

Please check order No. 1PM/34723/const/Ben/385/1-A/1/B2/2023
2802 dated 24/5/2023
regarding the plans

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

Construction Licence Granted Plan
Approved by Reg. No. 4 (4)
Date: 29/5/2023
Condition vide Licence No. VPOB/08/
2023-24 Dated 07/6/2023
SECRETARY

PLOT SURVEY No. 385/1-A-1		
1. TOTAL AREA OF PLOT	1560.00m ²	
2. NET EFFECTIVE AREA OF PLOT	1560.00m ²	
3. PERMISSIBLE COVERAGE	40.00%	
4. PERMISSIBLE COVERED AREA	624.00m ²	
5. PROPOSED COVERED AREA	445.08m ²	
6. PROPOSED COVERAGE	28.53%	
7. PERMISSIBLE F.A.R.	60.00%	
8. PERMISSIBLE FLOOR AREA	936.00m ²	
9. PROPOSED FLOOR AREA	930.56m ²	
10. PROPOSED F.A.R.	59.65%	
11. BUILT UP AREA OF 4nos VILLAS	1482.12m ²	
12. BUILT UP AREA OF 4nos POOL	84.00m ²	
13. TOTAL BUILT UP AREA	1566.12m ²	
14. LENGTH OF COMPOUND WALL & GATE	213.46m	

FLOOR	USE	BUILT UP AREA m ²	AREA free from FAR m ²	BAR	PORCH	BAL	INFRA	TERRACE	NET FLOOR AREA m ²	FAR
GR FLR	RESIDENTIAL	137.46	10.06	31.09	-	6.95	-	-	83.95	5.38
FF FLR	RESIDENTIAL	120.63	20.31	-	9.36	-	-	-	90.95	5.83
SF FLR	RESIDENTIAL	111.27	20.31	-	-	-	-	33.21	57.74	3.70
		370.53	50.68	31.09	9.36	-	-	33.21	232.64	14.91

AREA CALCULATIONS:

a	b	c	d	e	f	g
1.98x1.73	5.28x5.24	4.08x5.47	4.08x3.78	1.84x3.78	1.84x5.47	5.58x9.25
= 3.42	= 27.66	= 22.31	= 15.42	= 6.95	= 10.06	= 51.61

