



Village Panchayat Sancoale
Construction Licence
Approved
Vide No. **XT (12)**
Dated: **18/02/2025**
Secretary
V. P. Sancoale

APPROVED FOR
DEVELOPMENT PERMISSION
Regd. Order No. **MPDA/7-U-4(Vol-II)/2024-25/1419**
Date: **24/02/2025**

MEMBER SECRETARY



SPACE FOR
COMPOST PIT

DWG NO-1/5

AREA STATEMENT OF THE TOTAL PLOT APPROVED AS ON 19/10/2016		
a	PLOT AREA	23400.00 m ²
b	AREA UNDER ROAD WIDENING	1633.00 m ²
c	NET PLOT AREA (a-b)	21767.00 m ²
d	REQUIRED OPEN SPACE (10 x 15%)	3265.05 m ²
e	PROVIDED OPEN SPACE	3270.00 m ²
f	PERMISSIBLE COVERED AREA (10 x 40%)	8706.80 m ²
g	PERMISSIBLE F.A.R (10 x 2.00)	46,800.00 m ²
h	APPROVED COVERED AREA (36.09%)	7856.06 m ²
i	PROPOSED COVERED AREA (0.39 %)	85.22 m ²
j	TOTAL COVERED AREA (App+Prop)	7,941.28 m ²
k	TOTAL COVERAGE (App+Prop)	36.48 %
l	APPROVED F.A.R (1.89)	43,458.25 m ²
m	PROPOSED F.A.R (0.08)	1,737.41 m ²
n	TOTAL F.A.R (APP.+PROP.)	45,195.66 m ²
o	TOTAL F.A.R CONSUMED	1.93
p	APPROVED B.U.AREA	84,403.51 m ²
q	PROPOSED B.U.AREA	2,301.73 m ²
r	TOTAL B.U.AREA (APP.+PROP.)	86,705.24 m ²

AREA CALCULATION :-			
TYPE	COVERED AREA	F.A.R	B.U.AREA
PROPOSED REVISION			
BLOCK C4	438.50	2,556.00	4114.50
BLOCK C5	438.50	2,556.00	4114.50
BLOCK C6	438.50	2,556.00	4114.50
BLOCK C7	448.00	2,699.00	4,380.00
TOTAL	1763.50	10,367.00	16,723.50
APPROVED - 26/04/2023			
BLOCK G1	538.00	3,384.00	5,122.00
APPROVED - 20/02/2023			
BLOCK C3	438.50	2,556.00	4,325.70
APPROVED - 27/12/2021			
(BLOCK C, C1, C2, (BLOCK F & G)	2,263.85	13,810.02	21,963.32
APPROVED - 10/01/2019			
(BLOCK A, B, H & BASEMENT)	2,937.43	15,078.64	38,570.72
NET TOTAL AREA	7,941.28	45,195.66	86,705.24



SITE PLAN
SCALE - 1:500

PARKING REQUIRED :-		PARKING PROVIDED :-	
TYPE	flats	TYPE	cars
BLOCK A	32	STILT PARKING :-	
BLOCK B	106	BLOCK A	16
BLOCK C - C7	256	BLOCK B	57
BLOCK F	32	BLOCK C - C7	12 x 8 = 96
BLOCK GRG1	64	BLOCK F	16
TOTAL FLATS	490	BLOCK GRG1	36
BLOCK H - 104, 0/50+3 cars		BASEMENT	400
TOTAL - 490+3 = 493 cars		TOTAL	621 cars

REF :- MPDA/7-U-4(Vol-II)/2023-24/132
Dt. 26/04/23
REF :- MPDA/7-U-4(Vol-II)/2022-23/1604
Dt. 20/02/23
REFER NO:- VP/5/21/2022-23/775
Dt. 10/06/22
REF :- MPDA/7-U-4(Vol 4)/2021-22/1549
Dt. 27/12/21
REFER NO:- CONST LIC NO. 8/2019-20
Dt. 26/02/2019
REF :- MPDA/7-U-4(Vol 2)/2018-19/1259
Dt. 10/01/2019
REFER NO:- CONST LIC NO. 55/2016-17
Dt. 16/12/2016
REFER NO:- MPDA/7-U-4/2016-17/950
Dt. 19/10/2016
REFER NO:- MPDA/7-U-4/12-13/1899

SITE PLAN

PROJECT:
PROPOSED REVISION OF BLOCK C4, C5, C6
& C7 ON PLOT BEARING SY.NO/SUB DIV NO.
NO.211/1-A, AT SANCOALE VILLAGE,
MORMUGAO TALUKA - GOA.

