



APPROVED VIDE PERMISSIOES
 1) VP/PM/F/G/1844/2021 (Revised) Residential/Villas/Commercial Com res Building Com Wall/Swimming Pool/2022-23/1615
 17/05/2022

[Signature]
 J.P. SECRETARY
 PILERNE MARRA
 BARDEZ GOA

PROPOSED CONSTRUCTION OF RESIDENTIAL COMPLEX, COMPOUND WALL, SWIMMING POOLS, SOCIETY OFFICE & CLUB HOUSE ON PLOT - A BEARING SURVEY NO 31/1-A-1 OF PILERNE VILLAGE, BARDEZ TALUKA -GOA WITH RESPECT TO LAND ZONE REF. NO. TPBZ/60/PIL/TCP-17/320 DATED 09 FEB 2017.

PROPOSED CONSTRUCTION OF RESIDENTIAL COMPLEX, COMPOUND WALL, SWIMMING POOLS, SOCIETY OFFICE & CLUB HOUSE ON PLOT - B BEARING SURVEY NO 31/1-A-1 OF PILERNE VILLAGE, BARDEZ TALUKA -GOA WITH RESPECT TO LAND ZONE REF. NO. TPBZ/60/PIL/TCP-17/319 DATED 09 FEB 2017.

CONSTRUCTION OF RESIDENTIAL VILLAS, COMMERCIAL AND RESIDENTIAL BUILDINGS, SWIMMING POOLS, COMPOUND WALL, IN PLOT BEARING SURVEY NO 31/1-A-1 (PART) OF PILERNE VILLAGE, BARDEZ TALUKA -GOA REF. NO. TPBZ/60/PIL/TCP-2022/63 DATED 04 JAN 2022.

AND FROM THE VILLAGE PANCHAYAT OF PILERNE-MARRA REF. NO. VP/PM/F-30/RES. VILLAS, ROW HOUSES, SWIM-POOL/COMMERCIAL AND RES BUILDING BLOCK/CLUB HOUSE/COM-WALL/2021-22/1844 DATED 28 JAN 2022.

PARKING SCHEDULE				
	NOS	PARKING PROVIDED	LOCATION	NOS
VILLA TYPE A	18	2 CARS / VILLA	ATTACHED TO VILLA	36
VILLA TYPE B	7	2 CARS / VILLA	ATTACHED TO VILLA	14
VILLA TYPE C	10	2 CARS / VILLA	ATTACHED TO VILLA	20
PENTHOUSES	10	2 CARS / VILLA	OFF-STREET PARKING	20
COMMERCIAL BLOCK A SHOPS	17	2 CARS / SHOP	OFF-STREET PARKING	34
COMMERCIAL BLOCK B SHOPS	6	2 CARS / SHOP	OFF-STREET PARKING	12
VISITORS	10		OFF-STREET PARKING	10
TOTAL				146

POOL TYPE 1	25 Nos.	21.00 sqmtrs	525.00 sqmtrs
POOL TYPE 2	10 Nos.	24.00 sqmtrs	240.00 sqmtrs
TOTAL POOL BUA			
			765.00 sqmtrs

	BUA	FREE FROM FAR		ADDED FOR FAR		FAR	FAR %
		Balc/Ver	Staircase	Double Height			
VILLA TYPE A							
GROUND FLOOR	162.05	19.49	-	-	-	142.66	
FIRST FLOOR	134.22	12.64	-	-	24.16	145.74	
TOTAL	296.27	32.13	-	24.16	24.16	288.30	
18 NOS	5332.86	578.34	-	434.88	5189.40	1542.10	22.478%
VILLA TYPE B							
GROUND FLOOR	124.84	14.68	-	-	-	110.16	
FIRST FLOOR	98.44	10.80	-	-	22.50	110.14	
TOTAL	223.28	25.48	-	22.50	22.50	220.30	
7 NOS	1562.96	178.36	-	157.50	1542.10	1542.10	22.478%
VILLA TYPE C							
GROUND FLOOR	170.65	18.63	-	-	-	152.02	
FIRST FLOOR	148.46	21.64	-	-	25.18	152.00	
SECOND FLOOR	89.62	-	-	-	-	89.62	
TOTAL	408.73	40.27	-	25.18	25.18	393.64	
10 NOS	4087.30	402.70	-	251.80	3936.40	3936.40	17.051%
COMMERCIAL A							
GROUND FLOOR	2512.83	139.96	64.80	1284.19	-	3592.26	15.560%
COMMERCIAL B							
GROUND FLOOR	283.13	40.38	-	-	-	242.75	1.049%
PENTHOUSES							
FIRST FLOOR	1266.97	-	32.40	-	-	1235.57	
SECOND FLOOR	802.97	36.00	-	413.09	-	1180.06	
TOTAL	2070.94	36.00	32.40	413.09	413.09	2415.63	10.459%
CLUB HOUSE							
GROUND FLOOR	142.50	22.50	-	-	-	120.00	
FIRST FLOOR	142.50	-	-	-	-	142.50	
TOTAL	285.00	22.50	-	-	-	262.50	1.137%
GRAND TOTAL	16134.02	1398.24	97.20	2541.46	17180.04	17180.04	74.41%

