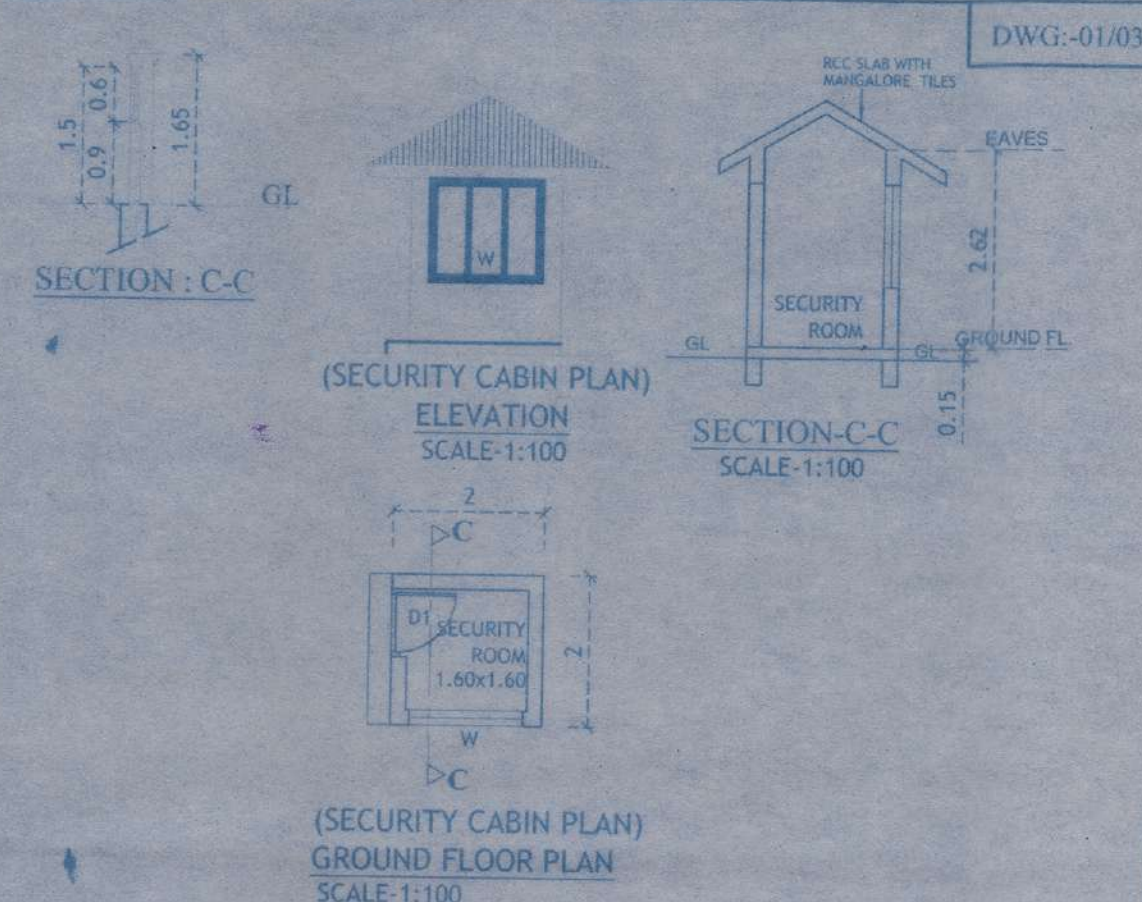
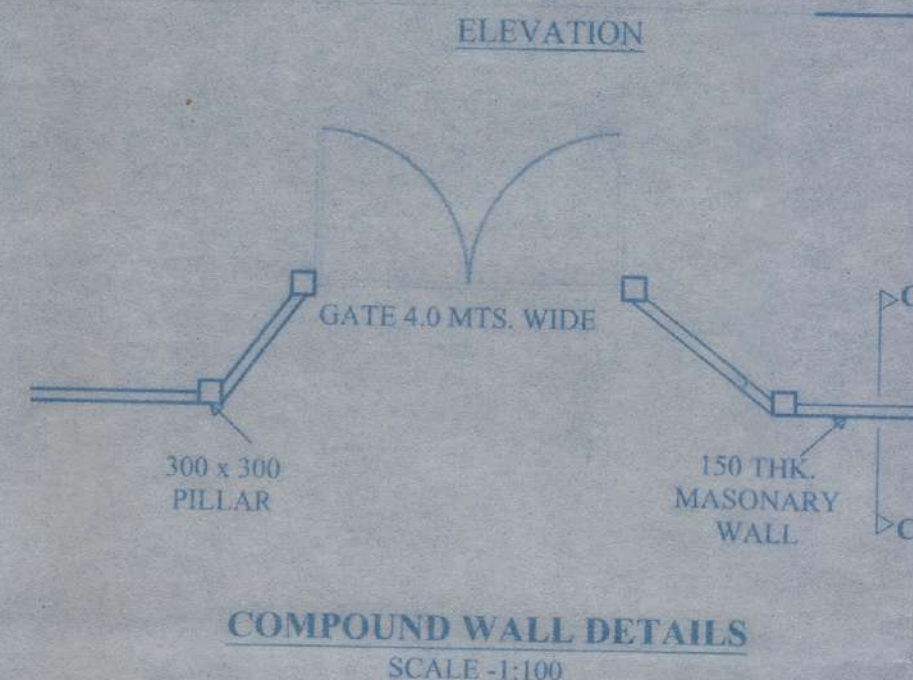


## AREA STATEMENT

| TYPE          | COVERAGE<br>Sq.m | F.A.R<br>Sq.m | B.U.A<br>Sq.m |
|---------------|------------------|---------------|---------------|
| VILLA-1 (03)  | 469.20           | 759.45        | 903.75        |
| VILLA-2 (04)  | 725.80           | 1211.20       | 1451.60       |
| VILLA-3 (01)  | 144.05           | 233.45        | 280.15        |
| VILLA-4 (01)  | 147.60           | 258.85        | 287.35        |
| TOTAL         | 1486.65          | 2462.95       | 2922.85       |
| SWIMMING POOL | 0.00             | 0.00          | 193.60        |
| TR ROOM       | 0.00             | 0.00          | 17.70         |
| GRAND TOTAL   | 1486.65          | 2462.95       | 3134.15       |

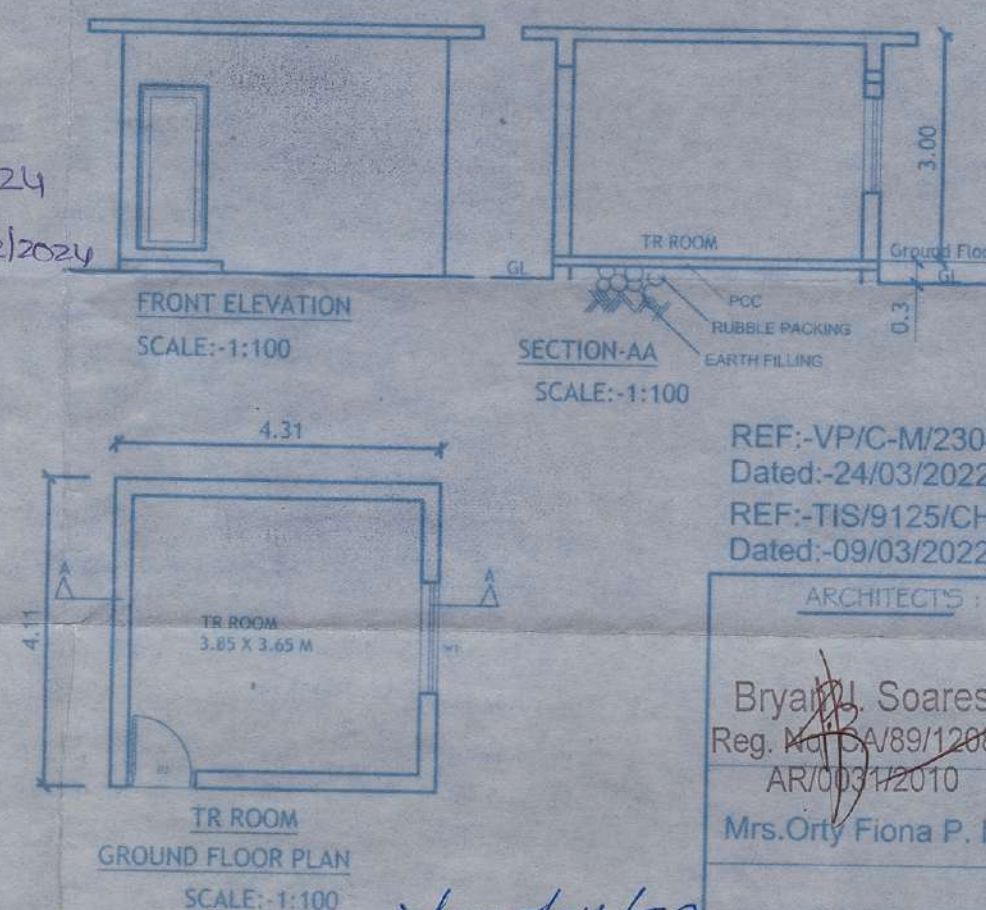
|   |                                                      |                     |
|---|------------------------------------------------------|---------------------|
| A | AREA UNDER SURVEY NO.452/1                           | 5,850.00 M2         |
| B | AREA UNDER ROAD WIDENING                             | 0.00 M2             |
| C | NET PLOT AREA (A-B)                                  | 5,850.00 M2         |
| D | PERMISSIBLE COVERAGE (40%) (Cx40%)                   | 2,340.00 M2         |
| E | F.A.R PERMISSIBLE (50 %) (Ax50%)                     | 2,925.00 M2         |
| F | OPEN SPACE REQUIRED 15% (C X 15%)                    | 877.50 M2           |
| G | OPEN SPACE PROVIDED (18.80%)                         | 965.00 M2           |
| H | APPROVED COVERED AREA                                | 956.20 M2           |
| I | PROPOSED COVERED AREA                                | 530.45 M2           |
| J | TOTAL (APP.+ PRO.) COVERED AREA (H+I)                | 1486.65 M2          |
| K | TOATL (APP.+ PRO.) COVERAGE (J/CX100)                | 25.41 %             |
| L | APPROVED F.A.R                                       | 1422.05 M2 (24.30%) |
| M | PROPOSED F.A.R (J/A)                                 | 1040.90 M2 (17.79%) |
| N | TOTAL (APP.+ PRO.) F.A.R (L+M/A)                     | 2462.95 M2 (42.10%) |
| O | TOTAL BUILT UP AREA                                  | 2940.55 M2          |
| P | SWIMMING POOL                                        | 193.60 M2           |
| Q | INFRASTRUCTURE TAX AREA ALREADY PAID                 | 1927.10 M2          |
| R | BALANCE AREA FOR INFRASTRUCTURE TAX(O+P-Q)1207.05 M2 |                     |



Approved vide Res. No. 6(10) dtd: 18/12/2024  
and Lic. No. VP/CN/1282/2024-25 dtd: 23/12/2024  
L-24



