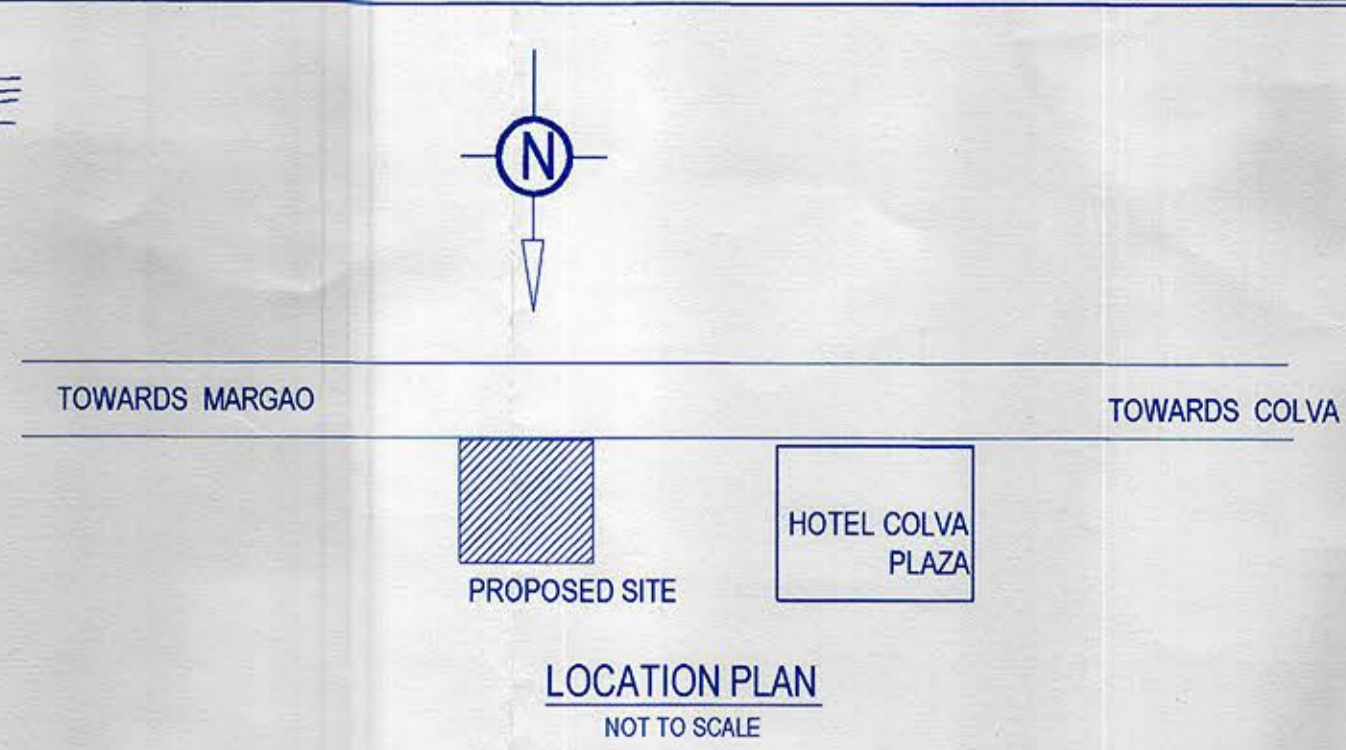


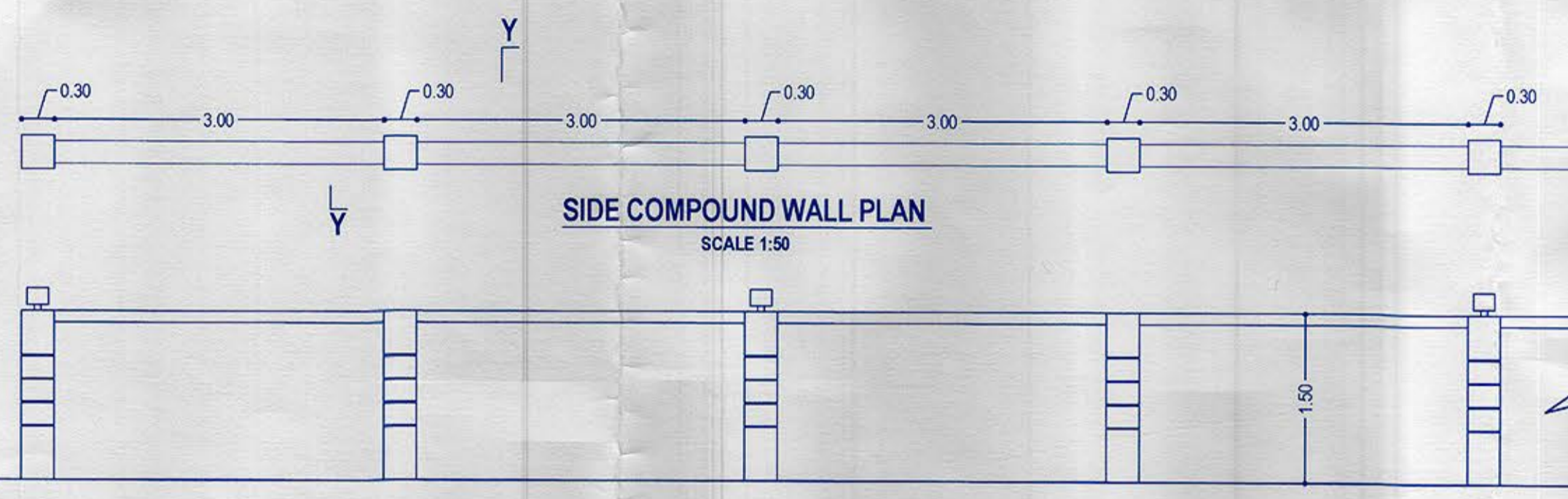
**SITE PLAN**  
SCALE 1:500

**PARKING PLAN**  
SCALE 1:500

LENGTH OF COMPOUND WALL = 102.85 RMTS.