AREA STATEMENT

PLOT AREA S. NO 31/1-A-1 (PART)	25000.00 sqmtrs
ROAD WIDENING AREA	1914.32 sqmtrs
NET EFFECTIVE PLOT AREA	23085.65 sqmtrs
COVERAGE	8435.74 sqmtrs
COVERAGE IN %	36.54 %
BUA ON GROUND FLOOR	8435.74 sqmtrs
BUA ON FIRST FLOOR	5999.11 sqmtrs
BUA ON SECOND FLOOR	1699.17 sqmtrs
FAR ON GROUND FLOOR	8813.83 sqmtrs
FAR ON FIRST FLOOR	6289.95 sqmtrs
FAR ON SECOND FLOOR	2076.26 sqmtrs
TOTAL BUA	16134.02 sqmtrs
TOTAL FAR	17180.04 sqmtrs
FAR	74.41 %
FAR PERMISSIBLE	80%
20000.00 sqmtrs	
BUA OF POOLS	765.00 sqmtrs
BUA FOR INFRASTRUCTURE TAX	16899.02 sqmtrs
OPEN SPACE REQUIRED	15%
3462.85 sqmtrs	
OPEN SPACE PROVIDED	3463.10 sqmtrs

SCALE: 1:500, 1:100 DATE: 24-02-2021
 APPROVAL DRAWINGS SHEET NO: 01

NAME & SIGNATURE OF ARCHITECT/ENGINEER

[Signature]
 Edgar Afonso
 B. E. (Civil)
 Reg. No. ER/0014/2011
 (T.C.P. Dept. Govt. of Goa)

