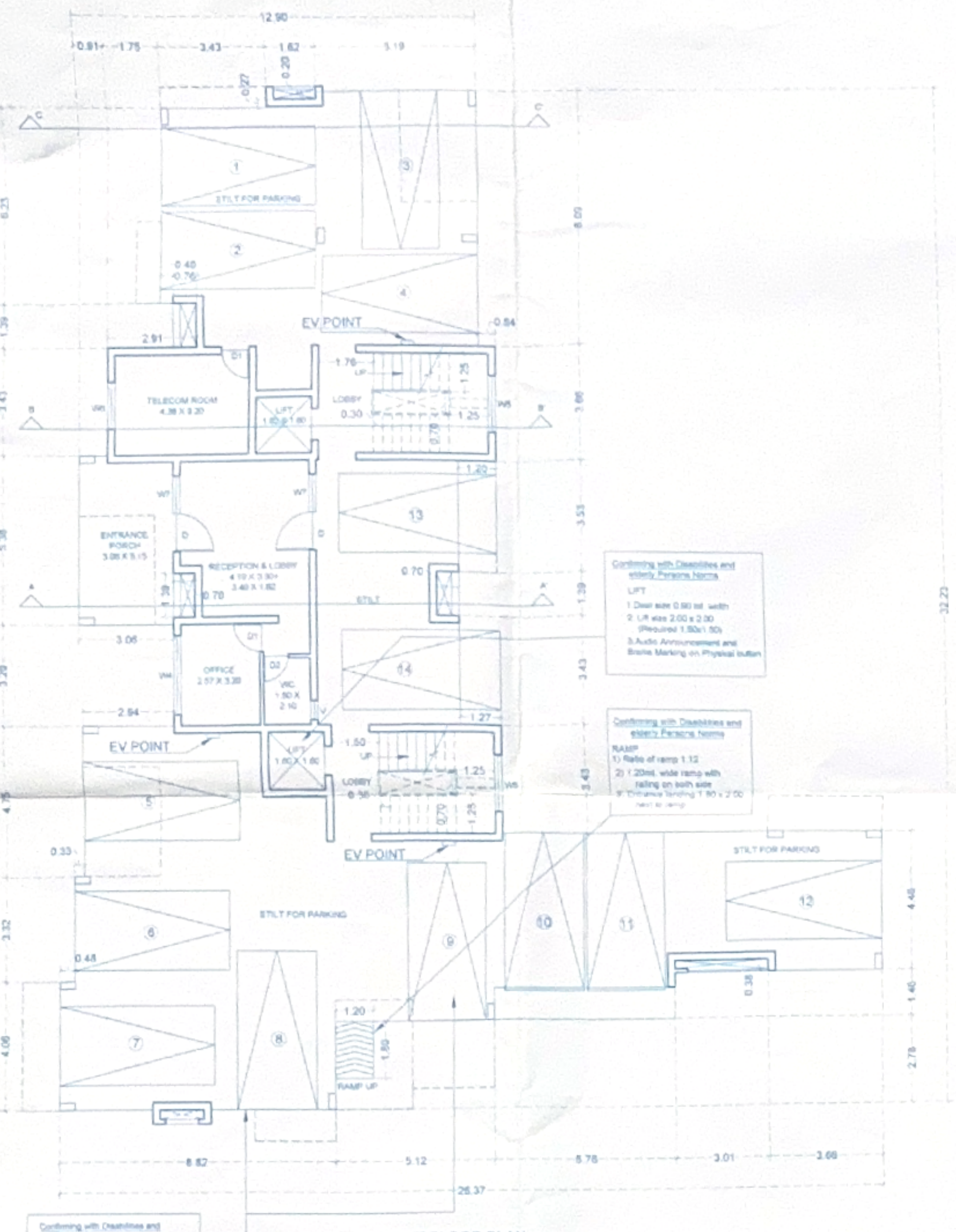
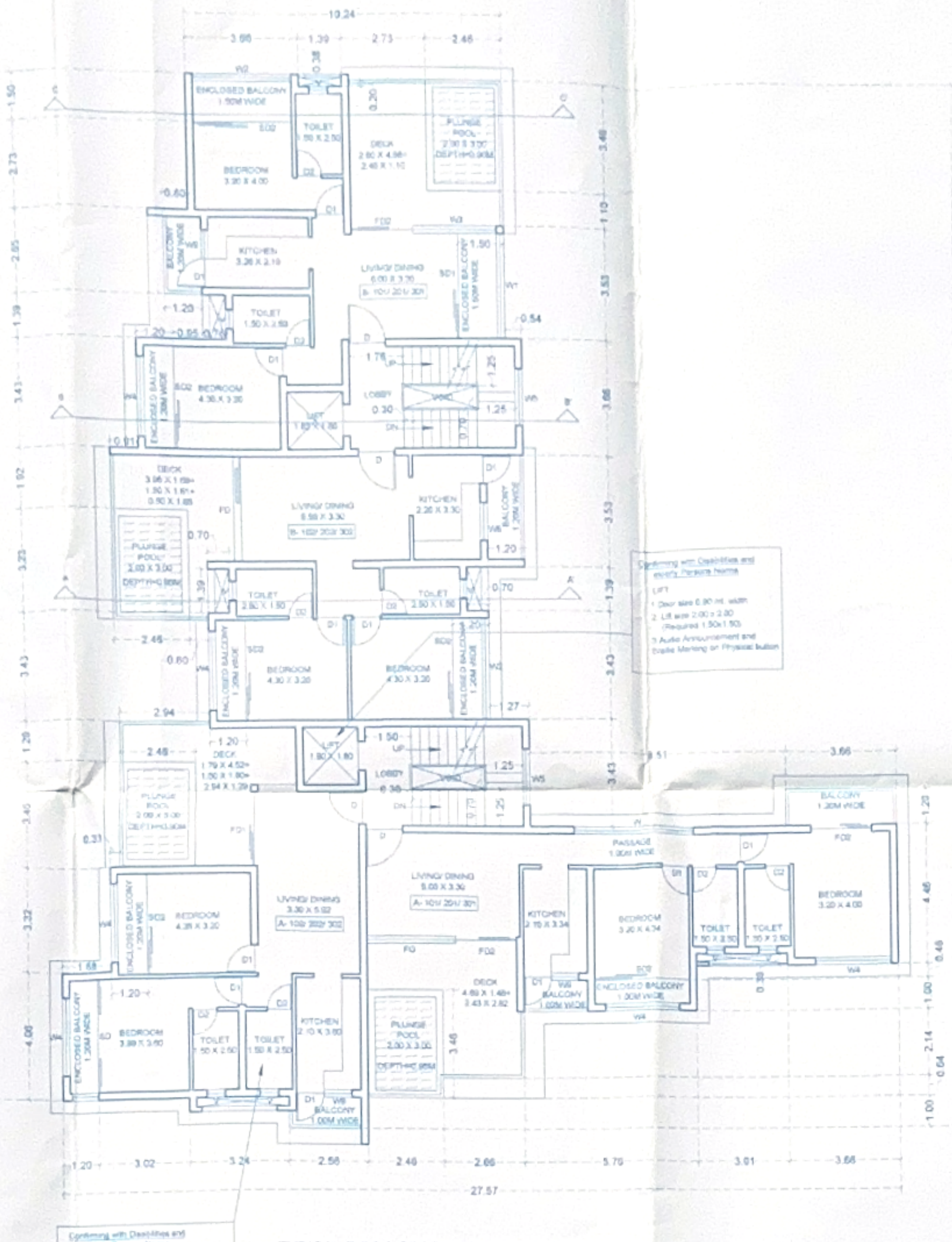
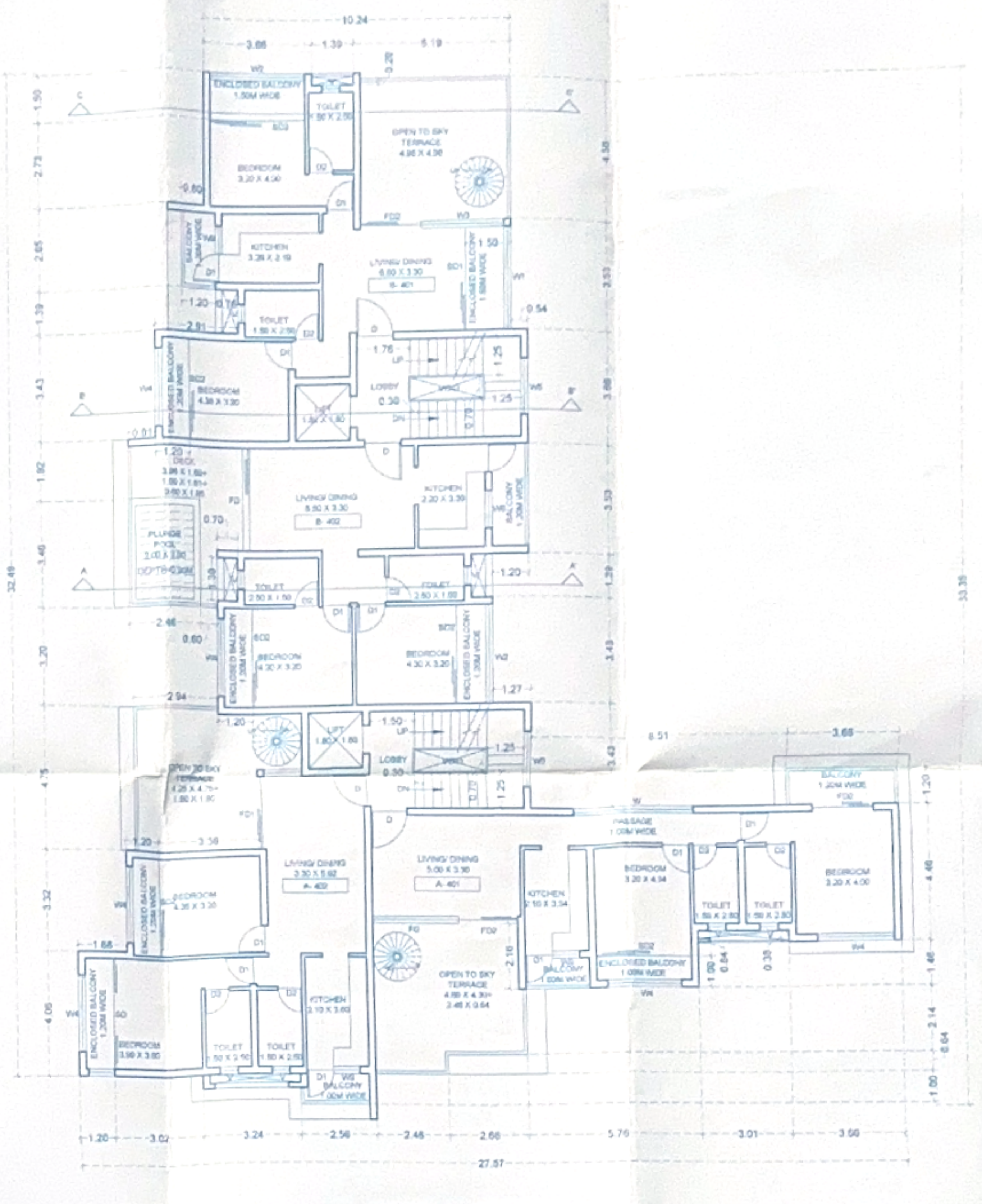

STILT FOR PARKING
EV POINT
TELECOM ROOM
ENTRANCE PORCH 3.06 X 5.15
RECEPTION & LOBBY
OFFICE 2.57 X 3.30
LIFT 1.60 X 1.60
LOBBY
STILT
RAMP UP
Confirming with Disabilities and elderly Persons Norms
LIFT
1 Door size 0.90 mt. width
2. Lift size 2.00 x 2.00 (Required 1.50x1.50)
3.Audio Announcement and Braile Marking on Physical button
Confirming with Disabilities and elderly Persons Norms
RAMP
1) Ratio of ramp 1:12
2) 1.20mt. wide ramp with railing on both side
Confirming with Disabilities and elderly Persons Norms
PARKING
1) Every 25 cars- 2 cars (3.60 wide width)
2) Maximum travel distance 30.00 mt.
31.76
26.37

