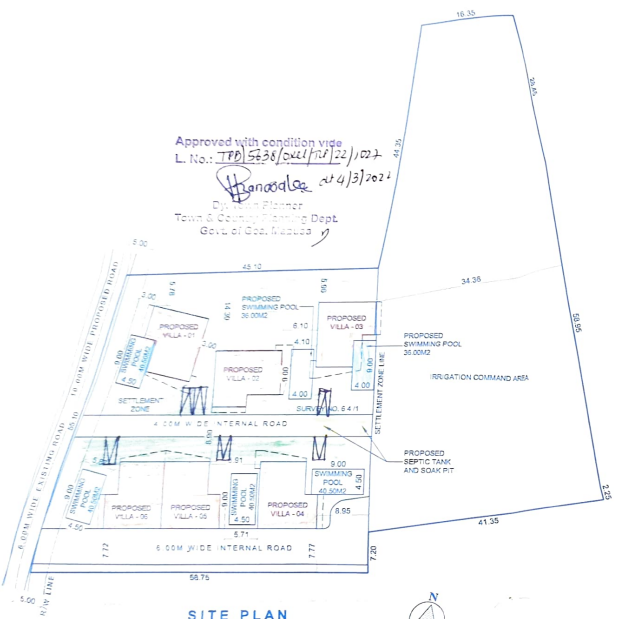
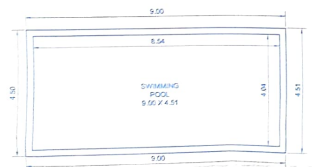


Approved with condition vide
 L. No.: ~~TPB/5638/2011/17/20/202~~ 202
 Handed over 21/4/2022
 City Planner
 Town & Country Planning Dept.
 Govt. of Goa, Vasco da Gama



SITE PLAN
 (SCALE: 1:500)



TYPICAL SWIMMING POOL PLAN
 (SCALE: 1:100)



TYPICAL SWIMMING POOL SECTION
 (SCALE: 1:100)

FLOOR REFERENCE	BUILT-UP AREA	Area's Free from F.A.R		NET FLOOR AREA	F.A.R
		STAIRS	BALC		
PROP. VILLA-01					
GROUND FLOOR	106.09	8.68	14.25	83.16	41.07
FIRST FLOOR	109.89	5.91	15.98	88.00	
ATTIC FLOOR	27.40	0.00	0.00	27.40	
PROP. VILLA-02					
GROUND FLOOR	106.09	8.68	14.25	83.16	41.07
FIRST FLOOR	109.89	5.91	15.98	88.00	
ATTIC FLOOR	27.40	0.00	0.00	27.40	
PROP. VILLA-03					
GROUND FLOOR	98.89	8.68	7.05	83.16	41.07
FIRST FLOOR	109.89	5.91	15.98	88.00	
ATTIC FLOOR	27.40	0.00	0.00	27.40	
PROP. VILLA-04					
GROUND FLOOR	106.09	8.68	14.25	83.16	41.07
FIRST FLOOR	109.89	5.91	15.98	88.00	
ATTIC FLOOR	27.40	0.00	0.00	27.40	
PROP. VILLA-05 & 6					
GROUND FLOOR	209.88	16.38	28.50	165.00	41.07
FIRST FLOOR	217.55	11.30	31.96	174.30	
ATTIC FLOOR	52.70	0.00	0.00	52.70	
TOTAL	1446.46	86.04	174.18	1188.24	