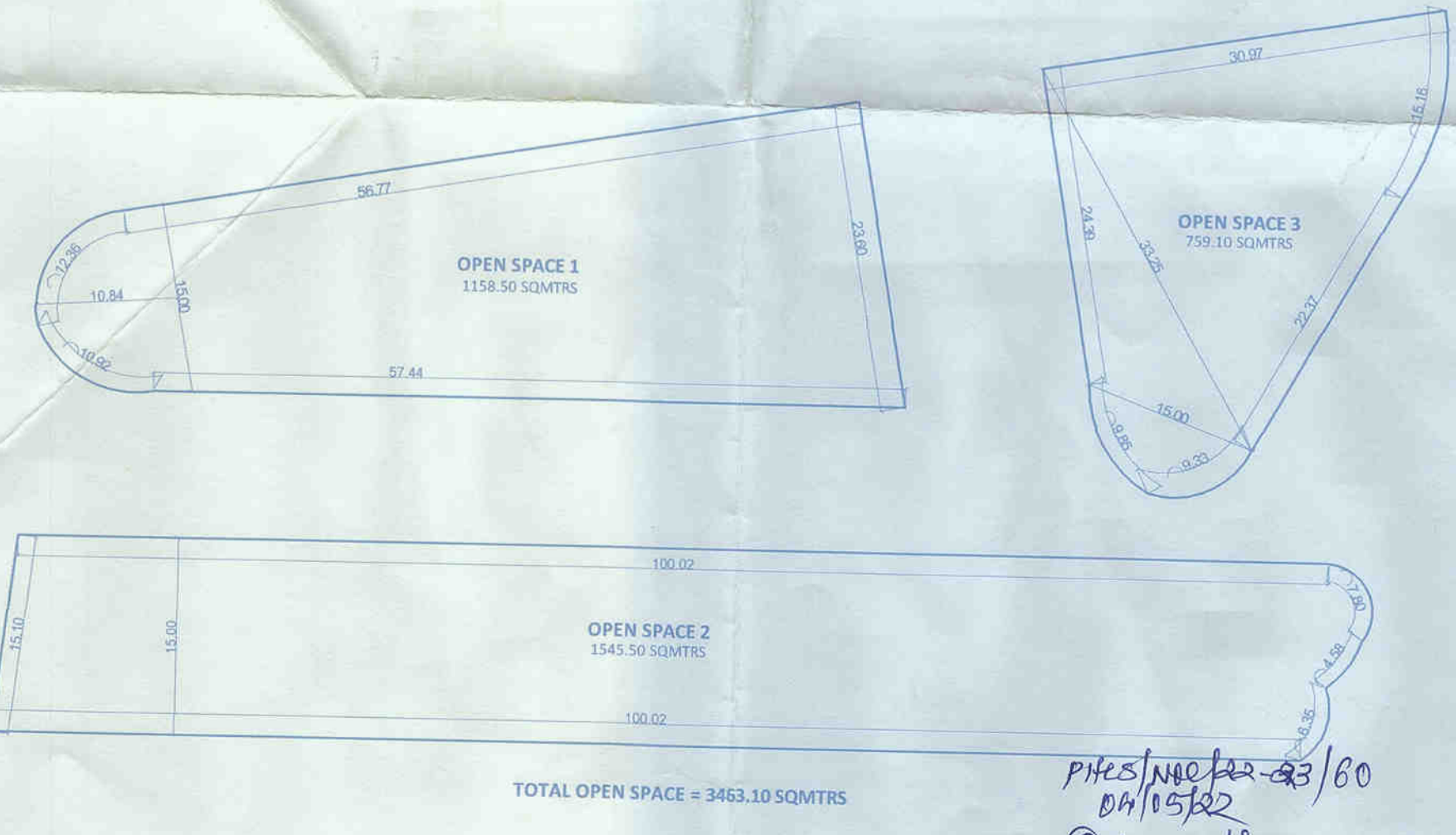
NAME & SIGNATURE OF OWNER

[Signature]

REVISED PLANS FOR PROPOSED CONSTRUCTION OF RESIDENTIAL VILLAS A, B, C, SWIMMING POOLS, PENTHOUSES, COMMERCIAL BLOCKS A, B AND COMPOUND WALL IN PROPERTY BEARING S. NO. 31/1-A-1 (PART) OF VILLAGE PILERNE, BARDEZ - GOA FOR M/S AVE MIRIAM RESORTS PVT. LTD.



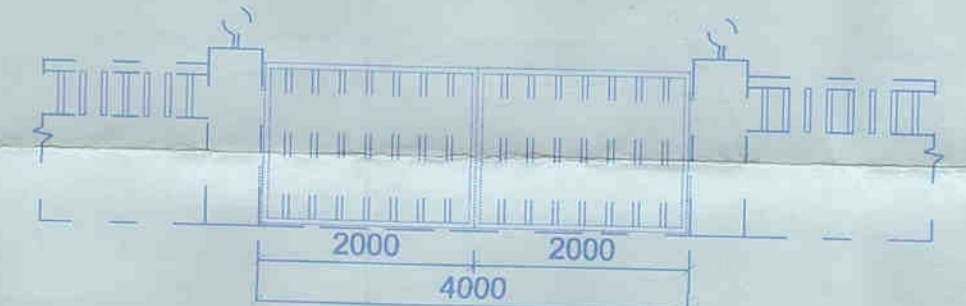
SITE PLAN
 SCALE: 1:500



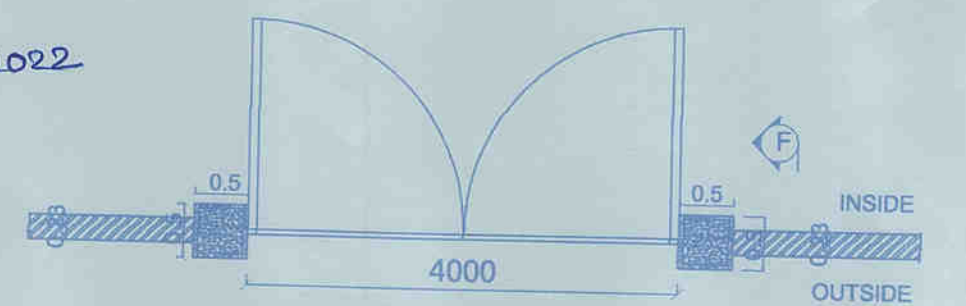
TOTAL OPEN SPACE = 3463.10 SQMTRS

PHES/NO/22-23/60
 04/15/22
[Signature]
 HEALTH OFFICER I.C.
 Primary Health Centre
 Saligao

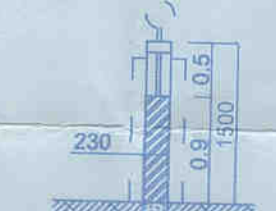
Approved with condition vide
 L. No.: TPBZ/60/PIL/TCP-22/1345
 dt: 16/03/2022
[Signature]
 Dy. Town Planner
 Town & Country Planning Dept
 Govt. of Goa, Mapusa