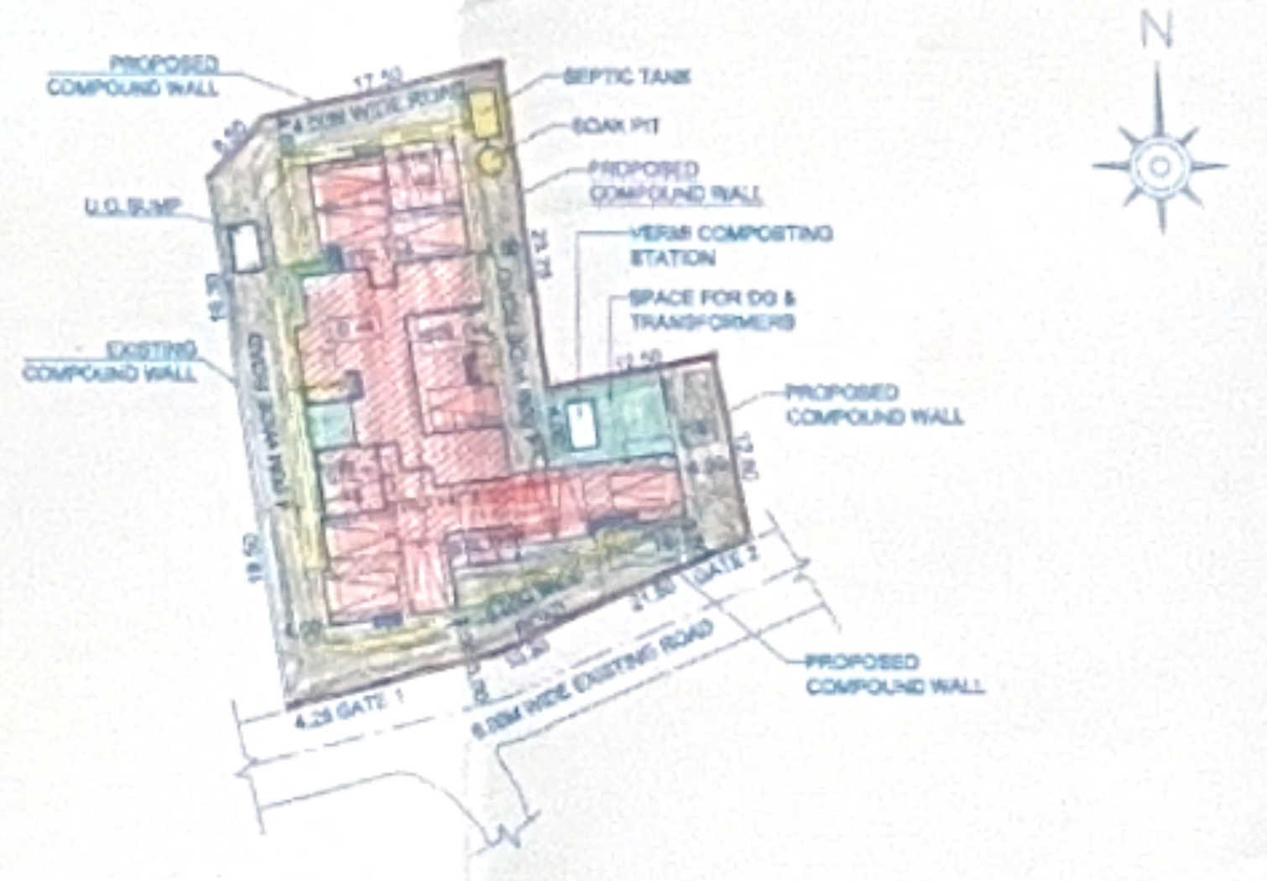
STILT FLOOR PLAN SCALE - 1:100



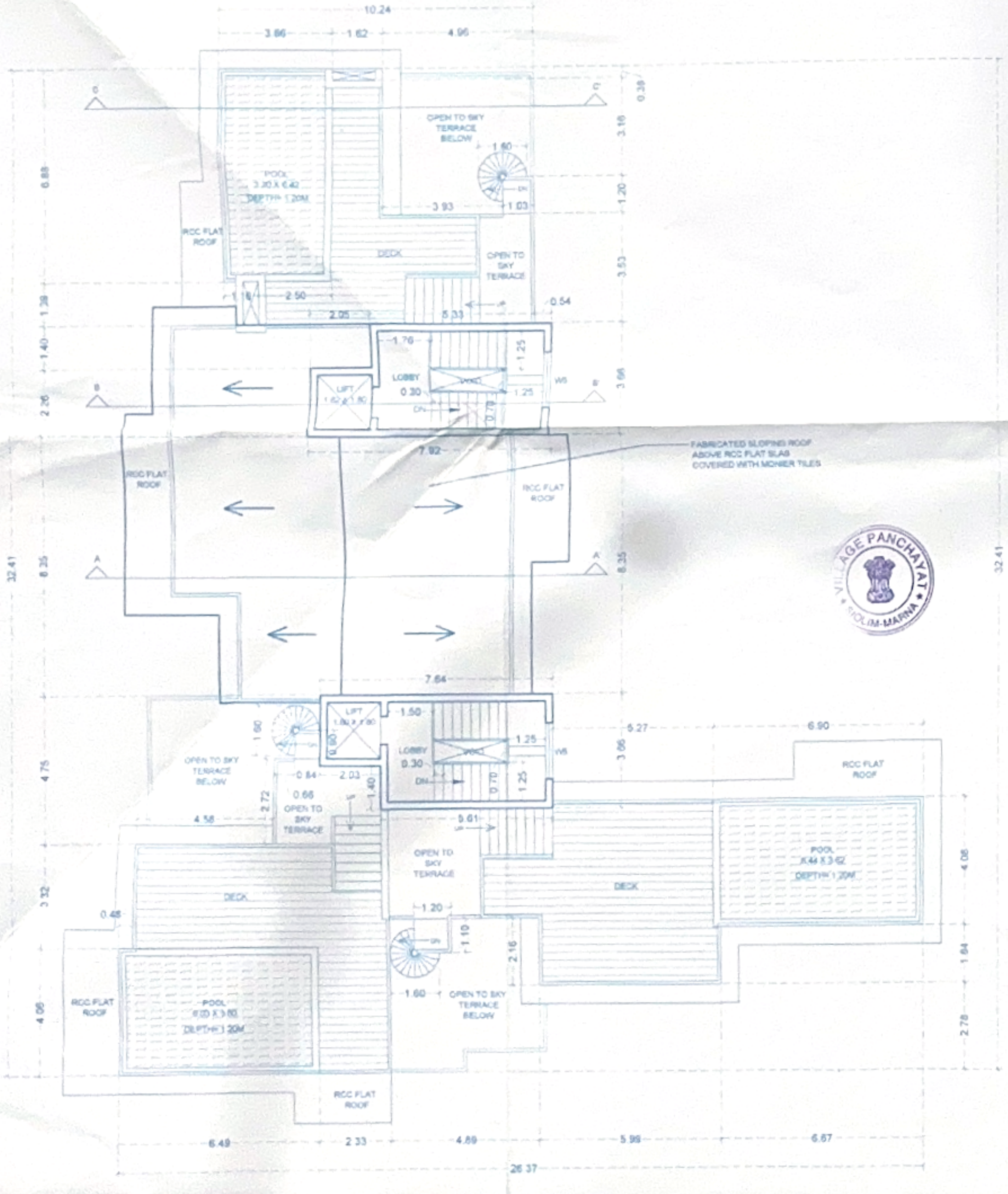
TYPICAL FIRST, SECOND, THIRD FLOOR PLAN SCALE - 1:100



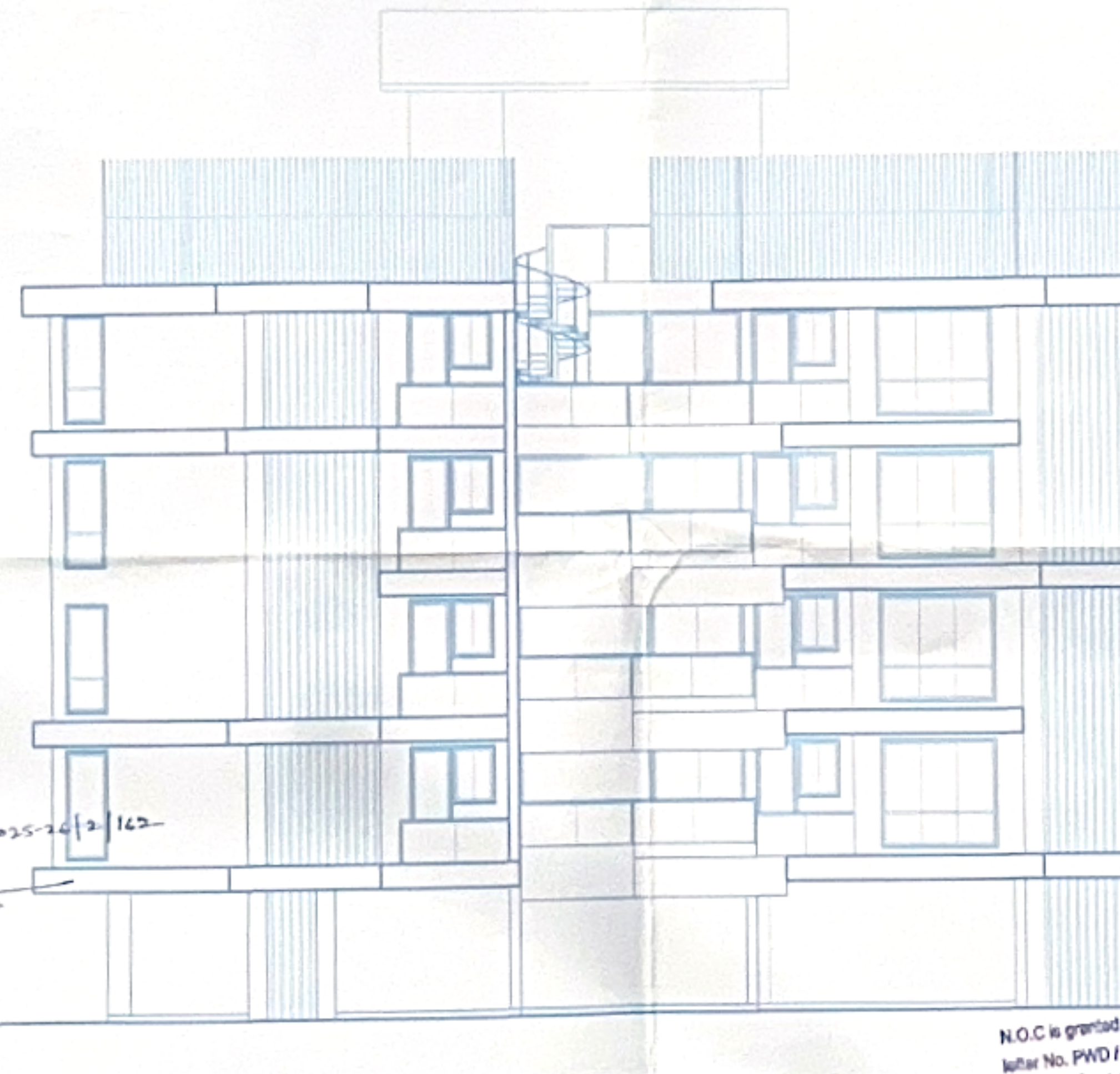
FOURTH FLOOR PLAN SCALE - 1:100



SITE PLAN
SCALE - 1:500


POOL
OPEN TO SKY TERRACE BELOW
DECK
RCC FLAT ROOF
LOBBY
LIFT
FABRICATED SLOPING ROOF ABOVE RCC FLAT SLAB COVERED WITH MONIER TILES
10.24
26.37

