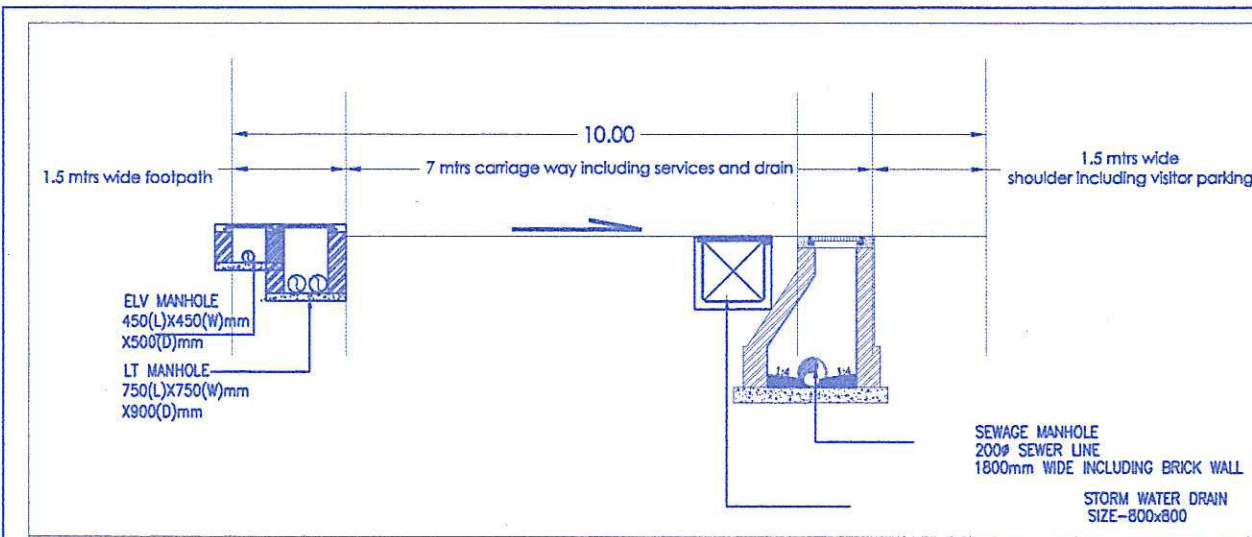


APPROVED VIDE PERMISSION
No. VP/RM/F-Const./Bldgs/ 19 /2024-25/1284
Dated: 03/01/2025
APPROVED V.P. MEETING D.31/12/2024, No. 10 (2)



SECRETARY
Village Panchayat Reis-Magos
Bardez - Goa

Approved With Condition Vide
T.C.O No: TPBZ/682/EM/24/10280
Dated: 06/11/2024
Dy. To: Minister
Town & Country Planning Dept
Govt. of Goa, Mapusa

AREA STATEMENT	
AREA OF PLOT	143594.00 M2
PLOT AREA RESERVED SEPARATELY FOR FUTURE DEVELOPMENT AND NOT PART OF GROUP HOUSING	13109.34 M2
NET PLOT AREA FOR GROUP HOUSING	130484.66 M2
AREA UNDER ACCESS/ROAD WIDENING	28.25 M2
NET EFFECTIVE PLOT AREA	130456.41 M2
PERMISSIBLE COVERAGE (40%)	52182.56 M2
PROPOSED COVERAGE (30%)	39146.20 M2
PERMISSIBLE FAR (80%)	104365.13 M2
PROPOSED FAR (50%)	65238.72 M2
OPEN SPACE REQUIRED 15%-	19568.46 M2
OPEN SPACE PROVIDED-15%-	19572.69 M2
AREA UNDER ACCESS/ROAD WIDENING FOR FUTURE DEVELOPMENT	109.33M2

1. INFRASTRUCTURE AREA UNDER COMMERCIAL = 4479.00M2
2. INFRASTRUCTURE AREA UNDER RESIDENTIAL = 81230.40M2

INFRASTRUCTURE TAX AREA INCLUDING POOL = 85709.40 M2

OPEN SPACE	
OPEN SPACE-1	1050.13 M2
OPEN SPACE-2	807.80 M2
OPEN SPACE-3	847.19 M2
OPEN SPACE-4	546.60 M2
OPEN SPACE-5	12877.209 M2
OPEN SPACE-6	594.01 M2
OPEN SPACE-7	535.88 M2
OPEN SPACE-8	542.08 M2
OPEN SPACE-9	1754.43 M2
OPEN SPACE-10	1970.59 M2

HILL CUTTING PERMISSION
Ref. No.: 17-A/BAR/228/TCP-09/3905 date: 21/ 11/ 09

Approved vide
Ref. No.: TPBZ/682/RM/TCP/5839 date: 20/ 10/ 2022

Approved vide
Ref. No.: TPBZ/682/RM/TCP-2023/ 9219 date: 01/ 11/ 2023

EC Proposal No. IA/GA/ NCP/ 62297/ 2017
Dated 04th February 2017

Area Summary Chart of Bayview Group Housing Plot													
Sr No	Description	Land Area (Sq M)	Total BUA (Sq M)	Stateless LR (Sq M)	Bayview (Sq M)	Area Free of FAR (Sq M)	Parking (Sq M)	Telecom (Sq M)	Less Addition FAR 7.5%	Net FAR (Sq M)	Carpet area	Area of Exclusive Bayview	REDA Area
1	Area Under Bayview 1	1988	2778.08	308.36	171.26	0.00	245.50	27.87	55.16	1875.50	1045.62	100.91	575.92
2	Area Under Bayview 2	1472	2344.91	112.30	68.61	0.00	0.00	0.00	27.91	1145.50	1045.62	149.32	219.92
3	Area Under Bayview 3	1580	1972.97	117.83	68.61	0.00	0.00	0.00	27.91	1150.20	1045.62	149.32	231.39
4	Area Under Bayview 4	1580	1400.06	119.74	68.61	0.00	0.00	0.00	27.91	1195.45	1045.62	149.32	281.48
5	Area Under Bayview 5	1980	2662.36	209.64	0.00	299.86	67.44	0.00	48.44	1812.15	1045.62	837.17	419.84
6	Area Under Bayview 6	1740	1481.09	119.71	97.04	0.00	0.00	0.00	30.23	1154.90	1145.61	149.32	315.01
7	Area Under Bayview 7	2130	1409.06	119.74	68.61	0.00	0.00	0.00	27.91	1195.59	1045.62	149.32	281.48
8	Area Under Bayview 8	1720	1403.06	119.74	68.61	0.00	0.00	0.00	27.91	1195.59	1045.62	149.32	281.48
9	Area Under Bayview 9	1320	1979.27	114.63	68.61	0.00	0.00	0.00	25.45	1172.17	1074.66	149.32	241.97
10	Area Under Bayview 10	1318	1372.57	117.83	68.61	0.00	0.00	0.00	27.91	1169.11	1045.62	149.32	251.59
11	Area Under Bayview 11	1381	1972.97	117.83	68.61	0.00	0.00	0.00	27.91	1169.11	1045.62	149.32	251.59
12	Area Under Bayview 12	2888	3145.49	0.00	0.00	0.00	0.00	0.00	74.50	3111.19	2283.29	636.63	781.14
13	Area Under Bayview 14	1320	1371.87	116.20	68.61	0.00	0.00	0.00	27.91	1167.47	1063.03	149.32	258.89
14	Area Under Bayview 15	1320	1371.87	116.20	68.61	0.00	0.00	0.00	27.91	1167.47	1063.03	149.32	258.89
15	Area Under Bayview 16	1224	1344.91	112.30	68.61	0.00	0.00	0.00	19.84	1145.15	1045.62	149.32	210.99
16	Area Under Bayview 17	1374	1371.87	114.63	68.61	0.00	0.00	0.00	27.91	1167.47	1063.03	149.32	258.89
17	Area Under Bayview 18	1380	1372.47	117.83	68.61	0.00	0.00	0.00	27.91	1169.11	1045.62	149.32	251.59
18	Area Under Bayview 19	1314	1379.27	114.63	68.61	0.00	0.00	0.00	25.45	1172.17	1074.66	149.32	241.97
19	Area Under Bayview 20	1274	1379.27	114.63	68.61	0.00	0.00	0.00	25.45	1172.17	1074.66	149.32	241.97
20	Area Under Bayview 21	1230	1344.91	112.30	68.61	0.00	0.00	0.00	19.84	1145.15	1045.62	149.32	210.99
21	Area Under Bayview 22	1580	1403.06	119.74	68.61	0.00	0.00	0.00	27.91	1195.59	1045.62	149.32	281.48
22	Area Under Bayview 23	1690	2097.42	209.64	0.00	235.73	19.79	0.00	10.00	1977.10	1506.97	1019.83	518.52
23	Area Under Bayview 24	1003	1739.24	189.87	139.61	17.71	0.00	0.00	19.84	1441.01	1168.10	438.99	343.34
24	Area Under Bayview 25	840	1017.84	104.49	68.61	0.00	0.00	0.00	12.75	844.01	1153.50	1003.20	244.45
25	Area Under Bayview 26	545	1030.36	97.89	68.61	0.00	0.00	0.00	43.79	883.83	854.40	786.32	253.71
26	Area Under Bayview 27	516	1030.36	97.89	68.61	0.00	0.00	0.00	43.79	883.83	854.40	786.32	253.71
27	Area Under Bayview 28	523	1030.36	97.89	68.61	0.00	0.00	0.00	43.79	883.83	854.40	786.32	253.71
28	Area Under Bayview 29	837	1030.36	97.89	68.61	0.00	0.00	0.00	43.79	883.83	854.40	786.32	253.71
29	Area Under Bayview 30	514	1030.36	97.89	68.61	0.00	0.00	0.00	43.79	883.83	854.40	786.32	253.71
30	Area Under Bayview 31	507	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
31	Area Under Bayview 32	872	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
32	Area Under Bayview 33	546	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
33	Area Under Bayview 34	501	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
34	Area Under Bayview 35	520	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
35	Area Under Bayview 36	1012	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
36	Area Under Bayview 37	1014	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
37	Area Under Bayview 38	1250	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
38	Area Under Bayview 39	1019	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
39	Area Under Bayview 40	1002	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
40	Area Under Bayview 41	1040	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
41	Area Under Bayview 42	1240	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
42	Area Under Bayview 43	1194	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
43	Area Under Bayview 44	1102	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
44	Area Under Bayview 45	1094	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
45	Area Under Bayview 46	1030	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
46	Area Under Bayview 47	1201	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
47	Area Under Bayview 48	985	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
48	Area Under Bayview 49	932	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
49	Area Under Bayview 50	918	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
50	Area Under Bayview 51	918	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
51	Area Under Bayview 52	934	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
52	Area Under Bayview 53	925	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
53	Area Under Bayview 54	930	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
54	Area Under Bayview 55	933	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
55	Area Under Bayview 56	942	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
56	Area Under Bayview 57	975	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
57	Area Under Bayview 58	998	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
58	Area Under Bayview 59	971	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
59	Area Under Bayview 60	942	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
60	Area Under Bayview 61	941	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
61	Area Under Bayview 62	957	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
62	Area Under Bayview 63	1002	1037.46	97.87	65.69	0.00	0.00	0.00	43.79	889.45	822.30	154.62	259.59
63	Other Area	3017.20											
64	Total	130484.66								8028.72			

SITE PLAN
SCALE- 1:1000

NOTE:
1. EV CHARGING POINT PROVIDED @ PARKING LEVEL
2. TELECOM ROOM PROVIDED
TOTAL NUMBER OF Units = 61

PARKING STATEMENT

DESCRIPTION	TOTAL Units	PARKING AT EACH Unit	TOTAL
12 BAYVIEW	1	8	8
1,5, & 23 BAYVIEW (covered)	3	6	18
2,3,4,6,7,8,9,10,11,13,14,15,16, 17,18,19,20,21, & 22 BAYVIEW	18	4	72
OTHER Units	39	3	117
VISITOR PARKING			36
TOTAL NO OF PARKING			251

OWNER'S SIGNATURE :



CONSULTANT'S SIGNATURE :



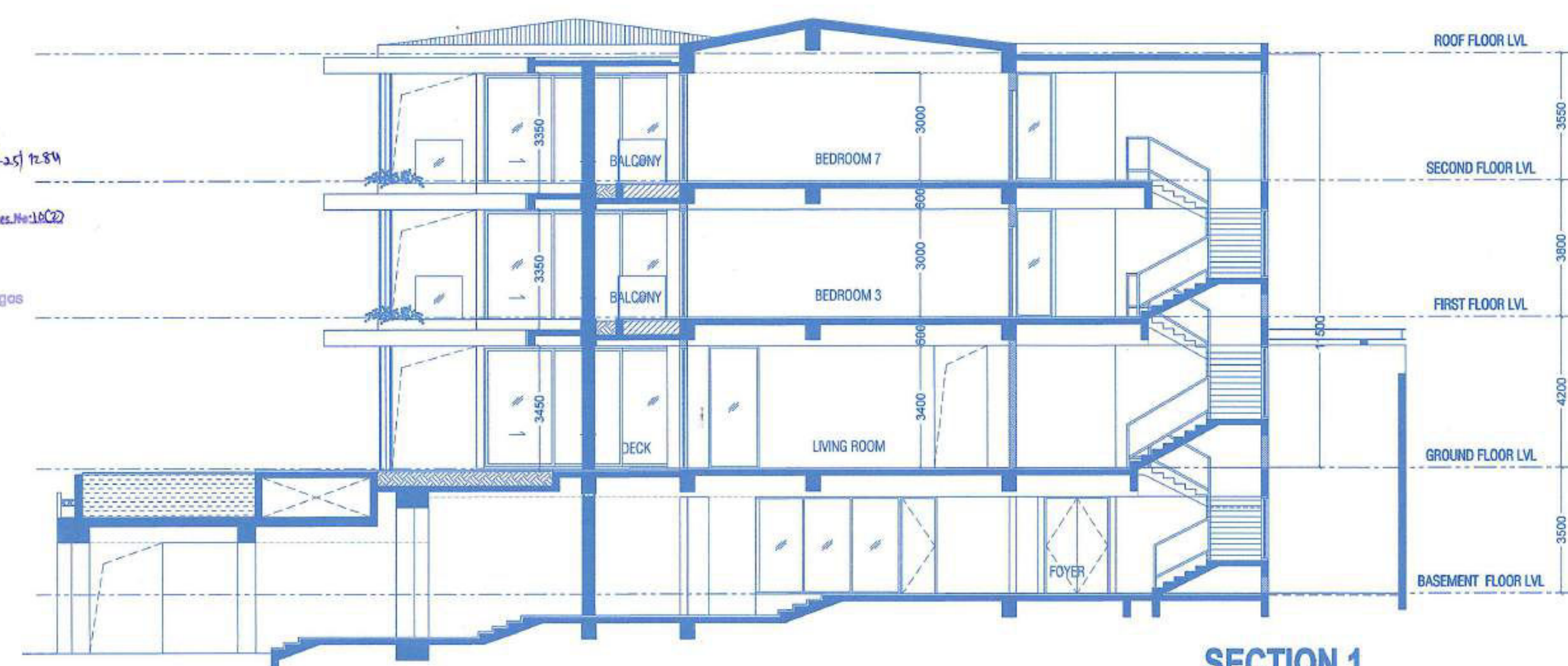
PROPOSED CONSTRUCTION OF (THE BAYVIEW) GROUP HOUSING IN PLOT BEARING SURVEY NOS. 87/1- A-1 & 87/1- A-2 & 87/1-A-3 OF VILLAGE REIS MAGOS, TALUKA BARDEZ GOA.

OWNER:

DLF EXCLUSIVE FLOORS PVT LTD & BHAMINI REAL ESTATE DEVELOPERS PRIVATE LIMITED



ELEVATION
SCALE-1:100



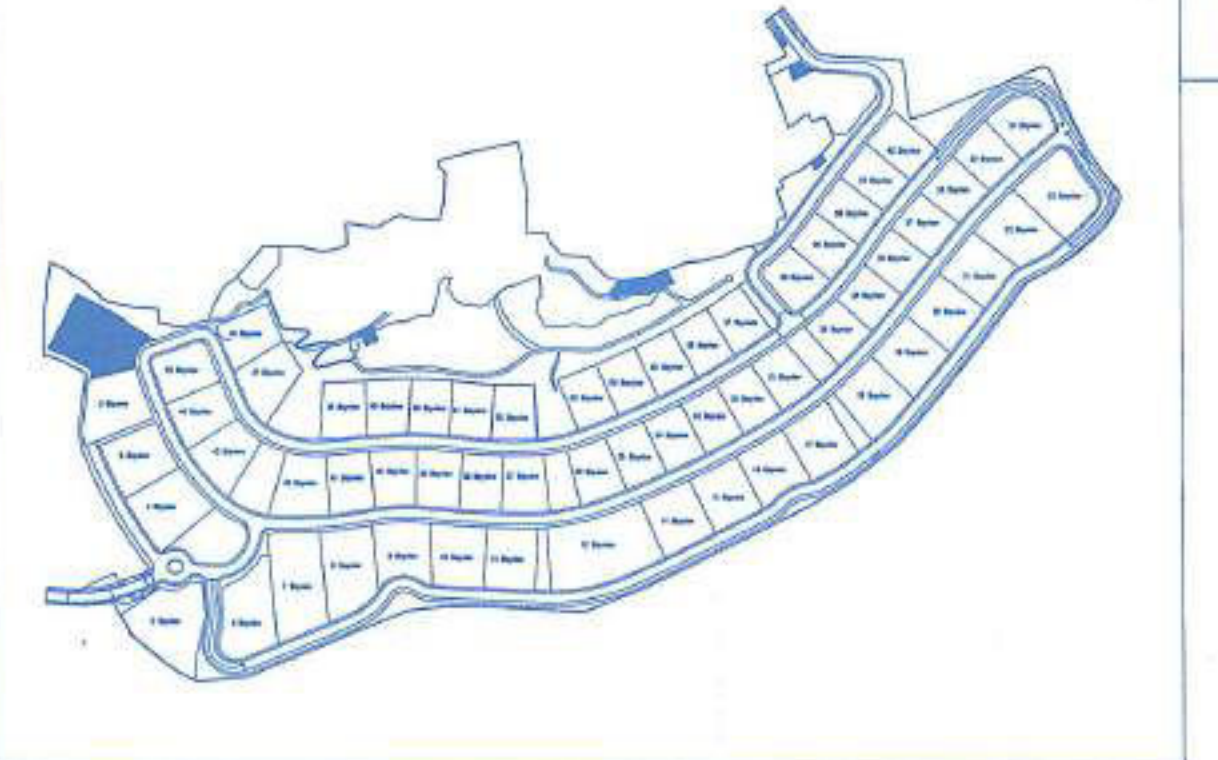
SECTION 1
SCALE-1:100

AREA CALCULATION FOR 1 Bayview

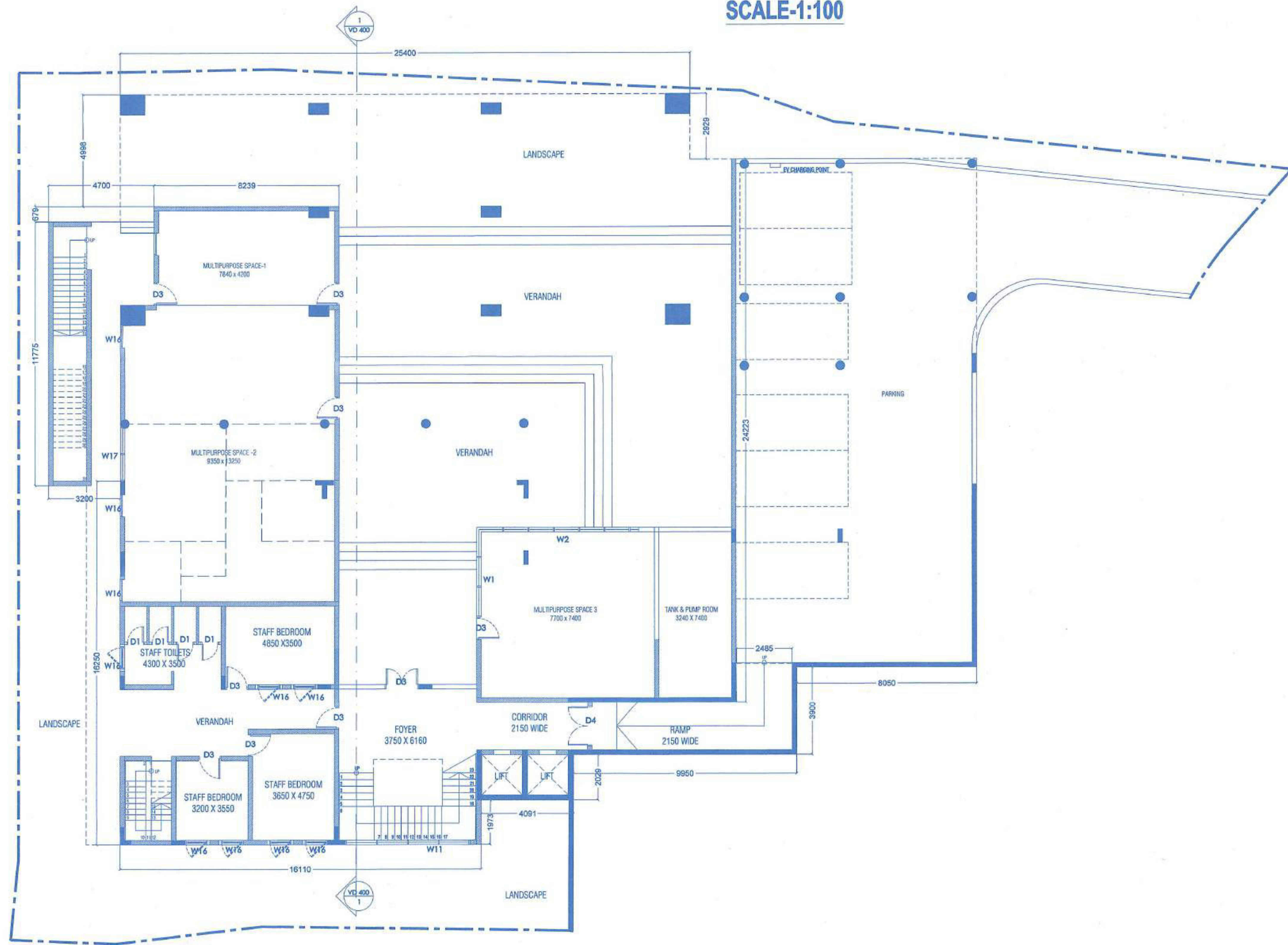
FLOORS	TOTAL B.U.A (sq.m.)	STAIRCASE/ LIFT (sq.m.)	BALCONY/ VERANDAH (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	MEP ROOM (sq.m.)	LESS ADDITIONAL F.A.R 7.5%	NET F.A.R (sq.m.)
BASEMENT FLOOR	1019.994	115.687	30.766		242.088	27.655		603.778
GROUND FLOOR	588.709	76.634	41.474				55.161	415.440
FIRST FLOOR	574.851	56.984	51.337					466.530
SECOND FLOOR	584.524	56.984	47.705					489.835
TOTAL	2778.078	306.289	171.282	0.000	242.088	27.655	55.161	1975.583

COVERED AREA	588.709 SQ.MT	INFRA TAX COMMERCIAL AREA	233.62 SQ.MT	INFRA TAX AREA RESIDENTIAL	2778.08+137.16-233.62 = 2681.61 M2
FAR	1975.58 SQ.MT				
B.U.A	2778.08 SQ.MT				
POOL	137.16 SQ.MT				

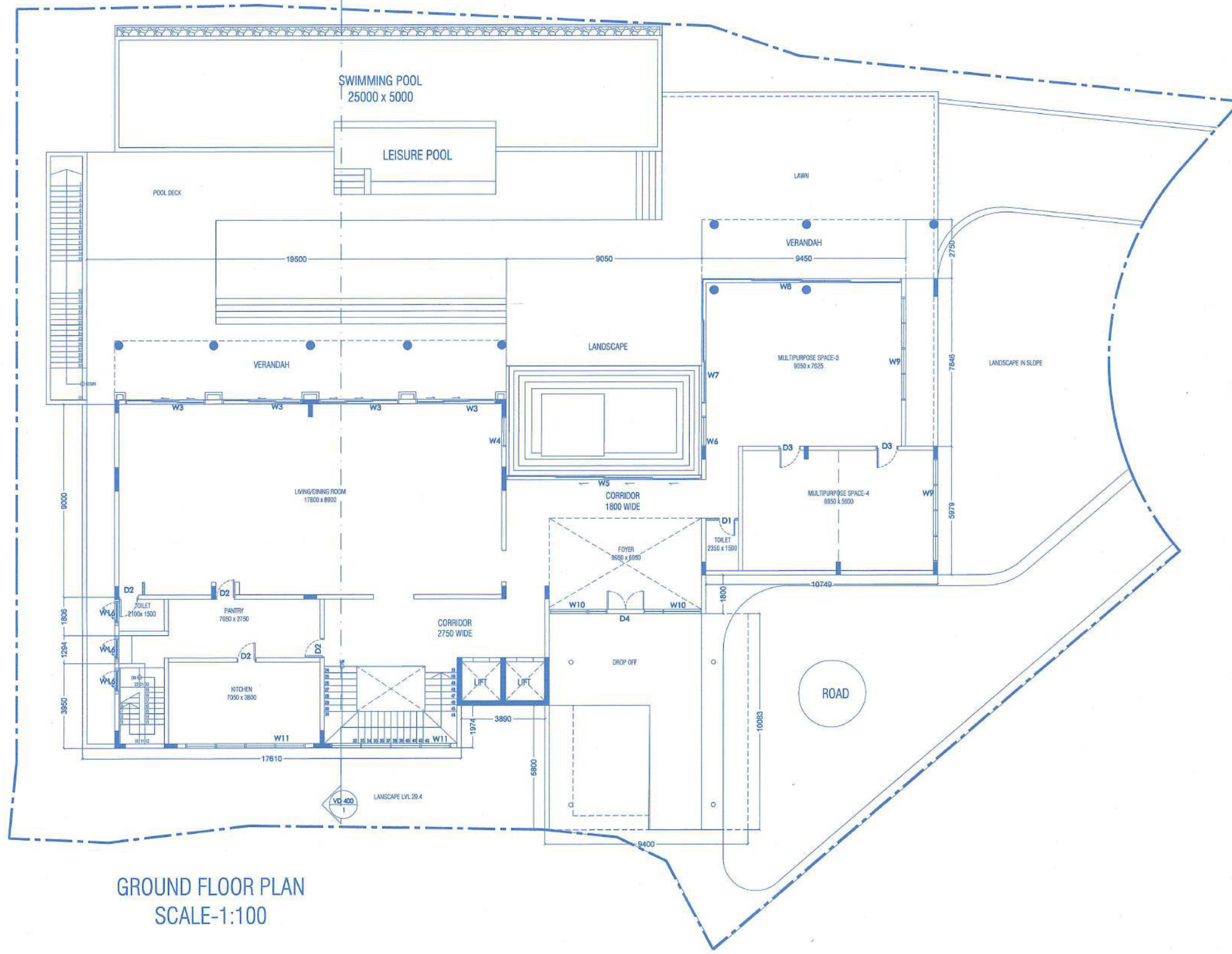
Approved With Condition Vide
T.C.O No: 2869/2024 dated 06/12/2024
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa



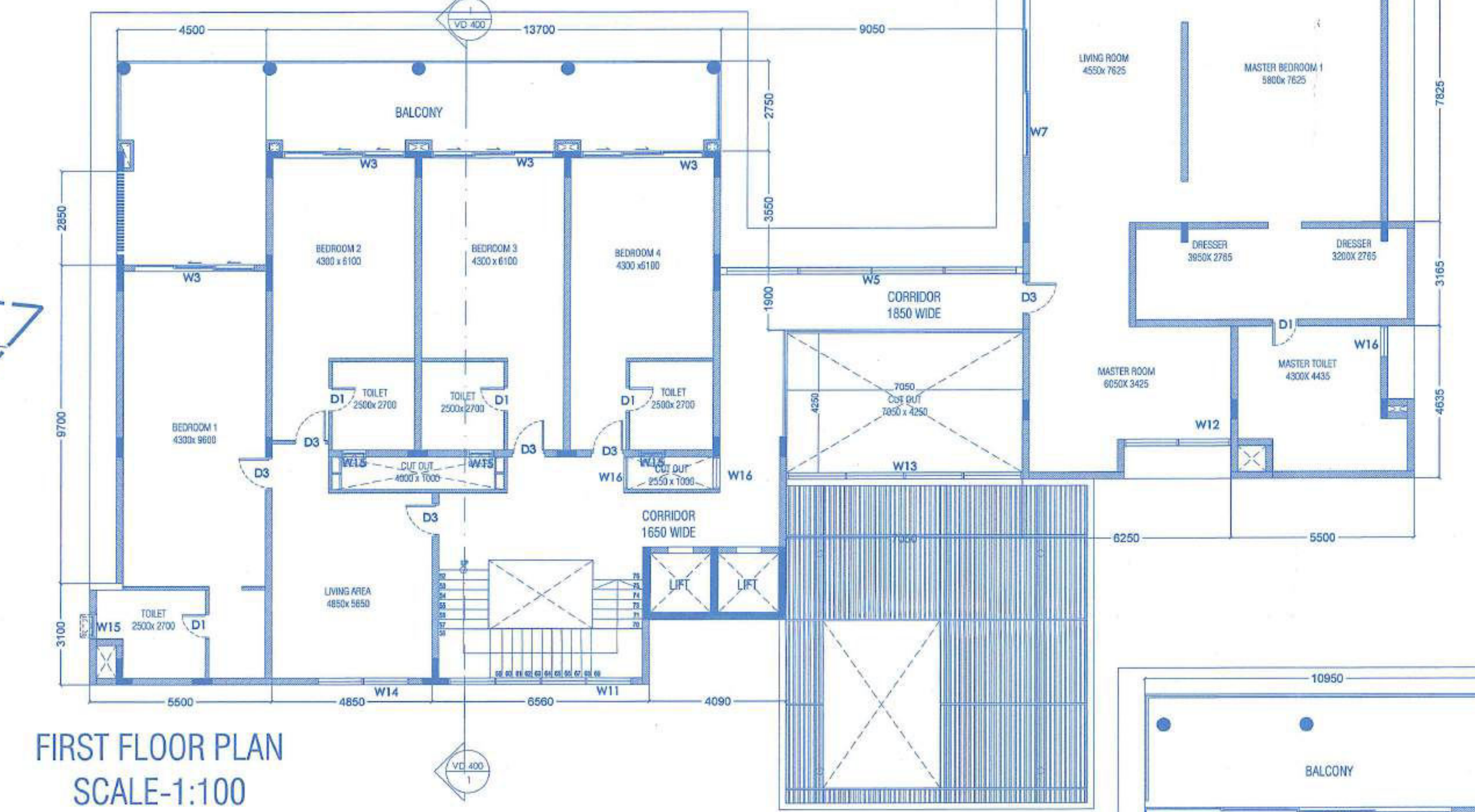
1 Bayview



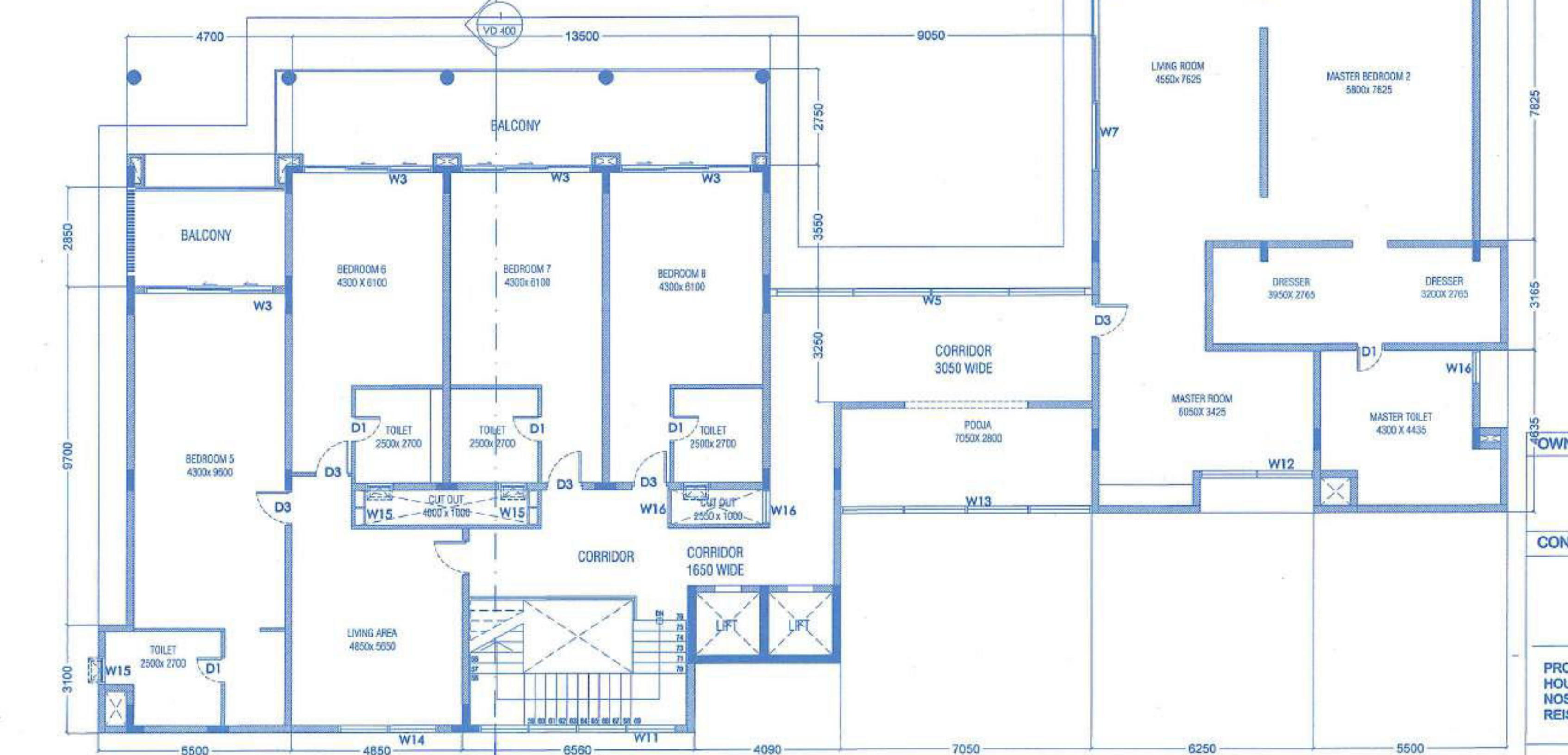
BASEMENT FLOOR PLAN
SCALE-1:100



GROUND FLOOR PLAN
SCALE-1:100



FIRST FLOOR PLAN
SCALE-1:100



SECOND FLOOR PLAN
SCALE-1:100

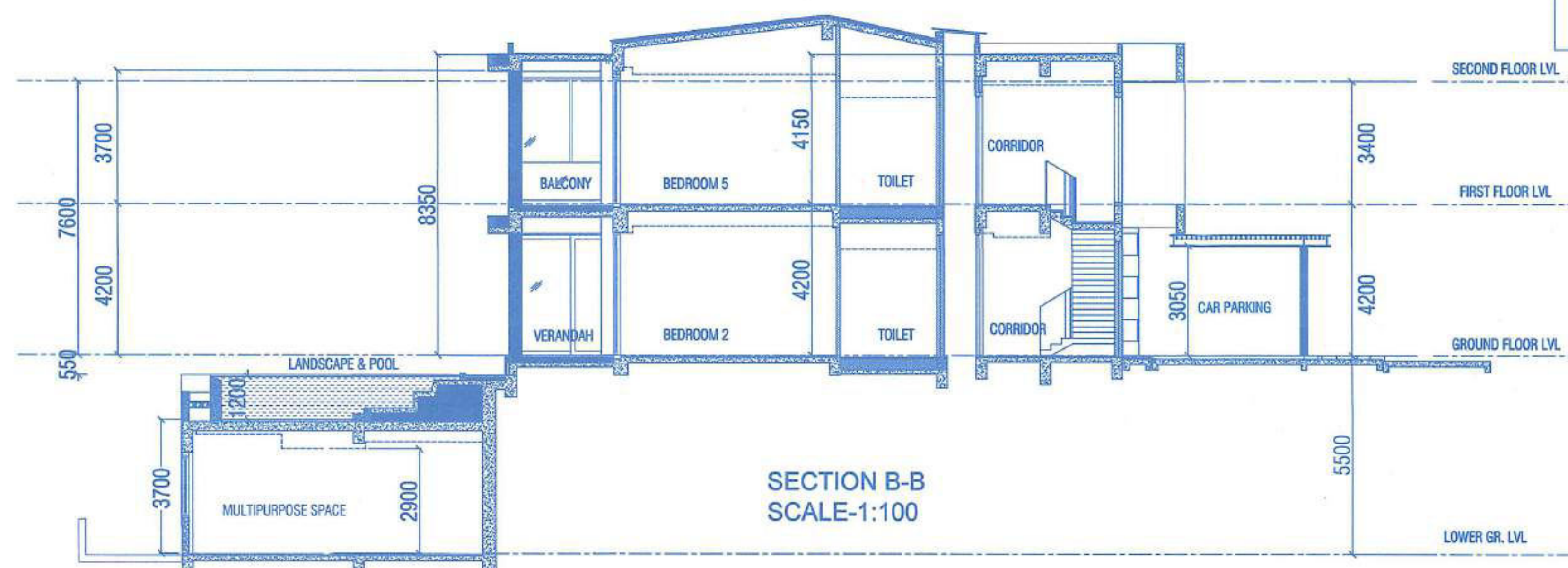
DOOR WIDTH CILL UNITS HEIGHT

D1	800	00	2400	2400
D2	700	00	2400	2400
D3	1000	00	3000	3000
D4	1800	00	3000	3000

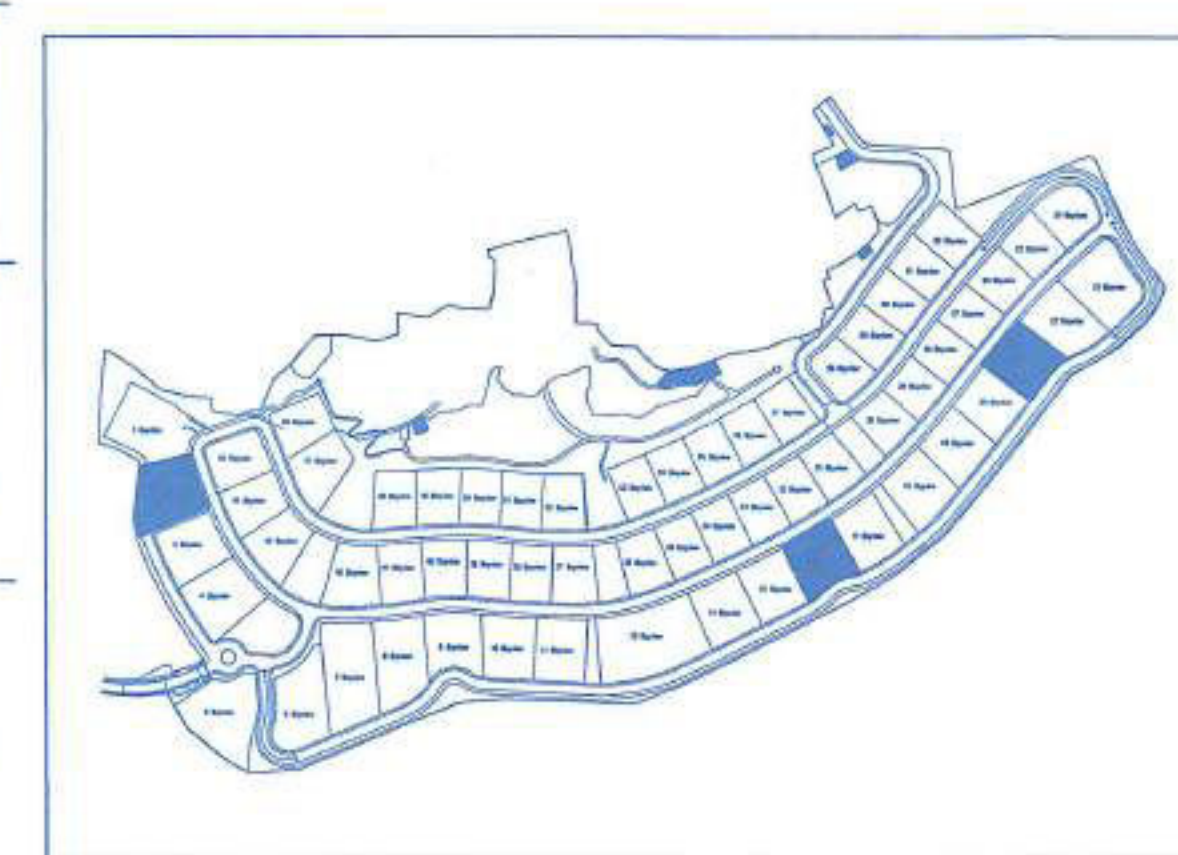
WINDOW WIDTH CILL UNITS HEIGHT

W1	3800	00	3000	3000
W2	7000	00	3000	3000
W3	3700	00	3000	3000
W4	1420	00	3000	3000
W5	9050	00	3000	3000
W6	1400	00	3000	3000
W7	5425	00	3000	3000
W8	9250	00	3000	3000
W9	4800	00	3000	3000
W10	2625	00	3000	3000
W11	5560	00	3000	1550
W12	3200	00	3000	3000
W13	7050	00	3000	3000
W14	2805	00	3000	3000
W15	800	1850	3000	1550
W16	1000	1850	3000	1550
W17	1000	1850	3000	1550