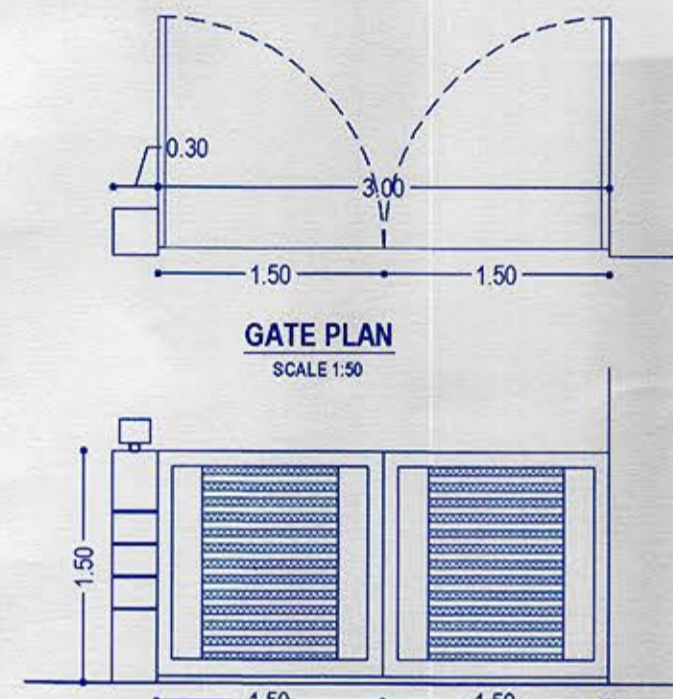


**LOCATION PLAN**  
NOT TO SCALE



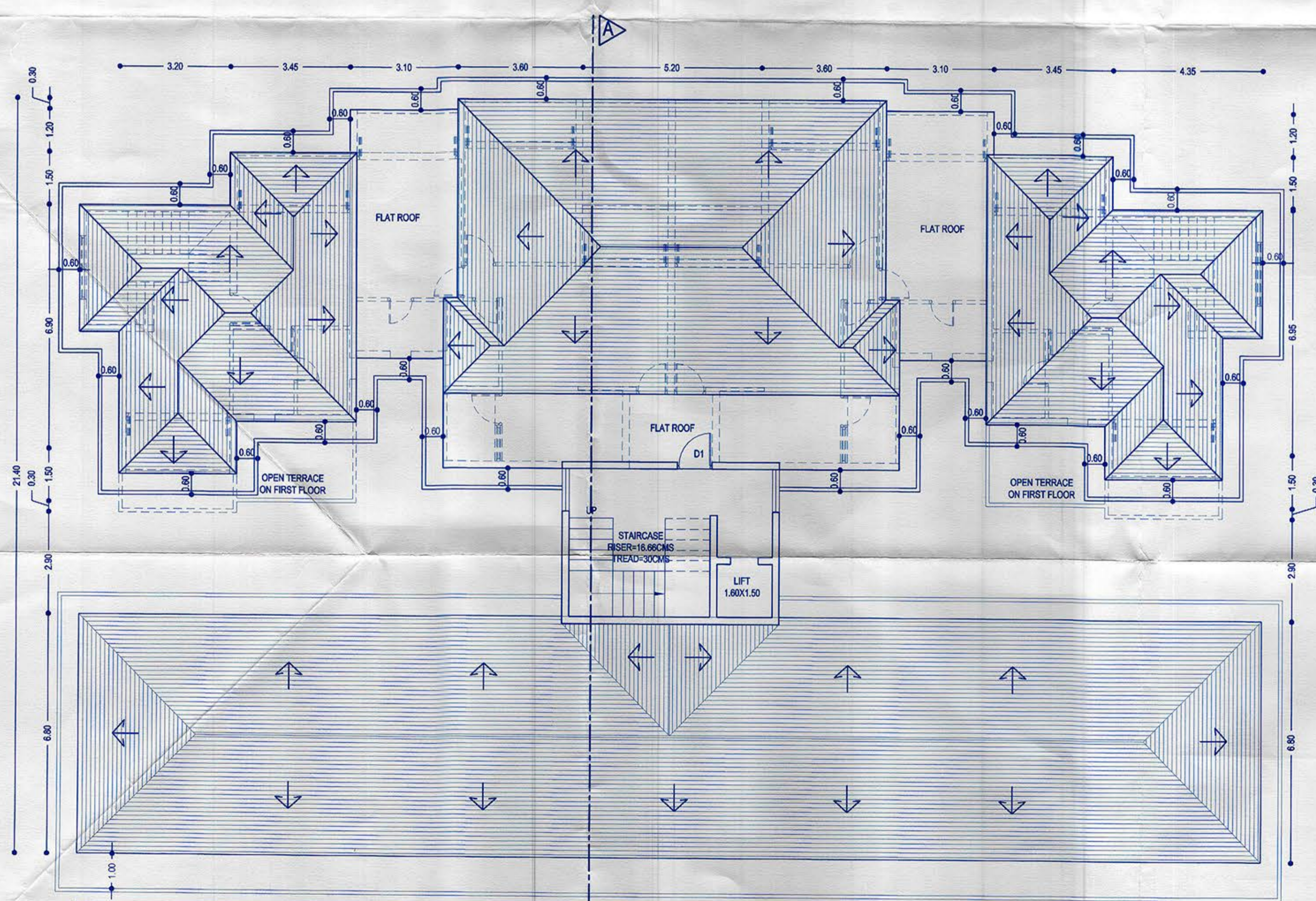
**SIDE COMPOUND WALL PLAN**  
SCALE 1:50