TERRACE FLOOR PLAN SCALE - 1:100



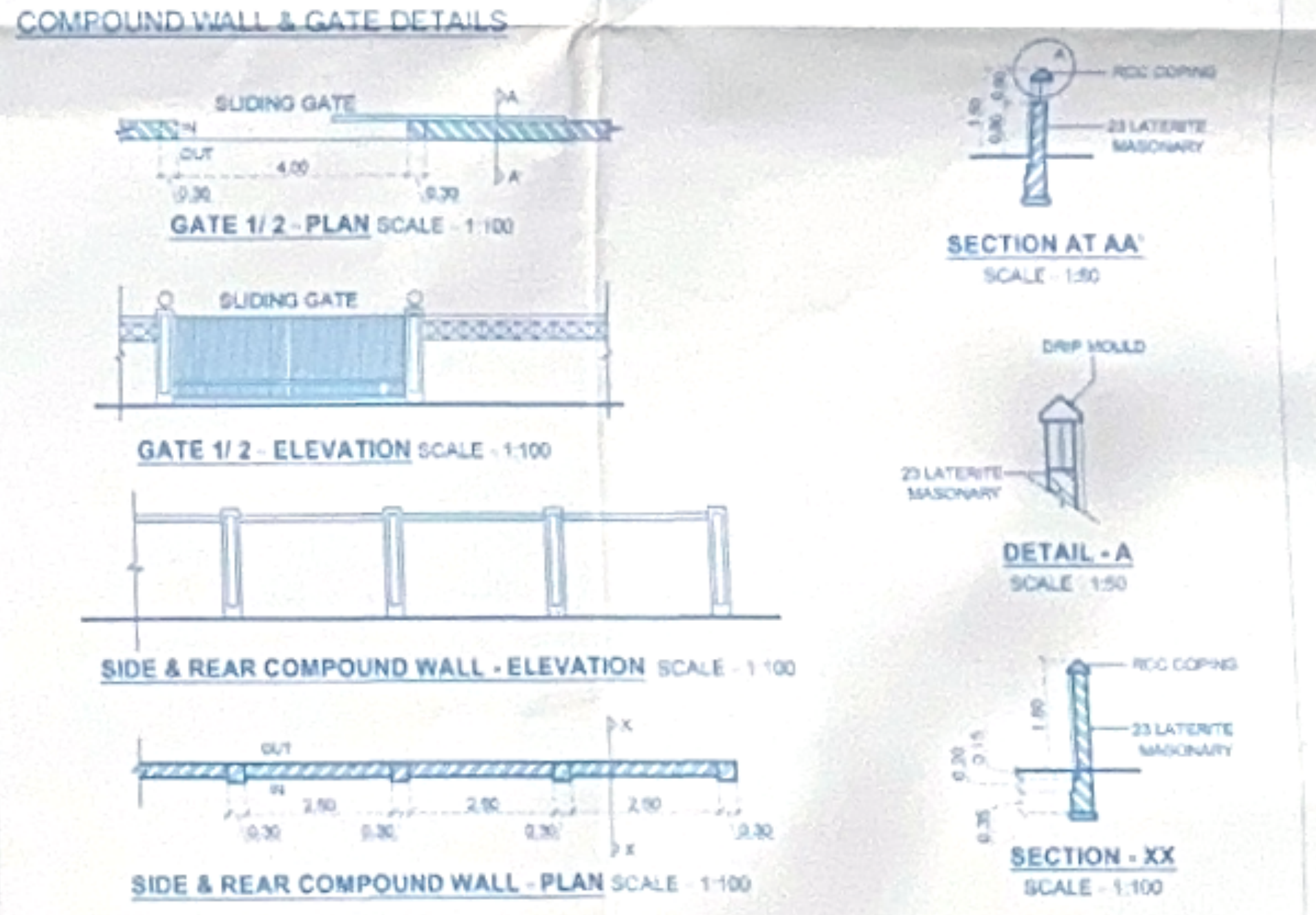
FRONT ELEVATION SCALE - 1:100

Plan Approved and Passed
Vide Res. No.: 1 (11)
Meeting Dated: 21/3/2025
With condition LIC No. VP/SM/PAR/2025-26/2/162
SECRETARY
V.P. SIOLIM MARNA

Approved With Condition Vide
T.C.O No: TPB/9735/SIO/TCP/25/2444
dt 28/2/2025
28/2/2025
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

N.O.C is granted subject to this office
letter No. PWD / SDIII / PHE-N/F. 10/756
dated 24.10.25
ASSISTANT ENGINEER
SUB DIV. I, WD, XVII
P.W.D. CALANGUTE - GOA

COMPOUND WALL & GATE DETAILS



GATE 1/ 2 - PLAN SCALE - 1:100

GATE 1/ 2 - ELEVATION SCALE - 1:100

SIDE & REAR COMPOUND WALL - ELEVATION SCALE - 1:100

SIDE & REAR COMPOUND WALL - PLAN SCALE - 1:100

SECTION AT AA'
SCALE - 1:50

DETAIL - A
SCALE - 1:50

SECTION - XX
SCALE - 1:100

SCHEDULES OF DOOR & WINDOW			
TYPE	SIZE	TYPE	SIZE
D	1.50 X 2.40	W	4.00 X 2.25
D1	1.00 X 2.40	W1	3.30 X 2.25
D2	0.90 X 2.40	W2	3.20 X 2.25
FD	3.30 X 2.40	W3	2.73 X 2.25
FD1	2.49 X 2.40	W4	2.50 X 2.25
FD2	2.00 X 2.40	W5	1.80 X 1.80
SD	3.60 X 2.40	W6	1.50 X 1.80
SD1	3.30 X 2.40	W7	1.20 X 1.20
SD2	3.20 X 2.40	W8	0.90 X 1.20
		W9	0.90 X 2.25
		V	0.90 X 1.20

NUMBER OF UNITS	
RESIDENTIAL	
2BHK	16 NOS

PARKING DETAILS FOR PROPOSED BUILDING			
FLOOR AREA	USE	PARKING REQUIRED.	PARKING PROVIDED
UP TO 75 SQ.M.	RESIDENTIAL	1 X 16 UNITS = 16 NOS	16 NOS.
TOTAL		16 NOS	

Built Up Area For Infrastructure = Total Built up area - Stilt Area
= 2485.58 M² - 300.17 M²
= 2185.41 M²

AREA DETAILS FLOOR-WISE										
FLOOR REFERENCE	USE	TOTAL B.U.A (M²)	AREAS FREE FROM FAR(M²)						NET FLOOR AREA (M²)	FAR (%)
			BALCONY / PASSAGE	STILT	STAIRCASE / LOBBY/ LIFT	OPEN TO SKY DECK/ TERRACE	POOL	7.5%		
STILT FLOOR	RESIDENTIAL	423.39	———	300.17	47.49	———	———	59.54	16.19	1.50 %
FIRST FLOOR	RESIDENTIAL	452.30	93.75	———	32.31	———	———	———	326.24	30.38 %
SECOND FLOOR	RESIDENTIAL	452.30	93.75	———	32.31	———	———	———	326.24	30.38 %
THIRD FLOOR	RESIDENTIAL	452.30	93.75	———	32.31	———	———	———	326.24	30.38 %
FOURTH FLOOR	RESIDENTIAL	452.29	61.78	———	32.31	68.34	———	———	289.86	26.99 %
TERRACE FLOOR	RESIDENTIAL	253.00	———	———	37.61	131.96	79.68	———	3.75	0.34 %
	TOTAL	2485.58	343.03	300.17	214.34	200.30	79.68	59.54	1288.52	119.97 %

B.U.A. FOR THE PURPOSE OF INFRASTRUCTURE TAX = 2485.58 M² - 300.17 M² = 2185.41 M²

AREA STATEMENT

AREA OF PLOT	1074.00 sqm
AREA IN ROAD WIDENING	00.00 sqm
EFFECTIVE PLOT AREA	1074.00 sqm
PERMISSIBLE COVERAGE @40% OF 1074.00 sqm	429.60 sqm
TOTAL COVERED AREA	423.39 sqm
COVERAGE CONSUMED	39.42 %
BUILT UP AREA	
STILT FLOOR	423.39 sqm
FIRST FLOOR	452.30 sqm
SECOND FLOOR	452.30 sqm
THIRD FLOOR	452.30 sqm
FOURTH FLOOR	452.29 sqm
TERRACE FLOOR	253.00 sqm
TOTAL BUILT UP AREA	2485.58 sqm
FLOOR AREA	
STILT FLOOR	16.19 sqm
FIRST FLOOR	326.24 sqm
SECOND FLOOR	326.24 sqm
THIRD FLOOR	326.24 sqm
FOURTH FLOOR	289.86 sqm
TERRACE FLOOR	3.75 sqm
TOTAL FLOOR AREA	1288.52 sqm
F.A.R. PERMISSIBLE@ 120% OF 1074.00 sqm	1288.80 sqm
F.A.R. CONSUMED	119.97 %
LENGTH OF PROPOSED COMPOUND WALL	109.10 m

DATE 22/ 01/ 2025 01/02

NOTE ALL DIMENSION ARE IN MTS/CM.

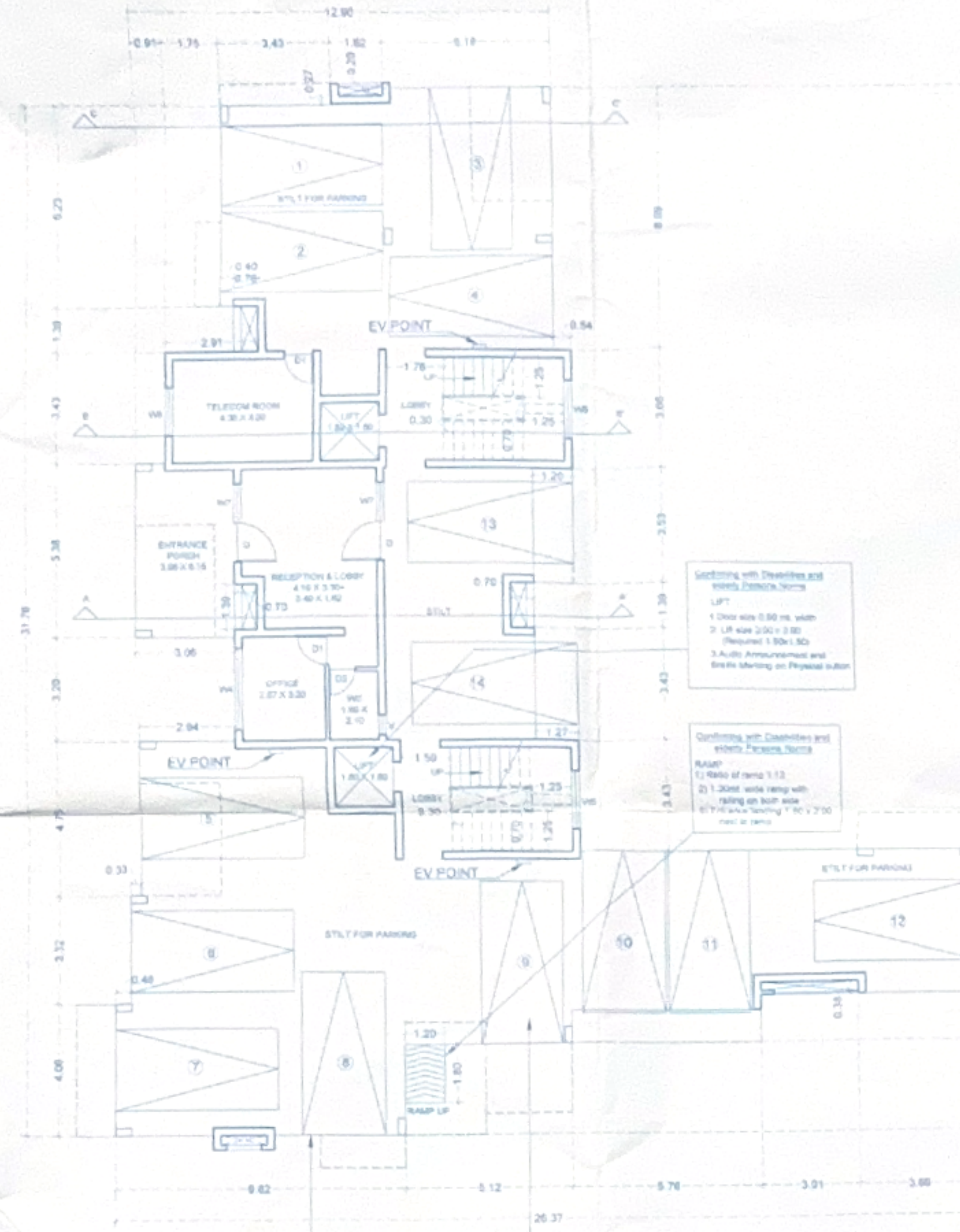
ARCHITECT
Ar. SIDDHARTH D. NAIK
201 – A, MATHIAS PLAZA
PANAJI – GOA 403 001
Reg. No : AR/0027/2010