OWNER:

MVR SEAVIEW HOMES PVT. LTD

DRN BY: S.A
DRG NO: SUB-01
JOB NO: 626/16

DRGS:
SITE PLAN,
AREA STATEMENT

DATED : 28.08.24

SCALE - 1:500

ARCHITECT'S SIGNATURE :

CLIENT'S SIGNATURE :

Bryan J. Soares
Reg. No. CA/110/24
AR/0031



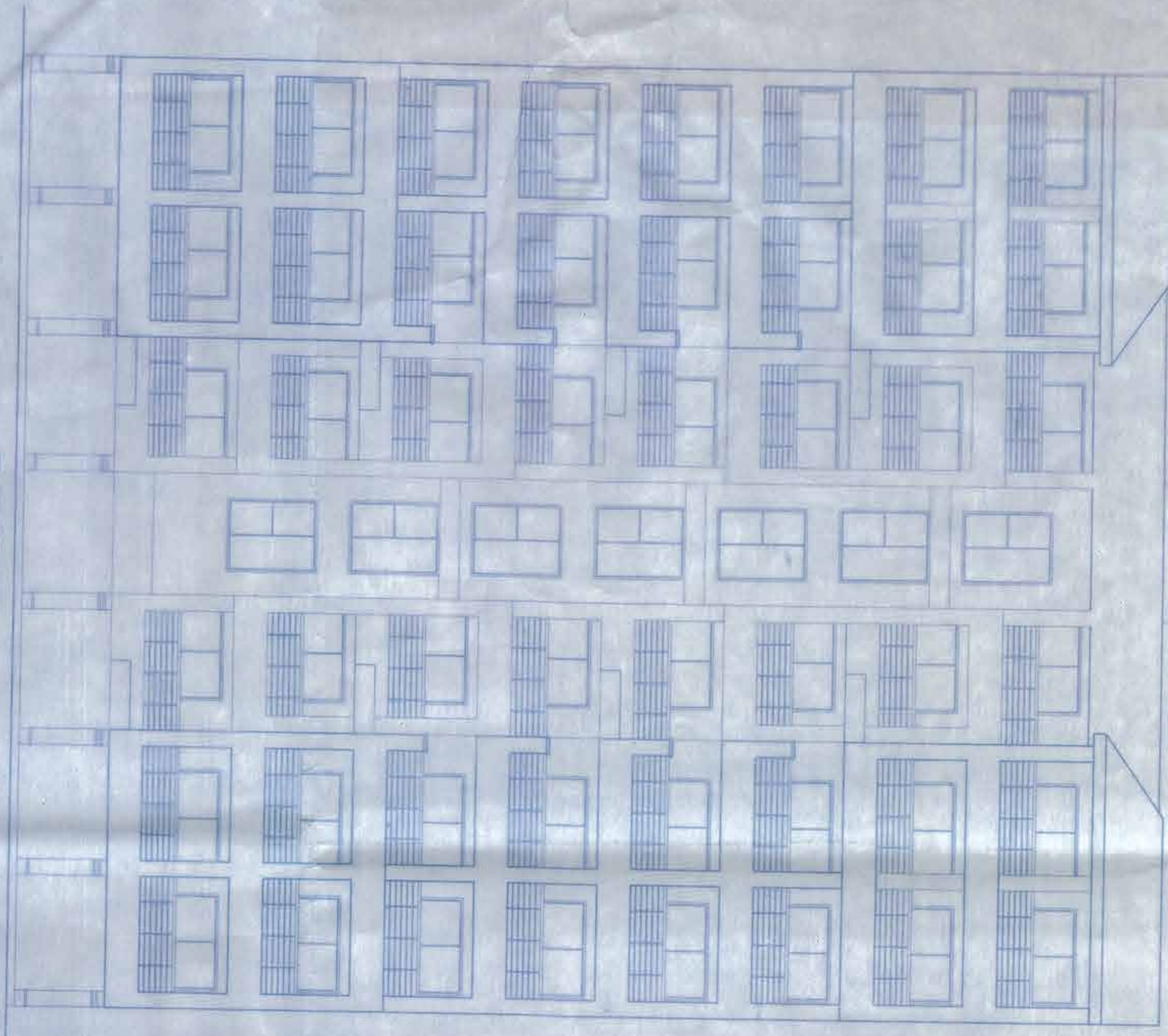
ARCHITECTS:
SOARES & ASSOCIATES

G-1, VIKAS BUILDING,
18TH JUNE ROAD,
PANJIM, GOA.

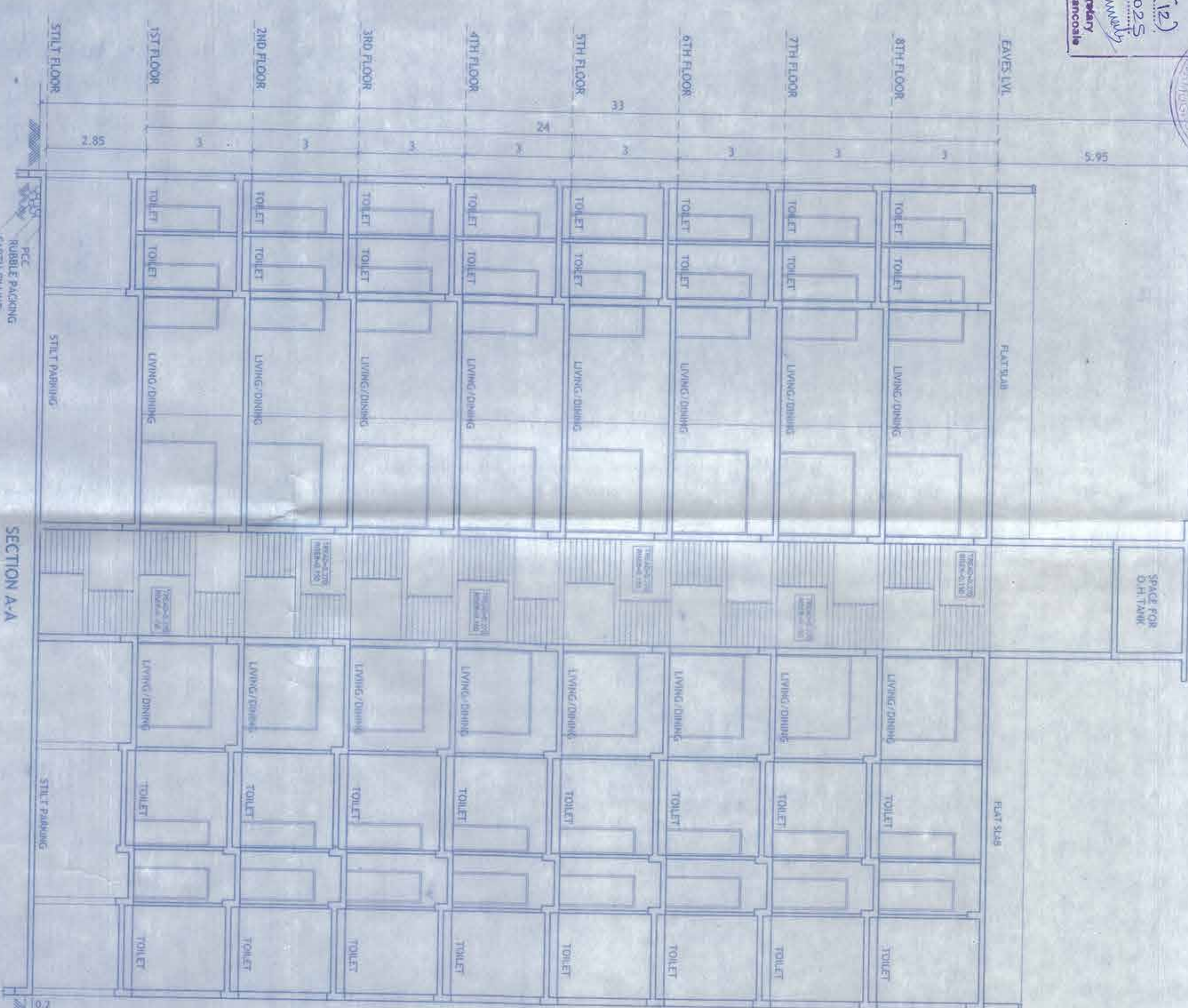
PH./FAX: 2228040, 2430010
e-mail: soares88@gmail.com

