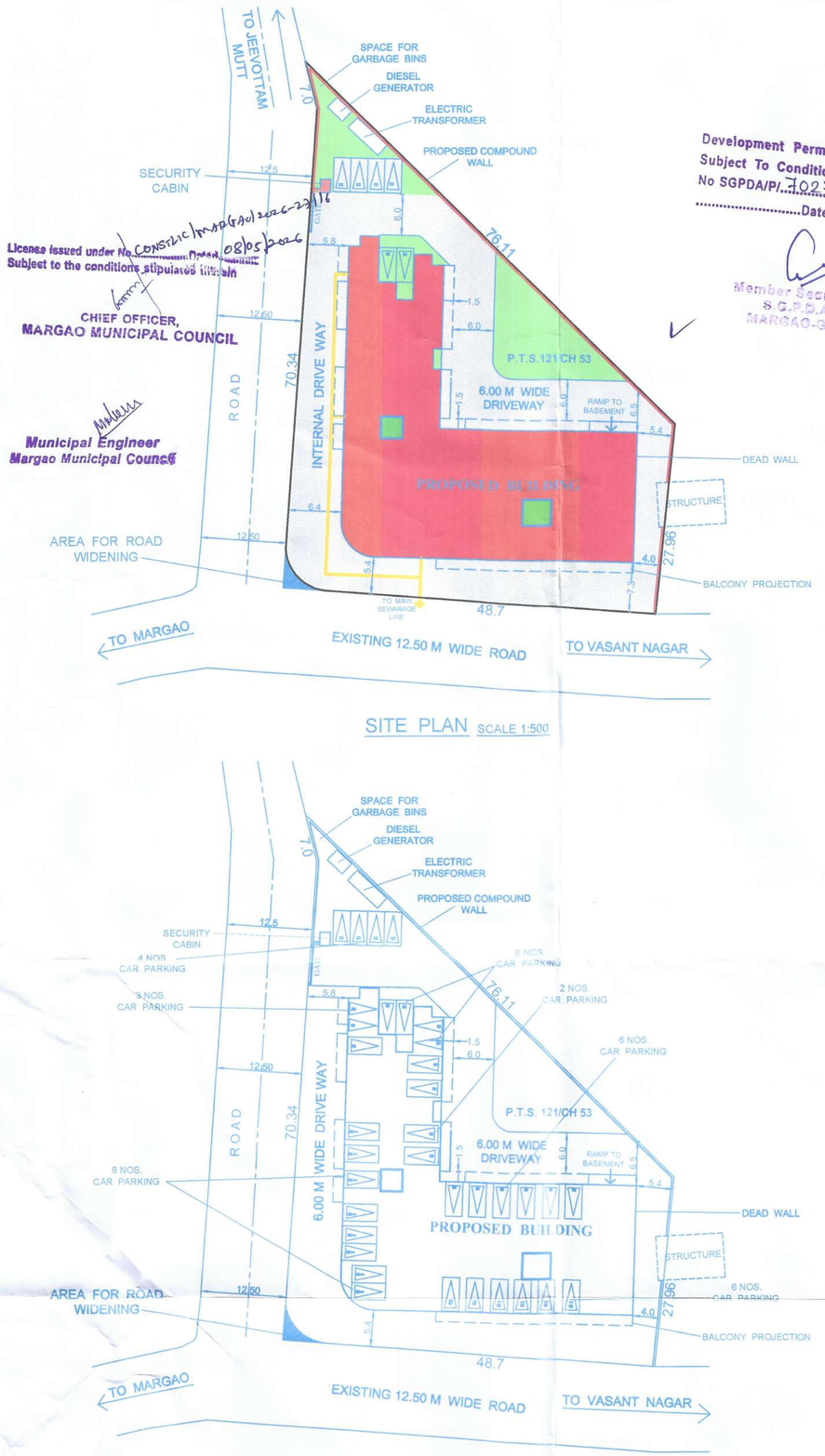


SITE PLAN SCALE 1:500

Development Permission Granted /
Subject To Conditions Vide Order
No SGPDA/PI/7027/1686/25-26
.....Dated 27/02/2026

Member Secretary
S.G.P.D.A.
MARGAO-GOA

License issued under No CONSTIC/MMC(GA)/2026-27/116 08/05/2026
Subject to the conditions stipulated therein

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

Municipal Engineer
Margao Municipal Council

PARKING LAYOUT SCALE 1:500

NOTE : ALL DIMENSIONS ARE IN METERS

AREA STATEMENT

PLOT AREA :

1.	Area of the Plot (CHALTA NO.53 / P.T.S NO. 121)	2800.00 Sq. Mts
2.	Deduction for	
	(a) Area within road widening/ Right of Way.	8.80 Sq. Mts
	(b) Area Reserved for any other Purpose	0 Sq. Mts
	Total (a+b)	8.80 Sq. Mts
3.	Net effective area (1) - (2)	2791.20 Sq. Mts
4.	Covered area occupied by the existing building,if any	0 Sq. Mts
5.	Plot coverage of the existing building (in%)	0 %
6.	Covered area of the existing building that is proposed to be demolished	0 Sq. Mts
7.	Plot coverage of the existing building that is proposed to to be demolished (in %)	0 %
8.	Covered area of proposed building	987.25 Sq. Mts
9.	Plot coverage of the proposed building (in %)	35.37 %
10.	Combined covered area of the existing building to be maintained and that of the proposed building	987.25 Sq. Mts
11.	Combined plot coverage of the existing building to be maintained and that of the proposed building (in %)	35.37 %

FLOOR AREA :

