

DETAILS OF AREA AND USE FLOORWISE:-

FLOOR REF.	USE	TOTAL BU AREA	AREA FREE FROM F.A.R				NET FLOOR AREA M2
			BALC. M2	STAIRCASE LIFT	PARKING	GENERATOR ROOM	
BASEMENT FLOOR	PARKING	999.01	---	10.12	852.72	80.17	---
UPPER GROUND FLOOR	COMM.	842.22	---	207.93	---	---	634.29
FIRST FLOOR	COMM.	962.55	120.50	119.77	---	---	722.28
SECOND FLOOR	RES.	899.70	147.89	179.85	---	---	571.96
THIRD FLOOR	RES.	899.70	147.89	179.85	---	---	571.96
FOURTH FLOOR	RES.	899.70	147.89	179.85	---	---	571.96
FIFTH FLOOR	RES.	899.70	147.89	179.85	---	---	571.96
SIXTH FLOOR	RES.	899.70	147.89	179.85	---	---	571.96
SEVENTH FLOOR	RES.	899.70	147.89	179.85	---	---	571.96
TOTAL FLOOR		8201.98	1007.84	1472.92	852.72	80.17	4788.33

AREA FOR INFRASTRUCTURE TAX = 8201.98Sqm

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER NO. NO PDA/ M/1225/1275/2022
DATED 7 JAN 2022

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI - GOA

STATEMENT OF AREA

PLOT AREA	3796.00Sqm
AREA ACQUIRED BY MINISTRY OF ROAD TRANSPORT AND HIGHWAY	531.20Sqm
EFFECTIVE AREA FOR F.A.R	3264.80Sqm
DEDUCTION FOR RW	1156.90Sqm
NET EFFECTIVE AREA FOR COVERAGE	2107.90Sqm
PROPOSED COVERED AREA ON UPP. GROUND FL.	842.22Sqm
PROPOSED COVERED AREA ON UPP. GROUND FL.	39.97%
BU AREA ON BASEMENT FL.	999.01Sqm
- DO - UPPER GR. FL.	842.22Sqm
- DO - FIRST FL.	962.55Sqm
- DO - SECOND FL.	899.70Sqm
- DO - THIRD FL.	899.70Sqm
- DO - FOURTH FL.	899.70Sqm
- DO - FIFTH FL.	899.70Sqm
- DO - SIXTH FL.	899.70Sqm
- DO - SEVENTH FL.	899.70Sqm
TOTAL BU AREA ON ALL FLOORS	8201.98Sqm
DEDUCTION FOR STAIRCASE AND LIFT	1472.92Sqm
DEDUCTION FOR BALCONIES	1007.84Sqm
DEDUCTION FOR PARKING	852.72Sqm
DEDUCTION FOR GENERATOR	80.17Sqm
NET EFFECTIVE BU. AREA	4788.33Sqm
PROPOSED F.A.R.	148.88

SCHEDULE OF DOORS AND WINDOWS

TYPE	SIZE	REMARKS
D1	1.00X2.10	SINGLE SHUTTER PANELLED DOOR
D2	0.90X2.10	- DO -
D3	0.80X2.10	- DO -
W1	1.00X1.20	DOUBLE SHUTTER GLAZED WINDOW
W2	1.20X1.20	DOUBLE SHUTTER GLAZED WINDOW
V1	0.60X1.20	GLAZED LOUVERED VENTILATOR

REVISED PLANS FOR
PROPOSED COMMERCIAL CUM
RESIDENTIAL BUILDING IN PLOT
BEARING CHALTA NO. 22 OF P.T.
SHEET NO. 17 SITUATED AT
CARASWADA MAPUSA GOA FOR
M/S PLANET INFRAPLAN PVT.
LTD. MUNGAJI C.A. TO OWNER
MR. VIRAJ V. PHADKE & MR.
WILBUR D. SOUZA

JOB NO. 0 SCALE AS INDICATED
DATE 10/34/28 AM
DRAWING NO. 0
S.D.HURI
ARCHITECT & CIVIL ENGINEER
OFFICE NO. 20/20/20, 2nd Floor, Old Police Station, Panaji
Opp. St. Mary's School, Panaji, Goa - 550007
E-MAIL: sdhuri_sdhuri@yahoo.co.in
COUNCIL REG. NO. 11816
PRACT. REG. NO. 11816
TOP REG. NO. 11816