OWNERS M/S. SHANTI LANDBASE LLP
For Shanti Landbase LLP
Partner
AUTHORIZED SIGNATORY MR. KARAN SHARMA

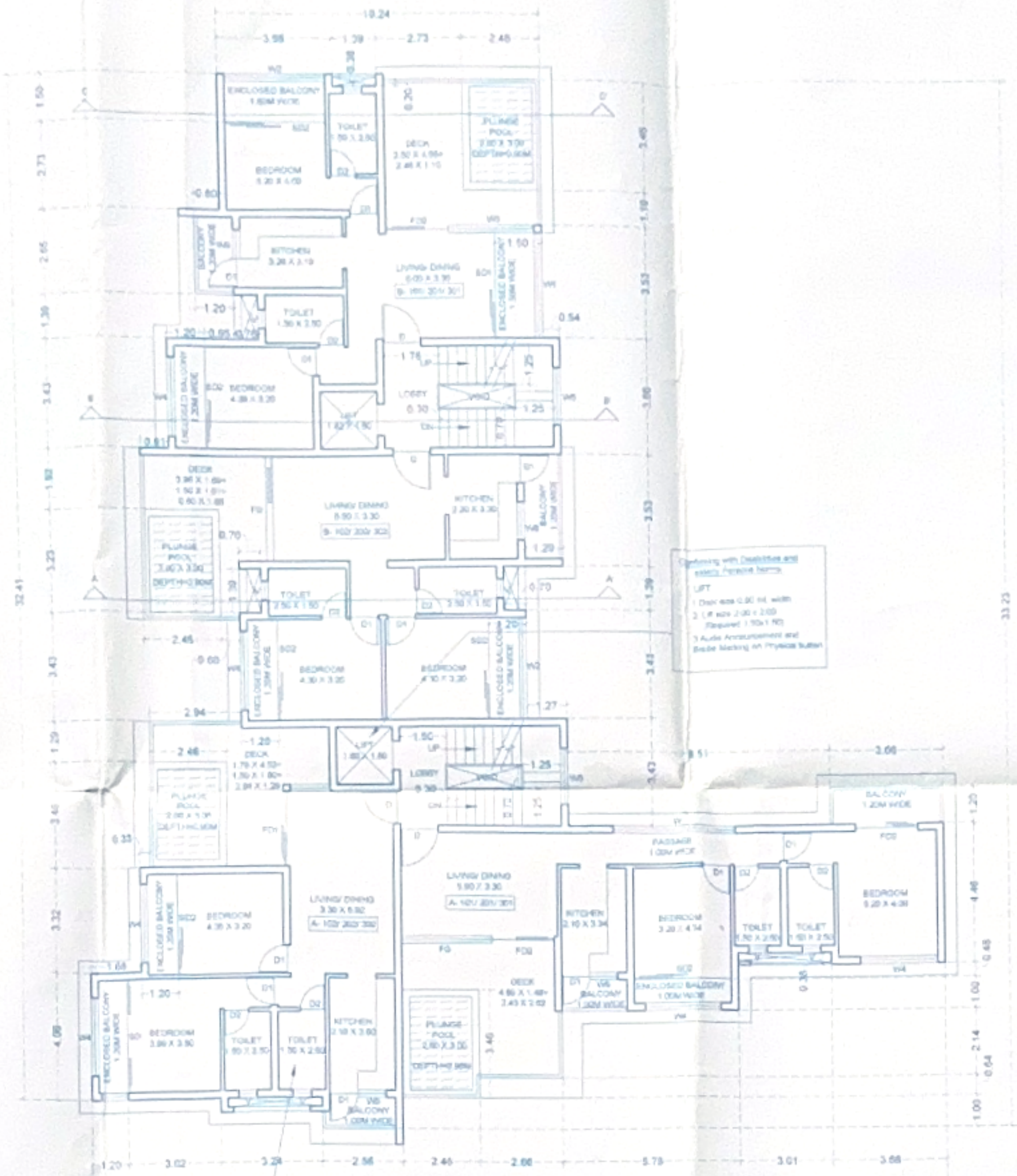
SCALE - 1:100 & 1:500

PROPOSED RESIDENTIAL PROJECT ON PLOT BEARING SURVEY NO. 84/5-C AT SIOLIM VILLAGE, BARDEZ TALUKA, GOA.

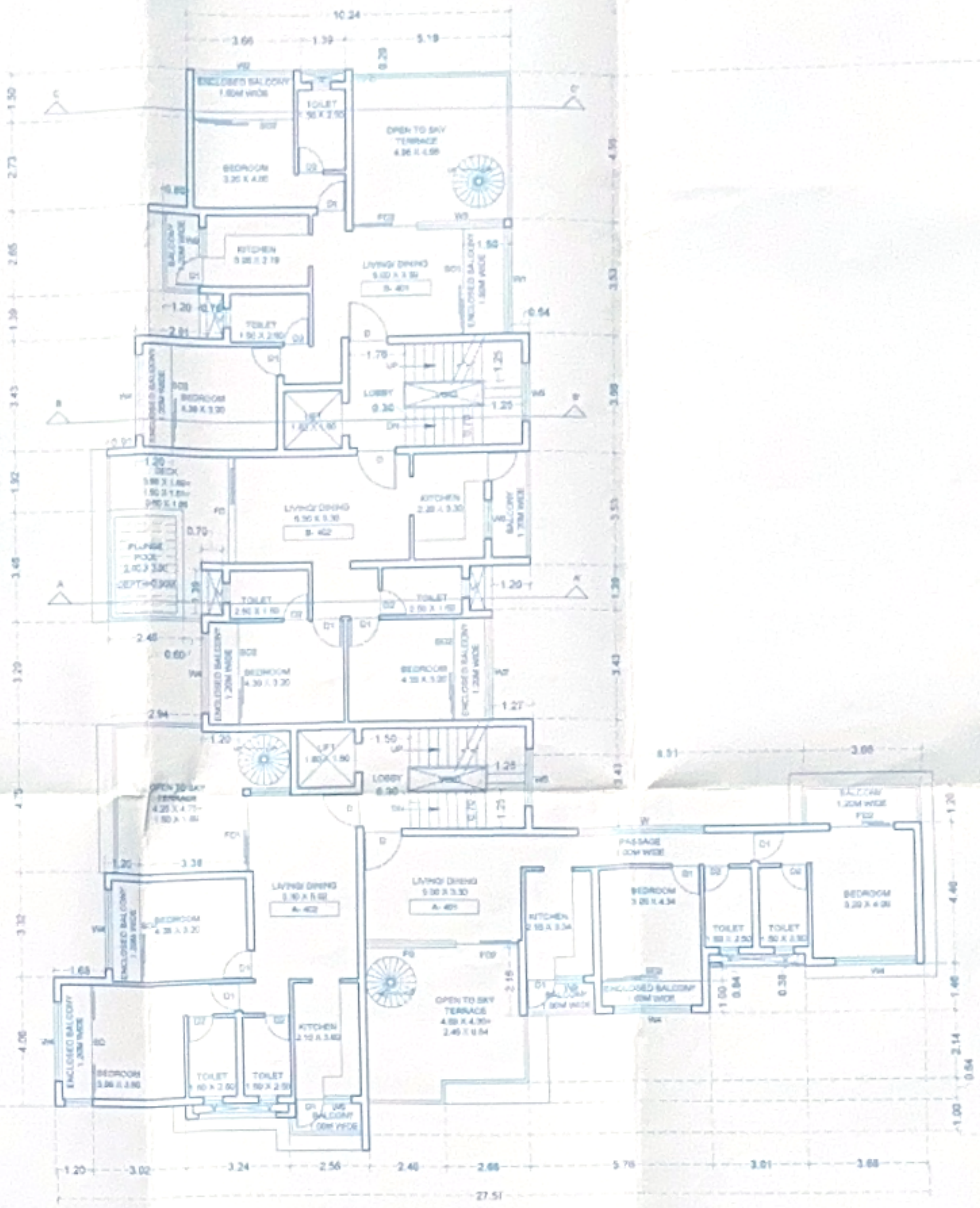
M/S ULYSIS
ARCHITECTURAL INTERIOR & LANDSCAPE CONSULTANTS
201 - A, SECOND FLOOR,
MATHIAS PLAZA,
PANJIM - GOA 403001
PH. - 91 832 2421950
ULYSIS



