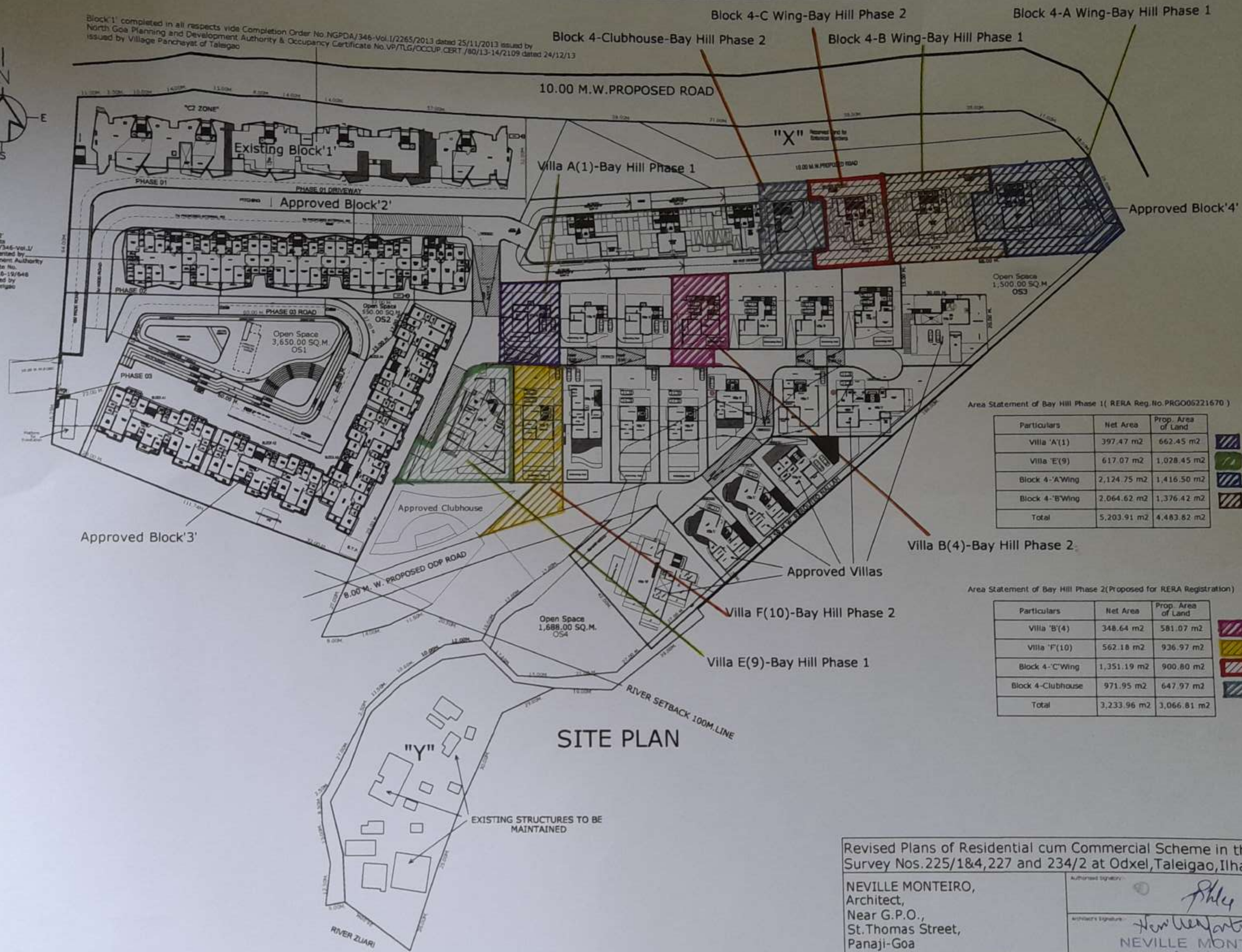
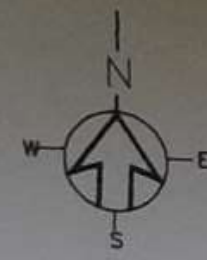