SECRETARY  
VILLAGE PANCHAYAT  
CHODAN-MADEL



## SITE PLAN

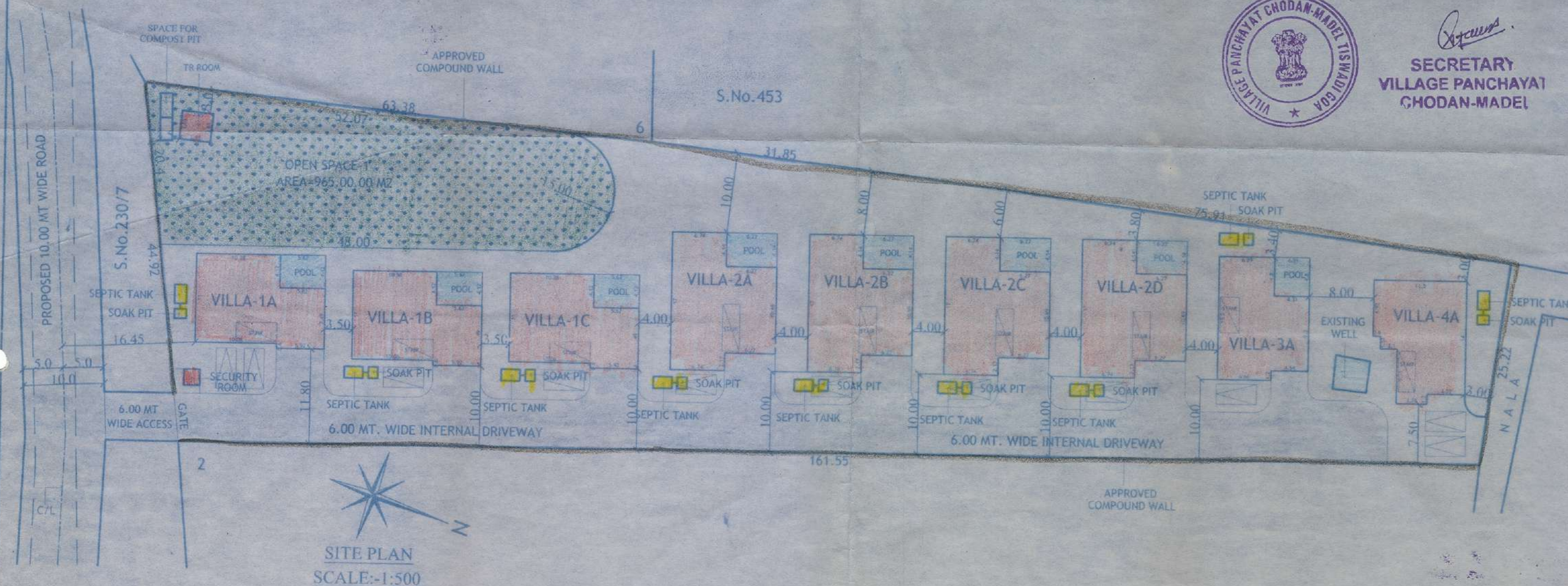
REF: VP/C-M/2304/2021-22/C-23  
Dated: 24/03/2022  
REF: TIS/9125/CHO/TCP-2022/357  
Dated: 09/03/2022

ARCHITECT'S: CLIENT'S:  
Bryan M. Soares  
Reg. No. SA/89/12085  
AR/003/2010  
OWNER:  
Mrs. Orly Fiona P. Mendonsa E Soares & Others

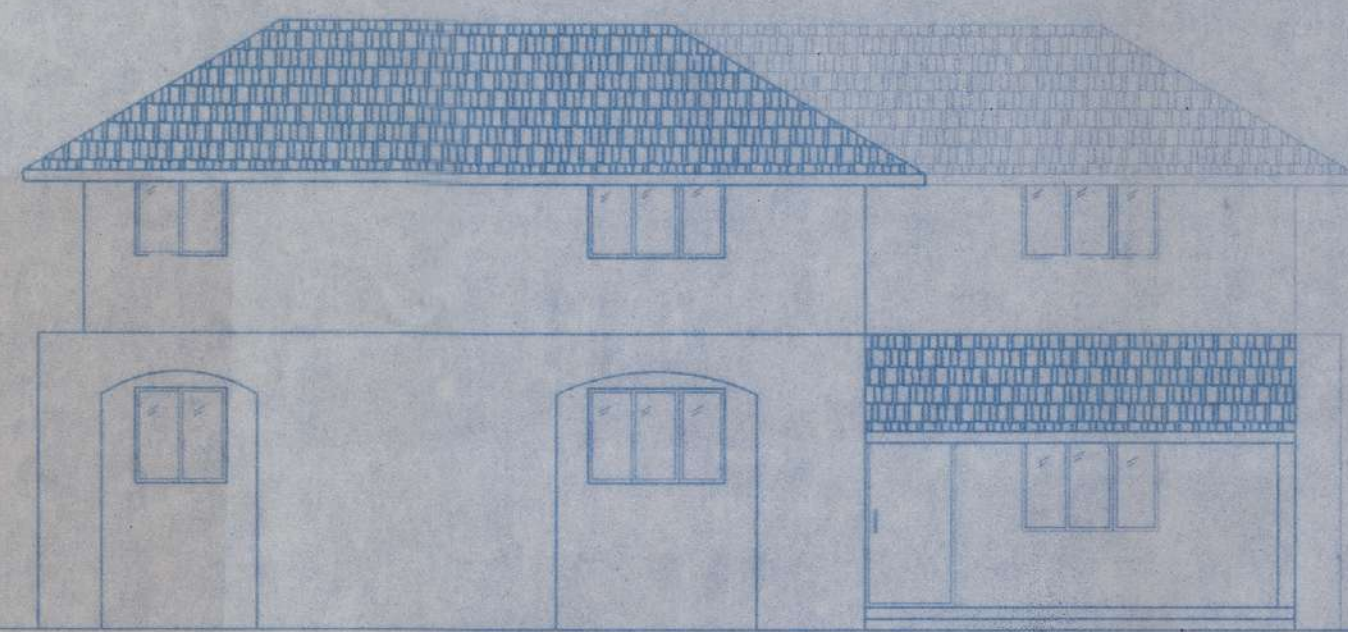
PROJECT:  
PROPOSED/REVISION OF VILLAS  
SWIMMING POOL &  
COMPOUND WALL ON PLOT BEARING  
S.NO. 452/1 AT CHORAO VILLAGE  
TISWADI TALUKA

DRN NO: SUB-02 DRN BY: V.G.  
JOB NO: CHKD BY: B.S.  
SCALE: 1:100; 1:500 DATED: 25-06-2018

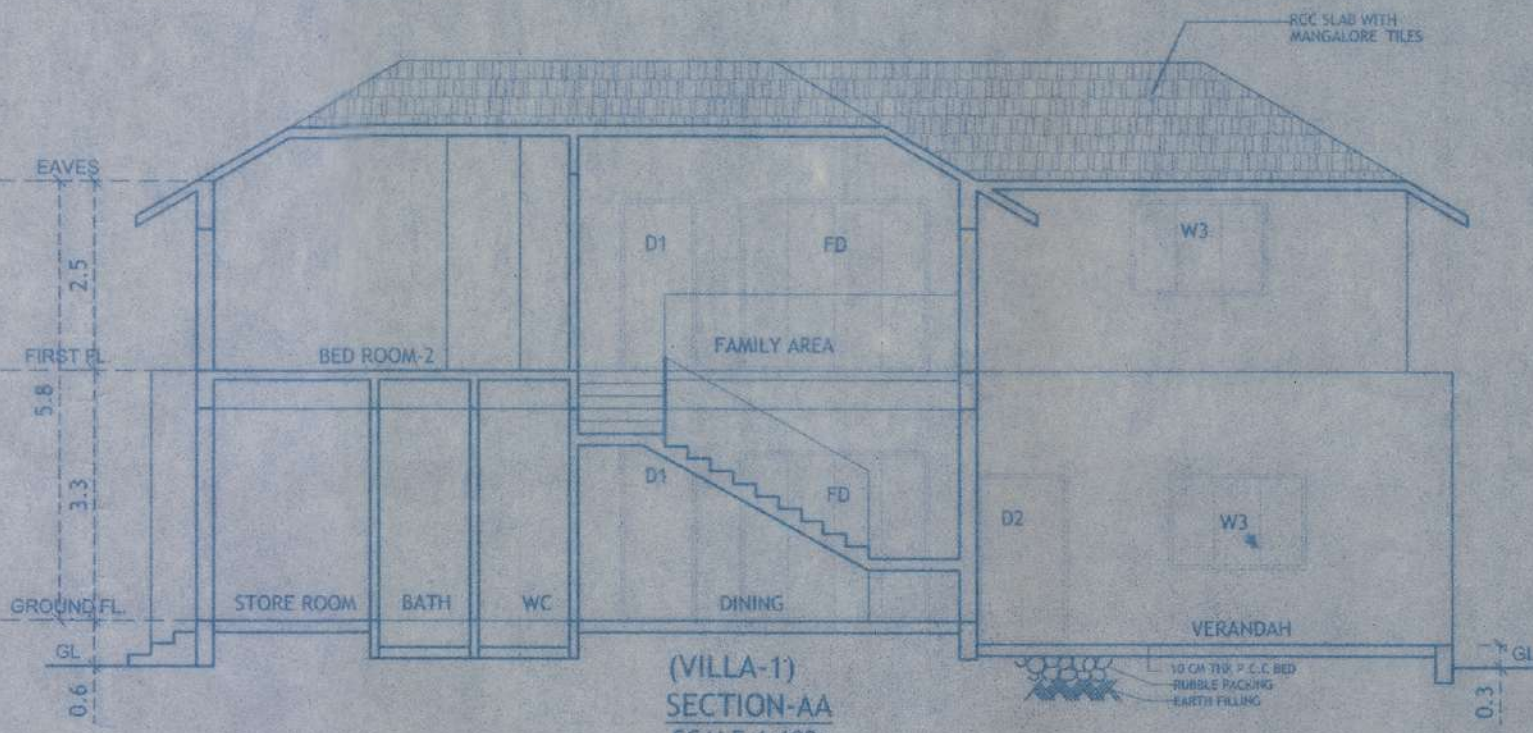
ARCHITECTS:  
SOARES & ASSOCIATES  
G-1, VIKAS BUILDING,  
18TH JUNE ROAD,  
PANJIM, GOA.  
PH/FAX: 2228040, 5642040  
e-mail: soares88@gmail.com