12.	Balcony area and covered area over footways floorwise and total on all floors	118.64 Sq. Mts
13.	Balcony area and covered area over footways floorwise and total on all floors,consumed for FAR purpose	0 Sq. Mts
14.	Addition of set-back area and/or proposed road for FAR purpose	0 Sq. Mts
15.	Addition of garage area for FAR purpose	0 Sq. Mts
16.	Floor area consumed on GROUND Floor	4.60 Sq. Mts
17.	Floor area consumed on FIRST Floor	690.56 Sq. Mts
18.	Floor area consumed on SECOND Floor	726.46 Sq. Mts
19.	Floor area consumed on THIRD Floor	710.43 Sq. Mts
20.	Floor area consumed on any other floor or floors and any other area consumed for FAR purpose	3455.10 Sq. Mts
21.	Existing floor area to be maintained	0 Sq. Mts
22.	Total floor area consumed: (13+14+15+16+17+18+19+20+21)	5587.15 Sq. Mts
23.	Floor area permissible	5600.00 Sq. Mts
24.	FAR permissible	200 %
25.	FAR consumed	199.54 %
26.	Mezzanine Area	0 Sq. Mts
27.	Loft Area	0 Sq. Mts
28.	Basement Area	2153.18 Sq. Mts
29.	Garage Area	0 Sq. Mts

30. Details of areas and use ,Floorwise:

FLOOR	BUILT UP AREA M²	AREA NOT COUNTED TOWARDS COMPUTATION OF FLOOR AREA							FLOOR AREA M²
		PARKING	LIFT	STAIRCASE	BALCONY	TELECOM	ADDITIONAL 7.5% FAR		
							CLUB HOUSE	LOBBY	
BASEMENT	2143.03	2090.15	10.78	42.1	0	0	0	0	0
GROUND FLOOR	987.25	837.21	15.79	105.08	0	24.57	0	0	4.60
FIRST FLOOR	1143.83	0	14.54	92.34	196.41	0	125.90	24.08	690.56
SECOND FLOOR	1143.83	0	14.54	92.34	196.41	0	90	24.08	726.46
THIRD FLOOR	1037.80	0	14.54	92.34	196.41	0	0	24.08	710.43
FOURTH FLOOR	989.35	0	9.69	71.32	196.41	0	0	21.49	690.44
FIFTH FLOOR	989.35	0	9.69	71.32	196.41	0	0	21.49	690.44
SIXTH FLOOR	989.35	0	9.69	71.32	196.41	0	0	21.49	690.44
SEVENTH FLOOR	989.35	0	9.69	71.32	196.41	0	0	21.49	690.44
EIGHT FLOOR	989.35	0	9.69	71.32	196.41	0	0	21.49	690.44
TOTAL	11402.49	2927.36	118.64	780.80	1571.28	24.57	215.90	194.32	5584.25
SECURITY CABIN									2.90
GRAND TOTAL									5587.15

31. Parking Details :

NO. OF CAR PARKS / PARKING AREA				
USE	NUMBER OF FLATS	FLOOR AREA	REQUIRED	PROVIDED
RESIDENTIAL	64 UNITS	5587.15	72	72

32. Type of zone to which the plot belongs to Commercial Zone C1

SETBACKS :

33. Front setback 5.40 mts
34. Side setbacks:
    (a) 5.40 mts.
    (b) 5.80 mts.
35. Distance between two or more building on the same plot, if any — Not Applicable
36. Height of the plinth — 0.10 mts
37. Use to which the building is to be put to floor-wise :
    - Basement : Parking
    - Ground Floor : Parking
    - First Floor : Residential
    - Second Floor : Residential
    - Third Floor : Residential
    - Fourth Floor : Residential
    - Fifth Floor : Residential
    - Sixth Floor : Residential
    - Seventh Floor : Residential
    - Eight Floor : Residential
38. Plot owned by with reference to the ownership certificate of land :
    MR . VISHNUDAS KRISHNA KARE.
    & MRS. PADMAVATI V. KARE
39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division. : N.A.
40. Any other information — Area of Swimming Pool : 50.00 SQ MTS
    Area of Ramp : 133.33 SQ MTS

PROPOSED RESIDENTIAL PROJECT IN PLOT BEARING (CHALTA NO. 53 / P.T.S NO. 121) OF CITY SURVEY OF MARGAO - GOA, BY MR. VISHNUDAS KRISHNA KARE & MRS. PADMAVATI V. KARE.

OWNER'S SIGNATURE :

OWNER

MR . VISHNUDAS KRISHNA KARE.
& MRS. PADMAVATI V. KARE
C/O. COMMONWEALTH DEVELOPERS PVT. LTD.
CD FOUNTAINHEAD, OPP. CD COUNTRYSIDE
MURIDA - FATORDA, SALCETE - GOA. 403602

ARCHITECT'S SIGNATURE :

GAUTAM V. DESAI
ARCHITECT
Regd. No. CA/2001/27339
4, Sapana Sunshine, Madel,
Margao-Goa. 403601

GAUTAM DESAI

M.ARCH, M.VAL, Ph.D, F.I.I.A, F.I.V , M.R.I.C.S
ARCHITECT , CHARTERED SURVEYOR,
GOVT. REGISTERED VALUER
C.O.A. REGD. NO :CA/2001/27339
TCPD REGD NO: AR/0051/2010
4,SAPANA SUNSHINE , MADEL,
MARGAO - GOA, 403601.

