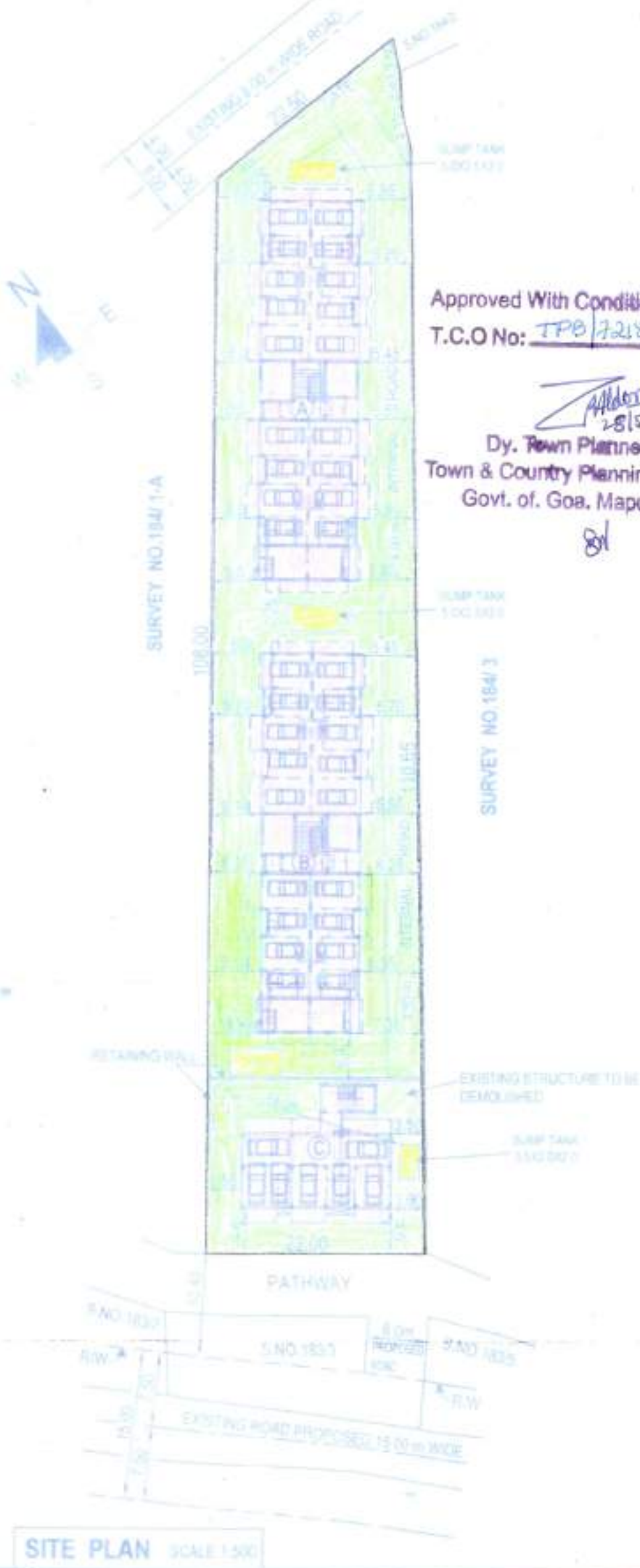


REVISED BUILDING - A, B & C IN SURVEY NO. 184/1 AT PENHA DE FRANCA, BARDEZ - GOA.



Approved With Condition Vide

T.C.O No: TPB/7218/PDF/P/25/14875

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

AREA STATEMENT

- 01) Area of the Plot = 2338.00 sq. mts.
- 02) Deduction For:
 - a) Area Within Road Widening = 141.14 sq. mts.
 - b) Area Reserved For Any Other Use = 0.00 sq. mts.
- 03) Area of Plot (01 - 02) = 2338.00 sq. mts.
- 04) Any Extra F & R is Claimed on the Basis of Road Widening / Proposed Road / "Yes" / "No"
- 05) Area of Road Widening = 141.14 sq. mts.
- 06) Whether the land has been Gifted to the Local Body = No
- 07) Area Occupied By the Existing Building in the Plot = 0.00 sq. mts.
- 08) Area of the Building to be Demolished = 0.00 sq. mts.
- 09) Covered Area of Proposed Building = 875.57 sq. mts.
- 10) Total Covered Area (05+07+08) = 875.57 sq. mts.
- 11) Total Coverage = 37.44%
- 12) Detail of Area and use, Floor Wise