ELEVATION
 SCALE: 1:100



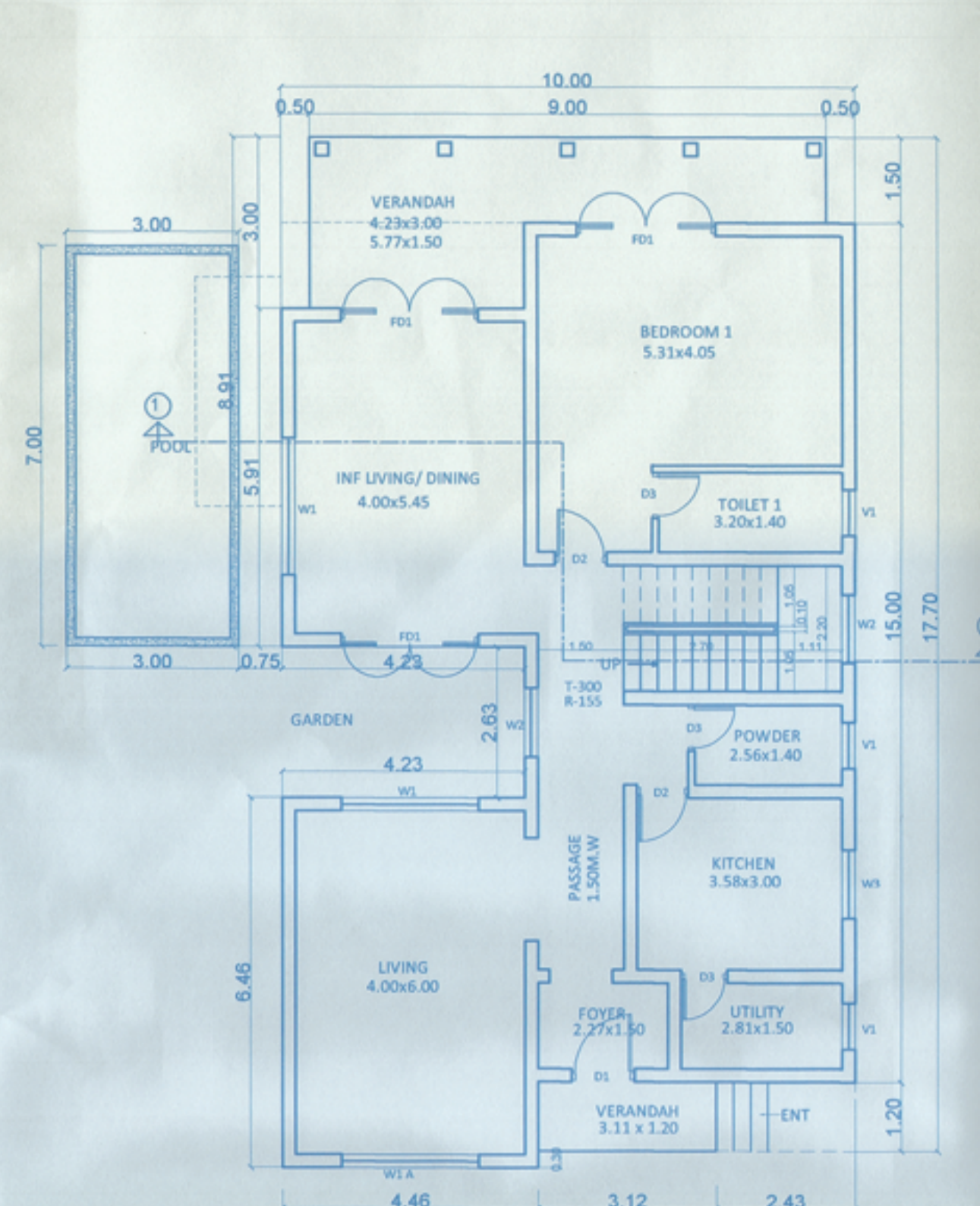
COMPOUND WALL PLAN
 SCALE: 1:100



SECTION F-F
 SCALE: 1:100