APPROVED
FOR PERMISION
DEVELOPMENT
Regd. Order No. 1000/14-17/2024-25/1919
Date: 24/01/2025
MEMBER SECRETARY

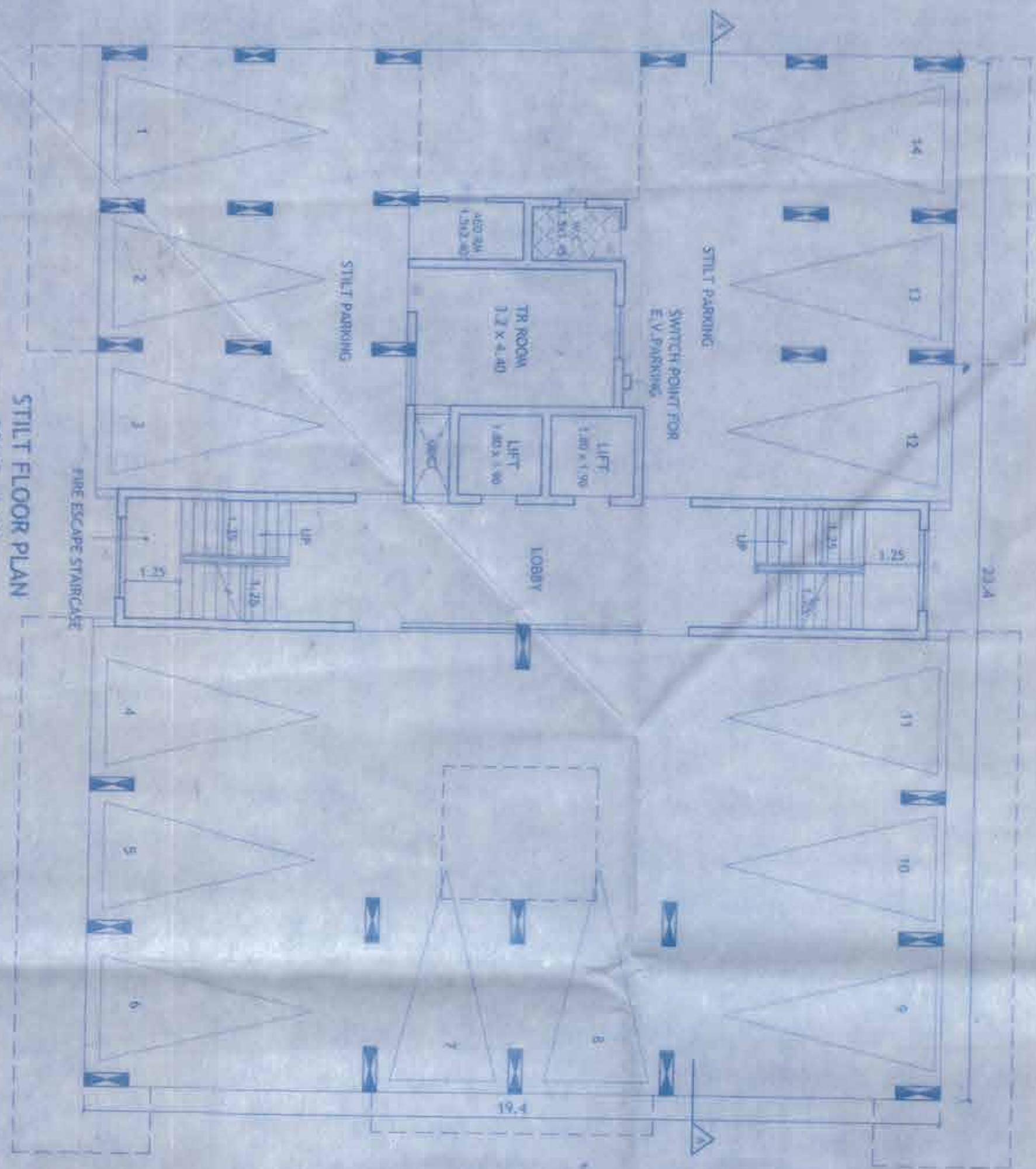
Village Panchayat Samiti
Construction Licence
Approved
Vide P.S. No. XT (12)
Date: 18/02/2025
Secretary
V. P. S. Sankar