Approved with conditions.
 vide Res No. 2(C) dt 17-03-2022

(Signature)
SECRETARY SARPANCH
V. P. OXEL V. P. OXEL

Statement of Areas

AREA OF PLOT	5675.00	sq.m
PLOT IRRIGATION COMMAND AREA	2787.00	sq.m
AREA OF PLOT UNDER SETTLEMENT ZONE	2888.00	sq.m
AREA UNDER EXISTING ROAD	32.00	sq.m
AREA UNDER PROPOSED ROAD WIDENING	163.00	sq.m
NET EFFECTIVE AREA OF PLOT (2888.00- 32.00- 163.00)	2693.00	sq.m
COVERED AREA		
PROP. VILLA-01	106.09	sq.m
PROP. VILLA-02	106.09	sq.m
PROP. VILLA-03	98.89	sq.m
PROP. VILLA-04	106.09	sq.m
PROP. VILLA-05 & 6	209.88	sq.m
TOTAL PROP. COVERED AREA	627.04	sq.m
COVERAGE CONSUMED		
	23.28	%
COVERED AREA PERMISSIBLE (2615.00 X 40 %)		
	1046.00	sq.m
COVERED AREA PERMISSIBLE		
	40.00	%
FLOOR AREA		
PROP. GROUND FLOOR	497.64	sq.m
PROP. FIRST FLOOR	526.30	sq.m
PROP. ATTIC FLOOR	162.30	sq.m
TOTAL FLOOR AREA CONSUMED	1186.24	sq.m
F.A.R CONSUMED (1192.72M² / 2.856.00M² X 100)		
	41.07	
TOTAL FLOOR AREA PERMISSIBLE (2856.00M² X 60 / 100)		
	1713.60	sq.m
F.A.R PERMISSIBLE		
	60.00	
AREA FOR INFRA STRUCTURE TAX		
BUILT-UP AREA	1448.46	sq.m
SWIMMING POOL AREA	234.00	sq.m
TOTAL	1680.46	sq.m

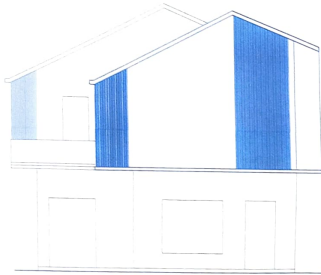
- Note:-
 1) All drawing are at 1:100 Scale unless mentioned otherwise
 2) All dimension are in meters

For Jaglex Realty Private Limited
(Signature)
Director

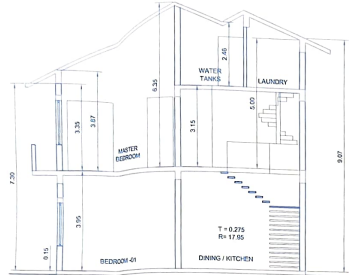
(Signature)
RAJESH MANALISREY
 PRACTISING ARCHITECT
 REG. NO. 12000/2010
 10/10, 1ST FLOOR, VASCO DA GAMA
 GOA

Owners Signature _____ Architect / Engineer Signature _____
 Owners Name:- Mrs. Anastasi Fernandes & Mr. Simon Elison Fernandes
 Title:-

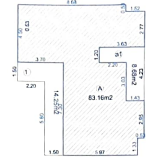
PROPOSED CONSTRUCTION OF RESIDENTIAL VILLA'S 01, 02, 03, 04, 05, 06 , STORE ROOM, & SWIMMING POOLS IN PLOT BEARING SURVEY NO. 64/1 SITUATED AT VILLAGE OXEL, TALUKA BARDEZ GOA



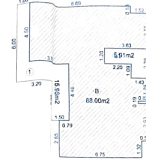
FRONT ELEVATION
(SCALE: 1:100)
TYPICAL VILLA-01,02 & 04



SECTION -XX
(SCALE: 1:100)
TYPICAL VILLA-01,02 & 04



GROUND FLOOR AREA DIAGRAM
(SCALE: 1:200)
GROUND FLOOR AREA CALCULATION
BUILT-UP AREA = 100.09m² (A+H+I)
DEDUCTIONS
STAIRCASE = 6.63m² (H)
BALCONIES = 14.20m² (I)
NET FLOOR AREA = 83.16m² (A)
AREA FOR INFRASTRUCTURE TAX = 105.69m² (A+H+I)



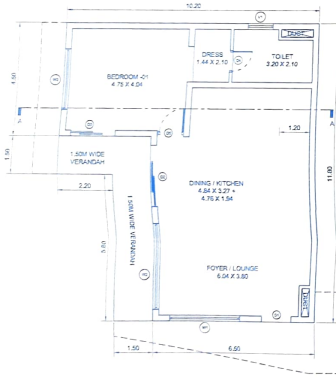
FIRST FLOOR AREA DIAGRAM
(SCALE: 1:200)
FIRST FLOOR AREA CALCULATION
BUILT-UP AREA = 109.89m² (A+H+I)
DEDUCTIONS
STAIRCASE = 11.91m² (H)
BALCONIES = 15.56m² (I)
NET FLOOR AREA = 80.00m² (B)
AREA FOR INFRASTRUCTURE TAX = 109.89m² (A+H+I)



