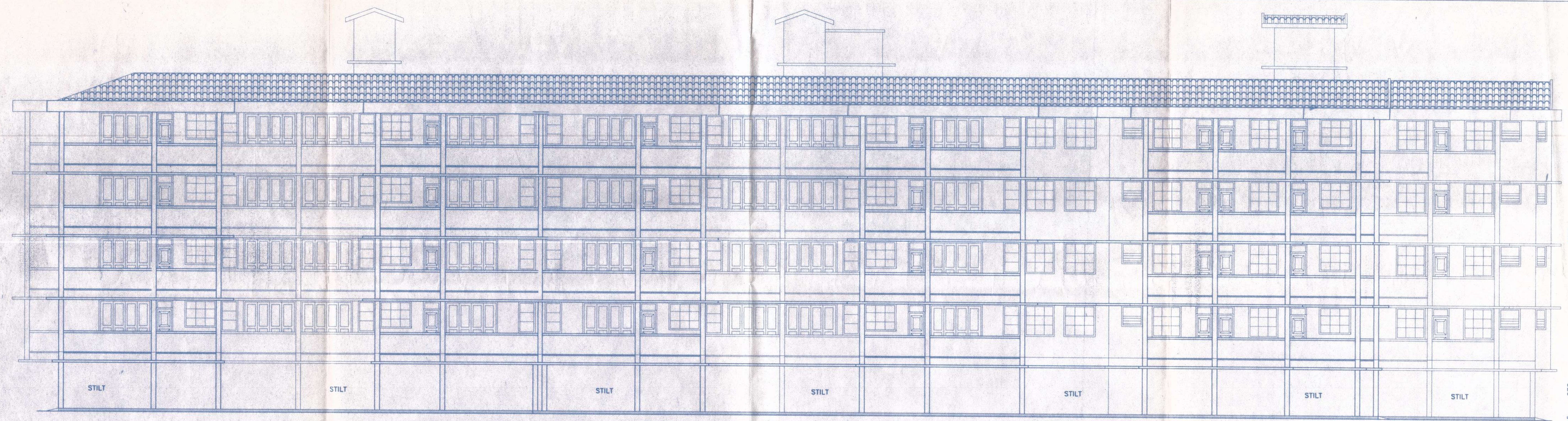


Issued under No. 86/2024-2025 Dated 12/05/2024
Subject to the conditions stipulated therein
CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/1/5615/25/23-23
Dated 21/4/2022

