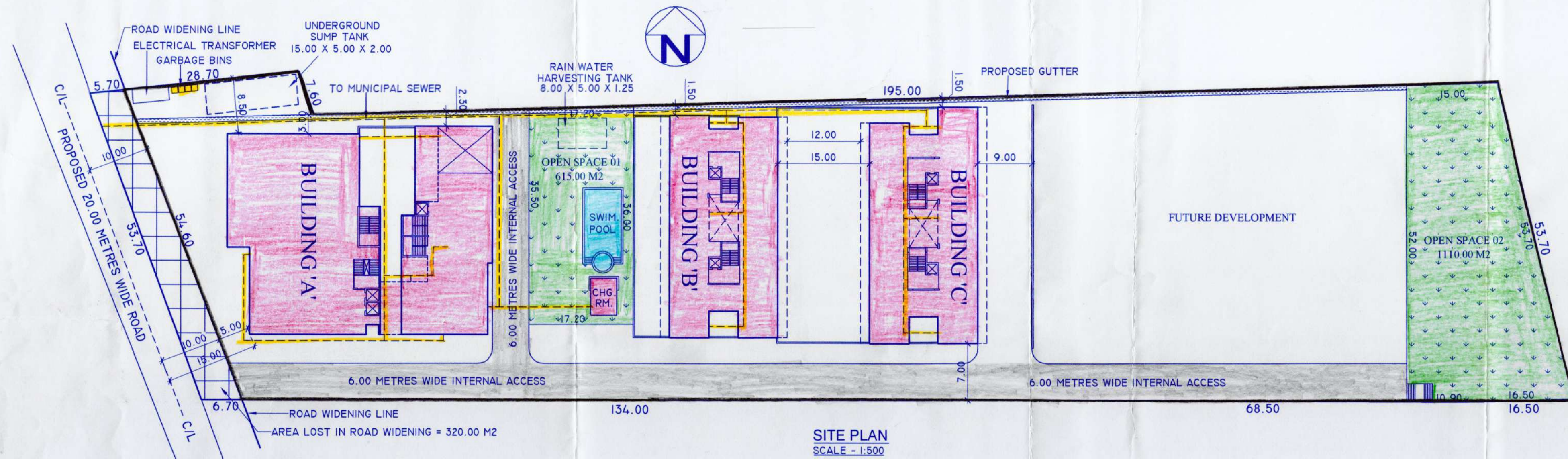
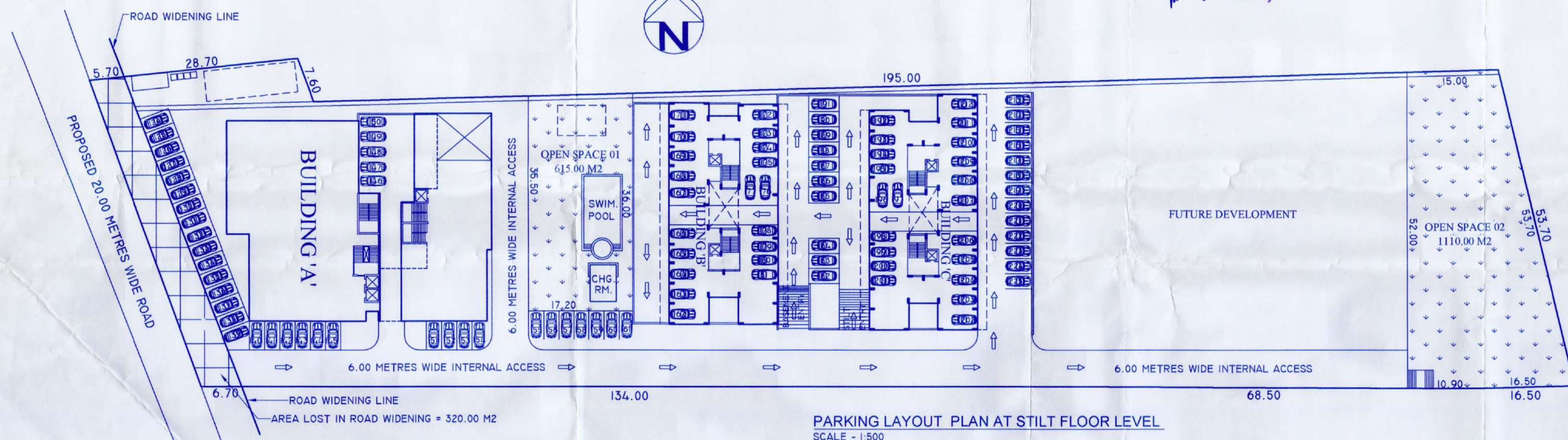