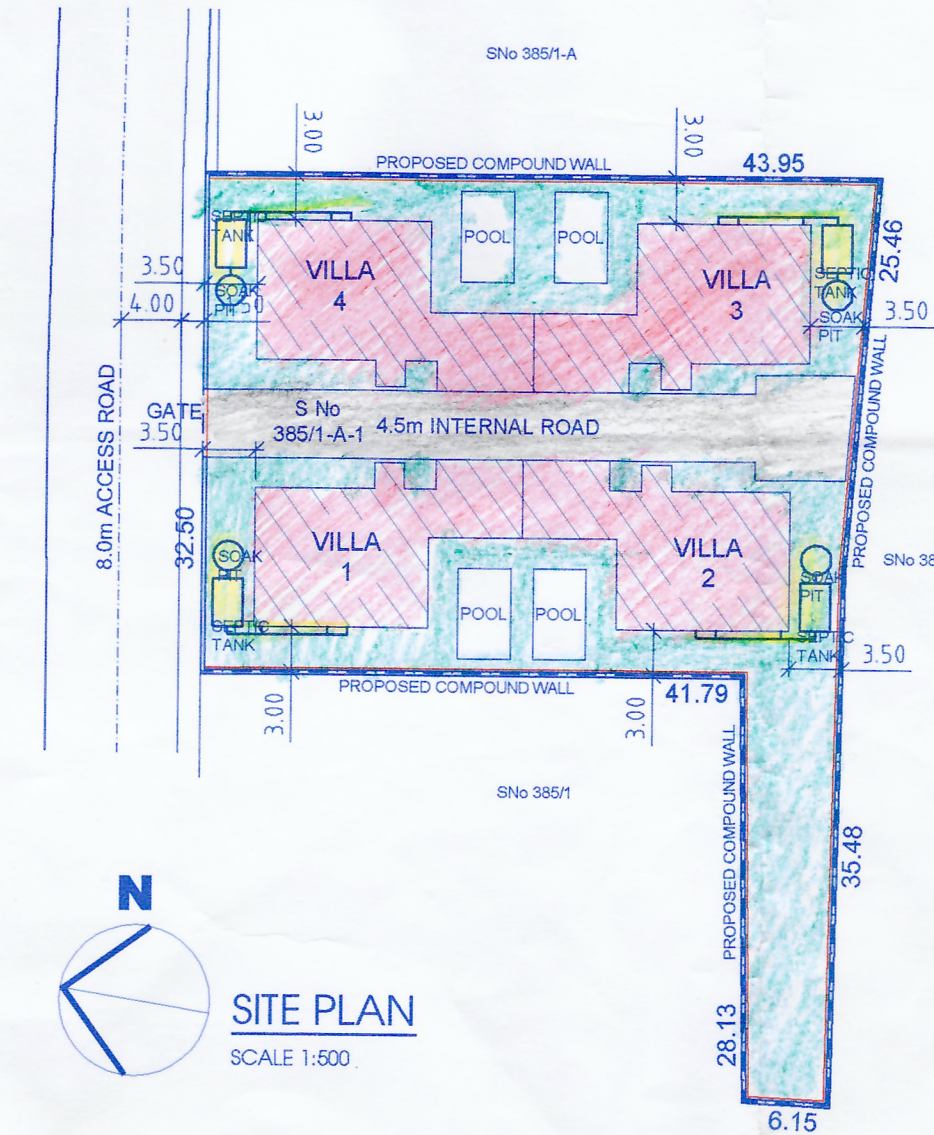
TOTAL COVERED FLOOR AREA (a+b+c+d+e+f+g)	= 137.46m ²
DEDUCT AREA FOR PORCH (a+b)	= 31.09m ²
AREA FOR COVERAGE GF	= 106.38m ²
DEDUCT AREA FOR STAIRS (f)	= 10.06m ²
