

PROJECT REPORT
OF
PROPOSED
Construction of Commercial Building

BY
PAVANKUMAR A TAHSHILDAR
AT
PERNEM GOA



1. Details of implementation schedule (Floor/Stagewise), date of commencement and date of completion/Sale of project in the prescribed format:

Project in prescribed format:

SN	Description	Use	Total Built up Area in Square Meter
1	Lower Stilt Floor	Parking	112.84
2	Lower Ground floor	Parking	287.66
3	Upper Ground Floor	Commercial Community Hall	273.82 062.52
4	First floor	Commercial	350.60

2. Current Status of the project, Investment incurred so far in the project and means of finance certified by CA

The proposer has obtained necessary reports / NOC/ certificates from Office of Mamalatdar Pernem, office of Town and Country Planning Department Pernem, Office of the Assistant Conservator of forest Ponda, Office of the Heath section of Pernem, Office of Engineer Electricity Department Pernem, Office of the Municipal Council Pernem etc.

All copies of reports / NOC/ certificates are enclosed herewith for your ready reference and it is proposed to be constructed and which is expected to be completed as per schedule specified as point No.2 as above.

Investment so far incurred in project: CA Certificate attached

3. The proposed project is construction of underground parking, ground floor for commercial offices and first floor for commercial offices. Construction of second and third floor is not decided by the proper. Sufficient basement and foundation has been planned for the proposed residential flats on second and third floor on this proposed building.

4. The total area of construction is 1087 Square meter and estimated expenditure for construction and other expenses for underground parking, ground floor and first floor for civil work is around Rs. 3,46,94,175
5. Projected Operating Statement, Projected Balance Sheet and Projected Cash Flow Statement for the entire project is enclosed herewith the project.
6. Details of proposed Building is as follows:

Floor	Type	Nos	Avg Area per unit in Sq.Mt	Avg cost per unit in Sq.Mt.	Avg Selling Value per unit in Sq.Mt
Upper Ground Floor	Shops	04	38		
First floor	Office	15	36		

Other details:

TCP Approval

No.DA/2579/PER/TCP/2021/1356 dated 12/11/2021

Health Service:

No. DHS/2021/DHS0901/00050/399, dated 31.12.2021

Electricity:

No.3/71/Tech/Per-1/21-22/1677 dated 21.01.2022

PWD:

No.PWD/SDI/DXVII(PHE-N)F-118/21-22/1677, dated 21.01.2022

Forest:

No. 5/CNV/PER-47/DCFN/TECH/2019-20/991/1657 dated 01.01.2021

SANAD:

No.RB/CNV/PER/AC-1/06 dated 08.06.2021

Construction Licence from Pernem Municipal Council

No. CONSTLIC/PERNEM/2022-2023/3 dated 22.09.2022

Architect:

Dattaprasad Khalap

B.E (civil)

Structural Engineers

Dattaprasad Khalap

B.E (civil)

Chartered Accountants

CA Shivanand M Pal

Bicholim, Goa.

Legal Advisor:

Adv. Miss. Siddhi T Parab

GST Registration:

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