



# PROPOSED BUILDING 'A'

Construction Licence Granted Plan  
Approved vide Reg. No. 1/2024  
Dated: 28/03/2024 Subject to:  
Condition vide Licence No. VPCB/04/  
2024/25 Dated: 04/04/2024



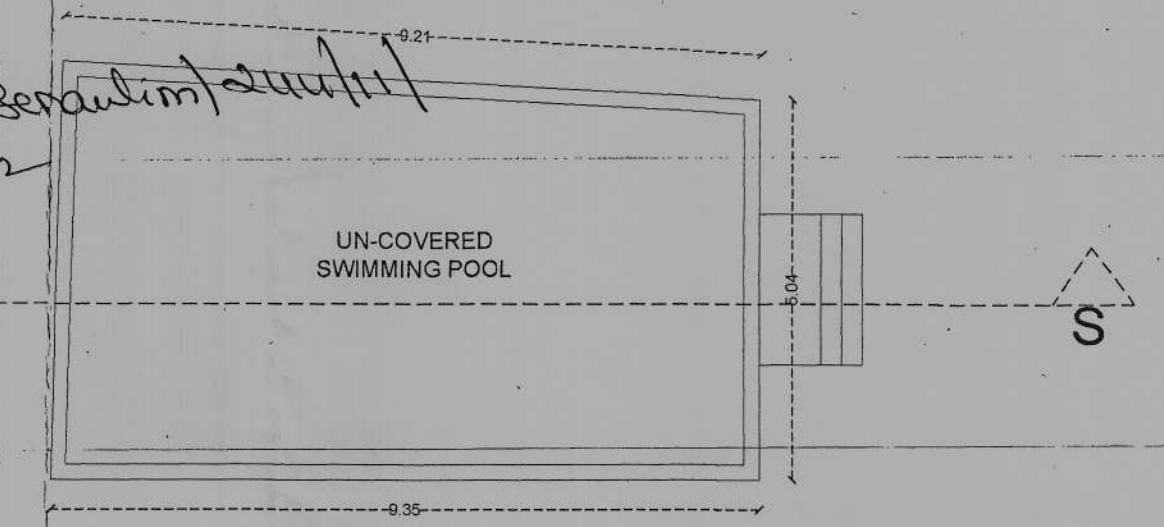
SECRETARY

FLAT ROOF COVERED WITH GALVALUME SHEETS OVER M.S. FRAMES

Please check order No. 100/33044/Regulation/2011/1 dated 06/12/2022 regarding the plans

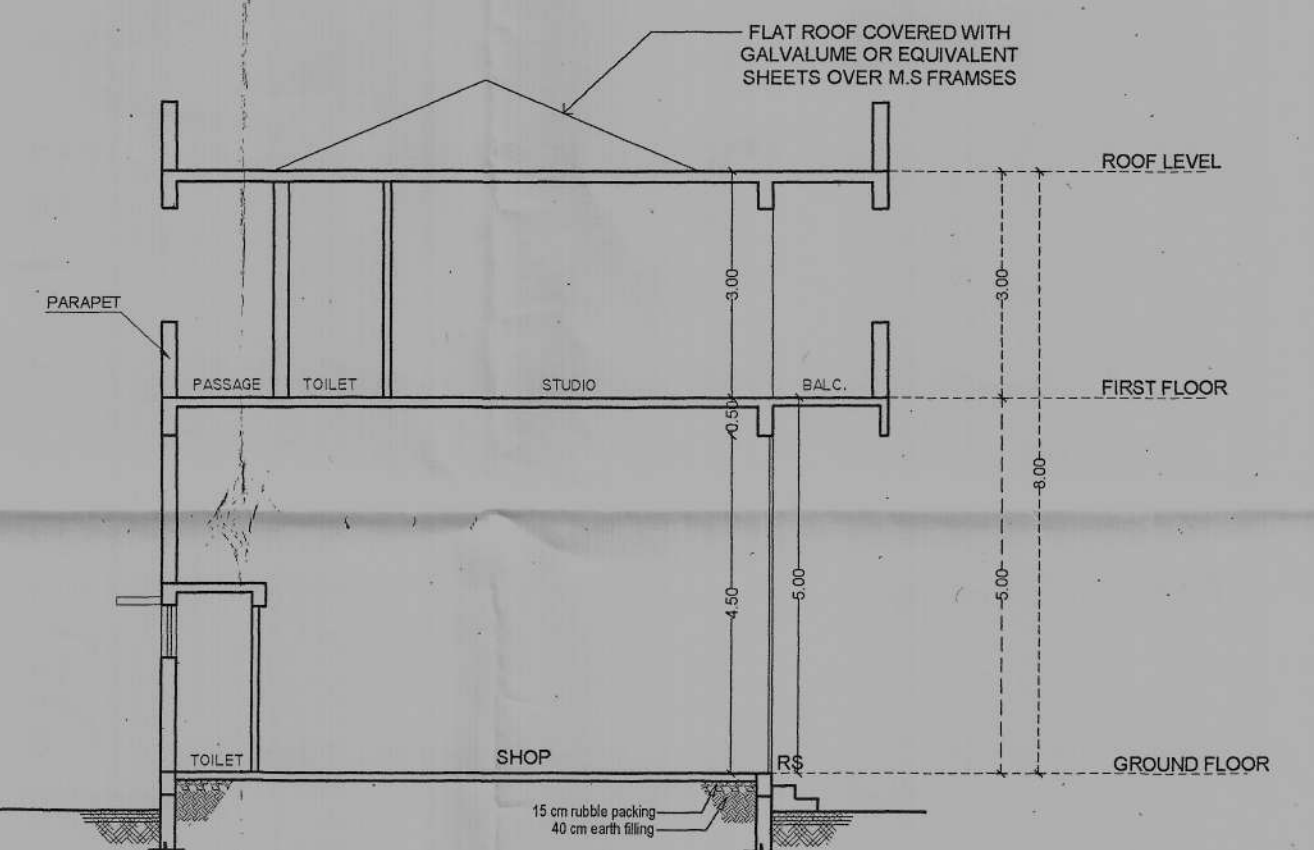
M. J. Venkatesh  
Town & Country Planning Dept.,  
South Goa Dist. Office Margao - Goa

## PROPOSED SWIMMING POOL SCALE 1:100

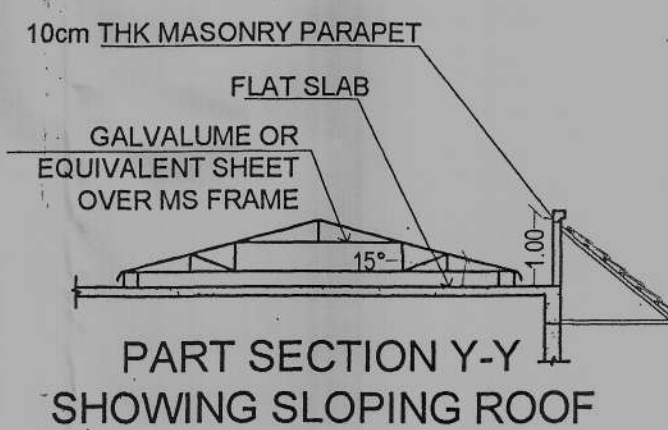
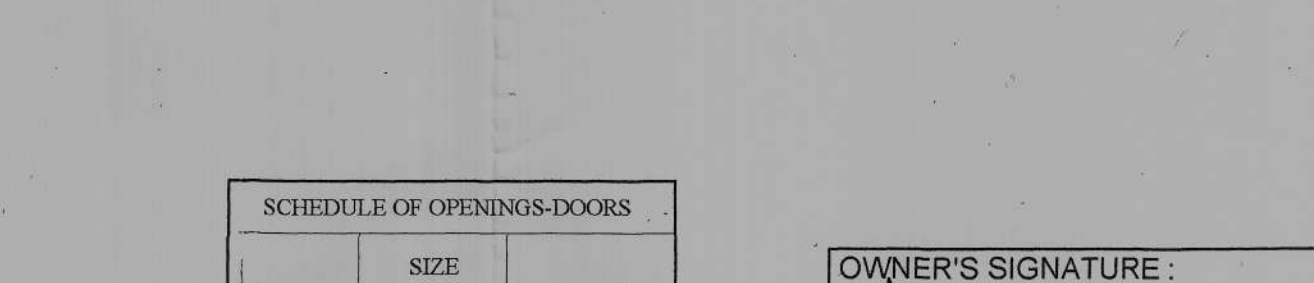


## SECTION S-S

AREA OF SWIMMING POOL AREA = 50.00 sq.m.

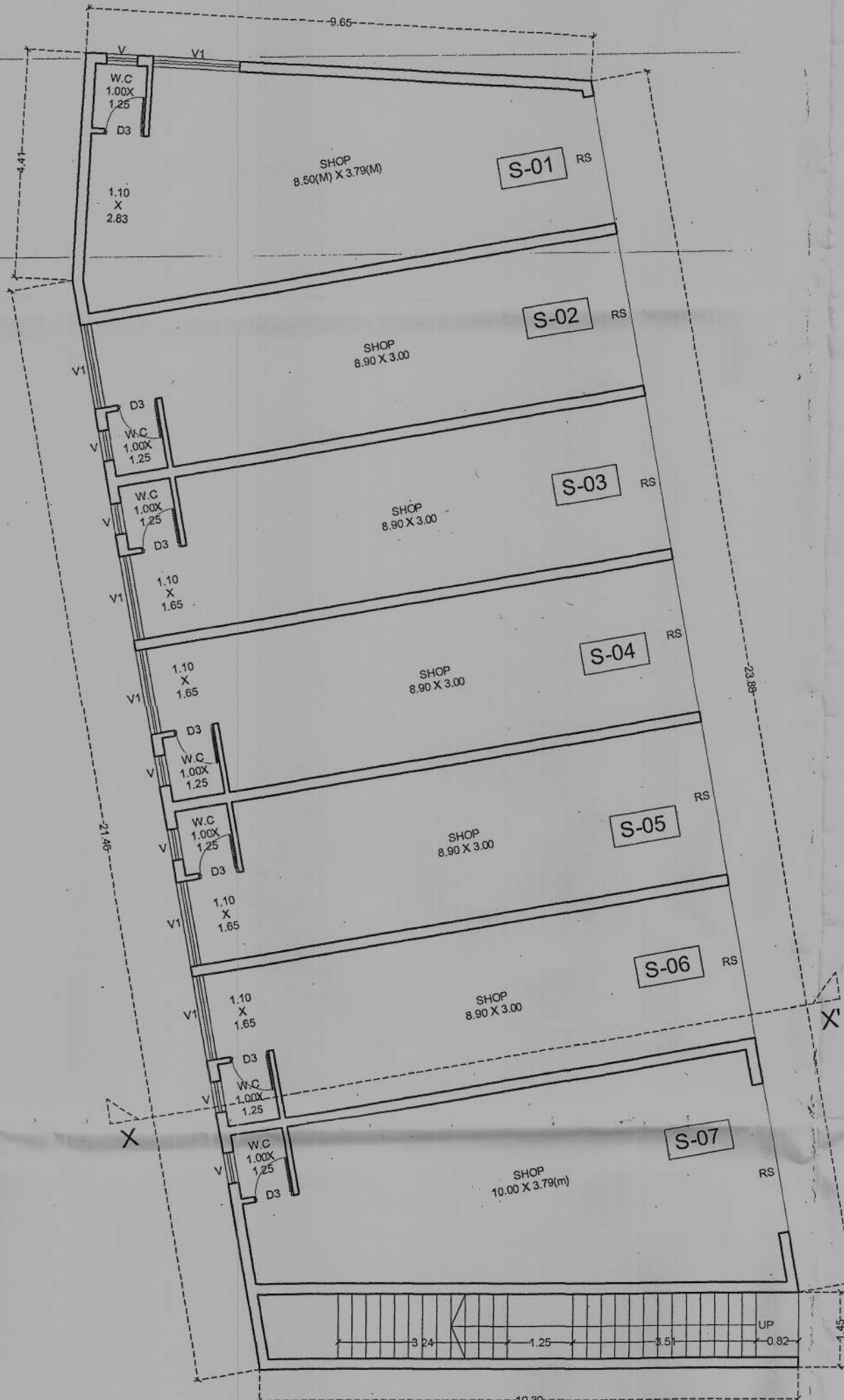


## SECTION X-X' SCALE 1:100



PART SECTION Y-Y  
SHOWING SLOPING ROOF

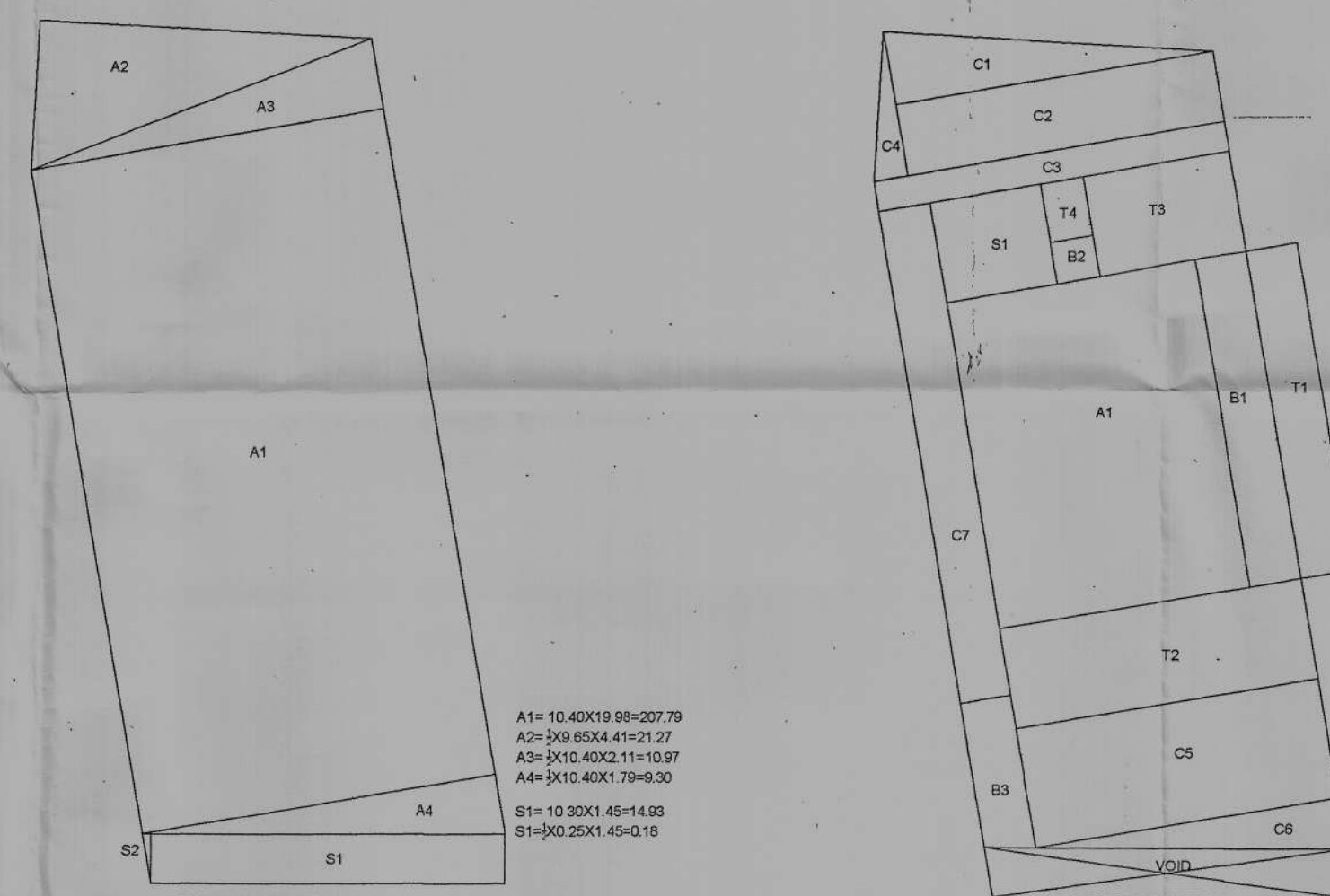
## GROUND FLOOR PLAN SCALE 1:100



## FIRST FLOOR PLAN SCALE 1:100



## ROOF PLAN SCALE 1:100



A1= 7.40X9.80=72.52  
B1= 1.50X9.80= 14.70  
B2= 1.25X1.25= 1.56  
B3= 1.50X4.50= 6.75  
C1= 3.00X4.50= 13.50  
C2= 4.00X2.11= 8.44  
C3= 10.40X0.80= 8.32  
C4= 5.00X4.29= 21.45  
C5= 8.00X3.50= 28.00  
C6= 3.00X2.11= 6.33  
C7= 1.50X14.80= 22.20  
T1= 1.50X8.00= 12.00  
T2= 8.00X0.00= 0.00  
T3= 4.31X3.00= 12.93  
T4= 1.25X1.75= 2.19  
S1= 3.34X3.00= 10.02