Medical Officer/Incharge  
Primary Health Centre Mayem  
Mayem Bicholim Goa



(VILLA-1)  
EAST SIDE ELEVATION  
SCALE:1:100



(VILLA-1)  
SECTION-AA  
SCALE:1:100

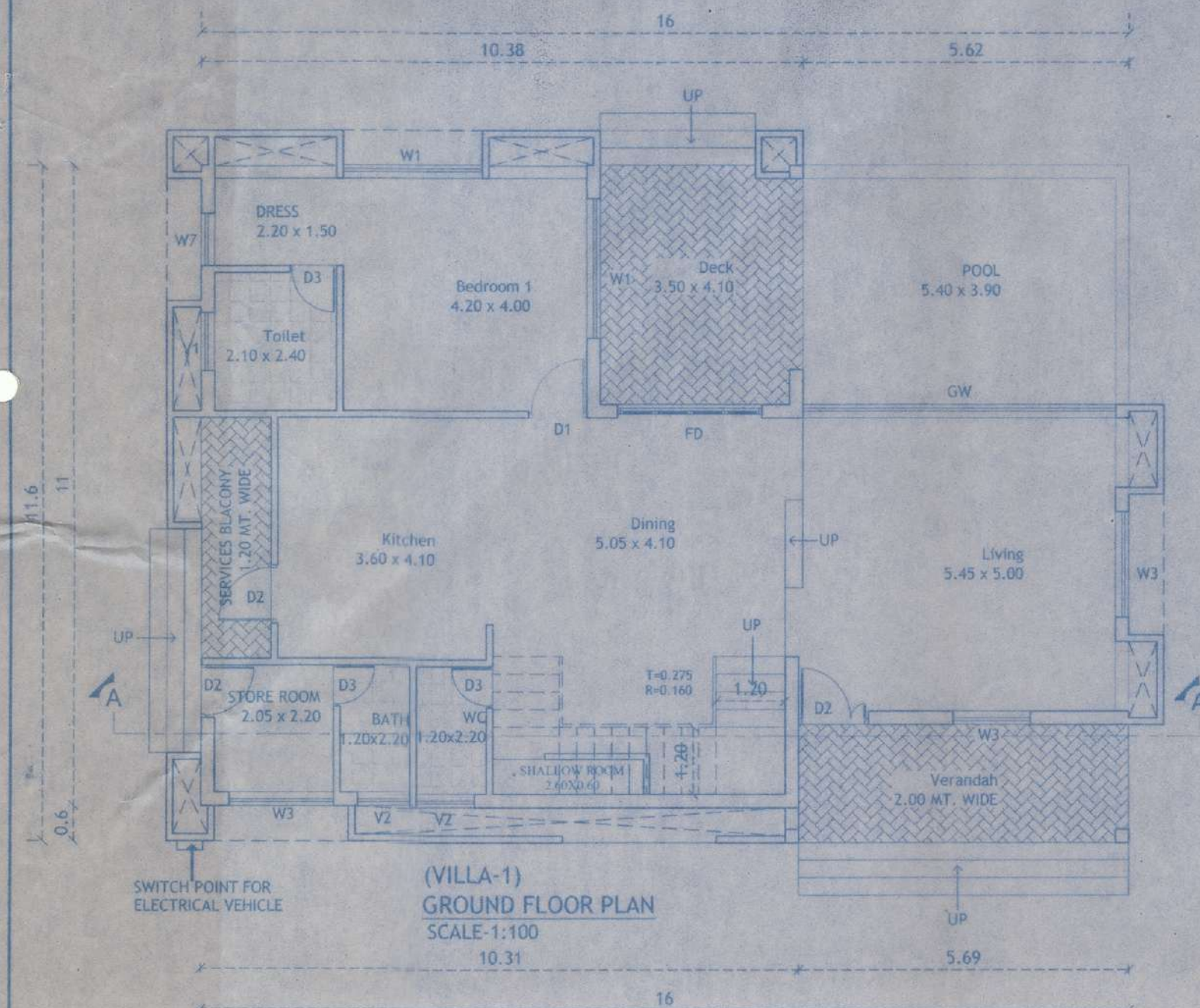
## AREA STATEMENT :- VILLA-1

| FLOORS       | TOTAL B.U.A<br>(sq.m.) | AREA FREE OF F.A.R.  |                    |                    |                    | LESS<br>ADDITIONAL<br>F.A.R. 7.5% | NET F.A.R.<br>(sq.m.) |
|--------------|------------------------|----------------------|--------------------|--------------------|--------------------|-----------------------------------|-----------------------|
|              |                        | STAIRCASE<br>(sq.m.) | BALCONY<br>(sq.m.) | TERRACE<br>(sq.m.) | PARKING<br>(sq.m.) |                                   |                       |
| GROUND FLOOR | 156.40                 | 11.85                | 18.70              | 0.00               | 0.00               | 0.00                              | 125.85                |
| 1st FLOOR    | 144.85                 | 12.30                | 5.29               | 0.00               | 0.00               | 0.00                              | 127.30                |
| TOTAL        | 301.25                 | 24.15                | 23.95              | 0.00               | 0.00               | 0.00                              | 253.15                |

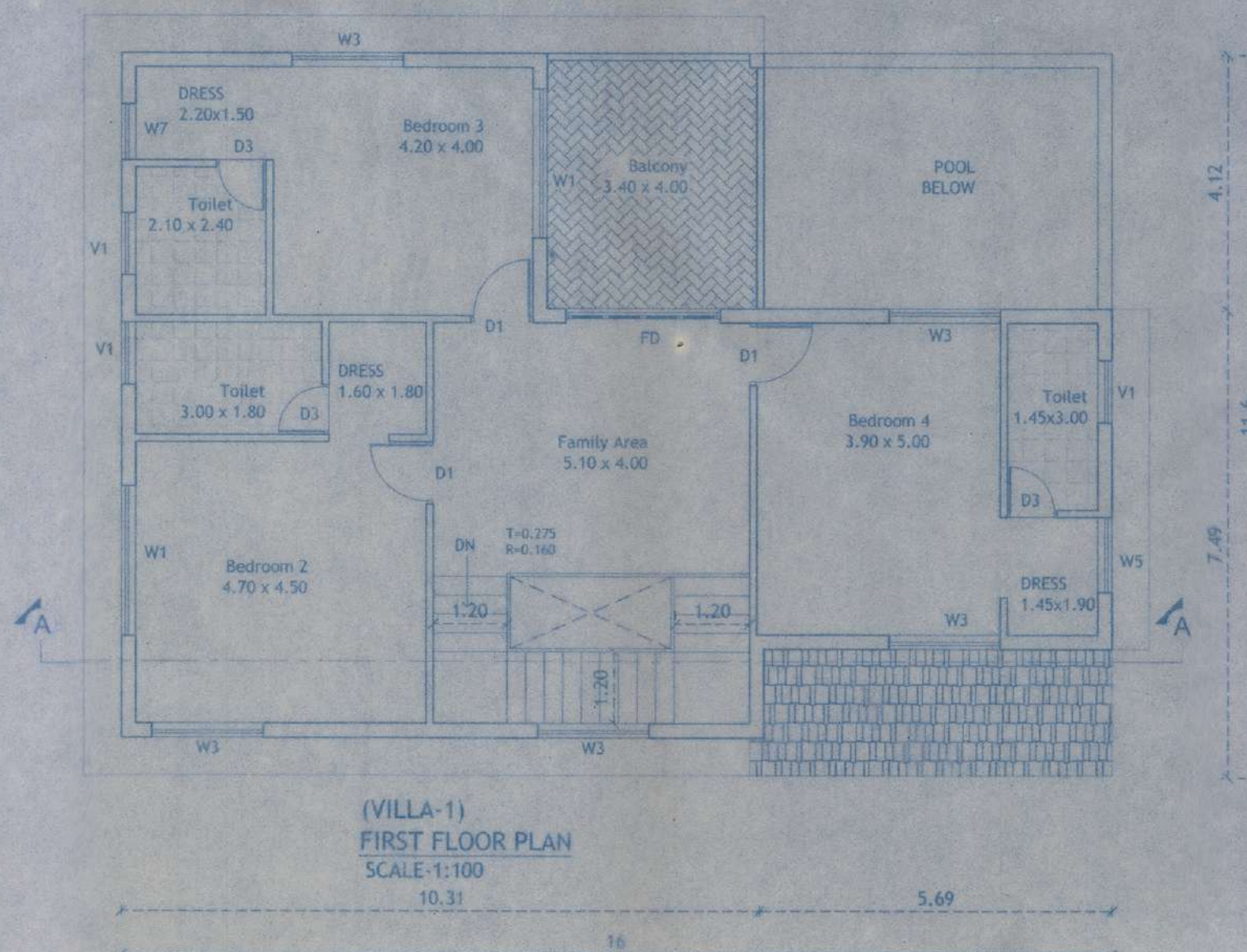
COVERED AREA = 156.40 X 03 = 469.20 M2  
F.A.R = 253.15 X 03 = 759.45 M2  
B.U.A = 301.25 X 03 = 903.75 M2

## SCHEDULE OF OPENING

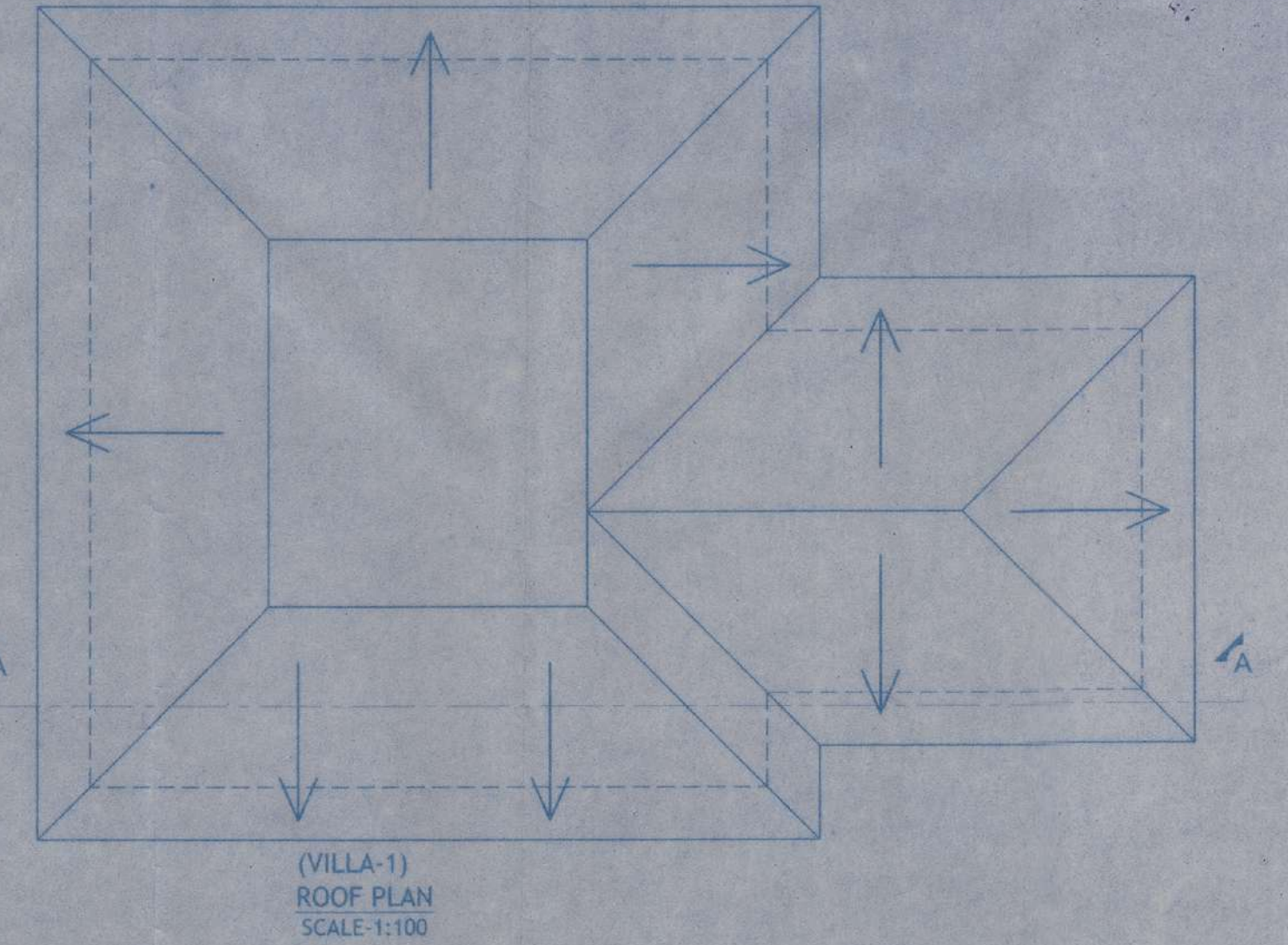
| DISCRPTION | LENGTH | HEIGHT |
|------------|--------|--------|
| D          | 0.80   | 2.15   |
| D1         | 0.90   | 2.15   |
| D2         | 1.10   | 2.15   |
| SD         | 3.50   | 2.15   |
| FD         | 1.80   | 2.15   |
| W          | 1.00   | 1.25   |
| W1         | 0.90   | 1.60   |
| W2         | 1.80   | 1.25   |
| WK         | 1.20   | 1.05   |
| V          | 0.90   | 0.90   |



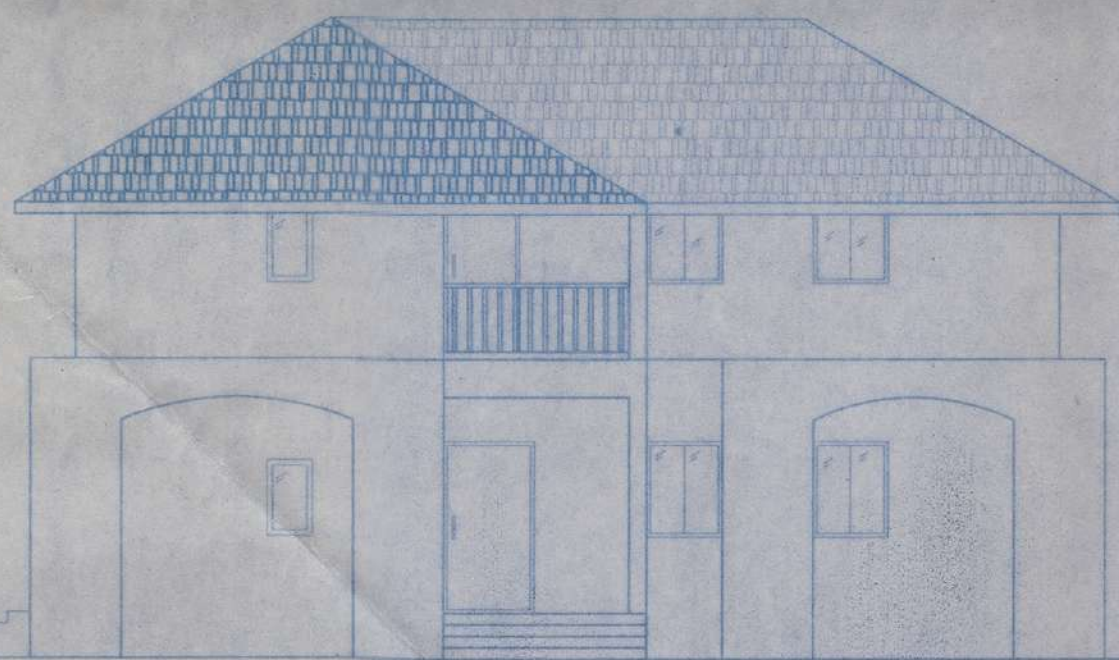
(VILLA-1)  
GROUND FLOOR PLAN  
SCALE:1:100



