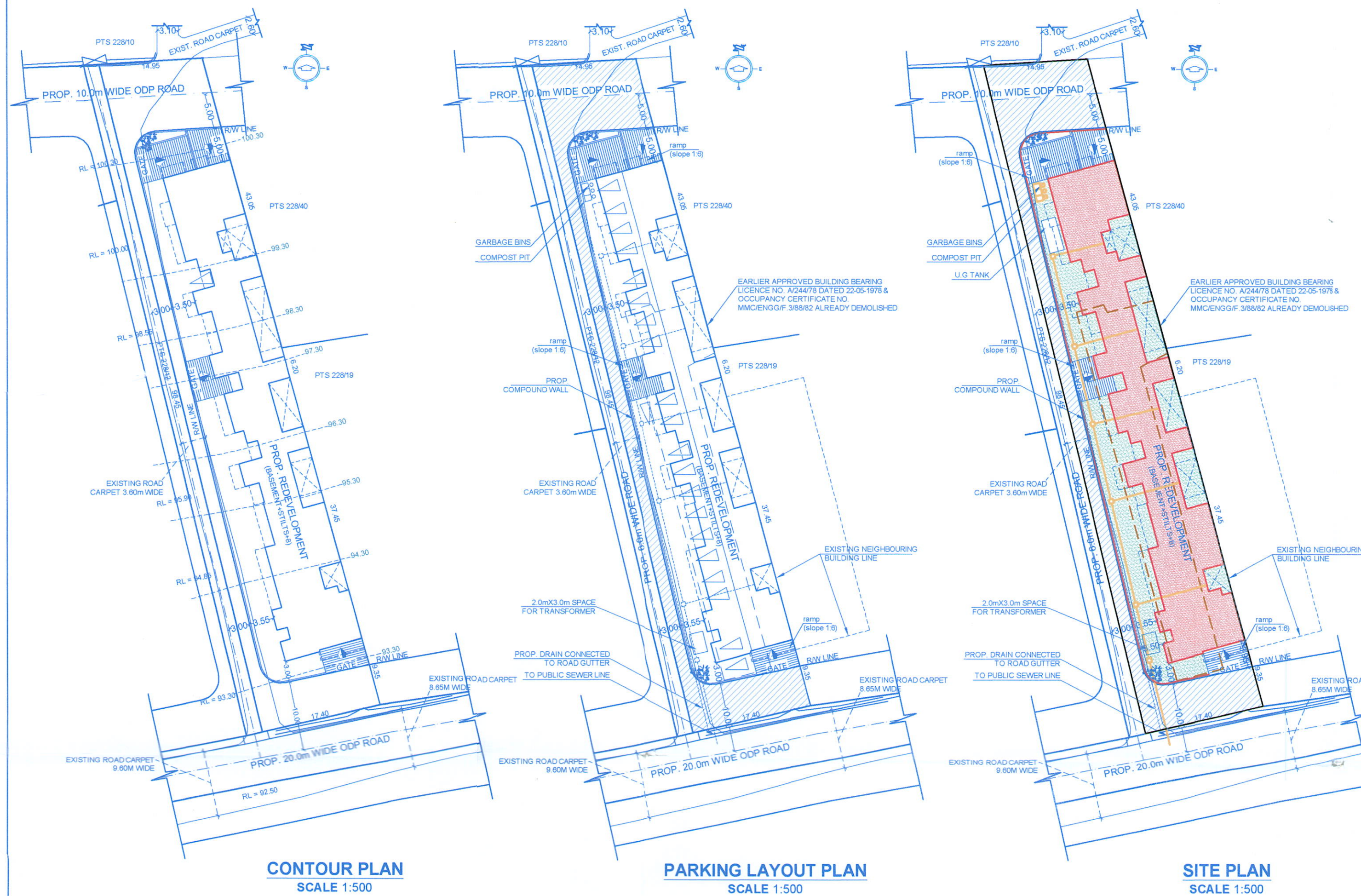




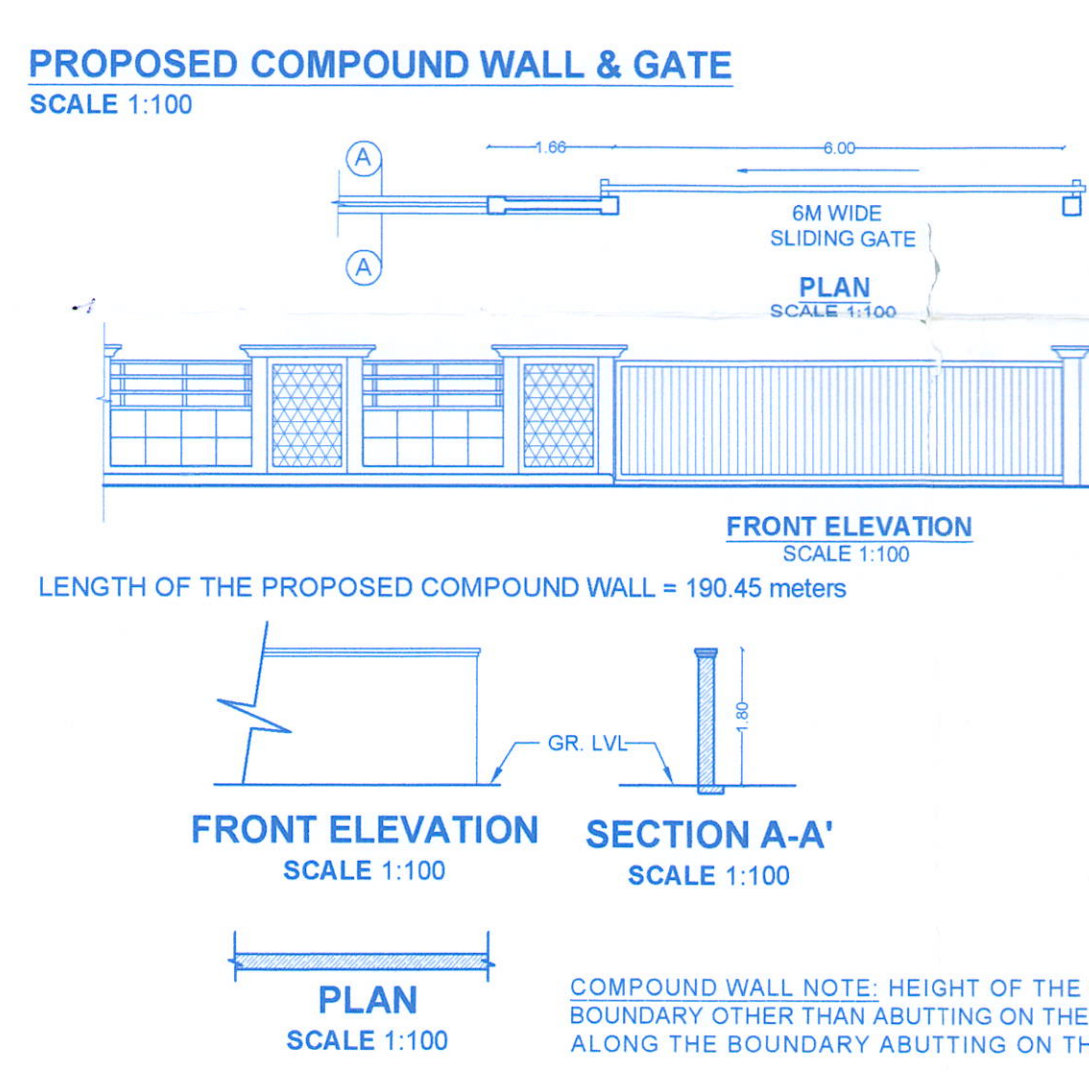
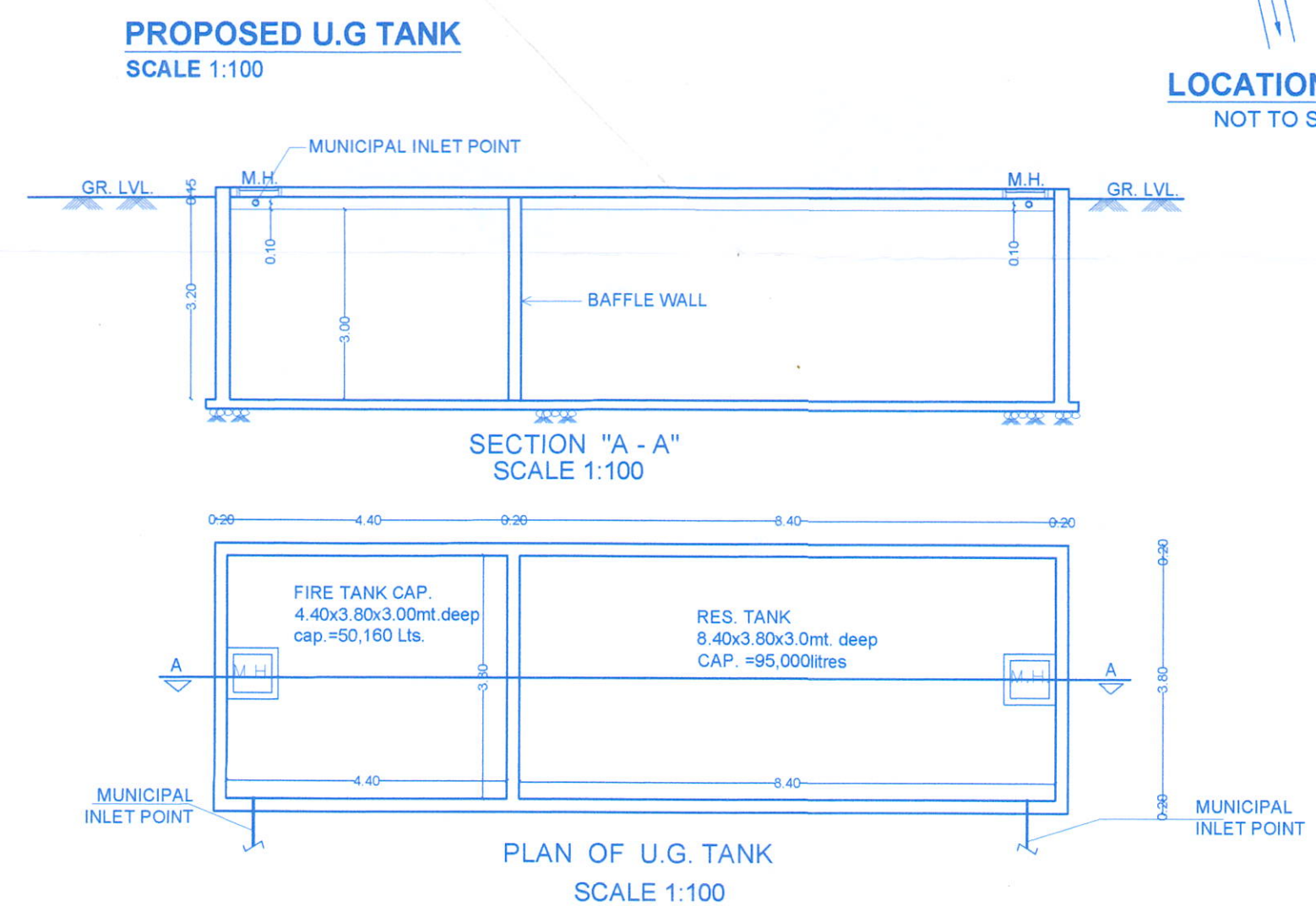
30. Details of areas and use ,floorwise:														
Floor % Reference	Use	Total builtup area M2	Open Terrace	Areas free from FAR						Net Floor Area sq.m.	FAR P %	Additional FAR society off/ Lobby	Total Floor Area sq.m	Addition FAR %
				Stairs.	Balc./ Ver.	Porch	Lift	Stilt	Total					
PROPOSED REDEVELOPMENT														
BASEMENT	parking	855.27	-	11.50	-	-	12.81	830.96	855.27	0.00	0.00%	-	0.00	0.00%
STILT FLOOR 1	parking	458.48	-	11.06	-	-	11.79	420.96	443.81	0.00	0.00%	14.67	14.67	0.94%
STILT FLOOR 2	parking	458.48	-	57.74	-	-	11.79	388.95	458.48	0.00	0.00%	-	0.00	0.00%
FIRST FLOOR	Res.	666.59	38.37	125.37	115.25	-	9.79	-	250.41	388.95	24.996%	27.23	416.18	26.746%
SECOND FLOOR	Res.	666.59	-	125.37	115.25	-	9.79	-	250.41	388.95	24.996%	27.23	416.18	26.746%
THIRD FLOOR	Res.	666.59	38.37	125.37	115.25	-	9.79	-	250.41	388.95	24.996%	27.23	416.18	26.746%
FOURTH FLOOR	Res.	666.59	-	125.37	115.25	-	9.79	-	250.41	388.95	24.996%	27.23	416.18	26.746%
FIFTH FLOOR	Res.	666.59	38.37	125.37	115.25	-	9.79	-	250.41	388.95	24.996%	27.23	416.18	26.746%
SIXTH FLOOR	Res.	666.59	-	125.37	115.25	-	9.79	-	250.41	388.95	24.996%	27.23	416.18	26.746%
SEVENTH FLR.	Res.	666.59	38.37	125.37	115.25	-	9.79	-	250.41	388.95	24.996%	27.23	416.18	26.746%
EIGHTH FLOOR	Res.	666.59	-	125.37	115.25	-	9.79	-	250.41	388.95	24.996%	27.23	416.18	26.746%
TOTAL	Stilt/bas res	7104.95	153.48	1083.26	922.00	-	114.71	1640.87	3760.84	3111.60	199.97%	232.51	3344.11	214.91%
