

INTERNAL 9.00 M WIDE ROAD

SITE PLAN
SCALE :- 1:100

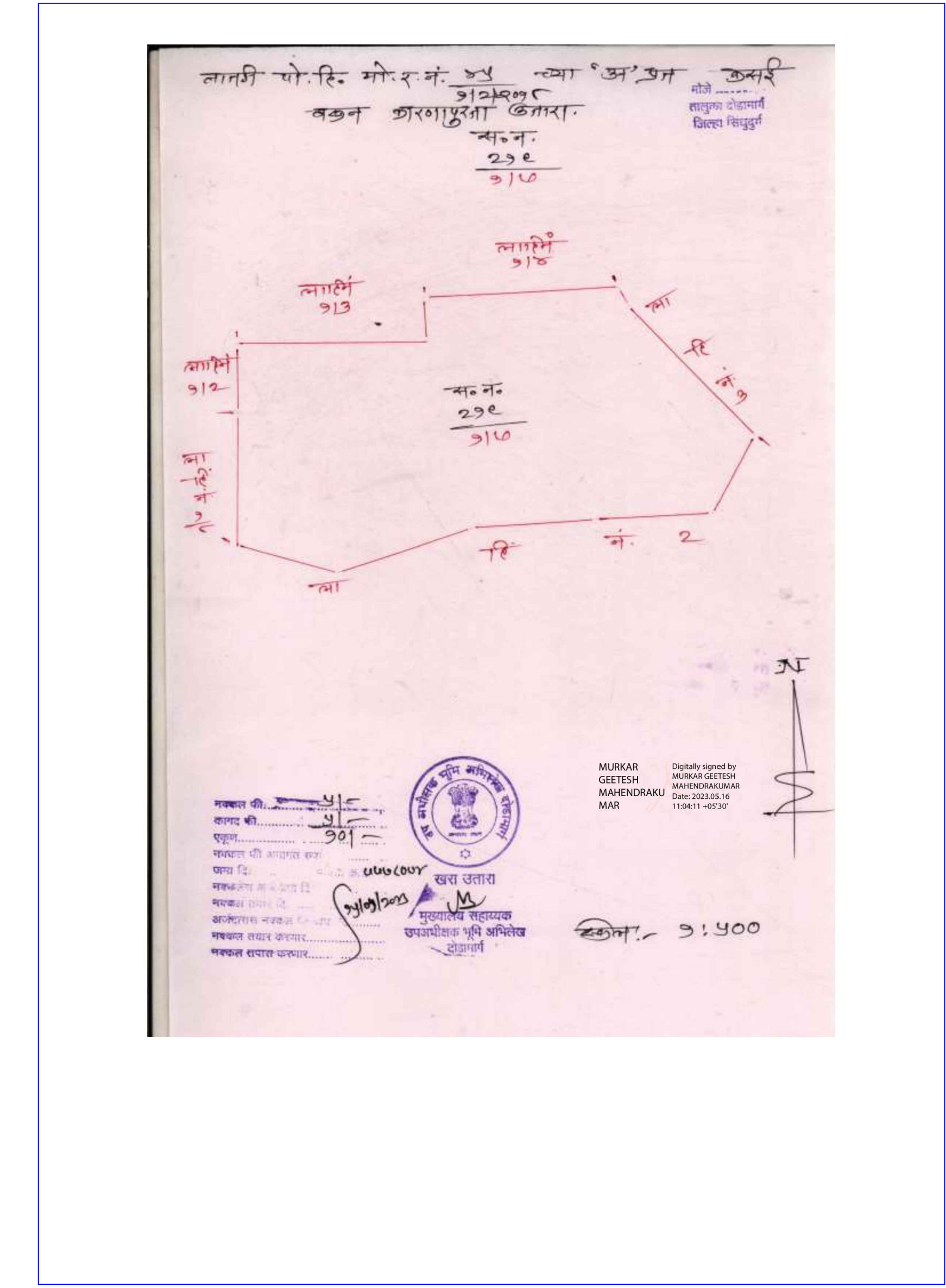
NOTES FOR SITE

PLAN	
BOUNDARY OF PLOT VERGED IN	
BLACK	
PROPOSED BUILDING VERGED IN	
RED	
PROPOSED DRAINAGE WORK VERGED IN	
DOTTED	

FSI DETAILS									
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.30	0.30	0.00	0.00	0.00	1.70	0.00	0.00
9.2 Existing Comsumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.10	0.30	0.30	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	2785.47	759.67	759.67	0.00	1669.55	0.00	5974.36	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	2785.47	0.00	0.00	0.00	181.40	0.00	2966.87	0.00	2966.87
9.6 Index Consumed	1.09	0.00	0.00	0.00	0.00	0.00	1.09	0.00	0.00

Parking Check (Table 8B)						
Building Name	USE	REQ. RATIO		NO.OF Tena/Area	PRP. RATIO	
		car	Scooter		car	Scooter
Building B	Residential	1	2	20	10.00	20.00
Building B	Residential	1	2	8	4.00	8.00
Building A	Residential	1	2	12	6.00	12.00
Building A	Residential	1	2	12	6.00	12.00
Total	-	-	-	-	26.00	52.00
Visitors parking(5%)	-	-	-	-	1.30	2.60
Total	-	-	-	-	27.30	54.60

Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	11	55	11	55	OK



Project Details

Building Type - Building Development

Zone Type - Residential Zone with Shop line. (R-2)

Location - Non-Congested

Ward No -

Plot No. - -

Cts No./Servey No. - 219

Sheet No. - 1

Zone Number:

Ward Name :

Prorata Value : 0.00

LEGENDS:

- PLOT BOUNDRY SHOWN WHITE
- PROPOSED WORK SHOWN RED
- DRAINAGE LINE SHOWN YELLOW LIGHT
- WATER LINE SHOWN BLUE DOTTED
- ENCLOSED BAL SHOWN BROWN
- TERRACE SHOWN DARK YELLOW
- OPEN BAL SHOWN BRAWN
- EXSTING SHOWN BLUE HATCHED



GM & ASSOCIATES
ARCHITECT & INTERIOR DESIGNER
17 - BABA BHALCHANDRA MALL, opp. S.M.HIGHSCHOOL, MUMBAI - GOA
HIGHWAY, AT-POST-TAL- KANKAVLI, DIST - SINDHUDURG, 416602.
M :- 09890618833 T:- (02367) 231986 E :- gmandassociates13@gmail.com