FOLLOWING AREA CALCULATION FOR FAR PURPOSE

TOTAL PLOT AREA	= 3796.00Sqm
AREA ACQUIRED BY MINISTRY OF ROAD TRANSPORT AND HIGHWAY	= 531.20Sqm
EFFECTIVE PLOT AREA	= 3264.80Sqm
DEDUCTION FOR ROAD WIDENING	= 1156.90Sqm
NET EFFECTIVE PLOT AREA	= 2107.90Sqm
PROPOSED COVERED AREA	= 842.22Sqm
PROPOSED COVERAGE	= 39.97%

FAR CALCULATION

OPTION 1:- NET EFFECTIVE AREA 2107.90X2	= 4215.80Sqm
20% OF THE 4215.80 X 25%	= 1053.95Sqm
	= 5269.75Sqm
OPTION 2:- NET EFFECTIVE AREA 2107.90X2	= 4215.80Sqm
100% OF THE ROAD WIDENING AREA 1156.90X2	= 2313.80Sqm
	= 6529.60Sqm

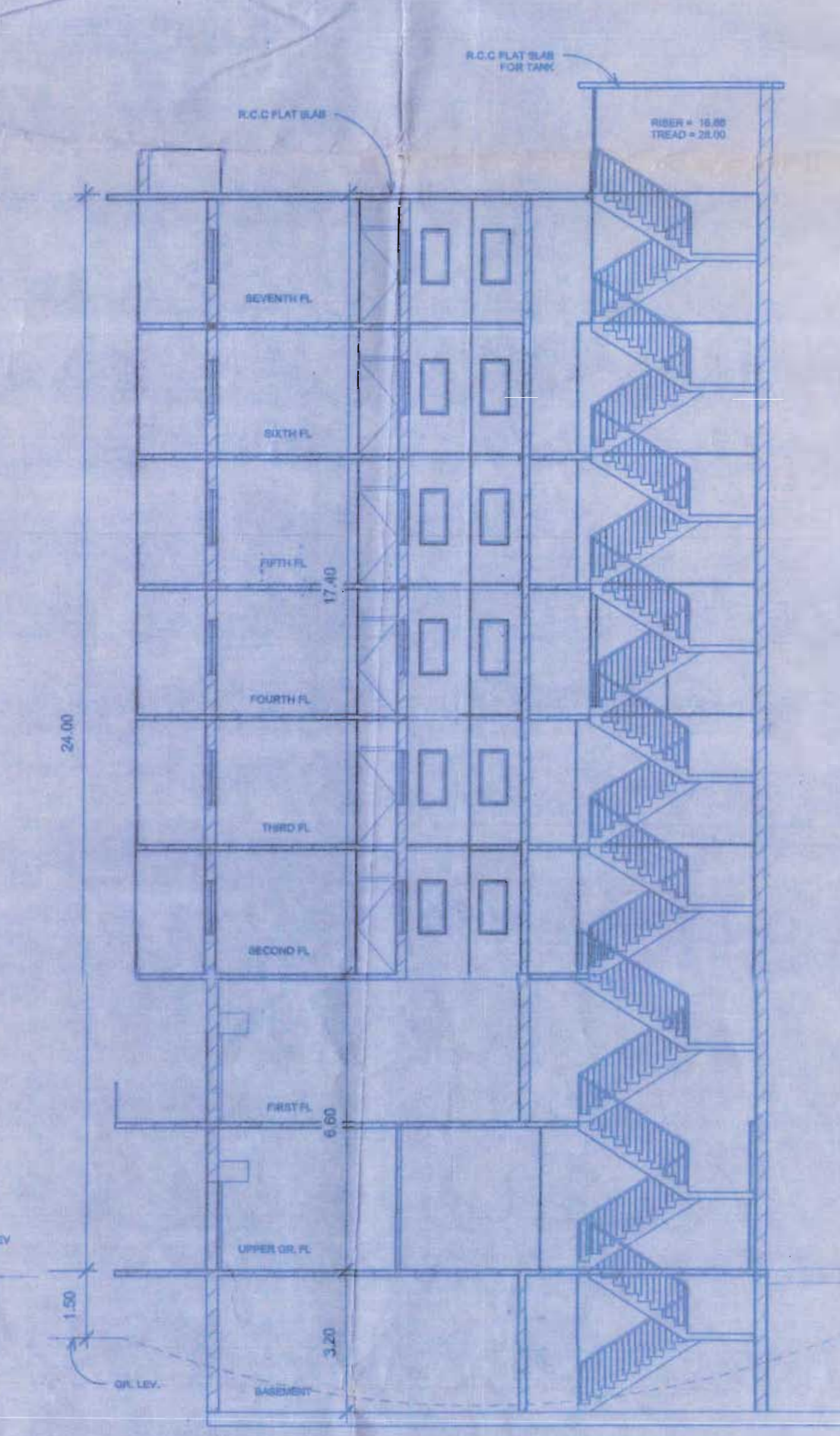
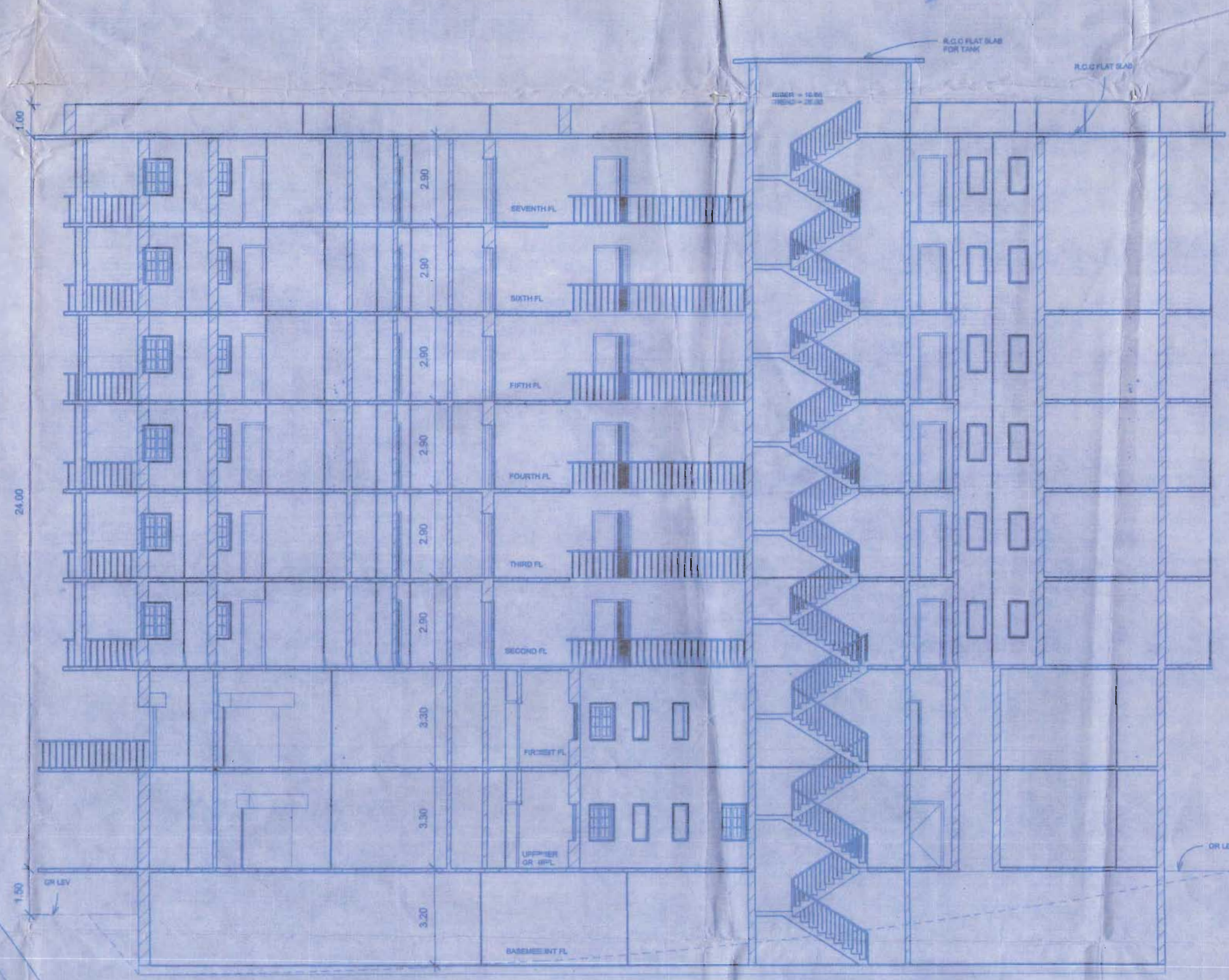
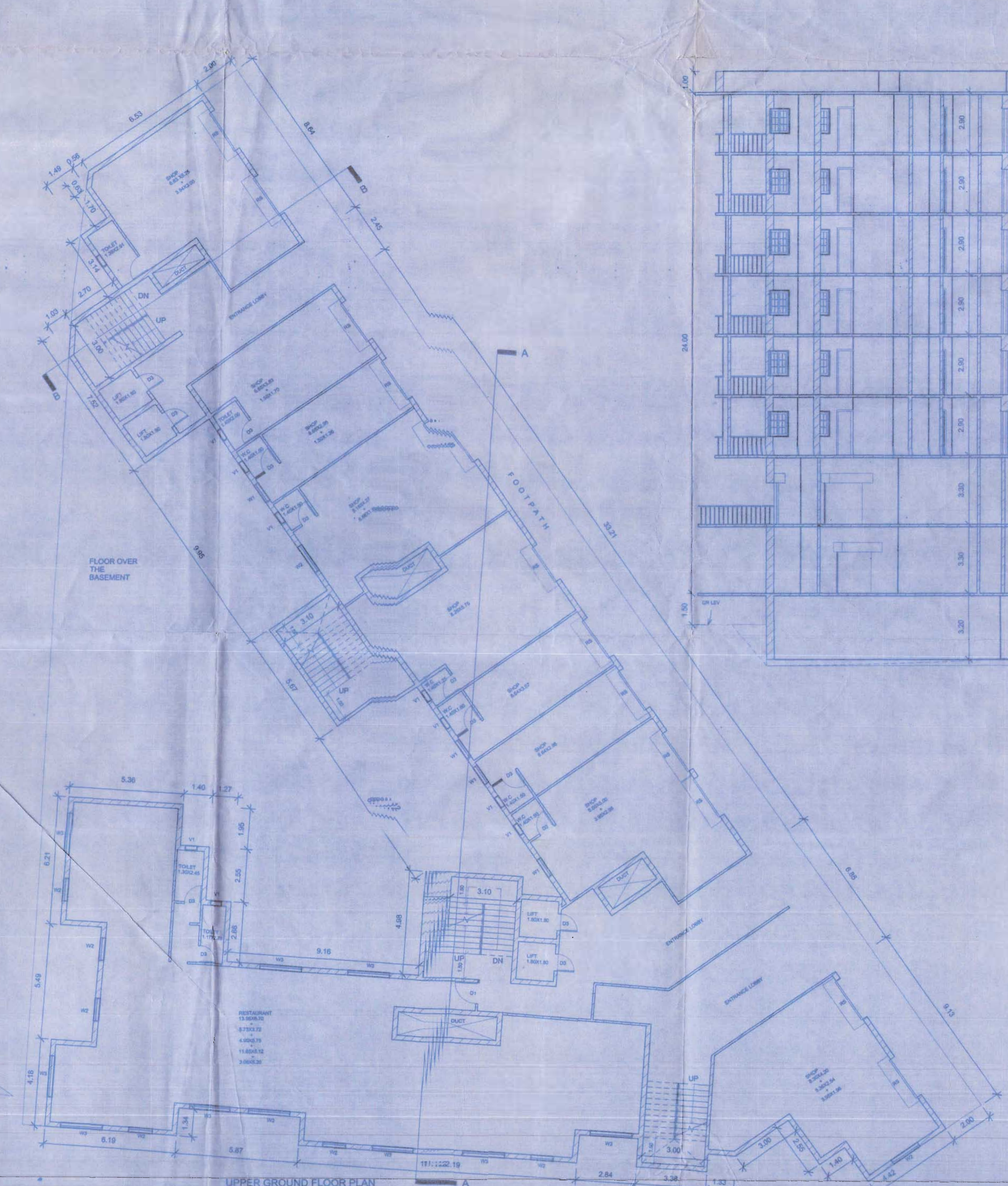