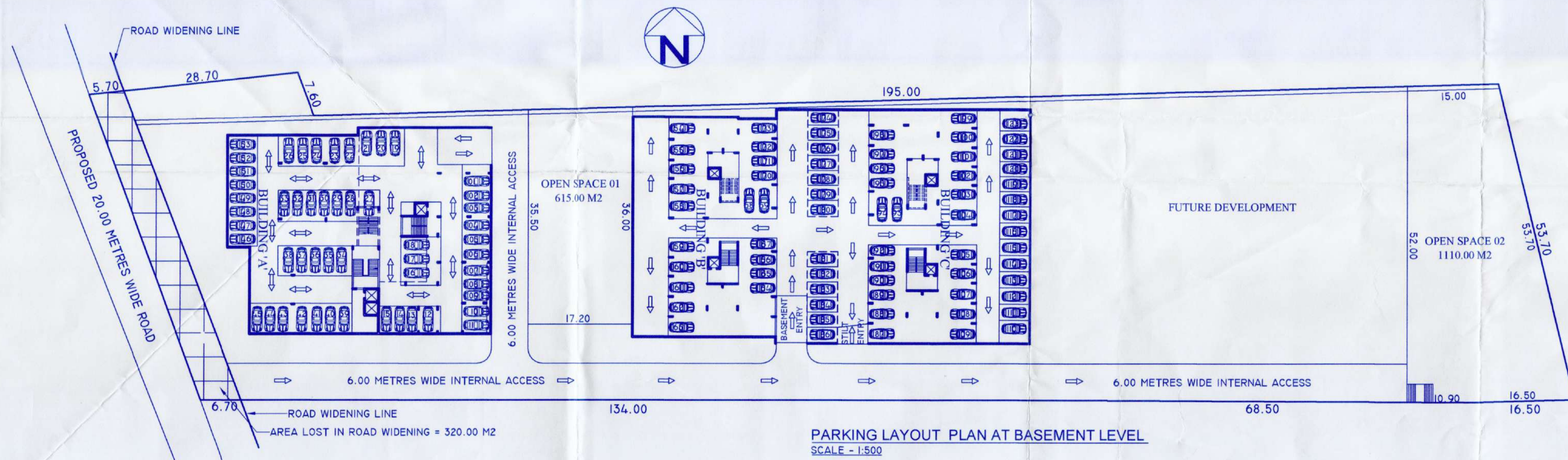


SITE PLAN
SCALE - 1:500

Development Permission Granted
Subject to Conditions Vide Order
No.SGPD/3256/231/22-23
Dated 16/11/2022
Member Secretary



PARKING LAYOUT PLAN AT STILT FLOOR LEVEL
SCALE - 1:500



PARKING LAYOUT PLAN AT BASEMENT LEVEL
SCALE - 1:500

AREA STATEMENT

01. AREA OF THE AMALGAMATED PLOT	11700.00 M2
02. DEDUCTION FOR	
[a] AREA WITHIN ROAD WIDENING PROPOSED	320.00 M2
[b] AREA RESERVED FOR ANY OTHER USE	NIL
TOTAL A + B	320.00 M2
03. EFFECTIVE AREA OF THE PLOT [01-02]	11380.00 M2
04. OPEN SPACE REQUIRED TO BE PROVIDED	1707.00 M2
05. OPEN SPACES PROVIDED	1725.00 M2
[a] OPEN SPACE 01 --- 615.00 M2	
[b] OPEN SPACE 02 --- 1110.00 M2	
06. WHETHER ANY EXTRA F. A. R. IS CLAIMED ON BASIS OF ROAD WIDENING/PROPOSED ROAD IF YES STATE	YES
[a] AREA OF ROAD WIDENING	320.00 M2
[b] WHETHER THE LAND HAS BEEN GIFTED TO THE LOCAL BODY	NIL
07. AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT	N. A.
08. AREA OF THE BUILDING TO BE DEMOLISHED	N. A.
09. COVERED AREA OF THE PROPOSED BUILDINGS	2396.00 M2
BUILDING 'A' --- 1213.48 M2	
BUILDING 'B' --- 583.90 M2	
BUILDING 'C' --- 598.72 M2	
10. TOTAL COVERED AREA [05+07-06]	2396.00 M2
11. TOTAL COVERAGE	21.05%
12. DETAILS OF AREAS AND USE, FLOORWISE	