A1= 10.40X19.80=207.70  
A2= 5.00X4.41=22.05  
A3= 5.00X2.11=10.55  
A4= 5.00X1.70=8.50  
S1= 10.30X1.45=14.93  
S1= 10.30X1.45=14.93

GROUND FLOOR AREA  
= A1+A2+A3+A4+S1+S2(STAIRS)  
= 207.70+22.05+10.55+8.50+14.93+15.11(STAIRS)  
= 249.33(FAR)= 15.11(STAIRS)  
COVERED AREA  
= 249.33(FAR)= 15.11(STAIRS)  
= 264.44 SQ.M  
THE COVERED AREA OF THE PROPOSED BUILDING IS 264.44 SQ.M  
THE COMMERCIAL AREA IS 249.33 SQ.M

FIRST FLOOR AREA  
= A1(FAR)+B1+B2+B3(BALCONY)+C1+C2+C3+C4+C5+C6+C7(ENT. FOYER/CLUB HOUSE/SOCIETY OFFICE)+T1+T2+T3+T4(OPEN TERRACE)+S1(STAIRS)  
= 72.52(FAR)+14.70+1.56+6.75(BALCONY)+10.20+13.50+8.44+21.45+28.00+6.33+22.20(ENT. FOYER/CLUB HOUSE/SOCIETY OFFICE)+14.70+12.93+2.19+10.02(OPEN TERRACE)+10.02(STAIRS)  
= 272.52(FAR)+23.10(BALCONY)+102.10(ENT. FOYER/CLUB HOUSE/SOCIETY OFFICE)+56.81(OPEN TERRACE)+10.02(STAIRS)

| SCHEDULE OF OPENINGS-DOORS |      |        |      |
|----------------------------|------|--------|------|
| TYPE                       | SIZE | LINTEL |      |
|                            | W    | HT.    |      |
| D1                         | 1.00 | 2.50   | 2.50 |
| D2                         | 0.90 | 2.20   | 2.20 |
| D3                         | 0.75 | 2.20   | 2.20 |
| DW1                        | 2.00 | 2.20   | 2.20 |
| DW2                        | 3.00 | 2.50   | 2.50 |

| SCHEDULE OF OPENINGS-WINDOWS |      |      |        |
|------------------------------|------|------|--------|
| TYPE                         | SIZE | SILL | LINTEL |
|                              | W    | HT.  |        |
| W1                           | 2.00 | 1.30 | 0.90   |
| W2                           | 2.50 | 1.30 | 0.90   |
| RS                           | 2.50 | 4.50 | 0.00   |

| SCHEDULE OF OPENINGS-VENTILATOR |      |      |        |
|---------------------------------|------|------|--------|
| TYPE                            | SIZE | SILL | LINTEL |
|                                 | W    | HT.  |        |
| V                               | 0.60 | 0.70 | 1.50   |
| V1                              | 1.20 | 2.00 | 2.00   |

OWNER'S SIGNATURE:

*[Signature]*

ARCHITECT'S SIGNATURE:

*[Signature]*  
**VISHWESH VERENKAR**  
ARCHITECT  
COA NO. CA/2013/59023  
TCP REG NO. AR/0039/2013

OWNER: TRIDENT REALTORS

PROJECT: PROPOSED BUILDING, ROW VILLAS,  
TWIN VILLA, INDEPENDENT VILLAS, SWIMMING  
POOL, SECURITY CABIN, COMPOUND WALL  
AND GATE

SURVEY NO. 244 / 11

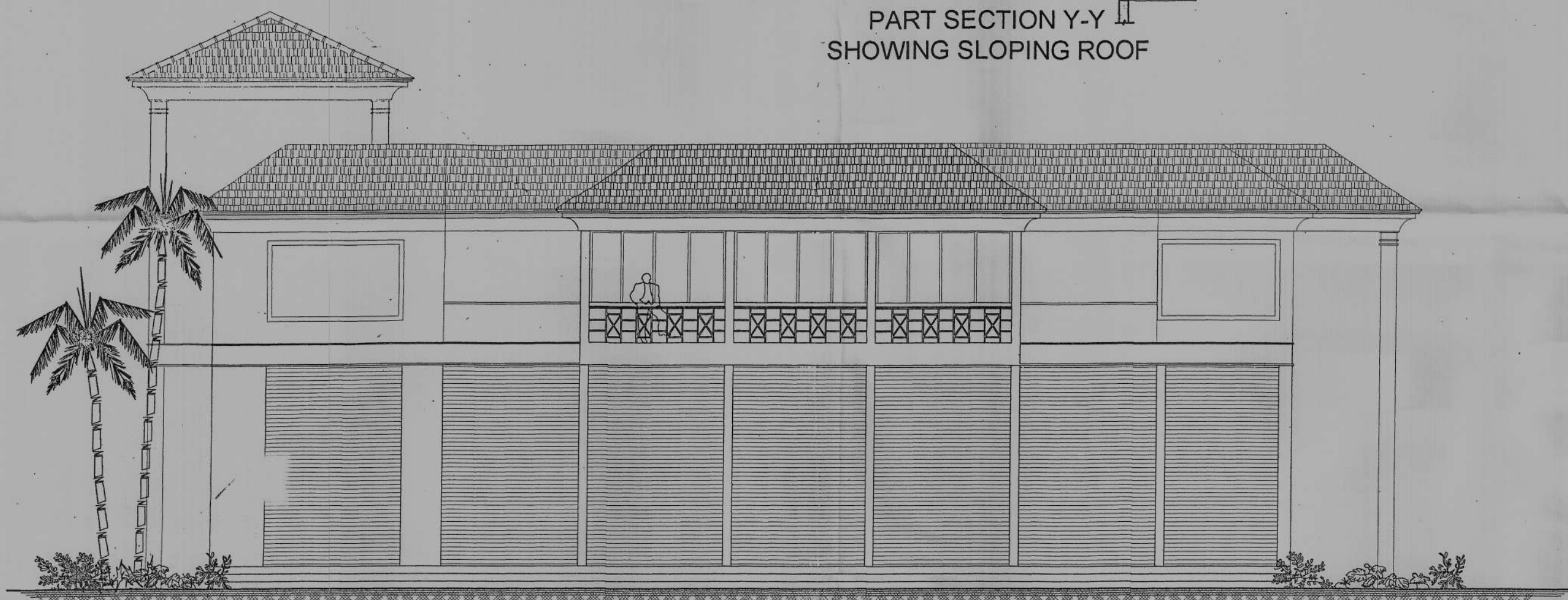
DATE: 05/04/2022

SCALE 1:100, 1:500

DRG. NO. 02/

of 08

**VISHWESH VERENKAR**  
ARCHITECTURAL CONSULTANCY FIRM  
455/D, Opp. HDFC atm, Nessel road, Davorim-Goa  
9860528929, vishweshverenkar@gmail.com



## FRONT ELEVATION SCALE 1:100

PROPOSED ROW VILLA 'B'

Construction Licence Granted Plan  
Approved vide Reg. No. 12345  
Dated: 26/03/2022  
Condition vide Licence No. VPCB/04/  
2024/25 Dated: 04/04/2024

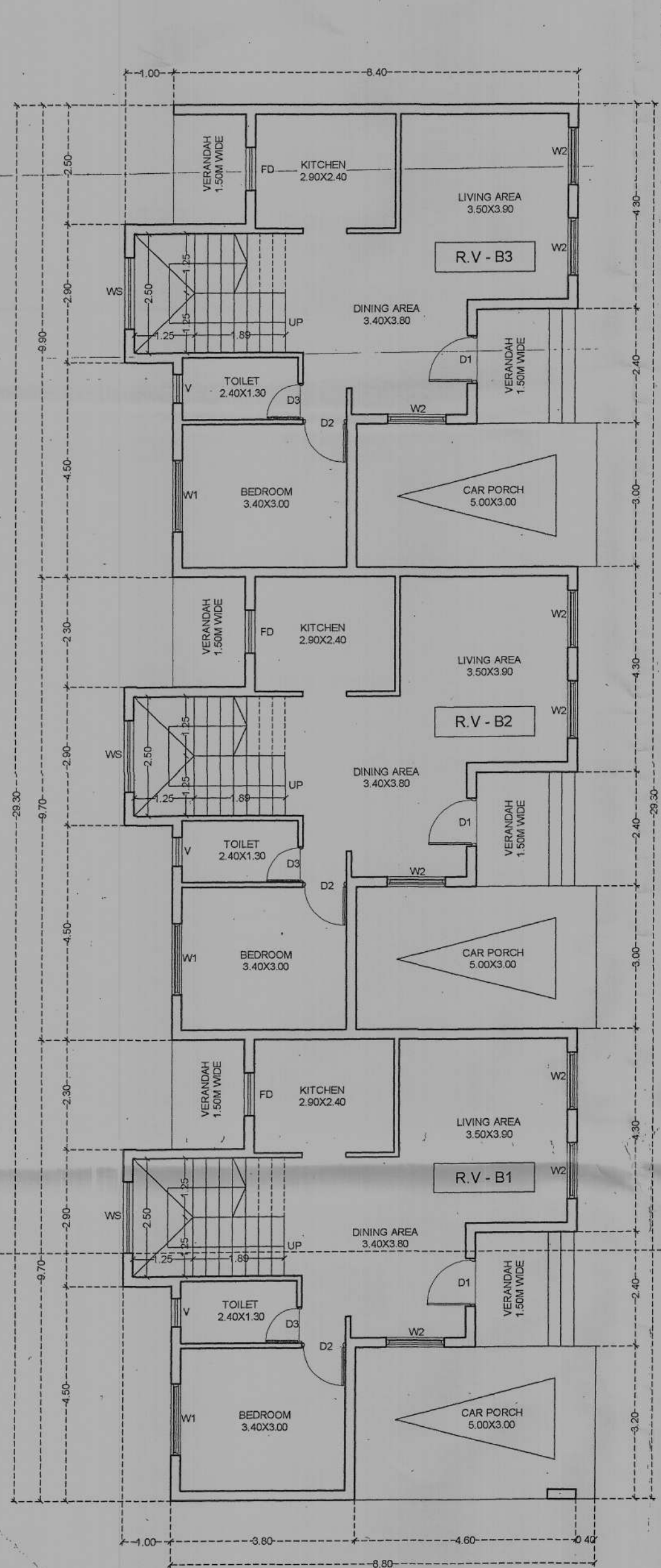
SECRETARY



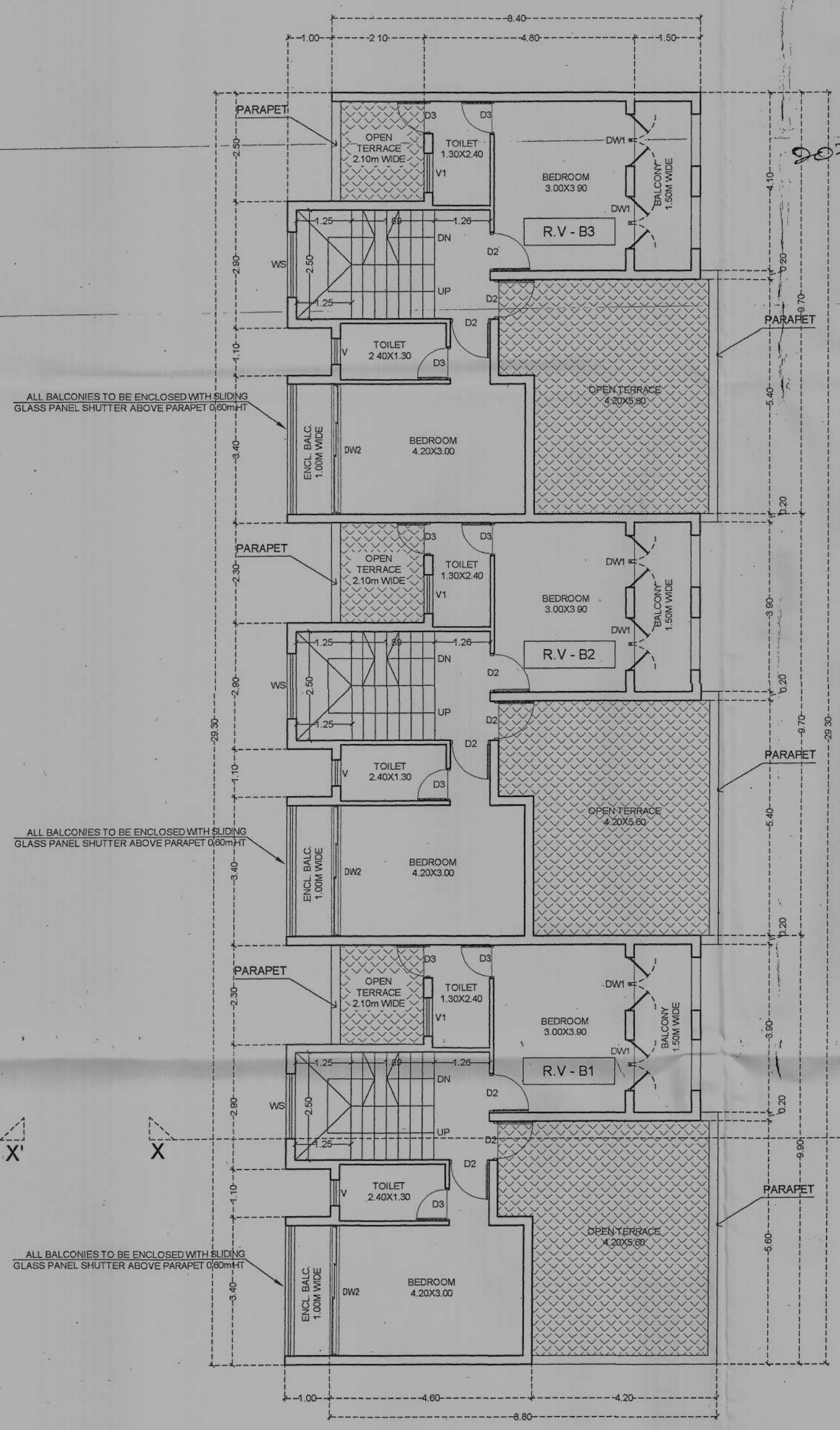
| SCHEDULE OF OPENINGS-DOORS |      |      |        |  |
|----------------------------|------|------|--------|--|
| TYPE                       | SIZE |      | LINTEL |  |
|                            | W    | HT.  |        |  |
| D1                         | 1.00 | 2.50 | 2.50   |  |
| D2                         | 0.90 | 2.20 | 2.20   |  |
| D3                         | 0.75 | 2.20 | 2.20   |  |
| DW1                        | 1.20 | 2.50 | 2.50   |  |
| DW2                        | 3.00 | 2.50 | 2.50   |  |