Block '1' completed in all respects vide Completion Order No. NGPDA/346-Vol.1/2265/2013 dated 25/11/2013 issued by North Goa Planning and Development Authority & Occupancy Certificate No. VP/TLG/OCCUP.CERT./80/13-14/2109 dated 24/12/13

Wings 'A/B' of Block '2' completed in all respects Completion Order No. NGPDA/346-Vol.1/1934/18 dated 16/1/2018 granted by North Goa Planning and Development Authority and Occupancy Certificate No. VP/TLG/OCCUP.CERT./16/2018-19/648 dated 19/6/2018 issued by Village Panchayat of Taleigao

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Area Statement of Bay Hill Phase 1 (RERA Reg.No.PRGO05221670)

Particulars	Net Area	Prop. Area of Land
Villa 'A'(1)	397.47 m ²	662.45 m ²
Villa 'E'(9)	617.07 m ²	1,028.45 m ²
Block 4-'A'Wing	2,124.75 m ²	1,416.50 m ²
Block 4-'B'Wing	2,064.62 m ²	1,376.42 m ²
Total	5,203.91 m ²	4,483.82 m ²

Area Statement of Bay Hill Phase 2 (Proposed for RERA Registration)

Particulars	Net Area	Prop. Area of Land
Villa 'B'(4)	348.64 m ²	581.07 m ²
Villa 'F'(10)	562.18 m ²	936.97 m ²
Block 4-'C'Wing	1,351.19 m ²	900.80 m ²
Block 4-Clubhouse	971.95 m ²	647.97 m ²
Total	3,233.96 m ²	3,066.81 m ²

SITE PLAN

Revised Plans of Residential cum Commercial Scheme in the Survey Nos.225/1&4,227 and 234/2 at Odxel,Taleigao,Ilhas,Goa.

NEVILLE MONTEIRO,
Architect,
Near G.P.O.,
St.Thomas Street,
Panaji-Goa

Authorized Signatory: *Phley*
Architect's Signature: *NEVILLE MONTEIRO*
Architect

CA/95/18908
AR/0055/2010

Block '1' completed in all respects vide Completion Order No.GPDA/346-Vol.I/2265/2013 dated 25/11/2013 issued by North Goa Planning and Development Authority & Occupancy Certificate No.VP/TLG/OCUP.CERT./80/13-14/2109 dated 24/12/13 issued by Village Panchayat of Talegaon



Total Area of Plot for Wings 'A', 'B' of Block '4', Villa 'A'(1) & Villa 'E'(9) for the Purpose of RERA Registration=4,483.82 SQ.M.(Phase 1) and approved vide Order No.GPDA/TLG/76/2022 dated 26/4/2022 issued by Greater Panaji Planning and Development Authority
 Factor=5,203.91 SQ.M.(B.U.A for F.A.R. of Phase 1) x 22,755.00 SQ.M.(C2' & 'S3' Zones) =5,248.25 SQ.M.
 22,562.78 SQ.M.(Consumed B.U.A.)

Total Area of Plot for Wings 'C', Clubhouse of Block '4', Villa 'B'(4) & Villa 'F'(10) for the Purpose of RERA Registration=3,066.81 SQ.M.(Phase 2) and approved vide Order No.GPDA/TLG/76/2022 dated 26/4/2022 issued by Greater Panaji Planning and Development Authority
 Factor=3,233.96 SQ.M.(B.U.A for F.A.R. of Phase 2) x 22,755.00 SQ.M.(C2' & 'S3' Zones) =3,261.51 SQ.M.
 22,562.78 SQ.M.(Consumed B.U.A.)