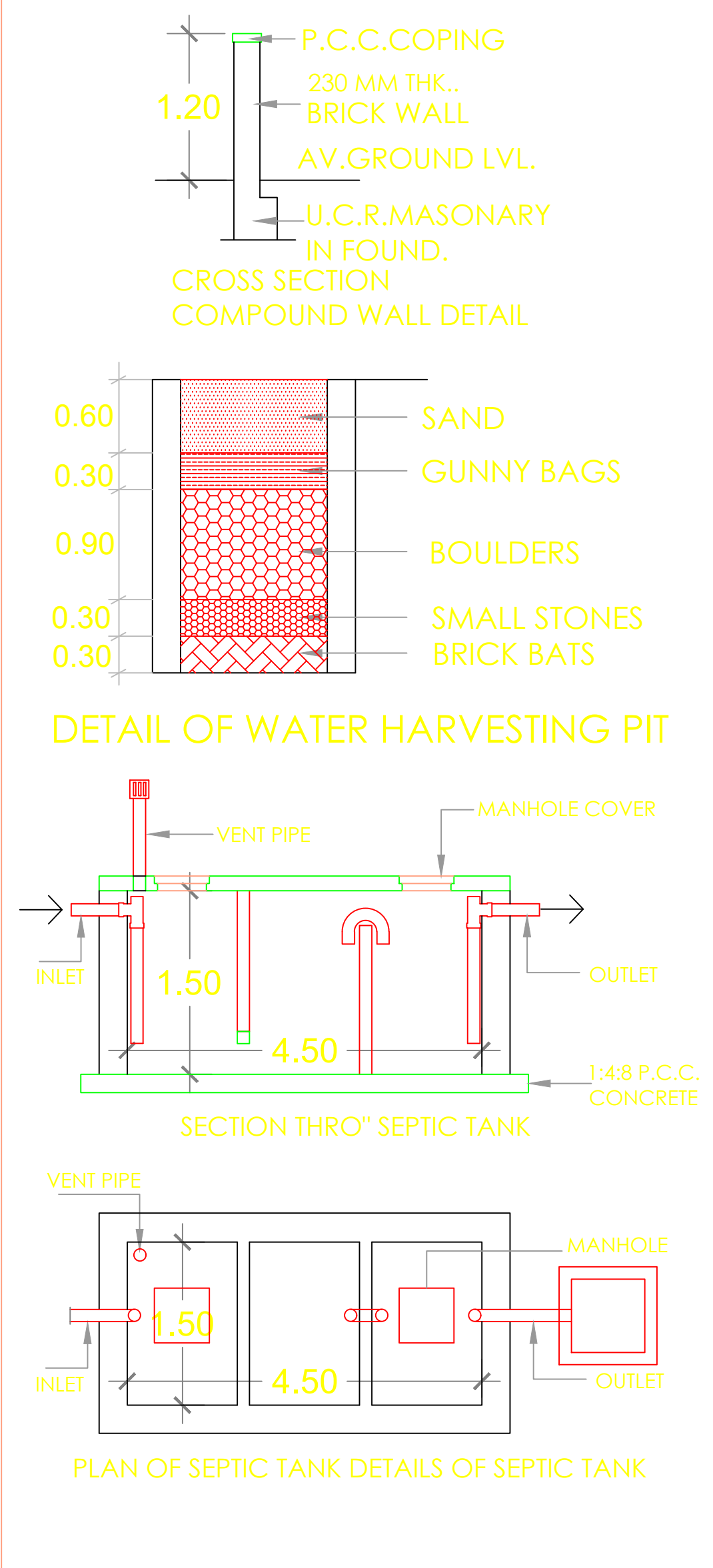
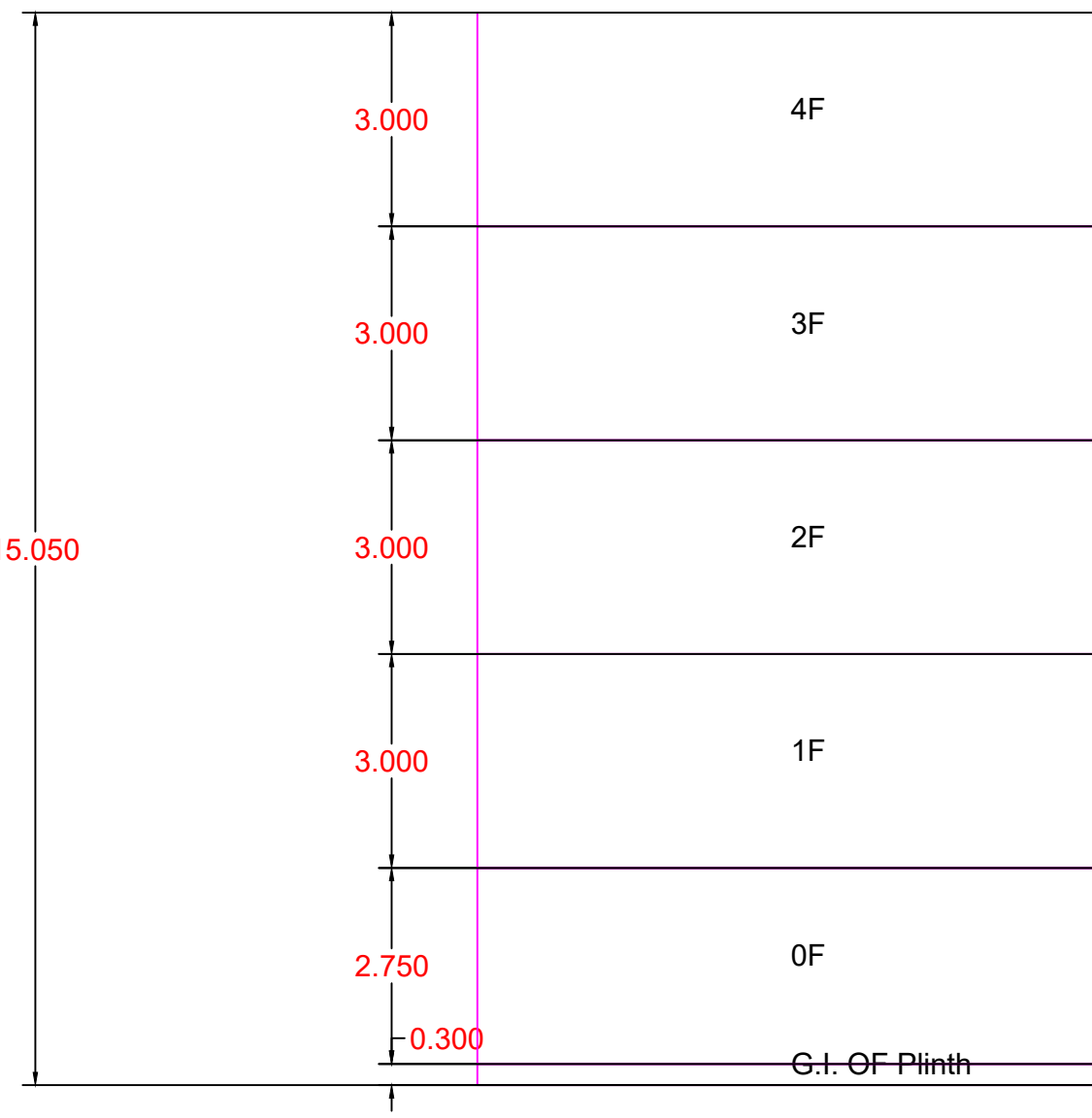
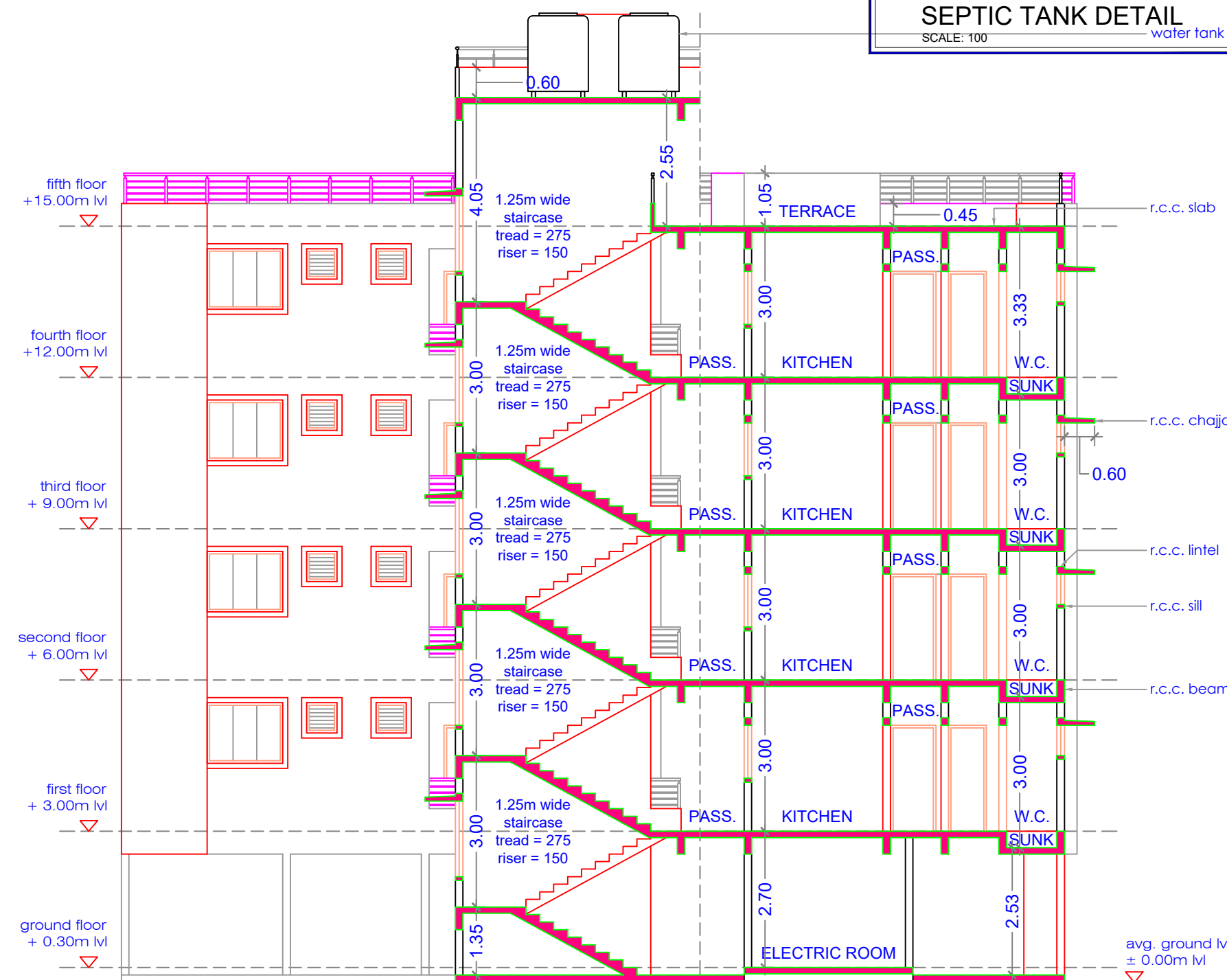
Proforma 1 : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	2532.25
(a) As per ownership document (7/12, CTS extract)	2540.00
(b) as per T.R.S. or City Survey measurement sheet	2540.00
(c) as per Demarcated drawing area	2637.32
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	2532.25
4. Deductions for	
(a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any U.P. Reservation area	0.00
(Total a+b)	0.00
5. Balance area of plot (3-4)	2532.25
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt - Nil	-
(Required: (a) Up to 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	2532.25
8. Recreational Open Space	-
(a) If area (8) is more than 4000 sqmt - 10 % of (8) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt - Check -	-
If it is full number like 12, 125, 415 etc. As per 7/12 abstract or City Survey Number - No Recreational open space is required	-
If it is subdivision like 1/2, 2/3, 1/25, 1/4191 etc then recreational open space is required.	-
(a) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(b) Exemption to leave open space subject to availing Basic F.S.I. of 75 %	-
