

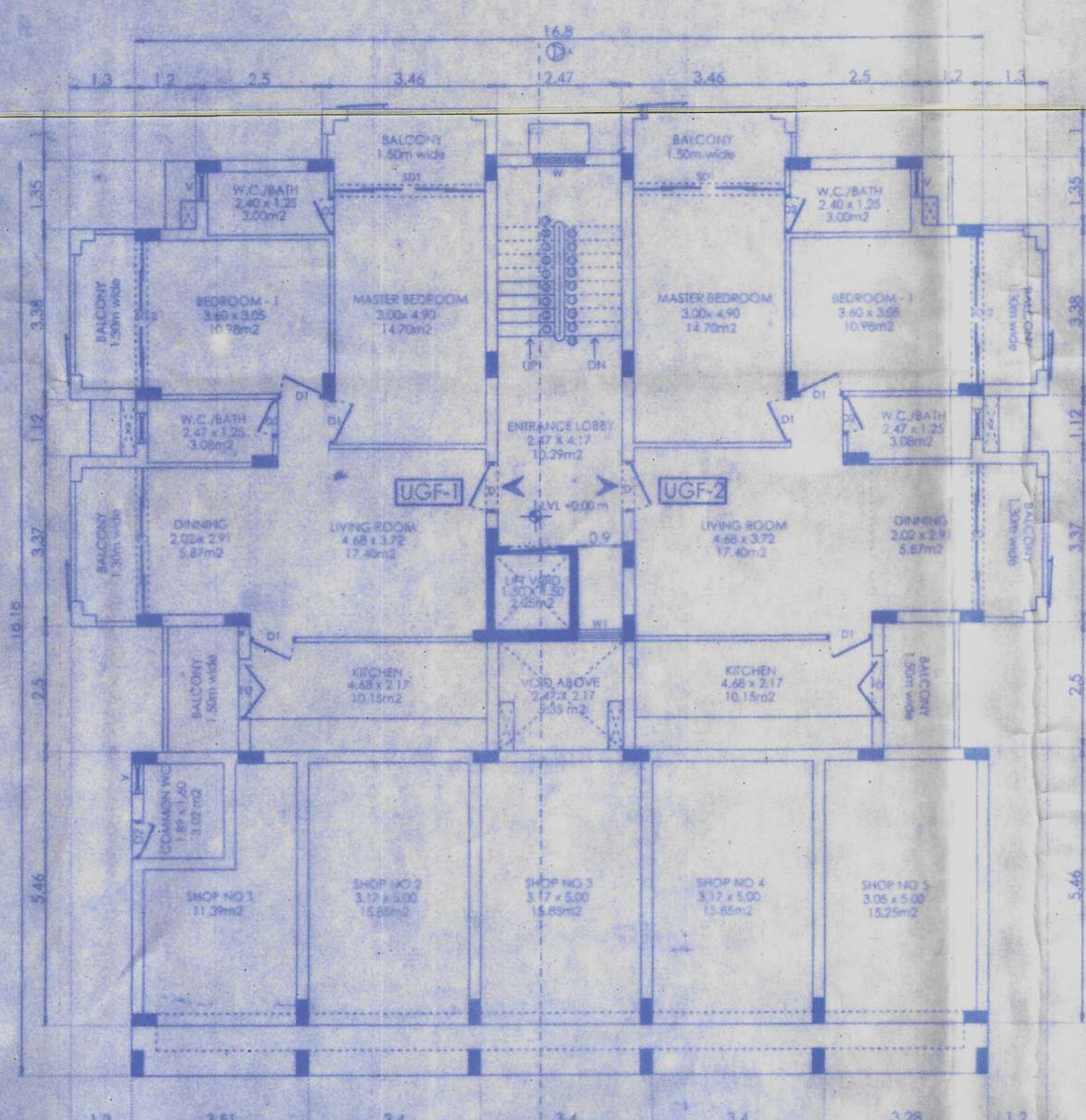
NO. VPB/2024-2025/24/104A
Dt: 13/02/2025

Sarpanch
Village Panchayat Bandora
Ponda, Goa

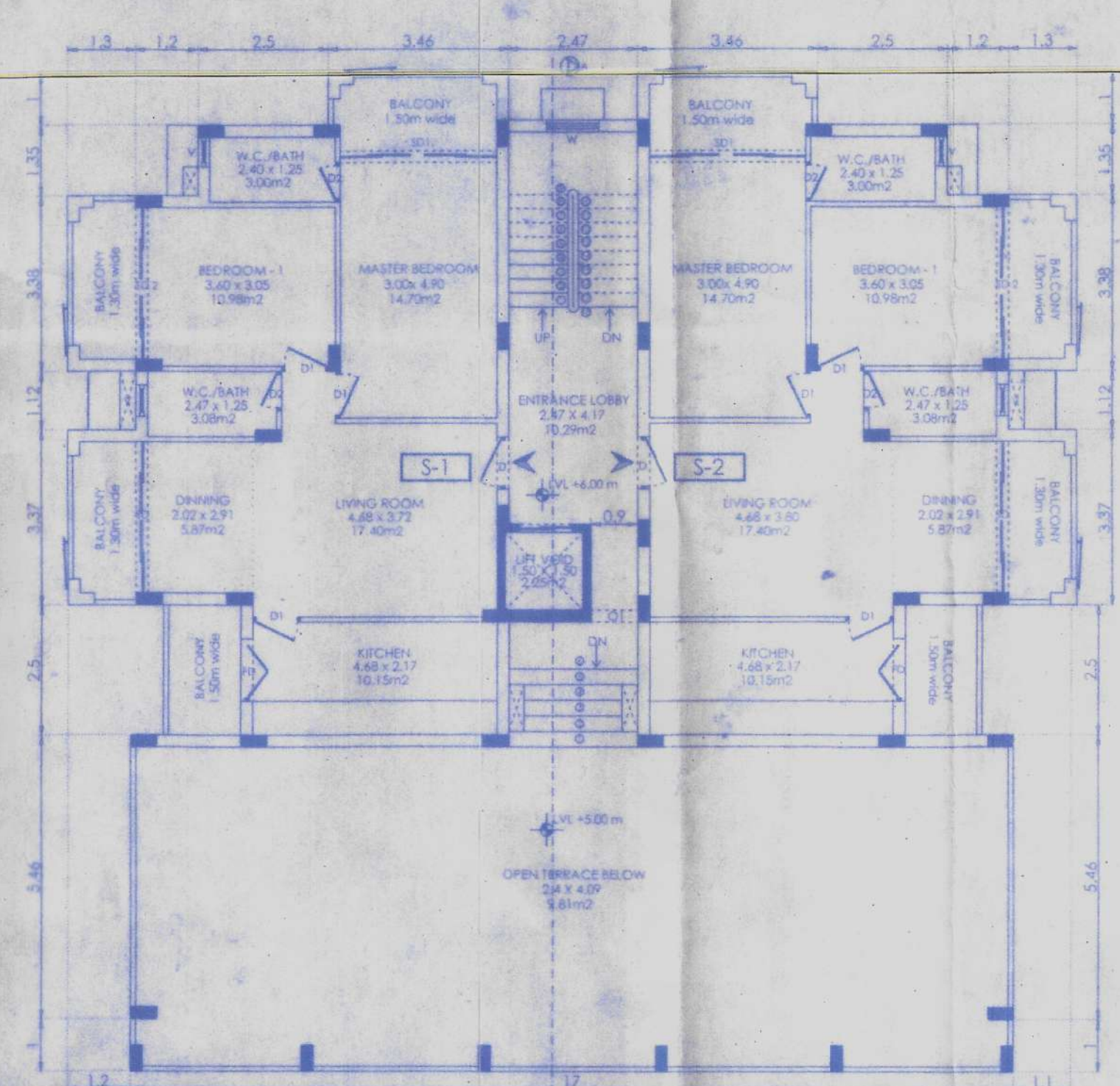
SHEET 1/3

Please check letter No. T.P. 650/ Bandora/258/1/5/
2025.1.8.11 dated 08.01.2025
regarding the Plans