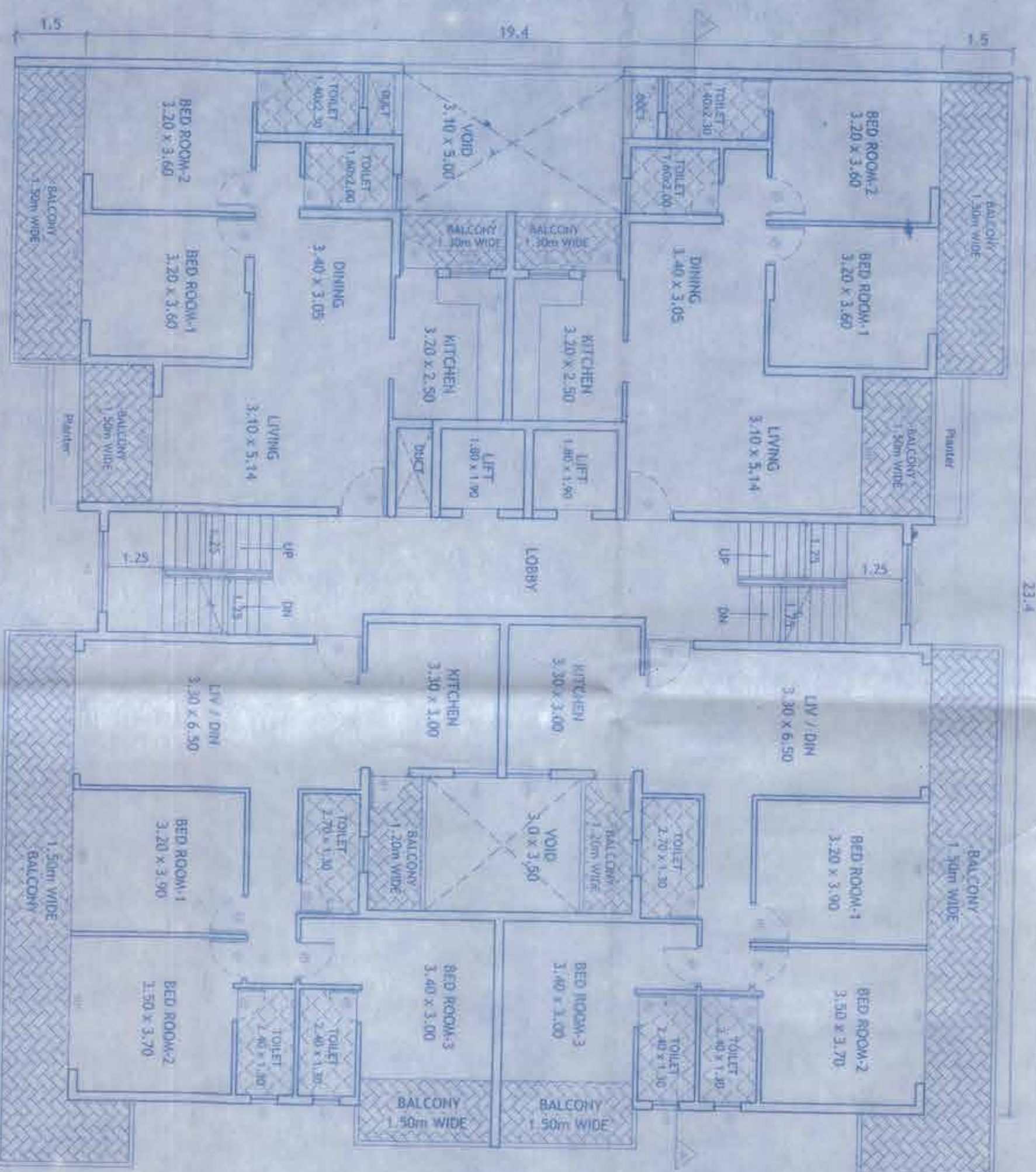
FRONT ELEVATION
SCALE - 1:100



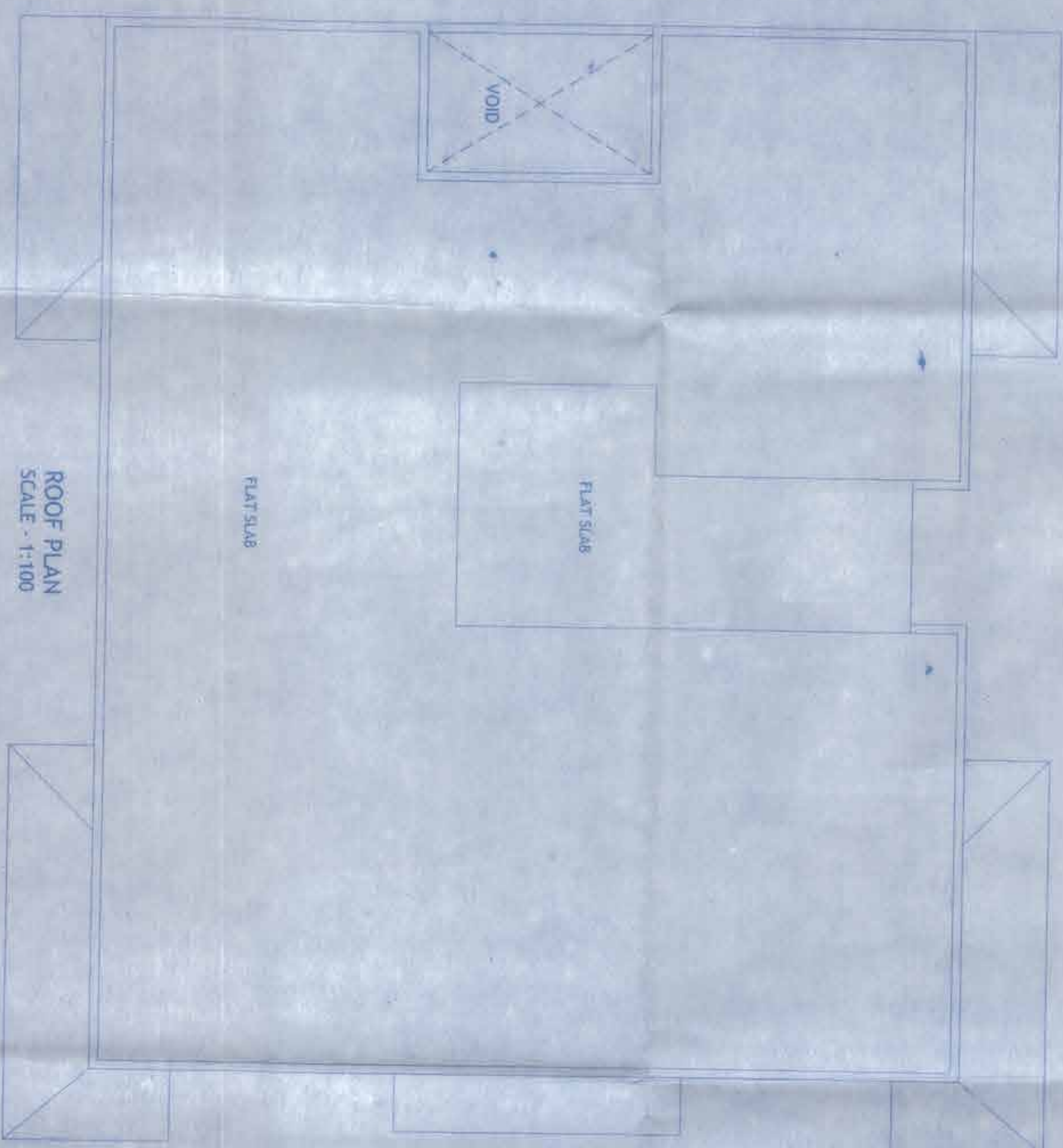
SECTION A-A
SCALE - 1:100



STILT FLOOR PLAN
SCALE - 1:100



TYPICAL FLOOR PLAN
(1st TO 8th FLOOR PLAN)
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

AREA STATEMENT :- BLOCK C7

FLOORS	TOTAL B.U.A (sq.m.)	STAIRS/LIFT (sq.m.)	BALCONY (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	GROSS F.A.R. (sq.m.)	LESS F.A.R. F.A.R 7.35	NET F.A.R (sq.m.)
STILT FLOOR	448.00	50.00	0.00	0.00	363.20	34.80	31.80	3.00
1st FLOOR	491.50	40.80	99.70	0.00	0.00	351.00	14.00	337.00