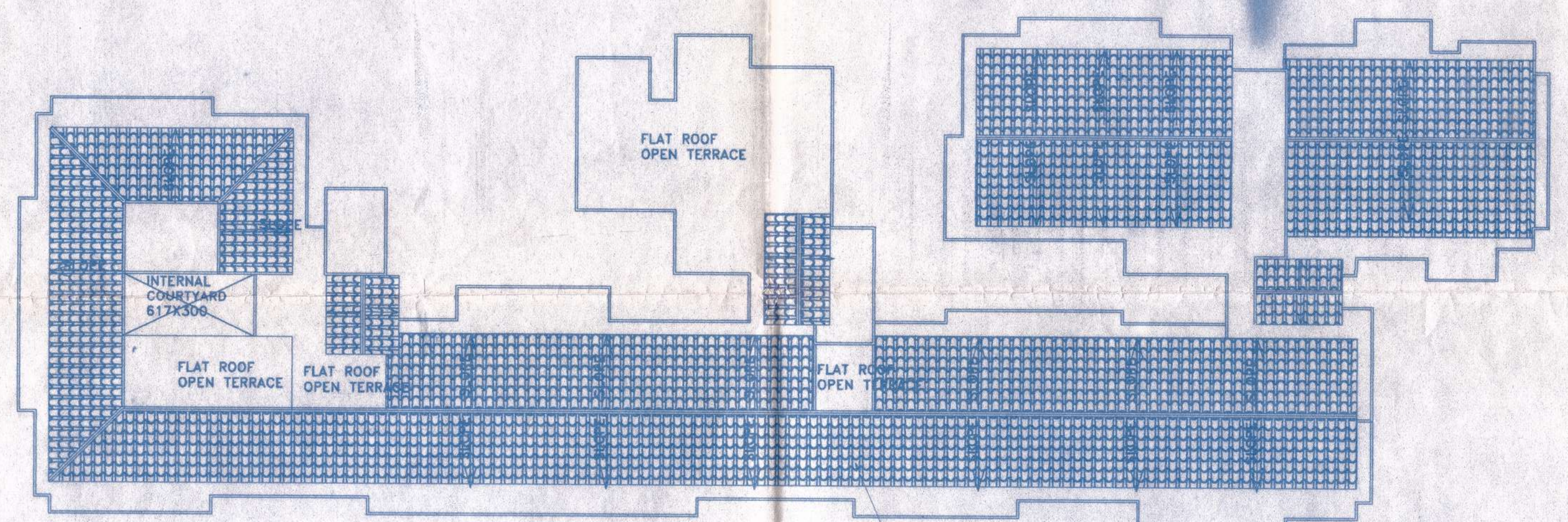
Member Secretary

Municipal Engineer
Margao Municipal Council



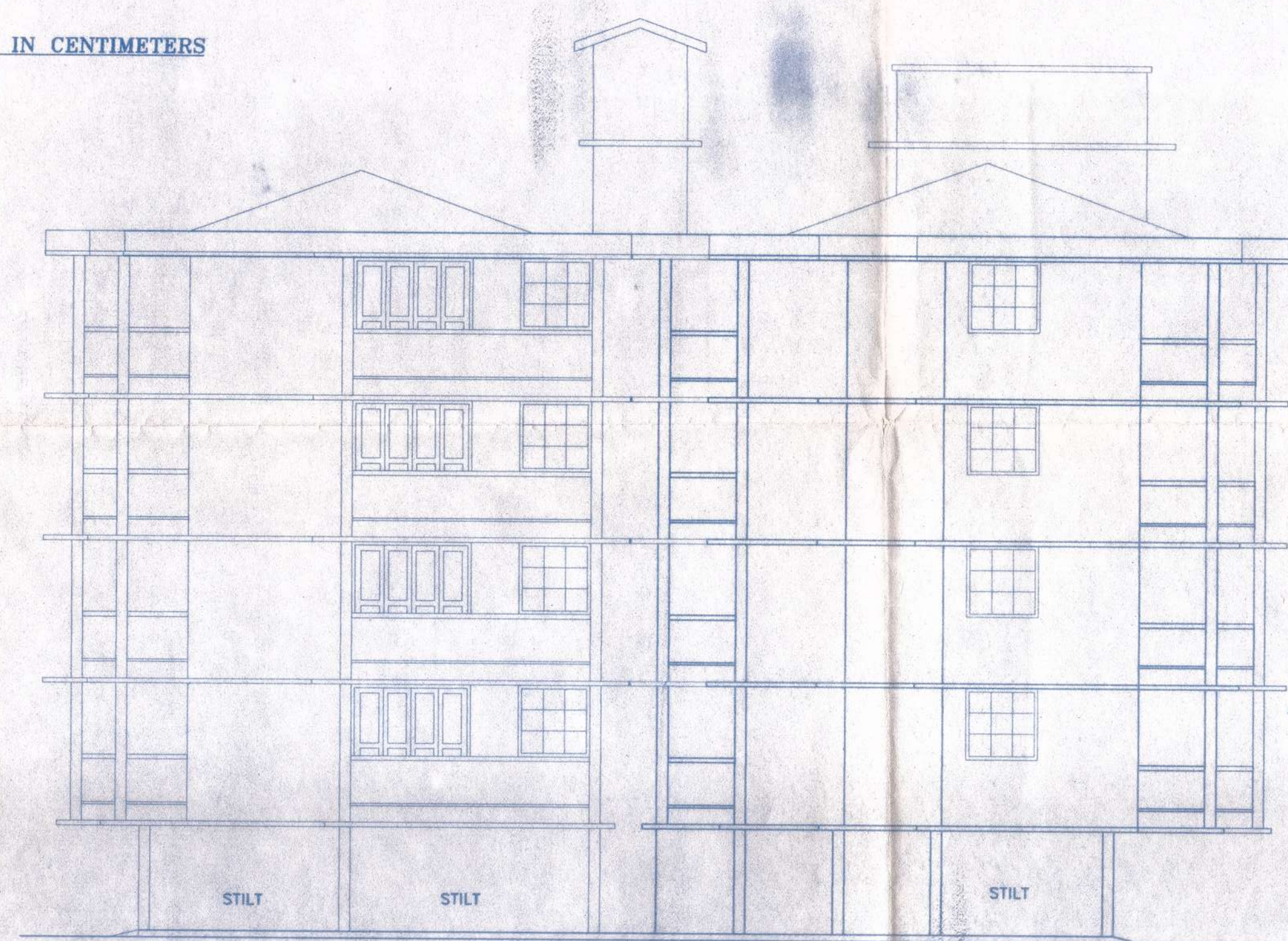
SOUTH FACING ELEVATION
SC 1:100

N.B.-ALL DIMENSIONS ARE IN CENTIMETERS

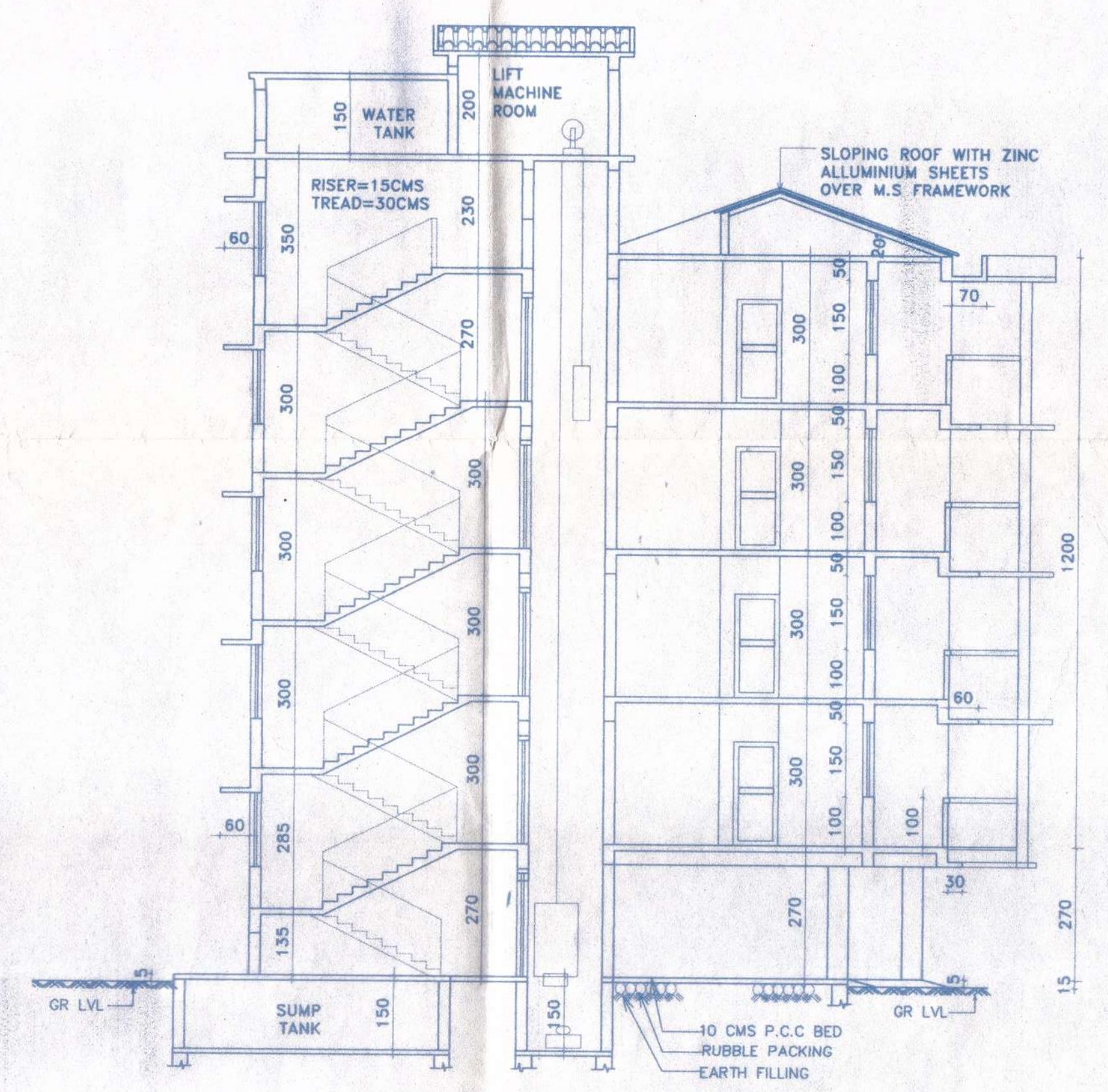


ROOF PLAN
SC 1:200

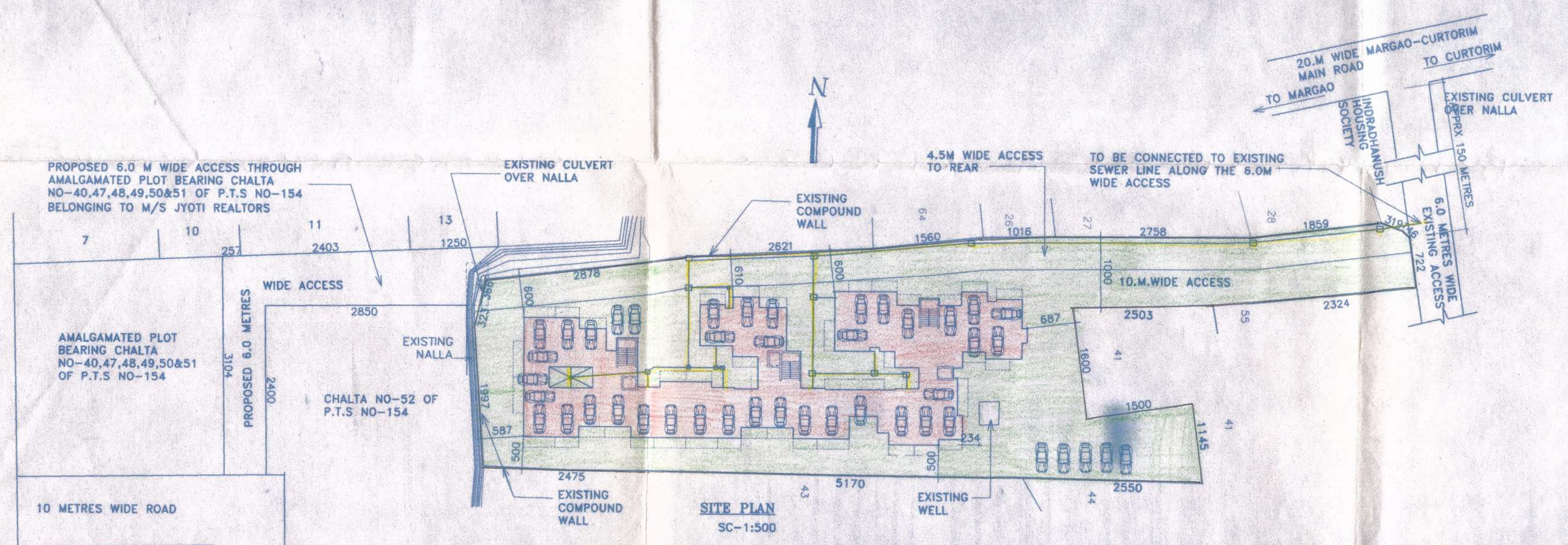
SLOPING ROOF WITH ZINC
ALUMINIUM SHEETS
OVER M.S. FRAMEWORK