| SCHEDULE OF OPENINGS-WINDOWS |      |      |             |      |
|------------------------------|------|------|-------------|------|
| TYPE                         | SIZE |      | SILL LINTEL |      |
|                              | W    | HT.  |             |      |
| W1                           | 1.50 | 1.30 | 0.90        | 2.20 |
| W2                           | 1.20 | 1.30 | 0.90        | 2.20 |
| FD                           | 0.90 | 1.00 | 1.20        | 2.20 |
| WS                           | 1.50 | 1.00 | 1.20        | 2.20 |

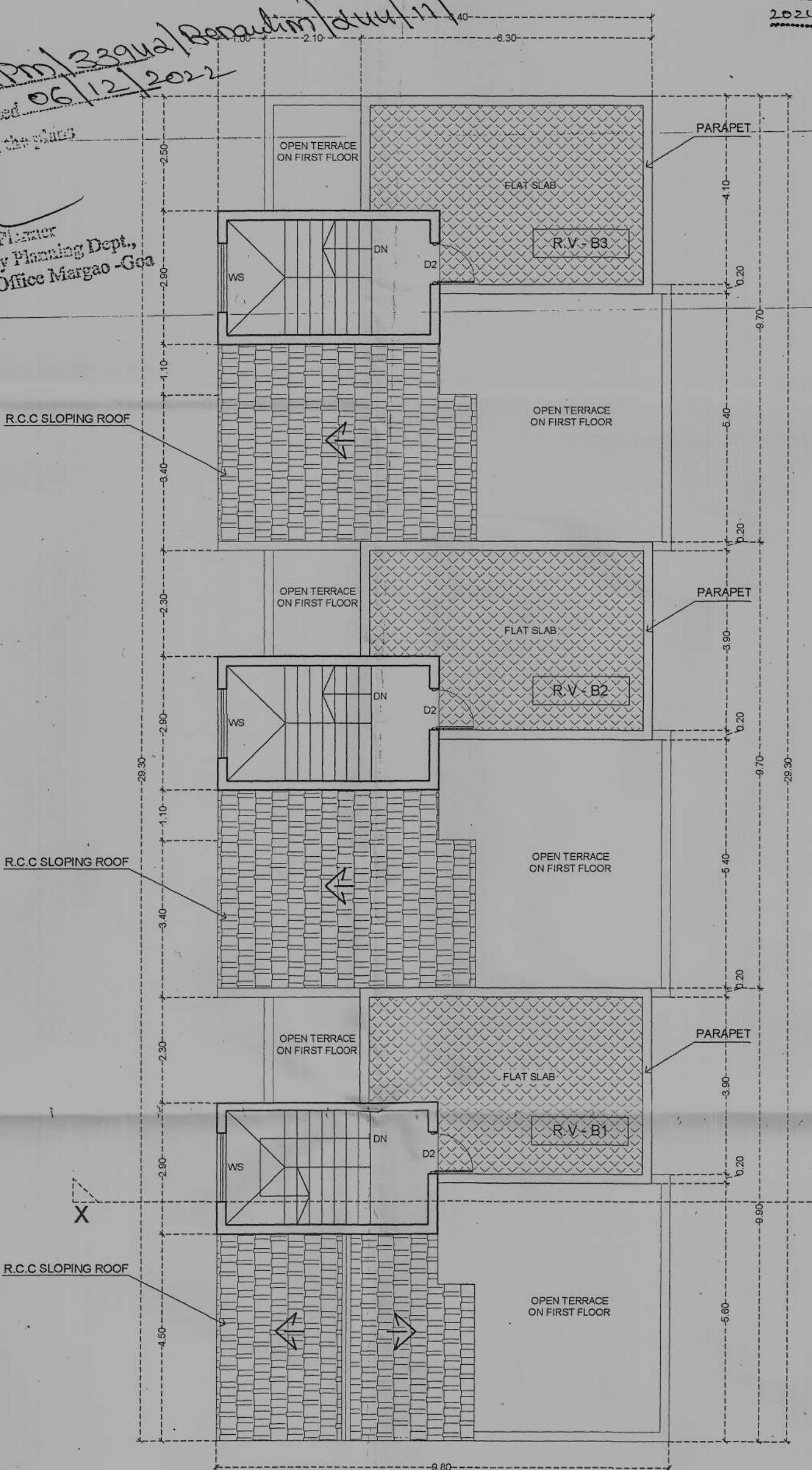
| SCHEDULE OF OPENINGS-VENTILATOR |      |      |             |      |
|---------------------------------|------|------|-------------|------|
| TYPE                            | SIZE |      | SILL LINTEL |      |
|                                 | W    | HT.  |             |      |
| V                               | 0.60 | 0.70 | 1.50        | 2.20 |
| V1                              | 0.90 | 0.70 | 1.50        | 2.20 |



GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



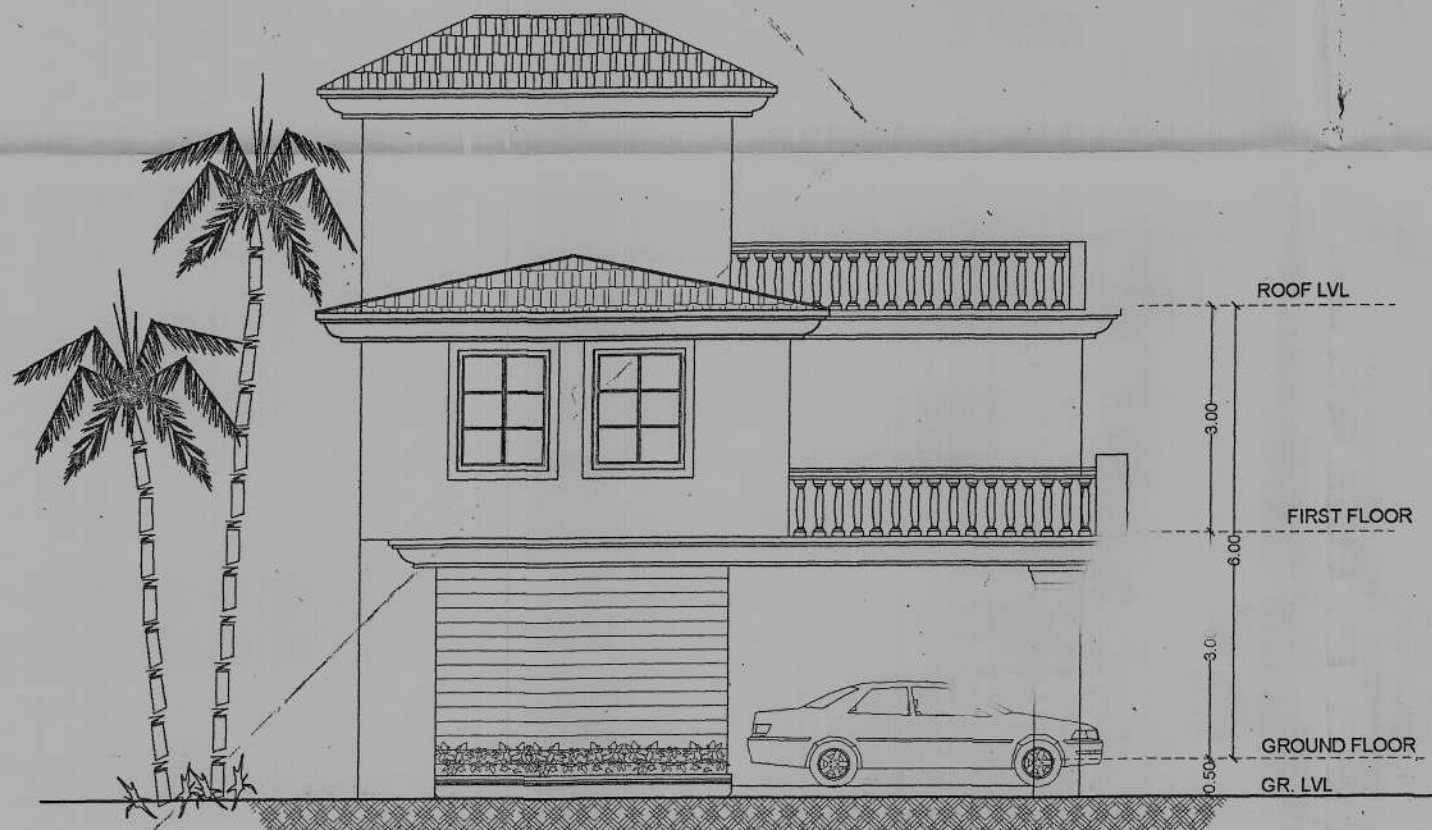
ROOF PLAN  
SCALE 1:100

AREA CALCULATIONS

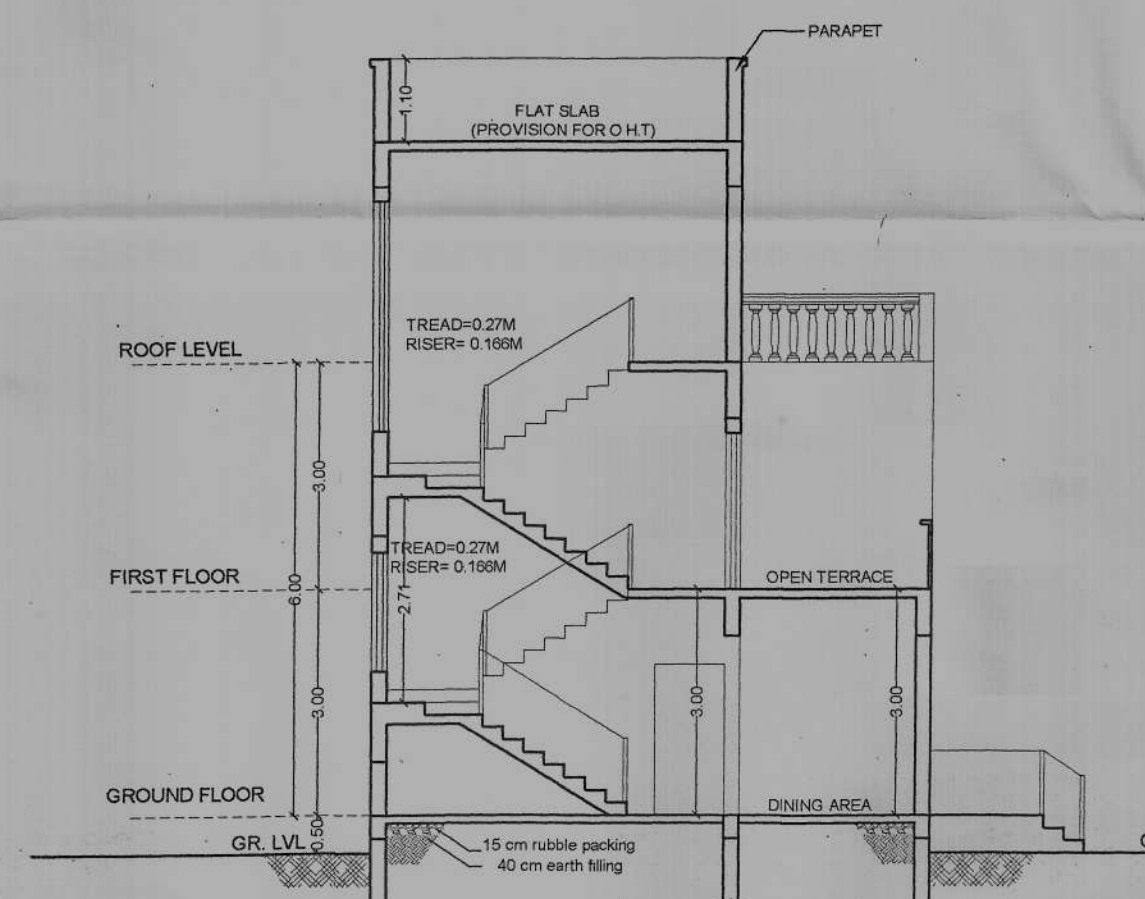
A1= 2.10x4.30= 9.03  
A2= 2.50x2.10= 5.25  
A3= 2.30x2.70= 6.21  
A4= 1.48x2.50= 3.65  
A5= 2.30x4.50= 10.35  
A6= 1.50x4.70= 7.05  
A7= 3.80x4.70= 17.86  
V1= 1.50x2.40= 3.60  
V2= 1.50x2.50= 3.75  
V3= 1.50x2.70= 4.05  
S1= 2.34x2.50= 5.85  
P1= 5.00x3.20= 16.00  
P2= 2.50x3.00= 7.50