	Floor/Reference	Use	Total Build up Area M ²	Areas free from FAR in M ²					Net Floor Area M ²	FAR
				Bal	Stairs / LIFT	Slits Park	Gym/club/ yoga	CTI Room		
Building-A	GR FLOOR	RES	370.80 M ²	---	77.62	286.352	31.158	25.67	---	99.97
	1st FLOOR	RES	406.46 M ²	87.24	25.32	---	---	---	293.90 M ²	
	2nd FLOOR	RES	406.46 M ²	87.24	25.32	---	---	---	293.90 M ²	
	3rd FLOOR	RES	406.46 M ²	87.24	25.32	---	---	---	293.90 M ²	
	4th FLOOR	RES	327.95 M ²	71.78	25.69	---	---	---	230.48 M ²	
TOTAL			1918.13 M ²	333.50	129.27	286.352	31.158	25.67	1112.18 M ²	
Building-B	GR FLOOR	RES	370.80 M ²	---	77.62	286.352	31.158	25.67	---	99.97
	1st FLOOR	RES	406.46 M ²	87.24	25.32	---	---	---	293.90 M ²	
	2nd FLOOR	RES	406.46 M ²	87.24	25.32	---	---	---	293.90 M ²	
	3rd FLOOR	RES	406.46 M ²	87.24	25.32	---	---	---	293.90 M ²	
	4th FLOOR	RES	327.95 M ²	71.78	25.69	---	---	---	230.48 M ²	
TOTAL			1918.13 M ²	333.50	129.27	286.352	31.158	25.67	1112.18 M ²	
Building-C	GR FLOOR	RES	133.97 M ²	---	21.02	112.95	---	---	---	112.95
	1st FLOOR	RES	169.23 M ²	31.43	24.85	---	---	---	112.95 M ²	
	2nd FLOOR	RES	169.23 M ²	31.43	24.85	---	---	---	112.95 M ²	
TOTAL			472.43 M ²	62.86	70.72	112.95	112.95	---	112.95 M ²	
GRAND TOTAL			4308.69 M ²	724.86	325.26	675.63	175.296	51.34	2337.31 M ²	

11) Parking detail.

Floor Area	Use	No. of Car Park / Parking Area	
		Provided	Required
2337.31 M ²	RES	43 CARS	32 CARS

- 12) Built up Area of the Infrastructure Tax = 3581.52 Sq. mts.
- 13) First Floor Balcony Area = 205.91 m² (29.384 % of floor area)
- 14) Second Floor Balcony Area = 205.91 m² (29.384 % of floor area)
- 15) Third Floor Balcony Area = 174.41 m² (29.56 % of floor area)
- 16) Fourth Floor Balcony Area = 143.56 m² (29.544 % of floor area)

V.P. PENHA DE FRANCA

APPROVED CONSTRUCTION LICENCE

in the V.P Meeting dt. 9-6-2025
vide Resolution No. 21 (25)
subject to the condition as per licence No:
VP/PDF/Const/Lic/25-26/2
dt. 9-6-2025

[Signature]

Secretary

V.P. Penha de Franca



[Signature]

OWNER'S SIGNATURE

[Signature]