**SIDE COMPOUND WALL ELEVATION**  
SCALE 1:50



**GATE PLAN**  
SCALE 1:50

**GATE ELEVATION**  
SCALE 1:50



**ROOF PLAN**  
SCALE 1:100

(FLAT ROOF COVERED WITH MS SHEETS)  
TOTAL ROOF AREA = 518.44 SQ. MTS.  
SLOPING ROOF AREA = 451.02 SQ. MTS. (87%)  
FLAT ROOF AREA = 67.42 SQ. MTS. (13%)

30. Details of areas and use, floorwise:

Floor Reference	Use	Covered Terrace	Open Terrace	Total builtup area M2	Areas free from FAR				NET FAR		ADDITIONAL FAR		PROPOSED TOTAL FAR		
					Stairs	Bal/Ver	Lift	base Silt/Ramp Un. porch	Net Floor Area sqm	FAR P %	Ent. Foyer/ society office FAR P %	TOTAL Floor Area sqm	FAR P %		
<b>PROPOSED BUILDING</b>															
GROUND FLOOR	COMMRES	-	-	466.18	33.42	12.00	3.40	59.34	108.16	320.28	27.37%	37.74	3.23%	358.02	30.60%
FIRST FLOOR	RES	15.60	15.87	304.66	49.38	50.73	7.56	0.00	107.67	191.95	16.41%	5.04	0.43%	196.99	16.84%
SECOND FLOOR	RES	-	-	296.61	49.38	50.73	7.56	0.00	107.67	183.90	15.72%	5.04	0.43%	188.94	16.15%
GRAND TOTAL		15.60	15.87	1067.45	132.18	113.46	18.52	59.34	323.50	696.13	59.50%	47.82	4.09%	743.95	63.59%

AREA FOR INFRASTRUCTURE TAX=1067.45-59.34(STILT)=1008.11sq. mts. +15.87(OPEN TERRACE)+15.60(COVERED TERRACE)  
NOTE: PROPOSED CLUBHOUSE / SOCIETY OFFICE/ GYMNASIUM = 47.82sqm (7.50% AREA OF PROPOSED FAR=52.19sqm)

FLOOR AREAS/NO. OF UNITS	USE	No. of Car Parks/ parking area	
		Provided	Required
FAR upto 100sqm. (2 BHK FLATS-04 M2'S)	Res.	4	4
FAR upto 100sqm. (2 ROW HOUSE-2 M2'S)	Res.	3	3
COMM. 232.56sqm	Res.	5	4.65
TOTAL	Res.	12	11.65

32. Type of zone to which the plot belongs to: SETTLEMENT zone

33. Front setback from the center line of road: 12.50+4.50=17.00 mts.

34. Side setbacks:  
 (a) Left Side: 3.00 mts.  
 (b) Right Side: 3.10 mts.

35. Distance between two or more building on the same plot, if any: 0.00 mts.

36. Height of the plinth: 0.30 mts.

37. Use to which the building is to be put to floor-wise:  
 Ground floor: COMM/RES/PARK  
 First floor: Residential  
 Second floor: Residential

38. Plot owned by with reference to the ownership certificate of land: M/S. MAHALAXMI REALTORS

39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division.

