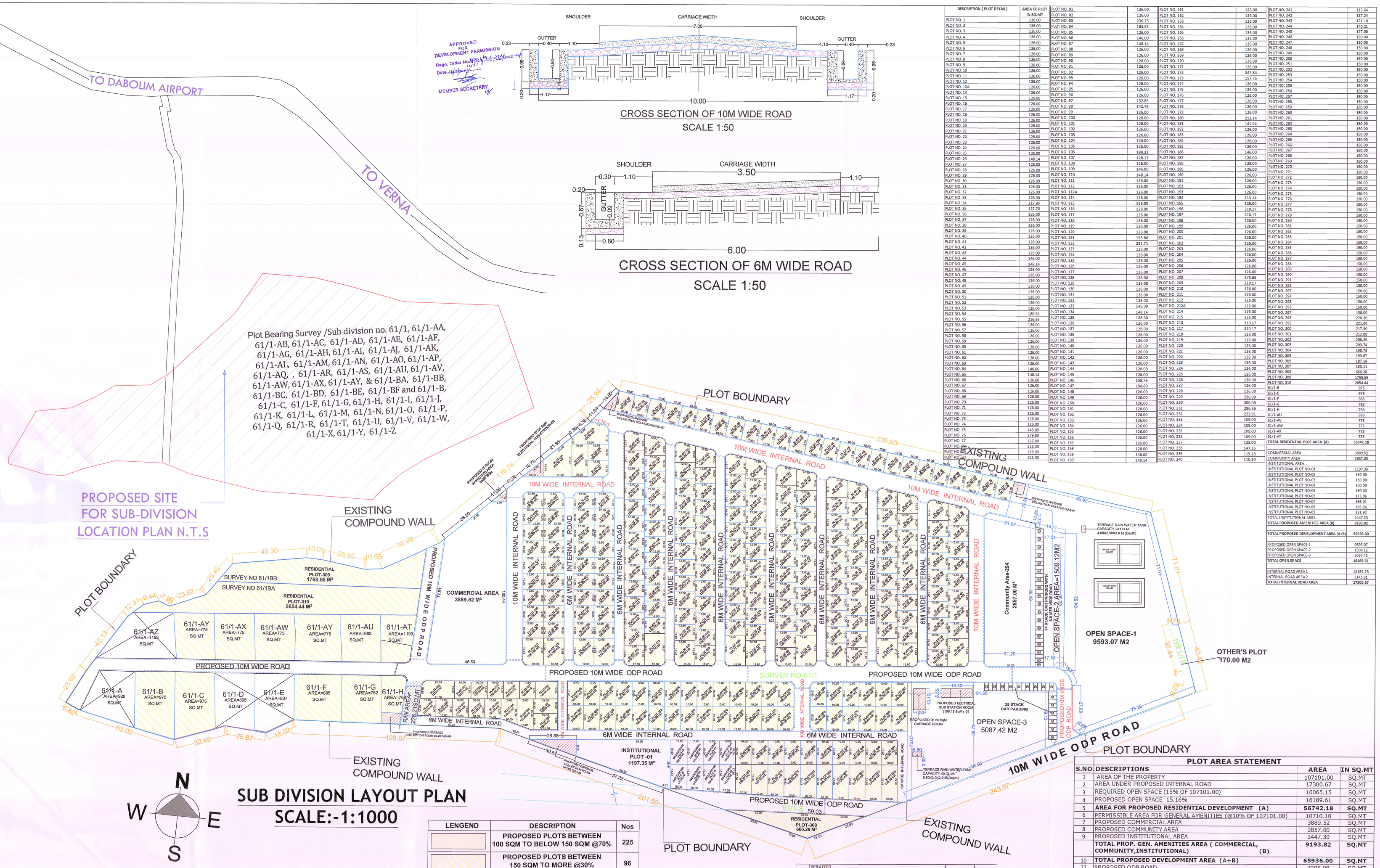
APPROVED FOR DEVELOPMENT PERMISSION
Regd. Order No. NIDA/19-5-23/Goa/1471
Date: 18/9/2023
MEMBER SECRETARY

