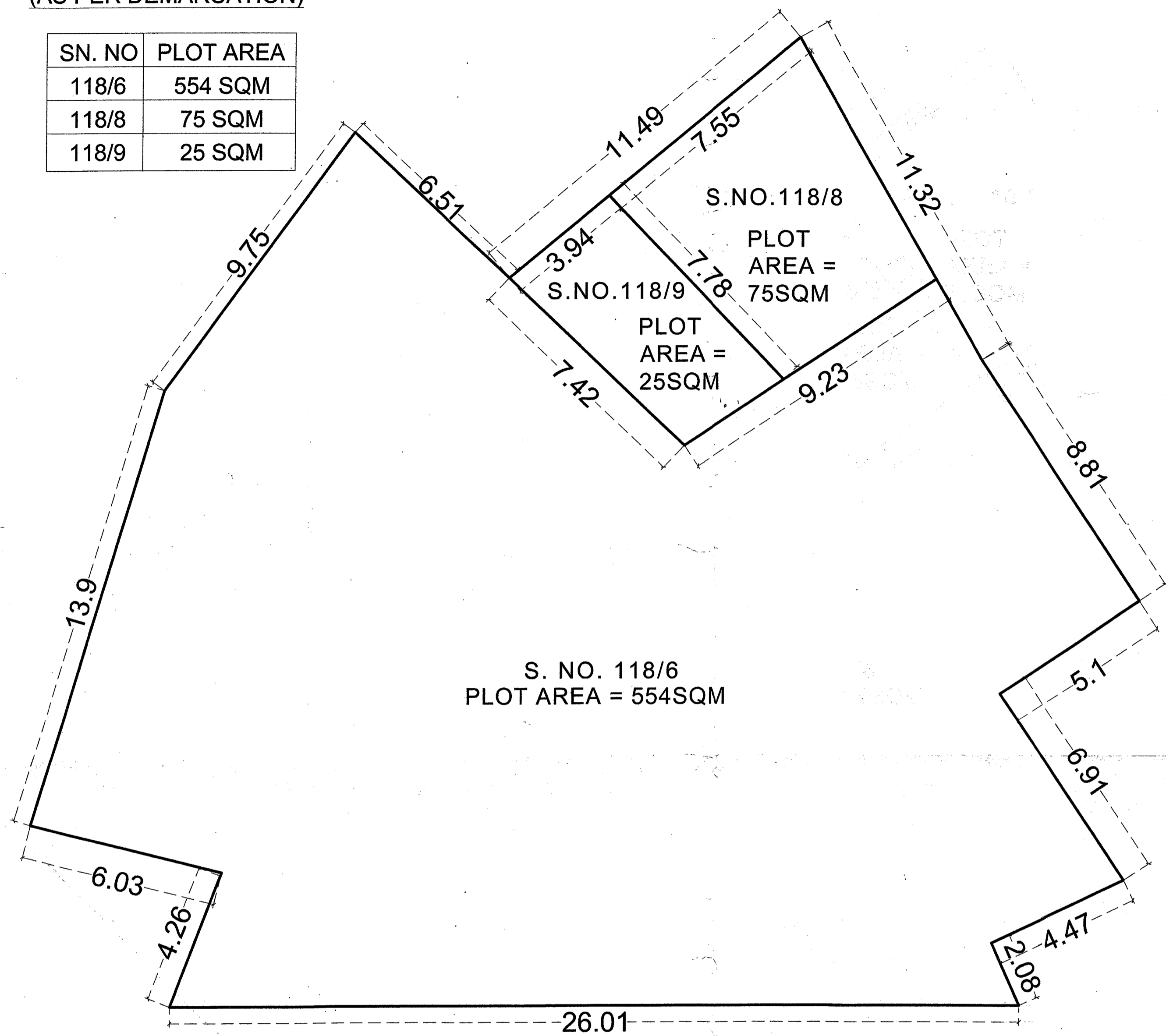


PLOT BEFORE AMALGAMATION
 (AS PER DEMARCATION)

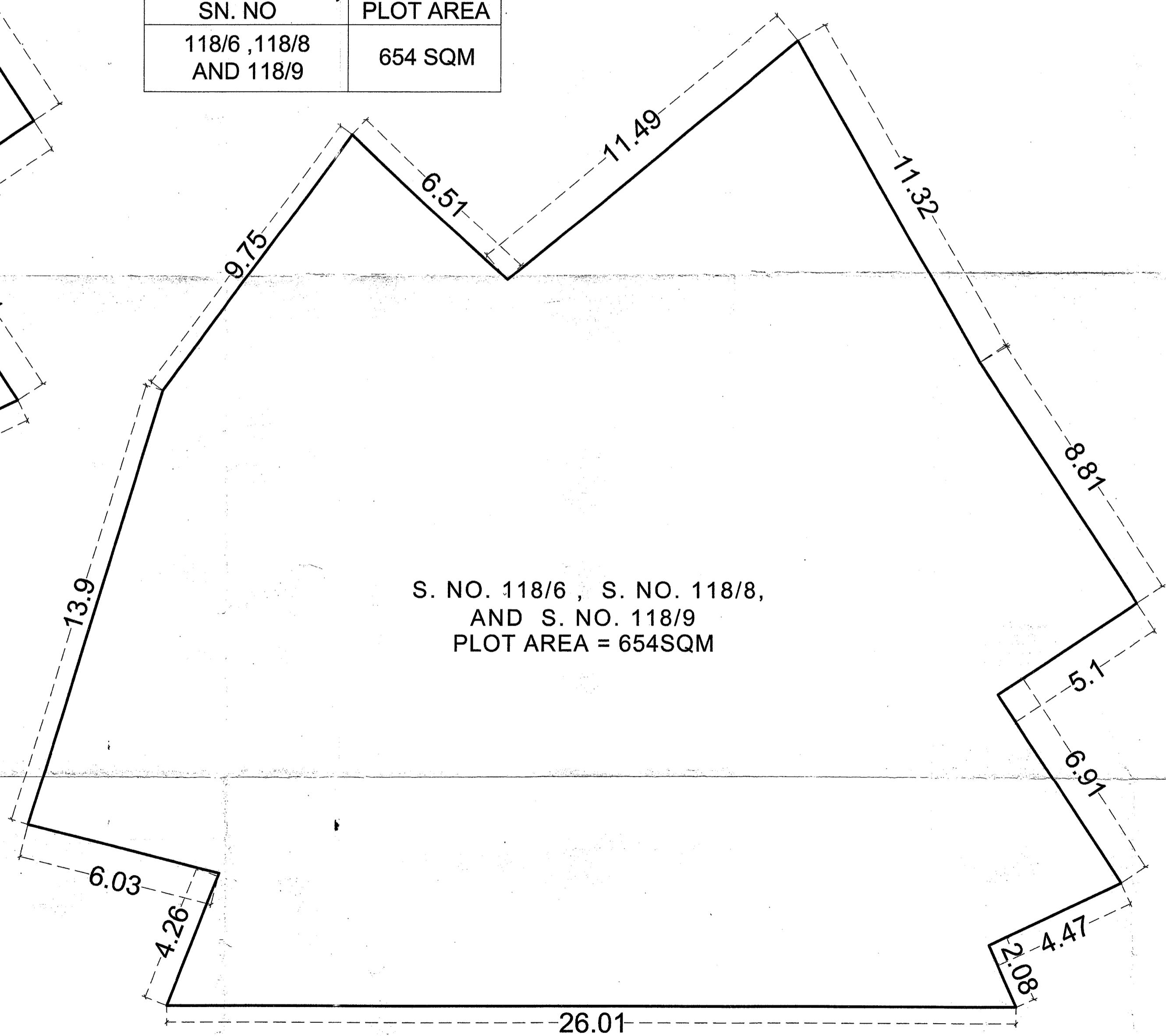
SN. NO	PLOT AREA
118/6	554 SQM
118/8	75 SQM
118/9	25 SQM



Approved with condition vide
 L. No.: TPB/82.13/ARP/TCP-23/5259
 46-20/6/2023
 Dy. Town Planner
 24/6/2023
 Town & Country Planning Dept
 Govt. of Goa, Madusa

PLOT AFTER AMALGAMATION
 (AS PER DEMARCATION)