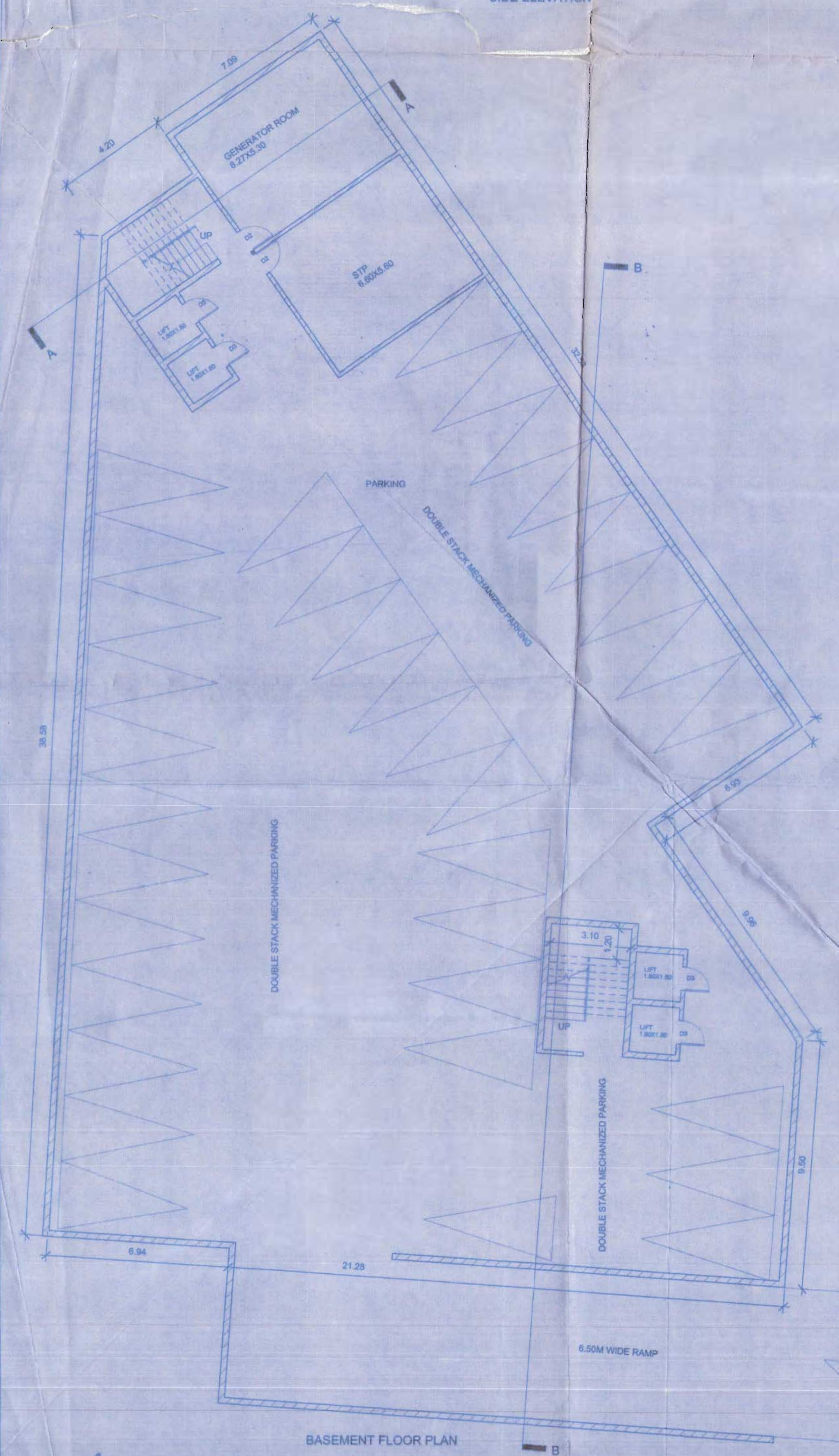
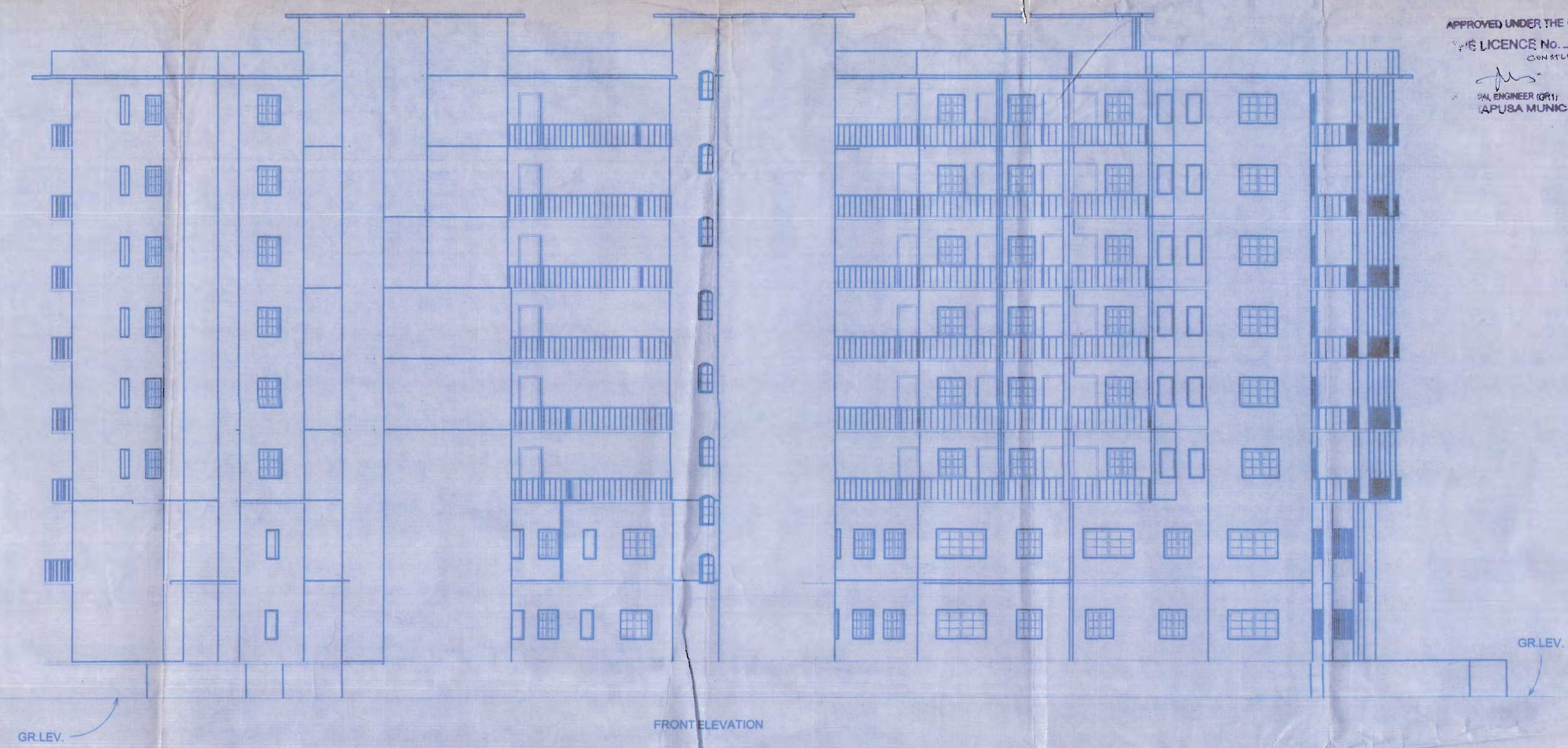
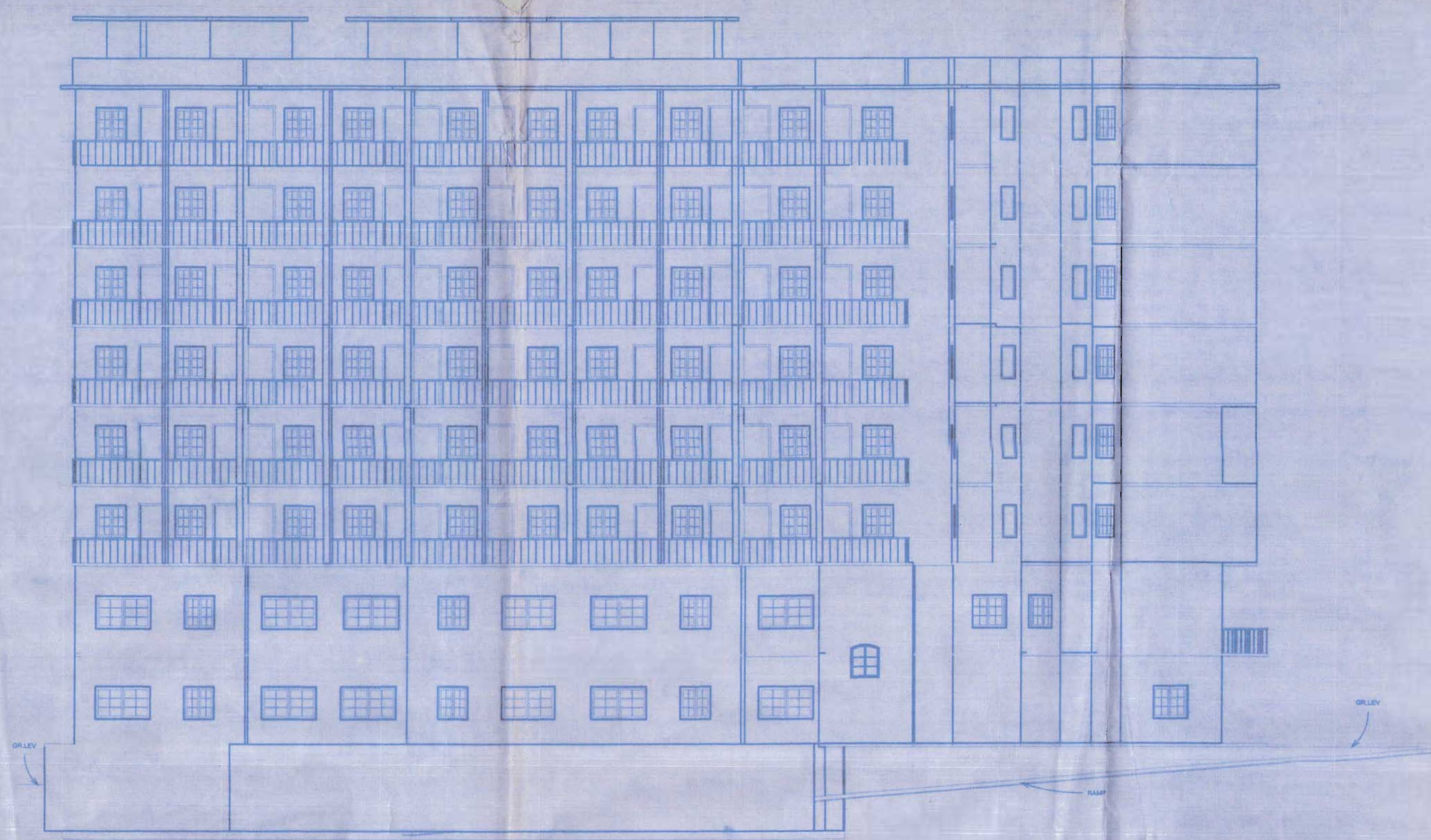
HENCE PERMISSIBLE EFFECTIVE AREA = 5269.75Sqm
WHICHEVER IS LESS