Area Statement of Bay Hill Phase 1

Particulars	B.U.A. for F.A.R.	Prop. Area of Land
Villa 'A'(1)	397.47 m2	662.45 m2
Villa 'E'(9)	617.07 m2	1,028.45 m2
Block 4-'A'Wing	2,124.75 m2	1,416.50 m2
Block 4-'B'Wing	2,064.62 m2	1,376.42 m2
Total	5,203.91 m2	4,483.82 m2

Area Statement of Bay Hill Phase 2

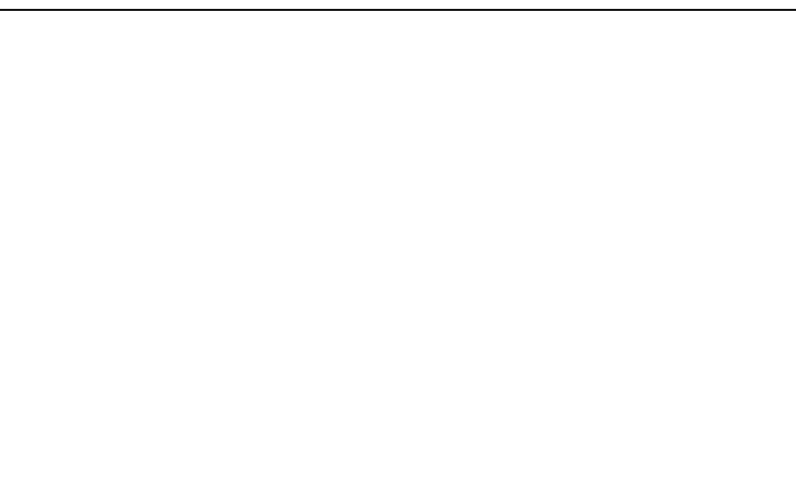
Particulars	B.U.A. for F.A.R.	Prop. Area of Land
Villa 'B'(4)	348.64 m2	581.07 m2
Villa 'F'(10)	562.18 m2	936.97 m2
Block 4-'C'Wing	1,351.19 m2	900.80 m2
Block 4-Clubhouse	971.95 m2	647.97 m2
Total	3,233.96 m2	3,066.81 m2