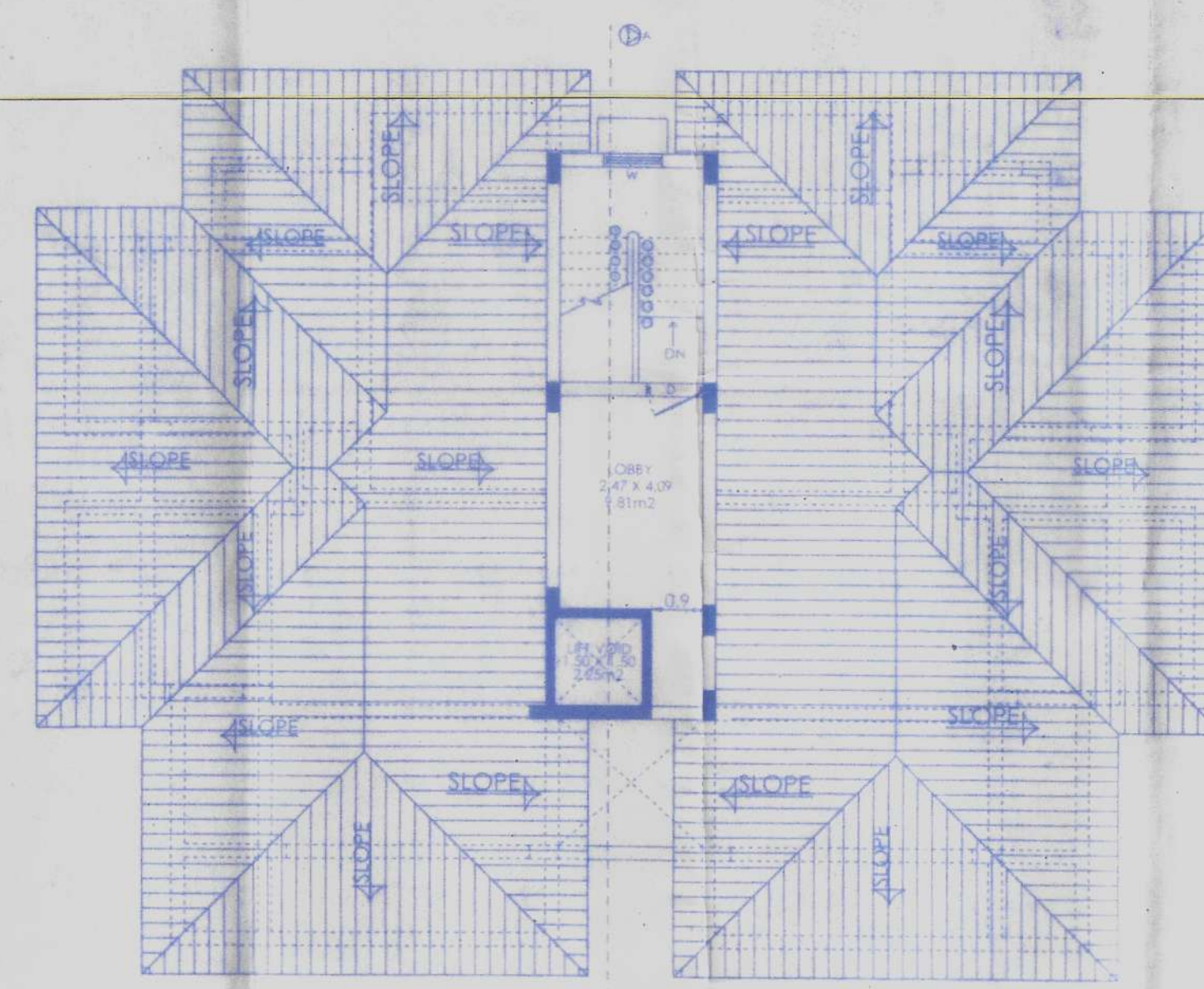
R. S. Kamat
Town Planner
Town & Country Planning Dept.
Govt. of Goa,
Ponda-Goa.



