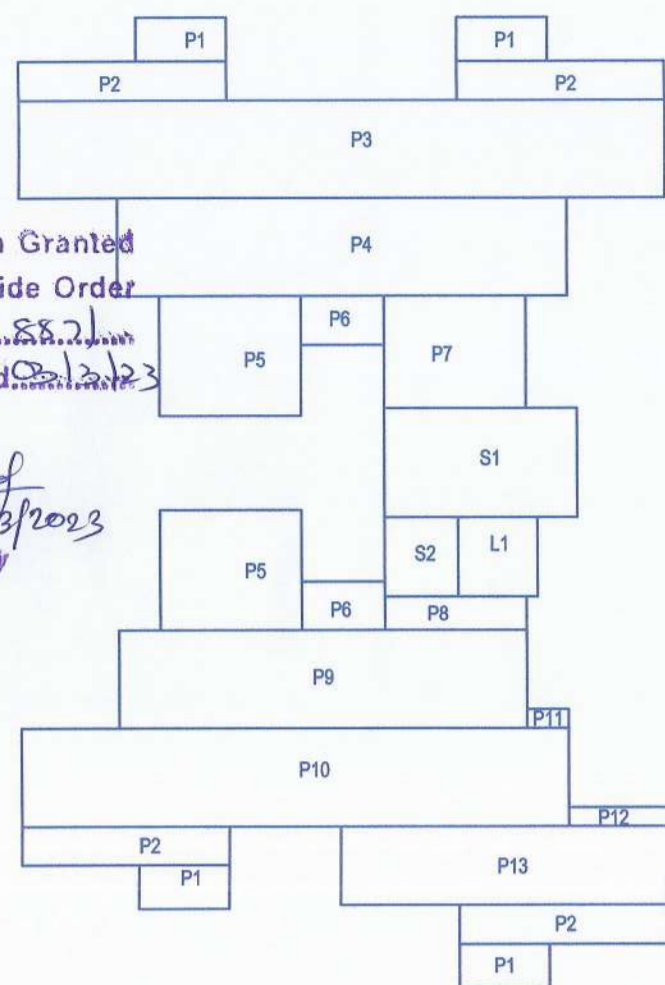


Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/PI/AS/1188/21
Dated 23/03/2023

Member Secretary



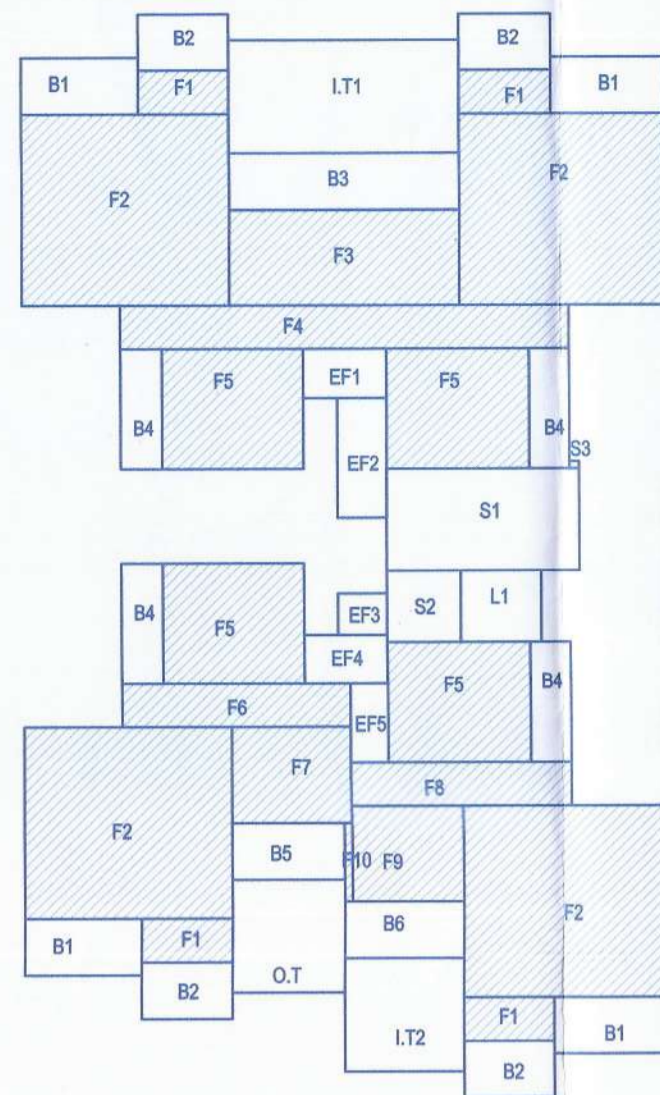
**AREA DIAGRAMS:
GROUND FLOOR**

LIFT-
L-2.10X1.90=4.41

STAIRCASE-
S1-5.11X2.90=14.82
S2-1.95X2.10=4.09
TOTAL - 18.91

PARKING-
P1-2.40X1.16X4=11.14
P2-5.50X1.04X4=22.88
P3-11.10X2.60=44.46
P4-11.90X2.60=30.94
P5-3.75X3.20X2=24.00
P6-2.20X1.30X2=5.72
P7-3.75X3.00=11.25
P8-3.75X3.00=11.25
P9-10.80X2.60=28.08
P10-14.50X2.60=37.70
P11-1.10X0.50=0.55
P12-2.90X1.50=4.35
P13-6.85X2.10=14.38
TOTAL= 239.55

COVERAGE-
=LIFT+STAIRCASE+PARKING
=4.41+18.91+239.55
=262.87sqm



FIRST FLOOR

LIFT-
L-2.10X1.90=3.99

STAIRCASE-
S1-5.11X2.70=13.80
S2-1.95X1.90=3.71
S3-0.28X0.20=0.05
TOTAL - 17.56

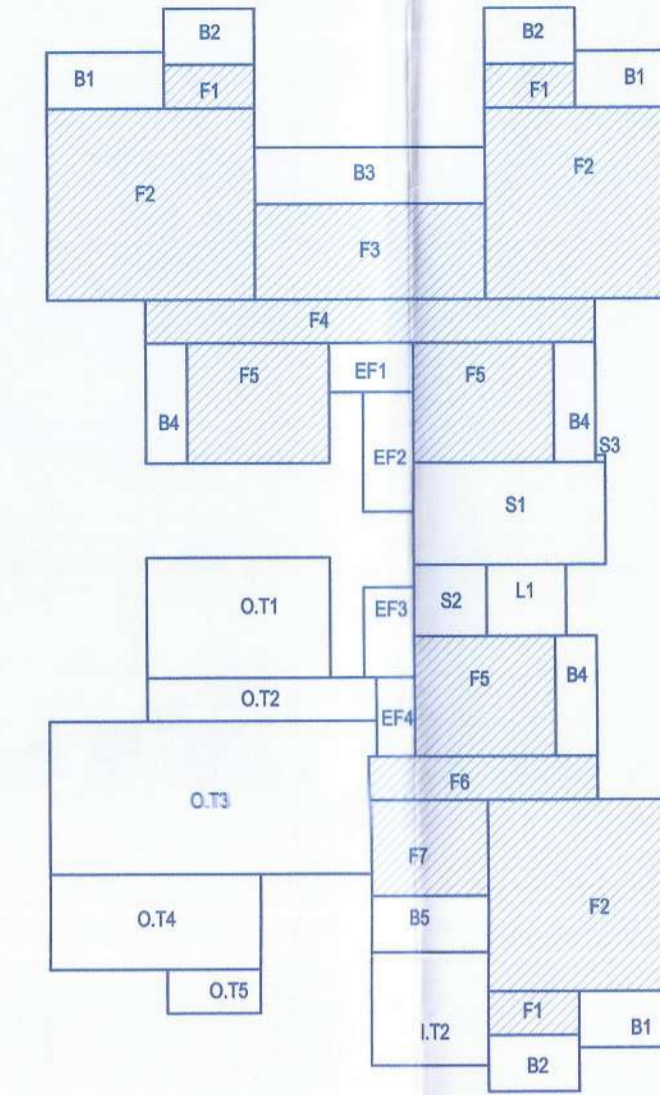
BALCONY-
B1-3.10X1.50X4=18.60
B2-2.40X1.50X4=14.40
B3-8.10X1.50=9.15
B4-1.10X3.20X4=14.08
B5-2.85X1.50=4.27
B6-3.15X1.50=4.72
TOTAL - 65.38sqm