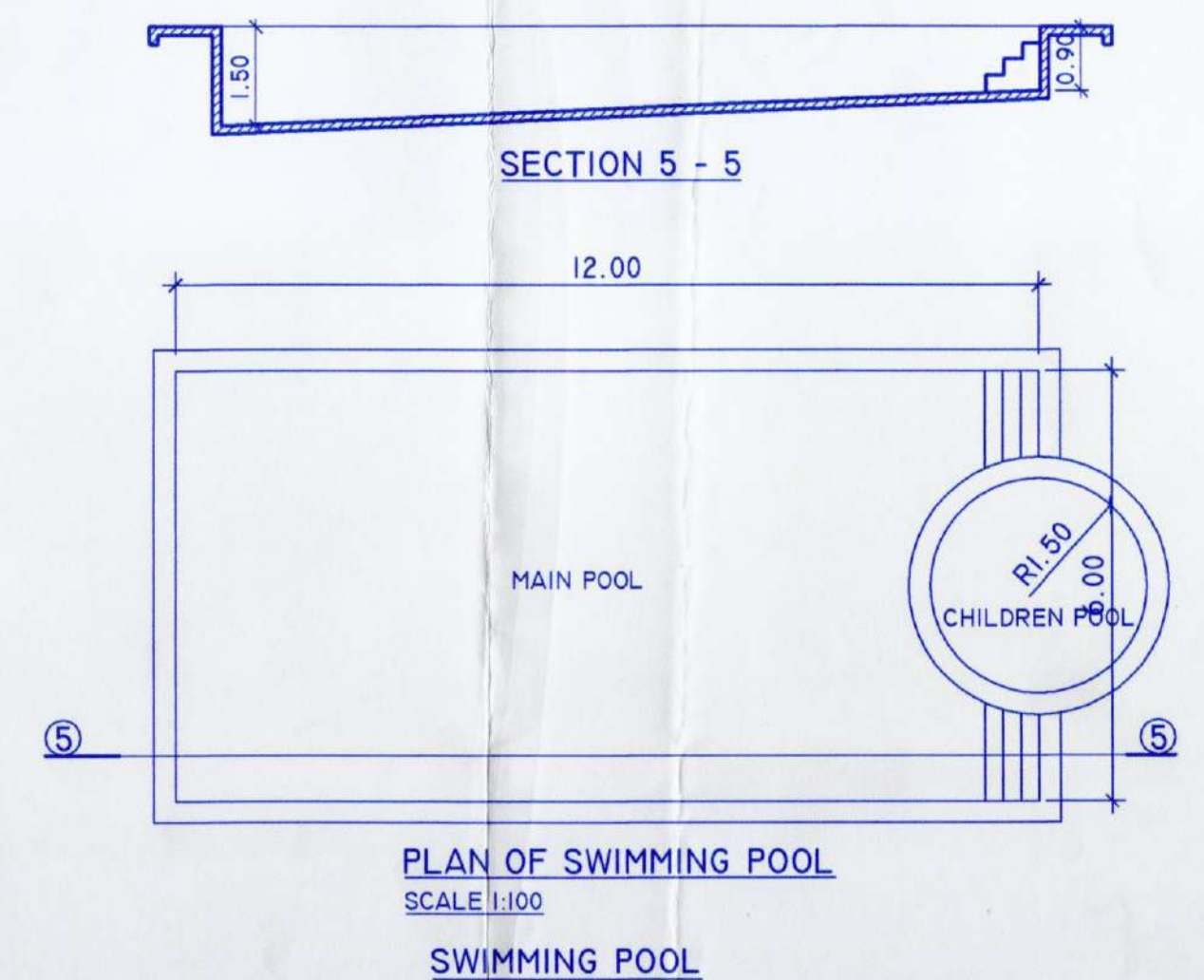
FLOOR REFERENCE	USE	TOTAL BUILT UP AREA M ²	BALC.	STAIR	PARKING	MEZZ.	ELECT. RM./CHG. RM.	TOTAL	NET FLOOR AREA M ²	F. A. R.
BUILDING 'A'										
BASEMENT FLR.	PARKING	1414.45	---	32.76	1381.69	---	---	1414.45	NIL	
GROUND FLOOR	COMM/PARK.	1213.48	---	167.63	385.34	---	46.83	599.80	613.68	
MEZZANINE FLR.	COMMERCIAL	189.58	---	---	---	189.58	---	189.58	NIL	
FIRST FLOOR	COMM/RES.	1154.93	139.47	112.01	---	---	---	251.48	903.45	
SECOND FLOOR	COMM/RES.	1154.93	139.47	112.01	---	---	---	251.48	903.45	
THIRD FLOOR	COMM/RES.	1154.93	139.47	112.01	---	---	---	251.48	903.45	
FOURTH FLOOR	COMM/RES.	1154.93	139.47	112.01	---	---	---	251.48	903.45	
FIFTH FLOOR	COMM/RES.	1154.93	139.47	112.01	---	---	---	251.48	903.45	
SIXTH FLOOR	COMM/RES.	1154.93	139.47	112.01	---	---	---	251.48	903.45	
SEVENTH FLOOR	RESIDENTIAL	466.11	82.98	49.46	---	---	---	132.44	333.67	
EIGHTH FLOOR	RESIDENTIAL	466.11	82.98	49.46	---	---	---	132.44	333.67	
BUILDING 'B'										
STILT FLOOR	PARKING	580.02	---	60.22	470.16	---	44.77	575.15	4.87	
FIRST FLOOR	RESIDENTIAL	683.42	132.80	57.64	---	---	---	190.44	492.98	
SECOND FLOOR	RESIDENTIAL	683.42	132.80	57.64	---	---	---	190.44	492.98	
THIRD FLOOR	RESIDENTIAL	683.42	132.80	57.64	---	---	---	190.44	492.98	
FOURTH FLOOR	RESIDENTIAL	683.42	132.80	57.64	---	---	---	190.44	492.98	