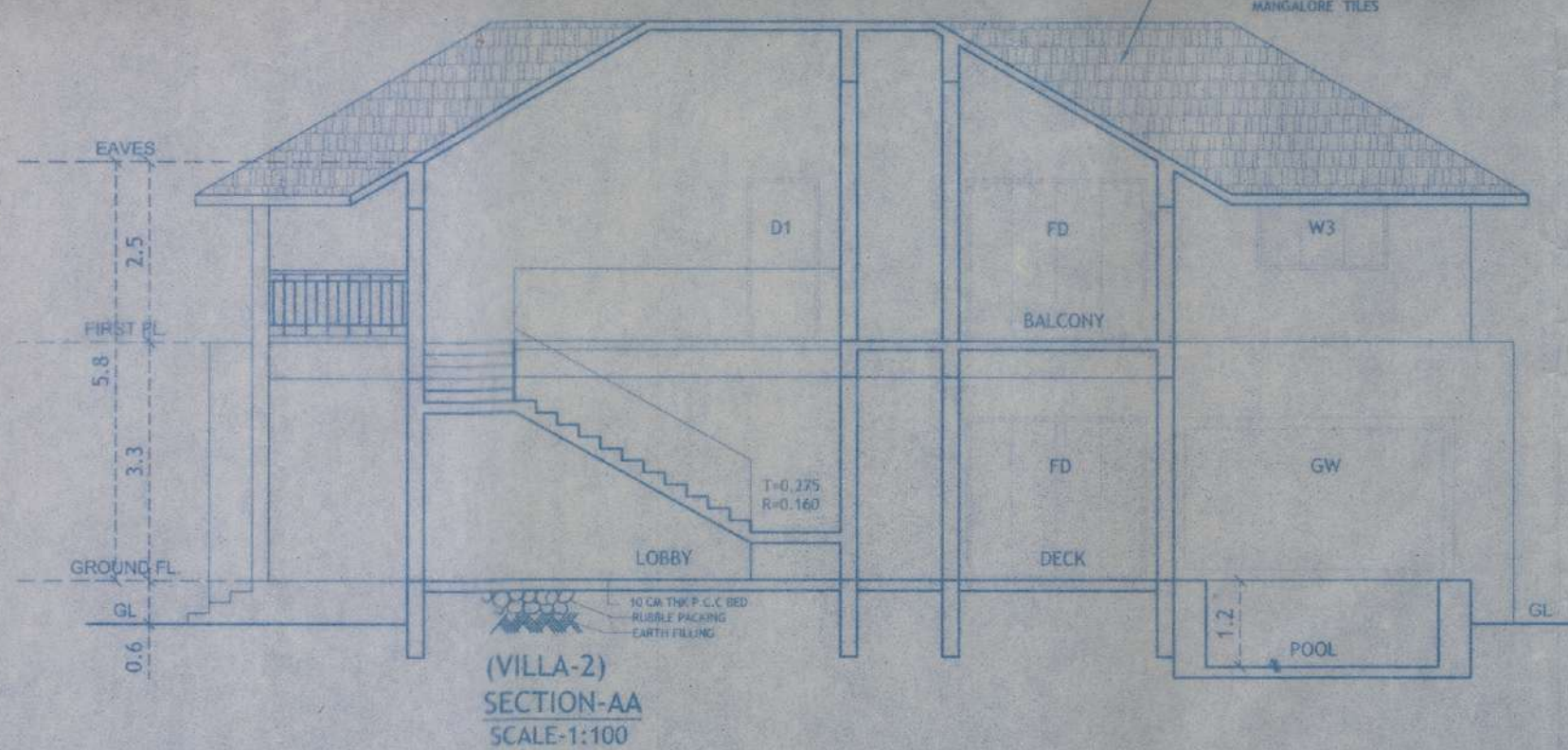
(VILLA-1)  
FIRST FLOOR PLAN  
SCALE:1:100



(VILLA-1)  
ROOF PLAN  
SCALE:1:100



(VILLA-2)  
EAST SIDE ELEVATION  
SCALE:1:100



(VILLA-2)  
SECTION-AA  
SCALE:1:100

## AREA STATEMENT :- VILLA-2

| FLOORS       | TOTAL B.U.A<br>(sq.m.) | AREA FREE OF F.A.R.  |                    |                    |                    | LESS<br>ADDITIONAL<br>F.A.R. 7.5% | NET F.A.R.<br>(sq.m.) |
|--------------|------------------------|----------------------|--------------------|--------------------|--------------------|-----------------------------------|-----------------------|
|              |                        | STAIRCASE<br>(sq.m.) | BALCONY<br>(sq.m.) | TERRACE<br>(sq.m.) | PARKING<br>(sq.m.) |                                   |                       |
| GROUND FLOOR | 181.45                 | 12.45                | 15.20              | 0.00               | 0.00               | 0.00                              | 153.80                |
| 1st FLOOR    | 181.45                 | 20.25                | 12.20              | 0.00               | 0.00               | 0.00                              | 149.00                |
| TOTAL        | 362.90                 | 32.70                | 27.40              | 0.00               | 0.00               | 0.00                              | 302.80                |

COVERED AREA = 181.45 X 04 = 725.80 M2  
F.A.R = 302.80 X 04 = 1211.20 M2  
B.U.A = 362.90 X 04 = 1451.60 M2

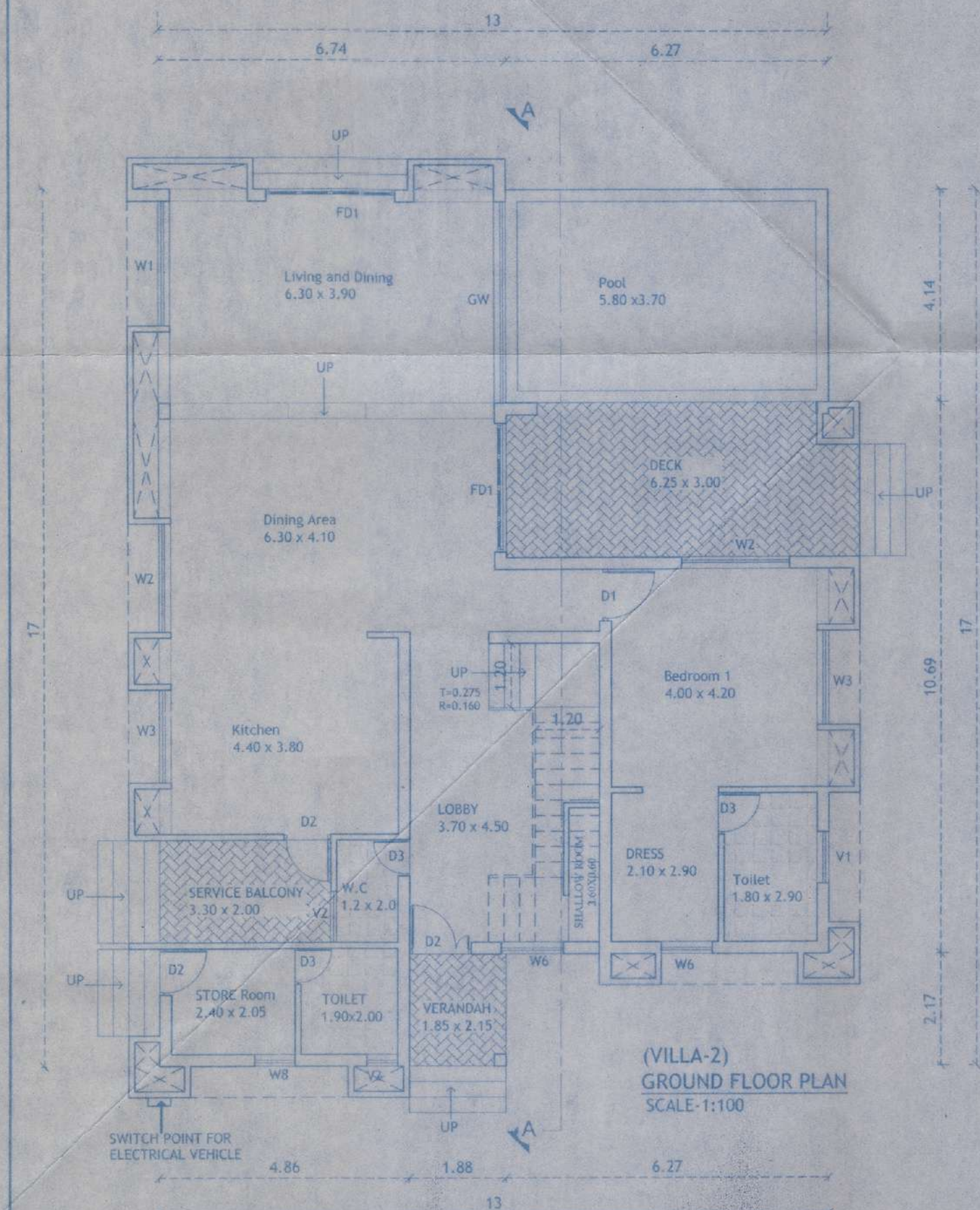
## SCHEDULE OF OPENING

| DISCRPTION | LENGTH | HEIGHT |
|------------|--------|--------|
| D          | 0.80   | 2.15   |
| D1         | 0.90   | 2.15   |
| D2         | 1.10   | 2.15   |
| SD         | 3.50   | 2.15   |
| FD         | 1.80   | 2.15   |
| W          | 1.00   | 1.25   |
| W1         | 0.90   | 1.60   |
| W2         | 1.80   | 1.25   |
| WK         | 1.20   | 1.05   |
| V          | 0.90   | 0.90   |