SN. NO	PLOT AREA
118/6, 118/8 AND 118/9	654 SQM



PLOT BEFORE AMALGAMATION
 SCALE - 1:100

PLOT AFTER AMALGAMATION
 SCALE - 1:100

AREA STATEMENT		SQ. M
1	PLOT AREA OF 118/6 AS PER 1/14	554.00 SQ.M
2	PLOT AREA OF 118/8 AS PER 1/14	75.00 SQ.M
3	PLOT AREA OF 118/9 AS PER 1/14	25.00 SQ.M
4	TOTAL	654.00 SQ.M

		SQ. M
1	PLOT AREA OF 118/6 AS PER DEMARCATION	554.00 SQ.M
2	PLOT AREA OF 118/8 AS PER DEMARCATION	75.00 SQ.M
3	PLOT AREA OF 118/9 AS PER DEMARCATION	25.00 SQ.M
4	TOTAL	654.00 SQ.M

TOTAL PLOT AREA AFTER AMALGAMATION CONSIDERED	654.00 SQ.M
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DESCRIPTION OF PROPOSAL

PROPERTY BEARING SURVEY NO 118-6,8,9 AT AROPPA VILLAGE, BARDEZ TALUKA

NAME OF OWNERS	OWNER'S SIGN
KOKRA HOLIDAYS PRIVATE LIMITED, B-5/345 S/F, YAMUNA VIHAR, DELHI, NORTH EAST DELHI - 110053	<i>[Signature]</i> DIRECTOR

ARCHITECT'S NAME
 Ar. VIBHUTI FOTEDAR
 CA/2005/37083
 'FINCH' ARCHITECTS

REVISION	DATE	DESCRIPTION	SIGNATURE
00	21-02-2023		

SCALE	DATE	CHECKED BY	DEALT BY
VRS	14-02-2023	V	AB

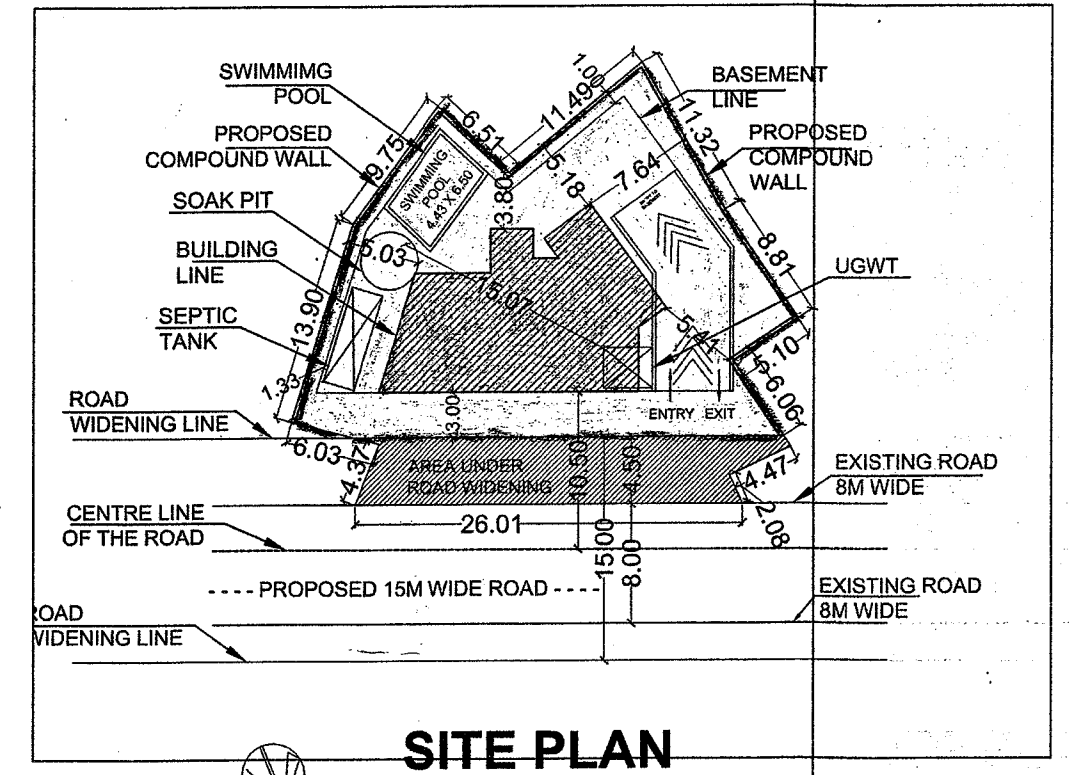
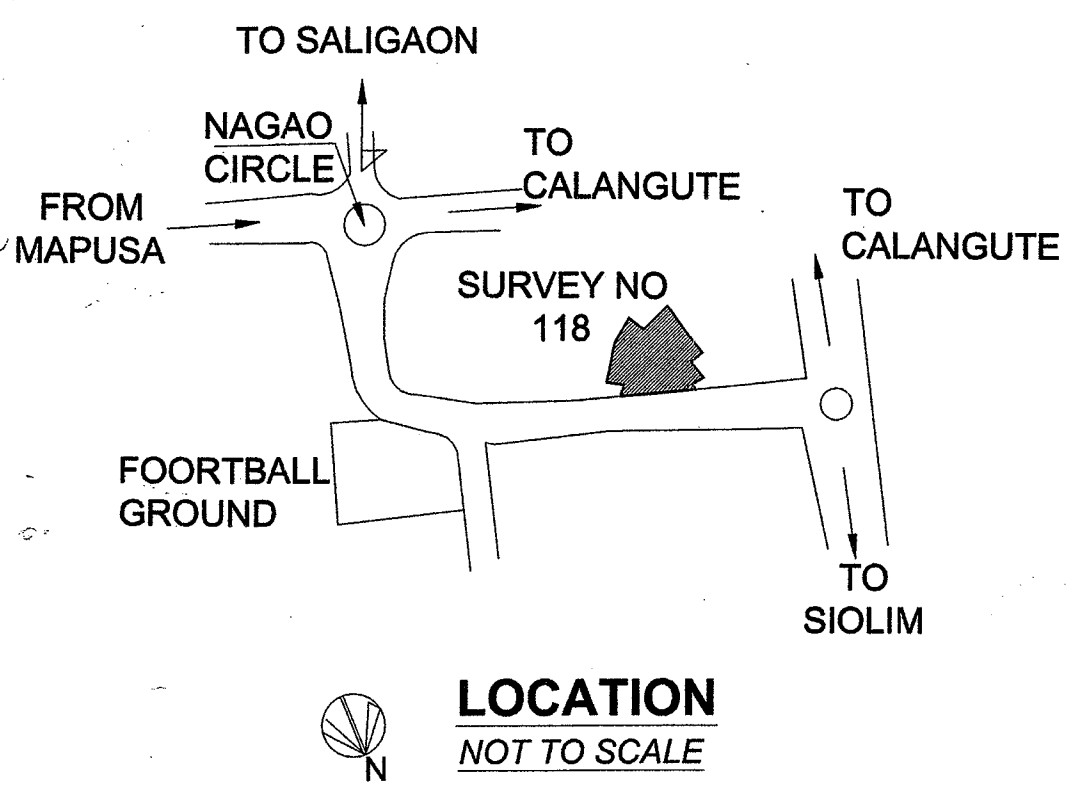
NORTH ARCHITECTS AND PLANNERS:

'FINCH' ARCHITECTURE & PROJECT MANAGEMENT

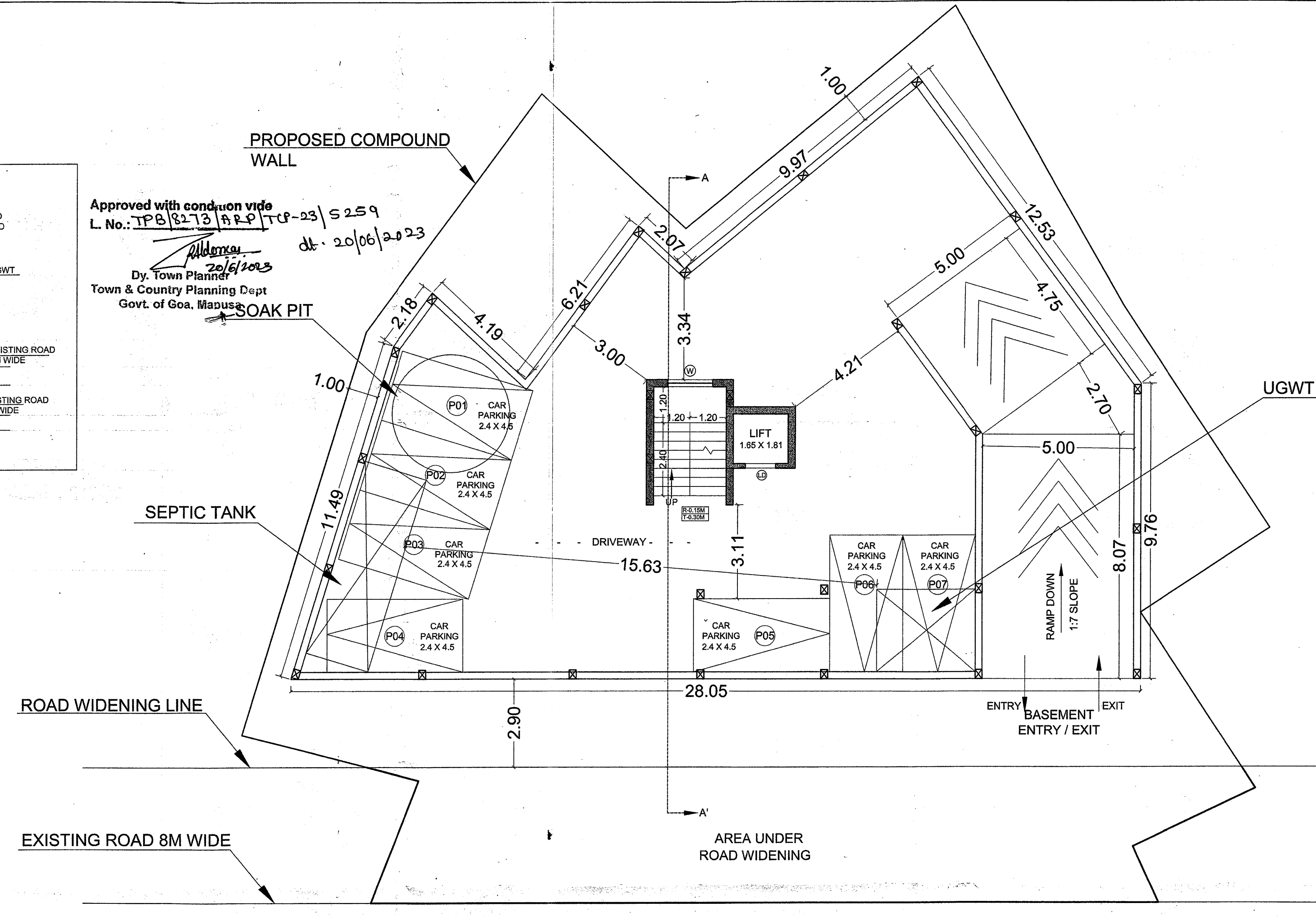
FLY NO. 6 BASERA HOULI, SOC. FIRST FLOOR, SURYODAYA BUILDING POA COLONY, SALUNKHE VIKAR ROAD, WANDRIVE - PUNE- 40, OPP. MALL-DE-GOA, MAHARASHTRA, PORVORIM,GOA

www.fincharchitects.com
 MCB NO. : 9960768401, 9971201997

SITE PLAN
SHEET TITLE
**SITE PLAN, AREA STATEMENT,
COMPOUND WALL DETAIL,
LOCATION PLAN, GROUND
COVERAGE AREA DIAGRAM, ROOF
PLAN, BASEMENT PLAN, SWIMMING
POOL**



Approved with condition vide
L. No.: TPB/8273/B.P/TCP-23/5259
dt. 20/06/2023
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa



AREA STATEMENT

NO.	DESCRIPTION	SQ. M
1	TOTAL PLOT AREA	654.00 SQ.M
2	AREA UNDER ROAD WIDENING	116.99 SQ.M
3	NET PLOT AREA ((1) - (2))	537.01 SQ.M
4	PERMISSIBLE FLOOR AREA (100% OF (1))	654.00 SQ.M
5	PERMISSIBLE GROUND COVERAGE (40% OF (1))	261.60 SQ.M
6	PROPOSED FLOOR AREA	653.69 SQ.M
7	PROPOSED GROUND COVERAGE	137.36 SQ.M
8	PERMISSIBLE BALCONY AREA	180.24 SQ.M
9	PROPOSED BALCONY AREA	178.00 SQ.M

FLOOR AREA CALCULATION

NO.	DESCRIPTION	SQ. M
1	GROUND FLOOR AREA	107.49 SQ.M
2	TYPICAL FLOOR AREA (1,2,3 & 4 FLOOR)	136.55 SQ.M
3	TOTAL (1ST TO 4TH) FLOOR AREA (136.55 X 4 FLRS)	546.20 SQ.M
3	TOTAL ALL FLOOR AREA (107.49 + 546.20)	653.69 SQ.M

BALCONY AREA CALCULATION

NO.	DESCRIPTION	SQ. M
1	PERMISSIBLE BALCONY (33%)	45.06 SQ.M
2	PROPOSED BALCONY	44.50 SQ.M
3	TOTAL BALCONY AREA	178.00 SQ.M

DOOR SCHEDULE

TYPE	SIZE	LINTEL LVL.	SILL LVL.
D	1.00 X 2.10	2.10	NIL
D1	0.90 X 2.10	2.10	NIL
D2	0.75 X 2.10	2.10	NIL
SD	2.40 X 2.10	2.10	NIL
SD1	1.50 X 2.10	2.10	NIL
SD2	1.25 X 2.10	2.10	NIL
RS	AS PER SITE	2.10	NIL

WINDOW SCHEDULE

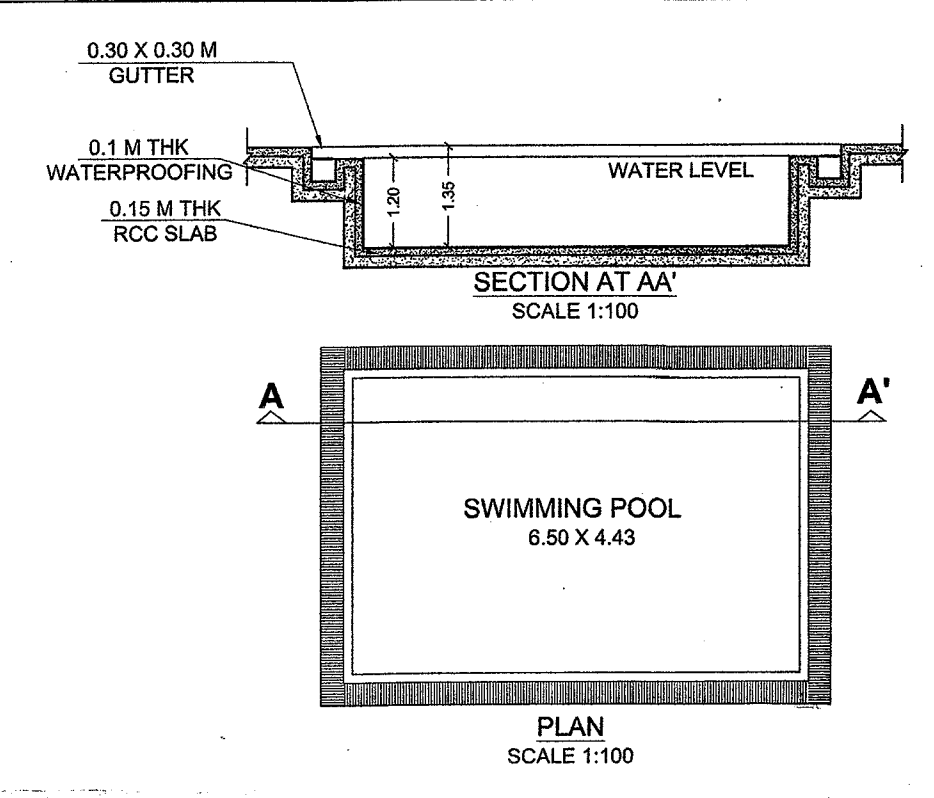
W	SIZE	2.10	0.90
W1	1.00 X 1.20	2.10	0.90
V	0.60 X 0.60	2.10	1.20