INTER. TERRACE-
LT1-6.10X3.00=18.30
LT2-3.15X3.00=9.45
TOTAL - 27.75sqm

OPEN TERRACE-
O.T-2.95X3.00=8.85sqm

ENTRANCE FOYER-
EF1-2.20X1.30=2.86
EF2-1.30X3.20=4.16
EF3-1.30X1.10=1.43
EF4-2.20X1.30=2.86
EF5-1.00X2.10=2.10
TOTAL - 13.41sqm

FAR CALCULATIONS-
F1-2.40X1.16X4=11.14
F2-5.50X5.09X4=111.98
F3-8.10X2.55=15.55
F4-11.90X1.15=13.68
F5-3.75X3.20X4=48.00
F6-6.05X1.15=6.95
F7-3.15X2.55=8.03
F8-8.85X1.15=7.73
F9-2.95X2.55=7.52
F10-0.20X2.10=0.42
TOTAL - 230.05sqm



SECOND FLOOR

LIFT-
L-2.10X1.90=3.99

STAIRCASE-
S1-5.11X2.70=13.80
S2-1.95X1.90=3.71
S3-0.28X0.20=0.05
TOTAL - 17.56

BALCONY-
B1-3.10X1.50X3=13.95
B2-2.40X1.50X3=10.80
B3-8.10X1.50=9.15
B4-1.10X3.20X3=10.56
B5-3.15X1.50=4.72
TOTAL - 49.18sqm

OPEN TERRACE-
O.T1-4.65X3.20=15.52
O.T2-2.60X1.15=6.96
O.T3-3.45X4.05=34.22
O.T4-5.50X2.54=13.97
O.T5-2.40X1.15=2.76
TOTAL - 73.45sqm

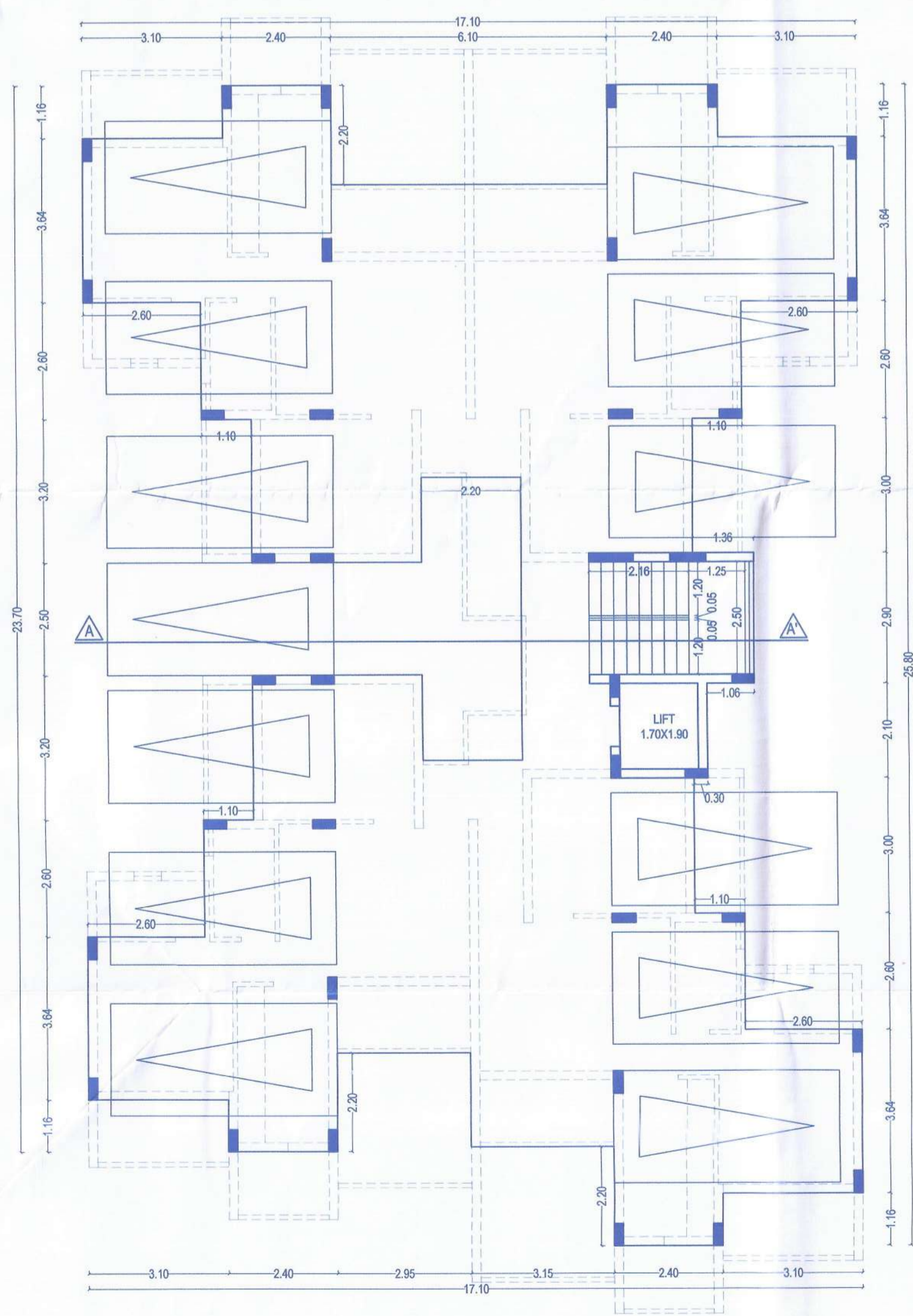
ENTRANCE FOYER-
EF1-2.20X1.30=2.86
EF2-1.30X3.20=4.16
EF3-1.30X2.40=3.12
EF4-1.00X2.10=2.10
TOTAL - 12.24sqm

FAR CALCULATIONS-
F1-2.40X1.16X3=8.35
F2-5.50X5.09X3=83.98
F3-8.10X2.55=15.55
F4-11.90X1.15=13.68
F5-3.75X3.20X3=36.00
F6-6.05X1.15=6.96
F7-3.15X2.55=8.03
TOTAL - 172.55sqm

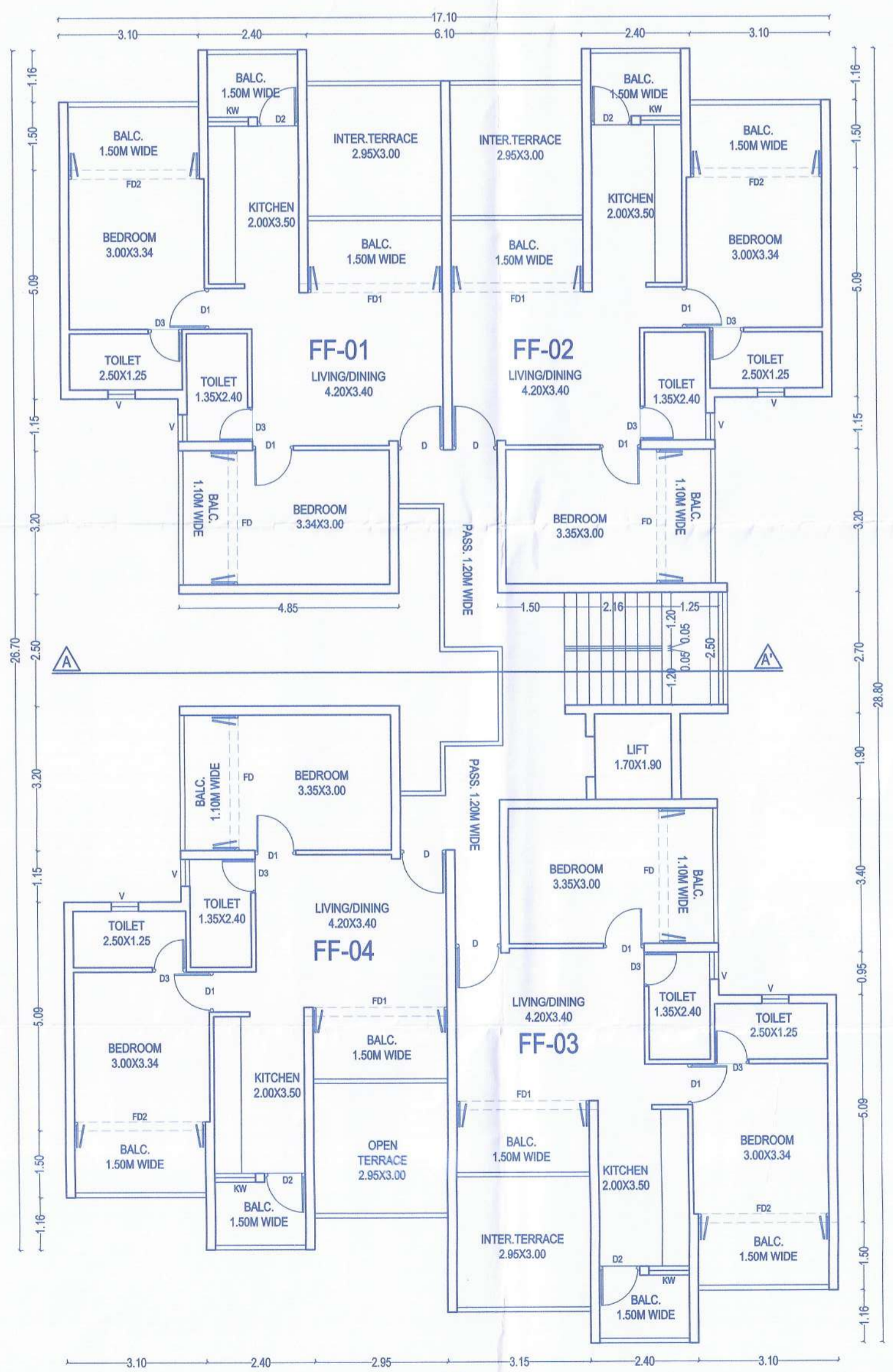
License issued under No. ALOS 23-24
Dated 21/04/2023
Subject to the conditions stipulated therein