(c) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-
Certificate of Area: Certified that the plot under reference was surveyed by me on 2023-05-01 and the dimensions of sides etc. of plot stated origin are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records. Signature _____ (Name of Architect/ Licensed Engineer/ Supervisor)	
Owner's Declaration: I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site. Signature _____ Owner (s) name and signature Architect/ Licensed Engineer/ Supervisor name and signature Job No. _____	
Name Of : Owner Block Buildtech LLP	
Postal Address : 301, Lavande Heritage Chinch Wadi Near Vastu Heritage, Rikandar, Rikandar North Goa-403006, Goa	
Phone No. 988749411	
DESCRIPTION OF PROJECT :	
Type of Proposal : Residential	
BUILDING ON CTS NO./SURVEY NO.-219	
SITE ADDRESS : Kankavli Dodamarg	
Name Of Architect : Gishah Mahendrakumar Munkar	
LOGO	ADDRESS OF OFFICE
OFFICE	17 - Baba Bhachandra Mall, Oppo S.M. Highschool, Mumbai - Goa Highway, Kankavli, 416602, Sindhudurg
OWNERS SIGN	TECHNICAL PERSON SIGN
Verified by architect	
SCALE - 1:100	Date: 22/05/23
JOB NO - NPKDG-23-43182	CHECK BY -
SUBMISSION DRAWING	