GROUND FLOOR AREA = A1X3+A2X3+A3X3+A4X3+A5X3+A6X3+A7X3+V1X3+V2X3+V3X3+VERANDAH+S1X3+STAIRS+P1X3+PORCH  
= 9.03X3+5.25X3+6.21X3+3.65X3+10.35X3+7.05X3+17.86X3+3.60X3+3.75X3+4.05X3+STAIRS+16.00X3+5.00X3(PORCH)  
= 27.09+15.75+18.63+10.95+30.74+14.10+17.86(FAR)+10.80+7.50+4.05(VERANDAH)+17.55(STAIRS)+16.00+15.00(PORCH)  
= 174.58(FAR)+22.35(VERANDAH)+17.55(STAIRS)+31.00(PORCH)  
COVERED AREA = 174.58(FAR)+22.35(VERANDAH)+17.55(STAIRS)+31.00(PORCH)  
= 245.48 SQ.M  
THE TOTAL COVERED AREA OF THE PROPOSED ROW VILLA IS 245.48 SQ.M

FIRST FLOOR AREA= A1X3+A2X3+A3X3+A4X3+A5X3+A6X3+A7X3+V1X3+V2X3+V3X3+STAIRS+T1X3+T2X3+T3X3+T4X3+T5X3+T6X3(TERRACE)  
= 13.33X3+4.59X3+2.21X3+8.00X3+9.87X3+10.50X3+17.86X3+3.60X3+3.40X3(BALCONY)+12.16X3+10.12X3+2.30X3+4.53X3+5.25X3+12.92(TERRACE)  
= 38.99+13.77+4.42+16.00+19.74+15.00+17.86+2.72(FAR)+19.35+10.20(BALCONY)+11.25+17.01+8.70(STAIRS)+24.32+20.24+5.66+9.68+5.25+12.92(TERRACE)  
= 116.00(FAR)+29.55(BALCONY)+38.99(STAIRS)+79.35(TERRACE)



FRONT ELEVATION  
SCALE 1:100



SECTION XX'  
SCALE 1:100

OWNER'S SIGNATURE :

*[Signature]*

ARCHITECT'S SIGNATURE :

*[Signature]*  
**VISHWESH VERENKAR**  
ARCHITECT  
COA NO. CA/2013/59023  
TCP REG NO. AR/0039/2011

OWNER: TRIDENT REALTORS

PROJECT: PROPOSED BUILDING, ROW VILLAS,  
TWIN VILLA, INDEPENDENT VILLAS, SWIMMING  
POOL, SECURITY CABIN, COMPOUND WALL  
AND GATE

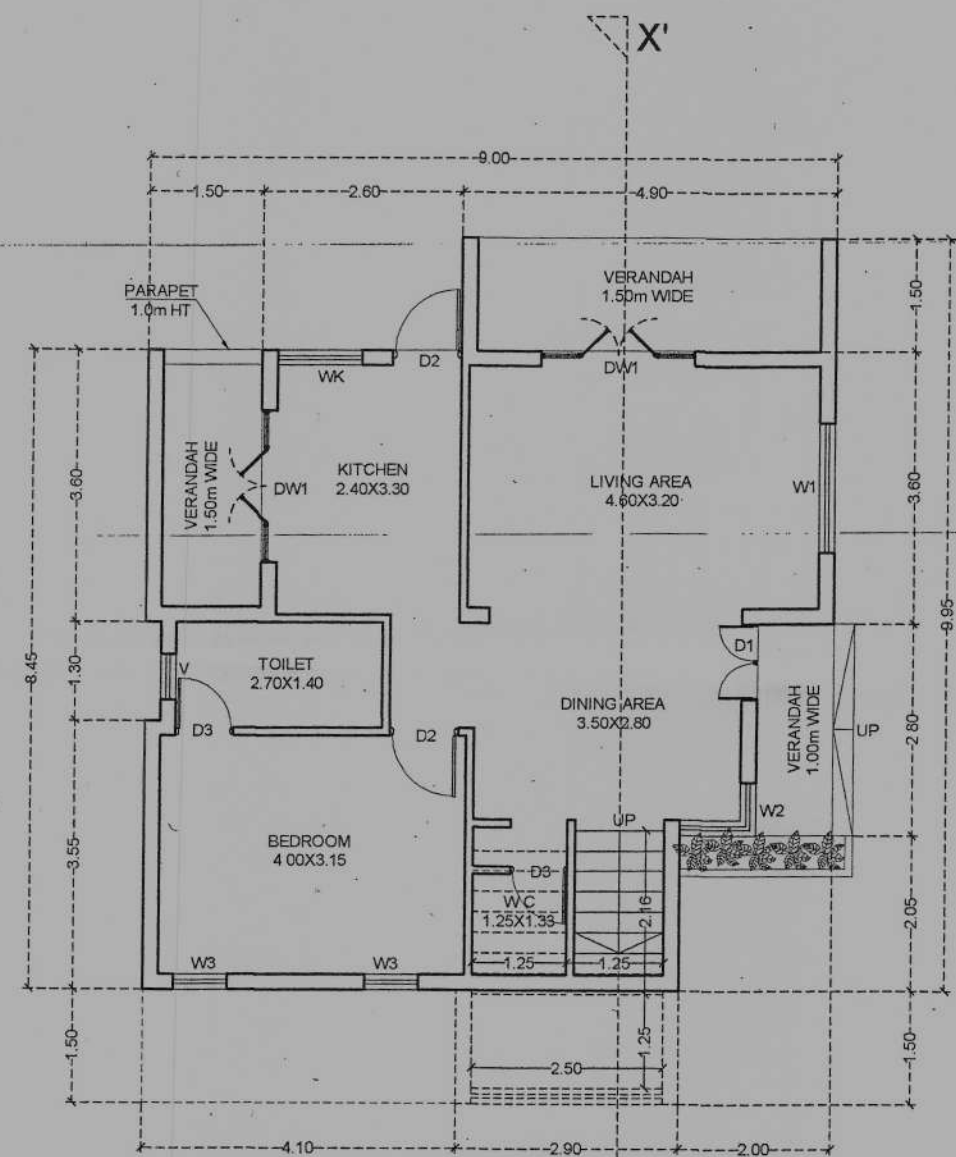
SURVEY NO. 244/11

DATE: 05/04/2022 DRG. NO.

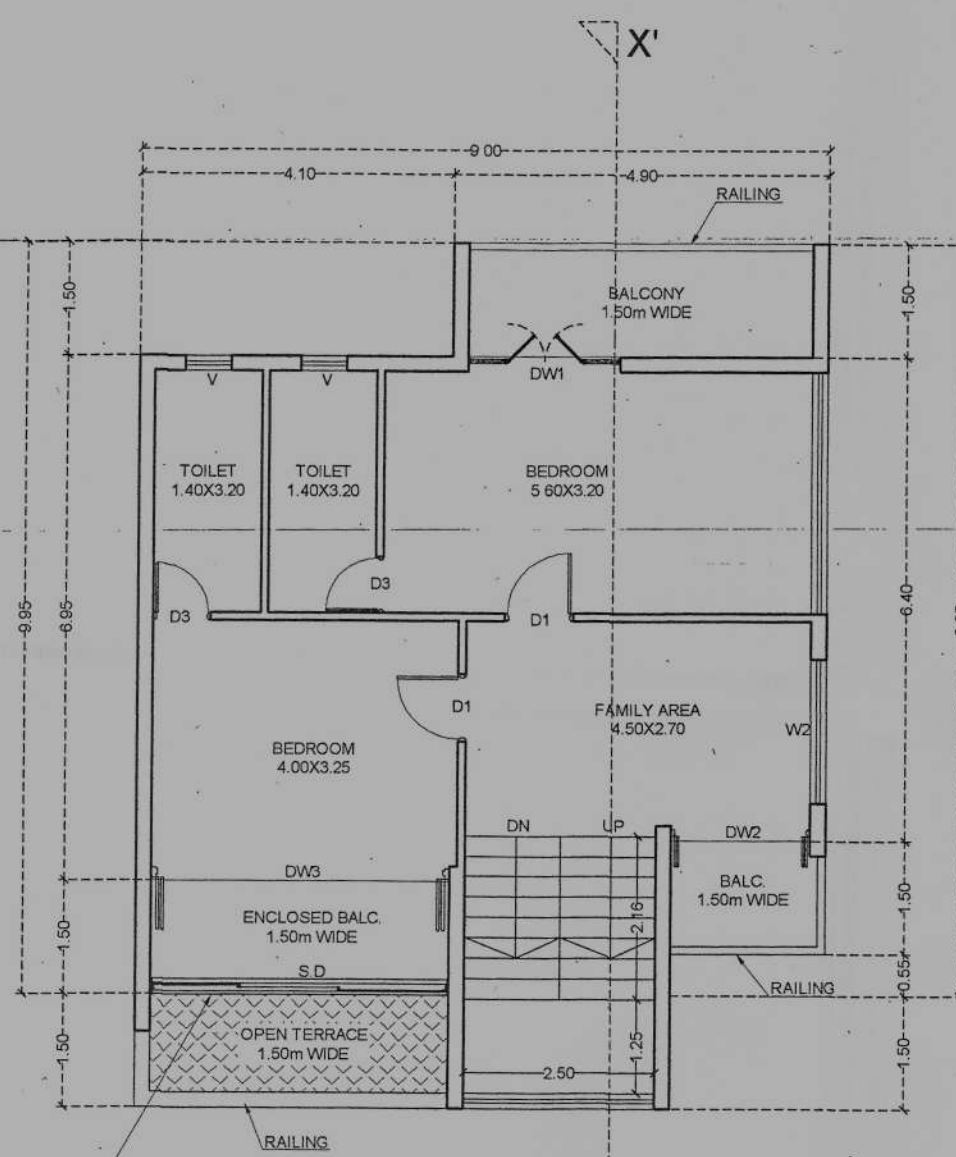
SCALE 1:100, 1:500 03/08

**VISHWESH VERENKAR**  
ARCHITECTURAL CONSULTANCY FIRM  
45/01, Opp. HFC atm, Nessel road, Davelim-Goa  
9860596959, vishweshverenkar@gmail.com

PROPOSED TYPICAL INDEPENDENT VILLA 'C1, C2 & C3'

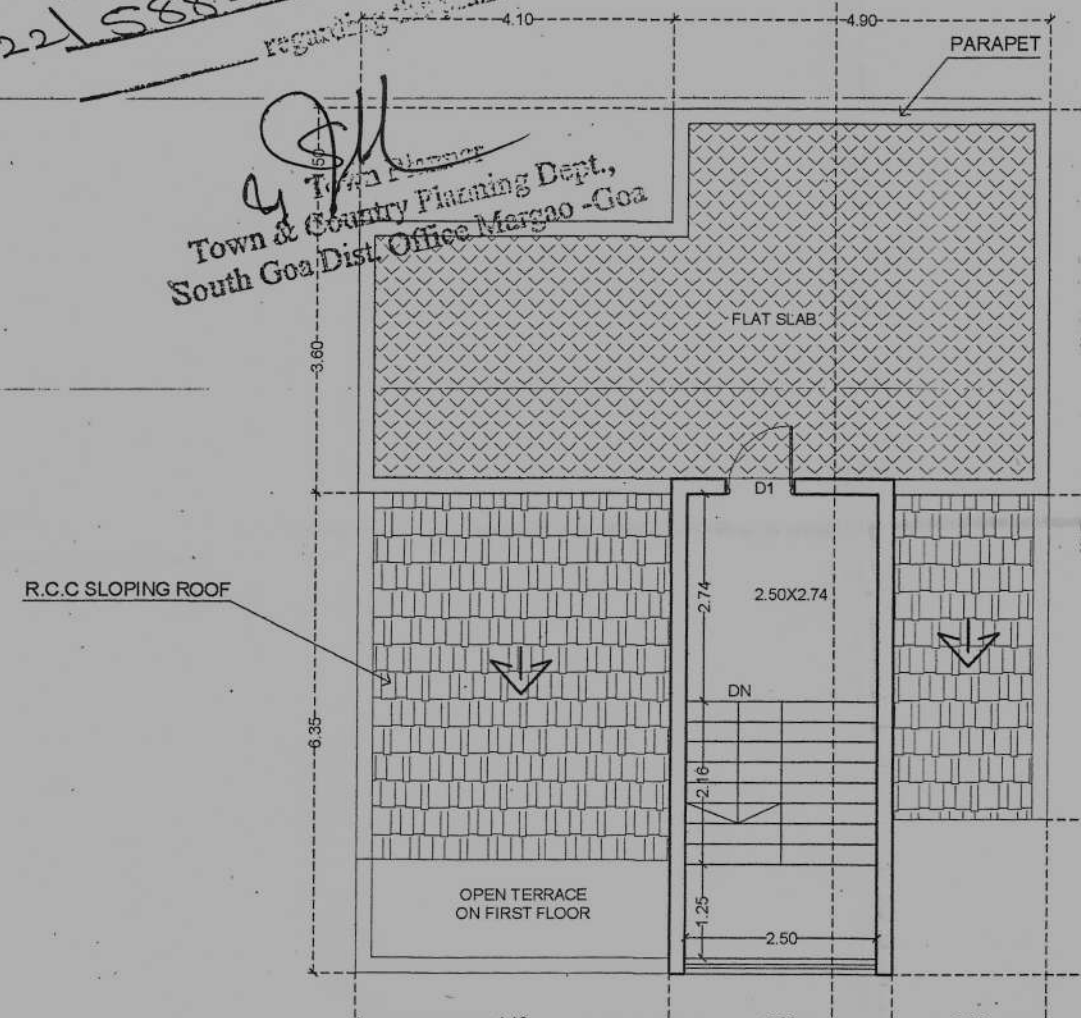


GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100

Please check order No. 2022/5882 dated 06/12/2022 regarding the plans  
Town & Country Planning Dept.,  
South Goa Dist Office Margao - Goa