SPECIFICATIONS

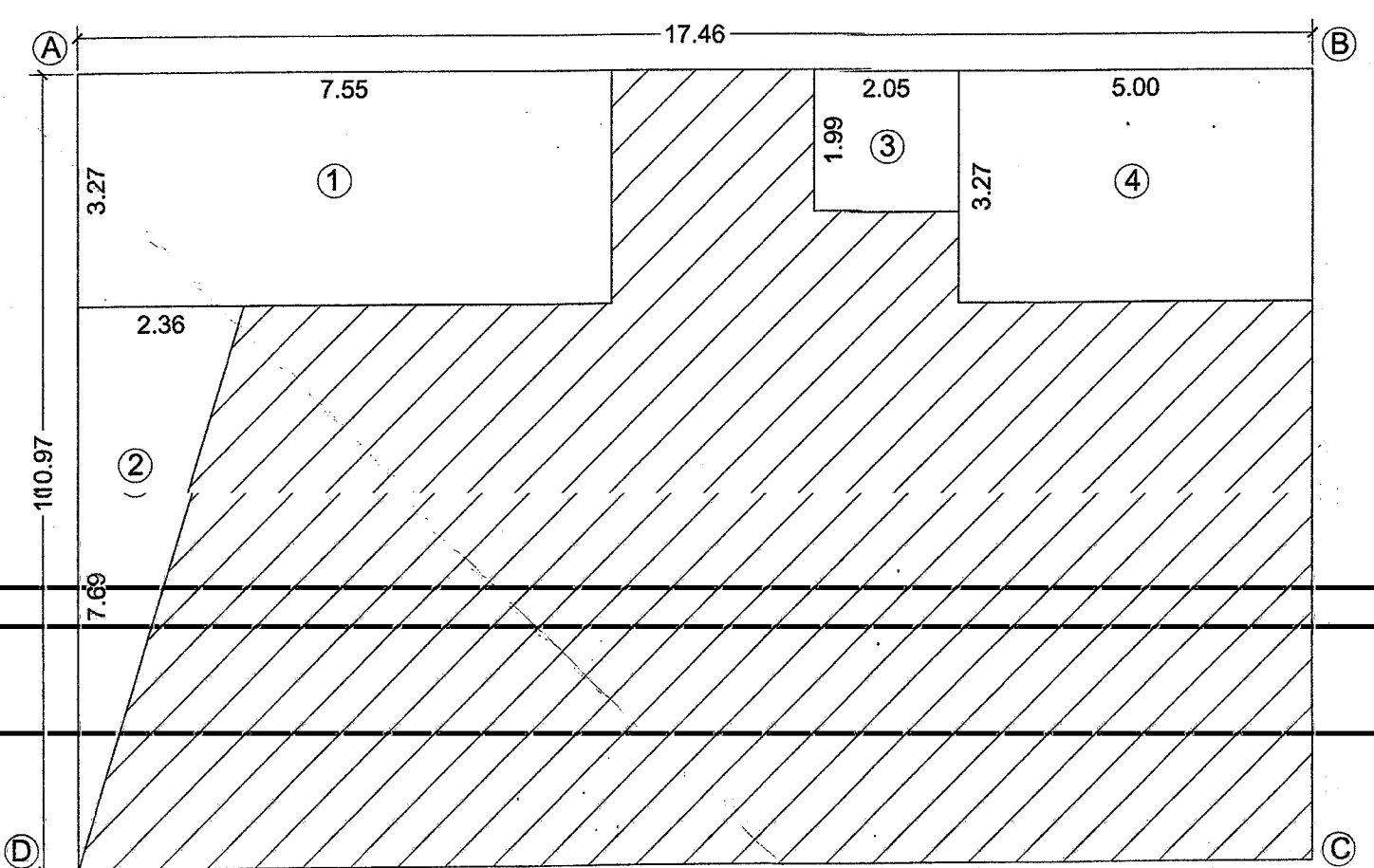
1	FLOORING	600 X 600 VITRIFIED TILES
2	DOOR FRAMES	100 X 75 TEAKWOOD
3	EXTERNAL WALL	230MM THK STONE / BRICK WALLS
4	INTERNAL WALL	150MM THK CC BLOCK WALLS
5	WIRING	POLY-CAB

PARKING STATEMENT

TOTAL NO. OF CAR PARKING REQUIRED	7
TOTAL NO. OF CAR PARKING PROPOSED	7



SWIMMING POOL DETAIL
SCALE: 1:100



GROUND COVERAGE DIAGRAM
SCALE - 1:100

GROUND COVERAGE AREA CALCULATION

AREA OF RECTANGLE ABCD = 191.53 SQM	AREA NO.S	TOTAL
1	AREA OF RECTANGLE '1'	24.68 01 24.68
2	AREA OF TRIANGLE '2'	09.07 01 09.07
3	AREA OF RECTANGLE '3'	04.07 01 04.07
4	AREA OF RECTANGLE '4'	16.35 01 16.35
TOTAL DEDUCTION		54.17
GROUND COVERAGE AREA WITHIN RECTANGLE = (191.53 - 54.17) =		137.36
NET GROUND COVERAGE AREA =		137.36 SQ.M

TOTAL SUPER FLOOR AREA CALCULATION FOR INFRASTRUCTURE TAX

FLOOR	USE	TOTAL BUILT UP AREA (SQ.M)	AREA FREE OF F.A.R.				NET FLOOR AREA (SQ.M)	F.A.R. %
			BALCONY (SQ.M)	STAIRCASE LOBBY & LIFT (SQ.M)	PARKING AREA (SQ.M)	SWIMMING POOL (SQ.M)		
I. BASEMENT	PARK.	374.22	-	21.00	277.21	-	76.01	-
II. GROUND FLOOR	COM.	185.77	-	29.70	-	28.58	-	107.49
III. FIRST FLOOR	RESI.	205.17	44.50	24.12	-	-	-	136.55
IV. SECOND FLOOR	RESI.	205.17	44.50	24.12	-	-	-	136.55
V. THIRD FLOOR	RESI.	205.17	44.50	24.12	-	-	-	136.55
VI. FOURTH FLOOR	RESI.	205.17	44.50	24.12	-	-	-	136.55
TOTAL		1360.67	178.00	147.18	277.21	28.58	76.01	653.69

COMPOUND WALL LENGTH(RMT) = 101.09T

GROUND COVERAGE :