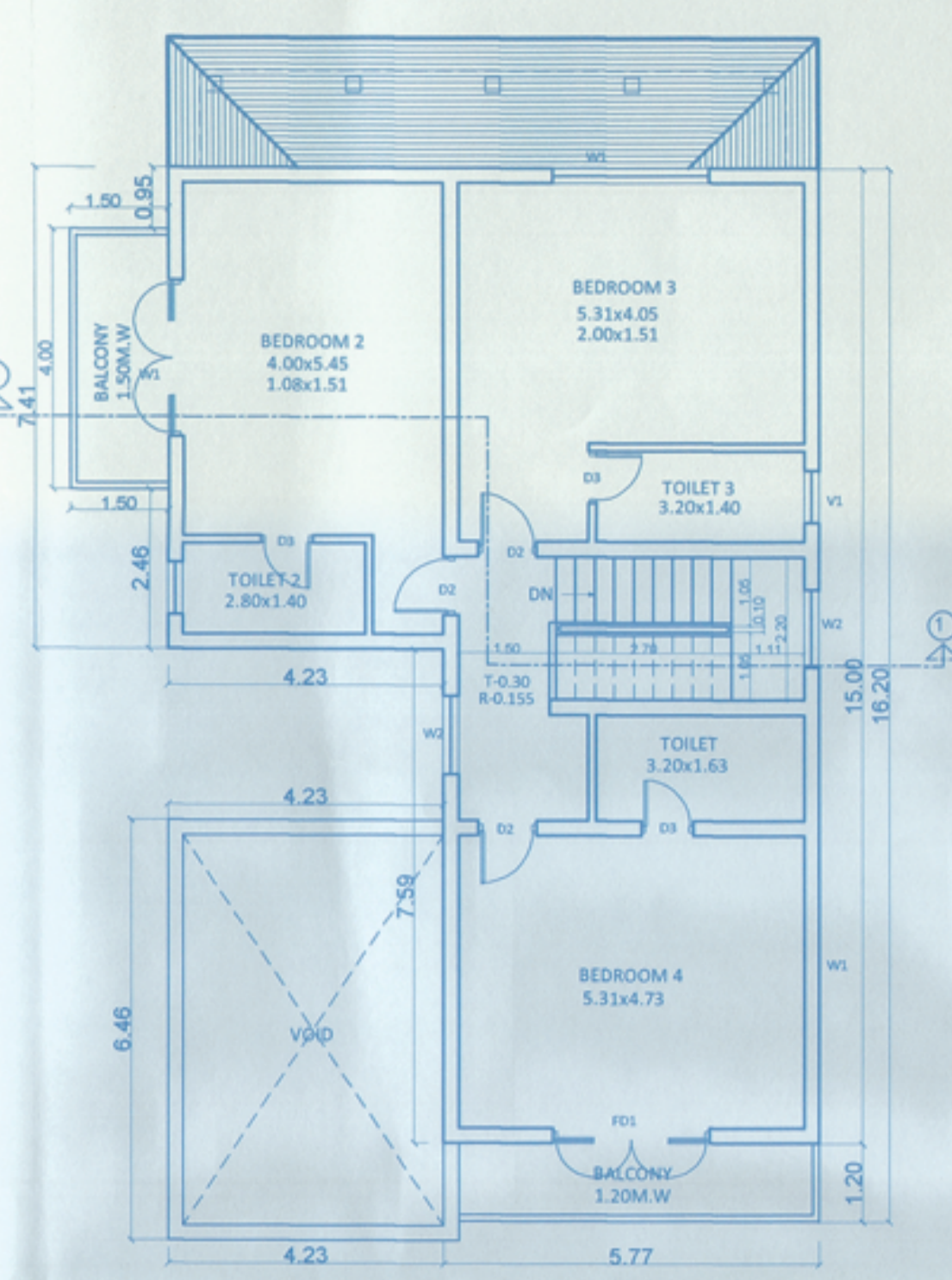
LOCATION PLAN
 NTS



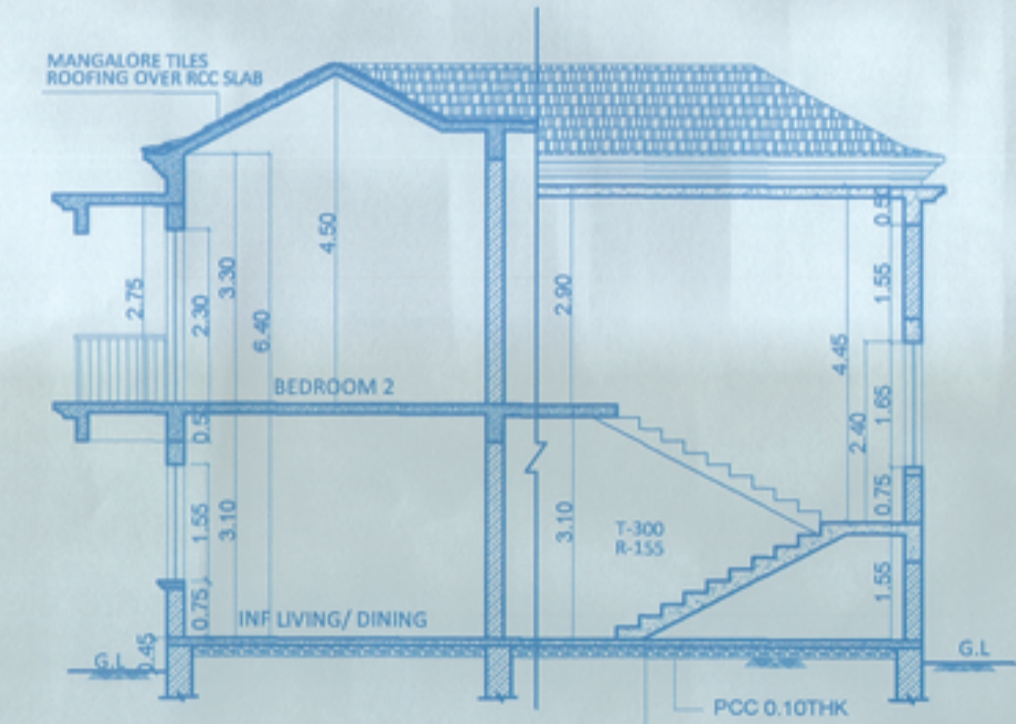
VILLA TYPE A GROUND FLOOR PLAN (SCALE 1:100)