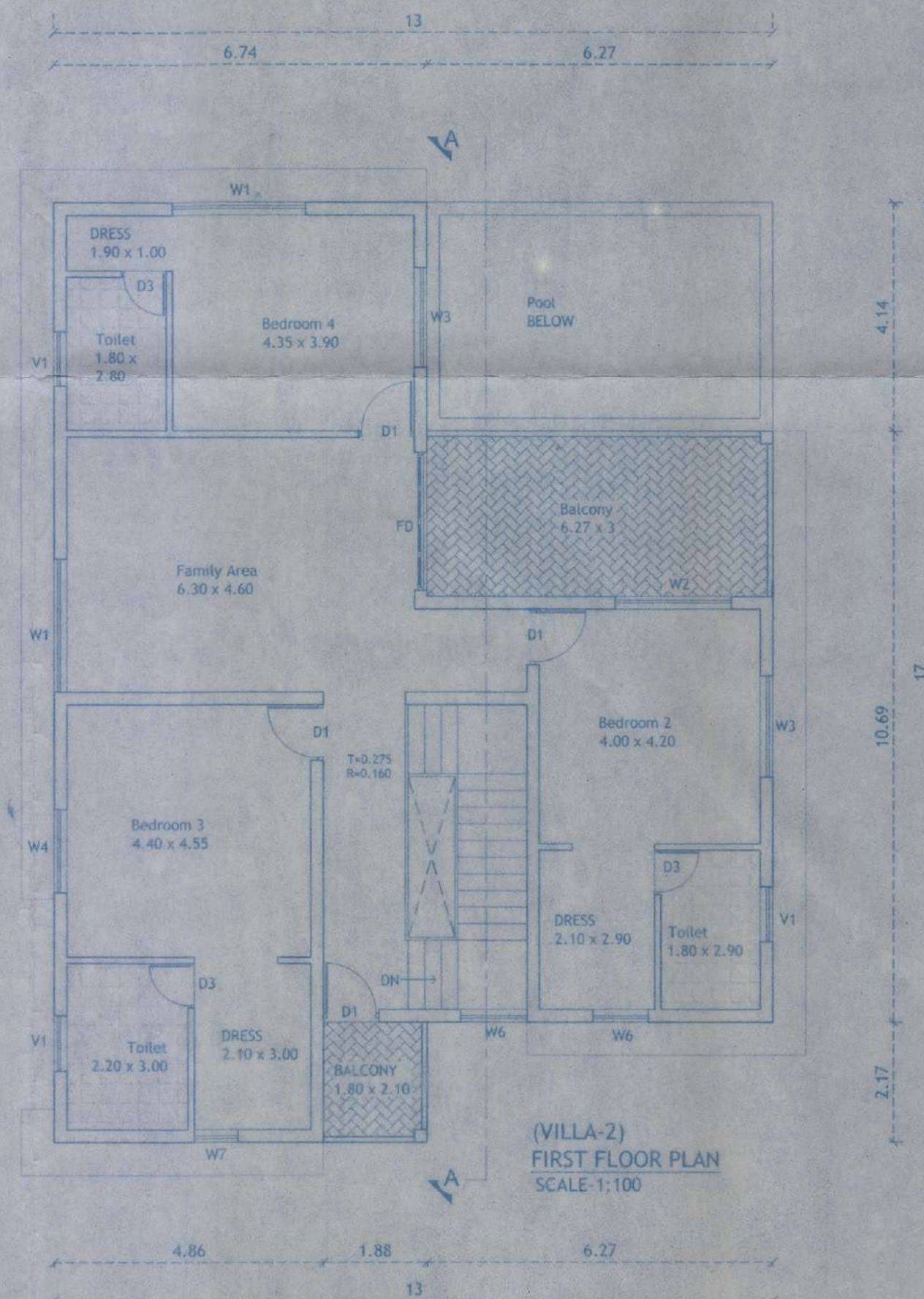
Approved vide Res.No.  
6(10) dtd:-16/12/2024  
and Lic.No.VP/CM/1282/2024-25 dtd:-23/12/2024  
L-24



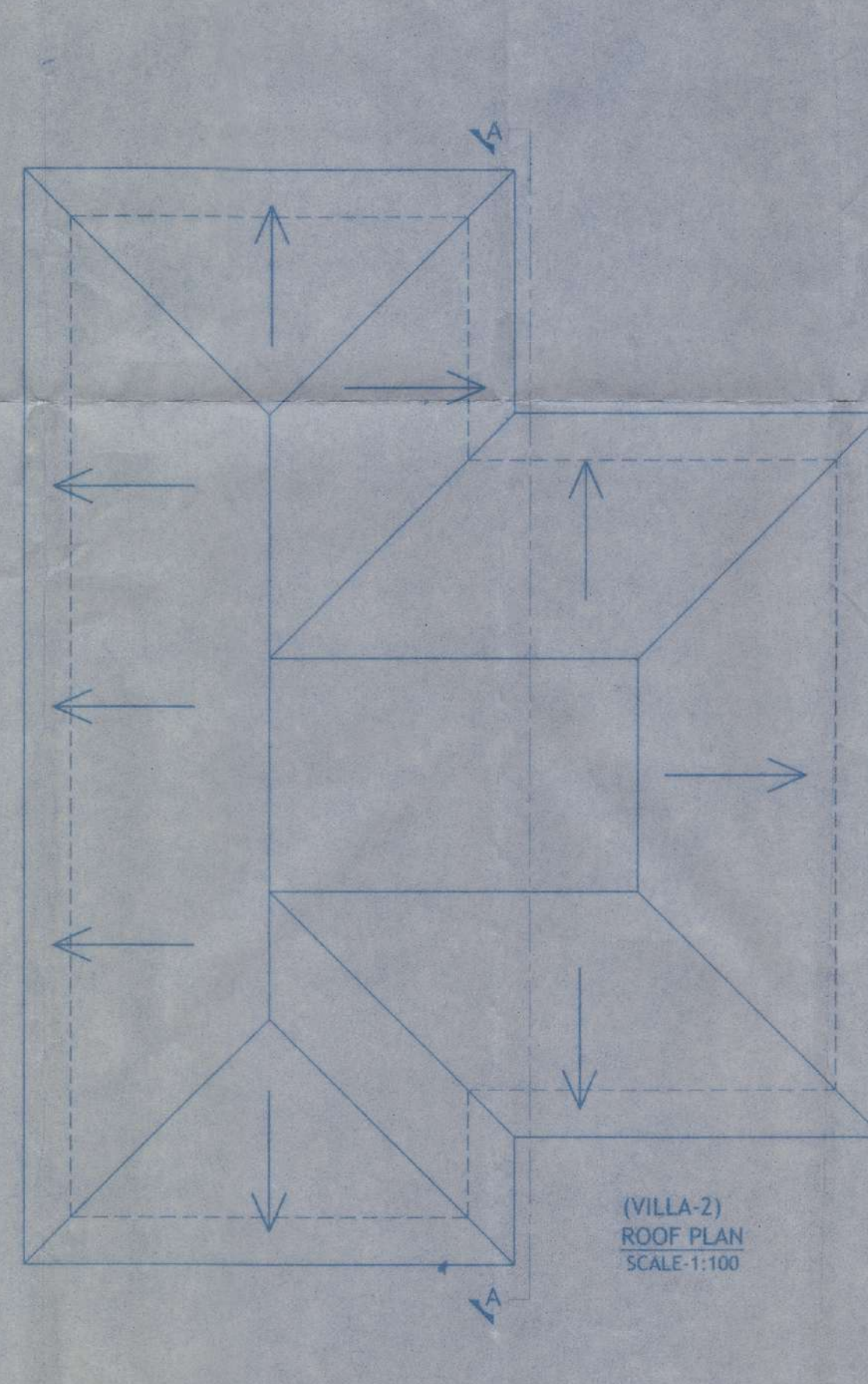
SECRETARY  
VILLAGE PANCHAYAT  
CHODAN-MADEL



(VILLA-2)  
GROUND FLOOR PLAN  
SCALE:1:100



(VILLA-2)  
FIRST FLOOR PLAN  
SCALE:1:100



(VILLA-2)  
ROOF PLAN  
SCALE:1:100

Check Letter No. 15/125/CHO/CP  
2024/695 dated 08/03/2024  
regarding the Plan  
By: Town Planner,  
Taluk & Country Planning Dept.  
Govt. of Goa.  
Taluk, Panchayat, Goa

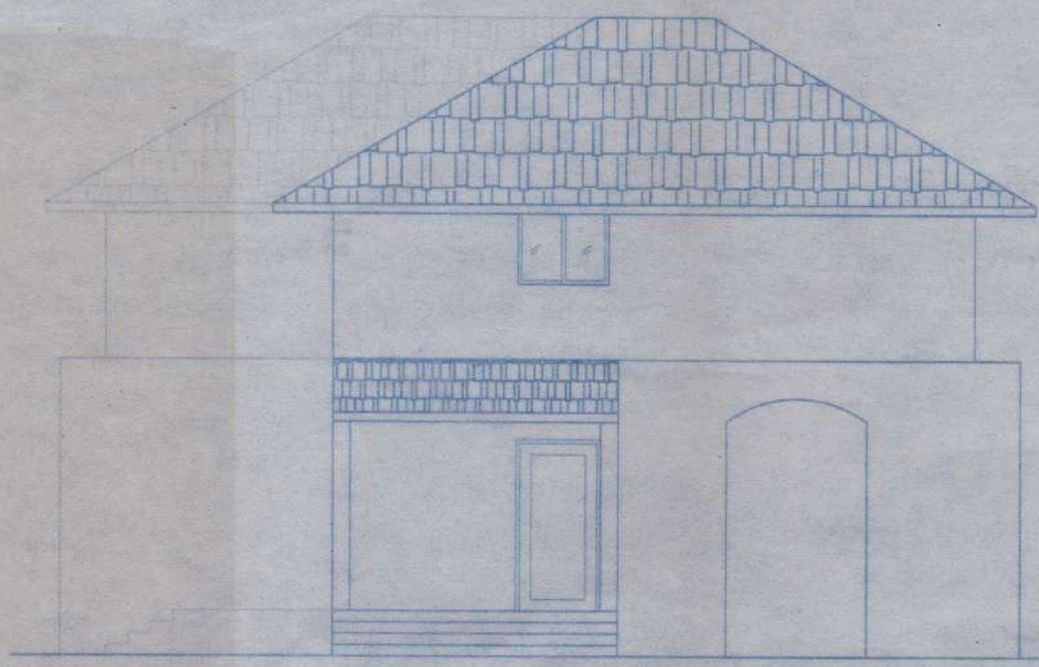
REF:-VP/C-M/2304/2021-22/C-23  
Dated:-24/03/2022  
REF:-TIS/9125/CHO/TCP-2022/357  
Dated:-09/03/2022

ARCHITECTS: CLIENT'S  
Bryan J. Soares  
Reg. No. CA/89/12085  
AR/0031/2010 OWNER:  
Mrs. Orly Fiona P. Mendonsa E Soares & Others

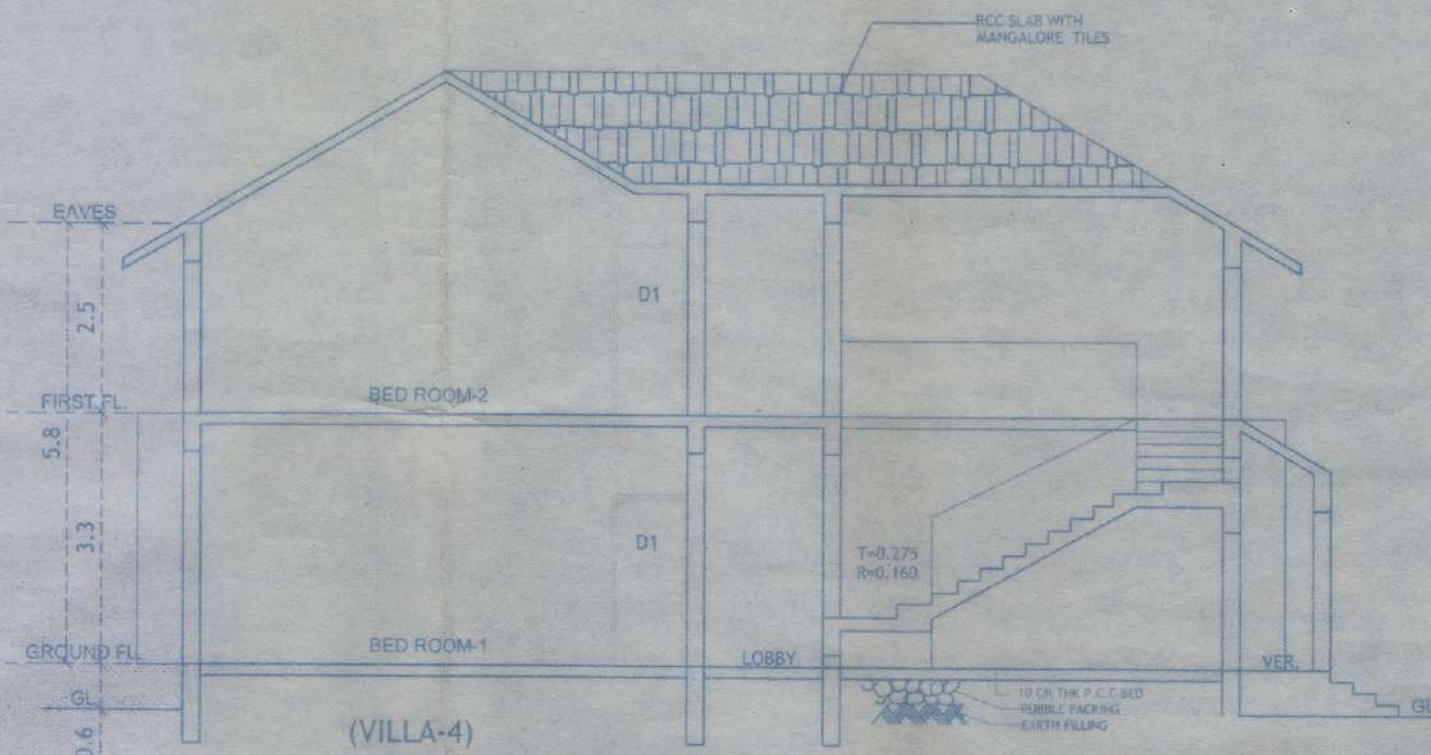
PROJECT:  
PROPOSED REVISION OF VILLAS  
SWIMMING POOL &  
COMPOUND WALL ON PLOT BEARING  
S.NO. 4521 AT CHORAO VILLAGE  
TISWADI TALUKA