DOOR & WINDOW SCHEDULE, BUILDING - B					
NO.	WIDTH	HEIGHT	AREA	SPECIFICATION	NO.
DOOR					
DW	2.45	2.10	5.15	T.W. PANEL DOOR	28
DW1	1.55	2.10	3.26	T.W. PANEL DOOR	4
D1	1.05	2.10	2.21	T.W. PANEL DOOR	31
D2	0.90	2.10	1.89	T.W. PANEL DOOR	38
D3	0.75	2.10	1.58	T.W. PANEL DOOR	56
WINDOW					
W1	1.80	1.50	2.70	T. W. FRAME WITH GLAZED PANELS	5
W2	1.50	1.20	1.80	T. W. FRAME WITH GLAZED PANELS	33
W3	1.50	1.05	1.58	T. W. FRAME WITH GLAZED PANELS	24
VENTILATOR					
V	0.60	0.75	0.45	ALU. GLAZED VENTILATOR	56

[illegible]

BUILT-UP AREA CALCULATION Typical First to Fourth Floor Building B

BUILT UP AREA CALCULATION FOR FIRST/FIRST TO FOURTH FLOOR BUILDING B			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	31.95	18.95	408.37
BLOCK AREA TOTAL = 408.37 Sq.M			
LiftWell1	-	-	3.06
Duct3	-	-	7.32
Duct2	-	-	3.48
Duct1	-	-	4.69
TOTAL Deduction = 18.55 Sq.M			
Net BuiltUp Area = 389.82 Sq.M			