F.A.R. CONSUMED = 4788.33Sqm

FIRST FLOOR PLAN

TYPICAL SECOND, THIRD, FOURTH, FIFTH, SIXTH AND SEVENTH FLOOR PLAN

APPROVED UNDER THE CONDITIONS
LICENCE NO. 11/1285/1275/1022
CONSULTANTS: SAI ENGINEERS
S.A. ENGINEER (P) CHIEF OFFICER
APUSA MUNICIPAL COUNCIL



APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER NO. NG PDAY 11/1285/1275/1022
DATED: 7 JAN 2022
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI - GOA

REVISED PLANS FOR
PROPOSED COMMERCIAL CUM
RESIDENTIAL BUILDING IN PLOT
BEARING CHATA NO. 22 OF P-7
SHEET NO. 17 SITUATED AT
CARAVANHA MAPUSA BARCELO
GOA FOR M/S PLANET
INFRAPLAN PVT. LTD. BANGAL
C.A. TO OWNER MR. VILAS V.
PHADKE & MR. WILBUR D'SOUZA

DATE: 11/12/2020
SCALE: 1:100
S.A. DHURI
CONSULTANT & CIVIL ARCHITECT
CIVIL ENGINEER (P) 11/1285/1275/1022
S.A. DHURI, BANGAL, PANAJI, GOA