DRG NO: SUB-02 DRN BY: V.G  
JOB NO: CHKD BY: B.S.  
SCALE: 1:100:1:500 DATED: 25-06-2018

ARCHITECTS:  
SOARES & ASSOCIATES  
G-1, VIKAS BUILDING,  
18TH JUNE ROAD,  
PANJIM, GOA.  
PH: FAX : 2228040, 5642040  
e-mail: soares88@gmail.com



(VILLA-4)  
EAST SIDE ELEVATION  
SCALE:1:100



(VILLA-4)  
SECTION-AA  
SCALE:1:100

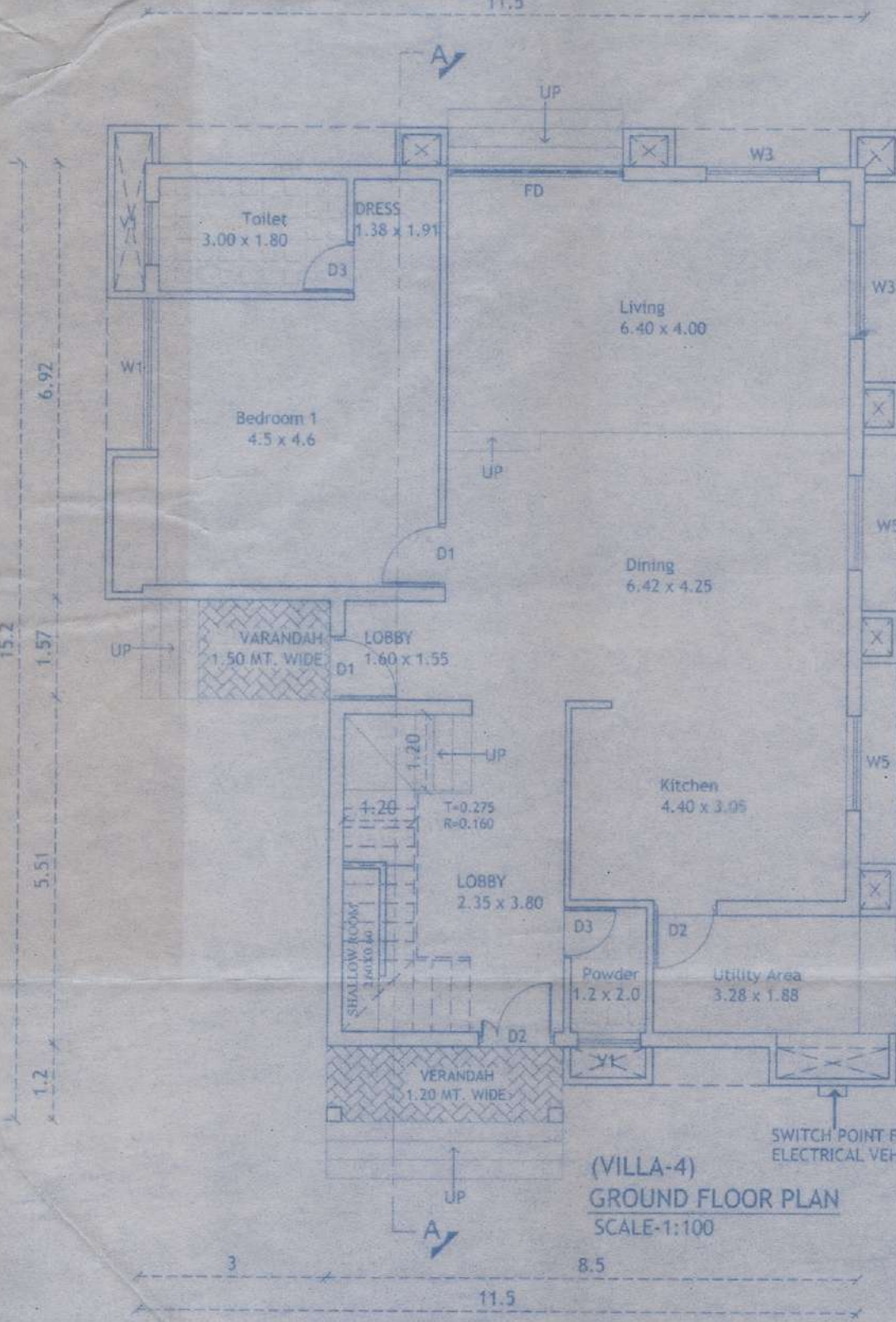
AREA STATEMENT :- VILLA-4

| FLOORS       | TOTAL B.U.A<br>(sq.m.) | AREA FREE OF F.A.R.  |                    |                    |                    | LESS<br>ADDITIONAL<br>F.A.R. 7.5% | NET F.A.R<br>(sq.m.) |
|--------------|------------------------|----------------------|--------------------|--------------------|--------------------|-----------------------------------|----------------------|
|              |                        | STAIRCASE<br>(sq.m.) | BALCONY<br>(sq.m.) | TERRACE<br>(sq.m.) | PARKING<br>(sq.m.) |                                   |                      |
| GROUND FLOOR | 147.60                 | 10.35                | 7.80               | 0.00               | 0.00               | 0.00                              | 129.45               |
| 1st FLOOR    | 139.75                 | 10.35                | 0.00               | 0.00               | 0.00               | 0.00                              | 129.40               |
| TOTAL        | 287.35                 | 20.70                | 7.80               | 0.00               | 0.00               | 0.00                              | 258.85               |

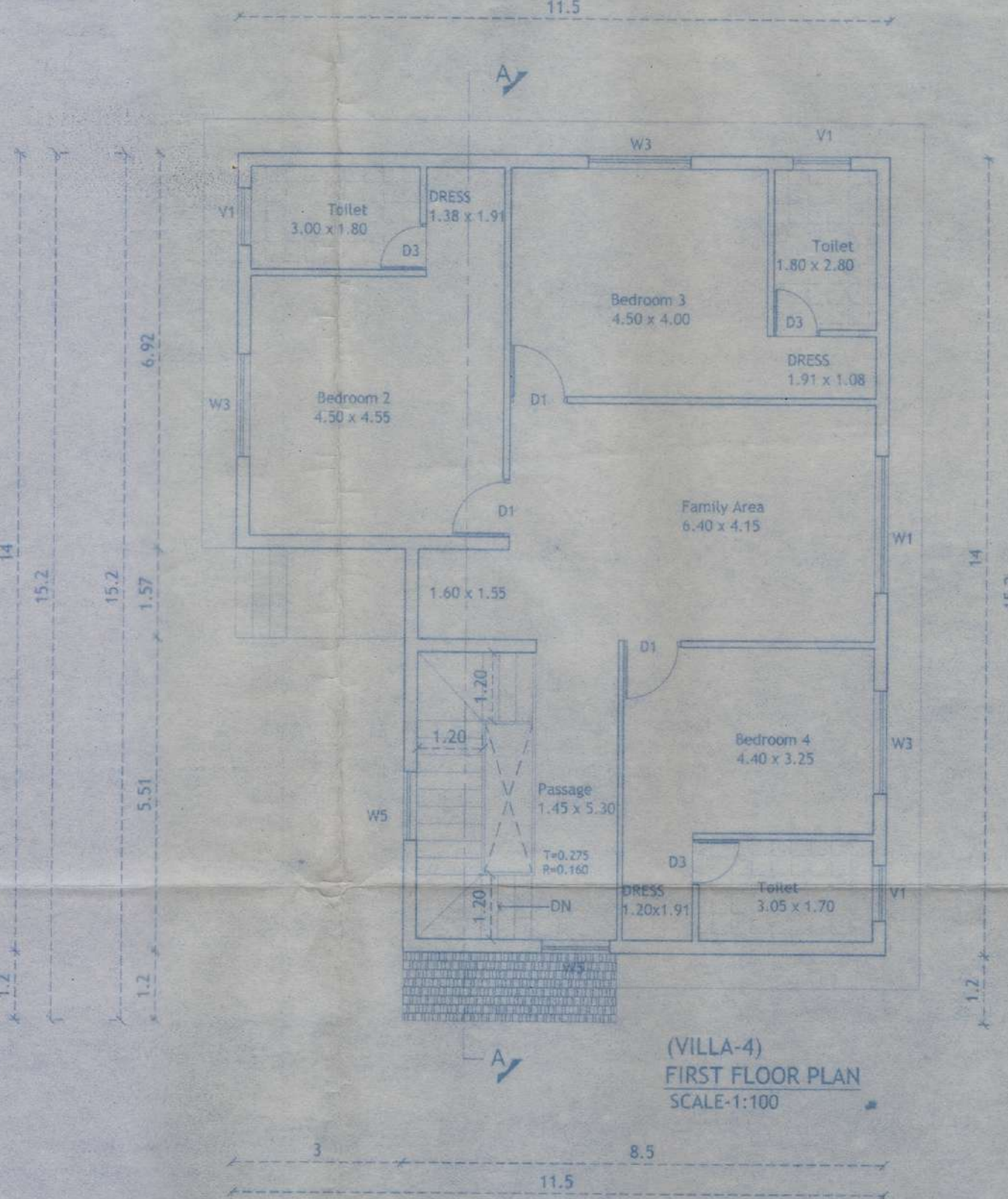
COVERED AREA = 147.60 M2  
F.A.R = 258.85 M2  
B.U.A = 287.35 M2