GM & ASSOCIATES
ARCHITECT & INTERIOR DESIGNER

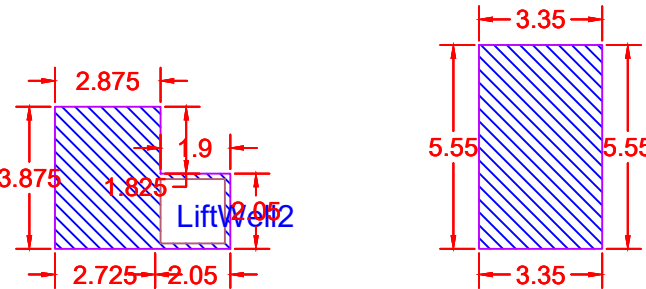
1	Area of plot (Minimum area of a, b, c, to be considered for awarding of title with sanctioned layout) No. and subplot No.	2532.25
2	(a) As per ownership document (F1/2, CTS extract)	2540.00
3	(b) as per TLR or City Survey Measurement sheet (as per Demarcated drawing area)	2637.32
4	2 area not in possession	0.00
5	3. Private area (1/2)	2532.25
6	(a) Deductions for (i) Proposed P.D.P. Road widening Area (Service Road) and other public utilities (ii) Any U.P. Reservation area (iii) All other encroachments (b) Balance area of plot (1/4)	0.00
7	Required (Area) (1/5 - 20000 sqm)	2532.25
8	(a) Annexed - Upto 20000 sqm - Nil (b) Above 20000 sqm - (a) + 5% of Total area	2532.25
9	6. Recreational Open Space (i) If area (b) is more than 4000 sqm - 10% of (b) is reserved (ii) If area (b) is less than 4000 sqm - Check	0.00
10	If it is a flat number like 1,2,125,4141 etc. For a P 12 plot, the number of the Number - No Recreational open space If it is a substation like 12, 255, 1251 4151 etc then recreational open space is 10% (A) 10% - Subject to minimum 200 sqm	2532.25
11	(b) Exemption to leave open space subject to saving flat F of 75%	0.00
12	(c) Exemption to leave open space subject to paying flat (n) - land value and of flat (n) per annum	0.00
13	Certificate of area Certified that the plot under reference was surveyed by the on the basis of the dimensions of sub-plot etc. of plot stated herein as are measured on site and the area worked out tallies with the area as mentioned in document of Ownership/ P. Scheme Records and Records Surveyed by Survey records. Signature _____ (Name of Architect / Licensed Engineer / Supervisor)	
14	Owner's Declaration - I, _____ of _____ hereby declare that I/we would abide by the conditions approved by the authority. I/we would execute the structure as per approved plans. Also I/we would execute the work under supervision of person technical person so as to ensure the quality and safety at the work site.	
15	Owner's name and signature	
16	Authority / Licensed Engineer / Supervisor name and signature	
17	Job No.	
18	As per Owner Block Budgeted LLP	
19	Postal Address : 301, Lawenda Heritage,Chinch Wadi Near Vastu Heritage,Relaxzone,Norban, Near G-03/006 Zone	
20	Phone No. 9887444141	
21	DESCRIPTION OF PROJECT : Type of Proposal, Residential BUILDING ON CTS, NO SURVEY NO-219	
22	SITE ADDRESS: Kauda/Dodamang	
23	Name of Client, Contact, Management/Manager	
24	LOCAL ADDRESS OF OFFICE	
25	OFFICE Plot - 1, Bata Bhikshu Nagar, Oppo S.M. Highschool, Mumtaz Gode Highway, Near, K1/002, Bhatkhande	
26	OWNERS SIGN - TECHNICAL PERSON SIGN	
27	Noted as applicant	
28	SCALE : 1=100	Date : 22/05/23
29	JOB NO - NPWD-234182	CHECK BY :
30	DECLARATION BY _____	

BUILDING	FLOORS	Building A						TERRACE PROP.	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA
		COMM.	RESI.	FSI AREA IND.	SPECIAL	MEZZ.	BALCONY PROP.							
Building A	Typical First to Fourth Floor	0.00	1420.08	0.00	0.00	0.00	110.08	0.00	0.00	12.24	43.20	0.00	0.00	1364.64
Building A	Ground Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building A	Total	0.00	1420.08	0.00	0.00	0.00	110.08	0.00	0.00	12.24	43.20	0.00	0.00	1364.64

Carpet Area Table						
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Total Carpet Area
Building A	Typical First to Fourth Floor	101;201;301;401	4	36.59	0.00	7.52
Building A	Typical First to Fourth Floor	102;202;302;402	4	40.93	0.00	4.21
Building A	Typical First to Fourth Floor	103;203;303;403	4	38.63	0.00	4.09
Building A	Typical First to Fourth Floor	104;204;304;404	4	38.63	0.00	3.90
Building A	Typical First to Fourth Floor	105;205;305;405	4	47.00	0.00	3.90
Building A	Typical First to Fourth Floor	106;206;306;406	4	40.80	0.00	3.90

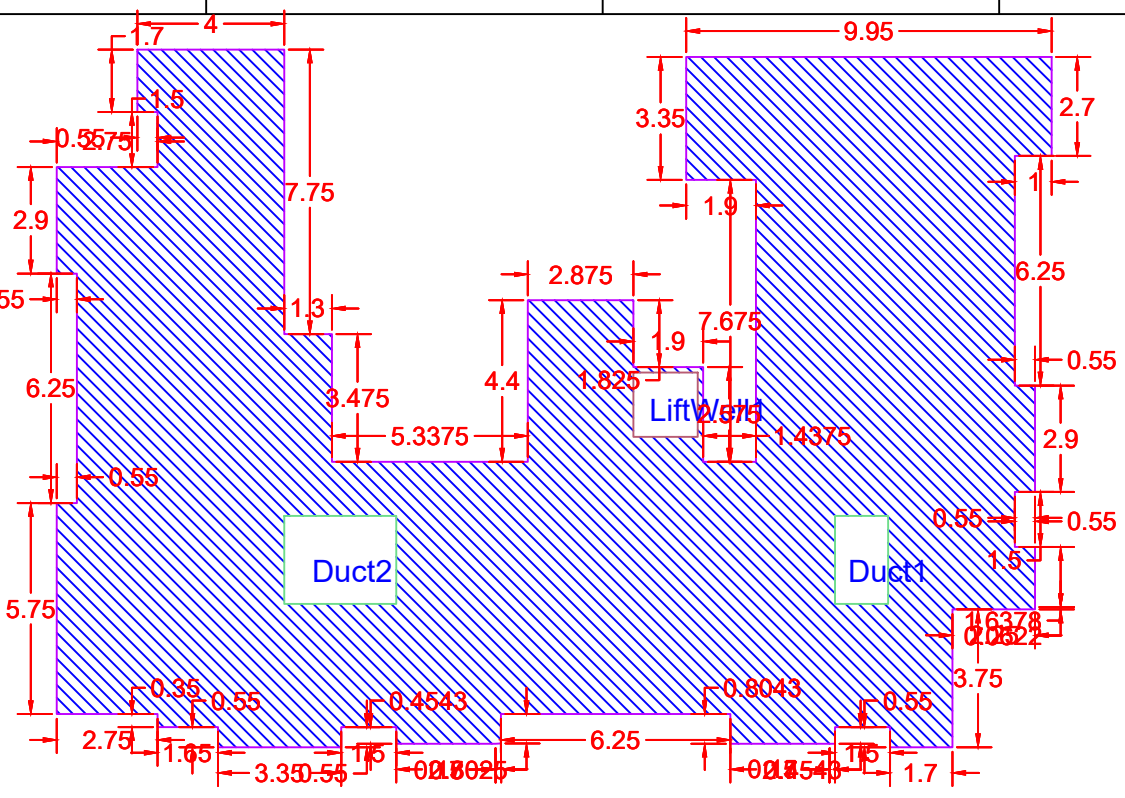
BUILT-UP AREA CALCULATION Ground Floor Building A