40. Any other information.

**AREA STATEMENT**

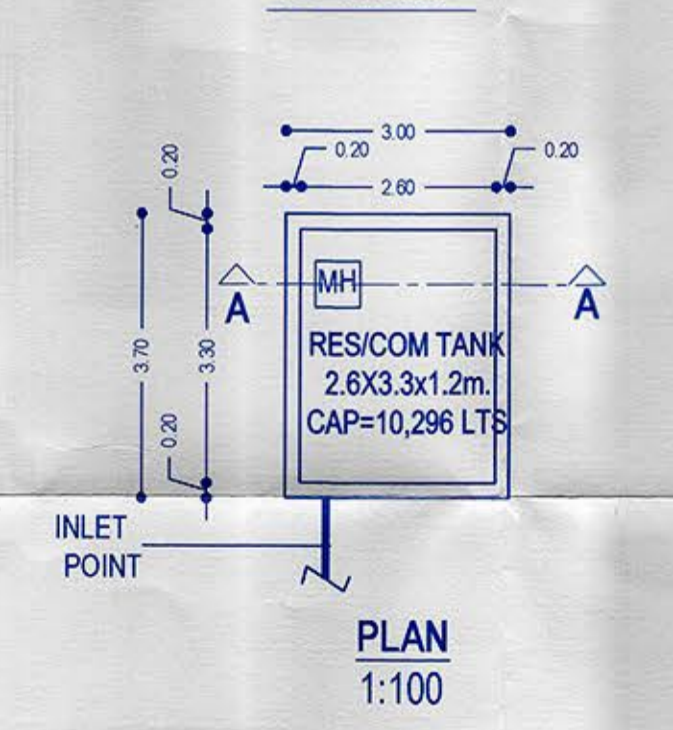
**PLOT AREA:**

1. Area of the Plot	1170.00	Sq.mts.
2. Deduction for:		
(a) Area within road widening	0.00	Sq.mts.
(b) Area reserved for any other use	-	Sq.mts.
Total (+/-)	0.00	Sq.mts.
3. Net effective area (1)-(2)	1170.00	Sq.mts.
4. Covered area occupied by the existing building, if any	0.00	Sq.mts.
5. Plot coverage of the existing building(in%)	0.00	%
6. Covered area of the existing building that is proposed to be demolished	0.00	Sq.mts.
7. Plot coverage of the existing building that is proposed to be demolished (in %)	0.00	%
8. Covered area of proposed building	466.18	Sq.mts.
9. Plot coverage of the proposed building (in %)	39.84	%
10. Combined covered area of the existing building to be maintained and that of the proposed building	466.18	Sq.mts.
11. Combined plot coverage of the existing building to be maintained and that of the proposed building (in %)	39.84	%

**FLOOR AREA:**

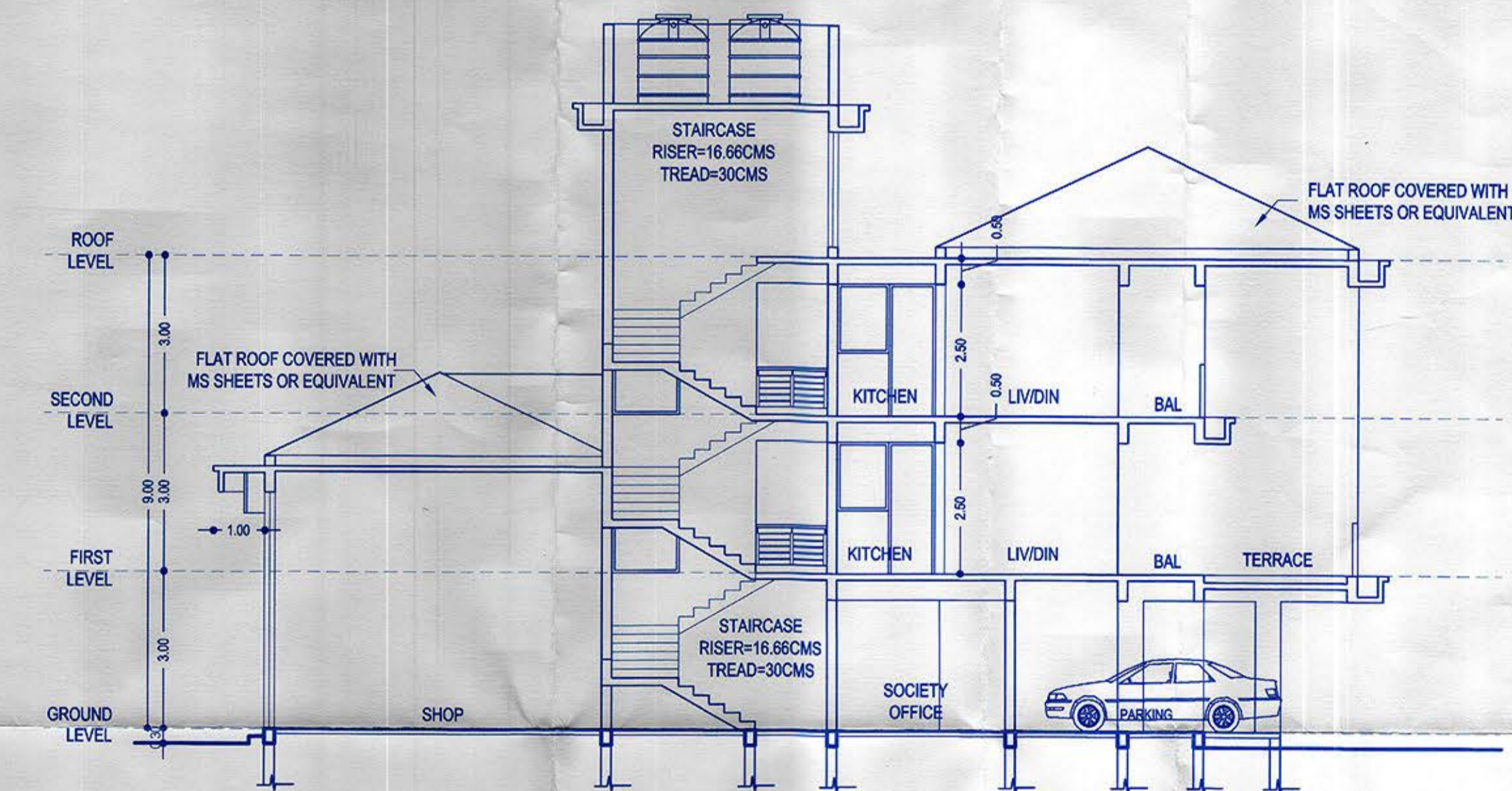
12. Balcony area and covered area over footways floorwise and total on all floors	113.46	Sq.mts.
13. Balcony area and covered area over footways floorwise and total on all floors, consumed for FAR purpose	-	Sq.mts.
14. Addition of set-back area and/or proposed road for FAR purpose	-	Sq.mts.
15. Addition of garage area for FAR purpose	-	Sq.mts.
16. Floor area consumed on Ground floor	320.28	Sq.mts.
17. Floor area consumed on First floor	191.95	Sq.mts.
18. Floor area consumed on Second floor	183.90	Sq.mts.
19. Floor area consumed on Third floor	0.00	Sq.mts.
20. Floor area consumed on Fourth floor	0.00	Sq.mts.
21. Floor area consumed on Fifth floor	0.00	Sq.mts.
22. Floor area consumed on Sixth floor	0.00	Sq.mts.
23. Existing floor area to be maintained	0.00	Sq.mts.
24. Total floor area consumed: (13+14+15+16+17+18+19+20+21)	696.13	Sq.mts.
25. Floor area permissible	702.00	Sq.mts.
26. FAR permissible	59.50	%
27. FAR consumed	60.00	%
28. Mezzanine area	-	Sq.mts.
29. Loft area	-	Sq.mts.
30. Basement area	-	Sq.mts.
31. Garage area	-	Sq.mts.