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/7027/1686/25-26
.....Dated 27/02/2026

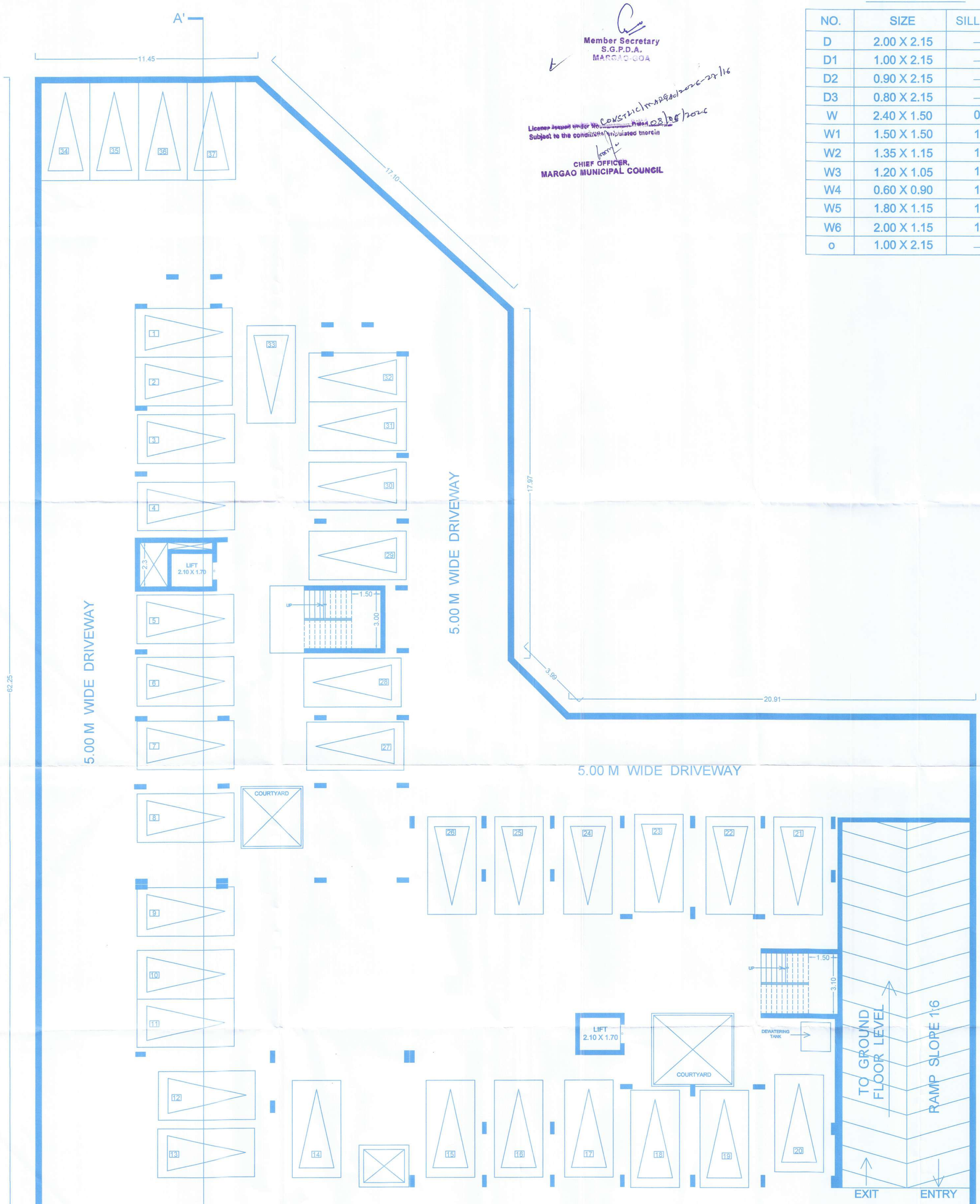
Member Secretary
S.G.P.D.A.
MARGAO-GOA

License issued under No. CONSTRUCTION/MARGAO/2026-27/16 dated 08/05/2026
Subject to the conditions stipulated therein

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

SCHEDULE OF DOORS AND WINDOWS

NO.	SIZE	SILL LEVEL
D	2.00 X 2.15	——
D1	1.00 X 2.15	——
D2	0.90 X 2.15	——
D3	0.80 X 2.15	——
W	2.40 X 1.50	0.65
W1	1.50 X 1.50	1.00
W2	1.35 X 1.15	1.00
W3	1.20 X 1.05	1.10
W4	0.60 X 0.90	1.50
W5	1.80 X 1.15	1.00
W6	2.00 X 1.15	1.00
o	1.00 X 2.15	——



BASEMENT PLAN SCALE 1:100

Municipal Engineer
Margao Municipal Council

NOTE : ALL DIMENSIONS ARE IN METERS

PROPOSED RESIDENTIAL PROJECT IN PLOT BEARING (CHALTA NO.53 / P.T.S NO. 121) OF CITY SURVEY OF MARGAO - GOA, BY MR. VISHNUDAS KRISHNA KARE & MRS. PADMAVATI V. KARE.

OWNER'S SIGNATURE :

OWNER
MR . VISHNUDAS KRISHNA KARE.
& MRS. PADMAVATI V. KARE
C/O. COMMONWEALTH DEVELOPERS PVT. LTD.
CD FOUNTAINHEAD, OPP. CD COUNTRYSIDE
MURIDA - FATORDA, SALCETE - GOA. 403602

ARCHITECT'S SIGNATURE :

GAUTAM V. DESAI
ARCHITECT
Regd. No. CA/2001/27339
4, Sapana Sunshine, Madel,
Margao-Goa. 403601