OWNER'S SIGNATURE: _____
CONSULTANT'S SIGNATURE: _____
PAULUS ATYONDE
REGISTERED CIVIL
ENGINEER
T.C.O. No. 105/2018
PROPOSED CONSTRUCTION OF (THE BAYVIEW) GROUP
HOUSING IN PLOT BEARING SURVEY
NO. 8771-A-1 & 8771-A-2 & 8771-A-3 OF VILLAGE
REIS MAGOS, TALUKA BARDEZ, GOA.
OWNER:
DLP EXCLUSIVE FLOORS PVT LTD &
BHAMINI REAL ESTATE DEVELOPERS PRIVATE LIMITED

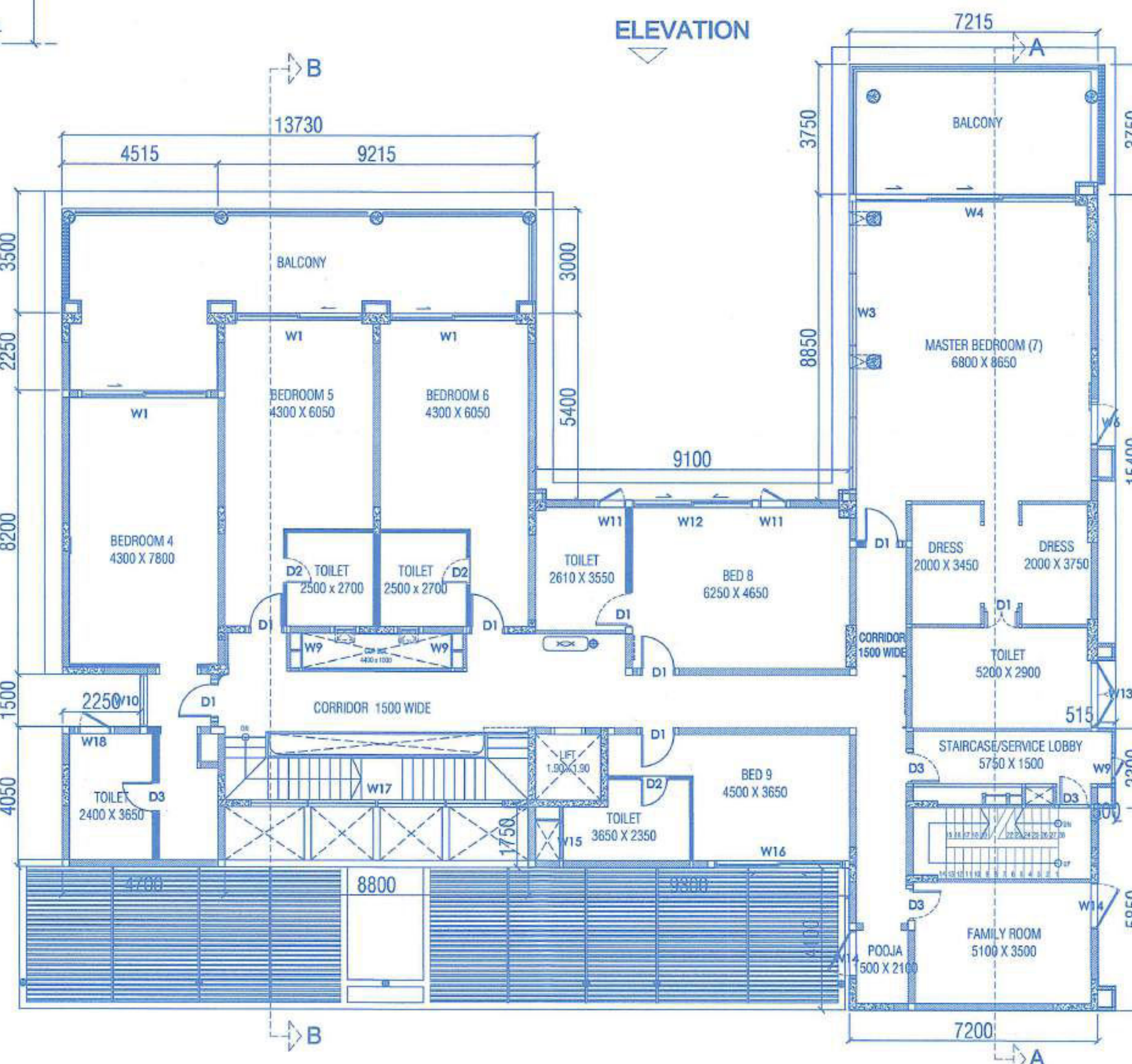


SECTION B-B
SCALE-1:100



ELEVATION

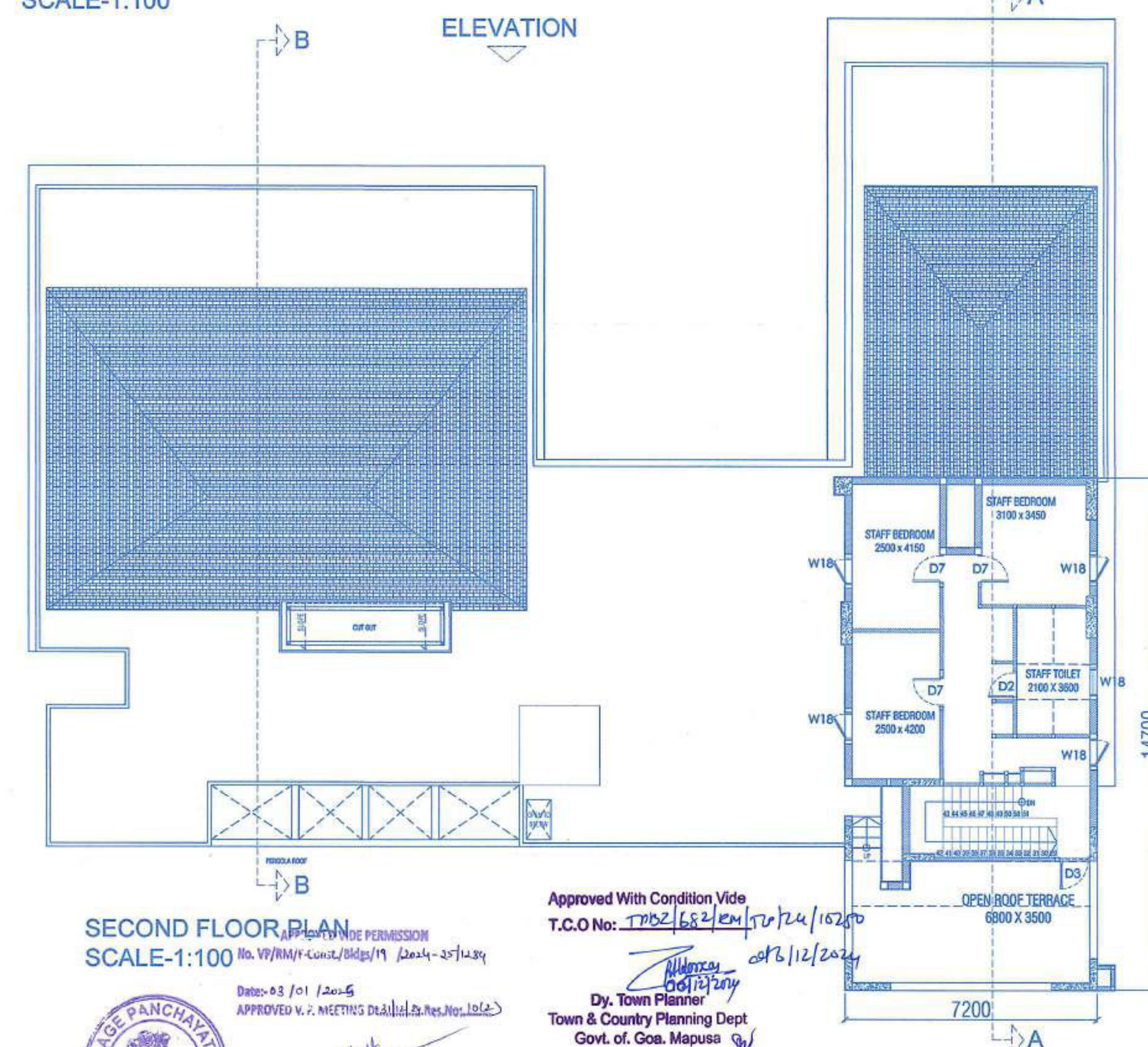
FLOORS		AREA FREE OF F.A.R.					LESS	NET F.A.R.
	TOTAL B.U.A (sq.m.)	STAIRCASE/ LIFT (sq.m.)	BALCONY/ VERANDAH (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	MEP ROOM (sq.m.)	ADDITIONAL F.A.R. 7.5%	(sq.m.)
LOWER GR. FLOOR	234.84	15.84	0.00	0.00	0.00	19.84	0.00	199.36
GROUND FLOOR	500.02	23.05	31.31	0.00	0.00	0.00	0.00	445.66
FIRST FLOOR	529.80	61.72	35.31	0.00	0.00	0.00	0.00	432.77
SECOND FLOOR	80.25	12.48	0.00	0.00	0.00	0.00	0.00	67.77
TOTAL	1344.91	112.89	66.62	0.00	0.00	19.84	0.00	1145.56
COVERED AREA = 696.10 SQ. MT. F.A.R. = 1145.56 SQ. MT. B.U.A = 1344.91 SQ. MT. POOL = 106.00 SQ. MT.		COVERED AREA = 696.10 X 3 = 2088.30 SQ.MT. F.A.R. = 1145.56 X 3 = 3436.68 SQ.MT. B.U.A = 1344.91 X 3 = 4034.73 SQ.MT. POOL = 106.00 X 3 = 318.00 SQ.MT.				INFRA.TAX AREA COMMERCIAL 183.99 M2		
						INFRA.TAX AREA RESIDENTIAL 4034.73 + 318.00 - 183.99 = 4168.44 M2		



ELEVATION

WINDOW	WIDTH	CILL	LINTEL	HEIGHT
W1	3650	00	3400	3400
W2	8300	00	3400	3400
W3	8650	00	3400	3400
W4	6350	00	3400	3400
W5	2950	00	3400	3400
W6	1250	00	3400	3400
W7	1800	1850	550	2400
W8	700	1850	550	2400
W9	650	1850	550	2400
W10	1500	00	3400	3400
W11	800	00	3400	3400
W12	3470	00	3400	3400
W13	1950	1850	550	2400
W14	1350	1850	550	2400
W15	1150	1850	550	2400
W16	3700	00	3400	3400
W17	7400	00	3400	3400
W18	800	800	1700	2500
W19	600	800	1700	2500

FIRST FLOOR PLAN
SCALE-1:100



SECOND FLOOR PLAN
APPROVED BY THE PERMITS DEPARTMENT
SCALE-1:100 No. VP/RM/F-Const./Bldgs/19 /2024-25/1284

Approved With Condition Vide
T.C.O No: TM/2/682/KM/TU/24/1028

[Signature] 08/12/2022
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

OWNER'S SIGNATURE :   

CONSULTANT'S SIGNATURE :  

PROPOSED CONSTRUCTION OF (THE BAYVIEW) GROUP HOUSING IN PLOT BEARING SURVEY NOS. 87/1-A-1 & 87/1-A-2 & 87/1-A-3 OF VILLAGE REIS MAGOS, TALUKA DEZ GOA.

OWNER:

DLF REAL ESTATE DEVELOPERS PVT LTD & BHAMINI REAL ESTATE FLOORS PRIVATE LIMITED

Architectural section drawing showing the vertical layout of a building. The drawing includes the following elements and dimensions:

- Levels:** SECOND FLOOR LVL., FIRST FLOOR LVL., GROUND FLOOR LVL., LOWER GR. LVL.
- Rooms and Spaces:** BALCONY, BEDROOM 5, TOILET, CORRIDOR, VERANDAH, BEDROOM 2, TOILET, CAR PARKING, LANDSCAPE & POOL, MULTIPURPOSE SPACE.
- Dimensions:**
 - Overall height from GROUND FLOOR LVL. to SECOND FLOOR LVL.: 7600
 - Height from GROUND FLOOR LVL. to FIRST FLOOR LVL.: 4200
 - Height from FIRST FLOOR LVL. to SECOND FLOOR LVL.: 3400
 - Overall height from LOWER GR. LVL. to SECOND FLOOR LVL.: 5500
 - Overall width: 8350
 - Room dimensions:
 - BEDROOM 5: 4150 (width) x 4200 (depth)
 - BEDROOM 2: 4200 (width) x 4200 (depth)
 - MULTIPURPOSE SPACE: 3700 (width) x 2900 (depth)
 - CAR PARKING: 3050 (width)
- Section Label:** SECTION B-B
- Scale:** SCALE-1:100

SECTION A-A
SCALE: 1:100

POOL DECK

VERANDAH

BALCONY

MASTER BEDROOM 7

DRESSING

MASTER BED ROOM

PAINTY

FAMILY ROOM

KITCHEN

LIVING/DINING

OPEN ROOF TERRACE 6800 X 3500

MULTIPURPOSE SPACE

GROUND FLOOR LV.

FIRST FLOOR LV.

SECOND FLOOR LV.

LOWER GR. LV.

ELEVATION

SECTION A-A

SCALE: 1:100

[illegible]

Floor plan of the 30200 building. The plan shows a large central area labeled "MULTIPURPOSE SPACE 28030/G215". To the left is a "TANK AND PUMP ROOM 4265 X4420". To the right is a "STAIRS" area. The plan also includes a "D1" label near the tank and pump room. The overall dimensions are 30200.

Description	Carpet area	Area of Exclusive Balcony/ Verandah	Area of Exclusive Open Terrace (including swimming pool)	Exclusive Paved, Unpaved area
Area Under Bayview 3	1068.847	148.32	231.39	594.621
Area Under Bayview 10	1068.847	148.32	231.39	555.228
Area Under Bayview 11	1068.847	148.32	231.39	514.897
Area Under Bayview 18	1068.847	148.32	231.39	625.114

[illegible][illegible]

[Signature]
6/12/2014
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

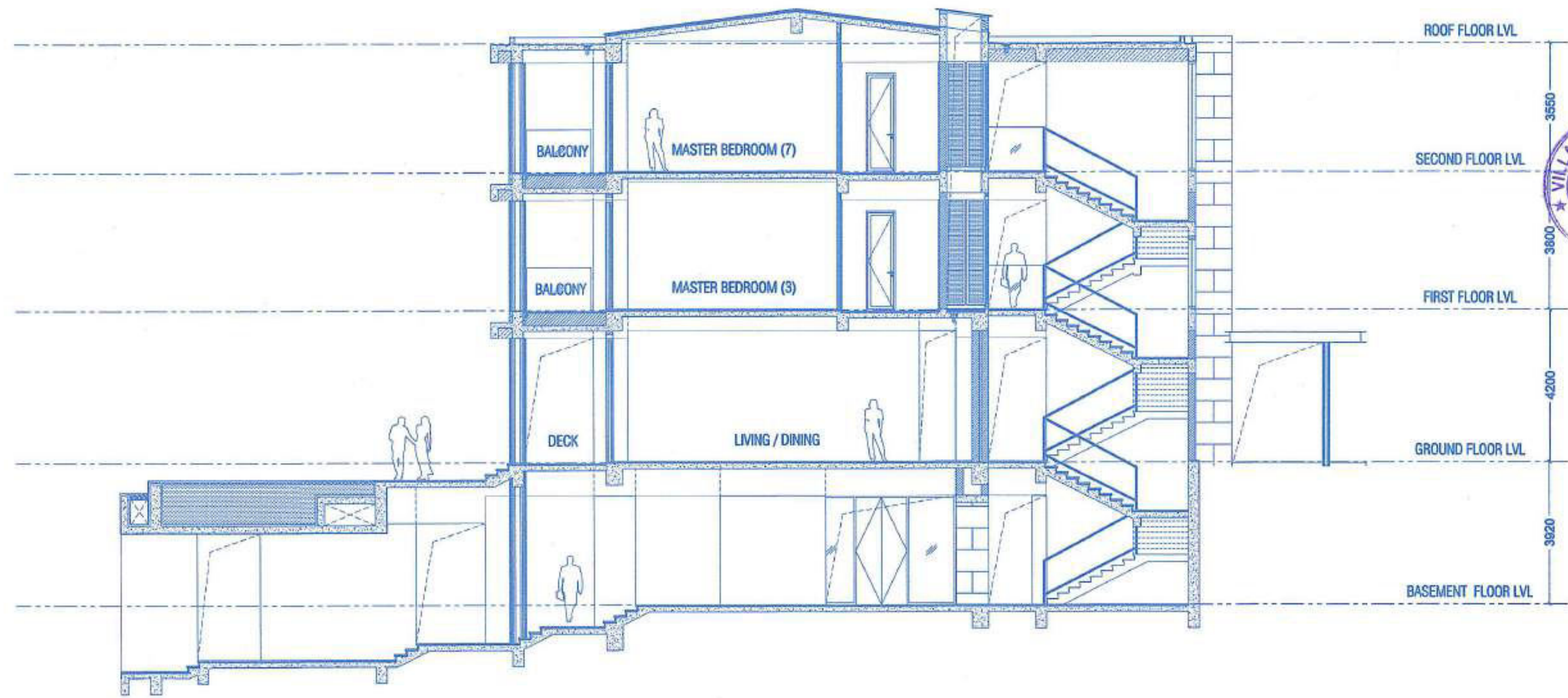
FLOORS	TOTAL B.U.A (sq.m.)	AREA FREE OF F.A.R.					LESS ADDITIONAL F.A.R. 7.5%	NET F.A.R (sq.m.)
		STAIRCASE/ LIFT (sq.m.)	BALCONY/ VERANDAH (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	MEP ROOM (sq.m.)		
LOWER GR. FLOOR	282.50	20.68	0.00	0.00	0.00	27.91	0.00	213.91
GROUND FLOOR	500.02	23.05	31.31	0.00	0.00	0.00	0.00	445.66
FIRST FLOOR	529.80	61.72	35.31	0.00	0.00	0.00	0.00	432.77
SECOND FLOOR	80.25	12.48	0.00	0.00	0.00	0.00	0.00	67.77
TOTAL	1372.57	117.93	66.82	0.00	0.00	27.91	0.00	1160.11
COVERED AREA = 724.08 SQ. MT. F.A.R = 1160.11 SQ. MT. B.U.A = 1372.57 SQ. MT. POOL = 108.00 SQ. MT.		COVERED AREA = 724.08 X 4 = 2896.32 SQ.MT. F.A.R = 1160.11 X 4 = 4641.16 SQ.MT. B.U.A = 1372.57X 4 = 5491.16 SQ.MT. POOL = 108.00 X 4 = 424.00 SQ.MT.				INFRA.TAX AREA COMMERCIAL 288.84 M2		
						INFRA.TAX AREA RESIDENTIAL 5491.16 + 424.00 - 288.84 = 5626.32 M2		

WINDOW	WIDTH	CILL	LINTEL	HEIGHT
W1	3650	00	3400	3400
W2	6300	00	3400	3400
W3	8650	00	3400	3400
W4	6350	00	3400	3400
W5	2950	00	3400	3400
W6	1250	00	3400	3400
W7	1800	1850	550	2400
W8	700	1850	550	2400
W9	650	1850	550	2400
W10	1500	00	3400	3400
W11	800	00	3400	3400
W12	3470	00	3400	3400
W13	1950	1850	550	2400
W14	1350	1850	550	2400
W15	1150	1850	550	2400
W16	3700	00	3400	3400
W17	7400	00	3400	3400
W18	800	800	1700	2500
W19	600	800	1700	2500

CONSULTANT'S SIGNATURE :

PROPOSED CONSTRUCTION OF (THE BAYVIEW) GR²
HOUSING IN PLOT BEARING SURVEY
NOS. 87/1-A-1 & 87/1-A-2 & 87/1-A-3 OF VILLAGE
REIS MAGOS, TALUKA DEZ GOA.

OWNER:
DLF EXCLUSIVE FLOOR
HAMINI REAL ESTATE DEV'



SECTION 1
SCALE-1:100

APPROVED WITH PERMISSION
No. VV/MA/1-Cons/18/19-24-25/11274
Dated: 23/01/2025
APPROVED & P. MEETING DATED 18/01/2025

VILLAGE PANCHAYAT
REISHAGAS

SEC. 1, 18/01/25
Village Panchayat Reish-Magos
Bardet - Goa

ELEVATION
SCALE-1:100

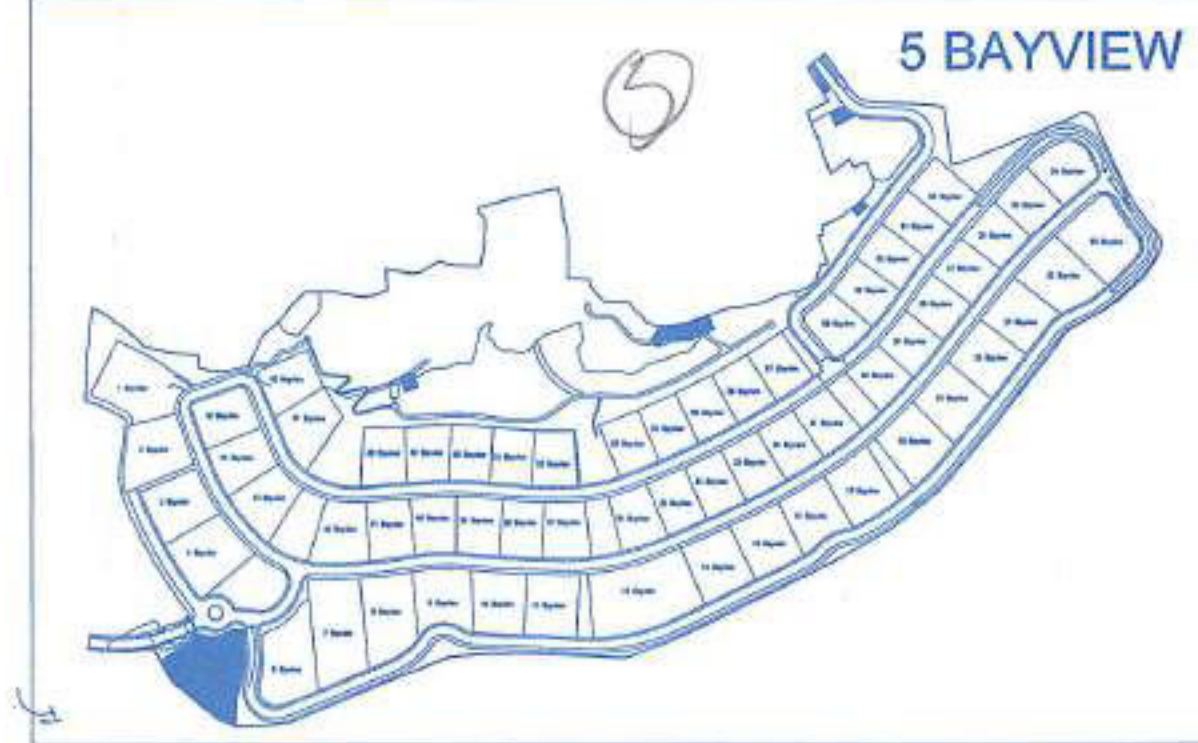


Approved With Condition Vide
T.C.O No: 1607/681/811/CP-24/10250
dt- 06/12/2024

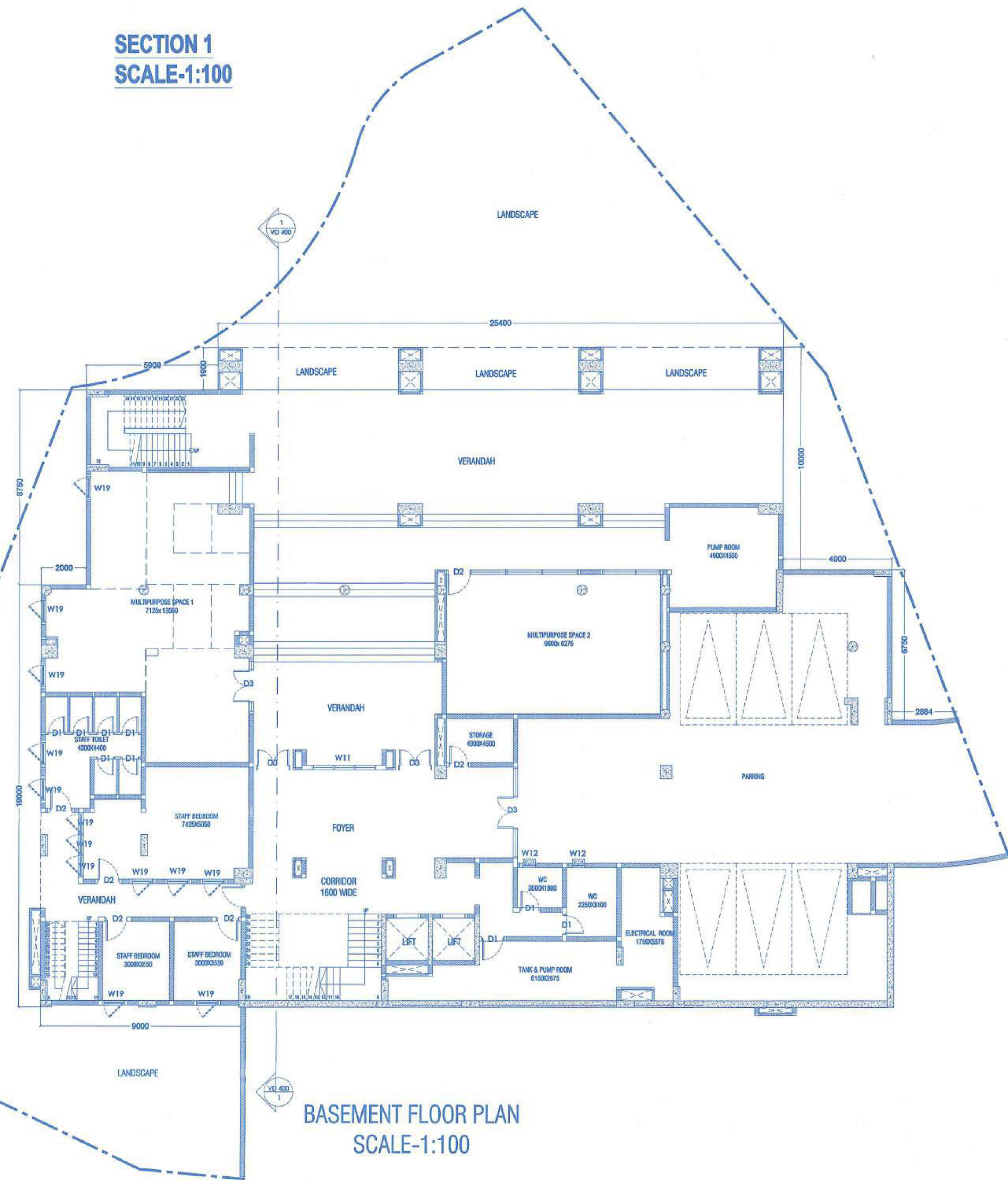
Dr. Yashwanth
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

FLOORS	AREA CALCULATION FOR 5 Bayview						
	TOTAL B.U.A (sq.m.)	STAIRCASE/ LIFT (sq.m.)	BALCONY/ VERANDAH (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	MEP ROOM (sq.m.)	LESS ADDITIONAL F.A.R. 7.5%
BASEMENT FLOOR	1001.969	133.077	48.112		229.852	73.774	517.154
GROUND FLOOR	574.532	53.482	50.586			8.854	412.056
FIRST FLOOR	531.352	39.445	55.612			2.675	433.620
SECOND FLOOR	544.407	41.045	52.125			1.822	449.415
TOTAL	2652.260	287.049	208.435	0.000	229.852	87.135	1812.245

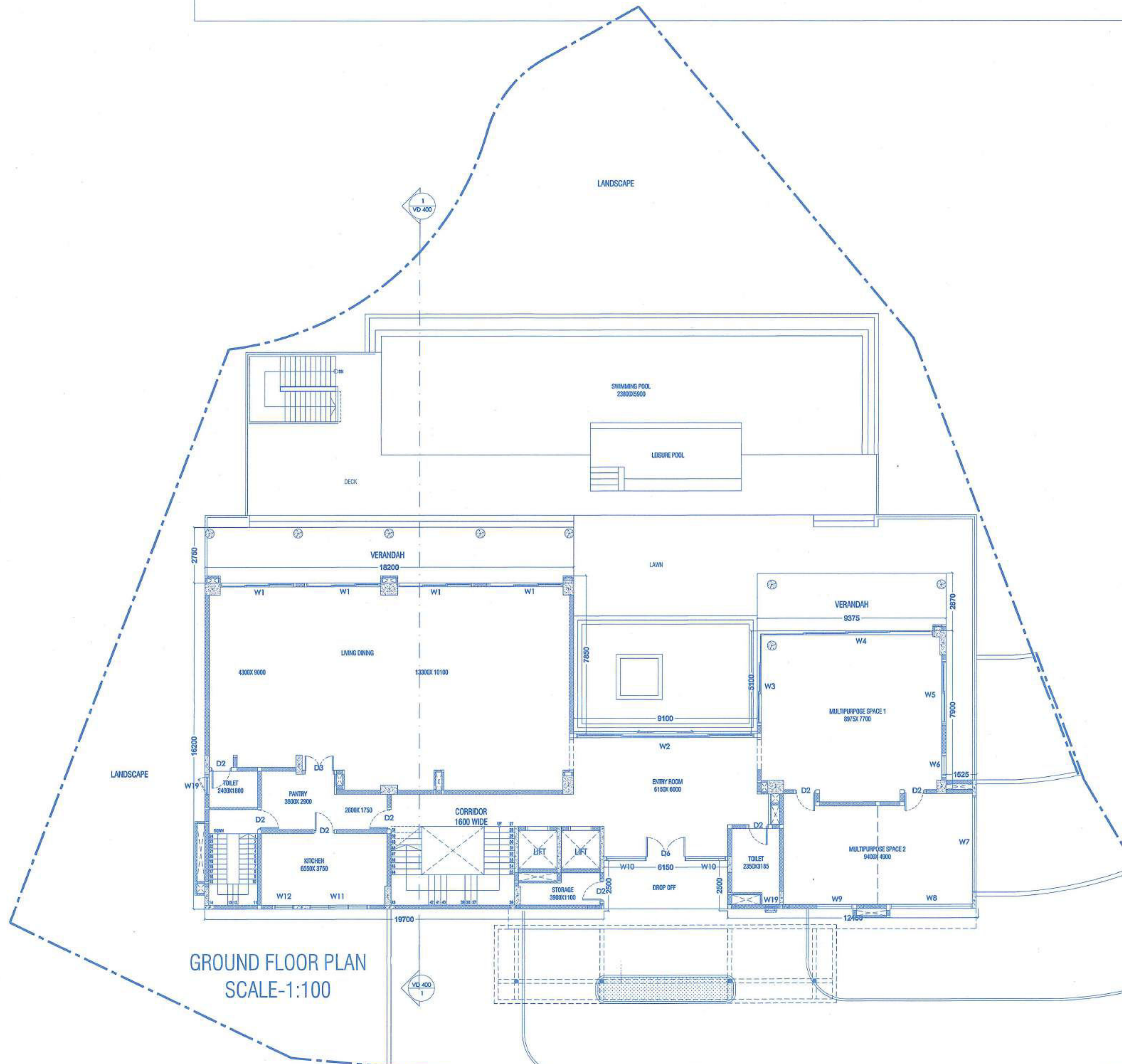
COVERED AREA	593.460 SQ.MT	INFRA TAX COMMERCIAL AREA	193.10 SQ.MT	INFRA TAX AREA RESIDENTIAL	2652.26+182.245+193.10 = 2821.41
FAR	1812.25 SQ.MT				
B.U.A	182.245 SQ.MT				
POOL					