**UG TANK:**



**PLAN**  
1:100

**SECTION A-A**  
1:100



**SECTION A-A**  
SCALE 1:100

NOTE:  
1) ALL BALCONIES TO BE ENCLOSED WITH SLIDING GLASS PANEL SHUTTER WITH PARAPET

SCHEDULE OF OPENINGS				OWNER : M/S. MAHALAXMI REALTORS	
TYPE	SIZE	TYPE	SIZE	PROJECT : PROPOSED COMMERCIAL / RESIDENTIAL BUILDING & COMPOUND WALL AT SERAULIM, SALCETE - GOA	
RS1	3.75 X 4.50	FD1	3.25 X 2.20	DATE: 04/09/21	SY. NO. 45 SUB DIV NO 4-B
RS2	3.60 X 4.50	FD2	3.20 X 2.20	SCALE: 1:100 & 1:500	JOB NO:2416
D1	1.00 X 2.20	FD3	3.00 X 2.20	DRG. NO:737/01	OWNER: M/S. MAHALAXMI REALTORS
D2	0.90 X 2.20	FD4	2.90 X 2.20	ENGINEER: UDAY SAWANT	For MAHALAXMI REALTORS
D3	0.80 X 2.20	FD5	2.50 X 2.20	REG. NO. ER/0022/2010	SAWANT & ASSOCIATES
V1	0.60 X 1.00	W1	1.50 X 1.60	ARCHITECTS, ENGINEERS INTERIOR DESIGNERS	
		W2	1.20 X 1.60	BARNA ANKAD, 1ST FLOOR	
		W3	1.20 X 1.30	KALBHAT, MARGAO, GOA	
				PHONE NO. 08 2796695	