GRAND TOTAL	Stilt/bas res	7104.95	153.48	1083.26	922.00	-	114.71	1640.87	3760.84	3111.60	199.97%	232.51	3344.11	214.91%
31. Parking Details :														
PARKING DETAILS							No. of Car Parks/ parking area							
FLOOR AREA/NO. OF UNITS							USE	Provided		Required				
FAR UPTO 75.00sq.m.(48 UNITS)							Res.	48.00		48.00				
FAR BETWEEN 75.00-100sq.m.(08 UNITS)							Res.	15.00		10.00				
Total							Res	63.00		58.00				
32. Type of zone to which the plot belongs to							Special/Residential zone							
SETBACKS:														
33. Front setback from the center line of road							(10.00+3.00)= 13.00 mts.							
34. Side setbacks:							(5.00+5.00)= 10.00 mts.							
(b)							mts.							
(a)							mts.							
35. Distance between two or more building on the same plot, if any							mts.							
36. Height of the plinth							0.50 mts.							
37. Use to which the building is to be put to floor-wise :														
Basement :							parking.							
Stilt floor 1 :							parking							
Stilt floor 2 :							parking							
First floor :							Residential							
Second floor :							Residential							
Third floor :							Residential							
Fourth floor :							Residential							
Fifth floor :							Residential							
Sixth floor :							Residential							
Seventh floor :							Residential							
Eighth floor :							Residential							
38. Plot owned by with reference to the ownership certificate of land :							THE SANSKAR CO OPERATIVE HOUSING SOCIETY LIMITED							
39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division.														
40. Any other information														