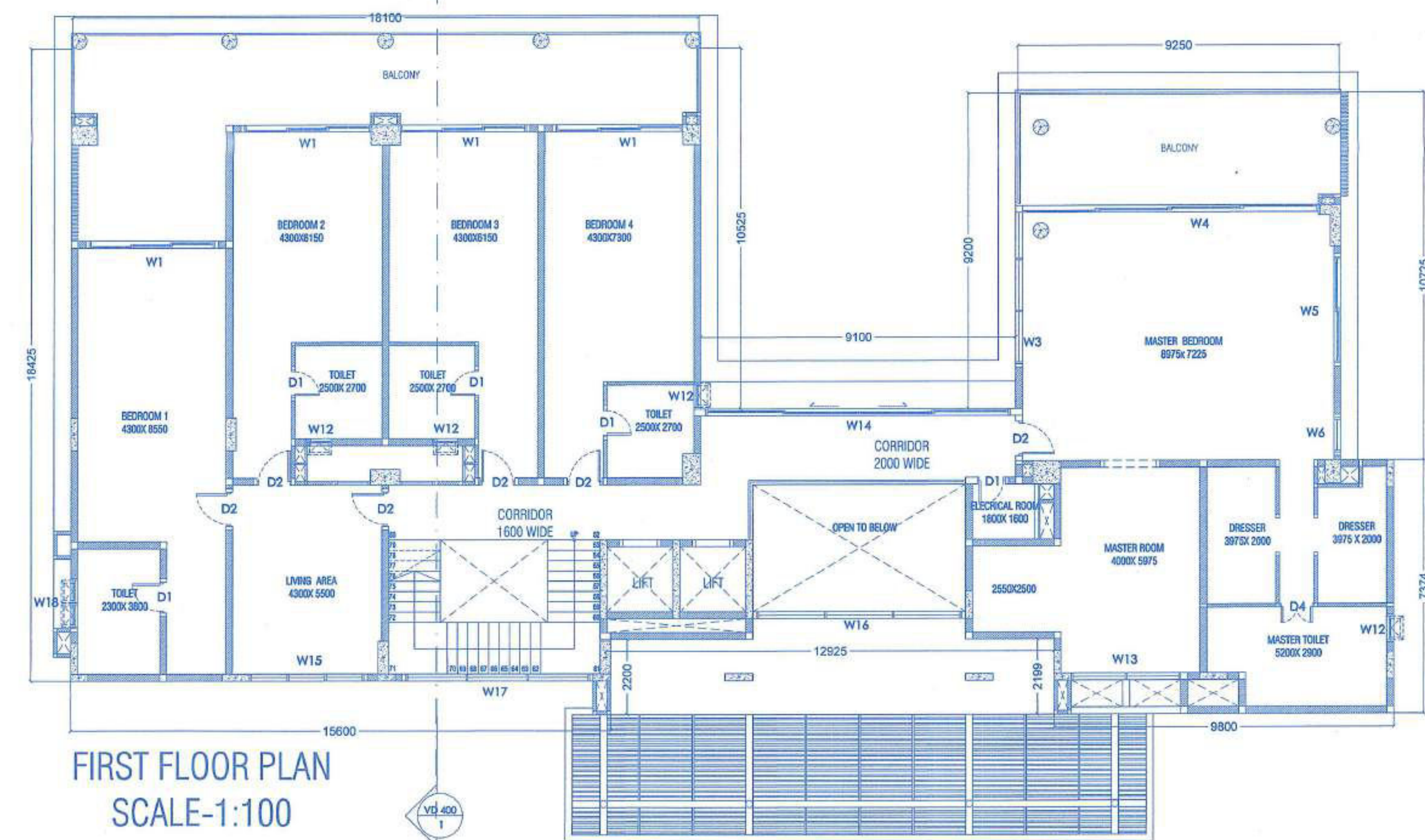
Description	Carpet area	Area of Exclusive Balcony/Verandah	Area of Exclusive Open Terrace (including swimming pool)	Exclusive Paved, Unpaved area
Area Under Bayview 5	1601.62	837.17	419.08	934.04



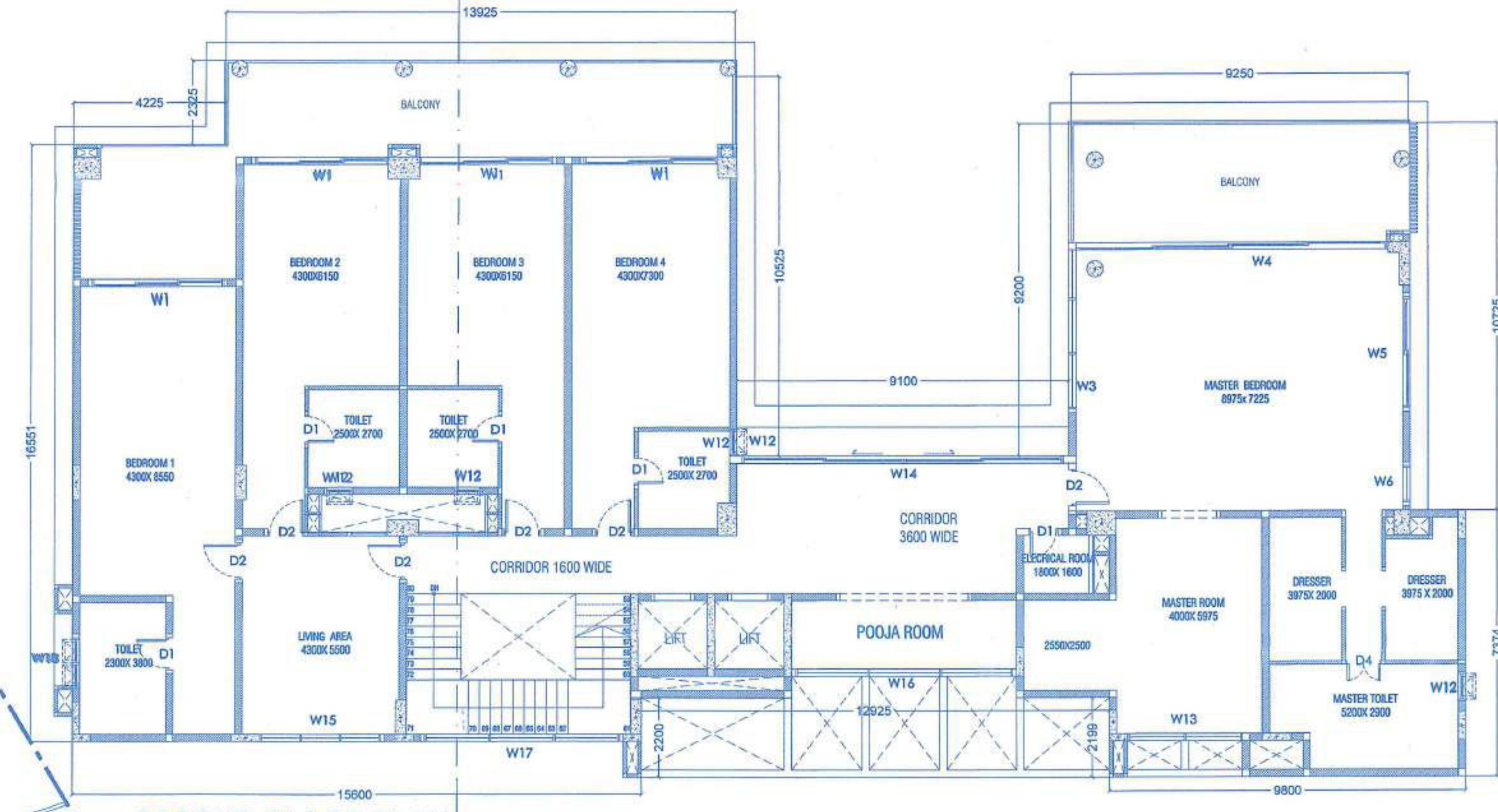
BASEMENT FLOOR PLAN
SCALE-1:100



GROUND FLOOR PLAN
SCALE-1:100



FIRST FLOOR PLAN
SCALE-1:100



SECOND FLOOR PLAN
SCALE-1:100

DOOR	WIDTH	CELL	UNTEL	HEIGHT
D1	800	00	2400	2400
D2	1000	00	2400	2400
D3	1800	00	3000	3000
D4	1000	00	3000	3000
D5	2000	00	3000	3000

WINDOW	WIDTH	CELL	UNTEL	HEIGHT
W1	3650	00	3000	3000
W2	8775	00	3000	3000
W3	4450	00	3000	1850
W4	8885	00	3000	1850
W5	3450	00	3000	3000
W6	800	00	3000	3000
W7	1884	00	3000	3000
W8	4411	00	3000	3000
W9	1825	00	3000	3000
W10	2125	00	3000	3000
W11	3100	00	3000	1850
W12	750	00	3000	3000
W13	1090	00	3000	3000
W14	6195	00	3000	1850
W15	2900	00	3000	3000
W16	6150	00	3000	3000
W17	5085	00	3000	3000
W18	1450	1850	3000	3000
W19	650	1850	3000	1550
W20	8475	00	3000	3000
W21	4645	00	3000	3000
W22	1700	00	3000	3000

OWNER'S SIGNATURE: _____

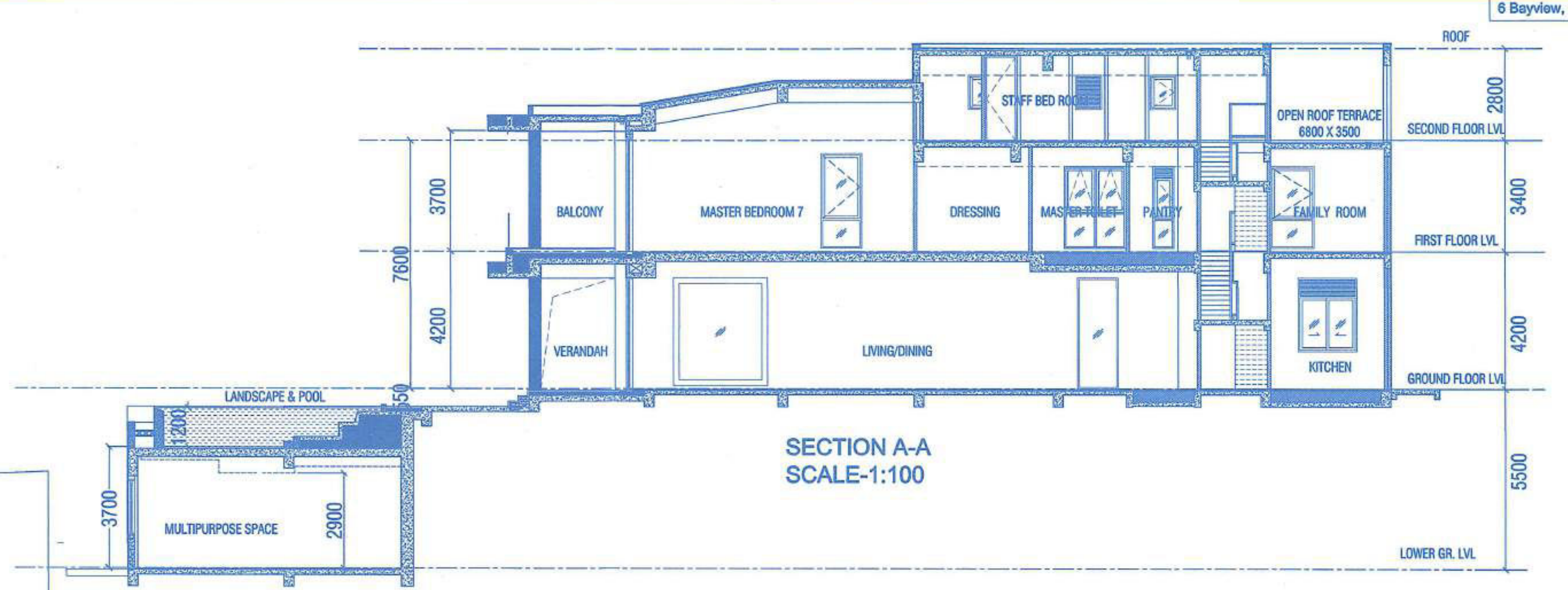
CONSULTANT'S SIGNATURE: _____

PARAG NATIONWIDE
RECRUITMENT AND HR
CONSULTANCY ENGINEERS
PROPOSED CONSULTATION OF THE BAYVIEW 5 GROUP
HOUSING IN PLOT BEARING SURVEY
NO. 8771-A-1 & 8771-A-2 & 8771-A-3 OF VILLAGE
REISH MAGOS, TALLUKA BARDEZ, GOA.

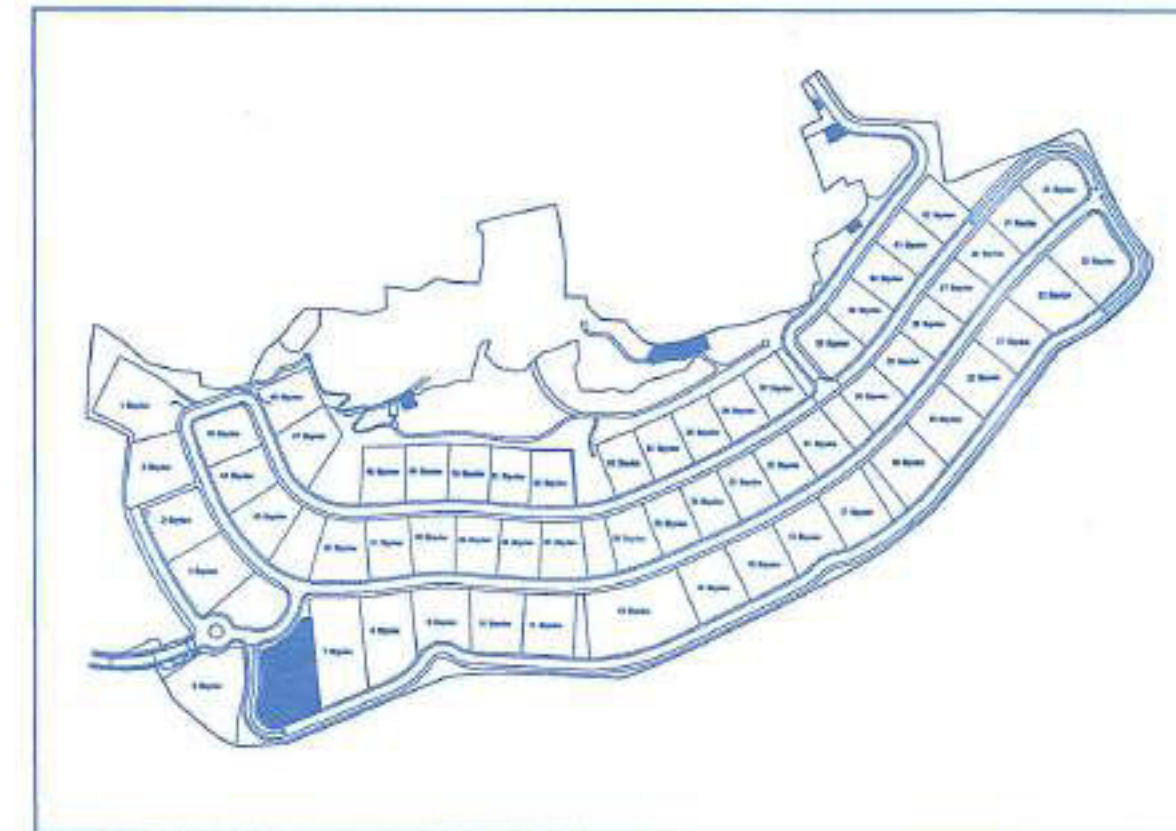
OWNER:
DLF EXCLUSIVE FLOORS PVT LTD &
BHIMANI REAL ESTATE DEVELOPERS PRIVATE LIMITED



ELEVATION A-A
SCALE-1:100



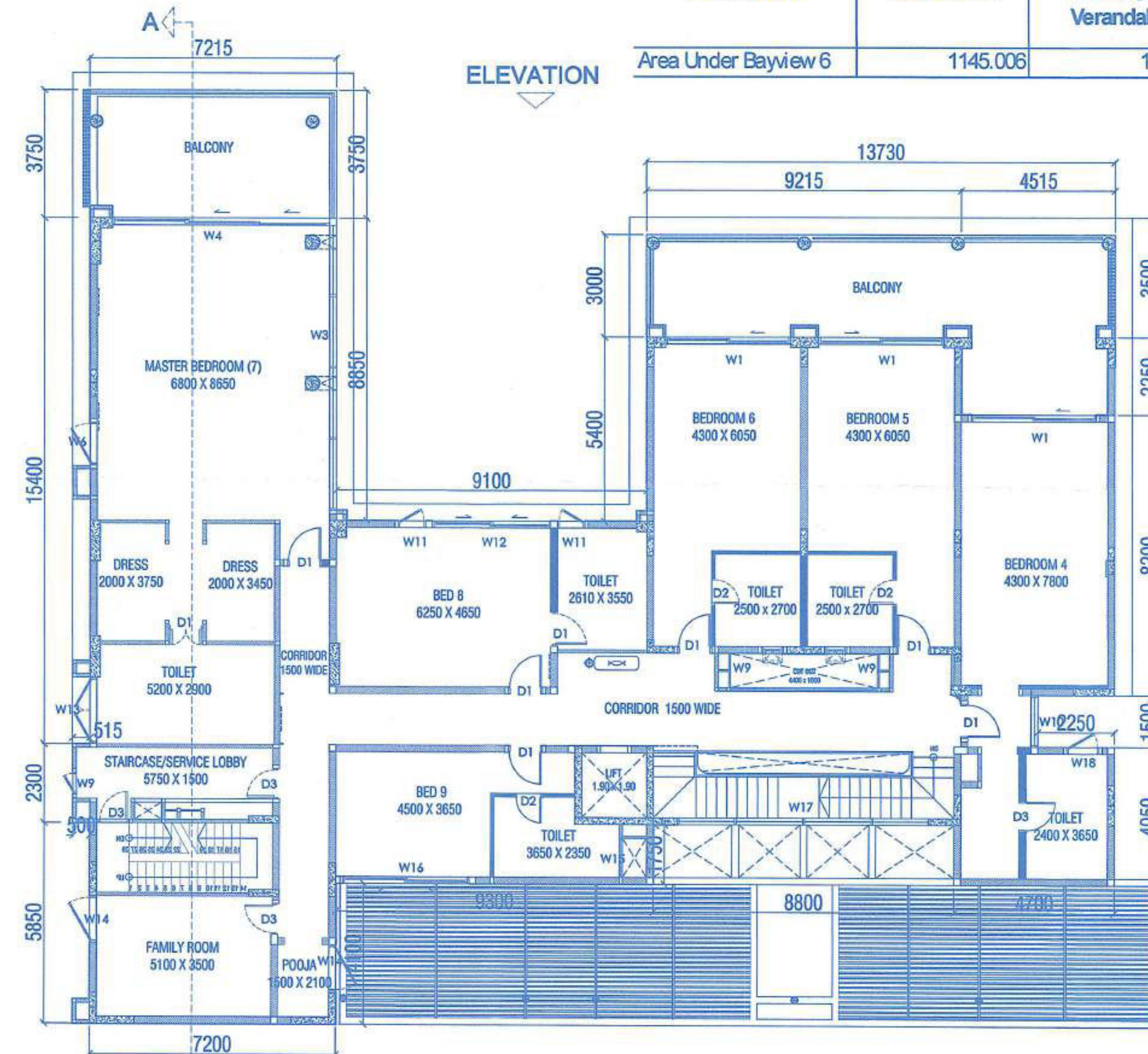
SECTION A-A
SCALE-1:100



AREA CALCULATION FOR
6 BAYVIEW

FLOORS	TOTAL B.U.A. (sq.m.)	STAIRCASE/ LIFT (sq.m.)	BALCONY/ VERANDAH (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	MEP ROOM (sq.m.)	LESS ADDITIONAL F.A.R. 7.5%	NET F.A.R. (sq.m.)
LOWER GR. FLOOR	350.96	20.06	30.42	0.00	0.00	30.23	0.00	270.25
GROUND FLOOR	500.02	23.05	31.31	0.00	0.00	0.00	0.00	445.66
FIRST FLOOR	528.80	61.72	35.31	0.00	0.00	0.00	0.00	432.77
SECOND FLOOR	80.25	12.48	0.00	0.00	0.00	0.00	0.00	67.77
TOTAL	1461.03	117.31	97.04	0.00	0.00	30.23	0.00	1216.45
COVERED AREA = 610.09 SQ.MT. F.A.R. = 1216.45 SQ. MT. B.U.A. = 1461.03 SQ. MT. POOL = 106.00 SQ. MT.		INFRA-TAX AREA COMMERCIAL 93.76 M2			INFRA-TAX AREA RESIDENTIAL 1461.03 + 106 - 93.76 = 1473.22 M2			

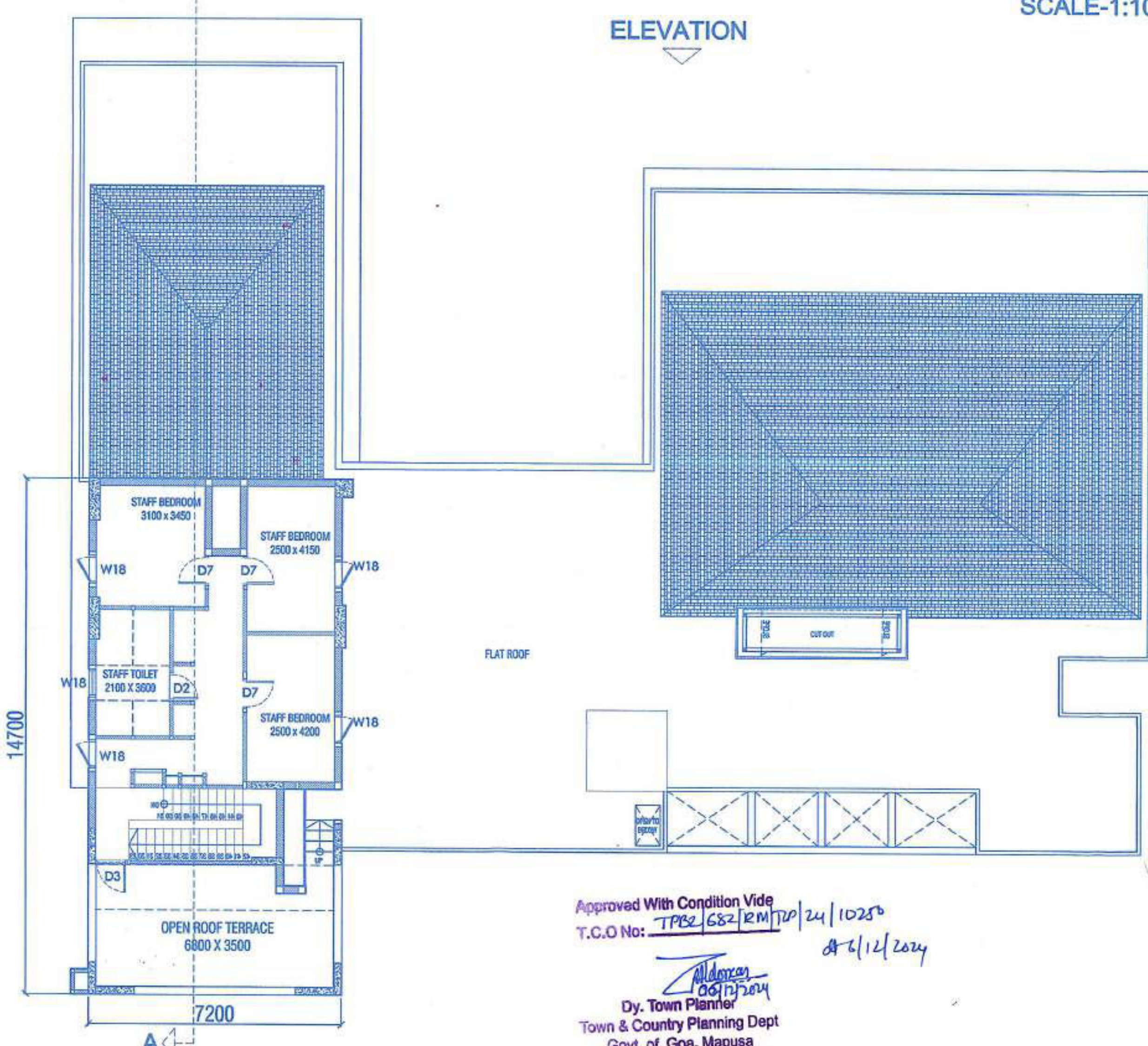
Description	Carpet area	Area of Exclusive Balcony/ Verandah	Area of Exclusive Open Terrace (including swimming pool)	Exclusive Paved, Unpaved area
Area Under Bayview 6	1145.006	148.32	318.01	894.607



FIRST FLOOR PLAN
SCALE-1:100

DOOR	WIDTH	CILL	LINTEL	HEIGHT
D1	1000	00	3000	3000
D2	800	00	2400	2400
D3	900	00	3000	3000
D4	1800	00	3000	3000
D5	1000	00	2400	2400
D6	1000	00	2400	2400
D7	850	00	2400	2400

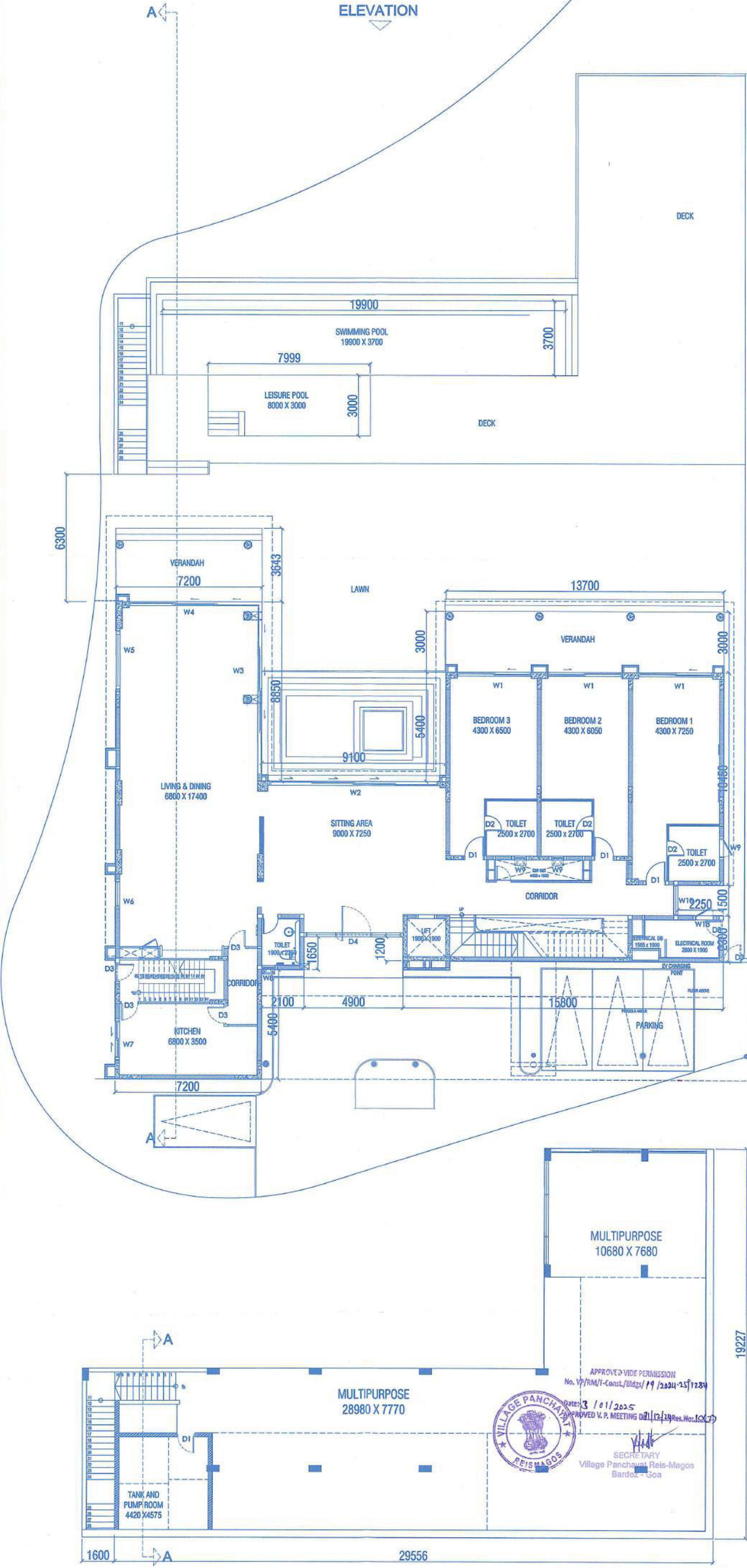
WINDOW	WIDTH	CILL	LINTEL	HEIGHT
W1	3650	00	3400	3400
W2	8300	00	3400	3400
W3	6450	00	3400	3400
W4	6350	00	3400	3400
W5	2950	00	3400	3400
W6	1250	00	3400	3400
W7	1800	1850	550	2400
W8	700	1850	550	2400
W9	650	1850	550	2400
W10	1500	00	3400	3400
W11	800	00	3400	3400
W12	3470	00	3400	3400
W13	1950	1850	550	2400
W14	1350	1850	550	2400
W15	1150	1850	550	2400
W16	3700	00	3400	3400
W17	7400	00	3400	3400
W18	800	800	1700	2500
W19	400	800	1700	2500



SECOND FLOOR PLAN
SCALE-1:100

Approved With Condition Vide
T.C.O No: TPSE/CS2/EM/170/24/1025
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

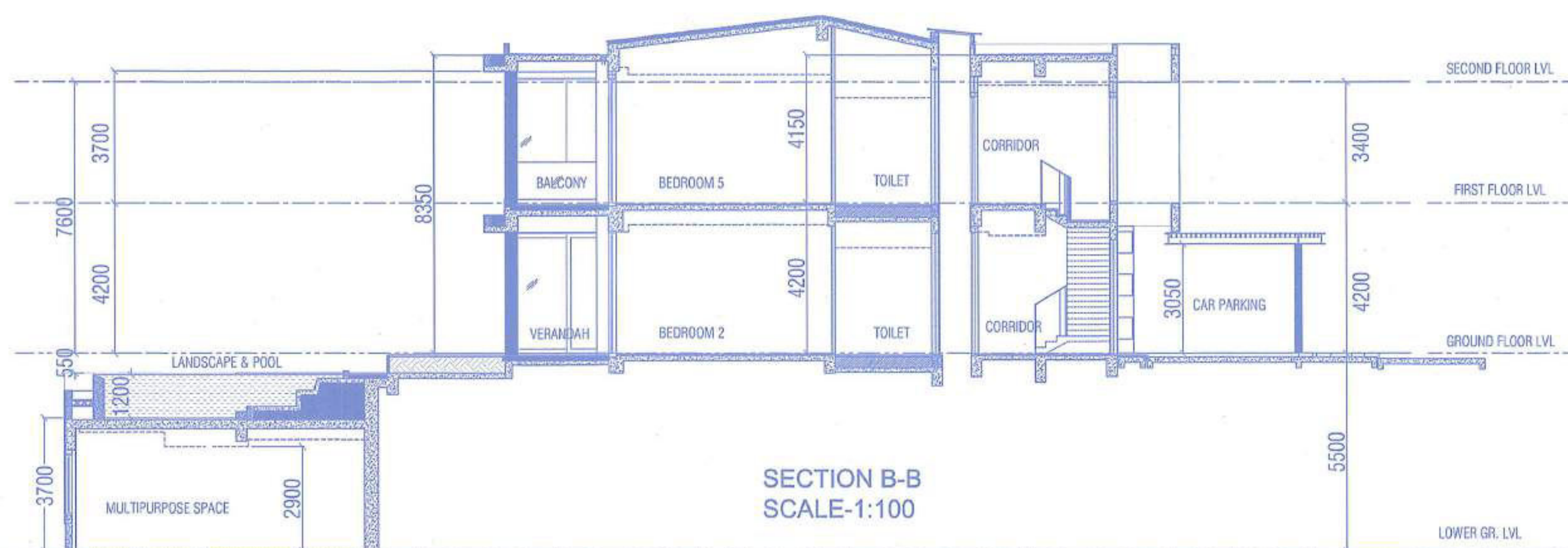
OWNER'S SIGNATURE :
CONSULTANT'S SIGNATURE :
PROPOSED CONSTRUCTION OF (THE BAYVIEW) GROUP
HOUSING IN PLOT BEARING SURVEY
NOS. 871-A-1 & 871-A-2 & 871-A-3 OF VILLAGE
REIS MAGOS, TALUKA DEZ GOA.
OWNER:
DLF EXCLUSIVE FLOORS PVT LTD &
BHAMINI REAL ESTATE DEVELOPERS PRIVATE LIMITED