AREA STATEMENT

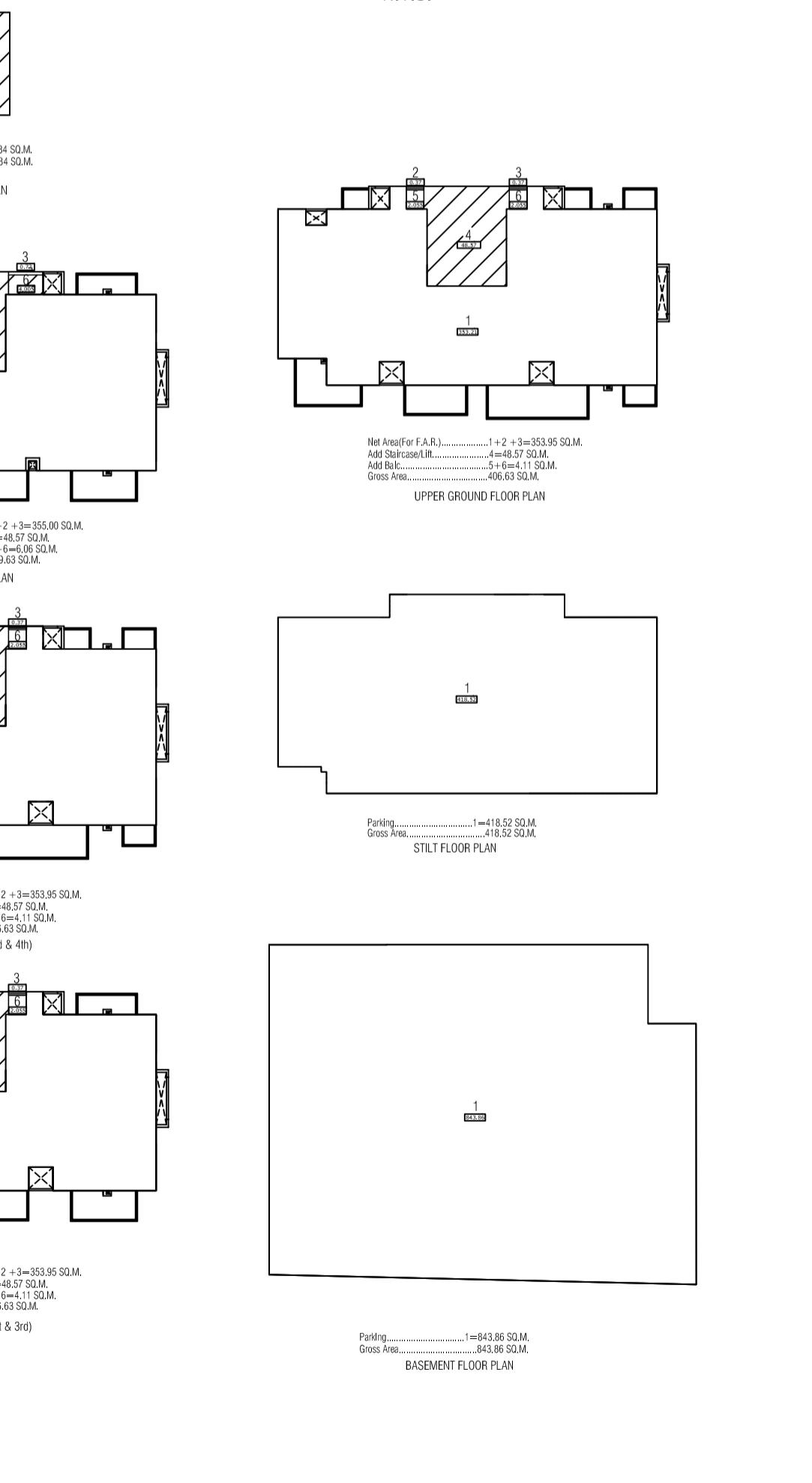
- TOTAL AREA OF PLOT.....54,998.00 SQ.M.
- AREA UNDER ROAD WIDENING.....Nil
- AREA RESERVED FOR GOVT. USE.....5,794.00 SQ.M.
- AREA RESERVED FOR MUNDARSIYI.....1,854.00 SQ.M.
- AREA RESERVED FOR 3.00 M.W. DOP ROAD.....390.00 SQ.M.
- EFFECTIVE AREA OF PLOT.....47,010.00 SQ.M.
- COVERED AREA OF EXISTING BLOCK 1.....1,913.00 SQ.M.
- COVERED AREA OF EXISTING BLOCK 2(Blocks 'A', 'B').....610.33 SQ.M.
- COVERED AREA OF EXISTING BLOCK 3(Blocks 'C', 'D', 'E').....926.92 SQ.M.
- COVERED AREA OF EXISTING BLOCK 4.....1,857.00 SQ.M.
- COVERED AREA OF EXISTING BLOCK 5.....3.95
- COVERED AREA OF APPROVED CHANGING ROOMS.....79.86 SQ.M.
- COVERED AREA OF APPROVED CHANGING ROOMS.....0.17
- COVERED AREA OF REVISED VILLAS.....4,081.83 SQ.M.
- COVERED AREA OF REVISED VILLAS.....8.58
- COVERED AREA OF REVISED BLOCK 4.....2,432.20 SQ.M.
- COVERED AREA OF REVISED BLOCK 4.....5.18
- COVERED AREA OF REVISED CLUB HOUSE.....640.07 SQ.M.
- COVERED AREA OF REVISED CLUB HOUSE.....1.36
- TOTAL COVERED AREA ON GROUND.....12,847.21 SQ.M.
- TOTAL NET AREA ON ALL FLOORS OF EXISTING BLOCK 2.....2,101.28 SQ.M.
- TOTAL NET AREA ON ALL FLOORS OF EXISTING BLOCK 2.....2,553.93 SQ.M.
- TOTAL NET AREA ON ALL FLOORS OF EXISTING BLOCK 2.....6,557.32 SQ.M.
- TOTAL NET AREA OF APPROVED CHANGING ROOMS.....63.69 SQ.M.
- TOTAL NET AREA OF REVISED VILLAS.....9,652.64 SQ.M.
- TOTAL NET AREA OF PROPOSED BLOCK 4 RES. SUITES.....11,795.15 SQ.M.
- TOTAL NET AREA OF REVISED CLUB HOUSE.....1,114.96 SQ.M.
- TOTAL NET AREA OF ALL STRUCTURES.....41,038.97 SQ.M.
- TOTAL FLOOR AREA CONSUMED.....41,038.97 SQ.M.
- TOTAL FLOOR AREA FERRISIBLE.....41,038.97 SQ.M.
- EXTRA AREA AVAILABLE.....3,077.92 SQ.M.
- % OF NET AREA CONSIDERED.....12.22.38 SQ.M.
- TOTAL AREA OF SWIMMING POOLS.....718.15 SQ.M.