JEETENDRA D. DEVARI

Architect

JEETENDRA D. DEVARI

ARCHITECT
F.S. ANGARI BUILDING
OPPOSITE FIRE STATION
PONDA - GOA

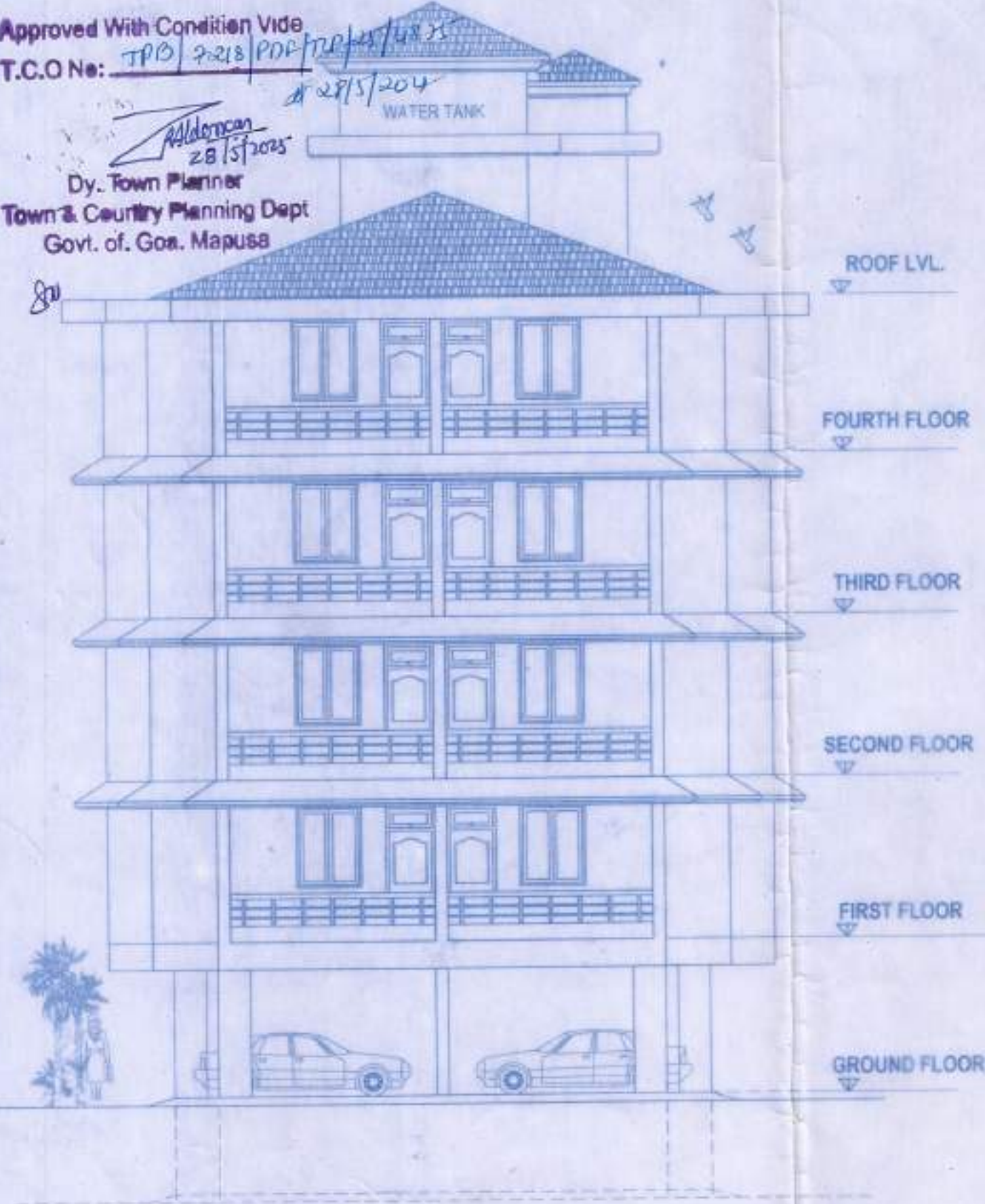
Reg. No. CA/91/1634, ARCH/1001/2010

