.99	786.98	SQ.M
8	PERMISSIBLE F.A.R (On Plot area)	100%	2,211.00	SQ.M
	PROPOSED CONSUMED F.A.R	58.69	2142.24	SQ.M
9	PERMISSIBLE AREA FREE FROM F.A.R	7.50%	160.67	SQ.M
	PROPOSED AREA FREE FROM F.A.R. (CLUB HOUSE,CHANGING ROOM,GYM)	7%	150.04	SQ.M
10	PERMISSIBLE MEZZANINE FLOOR AREA :	33.33%	208.77	SQ.M
	1/3rd OF THIRD FLOOR 626.31 SQM			
	PROPOSED MEZZANINE FLOOR AREA :	33%	204.30	SQ.M
11	HEIGHT OF THE PLINTH		1.5	MT
	HEIGHT OF THE BUILDING		13.7	MT
12	REQUIRED NO. OF PARKING			
	1 SPACE /75 SQ.M		29	NOS
	PROVIDED NO OF CARS PARKING		40	NOS

SR. NO	FLOOR REFERANCE	USE	B.U.A (SQ.M)	AREA FREE FROM F.A.R							NET FLOOR AREA (SQ.M)	F.A.R
				STAIRCASE + LIFT	BALC.	PASSAGE	TERRACE /MEZZANINE	PARKING	POOL	7.5% AREA		
1	BASEMENT	RES.	786.98		-----	-----	-----	659.04	-----	101.10	26.84	96.89
2	STILT	RES.	1,213.83	26.84	-----	-----	-----	1,051.44	58.15	48.94	28.46	
3	UPPER GROUND FLOOR	RES.	978.40	55.30	48.42	144.35	236.90	-----	-----	-----	493.43	
4	FIRST	RES.	742.60	55.30	100.65	144.35	23.12	-----	-----	-----	419.18	
5	SECOND	RES.	961.88	55.30	119.85	144.35	94.34	-----	-----	-----	548.03	
6	THIRD	RES.	979.09	55.30	153.13	144.35	-----	-----	-----	-----	626.31	
7	MEZZANINE	RES.	204.30	-----	-----	-----	204.30	-----	-----	-----		
	TOTAL		5,867.08	248.04	422.05	577.42	558.66	1,710.48	58.15	150.04	2,142.24	

STAMP OF APPROVAL

APPLICANT'S SIGNATURE

ARCHITECTS' STAMP & SIGN

Ar. Sacheen Suresh Pai Raikar,
M. Arch. (Conservation), CEPT University
B. Arch, Goa University
CA/1994/17222, FIIA-F10208
AR/0132/2010

PRINT HISTORY

REVSN	DATE	DESCRIPTION

SITE PLAN & NORTH

PROJECT:-
Proposed Rectification of 3rd Floor of Apartment Building on Plot Survey No. 188/6 B, For Mrs. Sudhabai Naik and others, Rep. By POA Shashank M. Naik at Candolim village, Bardez - Goa

JOB NO	DRG. NO
PRA/409	S01-01/01
SCALE 1:100	DATE 26-12-2023

ARCHITECTS

Pai Raikar & Associates
T-9, Block - A, Campal Trade Centre, Panaji GOA 403001
Tel.: 2234477/98231 36770