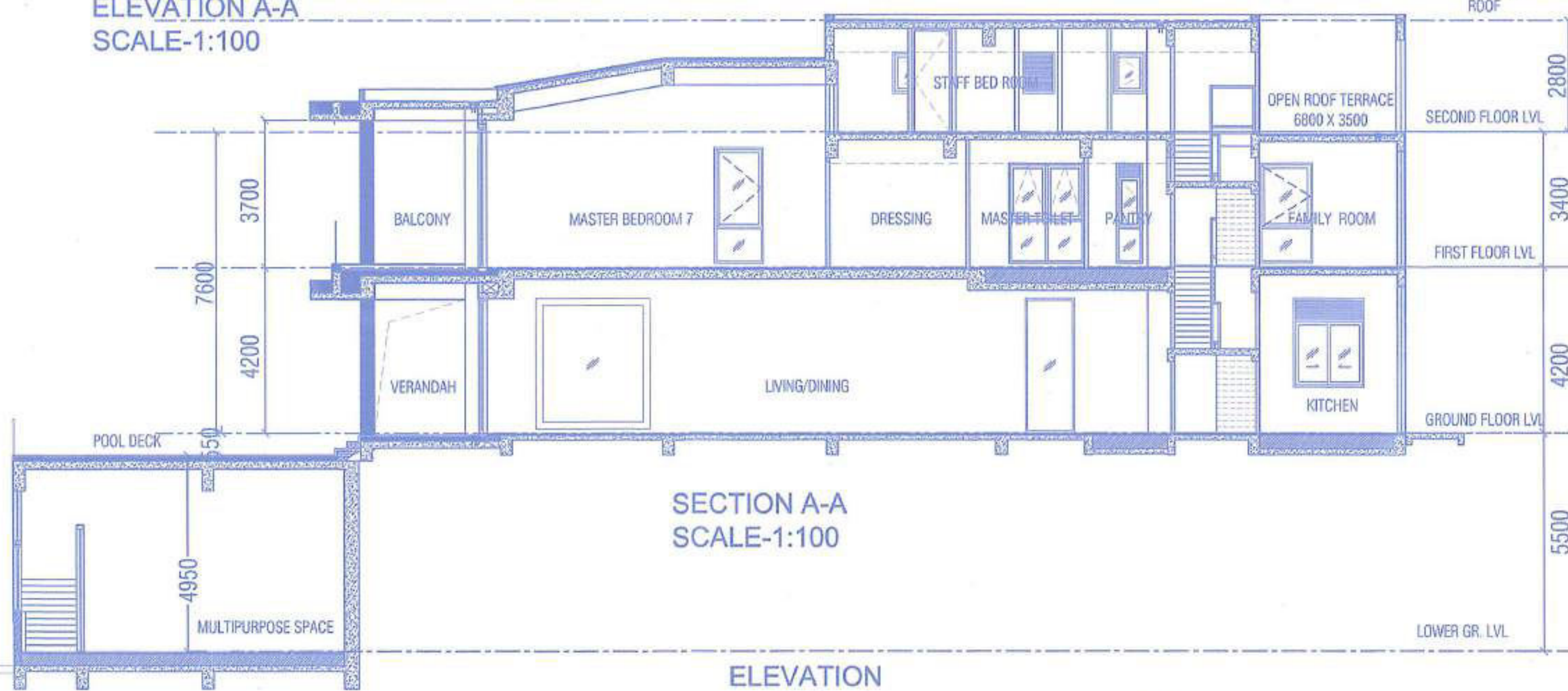
LOWER GR. FLOOR PLAN
SCALE-1:100



ELEVATION A-A
SCALE-1:100

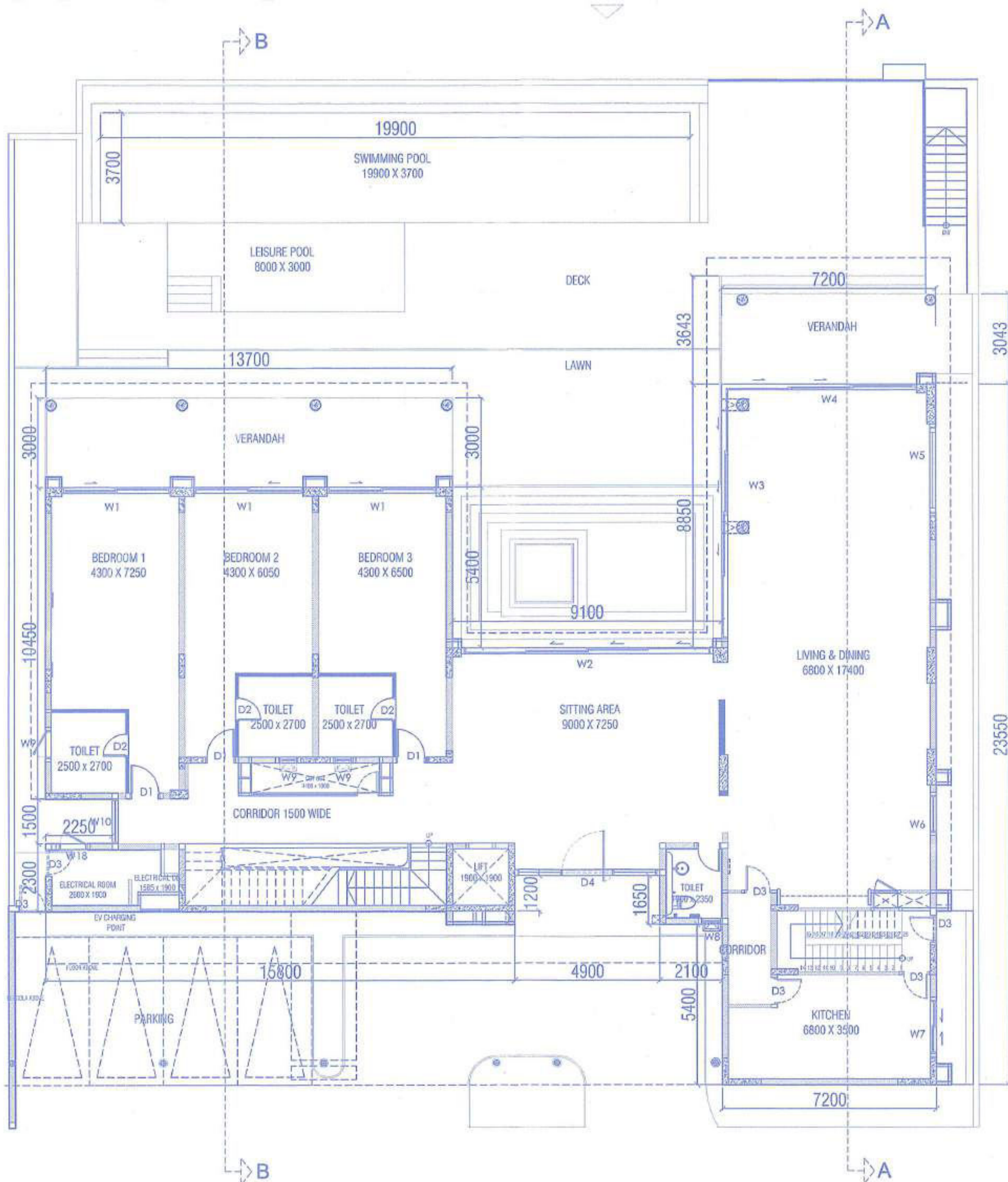


SECTION B-B
SCALE-1:100

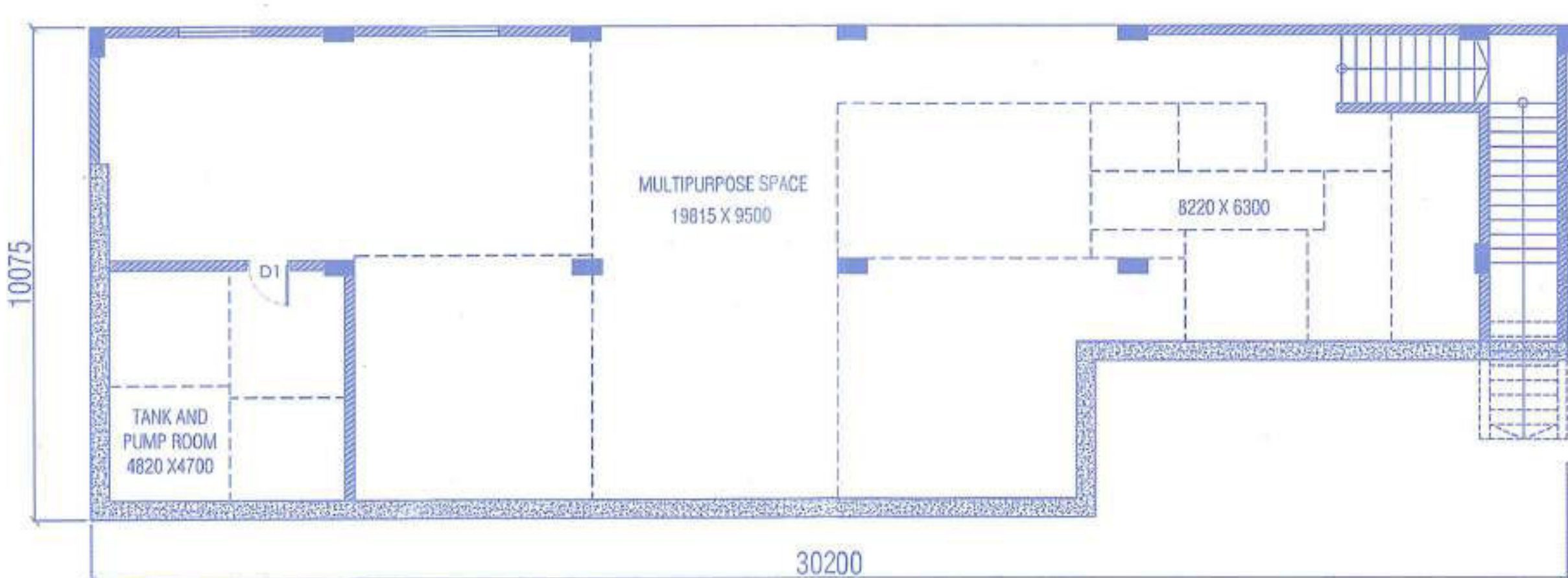


SECTION A-A
SCALE-1:100

ELEVATION

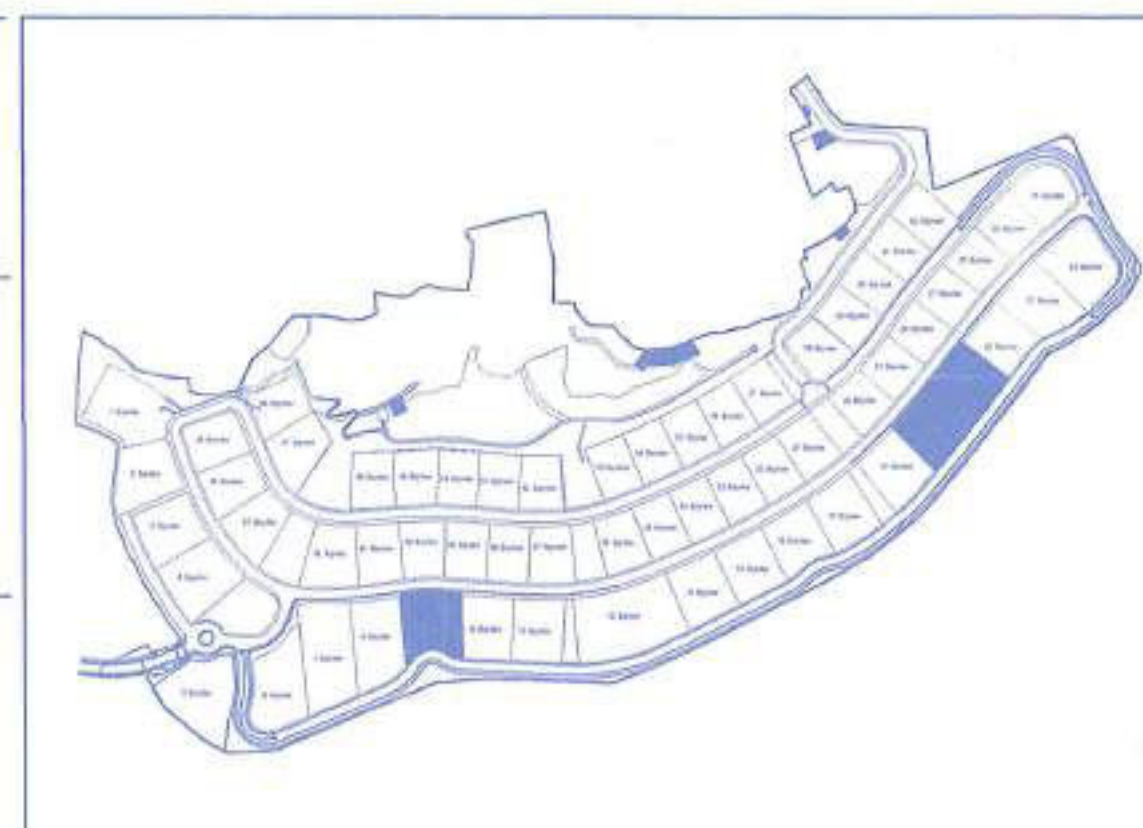


GROUND FLOOR PLAN
SCALE-1:100



LOWER GR. FLOOR PLAN
SCALE-1:100

Description	Carpet area	Area of Exclusive Balcony/Verandah	Area of Exclusive Open Terrace (including swimming pool)	Exclusive Pavement Unpaved area
Area Under Bayview 9	1074.56	148.32	241.97	501.718
Area Under Bayview 19	1074.555	148.32	241.971	541.532
Area Under Bayview 20	1074.555	148.32	241.971	501.718



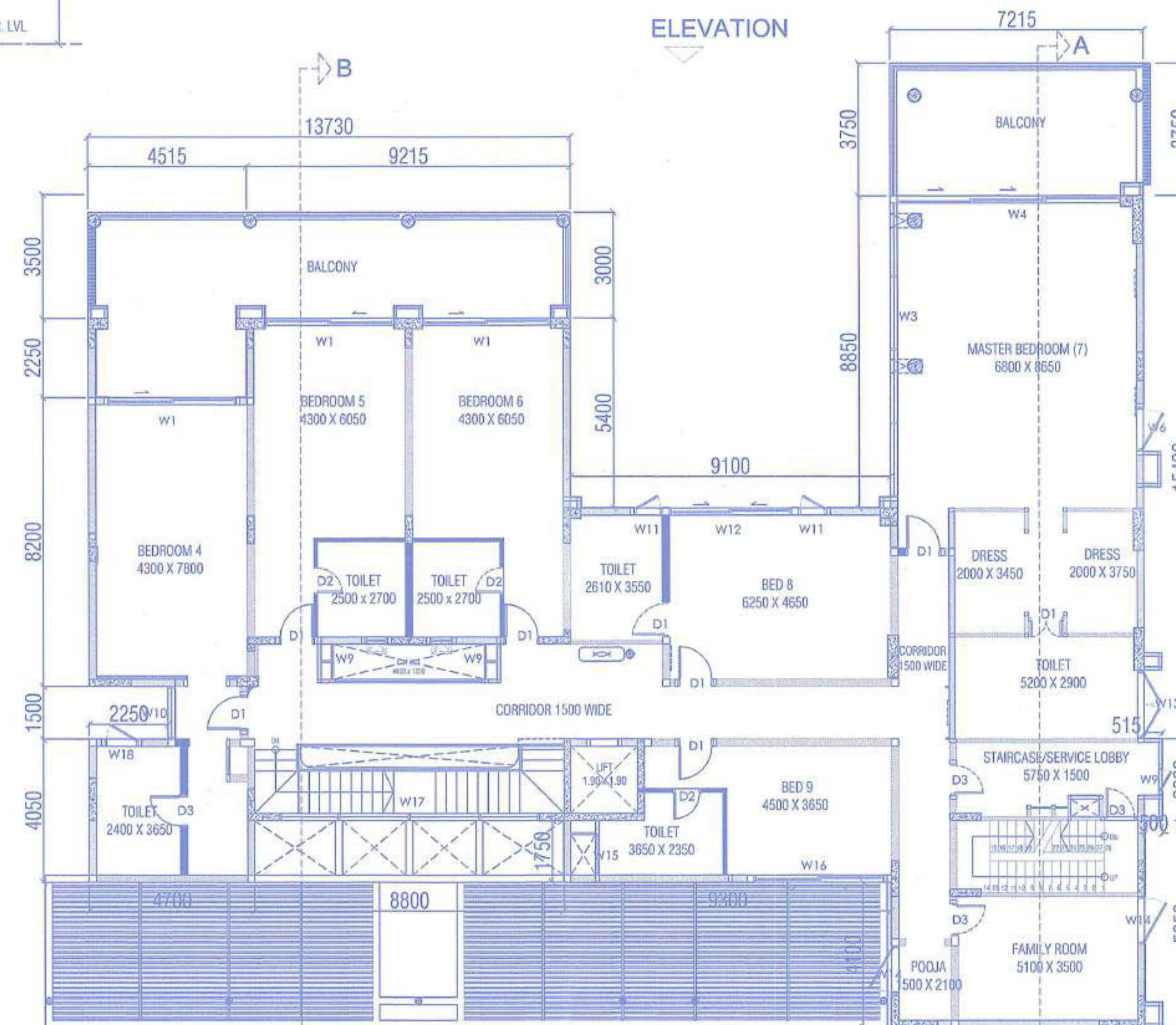
AREA CALCULATION FOR
9,19,20 BAYVIEW

FLOORS	TOTAL B.U.A (sq.m.)	STAIRCASE/LIFT (sq.m.)	BALCONY/VERANDAH (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	MEP ROOM (sq.m.)	LESS ADDITIONAL F.A.R. 7.5%	NET F.A.R (sq.m.)
LOWER GR. FLOOR	269.20	17.38	0.00	0.00	0.00	25.45	0.00	226.37
GROUND FLOOR	500.02	23.05	31.31	0.00	0.00	0.00	0.00	445.66
FIRST FLOOR	529.80	61.72	35.31	0.00	0.00	0.00	0.00	432.77
SECOND FLOOR	80.25	12.48	0.00	0.00	0.00	0.00	0.00	67.77
TOTAL	1379.27	114.63	66.62	0.00	0.00	25.45	0.00	1172.57

COVERED AREA = 730.45 SQ. MT.
F.A.R = 1172.57 SQ. MT.
B.U.A = 1379.27 SQ. MT.
POOL = 106.00 SQ. MT.

COVERED AREA = 730.45 X 3 = 2191.35 SQ. MT.
F.A.R = 1172.57 X 3 = 3517.71 SQ. MT.
B.U.A = 1379.27 X 3 = 4137.81 SQ. MT.
POOL = 106.00 X 3 = 318.00 SQ. MT.

INFRA.TAX AREA COMMERCIAL 214.20 M2
INFRA.TAX AREA RESIDENTIAL 4137.81 + 318.00 - 214.20 = 4241.28 M2

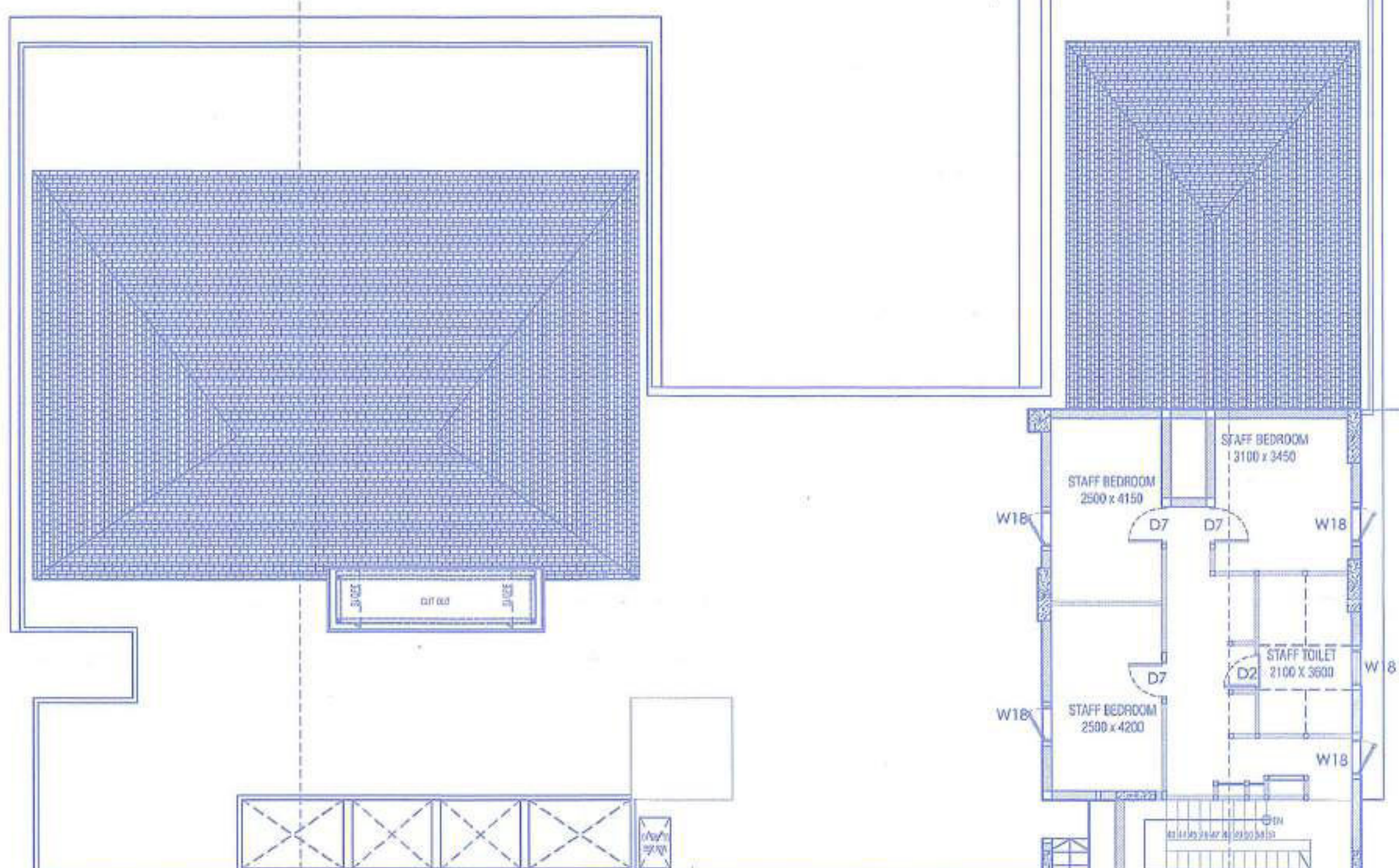


FIRST FLOOR PLAN
SCALE-1:100

ELEVATION

DOOR	WIDTH	CILL	LINTEL	HEIGHT
D1	1000	00	3000	3000
D2	800	00	2400	2400
D3	900	00	3000	3000
D4	1800	00	3000	3000
D5	1000	00	2400	2400
D6	1000	00	2400	2400
D7	850	00	2400	2400

WINDOW	WIDTH	CILL	LINTEL	HEIGHT
W1	3650	00	3400	3400
W2	8300	00	3400	3400
W3	8650	00	3400	3400
W4	6350	00	3400	3400
W5	2950	00	3400	3400
W6	1250	00	3400	3400
W7	1800	1850	550	2400
W8	700	1850	550	2400
W9	650	1850	550	2400
W10	1500	00	3400	3400
W11	800	00	3400	3400
W12	3470	00	3400	3400
W13	1950	1850	550	2400
W14	1350	1850	550	2400
W15	1150	1850	550	2400
W16	3700	00	3400	3400
W17	7400	00	3400	3400
W18	800	800	1700	2500
W19	600	800	1700	2500



SECOND FLOOR PLAN
SCALE-1:100

Approved With Condition Vide
T.C.O No: 1234/2024
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

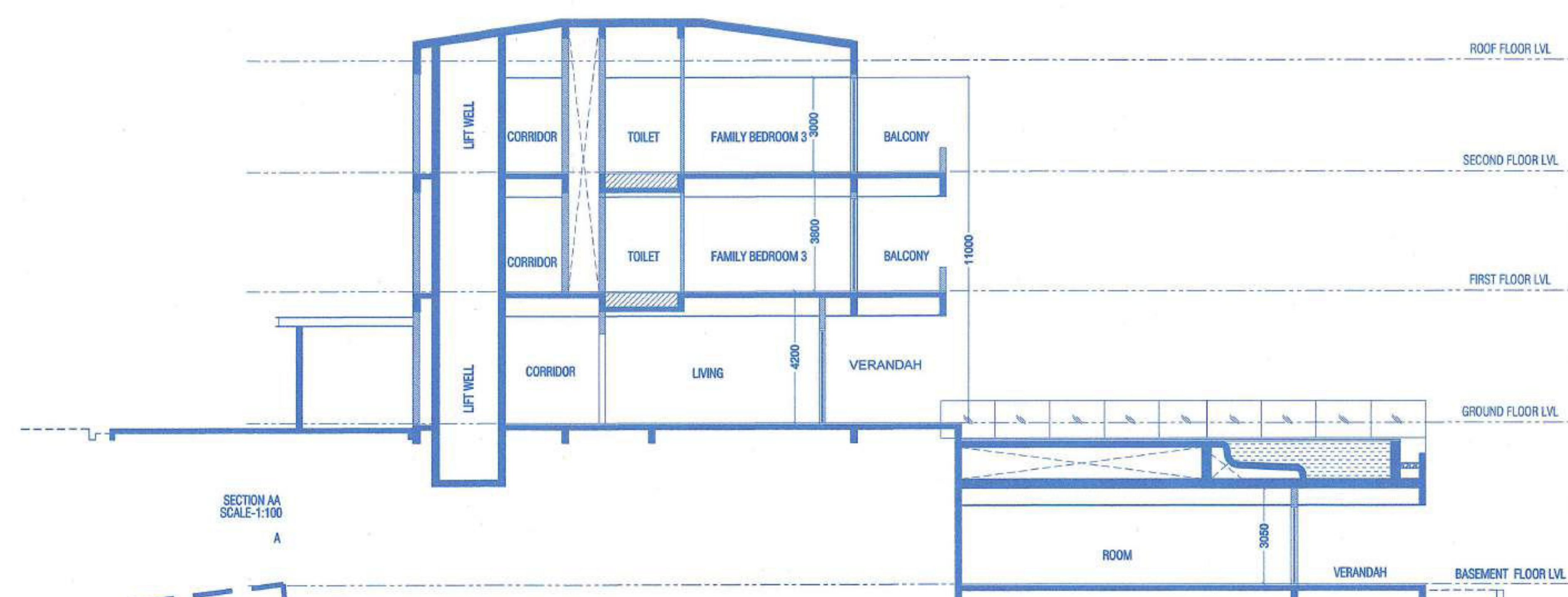
OWNER'S SIGNATURE: _____

CONSULTANT'S SIGNATURE: _____

PARESH PATIL
CHARTERED ENGINEER
T.C.P. Reg. No. 00572019

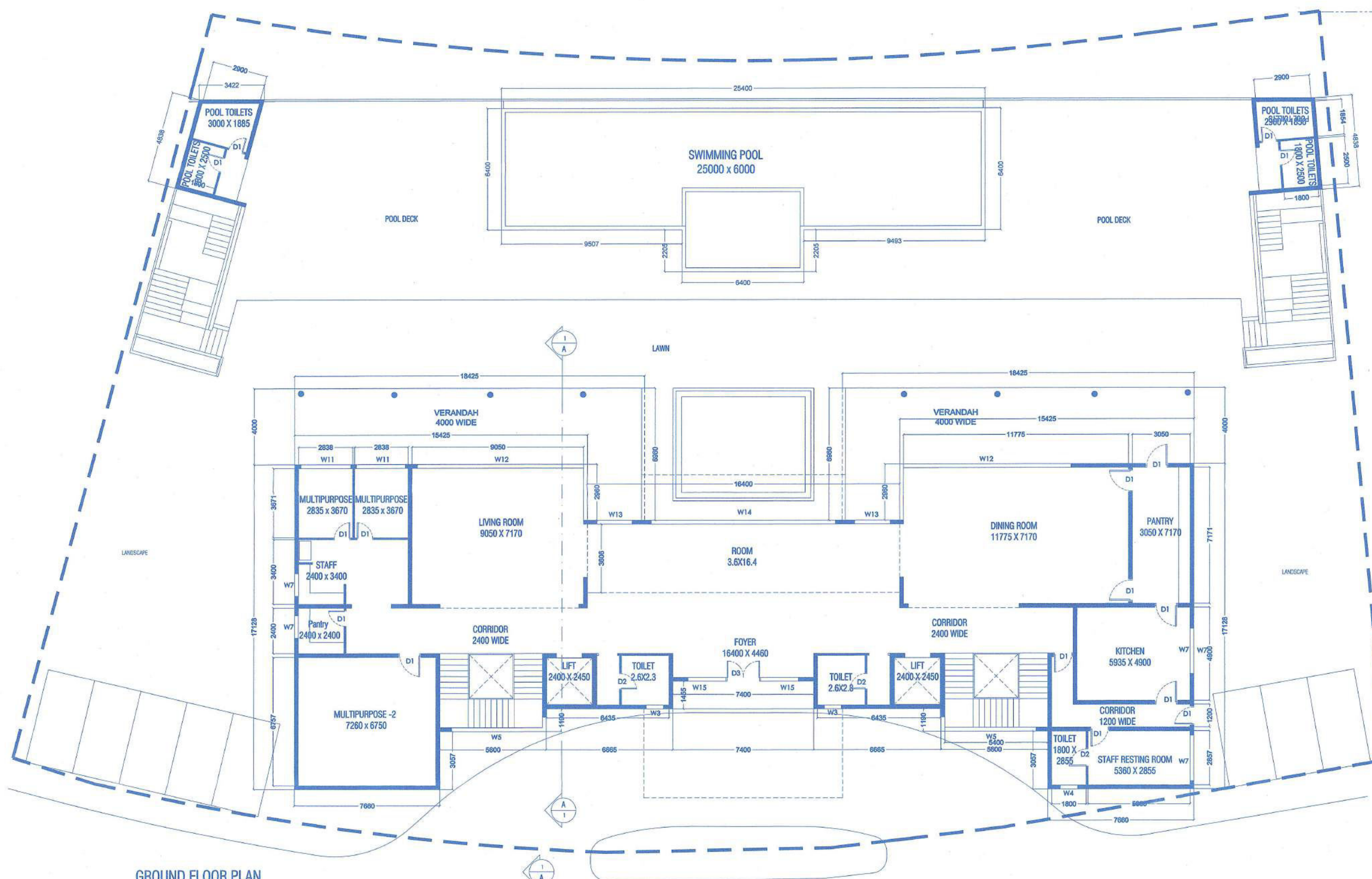
PROPOSED CONSTRUCTION OF (THE BAYVIEW) GROUP
HOUSING IN PLOT BEARING SURVEY
NOS. 8774-A-1 & 8771-A-2 & 8771-A-3 OF VILLAGE
REIS MAGOS, TALUKA DEZ GOA.

OWNER:
DLF EXCLUSIVE FLOORS PVT LTD &
BHAMINI REAL ESTATE DEVELOPERS PRIVATE LIMITED

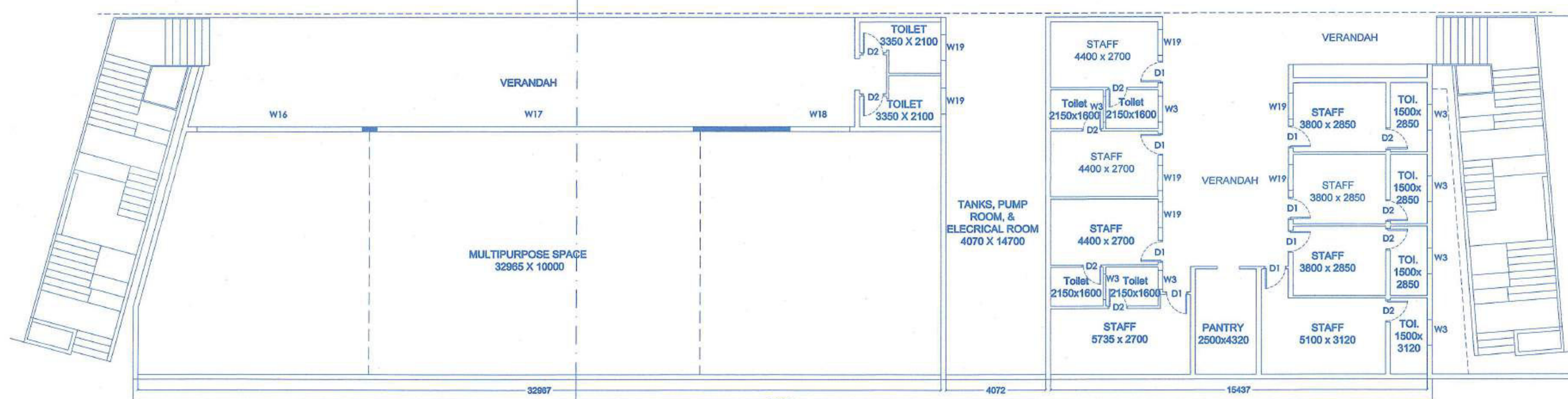


12. SUMMARY		AREA FREE OF F.A.R.						LESS ADDITIONAL		NET F.A.R. (sq.m.)
FLOORS	TOTAL B.U.A. (sq.m.)	STAIRCASE/ LIFT (sq.m.)	BALCONY/ VERANDAH (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	MEP ROOM (sq.m.)	F.A.R. 7.5%	F.A.R. 7.5%		
BASEMENT FLOOR	774.345	0.00	0.00	0.00	0.00	59.852	0.00	714.493		
GROUND FLOOR	832.392	0.00	0.00	0.00	0.00	14.448	0.00	817.944		
FIRST FLOOR	790.574	0.00	0.00	0.00	0.00	0.00	0.00	790.574		
SECOND FLOOR	786.173	0.00	0.00	0.00	0.00	0.00	0.00	786.173		
TOTAL	3185.485	0.00	0.00	0.00	0.00	74.30	0.00	3111.185		
COVERED AREA = 809.48 SQ.MT. F.A.R. = 3111.49 SQ.MT. B.U.A. = 3185.48 SQ.MT.		INFRA.TAX AREA COMMERCIAL 108.03 M2				INFRA.TAX AREA RESIDENTIAL 3185.48 + 176.08 - 166.03 = 3194.13 M2				

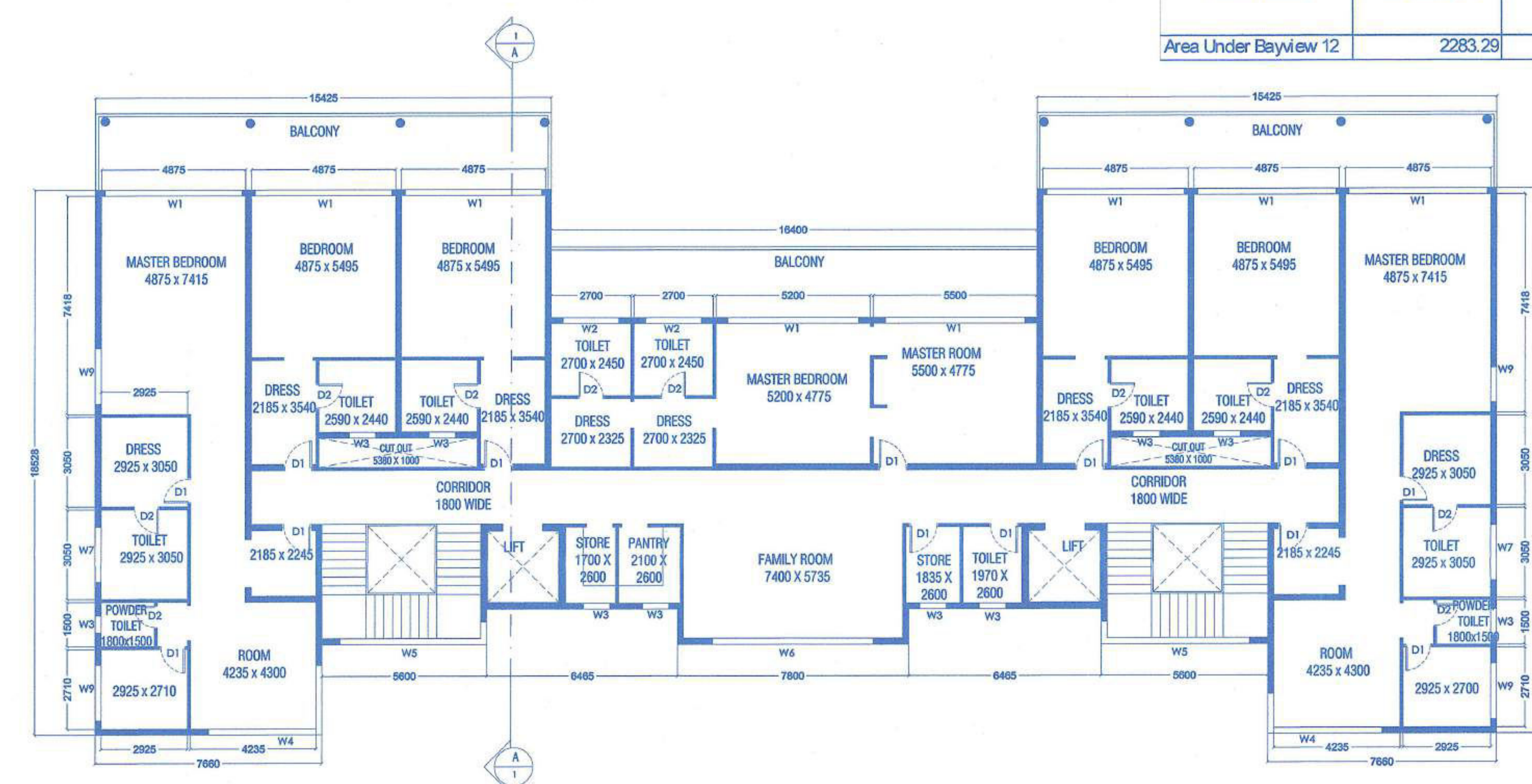
Description	Carpet area	Area of Exclusive Balcony/ Verandah	Area of Exclusive Open Terrace (including swimming pool)	Exclusive Pavement/ Unpaved area
Area Under Bawliw 12	2283.29	635.63	791.14	1052.43



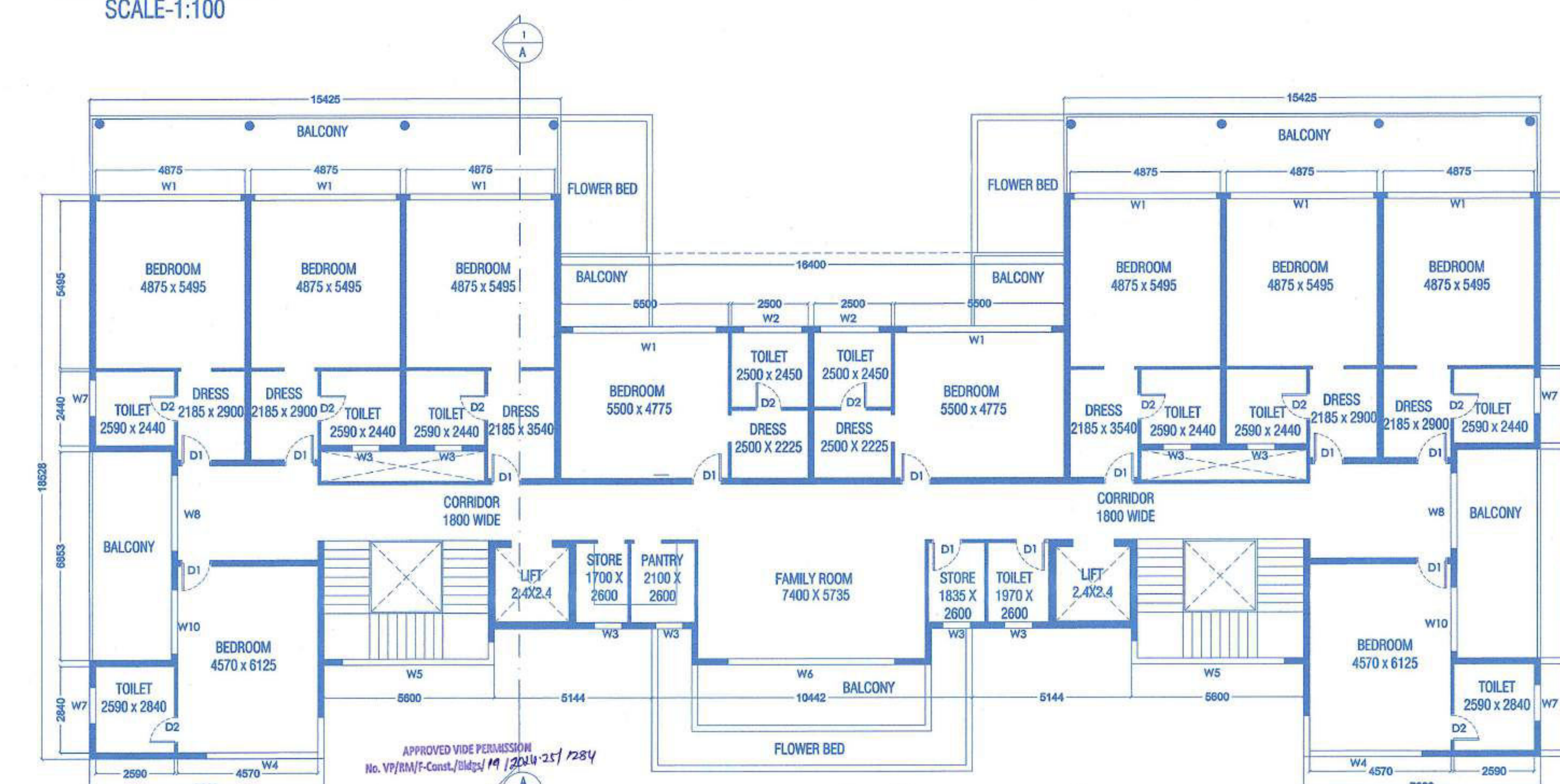
GROUND FLOOR PLAN
SCALE-1:100



LOWER GROUND FLOOR PLAN
SCALE-1:100



SECOND FLOOR PLAN
SCALE-1:100



FIRST FLOOR PL
SCALE-1:100

DOOR	WIDTH	CILL	LINTEL	HEIGHT
D1	1000	00	3000	3000
D2	900	00	2400	2400
D3	1800	00	3000	3000

WINDOW	WIDTH	CILL	LINTEL	HEIGHT
W1	4625	00	3000	3000
W2	1894	1830	3000	1150
W3	900	1850	3000	1150
W4	6185	00	3000	3000
W5	5755	00	3000	3000
W6	7998	00	3000	3000
W7	1857	1850	3000	1150
W8	2495	00	3000	3000
W9	1837	00	3000	3000
W10	2116	00	3000	3000
W11	5587	00	3000	3000
W12	14920	00	3000	3000
W13	1666	00	3000	3000
W14	9700	00	3000	3000
W15	2200	00	3000	3000
W16	4771	00	3000	3000
W17	13000	00	3000	3000
W18	2450	00	3000	3000
W19	1000	00	3000	3100

OWNER'S SIGNATURE _____

CONSULTANT'S SIGNATURE

PROPOSED CONSTRUCTION OF (THE BAYVIEW) GROUP
HOUSING IN PLOT BEARING SURVEY
NOS. 87/1- A-1 & 87/1- A-2 & 87/1-A-3 OF VILLAGE
REIS MAGOS, TALUKA BARDEZ GOA.