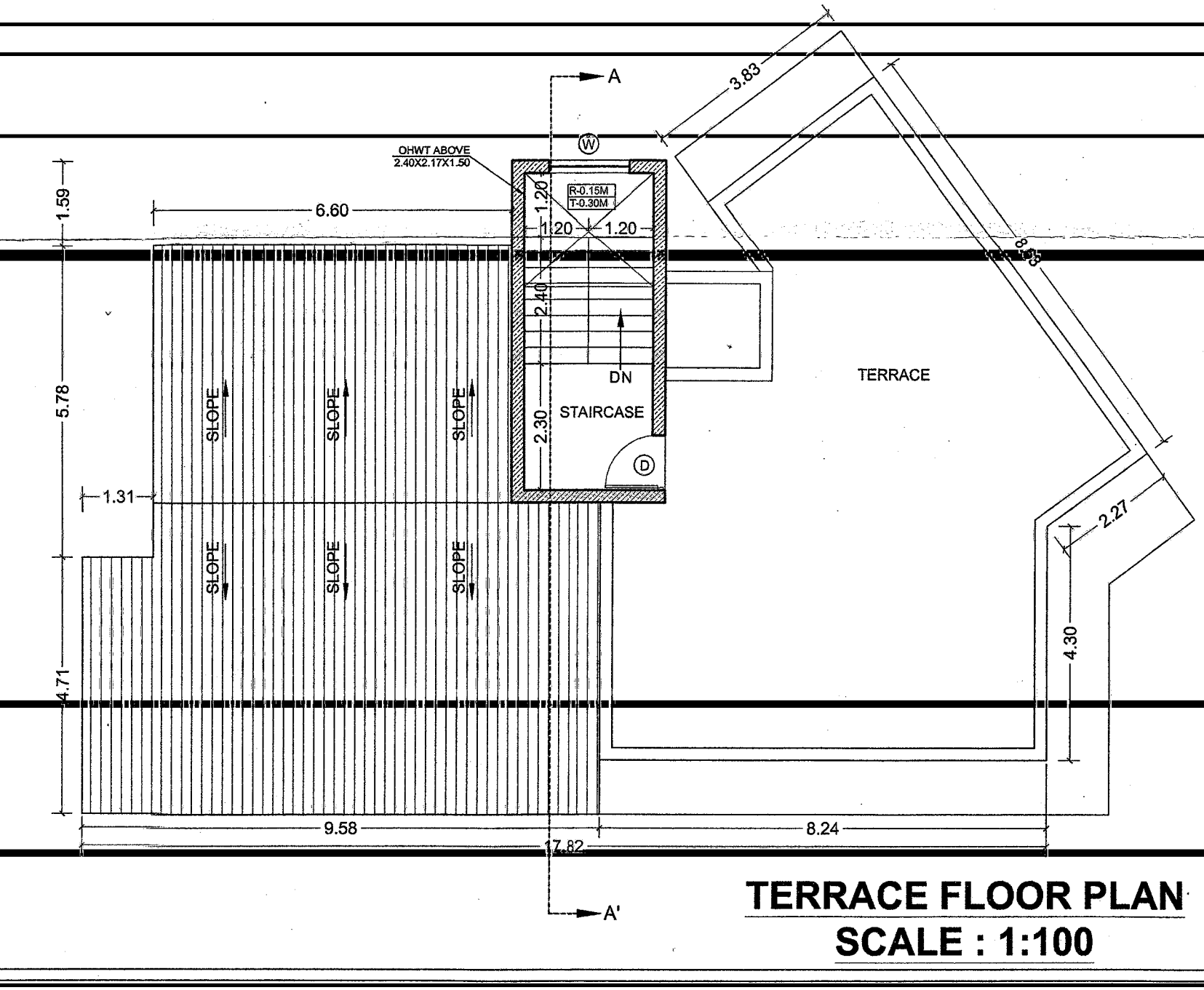
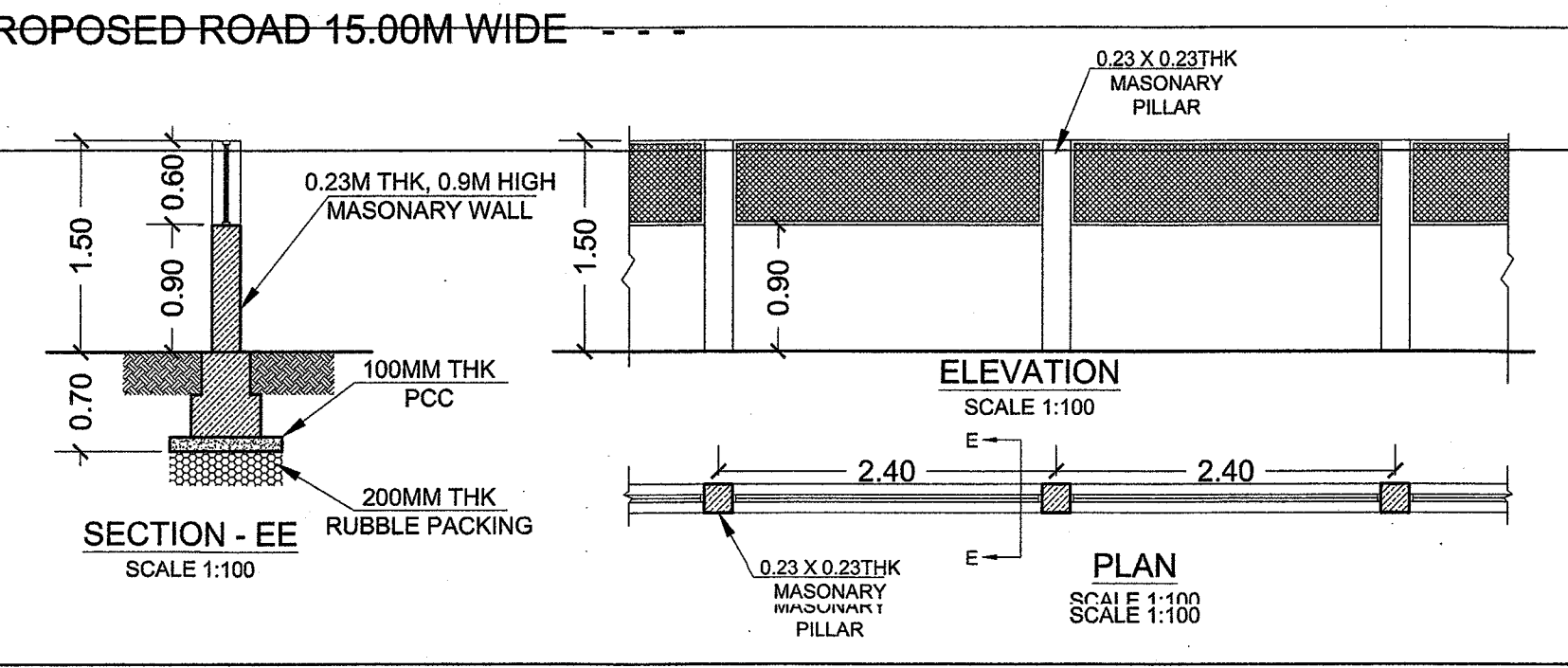
I	TOTAL AREA OF PLOT	654.00 SQM
II	PERMISSIBLE GROUND COVERAGE AREA(40% OF I)	261.60 SQM
III	PROPOSED GROUND COVERAGE AREA	137.36 SQ.M
VI	TOTAL PROPOSED GROUND COVERAGE AREA	21.00%

WATER STATEMENT

FOR RESIDENTIAL PURPOSE	AMOUNT OF WATER REQUIRED PER PERSON	= 135 ltrs/day
WATER REQUIRED (48 persons)		= 6480 ltrs/day
TOTAL WATER REQUIRED (SAY)		= 6500 ltrs/day
TOTAL WATER REQUIREMENT		
TOTAL WATER REQUIREMENTS = 6500 LTRS		
OVERHEAD WATER TANK CAPACITY = 6500 LTRS		
PROPOSED WATER TANK CAPACITY PER BLOCK		
SIZE OF OHWT = 2.40 X 2.17 X 1.25 = 6500 LTRS		
CAPACITY (UGWT) = 6500 X 1.5		= 9750 ltrs/day
SIZE OF UGWT = 2.70 X 3.25 X 1.50		= 9750 ltrs/day

BALCONY AREA STATEMENT:

FLOOR	FLOOR AREA (SQM)	PERMISSIBLE BALCONY AREA (SQM) - 33% OF FLOOR AREA	PROPOSED BALCONY AREA (SQM)
TYPICAL FLOOR	136.55	45.06	44.50
ALL FLOOR BALCONY AREA		44.50 X 4 = 178.00 SQ.M	



TERRACE FLOOR PLAN
SCALE: 1:100

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DESCRIPTION OF PROPOSAL

ORDER NO. BEARING SURVEY NO. 118/P/2023 AT AROPPA VILLAGE, BARDEZ TALUKA

NAME OF OWNERS OWNER'S SIGN
KOKRA HOLIDAYS PRIVATE LIMITED, B-5/345 S/F, YAMUNA VIHAR, DELHI, NORTH EAST DELHI - 110053
KOKRA HOLIDAYS PVT. LTD.
DIRECTOR