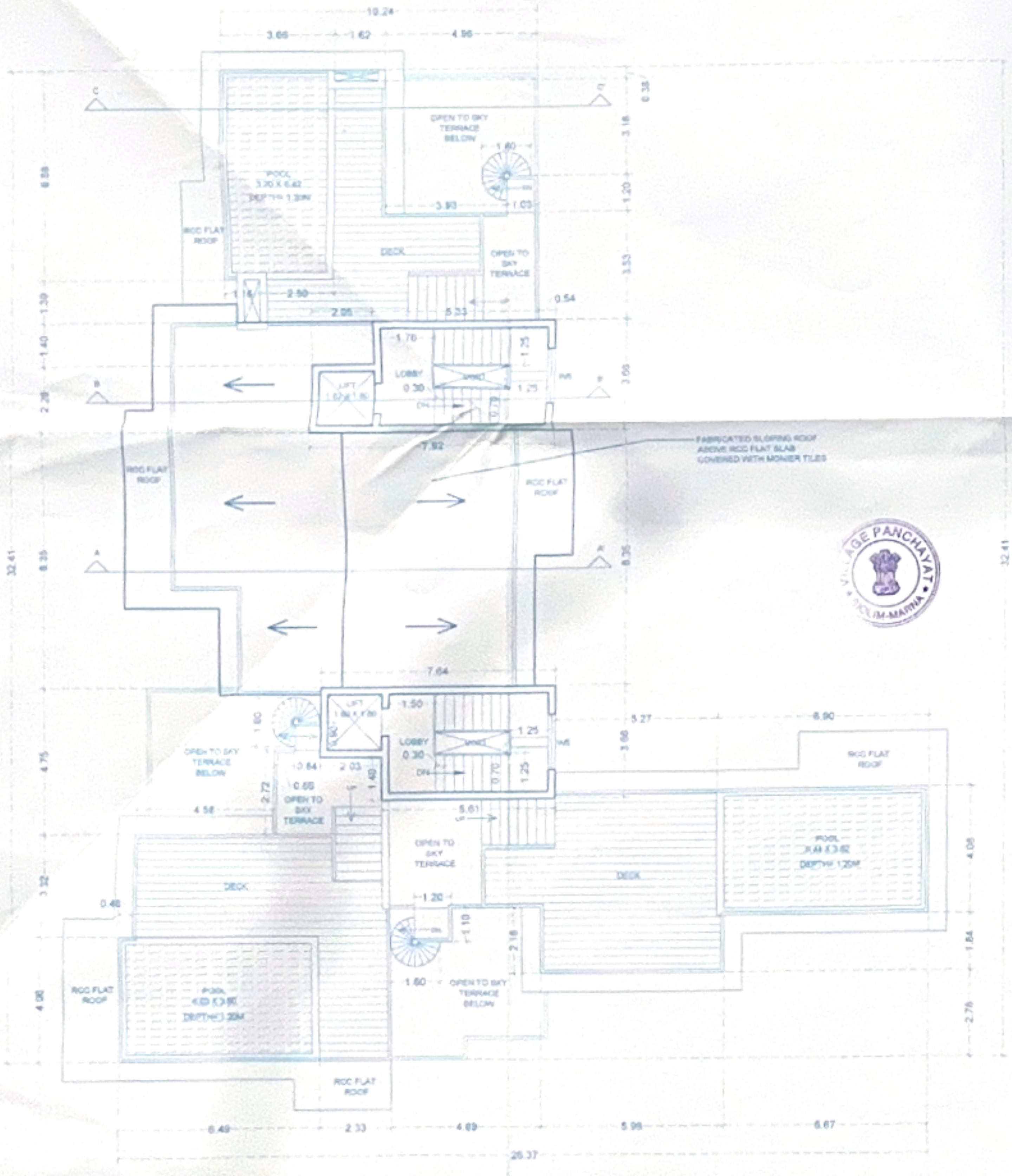
STILT FLOOR PLAN SCALE - 1:100



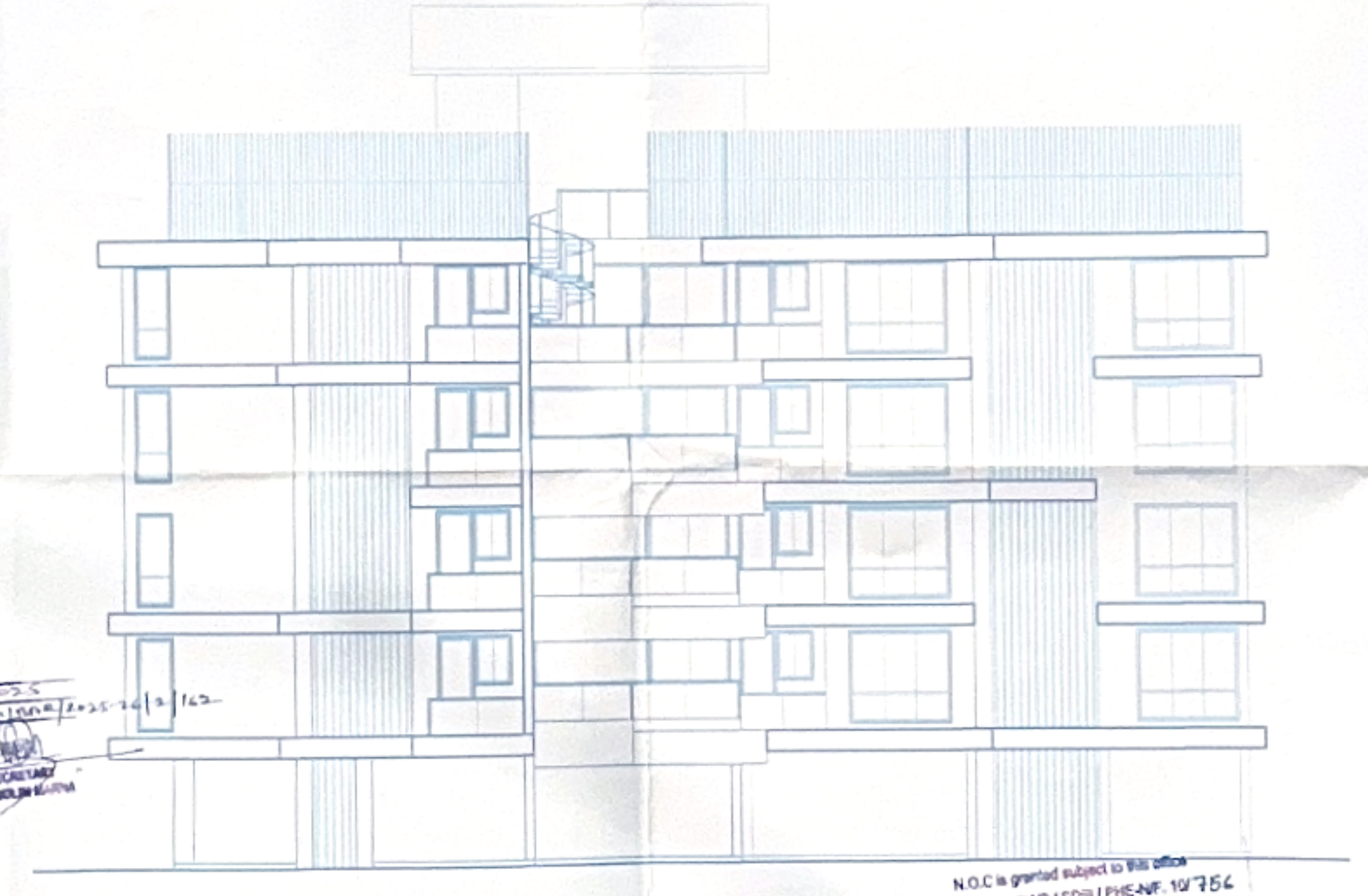
TYPICAL FIRST, SECOND, THIRD FLOOR PLAN SCALE - 1:100



FOURTH FLOOR PLAN SCALE - 1:100


OPEN TO SKY TERRACE BELOW
POOL
DECK
RCC FLAT ROOF
LOBBY
LIFT
FABRICATED SLOPING ROOF ABOVE RCC FLAT SLAB COVERED WITH MONIER TILES

TERRACE FLOOR PLAN SCALE - 1:100



FRONT ELEVATION SCALE - 1:100

Plan Approved and Passed
Vide Res. No.: 11 (11)
Meeting Dated: 24/2/2025
With condition LIC No.: VP/ SIOLIM/MARNA/2025-26/2/162
SECRETARY
V.P. SIOLIM MARNA

Approved With Condition Vide
T.C.O No: TPB/9735/SIO/TCP/25/2144
dt 28/2/2025
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

N.O.C is granted subject to this office letter No. PWD / SDIII / PHE-N/F. 10/756 dated 24.10.25
ASSISTANT ENGINEER
SUB DIV. I, WD, XVII
P.W.D. CALANGUTE - GOA

SCHEDULES OF DOOR & WINDOW			
TYPE	SIZE	TYPE	SIZE
D	1.50 X 2.40	W	4.00 X 2.25
D1	1.00 X 2.40	W1	3.30 X 2.25
D2	0.90 X 2.40	W2	3.20 X 2.25
FD	3.30 X 2.40	W3	2.73 X 2.25
FD1	2.49 X 2.40	W4	2.50 X 2.25
FD2	2.00 X 2.40	W5	1.80 X 1.80
SD	3.60 X 2.40	W6	1.50 X 1.80
SD1	3.30 X 2.40	W7	1.20 X 1.20
SD2	3.20 X 2.40	W8	0.90 X 1.20
		W9	0.90 X 2.25
		V	0.90 X 1.20

NUMBER OF UNITS	
RESIDENTIAL	
2BHK	16 NOS

PARKING DETAILS FOR PROPOSED BUILDING			
FLOOR AREA	USE	PARKING REQUIRED	PARKING PROVIDED
UP TO 75 SQ.M.	RESIDENTIAL	1 X 16 UNITS = 16 NOS.	16 NOS.
TOTAL		16 NOS.	

Built Up Area For Infrastructure = Total Built up area - Stilt Area
= 2485.58 M² - 300.17 M²
= 2185.41 M²

AREA DETAILS FLOOR-WISE

FLOOR REFERENCE	USE	TOTAL B.U.A (M²)	AREAS FREE FROM FAR(M²)						NET FLOOR AREA (M²)	FAR (%)
			BALCONY / PASSAGE	STILT	STAIRCASE / LOBBY/ LIFT	OPEN TO SKY DECK/ TERRACE	POOL	7.5%		
STILT FLOOR	RESIDENTIAL	423.39	—	300.17	47.49	—	—	59.54	16.19	1.50 %
FIRST FLOOR	RESIDENTIAL	452.30	93.75	—	32.31	—	—	—	326.24	30.38 %
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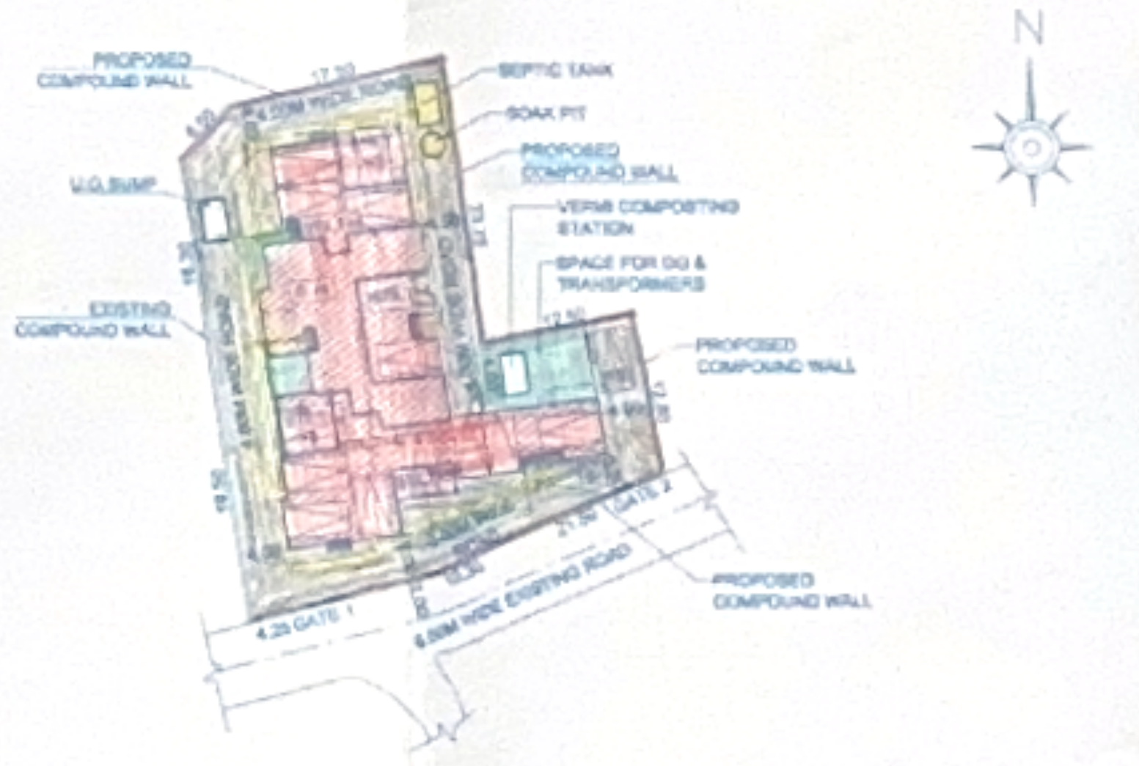
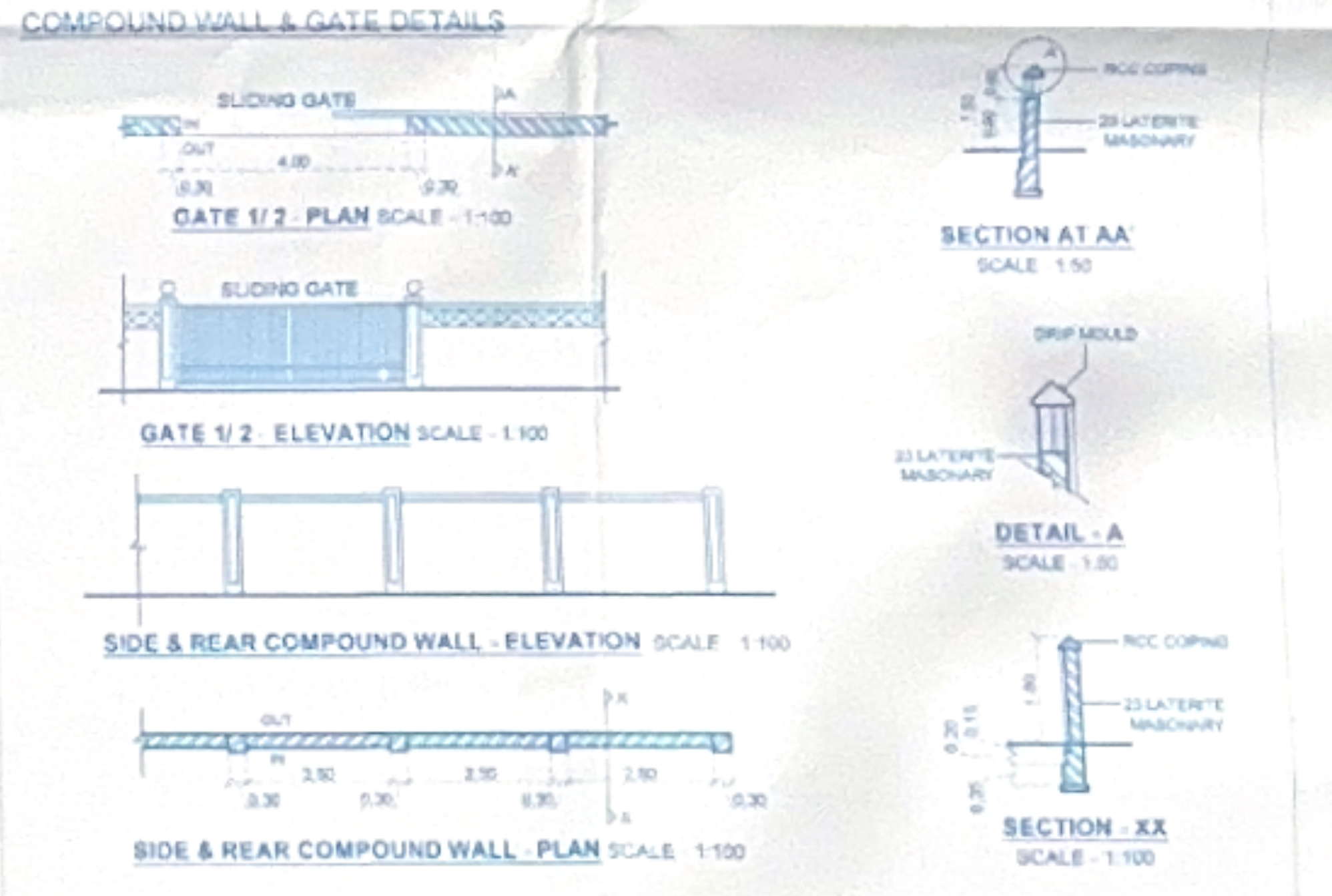
THIRD FLOOR	RESIDENTIAL	452.30	93.75	—	32.31	—	—	—	326.24	30.38 %
FOURTH FLOOR	RESIDENTIAL	452.29	61.78	—	32.31	68.34	—	—	289.86	26.99 %
TERRACE FLOOR	RESIDENTIAL	253.00	—	—	37.61	131.96	79.68	—	3.75	0.34 %
	TOTAL	2485.58	343.03	300.17	214.34	200.30	79.68	59.54	1288.52	119.97 %