NOTE : 7.50% AREA OF PROPOSED FAR= 233.37 sq.m
SOCIETY OFFICE= 14.67 sq.m.
ENTRANCE FOYER AREA= 217.84 sq.m
TOTAL AREA IN 7.50%(SOCIETY OFFICE+ ENT. FOYER) = 232.51 sq.m
LENGTH OF THE PROPOSED COMPOUND WALL = 190.45 meters

AREA CALCULATION FOR INFRASTRUCTURE TAX :-
TOTAL BUILT UP AREA FOR TAX = 5332.72(RESIDENTIAL)+153.48(INTERMEDIATE TERRACE)
= 5486.20 SQ.M

AREA STATEMENT	
License Area under No. 12/10/2024 Subject to the conditions stipulated therein	
PLOT AREA:	
1. Area of the Plot	1556.00 Sq.mts.
2. Deduction for	
(a) Area within road widening	405.25 Sq.mts.
(b) Area reserved for any other use	Nil Sq.mts.
Total (a+b)	Nil Sq.mts.
3. Net effective area (1) - (2)	1150.75 Sq.mts.
4. Covered area occupied by the existing building, if any	Nil Sq.mts.
5. Plot coverage of the existing building (in %)	Nil %
6. Covered area of the existing building that is proposed to be demolished	Nil Sq.mts.
7. Plot coverage of the existing building that is proposed to be demolished (in %)	Nil %
8. Covered area of proposed building	458.48 Sq.mts.
9. Plot coverage of the proposed building (in %)	39.84 %
10. Combined covered area of the existing building to be maintained and that of the proposed building	Nil Sq.mts.
11. Combined plot coverage of the existing building to be maintained and that of the proposed building (in %)	Nil %
FLOOR AREA:	
12. Balcony area and covered area over footways floorwise and total on all floors	922.00 Sq.mts.
13. Balcony area and covered area over footways floorwise and total on all floors, consumed for FAR purpose	Nil Sq.mts.
14. Addition of set-back area and/or proposed road for FAR purpose	Nil Sq.mts.
15. Addition of garage area for FAR purpose	Nil Sq.mts.
16. Floor area consumed on FIRST floor	388.95 Sq.mts.
17. Floor area consumed on SECOND floor	388.95 Sq.mts.
18. Floor area consumed on THIRD floor	388.95 Sq.mts.
19. Floor area consumed on FOURTH floor	388.95 Sq.mts.
20. Floor area consumed on any other floor of floors and any other area consumed for FAR purpose	388.95 Sq.mts.
Floor area consumed on FIFTH floor	388.95 Sq.mts.
Floor area consumed on SIXTH floor	388.95 Sq.mts.
Floor area consumed on SEVENTH floor	388.95 Sq.mts.
Floor area consumed on EIGHTH floor	388.95 Sq.mts.
21. Existing floor area to be maintained	Nil Sq.mts.
22. Total floor area consumed: (13+14+15+16+17+18+19+20+21)	3111.60 Sq.mts.
23. Floor area permissible	3112.00 Sq.mts.
24. FAR permissible	200.00 %
25. FAR consumed	199.97 %
26. Mezzanine area	Nil Sq.mts.
27. Loft area	Nil Sq.mts.
28. Basement area	855.27 Sq.mts.
29. Garage area	Nil Sq.mts.

EARLIER APPROVALS:-
EARLIER APPROVED DEVELOPMENT PERMISSION NO. SPD/P/1261/1705/80-81 DATED 23/2/81
EARLIER APPROVED CONSTRUCTION LICENCE NO. A/244/78 DATED 22-05-1978
OCCUPANCY CERTIFICATE NO. MMC/ENG/F.3/88/82 OF THE DEMOLISHED BUILDING

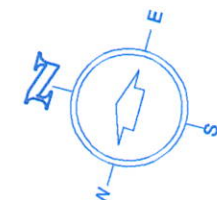


Development Permission Granted
Subject To Conditions Vide Order
No. SGPD/P/6442/1011/23-24
Dated 15/09/2023