CROSS SECTION OF 10M WIDE ROAD
SCALE 1:50

CROSS SECTION OF 6M WIDE ROAD
SCALE 1:50

DESCRIPTION (PLOT DETAIL)	AREA OF PLOT IN SQ.MT					
PLOT NO. 1	126.00	PLOT NO. 81	126.00	PLOT NO. 161	126.00	PLOT NO. 241	113.64
PLOT NO. 2	126.00	PLOT NO. 82	126.00	PLOT NO. 162	126.00	PLOT NO. 242	117.24
PLOT NO. 3	126.00	PLOT NO. 83	236.75	PLOT NO. 163	126.00	PLOT NO. 243	121.10
PLOT NO. 4	126.00	PLOT NO. 84	165.61	PLOT NO. 164	126.00	PLOT NO. 244	160.21
PLOT NO. 5	126.00	PLOT NO. 85	126.00	PLOT NO. 165	126.00	PLOT NO. 245	177.00
PLOT NO. 6	126.00	PLOT NO. 86	146.00	PLOT NO. 166	126.00	PLOT NO. 246	150.00
PLOT NO. 7	126.00	PLOT NO. 87	148.14	PLOT NO. 167	126.00	PLOT NO. 247	150.00
PLOT NO. 8	126.00	PLOT NO. 88	126.00	PLOT NO. 168	126.00	PLOT NO. 248	150.00
PLOT NO. 9	126.00	PLOT NO. 89	126.00	PLOT NO. 169	126.00	PLOT NO. 249	150.00
PLOT NO. 10	126.00	PLOT NO. 90	126.00	PLOT NO. 170	126.00	PLOT NO. 250	150.00
PLOT NO. 11	126.00	PLOT NO. 91	126.00	PLOT NO. 171	126.00	PLOT NO. 251	150.00
PLOT NO. 12	126.00	PLOT NO. 92	126.00	PLOT NO. 172	247.84	PLOT NO. 252	150.00
PLOT NO. 12A	126.00	PLOT NO. 93	126.00	PLOT NO. 173	157.75	PLOT NO. 253	150.00
PLOT NO. 14	126.00	PLOT NO. 94	126.00	PLOT NO. 174	126.00	PLOT NO. 254	150.00
PLOT NO. 15	126.00	PLOT NO. 95	126.00	PLOT NO. 175	126.00	PLOT NO. 255	150.00
PLOT NO. 16	126.00	PLOT NO. 96	126.00	PLOT NO. 176	126.00	PLOT NO. 256	150.00
PLOT NO. 17	126.00	PLOT NO. 97	232.85	PLOT NO. 177	126.00	PLOT NO. 257	150.00
PLOT NO. 18	126.00	PLOT NO. 98	142.76	PLOT NO. 178	126.00	PLOT NO. 258	150.00
PLOT NO. 19	126.00	PLOT NO. 99	126.00	PLOT NO. 179	126.00	PLOT NO. 259	150.00
PLOT NO. 20	126.00	PLOT NO. 100	126.00	PLOT NO. 180	213.14	PLOT NO. 260	150.00
PLOT NO. 21	126.00	PLOT NO. 101	126.00	PLOT NO. 181	141.94	PLOT NO. 261	150.00
PLOT NO. 22	126.00	PLOT NO. 102	126.00	PLOT NO. 182	126.00	PLOT NO. 262	150.00
PLOT NO. 23	126.00	PLOT NO. 103	126.00	PLOT NO. 183	126.00	PLOT NO. 263	150.00
PLOT NO. 24	126.00	PLOT NO. 104	126.00	PLOT NO. 184	126.00	PLOT NO. 264	150.00
PLOT NO. 25	126.00	PLOT NO. 105	126.00	PLOT NO. 185	126.00	PLOT NO. 265	150.00
PLOT NO. 26	148.14	PLOT NO. 106	159.31	PLOT NO. 186	146.00	PLOT NO. 266	150.00
PLOT NO. 27	126.00	PLOT NO. 107	128.17	PLOT NO. 187	126.00	PLOT NO. 267	150.00
PLOT NO. 28	126.00	PLOT NO. 108	126.00	PLOT NO. 188	126.00	PLOT NO. 268	150.00
PLOT NO. 29	126.00	PLOT NO. 109	146.00	PLOT NO. 189	126.00	PLOT NO. 269	150.00