DEDUCT UTILITIES & INFRA (e)	= 6.95m ²
NET FLOOR AREA GF	= 83.95m ²

GROUND FLOOR

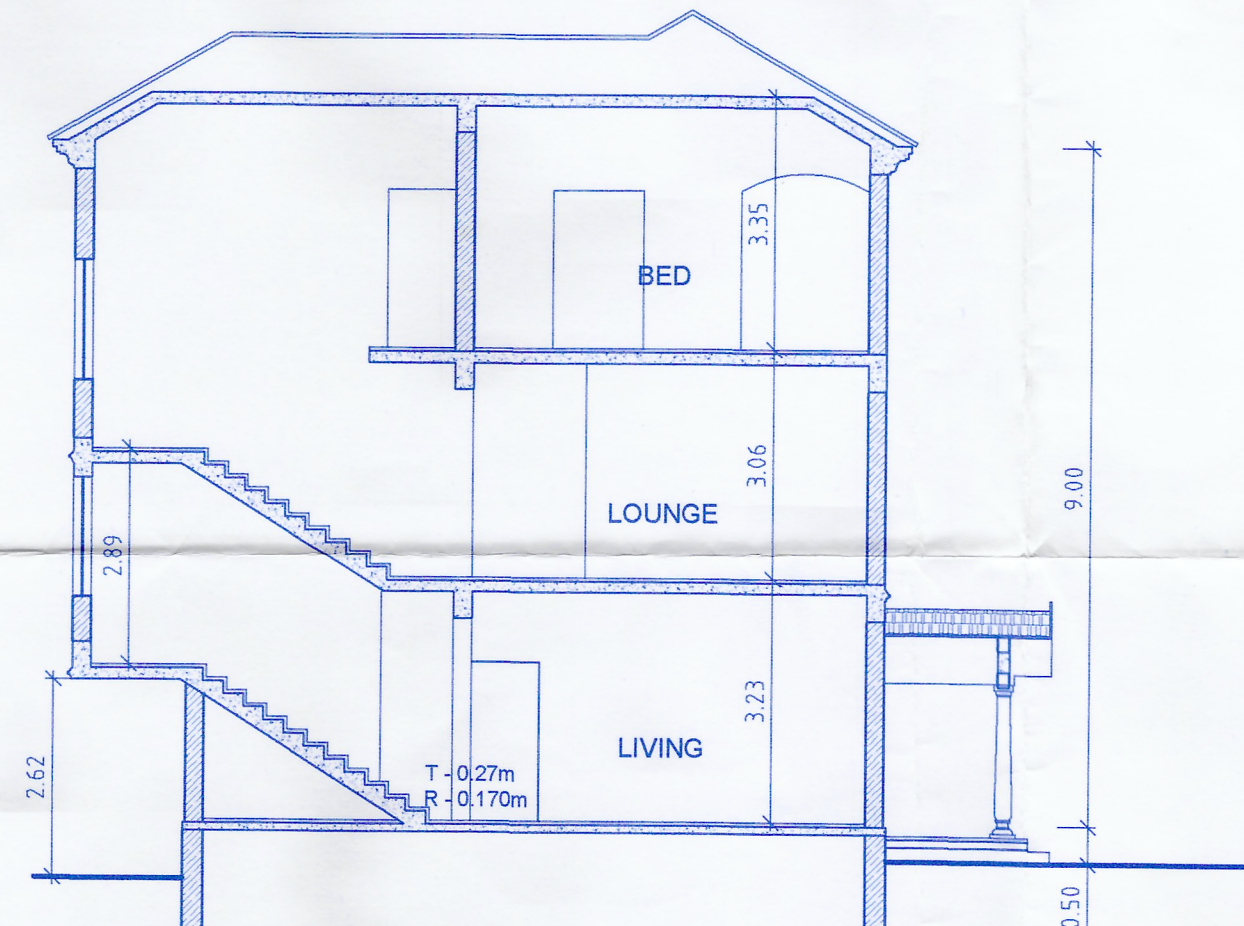
a	b	c	d	e
6.68x1.93	4.82x1.93	11.5x3.78	7.42x3.54	4.08x4.74
= 12.89	= 9.30	= 43.47	= 26.26	= 19.33