BUILT UP AREA CALCULATION FOR Ground Floor Building A			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	4.78	3.88	18.59
BLOCK AREA TOTAL =15.03Sq.M			
LiftWell2	-	-	3.06
TOTAL Deduction =3.06Sq.M			
Net BuiltUp Area =11.97 Sq.M			



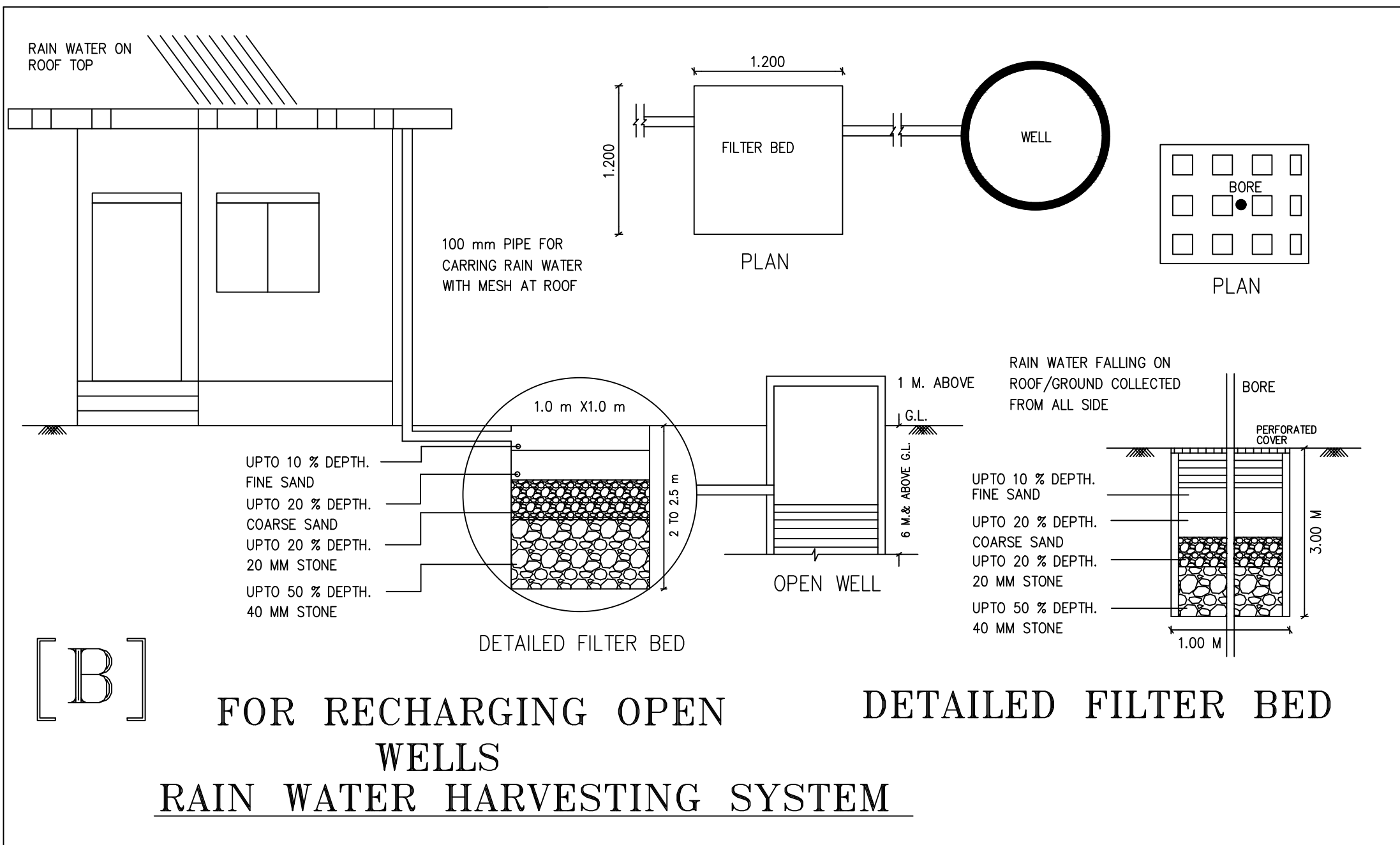
BUILT-UP AREA CALCULATION Ground Floor Building A

BUILT UP AREA CALCULATION FOR Ground Floor Building A			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	5.55	3.35	18.59
BLOCK AREA TOTAL =18.59Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =18.59 Sq.M			



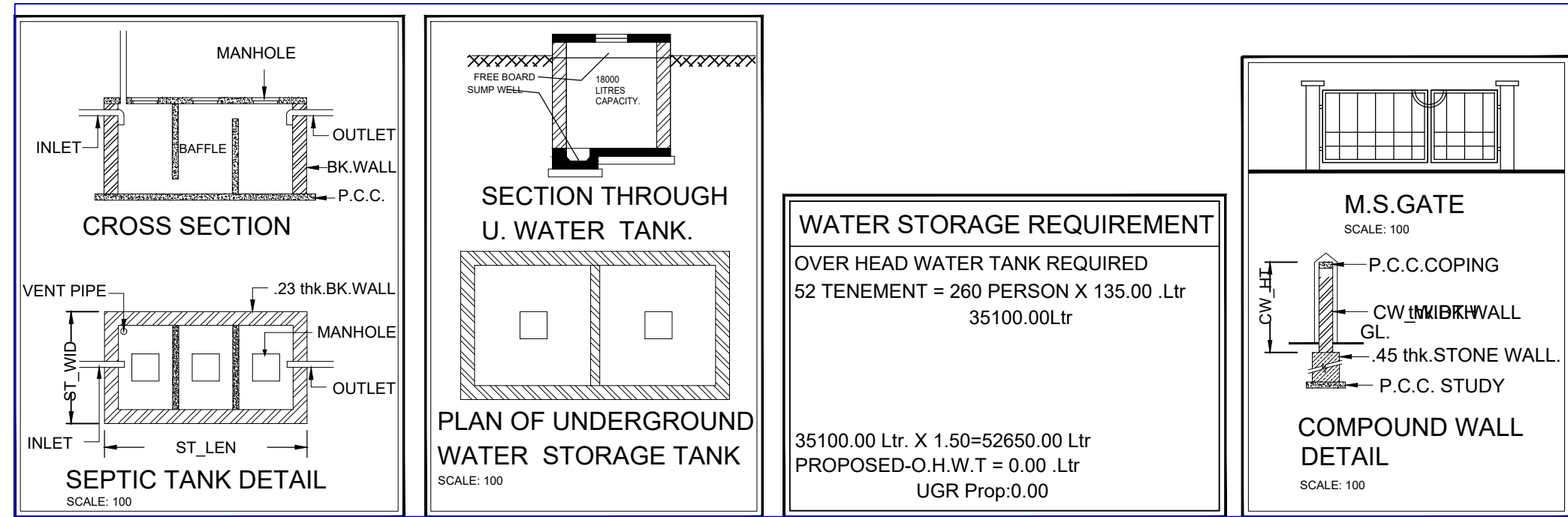
BUILT-UP AREA CALCULATION Typical First to Fourth Floor Building A