OWNER:
DLF EXCLUSIVE FLOORS PVT LTD &
BHAMINI REAL ESTATE DEVELOPERS PRIVATE LIMITED

APPROVED VIDE PERMISSUM
No. VP/RM/F-Const./Bldgs/ 19/2024-25/12

Approved With Condition Vide

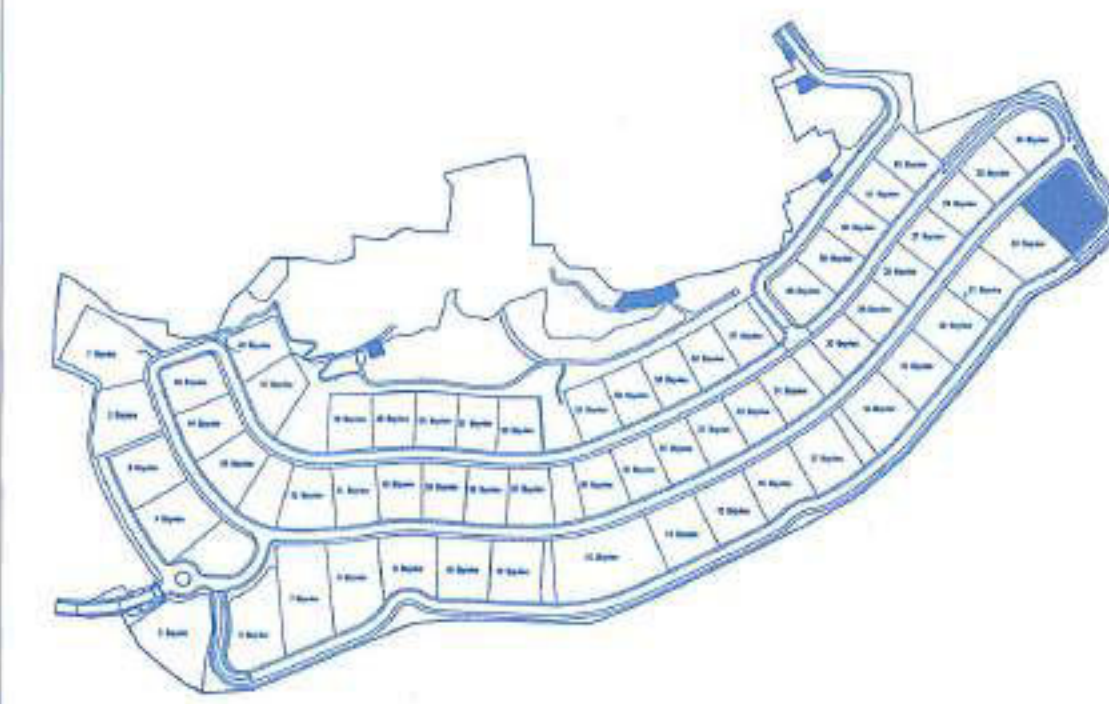
T.C.O No: TR2/682/RN/TP/24/1025

all done
drg/12

06/11/2014
By: Town Planner

Town & Country Planning Dept

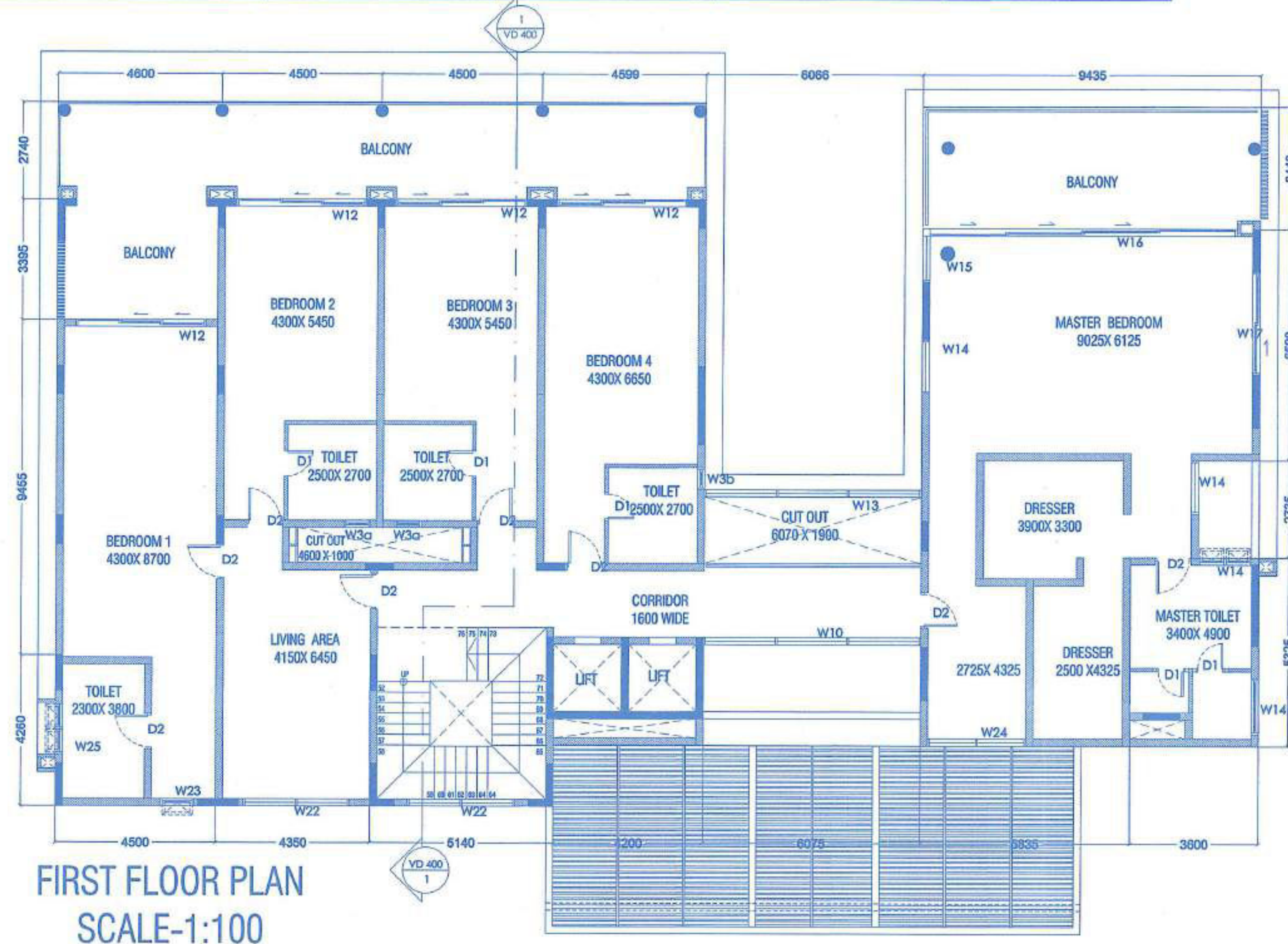
Govt. of Goa, Mapusa 

AREA CALCULATION FOR
23 Bayview

FLOORS	TOTAL B.U.A (sq.m.)	STAIRCASE/ LIFT (sq.m.)	BALCONY/ VERANDAH (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	MEP ROOM (sq.m.)	LESS ADDITIONAL F.A.R 7.5%	NET F.A.R (sq.m.)
BASEMENT FLOOR	1079.578	96.742	65.905		232.727	18.121		666.083
GROUND FLOOR	560.014	65.012	45.097			1.655		448.250
FIRST FLOOR	526.573	50.553	51.298			0.000		424.722
SECOND FLOOR	531.258	53.698	45.314			0.000		432.246
TOTAL	2697.423	266.005	207.614	0.000	232.727	19.776	0.000	1971.301

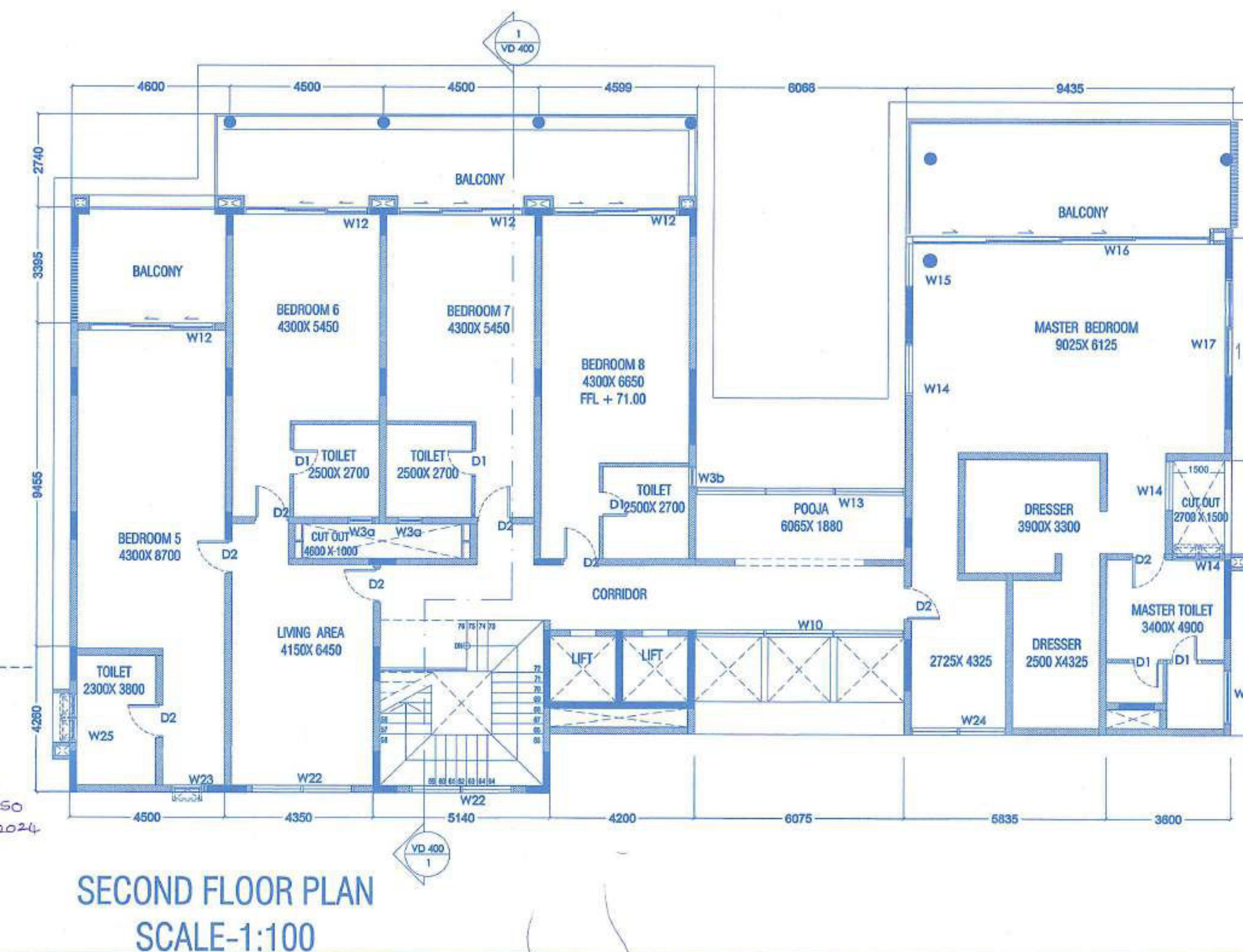
COVERED AREA	574.797 SQ.MT	INFRA TAX COMMERCIAL AREA	203.55 SQ.MT	INFRA TAX AREA RESIDENTIAL	2697.42+141.25-203.55=
FAR	1971.30 SQ.MT				2635.12
B.U.A	2697.42 SQ.MT				
POOL	141.251 SQ.MT				

Description	Carpet area	Area of Exclusive Balcony/ Verandah	Area of Exclusive Open Terrace (including swimming pool)	Exclusive Paved, Unpaved area
Area Under Bayview 23	1505.87	1010.53	543.78	518.52



DOOR	WIDTH	CILL	LINTEL	HEIGHT
D1	800	00	2400	2400
D2	1000	00	2400	2400
D3	1500	00	3000	3000
D4	1700	00	3000	3000
D5	1900	00	3000	3000

WINDOW	WIDTH	CILL	LINTEL	HEIGHT
W1	8260	00	3000	3000
W2	1720	00	3000	3000
W3	900	00	3000	3000
W3a	750	1200	3000	1800
W3b	400	1200	3000	1800
W4	3150	00	3000	3000
W5	7650	00	3000	3000
W6	3975	00	3000	3000
W7	950	00	3000	1150
W8	3683	1850	3000	1150
W9	3515	00	3000	3000
W10	4075	00	3000	3000
W11	3900	00	3000	1550
W12	3450	00	3000	3000
W13	4065	00	3000	3000
W14	1500	00	3000	3000
W15	1300	00	3000	3000
W16	8585	00	3000	3000
W17	3900	00	3000	3000
W18	3085	00	3000	3000
W19	2190	00	3000	3000
W20	1825	00	3000	3000
W21	2140	00	3000	3000
W22	3000	00	3000	3000
W23	950	00	3000	3000
W24	2735	00	3000	3000
W25	1450	1850	3000	1150

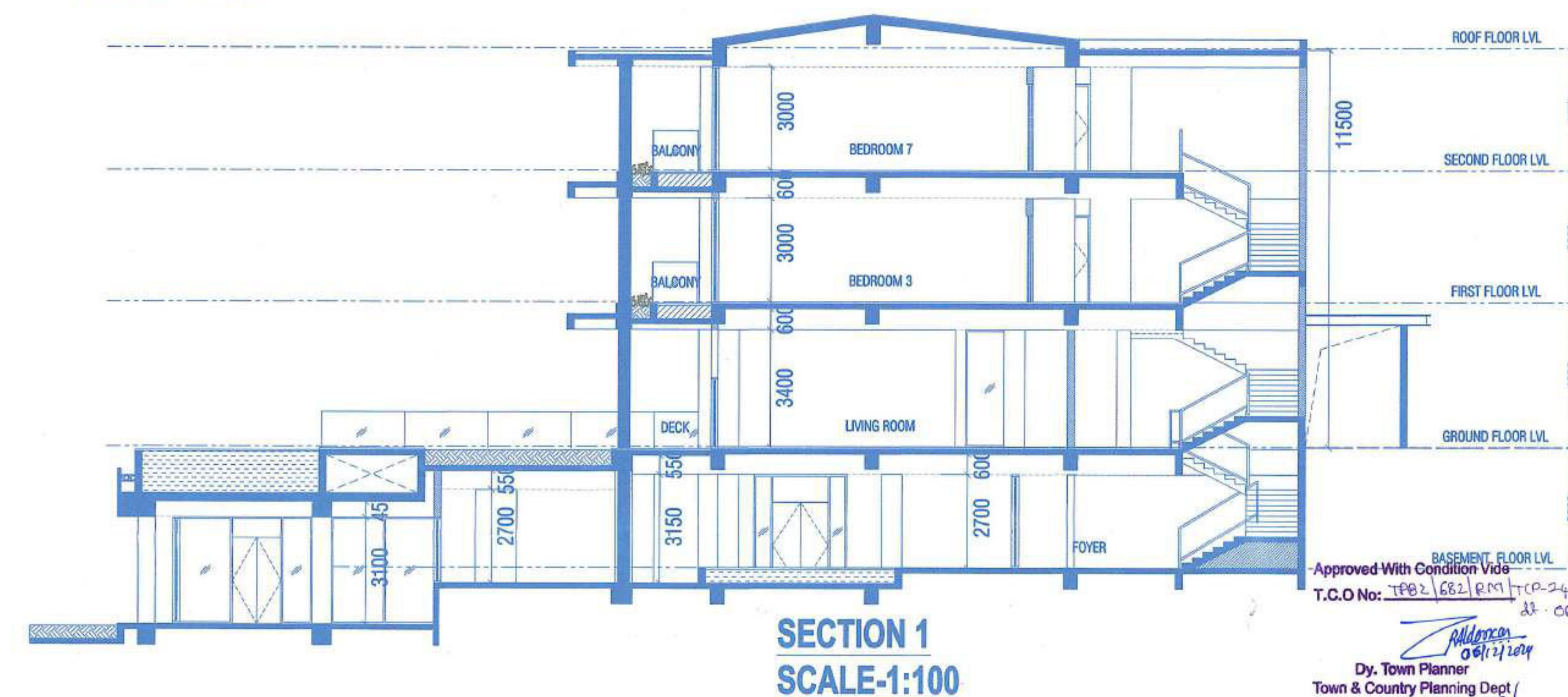


OWNER'S SIGNATURE :

CONSULTANT'S SIGNATURE :

 PANCHSARAS
 BAYVIEW PVT LTD
 CHARTERED ENGINEER
 T.C.P. Reg. No. 12/2010

 PROPOSED CONSTRUCTION OF (THE BAYVIEW) GROUP
 HOUSING IN PLOT BEARING SURVEY
 NOS. 6771-A-1 & 6771-A-2 & 6771-A-3 OF VILLAGE
 REIS MAGOS, TALUKA BARDEZ, GOA.

 OWNER:
 DLF EXCLUSIVE FLOORS PVT LTD &
 BHAMINI REAL ESTATE DEVELOPERS PRIVATE LIMITED
GROUND FLOOR PLAN
SCALE-1:100

Approved With Condition Vids

T.C.O No. 1182/682/691/10-24

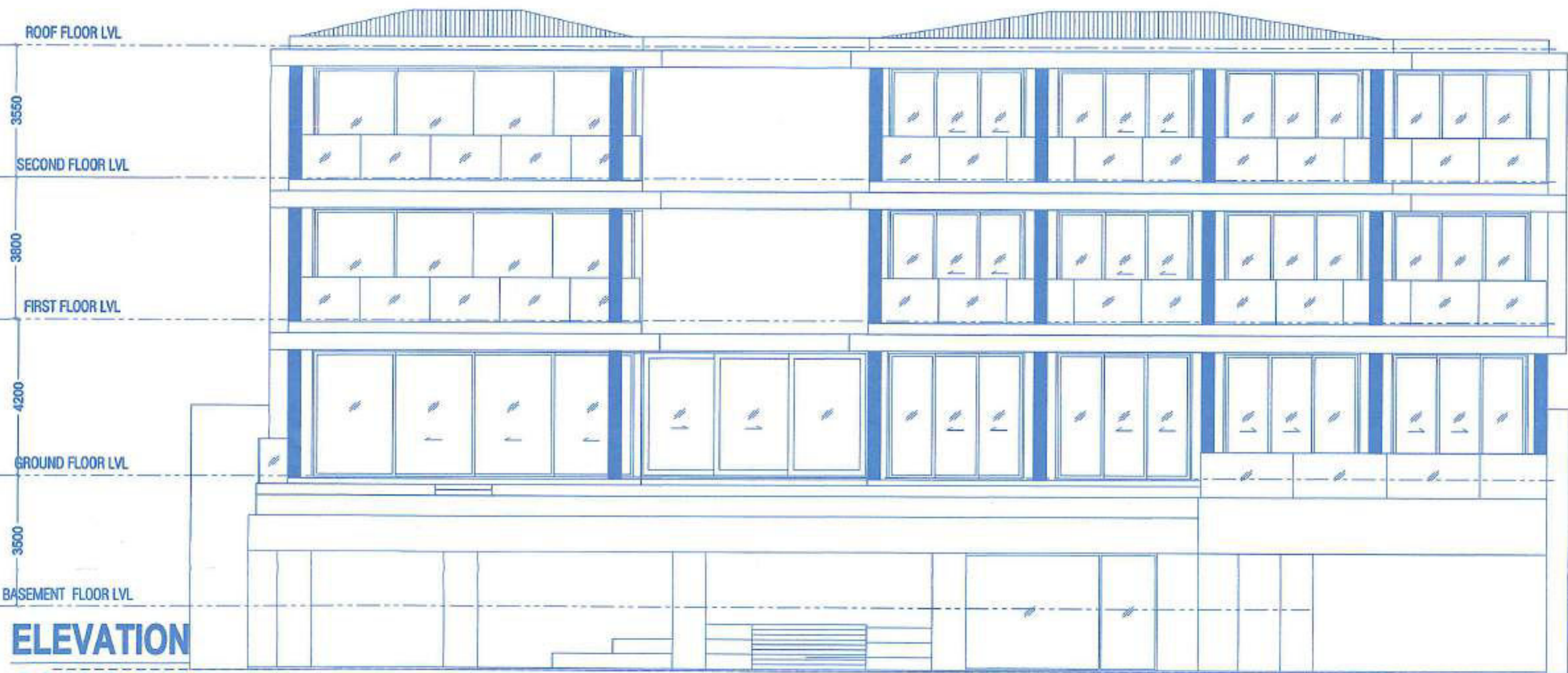
10250

12/02/2024

Dy. Town Planner

Town & Country Planning Dept

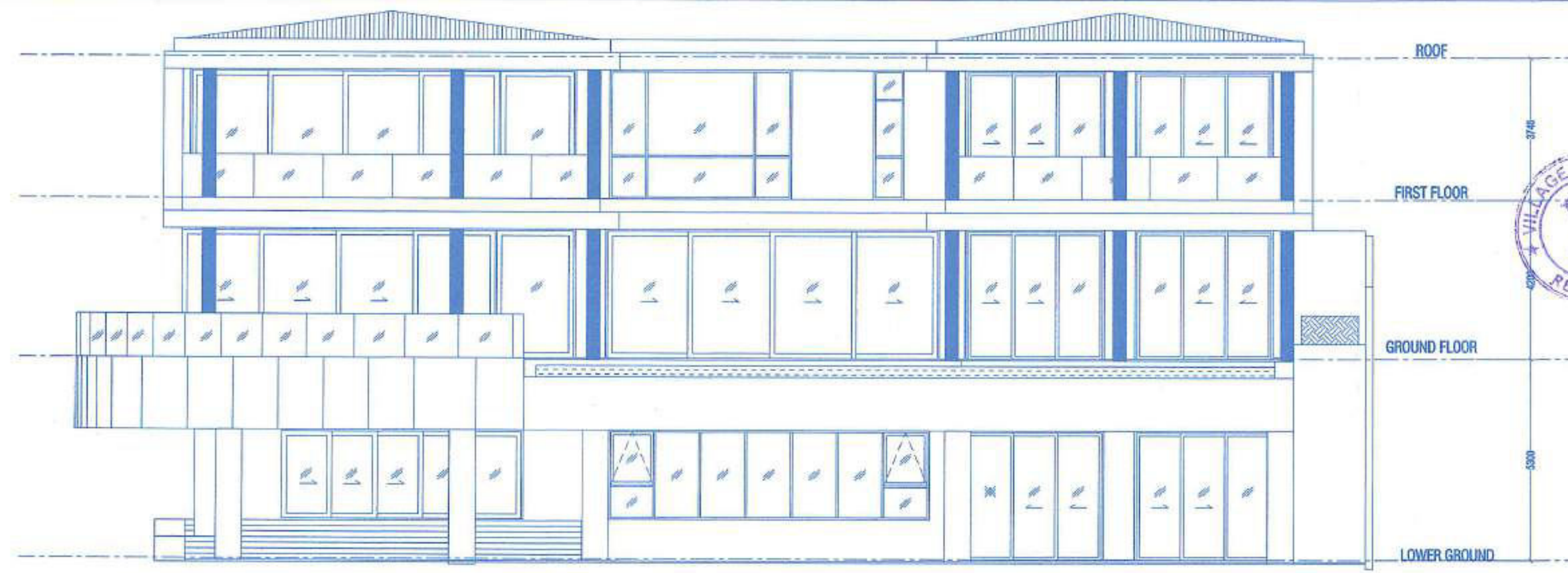
Govt. of Goa, Mapusa

ELEVATION
SCALE-1:100APPROVED VIDE PERMISSION
No. VP/PMH/Cons./Map/11/2024/35/1284

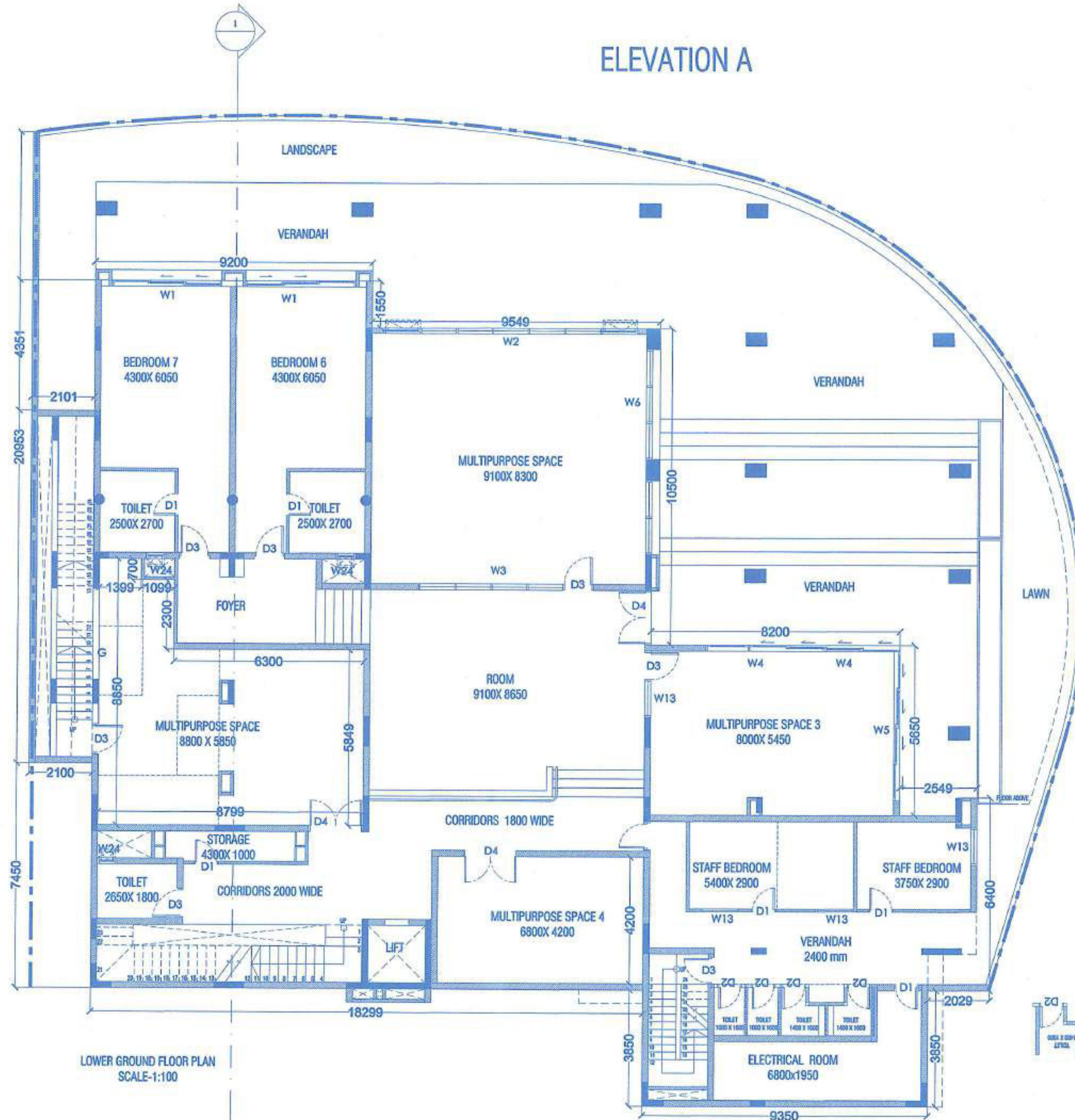
Date: 3.01/2025

APPROVED V.P. MEETING 03/01/2025

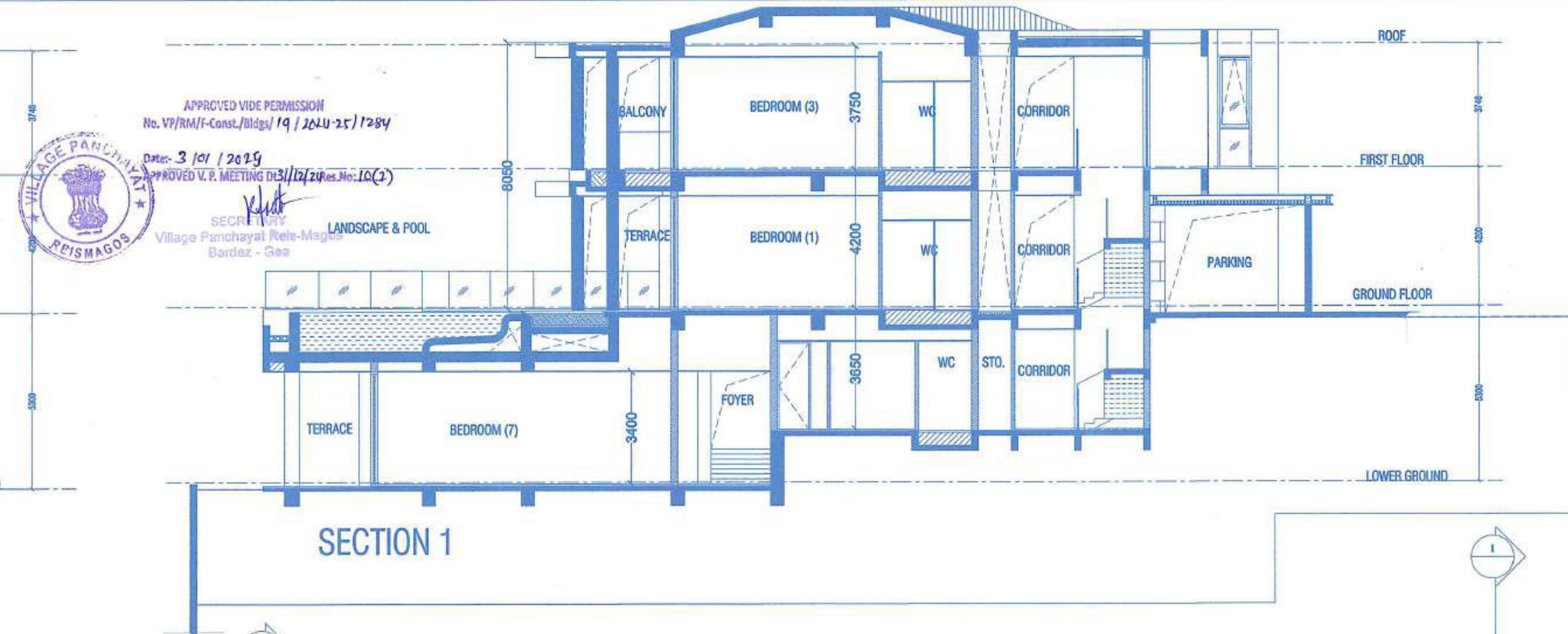
Village Panchayat, Mapusa



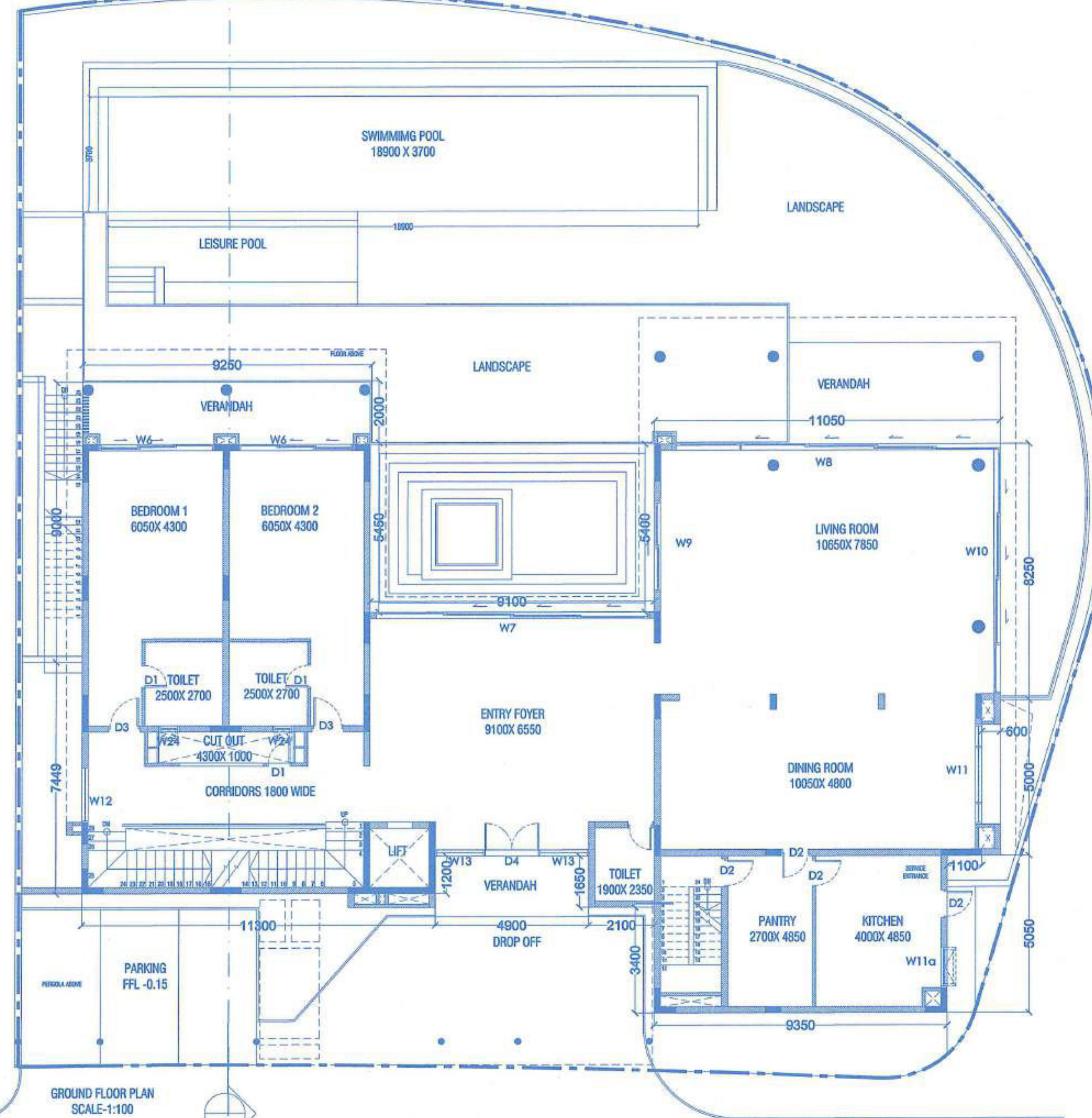
ELEVATION A



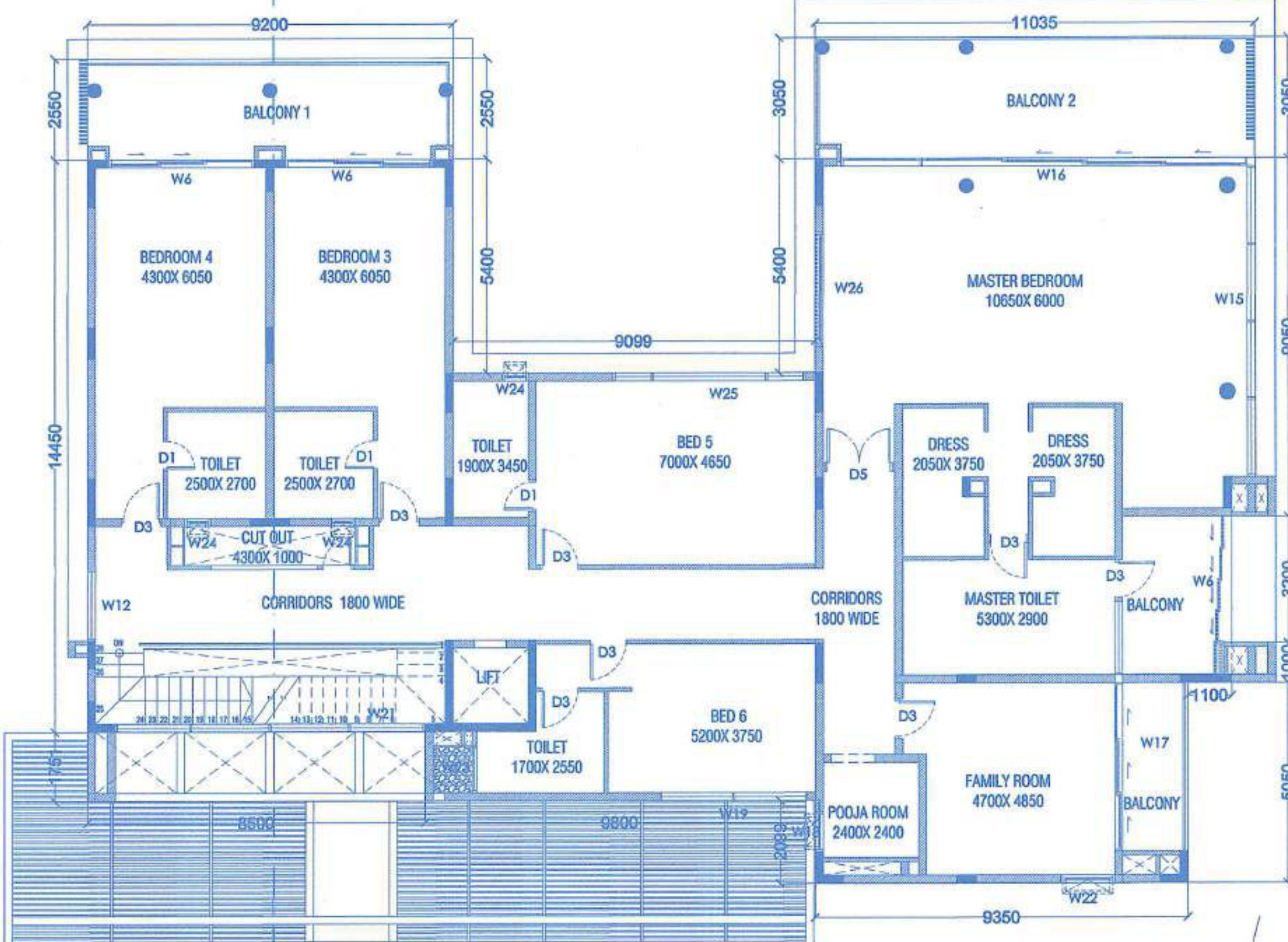
LOWER GROUND FLOOR PLAN
SCALE:1:100



SECTION 1



GROUND FLOOR PLAN
SCALE:1:100



FIRST FLOOR PLAN
SCALE:1:100

APPROVED VIDE PERMISSION
No. V.P./RM/J-Const./Bldgs/ 19 / 2024 / 15 / 1284
Date: 3 / 01 / 2025
APPROVED V.P. MEETING DEC 11 / 2024 No. 15 (2)
SECRETARY
Village Panchayat Reis-Magos
Bardez - Goa

LANDSCAPE & POOL

Approved With Condition Vide
T.C.O No: TCR/2024/EM/170/24/10280
02/11/2024
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Maouss

AREA CALCULATION FOR 24 BAYVIEW

FLOORS	TOTAL B.U.A (sq.m.)	STAIRCASE/ LIFT (sq.m.)	AREA FREE OF F.A.R.				LESS ADDITIONAL F.A.R. 7.5%	NET F.A.R. (sq.m.)
			BALCONY/ VERANDAH (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	MEP ROOM (sq.m.)		
LOWER GROUND	814.38	70.80	77.90	0.00	0.00	19.94	0.00	645.74
GROUND FLOOR	453.59	64.80	31.34	0.00	0.00	0.00	64.014	283.43
FIRST FLOOR	471.90	52.46	30.37	17.72	0.00	0.00	0.00	370.72
TOTAL	1739.87	188.06	139.61	17.72	0.00	19.94	64.014	1309.90
COVERED AREA = 447.13 SQ.MT. F.A.R = 1309.90 SQ.MT. B.U.A = 1739.87 SQ.MT. POOL = 101.94 SQ.MT.			INFRA.TAX AREA COMMERCIAL 86.77 M2			INFRA.TAX AREA RESIDENTIAL 1739.87 + 101.94 - 86.77 = 1755.04 M2		

Description	Carpet area	Area of Exclusive Balcony/ Verandah	Area of Exclusive Open Terrace (including swimming pool)	Exclusive Paved, Unpaved area
Area Under Bayview 24	1196.10	438.59	343.34	248.55

DOOR	WIDTH	CILL	LINTEL	HEIGHT
D1	800	00	2400	2400
D2	900	00	2400	2400
D3	1000	00	3000	3000
D4	1800	00	3000	3000
D5	1700	00	3400	3400

WINDOW	WIDTH	CILL	LINTEL	HEIGHT
W1	3650	00	3000	3000
W2	6450	00	3000	3000
W3	4850	00	3000	3000
W4	6350	1850	3000	1550
W5	5000	00	3000	3000
W6	3650	00	3400	3400
W7	8800	00	3400	3400
W8	10400	00	3400	3400
W9	7875	00	3400	3400
W10	2900	00	3400	3400
W11	3200	00	3400	3400
W11a	1345	1550	3400	1850
W12	1800	00	3400	3400
W13	1250	00	3400	3400
W14	700	1550	3400	1850
W15	7850	00	3400	3400
W16	10200	00	3400	3400
W17	4250	00	3400	3400
W18	1000	00	3400	3400
W19	3700	1550	3400	1850
W20	2100	00	3400	3400
W21	7800	00	3400	3400
W22	1350	1550	3400	1850
W23	1150	1550	3400	1850
W24	650	1550	3400	1850
W25	650	1550	3400	1850
W26	2900	00	3400	3400
W27	525	1550	3400	3400

OWNER'S SIGNATURE :

CONSULTANT'S SIGNATURE :

PANDEY GATTONS
BEIJING JAME FIV
CHARACTER ENGINEER
T.C.P. Reg. No. 200572010

PROPOSED CONSTRUCTION OF (THE BAYVIEW) GROUP
HOUSING IN PLOT BEARING SURVEY
NOS. 8711-A-1 & 8711-A-2 & 8711-A-3 OF VILLAGE
REIS MAGOS, TALUKA BARDEZ, GOA.