ARCHITECT'S NAME ARCHITECT'S SIGN
Ar. VIBHUTI FOTEDAR CA/2005/37083
FINCH ARCHITECTS

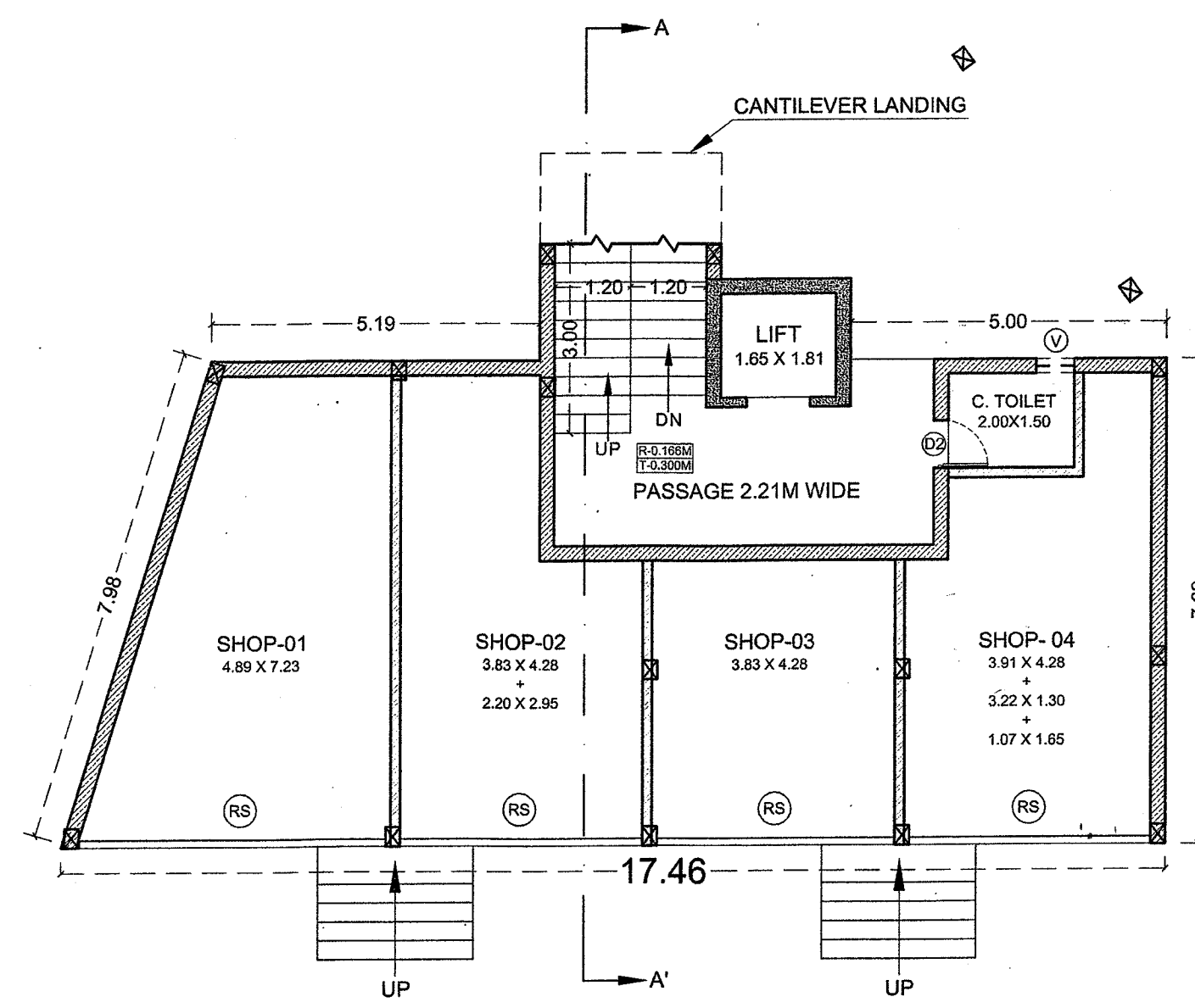
REVISION

NO.	DATE	DESCRIPTION	DATE
00	14-02-23		

SCALE DATE CHECKED BY
VRS 14-02-2023 V

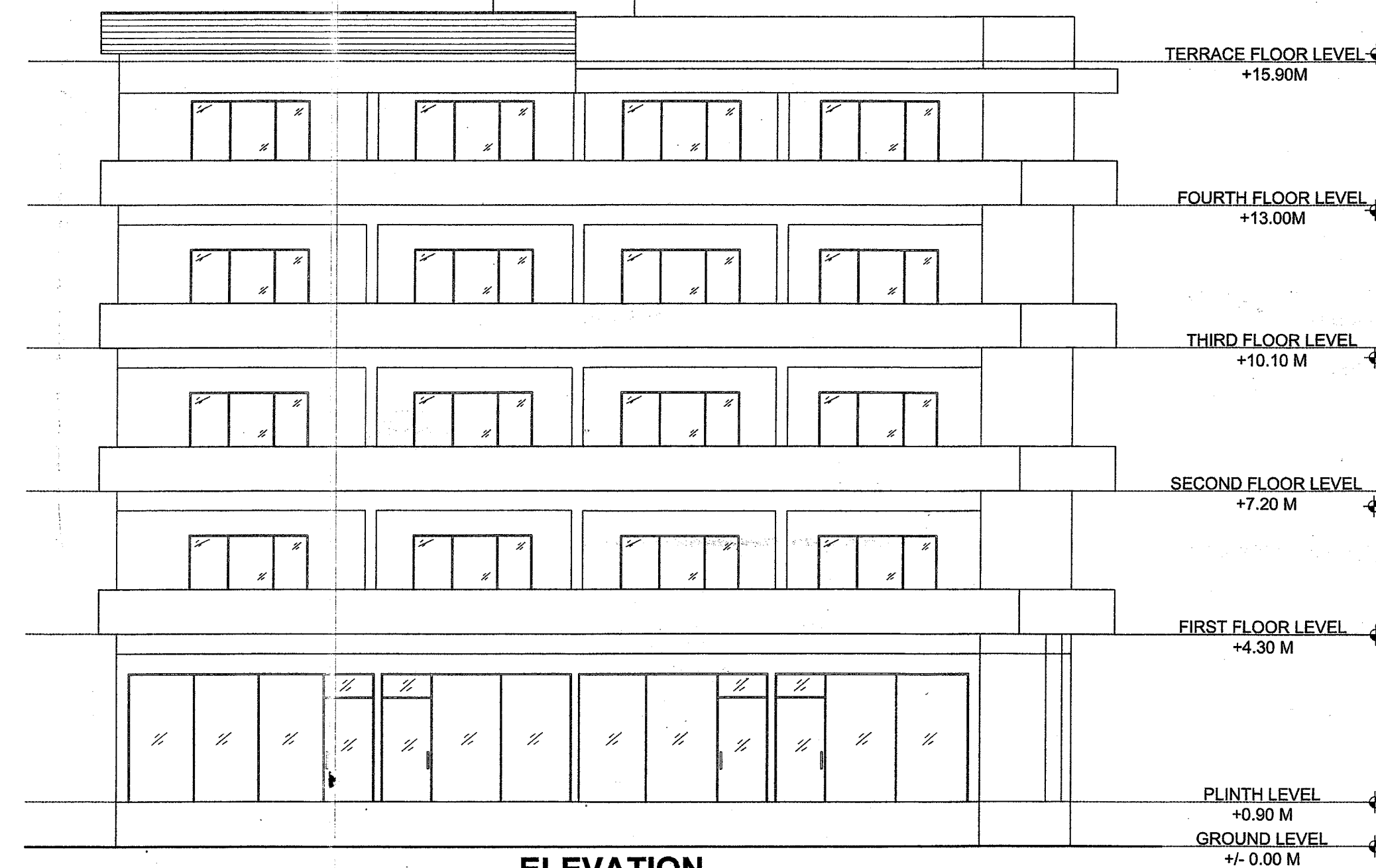
NORTH ARCHITECTS AND PLANNERS:
'FINCH' ARCHITECTURE & PROJECT MANAGEMENT
FIRST FLOOR SURYODAYA BUILDING PDA COLONY, OPP. MALL-OSGA, PORVORIM, GOA
email: info@finch.net.in, MOBILE NO.: 9860766401, 9371201937

TYPICAL FLOOR AREA CALCULATION	SQ. M
1 TYPICAL FLOOR AREA	136.55 SQ.M
2 NO OF FLOORS	4
3 TOTAL FLOOR AREA	(1 X 2) 546.20 SQ.M



GROUND FLOOR PLAN
SCALE - 1:100

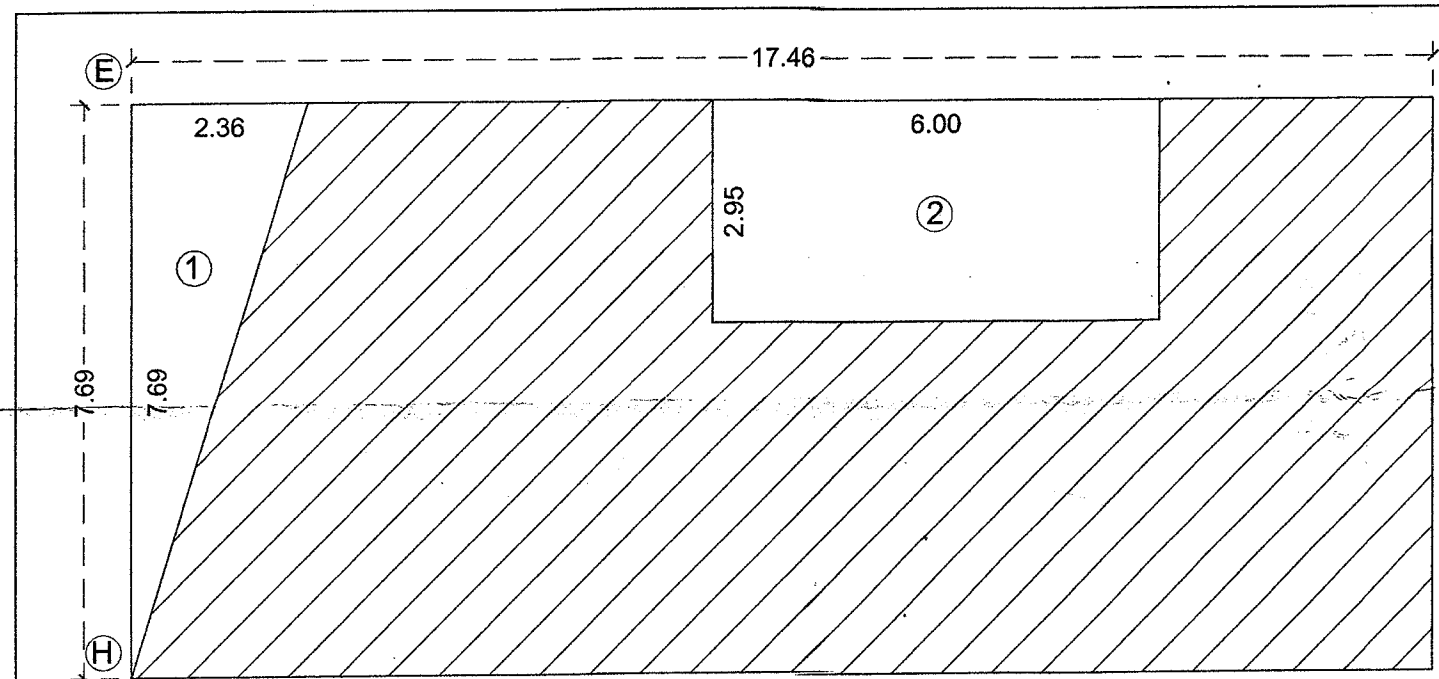
Approved with condonp vide
L. No.: TPB/8213/ARP
CP-23/5259
dt. 20/6/2023
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Margao