B.U.A. FOR THE PURPOSE OF INFRASTRUCTURE TAX = 2485.58 M² - 300.17 M² = 2185.41 M²



SITE PLAN SCALE - 1:500

COMPOUND WALL & GATE DETAILS



GATE 1/ 2 - PLAN SCALE - 1:100

GATE 1/ 2 - ELEVATION SCALE - 1:100

SIDE & REAR COMPOUND WALL - ELEVATION SCALE - 1:100

SIDE & REAR COMPOUND WALL - PLAN SCALE - 1:100

SECTION AT AA SCALE - 1:50

DETAIL - A SCALE - 1:50

SECTION - XX SCALE - 1:100

AREA STATEMENT	
AREA OF PLOT	1074.00 sqm
AREA IN ROAD WIDENING	00.00 sqm
EFFECTIVE PLOT AREA	1074.00 sqm
PERMISSIBLE COVERAGE @40% OF 1074.00 sqm	429.60 sqm
TOTAL COVERED AREA	423.39 sqm
COVERAGE CONSUMED	39.42 %
BUILT UP AREA	
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TOTAL FLOOR AREA	1288.52 sqm
F.A.R. PERMISSIBLE@ 120% OF 1074.00 sqm	1288.80 sqm
F.A.R. CONSUMED	119.97 %
LENGTH OF PROPOSED COMPOUND WALL	109.10 m

DATE : 22/ 01/ 2025 — 01/02

NOTE : ALL DIMENSION ARE IN MTS/CM.

ARCHITECT

Ar. SIDDHARTH D. NAIK
201 – A, MATHIAS PLAZA
PANAJI – GOA 403 001
Reg. No : AR/0027/2010

OWNERS : M/S. SHANTI LANDBASE LLP

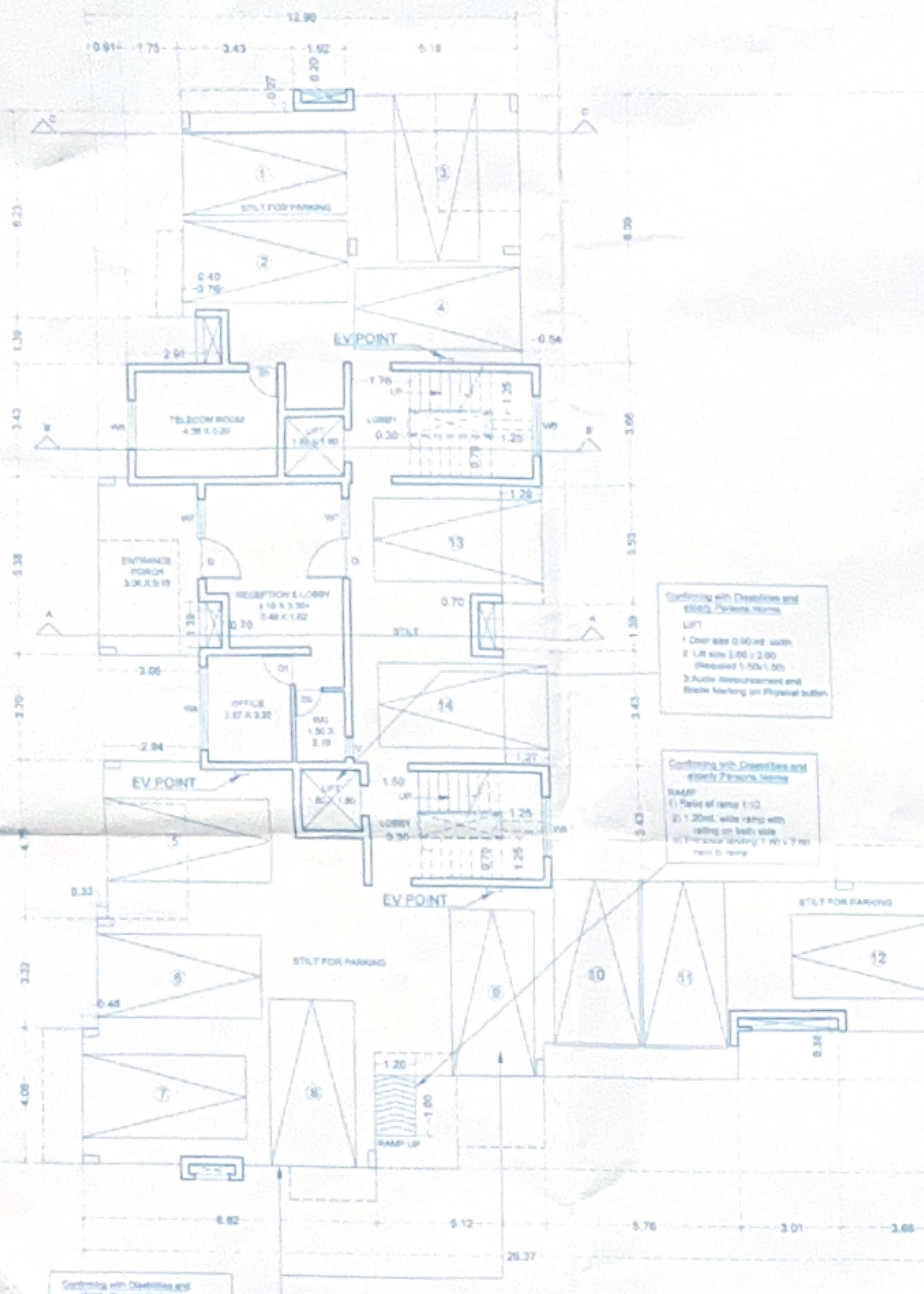
For Shanti Landbase LLP
Partner
AUTHORIZED SIGNATORY MR. KARAN SHARMA