OWNER'S SIGNATURE: [Signature]
VISHWESH VERENKAR
ARCHITECT
COA NO. CA/2013/59023
TCP REG NO. AR/0039/2012

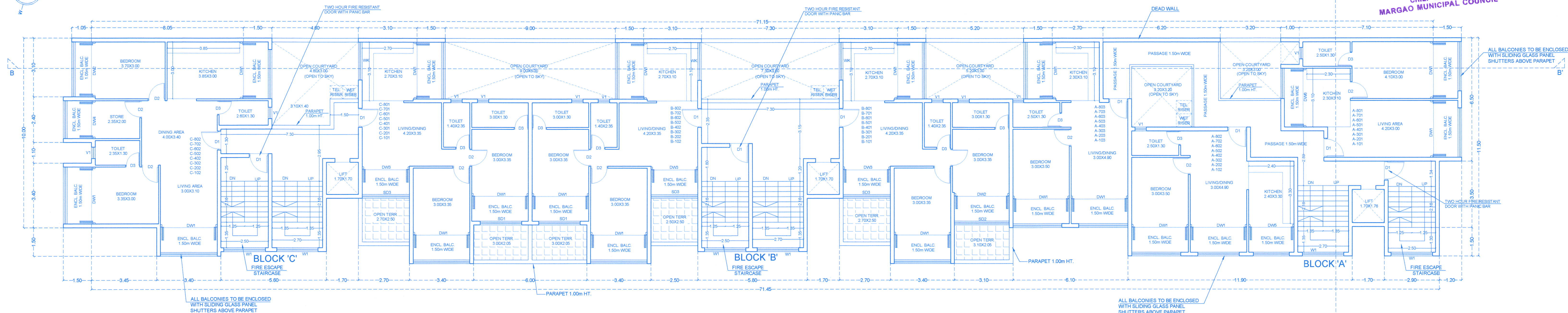
OWNER: THE SANSKAR CO OPERATIVE HOUSING SOCIETY LIMITED
PROJECT: PROPOSED REDEVELOPMENT OF THE SANSKAR CO OPERATIVE HOUSING SOCIETY LIMITED, COMPOUND WALL AND GATE IN PLOT BEARING P.T.S NO. 242, CHALTA NO. 18 AT AQUEM, MARGAO
P.T.S NO. 242 / CHALTA NO. 18
DATE: 20/04/2023
SCALE: 1:100, 1:500
DRG. NO. 01/05
VISHWESH VERENKAR
ARCHITECTURAL CONSULTANCY FIRM
450/0, Opp. H.D.C. Bldg., Naxos Road, Davelim Goa
9860396955, vishweshverenkar@gmail.com

PROPOSED REDEVELOPMENT

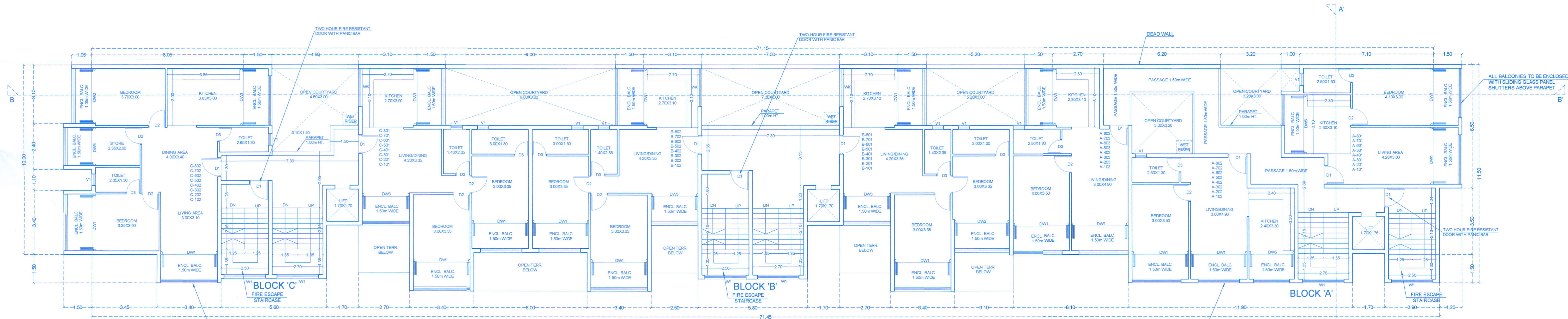


Development Permission Granted
Subject To Conditions Vide Order
No. SGPD/P/6642/1.0.1.1/23-24
Dated 15/09/2023

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL



TYPICAL FIRST, THIRD, FIFTH AND
SEVENTH FLOOR PLAN
SCALE 1:100



TYPICAL SECOND, FOURTH, SIXTH AND
EIGHTH FLOOR PLAN
SCALE 1:100

SCHEDULE OF OPENINGS-DOORS				SCHEDULE OF OPENINGS-WINDOWS				
TYPE	SIZE		LINTEL	TYPE	SIZE		SILL	LINTEL
	W	HT.			W	HT.		
D1	1.05	2.20	2.20	W1	2.20	2.00	0.50	2.50
D2	0.90	2.20	2.20	WK	2.00	1.40	1.10	2.50
D3	0.75	2.20	2.20	SCHEDULE OF OPENINGS-VENTILATOR				
DW1	3.00	2.50	2.50	TYPE	SIZE		SILL	LINTEL
DW2	2.90	2.50	2.50		W	HT.		
DW3	2.50	2.50	2.50	VI	0.60	0.70	1.50	2.20
DW4	2.00	2.50	2.50					
DW5	2.40	2.50	2.50					
SD1	3.00	2.50	2.50					
SD2	2.90	2.50	2.50					
SD3	2.50	2.50	2.50					

Development Permission Granted
Subject To Conditions Vide Order
No. SGPD/P/6642/1.0.1.1/23-24
Dated 15/09/2023

Member Secretary

Municipal Engineer
Margao Municipal Council

OWNER'S SIGNATURE :

ARCHITECT'S SIGNATURE :

OWNER: THE SANSKAR CO OPERATIVE
HOUSING SOCIETY LIMITED

PROJECT:
PROPOSED REDEVELOPMENT OF THE SANSKAR
CO OPERATIVE HOUSING SOCIETY LIMITED,
COMPOUND WALL AND GATE IN PLOT BEARING
P.T.S NO. 242, CHALTA NO. 18 AT AQUEM,
MARGAO

