

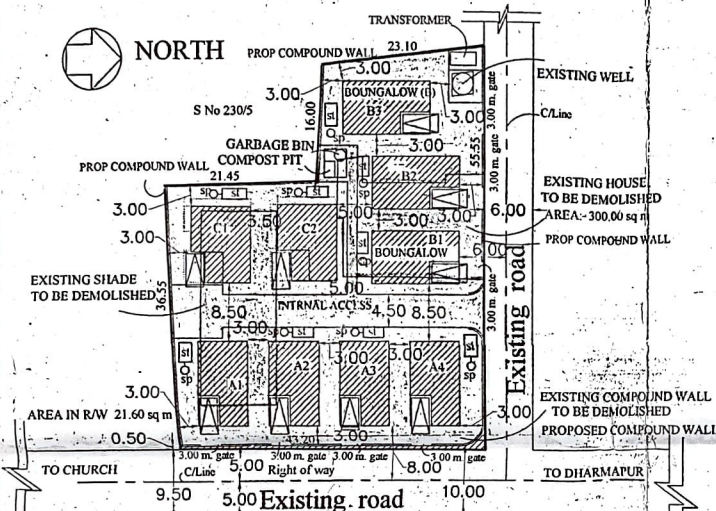
15 cm R.C.C COPING
0.10 PRECAST GRILLS
0.85 LATERITE MASNARY
0.40 10 cm P.C.
0.10 RUBBLE PACKING

NOTES:
PLOT BOUNDARY SHOWN IN BLACK
OPEN SPACE SHOWN IN GREEN
PROPOSED CONSTRUCTION SHOWN IN RED
DRAINAGE SHOWN IN YELLOW
PROPOSED COMPOUND WALL SHOWN IN PINK
EXISTING STRUCTURE DEMOLISHED TO BE SHOWN IN BROWN

3(2)
12-2-2020
7/489
21-10-2020

SECTION AT A-A 1:100
FRONT ELEVATION OF COMPOUND WALL

PLAN OF COMPOUND WALL 1:100



SITE PLAN & PARKING LAYOUT

SCALE 1:500

TPM/132025/DR/10/2201/2020
dated 4/12/2020
regarding the plans.

CHARGE
P.H.C. NAYELIM

Town & Country Planning Dept.
South Goa Dist. Office, Margao Goa

PROPOSED RESIDENTIAL BUNGALOWS
IN PLOT BEARING S No 230/6 & 230/7
AT DHARMAPUR VILLAGE - SALTETE GOA.
FOR SILVA REAL ESTATE & DEVELOPERS PVT. LTD.

VIDHYADHAR KAKODKAR
TCP REG. No.: SE/0042/2010

AREA STATEMENTS

AREA OF THE PLOT S No 230/6 & S No 230/7 (975.00) + (1100.00) = 2075.00 sq m
AREA IN R/W (43.20 x 1.00) (54.55 x 50) = 43.20 + 27.75 = 21.60 sq m
NET EFFECTIVE AREA OF THE PLOT 2053.40 sq m
PERMISSIBLE COVERAGE 40.00 %
PERMISSIBLE COVERED AREA 821.36 sq m
COVERED AREA OF PROPOSED BUNGALOWS 642.84 sq m
COVERED AREA
A1, A2, A3, A4 (65.58 + 5.70) = 71.28 x 4 = 285.12
B1, B2, B3 67.00 + 6.00 = 73.00 x 3 = 220.80
C1, C2 63.00 + 5.46 = 68.46 x 2 = 136.92
642.84

TOTAL COVERAGE 3130 %
PERMISSIBLE F.A.R 60 %
PERMISSIBLE FLOOR AREA 1245.00 sq m
PROPOSED FLOOR AREA 1242.30 sq m
FLOOR AREA RATIO 59.86 %
AREA OF EXISTING HOUSE TO BE DEMOLISHED 300.00 sq m

TYPICAL BUNGALOWS A1 To A4		
GROUND FLOOR AREA	65.58 Sq m	
FIRST FLOOR AREA	69.36 Sq m	
TOTAL FLOOR AREA (F.A.R.)	134.94 sq m.	4x134.94=539.76 sq m
BUNGALOW B1, B2, B3		
GROUND FLOOR AREA	71.30 Sq m	
FIRST FLOOR AREA	76.82 Sq m	
TOTAL FLOOR AREA (F.A.R.)	150.18 sq m.	3x150.18=450.54 sq m
TWIN BUNGALOWS C1, C2		
GROUND FLOOR AREA	63.00 Sq m	
FIRST FLOOR AREA	63.00 Sq m	
TOTAL FLOOR AREA (F.A.R.)	126.00 sq m.	2x126.00=252.00 sq m