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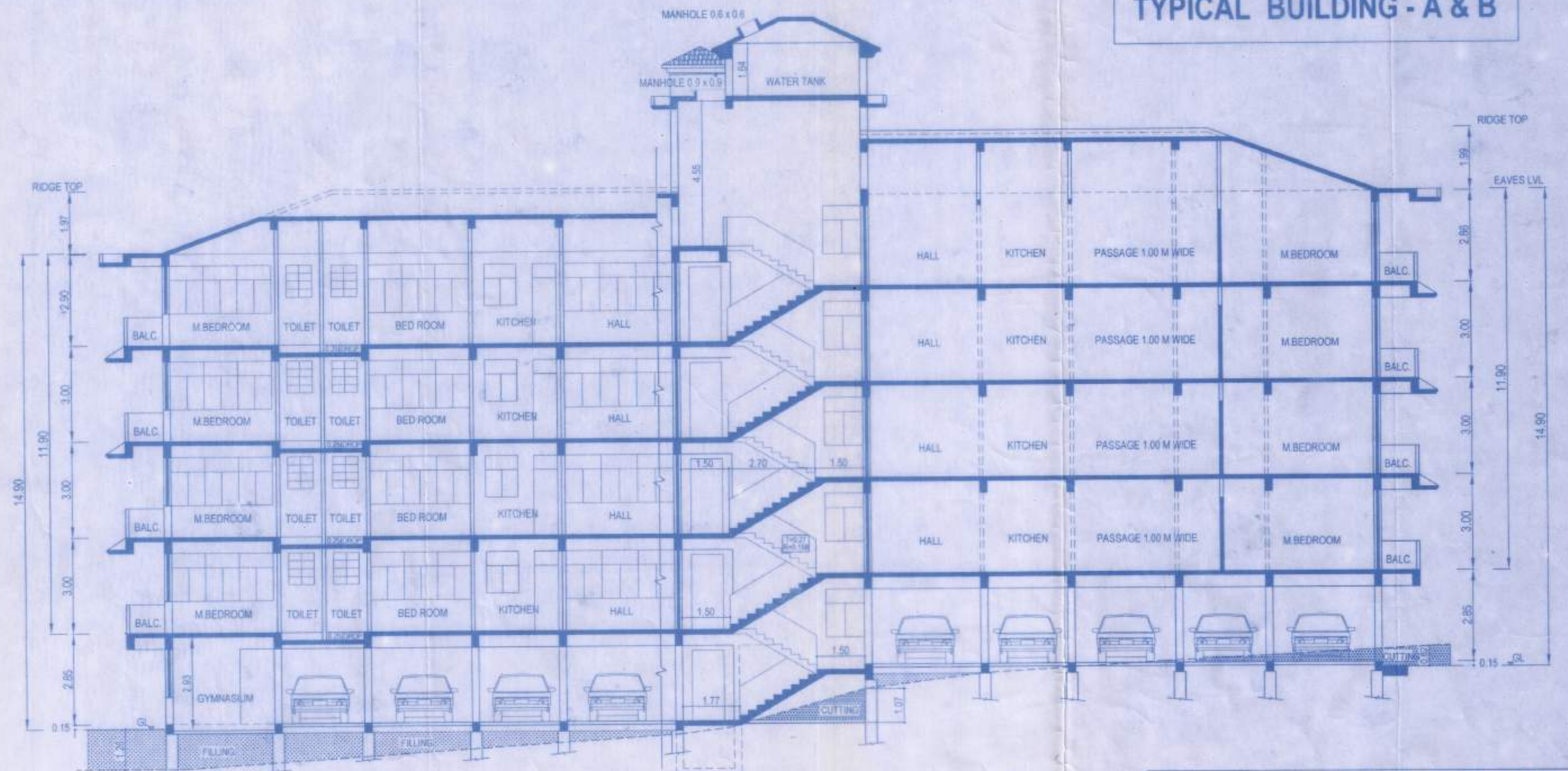
DRN: SANJAY NAIK JOB NO: 818/2018

DATE: 03.02.2025 DRG NO: 01

Approved With Condition Vide
T.C.O. No. 2815/2024
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa



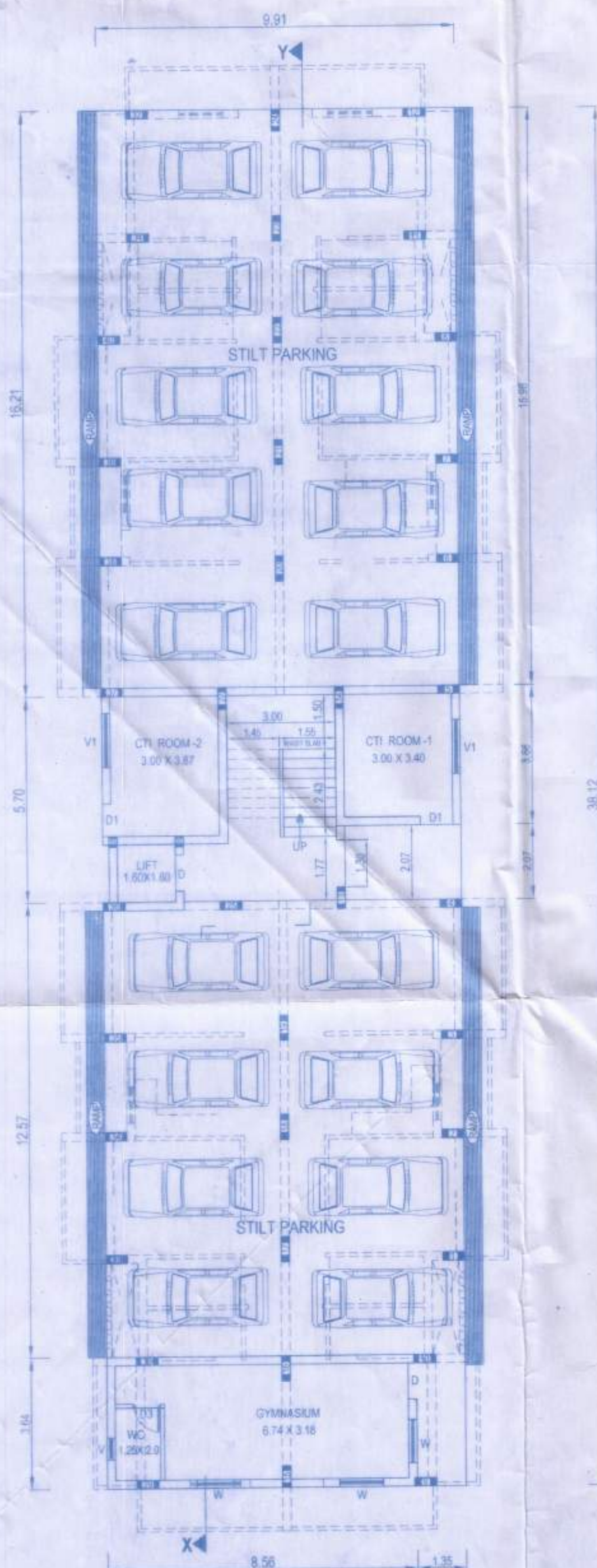
FRONT ELEVATION SCALE 1:100



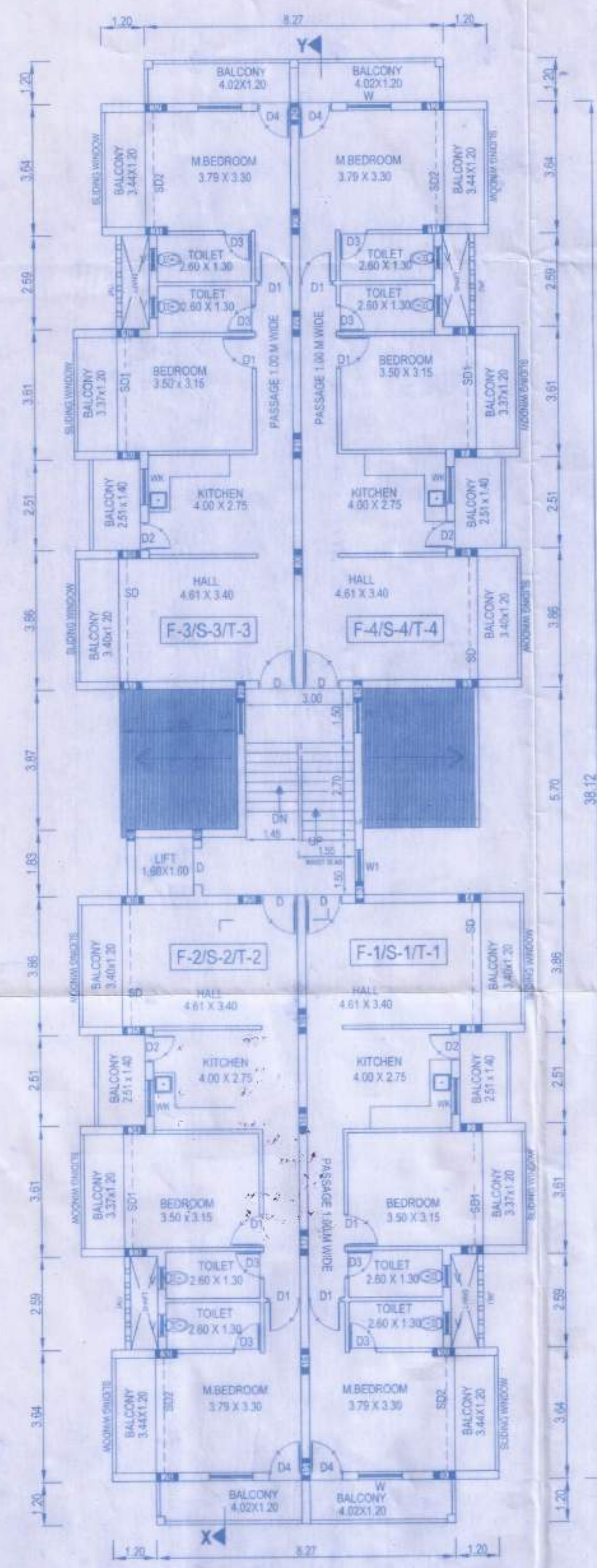
SECTION X-Y SCALE 1:100

TYPICAL BUILDING - A & B

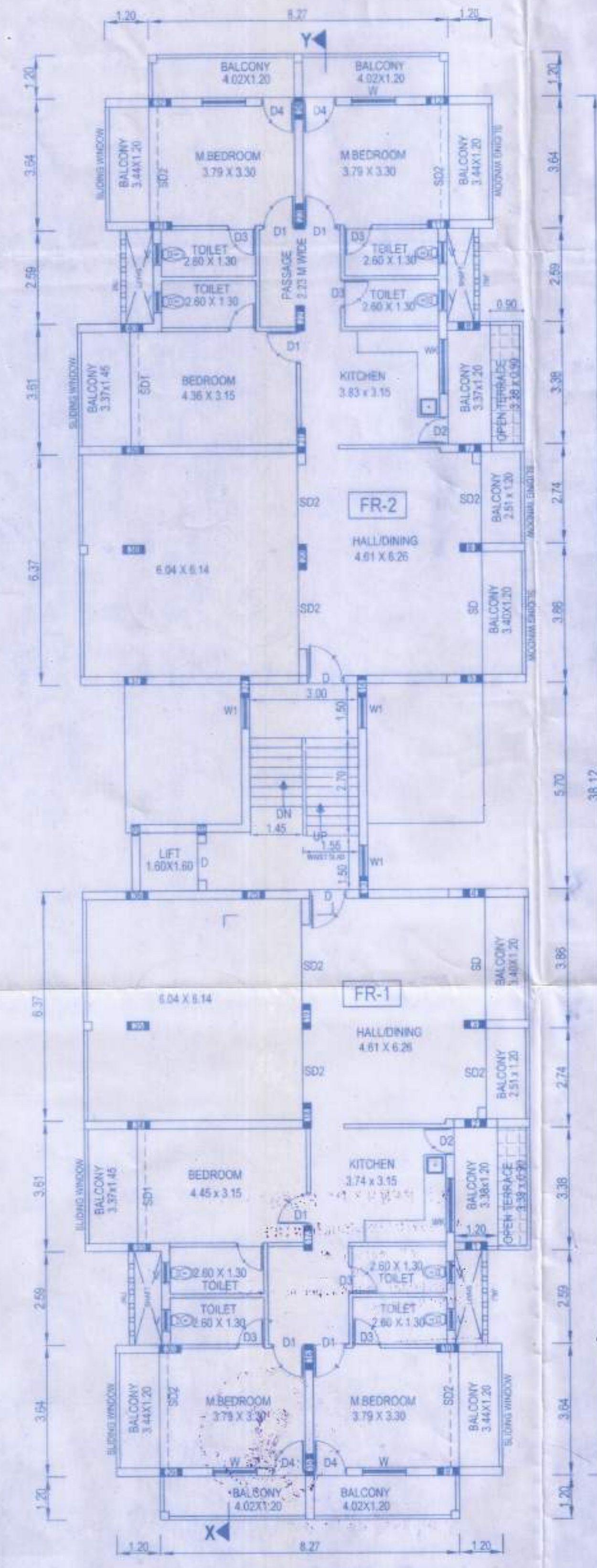
AREA OF THE TYPICAL BUILDING - A & B						
Floor(%)	Use	Total Build up Area M ²	Areas free from FAR in M ²	Stairs / Lift	Stalls Park	Net Floor Area M ²
GR. FLOOR	RES.	370.80 M ²	27.62	286.352	31.158	25.67
1st FLOOR	RES.	406.46 M ²	87.24	25.32	—	293.90 M ²
2nd FLOOR	RES.	406.46 M ²	87.24	25.32	—	293.90 M ²
3rd FLOOR	RES.	406.46 M ²	87.24	25.32	—	293.90 M ²
4th FLOOR	RES.	327.95 M ²	71.78	25.96	—	230.48 M ²