P.T.S NO. 242 / CHALTA NO. 18

DATE: 20/04/2023

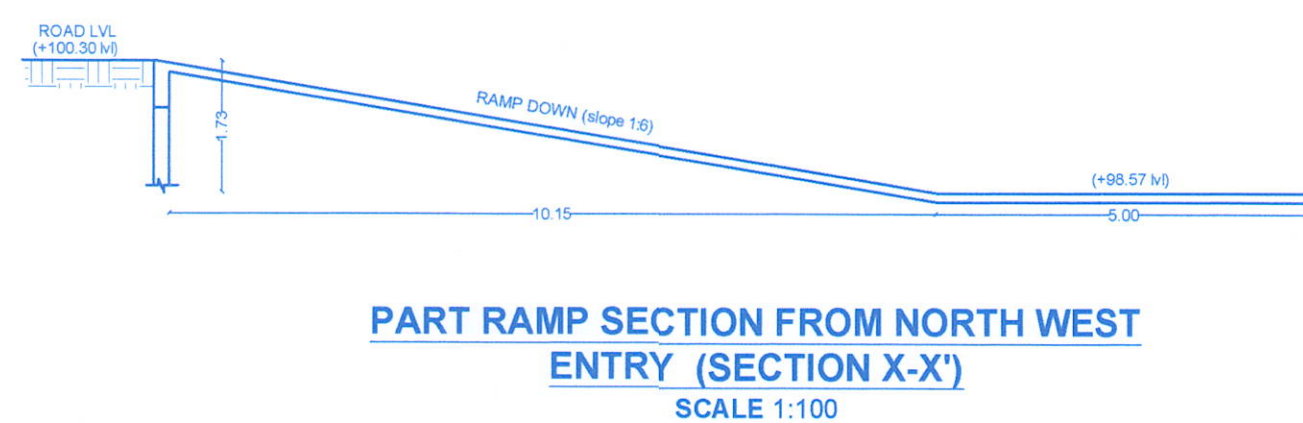
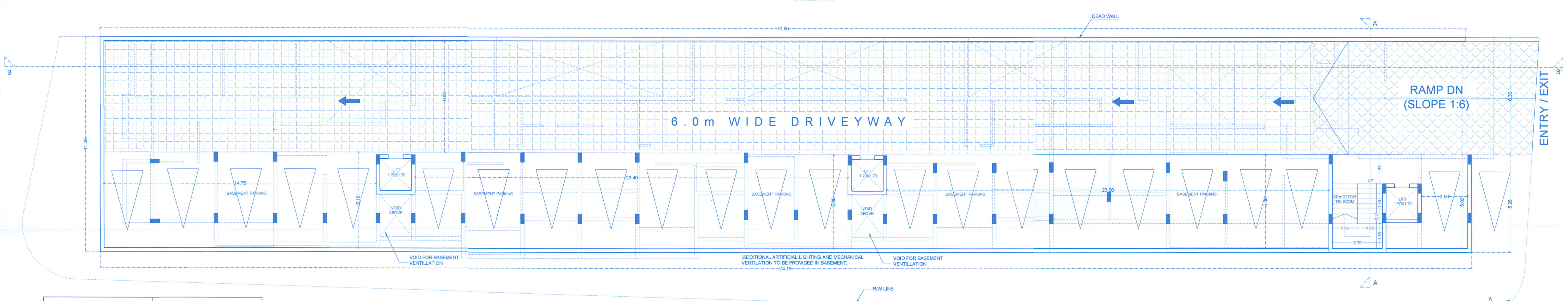
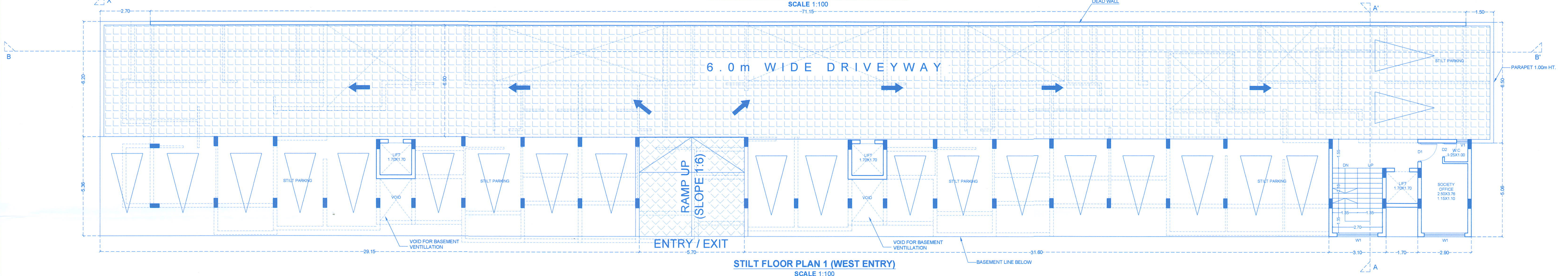
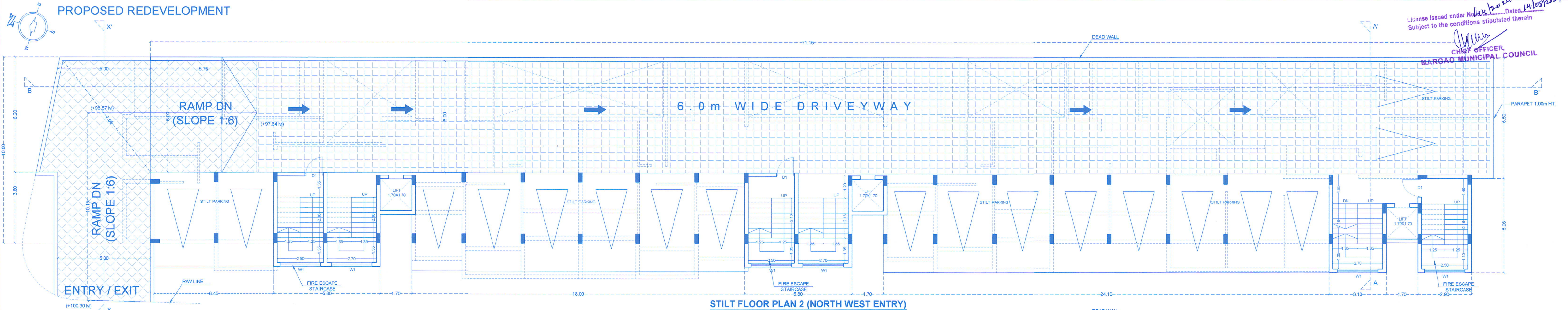
DRG. NO. 02/0105

SCALE 1:100, 1:500

VISHWESH VERENKAR
ARCHITECT
COA NO. CA/2013/59023
TCP REG NO. AR/0039/2019

VISHWESH VERENKAR
ARCHITECTURAL CONSULTANCY FIRM
450/D, Opp. HDFC atm, Hessel road, Davorim-Goa
9860326525, vishweshverenkar@gmail.com

PROPOSED REDEVELOPMENT



SCHEDULE OF OPENINGS-DOORS			SCHEDULE OF OPENINGS-WINDOWS			
TYPE	SIZE	LINTEL	TYPE	SIZE	SILL	LINTEL
	W	HT.		W	HT.	
D1	1.05	2.20	2.20	W1	2.20	2.00
D2	0.90	2.20	2.20	WK	2.00	1.40
D3	0.75	2.20	2.20			
DW1	3.00	2.50	2.50	SCHEDULE OF OPENINGS-VENTILATOR		
DW2	2.90	2.50	2.50	TYPE	SIZE	SILL
DW3	2.50	2.50	2.50		W	HT.
DW4	2.00	2.50	2.50	VI	0.60	0.70
DW5	2.40	2.50	2.50			
SD1	3.00	2.50	2.50			
SD2	2.90	2.50	2.50			
SD3	2.50	2.50	2.50			

BASEMENT FLOOR PLAN (SOUTH ENTRY)
SCALE 1:100

Development Permission-Granted
Subject To Conditions Vide Order
No. SGPDA/P/6642/18.7.1/23-24
Dated 15/01/2023