ROOF PLAN  
SCALE 1:100

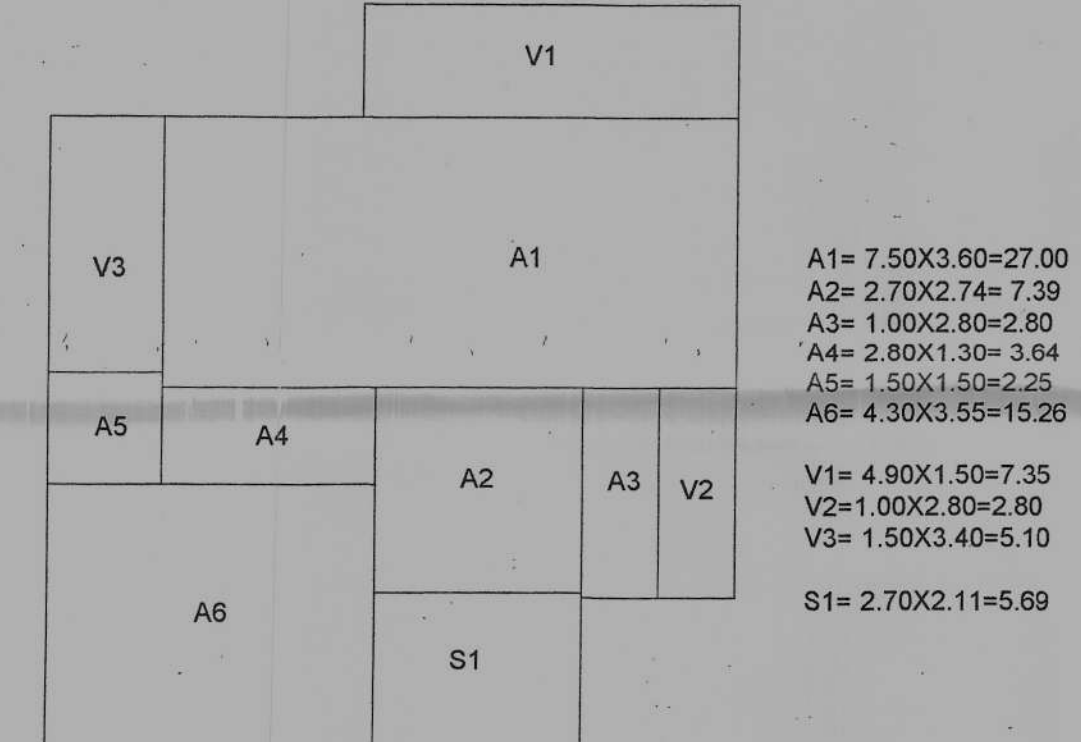


Condition of the Plan  
Approved: 2022/5882 dated 06/12/2022  
Condition of the Plan No. VPCB/24/2022 dated 06/12/2022

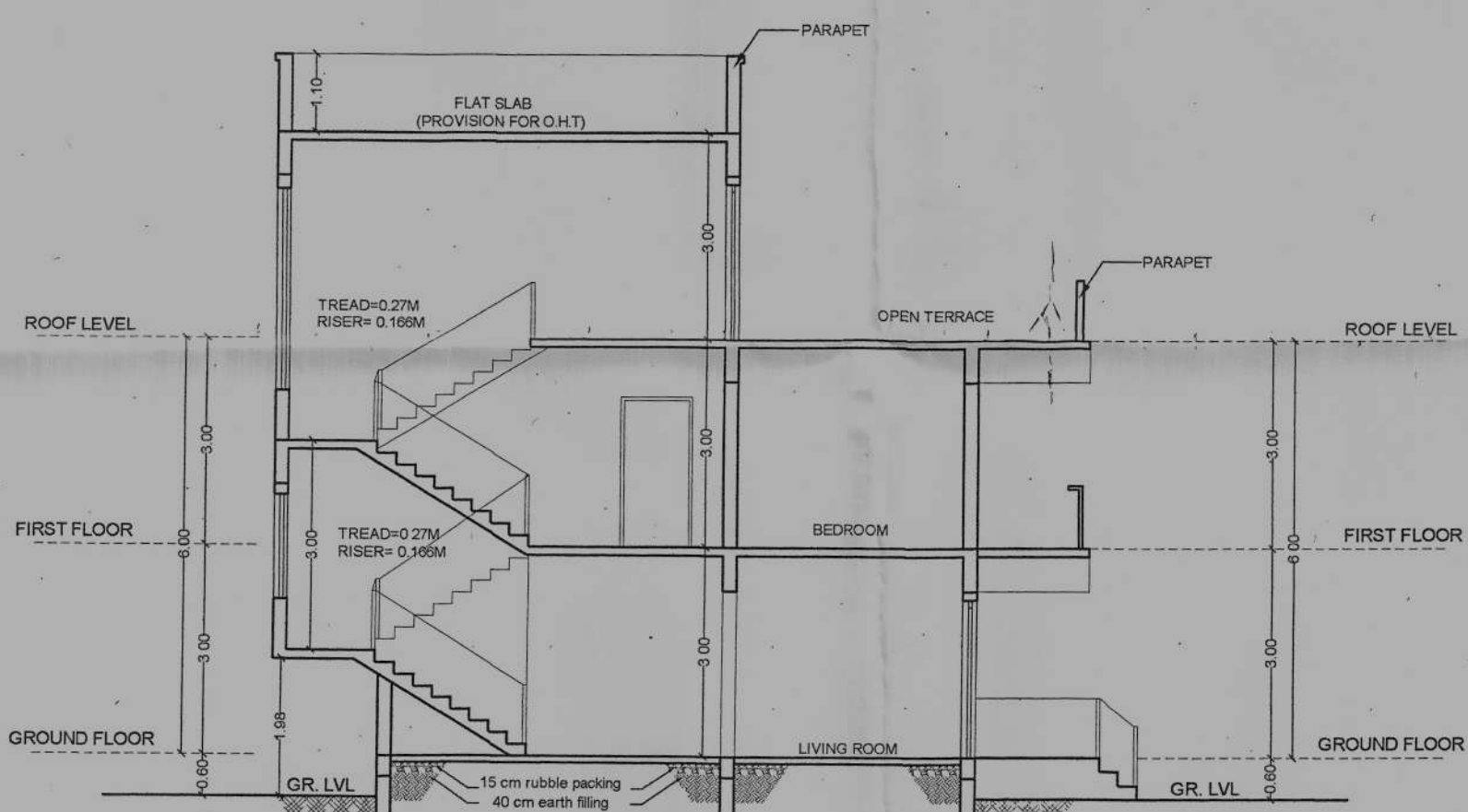
SECRETARY

| SCHEDULE OF OPENINGS-DOORS      |      |      |             |
|---------------------------------|------|------|-------------|
| TYPE                            | SIZE |      | LINTEL      |
|                                 | W    | HT.  |             |
| D1                              | 1.00 | 2.50 | 2.50        |
| D2                              | 0.90 | 2.20 | 2.20        |
| D3                              | 0.75 | 2.20 | 2.20        |
| DW1                             | 2.00 | 2.50 | 2.50        |
| DW2                             | 1.80 | 2.50 | 2.50        |
| DW3                             | 3.90 | 2.50 | 2.50        |
| SCHEDULE OF OPENINGS-WINDOWS    |      |      |             |
| TYPE                            | SIZE |      | SILL LINTEL |
|                                 | W    | HT.  |             |
| W1                              | 1.70 | 0.90 | 1.30 2.20   |
| W2                              | 2.00 | 0.90 | 1.30 2.20   |
| W3                              | 0.60 | 0.90 | 1.30 2.20   |
| W4                              | 1.10 | 0.90 | 1.30 2.20   |
| WK                              | 1.35 | 1.20 | 1.00 2.20   |
| WS                              | 2.50 | 0.90 | 1.30 2.20   |
| SCHEDULE OF OPENINGS-VENTILATOR |      |      |             |
| TYPE                            | SIZE |      | SILL LINTEL |
|                                 | W    | HT.  |             |
| V                               | 0.60 | 0.70 | 1.50 2.20   |

AREA CALCULATIONS



GROUND FLOOR AREA  
= A1+A2+A3+A4+A5+A6(FAR)+V1+V2+V3(VERANDAH)+S1(STAIRS)  
= 27.00+7.39+2.80+3.64+2.25+15.28(FAR)+7.35+2.80+5.10(VERANDAH)+5.69(STAIRS)  
= 58.34(FAR)+15.25(VERANDAH)+5.69(STAIRS)  
COVERED AREA  
= 58.34(FAR)+15.25(VERANDAH)+5.69(STAIRS)  
= 79.28 sq.m  
THE COVERED AREA OF THE PROPOSED VILLA IS 79.28 sq.m



SECTION XX'  
SCALE 1:100



FRONT ELEVATION  
SCALE 1:100

PROP. ROW VILLA 'B'



FRONT ELEVATION  
SCALE 1:100

OWNER'S SIGNATURE:

*[Signature]*

ARCHITECT'S SIGNATURE:

*[Signature]*  
VISHWESH VERENKAR  
ARCHITECT  
COA NO. CA/2013/59023  
TCP REG NO. AR/0039/2013

OWNER: TRIDENT REALTORS

PROJECT: PROPOSED BUILDING, ROW VILLAS,  
TWIN VILLA, INDEPENDENT VILLAS, SWIMMING  
POOL, SECURITY CABIN, COMPOUND WALL  
AND GATE

SURVEY NO. 244/11

DATE: 05/04/2022

SCALE 1:100, 1:500

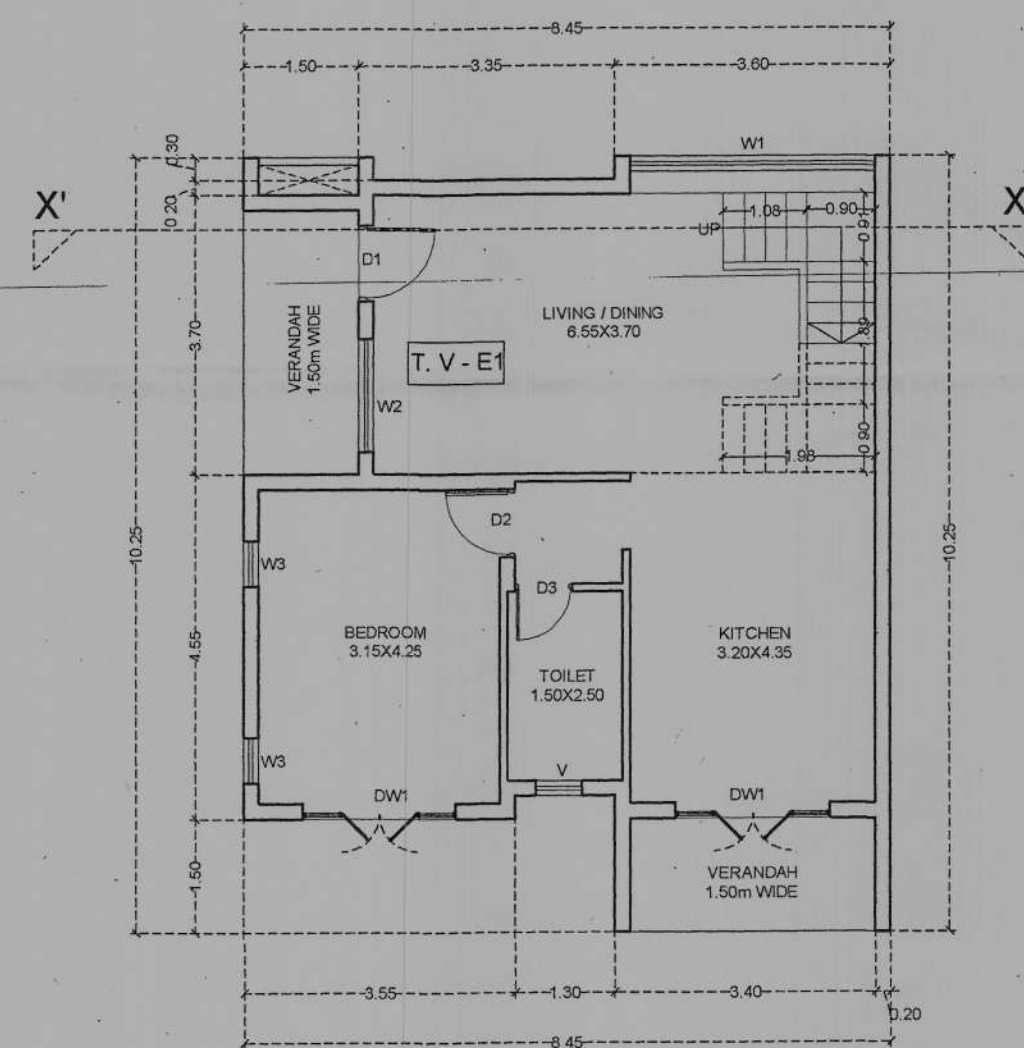
DRG. NO. 04/08

VISHWESH VERENKAR  
ARCHITECTURAL CONSULTANCY FIRM  
450/D, Opp. HDFC atm, Nessel road, Davorim-Goa  
9860326939, vishweshverenkar@gmail.com

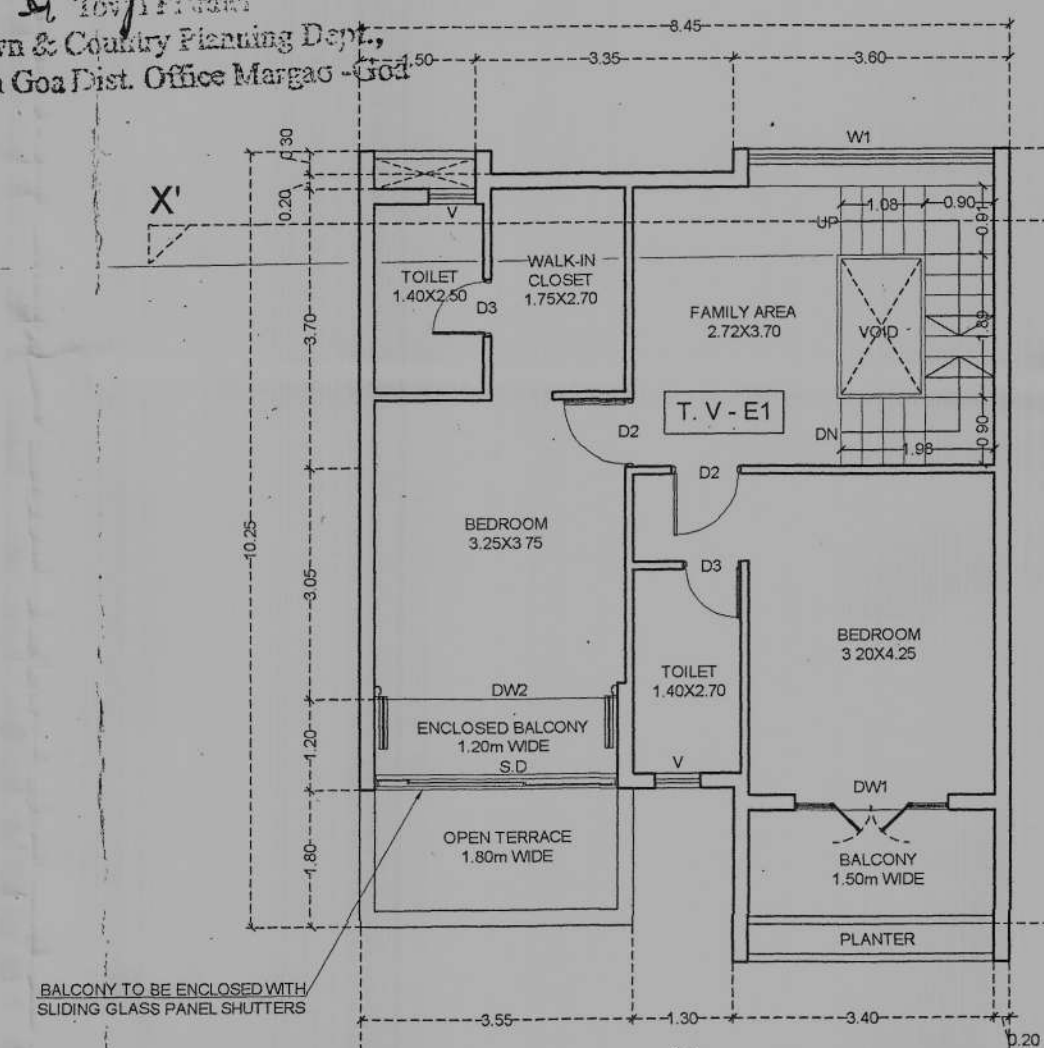
# PROPOSED INDEPENDENT VILLA 'D1'