TOTAL FLOOR AREA (F.A.R.) 1242.30 sq m

BUNGALOWS (A1, A2, A3, A4)		
GROUND FLOOR AREA	4x65.58=262.32 sq m	
FIRST FLOOR AREA	4x69.36=277.44 sq m	
TOTAL FLOOR AREA (F.A.R.)	=539.76 sq m	
VERADAH AREA		
CAR PORCH AREA	4 x 5.70 = 22.80	
GROUND FLOOR STAIRCASE AREA	4 x 12.00 = 48.00	
1ST FLOOR STAIRCASE AREA		
BALCONY AREA	4x13.22 = 52.88	
TERRACE AREA	4x9.72 = 38.88	
TOTAL FLOOR AREA (FREE OF F.A.R.)	=162.56 sq m	

BUNGALOWS (B1 TO B3)		
GROUND FLOOR AREA	3x73.36=220.08 Sq m	
FIRST FLOOR AREA	3x76.82=230.46 Sq m	
TOTAL FLOOR AREA (F.A.R.)	=450.54 sq m.	

VERADAH AREA		
STAIRCASE AREA	3x6.00=18.00 Sq m	
CAR PORCH AREA	3x12.80=38.40 Sq m	
1ST FLOOR STAIRCASE AREA	nil	
BALCONY AREA	3x14.40=43.20 Sq m	
TERRACE AREA	3x10.26=30.78 Sq m	
TOTAL FLOOR AREA (FREE OF F.A.R.)	130.38 sq m	

BUNGALOWS (C1 C2)		
GROUND FLOOR AREA	126.00 Sq m	
FIRST FLOOR AREA	126.00 Sq m	
TOTAL FLOOR AREA (F.A.R.)	252.00 sq m	
STAIRCASE AREA		
VERADAH AREA	2x5.74=11.48 Sq m	
CAR PORCH AREA	4x11.96=47.84 Sq m	
BALCONY AREA	36.30 Sq m	
STAIRCASE AREA	24.68	
TERRACE AREA	12x11.96=143.52 Sq m	
TOTAL FLOOR AREA (FREE OF F.A.R.)	144.98 sq m	

SCHEDULE OF DOORS & WINDOWS
D2 0.80X2.50 W3 1.00X1.20
RS 3.00X3.00 W2 0.60X0.30
LENGTH OF COMPOUND WALL 195.85 RM

DETAILS OF AREAS AND USE FLOORWISE

FLOOR AREA % REFERENCE	USE	TOTAL BUILT UP AREA M2	AREA FREE FROM F.A.R.					FLOOR AREA	F.A.R.
			BAL	VAR	PARK	OT	STAIR		
GROUND FL	RESIDENTIAL	795.68	-	52.28	110.32	-	24.68	608.40	-
FIRST FR	RESIDENTIAL	884.34	132.38	-	-	93.38	24.68	633.90	-
TOTAL	RESI	1680.02	132.38	52.28	110.32	93.38	49.36	1242.30	59.86%

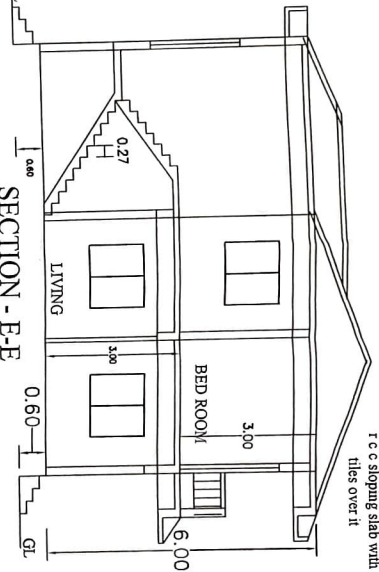
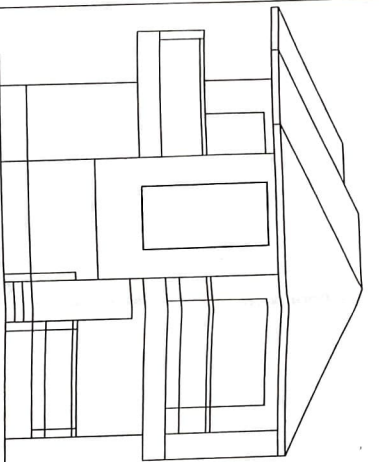
TOTAL AREA FOR INFRASTRUCTURE TAX 1680.02 (CAR PARK) 110.32= 1497.70