OPEN SPACE REQUIREMENTS

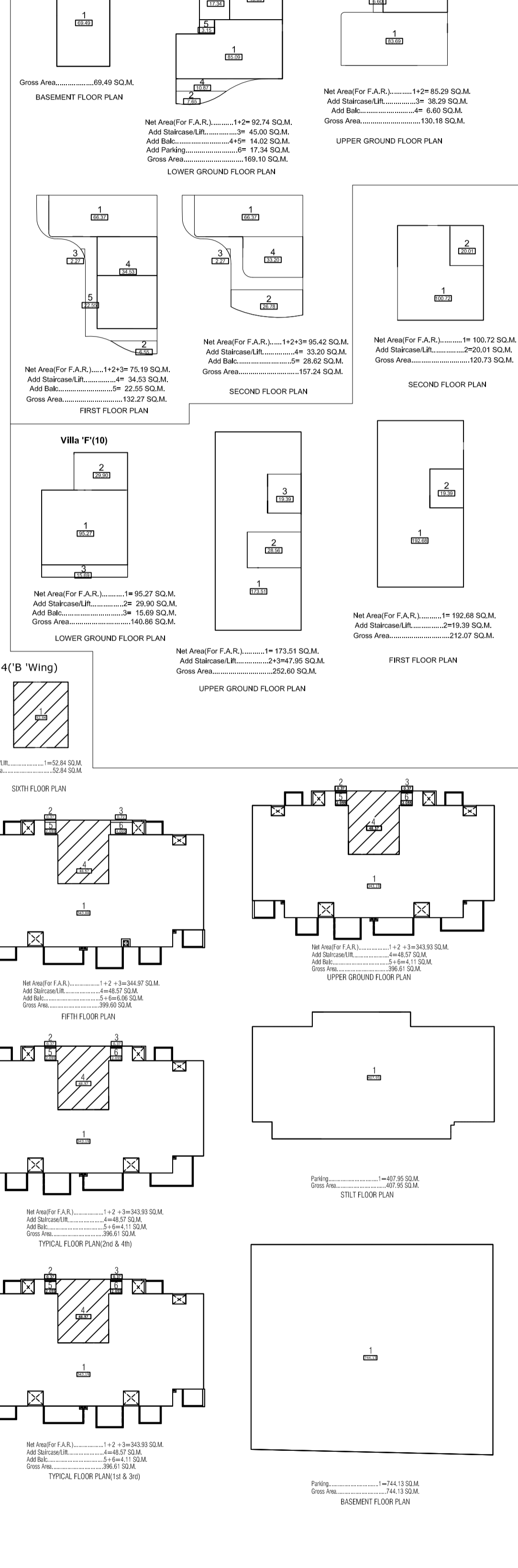
- TOTAL AREA OF PLOT.....54,998.00 SQ.M.
- DEDUCT AREA RESERVED FOR BOTANICAL GARDEN, 5,744.00 SQ.M.
- BALANCE AREA FOR WHICH OPEN AREA IS TO BE PROVIDED.....49,254.00 SQ.M.
- OPEN SPACE REQUIRED.....7,388.00 SQ.M.
- OPEN SPACE PROVIDED.....7,388.00 SQ.M.
- (GORS).....3,650.00 SQ.M.
- (GORS).....550.00 SQ.M.
- (GORS).....1,500.00 SQ.M.
- (GORS).....1,688.00 SQ.M.