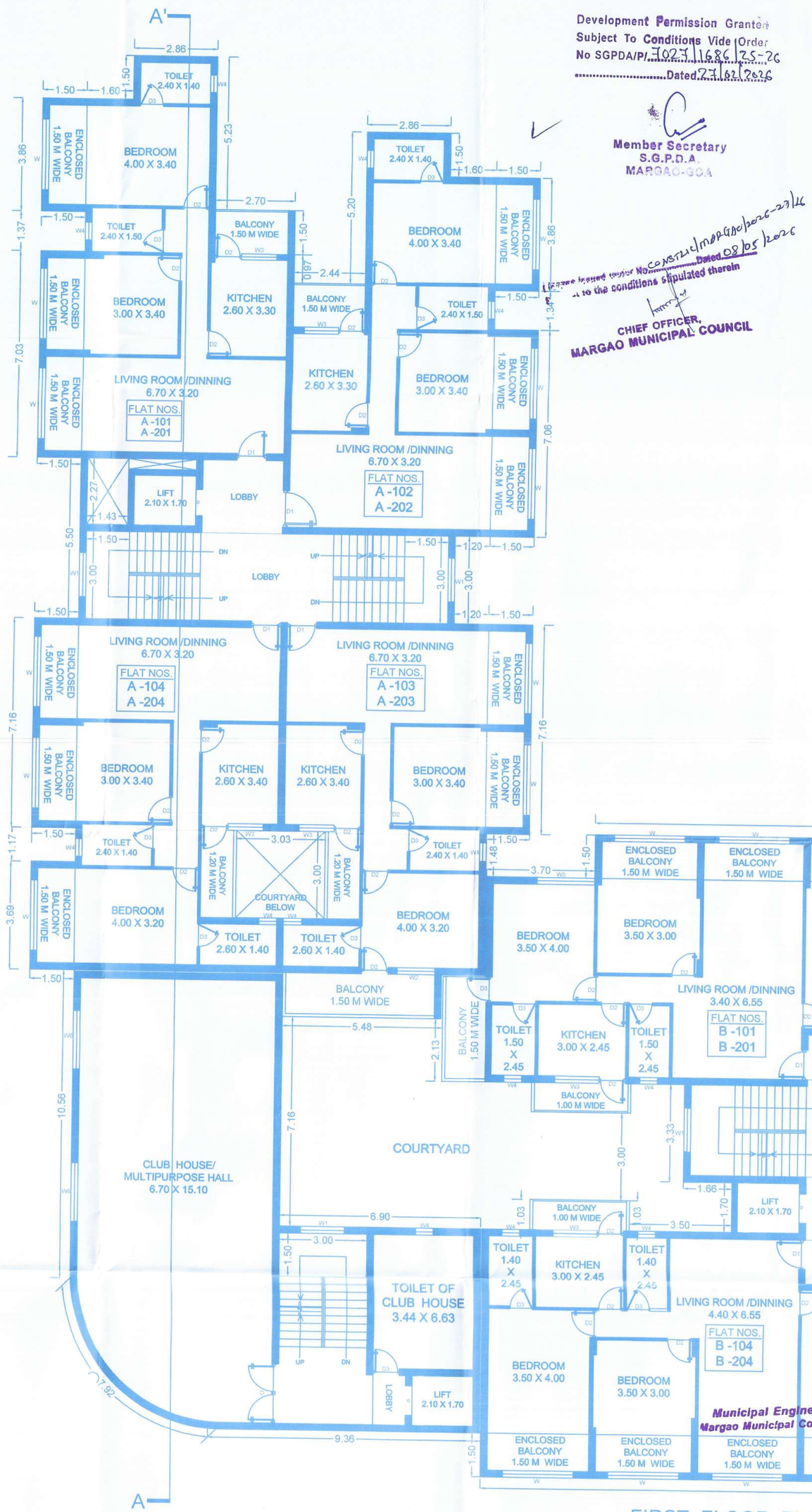
GAUTAM DESAI
M.ARCH, M.VAL, Ph.D, F.I.I.A, F.I.V , M.R.I.C.S
ARCHITECT , CHARTERED SURVEYOR,
GOVT. REGISTERED VALUER
C.O.A. REGD. NO :CA/2001/27339
TCPD REGD NO: AR/0051/2010
4,SAPANA SUNSHINE , MADEL,
MARGAO - GOA, 403601.

GROUND FLOOR PLAN (STILT PARKING) SCALE 1:100

ECS SPOTS WITH CONDUITS INSTALLED AS PER THE GOA ELECTRIC MOBILITY PROMOTION POLICY - 2021

NOTE : ALL DIMENSIONS ARE IN METERS

PROPOSED RESIDENTIAL PROJECT IN PLOT BEARING (CHALTA NO.53 / P.T.S NO. 121) OF CITY SURVEY OF MARGAO - GOA, BY MR. VISHNUDAS KRISHNA KARE & MRS. PADMAVATI V. KARE.



FIRST FLOOR PLAN SCALE 1:100

Development Permission Granted Subject To Conditions Vide Order No SGPDA/P/T027/1686/25-26 .....Dated 27/02/2026

Member Secretary S.G.P.D.A MARGAO-GOA

Licence issued under No 05/2021/LIC/1048/430/2021-22/44 .....Dated 08/05/2021 subject to the conditions stipulated therein

CHIEF OFFICER. MARGAO MUNICIPAL COUNCIL

Municipal Engineer Margao Municipal Council

SCHEDULE OF DOORS AND WINDOWS

NO.	SIZE	SILL LEVEL
D	2.00 X 2.15	———
D1	1.00 X 2.15	———
D2	0.90 X 2.15	———
D3	0.80 X 2.15	———
W	2.40 X 1.50	0.65
W1	1.50 X 1.50	1.00
W2	1.35 X 1.15	1.00
W3	1.20 X 1.05	1.10
W4	0.60 X 0.90	1.50
W5	1.80 X 1.15	1.00
W6	2.00 X 1.15	1.00
o	1.00 X 2.15	———

OWNER'S SIGNATURE :

OWNER
MR. VISHNUDAS KRISHNA KARE.
& MRS. PADMAVATI V. KARE
C/O. COMMONWEALTH DEVELOPERS PVT. LTD.
CD FOUNTAINHEAD, OPP. CD COUNTRYSIDE
MURIDA - FATORDA, SALCETE - GOA. 403602

ARCHITECT'S SIGNATURE :

GAUTAM V. DESAI
ARCHITECT
Regd. No. CA/2001/27339
4, Sapana Sunshine, Madel, Margao-Goa. 403601

GAUTAM DESAI
M.ARCH, M.VAL, Ph.D, F.I.I.A, F.I.V , M.R.I.C.S
ARCHITECT , CHARTERED SURVEYOR, GOVT. REGISTERED VALUER
C.O.A. REGD. NO :CA/2001/27339
TCPD REGD NO: AR/0051/2010
4,SAPANA SUNSHINE , MADEL, MARGAO - GOA, 403601.