EAST FACING ELEVATION
SC 1:100



SECTION AA
SC 1:100



SITE PLAN
SC 1:500

AREA STATEMENT

01. AREA OF PLOT=3140 SQ.M
02. COVERED AREA OF PROPOSED BLDG=892 SQ.M
03. TOTAL COVERAGE = $892 \times 100 = 28.41$
3140
04. BALCONY AREA FREE OF F.A.R
UPP GR FL=222 SQ.M
1ST FL=222 SQ.M
2ND FL=222 SQ.M
3RD FL=222 SQ.M
TOTAL=888 SQ.M
05. FLOOR AREA STILT(PARKING)=892 SQ.M
06. FLOOR AREA -UPPER GR FLOOR=784 SQ.M
07. FLOOR AREA -FIRST FLOOR=784 SQ.M
08. FLOOR AREA -SECOND FLOOR=784 SQ.M
09. FLOOR AREA -THIRD FLOOR=784 SQ.M
10. TOTAL FLOOR AREA=3136 SQ.M
11. FLOOR AREA PERMISSIBLE=3140 SQ.M
12. F.A.R PERMISSIBLE=100
13. F.A.R CONSUMED=99.87
14. DETAILS OF AREA AND USE

FLOOR	USE	TOTAL BUILT UP AREA SQ.M	BAL	AREA FREE FROM F.A.R	STAIRS	LOBBY	NET FL AREA SQ.M	F.A.R
STILT	PARKING	892	00	784	79	29	00	
UPP GR	RESIDENTIAL	1114	222	00	79	29	784	3136x100=99.87
FIRST	RESIDENTIAL	1114	222	00	79	29	784	3140
SECOND	RESIDENTIAL	1114	222	00	79	29	784	
THIRD	RESIDENTIAL	1114	222	00	79	29	784	
TOTAL		5348	888	784	395	145	3136	

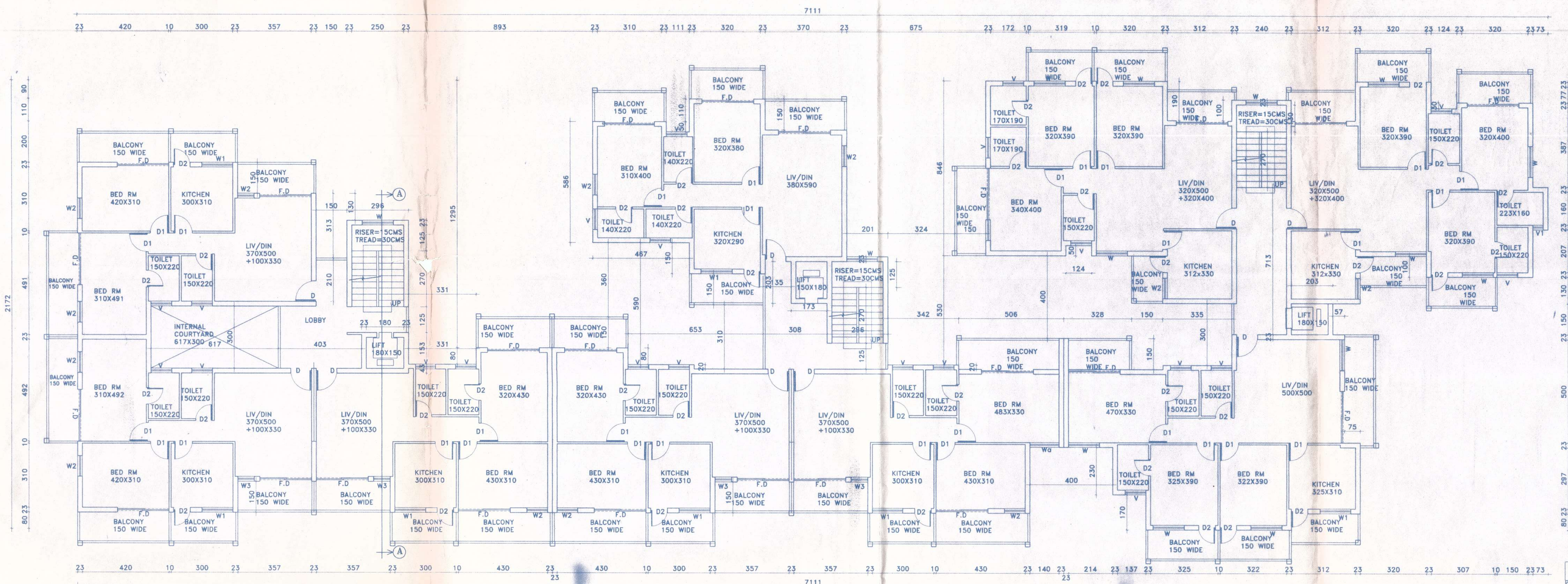
NO OF PARKING SPACES REQUIRED=36 NOS
NO OF PARKING SPACES PROVIDED=44 NOS

ENGG/ARCH'S SIGNATURE

NAVIT S. ARSEKAR
ENGG (Civil)
Reg. No. EN/0319/2010

OWNERS SIGNATURE

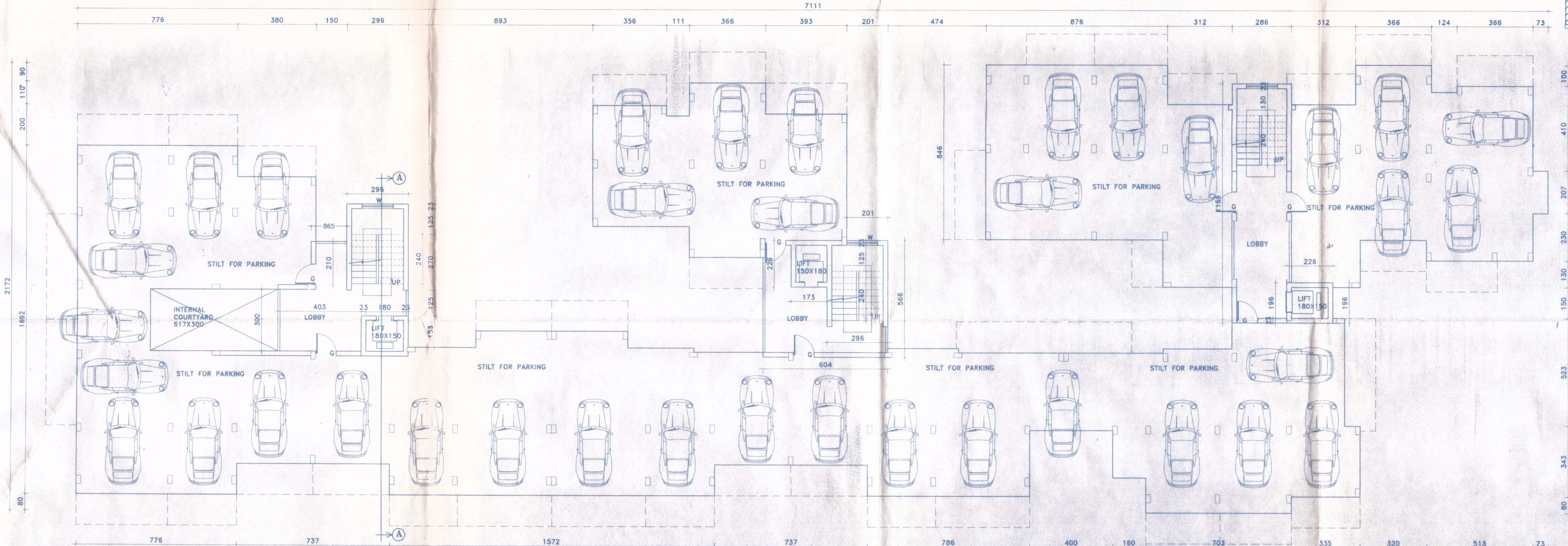
PROPOSED RESIDENTIAL BUILDING FOR
M/S JYOTI REALTORS PRIVATE LIMITED
ON AMALGAMATED PLOT BEARING
CHALTA NO-53.54 & 82(N.D) OF P.T.S
NO-154 AT BORDA, MARGAO, SALCETE, GOA.