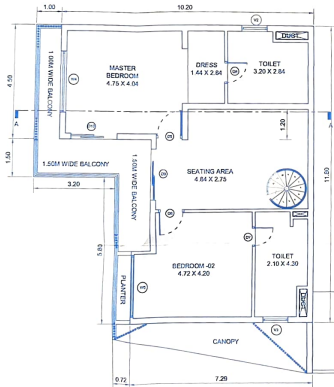
ATTIC FLOOR AREA DIAGRAM
(SCALE: 1:200)
ATTIC FLOOR AREA CALCULATION
BUILT-UP AREA = 27.43m² (C)
NET FLOOR AREA = 27.43m² (C)
AREA FOR INFRASTRUCTURE TAX = 27.43m² (C)

Approved with condition vide
L. No. TPB/5838/2020/170/22/1027
dt 4/3/2022

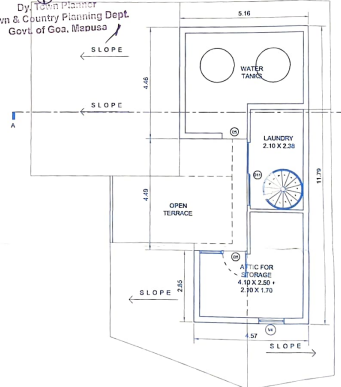
Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Nissausa



GROUND FLOOR PLAN
(SCALE: 1:100)
TYPICAL VILLA-01,02 & 04



FIRST FLOOR PLAN
(SCALE: 1:100)
TYPICAL VILLA-01,02 & 04



ATTIC FLOOR PLAN
(SCALE: 1:100)
TYPICAL VILLA-01,02 & 04

SCHEDULE OF OPENING

D1	1.20	2.75	W1	2.80	2.10
D2	2.40	2.75	W2	3.40	2.10
D3	1.80	2.75	W3	2.40	2.10
D4	0.85	2.75	W4	2.40	2.10
D5	1.00	2.75	W5	2.40	2.10
D6	1.00	2.75	V1	1.00	2.10
D7	0.85	2.75	V2	1.00	2.10
D8	0.85	2.75	V3	1.00	2.10
D9	2.00	2.75	V4	1.00	1.00
D10	1.80	2.75			
D11	2.50	2.75			

Approved with conditions
vide L. No. 2(1) dt. 14.03.2022

[Signature]
SECRETARY
V. P. OXEL

[Signature]
SARPANCH
V. P. OXEL

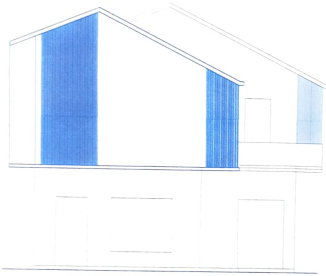
- Note:-
1) All drawing are at 1:100 Scale unless mentioned otherwise
2) All dimension are in meters

For Jaglex Realty Private Limited
Jaglex Realty
Director

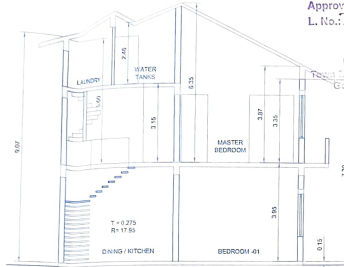
Owners Signature _____ Architect / Engineer Signature _____
Owners Name:- Mrs. Anastasal Fernandes & Mr. Simon Elson Fernandes
Title:-

PROPOSED CONSTRUCTION OF RESIDENTIAL VILLA'S 01, 02, 03, 04, 05, 06 , STORE ROOM, & SWIMMING POOLS IN PLOT BEARING SURVEY NO. 64/1 SITUATED AT VILLAGE OXEL, TALUKA BARDEZ GOA

Scale :- 1:100, 1:200, 1:500 Date :- 05/11/2021 Drawn By:- M de Souza Sheet No.2 - 4



FRONT ELEVATION
TYPICAL VILLA-03
(SCALE: 1:100)



SECTION -XX
TYPICAL VILLA-03
(SCALE: 1:100)

Approved with condition vide
L. No. 1710/SB/2021/01/02/22
SARPANCH
V. P. OXEL
11/08/2022

GROUND FLOOR AREA DIAGRAM
(SCALE: 1:200)

#1ST FLOOR AREA CALCULATION
BUILT-UP AREA = 68.85M² (A+1+1)
DEDUCTIONS
STORAGE = 4.60M² (A)
BALCONIES = 7.65M² (1)
NET FLOOR AREA = 63.16M² (A)
AREA FOR INFRASTRUCTURE TAX = 68.85M² (A+1+1)

FIRST FLOOR AREA DIAGRAM
(SCALE: 1:200)