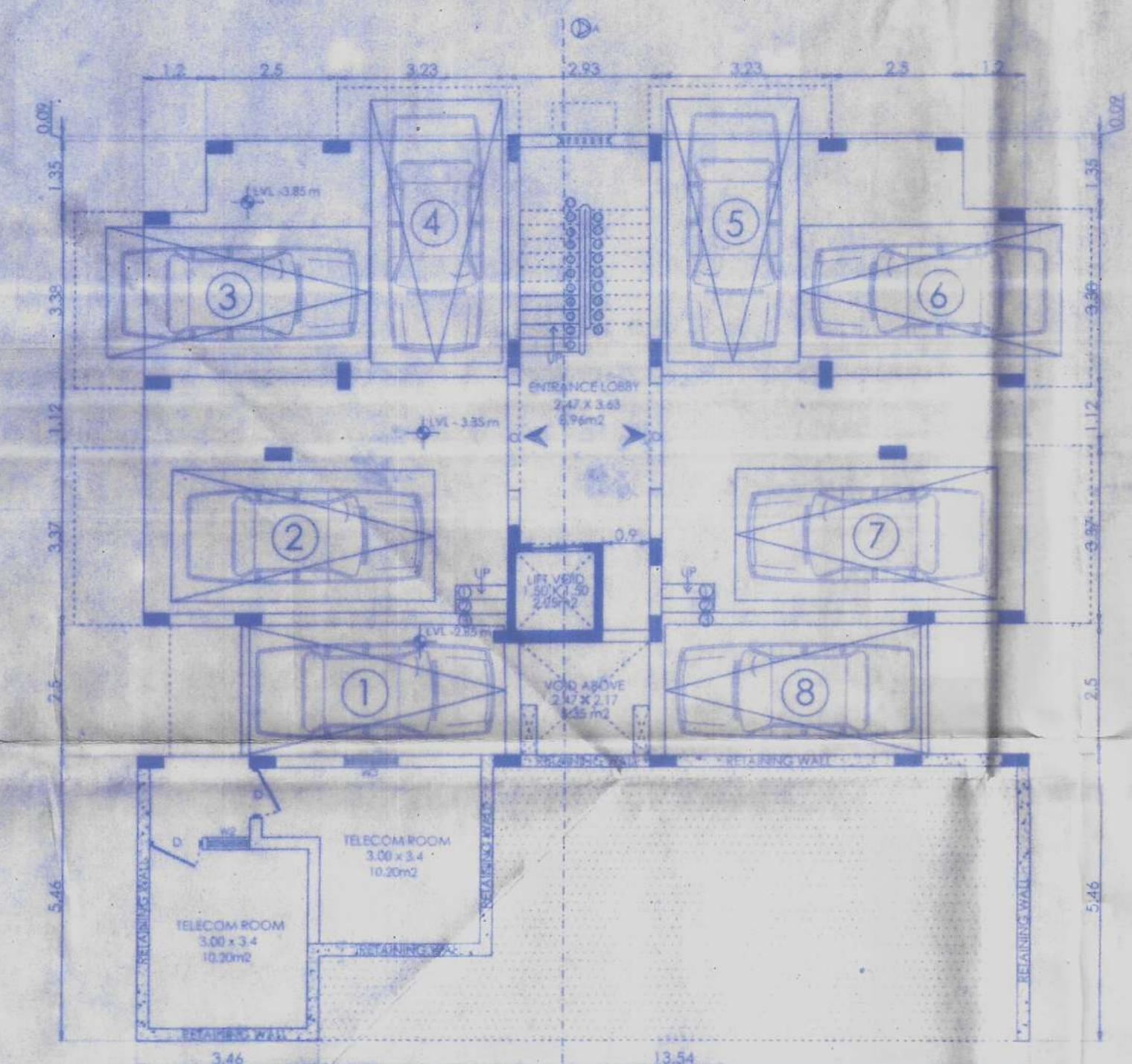
UPPER GROUND FLOOR PLAN
SCALE 1:100



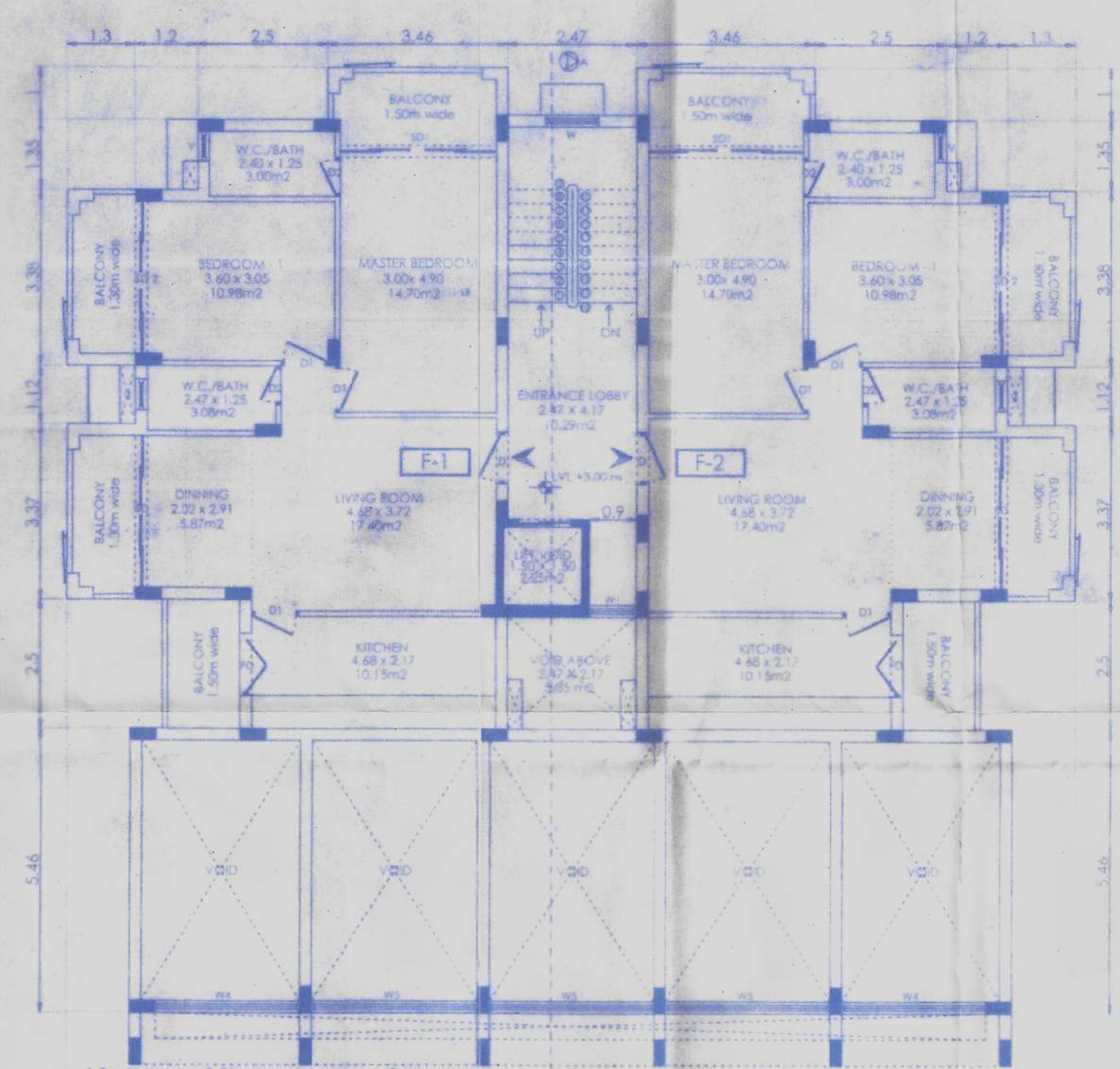
SECOND FLOOR PLAN
SCALE 1:100



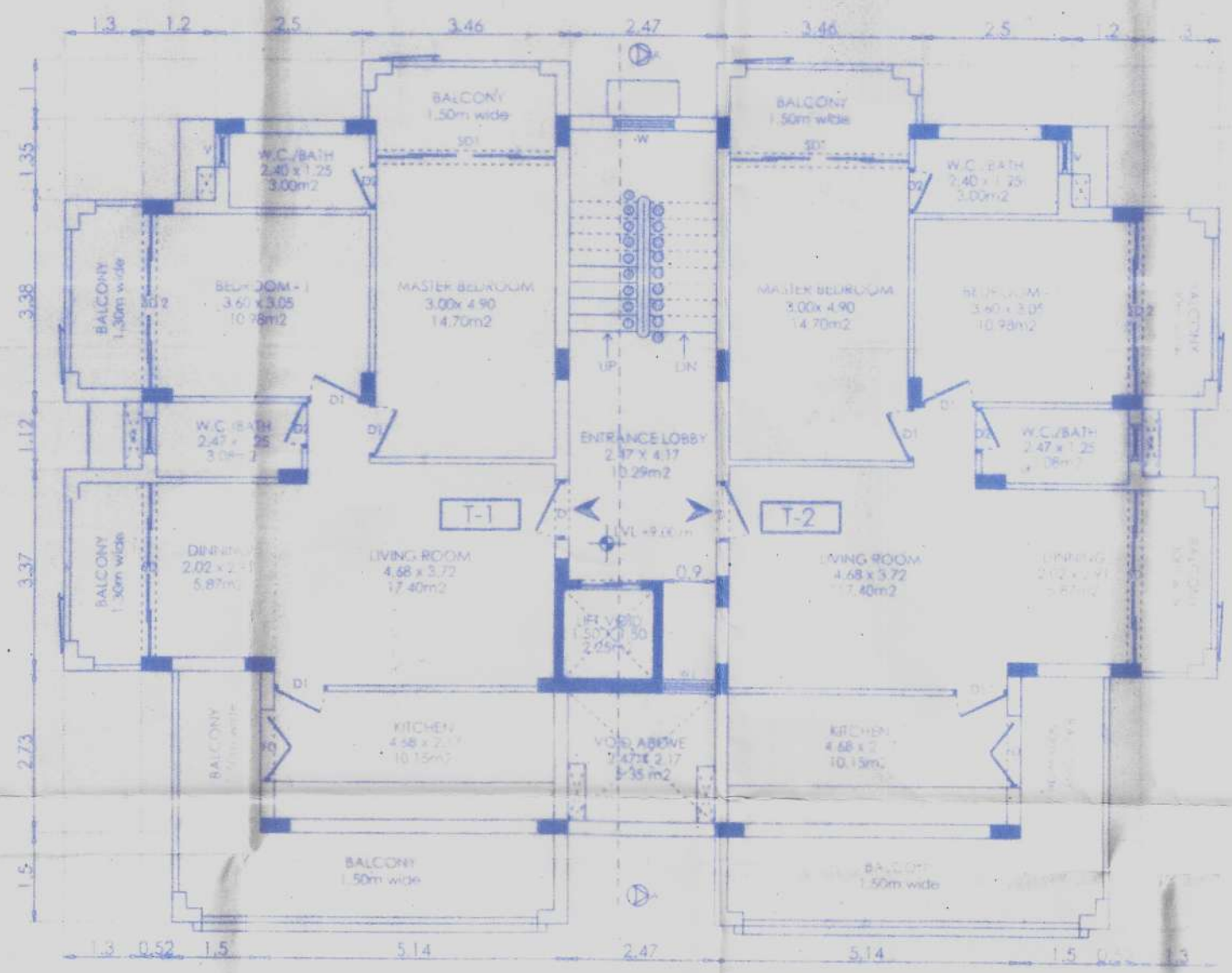
ROOF FLOOR PLAN
SCALE 1:100



STILT FLOOR PLAN
SCALE 1:100

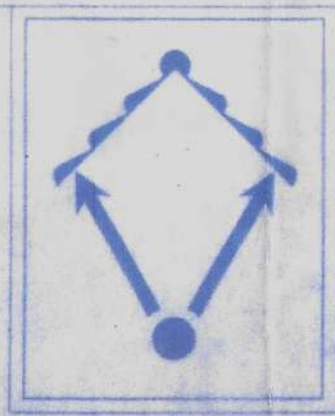


FIRST FLOOR PLAN
SCALE 1:100



THIRD FLOOR PLAN
SCALE 1:100

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING & COMPOUND WALL FOR Mrs. VINITA S. SINGBAL, IN THE PROPERTY SURVEYED UNDER SURVEY NO. 258/1, PLOT NO. 5, PART OF BANDORA VILLAGE, PONDA DISTRICT SOUTH - GOA



VASHISTHA & ASSOCIATES
CONSULTING CIVIL & STRUCTURAL ENGINEERS

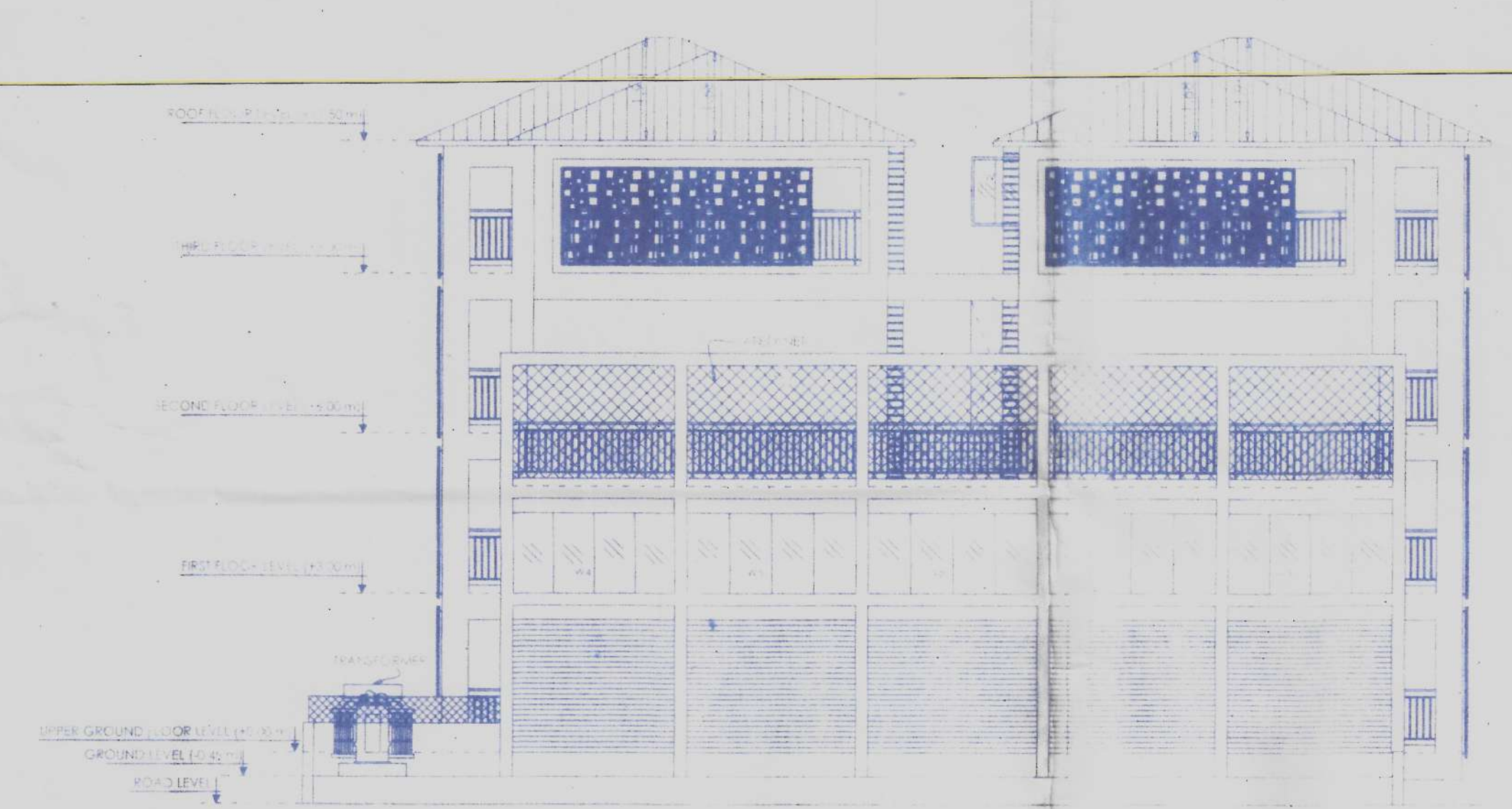
Owner - Mrs. Vinita S. Singbal
P.O.A. Holder - N/A