SCHEDULE OF OPENING

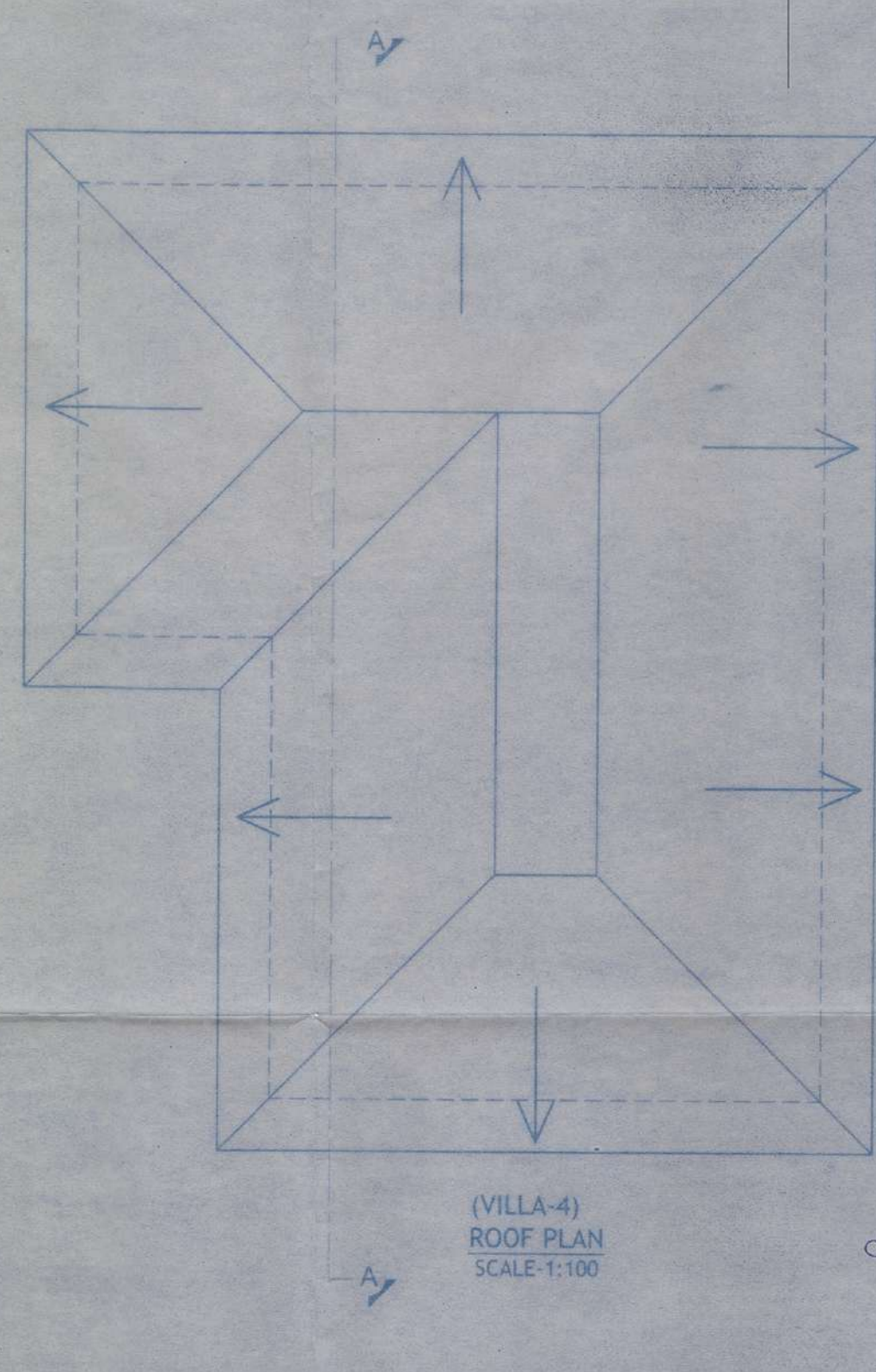
| DISCRPTION | LENGTH | HEIGHT |
|------------|--------|--------|
| D          | 0.80   | 2.15   |
| D1         | 0.90   | 2.15   |
| D2         | 1.10   | 2.15   |
| SD         | 3.50   | 2.15   |
| FD         | 1.80   | 2.15   |
| W          | 1.00   | 1.25   |
| W1         | 0.90   | 1.60   |
| W2         | 1.80   | 1.25   |
| WK         | 1.20   | 1.05   |
| V          | 0.90   | 0.90   |



(VILLA-4)  
GROUND FLOOR PLAN  
SCALE:1:100



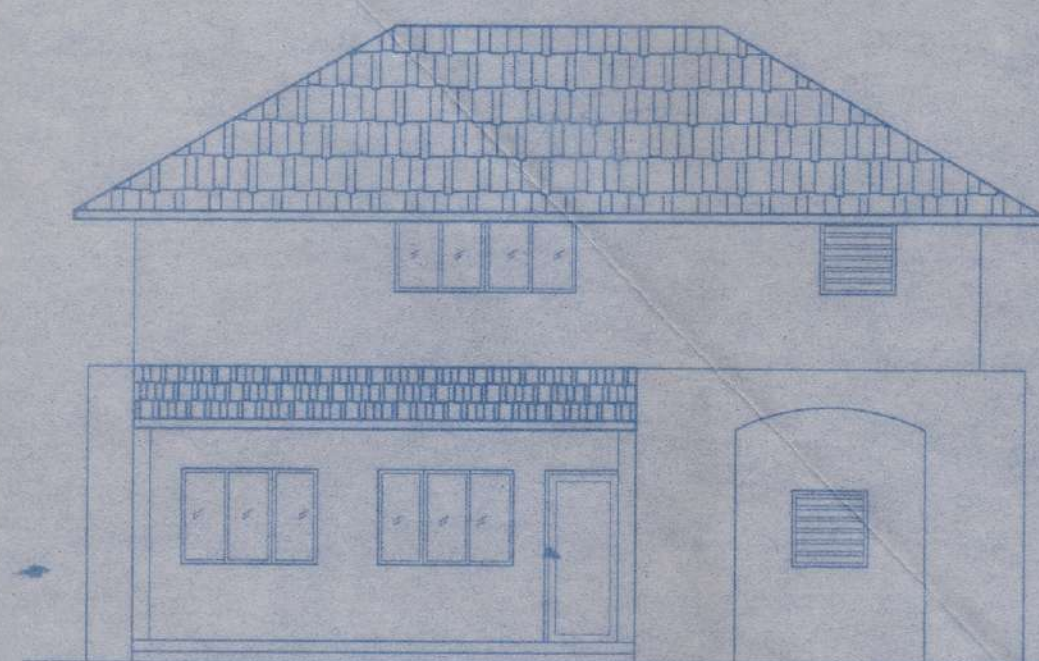
(VILLA-4)  
FIRST FLOOR PLAN  
SCALE:1:100



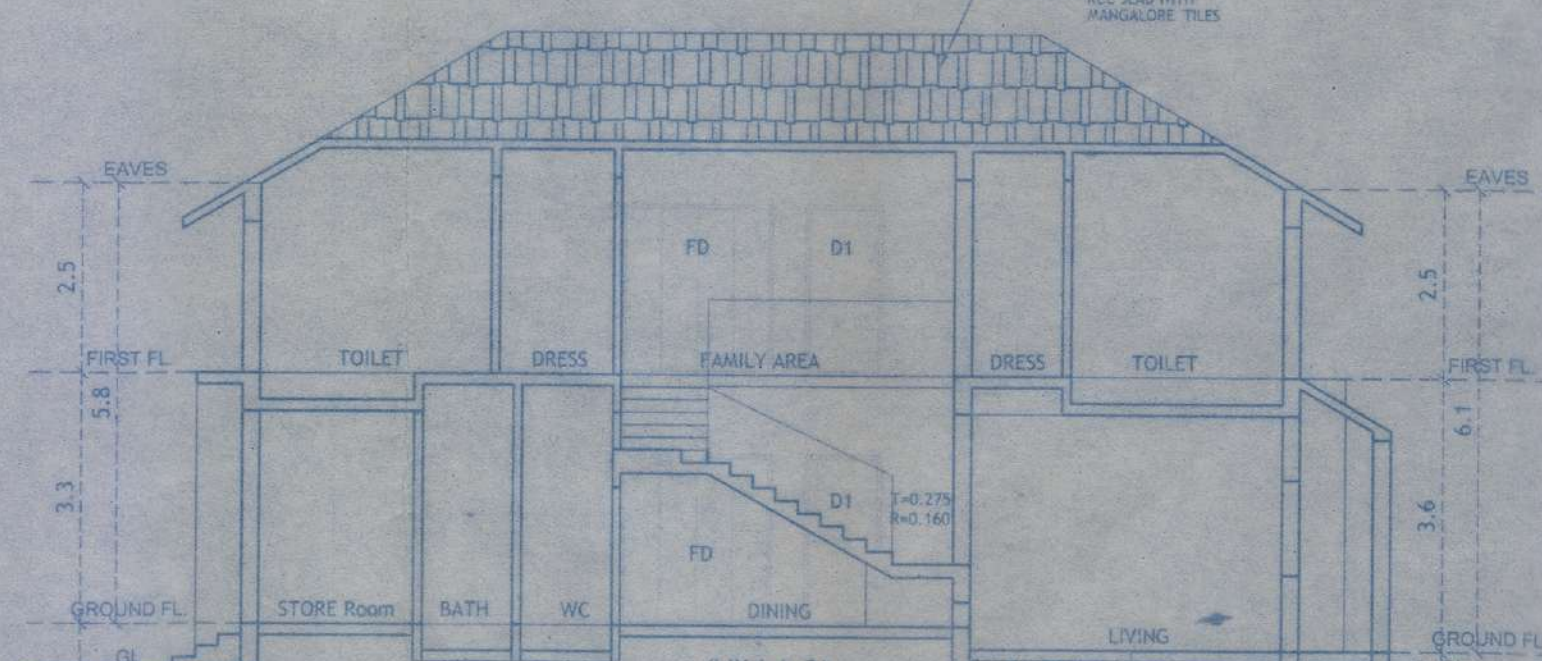
(VILLA-4)  
ROOF PLAN  
SCALE:1:100

Approved vide Res. No.  
6(10) dtd :- 16/12/2024 and  
LicNo-UP/CM/1282/2024-25  
dtd. 23/12/2024/L-24

SECRETARY  
VILLAGE PANCHAYAT  
CHODAN-MADEL



(VILLA-3)  
EAST SIDE ELEVATION  
SCALE:1:100



(VILLA-3)  
SECTION-AA  
SCALE:1:100

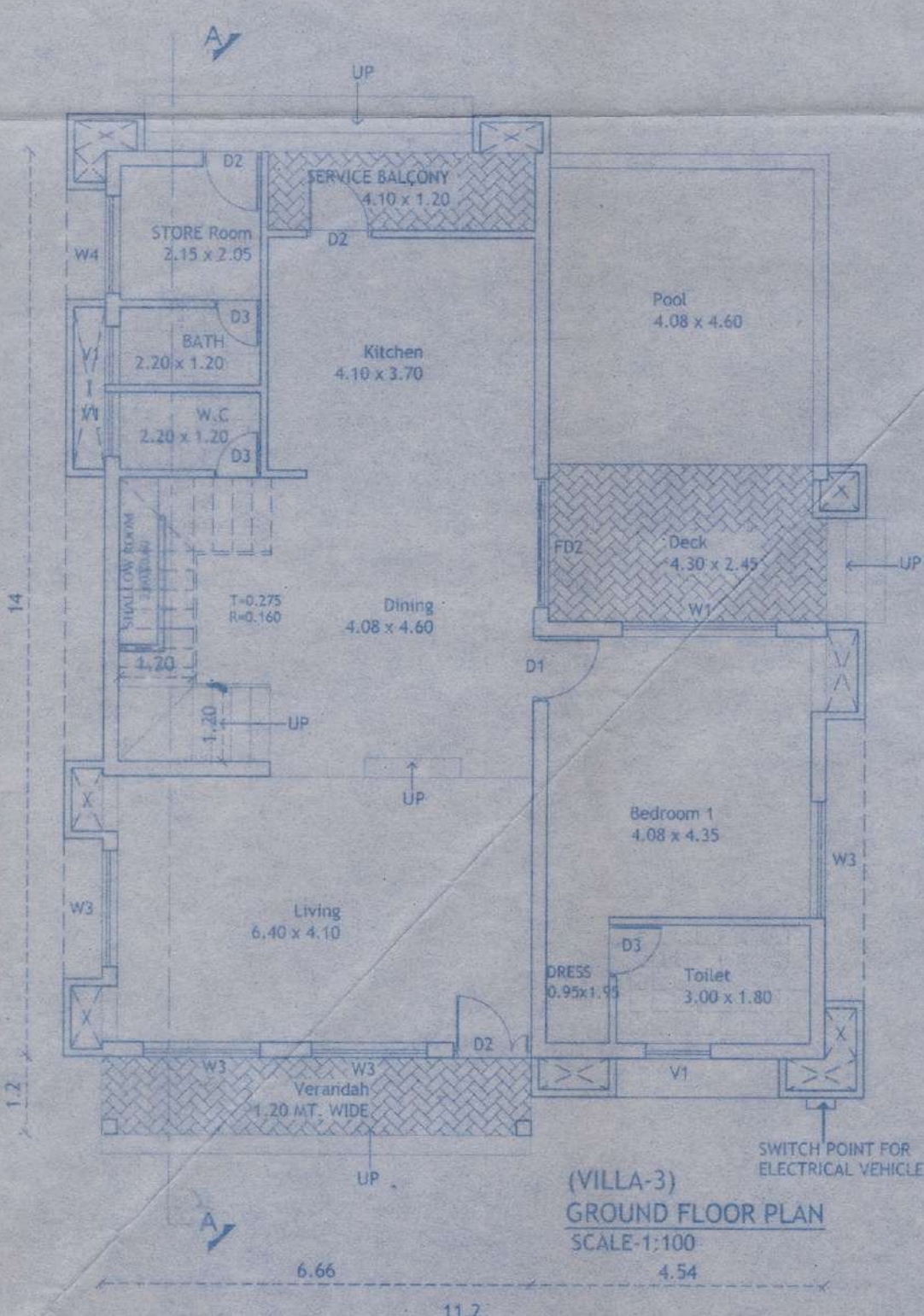
AREA STATEMENT :- VILLA-3

| FLOORS       | TOTAL B.U.A<br>(sq.m.) | AREA FREE OF F.A.R.  |                    |                    |                    | LESS<br>ADDITIONAL<br>F.A.R. 7.5% | NET F.A.R<br>(sq.m.) |
|--------------|------------------------|----------------------|--------------------|--------------------|--------------------|-----------------------------------|----------------------|
|              |                        | STAIRCASE<br>(sq.m.) | BALCONY<br>(sq.m.) | TERRACE<br>(sq.m.) | PARKING<br>(sq.m.) |                                   |                      |
| GROUND FLOOR | 144.05                 | 10.30                | 19.65              | 0.00               | 0.00               | 0.00                              | 114.10               |
| 1st FLOOR    | 136.10                 | 10.30                | 6.45               | 0.00               | 0.00               | 0.00                              | 119.35               |
| TOTAL        | 280.15                 | 20.60                | 26.10              | 0.00               | 0.00               | 0.00                              | 233.45               |