OWNER'S SIGNATURE: _____

ARCHITECT'S SIGNATURE: _____

Member Secretary

Municipal Engineer
Margao Municipal Council

OWNER: THE SANSKAR CO OPERATIVE HOUSING SOCIETY LIMITED

PROJECT: PROPOSED REDEVELOPMENT OF THE SANSKAR CO OPERATIVE HOUSING SOCIETY LIMITED, COMPOUND WALL AND GATE IN PLOT BEARING P.T.S NO. 242, CHALTA NO. 18 AT AQUEM, MARGAO

P.T.S NO. 242 / CHALTA NO. 18

DATE: 20/04/2023

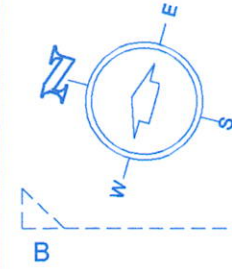
DRG. NO. 03/05

SCALE 1:100, 1:500

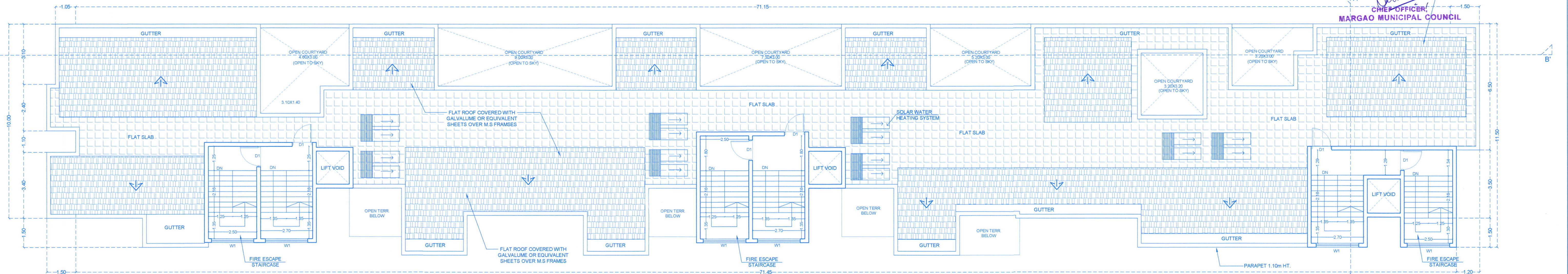
VISHWESH VERENKAR
ARCHITECT
C.O. NO. CA/2013/59023
T.C. REG NO. AR/0039/2010

VISHWESH VERENKAR
ARCHITECTURAL CONSULTANCY FIRM
45/1D, Opp. HPC am. Nassa road, Davelim Goa
986059959, vishweshverenkar@gmail.com

PROPOSED REDEVELOPMENT



License issued under No. 141/2024-2028 Dated 14/08/2024
Subject to the conditions stipulated therein
CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL



ROOF PLAN
SCALE 1:100

T1= 2.70X2.50=6.75
T2= 6.00X2.05=12.30
T3= 2.50X2.50= 6.25
T4= 2.70X2.50=6.75
T5= 2.90X2.05=5.94
T6= 0.20X1.90=0.38
P1= 1.50X3.20=4.80
P2= 4.70X1.50=7.05
P3= 1.50X3.20=4.80
P4= 3.20X1.50=4.80
P5= 1.60X1.60=2.56
P6= 2.30X1.40=3.22
S1= 5.60X4.71=26.37
S2= 2.70X1.75=4.72
S3= 3.10X1.95=6.04
S4= 1.50X3.35=5.02
S5= 5.80X5.25=29.40
S6= 5.80X2.81=16.29
S7= 1.70X3.35= 5.69
S8= 1.40X5.20=7.28
S9= 1.50X5.00=7.50
S10= 1.70X1.49= 2.53
S11= 2.90X5.00=14.50
L1= 1.70X1.90= 3.23
L2= 1.70X1.96=3.33

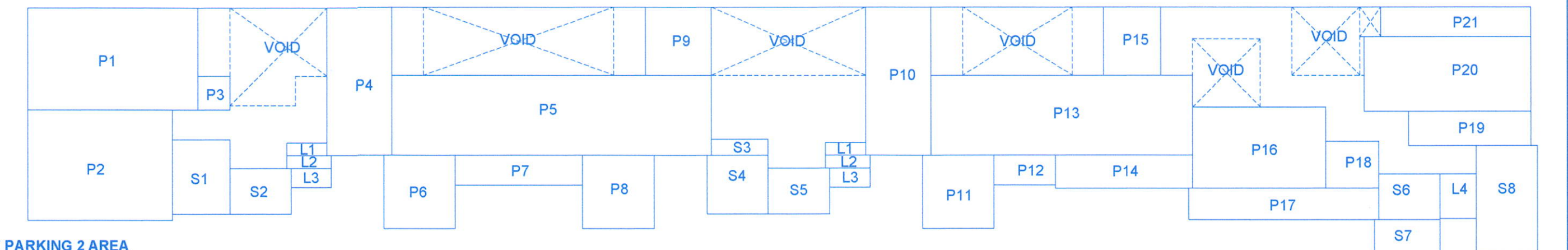
AREA CALCULATION:

A1= 6.85X10.00=68.50
A2= 1.20X3.20=3.84
A3= 2.70X1.60=4.32
A4= 3.10X6.95=21.54
A5= 3.40X3.45=11.73
A6= 15.10X3.75=56.62
A7= 3.10X3.20=9.92
A8= 15.50X3.75=58.12
A9= 2.90X1.40=4.06
A10= 6.30X1.55=9.76
A11= 2.70X3.20=8.64
A12= 6.30X1.60=10.08
A13= 8.80X0.65=5.72
A14= 9.00X3.05=27.45
A15= 5.80X1.60=9.28
A16= 7.90X3.50=27.65
A17= 7.10X1.40=9.94
A18= 6.00X1.40=8.40
B1= 1.05X3.10=3.25
B2= 1.50X2.40=3.60
B3= 1.50X3.40=5.10
B4= 1.50X3.20=4.80
B5= 2.70X1.50=4.05
B6= 2.90X1.50=4.35
B7= 6.30X1.50=9.45
B8= 9.00X1.50=13.50
B9= 0.20X3.50=0.70
B10= 1.50X6.50=9.75
B11= 6.00X1.50=9.00