ELEVATION
SCALE - 1:100

TYPICAL FLOOR AREA
(1ST,2ND,3RD,4TH FLOOR)
CALCULATION

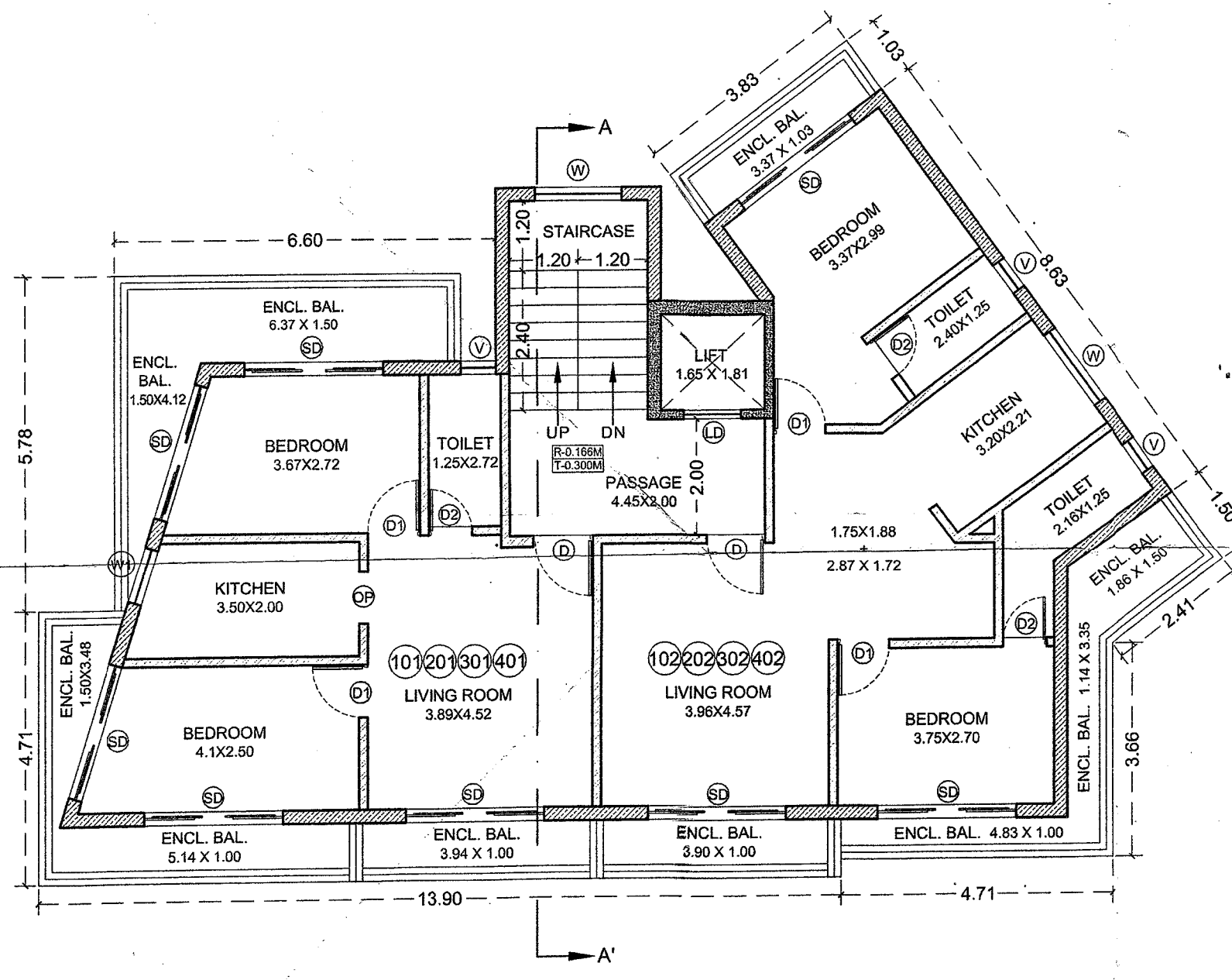
AREA OF RECTANGLE JKLM = 296.80 SQM				AREA OF RECTANGLE '15'				
SN.No.	DEDUCTIONS	AREA	NO.S	TOTAL	NO.	AREA	TOTAL	
1	AREA OF RECTANGLE '1'	12.75	01	12.75	15	00.81	01	00.81
2	AREA OF RECTANGLE '2'	26.20	01	26.20	16	03.39	01	03.39
3	AREA OF RECTANGLE '3'	16.51	01	16.51	17	00.28	01	00.28
4	AREA OF TRIANGLE '4'	03.53	01	03.53	18	00.15	01	00.15
5	AREA OF TRIANGLE '5'	01.70	01	01.70	19	13.51	01	13.51
6	AREA OF RECTANGLE '6'	01.26	01	01.26	20	03.24	01	03.24
7	AREA OF RECTANGLE '7'	13.52	01	13.52	21	02.34	01	02.34
8	AREA OF RECTANGLE '8'	01.46	01	01.46	22	00.52	01	00.52
9	AREA OF RECTANGLE '9'	07.66	01	07.66	23	00.10	01	00.10
10	AREA OF RECTANGLE '10'	01.40	01	01.40	24	03.40	01	03.40
11	AREA OF RECTANGLE '11'	00.36	01	00.36	25	03.94	01	03.94
12	AREA OF TRIANGLE '12'	29.52	01	29.52	TOTAL DEDUCTION			160.25
13	AREA OF RECTANGLE '13A'	09.90	01	09.90	GROUND COVERAGE AREA WITHIN RECTANGLE = (296.80 - 160.25) =			136.55
14	AREA OF TRIANGLE '14'	02.80	01	02.80	NET FLOOR AREA =			136.55 SQM