TOTAL COVERED FLOOR AREA (a+b+c+d+e)	= 111.27m ²
DEDUCT AREA FOR TERRACE (a+b)	= 33.21m ²
AREA FOR COVERAGE FF	= 78.06m ²
DEDUCT AREA FOR STAIRS (d)	= 20.31m ²
NET FLOOR AREA FF	= 57.74m ²

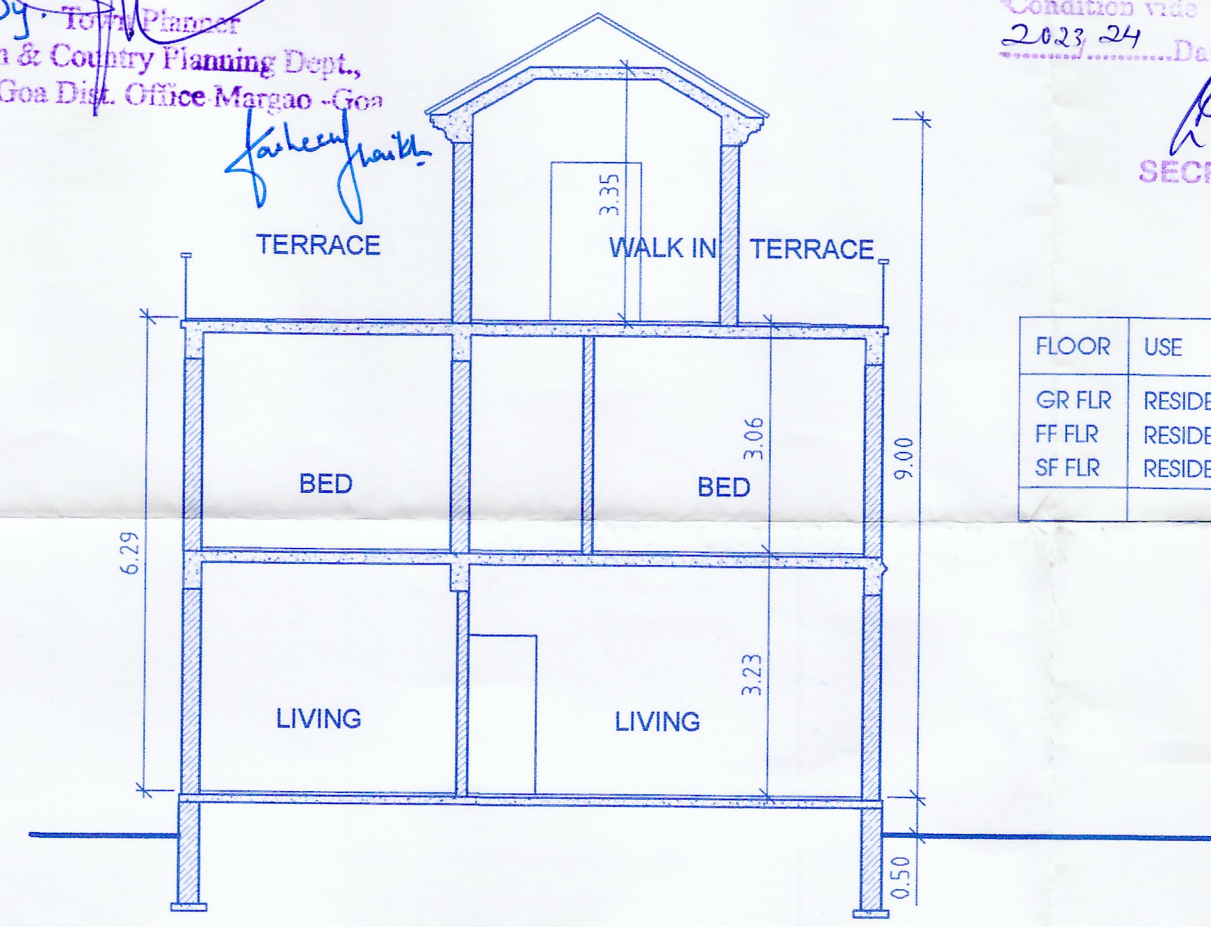
FIRST FLOOR



SECOND FLOOR



SECTION A-A
SCALE 1:100



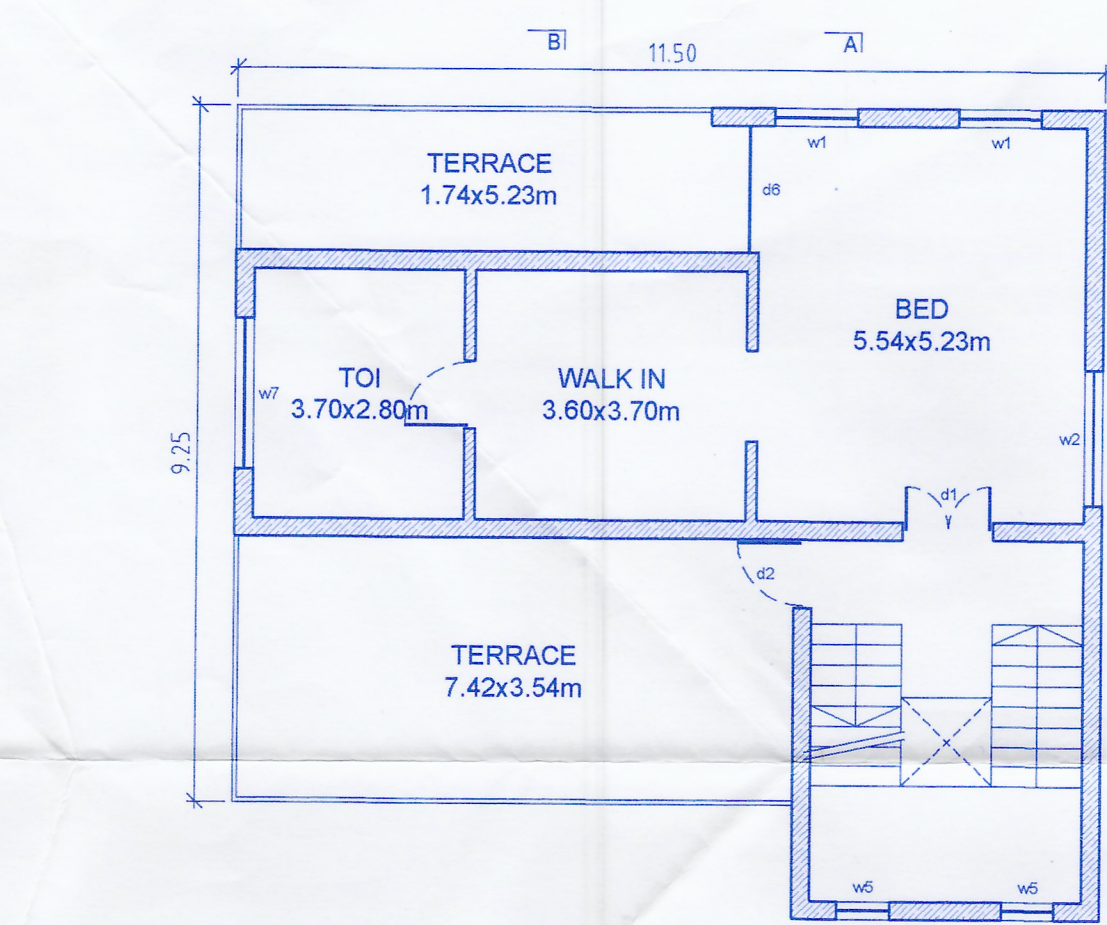
