



**SITE PLAN  
SCALE 1:500**

Approved as per letter no V.P. 232/2458/06/2022  
 dated 16/5/22  
 LOURENÇO RIBEIRO  
 SECRETARY  
 VILLAGE RANCH/WEST GANDOLM  
 BARDEZ - GOA

**RAMP STATEMENT**

USE	RAMP AREA	NO. OF UNITS (NOS.)	SQM
RESIDENTIAL CUM COMMERCIAL BUILDING	38.78	2 NOS	78.56m <sup>2</sup>
ROW VILLA BLOCK - A	12.25	1 NOS	12.25m <sup>2</sup>
ROW VILLA BLOCK - B	11.00	7 NOS	77.00m <sup>2</sup>
ROW VILLA BLOCK - C	13.00	6 NOS	78.00m <sup>2</sup>
ROW VILLA BLOCK - D	11.00	2 NOS	22.00m <sup>2</sup>
ROW VILLA BLOCK - E	13.00	6 NOS	78.00m <sup>2</sup>
ROW VILLA BLOCK - F	10.78	2 NOS	21.56m <sup>2</sup>
VILLA TYPE - G	76.42	1 NOS	76.42m <sup>2</sup>
<b>TOTAL</b>			<b>520.21m<sup>2</sup></b>

**TOTAL COVERAGE AREA CALCULATION**

- 1) ROW VILLA BLOCK A - (TOTAL COVERAGE AREA) = 787.84 SQ.M
- 2) ROW VILLA BLOCK B - (TOTAL COVERAGE AREA) = 1327.08SQ.M
- 3) ROW VILLA BLOCK C - (TOTAL COVERAGE AREA) = 1234.72 SQ.M
- 4) ROW VILLA BLOCK D - (TOTAL COVERAGE AREA) = 1117.17SQ.M
- 5) ROW VILLA BLOCK E - (TOTAL COVERAGE AREA) = 1234.72 SQ.M
- 6) ROW VILLA BLOCK F - (TOTAL COVERAGE AREA) = 328.82 SQ.M
- 7) TYPICAL VILLA TYPE G - (TOTAL COVERAGE AREA) 8 NOS = 1303.73 SQ.M
- 8) RESIDENTIAL CUM COMMERCIAL BUILDING - (TOTAL COVERAGE AREA) = 561.28 SQ.M

**TOTAL COVERAGE AREA of all Buildings Proposed 7847.32 Sq.mt**

**CALCULATION FOR INFRASTRUCTURE TAX**

- 1) ROW VILLA BLOCK A - (TOTAL BUILT UP AREA) = 1717.17 SQ.M
- 2) ROW VILLA BLOCK B - (TOTAL BUILT UP AREA) = 3348.83 SQ.M
- 3) ROW VILLA BLOCK C - (TOTAL BUILT UP AREA) = 2476.23 SQ.M
- 4) ROW VILLA BLOCK D - (TOTAL BUILT UP AREA) = 2334.72 SQ.M
- 5) ROW VILLA BLOCK E - (TOTAL BUILT UP AREA) = 2476.23 SQ.M
- 6) ROW VILLA BLOCK F - (TOTAL BUILT UP AREA) = 688.31 SQ.M
- 7) TYPICAL VILLA TYPE G - (TOTAL BUILT UP AREA) 8 NOS = 3644.88 SQ.M
- 8) RESIDENTIAL CUM COMMERCIAL BUILDING (TOTAL BUILT UP AREA) = 2892.58 SQ.M

**Total BUA of all Buildings Proposed 19956.72 Sq.mt**

9) TOTAL RAMP BUILT UP AREA OF ALL PROPOSED BUILDING - 620.21 SQ.M

10) SWIMMING POOL - (TOTAL BUILT UP AREA) 655.57 SQ.M

**TOTAL AREA FOR INFRASTRUCTURE TAX = 21332.50 SQ.M**

**PARKING STATEMENT**

USE	FLOOR AREA (SQ.M)	NO. OF UNITS (NOS.)	REQUIRED (NOS.)	PROVIDED (NOS.)
RESIDENTIAL CUM COMMERCIAL BUILDING	430.88	05	430/50 = 8.60	14
ROW VILLA BLOCK - A	942.11	04	2 X 04 = 08	08
ROW VILLA BLOCK - B	2018.96	07	2 X 07 = 14	28
ROW VILLA BLOCK - C	1438.09	06	2 X 06 = 12	12
ROW VILLA BLOCK - D	1730.53	06	2 X 06 = 12	24
ROW VILLA BLOCK - E	1438.09	06	2 X 06 = 12	12
ROW VILLA BLOCK - F	496.79	02	2 X 02 = 04	04
VILLA TYPE - G	2158.84	05	2 X 05 = 10	20
<b>TOTAL PARKINGS</b>			<b>= 92.60</b>	<b>145</b>

**AREA STATEMENT - 1**

01	Total Area of the Amalgamated plot	34545.00	Sq.mt
02	Area of the Plot 92/1 - D	7000.00	Sq.mt
03	Area of the Plot for proposed Development	27545.00	Sq.mt
04	Area Under orchard zone	7610.00	Sq.mt
05	Area of Plot under settlement Zone (For the proposed Development )	19935.00	Sq.mt
06	Deduction For	100.00	Sq.mt
(a)	Area within road widening/Proposed	---	Sq.mt
(b)	Area reserved for any other use	---	Sq.mt
	<b>Total (a + b)</b>	<b>100.00</b>	<b>Sq.mt</b>
07	<b>Effective Plot Area (05 - 06)</b>	<b>19835.00</b>	<b>Sq.mt</b>
08	Open space Required 15%	2975.25	Sq.mt
09	Open space Provided 15.03%	2975.75	Sq.mt
10	Area occupied by existing building on the plot	0.00	Sq.mt
11	Area of building to be demolished	0.00	Sq.mt
12	Permissible Coverage (40 %)	7934.00	Sq.mt
13	Covered Area of proposed Building	7847.32	Sq.mt
14	Plot Coverage of proposed Building	39.56	Percent
15	Permissible FAR (60 %)	11901.00	Sq.mt
16	Whether any extra Far Claimed	60.00	Sq.mt
17	<b>TOTAL FAR PERMISSIBLE (15 + 16)</b>	<b>11961.00</b>	<b>Sq.mt</b>

**18 Details of Area & use floor wise of Proposed ROW VILLA BLOCK A**

FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR (M.sq)	Net Floor Area (M.sq)	Net Floor Area (M.sq)
			Stair	Balcony	Stilt
L.G Floor	Res.	476.13	129.38	---	346.77
Stilt	Park.	497.88	84.04	---	413.82
First Floor	Res.	374.28	66.89	37.68	269.71
SEC. Floor	Res.	375.10	---	43.47	331.63
	<b>Total BUA</b>	<b>1717.17</b>	<b>260.29</b>	<b>81.15</b>	<b>433.62</b>

**19 Details of Area & use floor wise of Proposed ROW VILLA BLOCK B**

FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR (M.sq)	Net Floor Area (M.sq)	Net Floor Area (M.sq)
			Stair	Balcony	Stilt
L.G Floor	Res.	705.70	197.85	---	507.85
Stilt	Park.	734.78	100.19	---	634.60
First Floor	Res.	676.43	106.50	---	569.93
SEC. Floor	Res.	359.31	---	---	359.31
	<b>Total BUA</b>	<b>2475.23</b>	<b>404.54</b>	---	<b>634.60</b>

**20 Details of Area & use floor wise of Proposed Row Villa Block C**

FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR (M.sq)	Net Floor Area (M.sq)	Net Floor Area (M.sq)
			Stair	Balcony	Stilt
L.G Floor	Res.	705.70	197.85	---	507.85
Stilt	Park.	734.78	100.19	---	634.60
First Floor	Res.	676.43	106.50	---	569.93
SEC. Floor	Res.	359.31	---	---	359.31
	<b>Total BUA</b>	<b>2475.23</b>	<b>404.54</b>	---	<b>634.60</b>

**21 Details of Area & use floor wise of Proposed ROW VILLA BLOCK D**

FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR (M.sq)	Net Floor Area (M.sq)	Net Floor Area (M.sq)
			Stair	Balcony	Stilt
Stilt	Res.	764.96	84.82	---	680.14
Ground Floor	Res.	817.12	93.06	37.83	686.42
First Floor	Res.	658.18	93.06	62.46	462.66
SEC. Floor	Res.	663.48	---	53.01	540.45
	<b>Total BUA</b>	<b>2834.72</b>	<b>270.94</b>	<b>153.10</b>	<b>880.14</b>

**22 Details of Area & use floor wise of Proposed Row Villa Block E**

FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR (M.sq)	Net Floor Area (M.sq)	Net Floor Area (M.sq)
			Stair	Balcony	Stilt
L.G Floor	Res.	705.09	197.85	---	507.24
Stilt	Park.	734.80	100.19	---	634.60
First Floor	Res.	675.43	106.50	---	568.93
SEC. Floor	Res.	359.31	---	---	359.31
	<b>Total BUA</b>	<b>2475.23</b>	<b>404.54</b>	---	<b>634.60</b>

**23 Details of Area & use floor wise of Proposed ROW VILLA BLOCK F**

FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR (M.sq)	Net Floor Area (M.sq)	Net Floor Area (M.sq)
			Stair	Balcony	Stilt
Ground Floor	Res.	250.27	56.81	---	193.46
Stilt	Res.	280.02	47.76	---	232.26
First Floor	Res.	167.54	33.70	---	133.84
SEC. Floor	Res.	190.48	---	20.99	169.49
	<b>Total BUA</b>	<b>888.31</b>	<b>138.27</b>	<b>20.99</b>	<b>212.28</b>

**24 Details of Area & use floor wise of Proposed Typical Independent Villa Type - G FOR 5 NOS OF VILLAS**

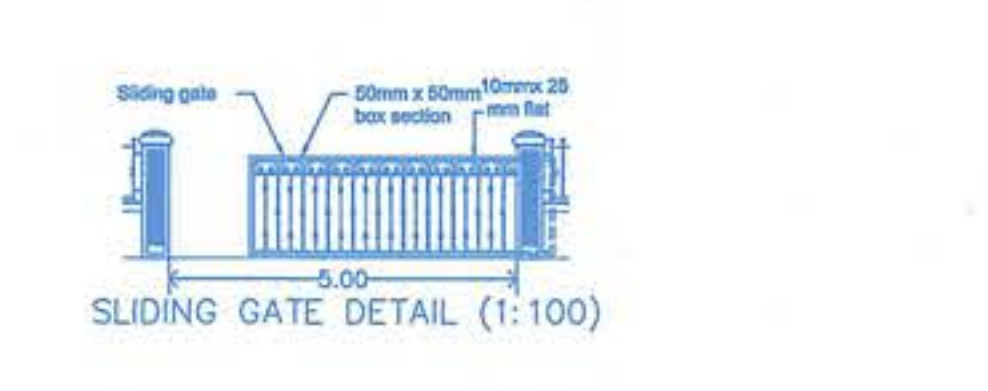
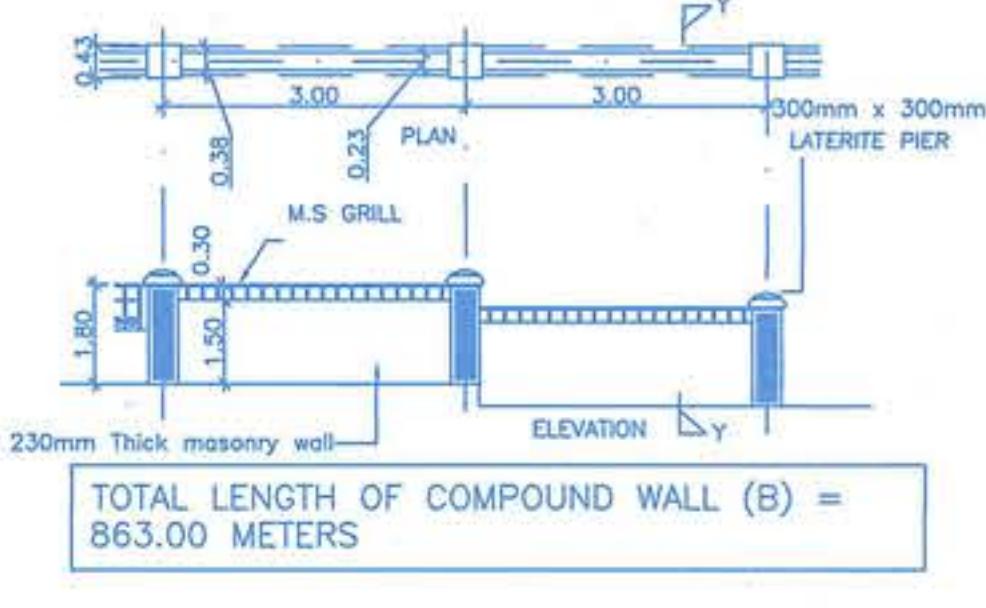
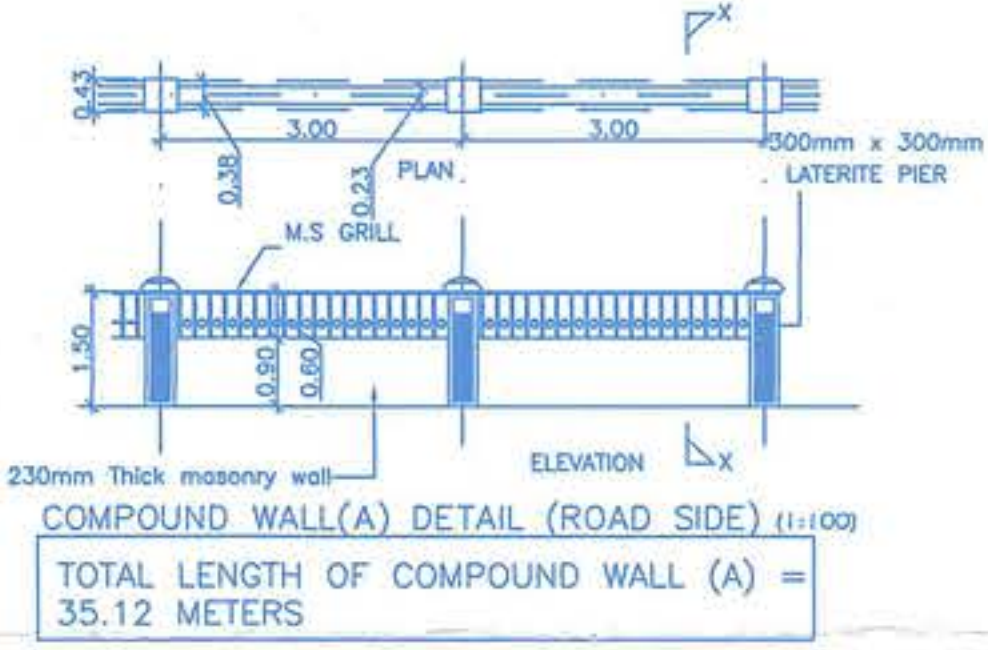
FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR (M.sq)	Net Floor Area (M.sq)	Net Floor Area (M.sq)
			Stair	Balcony	Stilt
Stilt	Res.	970.73	139.88	---	830.85
Ground Floor	Res.	1175.02	131.27	93.58	950.37
First Floor	Res.	757.67	136.70	---	620.97
SEC. Floor	Res.	641.43	---	---	641.43
	<b>Total BUA</b>	<b>3544.85</b>	<b>407.85</b>	<b>93.58</b>	<b>830.85</b>

**25 Details of Area & use floor wise of Proposed Residential cum Commercial Building**

FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR (M.sq)	Net Floor Area (M.sq)	Net Floor Area (M.sq)
			Stair	Balcony	Base, STILT
Basement Flr.	Park.	952.79	33.09	---	919.70
Ground Floor	Com.	4880.92	635.83	---	4245.09
First Floor	Res.	6554.47	989.26	174.91	4470.30
SEC. Floor	Res.	574.71	18.82	75.43	485.46
	<b>Total BUA</b>	<b>2892.56</b>	<b>171.55</b>	<b>150.88</b>	<b>919.70</b>
	<b>Total BUA of all Buildings Proposed</b>				<b>19908.65</b>
27	<b>Total Floor Area Consumed</b>				<b>11739.93</b>
28	<b>TOTAL FAR CONSUMED</b>				<b>59.18</b>

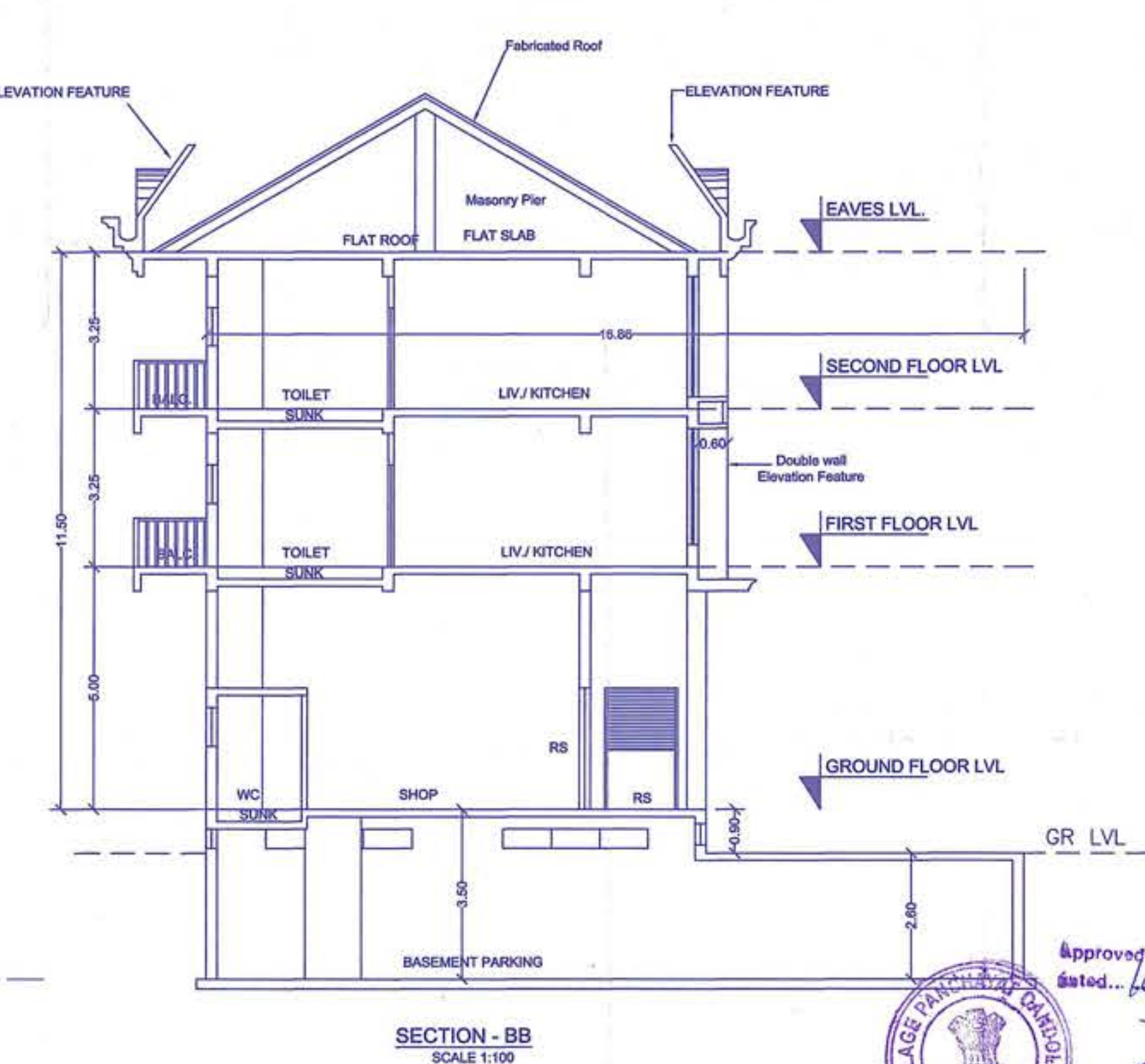
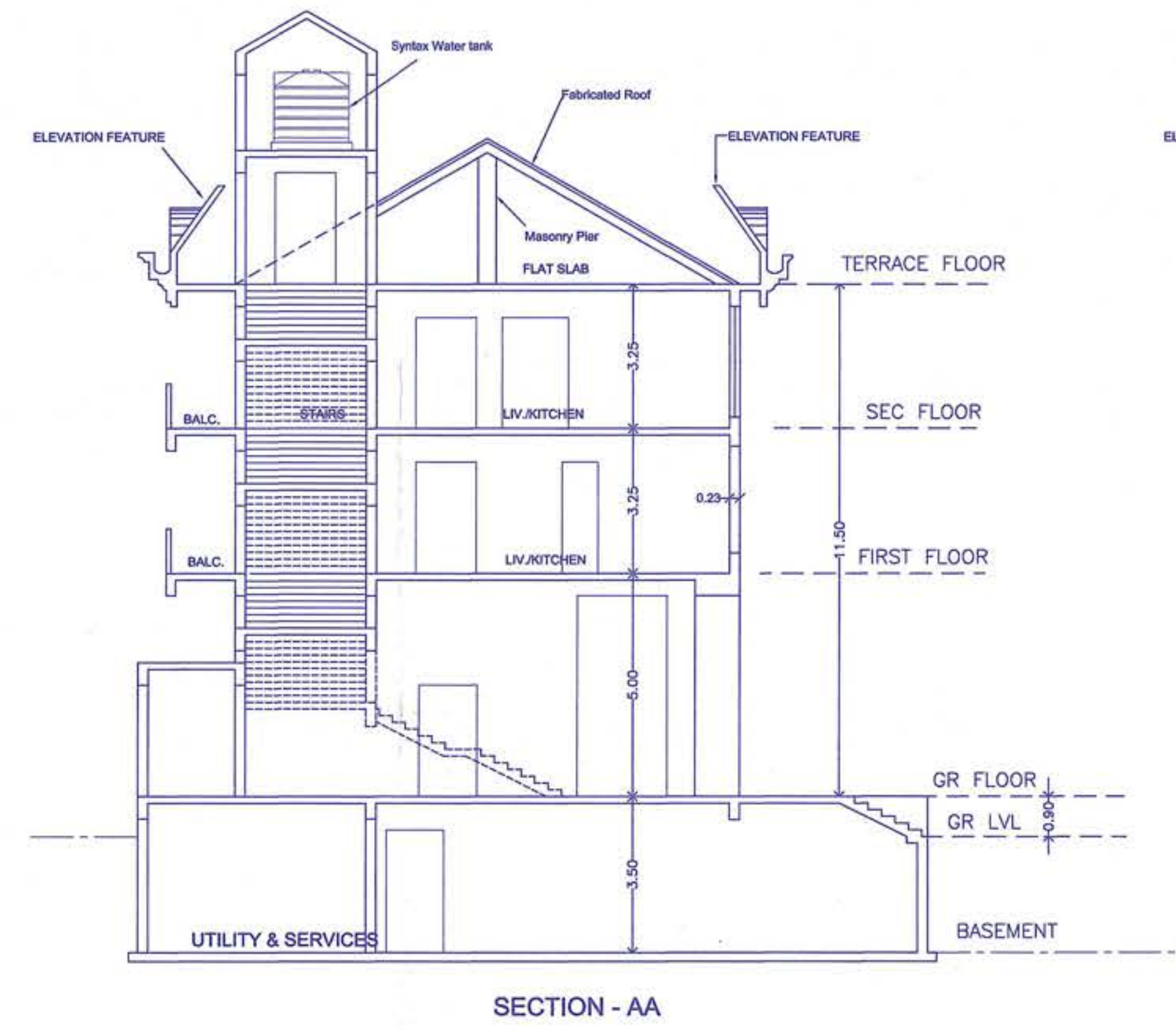
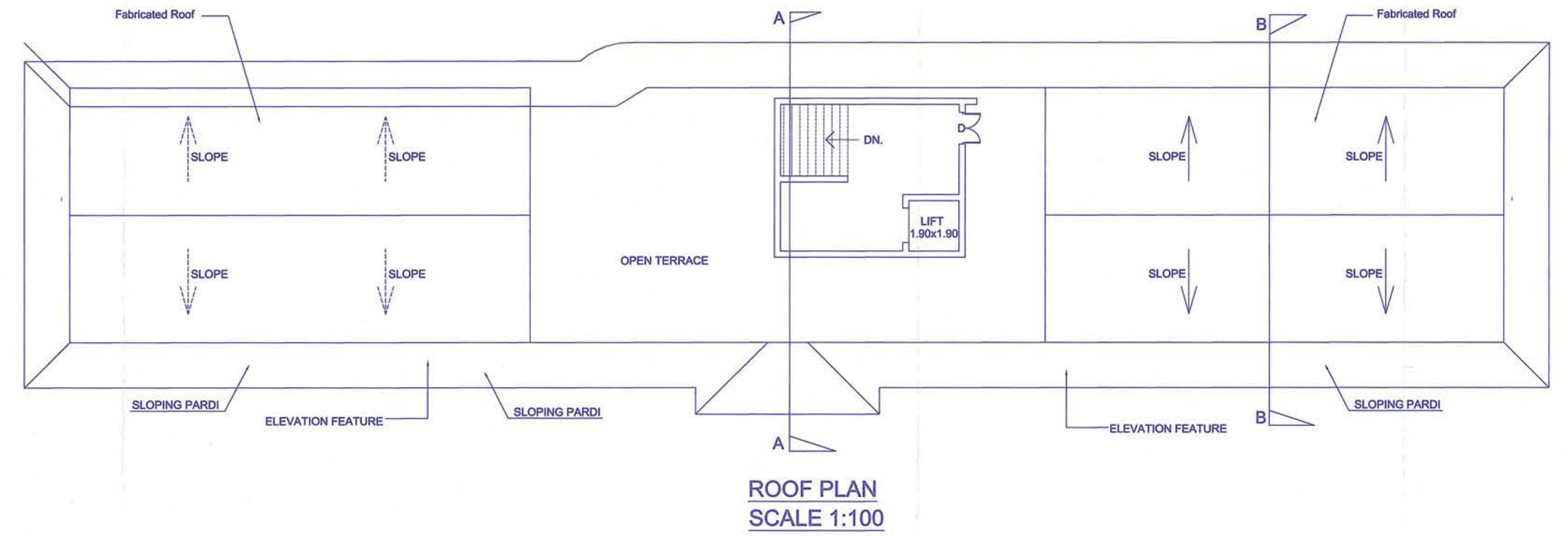
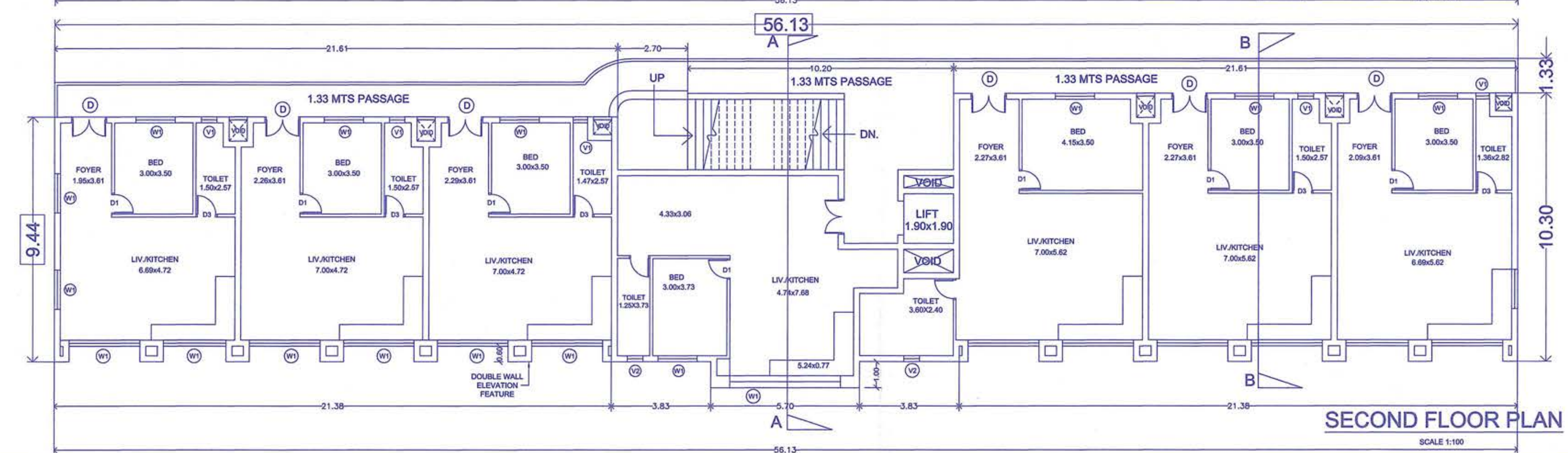
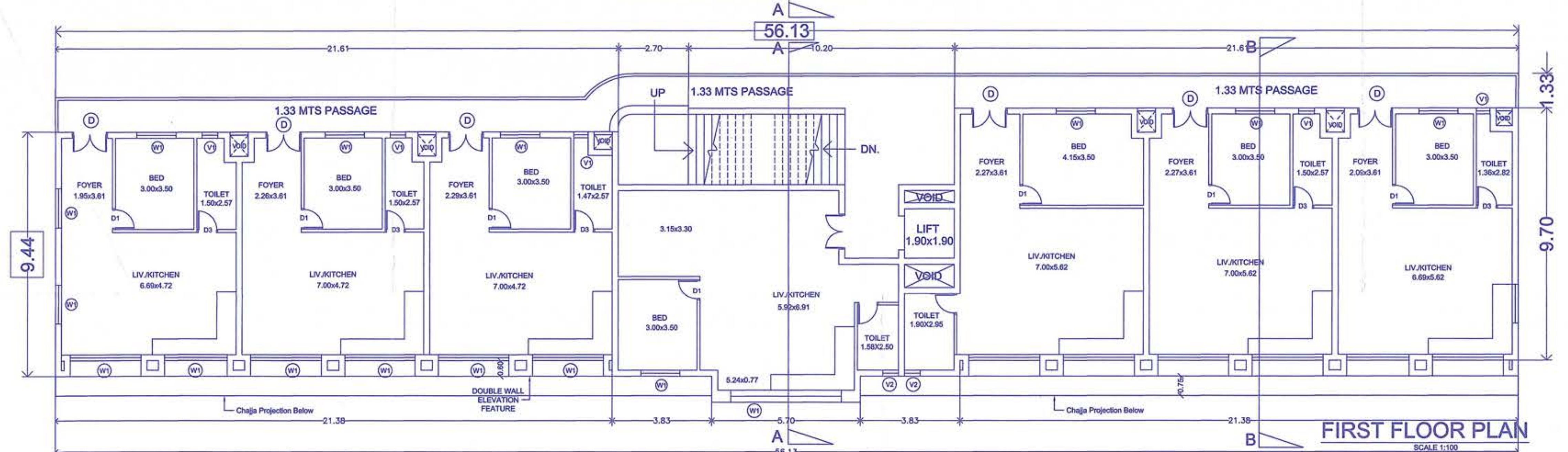
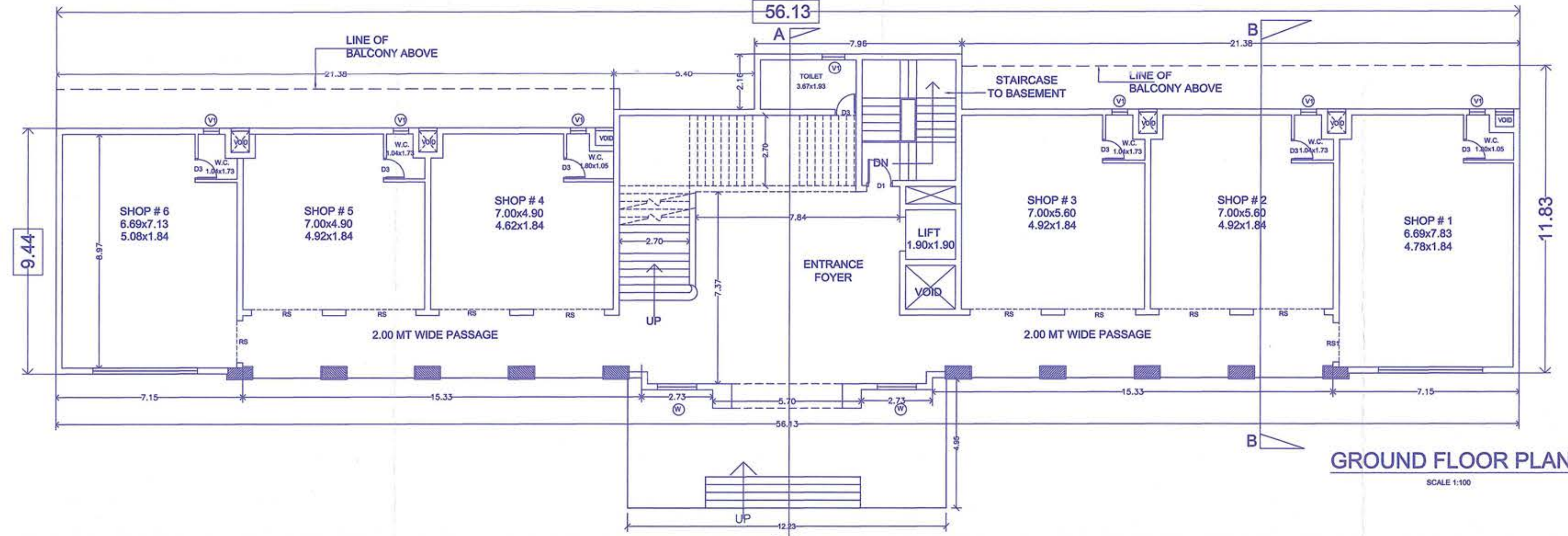
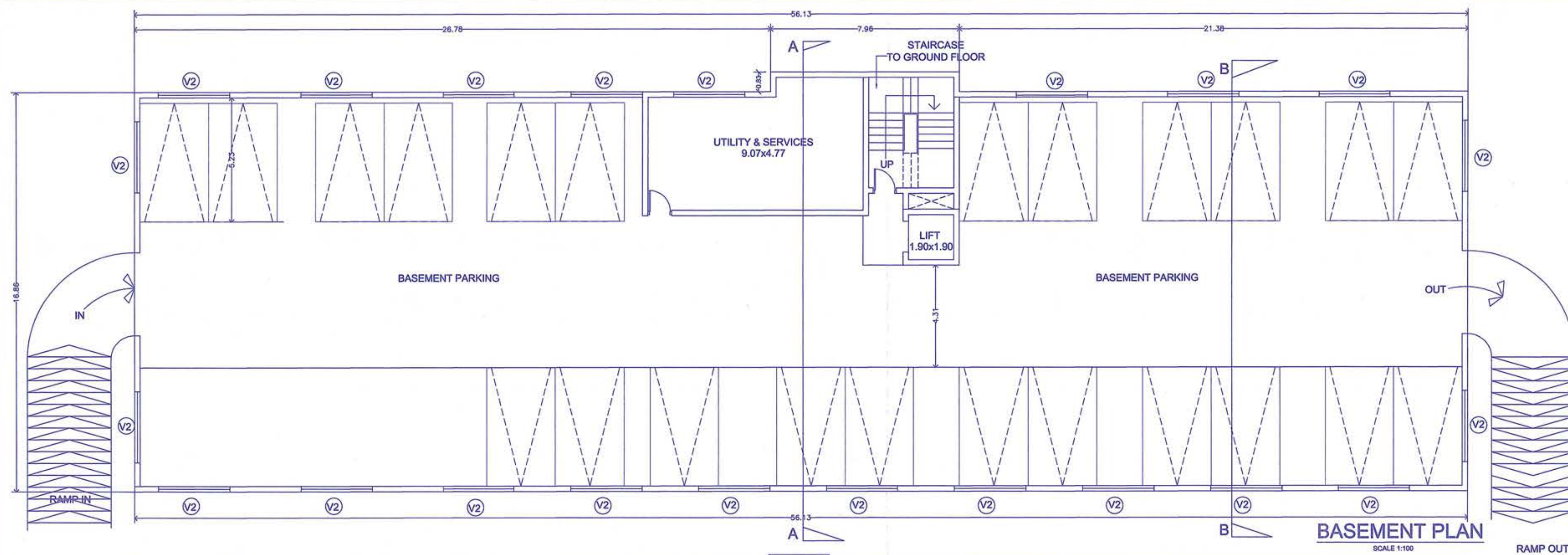
**COMBINED AREA STATEMENT FOR ALL PROPOSED BUILDINGS**

FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR (M.sq)	Net Floor Area (M.sq)	Net Floor Area (M.sq)
			Stair	Balcony	Base, STILT
Basement Flr.	Park.	952.79	33.09	---	919.70
STILT	Park.	4880.92	635.83	---	4245.09
Ground Floor	Com.	6554.47	989.26	174.91	4470.30
First Floor	Res.	6682.37	696.90	248.44	3737.03
SEC. Floor	Res.	3786.17	18.82	254.75	3512.80
	<b>Total BUA</b>	<b>19956.72</b>	<b>2373.94</b>	<b>678.10</b>	<b>919.70</b>



APPROVED FROM PLANNING POINT  
 SUBJECT TO CONDITIONS GREEN  
 VIDE ORDER No. W3/PM/AM/44/124/1964/2022  
 DATED 25 MAR 2022  
 MEMBER SECRETARY  
 PLANNING & DEV. AUTHORITY  
 PANAJI - GOA





SCHEDULE OF OPENINGS	
TYPE	SIZE
D	1.20 X 2.10
D1	0.90 X 2.50
D3	0.75 X 2.50
V1	0.80 X 1.00
W1	1.50 X 1.90
W2	2.80 X 1.90
V1	3.00 X 0.40
RS	2.70 X 2.50
RS1	1.50 X 2.50

APPROVED FROM PLANNING POINT  
SUBJECT TO CONDITIONS GIVEN  
VASE ORDER No. HQ/PA/1524/1144/2022  
DATED 25 MAR 2022



Approved as per letter no. V. P. 331/2458/06/2022 dated 14.12.2021  
DOUGENCO RIBEIRO  
SECRETARY  
VILLAGE PANCHAYAT CANTONMENT  
PANAJI - GOA

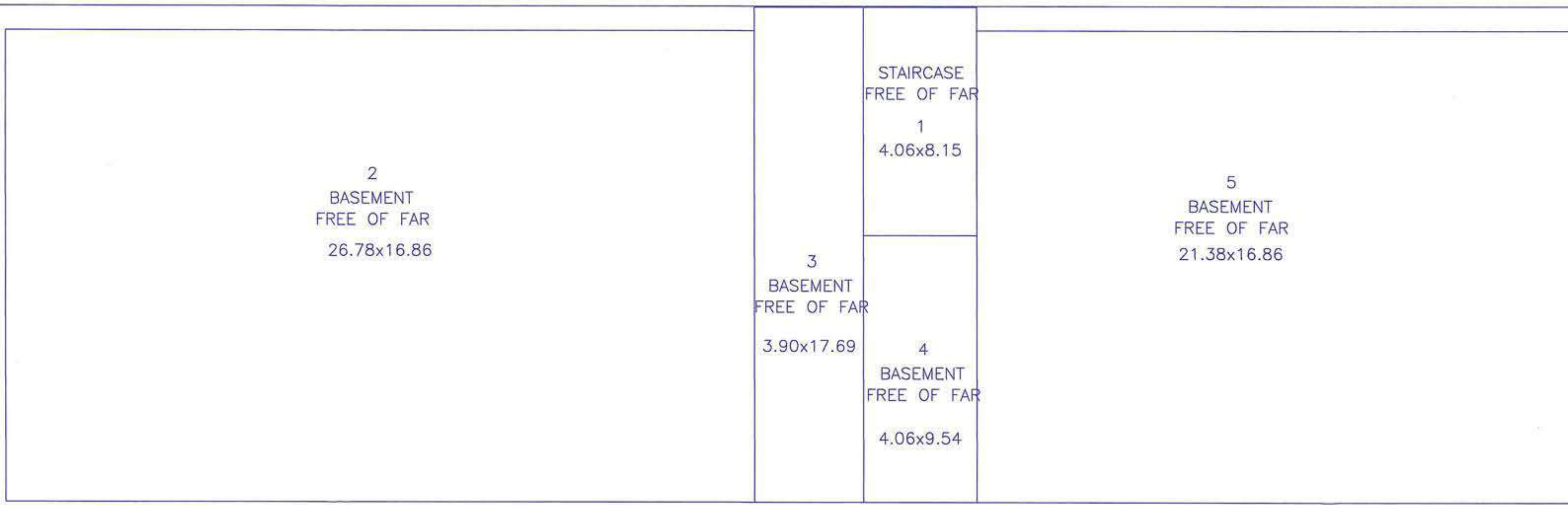
REVISED SUBMISSION FOR  
Commercial & Residential Scheme proposed by  
M/s. Primavera Real Estate Developers  
and Mr. Jawad Ayaz  
in the Amalgated Properties bearing  
Survey Nos. (92/1 + 92/17) at Marra, Bardez, Goa.

SHEET TITLE:  
RESIDENTIAL CUM COMMERCIAL BUILDING  
- PLANS

SIGNATURE OF THE OWNER: NAME & ADDRESS ARCHITECT:  
AR. MELVILLE D'SOUZA,  
SIS, SAPANA PARADISE,  
NEAR CMM SHOWROOM,  
MERCES, GOA.  
AR. MELVILLE D'SOUZA  
AR/00572010

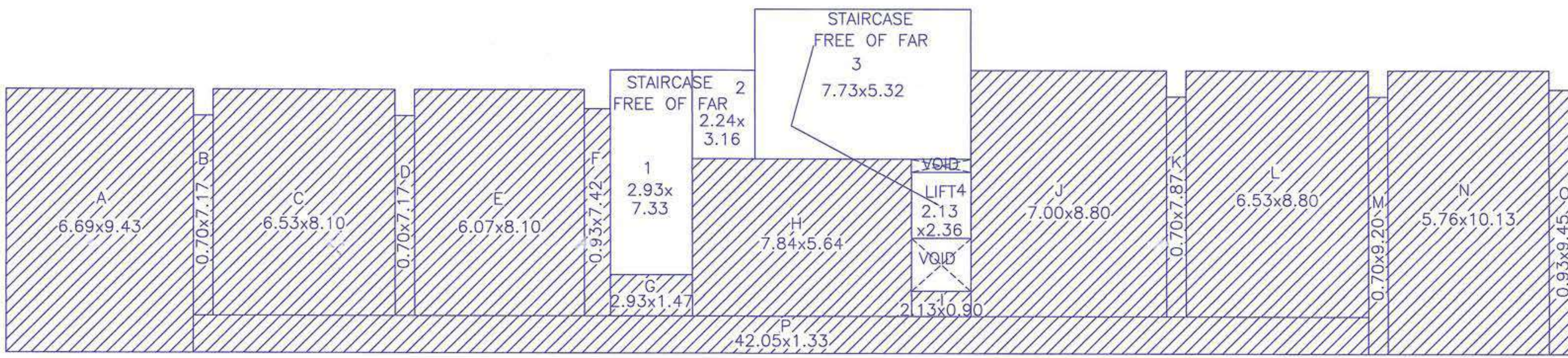
SHEET  
2





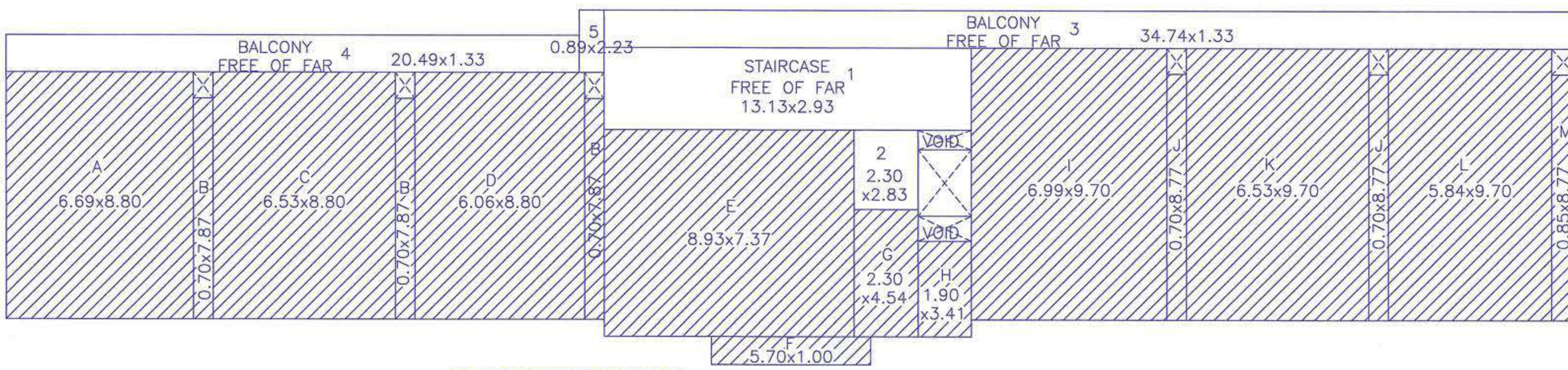
SR.NO	LENGTH	BREADTH	FACTOR	INOS.	TOTAL
1	4.06	8.15	1	1	33.28
2	26.78	16.86	1	1	451.61
3	3.90	17.69	1	1	68.79
4	4.06	9.54	1	1	38.75
5	21.38	16.86	1	1	360.46
TOTAL					902.79

F.A.R. DIAGRAM BASEMENT  
Residential cum Commercial Building



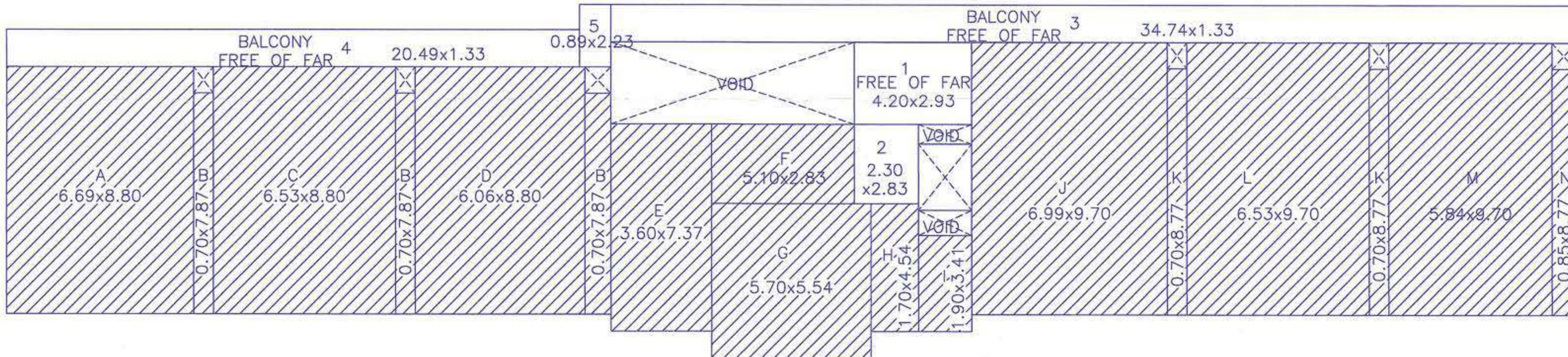
SR.NO	LENGTH	BREADTH	FACTOR	INOS.	TOTAL
A	6.69	8.43	1	1	56.38
B	0.7	7.17	1	1	5.01
C	6.53	8.1	1	1	52.88
D	6.07	8.1	1	1	49.18
E	6.07	8.1	1	1	49.18
F	0.93	7.42	1	1	6.91
G	2.93	1.47	1	1	4.30
H	7.84	5.64	1	1	44.21
I	2.13	0.9	1	1	1.9
J	7	8.8	1	1	61.60
K	6.53	8.8	1	1	57.48
L	6.53	8.8	1	1	57.48
M	0.7	9.2	1	1	6.44
N	5.76	10.13	1	1	58.34
O	0.93	8.45	1	1	7.78
P	42.05	1.33	1	1	55.92
1	2.83	2.33	1	1	21.47
2	2.24	1.14	1	1	7.03
3	13.13	2.93	1	1	41.12
4	2.13	2.36	1	1	5.02
TOTAL					561.26

F.A.R. DIAGRAM GROUND FLOOR  
Residential cum Commercial Building



SR.NO	LENGTH	BREADTH	FACTOR	INOS.	TOTAL
A	6.69	8.80	1	1	58.87
B	0.7	7.17	1	1	5.01
C	6.53	8.8	1	1	57.48
D	6.07	8.8	1	1	53.32
E	6.07	8.8	1	1	53.32
F	0.93	7.42	1	1	6.91
G	2.30	1.47	1	1	3.37
H	7.84	5.64	1	1	44.21
I	2.30	1.47	1	1	3.37
J	6.99	9.70	1	1	67.80
K	6.53	9.70	1	1	63.34
L	6.53	9.70	1	1	63.34
M	0.85	8.77	1	1	7.45
1	13.13	2.93	1	1	38.47
2	2.24	2.83	1	1	6.30
3	34.74	1.33	1	1	46.20
4	20.49	1.33	1	1	27.25
5	0.89	2.23	1	1	1.98
TOTAL					503.79

F.A.R. DIAGRAM FIRST FLOOR  
Residential cum Commercial Building



SR.NO	LENGTH	BREADTH	FACTOR	INOS.	TOTAL
A	6.69	8.80	1	1	58.87
B	0.7	7.17	1	1	5.01
C	6.53	8.8	1	1	57.48
D	6.07	8.8	1	1	53.32
E	6.07	8.8	1	1	53.32
F	0.93	7.42	1	1	6.91
G	5.1	2.83	1	1	14.43
H	7.84	5.64	1	1	44.21
I	1.7	4.54	1	1	7.71
J	6.99	9.70	1	1	67.80
K	6.53	9.70	1	1	63.34
L	6.53	9.70	1	1	63.34
M	0.85	8.77	1	1	7.45
1	4.20	2.93	1	1	12.31
2	2.24	2.83	1	1	6.30
3	34.74	1.33	1	1	46.20
4	20.49	1.33	1	1	27.25
5	0.89	2.23	1	1	1.98
TOTAL					574.71

F.A.R. DIAGRAM SECOND FLOOR  
Residential cum Commercial Building

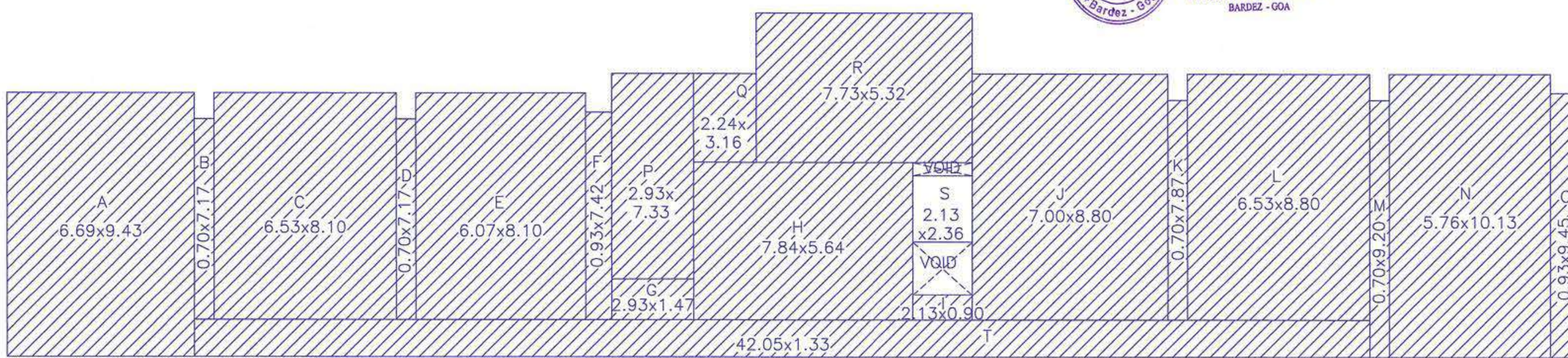
Approved as per letter no. V. P. 22/17458/06/2022-2020 dated 14/5/22



LOURENCO RIBEIRO  
SECRETARY  
VILLAGE PANCHAYAT CANDOLIM  
BARDEZ - GOA

APPROVED FROM PLANNING POINT  
SUBJECT TO CONDITIONS GRANT  
VIDE ORDER No. NG PMA/CA/44/124/1964/2022  
DATED 25 MAR 2022

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

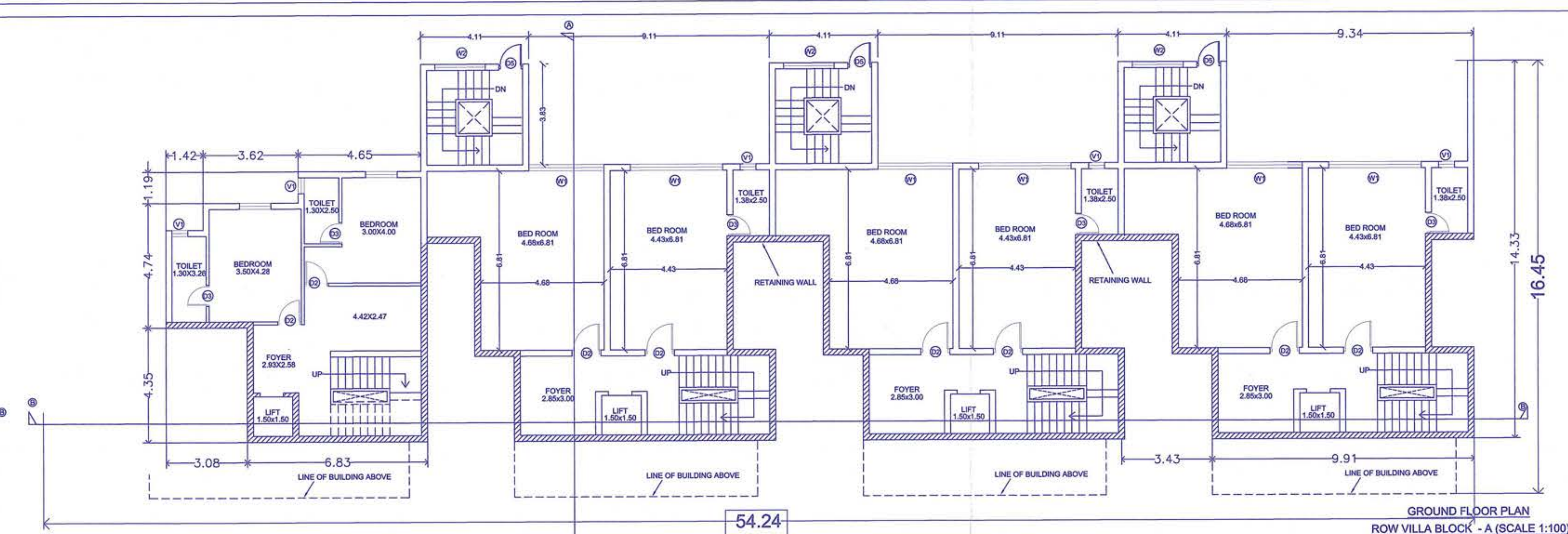


SR.NO	LENGTH	BREADTH	FACTOR	INOS.	TOTAL
A	6.69	8.43	1	1	56.38
B	0.7	7.17	1	1	5.01
C	6.53	8.1	1	1	52.88
D	6.07	8.1	1	1	49.18
E	6.07	8.1	1	1	49.18
F	0.93	7.42	1	1	6.91
G	2.93	1.47	1	1	4.30
H	7.84	5.64	1	1	44.21
I	2.13	0.9	1	1	1.9
J	7	8.8	1	1	61.60
K	6.53	8.8	1	1	57.48
L	6.53	8.8	1	1	57.48
M	0.7	9.2	1	1	6.44
N	5.76	10.13	1	1	58.34
O	0.93	8.45	1	1	7.78
P	2.83	2.33	1	1	21.47
Q	2.24	1.14	1	1	7.03
R	13.13	2.93	1	1	41.12
S	2.13	2.36	1	1	5.02
T	42.05	1.33	1	1	55.92
TOTAL					561.26

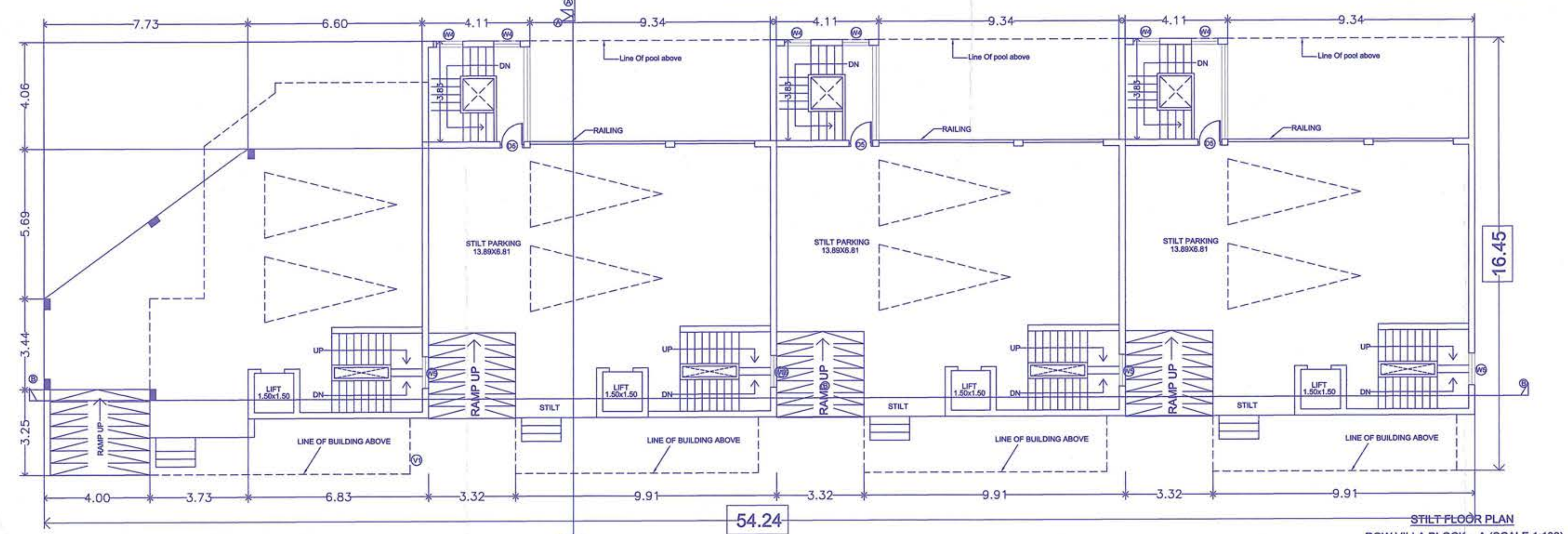
COVERAGE ARE DIAGRAM  
Residential cum Commercial Building

REVISED SUBMISSION FOR Commercial & Residential Scheme proposed by M/s.Primavera Real Estate Developers and Mr.Jawad Ayaz in the Amalgated Properties bearing Survey Nos.(92/1 + 92/17) at Marra, Bardez, Goa.	SHEET TITLE: RESIDENTIAL CUM COMMERCIAL BUILDING - PLANS	SIGNATURE OF THE OWNER: 	NAME & ADDRESS ARCHITECT: AR. MELVILLE D'SOUZA, S/5, SAPANA PARADISE, NEAR CMM SHOWROOM, MERCES, GOA.  AR/0037/2010	SIGNATURE OF THE ARCHITECT:	SHEET 2A
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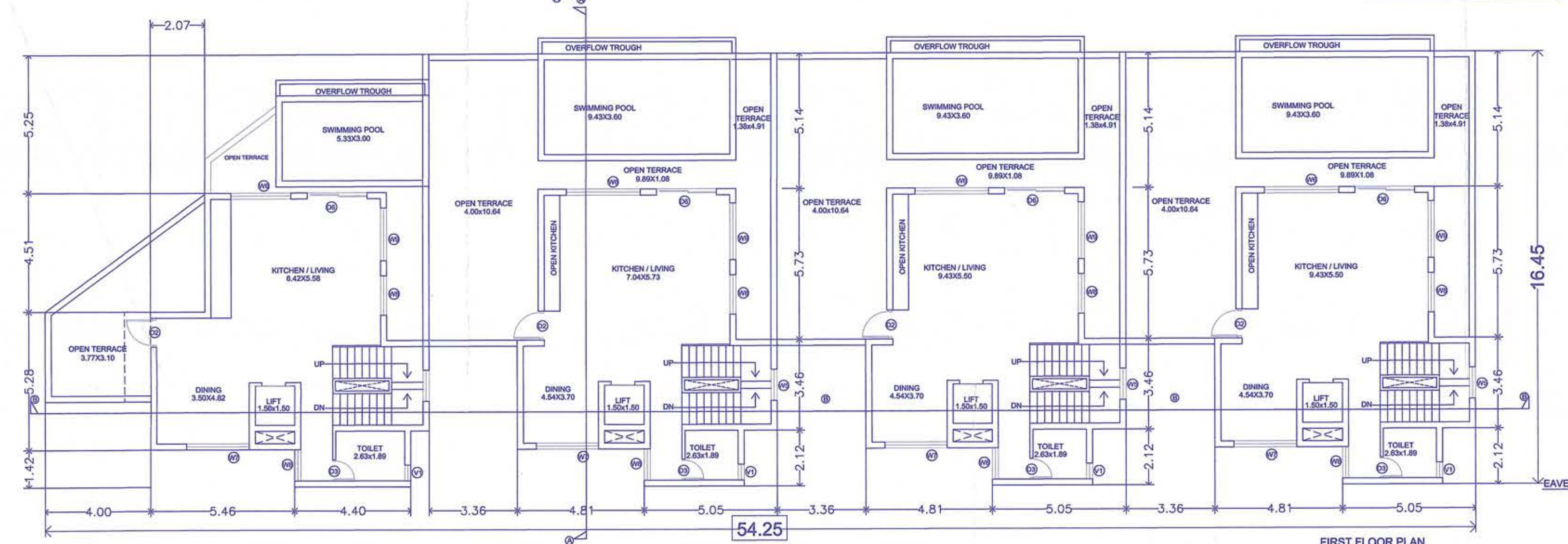




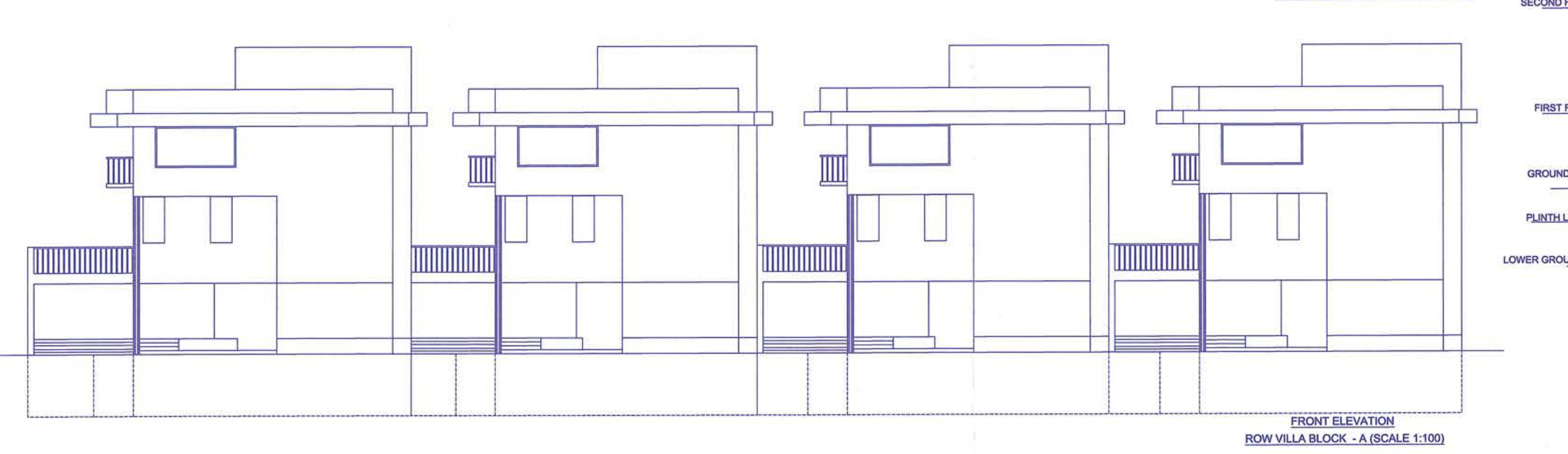
GROUND FLOOR PLAN  
ROW VILLA BLOCK - A (SCALE 1:100)



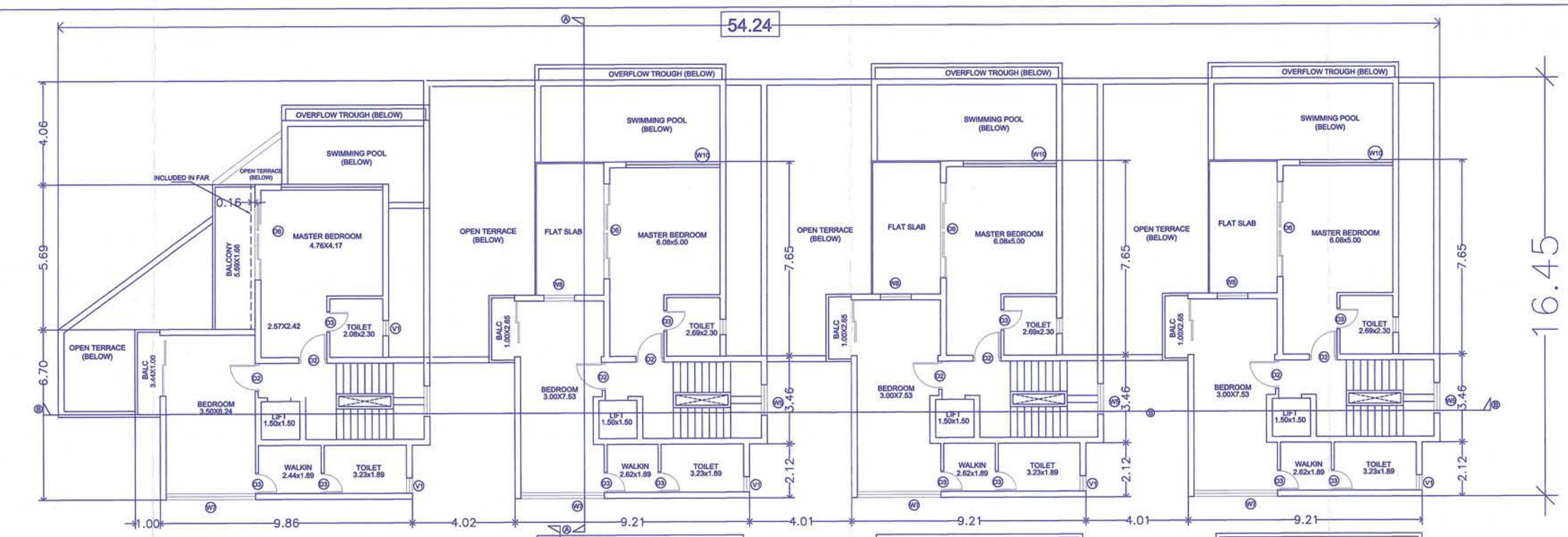
STILT FLOOR PLAN  
ROW VILLA BLOCK - A (SCALE 1:100)