BUILT UP AREA CALCULATION FOR Typical First to Fourth Floor Building A			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	27.10	19.00	355.02
BLOCK AREA TOTAL =355.02Sq.M			
LiftWell1	-	-	3.06
Duct2	-	-	7.32
Duct1	-	-	3.48
TOTAL Deduction =13.86Sq.M			
Net BuiltUp Area =341.16 Sq.M			

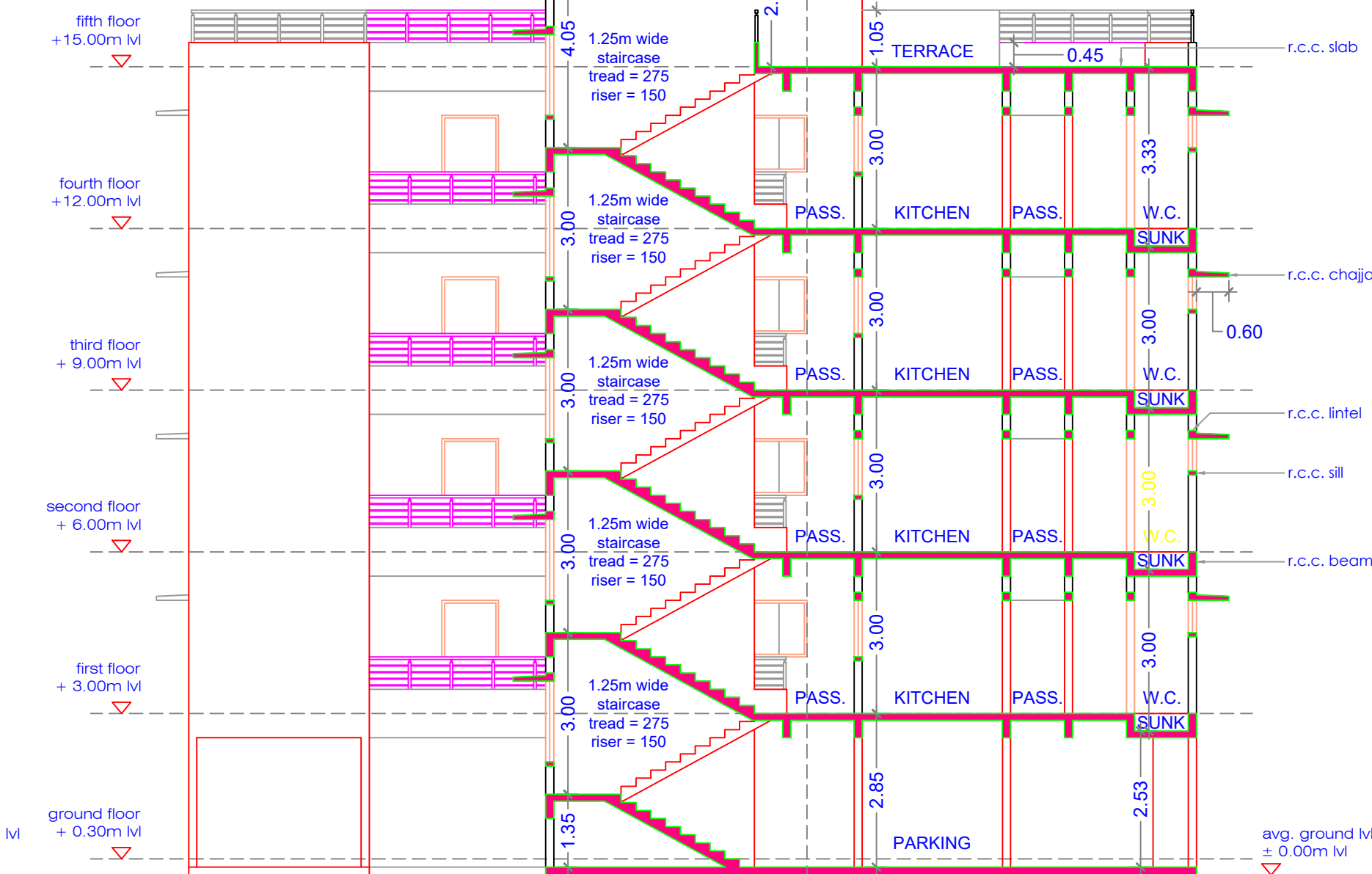


DOOR & WINDOW SCHEDULE, BUILDING - A

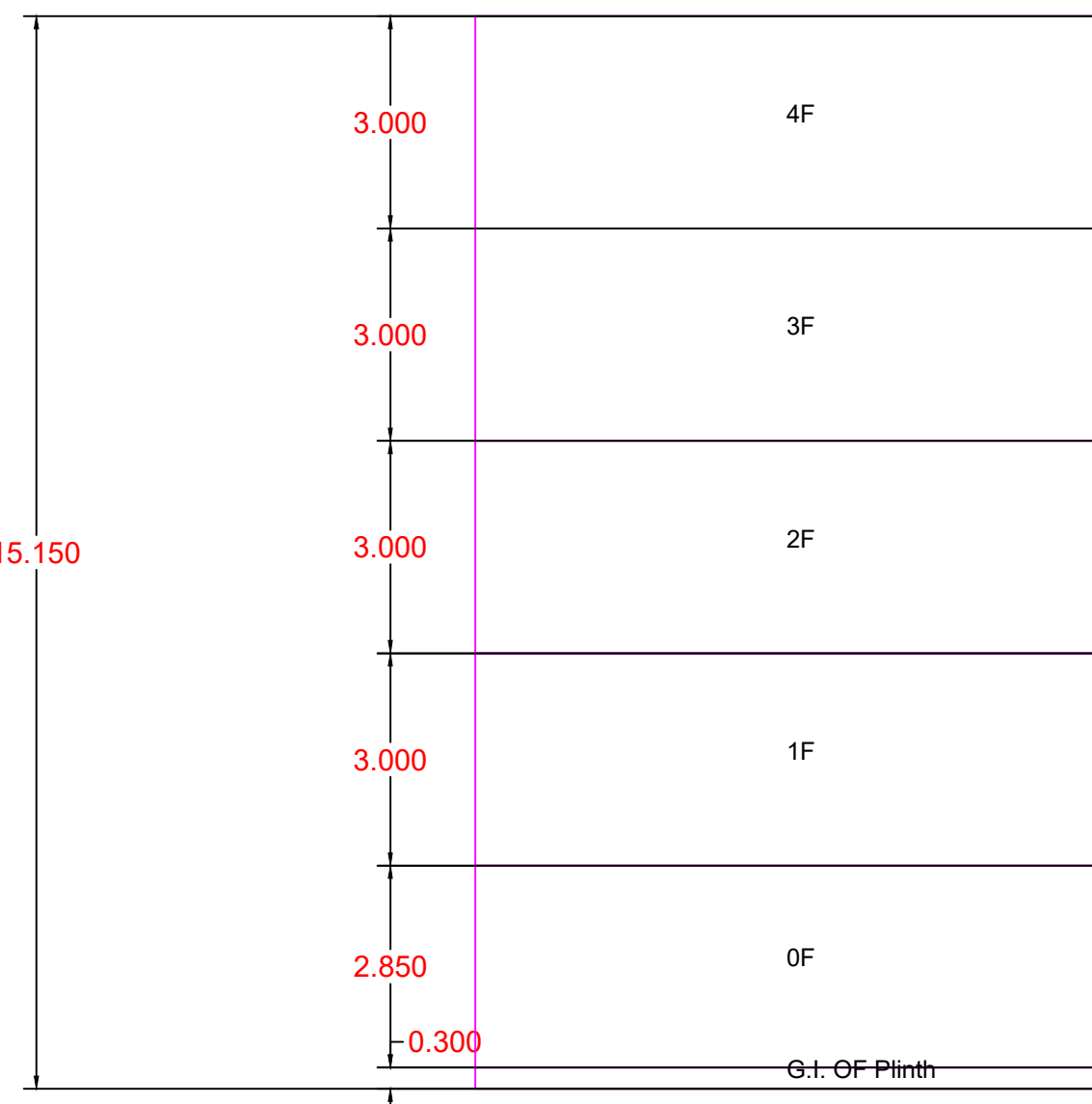
NO.	WIDTH	HEIGHT	AREA	SPECIFICATION	NO.
DOOR					
DW	2.45	2.10	5.15	T.W. PANEL DOOR	24
DW1	1.55	2.10	3.26	T.W. PANEL DOOR	4
D1	1.05	2.10	2.21	T.W. PANEL DOOR	26
D2	0.90	2.10	1.89	T.W. PANEL DOOR	34
D3	0.75	2.10	1.58	T.W. PANEL DOOR	48
WINDOW					
W1	1.80	1.50	2.70	T. W. FRAME WITH GLAZED PANELS	5
W2	1.50	1.20	1.80	T. W. FRAME WITH GLAZED PANELS	28
W3	1.50	1.05	1.58	T. W. FRAME WITH GLAZED PANELS	20
VENTILATOR					
V	0.60	0.75	0.45	ALU. GLAZED VENTILATOR	48



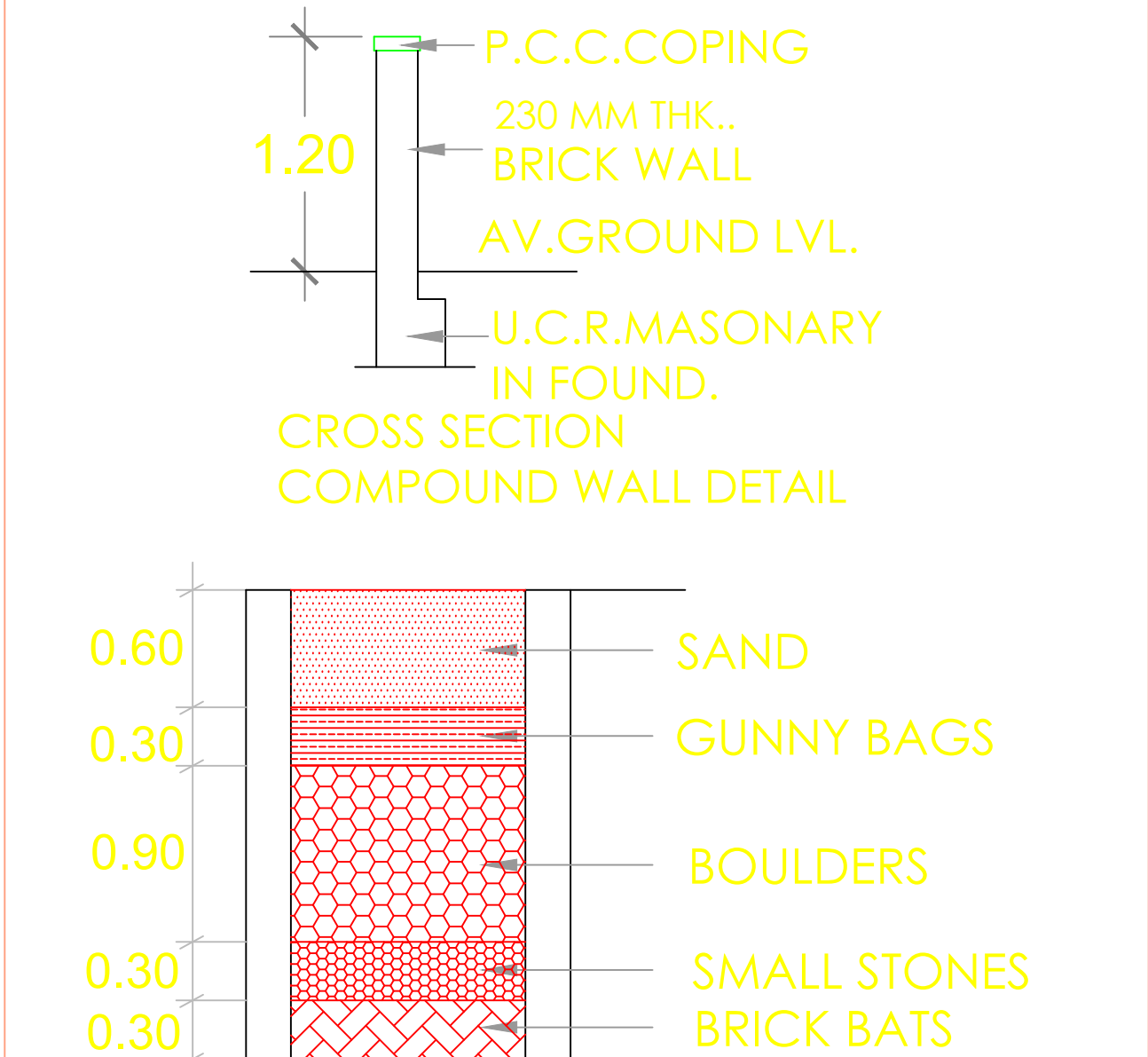
FRONT ELEVATION
SCALE 1:100
BUILDING - A