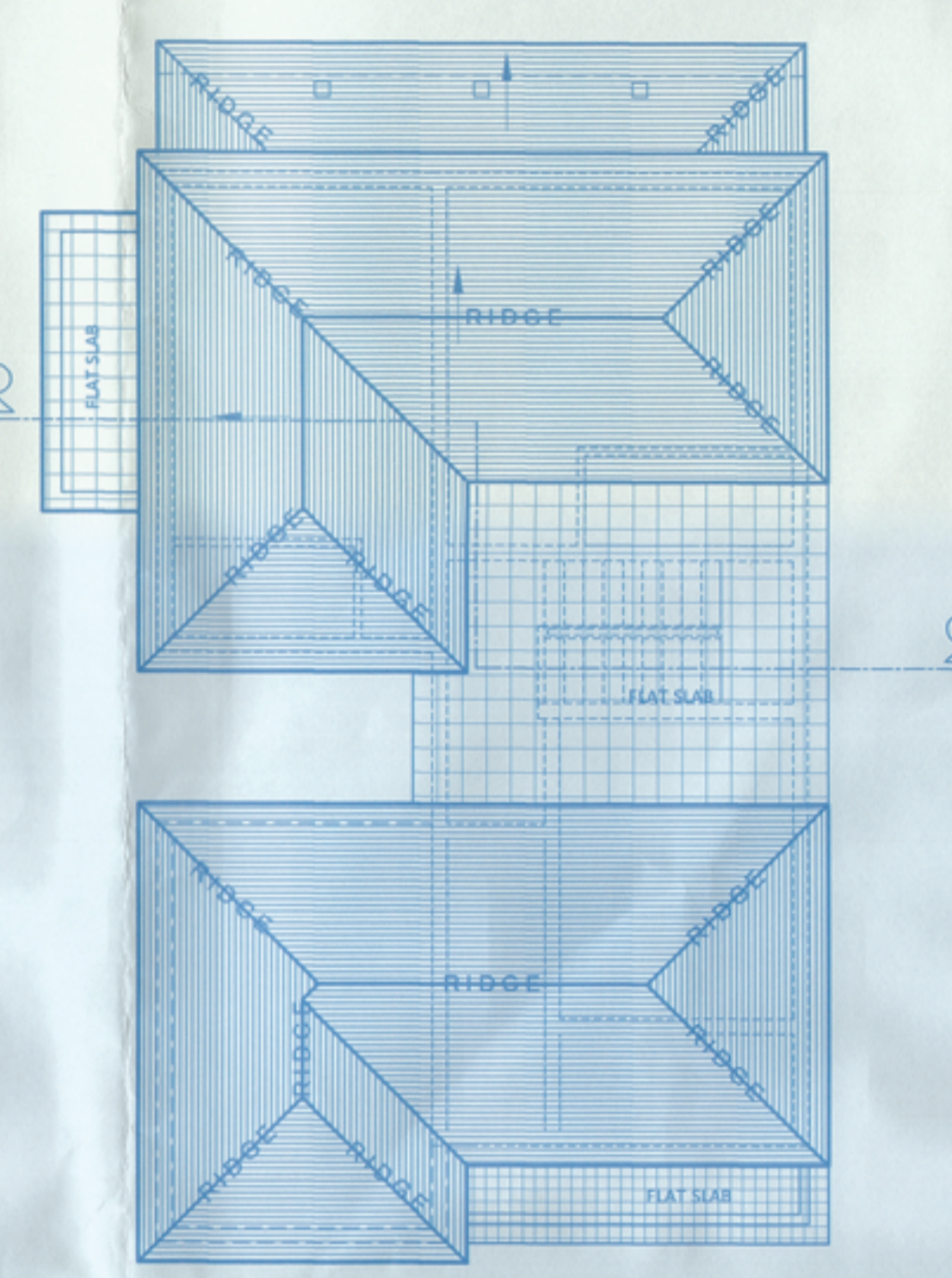
VILLA TYPE A FRONT ELEVATION



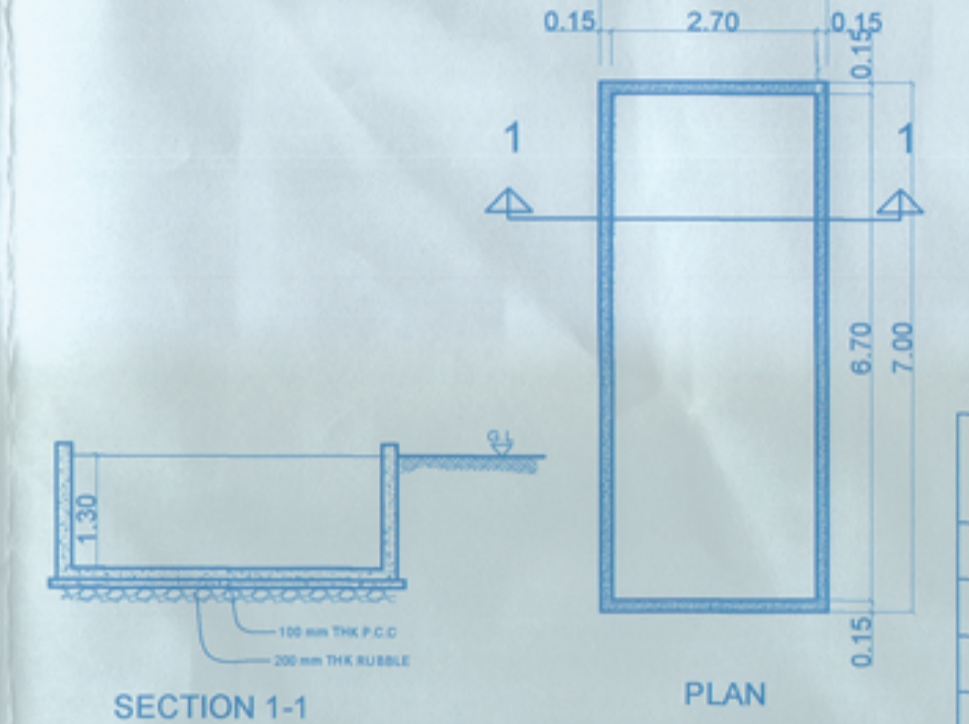
VILLA TYPE A FIRST FLOOR PLAN (SCALE 1:100)



VILLA TYPE A SECTION A-A



VILLA TYPE A ROOF PLAN (SCALE 1:100)