SECTION B-B
SCALE 1:100



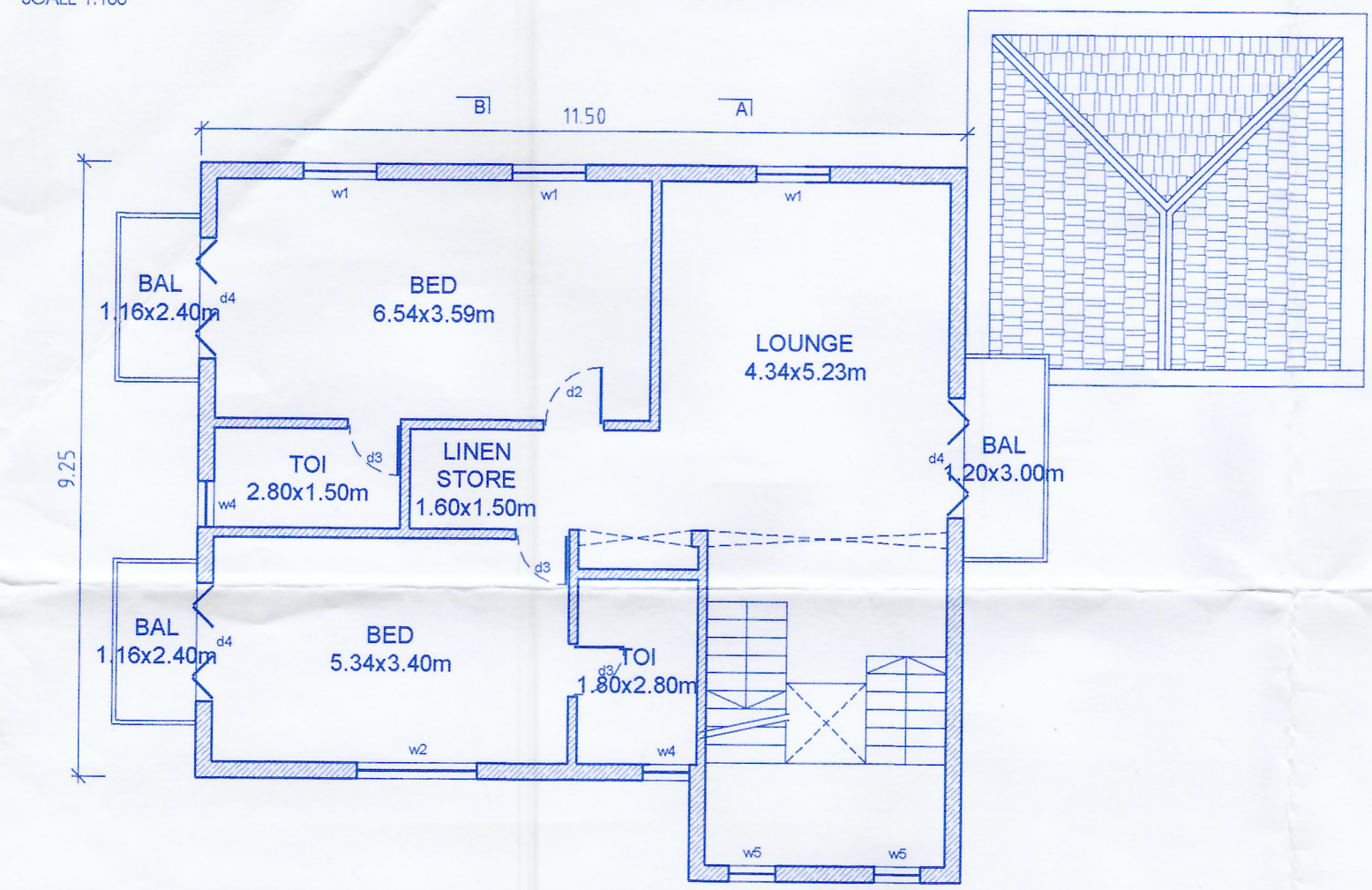
SIDE ELEVATION
SCALE 1:100



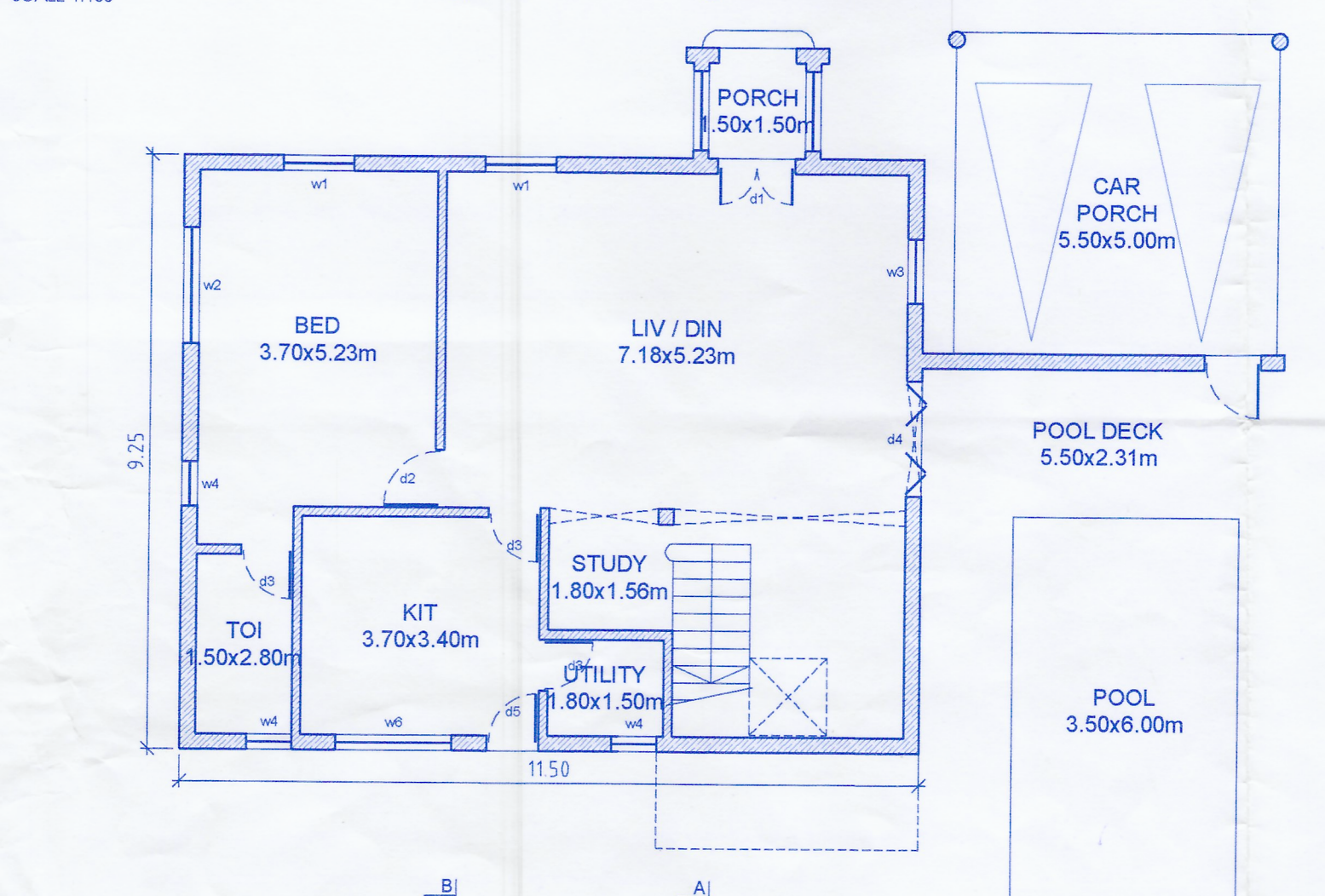
FRONT ELEVATION
SCALE 1:100



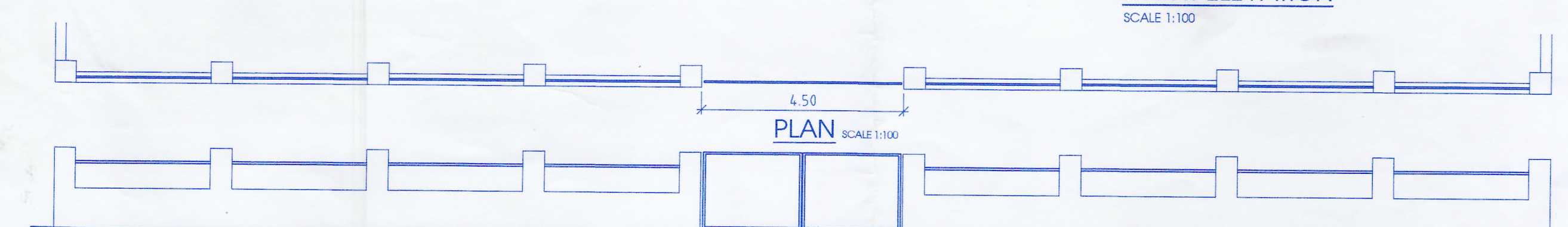
TYPICAL SECOND FLOOR PLAN
SCALE 1:100



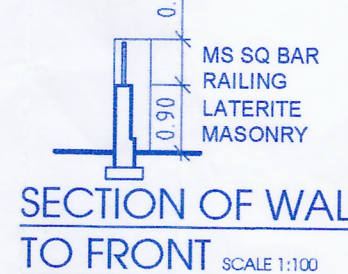
TYPICAL FIRST FLOOR PLAN