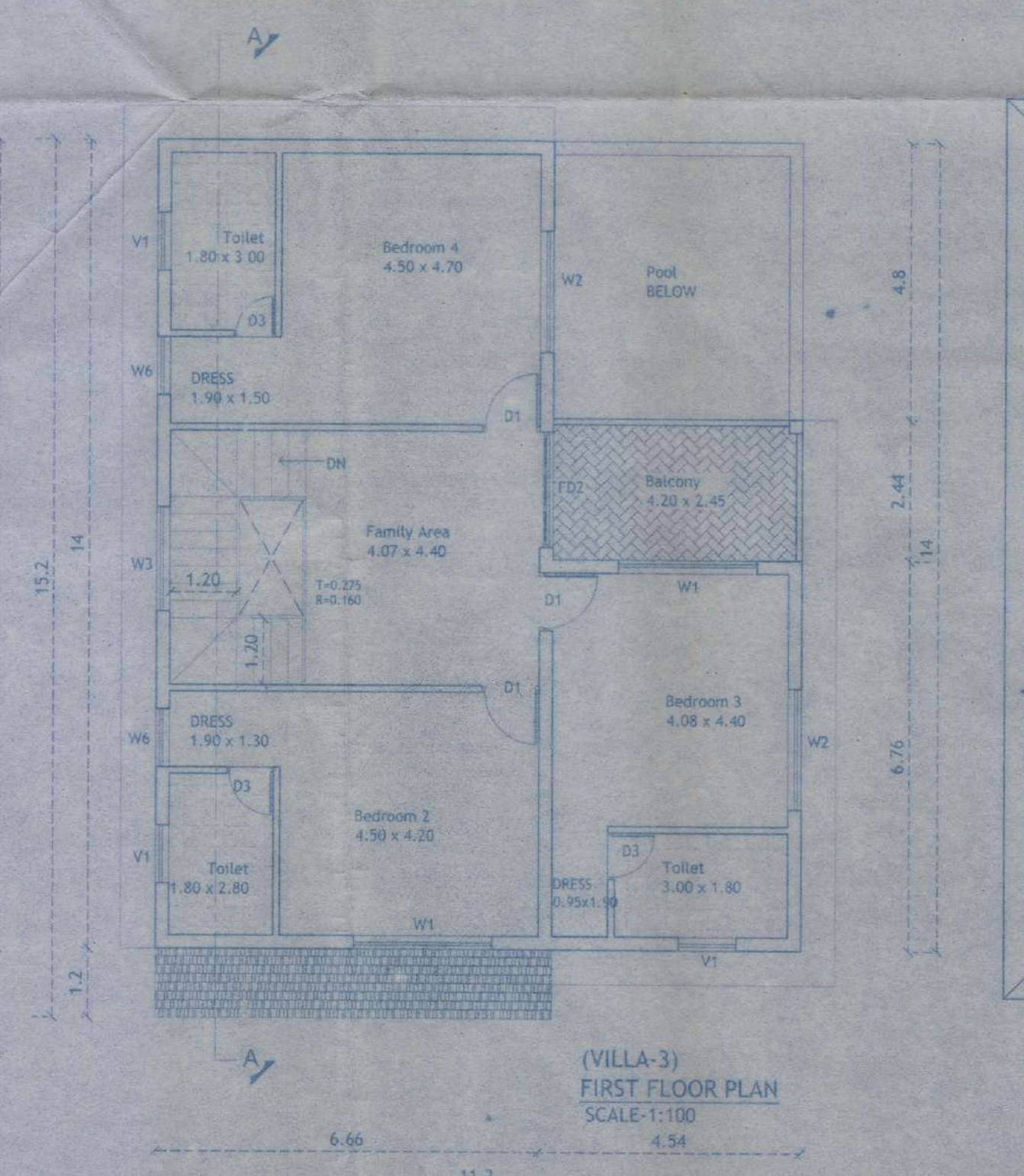
COVERED AREA = 144.05 M2  
F.A.R = 233.45 M2  
B.U.A = 280.15 M2

SCHEDULE OF OPENING

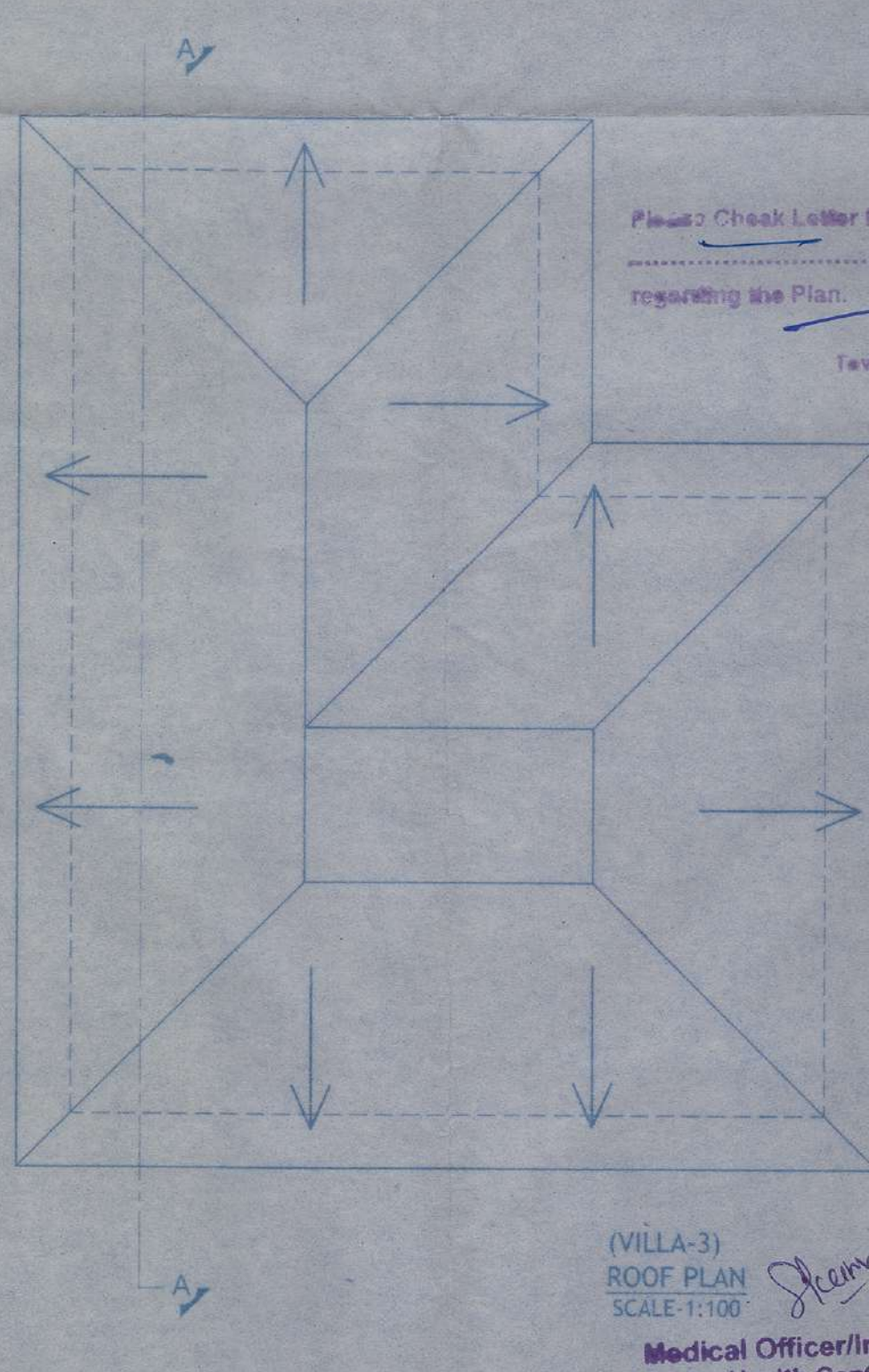
| DISCRPTION | LENGTH | HEIGHT |
|------------|--------|--------|
| D          | 0.80   | 2.15   |
| D1         | 0.90   | 2.15   |
| D2         | 1.10   | 2.15   |
| SD         | 3.50   | 2.15   |
| FD         | 1.80   | 2.15   |
| W          | 1.00   | 1.25   |
| W1         | 0.90   | 1.60   |
| W2         | 1.80   | 1.25   |
| WK         | 1.20   | 1.05   |
| V          | 0.90   | 0.90   |



(VILLA-3)  
GROUND FLOOR PLAN  
SCALE:1:100



(VILLA-3)  
FIRST FLOOR PLAN  
SCALE:1:100



(VILLA-3)  
ROOF PLAN  
SCALE:1:100

Please Check Letter No. TIS/9125/CHO/CP/2022/355  
dated 08/03/2024  
regarding the Plan.  
By, Town Planner,  
Tiswadi Country Planning Dept.  
Govt. of Goa,  
Tiswadi, Panaji, Goa

VILLA-3 & 4

REF:-VPIC-M/2304/2021-22/C-23  
Dated:-24/03/2022  
REF:-TIS/9125/CHO/CP/2022/357  
Dated:-09/03/2022

|                                                                                                                                         |                  |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------------|
| ARCHITECTS                                                                                                                              | CLIENT'S         |
| Bryan J. Soares<br>Reg. No. CA/91/2085<br>AR/0031/2010                                                                                  |                  |
| OWNER                                                                                                                                   |                  |
| Mrs. Orty Fiona P. Mendonca E Soares & Others                                                                                           |                  |
| PROJECT                                                                                                                                 |                  |
| PROPOSED REVISION OF VILLAS<br>SWIMMING POOL &<br>COMPOUND WALL ON PLOT BEARING<br>S.NO. 452/1 AT CHORAO VILLAGE<br>TISWADI TALUKA      |                  |
| DRG NO: SUB-02                                                                                                                          | DRN BY: V.G      |
| JOB NO:                                                                                                                                 | CHKD BY: B.S.    |
| SCALE: 1:100/1:500                                                                                                                      | DATED:25-06-2018 |
| ARCHITECTS                                                                                                                              |                  |
| SOARES & ASSOCIATES<br>G-1, VIKAS BUILDING<br>18TH JUNE ROAD,<br>PANJIM, GOA.<br>PH/FAX: 2228040, 5642040<br>e-mail: soares88@gmail.com |                  |

Medical Officer/Incharge  
Primary Health Centre Mayem  
Mayem Bicholim Goa