Chief Officer,
MARGAO MUNICIPAL COUNCIL

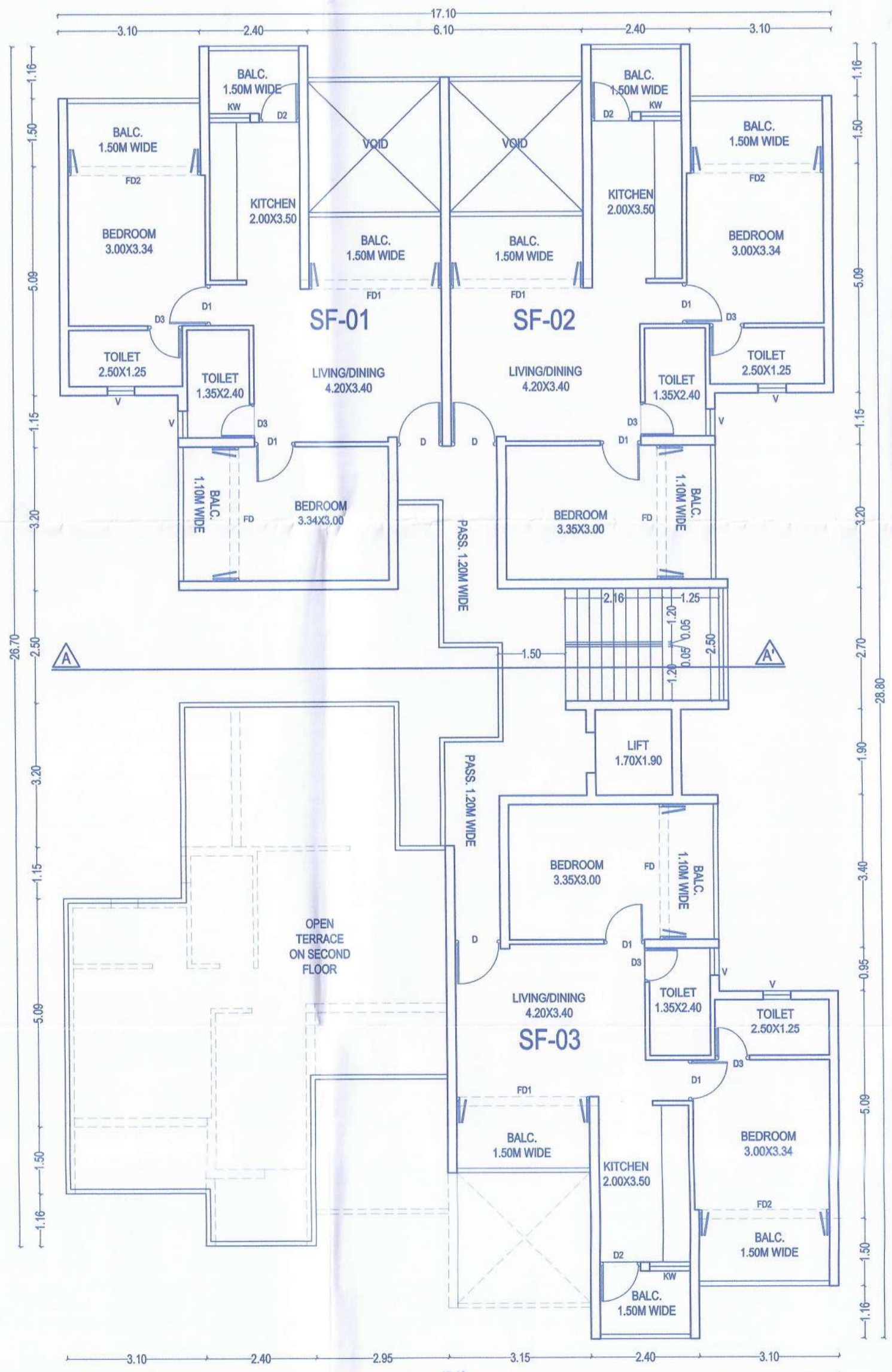
Municipal Engineer
Margao Municipal Council



GROUND FLOOR STILT PLAN
ALL BALCONIES TO BE ENCLOSED WITH GLASS AT PARAPET LEVEL



FIRST FLOOR PLAN
ALL BALCONIES TO BE ENCLOSED WITH GLASS AT PARAPET LEVEL



SECOND FLOOR PLAN
ALL BALCONIES TO BE ENCLOSED WITH GLASS AT PARAPET LEVEL

SCHEDULE OF OPENINGS	
TYPE	SIZE
D	1.00 X 2.50
D1	0.90 X 2.20
D2	0.90 X 2.50
D3	0.75 X 2.20
FD	3.00 X 2.50
FD1	2.95 X 2.50
FD2	2.90 X 2.50
FD3	2.00 X 2.50
FD4	2.40 X 2.50
KW	0.90 X 1.10
W	1.50 X 1.30
V	0.60 X 1.00

OWNER : M/S Skytown95 Developments LLP Company

PROJECT : PROPOSED RESIDENTIAL BUILDING AND COMPOUND WALL AT BORDA, SALCETE - GOA

DATE : 21-10-2022 P.T.S. NO.: 153 /CHALTA NO43

SCALE : 1-100 & 1:500 DRG. NO- 751 / 02

JOB NO- 2449 ENGINEER: UDAY SAWANT (B.E./CIVIL) Reg. No. ER/0022/2010

OWNER: For SKYTOWN95 DEVELOPMENTS LLP

Authorised Signatory

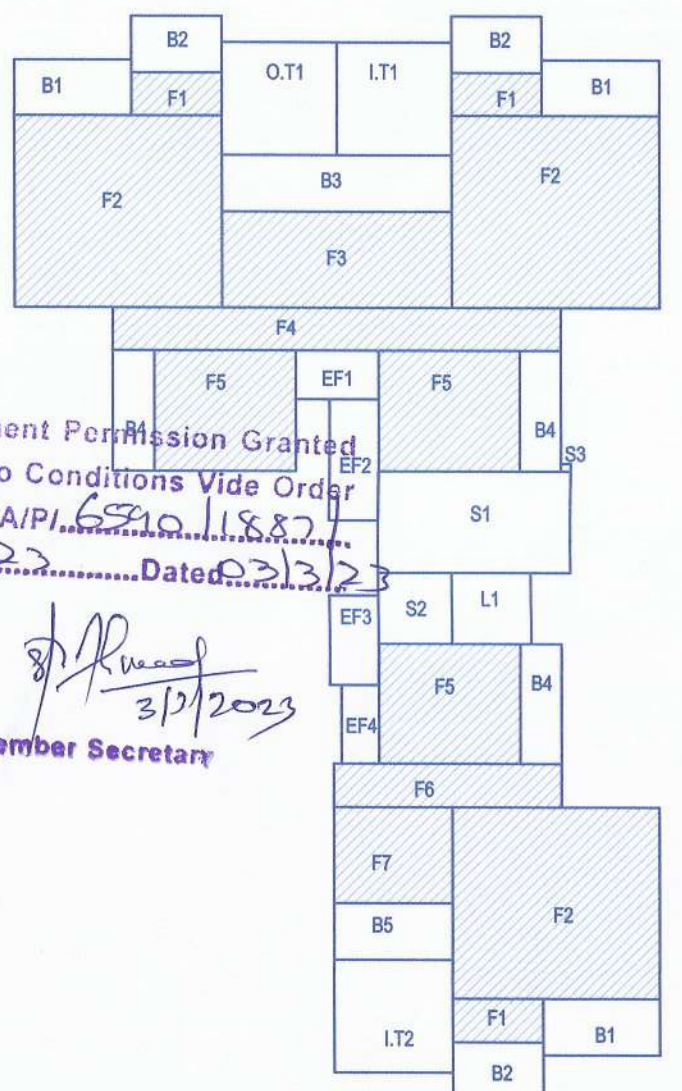
SAWANT & ASSOCIATES ARCHITECTS, ENGINEERS INTERIOR DESIGNERS BAPANA ARCADE, 1ST FLOOR HALHATY, MARGAO GOA. PHONE NO. 081 2736693