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/ 7027/1686/25-26
Dated 27/02/2026

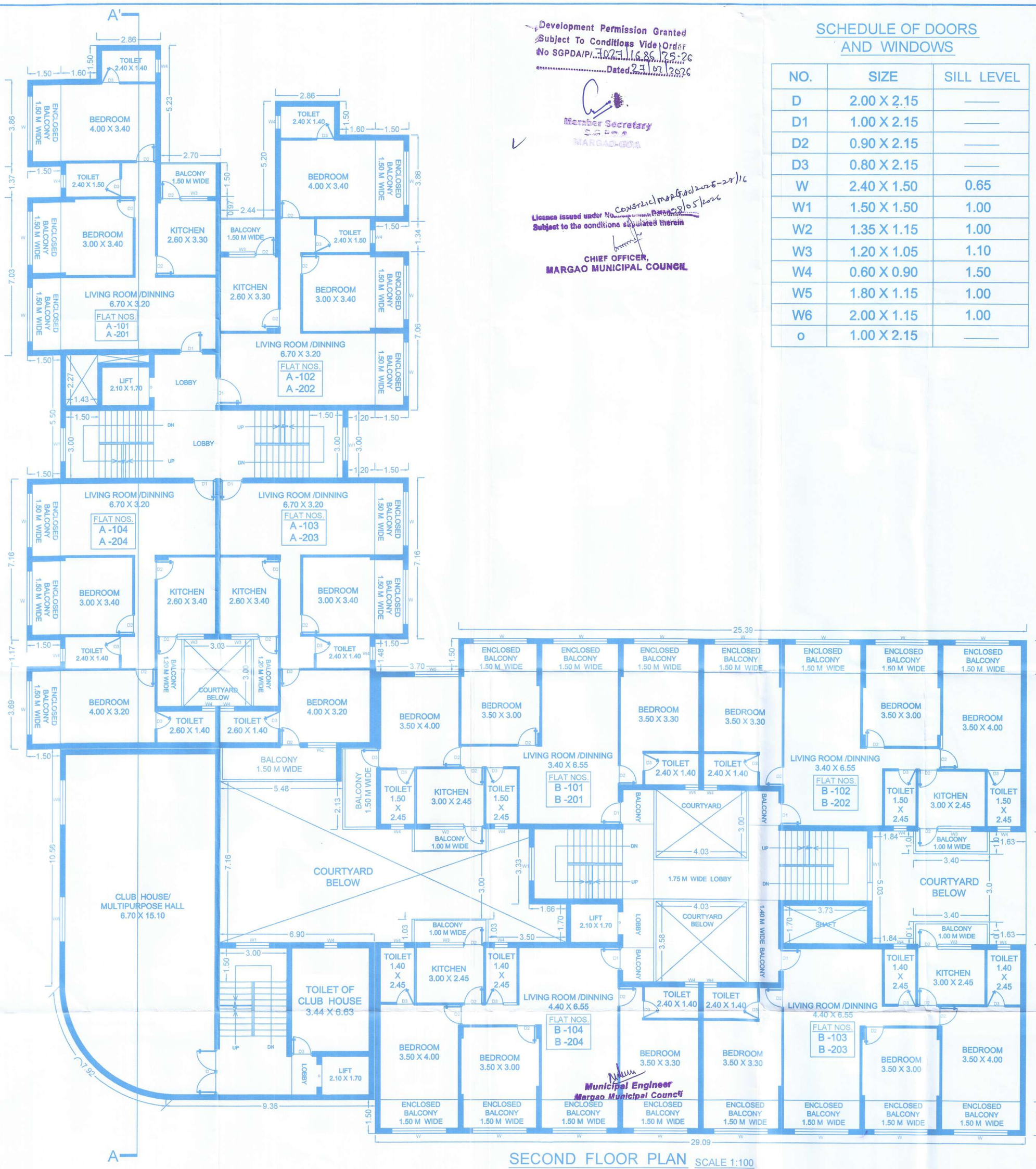
Member Secretary
SGPDA
MARGAO-GOA

Licence issued under No. CONST2C/MARGAO/2026-27/16 Dated 28/05/2026
Subject to the conditions stipulated therein

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

SCHEDULE OF DOORS AND WINDOWS

NO.	SIZE	SILL LEVEL
D	2.00 X 2.15	——
D1	1.00 X 2.15	——
D2	0.90 X 2.15	——
D3	0.80 X 2.15	——
W	2.40 X 1.50	0.65
W1	1.50 X 1.50	1.00
W2	1.35 X 1.15	1.00
W3	1.20 X 1.05	1.10
W4	0.60 X 0.90	1.50
W5	1.80 X 1.15	1.00
W6	2.00 X 1.15	1.00
o	1.00 X 2.15	——



Municipal Engineer
Margao Municipal Council

SECOND FLOOR PLAN SCALE 1:100

PROPOSED RESIDENTIAL PROJECT IN PLOT BEARING (CHALTA NO.53 / P.T.S NO. 121) OF CITY SURVEY OF MARGAO - GOA, BY MR. VISHNUDAS KRISHNA KARE & MRS. PADMAVATI V. KARE.