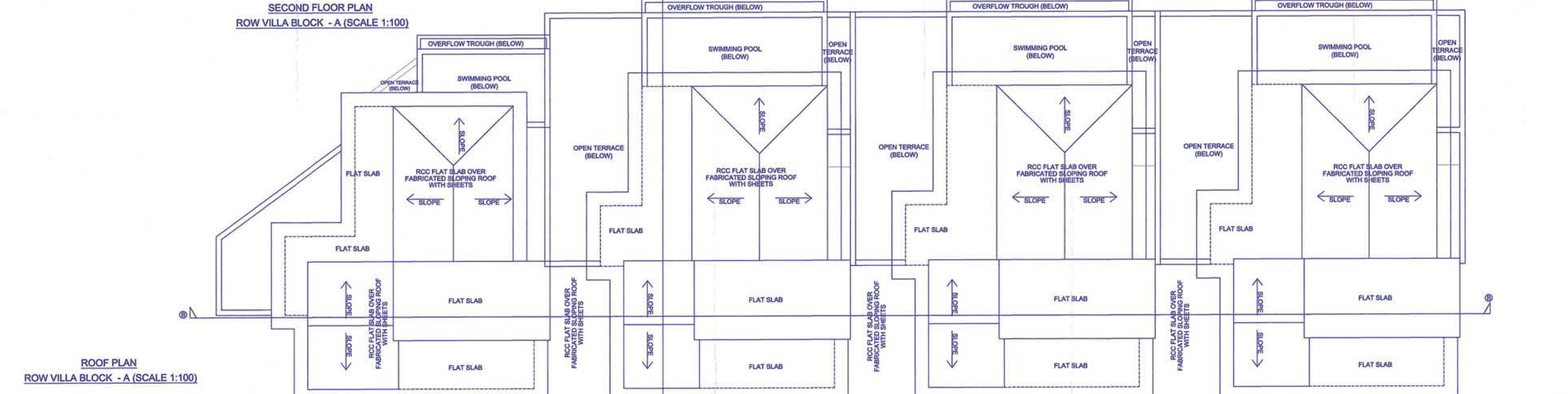
FIRST FLOOR PLAN  
ROW VILLA BLOCK - A (SCALE 1:100)



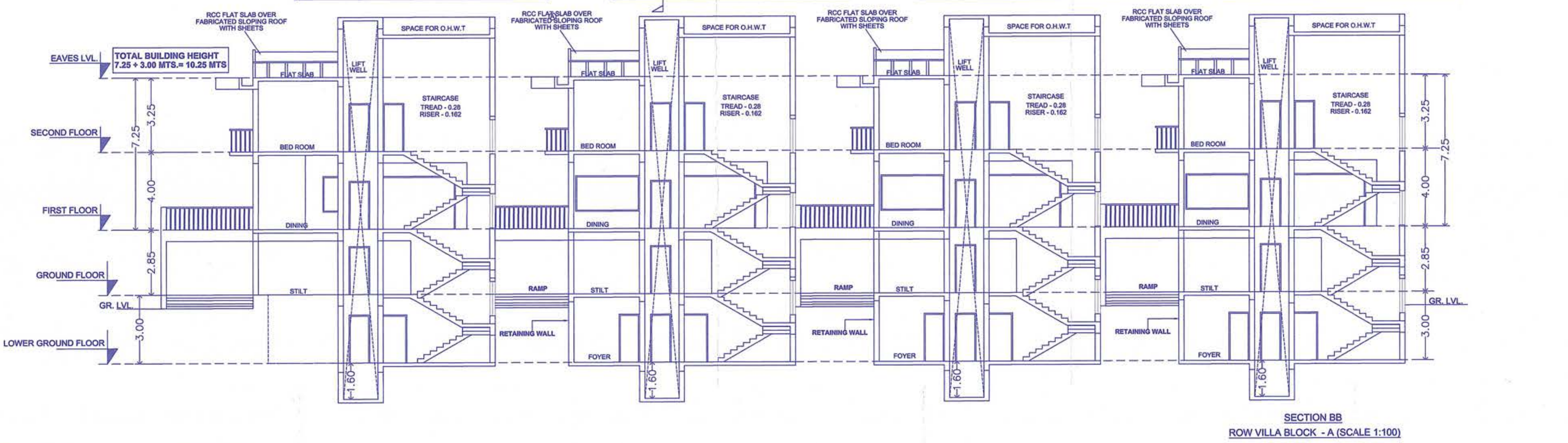
FRONT ELEVATION  
ROW VILLA BLOCK - A (SCALE 1:100)



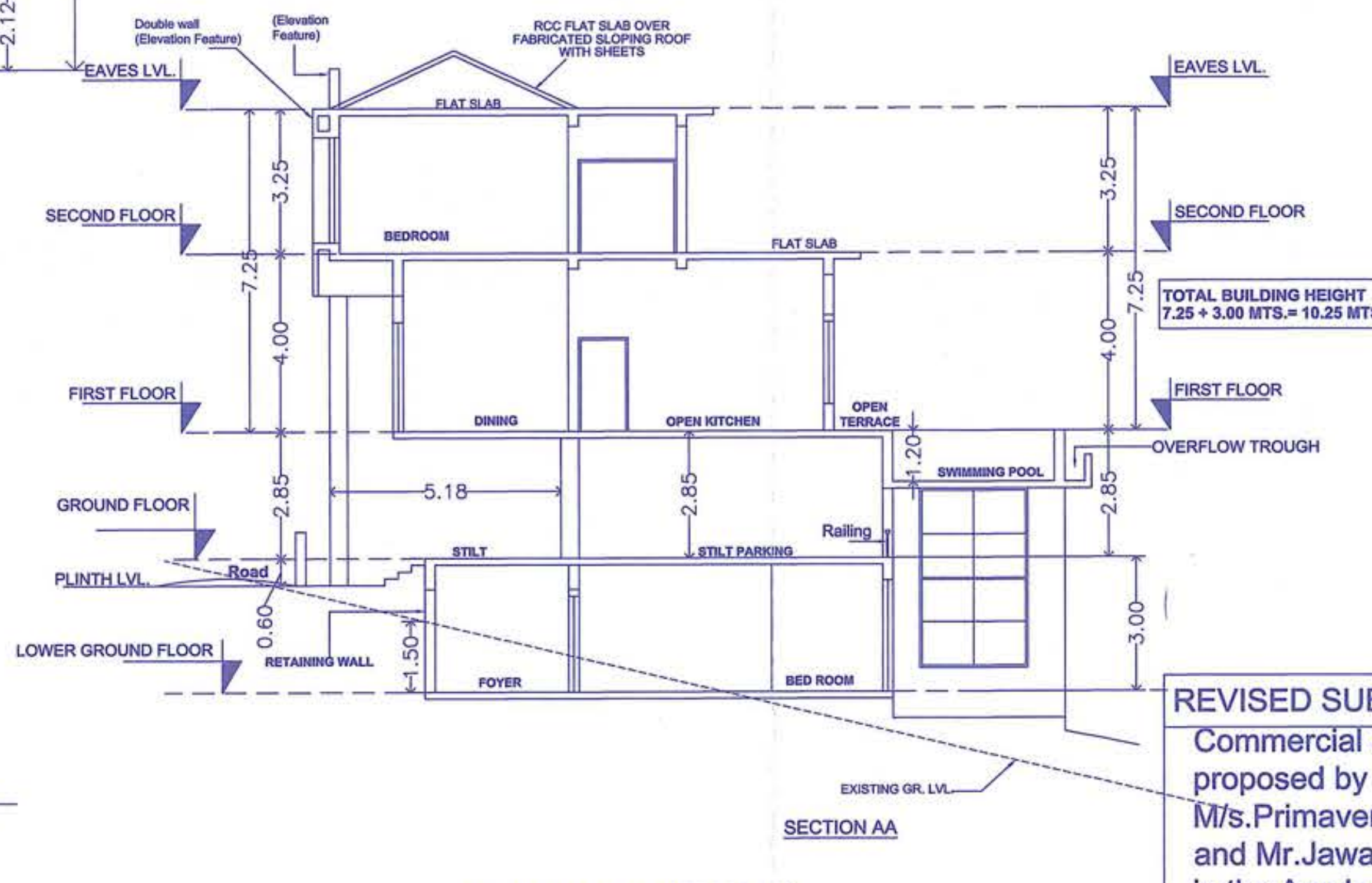
SECOND FLOOR PLAN  
ROW VILLA BLOCK - A (SCALE 1:100)



ROOF PLAN  
ROW VILLA BLOCK - A (SCALE 1:100)



SECTION BB  
ROW VILLA BLOCK - A (SCALE 1:100)



SECTION AA  
ROW VILLA BLOCK - A (SCALE 1:100)

DOOR SCHEDULE		WINDOW SCHEDULE	
DOOR	OPENING SIZE (mm)	WINDOW	OPENING SIZE (mm)
D1	1200 X 2100	W1	1200 X 1500
D2	900 X 2100	W2	1800 X 1500
D3	750 X 2100	W3	2000 X 1500
D4	2000 X 2100	W4	2000 X 1500
D5	4000 X 2100	W5	1500 X 1500
D6	3700 X 2100	W6	1500 X 1500
D7	2200 X 2100	W7	2700 X 1500
		W8	800 X 800

Approved as per letter no V.P. 331/L/458/06/2022-2023  
dated 14/5/20



APPROVED FROM PLANNING POINT  
SUBJECT TO CONDITIONS GIVEN  
VOID ORDER NO. NO. P/041/6/01/19/2022  
DATED 25 MAR 2022  
MEMBER SECRETARY  
NORTH GOA  
PLANNING & DEV. AUTHORITY  
PANAJI - GOA

REVISED SUBMISSION FOR  
Commercial & Residential Scheme  
proposed by  
M/s. Primavera Real Estate Developers  
and Mr. Jawad Ayaz  
in the Amalgated Properties bearing  
Survey Nos. (92/1 + 92/17)  
at Marra, Bardez, Goa.

SHEET TITLE:  
**ROW VILLA BLOCK A  
- PLANS, ELEVATION AND  
SECTIONS**

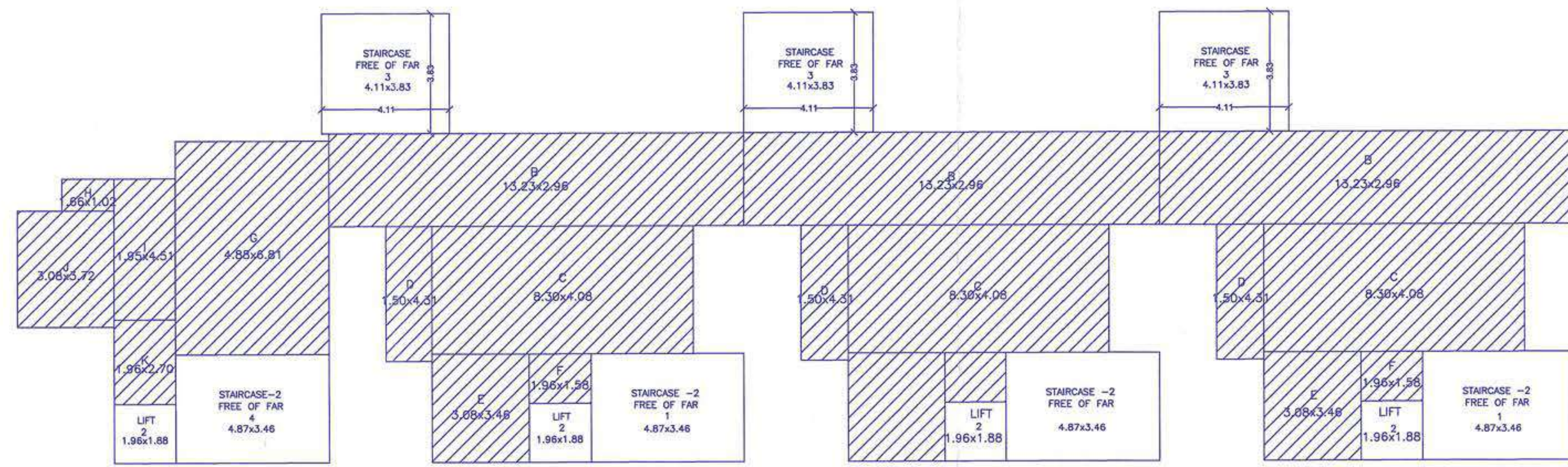
SIGNATURE OF THE OWNER:

NAME & ADDRESS ARCHITECT:  
**AR. MELVILLE D'SOUZA,**  
SIS, SAPANA PARADISE,  
NEAR CIM SHOWROOM,  
MERCES, GOA.

SIGNATURE OF THE ARCHITECT:

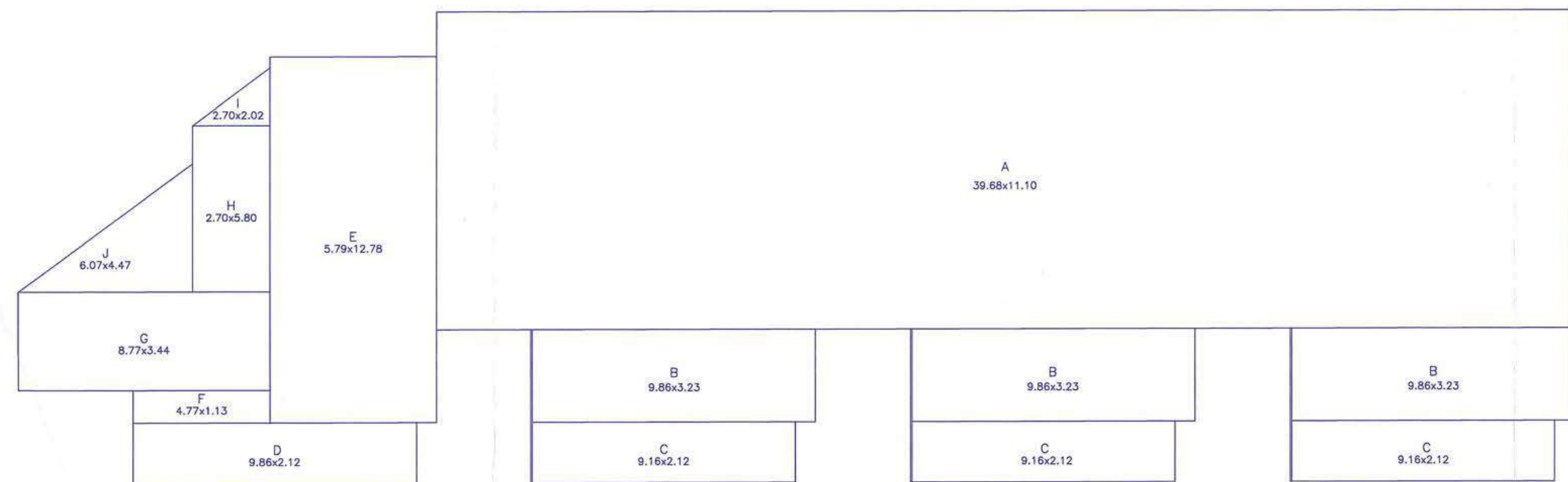
**SHEET  
3**





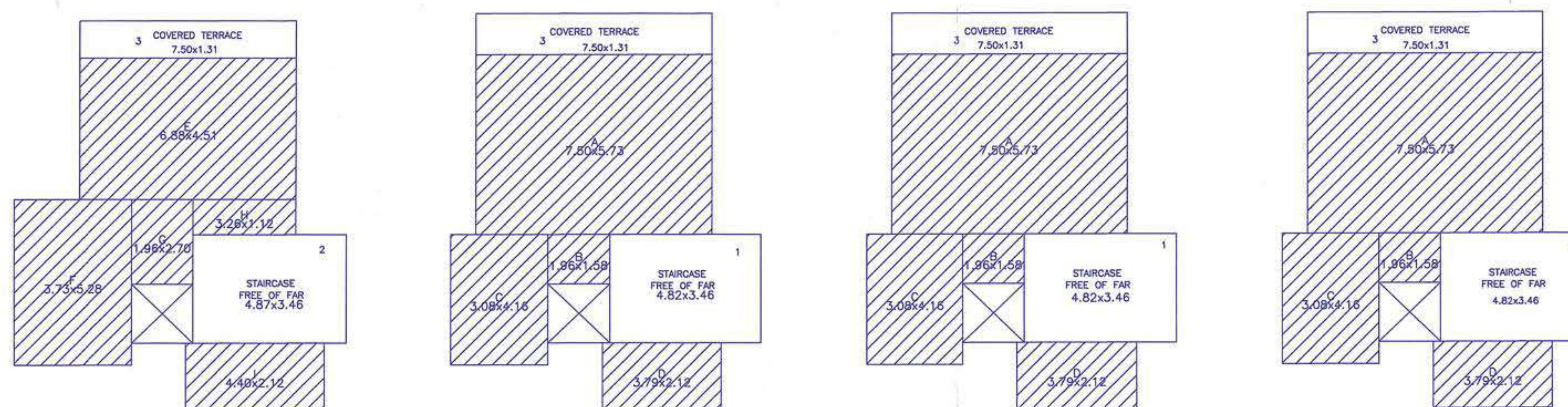
FAR GROUND FLOOR PLAN

SR.NO.	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
B	13.23	2.36	1.00	3.00	117.48
C	9.30	4.50	1.00	3.00	101.85
D	1.00	3.28	1.00	3.00	32.40
E	3.08	3.28	1.00	3.00	31.87
F	1.00	4.77	1.00	3.00	14.31
G	2.88	6.00	1.00	1.00	17.28
H	1.00	4.77	1.00	1.00	4.77
I	1.00	4.77	1.00	1.00	4.77
J	1.00	2.70	1.00	1.00	2.70
K	1.00	1.50	1.00	3.00	4.50
L	1.00	1.50	1.00	2.00	3.00
M	1.00	1.50	1.00	2.00	3.00
N	1.00	1.50	1.00	2.00	3.00
O	2.87	3.28	1.00	1.00	18.85
TOTAL					878.13



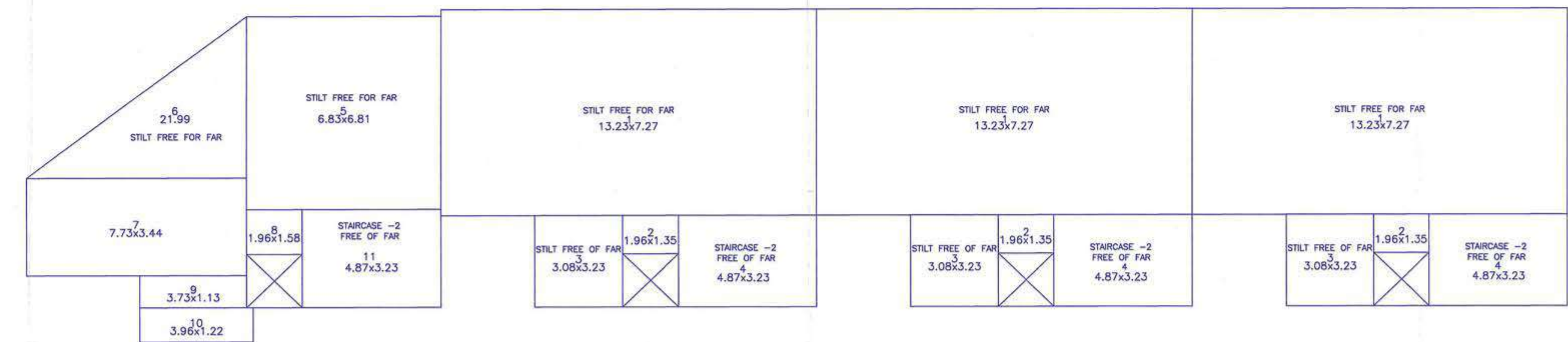
COVER AGE AREA DIAGRAM

SR.NO.	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	39.68	11.10	1.00	1	440.44
B	9.86	3.23	1.00	3	95.55
C	9.16	2.12	1.00	3	58.23
D	9.86	2.12	1.00	3	63.24
E	5.79	12.78	1.00	1.00	73.89
F	4.77	1.13	1.00	1.00	5.39
G	8.77	3.44	1.00	1.00	30.18
H	2.70	0.80	1.00	1.00	2.16
J	2.70	2.42	0.50	1.00	2.72
TOTAL					757.81



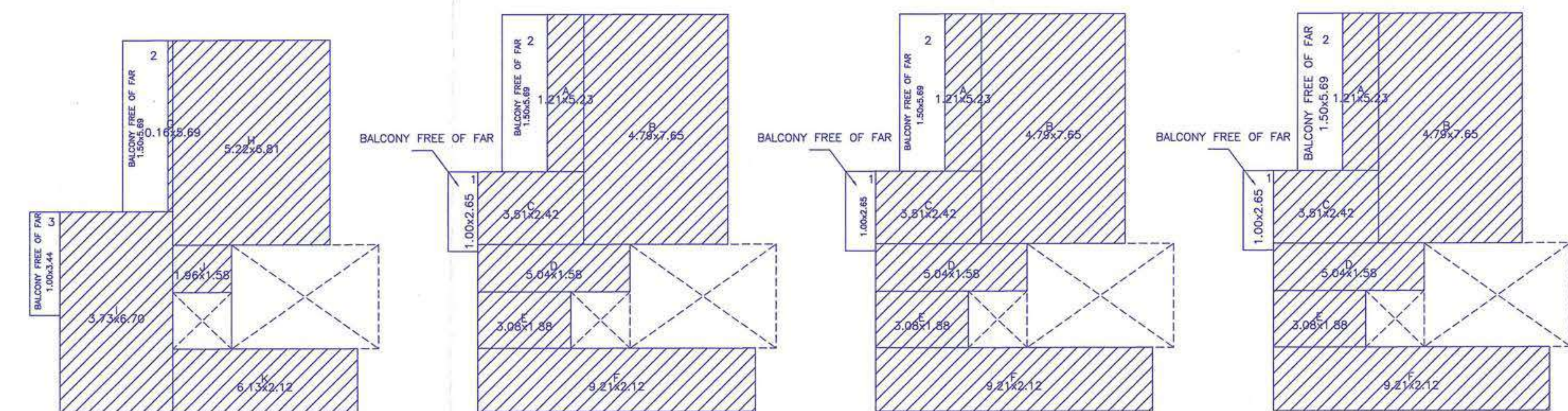
FAR FIRST FLOOR PLAN

SR.NO.	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	7.50	7.50	1.00	3.00	67.43
B	1.50	1.50	1.00	3.00	11.25
C	1.50	1.50	1.00	3.00	11.25
D	3.12	2.12	1.00	3.00	24.10
E	1.50	3.28	1.00	1.00	11.44
F	1.50	3.28	1.00	1.00	11.44
G	1.50	3.28	1.00	1.00	11.44
H	3.20	3.12	1.00	1.00	3.66
I	2.87	3.28	1.00	1.00	18.85
J	4.82	3.46	1.00	3.00	49.04
K	2.80	3.47	1.00	4.00	38.80
TOTAL					374.28



STILT FLOOR FAR DIAGRAM

SR.NO.	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
1	13.23	7.27	1.00	3.00	288.63
2	1.00	3.28	1.00	3.00	101.85
3	1.00	3.28	1.00	3.00	101.85
4	1.00	3.28	1.00	3.00	101.85
5	1.00	3.28	1.00	3.00	101.85
6	1.00	3.28	1.00	3.00	101.85
7	1.00	3.28	1.00	3.00	101.85
8	1.00	3.28	1.00	3.00	101.85
9	1.00	3.28	1.00	3.00	101.85
10	1.00	3.28	1.00	3.00	101.85
11	2.87	3.28	1.00	1.00	18.85
TOTAL					887.88



FAR SECOND FLOOR PLAN

SR.NO.	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	1.50	1.50	1.00	3.00	6.75
B	4.70	2.85	1.00	3.00	108.93
C	3.00	2.42	1.00	3.00	72.60
D	5.04	1.50	1.00	3.00	22.89
E	3.00	1.50	1.00	3.00	11.25
F	8.20	2.12	1.00	3.00	51.66
G	1.50	1.50	1.00	3.00	6.75
H	5.22	0.81	1.00	1.00	32.65
I	5.22	0.81	1.00	1.00	32.65
J	1.50	1.50	1.00	1.00	2.25
K	1.50	1.50	1.00	1.00	2.25
L	1.50	2.85	1.00	3.00	7.65
M	1.50	5.80	1.00	3.00	26.14
N	1.50	5.80	1.00	3.00	26.14
TOTAL					375.10

Approved by PFI letter no. V. P. 200/44/1458/06/2020-2021 dated... 11.5.21

LOUENCO RIBEIRO  
SECRETARY  
VILLAGE PANCHAYAT CANCELARIA  
BARDEZ - GOA



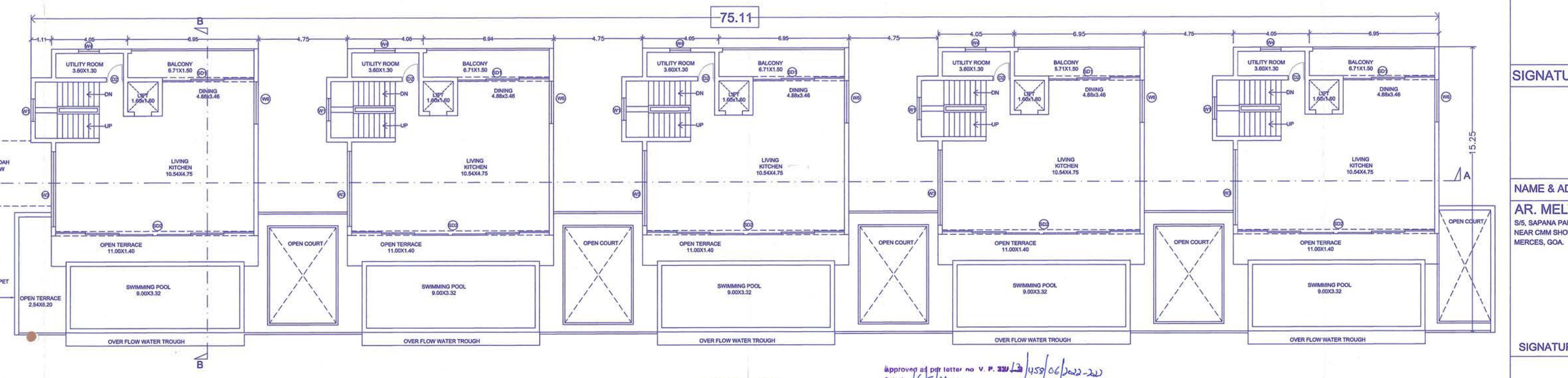
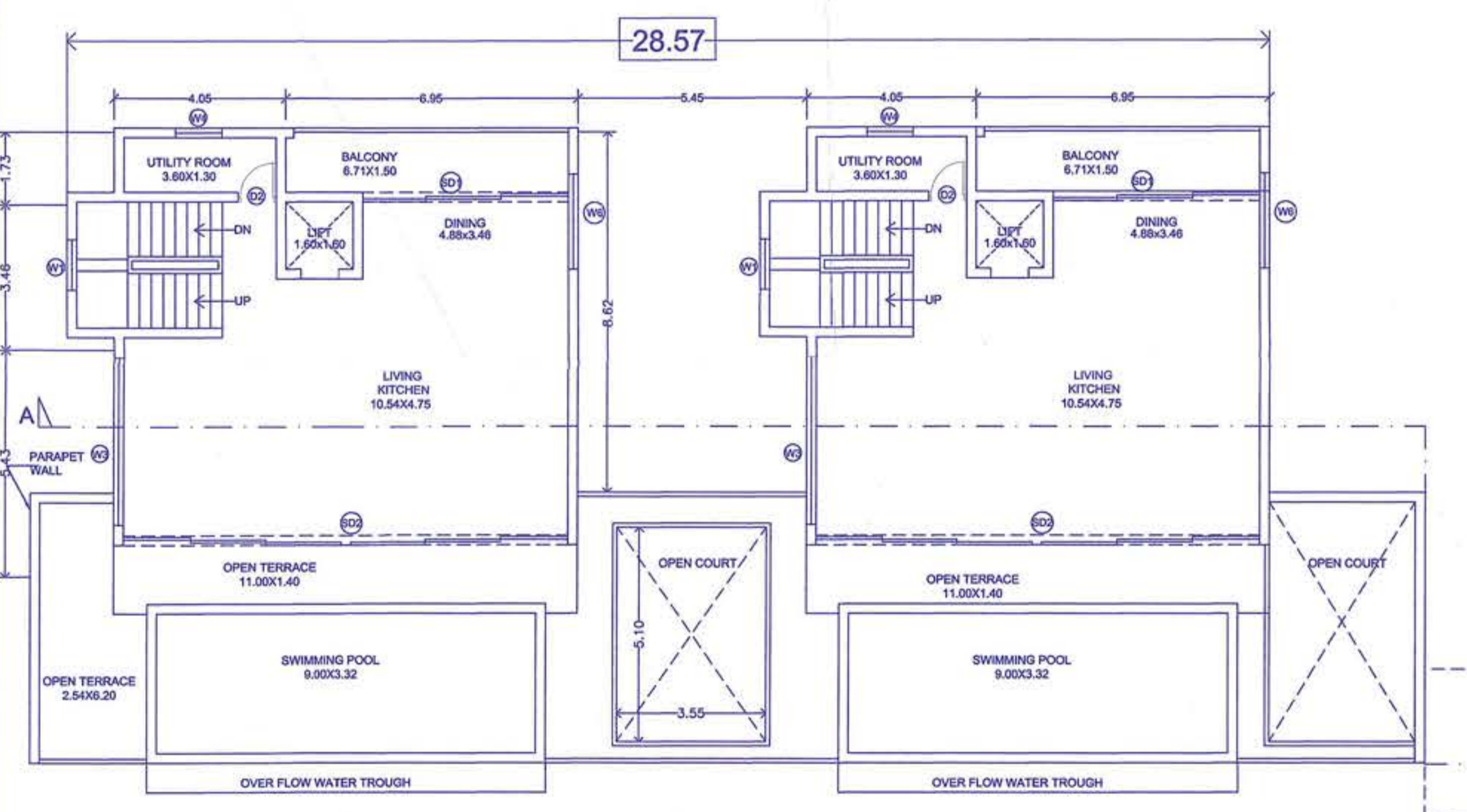
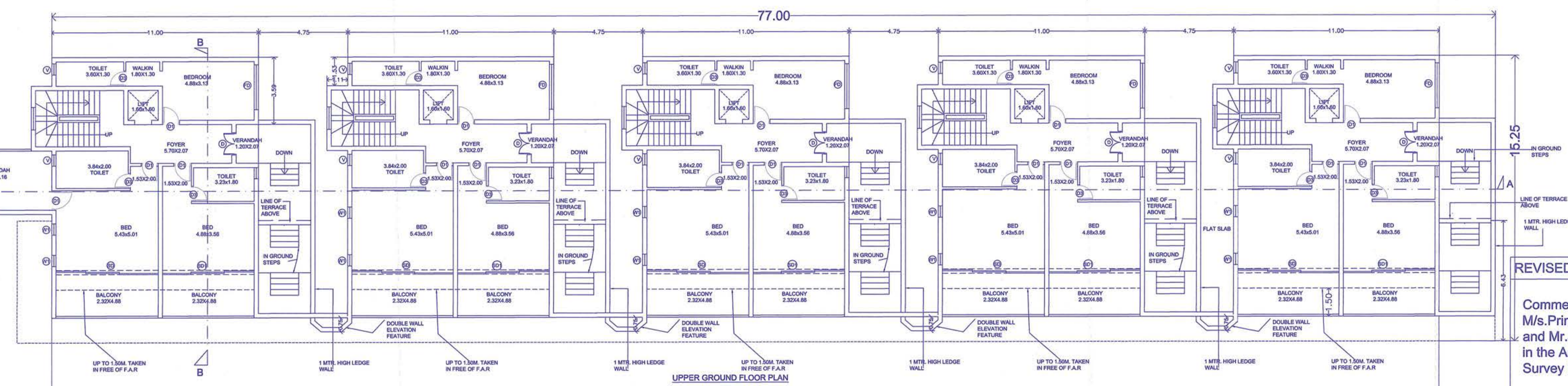
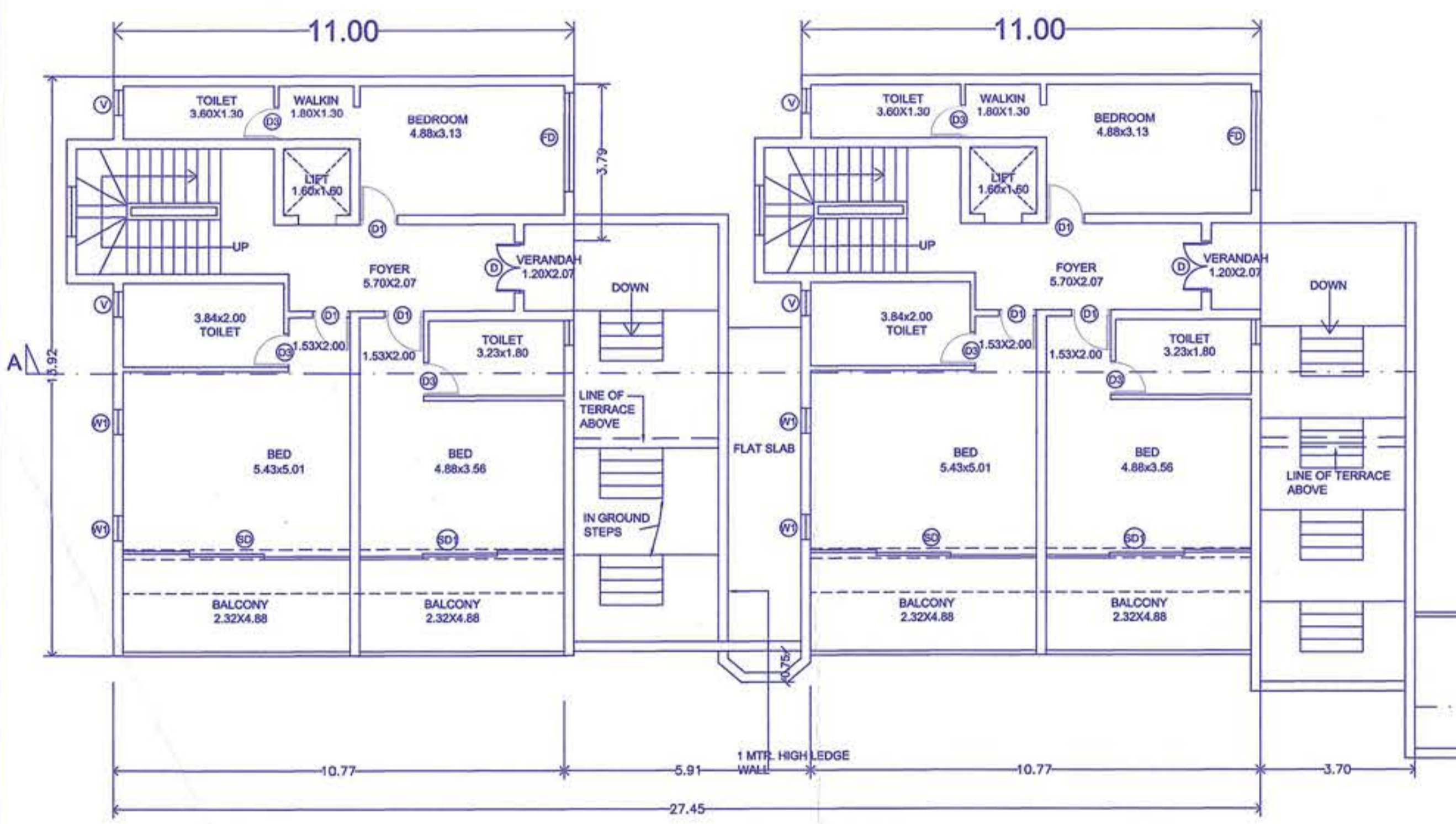
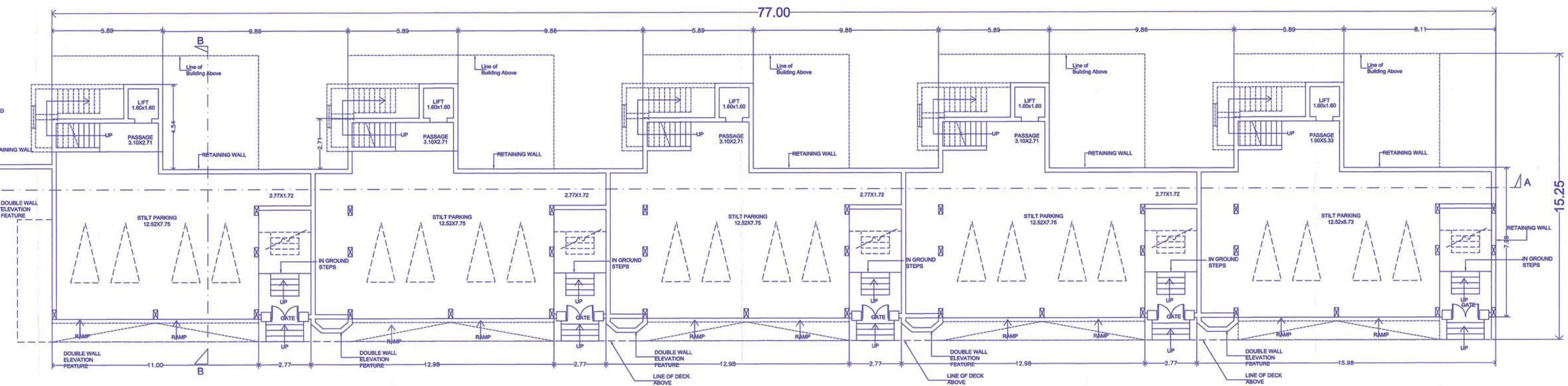
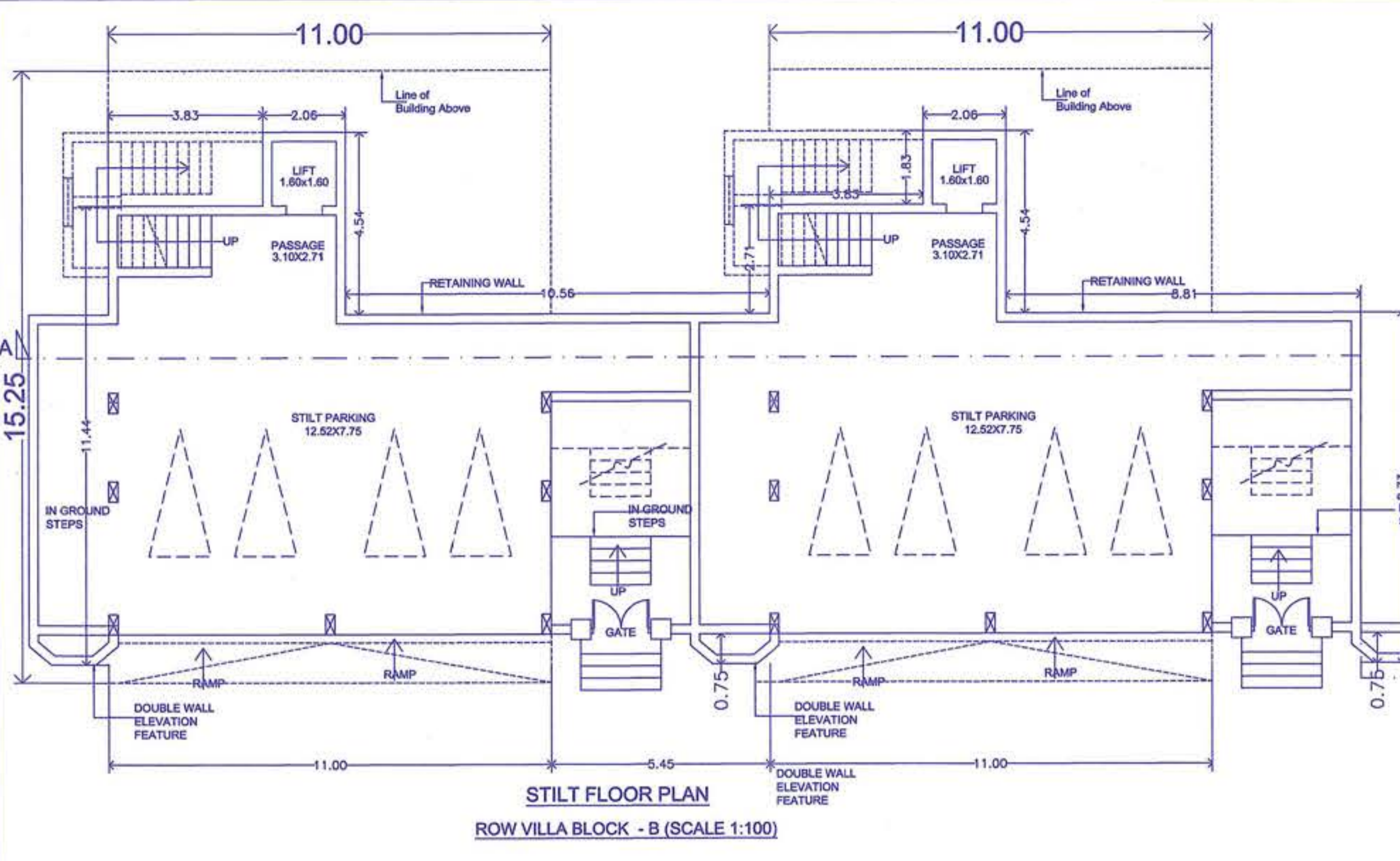
APPROVED FROM PLANNING POINT  
SUBJECT TO CONDITIONS GOVERN  
VITE ORDER NO. 103/001/CM/14/124/1964/2020  
DATED... 11.5.21