PARKING DETAILS

FLOOR AREA	USE	No. OF CAR PARKS/PARKING AREA	
		PROVIDED	REQUIRED
1242.30	RESI	9	9

COVERED AREA : 63.00+5.46+68.46+2=136.92

r c sloping slab with mangalore tiles over it



SECTION - E-E

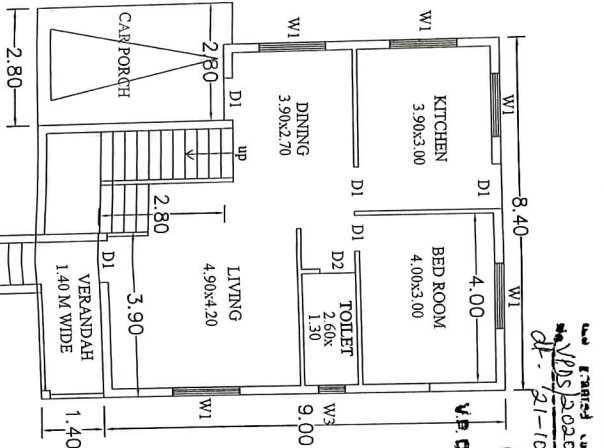
SCALE 1:100

FRONT ELEVATION

SCALE 1:100

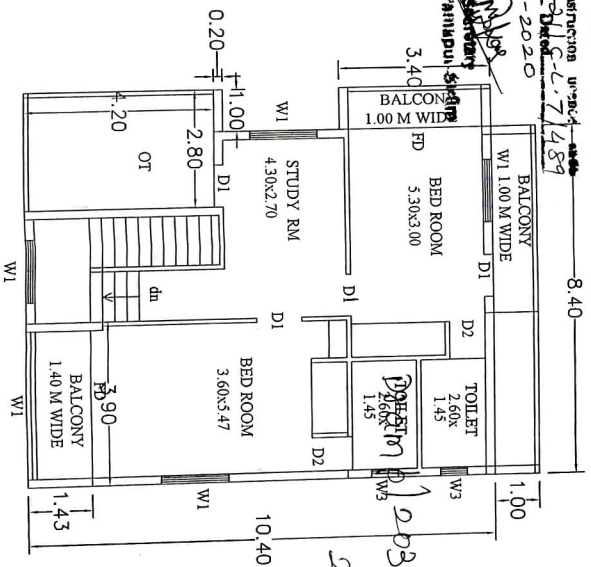
Project No. 18-2-2020

DATE 21-10-2020



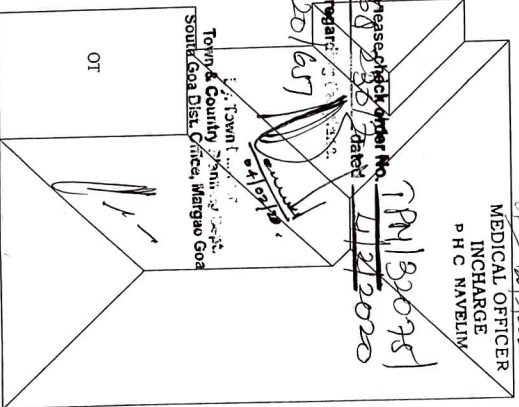
GROUND FLOOR PLAN

SCALE 1:100



FIRST FLOOR PLAN

SCALE 1:100



ROOF PLAN

SCALE 1:100

A
CP S AI

A
OT S AI

FLOOR AREA :

A : 8.40x6.20=52.08

AI : 3.90x2.80=10.92

63.00

V : 4.10x1.40=5.74

CP : 2.80x4.20=11.76

CP : 0.20x1.00=0.20

11.96

ST : 2.70x4.20=12.34

FLOOR AREA :

A : 8.40x6.20=52.08

AI : 3.90x2.80=10.92

63.00

BALCONY AREA :