Structural Engineer - Rudresh S. Kamat

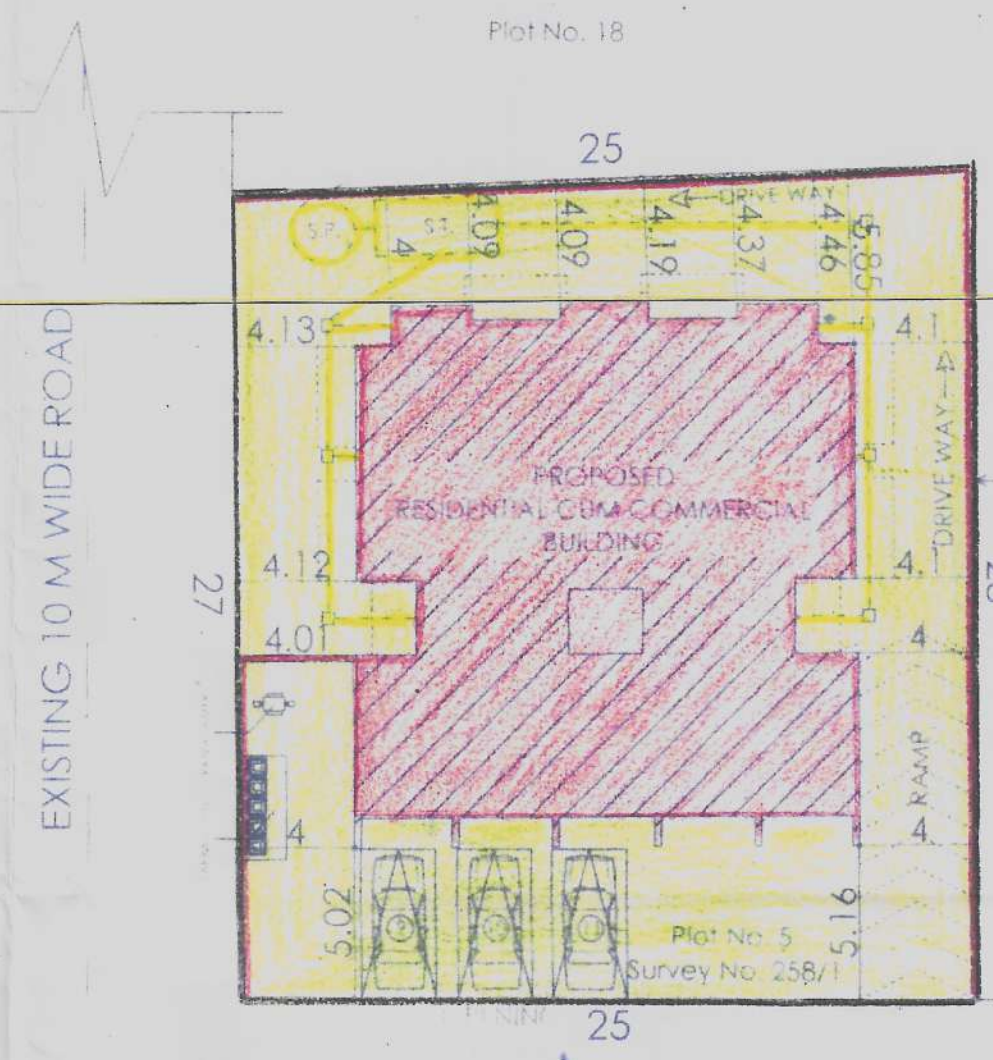
Rudresh S. Kamat
B.E. (CIVIL)
Rajdeo Galaria
8th Floor, Shop No. 120
Sadar, Ponda-Goa-403 001

TITLE: PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING & COMPOUND WALL

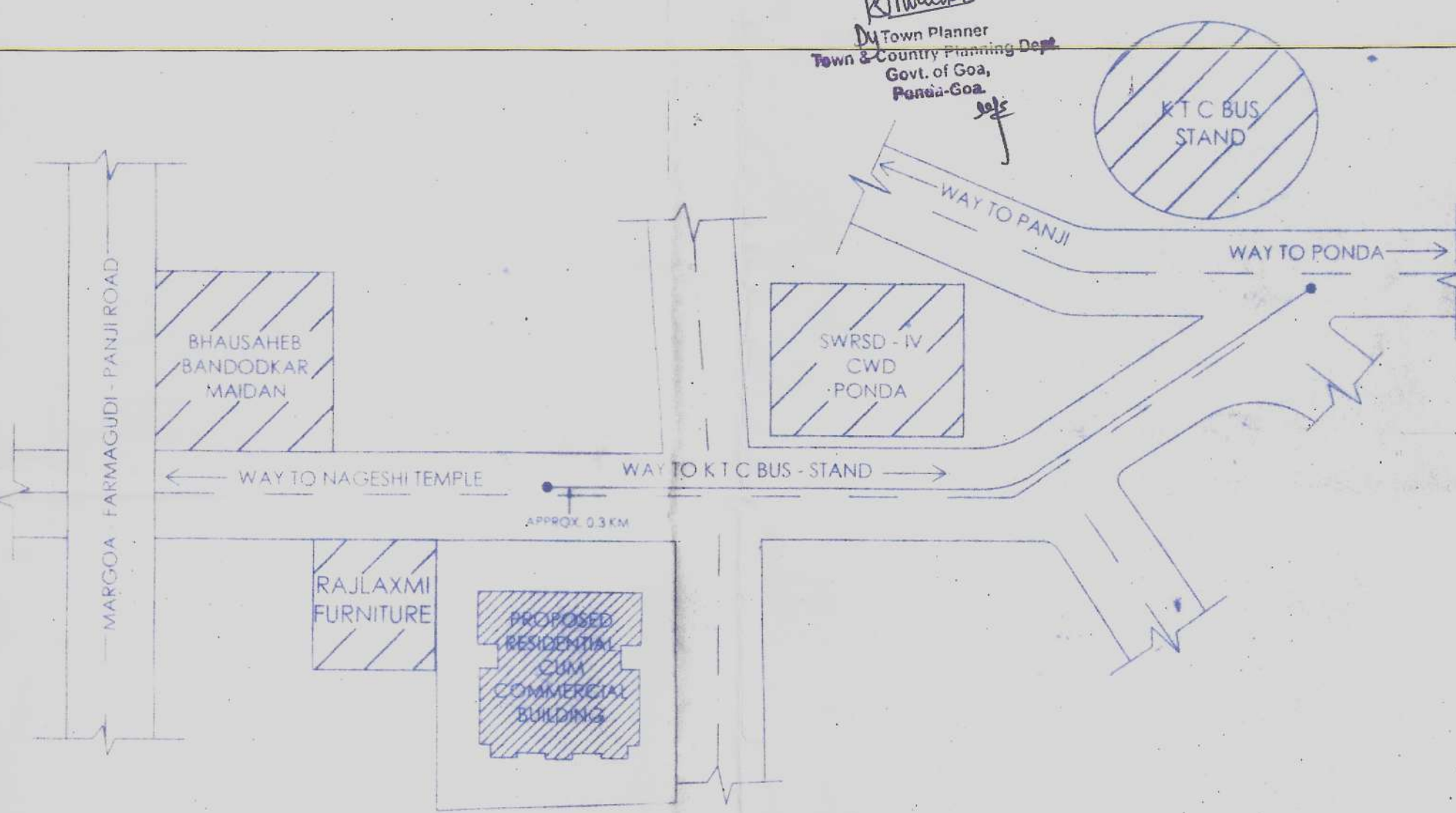
DRN. BY HRSHIKESH	CHKD. Rudresh Kamat	REV.
DRG. NO. 01	APPROVED Rudresh Kamat	DATE 24-09-2024