MEMBER ENGINEERING  
NORTH GOA  
PLANNING & ENV. AUTHORITY  
PANAJI - GOA

REVISED SUBMISSION FOR Commercial & Residential Scheme proposed by M/s.Primavera Real Estate Developers and Mr.Jawad Ayaz in the Amalgamated Properties bearing Survey Nos (92/1 + 92/17) at Marra, Bardez, Goa.	SHEET TITLE: <b>ROW VILLA BLOCK A - PLANS, ELEVATION AND SECTIONS</b>	SIGNATURE OF THE OWNER: 	NAME & ADDRESS ARCHITECT: <b>AR. MELVILLE D'SOUZA,</b> SIS, SAPANA PARADISE, NEAR CMM SHOWROOM, MERCES, GOA.  AR. MELVILLE D'SOUZA AR/087/2010	<b>SHEET 3A</b>
			SIGNATURE OF THE ARCHITECT:	



APPROVED FROM PLANNING POINT  
 SUBJECT TO CONDITIONS GIVEN  
 VIDE ORDER NO. 103/PM/CM/14/124/1964/2022  
 DATED 25 MAR 2022  
 MEMBER SECRETARY  
 NORTH GOA  
 PLANNING & DEV. AUTHORITY  
 PANAJI - GOA



REVISED SUBMISSION FOR  
 Commercial & Residential Scheme proposed by  
 M/s. Primavera Real Estate Developers  
 and Mr. Jawad Ayaz  
 in the Amalgamated Properties bearing  
 Survey Nos. (92/1 + 92/17) at Marra, Bardez, Goa.

SHEET TITLE:  
 ROW VILLA BLOCK B - PLANS

SIGNATURE OF THE OWNER:

NAME & ADDRESS ARCHITECT:  
 AR. MELVILLE D'SOUZA,  
 S/5, SAPANA PARADISE,  
 NEAR CAM SHOWROOM,  
 MERGES, GOA.

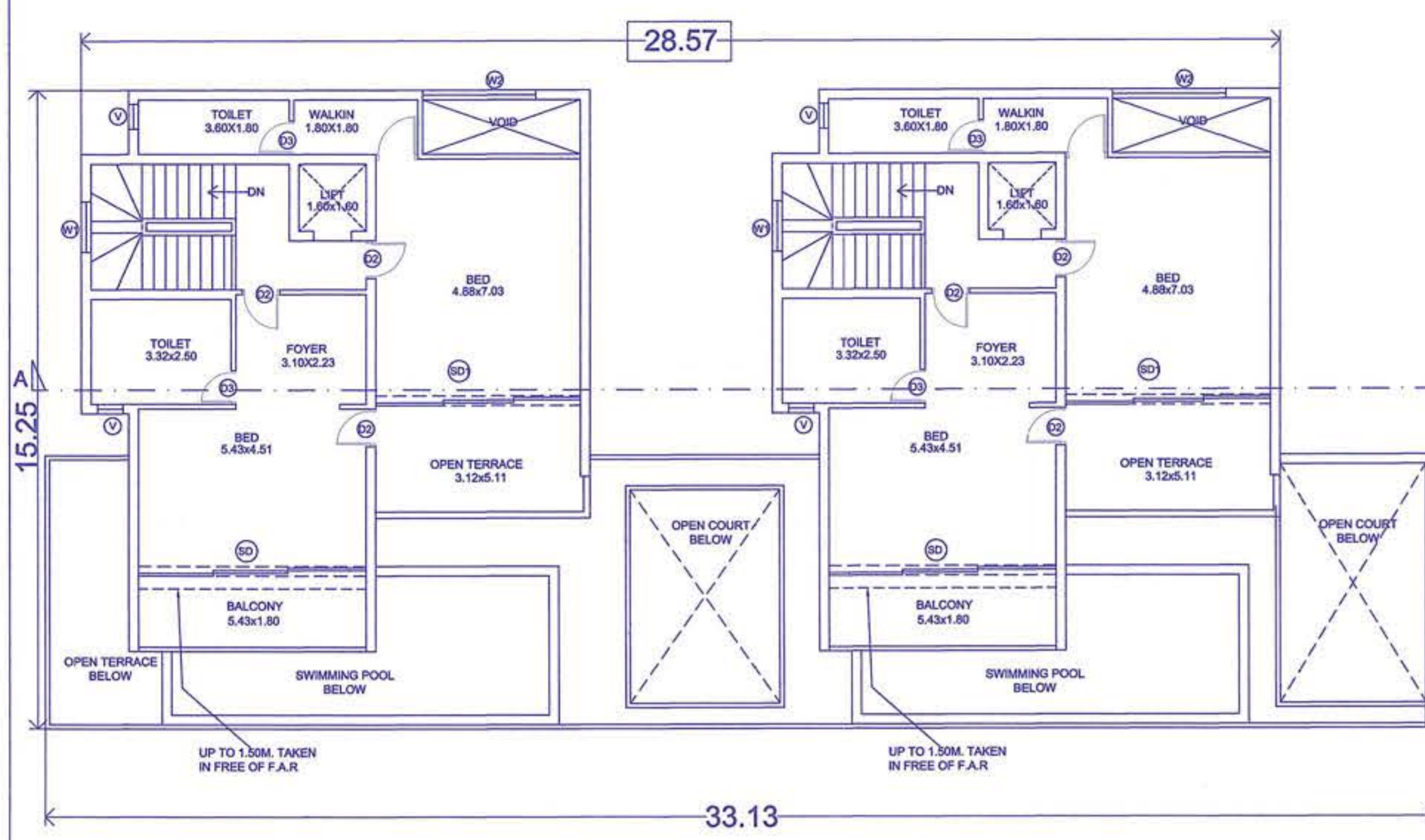
SIGNATURE OF THE ARCHITECT:

Approved by letter no. V.P. 301/14/15/06/2022  
 dated 16/5/22  
 LOURENÇO RIBEIRO  
 SECRETARY  
 VILLAGE PANCHAYAT  
 BARDEZ - GOA

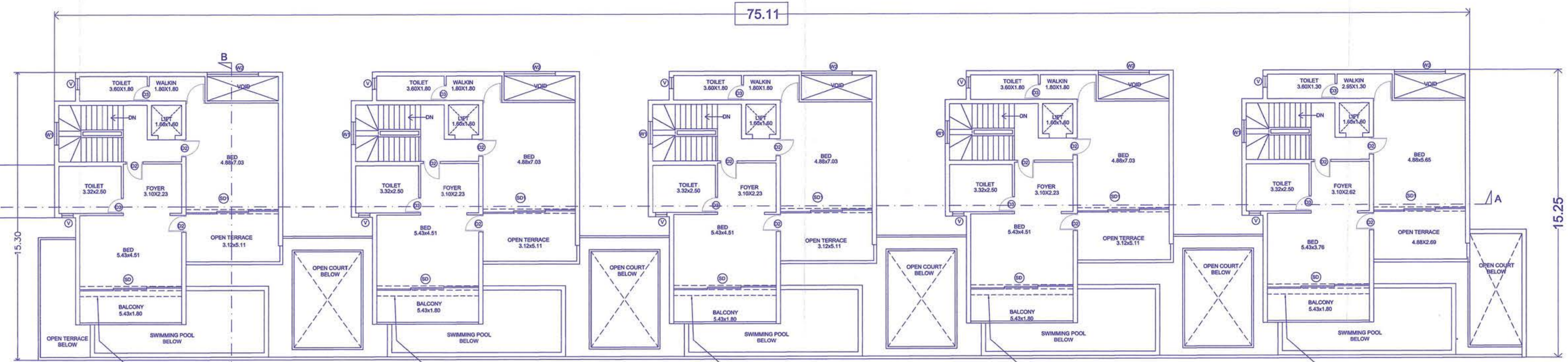


SHEET  
 4

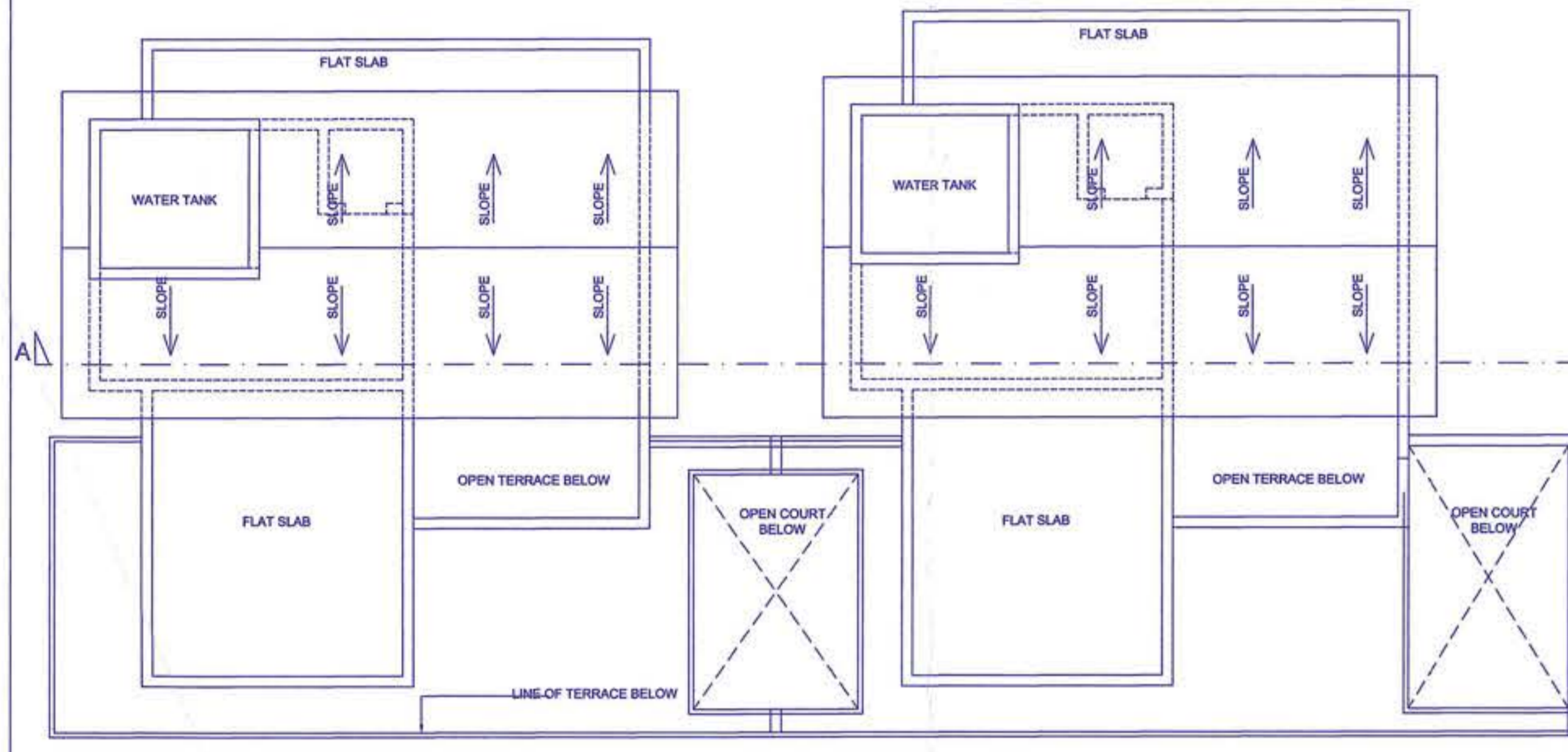




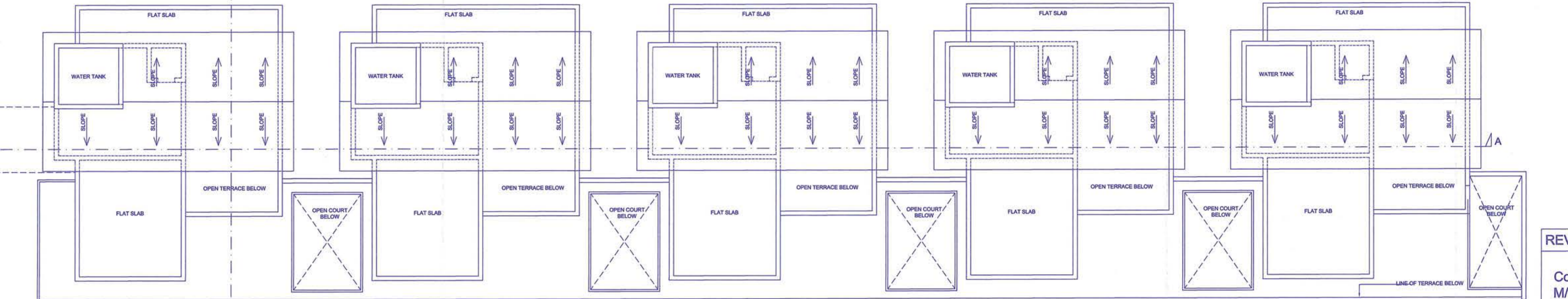
SECOND FLOOR PLAN  
ROW VILLA BLOCK - B (SCALE 1:100)



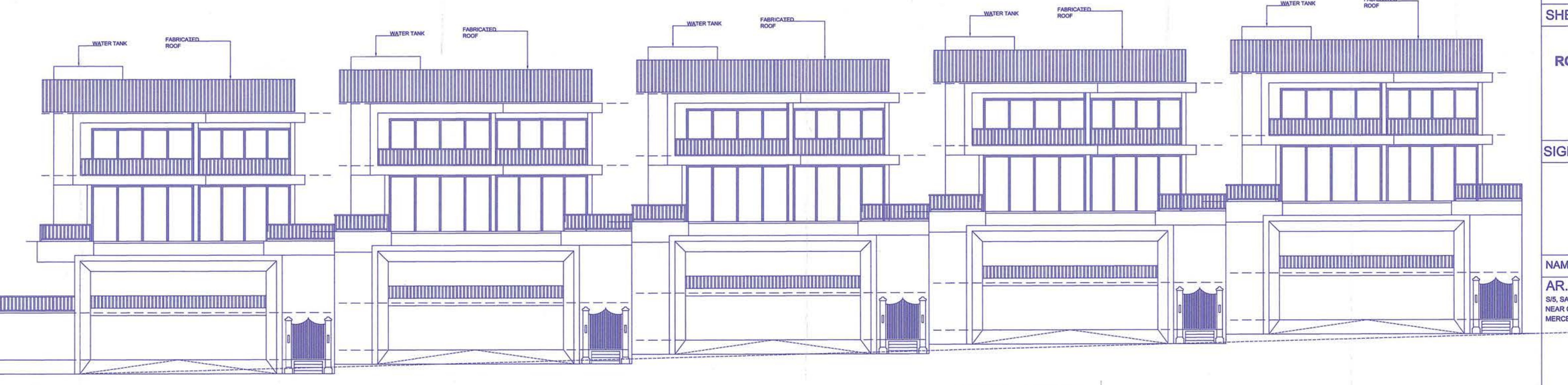
SECOND FLOOR PLAN  
ROW VILLA BLOCK - B (SCALE 1:100)



ROOF PLAN  
ROW VILLA BLOCK - B (SCALE 1:100)



FRONT ELEVATION



APPROVED FROM PLANNING POINT  
SUBJECT TO CONDITIONS GIVEN  
MINE ORDER No. 103 PONT CAN/144/124/1964/2022  
DATED 25 MAR 2022  
MEMBER SECRETARY  
NORTH GOA  
PLANNING & DEV. AUTHORITY  
PANAJI - GOA



Approved as per letter no. V. P. 322/13/458/06/2022-2023  
dated 16/5/22  
LOURENCO FERREIRO  
SECRETARY  
VILLAGE PANCHAYAT, ANDOLIM  
BARDEZ - GOA

REVISED SUBMISSION FOR  
Commercial & Residential Scheme proposed by  
M/s. Primavera Real Estate Developers  
and Mr. Jawad Ayaz  
in the Amalgamated Properties bearing  
Survey Nos. (92/1 + 92/17) at Marra, Bardez, Goa.

SHEET TITLE:  
**ROW VILLA BLOCK B - PLANS AND ELEVATION**

SIGNATURE OF THE OWNER:

NAME & ADDRESS ARCHITECT:  
**AR. MELVILLE D'SOUZA,**  
SIS. SAPANA PARADISE,  
NEAR CMM SHOWROOM,  
MERCES, GOA.

SIGNATURE OF THE ARCHITECT:

AR. MELVILLE D'SOUZA  
AR/0057 2010



ROW VILLA BLOCK - B (SCALE 1:100)

SECTION - AA (SCALE 1:100)

SECTION BB (SCALE 1:100)

COVERED AREA DIAGRAM  
ROW VILLA BLOCK - B

FAR CALCULATION - GROUND FLOOR				
BRAND	LENGTH	BREADTH	FACTOR	NOS. TOTAL
1	8.89	1.78	1.00	7.00 72.86
2	2.06	1.83	1.00	7.00 38.90
3	8.89	8.89	1.00	7.00 38.17
4	12.98	7.98	1.00	7.00 726.06
5	3.89	2.18	1.00	7.00 54.78
TOTAL				1872.77

FAR CALCULATION - UPPER GROUND FLOOR				
BRAND	LENGTH	BREADTH	FACTOR	NOS. TOTAL
A	11.00	1.78	1.00	7.00 139.52
B	8.24	1.40	1.00	7.00 68.81
C	1.00	1.40	1.00	7.00 15.88
D	11.00	7.98	1.00	7.00 609.82
E	5.11	3.18	1.00	1.00 16.14
F	5.17	3.00	1.00	7.00 108.57
G	6.84	1.40	1.00	7.00 43.89
TOTAL				1333.50

FAR CALCULATION - FIRST FLOOR				
BRAND	LENGTH	BREADTH	FACTOR	NOS. TOTAL
A	4.06	1.78	1.00	7.00 62.82
B	6.24	1.83	1.00	7.00 68.41
C	6.84	1.40	1.00	7.00 68.81
D	11.00	8.21	1.00	7.00 491.17
E	1.11	2.86	1.00	7.00 23.02
F	5.89	4.37	1.00	7.00 180.18
TOTAL				799.38

FAR CALCULATION - SECOND FLOOR				
BRAND	LENGTH	BREADTH	FACTOR	NOS. TOTAL
A	7.00	1.78	1.00	7.00 68.24
B	1.00	1.40	1.00	7.00 15.88
C	6.84	5.77	1.00	7.00 215.66
D	5.89	2.77	1.00	7.00 110.75
E	1.11	2.86	1.00	7.00 23.02
F	5.89	4.37	1.00	7.00 180.18
TOTAL				612.73

COVERED AREA				
BRAND	LENGTH	BREADTH	FACTOR	NOS. TOTAL
A	11.00	1.84	1.00	7.00 139.58
B	12.11	3.48	1.00	7.00 293.50
C	11.00	3.12	1.00	7.00 248.24
D	5.11	3.12	1.00	1.00 15.84
E	32.00	1.34	1.00	1.00 14.08
F	13.93	5.10	1.00	1.00 71.04
G	11.95	5.10	1.00	1.00 60.84
H	32.00	0.60	1.00	1.00 19.74
I	6.23	7.04	1.00	2.00 3.24
J	11.38	5.10	1.00	1.00 57.94
K	78.54	1.28	1.00	1.00 98.74
L	12.28	5.10	1.00	3.00 186.80
M	11.90	5.10	1.00	1.00 60.78
N	78.54	0.60	1.00	1.00 42.75
TOTAL				1327.05

Approved as per letter no. V. P. 33/2024/458/04/2024-2025  
 Dated: 16.05.24  
 LOUENCO RIBEIRO  
 SECRETARY  
 VILLAGE PANCHAYAT CANDOLIM  
 BARDEZ - GOA

APPROVED FROM PLANNING POINT  
 SUBJECT TO CONDITIONS GIVEN  
 VIDE ORDER NO. NG PDA/CA/144/2024/1964/2024  
 DATED 25 MAR 2024  
 MEMBER SECRETARY  
 NORTH GOA  
 PLANNING & DEV. AUTHORITY  
 PANAJI - GOA

REVISED SUBMISSION FOR

Commercial & Residential Scheme proposed by  
 M/s. Primavera Real Estate Developers  
 and Mr. Jawad Ayaz  
 in the Amalgamated Properties bearing  
 Survey Nos. (92/1 + 92/17) at Marra, Bardez, Goa.

SHEET TITLE:

**ROW VILLA BLOCK B - SECTIONS**

SIGNATURE OF THE OWNER:

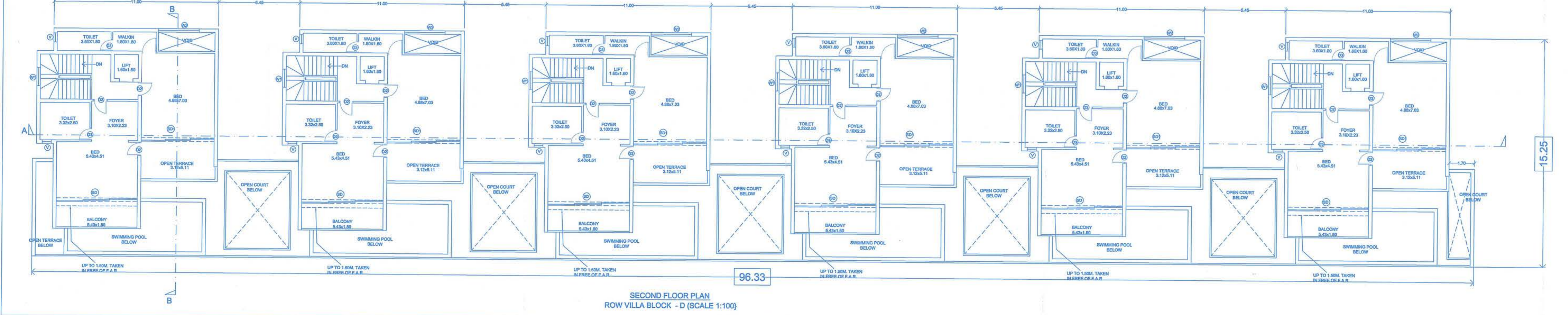
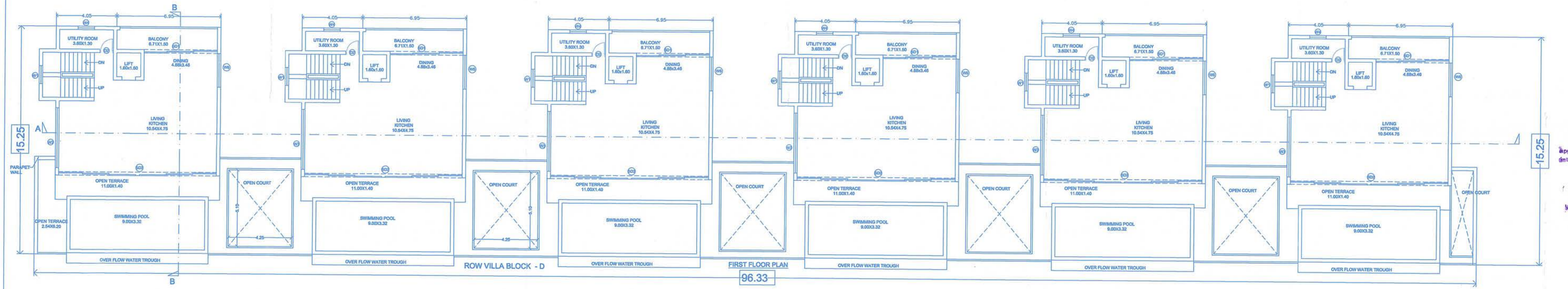
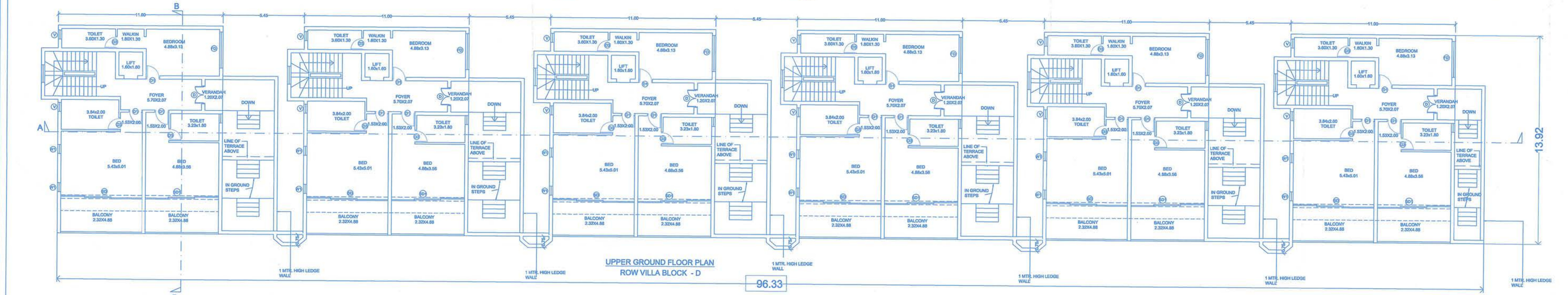
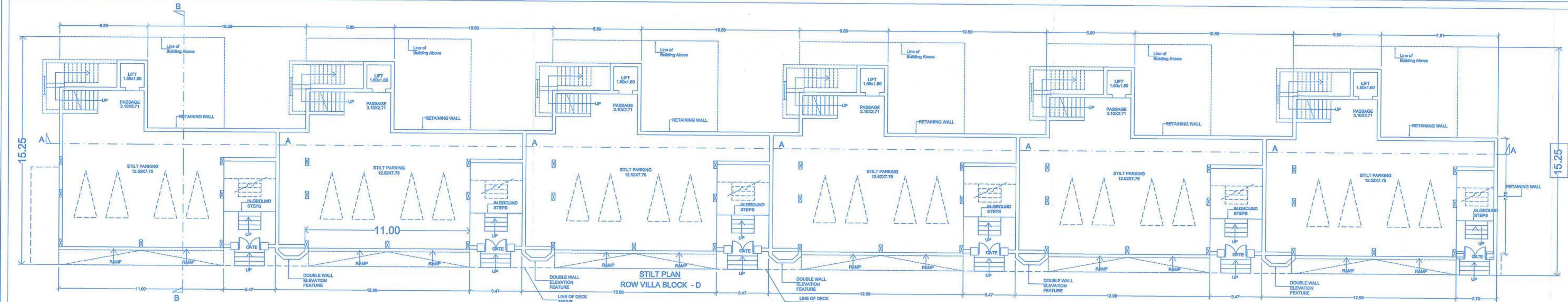
NAME & ADDRESS ARCHITECT:

AR. MELVILLE D'SOUZA,  
 8/5, SARANA PARADISE,  
 NEAR CMM SHOWROOM,  
 MERCER, GOA.