M. J. ...
 CHIEF OFFICER,
 MARGAO MUNICIPAL COUNCIL

M. J. ...
 Municipal Engineer
 Margao Municipal Council

Development Permission Granted
 Subject To Conditions Vide Order
 No SGPDA/P/6510/11887/
 23-24 Dated 03/03/2023

M. J. ...
 Member Secretary

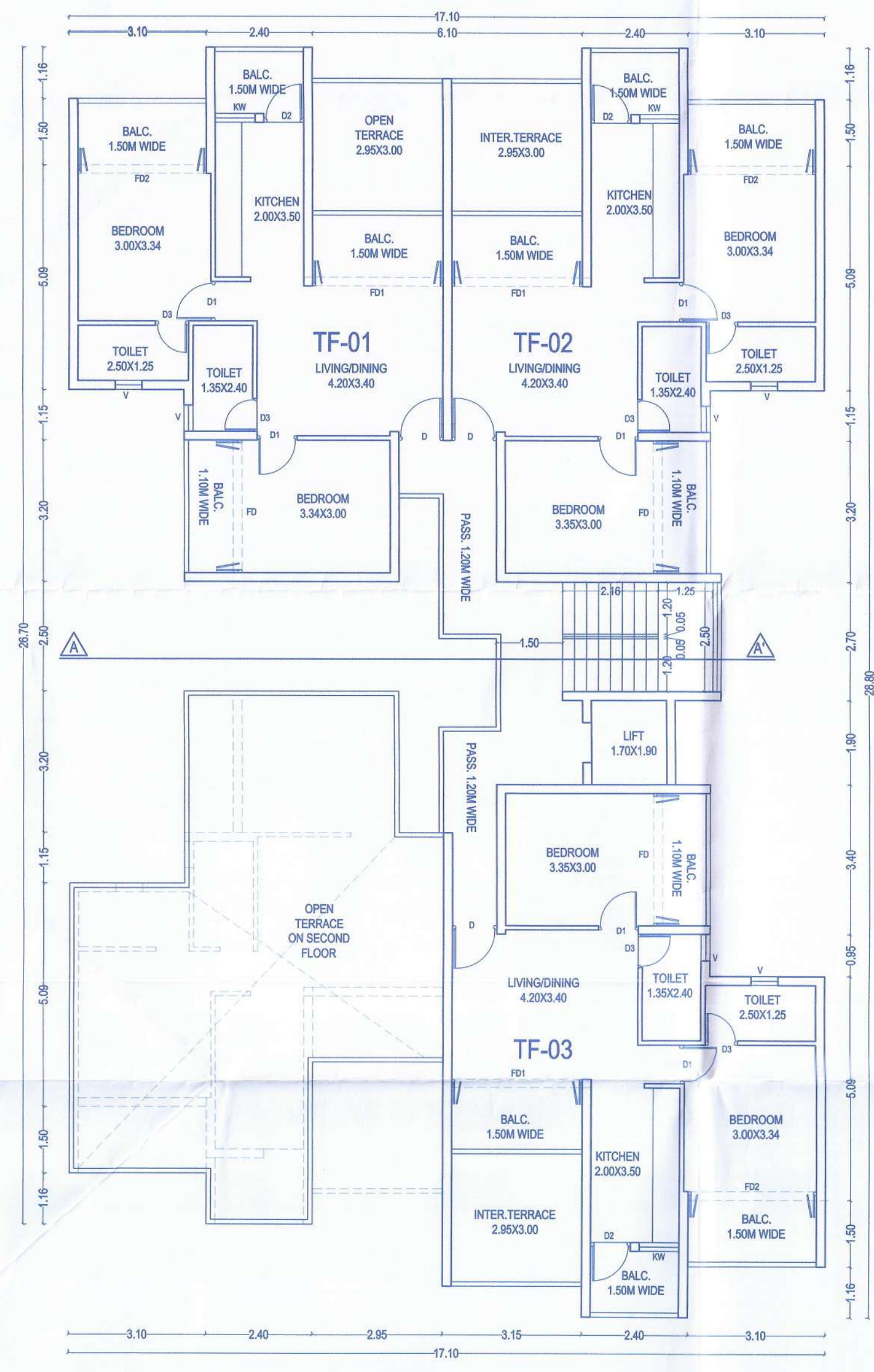


THIRD FLOOR

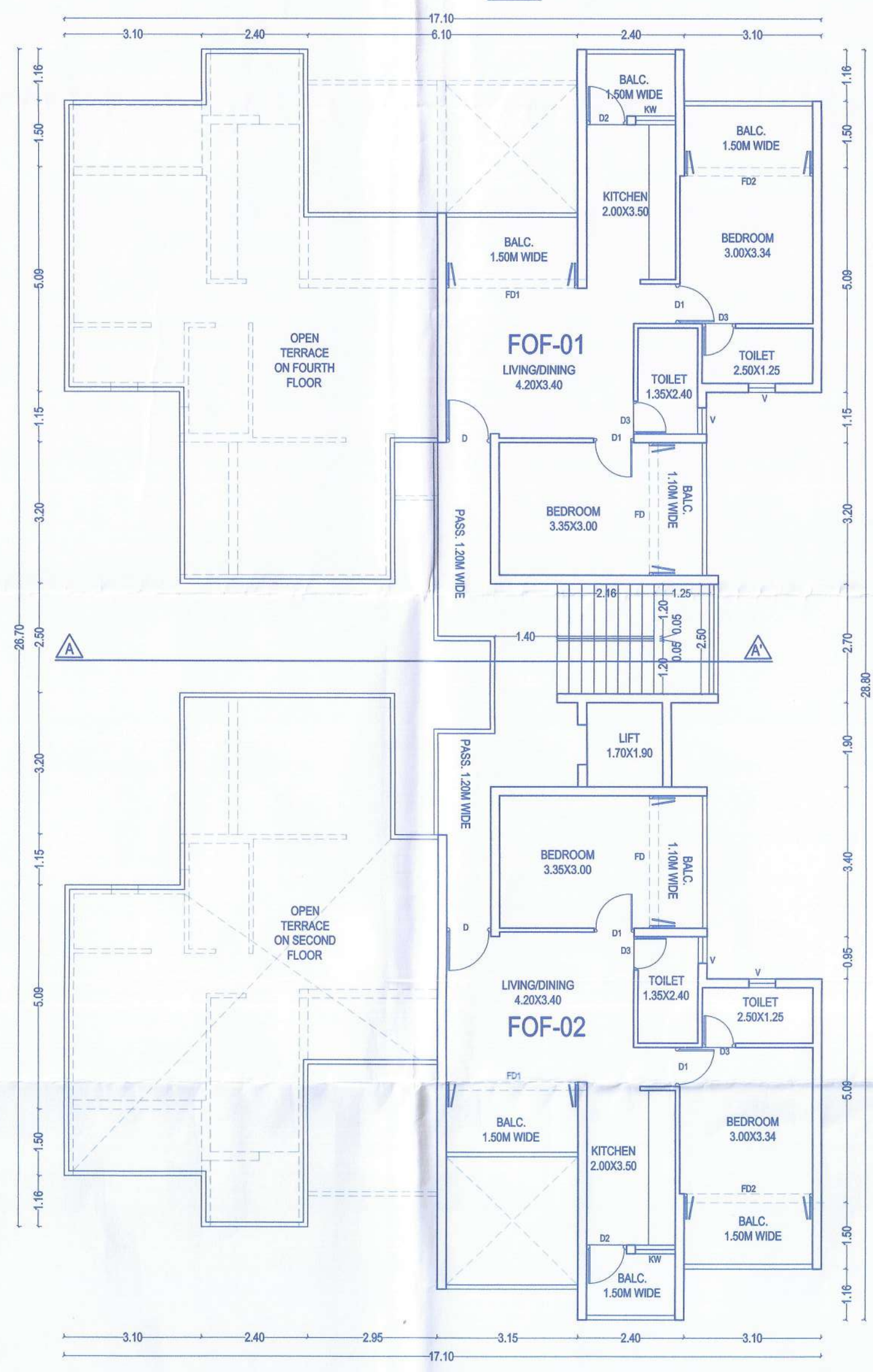
- LIFT-
 L-2.10X1.90=3.99
- STAIRCASE-
 S1-5.11X2.70=13.80
 S2-1.95X1.90=3.71
 S3-0.20X0.20=0.05
 TOTAL - 17.56
- ENTRANCE FOYER-
 EF1-2.20X1.30=2.86
 EF2-1.30X2.40=3.12
 EF3-1.30X2.40=3.12
 EF4-1.00X2.10=2.10
 TOTAL - 12.24sqm
- BALCONY-
 B1-3.10X1.50X3=13.95
 B2-2.40X1.50X3=10.80
 B3-4.10X1.50=6.15
 B4-1.10X3.20X3=10.56
 B5-3.15X1.50=4.72
 TOTAL - 49.18sqm
- FAR CALCULATIONS-
 F1-2.40X1.16X3=8.35
 F2-5.50X5.09X3=83.98
 F3-4.10X2.55=10.55
 F4-11.80X1.15=13.58
 F5-3.75X3.20X3=36.00
 F6-6.05X1.15=6.96
 F7-3.15X2.55=8.03
 TOTAL - 172.55sqm
- INTER TERRACE-
 IT1-3.05X3.00=9.15
 IT2-3.15X3.00=9.45
 TOTAL - 18.60sqm
- OPEN TERRACE-
 O.T-3.05X3.00=9.15sqm