TYPICAL UPPER GROUND, FIRST, SECOND AND THIRD FLOOR PLAN

SC 1:100

N.B.-ALL DIMENSIONS ARE IN CENTIMETERS



STILT FLOOR PLAN

SC 1:100

License issued under No. 22/2021-2022
Subject to the conditions stipulated therein

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

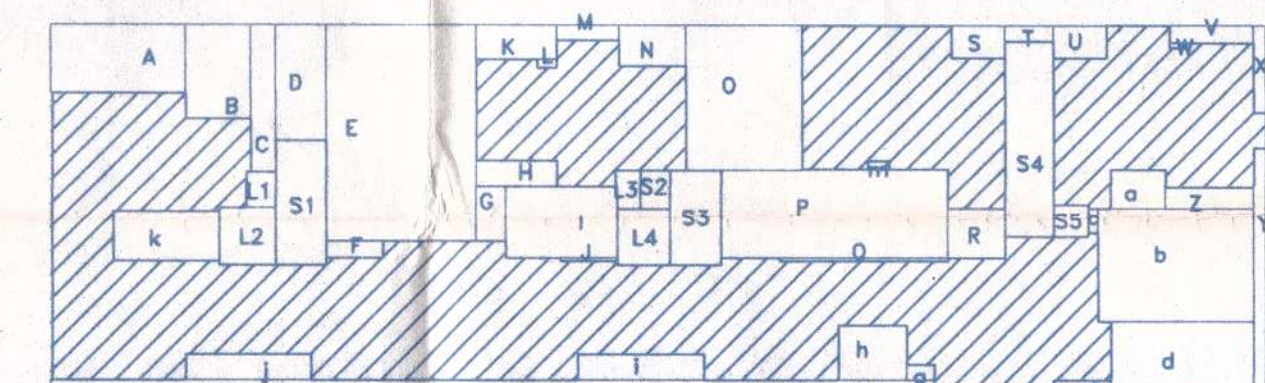
Development Permission Granted

Subject to Conditions Vide Order

No. SGDA/P/.....Dated. 21/11/2022

Member Secretary

Municipal Engineer
Margao Municipal Council



AREA CALCULATIONS
TOTAL AREA=71.11X21.72
=1544.5
DEDUCT
FOR COVERED AREA
A=7.76X4.0=31
B=3.8X5.5=20.9
C=1.5X8.5=12.9
D=2.96X5.8=20.1
E=8.93X12.95=115.6
F=3.51X0.9=3.2
G=1.7X3.6=6.1
H=1.5X4.67=7
I=6.53X4.4=28.7
J=3.33X0.2=0.7
K=4.67X2.9=13.5
L=1.11X0.5=0.6
M=3.66X0.9=3.3
N=3.93X2.4=9.4
O=8.75X8.46=73.7
P=13.27X5.5=73.0
Q=9.84X0.2=2
R=3.35X3.0=10.1
S=3.12X1.9=5.9
T=2.86X0.9=2.6
U=3.12X1.9=5.9
V=4.9X1.0=4.9
W=1.24X0.3=0.4
X=0.73X5.1=3.7
Y=0.73X14.56=10.6
Z=5.13X1.3=6.7
a=3.2X2.3=7.4
b=9.08X6.73=61.1
c=0.57X1.5=0.9
d=8.33X4.25=35.2
e=3.35X0.6=2.0
f=51.78X0.8=41.4
g=1.6X0.9=1.4
h=4.0X3.2=12.8
i=7.37X1.5=11.1
j=7.37X1.5=11.1
k=8.17X3.0=24.5
m=1.24X0.5=0.6
TOTAL=652.8
NET COVERED AREA
=1544.5-652.8
=891.7
=892 SQ.M

FOR TYPICAL FLOOR AREA
UPP GR, 1ST, 2ND, 3RD FLOOR
DEDUCT
L1=1.73X2.1=3.6
L2=3.33X3.46=11.5
L3=1.35X2.26=3.1
L4=3.08X3.4=10.5
S1=2.96X7.39=21.9
S2=1.73X2.26=3.9
S3=2.96X5.66=16.8
S4=2.86X11.57=33.1
S5=2.03X1.96=4.0
TOTAL=108.3

NET TYPICAL FLOOR AREA
=891.7-108.3
=783.5
=784 SQ.M

SCHEDULE OF OPENINGS

F.O-250X250 W-150X150
D-100X220 W1-150X130
D1-90X210 WA-140X150
D2-80X210 W2-100X150
W3-80X150
V-100X100
V2-50X200

ENGG/ARCH'S SIGNATURE

NAVIT S. ARSEKAR
ENGG (Civil)
Reg. No. Ekvj019/2010

OWNERS SIGNATURE

PROPOSED RESIDENTIAL BUILDING FOR
M/S JYOTI REALTORS PRIVATE LIMITED
ON ALGAMATED PLOT BEARING
CHALTA NO-53,54 & 82(N.D) OF P.T.S
NO-164 AT BORDA, MARGAO, SALTETE, GOA.

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

Development Permission Grant
Subject To Conditions Vide Ord.
No SGPDA/PI/5645/75/
22-23 Dated 21/11/2022

Member Secretary

PROPOSED 6.0 M WIDE ACCESS THROUGH
AMALGAMATED PLOT BEARING CHALTA
NO-40,47,48,49,50&51 OF P.T.S NO-154
BELONGING TO M/S JYOTI REALTORS

AMALGAMATED PLOT
BEARING CHALTA
NO-40,47,48,49,50&51
OF P.T.S NO-154

CHALTA NO-52 OF
P.T.S NO-154

EXISTING CULVERT
OVER NALLA

EXISTING NALLA

SITE PLAN SHOWING PLOT BEARING
CHALTA NO-54 OF P.T SHEET NO-154
SC-1:500

CHALTA NO-54
PLOT AREA
=932 SQ.M

PROPOSED 6.0 M WIDE ACCESS THROUGH
AMALGAMATED PLOT BEARING CHALTA
NO-40,47,48,49,50&51 OF P.T.S NO-154
BELONGING TO M/S JYOTI REALTORS

AMALGAMATED PLOT
BEARING CHALTA
NO-40,47,48,49,50&51
OF P.T.S NO-154

CHALTA NO-52 OF
P.T.S NO-154

EXISTING CULVERT
OVER NALLA

EXISTING NALLA

SITE PLAN SHOWING PLOT BEARING
CHALTA NO-53 OF P.T SHEET NO-154
SC-1:500

CHALTA NO-53
PLOT AREA
=573 SQ.M

CHALTA NO-82(N.D)

CHALTA NO-43

SITE PLAN SHOWING PLOT BEARING
CHALTA NO-82(N.D) OF P.T SHEET NO-154
SC-1:500

CHALTA NO-82(N.D)
PLOT AREA
=1635 SQ.M

WELL

N.B-ALL DIMENSIONS ARE IN CENTIMETERS

PROPOSED 6.0 M WIDE ACCESS THROUGH
AMALGAMATED PLOT BEARING CHALTA
NO-40,47,48,49,50&51 OF P.T.S NO-154
BELONGING TO M/S JYOTI REALTORS