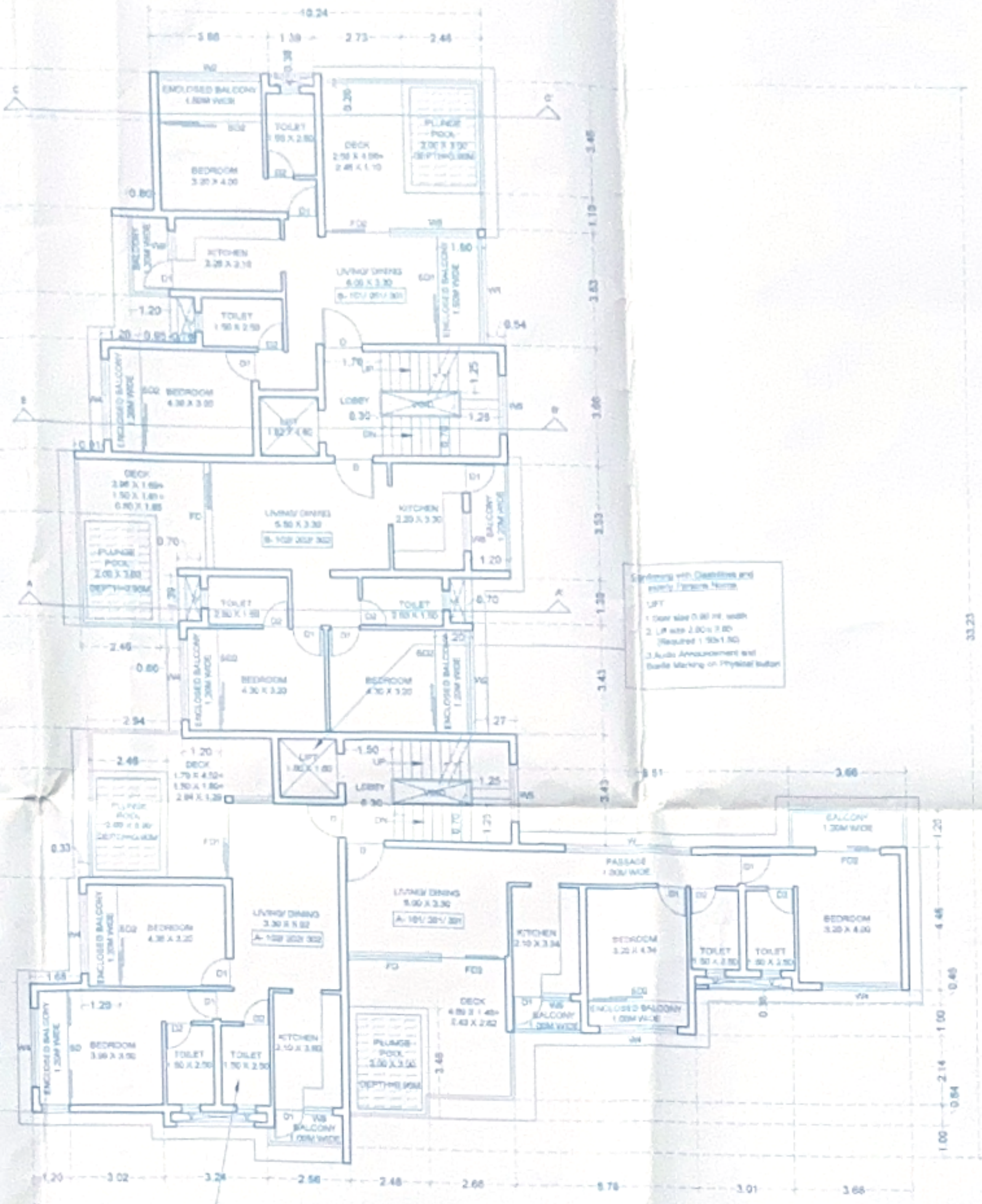
SCALE - 1:100 & 1:500

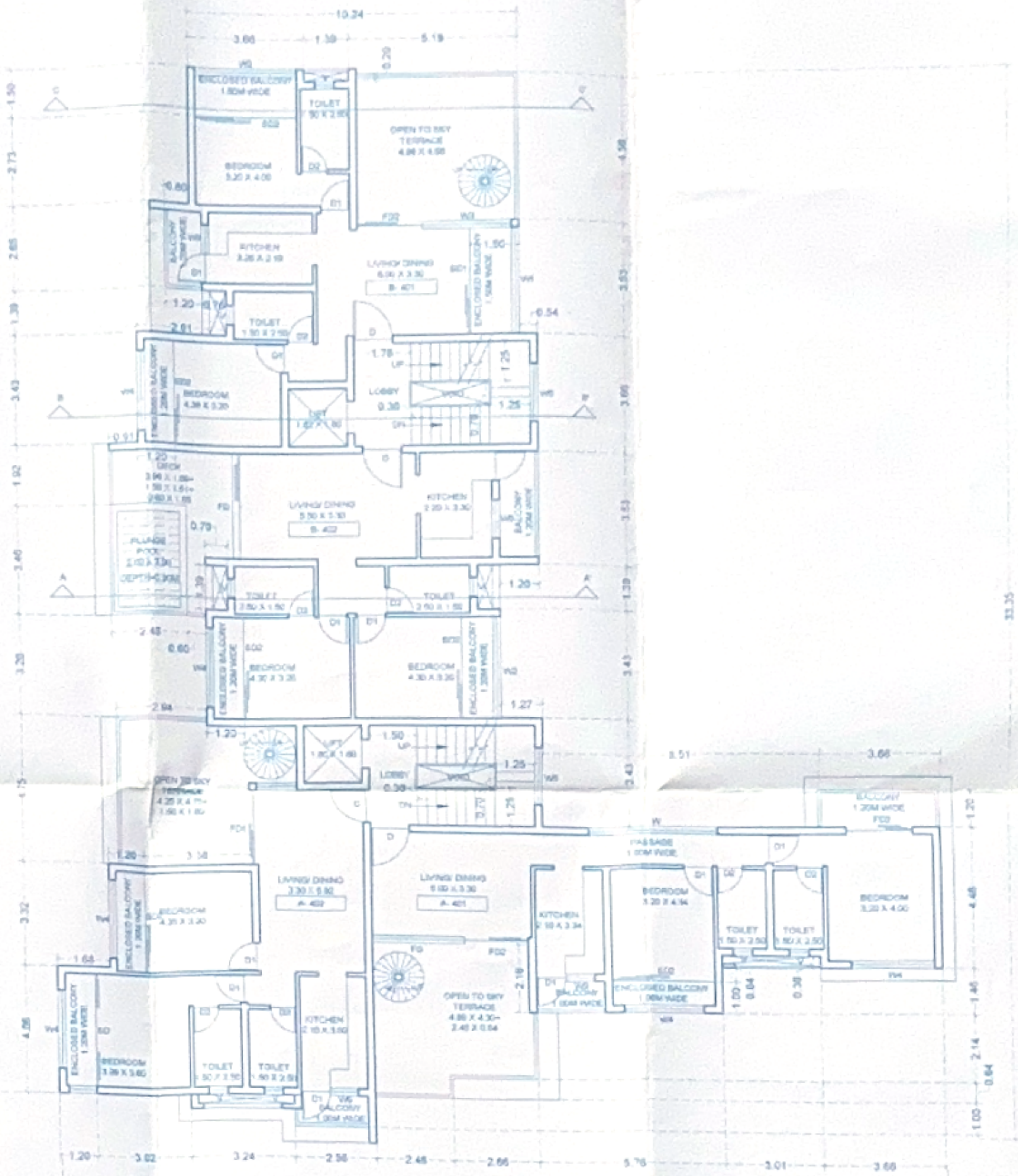
PROPOSED RESIDENTIAL PROJECT ON PLOT BEARING SURVEY NO. 84/5-C AT SIOLIM VILLAGE, BARDEZ TALUKA, GOA

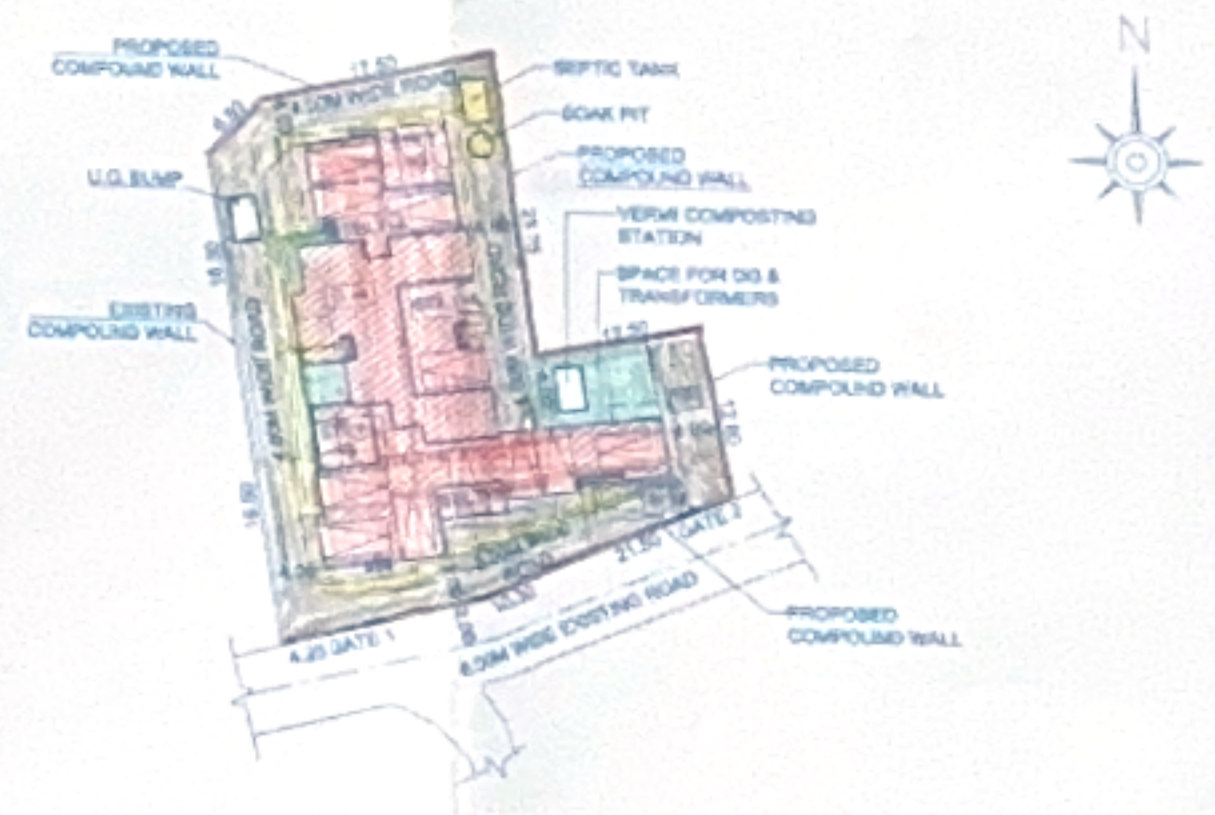
M/S ULYSIS
ARCHITECTURAL INTERIOR & LANDSCAPE CONSULTANTS
201 - A, SECOND FLOOR,
MATHIAS PLAZA,
PANJIM - GOA 403001
PH. - 91 832 2421950