FOURTH FLOOR

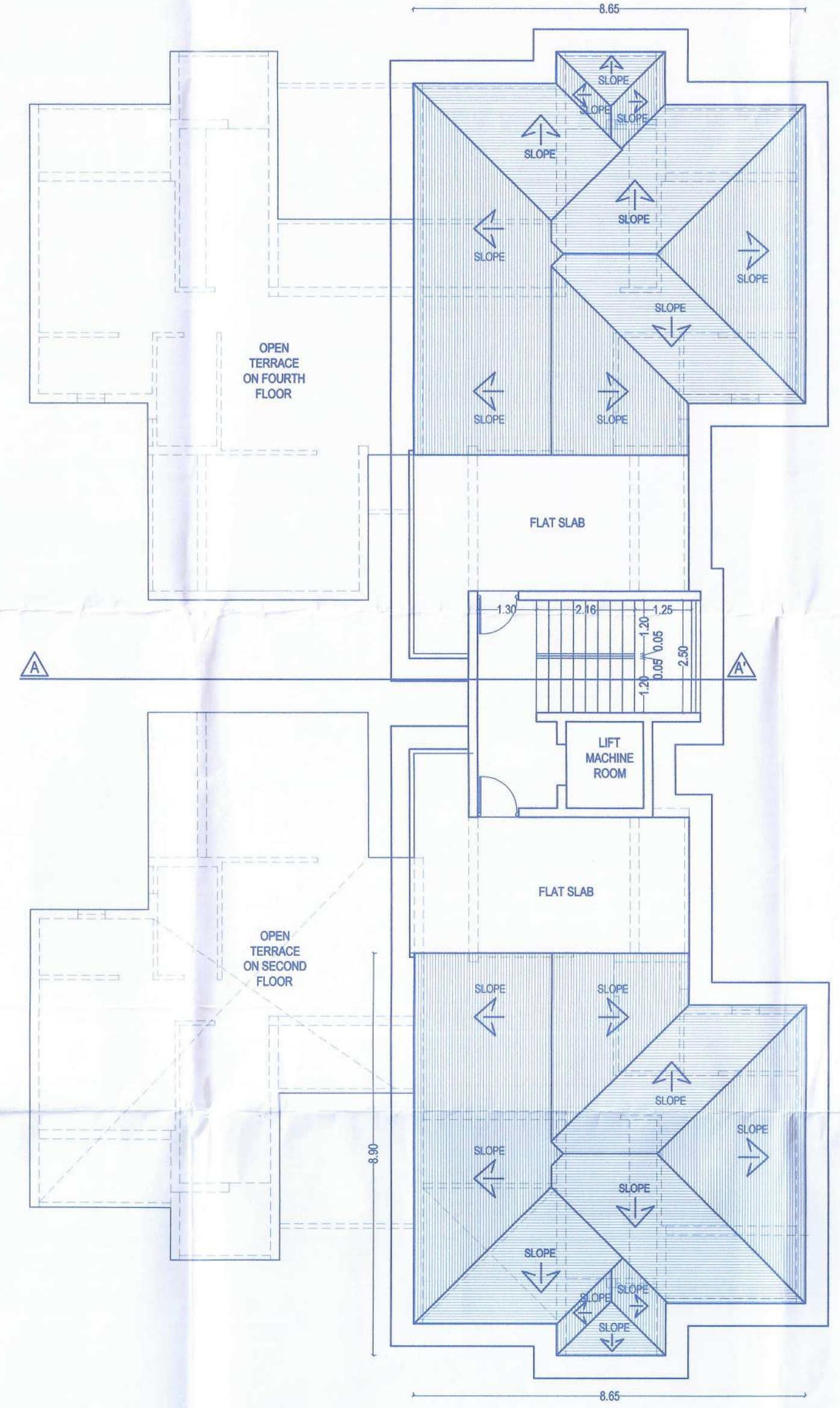
- LIFT-
 L-2.10X1.90=3.99
- STAIRCASE-
 S1-5.11X2.70=13.80
 S2-1.95X1.90=3.71
 S3-0.20X0.20=0.05
 TOTAL - 17.56
- ENTRANCE FOYER-
 EF1-1.30X4.50=5.85
 EF2-1.30X2.40=3.12
 EF3-1.20X2.10=2.52
 TOTAL - 11.49sqm
- BALCONY-
 B1-3.10X1.50X2=9.30
 B2-2.40X1.50X2=7.20
 B3-3.15X1.50=4.72
 B4-1.10X3.20X2=7.04
 TOTAL - 32.99sqm
- FAR CALCULATIONS-
 F1-2.40X1.16X2=5.57
 F2-5.50X5.09X2=55.99
 F3-3.15X2.55X2=16.06
 F4-6.05X1.15X2=13.91
 F5-3.75X3.20X2=24.00
 TOTAL - 115.53sqm
- OPEN TERRACE-
 O.T1-2.40X1.16=2.78
 O.T2-5.50X2.54=13.97
 O.T3-4.45X4.05=18.22
 O.T4-4.85X4.36=21.10
 O.T5-1.00X1.15=1.15
 TOTAL = 73.22sqm



THIRD FLOOR PLAN
 ALL BALCONIES TO BE ENCLOSED WITH GLASS AT PARAPET LEVEL



FOURTH FLOOR PLAN
 ALL BALCONIES TO BE ENCLOSED WITH GLASS AT PARAPET LEVEL



ROOF PLAN

SLOPING ROOF AREA-136.12sqm=76.94%
 FLAT SLAB AREA-40.79sqm=23.06%
 TOTAL ROOF AREA-176.91sqm

SCHEDULE OF OPENINGS	
TYPE	SIZE
D	1.00 X 2.50
D1	0.90 X 2.20
D2	0.90 X 2.50
D3	0.75 X 2.20
FD	3.00 X 2.50
FD1	2.95 X 2.50
FD2	2.90 X 2.50
FD3	2.00 X 2.50
FD4	2.40 X 2.50
KW	0.90 X 1.10
W	1.50X 1.30
V	0.60 X 1.00

OWNER : M/S Skytown95 Developments LLP Company

PROJECT : PROPOSED RESIDENTIAL BUILDING AND COMPOUND WALL AT BORDA, SALCETE-GOIA

DATE : 21-10-2022 P.T.S. NO.: 153 /CHALTA NO:43

SCALE - 1:100 & 1:500 DRG. NO- 751 / 03

JOB NO- 2449 ENGINEER: *Uday Sawant*
UDAY SAWANT
 B.E.(CIVIL)
 Reg. No. ER/0022/2010

OWNER: For SKYTOWN95 DEVELOPMENTS LLP
Chetan ...
 Authorised Signatory

SAWANT & ASSOCIATES
 ARCHITECTS, ENGINEERS
 INTERIOR DESIGNERS
 SAPANA ARCADE, 1ST FLOOR
 HALBHAT, HARBHAD ROAD, GOA.
 PHONE NO. (08) 2736693