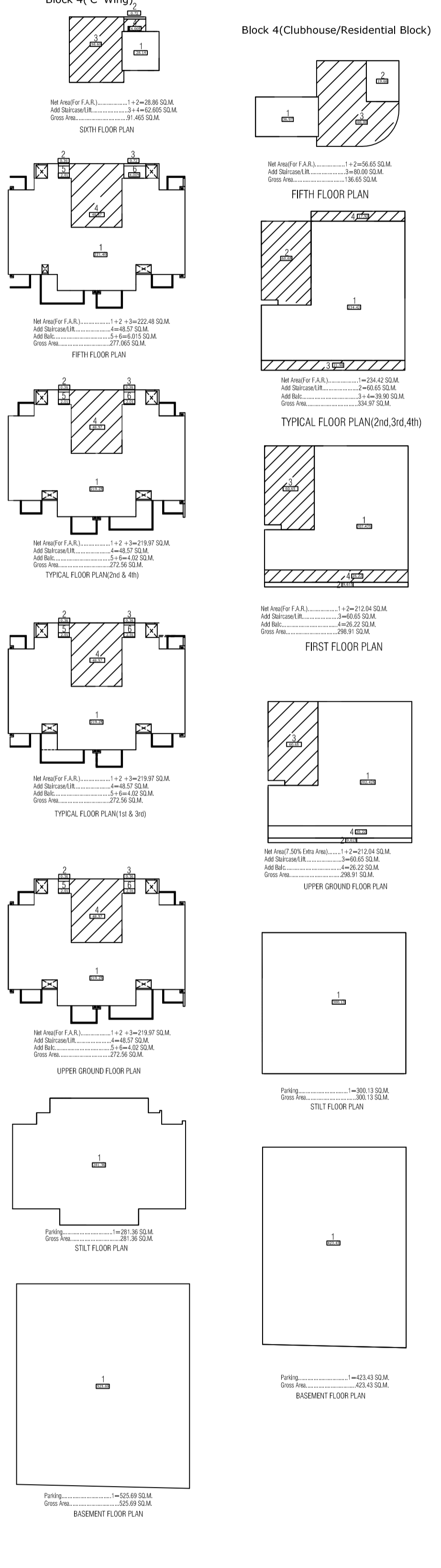
AREA LINE DIAGRAM Phase 1
N.T.S.



AREA LINE DIAGRAM Phase 2
N.T.S.



Block 4 (Clubhouse/Residential Block)



Bay Hill Phase 2

- 1.Total Area of Plot.....54,998.00 SQ.M.
- 2.Area under Road Widening..... NIL
- 3.Area reserved for Govt..... 5,744.00 SQ.M.
- 4.Area reserved for Mundkars.....1,854.00 SQ.M.
- 5.Area reserved for 8.00 M.W. ODP Road..... 390.00 SQ.M.
- 6.Effective Area of Plot(considered for Development).....47,010.00 SQ.M.

<u>Particulars</u>	<u>Covered Area</u>	<u>B.U.A.for F.A.R.</u>	<u>F.A.R.</u>	<u>Prop. Area of Land</u>	<u>Open Area</u>
Villa B(4)	169.10 SQ.M.	348.64 SQ.M.	60	348.64x60=581.07SQ.M.	411.97 SQ.M.
				----- 100	
Villa F(10)	140.86 SQ.M.	562.18 SQ.M.	60	562.18x60=936.97SQ.M.	796.11 SQ.M.
				----- 100	
Block 4-'C' Wing	281.36 SQ.M.	1,351.19 SQ.M.	150	1,351.19x150=900.80SQ.M.	619.44 SQ.M.
				----- 100	
Block 4-Clubhouse	300.13 SQ.M.	971.95 SQ.M.	150	971.95x150=647.97SQ.M.	347.84 SQ.M.
				----- 100	

Please Note:-

For Calculations of Open Area:-

Villa B(4)....Prop. Area of Land: 581.07 SQ.M. - Covered Area:169.10 SQ.M., Open Area= 411.97 SQ.M.

Villa F(10)....Prop. Area of Land:936.97 SQ.M.- Covered Area:140.86 SQ.M., Open Area= 796.11 SQ.M.

Bl. 4-'A' Wing. Prop Area of Land:900.80 SQ.M.-Covered Area:281.36 SQ.M., Open Area=619.44 SQ.M.

Bl. 4-'B' Wing. Prop Area of Land:647.97 SQ.M.-Covered Area:300.13 SQ.M., Open Area=347.84 SQ.M.