PLOT NO. 30	126.00	PLOT NO. 110	148.14	PLOT NO. 190	126.00	PLOT NO. 270	150.00
PLOT NO. 31	126.00	PLOT NO. 111	126.00	PLOT NO. 191	126.00	PLOT NO. 271	150.00
PLOT NO. 32	126.00	PLOT NO. 112	126.00	PLOT NO. 192	126.00	PLOT NO. 272	150.00
PLOT NO. 33	126.00	PLOT NO. 112A	126.00	PLOT NO. 193	126.00	PLOT NO. 273	150.00
PLOT NO. 34	217.85	PLOT NO. 114	126.00	PLOT NO. 194	213.14	PLOT NO. 274	150.00
PLOT NO. 35	127.76	PLOT NO. 115	126.00	PLOT NO. 195	126.00	PLOT NO. 275	150.00
PLOT NO. 36	126.00	PLOT NO. 116	126.00	PLOT NO. 196	210.17	PLOT NO. 276	150.00
PLOT NO. 37	126.00	PLOT NO. 117	126.00	PLOT NO. 197	210.17	PLOT NO. 277	150.00
PLOT NO. 38	126.00	PLOT NO. 118	126.00	PLOT NO. 198	126.00	PLOT NO. 278	150.00
PLOT NO. 39	126.00	PLOT NO. 119	126.00	PLOT NO. 199	126.00	PLOT NO. 279	150.00
PLOT NO. 40	126.00	PLOT NO. 120	126.00	PLOT NO. 200	126.00	PLOT NO. 280	150.00
PLOT NO. 41	126.00	PLOT NO. 121	195.80	PLOT NO. 201	126.00	PLOT NO. 281	150.00
PLOT NO. 42	126.00	PLOT NO. 122	231.71	PLOT NO. 202	126.00	PLOT NO. 282	150.00
PLOT NO. 43	126.00	PLOT NO. 123	126.00	PLOT NO. 203	126.00	PLOT NO. 283	150.00
PLOT NO. 44	146.00	PLOT NO. 124	126.00	PLOT NO. 204	126.00	PLOT NO. 284	150.00
PLOT NO. 45	148.14	PLOT NO. 125	126.00	PLOT NO. 205	126.00	PLOT NO. 285	150.00
PLOT NO. 46	126.00	PLOT NO. 126	126.00	PLOT NO. 206	126.00	PLOT NO. 286	150.00
PLOT NO. 47	126.00	PLOT NO. 127	126.00	PLOT NO. 207	126.00	PLOT NO. 287	150.00
PLOT NO. 48	126.00	PLOT NO. 128	126.00	PLOT NO. 208	175.65	PLOT NO. 288	150.00
PLOT NO. 49	126.00	PLOT NO. 129	126.00	PLOT NO. 209	210.17	PLOT NO. 289	150.00
PLOT NO. 50	126.00	PLOT NO. 130	126.00	PLOT NO. 210	126.00	PLOT NO. 290	150.00
PLOT NO. 51	126.00	PLOT NO. 131	126.00	PLOT NO. 211	126.00	PLOT NO. 291	150.00
PLOT NO. 52	126.00	PLOT NO. 132	126.00	PLOT NO. 212	126.00	PLOT NO. 292	150.00
PLOT NO. 53	126.00	PLOT NO. 133	148.00	PLOT NO. 212A	126.00	PLOT NO. 293	150.00
PLOT NO. 54	180.81	PLOT NO. 134	148.14	PLOT NO. 214	126.00	PLOT NO. 294	150.00
PLOT NO. 55	216.85	PLOT NO. 135	126.00	PLOT NO. 215	126.00	PLOT NO. 295	150.00
PLOT NO. 56	126.00	PLOT NO. 136	126.00	PLOT NO. 216	210.17	PLOT NO. 296	150.00
PLOT NO. 57	126.00	PLOT NO. 137	126.00	PLOT NO. 217	210.17	PLOT NO. 297	150.00
PLOT NO. 58	126.00	PLOT NO. 138	126.00	PLOT NO. 218	126.00	PLOT NO. 298	236.30
PLOT NO. 59	126.00	PLOT NO. 139	126.00	PLOT NO. 219	126.00	PLOT NO. 299	221.80
PLOT NO. 60	126.00	PLOT NO. 140	126.00	PLOT NO. 220	126.00	PLOT NO. 300	217.30