AREA STATEMENT

31. Details of areas and use, floorwise:

Floor Reference	Use	Open Terrace	Inter. Terrace	Total builtup area M2	Areas free from FAR				NET FAR		
					Stairs	Bal./ Ver	Lift	Stilt Parking	Total	Net Floor Area	FAR P %
GROUND FLOOR	PARKING	-	-	262.87	18.91	-	4.41	239.55	262.87	-	0.00 %
FIRST FLOOR	RES	8.85	27.75	316.93	17.56	65.38	3.99	-	86.93	230.00	33.19 %
SECOND FLOOR	RES	73.45	-	243.28	17.56	49.18	3.99	-	70.73	172.55	24.90 %
THIRD FLOOR	RES	9.15	18.60	243.28	17.56	49.18	3.99	-	70.73	172.55	24.90 %
FOURTH FLOOR	RES	73.22	-	170.07	17.56	32.99	3.99	-	54.54	115.53	16.67 %
TOTAL		164.67	46.35	1236.43	89.15	196.73	20.37	239.55	545.80	690.63	99.66 %

32. Parking Details :

PARKING DETAILS	No. of Car Parks/ parking area	
	USE	Provided
FLOOR AREA/NO. OF UNITS	Required	Provided
FAR upto 75sqm- 12NOS.	Res.	15
Total no. of Parking	Res.	15

34. AREA FOR INFRASTRUCTURE TAX: 996.88sqm
 35. LENGTH OF PROPOSED COMPOUND WALL: 109.00sqm
 36. Type of zone to which the plot belongs to: Settlement zone
 37. Front setback from the center line of road: 3.00+4.00, 3.00+3.50 mts.
 38. Side setbacks: 1.50 mts.
 (a) Right Side: 0.30 mts.
 (b) Left Side: -
 39. Distance between two or more building on the same plot, if any: 0.30 mts.
 40. Height of the plinth: -
 41. Use to which the building is to be put to floor-wise:
 Ground floor: PARKING
 First floor: RESIDENTIAL
 Second floor: RESIDENTIAL
 Third floor: RESIDENTIAL
 Fourth floor: RESIDENTIAL
 42. Plot owned by with reference to the ownership certificate of land: M/S Skytown95 Developments LLP Company
 43. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division: -
 44. Any other information: -