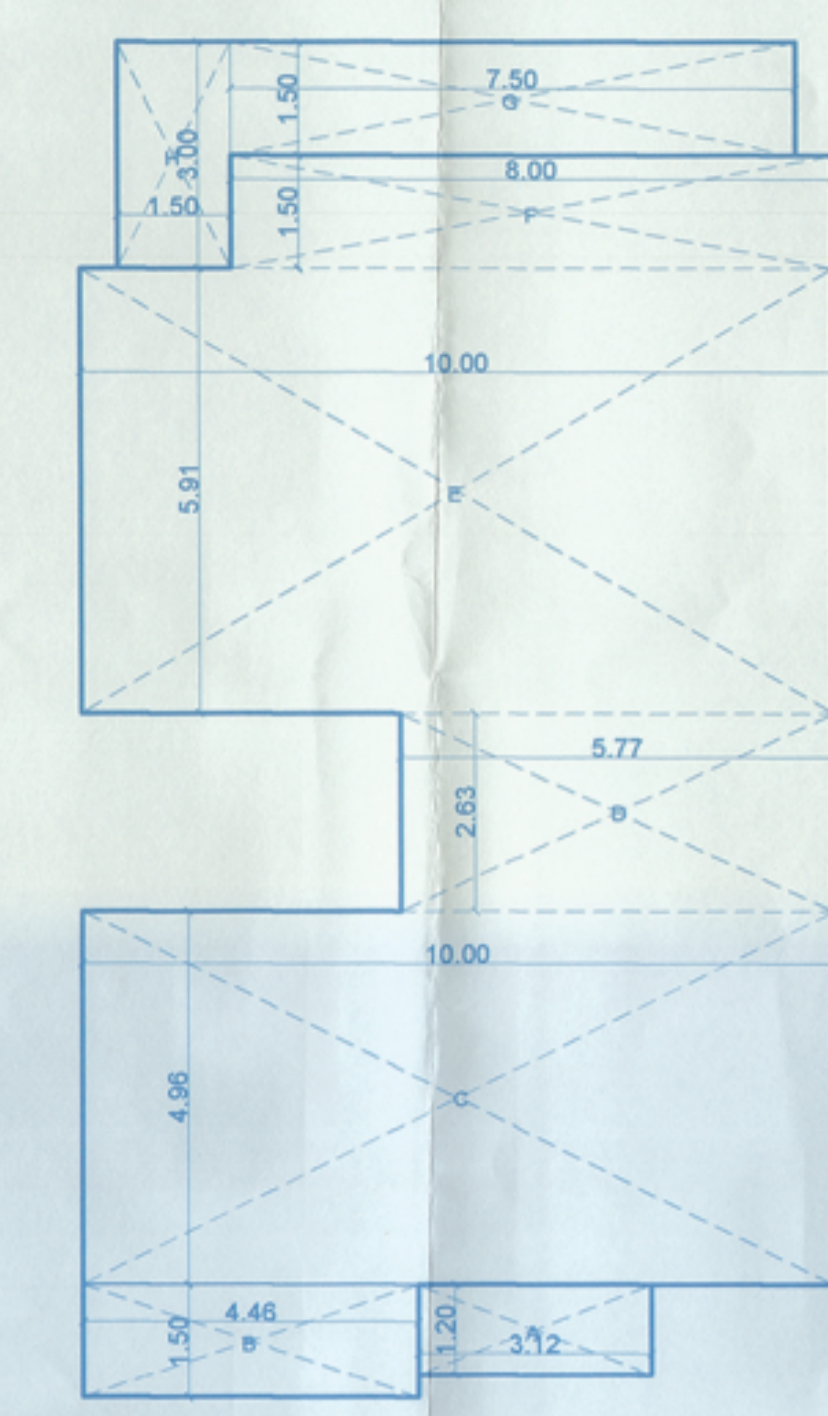
SECTION 1-1 SWIMMING POOL

POOL = 3.00 x 7.00 = 21.00
x 18 Villas = 378.00 Sqm