2nd FLOOR	491.50	40.80	99.70	0.00	0.00	351.00	14.00	337.00
3rd FLOOR	491.50	40.80	99.70	0.00	0.00	351.00	14.00	337.00
4th FLOOR	491.50	40.80	99.70	0.00	0.00	351.00	14.00	337.00
5th FLOOR	491.50	40.80	99.70	0.00	0.00	351.00	14.00	337.00
6th FLOOR	491.50	40.80	99.70	0.00	0.00	351.00	14.00	337.00
7th FLOOR	491.50	40.80	99.70	0.00	0.00	351.00	14.00	337.00
8th FLOOR	491.50	40.80	99.70	0.00	0.00	351.00	14.00	337.00
TOTAL	4380.00	376.40	797.60	0.00	363.20	2842.80	143.80	2699.00

PROPOSED COVERED AREA = 448.00 m²
PROPOSED F.A.R = 2699.00 m²
PROPOSED B.U AREA = 4380.00 m²

SCHEDULE OF OPENINGS

TYPE	CLEAR DIMENSIONS LENGTH IN METRS	HEIGHT IN METRS
D	1.00	2.15
D1	0.90	2.15
D2	0.75	2.15
SD1	3.00	2.15
SD2	3.50	2.15
WK	1.00	1.25
W2	1.00	1.25
V	0.60	0.60

BLOCK C7

PROJECT:
PROPOSED REVISION OF BLOCK C4,C5,C6 & C7
ON PLOT BEARING S7/NO/SUB DIV NO.
NO.271/1-A, AT SANKOALE VILLAGE,
MORNINGAO TALUKA - GOA.

OWNER:
MVR SEAVIEW HOMES PVT. LTD

DRN BY: S.A
DRGS:
JOB NO: SUB-01
FLOOR PLANS B
AREA STATEMENT
DATED: 19.08.24
SCALE - 1:100
ARCHITECT'S SIGNATURE:
CLIENT'S SIGNATURE:

ARCHITECTS:
SOARES & ASSOCIATES

By: J. Soares
Regd No CA/89/2085
A/R/03/12/2010



G-1, VINAS BUILDING,
PALANI, GOA.
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