ULYSIS

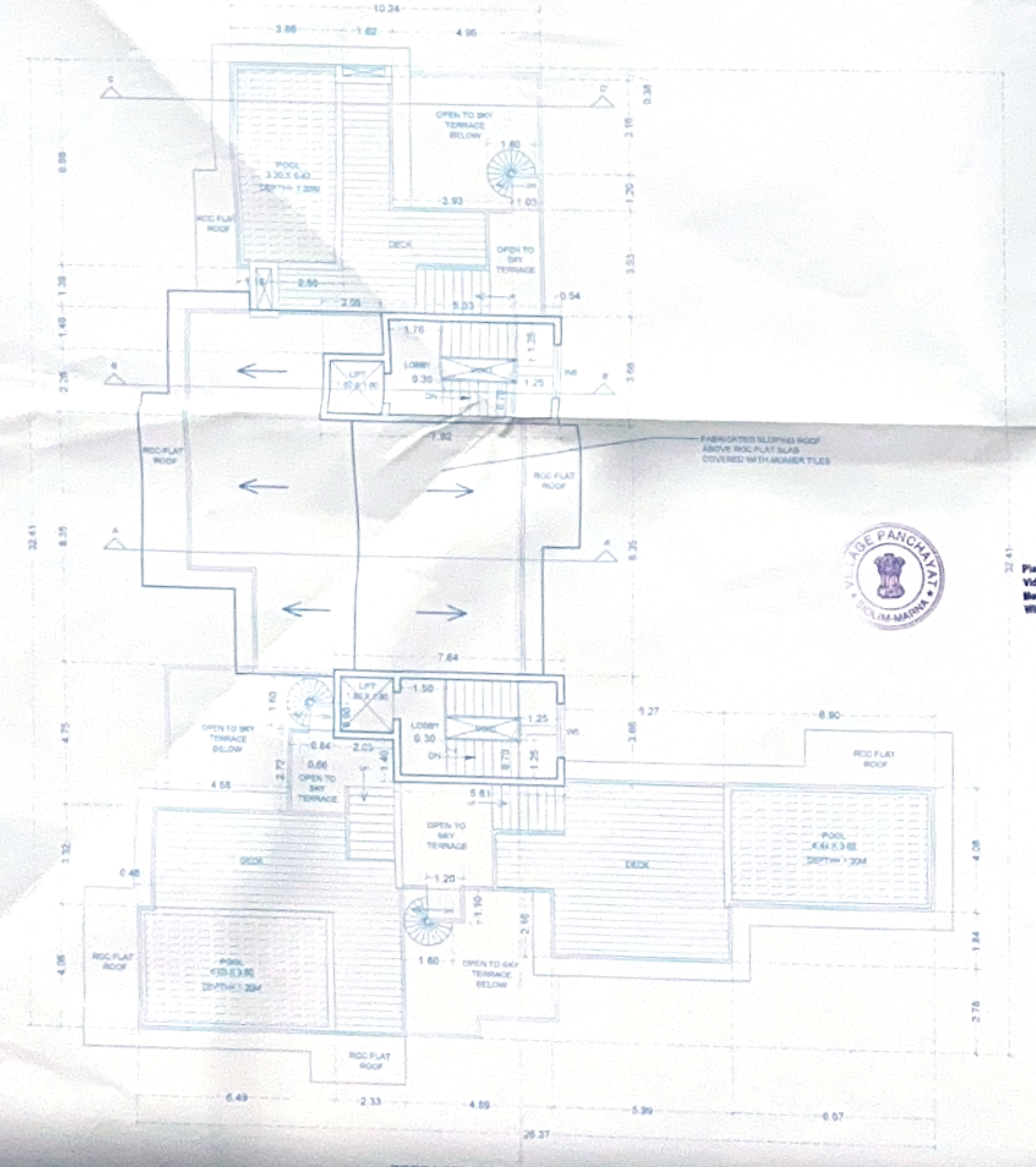

STILT FLOOR PLAN SCALE - 1:100

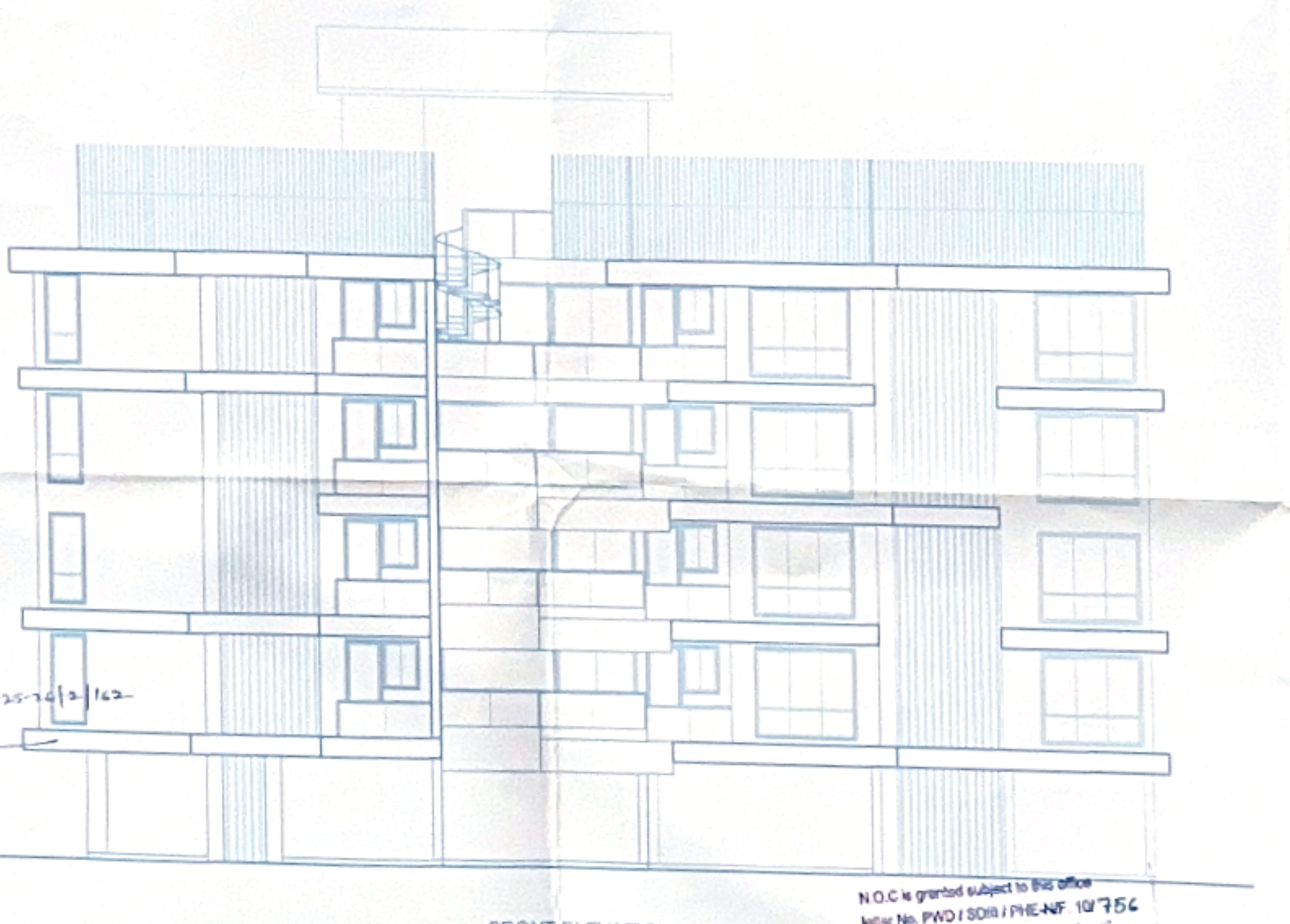

TYPICAL FIRST, SECOND, THIRD FLOOR PLAN SCALE - 1:100


FOURTH FLOOR PLAN SCALE - 1:100

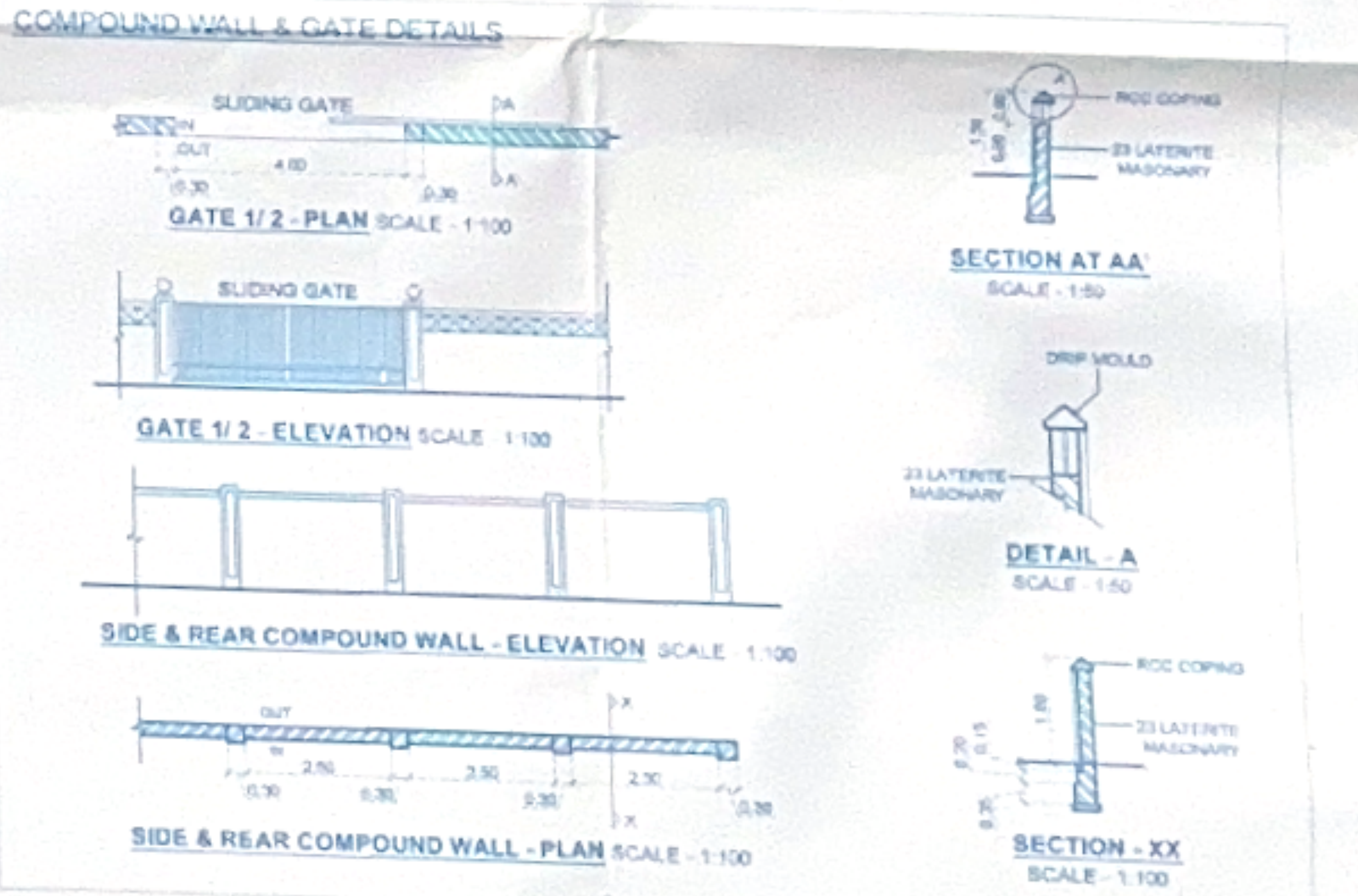


SITE PLAN
SCALE - 1:500


TERRACE FLOOR PLAN SCALE - 1:100


FRONT ELEVATION SCALE - 1:100

COMPOUND WALL & GATE DETAILS



GATE 1/ 2 - PLAN SCALE - 1:100

GATE 1/ 2 - ELEVATION SCALE - 1:100

SIDE & REAR COMPOUND WALL - ELEVATION SCALE - 1:100

SIDE & REAR COMPOUND WALL - PLAN SCALE - 1:100

SECTION AT AA'
SCALE - 1:50

DETAIL - A
SCALE - 1:50

SECTION - XX
SCALE - 1:100

Plan Approved and Passed
Vide Res. No.: 1 (11)
Meeting Dated: 29/12/2025
With condition LIC No.: VP/Sm/MM/2025-26/2/162
SECRETARY
V.P. SIOLIM-MARNA

Approved With Condition Vide
T.C.O No: TPB/9735/Sio/TCP/25/2446
Dt 28/2/2025
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

N.O.C is granted subject to this office
letter No. PWD / SDIII / PHE-N/F 10/756
dated 24.10.25
ASSISTANT ENGINEER
SUB DIV. I, WD, XVII
P.W.D. CALANGUTE - GOA

SCHEDULES OF DOOR & WINDOW			
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F.A.R. CONSUMED	119.97 %
LENGTH OF PROPOSED COMPOUND WALL	109.10 m

DATE : 22/ 01/ 2025
01/02
NOTE : ALL DIMENSION ARE IN MTS/CM.

ARCHITECT
Ar. SIDDHARTH D. NAIK
201 – A, MATHIAS PLAZA
PANAJI – GOA 403 001
Reg. No : AR/0027/2010

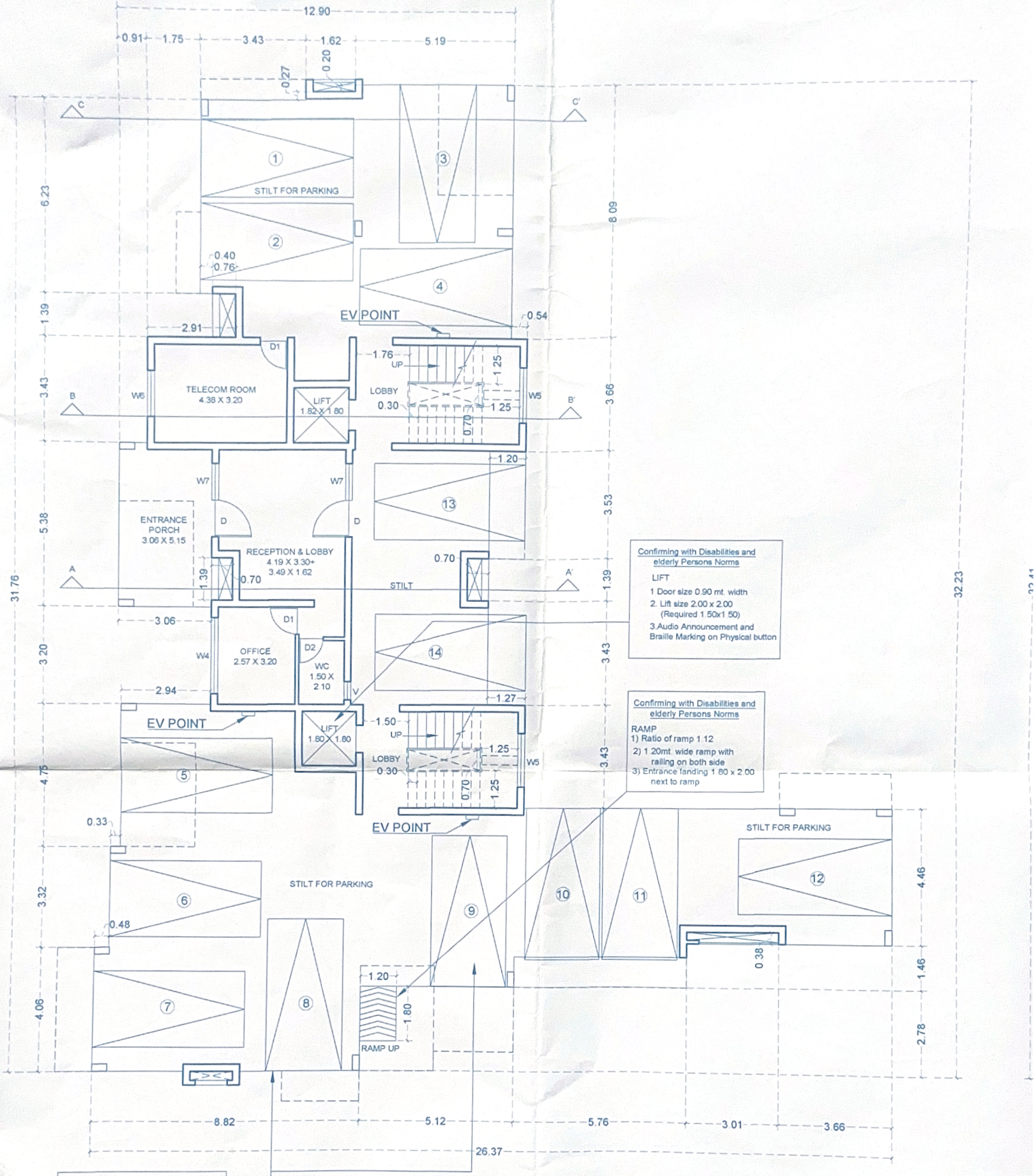
OWNERS: M/S SHANTI LANDBASE LLP
For Shanti Landbase LLP
Partner
AUTHORIZED SIGNATORY MR. KARAN SHARMA

SCALE - 1:100 & 1:500

PROPOSED RESIDENTIAL PROJECT ON PLOT BEARING SURVEY NO. 84/5-C AT SIOLIM VILLAGE, BARDEZ TALUKA, GOA.

M/S ULYSIS
ARCHITECTURAL INTERIOR & LANDSCAPE CONSULTANTS
201 - A, SECOND FLOOR,
MATHIAS PLAZA,
PANJIM - GOA 403001
PH. - 91 832 2421950

ULYSIS



Confirming with Disabilities and
elderly Persons Norms

LIFT
1 Door size 0.90 mt. width
2. Lift size 2.00 x 2.00
(Required 1.50x1.50)
3.Audio Announcement and
Braille Marking on Physical button

Confirming with Disabilities and
elderly Persons Norms

RAMP
1) Ratio of ramp 1:12
2) 1.20mt. wide ramp with
railing on both side
3) Entrance landing 1.80 x 2.00
next to ramp

Confirming with Disabilities and
elderly Persons Norms

PARKING
1)Every 25 cars- 2 cars (3.60 wide width)

STILT FLOOR PLAN SCALE - 1:100