Please check order No. 2021/5882 dated 06/12/2021  
2021/5882 dated 06/12/2021  
 Town & Country Planning Dept.,  
 South Goa Dist. Office Margao, Goa

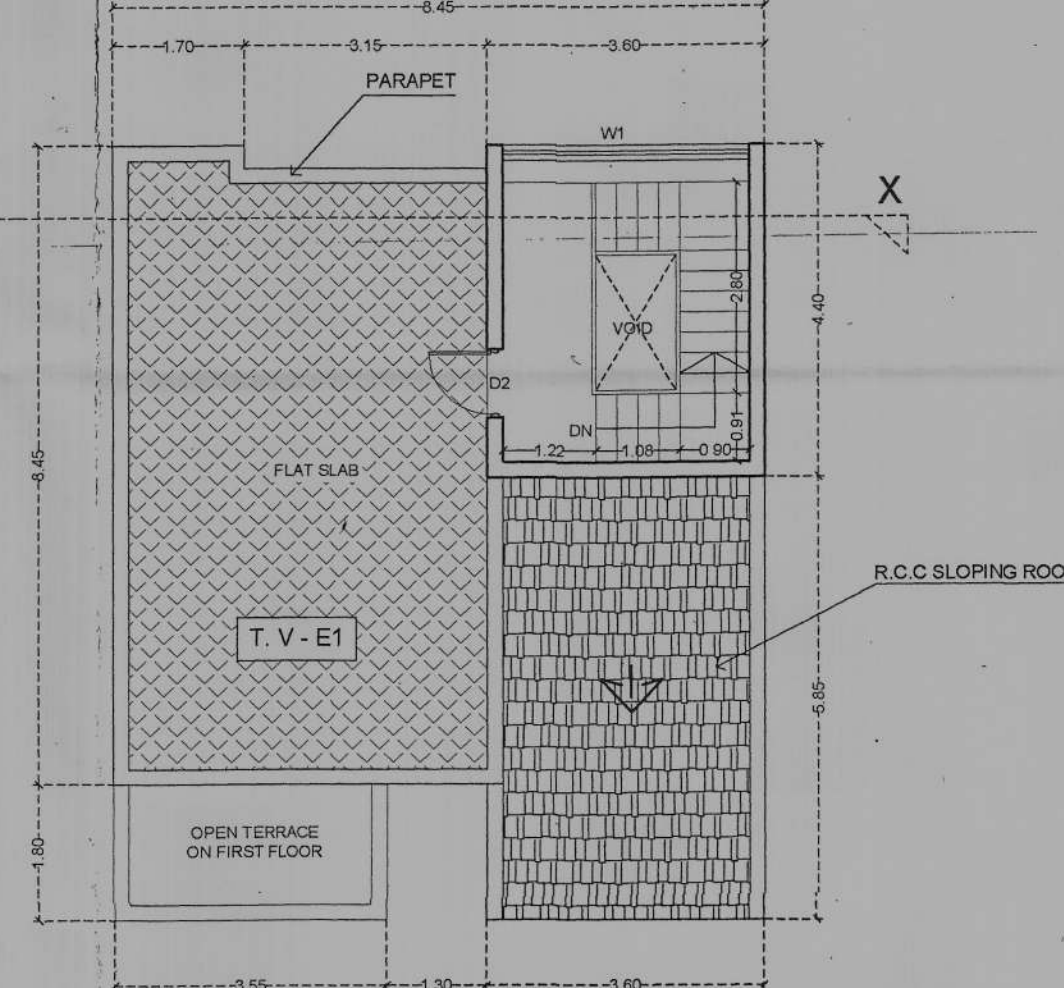
Conservation Licence Granted Plan  
 Approved vide Reg. No. 13  
 Dated: 26/03/2021 Subject to 2021/5882  
 Condition vide Licence No. VPCE/04  
2021/5882 Dated: 04/11/2021  
 SECRETARY



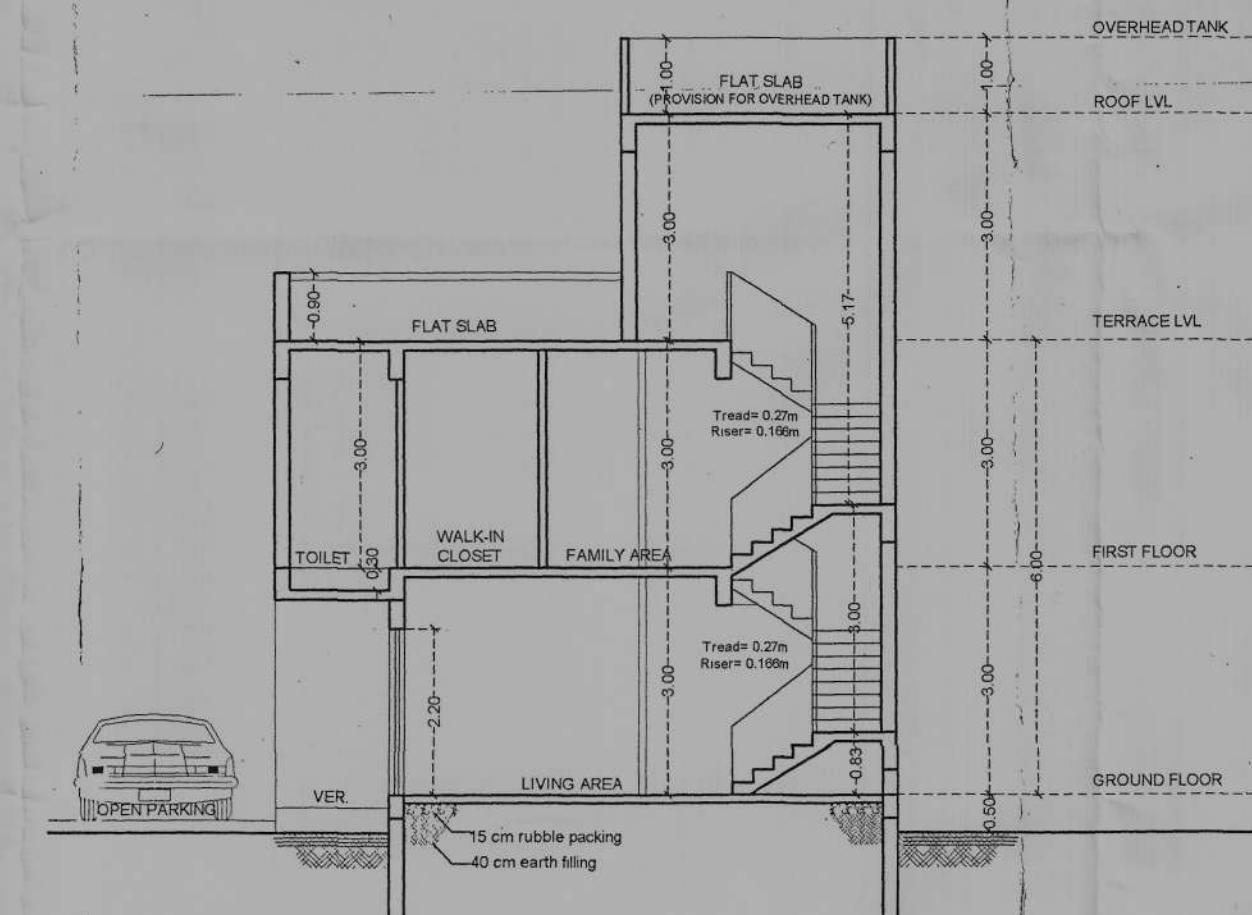
GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100



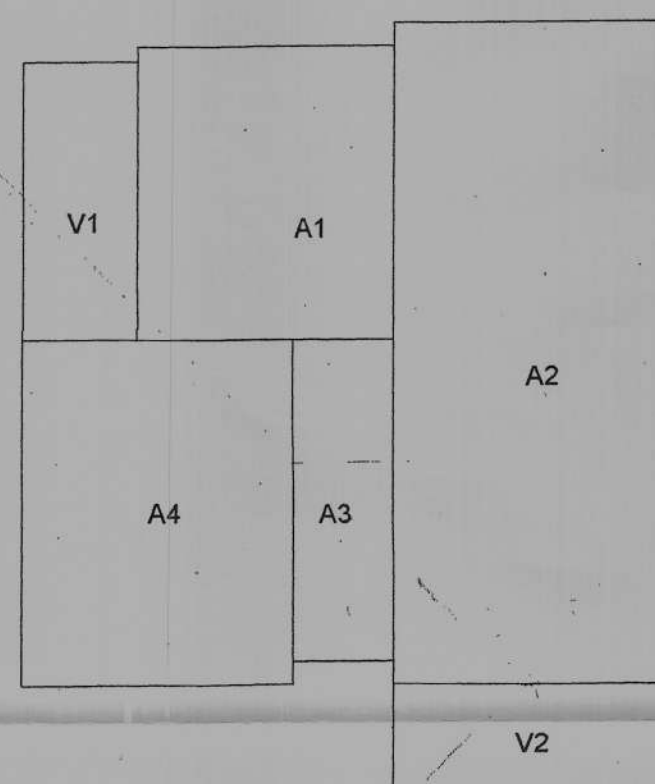
ROOF PLAN  
SCALE 1:100



SECTION XX'  
SCALE 1:100

| SCHEDULE OF OPENINGS-DOORS      |      |      |             |
|---------------------------------|------|------|-------------|
| TYPE                            | SIZE |      | LINTEL      |
|                                 | W    | HT.  |             |
| D1                              | 1.00 | 2.50 | 2.50        |
| D2                              | 0.90 | 2.20 | 2.20        |
| D3                              | 0.75 | 2.20 | 2.20        |
| DW1                             | 2.00 | 2.50 | 2.50        |
| DW2                             | 3.15 | 2.50 | 2.50        |
| SCHEDULE OF OPENINGS-WINDOWS    |      |      |             |
| TYPE                            | SIZE |      | SILL LINTEL |
|                                 | W    | HT.  |             |
| W1                              | 3.20 | 1.30 | 0.90 2.20   |
| W2                              | 1.20 | 1.30 | 0.90 2.20   |
| W3                              | 0.60 | 1.30 | 0.90 2.20   |
| SCHEDULE OF OPENINGS-VENTILATOR |      |      |             |
| TYPE                            | SIZE |      | SILL LINTEL |
|                                 | W    | HT.  |             |
| V1                              | 0.60 | 0.70 | 1.50 2.20   |

## AREA CALCULATIONS

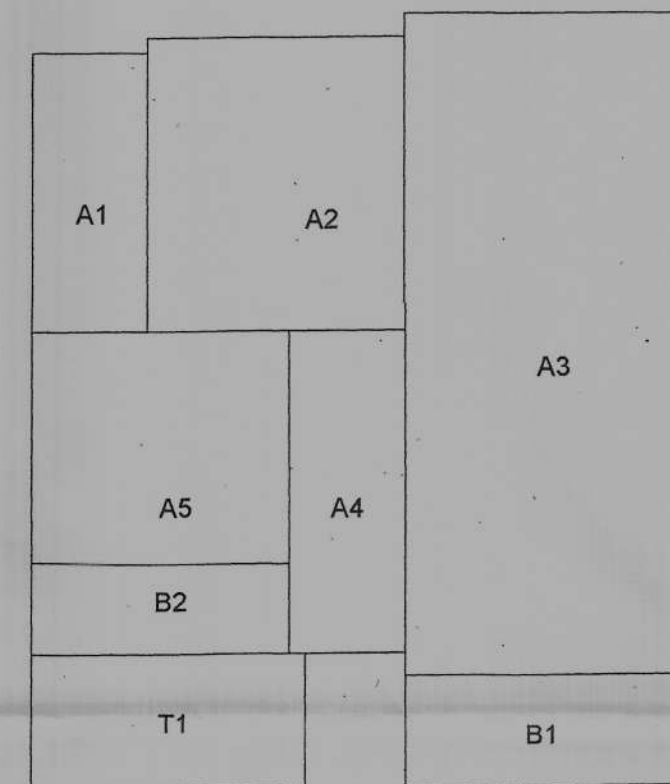


A1= 3.35X3.90= 13.06  
 A2= 3.60X8.75= 31.50  
 A3= 1.30X4.25= 5.52  
 A4= 3.55X4.55= 16.15  
 V1= 1.50X3.70= 5.55  
 V2= 3.60X1.50= 5.40

GROUND FLOOR AREA  
 = A1+A2+A3+A4(FAR)+V1+V2(VERANDAH)  
 = 13.06+31.50+5.52+16.15(FAR)+5.55+5.40(VERANDAH)  
 = 66.23(FAR)+10.95(VERANDAH)