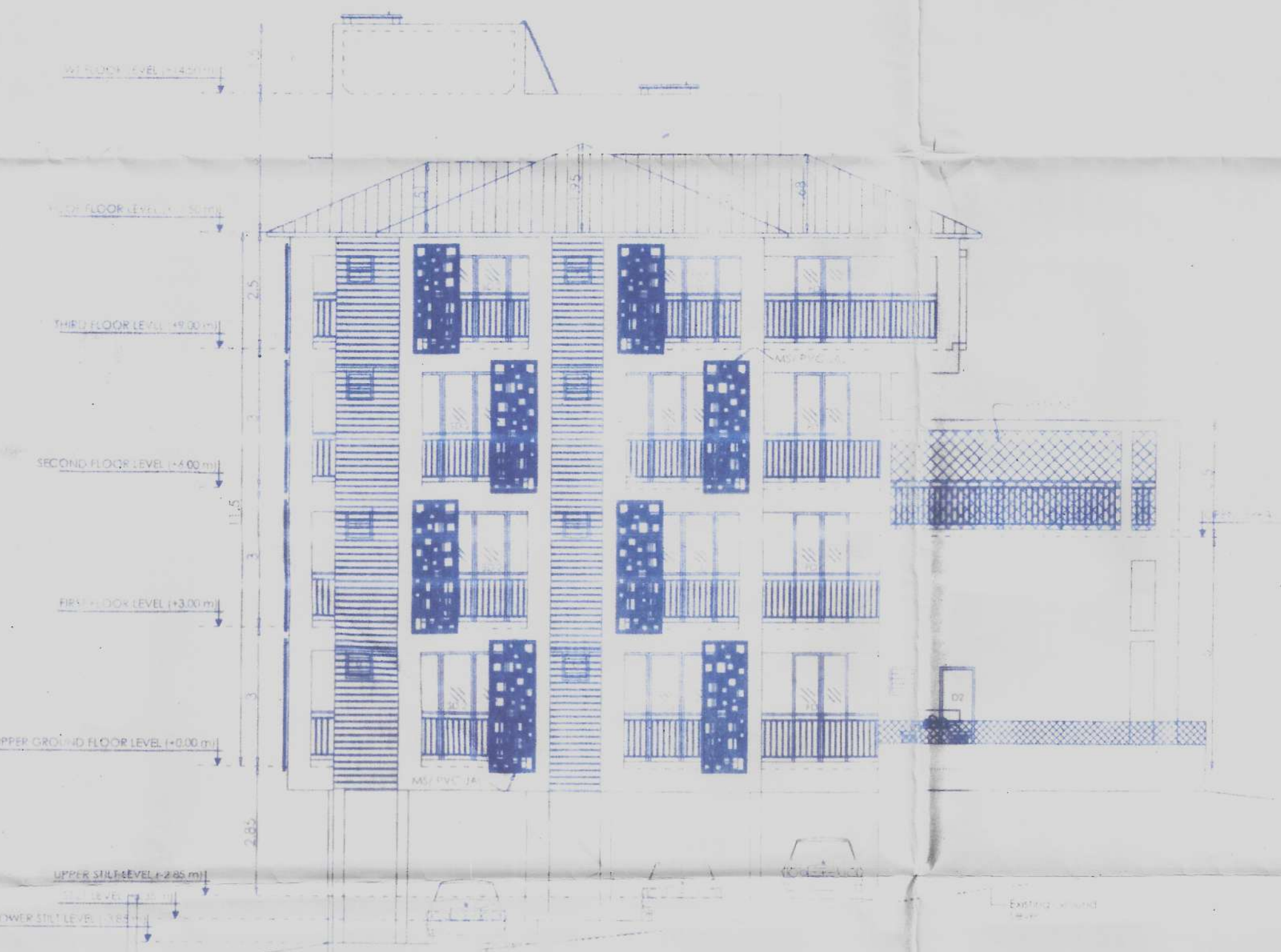
MAIN ROAD FRONT ELEVATION
SCALE 1:100



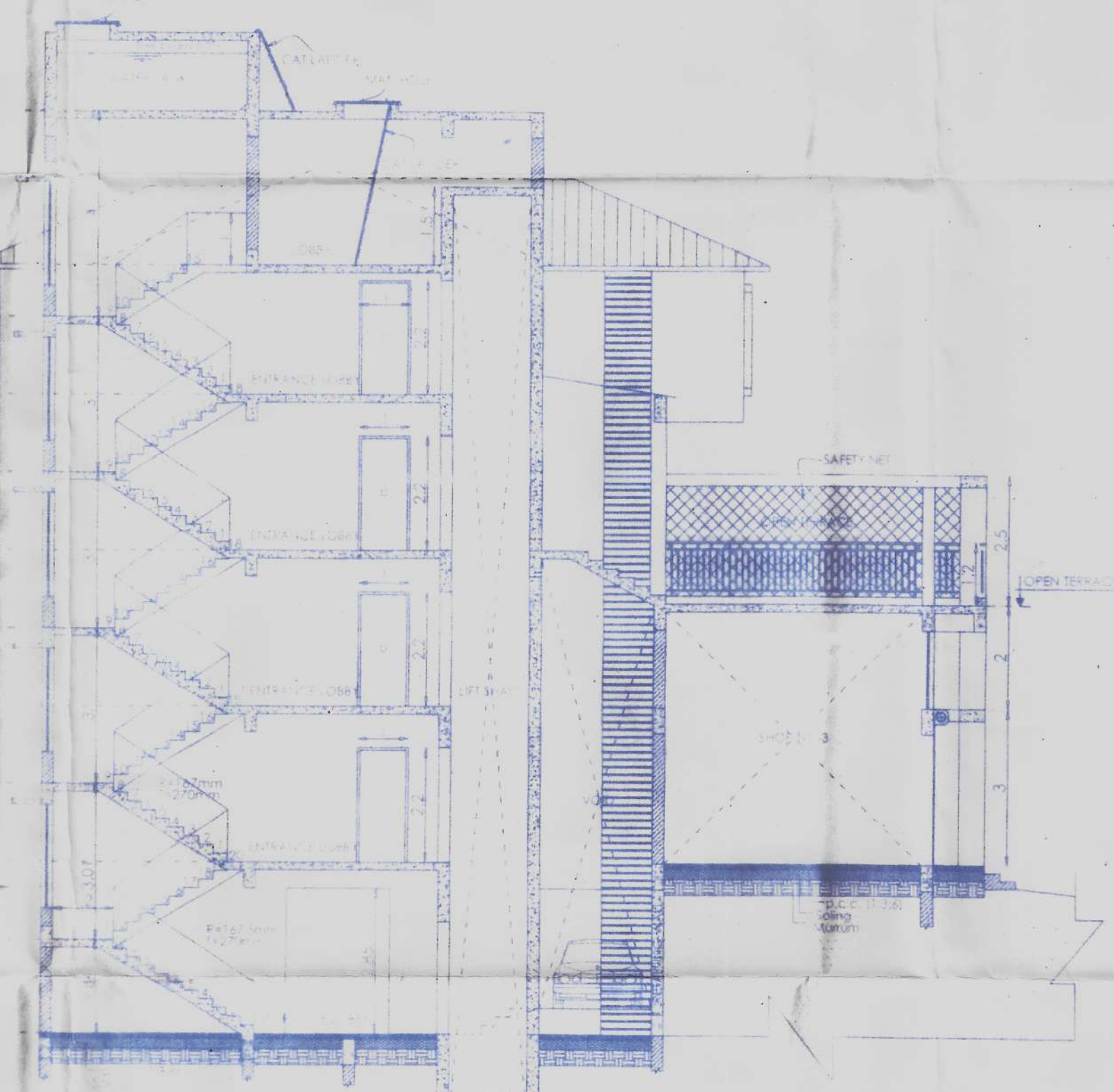
SITE PLAN
SCALE 1:250



LOCATION PLAN



L.H. ROAD SIDE ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100

NOTE		
-	SEWAGE LINE SHOWN IN YELLOW	
-	ALL DIMENSION IN MM. ONLY SITE LAYOUT IN MTS	
-	PLOT BOUNDARY SHOWN IN BLACK	
-	PROPOSED CONSTRUCTION SHOWN IN RED	
-	VACANT SPACE SHOWN IN GREEN	

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING & COMPOUND WALL FOR Mrs. VINITA S. SINGBAL, IN THE PROPERTY SURVEYED UNDER SURVEY NO. 258/1, PLOT NO. 5, PART OF BANDORA VILLAGE, PONDA DISTRICT SOUTH - GOA

VASHISTHA & ASSOCIATES
CONSULTING CIVIL & STRUCTURAL ENGINEERS

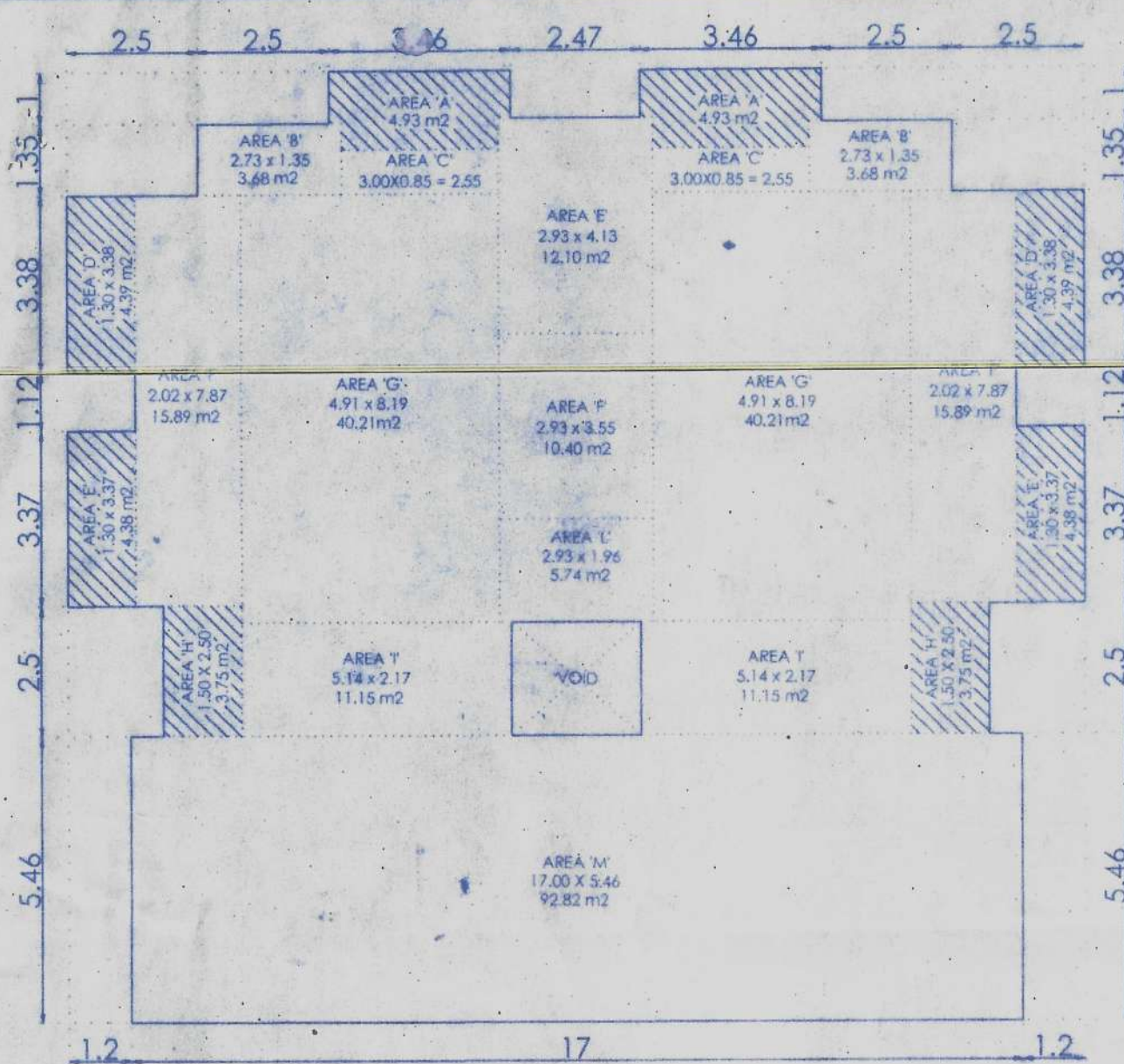
Owner: Mrs. Vinita S. Singbal
P.O.A. Holder: N/A