AMALGAMATED PLOT
BEARING CHALTA
NO-40,47,48,49,50&51
OF P.T.S NO-154

CHALTA NO-52 OF
P.T.S NO-154

EXISTING CULVERT
OVER NALLA

EXISTING NALLA

SITE PLAN SHOWING PROPOSED AMALGAMATION OF PLOTS
BEARING CHALTA NO-53,54 & 82(N.D) OF P.T SHEET NO-154
SC-1:500

CHALTA NO-53
PLOT AREA
=573 SQ.M

CHALTA NO-82(N.D)
PLOT AREA
=1635 SQ.M

WELL

PROPOSED 6.0 M WIDE ACCESS THROUGH
AMALGAMATED PLOT BEARING CHALTA
NO-40,47,48,49,50&51 OF P.T.S NO-154
BELONGING TO M/S JYOTI REALTORS

AMALGAMATED PLOT
BEARING CHALTA
NO-40,47,48,49,50&51
OF P.T.S NO-154

CHALTA NO-52 OF
P.T.S NO-154

EXISTING CULVERT
OVER NALLA

EXISTING NALLA

SITE PLAN SHOWING PROPOSED AMALGAMATED PLOT
BEARING CHALTA NO-53,54 & 82(N.D) OF P.T SHEET NO-154
SC-1:500

PLOT AREA
=573+932+1635
=3140 SQ.M

WELL

ENGG/ARCH'S SIGNATURE

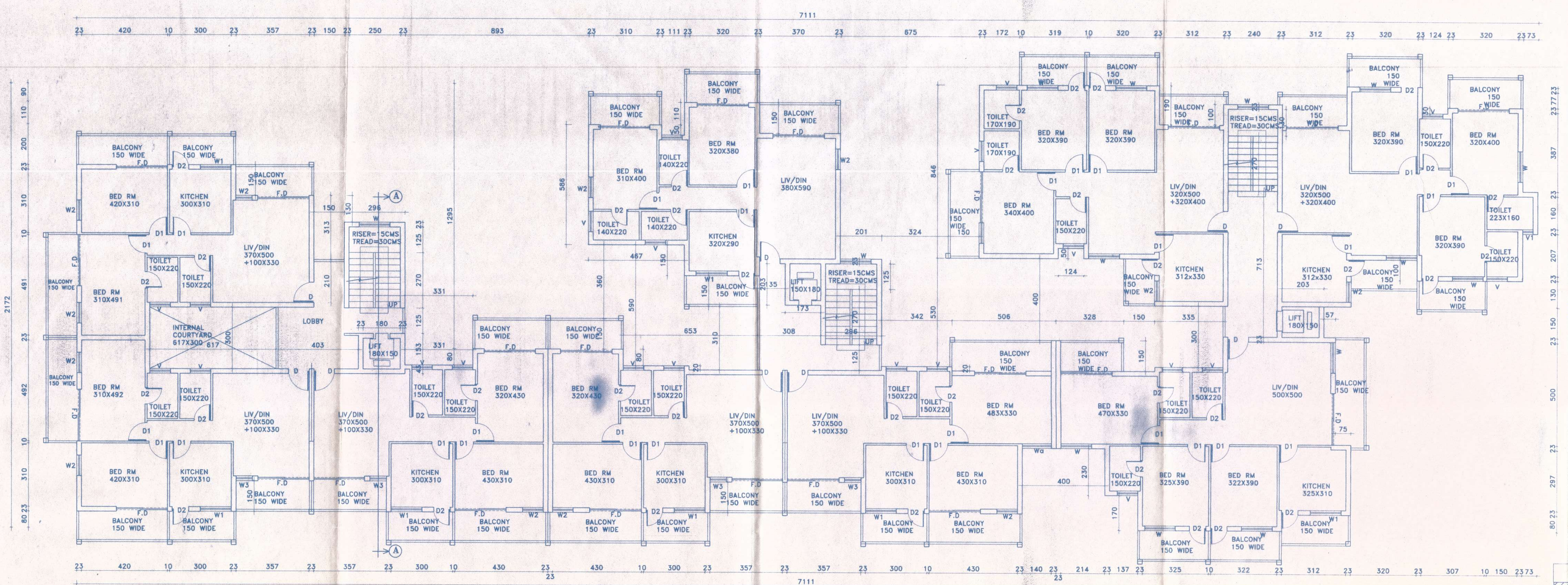
NAVINT S. ARSEKAR
B.E. (Civil)
ENGINEER
Reg. No. En/0019/2010

OWNERS SIGNATURE

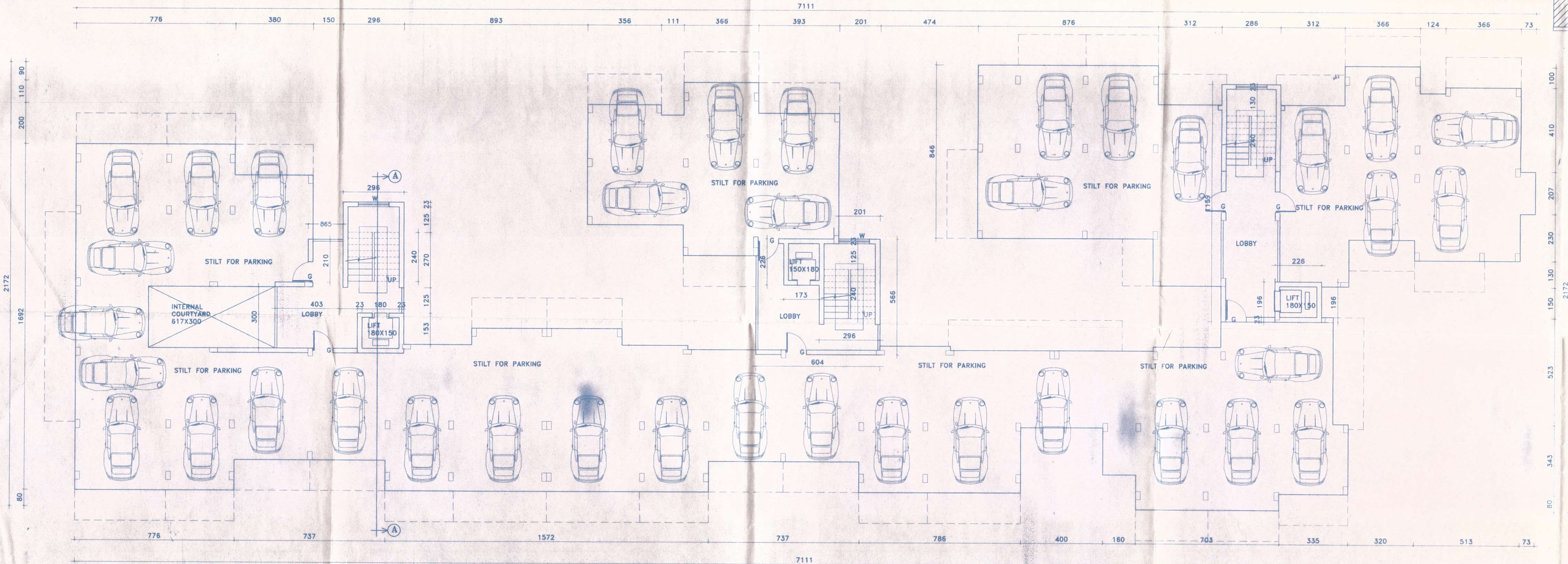
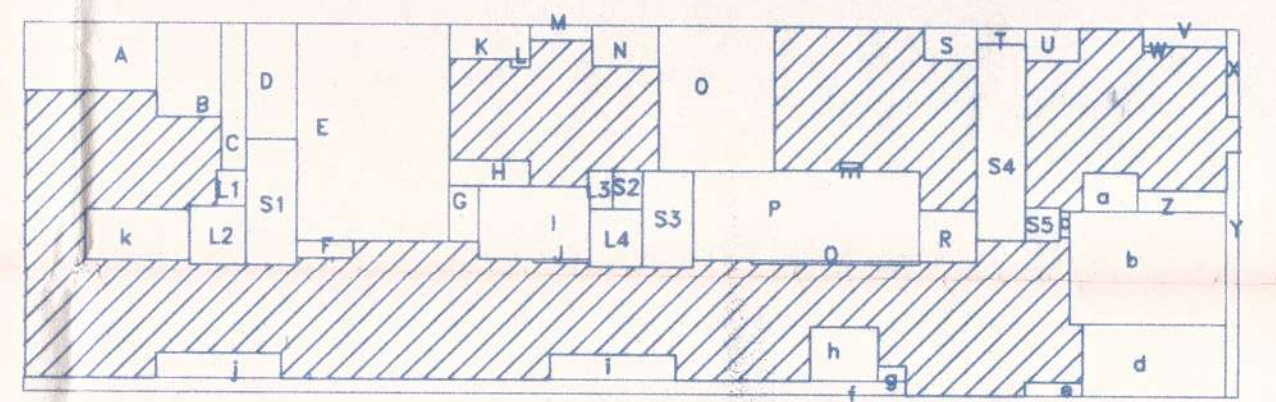
PROPOSED RESIDENTIAL
BUILDING FOR M/S JYOTI
REALTORS PRIVATE LIMITED
ON AMALGAMATED PLOT
BEARING CHALTA NO-53,54 &
82(N.D) OF P.T SHEET NO-154
AT BORDA, MARGAO, SALCETE, GOA.