PLOT NO. 61	126.00	PLOT NO. 141	126.00	PLOT NO. 221	126.00	PLOT NO. 301	212.80
PLOT NO. 62	126.00	PLOT NO. 142	126.00	PLOT NO. 222	126.00	PLOT NO. 302	208.29
PLOT NO. 63	126.00	PLOT NO. 143	126.00	PLOT NO. 223	126.00	PLOT NO. 303	203.74
PLOT NO. 64	146.00	PLOT NO. 144	126.00	PLOT NO. 224	126.00	PLOT NO. 304	198.78
PLOT NO. 65	148.14	PLOT NO. 145	126.00	PLOT NO. 225	126.00	PLOT NO. 305	193.67
PLOT NO. 66	126.00	PLOT NO. 146	158.76	PLOT NO. 226	126.00	PLOT NO. 306	187.16
PLOT NO. 67	126.00	PLOT NO. 147	194.80	PLOT NO. 227	126.00	PLOT NO. 307	180.11
PLOT NO. 68	126.00	PLOT NO. 148	126.00	PLOT NO. 228	126.00	PLOT NO. 308	666.28
PLOT NO. 69	126.00	PLOT NO. 149	126.00	PLOT NO. 229	236.00	PLOT NO. 309	1788.56
PLOT NO. 70	126.00	PLOT NO. 150	126.00	PLOT NO. 230	200.00	PLOT NO. 310	2654.44
PLOT NO. 71	126.00	PLOT NO. 151	126.00	PLOT NO. 231	296.36	61/1-B	976
PLOT NO. 72	126.00	PLOT NO. 152	126.00	PLOT NO. 232	223.91	61/1-C	975
PLOT NO. 73	126.00	PLOT NO. 153	126.00	PLOT NO. 233	109.00	61/1-F	885
PLOT NO. 74	126.00	PLOT NO. 154	126.00	PLOT NO. 234	109.00	61/1-G	762
PLOT NO. 75	143.89	PLOT NO. 155	126.00	PLOT NO. 235	109.00	61/1-H	769
PLOT NO. 76	179.80	PLOT NO. 156	126.00	PLOT NO. 236	109.00	61/1-AU	993
PLOT NO. 77	126.00	PLOT NO. 157	126.00	PLOT NO. 237	135.00	61/1-AV	775
PLOT NO. 78	126.00	PLOT NO. 158	126.00	PLOT NO. 238	147.15	61/1-AW	775
PLOT NO. 79	126.00	PLOT NO. 159	146.00	PLOT NO. 239	115.28	61/1-AX	775
PLOT NO. 80	126.00	PLOT NO. 160	148.14	PLOT NO. 240	110.30	61/1-AY	775
						TOTAL RESIDENTIAL PLOT AREA (A)	56742.18
						COMMERCIAL AREA	3889.52
						COMMUNITY AREA	2857.00
						INSTITUTIONAL AREA	2447.30
						INSTITUTIONAL PLOT NO-01	1197.35
						INSTITUTIONAL PLOT NO-02	150.00
						INSTITUTIONAL PLOT NO-03	150.00
						INSTITUTIONAL PLOT NO-04	150.00
						INSTITUTIONAL PLOT NO-05	150.00
						INSTITUTIONAL PLOT NO-06	173.06
						INSTITUTIONAL PLOT NO-07	166.01
						INSTITUTIONAL PLOT NO-08	158.96
						INSTITUTIONAL PLOT NO-09	151.92
						TOTAL INSTITUTIONAL AREA	2447.30
						TOTAL PROPOSED AMENITIES AREA (B)	9193.82
						TOTAL PROPOSED DEVELOPMENT AREA (A+B)	65936.00
						PROPOSED OPEN SPACE-1	9593.07
						PROPOSED OPEN SPACE-2	1509.12
						PROPOSED OPEN SPACE-3	5087.42
						TOTAL OPEN SPACE	16189.61
						INTERNAL ROAD AREA 1	12154.76
						INTERNAL ROAD AREA 2	5145.91
						TOTAL INTERNAL ROAD AREA	17300.67