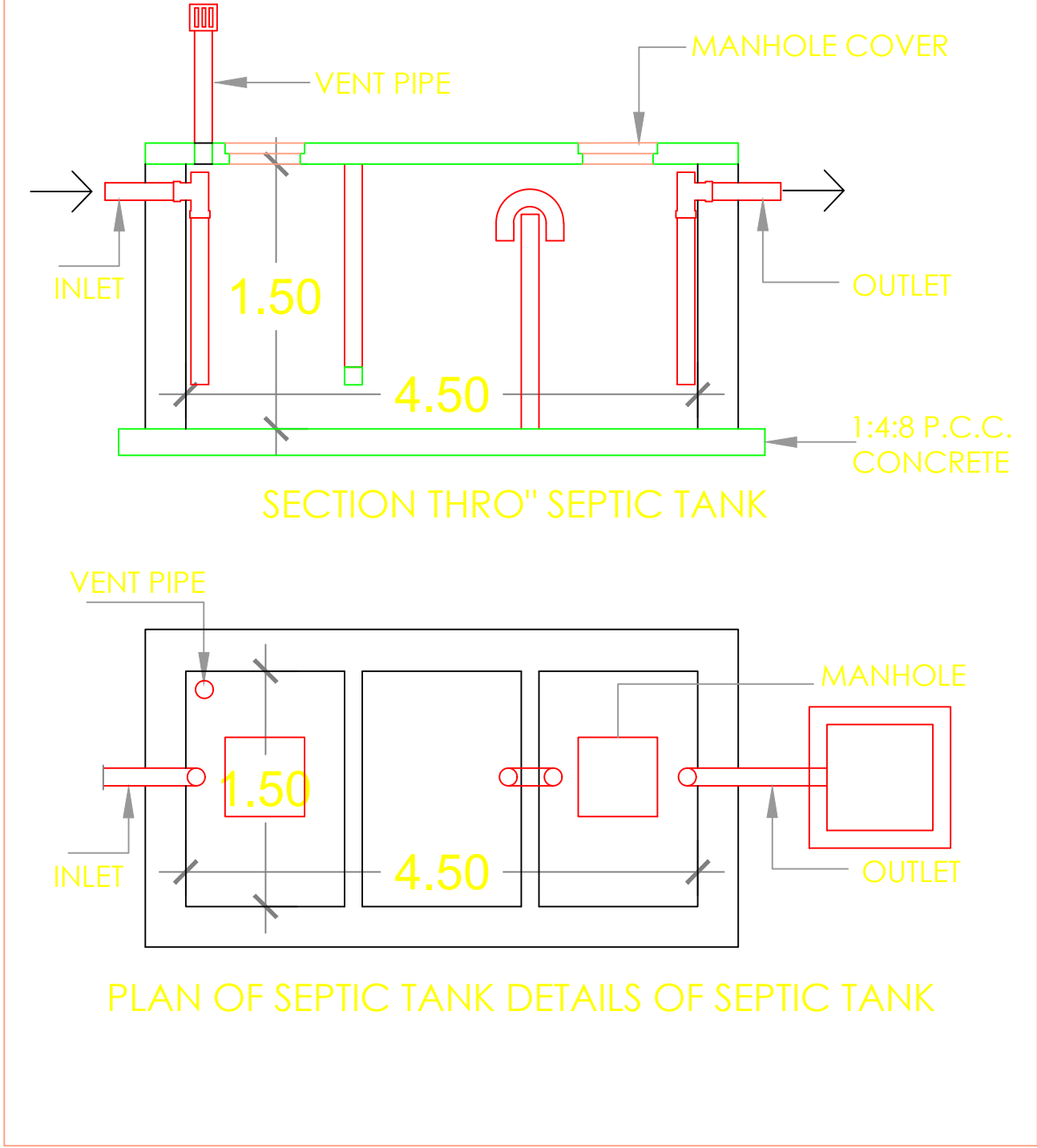
SECTION AA
SCALE 1:100
BUILDING - A



SECTION VIEW - Building A



DETAIL OF WATER HARVESTING PIT



SECTION THRO" SEPTIC TANK

PLAN OF SEPTIC TANK DETAILS OF SEPTIC TANK

Proforma 1: Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and sublot No.	2532.25
(a) As per ownership document (7/12, CTS extract)	2540.00
(b) as per T.E.R. or City Survey measurement sheet	2540.00
(c) as per Demarcated drawing area	2637.32
2. Area not in possession	0.00
3. Entire area (1-2)	2532.25
4. Deductions for	
(a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any U.P. Reservation area	0.00
(Total a+b)	0.00
5. Balance area of plot (3-4)	2532.25
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqm)	-
(Required: (a) 1500/20000 sqm - Nil	-
(b) Above 20000 sqm - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	2532.25
8. Recreational Open Space	0.00
(a) If area (6) is more than 4000 sqm - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqm - Check -	-
(1) If it is full number like 12, 125, 415 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required.	-
(2) If it is subdivision like 12.25, 125.14191 etc then recreational open space is required.	0.00
(a) 10 % Subject to minimum 200 sqm	0.00
Proposed	0.00
(b) Exemption to leave open space subject to availing basic F.S.I. of 75 %	-
(c) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-
Certificate of Area:	
Certified that the plot under reference was surveyed by me on 2023-05-01 and the dimensions of sides etc. of plot stated herein are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records/Land Records Department/City Survey records.	
Signature _____	
(Name of Architect/ Licensed Engineer/ Supervisor)	
Owner (s) name and signature _____	
Architect/ Licensed Engineer/ Supervisor name and signature _____	
Job No. _____	
Name Of: Owner Block Builders LLP	
Postal Address : 301, Lavande Heritage,Chinch Wadi, Near Vastu Heritage,Ribunde, Ribunde, North Goa-403006, Goa	
Phone No: 988749411	
DESCRIPTION OF PROJECT :	
Type of Project: Residential	
BUILDING ON CTS NO. 10/SURVEY NO. 219	
SITE ADDRESS: Kasal Dondamarg	
Name Of Architect: Gmsh Mahendrakumar Munkar	
ADDRESS OF OFFICE	
OFFICE: 17 - Baba Bhachandara Mall, Oppo S.M. Highschool, Mumbai - Goa Highway, Kankavay, 416002, Sindhuburg	
OWNERS SIGN: _____	
TECHNICAL PERSON SIGN: _____	
SCALE: 1:100 Date: 22/05/23	
JOB NO: NPKDG-23-43182 CHECK BY: _____	
SUBMISSION DRAWING	

GM & ASSOCIATES
ARCHITECT & INTERIOR DESIGNER

17 - BABA BHACHANDARA MALL, opp. S.M. HIGH SCHOOL, MUMBAI - GOA HIGHWAY, AT-POST-TAL-KANKAVAY, DIST - SINDHURGURGA, 416002
M - 98800018033 T - (02047) 2311946 E - gmndassociates13@gmail.com