Municipal Engineer
Margao Municipal Council

Development Permission Granted
Subject To Conditions Vldg Ord
No SGDA/P/.....Dated: 21/1/2022
Member Secretary



TYPICAL UPPER GROUND, FIRST, SECOND AND THIRD FLOOR PLAN
SC 1:100
N.B-ALL DIMENSIONS ARE IN CENTIMETERS



STILT FLOOR PLAN
SC 1:100

AREA CALCULATIONS
TOTAL AREA=71.11X21.72
=1544.5

FOR COVERED AREA
DEDUCT
A=7.76X4.0=31
B=3.8X5.5=20.9
C=1.5X8.63=12.9
D=2.96X8.8=26.1
E=8.93X12.95=115.6
F=3.31X0.8=2.6
G=1.7X3.6=6.1
H=1.5X4.67=7
I=6.53X4.4=28.7
J=3.33X0.2=0.7
K=4.67X2=9.3
L=1.11X0.5=0.6
M=3.66X0.9=3.3
N=3.93X2.4=9.4
O=6.75X8.46=57.1
P=13.27X5.3=70.3
Q=9.84X0.2=2
R=3.35X3.0=10.1
S=3.12X1.9=5.9
T=2.85X0.9=2.6
U=5.12X1.8=9.2
V=4.9X1.0=4.9
W=1.24X0.3=0.4
X=0.73X5.1=3.7
Y=0.73X1.4=1.0
Z=5.13X1.3=6.1
a=5.2X2.3=7.4
b=9.08X6.73=61.1
c=0.57X1.5=0.9
d=0.33X4.23=35.2
e=3.33X0.8=2.7
f=51.78X0.8=41.4
g=1.6X0.9=1.4
h=4.0X3.2=12.8
i=7.37X1.5=11.1
j=7.37X1.5=11.1
k=6.17X3.0=18.5
m=1.24X0.5=0.6
TOTAL=652.8
NET COVERED AREA
=1544.5-652.8
=891.7
=892 SQ.M

FOR TYPICAL FLOOR AREA
UPP GR, 1ST, 2ND, 3RD FLOOR
DEDUCT
L1=1.73X2.1=3.6
L2=3.33X3.46=11.5
L3=1.35X2.26=3.1
L4=3.08X3.4=10.5
S1=2.96X7.39=21.9
S2=1.73X2.26=3.9
S3=2.96X5.66=16.8
S4=2.86X11.57=33.1
S5=2.03X1.86=3.8
TOTAL=108.3

NET TYPICAL FLOOR AREA
=891.7-108.3
=783.5
=784 SQ.M

SCHEDULE OF OPENINGS
F.D.-250X250 W-150X150
D-100X220 W1-150X130
D1-90X210 WA-140X150
D2-80X210 W2-100X150
W3-80X150
V-100X100
V2-50X200

ENGG/ARCH'S SIGNATURE

NAVINT S. ARSEKAR
Reg No. SRJ0019/2010

OWNERS SIGNATURE

Mural

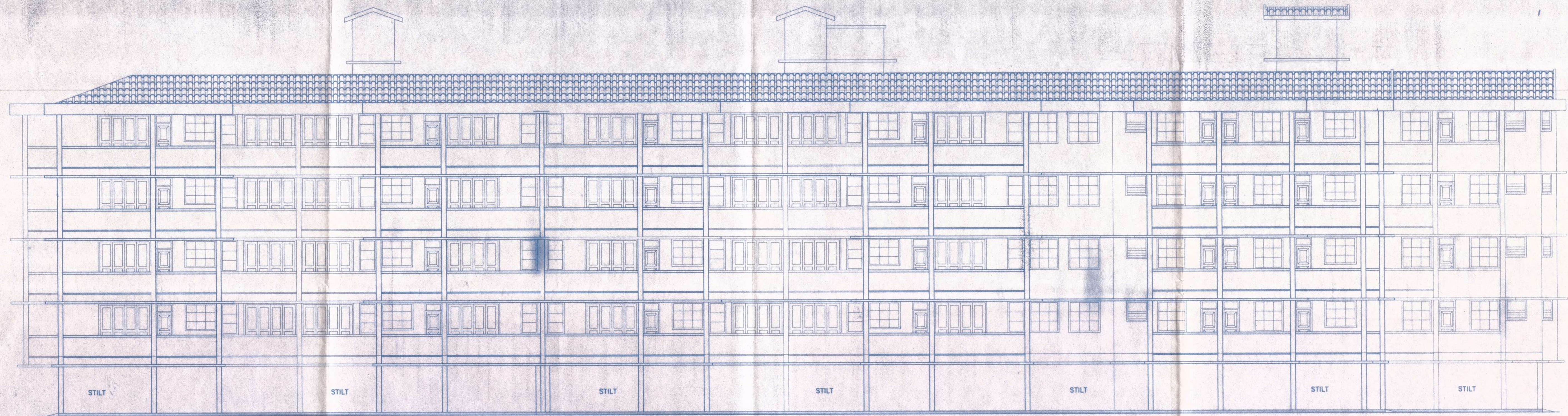
PROPOSED RESIDENTIAL BUILDING FOR
M/S JYOTI REALTORS PRIVATE LIMITED
ON AMALGAMATED PLOT BEARING
CHALTA NO-53.54 & 82(N.D) OF P.T.S
NO-154 AT BORDA, MARGAO, SALCETE, GOA.