SCALE 1:100



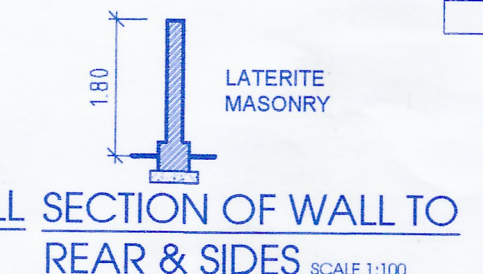
TYPICAL GROUND FLOOR PLAN
SCALE 1:100



ELEVATION OF WALL TO FRONT ROADSIDE
SCALE 1:100



SECTION OF WALL TO FRONT
SCALE 1:100



SECTION OF WALL TO REAR & SIDES
SCALE 1:100

DIRECTION	LENGTH OF CMPD
SIDE 1	41.79
SIDE 2	28.13
SIDE 3	6.15
SIDE 4	43.95
FRONT	32.50
REAR	60.94
TOTAL	213.46

SCHEDULE OF OPENINGS				NOTE
d1 - 1.20 x 2.50m	d5 - 0.80 x 2.57 m	w1 - 1.10 x 1.74m	w5 - 0.70 x 1.60m	* ALL DIMENSIONS ARE IN METERS
d2 - 0.90 x 2.10 m	d6 - 1.69 x 2.67 m	w2 - 1.80 x 1.74m	w6 - 1.80 x 1.34m	
d3 - 0.80 x 2.10 m		w3 - 1.00 x 1.74m	w7 - 2.00 x 2.58m	
d4 - 1.80 x 2.57 m		w4 - 0.70 x 1.34m		