OWNER'S SIGNATURE : VKS

OWNER
MR . VISHNUDAS KRISHNA KARE.
& MRS. PADMAVATI V. KARE.
C/O. COMMONWEALTH DEVELOPERS PVT. LTD.
CD FOUNTAINHEAD, OPP. CD COUNTRYSIDE
MURIDA - FATORDA, SALCETE - GOA. 403602

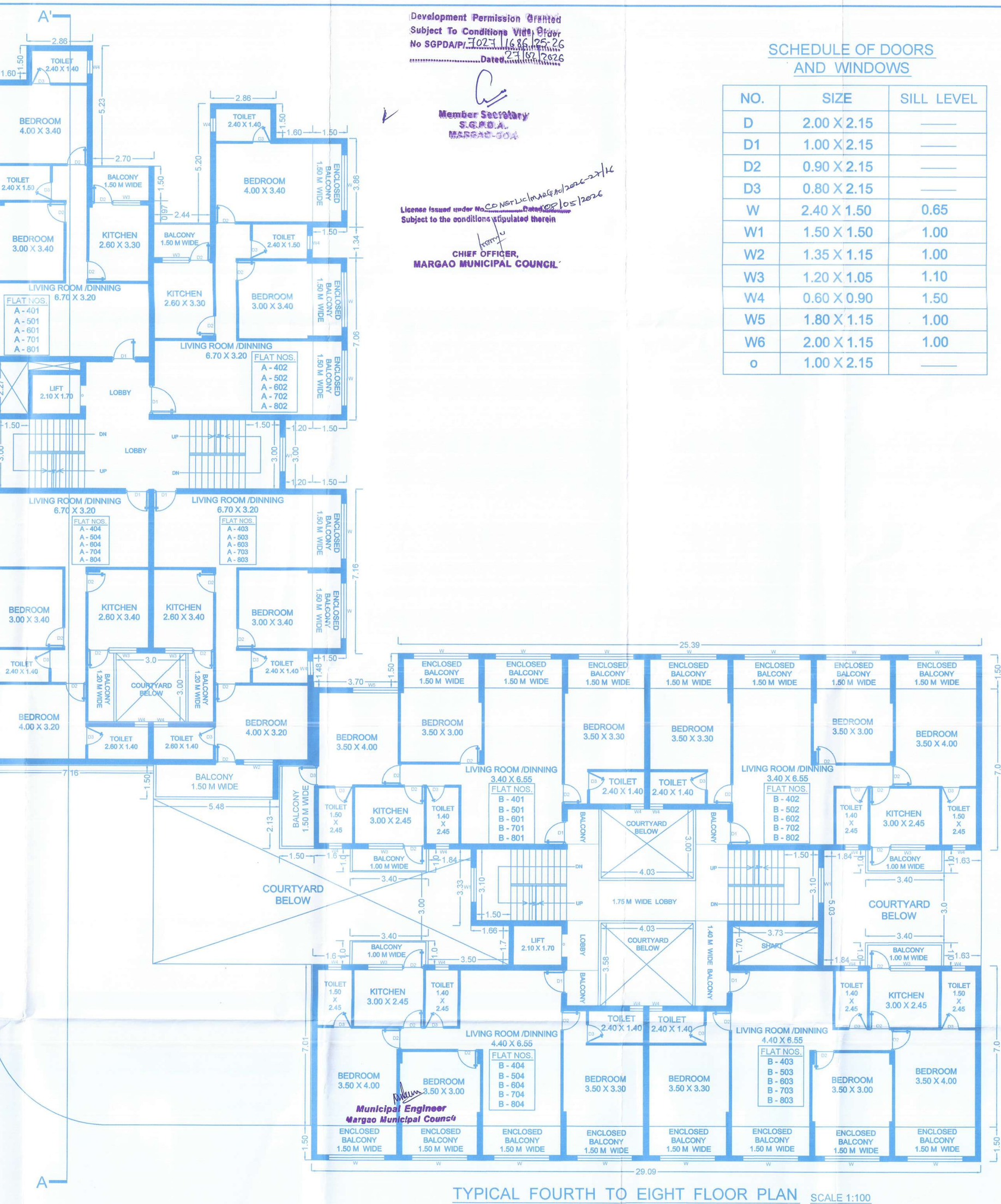
ARCHITECT'S SIGNATURE :

GAUTAM V. DESAI
ARCHITECT
Regd. No. CA/2001/27339
4, Sapana Sunshine, Madel,
Margao-Goa. 403601

GAUTAM DESAI
M.ARCH, M.VAL, Ph.D, F.I.I.A, F.I.V , M.R.I.C.S
ARCHITECT , CHARTERED SURVEYOR,
GOVT. REGISTERED VALUER
C.O.A. REGD. NO :CA/2001/27339
TCPD REGD NO: AR/0051/2010
4,SAPANA SUNSHINE , MADEL,
MARGAO - GOA, 403601.

NOTE : ALL DIMENSIONS ARE IN METERS

THIRD FLOOR PLAN SCALE 1:100



TYPICAL FOURTH TO EIGHT FLOOR PLAN SCALE 1:100

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/PI/T023/116/25.26
.....Dated 23/07/2026

Member Secretary
S.G.P.D.A.
MARGAO - GOA

License issued under No CONSTLIC/MAG/01/2026-27/K
Dated 29/05/2026
Subject to the conditions stipulated therein

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

SCHEDULE OF DOORS AND WINDOWS

NO.	SIZE	SILL LEVEL
D	2.00 X 2.15	——
D1	1.00 X 2.15	——
D2	0.90 X 2.15	——
D3	0.80 X 2.15	——
W	2.40 X 1.50	0.65
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W3	1.20 X 1.05	1.10
W4	0.60 X 0.90	1.50
W5	1.80 X 1.15	1.00
W6	2.00 X 1.15	1.00
o	1.00 X 2.15	——

Municipal Engineer
Margao Municipal Council

NOTE : ALL DIMENSIONS ARE IN METERS

PROPOSED RESIDENTIAL PROJECT IN PLOT BEARING (CHALTA NO.53 / P.T.S NO. 121) OF CITY SURVEY OF MARGAO - GOA, BY MR. VISHNUDAS KRISHNA KARE & MRS. PADMAVATI V. KARE.