B : 8.40x1.00=8.40

BI : 4.10x1.50=6.15

B2 : 1.00x3.40=3.40

18.15

OT : 2.80x4.20=11.76

OT : 1.00x0.20=0.20

11.96

ST : 2.70x4.20=12.34

OT : 1.00x0.20=0.20

11.96

ST : 2.70x4.20=12.34

OT : 1.00x0.20=0.20

11.96

ST : 2.70x4.20=12.34

OT : 1.00x0.20=0.20

11.96

ST : 2.70x4.20=12.34

OT : 1.00x0.20=0.20

11.96

ST : 2.70x4.20=12.34

OT : 1.00x0.20=0.20

11.96

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11.96

ST : 2.70x4.20=12.34

OT : 1.00x0.20=0.20

11.96

ST : 2.70x4.20=12.34

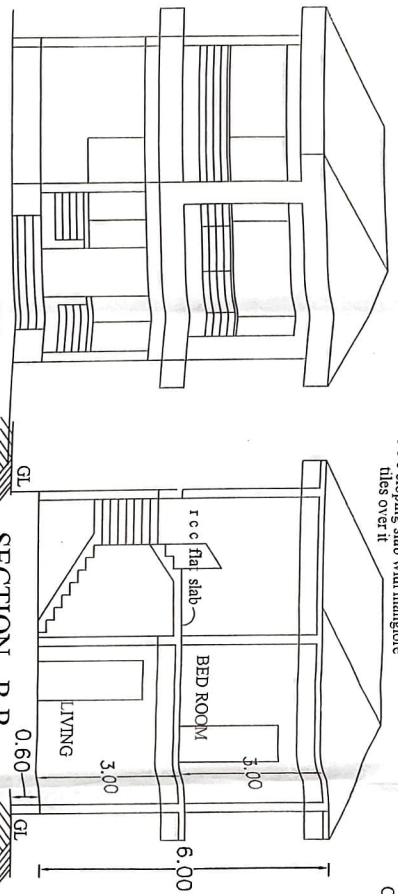
OT : 1.00x0.20=0.20

11.96

rcc sloping slab with mangalore tiles over it

COVERED AREA : (65.58+5.70)=71.28m²=285.12

C-11-2



FRONT ELEVATION
SCALE 1:100

SECTION - B-B
SCALE 1:100

A
AI
AV
C

FLOOR AREA :

A : 7.00x8.50=59.50
AI : 3.80x1.60=6.08
65.58

V : 3.80x1.50=5.70

CP : 3.00x4.00=12.00

FLOOR AREA :

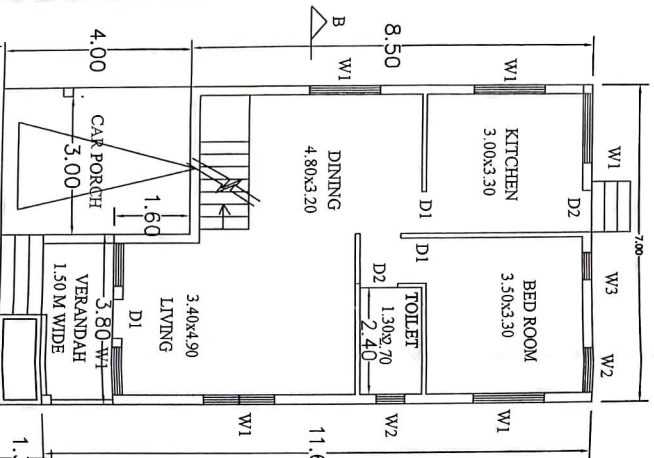
A : 7.00x8.50=59.50
AI : 3.40x2.90=9.86
70.04

BALCONY AREA :

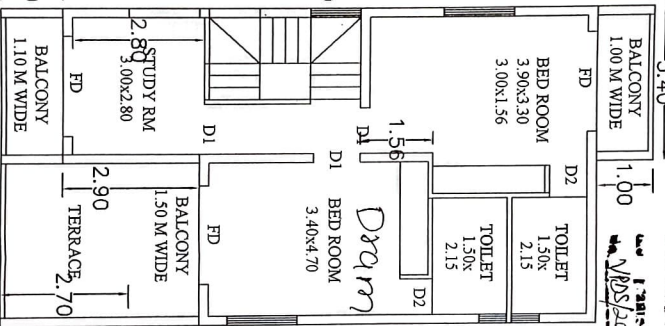
B : 3.40x1.00=3.40
BI : 3.60x1.50=5.40
B2 : 3.40x1.30=4.42
13.22

ES	B
A	
AI	B2
BI	OT

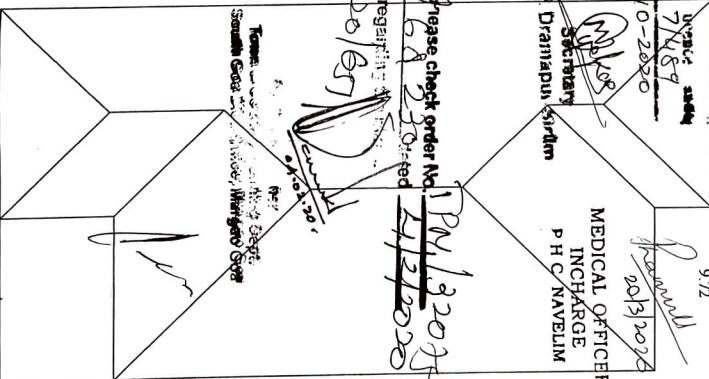
OT : 3.60x2.70=9.72
9.72



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100

Medical Officer
INCHARGE
P H C NAVELIM
V/F Dr. Manjunath Sridhar

Please check order No. 12/13/2017
24/12/2020

Topo: 1:1000
Survey: 1:1000
Scale: 1:1000

PROPOSED RESIDENTIAL BUNGALOWS IN PLOT BEARING S No 230/6 & 230/7 AT
DHARMAPUR VILLAGE - SANCETE GOA. FOR SILVA REAL ESTATE & DEVELOPERS PVT. LTD.