SIGNATURE OF THE ARCHITECT:

**SHEET  
6**





Approved as per letter no. P. 333/13/459/06 dated 16/5/20  
 LOURENCO RIBEIRO  
 SECRETARY  
 VILLAGE PANCHAYAT COUNCIL  
 BARDEZ - GOA



REVISED SUBMISSION FOR  
 Commercial & Residential Scheme proposed by  
 M/s. Primavera Real Estate Developers  
 and Mr. Jawad Ayaz  
 in the Amalgamated Properties bearing  
 Survey Nos. (92/1 + 92/17) at Marra, Bardez, Goa.

SHEET TITLE:  
 ROW VILLA BLOCK D - PLANS

SIGNATURE OF THE OWNER:

*(Handwritten signature)*

NAME & ADDRESS ARCHITECT:  
 AR. MELVILLE D'SOUZA,  
 S/S, SAPANA PARADISE,  
 NEAR CMM SHOWROOM,  
 MERCES, GOA.

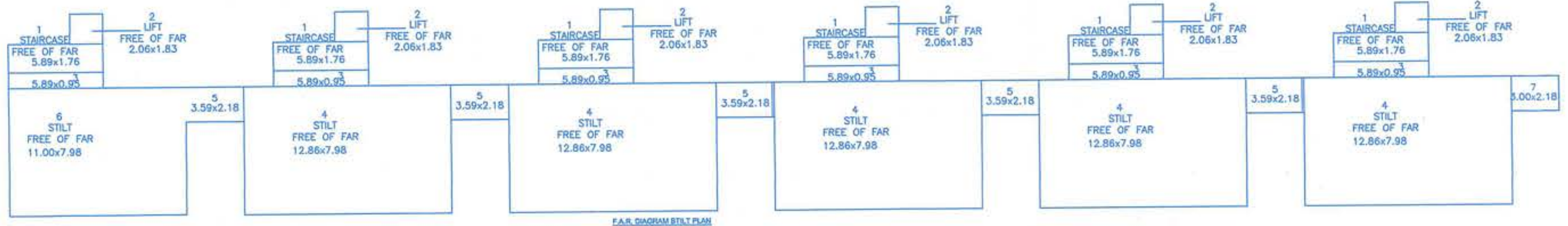
APPROVED FROM PLANNING POINT  
 SUBJECT TO CONDITIONS GIVEN  
 WIDE ORDER No. H.G.P.D.A./C.A./N/124/19/24/2022  
 DATED 25 MAR 2022  
 MEMBER SECRETARY  
 HODVTA GOA  
 PLANNING & DEV. AUTHORITY  
 PANAJI - GOA

SIGNATURE OF THE ARCHITECT:

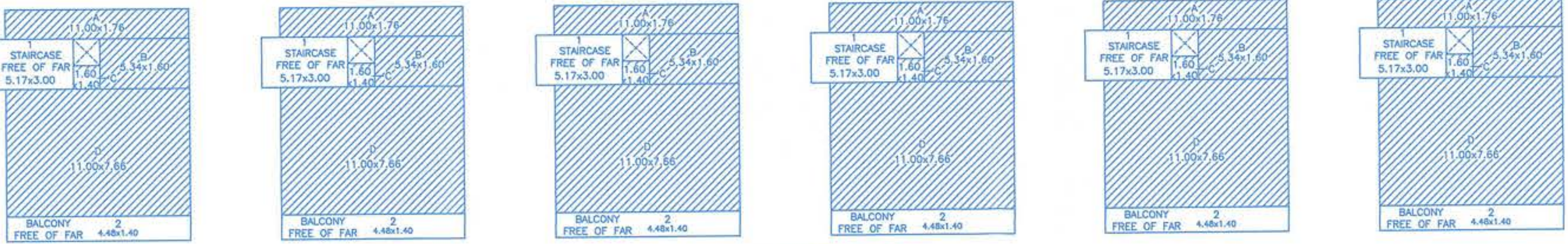
*(Handwritten signature)*  
 AR. MELVILLE D'SOUZA  
 AR/0057/2010

SHEET  
 7

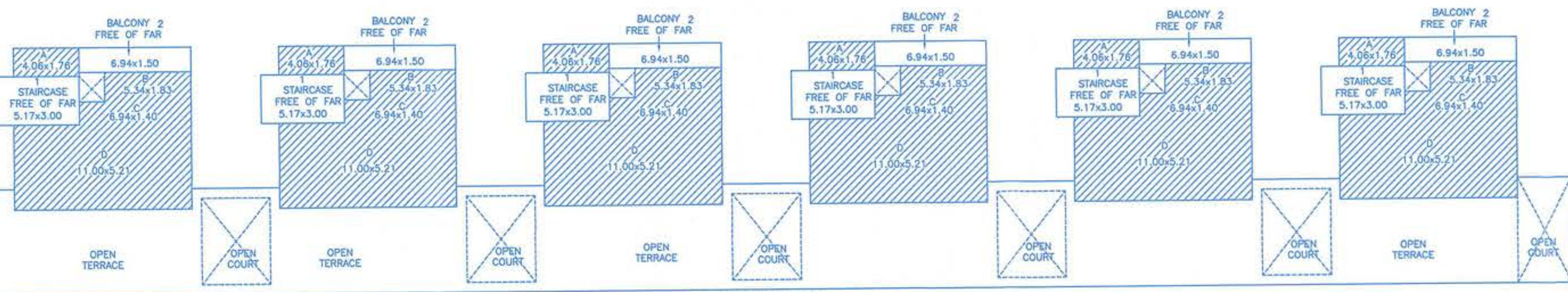




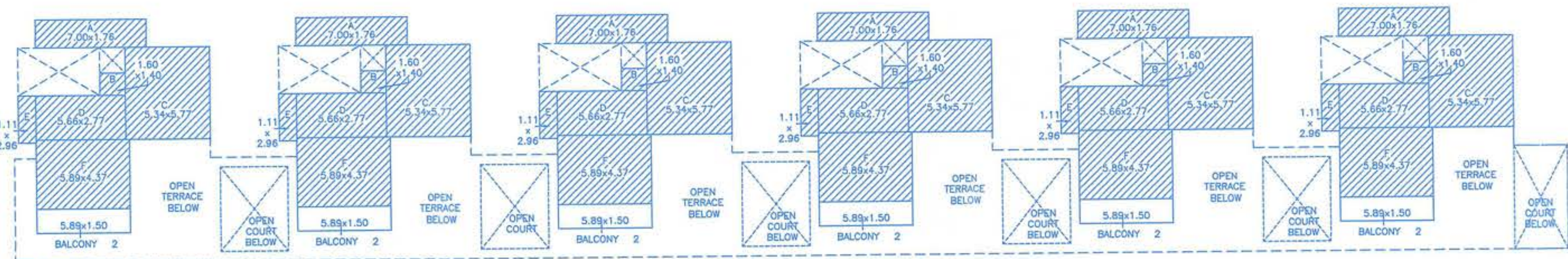
F.A.R. DIAGRAM STILT FLOOR PLAN  
ROW VILLA BLOCK - D



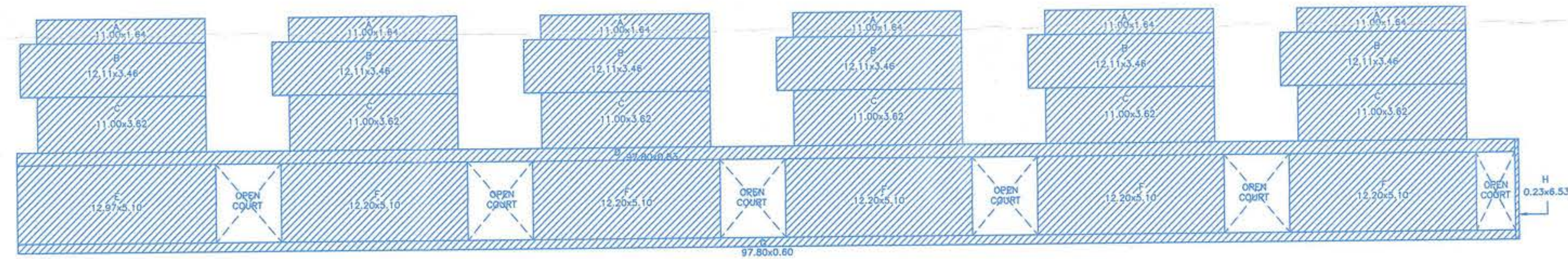
F.A.R. DIAGRAM UPPER GROUND FLOOR PLAN  
ROW VILLA BLOCK - D



F.A.R. DIAGRAM FIRST FLOOR PLAN  
ROW VILLA BLOCK - D



F.A.R. DIAGRAM SECOND FLOOR PLAN  
ROW VILLA BLOCK - D



COVERAGE AREA DIAGRAM  
ROW VILLA BLOCK - D

FAR CALCULATION - STILT FLOOR					
SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
1	5.89	1.76	1.00	6.00	62.20
2	2.06	1.83	1.00	6.00	22.62
3	5.89	0.95	1.00	6.00	33.67
4	12.86	7.98	1.00	5.00	513.11
5	3.59	2.18	1.00	6.00	36.18
6	11.00	7.86	1.00	1.00	87.78
7	3.00	2.18	1.00	1.00	6.54
TOTAL					764.95

FAR CALCULATION - UPPER GROUND FLOOR					
SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	11.00	1.76	1.00	6.00	116.16
B	5.34	1.60	1.00	6.00	51.24
C	11.00	1.40	1.00	6.00	92.40
D	11.00	7.98	1.00	5.00	685.50
E	3.59	2.18	1.00	6.00	36.18
F	4.28	1.40	1.00	6.00	36.18
TOTAL					817.32

FAR CALCULATION - FIRST FLOOR					
SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	4.08	1.50	1.00	6.00	36.72
B	5.34	1.83	1.00	6.00	58.05
C	6.94	1.40	1.00	6.00	58.05
D	11.00	5.21	1.00	6.00	352.92
E	3.59	2.18	1.00	6.00	36.18
F	6.94	1.50	1.00	6.00	62.40
TOTAL					1085.17

FAR CALCULATION - SECOND FLOOR					
SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	7.00	1.76	1.00	6.00	73.92
B	1.60	1.40	1.00	6.00	67.20
C	5.89	2.77	1.00	6.00	97.02
D	11.11	2.96	1.00	6.00	197.91
E	5.89	4.37	1.00	6.00	154.44
F	5.89	1.50	1.00	6.00	53.01
TOTAL					693.50

COVERAGE AREA					
SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	11.00	1.84	1.00	6.00	108.24
B	12.11	3.46	1.00	6.00	251.40
C	11.00	3.82	1.00	6.00	238.82
D	97.80	0.83	1.00	1.00	81.17
E	12.97	5.10	1.00	1.00	66.15
F	12.20	5.10	1.00	6.00	371.10
G	97.80	0.50	1.00	1.00	48.90
H	0.23	6.53	1.00	1.00	1.50
TOTAL					1117.17

APPROVED FROM PLANNING POINT  
SUBJECT TO CONDITIONS GIVEN  
VIDE ORDER No. NG PDA/CA/44/124/1964/2022  
DATED 25 MAR 2022.

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

Approved as per letter no. V. 13/13/106/2022-2023  
dated... 1.12.2022

LOURENCO RIBEIRO  
SECRETARY  
VILLAGE PANCHAYAT ANDOLIM  
BARDEZ - GOA



REVISED SUBMISSION FOR

Commercial & Residential Scheme proposed by  
M/s. Primavera Real Estate Developers  
Mr. Jawad Ayaz and Mrs. Delilah Lobo  
in the Amalgamated Properties bearing  
Survey Nos. (92/1 + 92/17) at Marra, Bardez, Goa.

SHEET TITLE:

ROW VILLA BLOCK D - AREA CALCULATION

SIGNATURE OF THE OWNER:

*[Handwritten Signature]*

NAME & ADDRESS ARCHITECT:

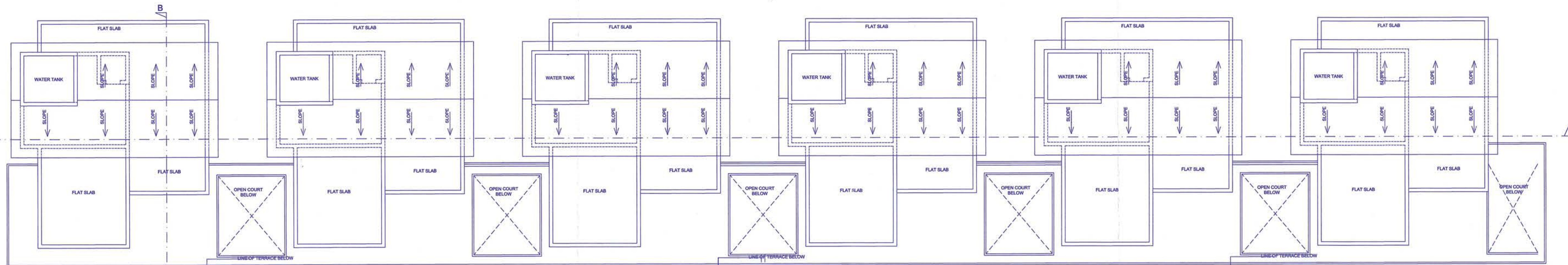
AR. MELVILLE D'SOUZA,  
S/S, SAPANA PARADISE,  
NEAR CMM SHOWROOM,  
MERCES, GOA.

SIGNATURE OF THE ARCHITECT:

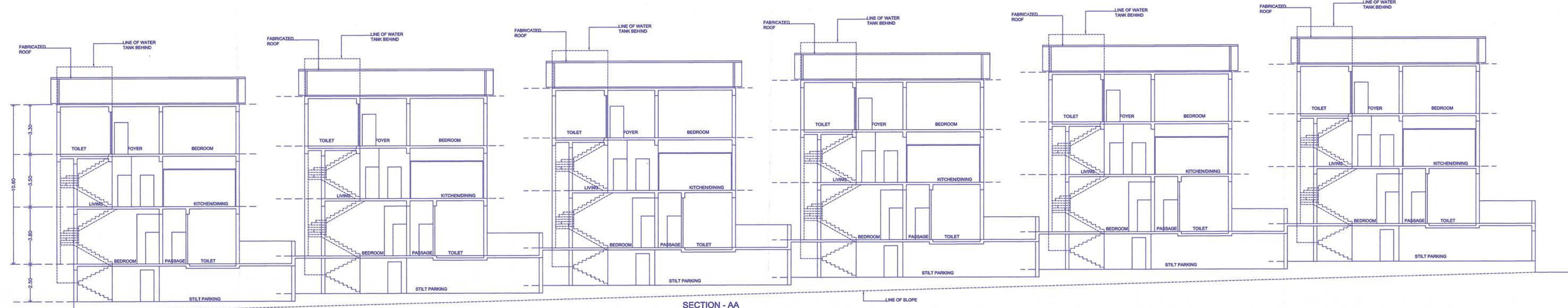
*[Handwritten Signature]*  
AR. MELVILLE D'SOUZA  
AR/CO37/2010

SHEET  
7A





ROOF PLAN  
ROW VILLA BLOCK - D  
(SCALE 1:100)



SECTION - AA



FRONT ELEVATION  
ROW VILLA BLOCK - D  
(SCALE 1:100)

APPROVED FROM PLANNING POINT  
SUBJECT TO CONDITIONS GIVEN  
UNDER ORDER NO. 103/2022 DATED 25 MAR 2022  
MEMBER SECRETARY  
NORTH GOA  
PLANNING & DEV. AUTHORITY  
PANAJI - GOA

REVISED SUBMISSION FOR  
Commercial & Residential Scheme proposed by  
M/s. Primavera Real Estate Developers  
and Mr. Jawad Ayaz  
in the Amalgamated Properties bearing  
Survey Nos. (92/1 + 92/17) at Marra, Bardez, Goa.

SHEET TITLE:  
**ROW VILLA BLOCK D - PLANS**

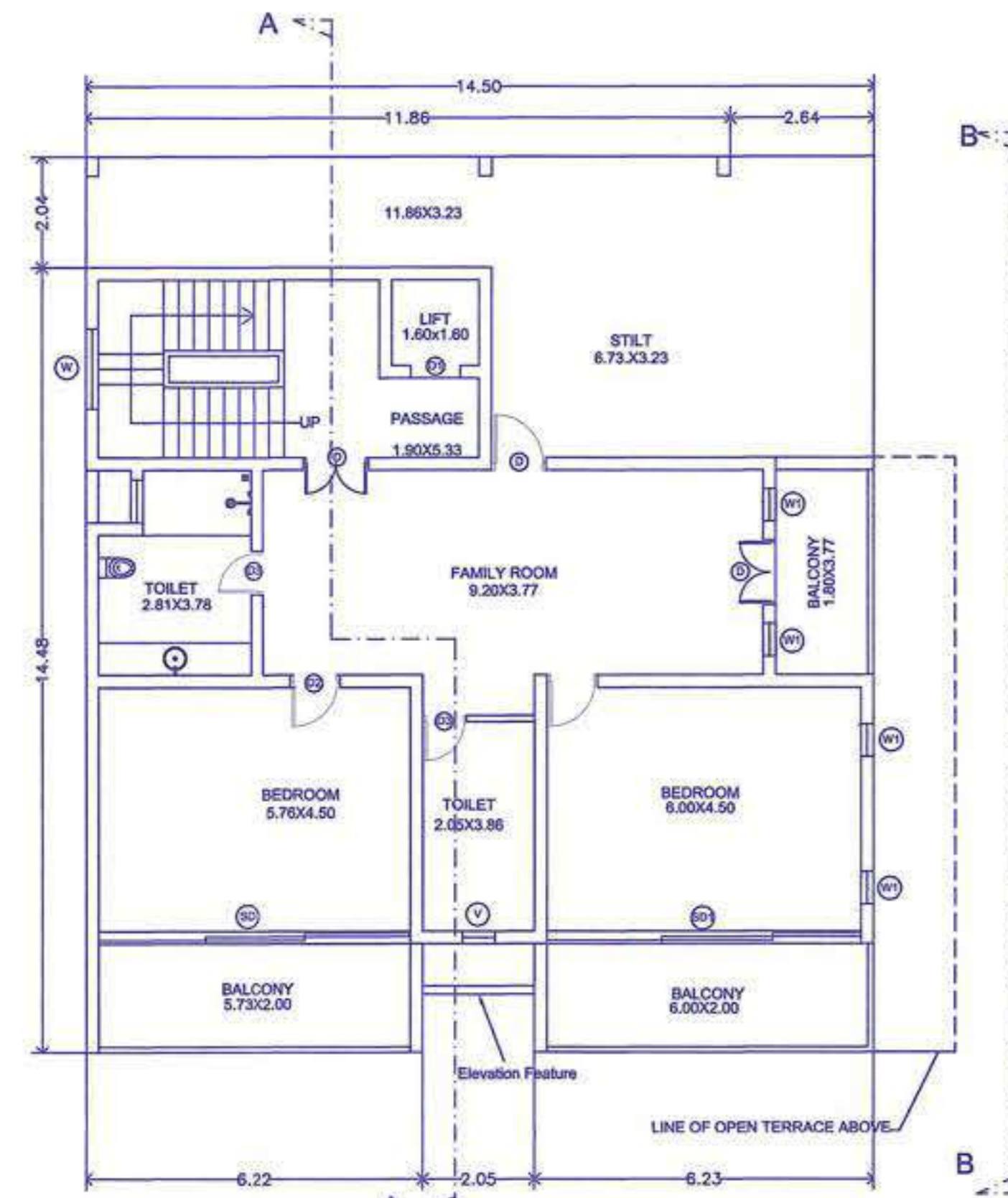
SIGNATURE OF THE OWNER:  
*[Signature]*

NAME & ADDRESS ARCHITECT:  
**AR. MELVILLE D'SOUZA,**  
S/S, SAPANA PARADISE,  
NEAR CMM SHOWROOM,  
MERCES, GOA.

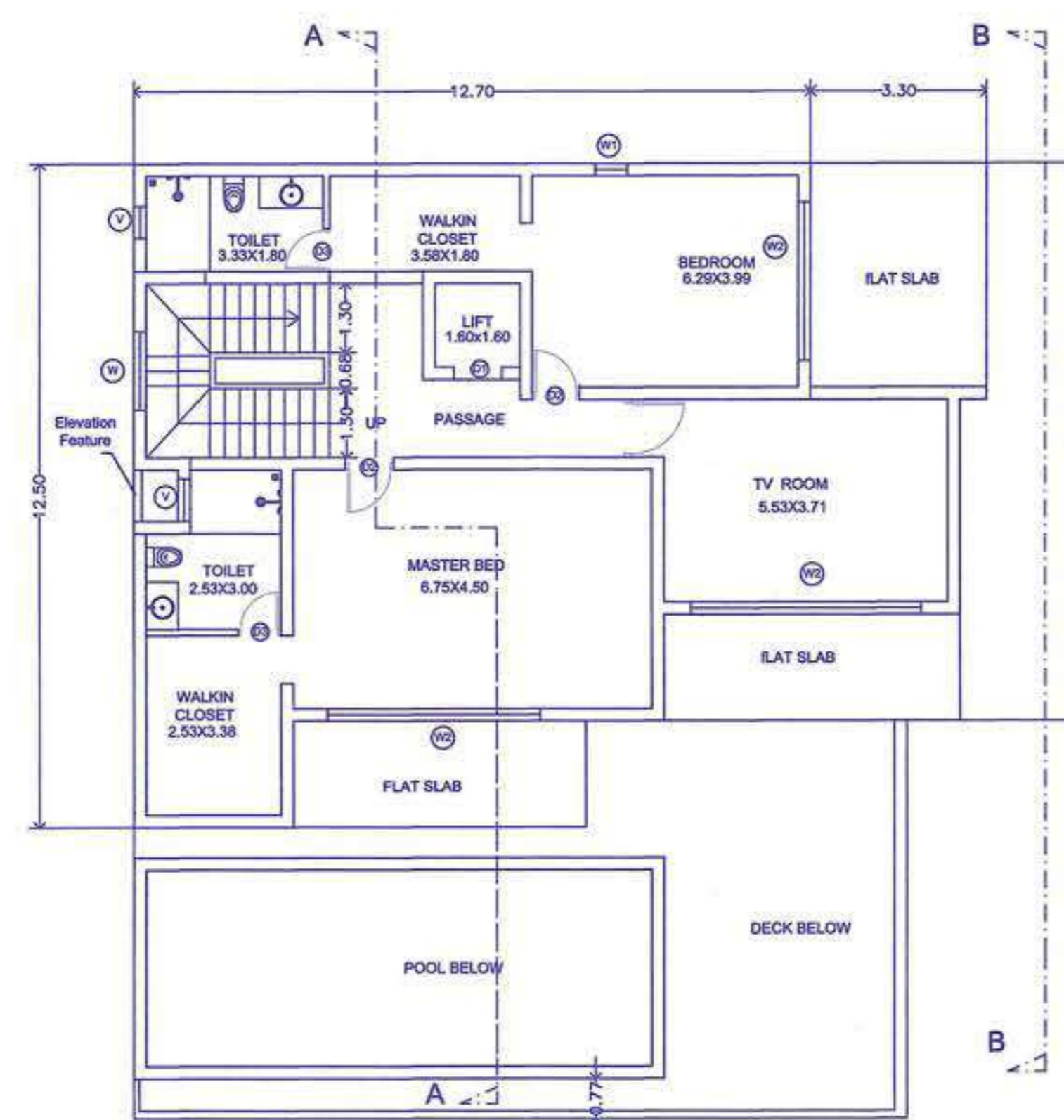
SIGNATURE OF THE ARCHITECT:  
*[Signature]*  
AR. MELVILLE D'SOUZA  
AR/0037/2010