FIFTH FLOOR	RESIDENTIAL	683.42	132.80	57.64	---	---	---	190.44	492.98	
SIXTH FLOOR	RESIDENTIAL	683.42	132.80	57.64	---	---	---	190.44	492.98	
SEVENTH FLOOR	RESIDENTIAL	683.42	132.80	57.64	---	---	---	190.44	492.98	
EIGHTH FLOOR	RESIDENTIAL	683.42	132.80	57.64	---	---	---	190.44	492.98	
BUILDING 'C'										
STILT FLOOR	PARKING	594.94	---	60.22	485.09	---	44.76	590.07	4.87	
FIRST FLOOR	RESIDENTIAL	701.81	136.25	57.64	---	---	---	193.89	507.92	
SECOND FLOOR	RESIDENTIAL	701.81	136.25	57.64	---	---	---	193.89	507.92	
THIRD FLOOR	RESIDENTIAL	701.81	136.25	57.64	---	---	---	193.89	507.92	
FOURTH FLOOR	RESIDENTIAL	701.81	136.25	57.64	---	---	---	193.89	507.92	
FIFTH FLOOR	RESIDENTIAL	701.81	136.25	57.64	---	---	---	193.89	507.92	
SIXTH FLOOR	RESIDENTIAL	701.81	136.25	57.64	---	---	---	193.89	507.92	
SEVENTH FLOOR	RESIDENTIAL	701.81	136.25	57.64	---	---	---	193.89	507.92	
EIGHTH FLOOR	RESIDENTIAL	701.81	136.25	57.64	---	---	---	193.89	507.92	
COMBINED BASEMENT OF BUILDINGS 'B' AND 'C'										
BASEMENT	PARKING	2494.09	---	62.56	2431.53	---	---	2494.09	NIL	
CHANGING ROOM										
GROUND FLOOR	RECREATION	26.06	---	---	---	---	26.06	26.06	NIL	
TOTAL NET EFFECTIVE FLOOR AREA = 6701.72 (BUILDING 'A') + 3948.71 (BUILDING 'B') + 4068.23 (BUILDING 'C') = 14718.66 M2										