OWNER'S SIGNATURE :	OWNER	ARCHITECT'S SIGNATURE :	GAUTAM DESAI
VK	MR . VISHNUDAS KRISHNA KARE. & MRS. PADMAVATI V. KARE. C/O. COMMONWEALTH DEVELOPERS PVT. LTD. CD FOUNTAINHEAD, OPP. CD COUNTRYSIDE MURIDA - FATORDA, SALCETE - GOA. 403602	GAUTAM V. DESAI ARCHITECT Regd. No. CA/2001/27339 4, Sapana Sunshine, Madel, Margao-Goa. 403601	M.ARCH, M.VAL, Ph.D, F.I.I.A, F.I.V , M.R.I.C.S ARCHITECT , CHARTERED SURVEYOR, GOVT. REGISTERED VALUER C.O.A. REGD. NO :CA/2001/27339 TCPD REGD NO: AR/0051/2010 4,SAPANA SUNSHINE , MADEL, MARGAO - GOA, 403601.

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/7027/1686/25-26
.....Dated 27/02/2026

Member Secretary
S.G.P.D.A.
MARGAO-GOA

License issued under No. CONSTRUC/MARGAO/2026-27/16 Dated 05/05/2026
Subject to the conditions stipulated therein

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

A'

SLOPE

SOLAR PANELS

SLOPE

SLOPE

SLOPE

SOLAR PANELS

SLOPE

SWIMMING POOL
5.00 X 10.00

OPEN
TERRACE
(DECK)

FLAT ROOF

SLOPE

A

Municipal Engineer
Margao Municipal Council

ROOF PLAN SCALE 1:100

PROPOSED RESIDENTIAL PROJECT IN PLOT BEARING (CHALTA NO.53 / P.T.S NO. 121) OF CITY SURVEY OF MARGAO - GOA, BY MR. VISHNUDAS KRISHNA KARE & MRS. PADMAVATI V. KARE.

NOTE : ALL DIMENSIONS ARE IN METERS

OWNER'S SIGNATURE :	OWNER	ARCHITECT'S SIGNATURE :	GAUTAM DESAI
VKS	MR . VISHNUDAS KRISHNA KARE. & MRS. PADMAVATI V. KARE C/O. COMMONWEALTH DEVELOPERS PVT. LTD. CD FOUNTAINHEAD, OPP. CD COUNTRYSIDE MURIDA - FATORDA, SALCETE - GOA. 403602	GAUTAM V. DESAI ARCHITECT Regd. No. CA/2001/27339 4, SAPANA SUNSHINE, MADEL, MARGAO - GOA. 403601	M.ARCH, M.VAL, Ph.D, F.I.I.A, F.I.V , M.R.I.C.S ARCHITECT , CHARTERED SURVEYOR, GOVT. REGISTERED VALUER C.O.A. REGD. NO :CA/2001/27339 TCPD REGD NO: AR/0051/2010 4,SAPANA SUNSHINE , MADEL, MARGAO - GOA, 403601.

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/7027/1686/25-26
.....Dated 27/02/2026

Member Secretary
S.G.P.D.A.
MARGAO-GOA

Licence issued under No. CO/VETLIC/MARGAO/2026-27/IC
Dated 09/05/2026
Subject to the conditions stipulated therein

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

SECTION AA' SCALE 1:100

Municipal Engineer
Margao Municipal Council

NOTE : ALL DIMENSIONS ARE IN METERS

PROPOSED RESIDENTIAL PROJECT IN PLOT BEARING (CHALTA NO.53 / P.T.S NO. 121) OF CITY SURVEY OF MARGAO - GOA, BY MR. VISHNUDAS KRISHNA KARE & MRS. PADMAVATI V. KARE.

OWNER'S SIGNATURE :	OWNER	ARCHITECT'S SIGNATURE :	GAUTAM DESAI
VKK	MR . VISHNUDAS KRISHNA KARE. & MRS. PADMAVATI V. KARE C/O. COMMONWEALTH DEVELOPERS PVT. LTD. CD FOUNTAINHEAD, OPP. CD COUNTRYSIDE MURIDA - FATORDA, SALCETE - GOA. 403602	GAUTAM V. DESAI ARCHITECT Regd. No. CA/2001/27339 4, SAPANA SUNSHINE, MADEL, MARGAO - GOA. 403601	M.ARCH, M.VAL, Ph.D, F.I.I.A, F.I.V , M.R.I.C.S ARCHITECT , CHARTERED SURVEYOR, GOVT. REGISTERED VALUER C.O.A. REGD. NO :CA/2001/27339 TCPD REGD NO: AR/0051/2010 4,SAPANA SUNSHINE , MADEL, MARGAO - GOA, 403601.

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/3027/1686/25-26
.....Dated 27/02/2026

Member Secretary
S.G.P.D.A.
MARGAO-GOA

License issued under No. CONVEY/LIC/MAPG/40/2026-27/16 Dated 08/05/2026
Subject to the conditions stipulated therein

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

ELEVATION SCALE 1:100

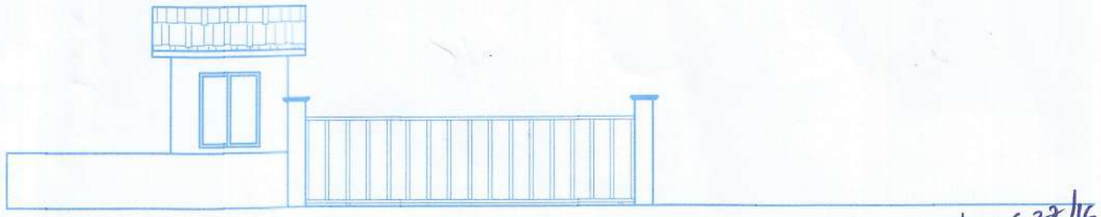
Municipal Engineer
Margao Municipal Council

NOTE : ALL DIMENSIONS ARE IN METERS

PROPOSED RESIDENTIAL PROJECT IN PLOT BEARING (CHALTA NO.53 / P.T.S NO. 121) OF CITY SURVEY OF MARGAO - GOA, BY MR. VISHNUDAS KRISHNA KARE & MRS. PADMAVATI V. KARE.