TYPICAL FLOOR AREA FIRST TO EIGHTH

= A1+A2+A3+A4+A5X3+A6+A7X2+A8+A9+A10+A11+A12+A13+A14+A15+A16+A17+A18(FAR)+B1+B2+B3X5+B4X5+B5X3+B6+B7+B8+B9+B10+B11(BALCONY)+S1+S2+S3+S4+S5+S6+S7+S8+S9+S10+S11(STAIRS)+L1X2+L2(LIFT)
+P1+P2+P3+P4+P5+P6(ENT. FOYER)+T1+T2+T3+T4+T5+T6(OPEN TERRACE)
= 68.50+3.84+4.32+21.54+11.73X3+56.62+9.92X2+58.12+4.06+9.76+8.64+10.08+5.72+27.45+9.28+27.65+9.94+8.40(FAR)+3.25+3.60+5.10X5+4.80X5+4.05X3+4.35+9.45+13.50+0.70+9.75+9.00(BALCONY)+26.37+4.72+6.04+5.02+29.40
+16.29+5.69+7.28+7.50+2.56+14.50(STAIRS)+3.23X2+3.33(LIFT)+4.80+7.05+4.80+4.80+2.56+3.22(ENT. FOYER)+6.75+12.30+6.25+6.75+5.94+0.38(OPEN TERRACE)
= 98.20+35.19+56.62+19.84+179.10(FAR)+6.85+25.50+24.00+12.15+46.75(BALCONY)+125.37(STAIRS)+9.79(LIFT)+27.23(ENT. FOYER)+38.37(OPEN TERRACE)
= 388.95(FAR)+115.25(BALCONY)+125.37(STAIRS)+9.79(LIFT)+27.23(ENT. FOYER)+38.37(OPEN TERRACE)

NOTE:- OPEN TERRACE AREA ONLY FOR FIRST, THIRD, FIFTH AND SEVENTH FLOOR ONLY.



STILT PARKING 2 AREA

= P1+P2+.....+P20+P21(STILT PARKING)+S1+S2+.....S7+S8(STAIRS)+(L1+L2+L3)X2+L4(LIFT)
= 38.64+35.62+2.40+21.54+56.62+11.73+8.40+11.73+9.92+21.54+11.73+4.06+46.50+10.07+8.64+23.94+13.50+5.50+9.28+27.65+9.94(STILT PARKING)+9.47+6.26+2.02+8.00+6.26+6.23+4.83+14.67(STAIRS)+(1.14+1.26+1.71)X2+3.57(LIFT)
= 388.95(STILT PARKING)+57.74(STAIRS)+11.79(LIFT)

S1= 2.70X3.51=9.47
S2= 2.90X2.16=6.26
S3= 2.70X0.75=2.02
S4= 2.90X2.76=8.00
S5= 2.90X2.16=6.26
S6= 2.90X2.15=6.23
S7= 3.10X1.56= 4.83
S8= 2.90X5.06= 14.67
L1= 1.90X0.60=1.14
L2= 2.10X0.60=1.26
L3= 1.90X0.90= 1.71
L4= 1.70X2.10=3.57

COVERAGE = 388.95(STILT PARKING)+57.74(STAIRS)+11.79(LIFT)
= 458.48

THE COVERED AREA OF THE PROPOSED BUILDING IS 458.48 SQ.M

STILT PARKING 1 AREA

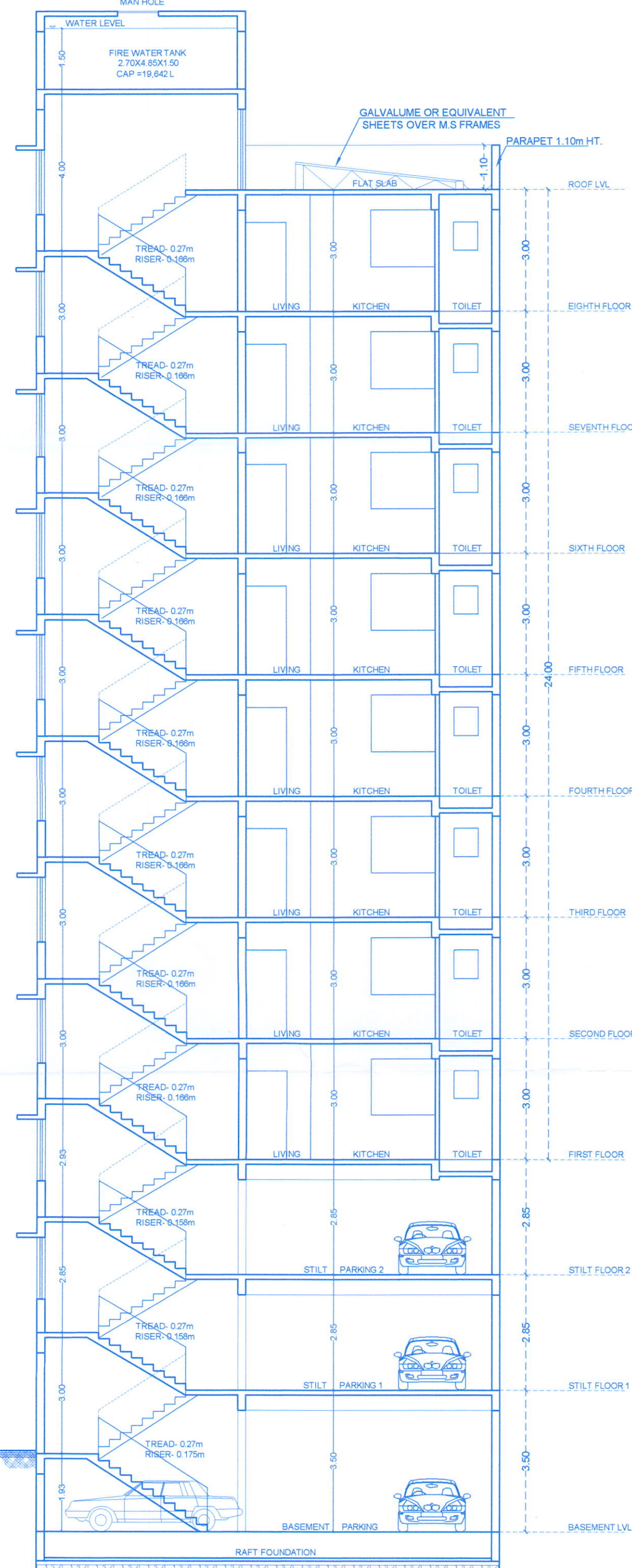
= P1+P2+.....+P20+P21(S1+S2+S3+S4+S5(STILT PARKING)+S6+S7(STAIRS)+(L1+L2+L3)X2+L4(LIFT)+S8(SOCIETY OFFICE)
= 38.64+35.62+2.40+21.54+56.62+11.73+8.40+11.73+9.92+21.54+11.73+4.06+46.50+10.07+8.64+23.94+13.50+5.50+9.28+27.65+9.94+9.47+6.26+2.02+8.00+6.26(STILT PARKING)+6.23+4.83(STAIRS)+(1.14+1.26+1.71)X2+3.57(LIFT)+14.67(SOCIETY OFFICE)
= 420.96(STILT PARKING)+11.06(STAIRS)+11.79(LIFT)+14.67(SOCIETY OFFICE)