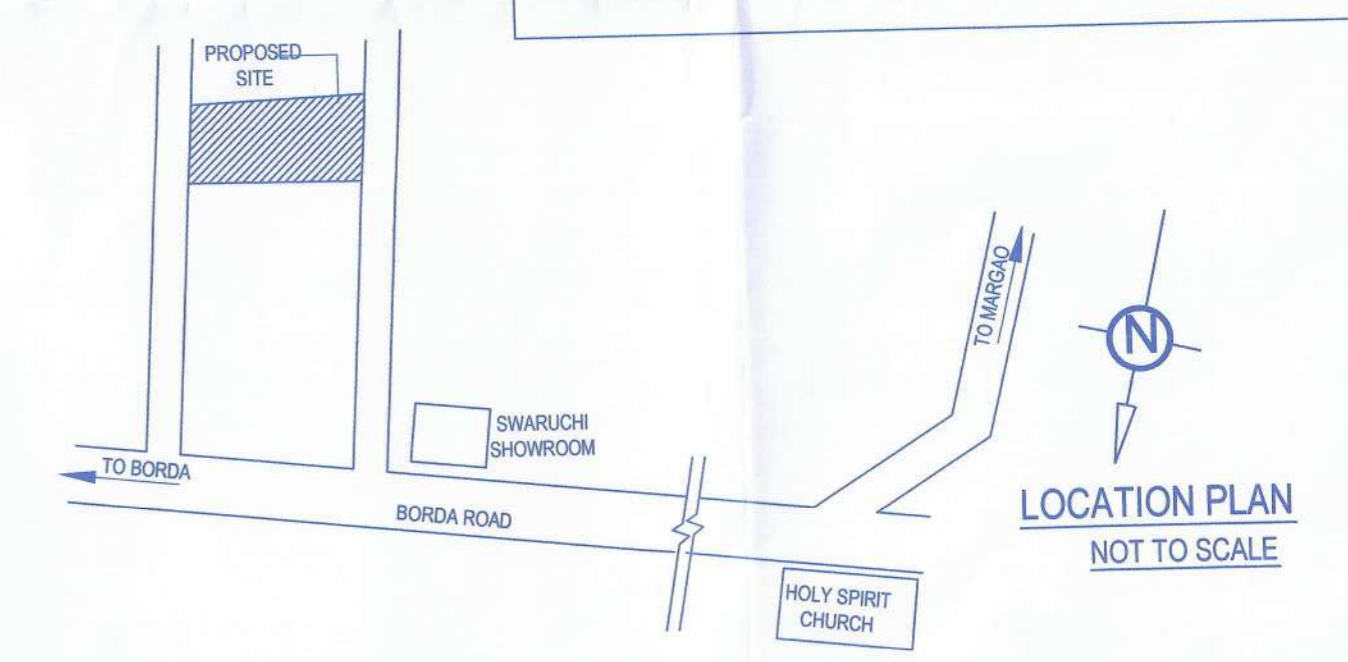
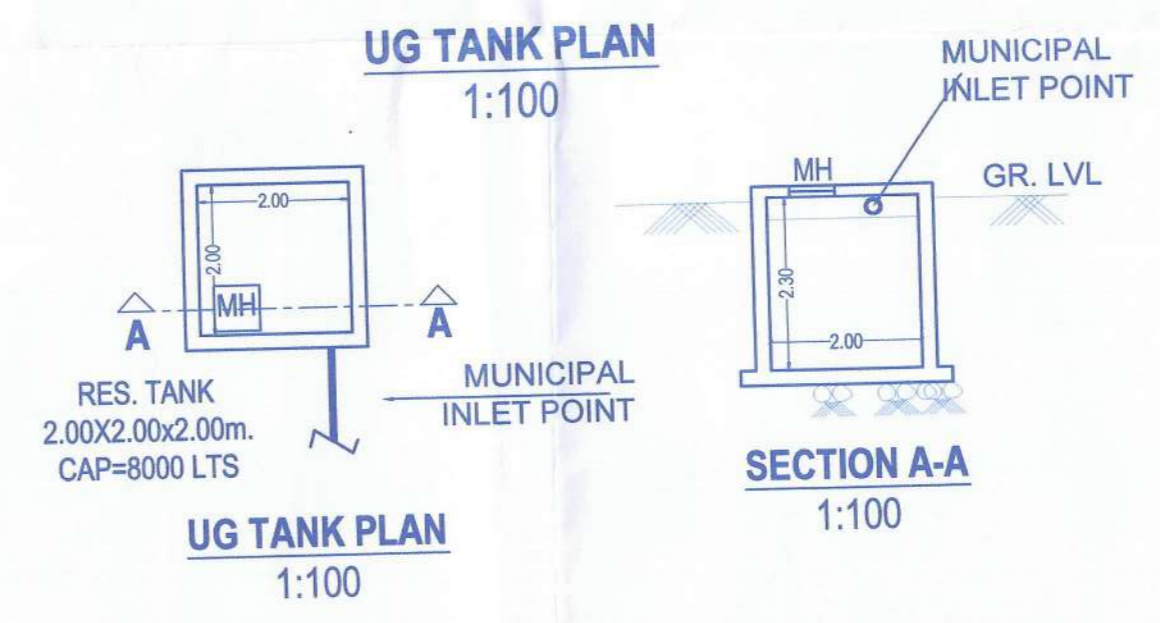
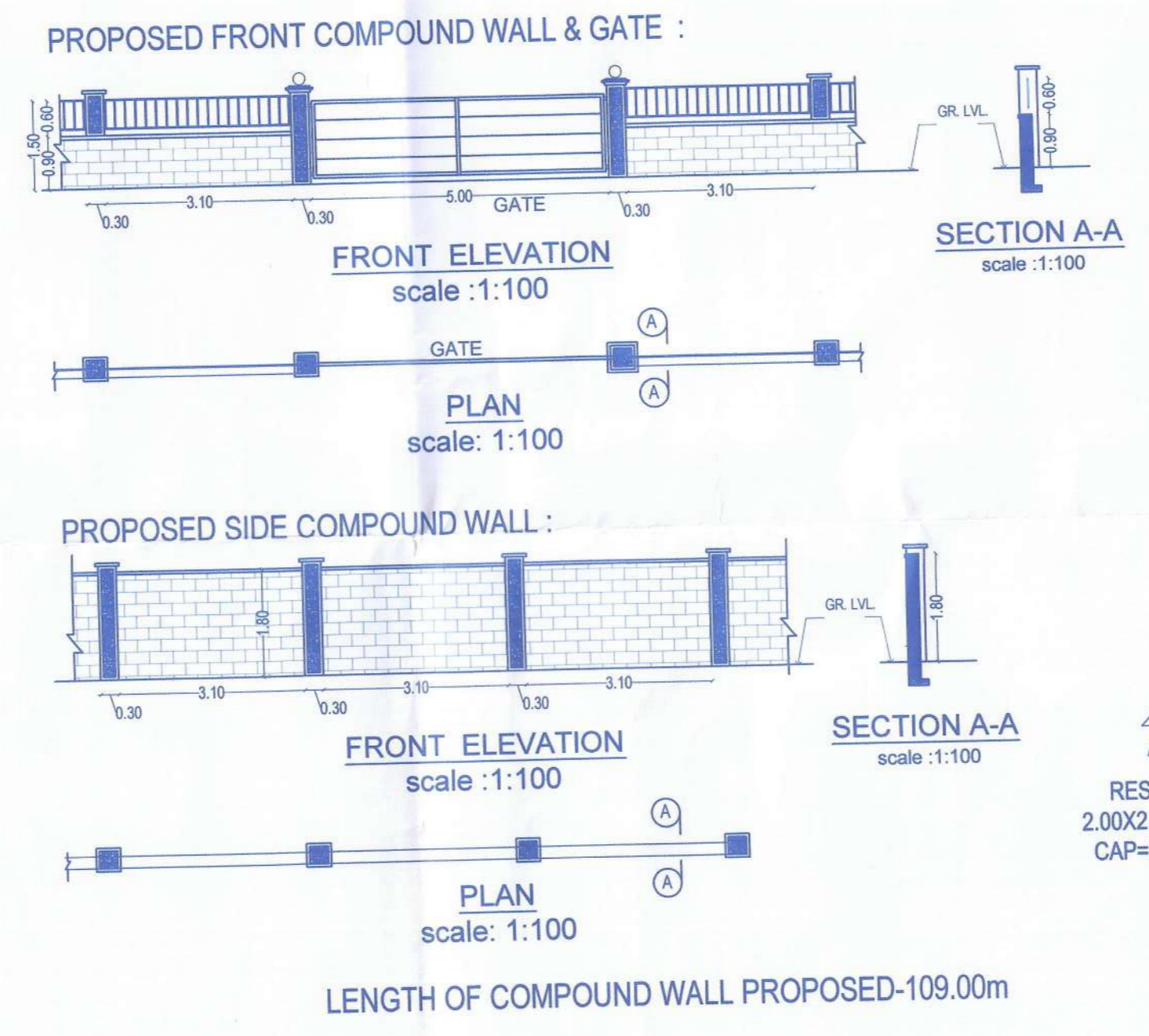
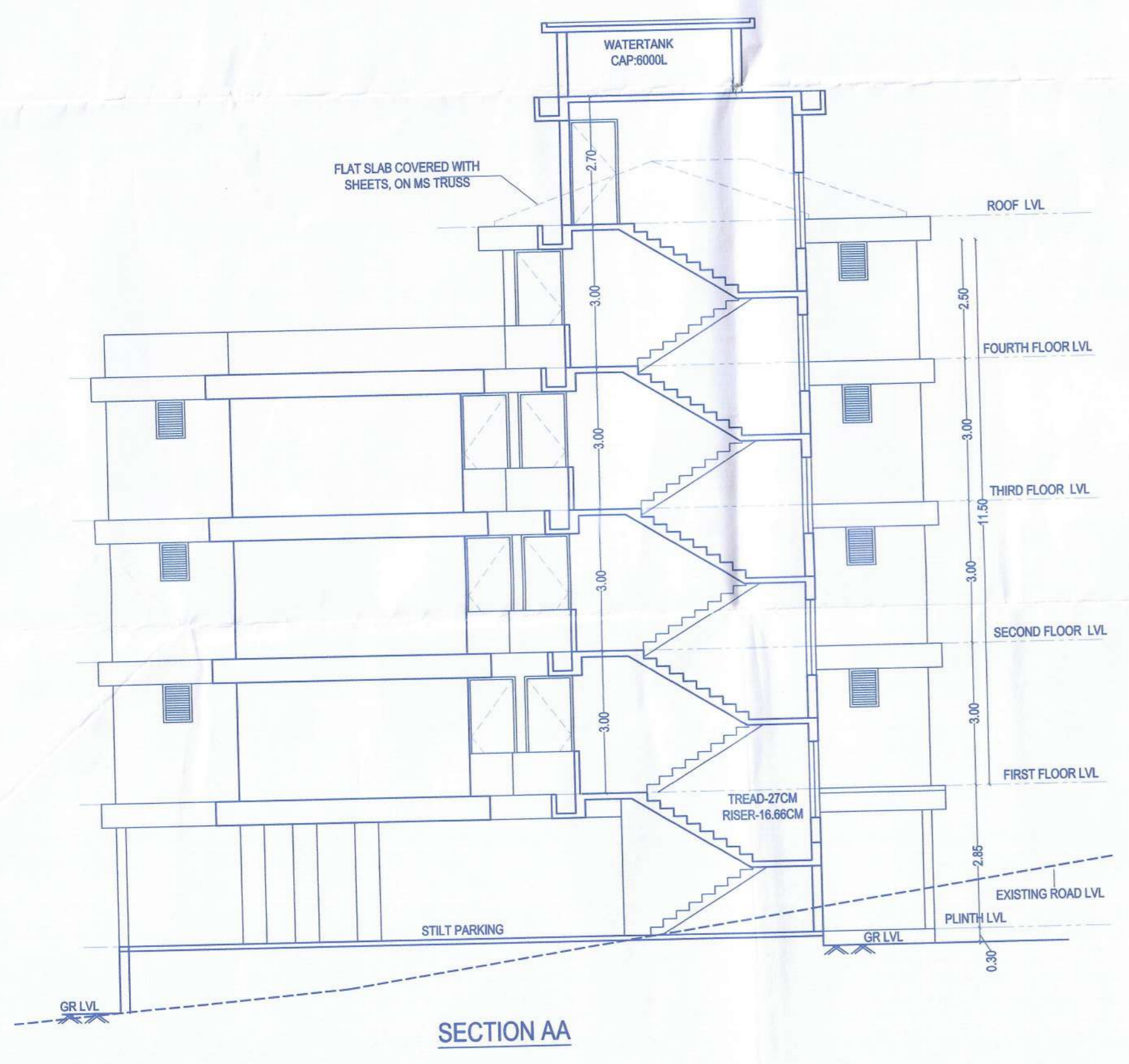
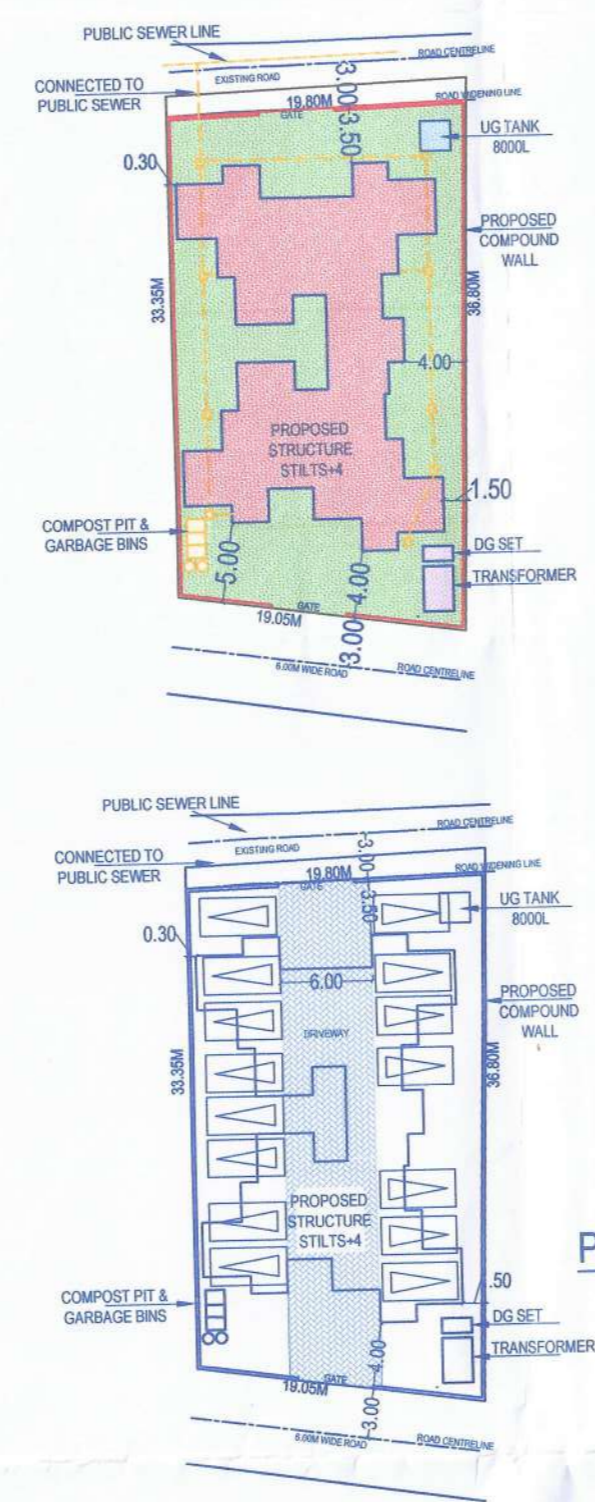
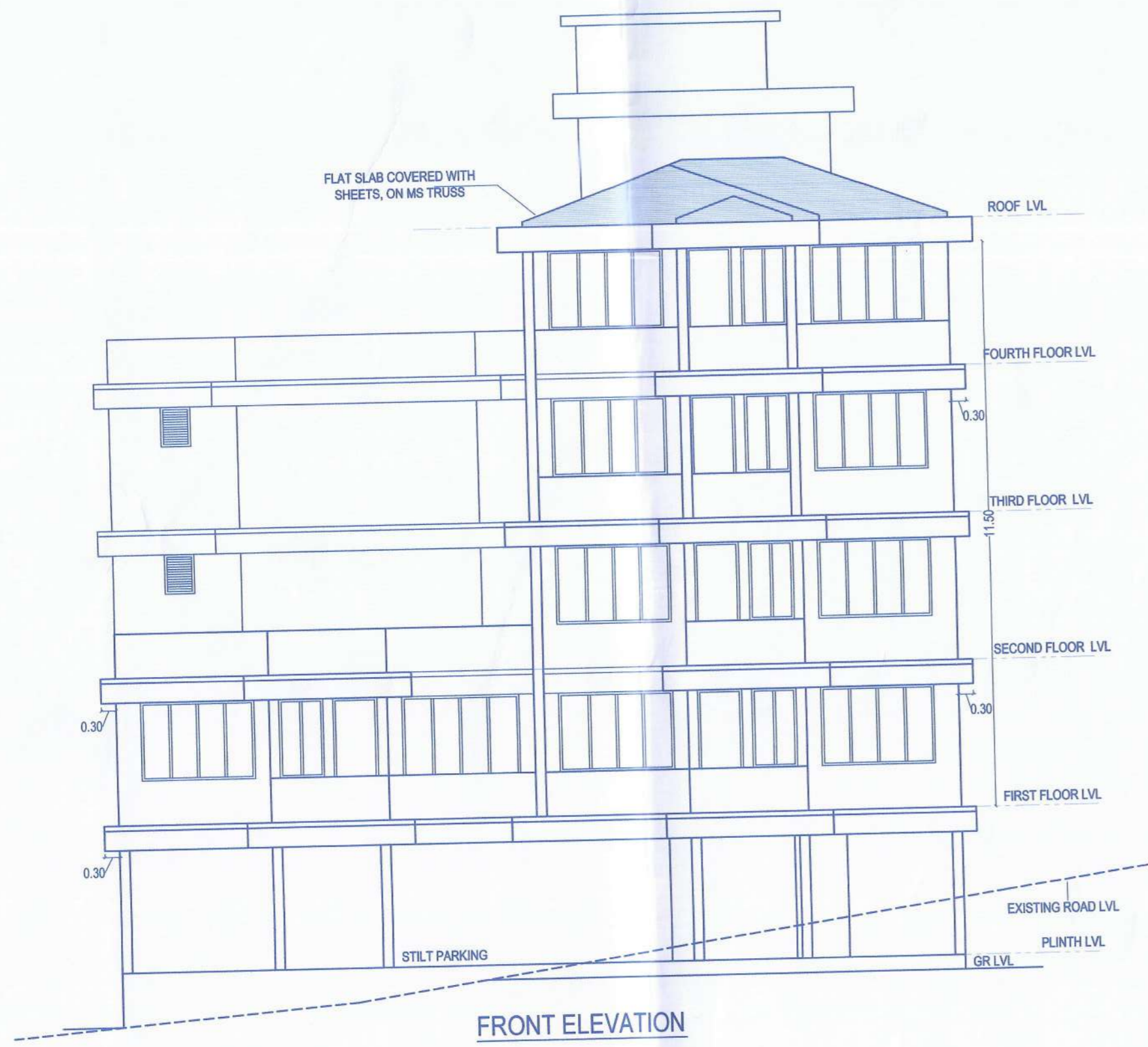
PLOT AREA:

1. Area of the Plot	693.00	Sq.mts.
2. Deduction for (a) Area within road widening	0.00	Sq.mts.
(b) Area reserved for any other use	-	Sq.mts.
Total (a+b)	0.00	Sq.mts.
3. Net effective area (1)-(2)	693.00	Sq.mts.
4. Covered area occupied by the existing building, if any	0.00	Sq.mts.
5. Plot coverage of the existing building (in %)	0.00	%
6. Covered area of the existing building that is proposed to be demolished	0.00	Sq.mts.
7. Plot coverage of the existing building that is proposed to be demolished (in %)	0.00	%
8. Covered area of proposed building	262.87	Sq.mts.
9. Plot coverage of the proposed building (in %)	37.93	%
10. Combined covered area of the existing building maintained and that of the proposed building	262.87	Sq.mts.
11. Combined plot coverage of the existing building to be maintained and that of the proposed building (in %)	39.65	%

FLOOR AREA:

12. Balcony area and covered area over footways floorwise and total on all floors	196.73	Sq.mts.
13. Balcony area and covered area over footways floorwise and total on all floors, consumed for FAR purpose	-	Sq.mts.
14. Addition of set-back area and/or proposed road for FAR purpose	-	Sq.mts.
15. Addition of garage area for FAR purpose	-	Sq.mts.
16. Floor area consumed on Ground floor	0.00	Sq.mts.
17. Floor area consumed on First floor	230.00	Sq.mts.
18. Floor area consumed on Second floor	172.55	Sq.mts.
19. Floor area consumed on Third floor	172.55	Sq.mts.
20. Floor area consumed on Fourth floor	115.53	Sq.mts.
21. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose	0.00	Sq.mts.
22. Existing floor area to be maintained	0.00	Sq.mts.
23. Total floor area consumed: (13+14+15+16+17+18+19+20+21)	690.63	Sq.mts.
24. Floor area permissible	693.00	Sq.mts.
25. FAR permissible	100.00	%
26. FAR consumed	99.66	%
27. Mezzanine area	-	Sq.mts.
28. Loft area	-	Sq.mts.
29. Basement area	-	Sq.mts.
30. Garage area	-	Sq.mts.

Development Permission Granted
 Subject To Conditions Vide Order
 No SGPDA/PI/690/11837/1
 22-23 Dated 22/12/23
 Member Secretary



SCHEDULE OF OPENINGS		OWNER : M/S Skytown95 Developments LLP Company	
TYPE	SIZE	PROJECT : PROPOSED RESIDENTIAL BUILDING AND COMPOUND WALL AT BORDA, SALCETE- GOA	
D	1.00 X 2.50	DATE : 21-10-2022	P.T.S. NO.: 153 /CHALTA NO:43
D1	0.90 X 2.20	SCALE - 1:100 & 1:500	DRG. NO- 751 / 01
D2	0.90 X 2.50	JOB NO- 2449	ENGINEER: UDAY SAWANT
D3	0.75 X 2.20	OWNER: M/S SKYTOWN95 DEVELOPMENTS LLP	Reg. No. ER/0022/2010
FD	3.00 X 2.50	SAWANT & ASSOCIATES ARCHITECTS, ENGINEERS INTERIOR DESIGNERS	
FD1	2.95 X 2.50	BAPANA ARADE, 1ST FLOOR	
FD2	2.90 X 2.50	MARGAO, MARGAO - GOA.	
FD3	2.00 X 2.50	PHONE NO. 011 9736693	
FD4	2.40 X 2.50		
KW	0.90 X 1.10		
W	1.50 X 1.30		
V	0.60 X 1.00		