OWNER'S SIGNATURE :	OWNER	ARCHITECT'S SIGNATURE :	GAUTAM DESAI
	MR . VISHNUDAS KRISHNA KARE. & MRS. PADMAVATI V. KARE C/O. COMMONWEALTH DEVELOPERS PVT. LTD. CD FOUNTAINHEAD, OPP. CD COUNTRYSIDE MURIDA - FATORDA, SALCETE - GOA. 403602	GAUTAM V. DESAI ARCHITECT Regd. No. CA/2001/27339 4, SAPANA SUNSHINE, MADEL, MARGAO - GOA. 403601	M.ARCH, M.VAL, Ph.D, F.I.I.A, F.I.V., M.R.I.C.S ARCHITECT , CHARTERED SURVEYOR, GOVT. REGISTERED VALUER C.O.A. REGD. NO :CA/2001/27339 TCPD REGD NO: AR/0051/2010 4,SAPANA SUNSHINE , MADEL, MARGAO - GOA, 403601.

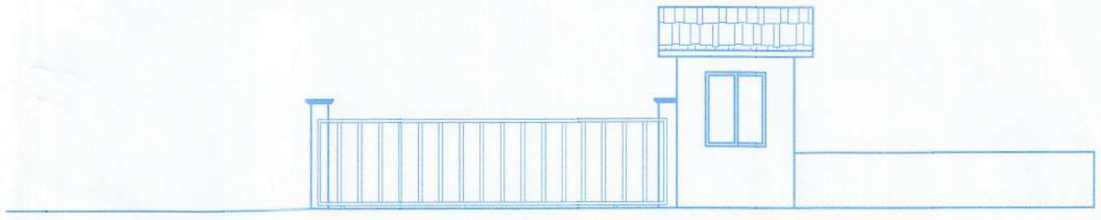
DETAIL OF COMPOUND WALL AND GATE



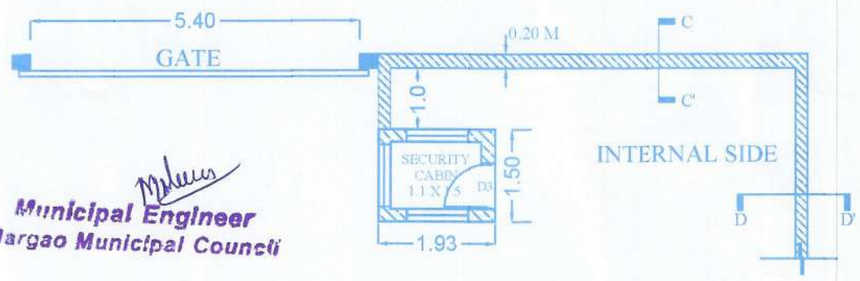
ELEVATION SCALE 1:100
(EXTERNAL SIDE)

License issued under No. CONSTRUC/MARGAO/2026-27/116
Subject to the conditions stipulated therein
Dated 28/05/2026

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

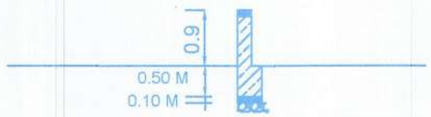


ELEVATION SCALE 1:100
(INTERNAL SIDE)

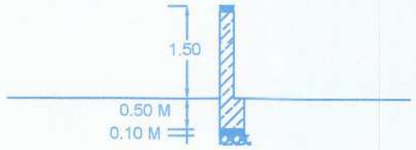


Municipal Engineer
Margao Municipal Council

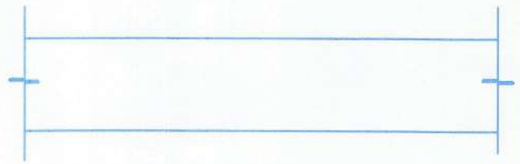
PLAN SCALE 1:100



SECTION CC' SCALE 1:100
(FRONT SIDE COMPOUND WALL)



SECTION DD' SCALE 1:100
(SIDE COMPOUND WALL)



ELEVATION SCALE 1:100
(SIDE COMPOUND WALL)

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/7027/1686/25-26
Dated 27/02/2026

Member Secretary
S.G.P.D.A.
MARGAO-GOA

NOTE : ALL DIMENSIONS ARE IN METERS

PROPOSED RESIDENTIAL PROJECT IN PLOT BEARING (CHALTA NO.53 / P.T.S NO. 121) OF CITY SURVEY OF MARGAO - GOA, BY MR. VISHNUDAS KRISHNA KARE & MRS. PADMAVATI V. KARE.

OWNER

MR . VISHNUDAS KRISHNA KARE.
& MRS. PADMAVATI V. KARE
C/O. COMMONWEALTH DEVELOPERS PVT. LTD.
CD FOUNTAINHEAD, OPP. CD COUNTRYSIDE
MURIDA - FATORDA, SALCETE - GOA. 403602

GAUTAM V. DESAI
ARCHITECT
Regd. No. CA/2001/27339
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ARCHITECT , CHARTERED SURVEYOR,
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TCPD REGD NO: AR/0051/2010
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MARGAO - GOA, 403601.