#1ST FLOOR AREA CALCULATION
BUILT-UP AREA = 109.85M² (A+1+1)
DEDUCTIONS
STAIRCASE = 5.91M² (1)
BALCONIES = 15.86M² (1)
NET FLOOR AREA = 88.05M² (B)
AREA FOR INFRASTRUCTURE TAX = 109.85M² (A+1+1)

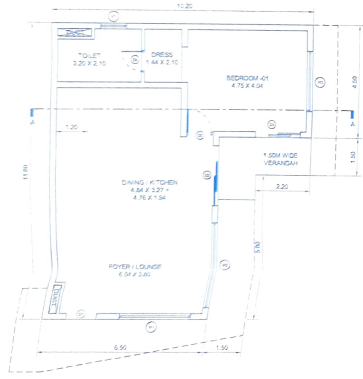
ATTIC FLOOR AREA DIAGRAM
(SCALE: 1:200)

ATTIC FLOOR AREA CALCULATION
BUILT-UP AREA = 27.65M² (C)
NET FLOOR AREA = 27.65M² (C)
AREA FOR INFRASTRUCTURE TAX = 27.65M² (C)

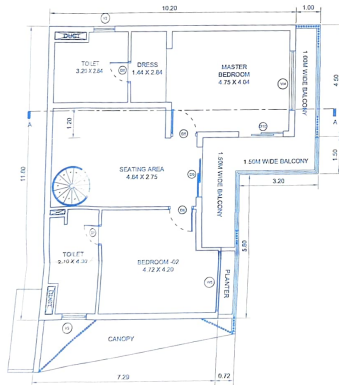
SCHEDULE OF OPENING

D1	1.20	2.75	W1	2.80	2.10
D2	2.40	2.75	W2	3.40	2.10
D3	1.80	2.75	W3	2.40	2.10
D4	0.85	2.75	W4	2.40	2.10
D5	1.00	2.75	W5	2.40	2.10
D6	1.00	2.75	V1	1.00	2.10
D7	0.85	2.75	V2	1.00	2.10
D8	0.85	2.75	V3	1.00	2.10
D9	2.00	2.75	V4	1.00	1.00
D10	1.80	2.75			
D11	2.50	2.75			

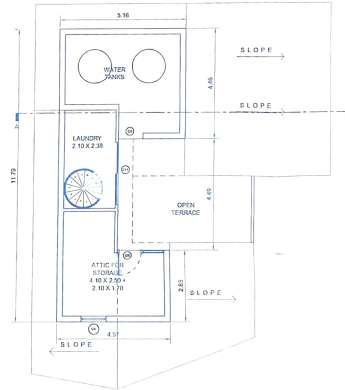
Approved with condition
vide L. No. 2011/SB/2021/08/22/22
SARPANCH
V. P. OXEL



GROUND FLOOR PLAN
VILLA-03
(SCALE: 1:100)



FIRST FLOOR PLAN
VILLA-03
(SCALE: 1:100)



ATTIC FLOOR PLAN
VILLA-03
(SCALE: 1:100)

- Note:-
1) All drawing are at 1:100 Scale unless mentioned otherwise
2) All dimension are in meters

For Jaglex Realty Private Limited

Director

Owners Signature

Architect / Engineer Signature

Owners Name:- Mrs. Anastasia Fernandes & Mr. Simon Elison Fernandes

Title:-

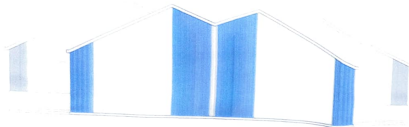
PROPOSED CONSTRUCTION OF RESIDENTIAL VILLA'S 01, 02, 03, 04, 05, 06 , STORE ROOM, & SWIMMING POOLS IN PLOT BEARING SURVEY NO. 64/1 SITUATED AT VILLAGE OXEL, TALUKA BARDEOLA

Scale - 1:100, 1:200, 1:500

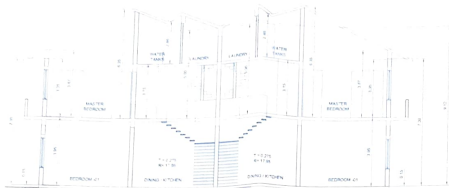
Date :-05/11/2021

Drawn By:- M de Souza

Sheet No.3 - 4



FRONT ELEVATION
TYPICAL VILLA-03



SECTION -XX
TYPICAL VILLA-03

Approved with condition vide
L.No: 110/SC/33/2022/1027
at 01/03/2022
By: *[Signature]*
Town & Country Planning Dept
Govt of Goa, Margao