OWNER:

DLF EXCLUSIVE FLOORS PVT LTD &
BHAMINI REAL ESTATE DEVELOPERS PRIVATE LIMITED

AREA CALCULATION FOR 25 BAYVIEW

FLOORS	TOTAL B.U.A (sq.m.)	AREA FREE OF F.A.R.					LESS ADDITIONAL F.A.R. 7.5%	NET F.A.R (sq.m.)
		STAIRCASE/ LIFT (sq.m.)	BALCONY/ VERANDAH (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	MEP ROOM (sq.m.)		
LOWER GROUND	705.559	75.05	39.46	0.00	0.00	21.25	0.00	569.79
GROUND FLOOR	402.909	56.97	23.70	0.00	0.00	0.00	64.01	258.23
FIRST FLOOR	409.171	52.46	26.04	0.00	0.00	0.00	0.00	330.67
TOTAL	1517.639	184.48	89.20	0.00	0.00	21.25	64.01	1158.69

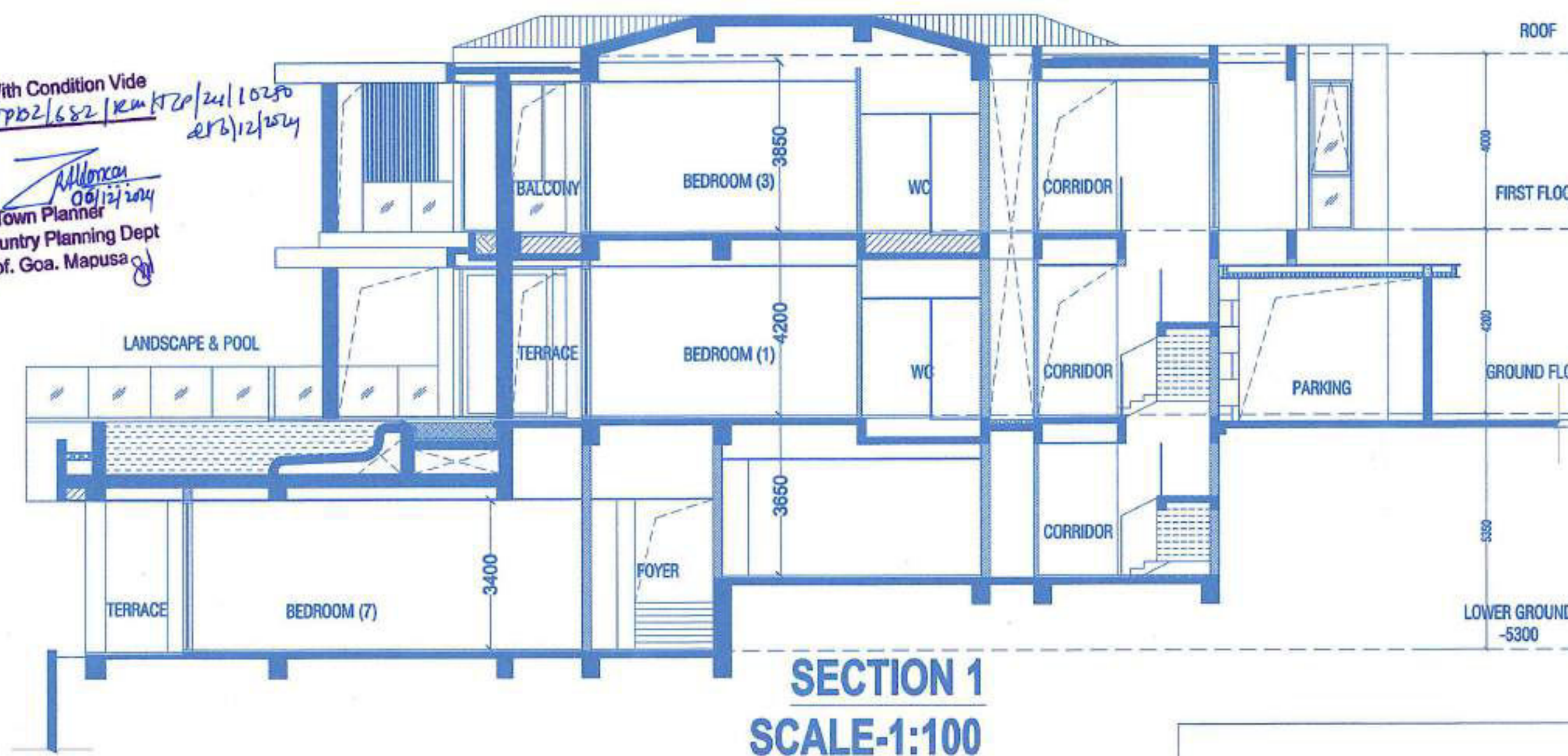
COVERED AREA = 402.91 SQ.MT.
F.A.R = 1158.69 SQ.MT.
B.U.A = 1517.64 SQ.MT.
POOL = 94.10 SQ.MT.

INFRA.TAX AREA COMMERCIAL
75.68 M2

INFRA.TAX AREA RESIDENTIAL
1517.64 + 94.10 - 75.66 = 1536.08 M2

Description	Carpet area	Area of Exclusive Balcony/ Verandah	Area of Exclusive Open Terrace (including swimming pool)	Exclusive Paved, Unpaved area
Area Under Bayview 25	1023.20	348.45	284.09	264.31

Approved With Condition Vide
T.C.O No: 7702/682/KM (72/24/10250
28/12/2024)
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

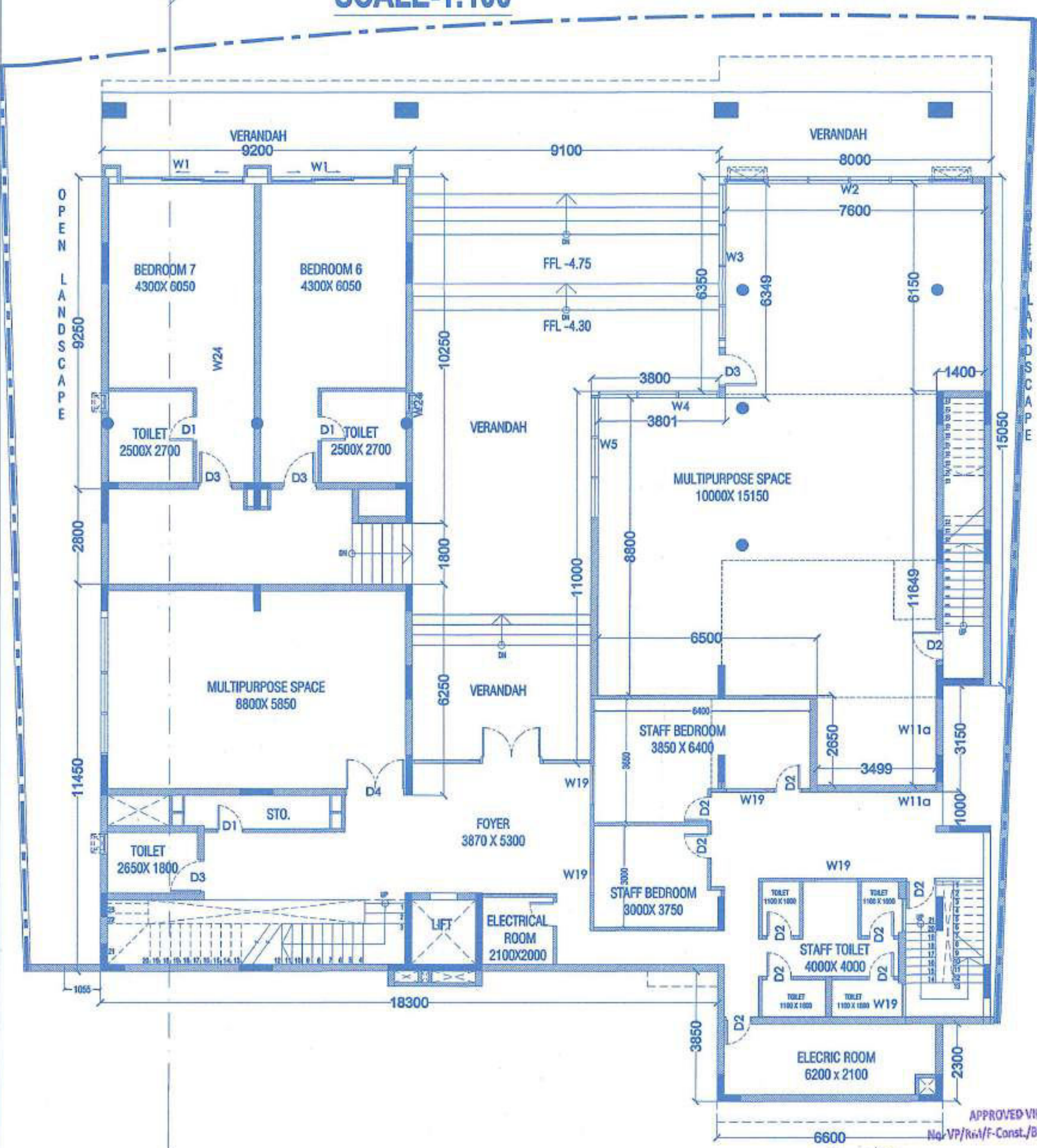


SECTION 1
SCALE-1:100

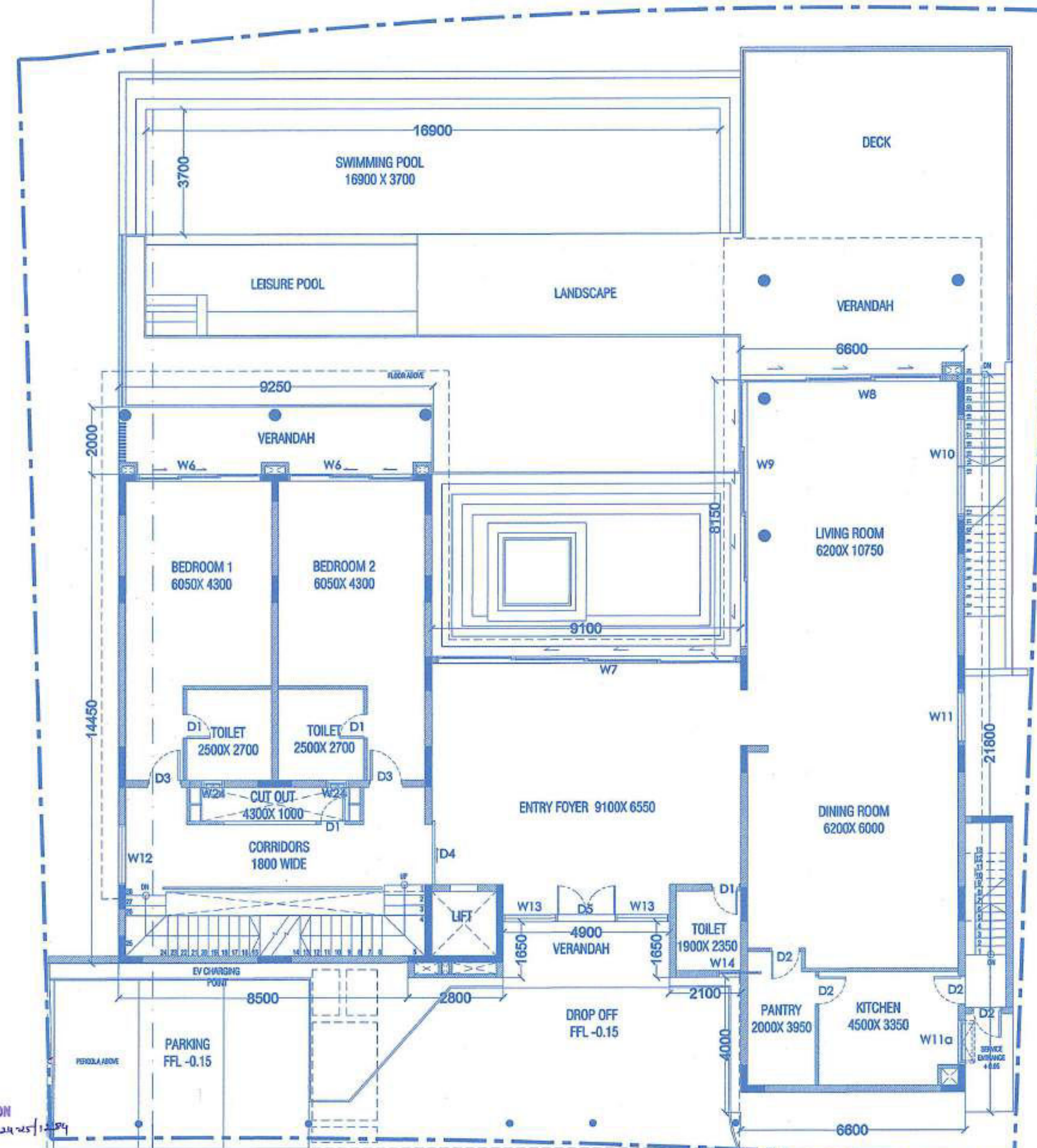
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D2	900	00	2400	2400
D3	1000	00	3000	3000
D4	1800	00	3000	3000
D5	1700	00	3400	3400

WINDOW	WIDTH	CILL	LINTEL	HEIGHT
W1	3450	00	3000	3000
W2	7250	00	3000	3000
W3	4575	00	3000	3000
W4	3600	1850	3000	1550
W5	3575	00	3000	3000
W6	3650	00	3400	3400
W7	8800	00	3400	3400
W8	5900	00	3400	3400
W9	7875	00	3400	3400
W10	2900	00	3400	3400
W11	1500	00	3400	3400
W11a	1345	1550	3400	1850
W12	1800	00	3400	3400
W13	1600	00	3400	3400
W14	700	1550	3400	1850
W15	5750	00	3400	3400
W16	7725	00	3400	3400
W17	4250	00	3400	3400
W18	3700	00	3400	3400
W19	1150	1550	3400	1850
W20	2100	00	3400	3400
W21	7750	00	3400	3400
W22	1350	1550	3400	1850
W23	1000	1550	3400	1850
W24	650	1550	3400	1850
W25	800	1550	3400	1850
W26	4800	00	3400	3400

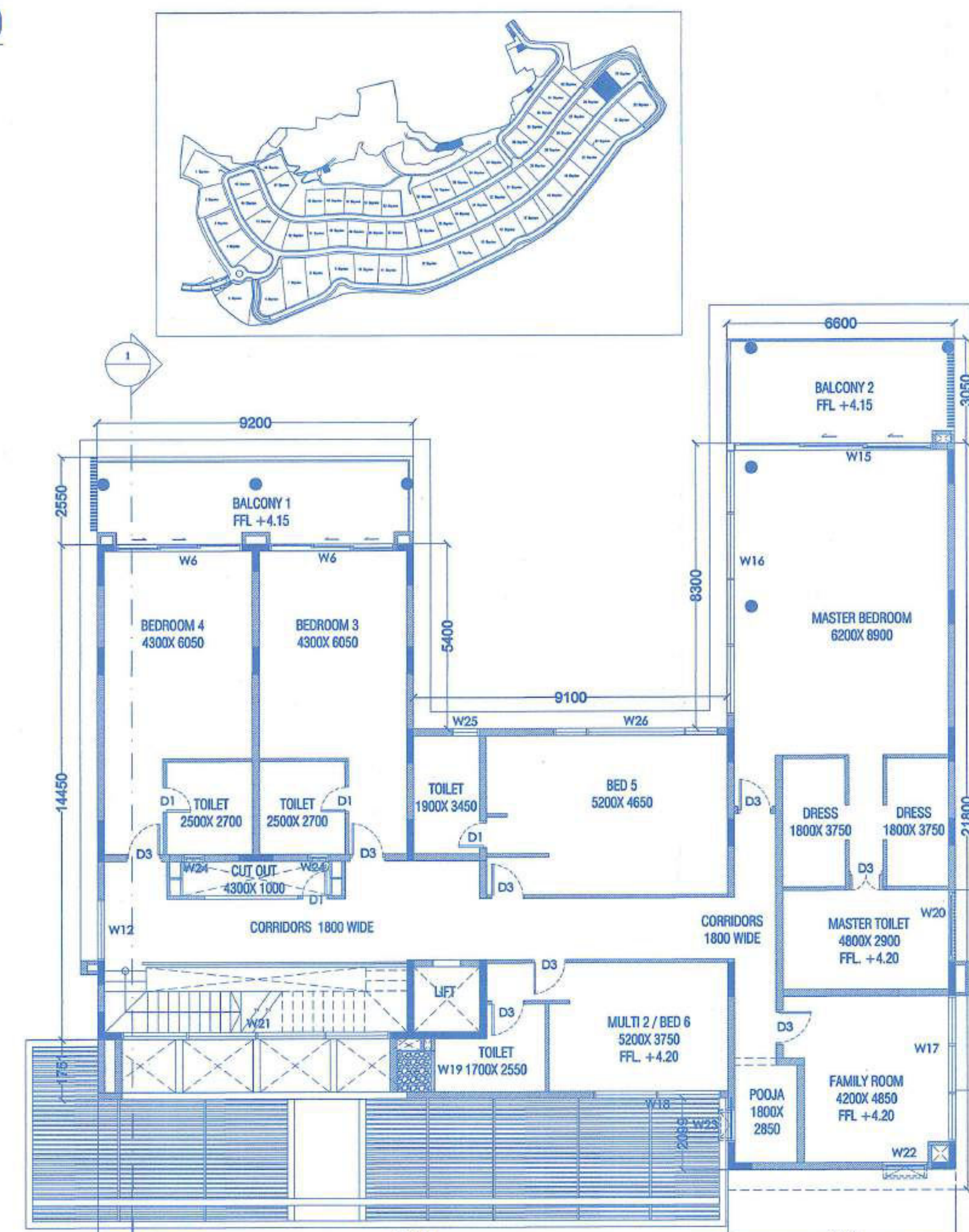
ELEVATION A
SCALE-1:100



LOWER GROUND PLAN
SCALE-1:100



GROUND FLOOR PLAN
SCALE-1:100



FIRST FLOOR PLAN
SCALE-1:100



APPROVED V.P. MEETING 03/01/2025
Date: 03/01/2025
SECRETARY
Village Panchayat Reis-Magos
Bardez - Goa

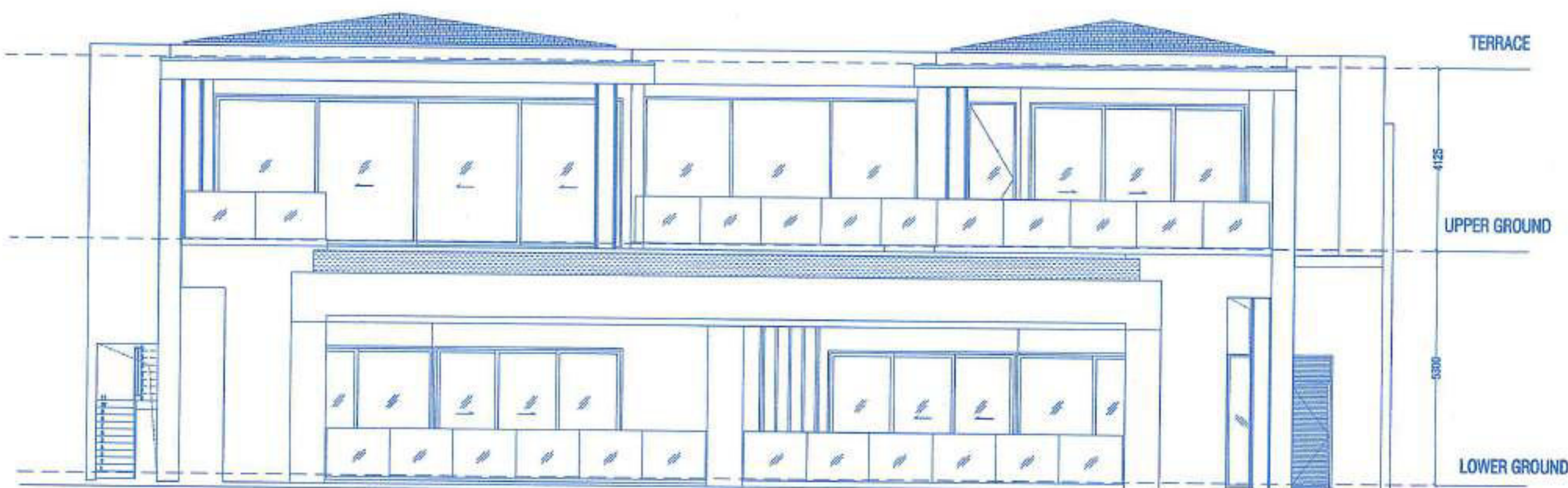
OWNER'S SIGNATURE:

CONSULTANT'S SIGNATURE:

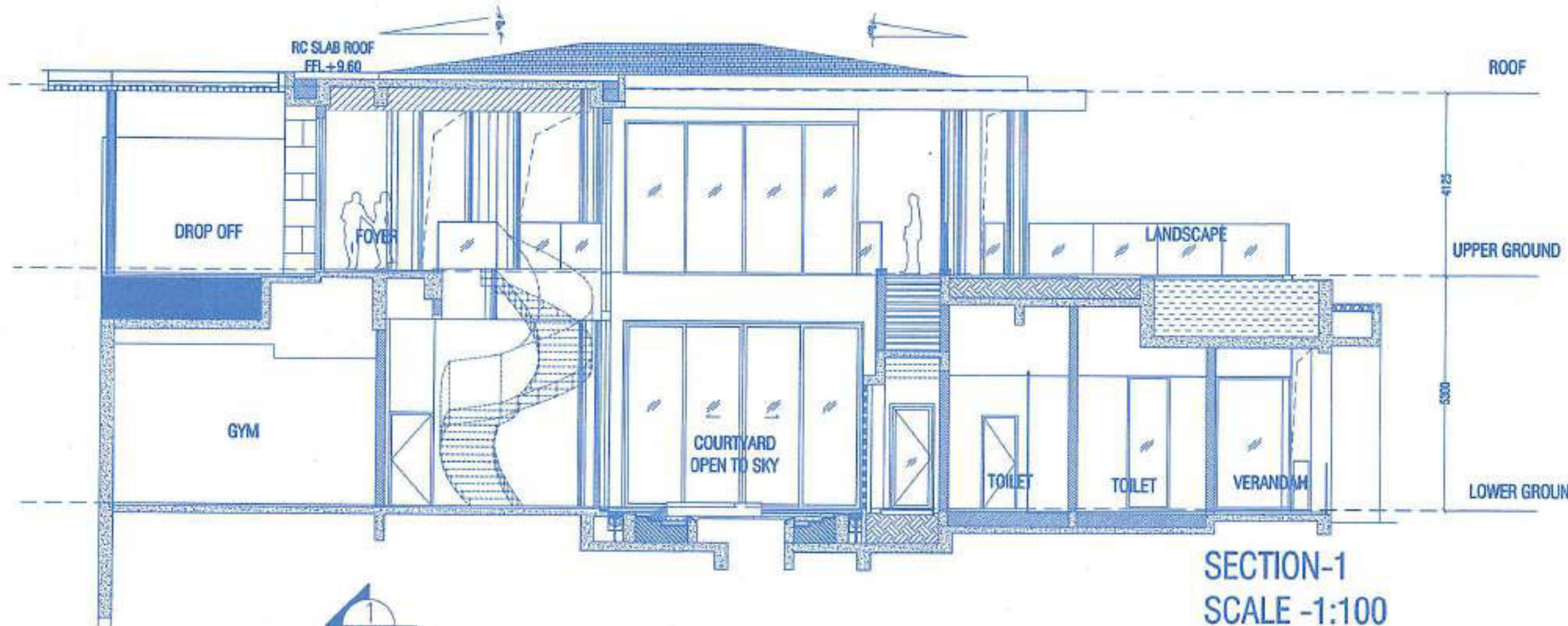
PAVIT GAYDA
REGISTERED ARCHT.
CHARITABLE TRUST
T.C.P. No. 1/1965/24

PROPOSED CONSTRUCTION OF (THE BAYVIEW) GROUP
HOUSING IN PLOT BEARING SURVEY
NOS. 87/1-A-1 & 87/1-A-2 & 87/1-A-3 OF VILLAGE
REIS MAGOS, TALUKA BARDEZ GOA.

OWNER:
DLF EXCLUSIVE FLOORS PVT LTD &
BHAMINI REAL ESTATE DEVELOPERS PRIVATE LIMITED



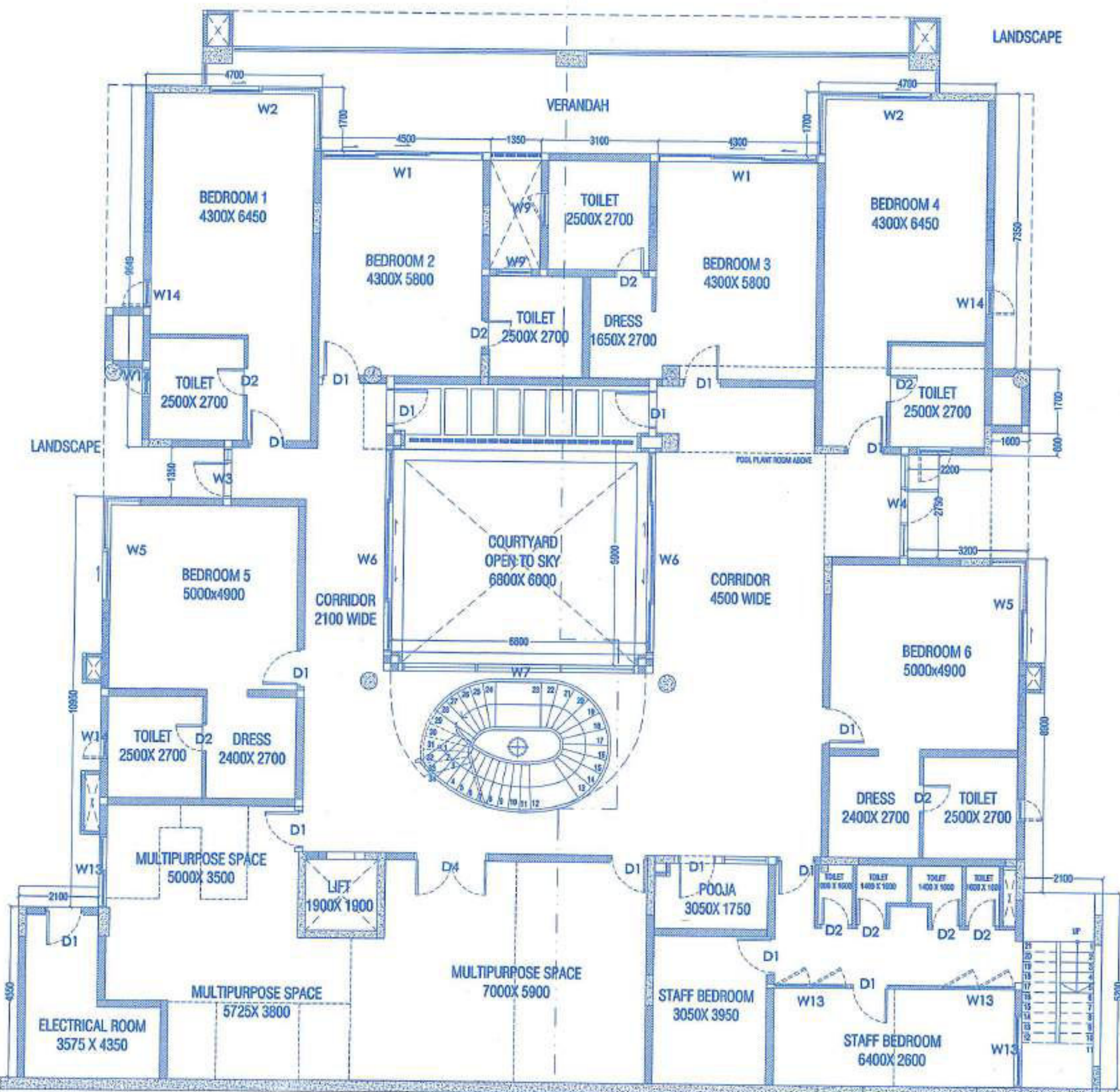
ELEVATION
SCALE -1:100



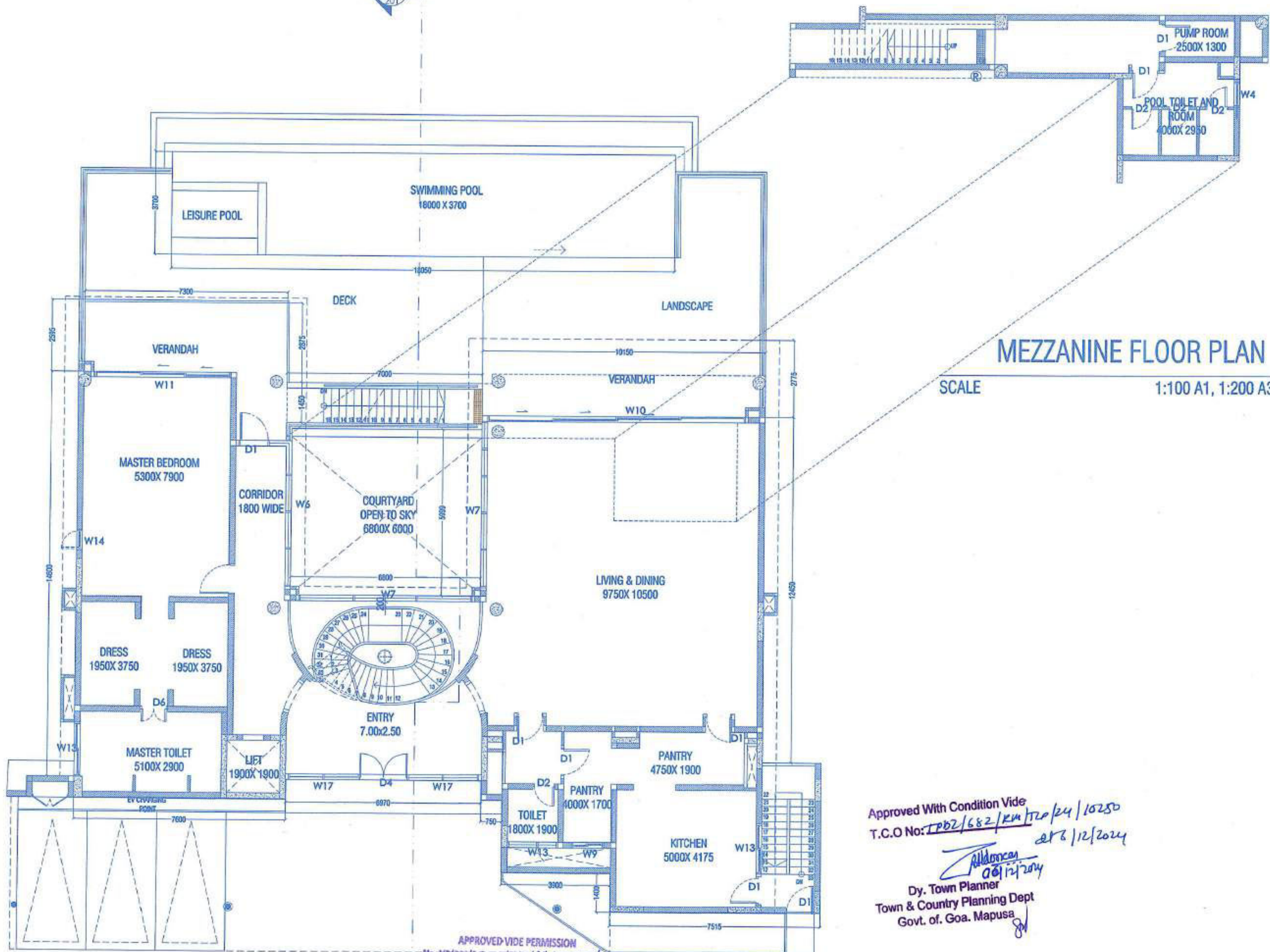
SECTION-1
SCALE -1:100

AREA CALCULATION FOR
26 Bayview TO 30 Bayview

FLOORS	TOTAL B.U.A (sq.m.)	AREA FREE OF F.A.R.					LESS ADDITIONAL F.A.R. 7.5%	NET F.A.R (sq.m.)
		STAIRCASE/ LIFT (sq.m.)	BALCONY/ VERANDAH (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	MEP ROOM (sq.m.)		
LOWER GR. FLOOR	638.56	42.67	30.97	0.00	0.00	19.77	0.00	545.15
UPPER GR. FLOOR	441.71	54.41	37.04	0.00	0.00	23.98	16.83	309.15
TOTAL	1080.27	97.08	68.01	0.00	0.00	43.75	16.83	854.30
COVERED AREA = 617.35 SQ.MT. F.A.R = 854.30 SQ.MT. B.U.A = 1080.27 SQ.MT. POOL = 74.04 SQ.MT.		COVERED AREA = 617.35 X 5 = 3086.75 SQ.MT. F.A.R = 854.30 X 5 = 4271.50 SQ.MT. B.U.A = 1080.27 X 5 = 5401.35 SQ.MT. POOL = 74.04 X 5 = 370.20 SQ.MT.					INFRA.TAX AREA COMMERCIAL 240.45 M2 INFRA.TAX AREA RESIDENTIAL 5401.35 + 370.20 - 240.45 = 5536.83 M2	