VILLAGE PANCHAYAT SERAULIM, SALCETE, GOA

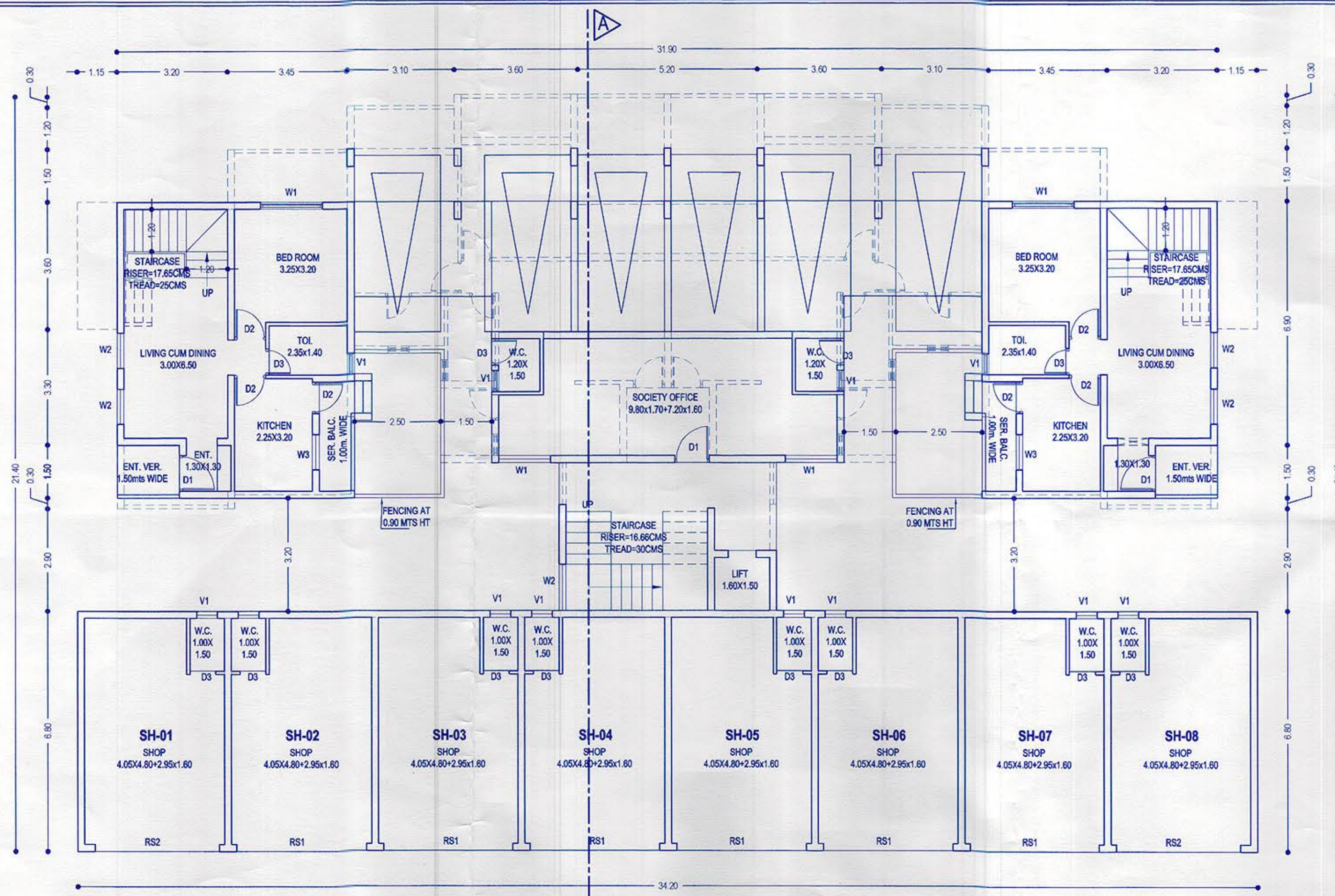
Approved proposed construction, Sub-Division prior Licence No. V.P. SERAULIM Resolution No. 301 Meeting Held on 24/11/2021

SECRETARY VILLAGE PANCHAYAT SERAULIM

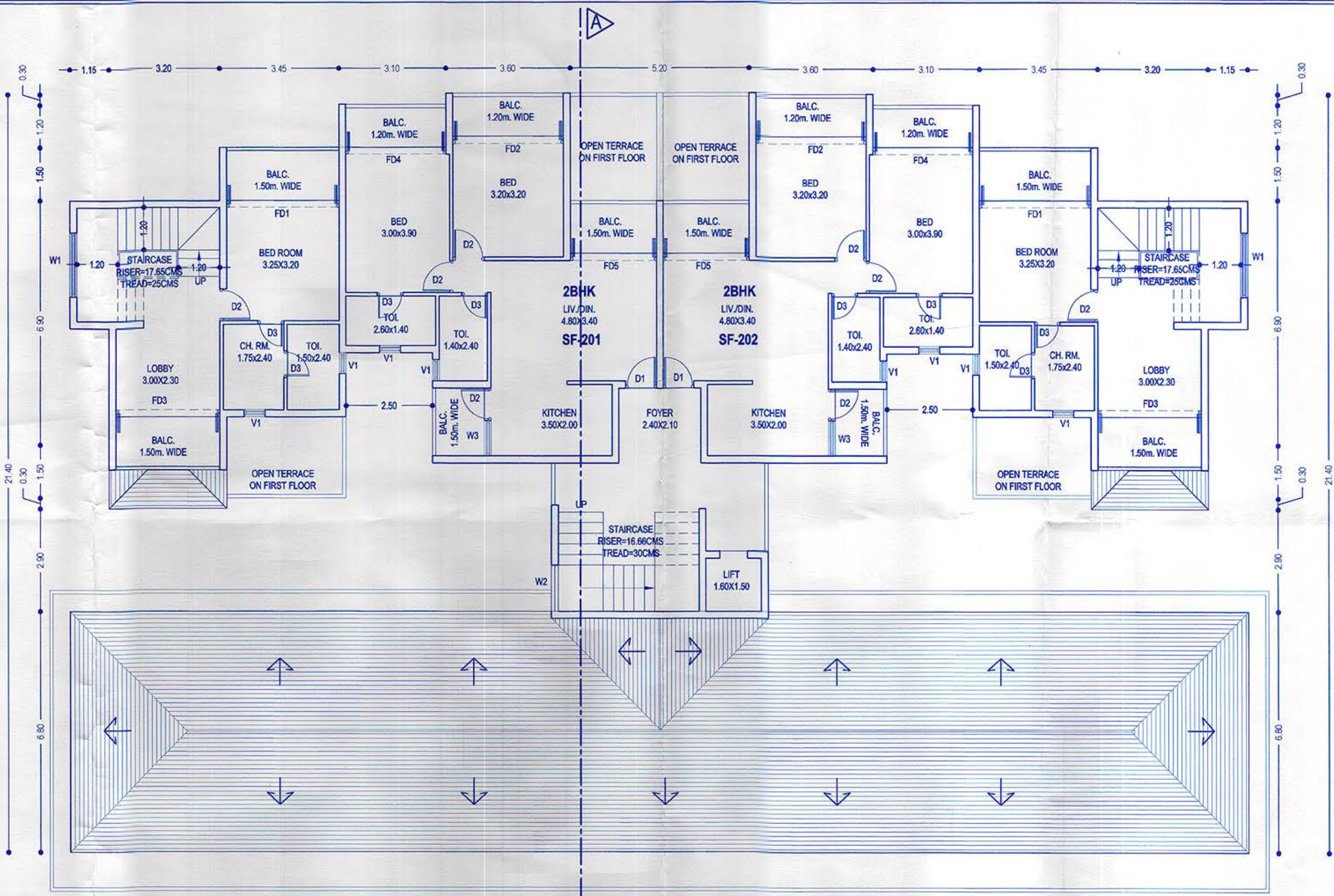
Please check order no. 16/11/2021 dated 16/11/2021 regarding the plans