Structural Engineer: Rudresh S. Kamat

Rudresh S. Kamat
B. E. (CIVIL)
Rajdeep Galaria
4th Floor, Shop No. 420
Sadar, Ponda-Goa 403 401

Rudresh S. Kamat
B. E. (CIVIL)
TOP Reg. No. 51/0001/2024

TITLE: PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING & COMPOUND WALL		
DRN. BY HRISHIKESH	CHKD. Rudresh Kamat	REV.
DRG. NO. 01	APPROVED Rudresh Kamat	DATE 24-09-2024



UPPER GROUND FLOOR PLAN

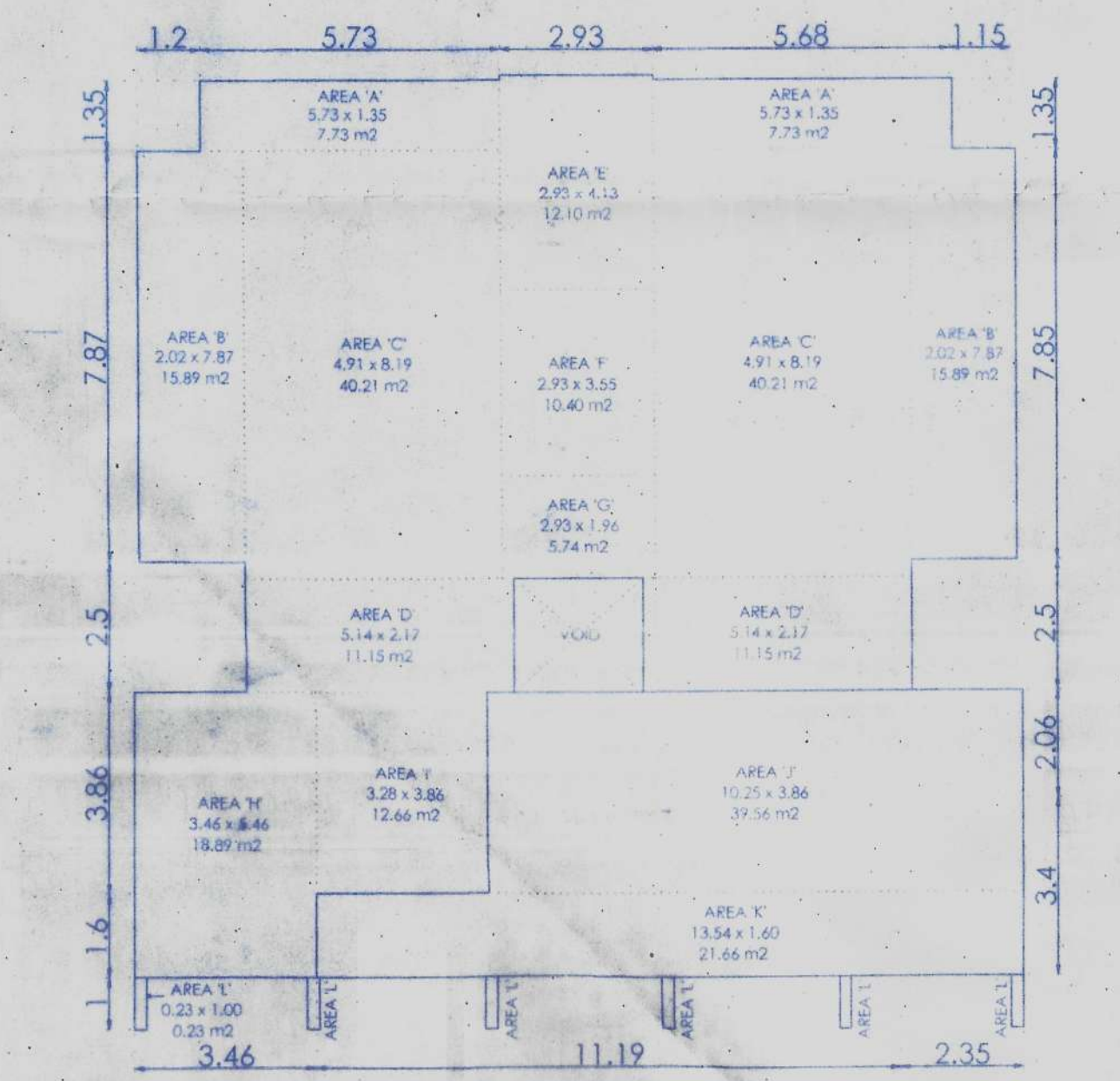
(1) FLOOR AREA
AREA ((2*B) + (2*C) + (2*F) + (2*G) + (2*I)) = 146.96m²

(2) COMMERCIAL AREA
AREA (M) = 92.82m²

(3) COMMON AREA
AREA (J + K + L) = 28.24m²

(4) BALCONY AREA
AREA (2*A) + (2*D) + (2'E) + (2'H) = 34.90m²

FOR INFRASTRUCTURE TAX / BUILT UP
AREA (1) + (2) + (3) + (4) = 302.92m²



STILT FLOOR PLAN

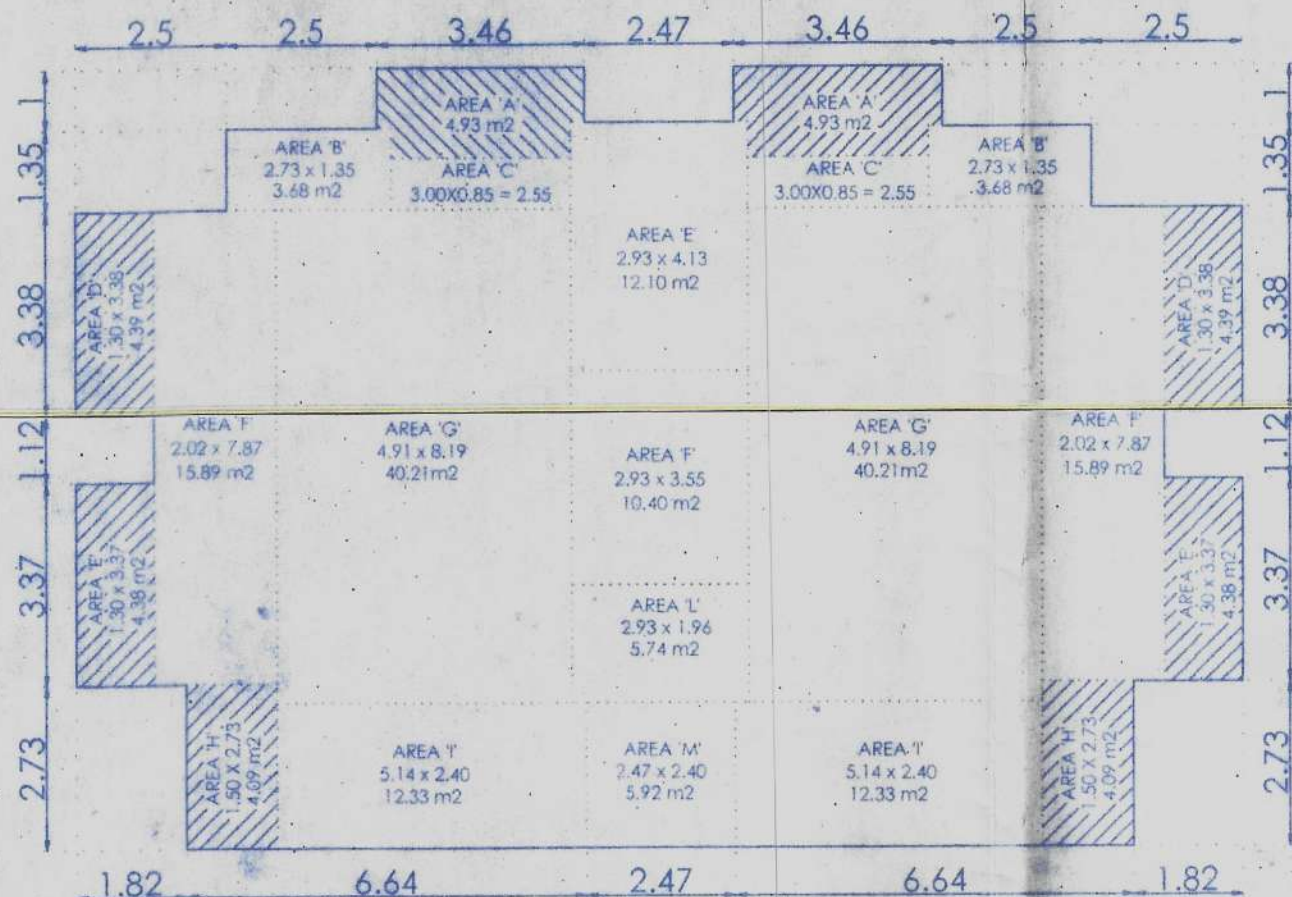
(1) STILT AREA
AREA ((2*A) + (2*B) + (2*C) + (2*D)) = 149.96.06m²