NOC for Sanitation point of view
NOC/No. UHCM/NOC/245/22-23
Dated: 06/05/2022

HEALTH OFFICER
URBAN HEALTH CENTRE
MARGAO

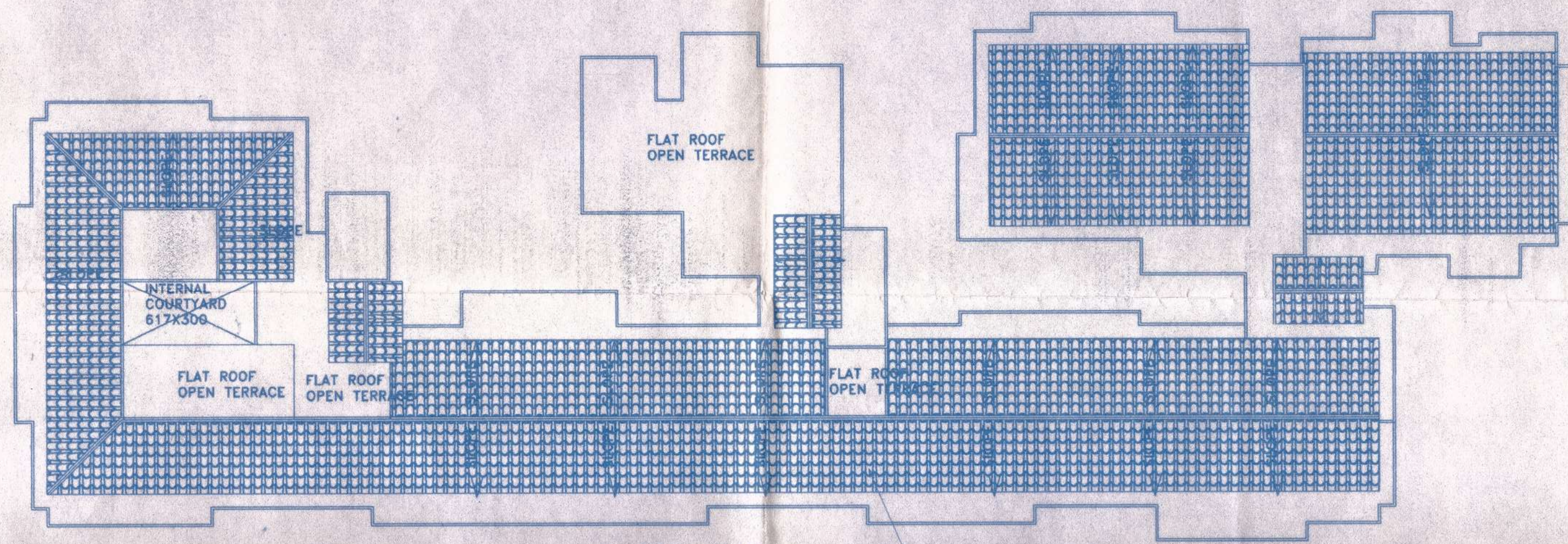
Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/PI/5645/75
22-23 Dated: 21/4/2022