13. PARKING DETAILS

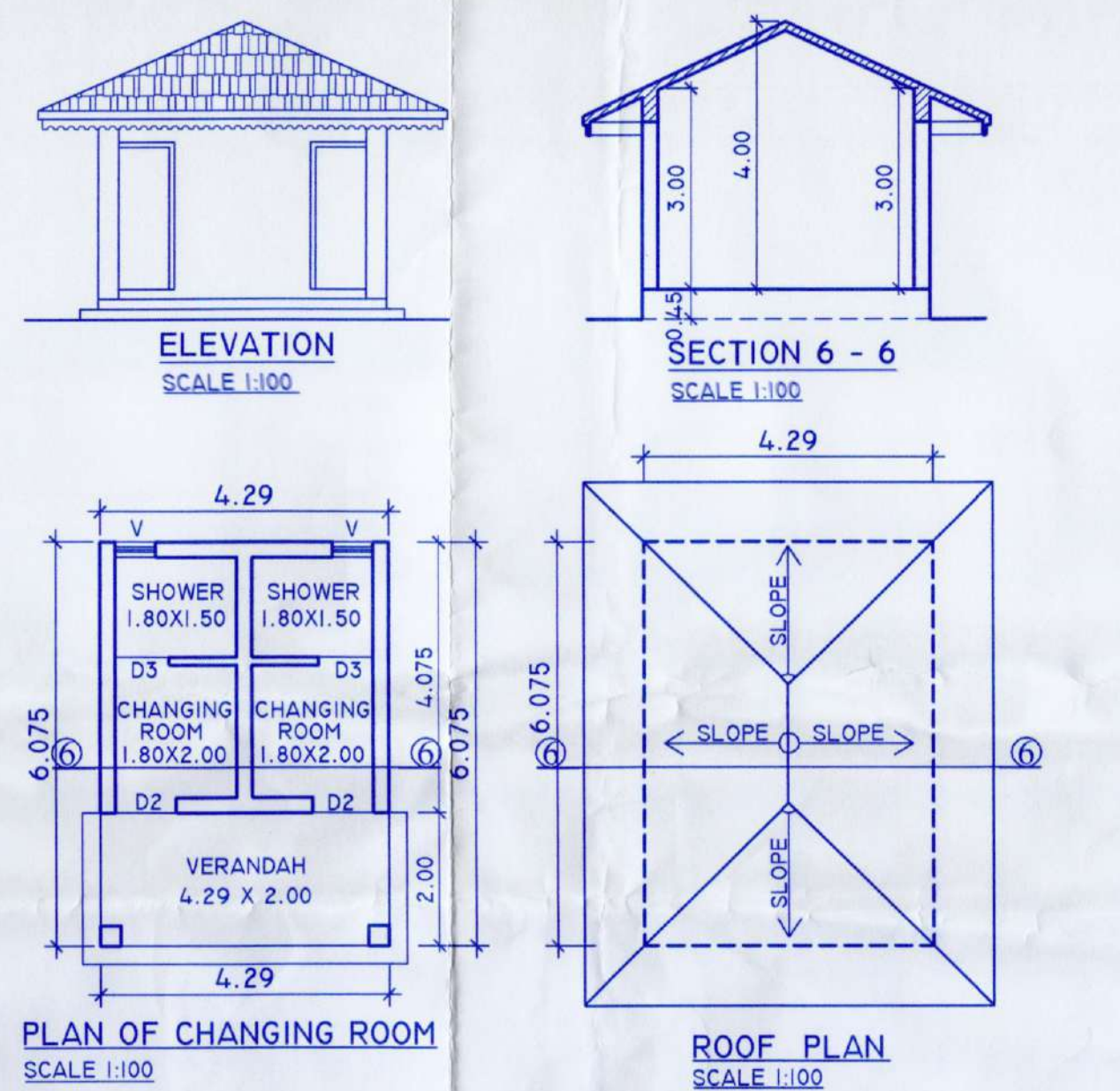
FLOOR AREA	USE	NO. OF CAR PARKS / PARKING AREA	
		PROVIDED	REQUIRED
4032.36 M2	COMMERCIAL	81	81
144 UNITS	RESIDENTIAL	144	144