(2) COMMON AREA
AREA E + F + G + H + I = 59.79m²

(3) TOTAL BUILT UP AREA
AREA (1) + (2) = 209.75m²

(4) TOTAL COVERAGE
AREA (3) + J + K + (6*L) = 272.35m²

FOR INFRASTRUCTURE TAX
AREA (2) = 59.79m²



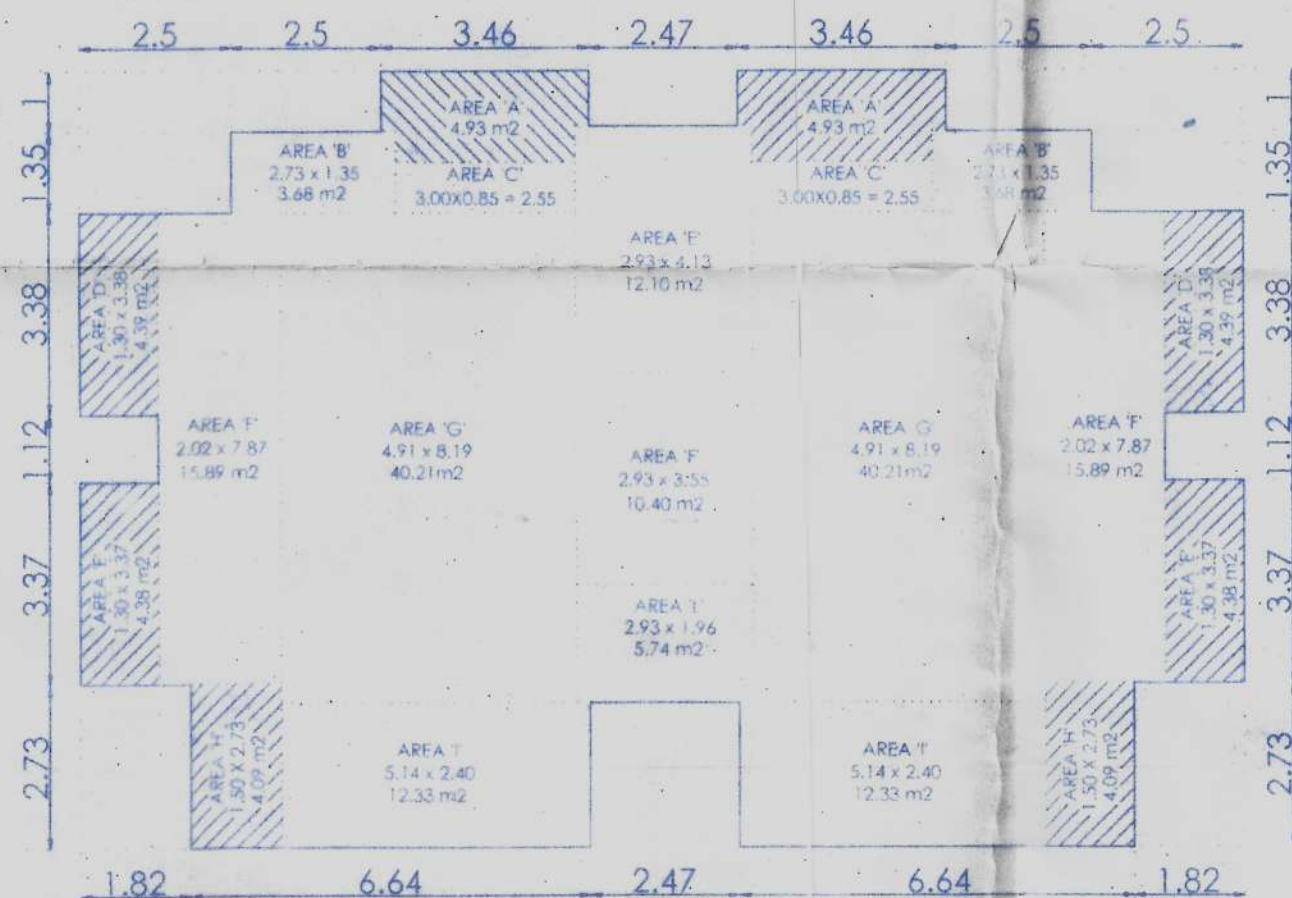
SECOND FLOOR PLAN

(1) FLOOR AREA
AREA ((2*B) + (2*C) + (2*F) + (2*G) + (2*I)) = 149.32m²

(2) COMMON AREA
AREA (J + K + L + M) = 34.16m²

(3) BALCONY AREA
AREA (2*A) + (2*D) + (2'E) + (2'H) = 35.58m²

FOR INFRASTRUCTURE TAX / BUILT UP
AREA (1) + (2) + (3) = 219.06m²



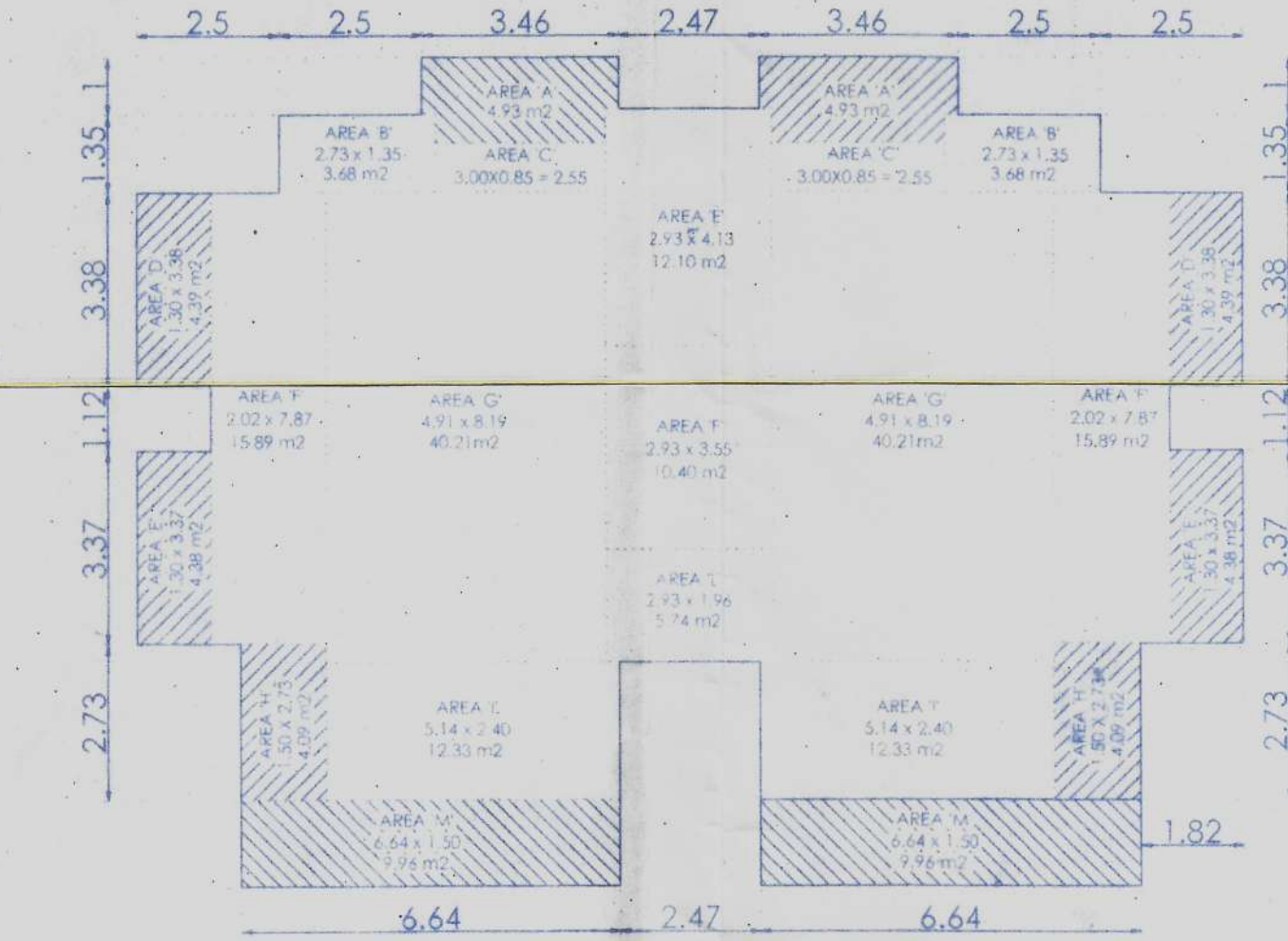
FIRST FLOOR PLAN

(1) FLOOR AREA
AREA ((2*B) + (2*C) + (2*F) + (2*G) + (2*I)) = 149.32m²

(2) COMMON AREA
AREA (J + K + L) = 28.24m²

(3) BALCONY AREA
AREA (2*A) + (2*D) + (2'E) + (2'H) = 35.58m²

FOR INFRASTRUCTURE TAX / BUILT UP
AREA (1) + (2) + (3) = 213.14m²



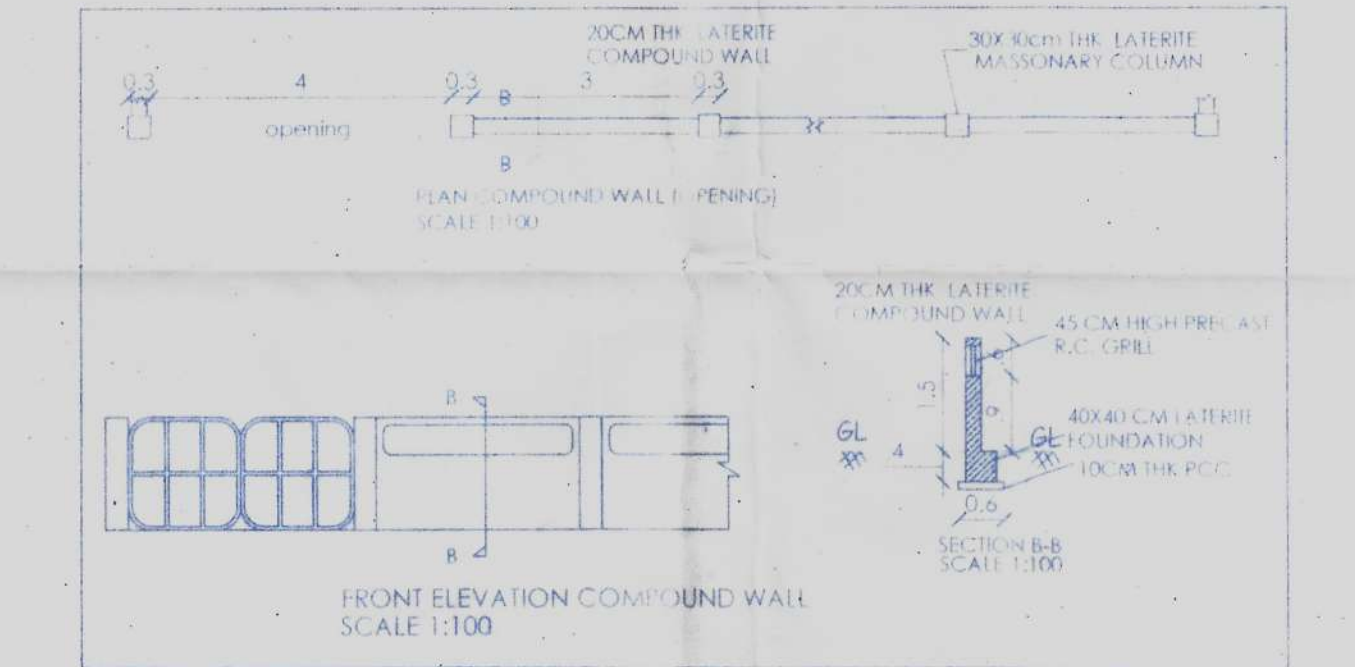
THIRD FLOOR PLAN

(1) FLOOR AREA
AREA ((2*B) + (2*C) + (2*F) + (2*G) + (2*I)) = 149.32m²

(2) COMMON AREA
AREA (J + K + L) = 28.24m²

(3) BALCONY AREA
AREA (2*A) + (2*D) + (2'E) + (2'H) + (2*M) = 55.50m²

FOR INFRASTRUCTURE TAX / BUILT UP
AREA (1) + (2) + (3) = 233.06m²



SCHEDULE OF DOORS

TYPE	NO	SIZE	MATERIAL	APPLICATION	REMARK
DOOR D	11	1.00x2.20 m	Teak Wood	Entrance UGF/F.F./S.F./T.F./R.F	
DOOR D1	24	0.90x2.20 m	Flush Door	Bedroom/Water tank	
DOOR D2	17	0.75x2.20 m	Flush door	Toilet	
SD	08	2.91x2.50 m	Teak Wood	Dining/Balcony	
SD1	08	3.00x2.50 m	Teak Wood	Master bedroom/Balcony	
SD2	08	2.92x2.50 m	Teak Wood	Bedroom / Balcony	
FD	08	1.20x2.50 m	Teak Wood	Kitchen/Balcony	
O	02	2.00x2.85 m		Shit	
O1	01	0.90x2.50 m		Entrance lobby	

SCHEDULE OF WINDOWS

TYPE	NO	SIZE	SILL LVL	MATERIAL	APPLICATION	REMARK
WINDOW W	16	1.00x2.00 m	0.6 m	Teak Wood	Staircase	Above mid landing beam
WINDOW W1	4	0.9x1.30 m	0.90 m	Teak Wood	Entrance lobby	
WINDOW W2	0	0.9x1.30 m	0.90 m	Teak Wood	Telecom room	
WINDOW W3	0	1.0x1.30 m	0.90 m	Teak Wood	Telecom room	
WINDOW W4	0	2.70x1.30 m	0.90 m	Teak Wood	SHOP	
WINDOW W5	0	3.17x1.30 m	0.90 m	Teak Wood	Shop	
Ventilator V	1	0.6x0.60 m	1.90 m	Teak Wood	Bathroom	

AREA STATEMENT

01.	Area of the Plot	688.00	Sq.mts
02.	Deduction for (a) Area within road widening / proposed (b) Area reserved for any other use	0.00	Sq.mts