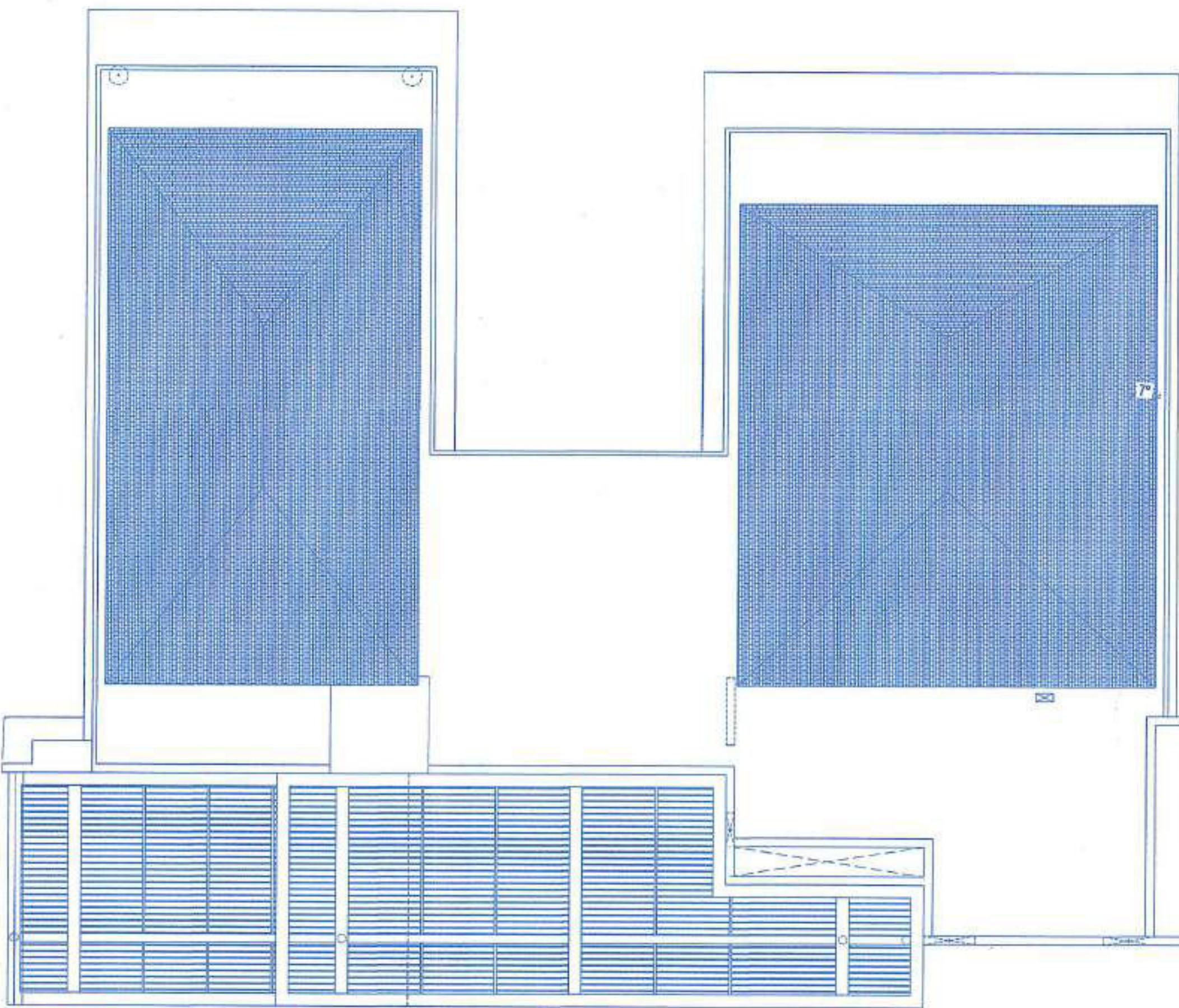


LOWER GROUND FLOOR PLAN
SCALE -1:100



MEZZANINE FLOOR PLAN
SCALE 1:100 A1, 1:200 A3

UPPER GROUND FLOOR PLAN
SCALE -1:100



ROOF PLAN
SCALE -1:100

Description	Carpet area	Area of Exclusive Balcony/ Verandah	Area of Exclusive Open Terrace (including swimming pool)	Exclusive Paved, Unpaved area
Area Under Bayview 26	796.32	171.02	253.71	263.91
Area Under Bayview 27	796.32	171.02	253.71	233.86
Area Under Bayview 28	796.32	171.02	253.71	221.39
Area Under Bayview 29	796.32	171.02	253.71	205.62
Area Under Bayview 30	796.32	171.02	253.71	232.37

DOOR	WIDTH	CILL	LINTEL	HEIGHT
D1	1000	00	3000	3000
D2	800	00	2400	2400
D3	1480	00	3000	3000
D4	1800	00	3000	3000
D6	1000	00	2400	2400

WINDOW	WIDTH	CILL	LINTEL	HEIGHT
W1	4300	00	3000	3000
W2	4730	00	3000	3000
W3	1350	00	3000	3000
W4	2750	00	3000	3000
W5	3775	00	3000	3000
W6	5400	00	4300	4300
W7	6200	00	4300	4300
W8	1700	00	3000	3000
W9	1000	1850	550	2400
W10	9250	00	3400	3400
W11	4900	00	3400	3400
W12	1720	1850	550	2400
W13	1900	1850	550	2400
W14	700	1850	550	2400
W15	6475	00	3400	3400
W16	7000	00	3400	3400
W17	2500	00	3000	3000

Approved With Condition Vide
T.C.O No: 1702/682/KM 120/24/10250
28/12/2024
Dy. Town Planner
Town & Country Planning Dept
Govt. of. Goa, Mapusa



APPROVED VIDE PERMISSION
No. VP/Infra/Cons/2023/119/2023-25/1284
Date: 3/01/2025
APPROVED V.P. MEETING DATE: 28/12/2024
SECRETARY
Village Panchayat Reismagos
Barddez - Goa

OWNER'S SIGNATURE :



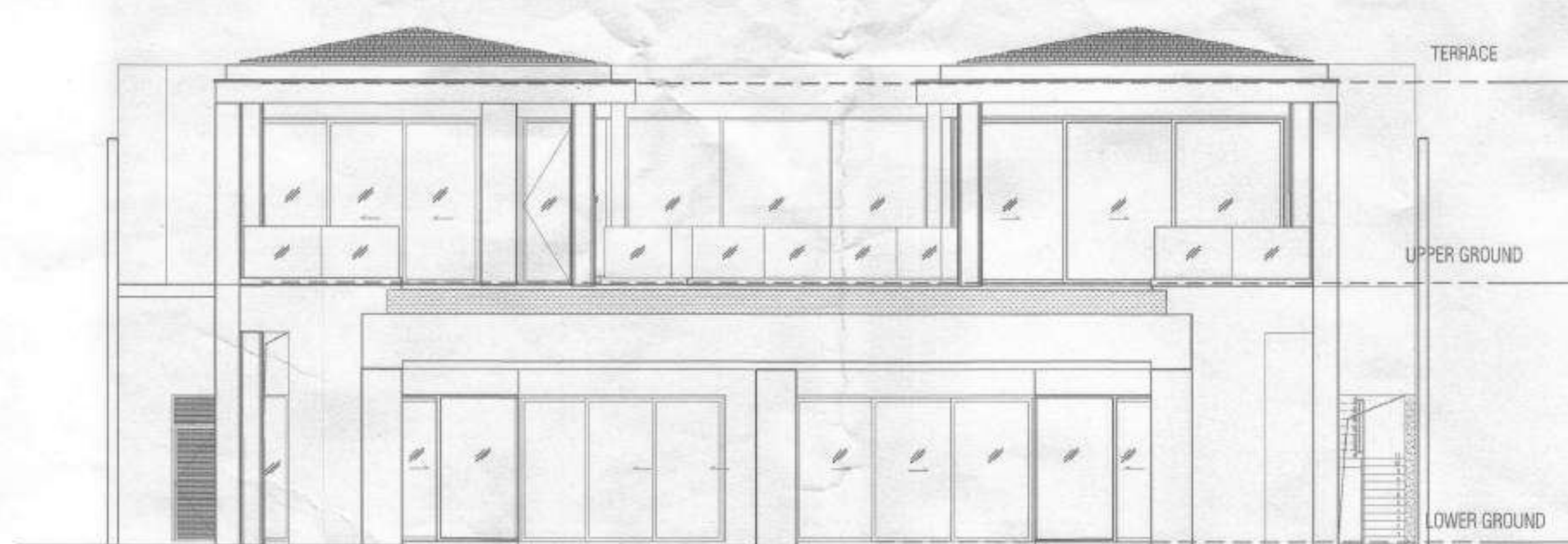
CONSULTANT'S SIGNATURE :

PANU QUINDE
BENIGNA VIEVIE
CHARTERED ENGINEER
T.C.P. Reg. No. 0057/2010

PROPOSED CONSTRUCTION OF (THE BAYVIEW) GROUP
HOUSING IN PLOT BEARING SURVEY
NOS. 87/1- A-1 & 87/1- A-2 & 87/1-A-3 OF VILLAGE
REIS MAGOS, TALUKA BARDEZ GOA.

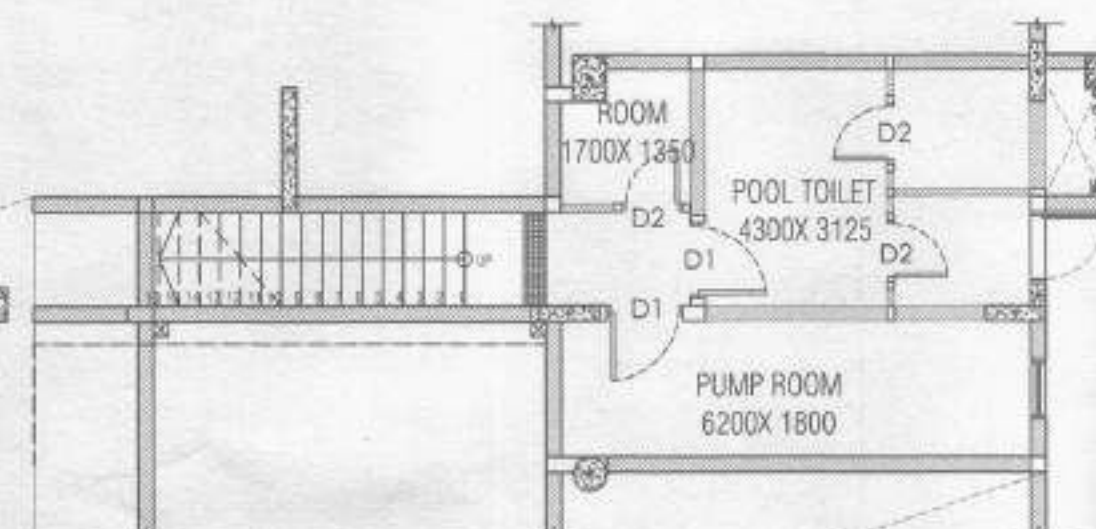
OWNER:

DLF EXCLUSIVE FLOORS PVT LTD &
BHAMINI REAL ESTATE DEVELOPERS PRIVATE LIMITED



SECTION 1
SCALE: 1:100

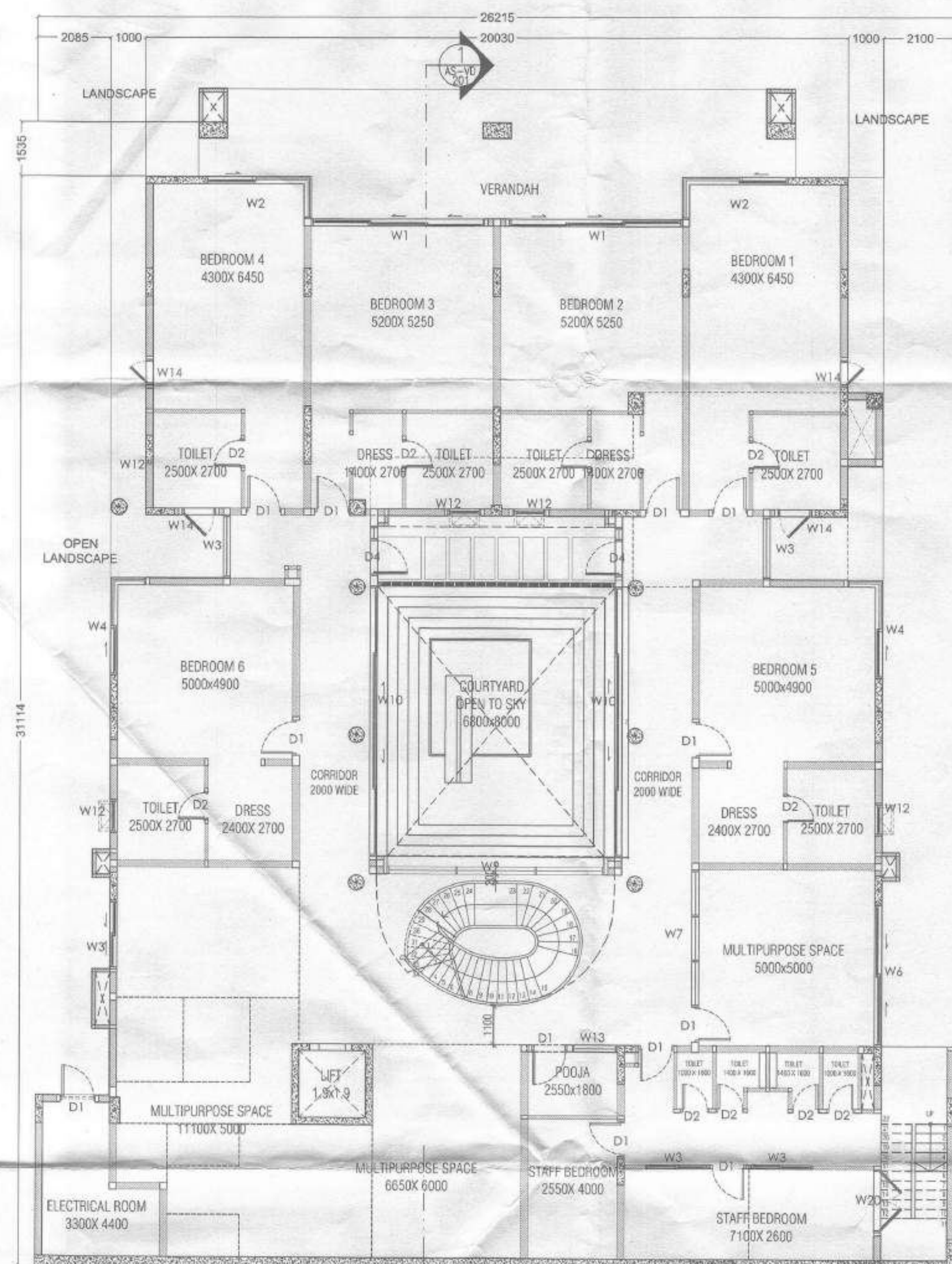
SECTION 1
SCALE-1:100



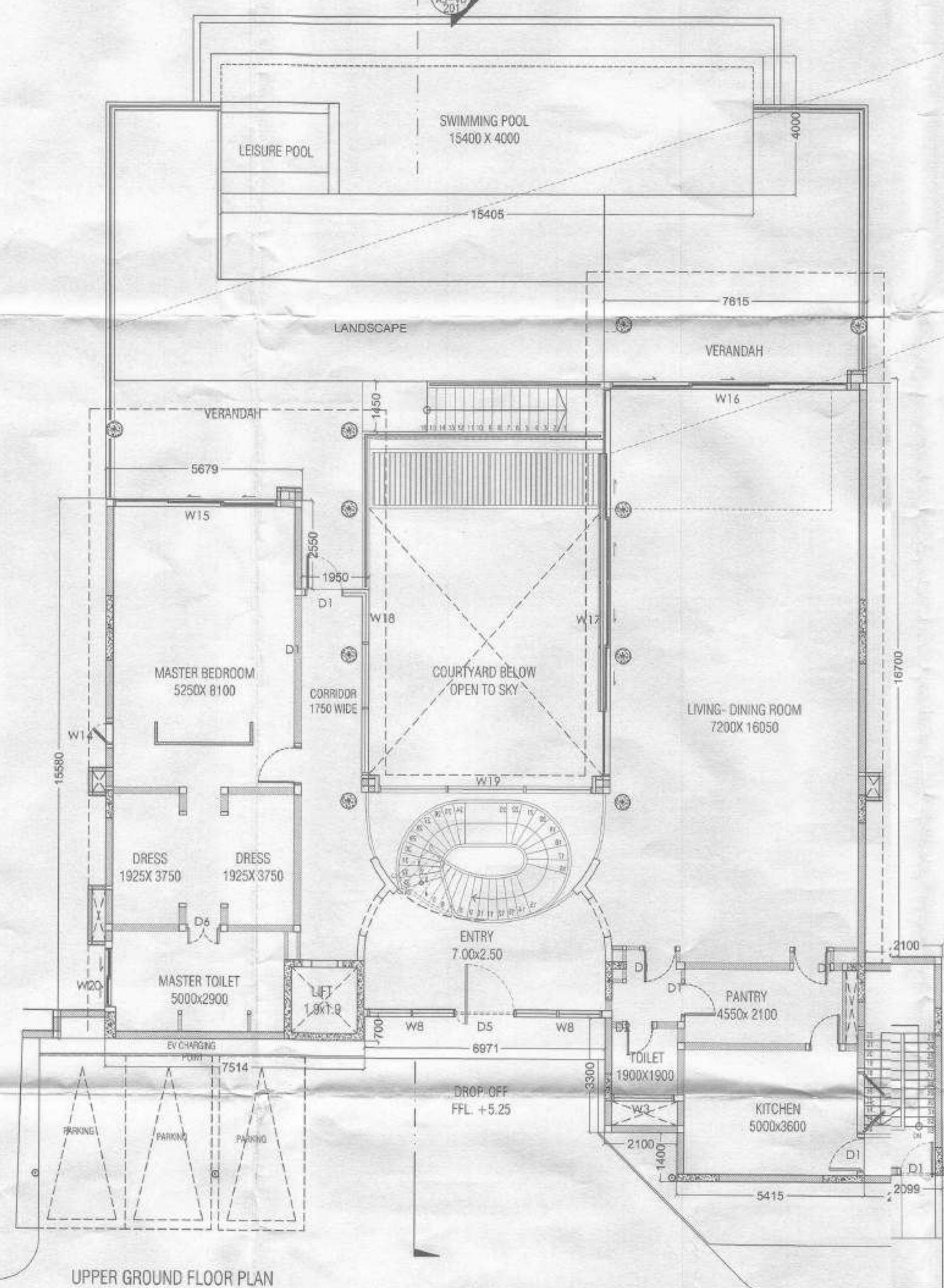
MEZZANINE FLOOR PLAN
SCALE-1:100

AREA FREE OF F.A.R.								
FLOORS	TOTAL B.U.A (sq.m.)	STAIRCASE/ LIFT (sq.m.)	BALCONY/ VERANDAH (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	MEP ROOM (sq.m.)	LESS ADDITIONAL F.A.R. 7.5%	NET F.A.R. (sq.m.)
LOWER GR. FLOOR	649.69	38.49	28.540	0.00	0.00	14.78	0.00	567.86
UPPER GR. FLOOR	437.79	49.48	37.15	0.00	0.00	50.361	0.00	300.70
TOTAL	1087.46	87.97	65.69	0.00	0.00	65.141	0.00	888.56
COVERED AREA = 627.40 SQ.MT. F.A.R. = 888.56 SQ.MT. B.U.A = 1087.49 SQ.MT. POOL = 62.44 SQ.MT.		COVERED AREA = 627.4 x 30 = 18822 SQ.MT. F.A.R. = 888.56 x 30 = 26056.8 SQ.MT. B.U.A = 1087.69 x 30 = 32630.7 SQ.MT. POOL = 62.44 x 30 = 1,873.2 SQ.MT.				INFRA.TAX AREA COMMERCIAL 1737.00 M2 INFRA.TAX AREA RESIDENTIAL 32630.7+1873.20=137 = 32766.90		

Description	Carpet area	Area of Exclusive Balcony/ Verandah	Area of Exclusive Open Terrace (including swimming pool)	Exclusive Paved, Unpaved area
Area Under Bayview 31	822.30	154.62	259.59	302.46
Area Under Bayview 32	822.30	154.62	259.59	287.62
Area Under Bayview 33	822.30	154.62	259.59	280.99
Area Under Bayview 34	822.30	154.62	259.59	266.89
Area Under Bayview 35	822.30	154.62	259.59	267.74
Area Under Bayview 36	822.30	154.62	259.59	327.38
Area Under Bayview 37	822.30	154.62	259.59	330.18
Area Under Bayview 38	822.30	154.62	259.59	266.01
Area Under Bayview 39	822.30	154.62	259.59	335.09
Area Under Bayview 40	822.30	154.62	259.59	318.04
Area Under Bayview 41	822.30	154.62	259.59	361.42
Area Under Bayview 42	822.30	154.62	259.59	571.03
Area Under Bayview 43	822.30	154.62	259.59	510.00
Area Under Bayview 46	822.30	154.62	259.59	324.54
Area Under Bayview 47	822.30	154.62	259.59	536.42
Area Under Bayview 48	822.30	154.62	259.59	300.80
Area Under Bayview 49	822.30	154.62	259.59	297.77
Area Under Bayview 50	822.30	154.62	259.59	233.98
Area Under Bayview 51	822.30	154.62	259.59	233.62
Area Under Bayview 52	822.30	154.62	259.59	299.99
Area Under Bayview 53	822.30	154.62	259.59	240.55
Area Under Bayview 54	822.30	154.62	259.59	250.98
Area Under Bayview 55	822.30	154.62	259.59	249.12
Area Under Bayview 56	822.30	154.62	259.59	257.29
Area Under Bayview 57	822.30	154.62	259.59	267.27
Area Under Bayview 58	822.30	154.62	259.59	303.40
Area Under Bayview 59	822.30	154.62	259.59	286.33
Area Under Bayview 60	822.30	154.62	259.59	257.90
Area Under Bayview 61	822.30	154.62	259.59	256.45
Area Under Bayview 62	822.30	154.62	259.59	273.23



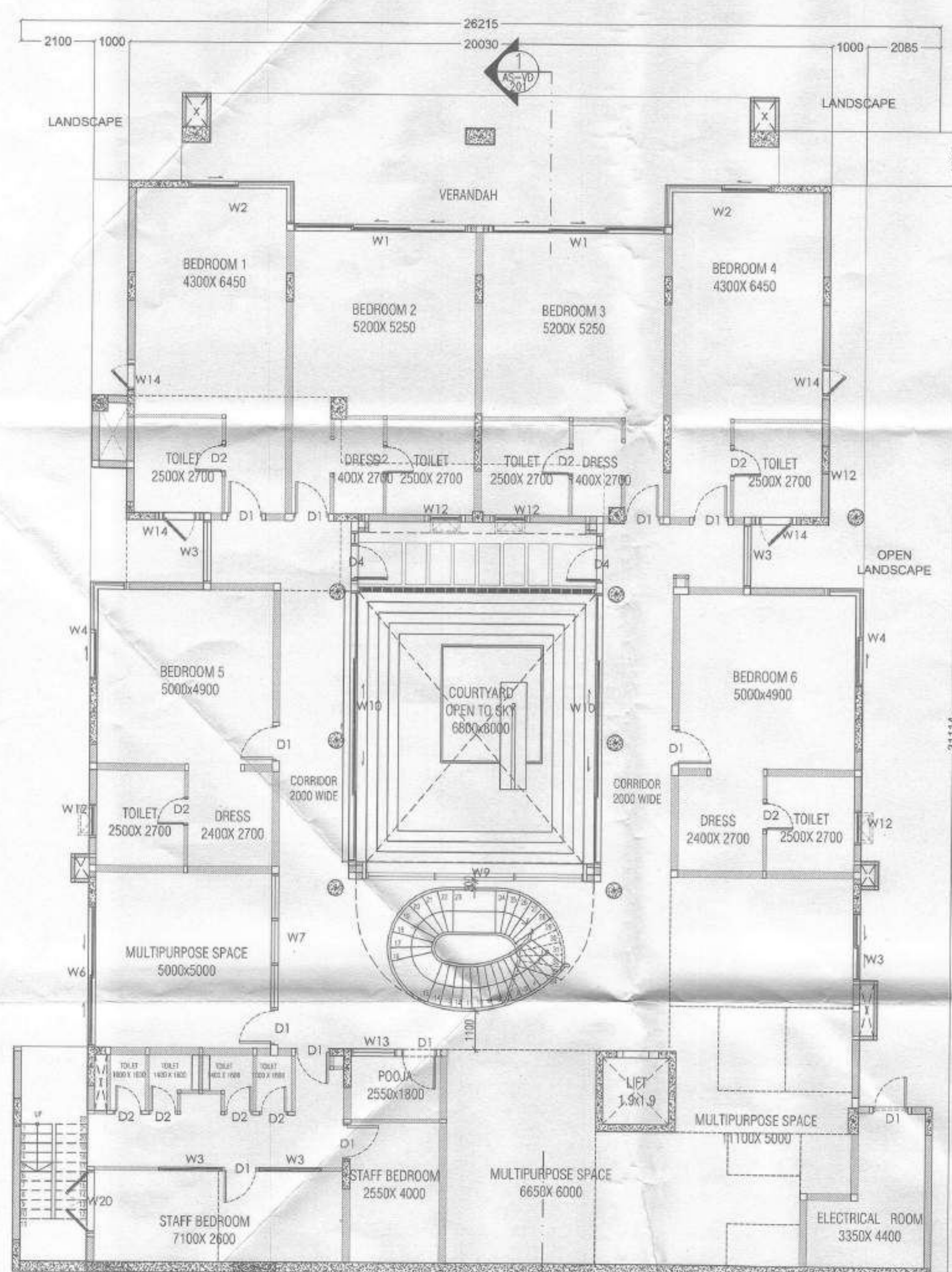
LOWER GROUND FLOOR PLAN
33, 34, 35, 36, 40, 41, 42, 48, 49 & 53 BAYVIEW
SCALE-1:100



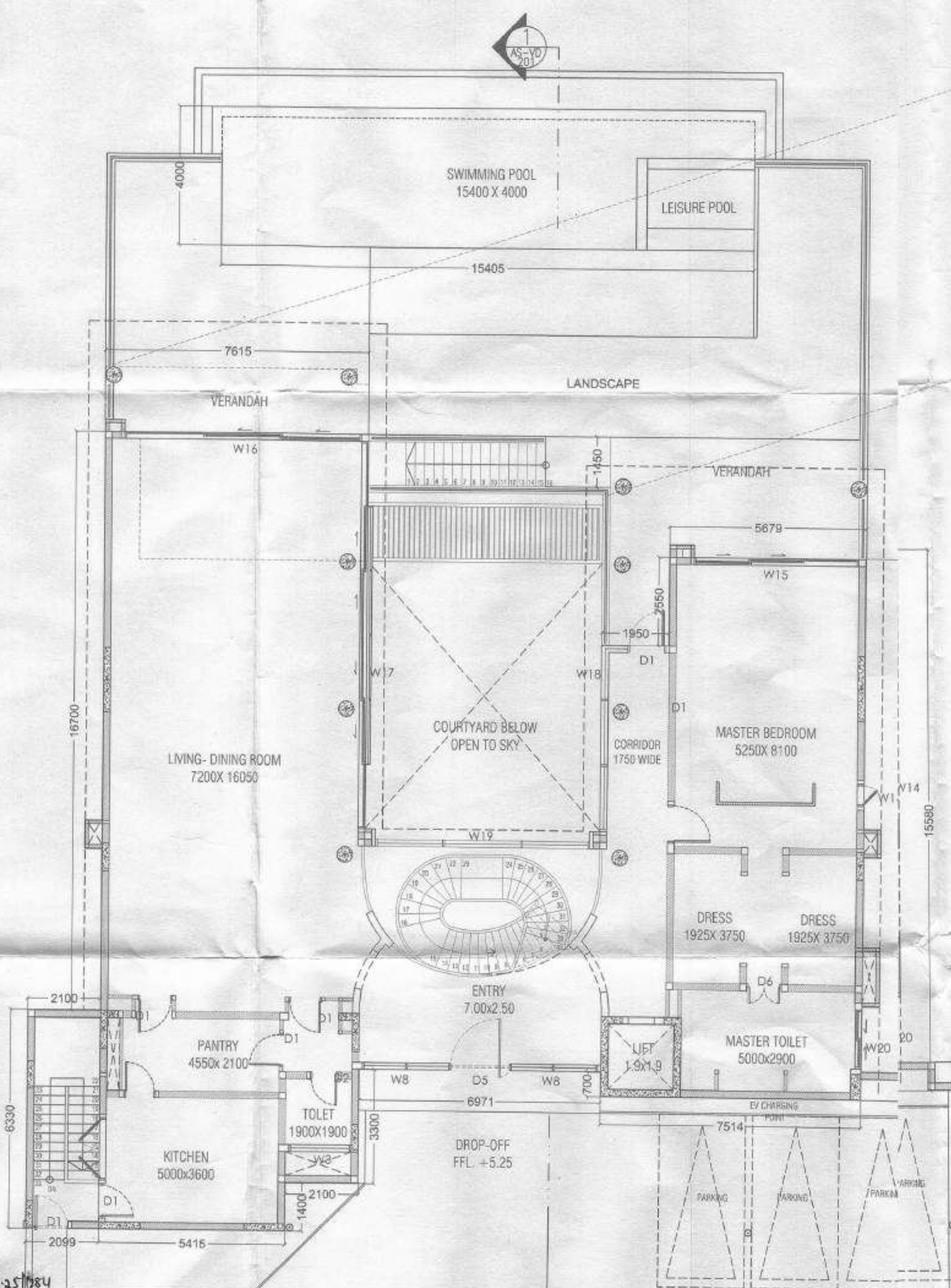
UPPER GROUND FLOOR PLAN
33, 34, 35, 36, 40, 41, 42, 48, 49 & 53 BAYVIEW
SCALE-1:100



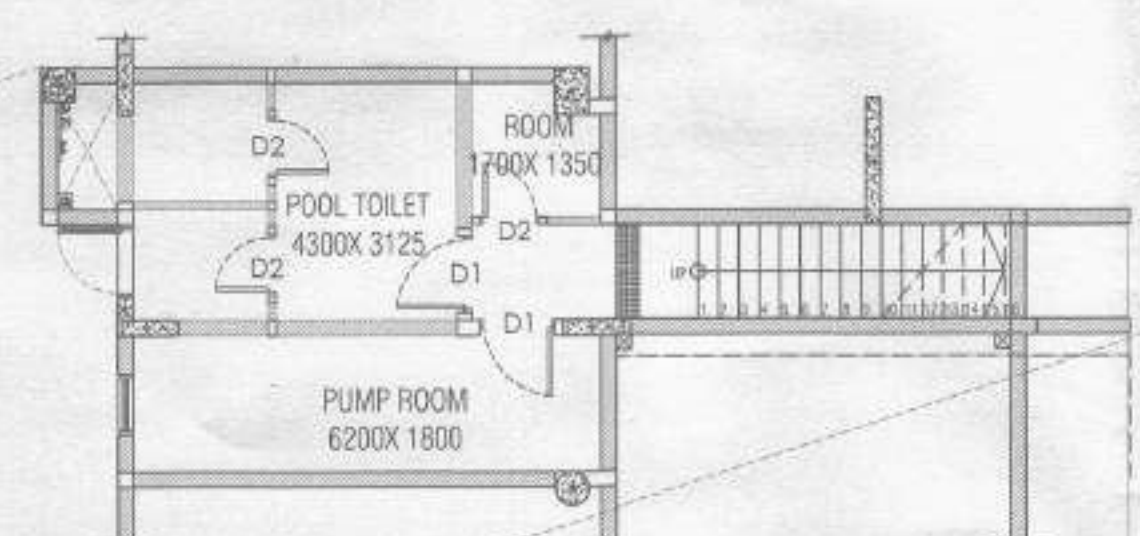
ROOF PLAN
33, 34, 35, 36, 40, 41, 42, 48, 49 & 53 BAYVIEW
SCALE-1:100



LOWER GROUND FLOOR PLAN
31, 32, 37 TO 39, 43, 46, 47, 50 TO 52, 54 TO 62 BAYVIEW
SCALE-1:100



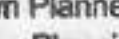
UPPER GROUND FLOOR PLAN
31, 32, 37 TO 39, 43, 46, 47, 50 TO 52, 54 TO 62 BAYVIEW
SCALE-1:100



MEZZANINE FLOOR PLAN
SCALE-1:100

DOOR	WIDTH	CILL	UNTEL	HEIGHT
D1	1000	00	3000	3000
D2	800	00	2400	2400
D3	1800	00	3000	3000
D4	1300	00	3000	3000
D5	1700	00	3000	3000
D6	1000	00	2400	2400

WINDOW	WIDTH	CILL	UNTEL	HEIGHT
W1	4950	00	3000	3000
W2	4200	00	3000	3000
W3	1800	00	3000	3000
W4	4775	00	3000	3000
W5	2650	00	3000	3000
W6	4050	00	3000	3000
W7	3900	00	3000	3000
W8	2500	00	3000	3000
W9	6800	00	4300	4300
W10	8150	00	4300	4300
W11	2400	1850	550	2400
W12	1000	1850	550	2400
W13	1300	1850	550	2400
W14	700	1850	550	2400
W15	4750	00	3400	3400
W16	7050	00	3400	3400
W17	11150	00	3400	3400
W18	6100	00	3400	3400
W19	6200	00	3400	3400
W20	1200	1850	550	2400

Approved With Condition Vider
T.C.O No: TP02/682/KM/TU/24/1028 at 6/12/20

Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Margosa

OWNER'S SIGNATURE _____

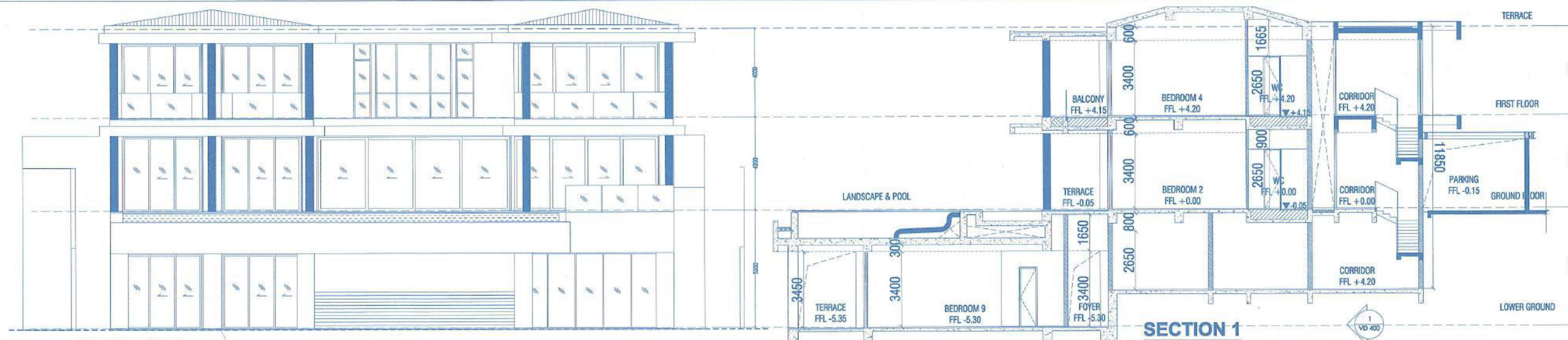
CONSULTANT'S SIGNATURE _____

PROPOSED CONSTRUCTION OF (THE BAYVIEW) GROUP
HOUSING IN PLOT BEARING SURVEY
NOS. 87/1- A-1 & 87/1- A-2 & 87/1-A-3 OF VILLAGE
REIS MAGOS, TALUKA BARDEZ GOA.