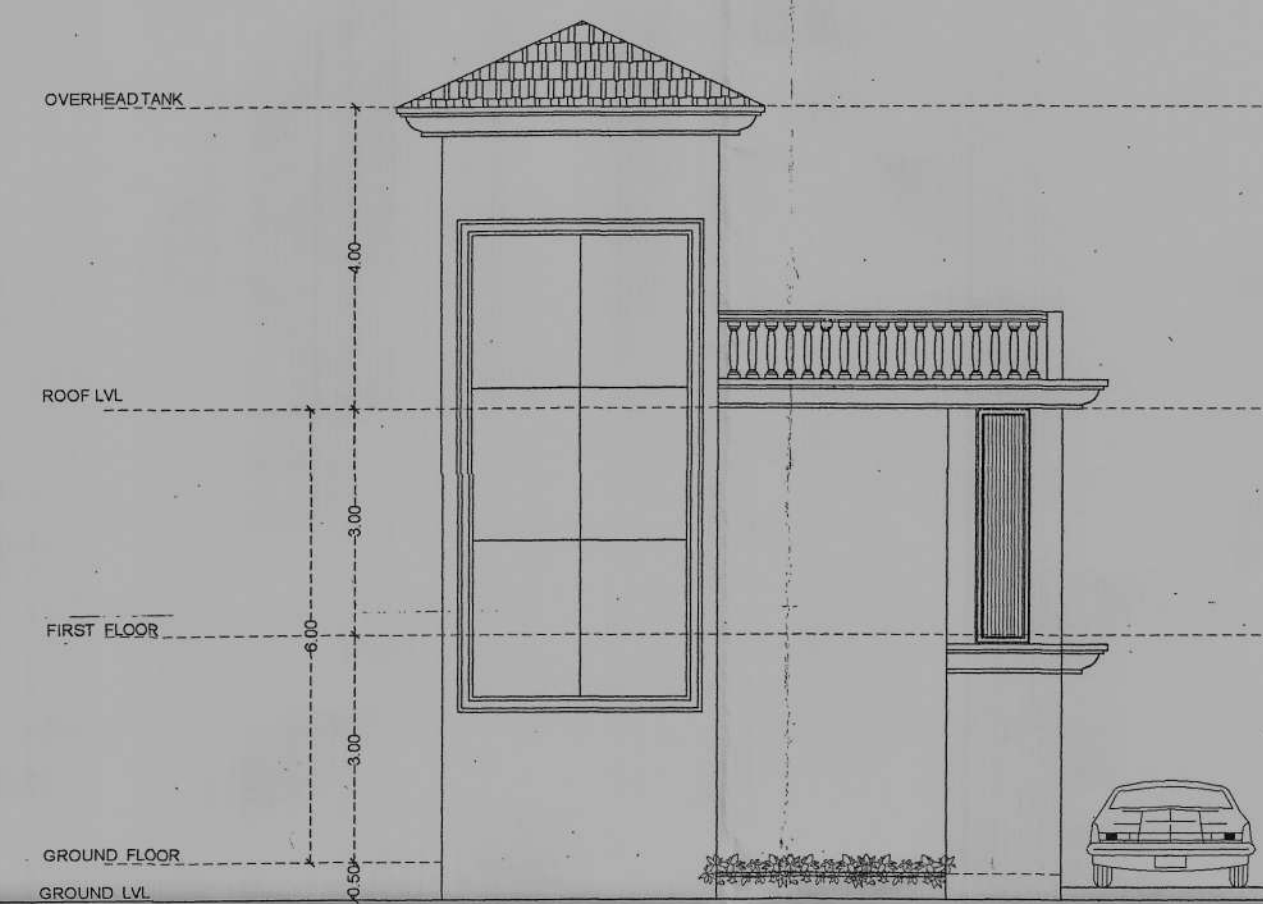
COVERED AREA  
 = 66.23(FAR)+10.95(VERANDAH)  
 = 77.18 SQ.M

THE COVERED AREA OF THE PROPOSED VILLA IS 77.18 SQ.M



A1= 1.50X3.70= 5.55  
 A2= 3.35X3.90= 13.06  
 A3= 3.60X8.75= 31.50  
 A4= 1.50X4.25= 6.37  
 A5= 3.35X3.05= 10.21  
 B1= 3.60X1.50= 5.40  
 B2= 3.35X1.20= 4.02  
 T1= 3.55X1.80= 6.39

FIRST FLOOR AREA  
 = A1+A2+A3+A4+A5(FAR)+B1+B2(BALCONY)+T1(OPEN TERRACE)  
 = 5.55+13.06+31.50+6.37+10.21(FAR)+5.40+4.02(BALCONY)+6.39(OPEN TERRACE)  
 = 66.69(FAR)+9.42(BALCONY)+6.39(OPEN TERRACE)



FRONT ELEVATION  
SCALE 1:100

OWNER'S SIGNATURE:

*[Signature]*

ARCHITECT'S SIGNATURE:

*[Signature]*  
**VISHWESH VERENKAR**  
 ARCHITECT  
 COA NO. CA/2013/59023  
 TCP REG NO. AR/0039/2011

OWNER: TRIDENT REALTORS

PROJECT: PROPOSED BUILDING, ROW VILLAS,  
 TWIN VILLA, INDEPENDENT VILLAS, SWIMMING  
 POOL, SECURITY CABIN, COMPOUND WALL  
 AND GATE

SURVEY NO. 244/11

DATE: 05/04/2022

SCALE 1:100, 1:500

DRG. NO. 05/ of 08

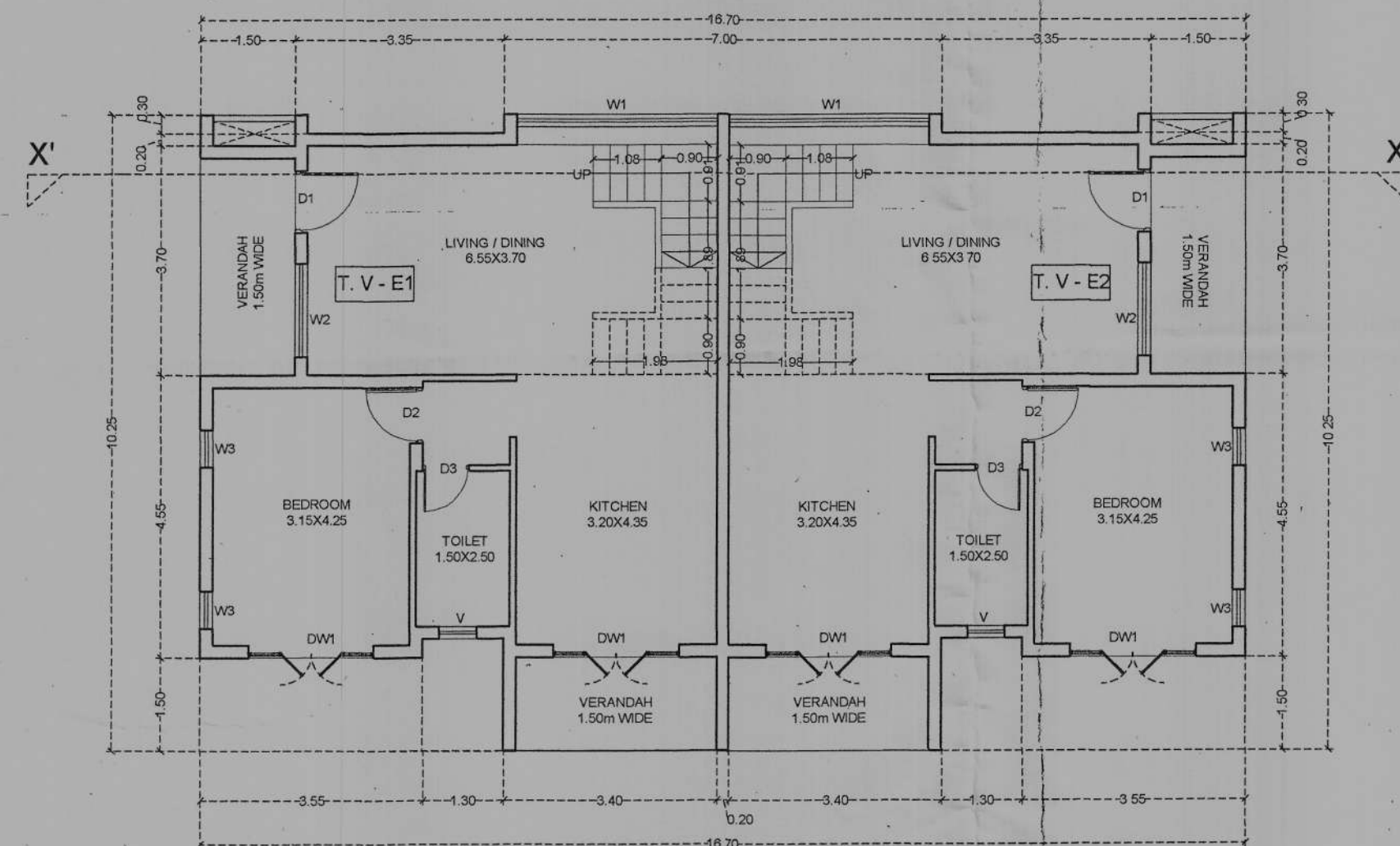
**VISHWESH VERENKAR**  
 ARCHITECTURAL CONSULTANCY FIRM  
 450/0, Opp. HOFIC Bldg, Hissal Road, Davorlim-Goa  
 9860595955; vishweshverenkar@gmail.com

# PROPOSED TWIN VILLA 'E'

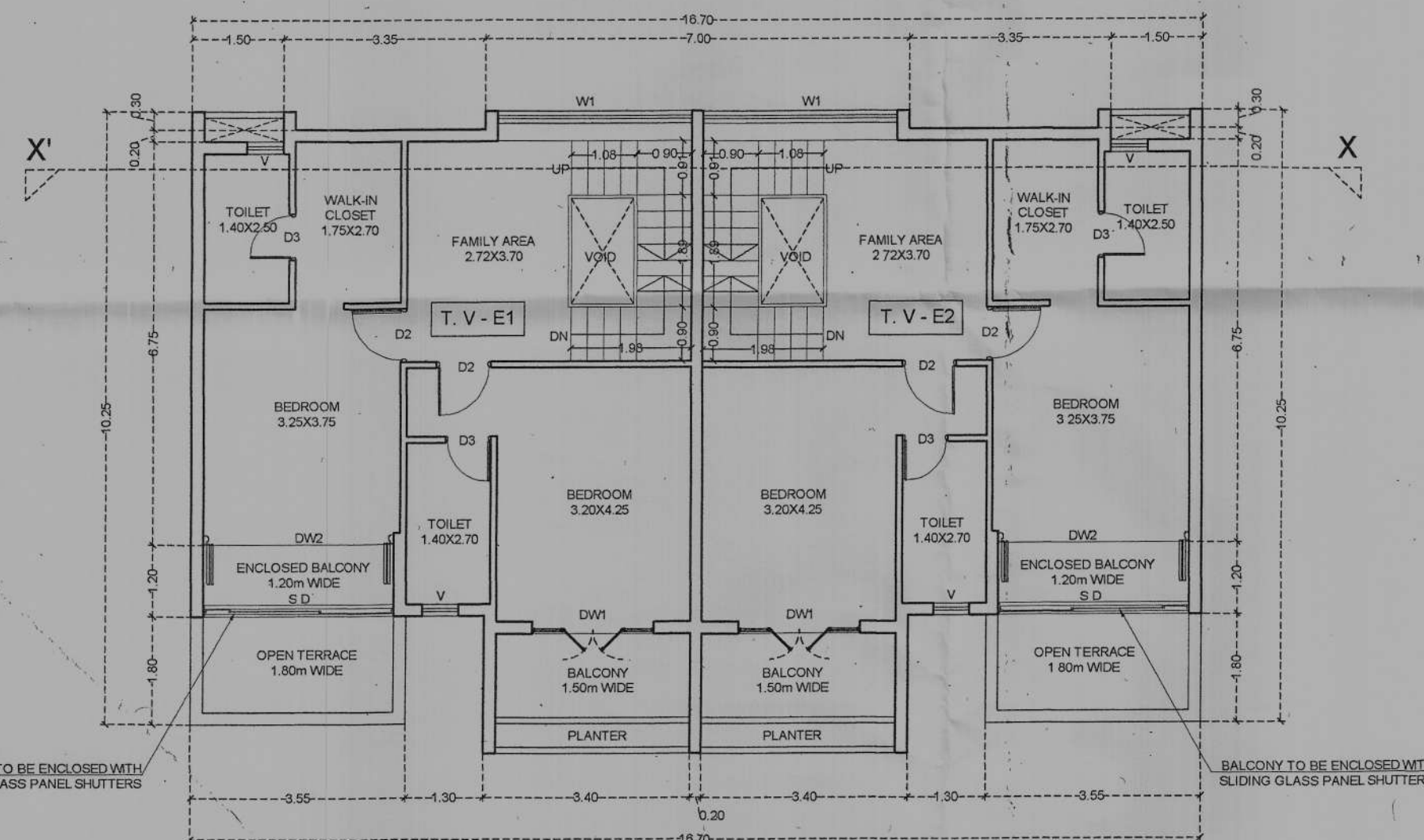
Please check order No. 2022/5882 dated 09/12/2022 regarding the plans

*M. Roy P. P. P.*  
Town & Country Planning Dept.,  
South Goa Dist. Office Margao - Goa

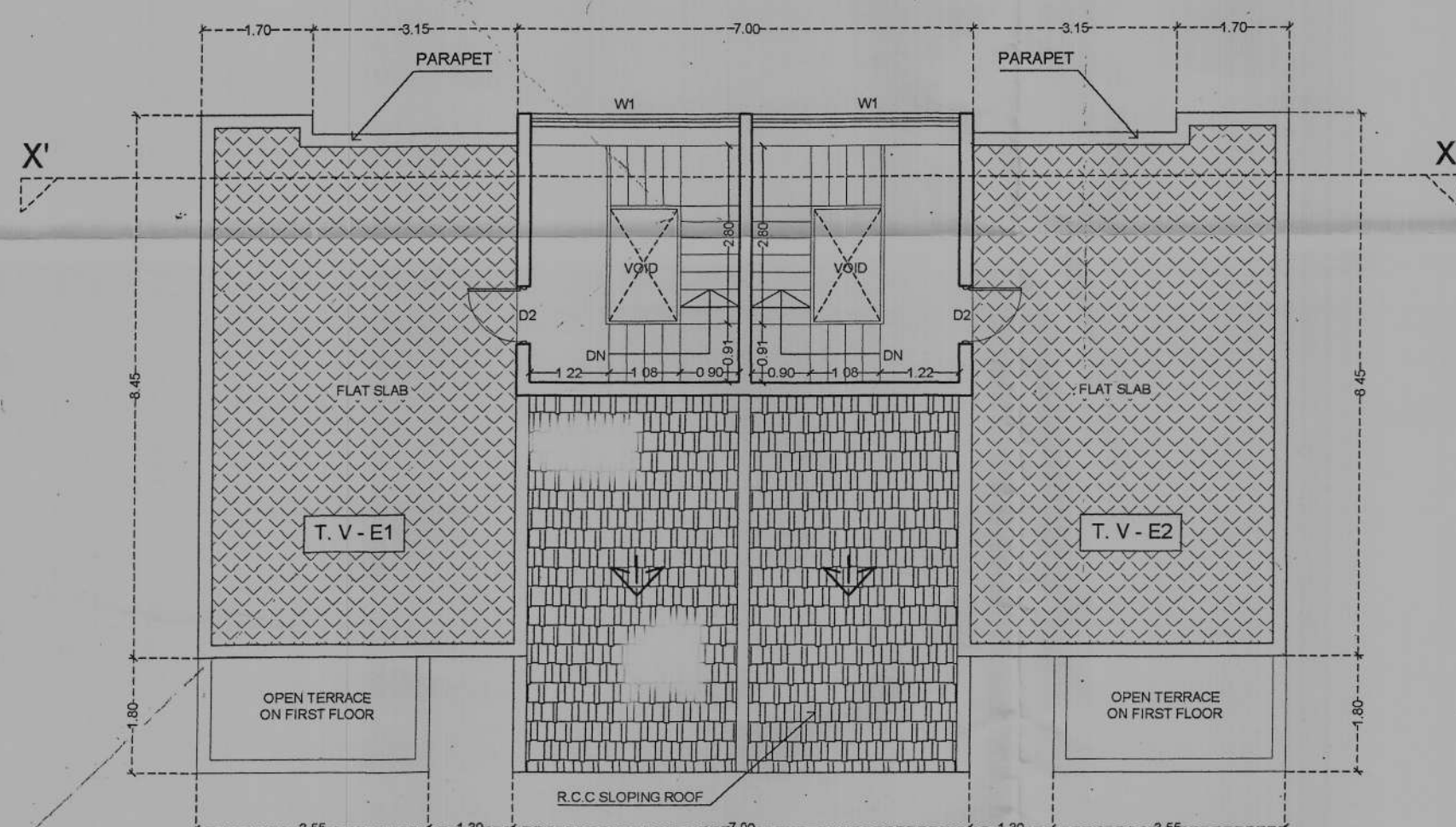
Construction Licence Granted Plan  
Approved vide Reg. No. 12/2022  
Dated: 24/12/2022 Subject to:  
Condition vide Licence No. VPCB/04  
2024/25 Dated: 04/04/2024