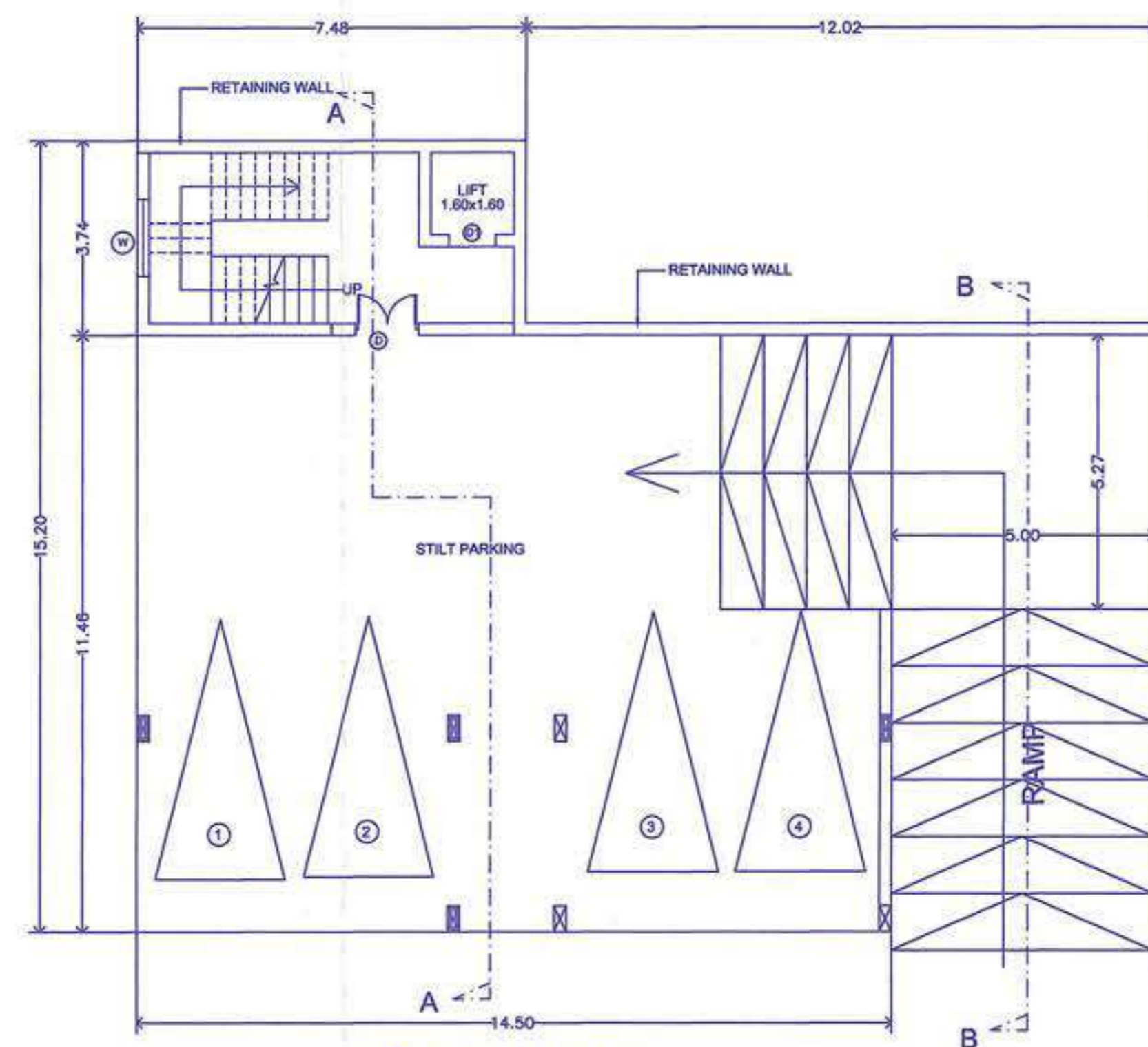
GROUND FLOOR PLAN  
SCALE 1:100



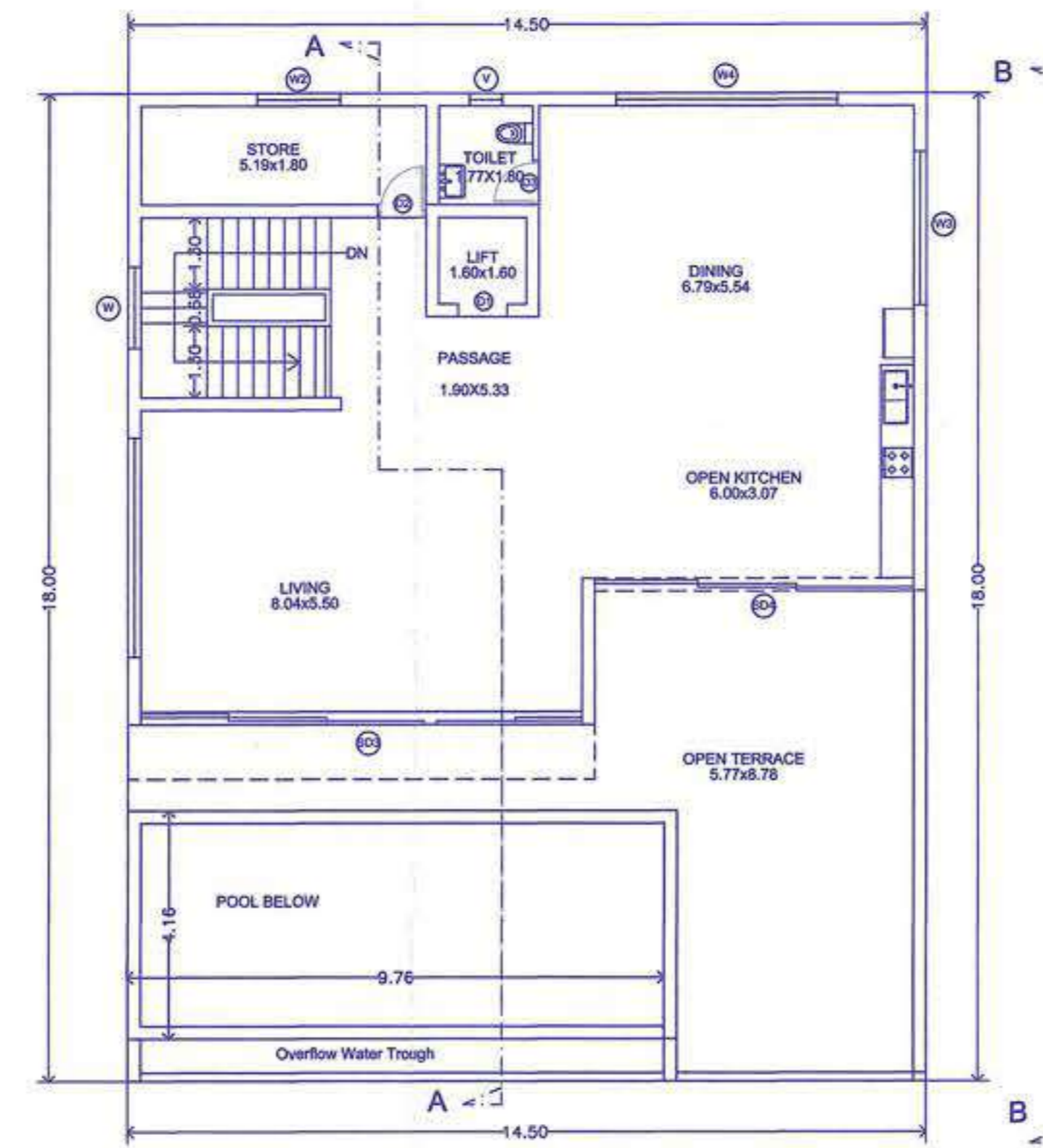
SECOND FLOOR PLAN  
SCALE 1:100



FRONT ELEVATION  
SCALE 1:100



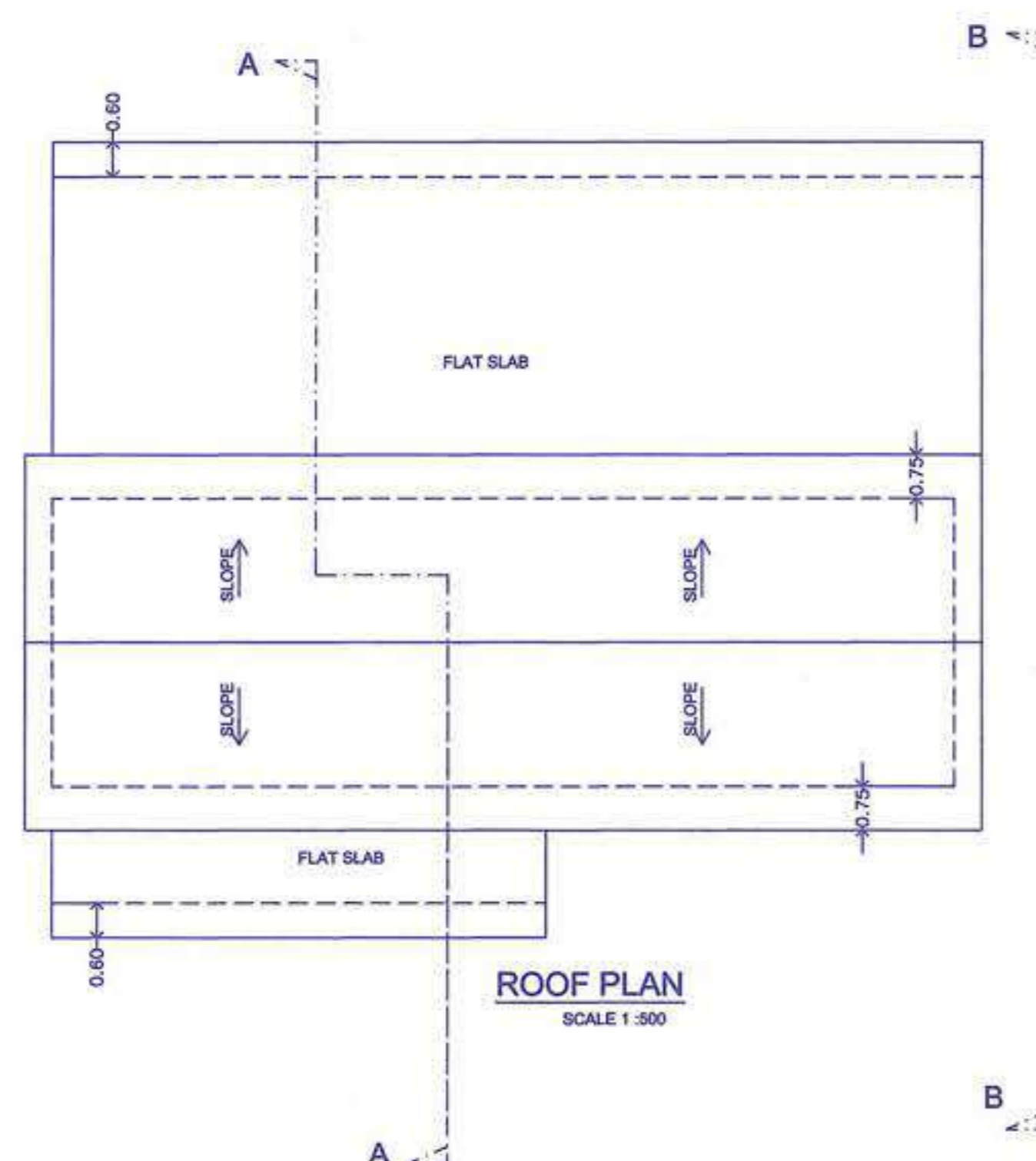
STILT LEVEL PLAN  
SCALE 1:100



FIRST FLOOR  
SCALE 1:100



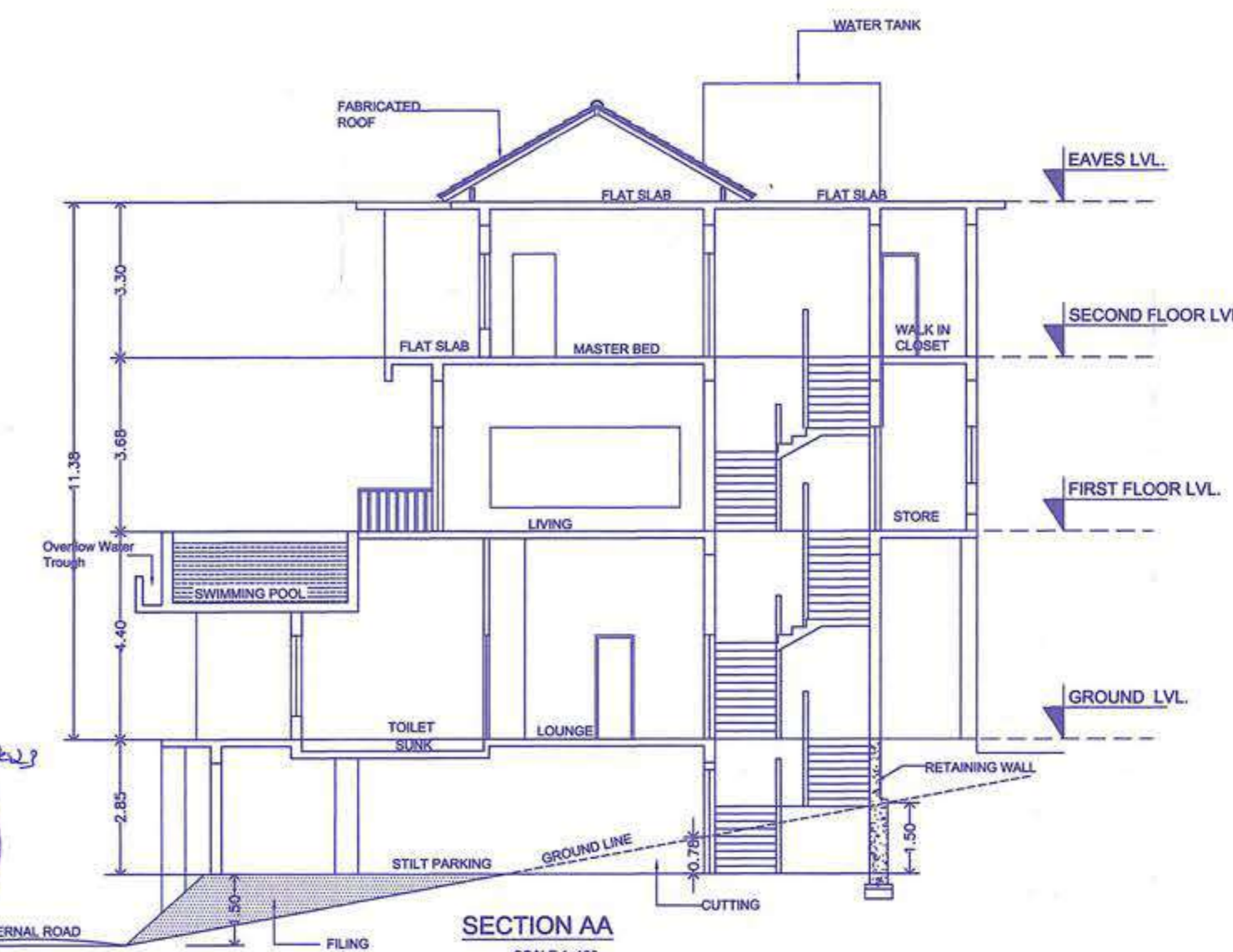
SECTIONAL ELEVATION BB  
SCALE 1:100



ROOF PLAN  
SCALE 1:200

WINDOW SCHEDULE		DOOR SCHEDULE	
WIND.	OPENING SIZE(mm)	DOOR	OPENING SIZE(mm)
W	1500 X 1400	D	1500 X 2200
W1	510 X 1100	D1	1500 X 2200
W2	1500 X 1100	D2	800 X 2100
W3	3000 X 1100	D3	800 X 2100
W4	2400 X 1100	D4	2500 X 2100
V	540 X 800	D5	2700 X 2100
		D6	2700 X 2100
		D7	1800 X 2100
		D8	1800 X 2100
		D9	4500 X 2200
		D10	3000 X 2200
		D11	4500 X 2200
		D12	4500 X 2200

Approved as per letter no. V. P. 2013/458/06 dated 16.12.13  
**LAURENCO RIBEIRO**  
 SECRETARY  
 VILLAGES PLANNING AUTHORITY  
 BARDEZ - GOA



SECTION AA  
SCALE 1:100

APPROVED AS PLANNING POINT  
 SUBJECT TO CONDITIONS GIVEN  
 VIDE ORDER NO. PD/124/124/1969/2013  
 DATED 25 MAR 2017  
**MEMBER SECRETARY**  
 NORTH GOA  
 PLANNING & DEV. AUTHORITY  
 PANAJI - GOA

REVISED SUBMISSION FOR

Commercial & Residential Scheme proposed by  
 M/s. Primavera Real Estate Developers  
 and Mr. Jawad Ayaz  
 in the Amalgamated Properties bearing  
 Survey Nos. (92/1 + 92/17) at Marra, Bardez, Goa.

SHEET TITLE:

TYPICAL INDIVIDUAL VILLA TYPE - G  
 - PLANS, SECTION AND ELEVATION

SIGNATURE OF THE OWNER:

NAME & ADDRESS ARCHITECT:

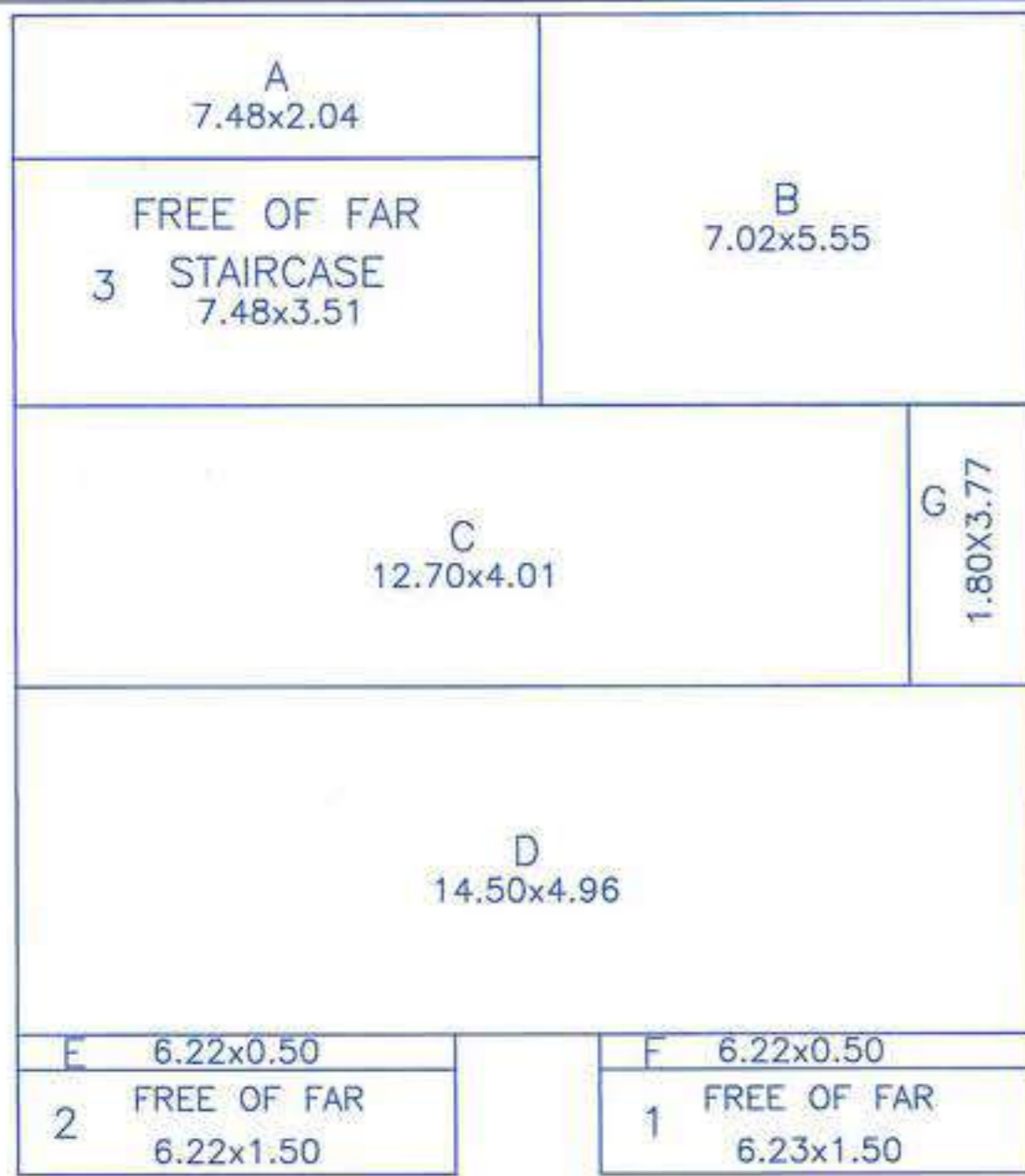
AR. MELVILLE D'SOUZA,  
 S/5, SAPANA PARADISE,  
 NEAR CMM SHOWROOM,  
 MERCES, GOA.

AR. MELVILLE D'SOUZA  
 AR/0087/2010

SIGNATURE OF THE ARCHITECT:

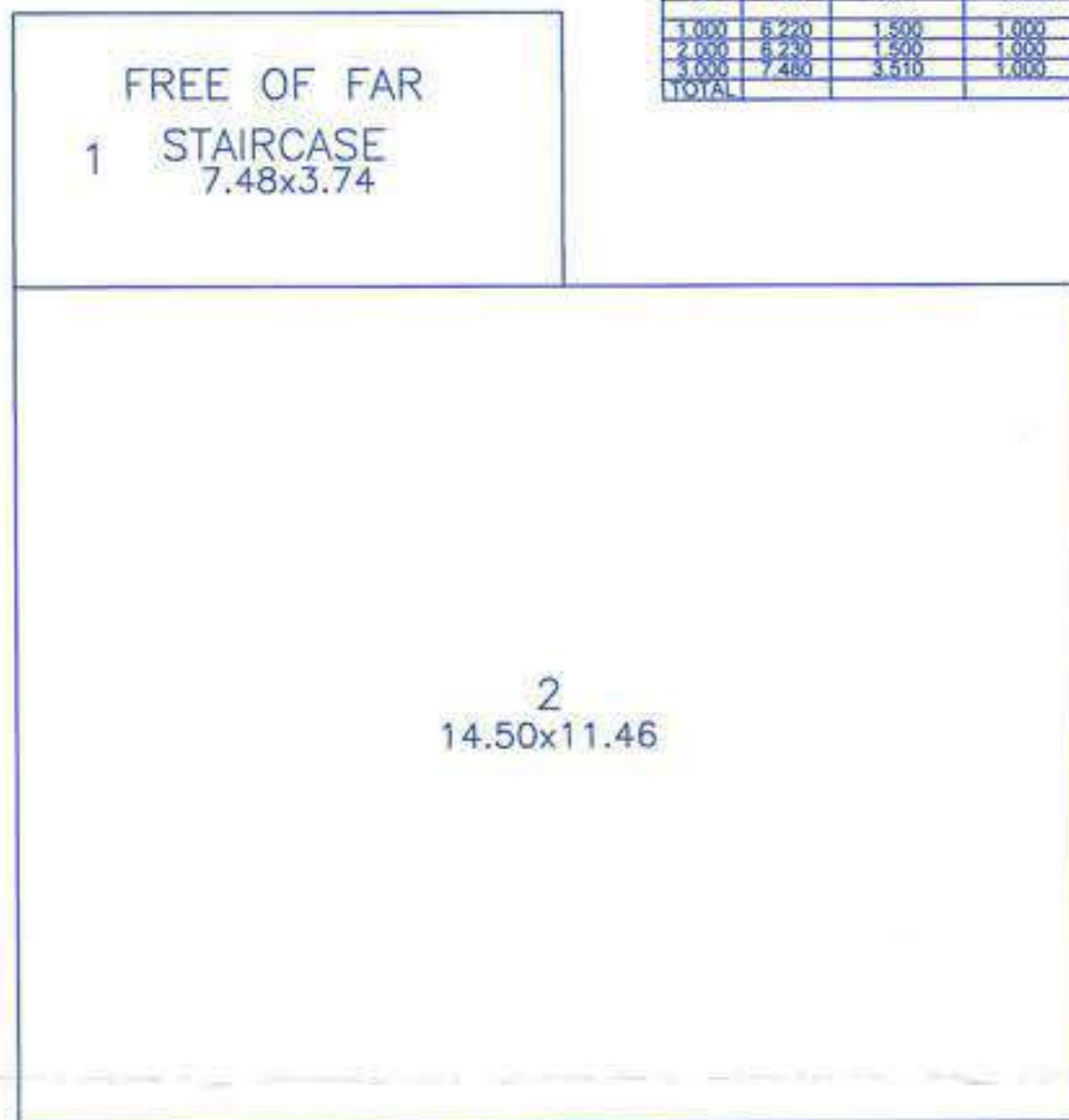
SHEET  
 9





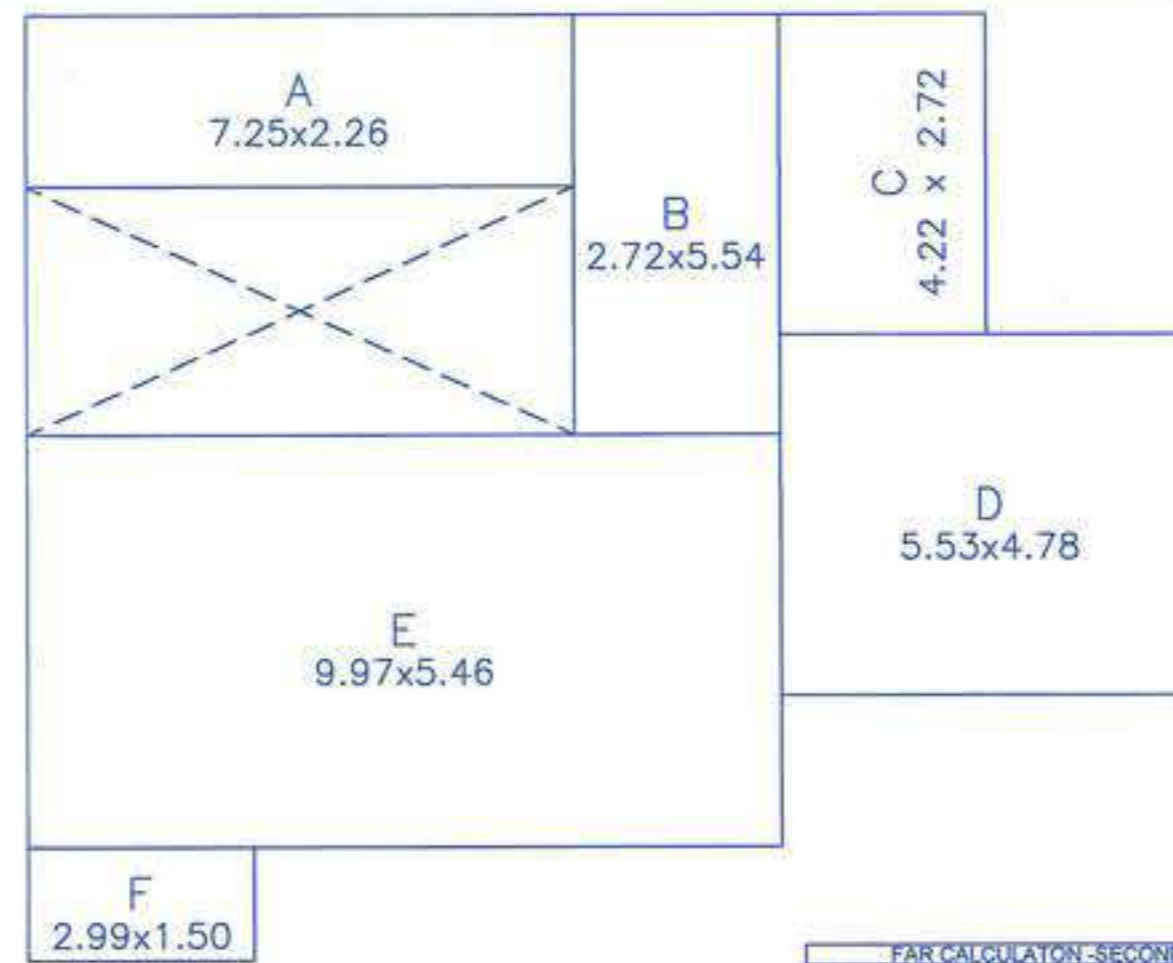
GROUND FLOOR - FAR DIAGRAM

SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	7.48	2.04	1.000	5,000	76.30
B	7.02	5.55	1.000	5,000	194.81
C	12.70	4.01	1.000	5,000	254.64
D	14.50	4.96	1.000	5,000	359.50
E	6.22	0.50	1.000	3,000	18.66
F	6.22	0.50	1.000	3,000	18.66
G	1.80	3.77	1.000	5,000	33.93
1,000	6.22	1.50	1.000	5,000	46.85
2,000	6.23	1.50	1.000	5,000	46.73
3,000	7.48	3.51	1.000	5,000	131.27
TOTAL					1179.92



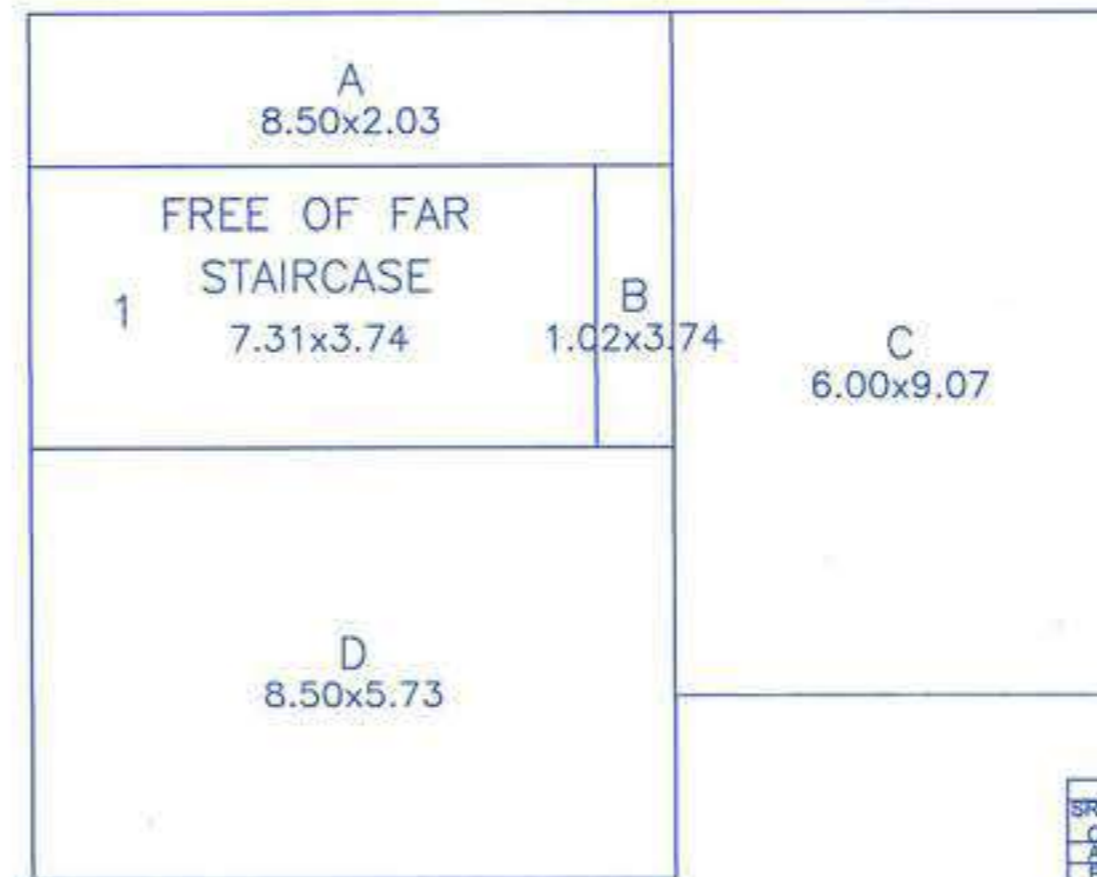
STILT FLOOR - FAR DIAGRAM

SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
1,000	7.48	3.74	1.000	5,000	139.88
2,000	14.50	11.46	1.000	5,000	830.85
TOTAL					970.73



SECOND FLOOR - FAR DIAGRAM

SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	7.25	2.26	1.000	5,000	81.92
B	2.72	5.54	1.000	5,000	75.34
C	4.22	2.72	1.000	3,000	37.38
D	5.53	4.78	1.000	5,000	132.17
E	9.97	5.46	1.000	5,000	272.13
F	2.99	1.50	1.000	5,000	72.43
TOTAL					641.43



FIRST FLOOR - FAR DIAGRAM

SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	8.50	2.03	1.000	5,000	86.27
B	1.02	3.74	1.000	5,000	19.07
C	6.00	9.07	1.000	5,000	272.10
D	8.50	5.73	1.000	5,000	243.13
1,000	7.31	3.74	1.000	5,000	138.20
TOTAL					757.67



APPROVED FROM PLANNING POINT  
SUBJECT TO CONDITIONS GIVEN  
VIDE ORDER No. NG PDA / CAN/44/124/1964/2022  
DATED 25 MAR 2022

*[Signature]*  
MEMBER SECRETARY  
NORTH GOA  
PLANNING & DEV. AUTHORITY  
PANAJI - GOA

*[Signature]*  
A  
14.50x18.01

Approved as per letter no. V. P. 301.13/458/01/2022-2023  
dated... *[Signature]*

*[Signature]*  
LOURENCO RIBEIRO  
SECRETARY  
VILLAGE PANCHAYAT CANDOLIM  
BARDEZ - GOA

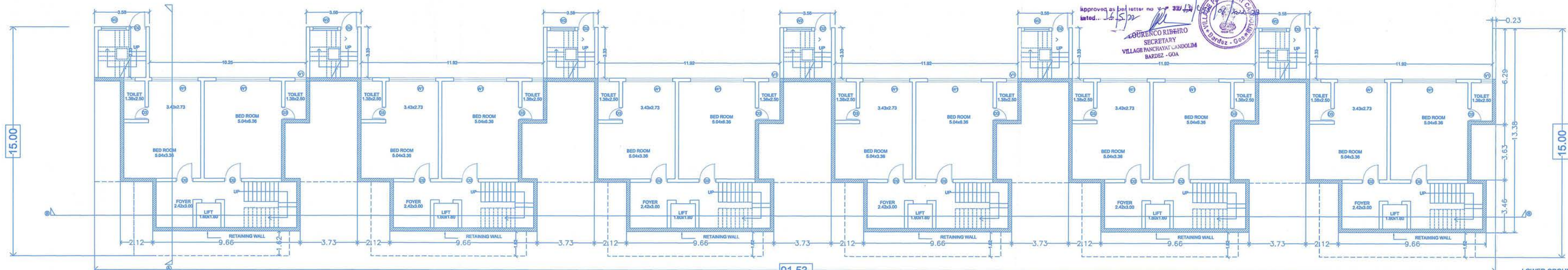
COVERAGE AREA DIAGRAM

SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	14.50	18.01	1.000	5,000	1305.73
TOTAL					1305.73

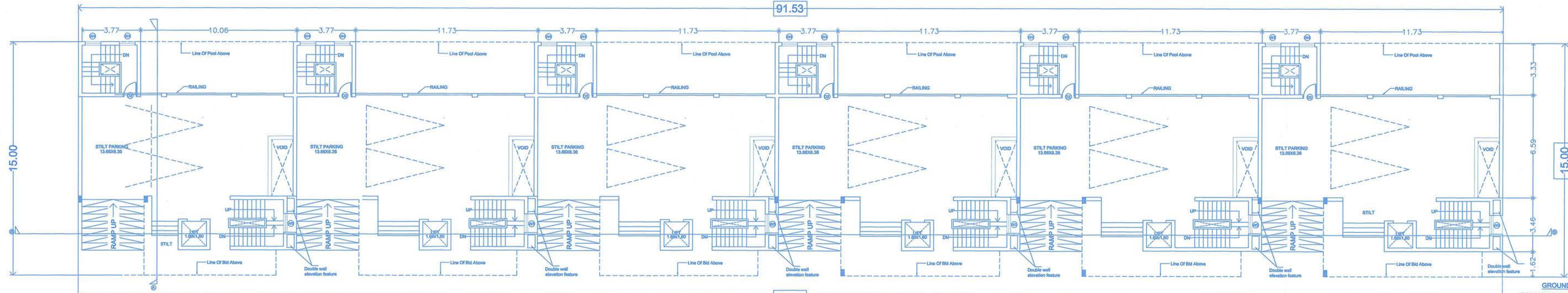
REVISED SUBMISSION FOR	SHEET TITLE:	SIGNATURE OF THE OWNER:	NAME & ADDRESS ARCHITECT:	SHEET 9A
Commercial & Residential Scheme proposed by M/s. Primavera Real Estate Developers and Mr. Jawad Ayaz in the Amalgamated Properties bearing Survey Nos. (92/1 + 92/17) at Marra, Bardez, Goa.	TYPICAL VILLA TYPE G AREA DIAGRAMS, FAR CALCULATIONS & COVARAGED CALCULATIONS	<i>[Signature]</i>	AR. MELVILLE D'SOUZA, S/O. SAPANA PANADGE, NEAR GUM SHOWROOM, MERGES, GOA. <i>[Signature]</i> AR. MELVILLE D'SOUZA AR/0837/2010 SIGNATURE OF THE ARCHITECT:	



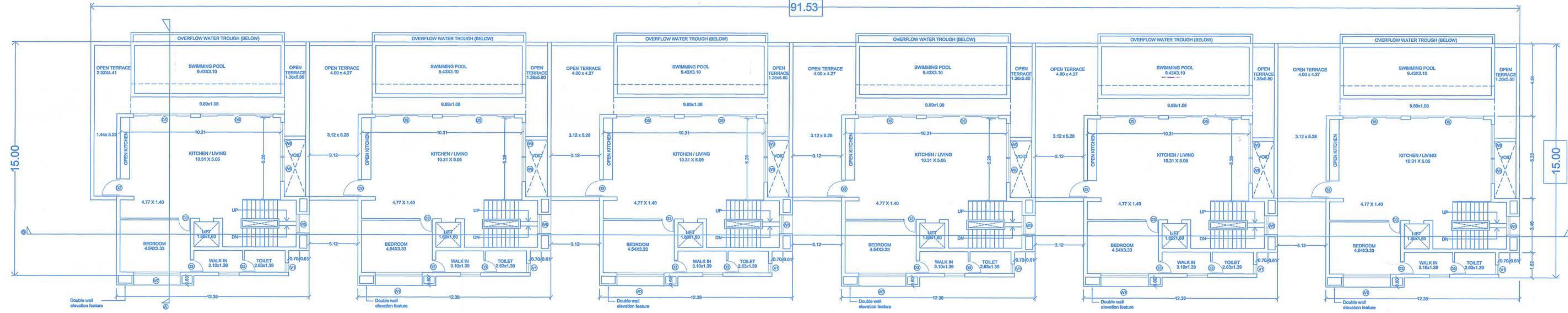
Approved as per letter no. 271/23 dated 16/5/22  
 LOURENÇO RIBEIRO  
 SECRETARY  
 VILLAGE PANCHAYAT LANDOLIM BARDEZ - GOA



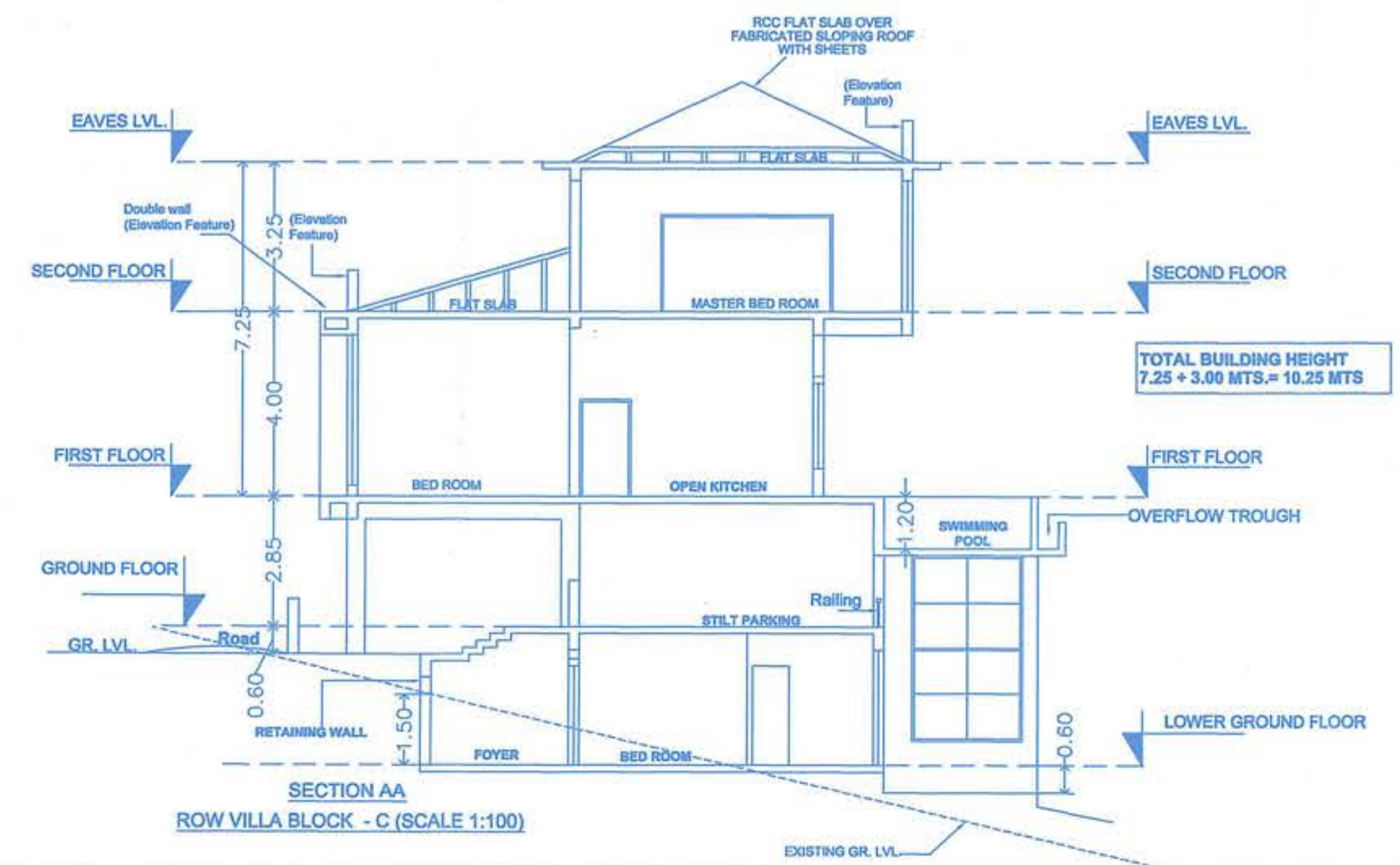
LOWER GROUND FLOOR PLAN  
 ROW VILLA BLOCK - C (SCALE 1:100)



GROUND FLOOR PLAN  
 ROW VILLA BLOCK - C (SCALE 1:100)



FIRST FLOOR PLAN  
 ROW VILLA BLOCK - C (SCALE 1:100)



SECTION AA  
 ROW VILLA BLOCK - C (SCALE 1:100)

DOOR SCHEDULE

DOOR	OPENING SIZE (mm)
D1	1800 X 2100
D2	900 X 2100
D3	750 X 2100
D4	3000 X 2100
D5	4800 X 2100
D6	3700 X 2100
D7	2200 X 2100

WINDOW SCHEDULE

WINDOW	OPENING SIZE (mm)
W1	2150 X 1500
W2	450 X 1500
W3	400 X 1500
W4	1000 X 1500
W5	1000 X 1500
W6	2000 X 1500
W7	3000 X 1500
W8	1500 X 1500
W9	2150 X 1500
W10	4700 X 1500
W11	600 X 1500
W12	600 X 900

APPROVED FROM PLANNING POINT SUBJECT TO CONDITIONS GIVEN VIDE ORDER No. 110 PDA/PLAN/144/174/1964/2022 DATED 25 MAR 2022

SECRETARY  
 NORTH GOA  
 PLANNING & DEV. AUTHORITY  
 PANAJI - GOA

REVISED SUBMISSION FOR  
 Commercial & Residential Scheme proposed by M/s.Primavera Real Estate Developers and Mr.Jawad Ayaz in the Amalgated Properties bearing Survey Nos.(92/1 + 92/17) at Marra, Bardez, Goa.