	Total (a+b)	0.00	Sq.mts
03.	Effective area of the plot	688.00	Sq.mts
04.	Whether any extra FAR is claimed on the basis of road widening / proposed road, if 'yes' state (a) Area of road widening (b) whether the land has been gifted to the local body	NO	Sq.mts
05.	Area occupied by the existing building in the plot	0.00	Sq.mts
06.	Area of the building to be demolished	0.00	Sq.mts
07.	Covered area of proposed building	272.35	Sq.mts
08.	Total covered area (05+06+07)	272.35	Sq.mts
09.	Total coverage (Permissible coverage 40%)	39.58%	

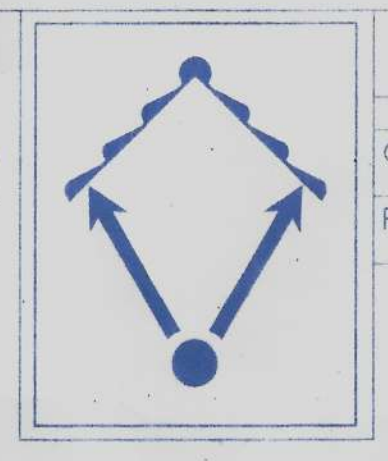
Note: Permissible FAR 100%

Floor % Reference A	Use	Builtup Area M ²	Areas free from FAR							Net Floor Area M ²	FAR PERCENT %
			Staircase	Bal.	Telecom room	access/ ent foyer	Lift	Shif/ Park	Total		
STILT FLOOR	Parking	209.75	12.10	-	31.55	10.40	5.74	149.96	209.75	0.00	0.00%
UPPER GROUND FLOOR	Com	92.82	-	-	-	-	-	-	92.82	13.49%	
UPPER GROUND FLOOR	Res	210.10	12.10	34.90	-	10.40	5.74	-	63.14	146.96	21.36%
FIRST FLOOR	Res	213.14	12.10	35.58	-	10.40	5.74	-	63.82	149.32	21.70%
SECOND FLOOR	Res	219.06	18.02	35.58	-	10.40	5.74	-	69.74	149.32	21.70%
THIRD FLOOR	Res	213.06	12.10	55.50	-	10.40	5.74	-	83.74	149.32	21.70%
TOTAL		272.35	66.42	161.56	31.55	32.00	28.70	149.96	490.19	687.74	99.95%

INFRASTRUCTURE TAX = 5 (Residential 5/92.82/Com) m²

FLOOR AREA	USE	No. of Car Parks/ parking area	Provided	Required
UPPER GROUND FLOOR	Res	02	02	02
UPPER GROUND FLOOR	Com	03	03	02
FIRST FLOOR	Res	02	02	02
SECOND FLOOR	Res	02	02	02
THIRD FLOOR	Res	02	02	02
TOTAL		11	11	10

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING & COMPOUND WALL FOR Mrs. VINITA S. SINGBAL, IN THE PROPERTY SURVEYED UNDER SURVEY NO. 258/1, PLOT NO. 5, PART OF BANDORA VILLAGE, PONDA DISTRICT SOUTH - GOA



VASHISTHA & ASSOCIATES
CONSULTING CIVIL & STRUCTURAL ENGINEERS

Owner :- Mrs. Vinita S. Singbal
P.O.A Holder:- N/A
Structural Engineer :- Rudresh S. Kamat

[Signature]

Rudresh S. Kamat
B. E. (CIVIL)
Rajdeep Galaria
1st Floor, Shop No. 200
Sadar, Ponda-Goa 403 401

TITLE: PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING & COMPOUND WALL

DRN. BY	CHKD.	REV.
HRISHIKESH	Rudresh Kamat	
DRG. NO.	APPROVED	DATE
01	Rudresh Kamat	24-09-2024