Member Secretary

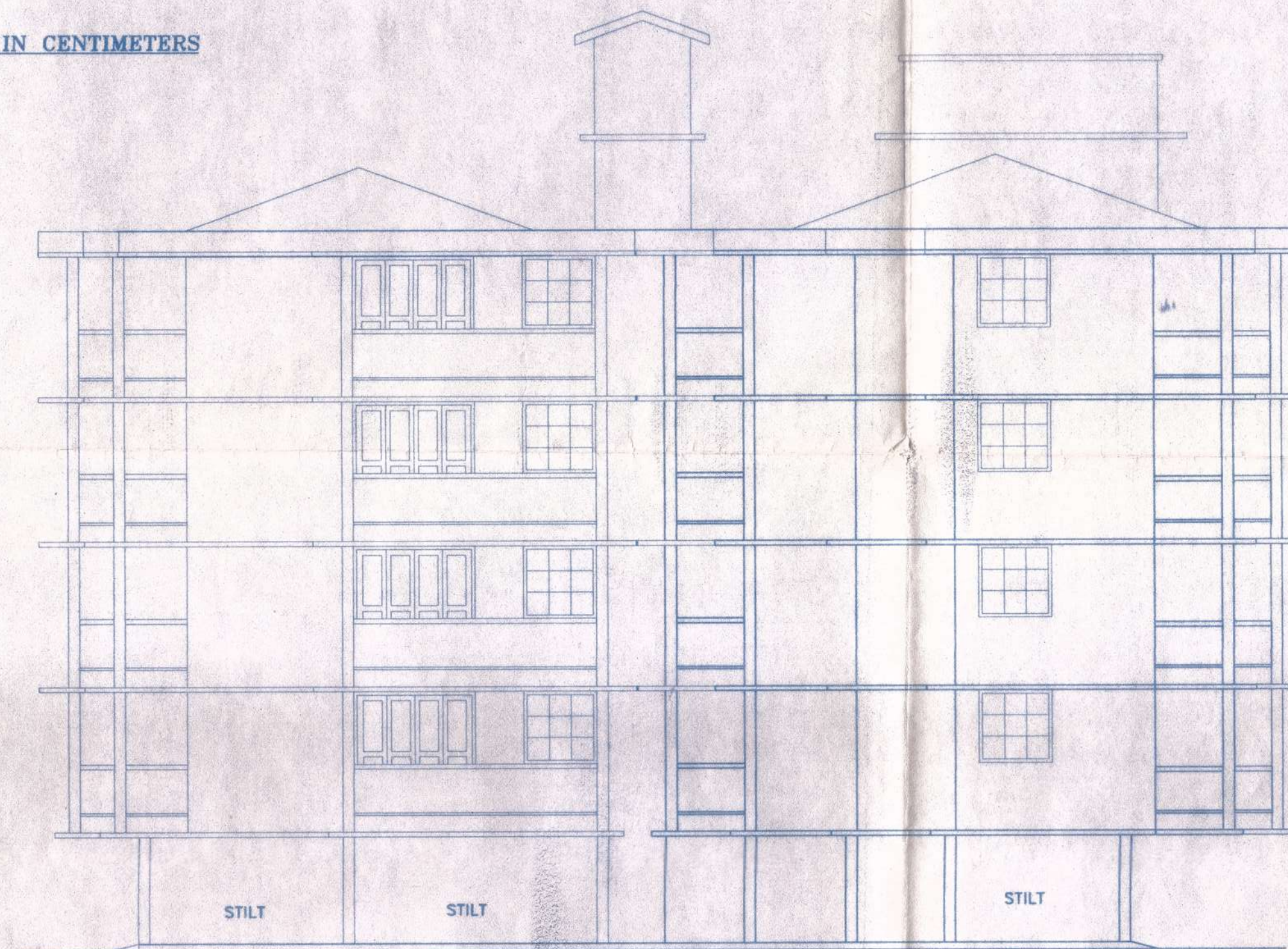


SOUTH FACING ELEVATION
SC 1:100

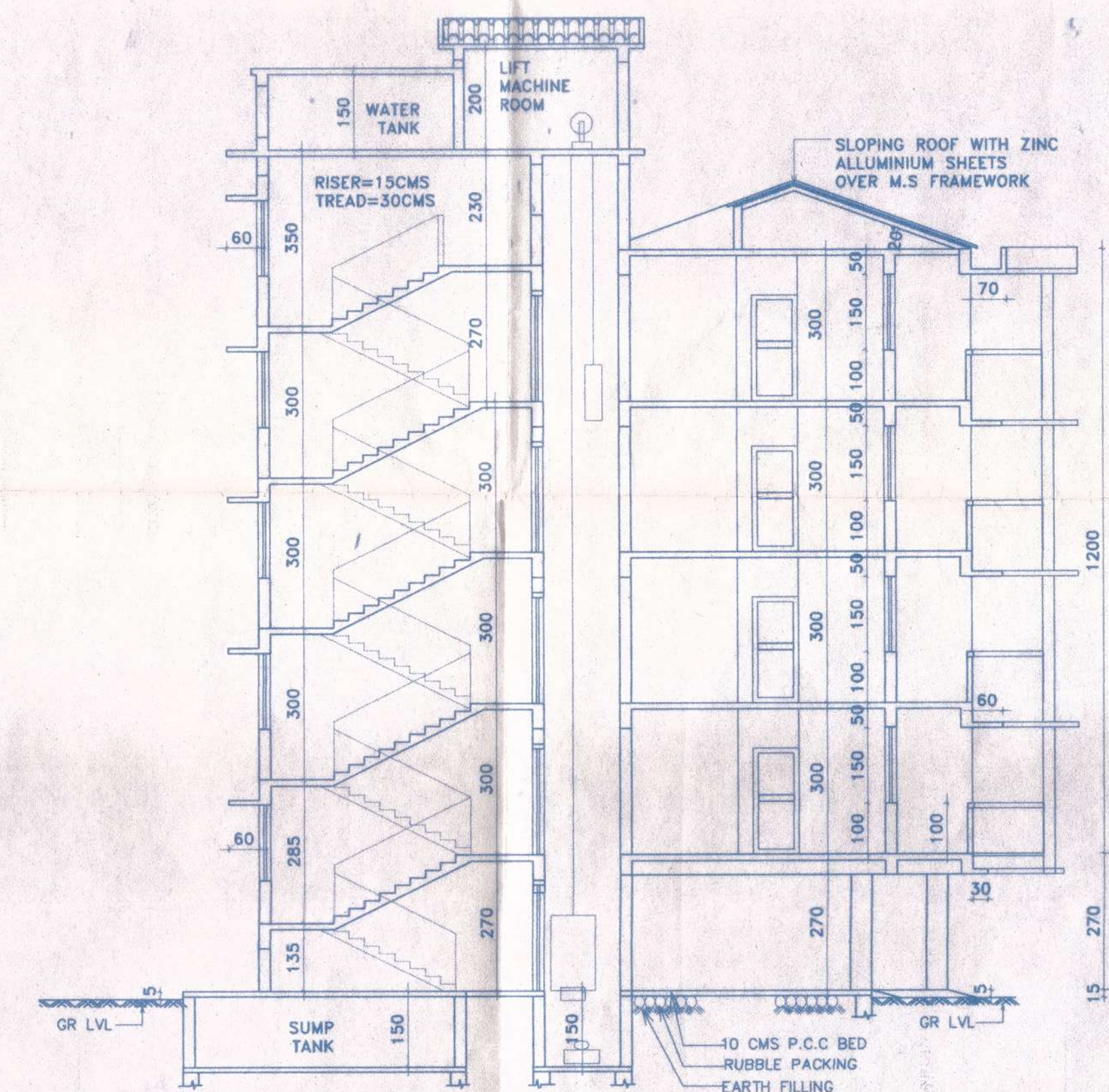
N.B-ALL DIMENSIONS ARE IN CENTIMETERS



ROOF PLAN
SC 1:200



EAST FACING ELEVATION
SC 1:100

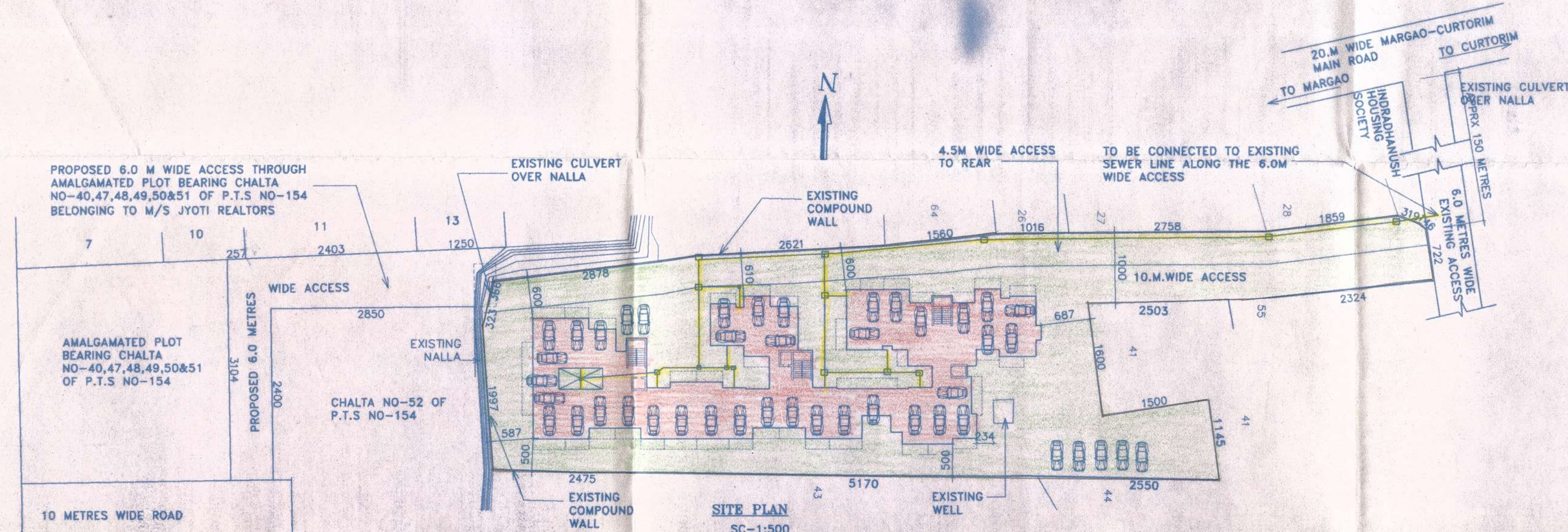


SECTION AA
SC 1:100

- AREA STATEMENT
- 01. AREA OF PLOT=3140 SQ.M
 - 02. COVERED AREA OF PROPOSED BLDG=892 SQ.M
 - 03. TOTAL COVERAGE = $892 \times 100 = 28.41$ 3140
 - 04. BALCONY AREA FREE OF F.A.R
UPP GR FL=222 SQ.M
1ST FL=222 SQ.M
2ND FL=222 SQ.M
3RD FL=222 SQ.M
TOTAL=888 SQ.M
 - 05. FLOOR AREA STILT(PARKING)=892 SQ.M
 - 06. FLOOR AREA -UPPER GR FLOOR=784 SQ.M
 - 07. FLOOR AREA -FIRST FLOOR=784 SQ.M
 - 08. FLOOR AREA -SECOND FLOOR=784 SQ.M
 - 09. FLOOR AREA -THIRD FLOOR=784 SQ.M
 - 10. TOTAL FLOOR AREA=3136 SQ.M
 - 11. FLOOR AREA PERMISSIBLE=3140 SQ.M
 - 12. F.A.R PERMISSIBLE=100
 - 13. F.A.R CONSUMED=99.87
 - 14. DETAILS OF AREA AND USE

FLOOR	USE	TOTAL BUILT UP AREA SQ.M	AREA FREE FROM F.A.R	NET FL AREA SQ.M	F.A.R
STILT	PARKING	892	00	784	00
UPP GR	RESIDENTIAL	1114	222	79	29
FIRST	RESIDENTIAL	1114	222	79	29
SECOND	RESIDENTIAL	1114	222	79	29
THIRD	RESIDENTIAL	1114	222	79	29
TOTAL		5348	888	784	395

NO OF PARKING SPACES REQUIRED=36 NOS
NO OF PARKING SPACES PROVIDED=44 NOS



ENGG/ARCH'S SIGNATURE

NAVINT S. ARSEKAR
B.E. (CIVIL)
ENGG. REG.
Reg. No. EN/0919/2010

OWNERS SIGNATURE

Signature

PROPOSED RESIDENTIAL BUILDING FOR
M/S JYOTI REALTORS PRIVATE LIMITED
ON AMALGAMATED PLOT BEARING
CHALTA NO-53,54 & 82(N.D) OF P.T.S
NO-154 AT BORDA, MARGAO, SALTETE, GOA.