GROUND FLOOR PLAN  
SCALE 1:100



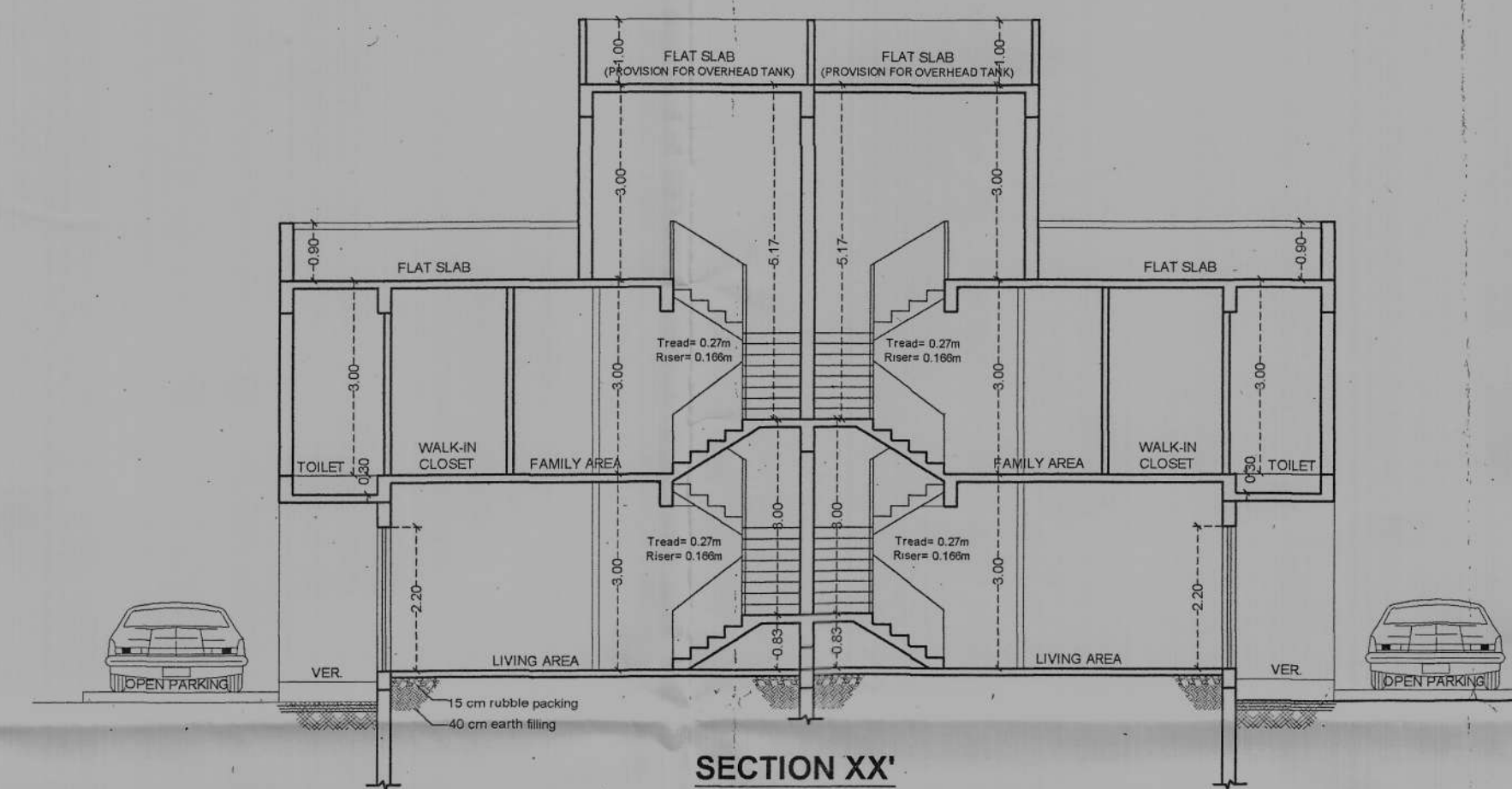
FIRST FLOOR PLAN  
SCALE 1:100



ROOF PLAN  
SCALE 1:100

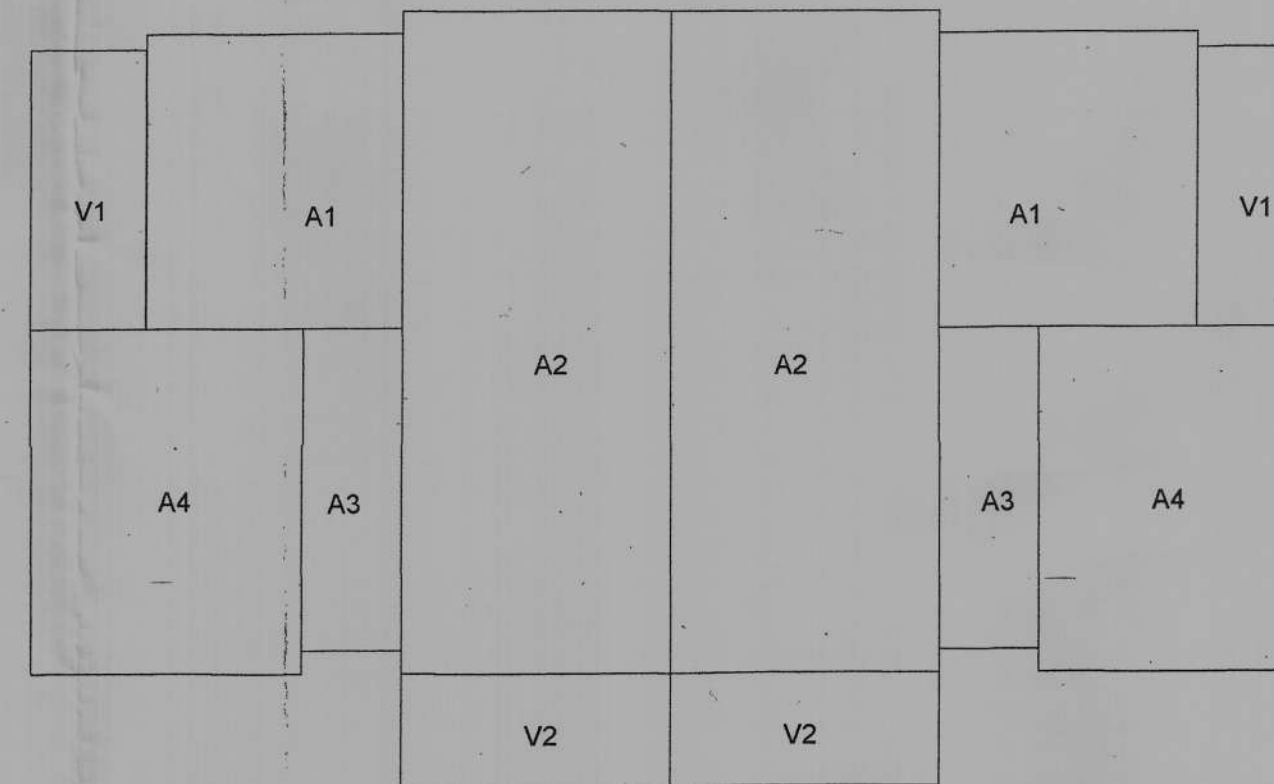


FRONT ELEVATION  
SCALE 1:100



SECTION XX'  
SCALE 1:100

## AREA CALCULATIONS

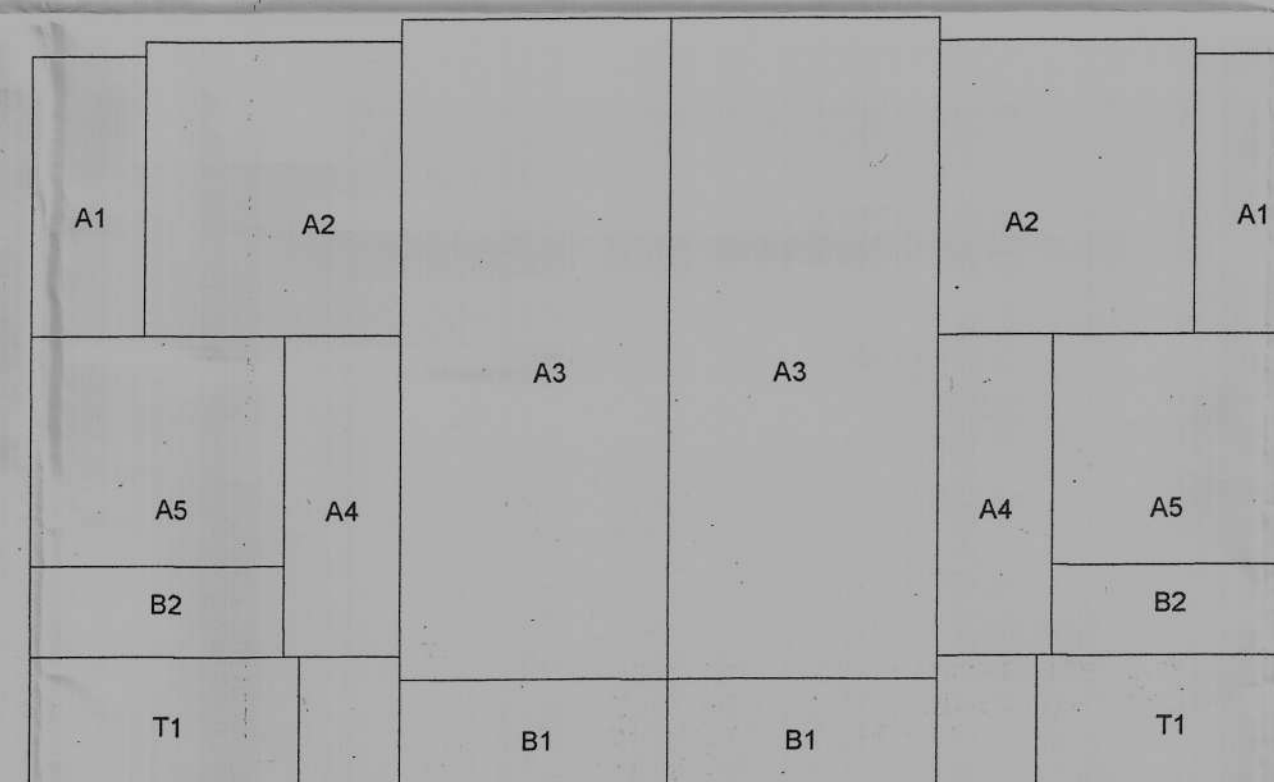


$$\begin{aligned} A1 &= 3.35 \times 3.90 = 13.06 \\ A2 &= 3.50 \times 8.75 = 30.62 \\ A3 &= 1.30 \times 4.25 = 5.52 \\ A4 &= 3.55 \times 4.55 = 16.15 \\ V1 &= 1.50 \times 3.70 = 5.55 \\ V2 &= 3.50 \times 1.50 = 5.25 \end{aligned}$$

$$\begin{aligned} \text{GROUND FLOOR AREA} &= (A1 + A2 + A3 + A4) \times 2 (\text{FAR}) + (V1 + V2) \times 2 (\text{VERANDAH}) \\ &= (13.06 + 30.62 + 5.52 + 16.15) \times 2 (\text{FAR}) + (5.55 + 5.25) \times 2 (\text{VERANDAH}) \\ &= 65.35 \times 2 (\text{FAR}) + 10.80 \times 2 (\text{VERANDAH}) \\ &= 130.70 (\text{FAR}) + 21.60 (\text{VERANDAH}) \end{aligned}$$

$$\begin{aligned} \text{COVERED AREA} &= 130.70 (\text{FAR}) + 21.60 (\text{VERANDAH}) \\ &= 152.30 \text{ SQ.M} \end{aligned}$$

THE COVERED AREA OF THE PROPOSED TWIN VILLA IS 152.30 SQ.M



$$\begin{aligned} A1 &= 1.50 \times 3.70 = 5.55 \\ A2 &= 3.35 \times 3.90 = 13.06 \\ A3 &= 3.50 \times 8.75 = 30.62 \\ A4 &= 1.50 \times 4.25 = 6.37 \\ A5 &= 3.35 \times 3.05 = 10.21 \end{aligned}$$

$$\begin{aligned} B1 &= 3.50 \times 1.50 = 5.25 \\ B2 &= 3.35 \times 1.20 = 4.02 \\ T1 &= 3.55 \times 1.80 = 6.39 \end{aligned}$$

$$\begin{aligned} \text{FIRST FLOOR AREA} &= (A1 + A2 + A3 + A4 + A5) \times 2 (\text{FAR}) + (B1 + B2) \times 2 (\text{BALCONY}) + T1 \times 2 (\text{OPEN TERRACE}) \\ &= (5.55 + 13.06 + 30.62 + 6.37 + 10.21) \times 2 (\text{FAR}) + (5.25 + 4.02) \times 2 (\text{BALCONY}) + 6.39 \times 2 (\text{OPEN TERRACE}) \\ &= 65.81 \times 2 (\text{FAR}) + 9.27 \times 2 (\text{BALCONY}) + 12.78 (\text{OPEN TERRACE}) \\ &= 131.62 (\text{FAR}) + 18.54 (\text{BALCONY}) + 12.78 (\text{OPEN TERRACE}) \end{aligned}$$

OWNER'S SIGNATURE:

*[Signature]*  
*[Signature]*

ARCHITECT'S SIGNATURE:

*[Signature]*  
**VISHWESH VERENKAR**  
ARCHITECT  
COA NO. CA/2013/59023  
TCP REG NO. AR/0039/2011

OWNER: TRIDENT REALTORS

PROJECT: PROPOSED BUILDING, ROW VILLAS,  
TWIN VILLA, INDEPENDENT VILLAS, SWIMMING  
POOL, SECURITY CABIN, COMPOUND WALL  
AND GATE

SURVEY NO. 244/11

DATE: 05/04/2022

SCALE 1:100, 1:500

DRG. NO. **06**  
of 06

**VISHWESH VERENKAR**  
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