SCHEDULE OF DOORS AND WINDOWS

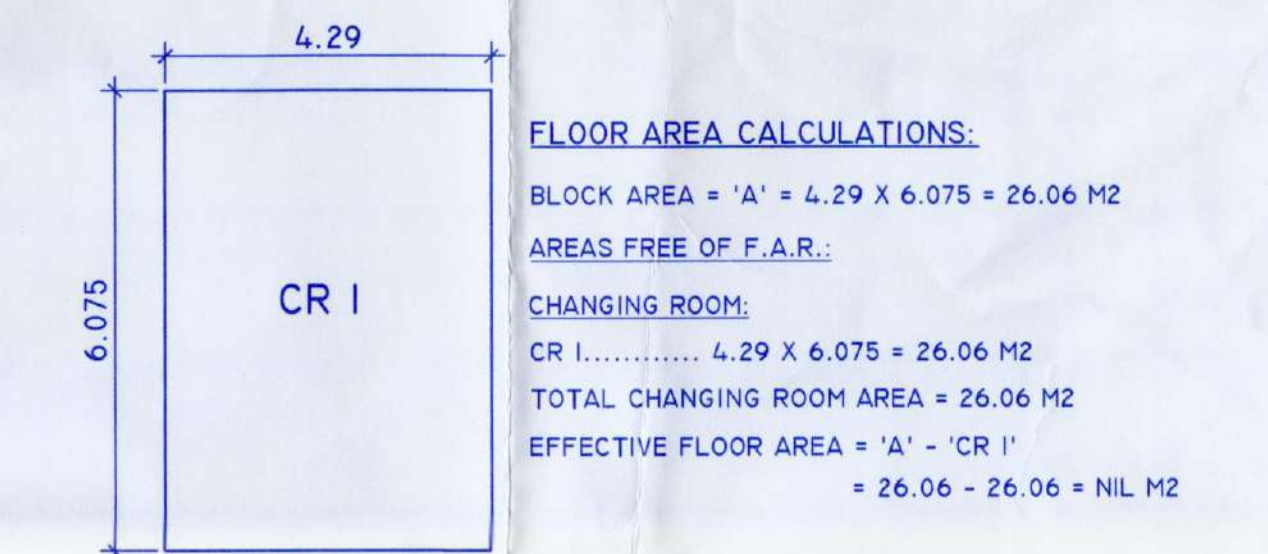
TYPE	SIZE	REMARK
D	1.20X2.20	OFFICES.
D1	1.00X2.20	LIVING/DINING.
D2	0.90X2.20	BEDROOM, KITCHEN.
D3	0.75X2.20	TOILET AND W.C.
D4	0.80X2.20	KITCHEN.
W1	1.20X1.50	KITCHEN.
W2	2.00X1.50	OFFICES.
W3	1.50X1.50	OFFICES, BEDROOMS.
W4	1.00X1.55	SHOP, BEDROOMS.
V	0.60X1.00	W.C. AND TOILET.
RS	3.00X4.35	SHOPS.
RS1	2.50X2.50	ELECTRICAL ROOM.



PLAN OF SWIMMING POOL
SCALE 1:100
SWIMMING POOL



ELEVATION
SCALE 1:100
SECTION 6 - 6
SCALE 1:100
PLAN OF CHANGING ROOM
SCALE 1:100
ROOF PLAN
SCALE 1:100



FLOOR AREA CALCULATIONS:
BLOCK AREA = 'A' = 4.29 X 6.075 = 26.06 M2
AREAS FREE OF F.A.R.:
CHANGING ROOM:
CR 1..... 4.29 X 6.075 = 26.06 M2
TOTAL CHANGING ROOM AREA = 26.06 M2
EFFECTIVE FLOOR AREA = 'A' - 'CR 1'
= 26.06 - 26.06 = NIL M2

CHANGING ROOM

PROPOSED COMMERCIAL/RESIDENTIAL PROJECT AND SWIMMING POOL
IN THE PROPERTY BEARING SURVEY NO. 192/I-C OF PONDA VILLAGE OF PONDA TALUKA
FOR M/S. VIBHAV REAL ESTATE AND MADANANT CONSTRUCTIONS (GOA) PVT. LTD.

OWNERS SIGNATURES

ARCHITECTS
'AVISHKAR'
204, SECOND FLOOR,
"VASANT ARCADE"
COMBA, MARGAO.
PHONE: 2732086, 9822131514

ARCHITECT'S SIGNATURE

MR. SAMEER NADKARNI
Architect-CA/90/12852
Reg. No. AR/0003/2010