Prad Kumar  
Town Planner  
Town & Country Planning Dept.

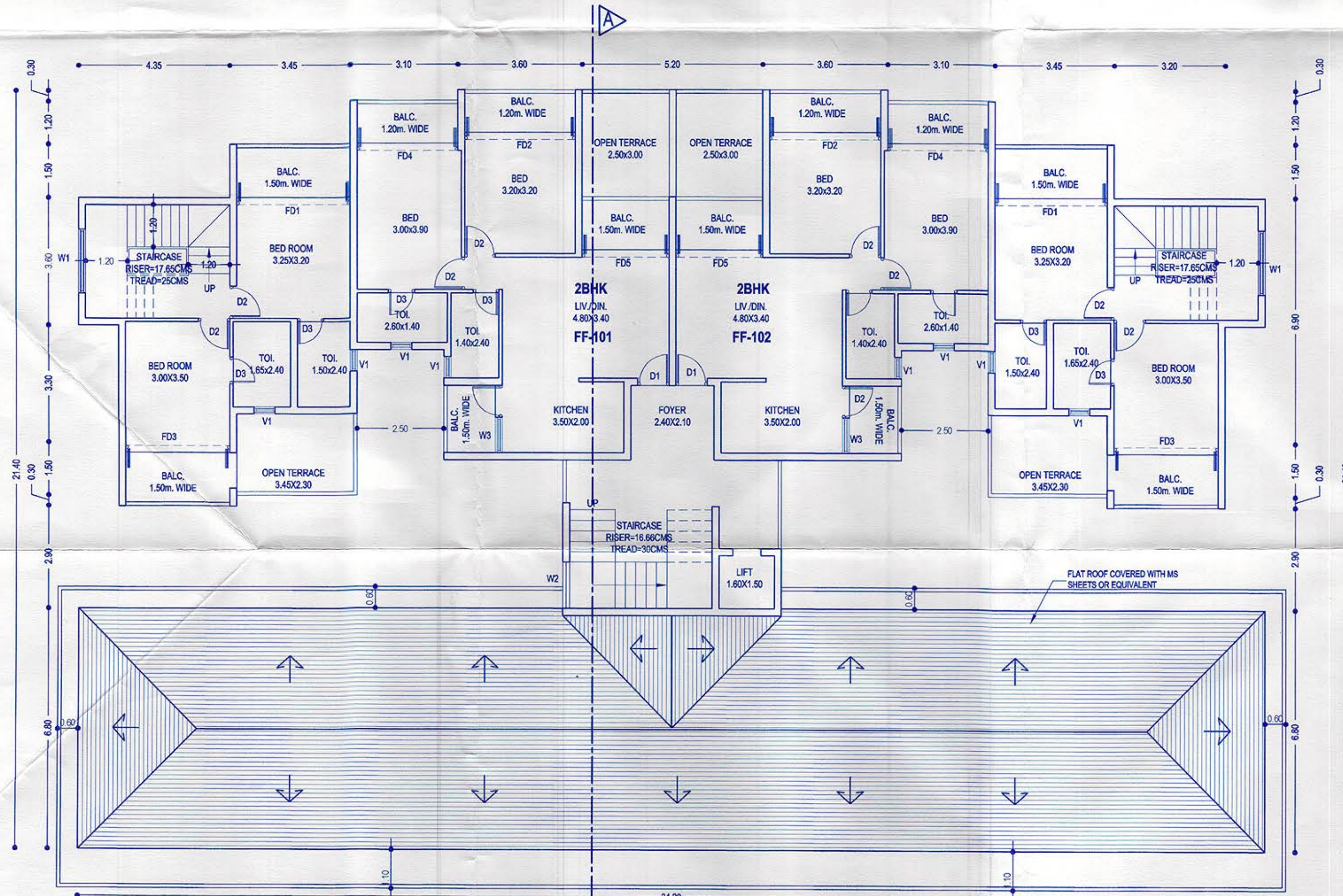




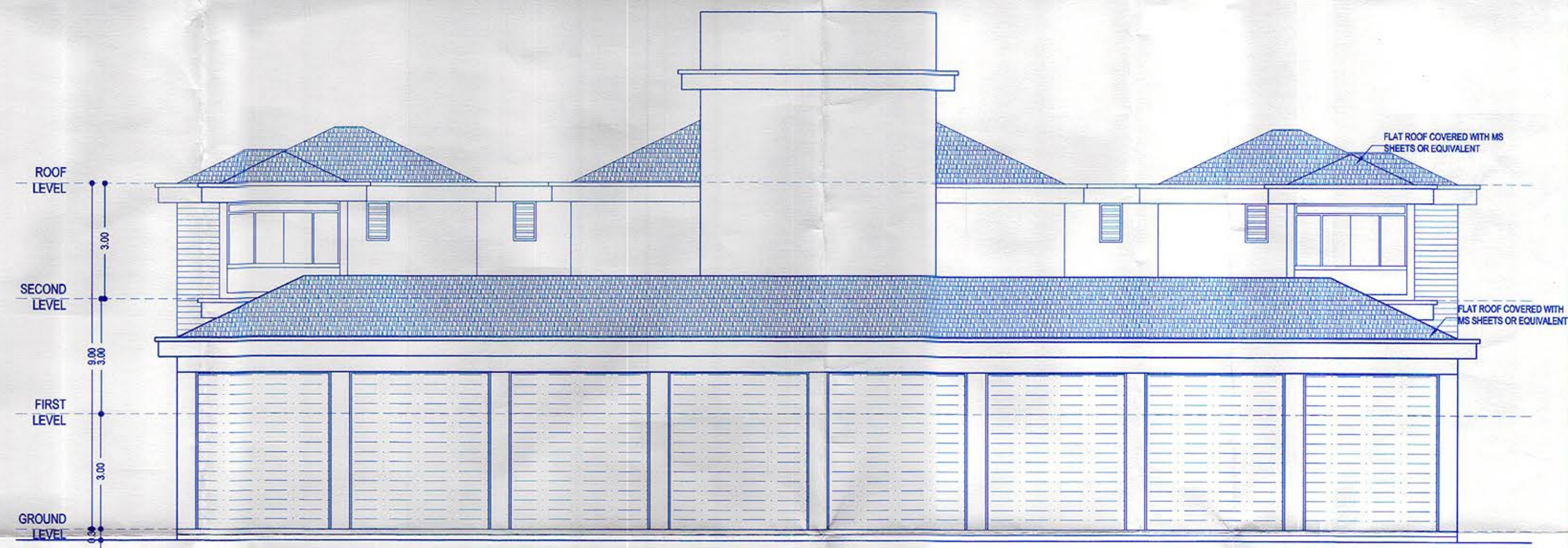
**GROUND FLOOR PLAN**  
SCALE 1:100  
ALL BALCONIES TO BE ENCLOSED WITH SLIDING GLASS PANEL SHUTTER WITH PARAPET



**SECOND FLOOR PLAN**  
SCALE 1:100  
ALL BALCONIES TO BE ENCLOSED WITH SLIDING GLASS PANEL SHUTTER WITH PARAPET



**FIRST FLOOR PLAN**  
SCALE 1:100  
ALL BALCONIES TO BE ENCLOSED WITH SLIDING GLASS PANEL SHUTTER WITH PARAPET



**FRONT ELEVATION**  
SCALE 1:100

2021 Please check order no. IPM/33576/sera/45/14B dated 16/11/2021 regarding the plans.

*Prad Kum*  
Town & Country Planning Dept.  
Salem Dist. Office, Marol Nagar.



Approved proposed construction,  
Sub Division prior Licence  
No. V.P. SERULIM  
Resolution No. 20  
Meeting Held on 27/4/2021  