GROUND FLOOR AREA DIAGRAM

SCALE: 1:200
GROSS FLOOR AREA CALCULATION:
BUILD UP AREA = 238.80 SQ.M (AREAS IN METERS)
UTILIZATION:
STAIRCASE = 14.30 SQ.M (6%)
BALCONIES = 21.80 SQ.M (9%)
NET FLOOR AREA = 198.50 SQ.M
AREA FOR INFRASTRUCTURE TAX (10% OF GROSS FLOOR AREA)



FIRST FLOOR AREA DIAGRAM

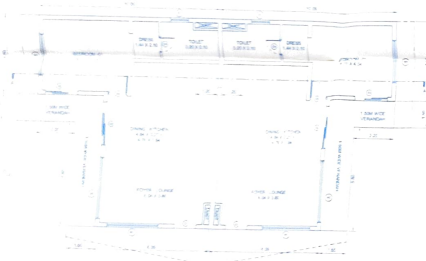
SCALE: 1:200
GROSS FLOOR AREA CALCULATION:
BUILD UP AREA = 112.00 SQ.M (AREAS IN METERS)
UTILIZATION:
STAIRCASE = 11.30 SQ.M (10%)
BALCONIES = 11.30 SQ.M (10%)
NET FLOOR AREA = 89.40 SQ.M
AREA FOR INFRASTRUCTURE TAX (10% OF GROSS FLOOR AREA)

ATTIC FLOOR AREA DIAGRAM

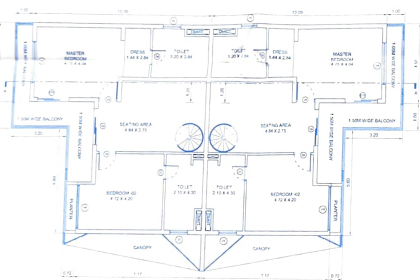
SCALE: 1:200
GROSS FLOOR AREA CALCULATION:
BUILD UP AREA = 112.00 SQ.M (AREAS IN METERS)
UTILIZATION:
STAIRCASE = 11.30 SQ.M (10%)
BALCONIES = 11.30 SQ.M (10%)
NET FLOOR AREA = 89.40 SQ.M
AREA FOR INFRASTRUCTURE TAX (10% OF GROSS FLOOR AREA)

SCHEDULE OF OPENING

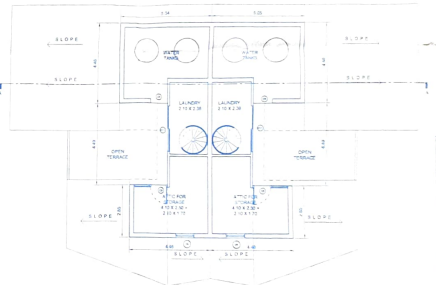
Sl. No.	Area (sq.m)	Area (sq.ft)	Area (sq.m)	Area (sq.ft)
D1	1.95	2.13	1.21	2.45
D2	2.45	2.75	1.63	2.45
D3	1.95	2.13	1.63	2.45
D4	3.89	2.75	1.63	2.45
D5	1.95	2.75	1.63	2.45
D6	1.95	2.13	1.21	2.45
D7	1.95	2.13	1.21	2.45
D8	3.89	2.75	1.63	2.45
D9	2.20	2.75	1.63	1.95
D10	1.95	2.13	1.21	2.45
D11	2.20	2.75	1.63	2.45



GROUND FLOOR PLAN
VILLA-05 & 06



FIRST FLOOR PLAN
VILLA-05 & 06



ATTIC FLOOR PLAN
VILLA-05 & 06

- Note -
1) All drawing are at 1:100 Scale unless mentioned otherwise
2) All dimension are in meters

For Jagas Realty Private Limited
[Signature]
Director

[Signature]
RAJESH K. SHREY
Architect / Engineer

Owners Signature: _____ Architect / Engineer Signature: _____
Owners Name - Mrs. Anasasi Fernandes & Mr. Simon Eison Fernandes
T.E. - _____

PROPOSED CONSTRUCTION OF RESIDENTIAL VILLA'S 01, 02, 03, 04, 05, 06, STORE ROOM & SWIMMING POOL AT VILLAGE SURVEY NO. 107 SITUATED AT VILLAGE OXEL, TALUKA BARZES GOA

Approved with Conditions
[Signature]
SECRETARY
V.P. OXEL

SARPANCH
V.P. OXEL