OWNER:
DLF EXCLUSIVE FLOORS PVT LTD &
BHAMINI REAL ESTATE DEVELOPERS PRIVATE LIMITED

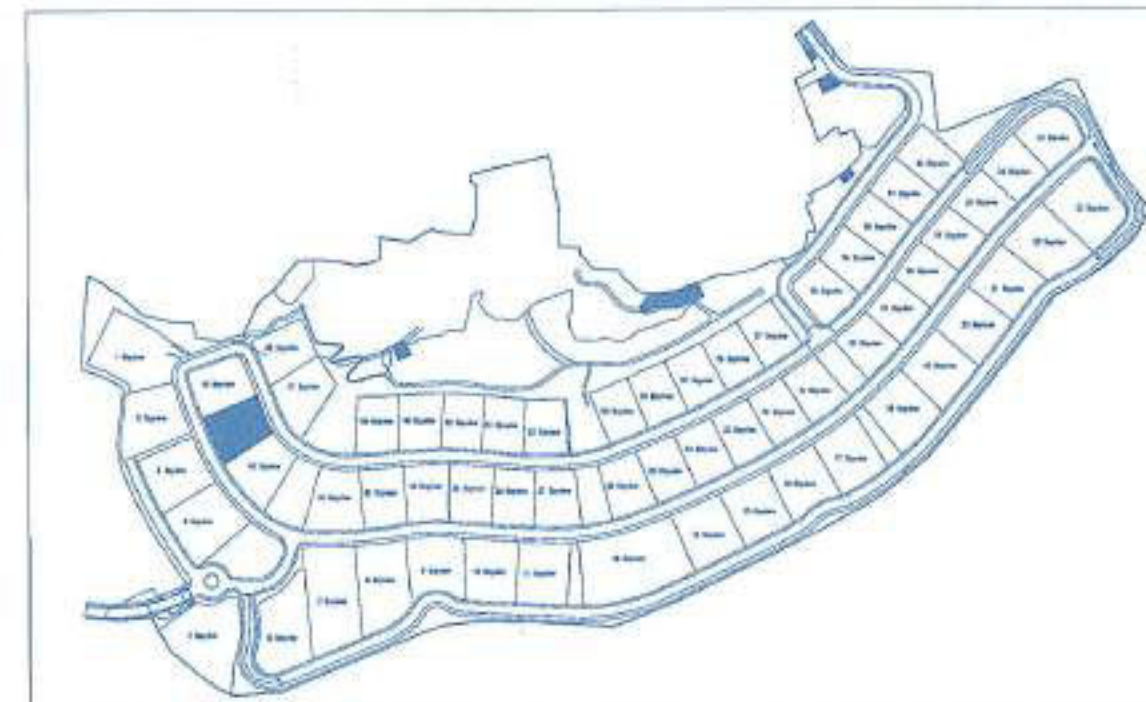


APPROVED VIDE PERMISSION
No. VP/RIA/F-Const./Bldgs/19/9024-25/1984
Date: 3/01/2025
APPROVED V. P. MEETING DATED 02/02/2025, Res. No. 100
SECRETARY
Village Panchayat Reis-Magos
Bardez - Goa



AREA CALCULATION 44 BAYVIEW

FLOORS	TOTAL B.U.A (sq.m.)	AREA FREE OF F.A.R.					LESS ADDITIONAL F.A.R. 7.5%	NET F.A.R (sq.m.)
		STAIRCASE/ LIFT (sq.m.)	BALCONY/ VERANDAH (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	MEP ROOM (sq.m.)		
LOWER GROUND	802.21	89.22	38.24	0.00	0.00	36.07	0.00	644.83
GROUND FLOOR	410.75	53.45	24.60	0.00	0.00	0.00	42.78	276.16
FIRST FLOOR	419.38	49.78	24.60	0.00	0.00	0.00	0.00	352.62
TOTAL	1632.34	192.45	87.44	0.00	0.00	36.07	42.78	1273.60
COVERED AREA = 423.77 SQ.MT. F.A.R. = 1273.60 SQ.MT. B.U.A = 1632.34 SQ.MT. POOL = 103.407 SQ.MT.		INFRA.TAX AREA COMMERCIAL 102.31 M2			INFRA.TAX AREA RESIDENTIAL 1632.34 + 103.407 - 102.31 = 1633.247 M2			



Description	Carpet area	Area of Exclusive Balcony/ Verandah	Area of Exclusive Open Terrace (including swimming pool)	Exclusive Paved, Unpaved area
Area Under Bayview 44	1116.70	356.93	320.59	326.61

Approved With Condition Vide

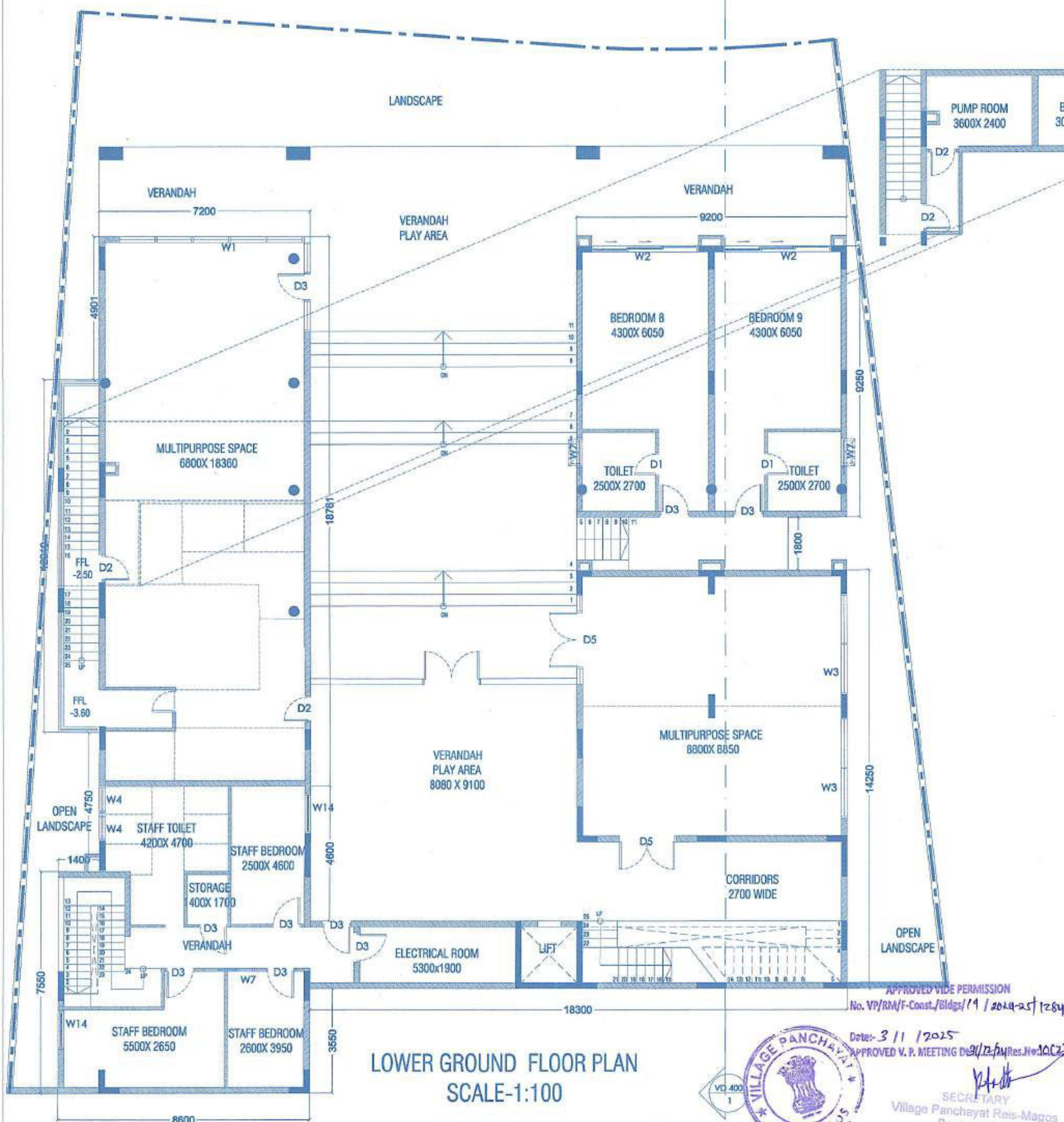
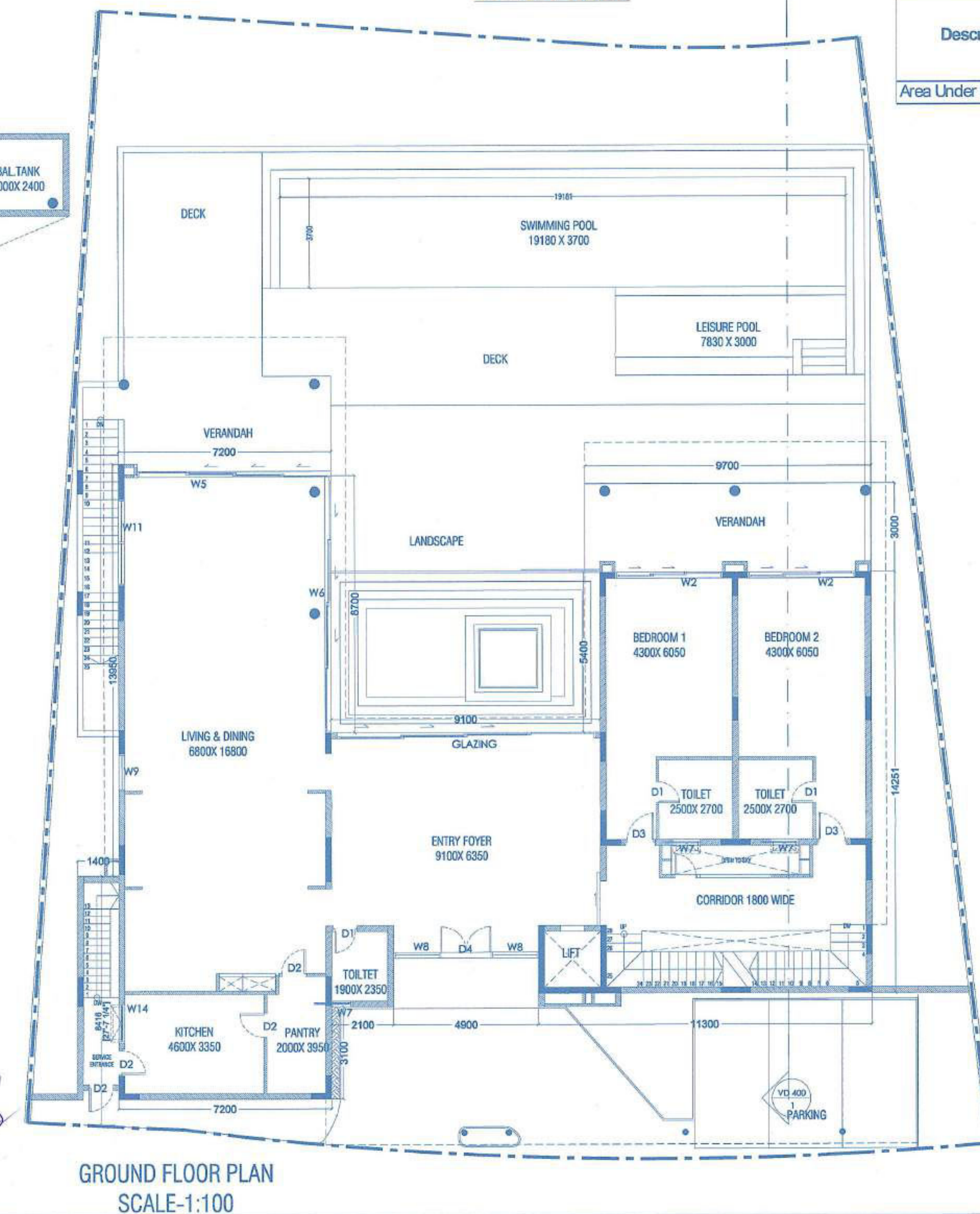
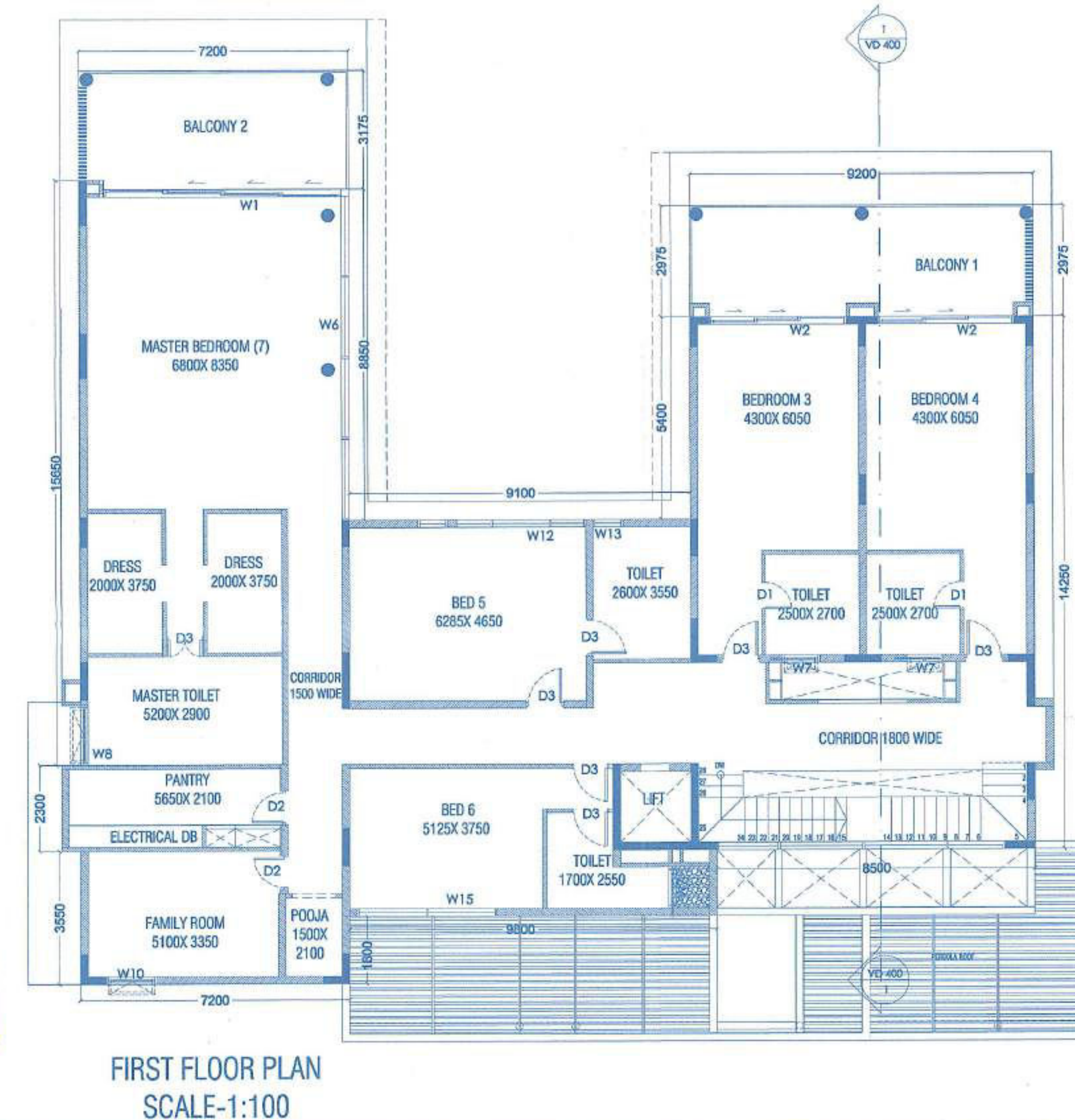
T.C.O No: 1062/LS/L/2014/24/10230

dt 6/12/2014

Dy. Town Planner

Town & Country Planning Dept

Govt. of Goa, Mapusa



DOOR	WIDTH	CILL	LINTEL	HEIGHT
D1	800	00	2400	2400
D2	900	00	2400	2400
D3	1000	00	3000	3000
D4	1700	00	3000	3000
D5	1900	00	3000	3000

WINDOW	WIDTH	CILL	LINTEL	HEIGHT
W1	6350	00	3000	3000
W2	3650	00	3000	3000
W3	3425	00	3000	3000
W4	900	1850	3000	1550
W5	6425	00	3000	3000
W6	8650	00	3000	3000
W7	1000	1850	3000	1550
W8	1600	1850	3000	1550
W9	1250	00	3000	3000
W10	1345	00	3000	3000
W11	2900	00	3000	3000
W12	4375	00	3000	3000
W13	800	00	3000	3000
W14	1345	1850	3000	1550
W15	3700	1850	3000	1550

OWNER'S SIGNATURE :

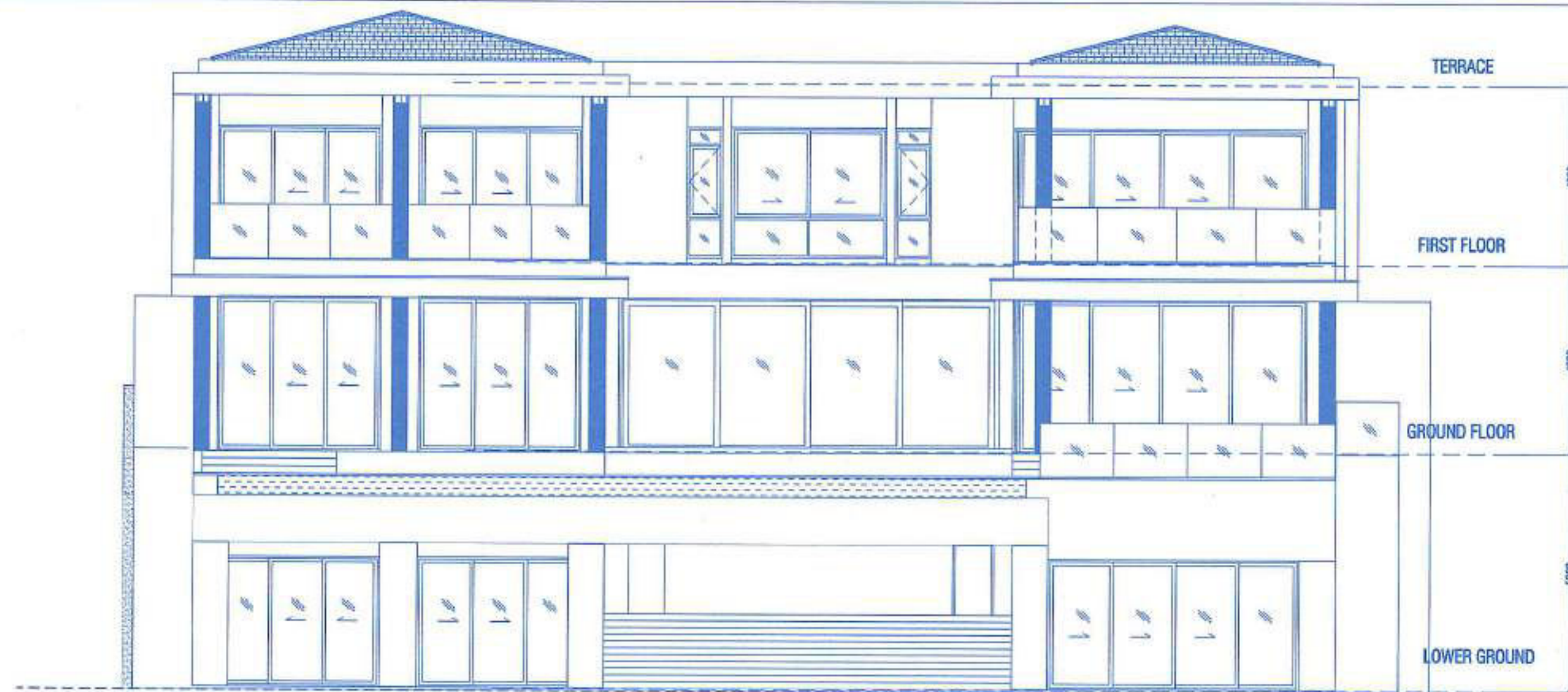
CONSULTANT'S SIGNATURE :

PAVING G. TONAR
BECHER
CHARTERS
T.C.P. No. 1062/LS/L/2014/24/10230

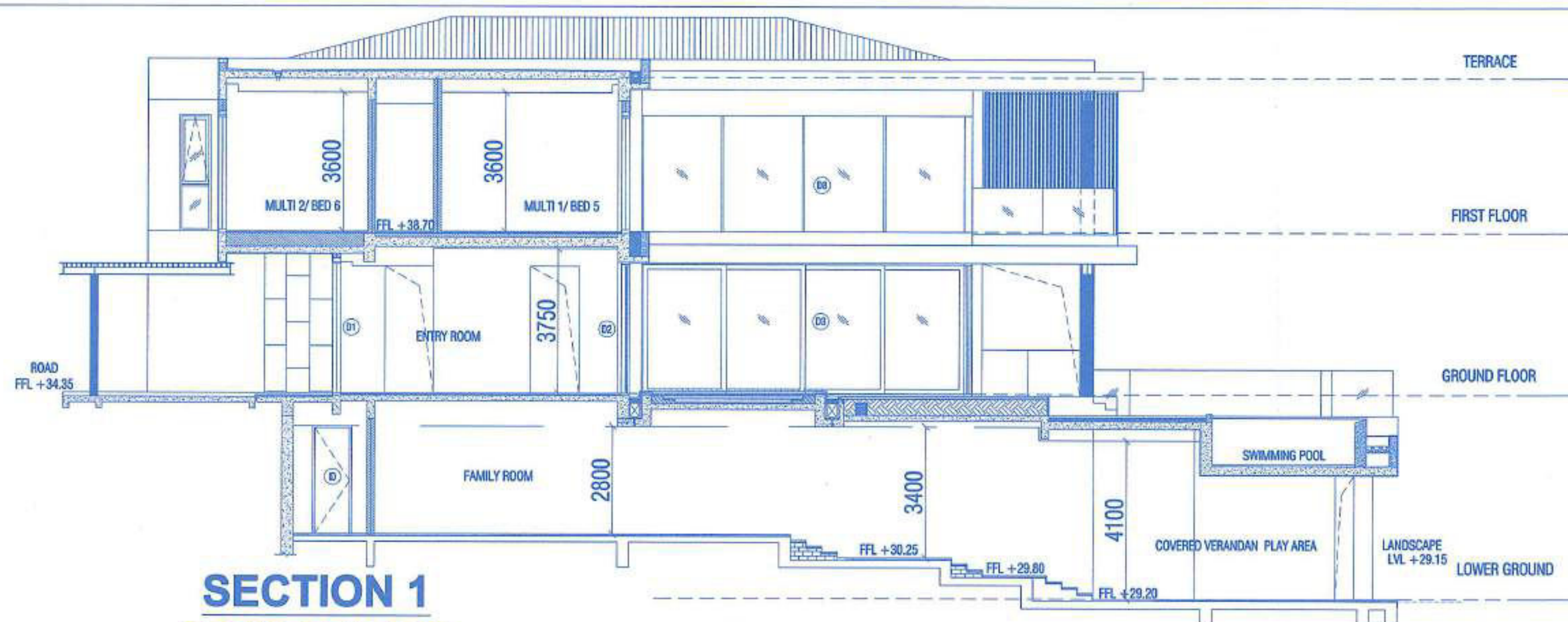
PROPOSED CONSTRUCTION OF (THE BAYVIEW)
GROUP HOUSING PLOT BEARING SURVEY
NOS. 87/1-A-1 & 87/1-A-2 & 87/1-A-3 OF VILLAGE
REIS MAGOS, TALUKA BARDEZ GOA.

OWNER:

DLF EXCLUSIVE FLOORS PVT LTD & BHAMINI
REAL ESTATE DEVELOPERS PRIVATE LIMITED



ELEVATION
SCALE-1:100

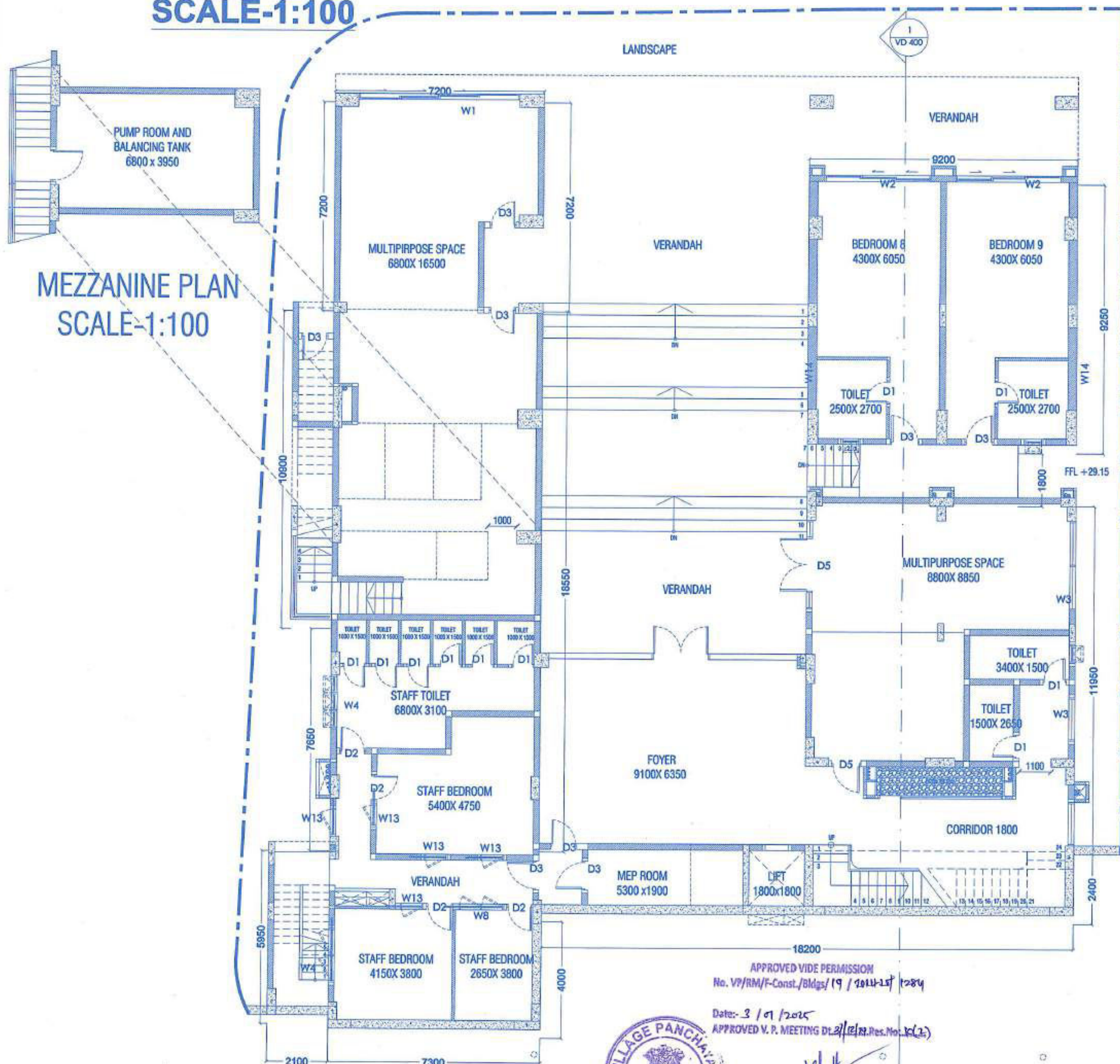


SECTION 1
SCALE-1:100

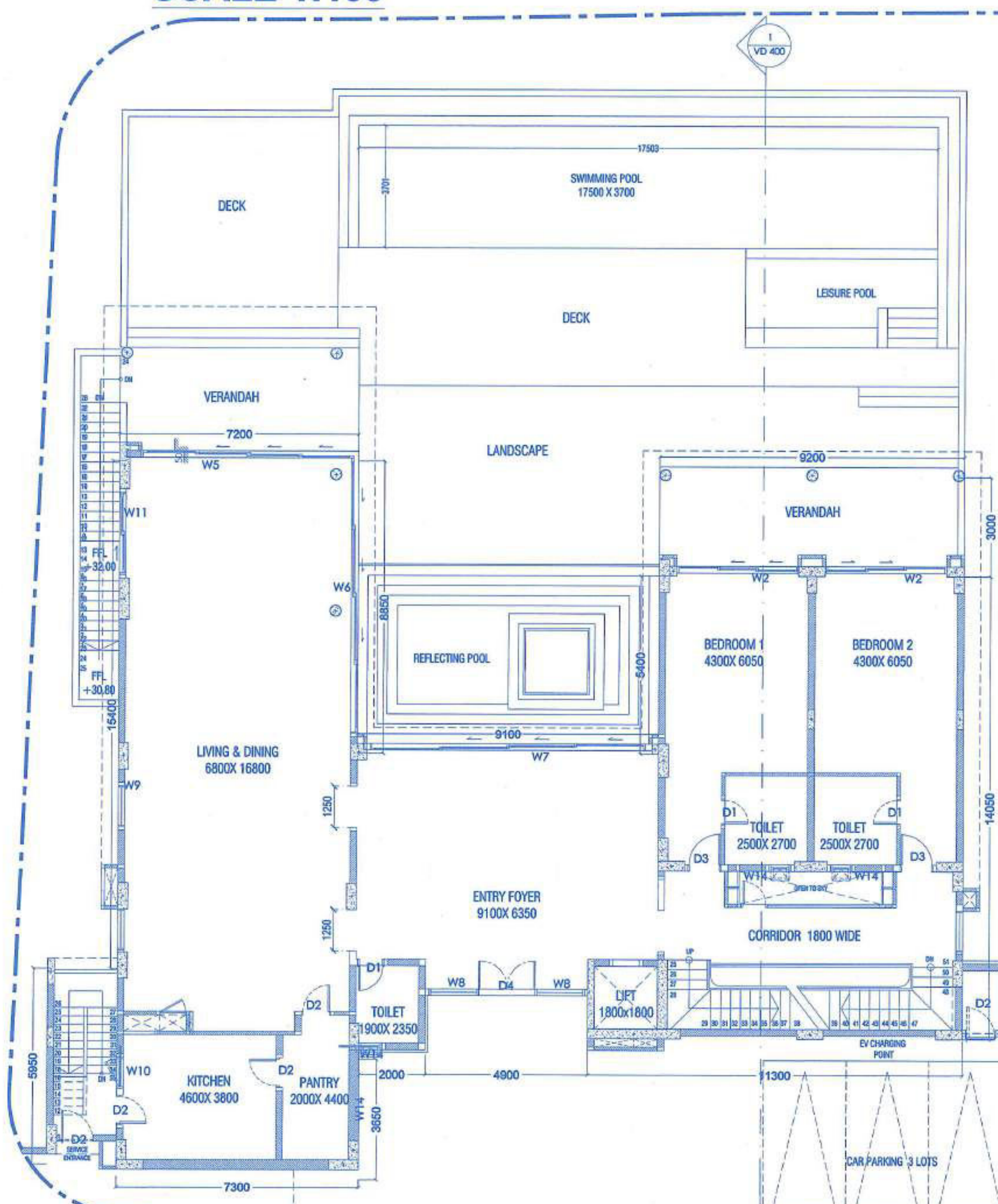
AREA CALCULATION FOR
45 Bayview

FLOORS	TOTAL B.U.A (sq.m.)	STAIRCASE/ LIFT (sq.m.)	BALCONY/ VERANDAH (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)	MEP ROOM (sq.m.)	LESS ADDITIONAL F.A.R. 7.5%	NET F.A.R (sq.m.)
LOWER GROUND	787.62	75.61	29.33	0.00	0.00	41.77	0.00	640.915
GROUND FLOOR	416.68	53.63	24.59	0.00	0.00	0.00	61.17	277.29
FIRST FLOOR	423.28	46.32	24.59	0.00	0.00	0.00	0.00	352.37
TOTAL	1627.08	175.56	78.505	0.00	0.00	41.77	61.17	1270.575
COVERED AREA = 424.76 SQ.MT. F.A.R. = 1270.575 SQ.MT. B.U.A = 1627.08 SQ.MT. POOL = 103.52 SQ.MT.		INFRA.TAX AREA COMMERCIAL 101.64 M2			INFRA.TAX AREA RESIDENTIAL 1627.08 + 103.52-101.64 =1628.92 M2			

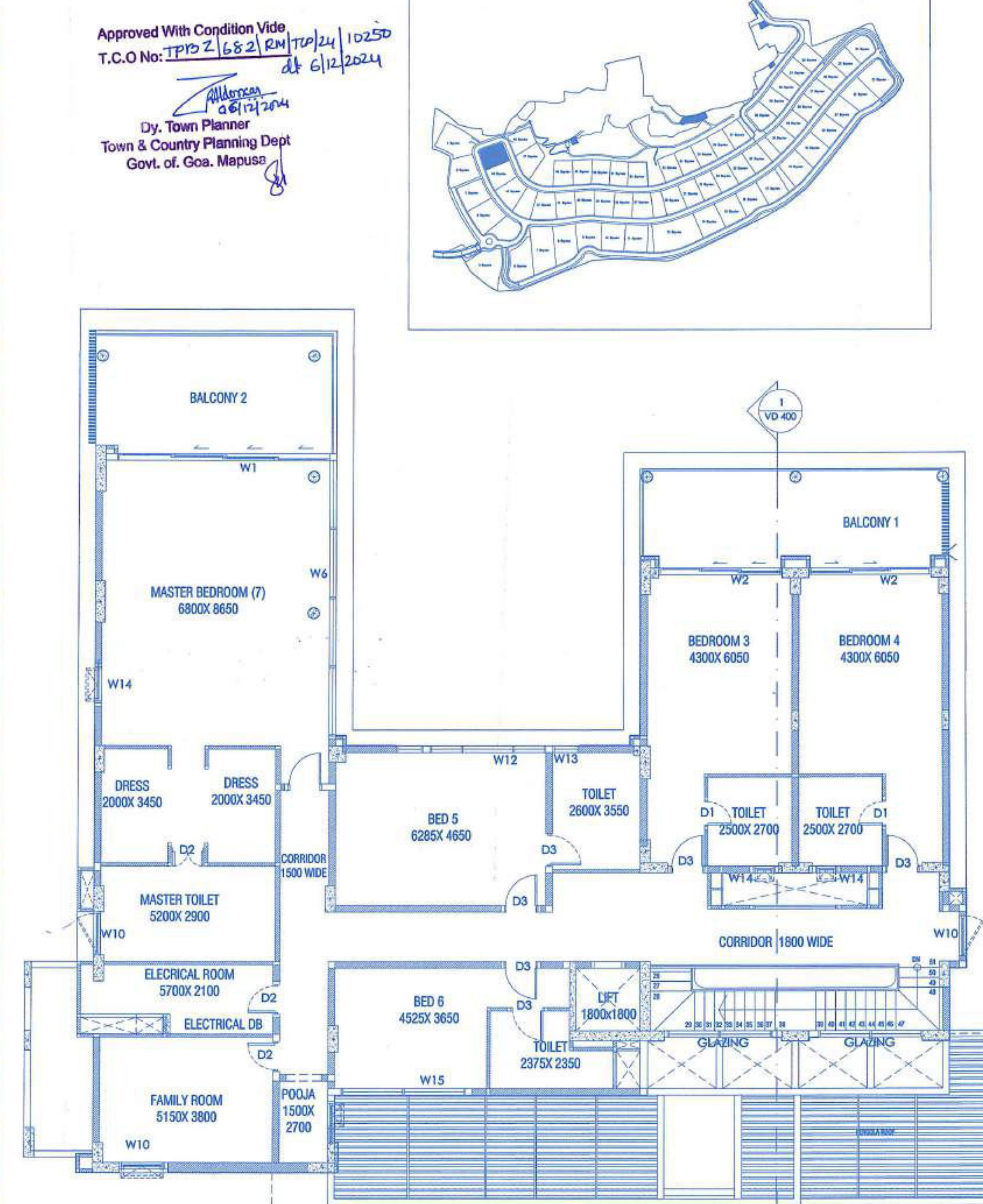
Description	Carpet area	Area of Exclusive Balcony/ Verandah	Area of Exclusive Open Terrace (including swimming pool)	Exclusive Paved, Unpaved area
Area Under Bayview 45	1106.05	357.30	319.05	312.80



MEZZANINE PLAN
SCALE-1:100



GROUND FLOOR PLAN
SCALE-1:100



FIRST FLOOR PLAN
SCALE-1:100

LOWER GROUND PLAN
SCALE-1:100

DOOR	WIDTH	CILL	LINTEL	HEIGHT
D1	800	00	2400	2400
D2	900	00	2400	2400
D3	1000	00	3000	3000
D4	1700	00	3000	3000
D5	1900	00	3000	3000

WINDOW	WIDTH	CILL	LINTEL	HEIGHT
W1	6350	00	3000	3000
W2	3450	00	3000	3000
W3	3425	00	3000	3000
W4	2050	1850	3000	1550
W5	6425	00	3000	3000
W6	8650	00	3000	3000
W7	8750	1850	3000	1550
W8	1600	1850	3000	1550
W9	1250	00	3000	3000
W10	1345	00	3000	3000
W11	2900	00	3000	3000
W12	4375	00	3000	3000
W13	800	00	3000	3000
W14	1000	1850	3000	1550
W15	3700	1850	3000	1550

OWNER'S SIGNATURE:
CONSULTANT'S SIGNATURE:

PROPOSED CONSTRUCTION OF (THE BAYVIEW)
1) GROUP HOUSING PLOT BEARING SURVEY
NOS. 87/1-A-1 & 87/1-A-2 & 87/1-A-3 OF VILLAGE
REIS MAGOS, TALUKA BARDEZ GOA.

OWNER:
DLF EXCLUSIVE FLOORS PVT LTD & BHAMINI
REAL ESTATE DEVELOPERS PRIVATE LIMITED

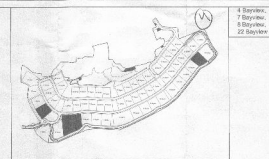
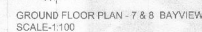
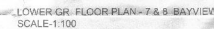


Wavelength	WOT	CRS	LEHS	PHSC
W1	2820	00	2420	2400
W2	2820	00	2420	2400
W3	2820	00	2400	2400
W4	2820	00	2400	2400
W5	2820	00	2400	2400
W6	2820	00	2400	2400
W7	2820	00	2400	2400
W8	2820	00	2400	2400
W9	2820	00	2400	2400
W10	2820	00	2400	2400
W11	2820	00	2400	2400
W12	2820	00	2400	2400
W13	2820	00	2400	2400
W14	2820	00	2400	2400
W15	2820	00	2400	2400
W16	2820	00	2400	2400
W17	2820	00	2400	2400
W18	2820	00	2400	2400
W19	2820	00	2400	2400
W20	2820	00	2400	2400

AREA CALCULATION FOR
4, 7, 8, & 22 BAYVIEW

[illegible]

Description	Carpet area	Area of Exclusive Balcony/ Verandah	Area of Exclusive Open Terrace (including swimming pool)	Exclusive Paved, Unpaved area
Area Under Bayview 4	1095.754	148.32	251.483	792.709
Area Under Bayview 7	1095.754	148.32	251.483	1344.777
Area Under Bayview 8	1095.754	148.32	251.483	935.302
Area Under Bayview 22	1095.754	148.32	251.483	712.616



Approved With Condition Vido
T.C.O. No. 102-101-01 102-101-01
102-101-01
By: [Signature]
6/17/04
Dr. Town Planner
Town & County Planning Dept
Govt. of Gen. Napue
84