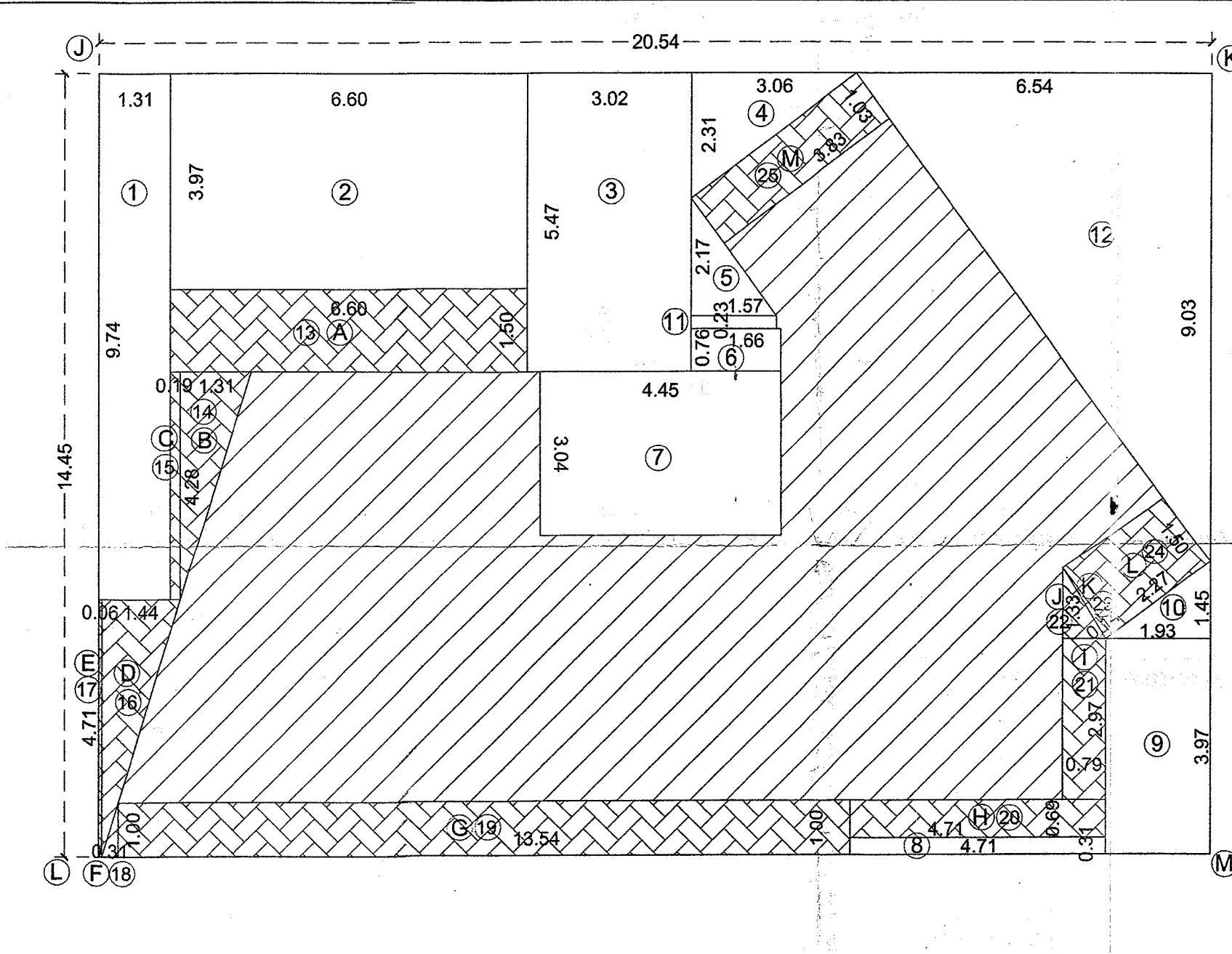
GROUND FLOOR AREA DIAGRAM
SCALE - 1:100

GROUND FLOOR AREA
CALCULATION

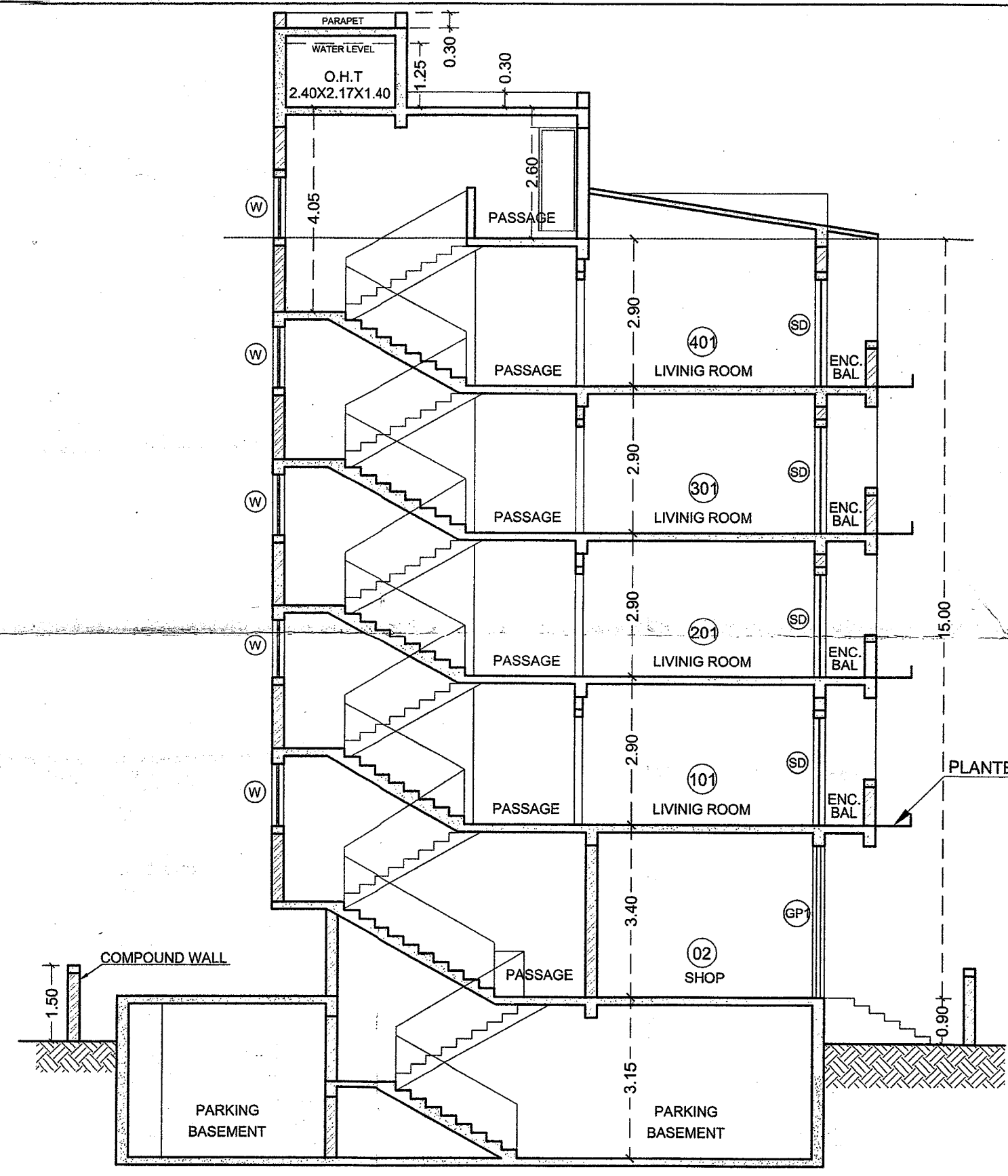
AREA OF RECTANGLE EFGH = 134.26 SQM				
SN.No.	DEDUCTIONS	AREA	NO.S	TOTAL
1	AREA OF TRIANGLE '1'	09.07	01	09.07
2	AREA OF RECTANGLE '2'	17.70	01	17.70
TOTAL DEDUCTION				26.77
GROUND COVERAGE AREA WITHIN RECTANGLE = (134.26 - 26.77) =				107.49
NET FLOOR AREA =				107.49 SQ.M



TYPICAL FLOOR PLAN
(1ST,2ND,3RD,4TH FLOOR)
SCALE : 1:100



TYPICAL FLOOR AREA DIAGRAM
(1ST,2ND,3RD,4TH FLOOR)
SCALE - 1:100



SECTION AA'
SCALE-1:100

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DESCRIPTION OF PROPOSAL
PROPERTY BEARING SUREVY NO 118-6,8,9
AT AROPRA VILLAGE, BARDEZ TALUKA

NAME OF OWNERS
KOKRA HOLIDAYS PRIVATE LIMITED,
B-5/345 S/F, YAMUNA VIHAR, DELHI,
NORTH EAST DELHI - 110053

OWNER'S SIGN
KOKRA HOLIDAYS PVT. LTD.
DIRECTOR

ARCHITECT'S NAME
Ar. VIBHUTI FOTEDAR
CA/2005/37083
FINCH ARCHITECTS

ARCHITECT'S SIGN
Vibhuti Fotedar

REVISION	DATE	DESCRIPTION	DATE	SIGNATURE
00	21-02-2023			
R1	13-04-2023			

ARCHITECTS AND PLANNERS:
FINCH ARCHITECTURE & PROJECT MANAGEMENT
PUNE/GOA
SCALE: VRS DATE: 14-02-2023 CHECKED BY: VRS DEALT BY: AB

PLANNERS:
SURYODAYA BUILDING PDA COLONY,
OPP. MALL-DE-SOIA,
PORVORA,GOA

email: info@finch.net.in,
MOB NO. : 9960768401, 9571201937