SUB DIVISION LAYOUT PLAN
SCALE:-1:1000

LENGEND	DESCRIPTION	Nos
	PROPOSED PLOTS BETWEEN 100 SQM TO BELOW 150 SQM @70%	225
	PROPOSED PLOTS BETWEEN 150 SQM TO MORE @30%	96
	TOTAL NUMBER OF PLOTS	321

SERVICES			
1	ELECTRIC SUB STATION -01 [PROPOSED IN OPEN SPACE]	106.15	SQ.MT
2	ELECTRIC SUB STATION -02	67.91	SQ.MT
3	PROPOSED GAR BAGE ROOM	98.25	SQ.MT
4	PROPOSED GAR B AGE COLLECTION R OOM -01 [PROP. IN OPEN SPACE]	49.00	SQ.MT
5	PROPOSED GAR B AGE COLLECTION R OOM -02	42.34	SQ.MT
6	PROPOSED GAR B AGE COLLECTION R OOM -03	143.95	SQ.MT
7	PROPOSED GAR B AGE COLLECTION R OOM -04	85.20	SQ.MT
8	PROPOSED IT ROOM	35.07	SQ.MT
9	TOTAL	624.87	SQ.MT

PLOT AREA STATEMENT

S.NO.	DESCRIPTIONS	AREA	IN SQ.MT
1	AREA OF THE PROPERTY	107101.00	SQ.MT
2	AREA UNDER PROPOSED INTERNAL ROAD	17300.67	SQ.MT
3	REQUIRED OPEN SPACE (15% OF 107101.00)	16065.15	SQ.MT
4	PROPOSED OPEN SPACE 15.16%	16189.61	SQ.MT
5	**AREA FOR PROPOSED RESIDENTIAL DEVELOPMENT (A)**	**56742.18**	**SQ.MT**
6	PERMISSIBLE AREA FOR GENERAL AMENITIES (@10% OF 107101.00)	10710.10	SQ.MT
7	PROPOSED COMMERCIAL AREA	3889.52	SQ.MT
8	PROPOSED COMMUNITY AREA	2857.00	SQ.MT
9	PROPOSED INSTITUTIONAL AREA	2447.30	SQ.MT
	TOTAL PROP. GEN. AMENITIES AREA (COMMERCIAL, COMMUNITY,INSTITUTIONAL) (B)	**9193.82**	**SQ.MT**
10	**TOTAL PROPOSED DEVELOPMENT AREA (A+B)**	**65936.00**	**SQ.MT**
11	PROPOSED ODP ROAD	7205.00	SQ.MT
12	PERMSSIBLE PLOTS BETWEEN 100 SQM & BELOW 150 SQM @70%	224.70	NOS
13	PROPOSED PLOTS BETWEEN 100 SMQ & BELOW 150 SQM @70 %	225.00	NOS
14	PERMISSIBLE 150 SQ.MT AND MORE AREA PLOTS@30%	96.30	NOS
15	PROPOSED 150 SQ.MT PLOTS AND MORE THAN 150 SQM AREA PLOTS	96.00	NOS
16	TOTAL PROPOSED NUMBER OF PLOTS	321.00	NOS

PROJECT TITLE	CLIENT'S SIGNATURE	ARCHITECT'S SIGNATURE	TOWN PLANNER'S SIGNATURE	SCALE	DATE	SHEET NO.	ARCHITECT
PROPOSED AMALGAMATION OF PLOT BEARING SURVEY/ SUB.DIV. No. 61/1, 61/1-AA, 61/1-AB, 61/1-AC, 61/1-AD, 61/1-AE, 61/1-AF, 61/1-AG, 61/1-AH, 61/1-AI, 61/1-AJ, 61/1-AK, 61/1-AL, 61/1-AM, 61/1-AN, 61/1-AO, 61/1-AP, 61/1-AQ, , 61/1-AR, 61/1-AS, 61/1-AU, 61/1-AV, 61/1-AW, 61/1-AX, 61/1-AY , & 61/1-BA, 61/1-BB, 61/1-BC, 61/1-BD, 61/1-BE, 61/1-BF and 61/1-B, 61/1-C, 61/1-F, 61/1-G, 61/1-H, 61/1-I, 61/1-J, 61/1-K, 61/1-L, 61/1-M, 61/1-N, 61/1-O, 61/1-P, 61/1-Q, 61/1-R, 61/1-T, 61/1-U, 61/1-V, 61/1-W, 61/1-X, 61/1-Y, 61/1-Z SITUATED AT VILLAGE DABOLIM TALUKA MORMUGAO. FOR DAVINDER SINGH AND BIRD VALLEY REALTORS LLP.	For BIRD VALLEY REALTOR LLP Authorised Signatory	Ar. ASIF EQUBAL Reg. No. CA/2010/49001 B-ARCH, M-ARCH, MCA Mobile: 9067866390	Devidas D. Sunctankar Town Planner (Reg. No. TP0001/2014) 3F2, Kamat Estate, Tonca, Panaji, Goa 403 001	1:1000	20-02-2024	1 OF 2	**AL-iQma India Architects** AN ARCHITECTURAL FIRM 415A, Udyog Vihar-4, Gurugram, Haryana-122022 TEL: +91-9717926412, +91-9067866390 e-mail : iqmaindia@gmail.com website: www.iqmaindia.com
				DRAWING NO.	DEALT BY	CHECKED BY	
				01	Ar.Asif iQbal	Ar. Asif iQbal	
				SHEET TITLE			
				PROPOSED SUB-DIVISION PLAN			