TOTAL		1918.13 M ²	333.50	129.27	286.352	31.158



GROUND FLOOR PLAN SCALE 1:100



TYPICAL FIRST, SECOND & THIRD FLOOR PLAN SCALE 1:100



FOURTH FLOOR PLAN SCALE 1:100

SCHEDULE OF OPENING			
DOORS	WINDOWS		
D	1.00 X 2.50	W	1.20 X 1.50
D1	0.90 X 2.10	W1	1.00 X 1.50
D2	0.75 X 2.50	W2	1.00 X 1.30
D3	0.75 X 2.10	W3	0.80 X 1.00
D4	0.90 X 2.50	W4	0.80 X 1.00
SD	3.40 X 2.50		
SD1	3.15 X 2.50		
SD2	3.18 X 2.50		

NOTE:
* Furniture & some accessories shown are conceptual in nature and are not part of the offer.
* Dimensions & Architecture are subject to marginal change due to technical reasons.
* All Dimensions are Excluding Plaster / Putty & Floor / Wall Tiles.
* Elevation is subject to change as per Architecture (Owner's) Choice.
* Floor Height to be varied upto 0.15 to 0.30m.

V.P. PENHA DE FRANCA
APPROVED CONSTRUCTION LICENCE
in the VP Meeting No. 2815/2024
Date Resolution No. 2815/2024
Spec to the condition as per licence No. 2815/2024
Date: 28/11/2024

OWNER'S SIGNATURE
Uthwadeh

JEETENDRA D. DEVARI
ARCHITECT
F-8, ANGARKI BUILDING,
OPPOSITE FIRE STATION
PONDA - GOA

Reg No. CA/93/16204 / ARC/0101/2010
CELL: 9422846102

Secretary
V.P. Penha de Franca

DRN : SANJAY NAR	JOB NO. : 918 / 2019
DATE : 01.02.2025	DRG NO. : 02