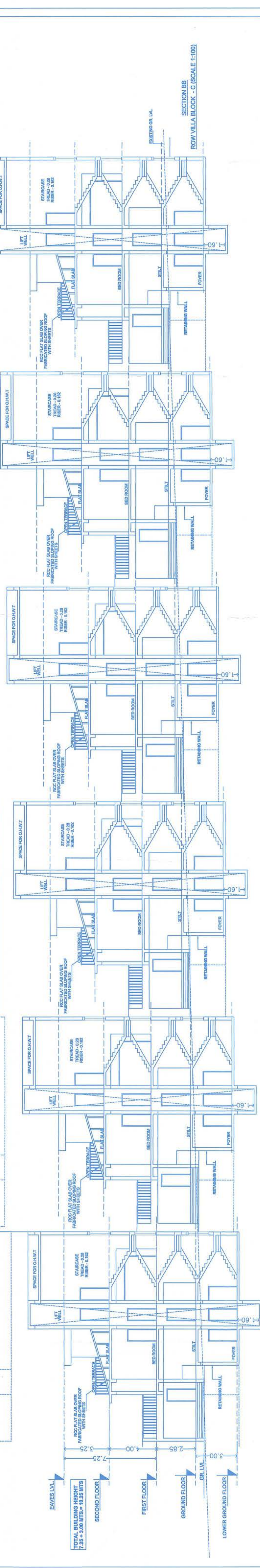
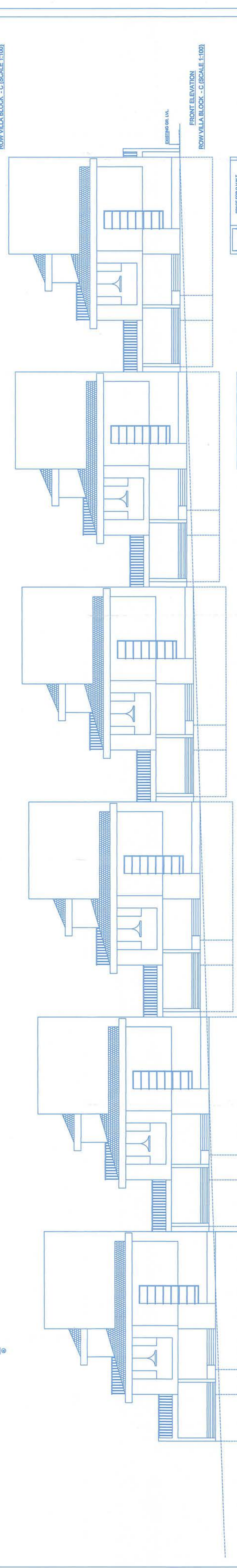
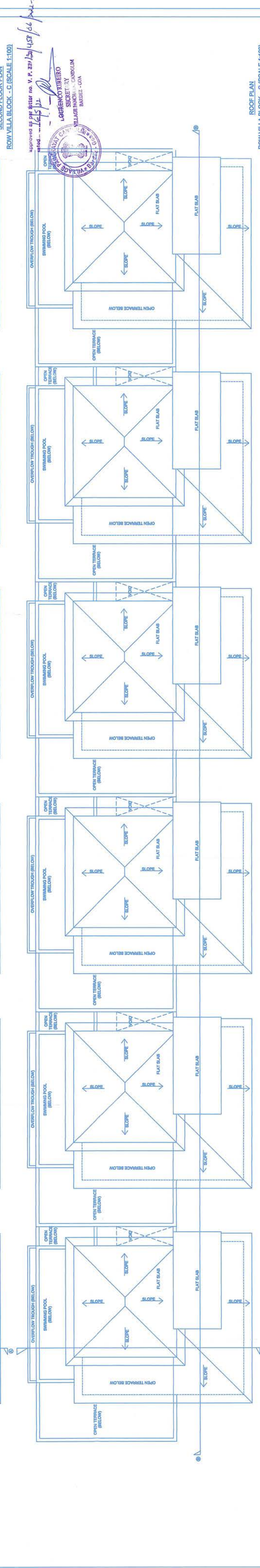
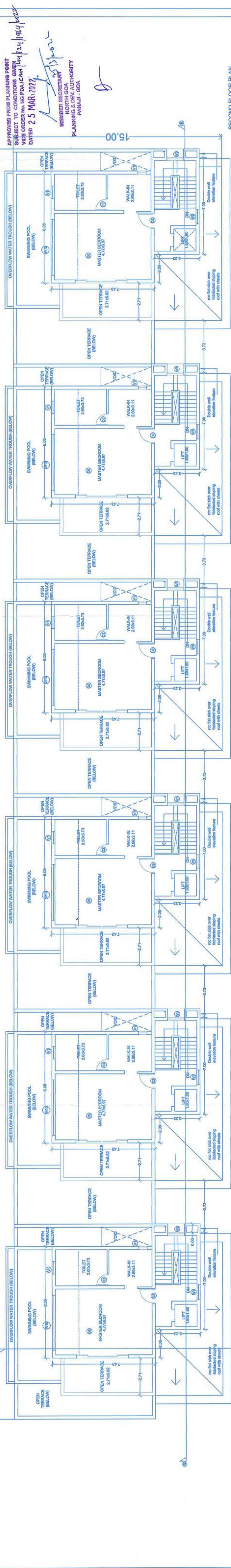
SHEET TITLE:  
 TYPICAL ROW VILLA BLOCK - C AND E PLANS AND SECTION



SIGNATURE OF THE OWNER:

NAME & ADDRESS ARCHITECT:  
 AR. MELVILLE D'SOUSA,  
 S/5, SAPANA PARADISE,  
 NEAR CMM SHOWROOM,  
 MERCES, GOA.  
 AR. MELVILLE D'SOUSA  
 4/R/O57/2019

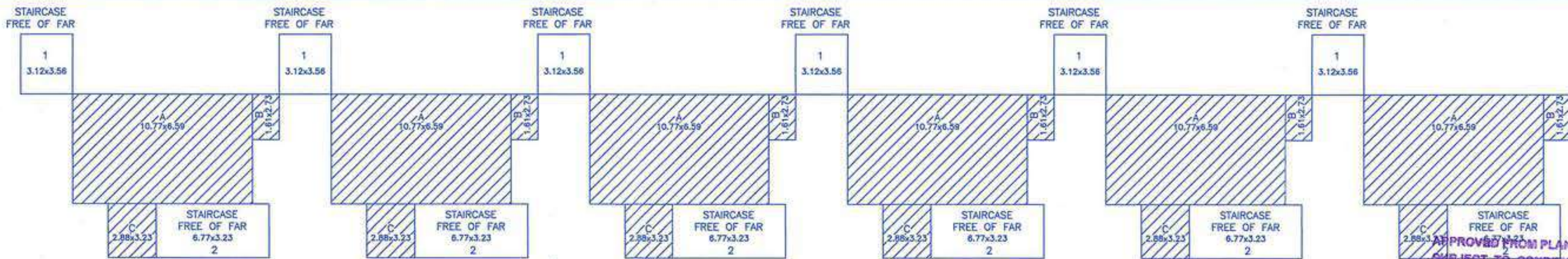
SHEET  
 10





<p>REVISED SUBMISSION FOR</p>	<p>SHEET TITLE:</p> <p>TYPICAL ROW VILLA BLOCK - C AND E PLANS, SECTION AND ELEVATION</p>	<p>SIGNATURE OF THE OWNER:</p> 	<p>NAME &amp; ADDRESS ARCHITECT:</p> <p>AR. MELVILLE D'SOUZA, 66, SARANA PARADISE, NEAR CAM SHOWROOM, MERCEDES, GOA.</p> <p>SIGNATURE OF THE ARCHITECT:</p> 
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SR NO	LENGTH	BREADTH	FACTOR	NOS	TOTAL
A	10.77	6.59	1.00	6.00	426.84
B	1.90	2.73	1.00	6.00	20.20
C	2.88	3.23	1.00	6.00	55.81
1.00	3.12	3.56	1.00	6.00	69.04
2.00	6.77	3.23	1.00	6.00	131.20
TOTAL					709.89



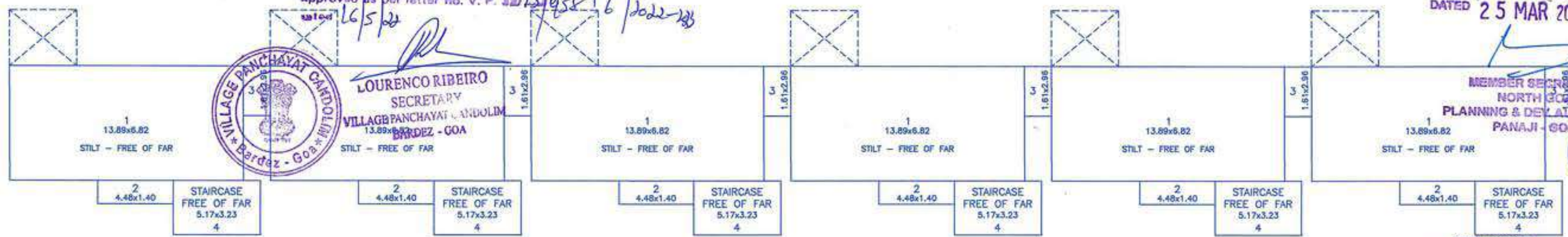
LOURENCO RIBEIRO  
SECRETARY  
VILLAGB PANCHAYAT CARDOLIM  
BARDEZ - GOA

Approved as per letter no. V. P. 32/13/458/6/2022-23 dated 16/5/22

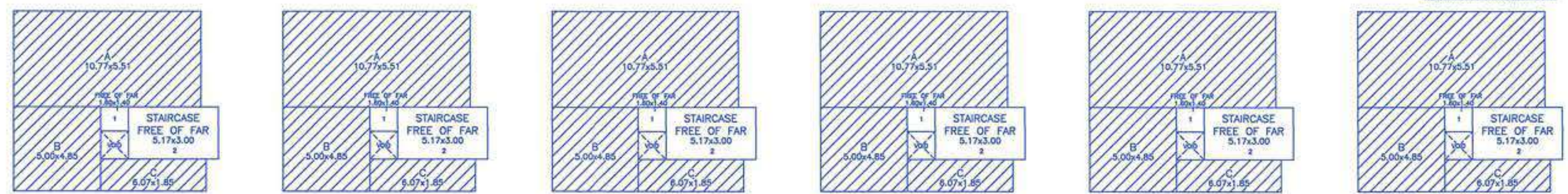
APPROVED FROM PLANNING POINT  
SUBJECT TO CONDITIONS  
VIDE ORDER No. NG PDA/CAN/124/124/1964/2022  
DATED 25 MAR 2022

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

SR NO	LENGTH	BREADTH	FACTOR	NOS	TOTAL
1	13.89	6.82	1.00	6.00	568.38
2	4.48	1.40	1.00	6.00	37.68
3	1.61	2.96	1.00	6.00	28.59
4	5.17	3.23	1.00	6.00	100.19
TOTAL					734.84

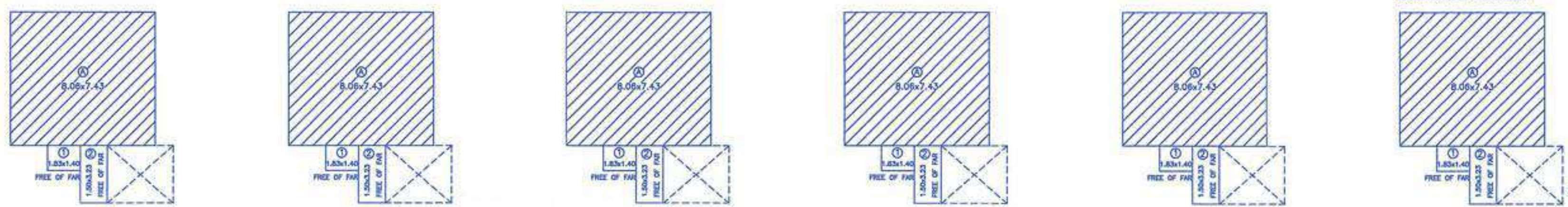


GROUND FLOOR PLAN  
ROW VILLA BLOCK - G (SCALE 1:200)



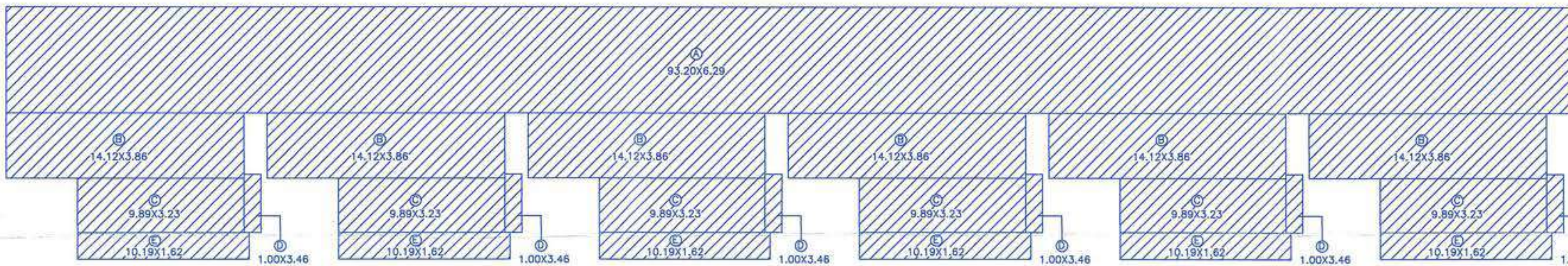
SR NO	LENGTH	BREADTH	FACTOR	NOS	TOTAL
A	10.77	5.51	1.00	6.00	356.03
B	5.00	4.85	1.00	6.00	145.50
C	5.07	1.85	1.00	6.00	67.38
1.00	1.80	1.40	1.00	6.00	19.44
2.00	5.17	3.00	1.00	6.00	93.06
TOTAL					671.41

FIRST FLOOR PLAN  
ROW VILLA BLOCK - G (SCALE 1:200)



SR NO	LENGTH	BREADTH	FACTOR	NOS	TOTAL
A	8.09	7.43	1.00	6.00	299.31
1.00	1.80	1.40	1.00	6.00	19.37
2.00	1.50	3.23	1.00	6.00	29.07
TOTAL					407.75

SECOND FLOOR PLAN  
ROW VILLA BLOCK - G (SCALE 1:200)



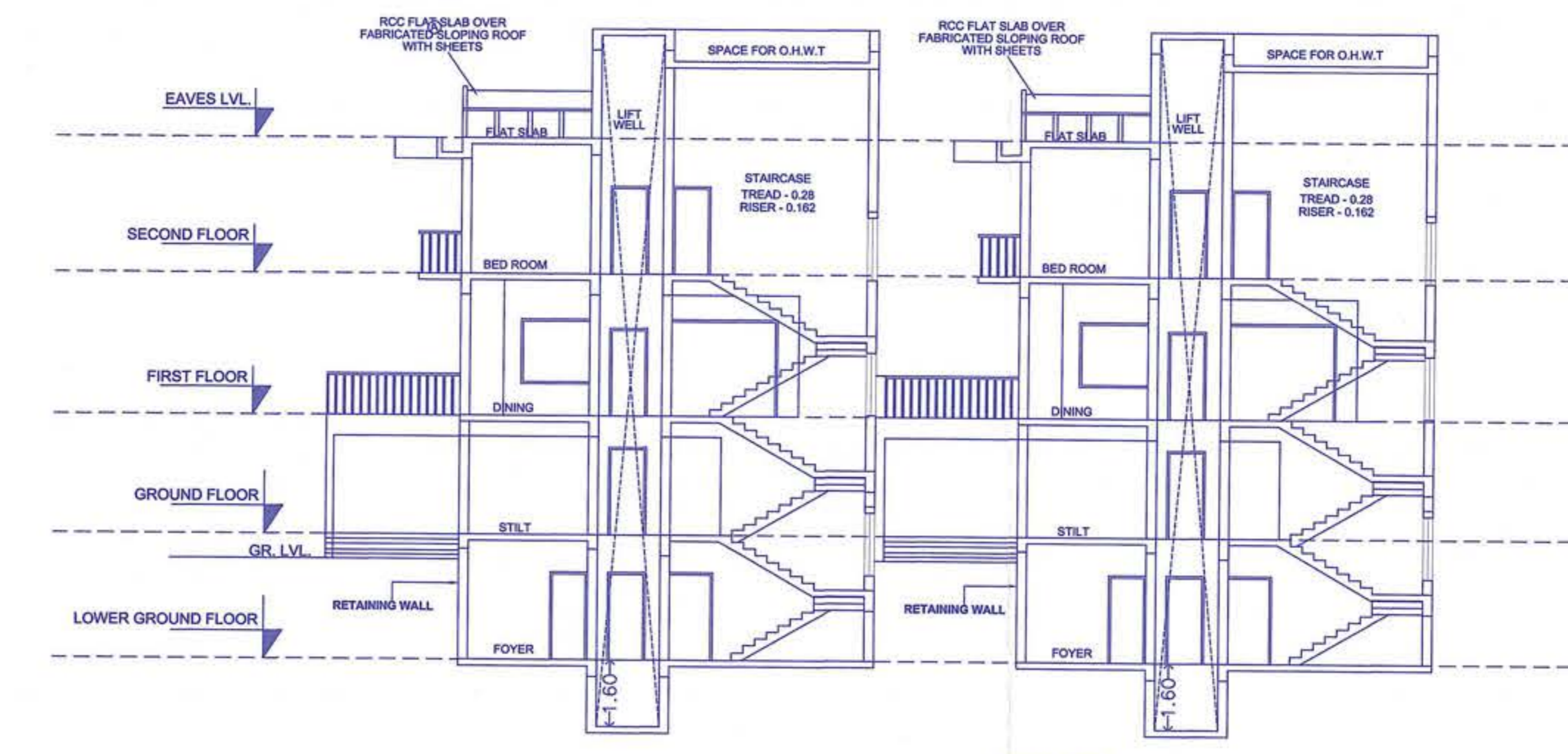
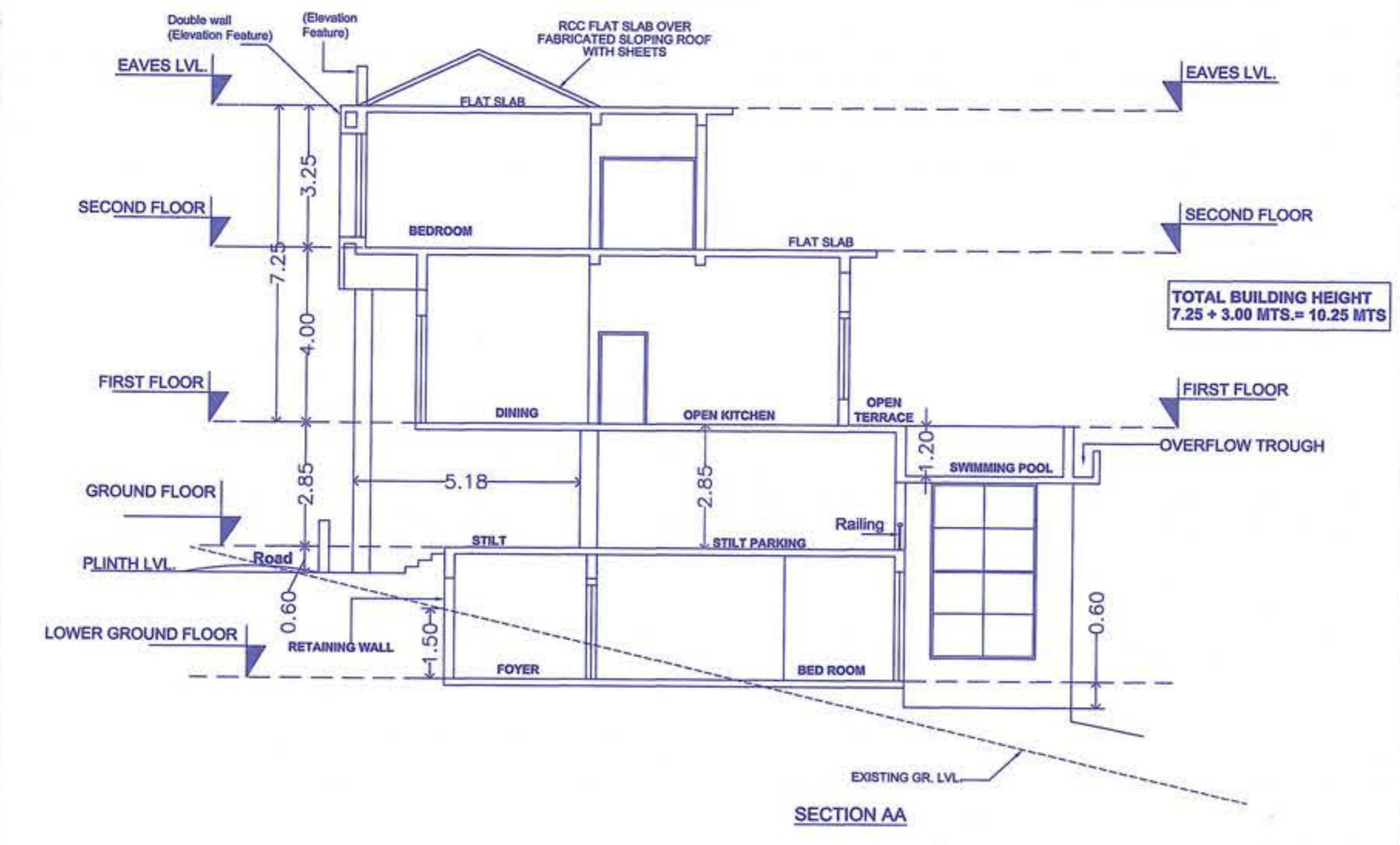
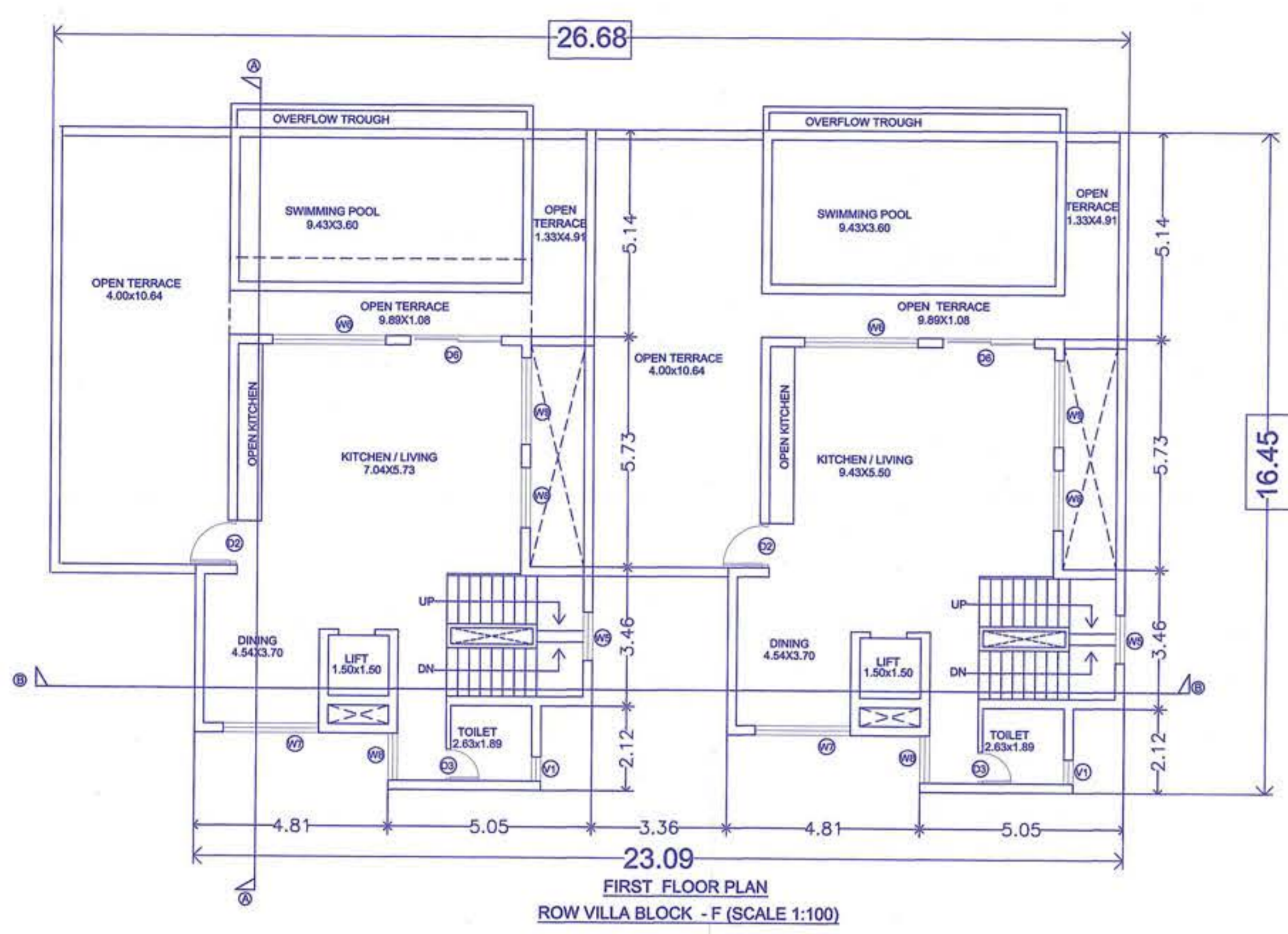
SR NO	LENGTH	BREADTH	FACTOR	NOS	TOTAL
A	93.20	6.29	1.00	1.00	588.23
B	14.12	3.86	1.00	6.00	327.02
C	9.89	3.23	1.00	6.00	191.67
D	1.00	3.46	1.00	6.00	20.76
E	10.19	1.62	1.00	6.00	99.05
TOTAL					1226.73

COVERAGE AREA  
ROW VILLA BLOCK - G (SCALE 1:200)

REVISED SUBMISSION FOR Commercial & Residential Scheme proposed by M/s. Primavera Real Estate Developers and Mr. Jawad Ayaz in the Amalgamated Properties bearing Survey Nos. (92/1 + 92/17) at Marra, Bardez, Goa.	SHEET TITLE: TYPICAL ROW VILLA BLOCK - C AND E AREA DIAGRAMS, FAR CALCULATIONS & COVERAGED CALCULATIONS	SIGNATURE OF THE OWNER: 	NAME & ADDRESS ARCHITECT: AR. MELVILLE D'SOUZA, S/S, SAPANA PARADISE, NEAR CAM SHOWROOM, MERCES, GOA. AR/0057/2010 SIGNATURE OF THE ARCHITECT: 	SHEET 11A
--	--	-----------------------------	--	--------------



APPROVED FROM PLANNING POINT  
SUBJECT TO CONDITIONS GIVEN  
VSE ORDER No. HD/SEA/CA/14/124/1964/2022  
DATED 25 MAR 2022  
MEMBER SECRETARY  
NORTH GOA  
PLANNING & DEV. AUTHORITY  
PANAJI - GOA