SECRETARY  
VILLAGE PANCHAYAT SERULIM

1) ALL BALCONIES TO BE ENCLOSED WITH SLIDING GLASS PANEL SHUTTER WITH PARAPET

SCHEDULE OF OPENINGS			
TYPE	SIZE	TYPE	SIZE
RS1	3.75 X 4.50	FD1	3.25 X 2.20
RS2	3.60 X 4.50	FD2	3.20 X 2.20
D1	1.00 X 2.20	FD3	3.00 X 2.20
D2	0.90 X 2.20	FD4	2.90 X 2.20
D3	0.80 X 2.20	FD5	2.50 X 2.20
V1	0.60 X 1.00	W1	1.50 X 1.60
		W2	1.20 X 1.60
		W3	1.20 X 1.30

OWNER : M/S. MAHALAXMI REALTORS

PROJECT : PROPOSED COMMERCIAL / RESIDENTIAL BUILDING & COMPOUND WALL AT SERAULIM, SALCETE - GOA

DATE 04/09/21 SY. NO. 45 SUB DIV NO 4B  
SCALE - 1:100 & 1:500 JOB NO-2416 DRG NO-737/02  
OWNER: ENGINEER:  
For MAHALAXMI REALTORS UDAY SAWANT B.E.(CIVIL)  
Reg. No. ER/0022/2010  
PARTNER SAWANT & ASSOCIATES ARCHITECTS, ENGINEERS INTERIOR DESIGNERS  
SARANA ARCADE, 1ST FLOOR, MALBHAT, MARGAO - GOA. PHONE NO: 82786993