B1= 73.85X6.30= 465.25
B2= 74.15X5.26= 390.02
L1=2.10X2.10= 4.41
L2= 1.90X2.10= 3.99
S1= 3.10X3.71= 11.50

BASEMENT PARKING AREA

= B1+B2-L1X2-L2-S1(BASEMENT PARKING)+L1X2+L2(LIFT)+S1(STAIRS)
= 465.25+390.02-4.41X2-3.99-11.50(BASEMENT PARKING)+4.41X2+3.99(LIFT)+11.50(STAIRS)
= 830.96(BASEMENT PARKING)+12.81(LIFT)+11.50(STAIRS)

FRONT ELEVATION (SOUTH SIDE)
SCALE 1:100



SECTION A-A'
SCALE 1:100

Municipal Engineer
Margao Municipal Council

Development Permission Granted
Subject To Conditions Vide Order
No. SGPDA/P/664/147/11.2.2.24
Dated 15/03/2024

OWNER'S SIGNATURE :

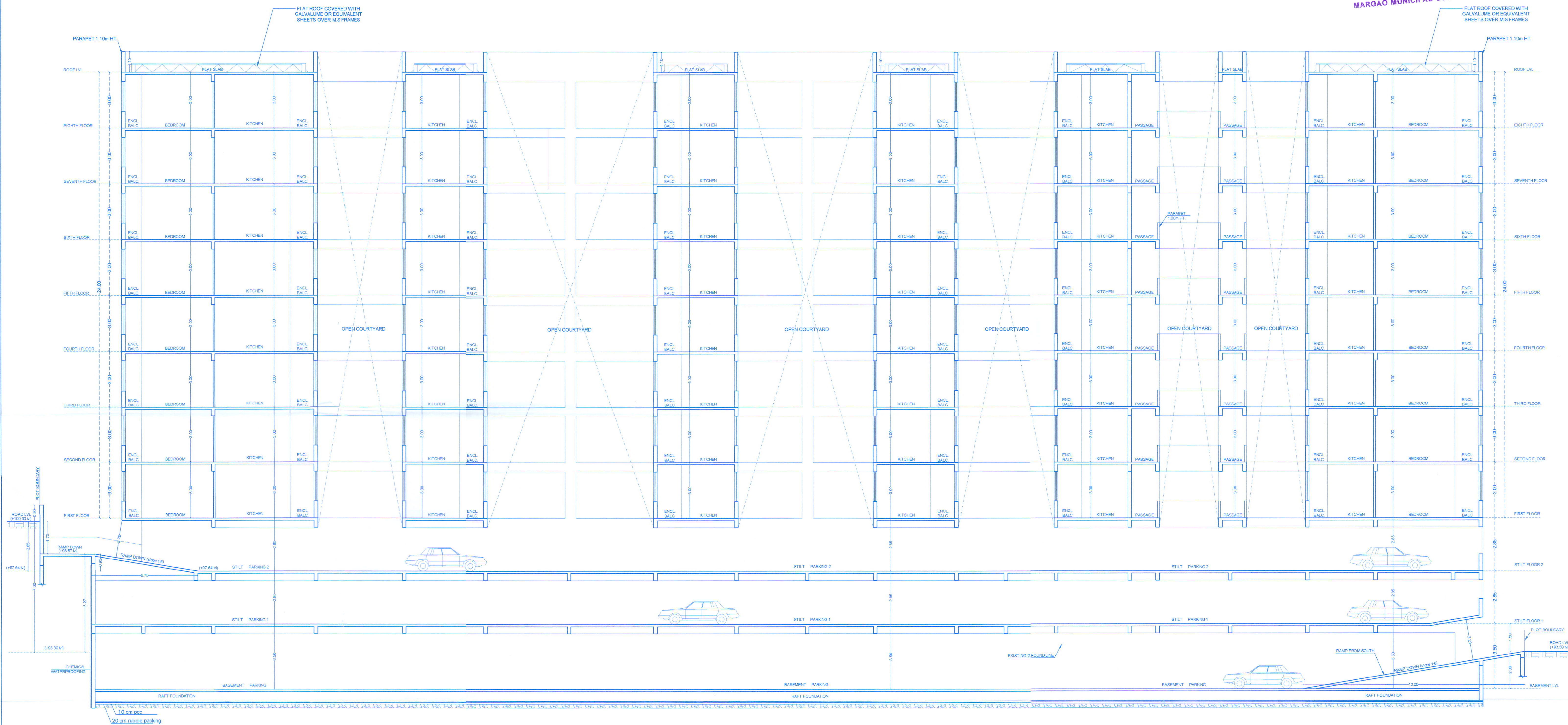
ARCHITECT'S SIGNATURE :

Member Secretary

VISHWESH VERENKAR
ARCHITECT
C.O. NO. CA/2013/59023
TCP REG NO. AR/0039/2013

OWNER: THE SANSKAR CO OPERATIVE HOUSING SOCIETY LIMITED
PROJECT: PROPOSED REDEVELOPMENT OF THE SANSKAR CO OPERATIVE HOUSING SOCIETY LIMITED, COMPOUND WALL AND GATE IN PLOT BEARING P.T.S NO. 242, CHALTA NO. 18 AT AQUEM, MARGAO
P.T.S NO. 242 / CHALTA NO. 18
DATE: 20/04/2023 DRG. NO. 04/05
SCALE 1:100, 1:500
VISHWESH VERENKAR
ARCHITECTURAL CONSULTANCY FIRM
450/D, Opp. HOFI atm, Nersad road, Davelim Goa
966596959, vishweshverenkar@gmail.com

License issued under No. 144/2024-2025
Subject to the conditions stipulated therein
Dated 14.05.2024
CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL



SECTION B-B'
SCALE 1:100

PART RAMP SECTION FROM NORTH WEST
ENTRY (SECTION X-X')
SCALE 1:100

Development Permission Granted
Subject To Conditions Vide Order
No. SP/PA/P/6642/10.7.12.3-24
D. 15/01/2023
Secretary 14/8/2023

Municipal Engineer
Margao Municipal Council

OWNER'S SIGNATURE :	ARCHITECT'S SIGNATURE :	OWNER: THE SANSKAR CO OPERATIVE HOUSING SOCIETY LIMITED PROJECT: PROPOSED REDEVELOPMENT OF THE SANSKAR CO OPERATIVE HOUSING SOCIETY LIMITED, COMPOUND WALL AND GATE IN PLOT BEARING P.T.S NO. 242, CHALTA NO. 18 AT AQUM, MARGAO P.T.S NO. 242 / CHALTA NO. 18 DATE: 20/04/2023 DRG. NO. 05 of 05 SCALE 1:100, 1:500 VISHWESH VERENKAR ARCHITECT COA NO. CA/2013/59023 TCP REG NO. AR/0039/2017
	VISHWESH VERENKAR ARCHITECT COA NO. CA/2013/59023 TCP REG NO. AR/0039/2017	