DOOR SCHEDULE

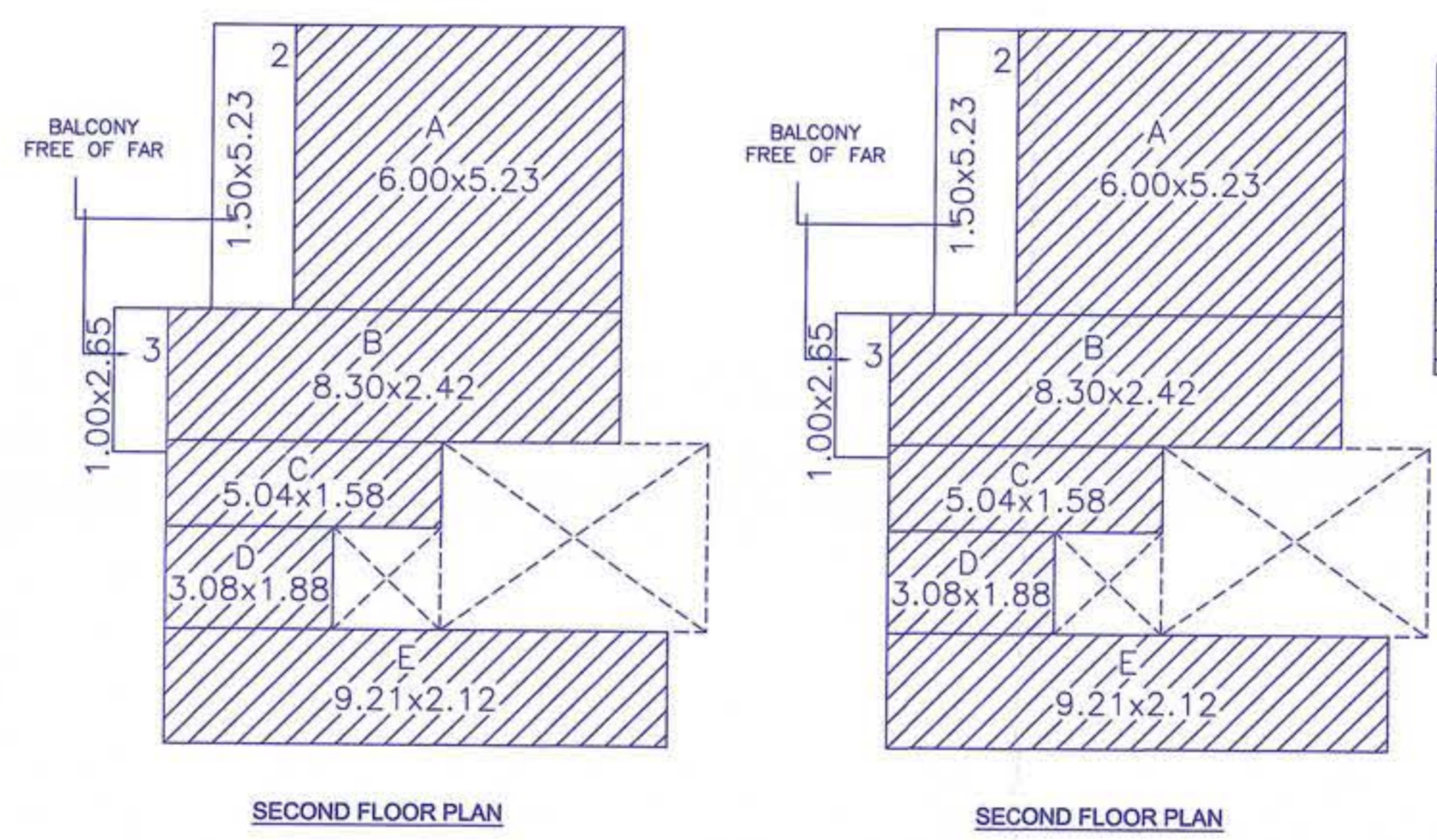
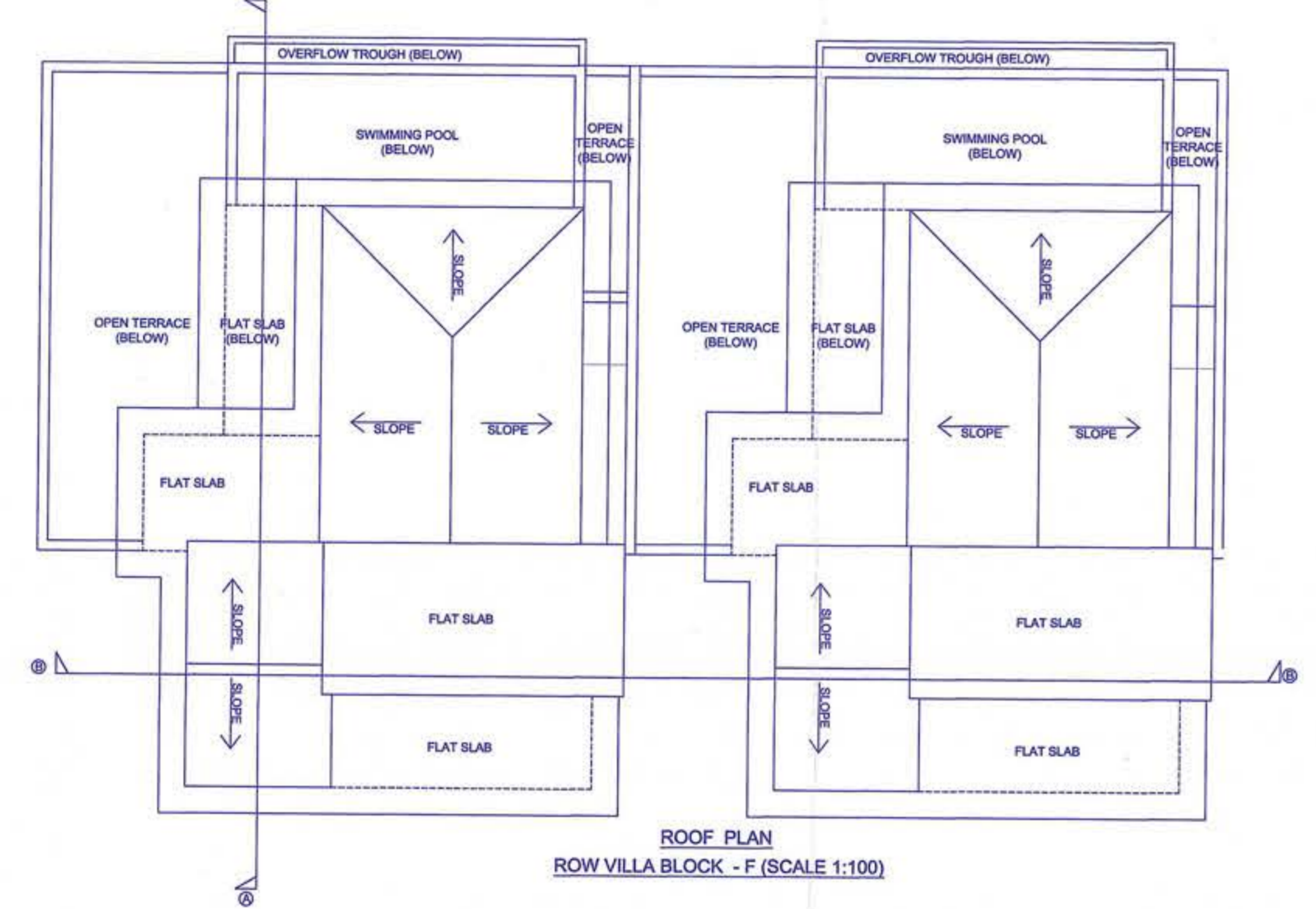
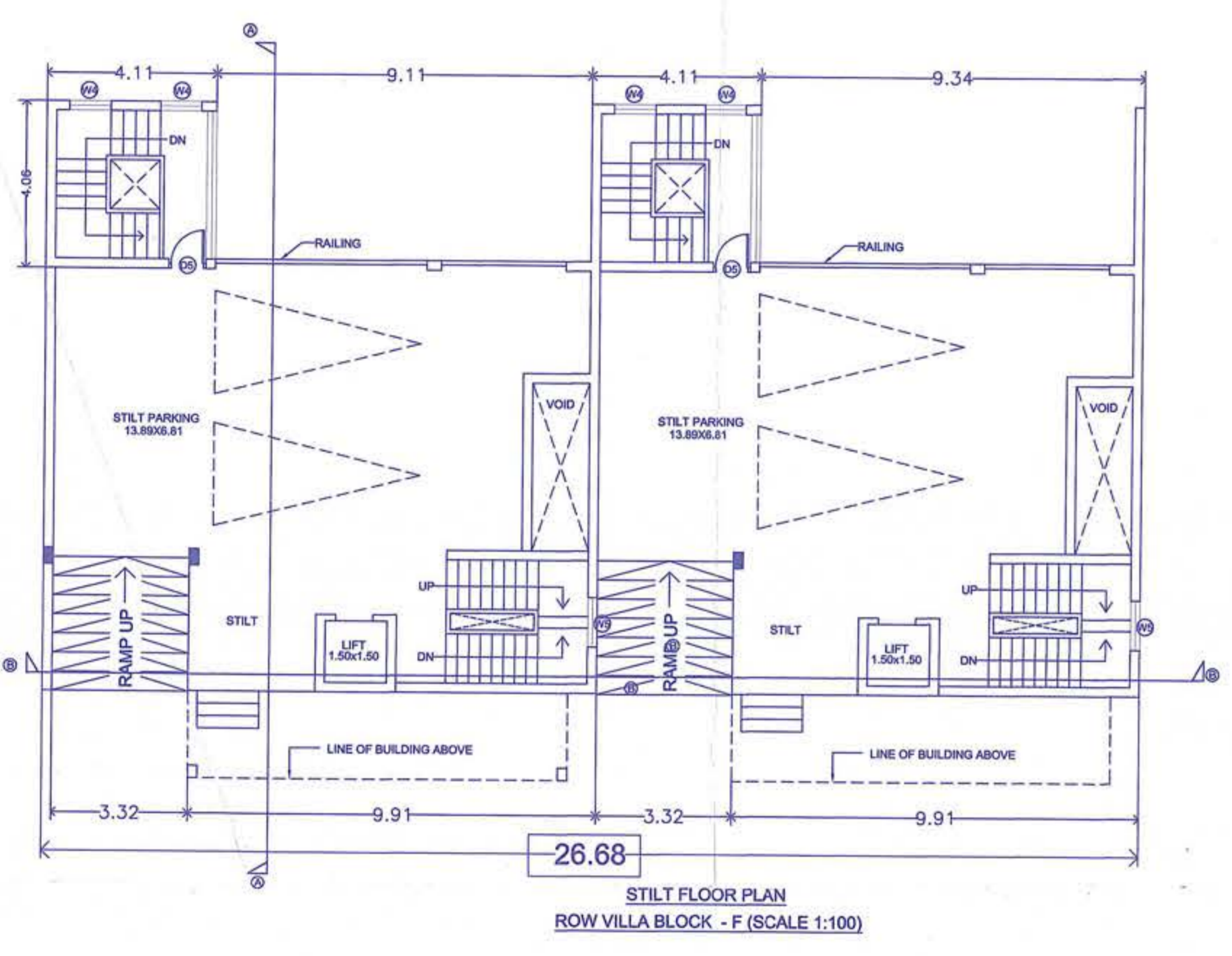
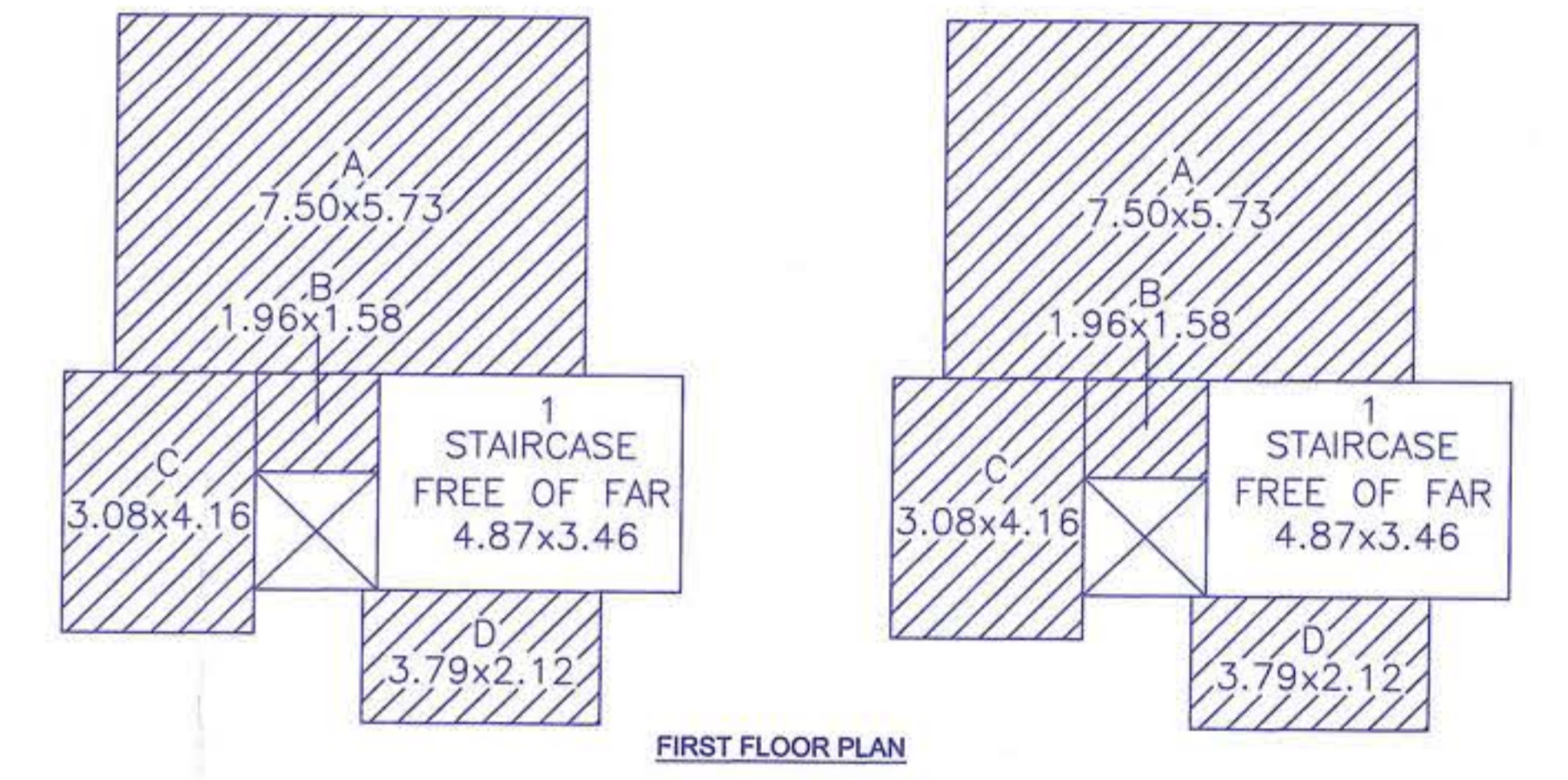
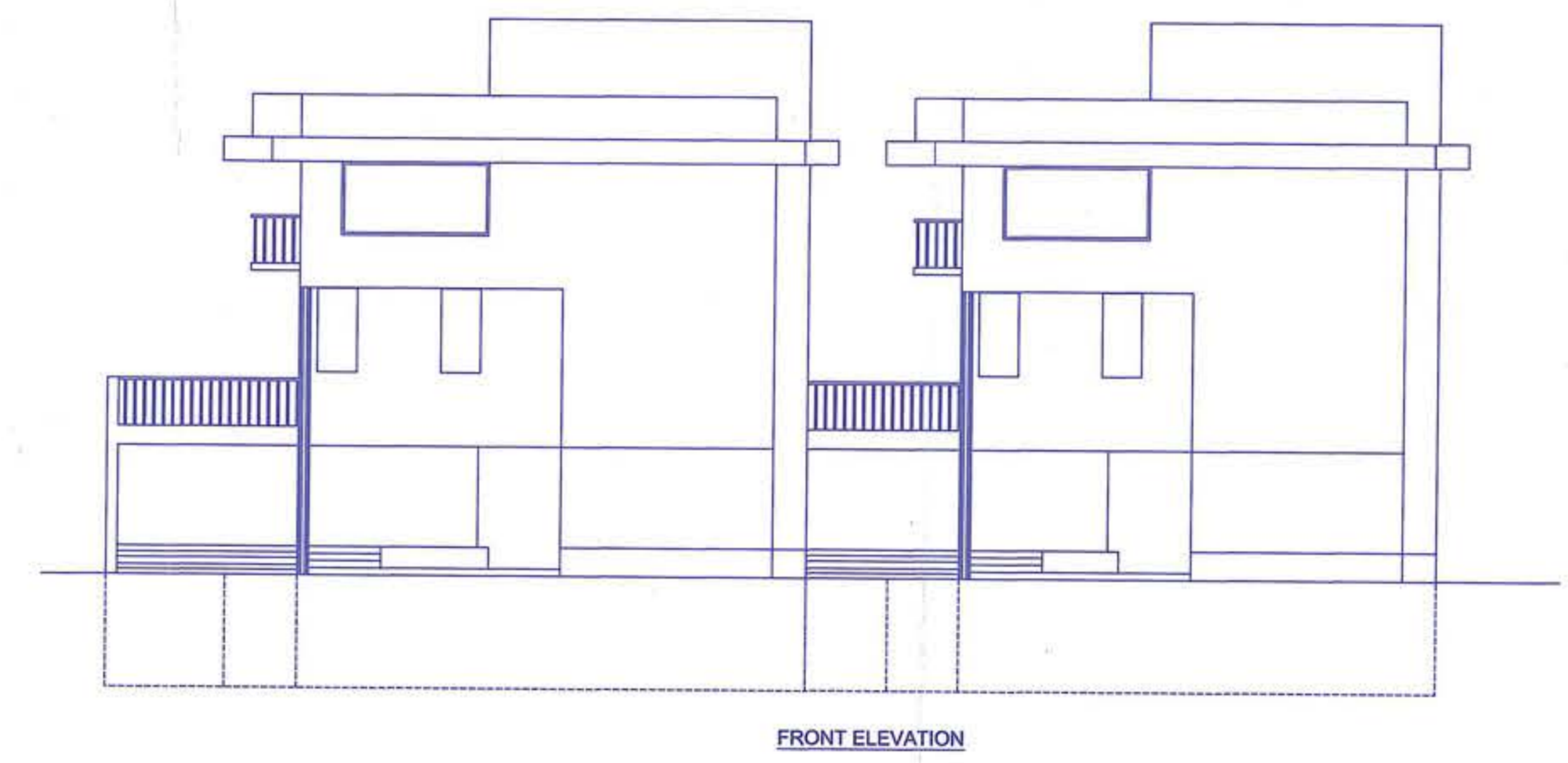
DOOR	OPENING SIZE(mm)
D1	1380 X 2100
D2	1600 X 2100
D3	1900 X 2100
D4	3000 X 2100
D5	4980 X 2100
D6	2700 X 2100
D7	2200 X 2100

WINDOW SCHEDULE

WINDOW	OPENING SIZE(mm)
W1	2150 X 1500
W2	490 X 1500
W3	1600 X 1500
W4	1000 X 1500
W5	1200 X 1500
W6	2000 X 1500
W7	3000 X 1500
W8	1500 X 1500
W9	2150 X 1500
W10	4700 X 1500
W11	600 X 1500
W12	600 X 1500

FAIR CALCULATION - FIRST FLOOR

SERIAL	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	7.50	5.73	1.00	2.00	85.90
B	1.96	1.58	1.00	2.00	6.19
C	3.08	4.16	1.00	2.00	25.63
D	3.79	2.12	1.00	2.00	16.07
E	1.00	4.87	1.00	2.00	33.70
TOTAL					167.59

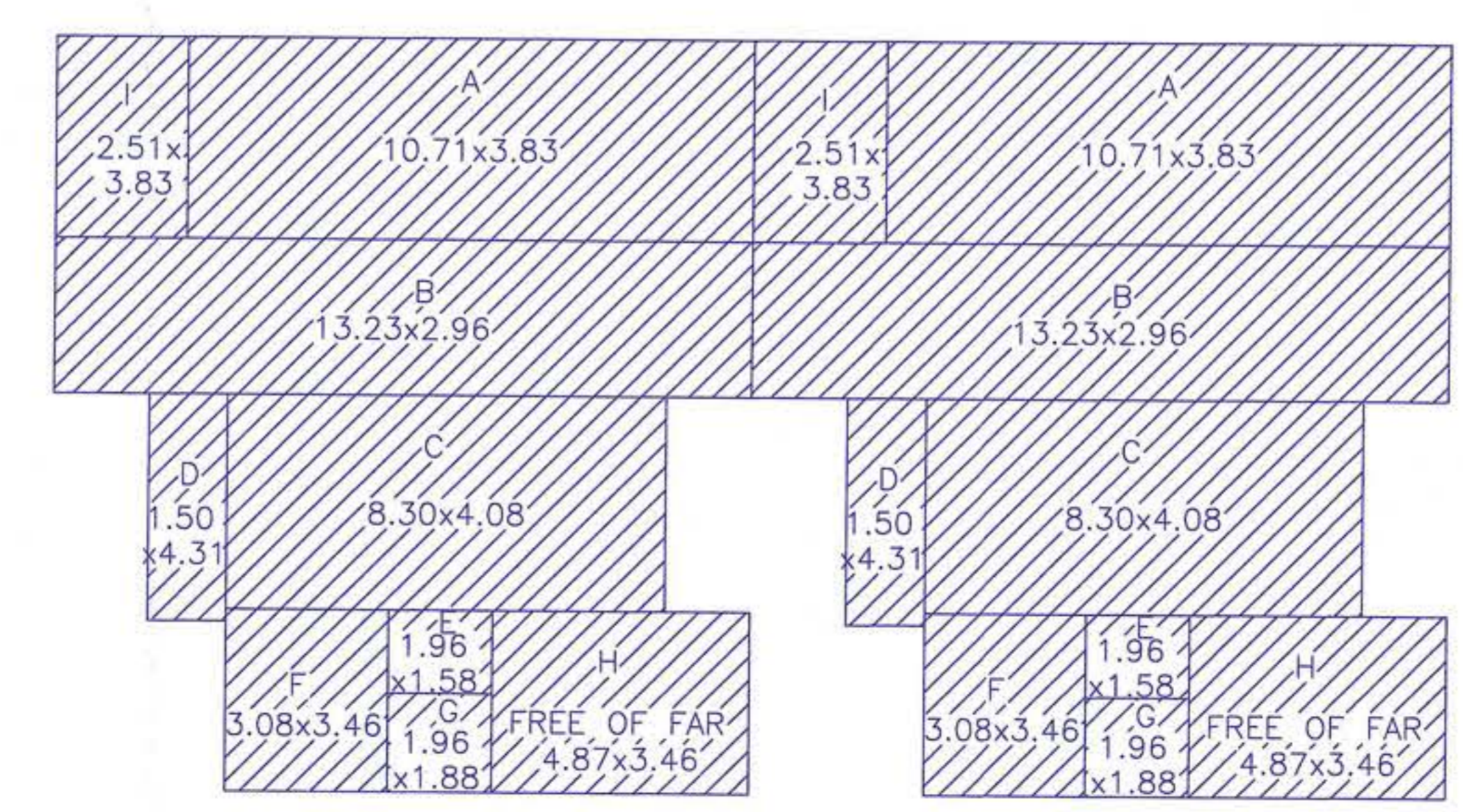
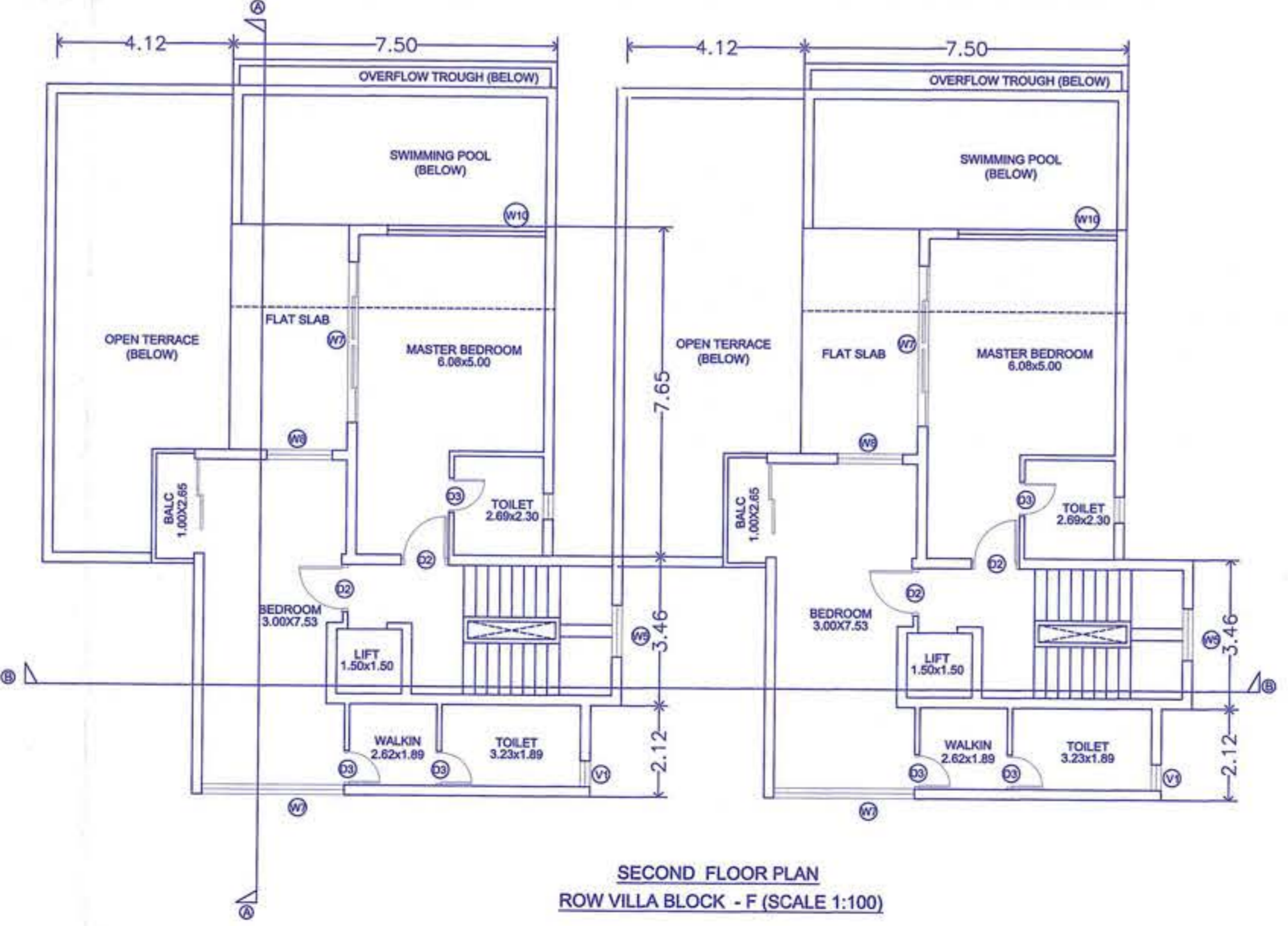
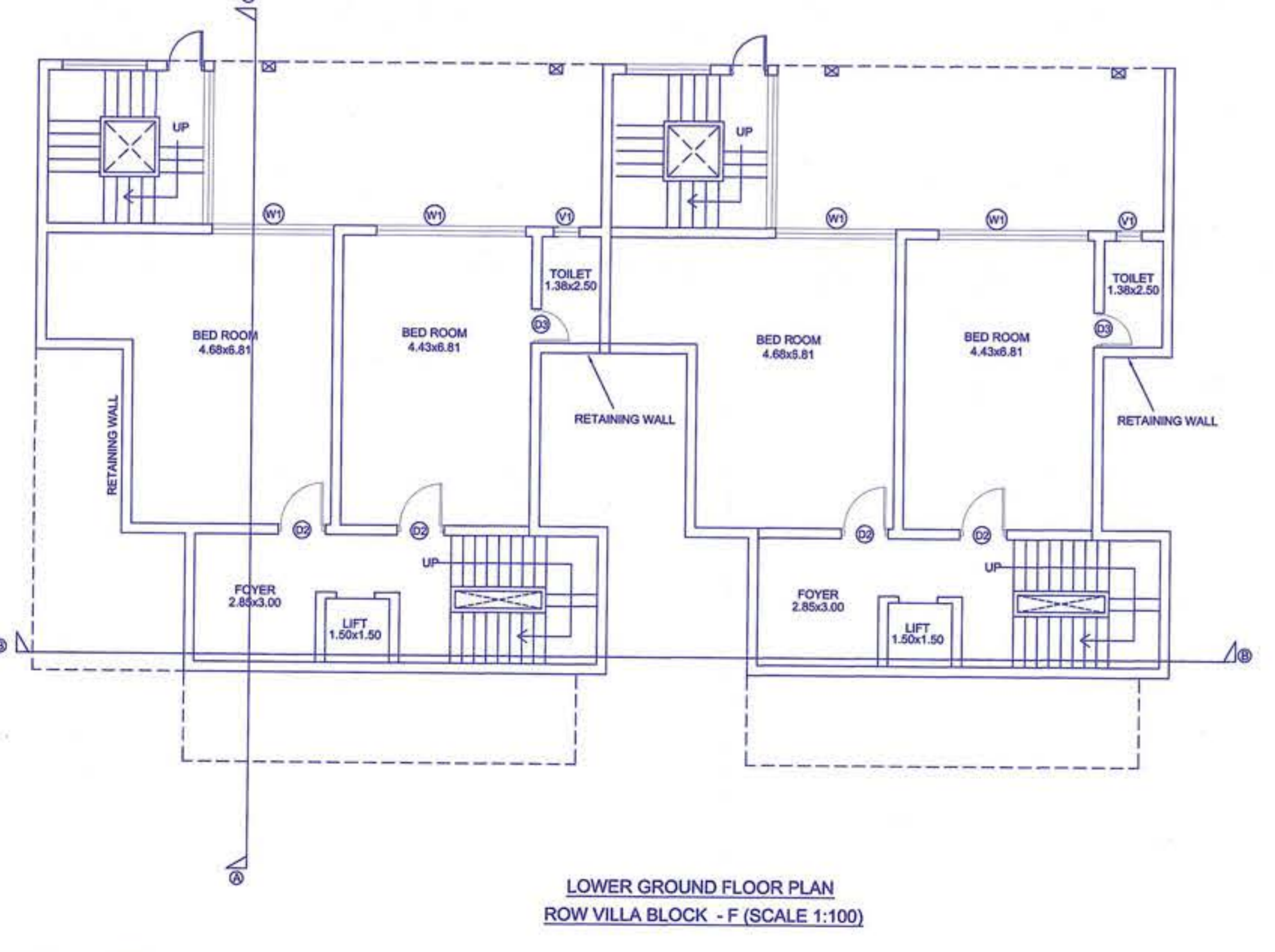
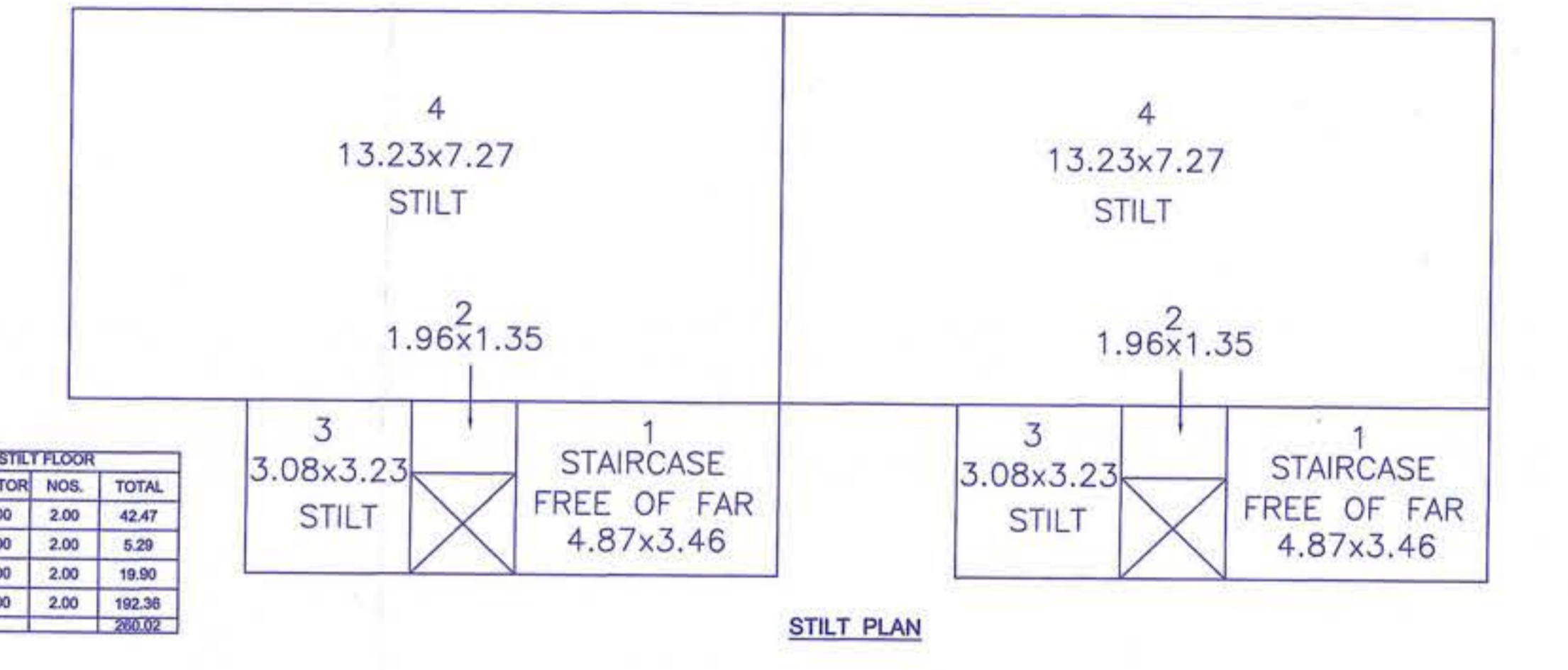


FAIR CALCULATION - SECOND FLOOR

SERIAL	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	6.00	5.23	1.00	2.00	62.76
B	8.30	2.42	1.00	2.00	40.17
C	5.04	1.58	1.00	2.00	15.93
D	3.08	1.88	1.00	2.00	11.58
E	9.21	2.12	1.00	2.00	39.05
F	1.50	5.23	1.00	2.00	15.69
TOTAL					195.28

FAIR CALCULATION - STILT FLOOR

SERIAL	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
1	4.87	4.36	1.00	2.00	42.47
2	1.96	1.58	1.00	2.00	6.19
3	3.08	3.23	1.00	2.00	19.90
4	13.23	7.27	1.00	2.00	192.38
TOTAL					260.94

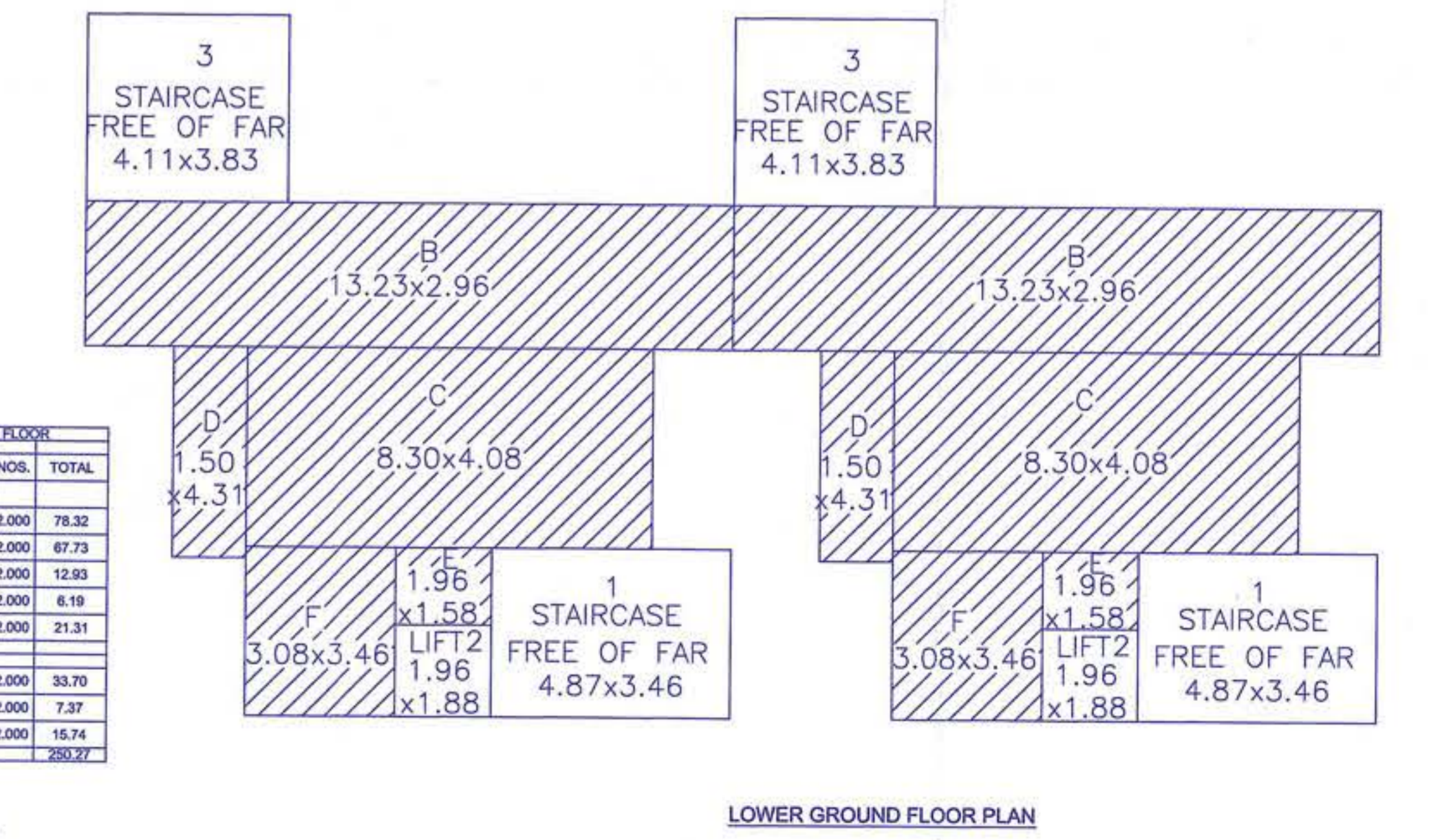


COVERED AREA CALCULATION

SERIAL	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	10.71	3.83	1.00	2.00	82.64
B	13.23	2.96	1.00	2.00	78.32
C	8.30	4.08	1.00	2.00	67.73
D	1.50	4.31	1.00	2.00	12.93
E	1.96	1.58	1.00	2.00	6.19
F	3.08	3.46	1.00	2.00	21.31
G	1.96	1.88	1.00	2.00	7.37
H	4.87	3.46	1.00	2.00	33.70
I	2.51	3.83	1.00	2.00	19.23
TOTAL					302.42

FAIR CALCULATION - LOWER GROUND FLOOR

SERIAL	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	10.71	3.83	1.00	2.00	82.64
B	13.23	2.96	1.00	2.00	78.32
C	8.30	4.08	1.00	2.00	67.73
D	1.50	4.31	1.00	2.00	12.93
E	1.96	1.58	1.00	2.00	6.19
F	3.08	3.46	1.00	2.00	21.31
G	1.96	1.88	1.00	2.00	7.37
H	4.87	3.46	1.00	2.00	33.70
I	2.51	3.83	1.00	2.00	19.23
TOTAL					280.97



REVISED SUBMISSION FOR  
Commercial & Residential Scheme proposed by  
M/s. Primavera Real Estate Developers and  
Mr. Jawad Ayaz in the Amalgamated Properties bearing  
Survey Nos. (92/1 + 92/17) at Marra, Bardez, Goa.

SHEET TITLE  
**ROW VILLA BLOCK F  
- PLANS AND SECTIONS AND ELEVATION**

SIGNATURE OF THE OWNER: *[Signature]*  
NAME & ADDRESS ARCHITECT:  
**AR. MELVILLE D'SOUZA,**  
S/6, SAPANA PARADISE,  
NEAR CMM SHOWROOM,  
MERGES, GOA.  
AR. MELVILLE D'SOUZA  
AR/0087/2010

SIGNATURE OF THE ARCHITECT: *[Signature]*

APPROVED AS PER LETTER NO. P. 20/13 DATED 15/06/2022  
LOURENÇO RIBEIRO  
SECRETARY  
VILLAGE PANCHAYAT CAN. 14  
PANAJI - GOA

**SHEET 12**