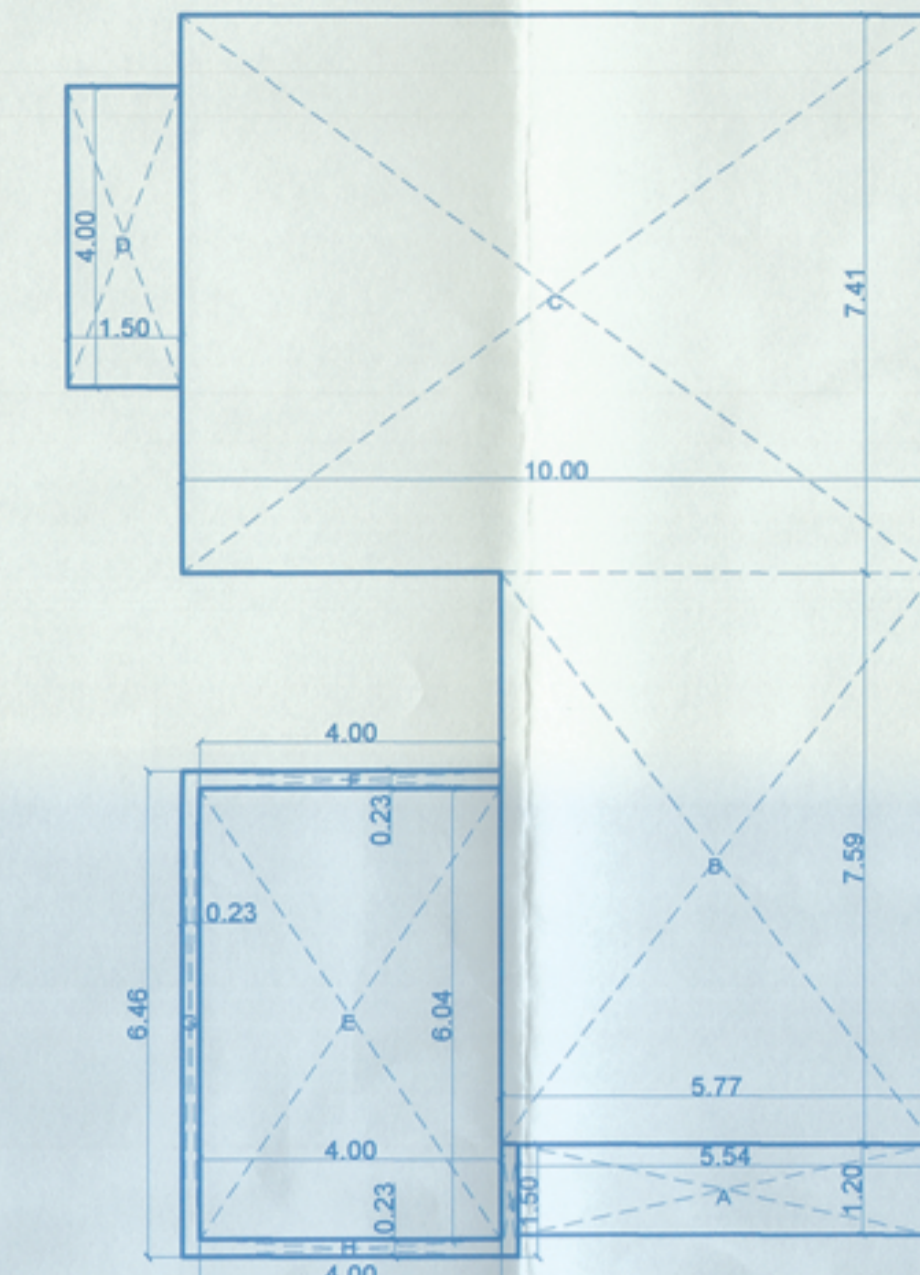
SR. NO	TYPE	L	B	SILL IN MT
1	D1	1.10	2.30	-
2	D2	0.90	2.30	-
3	D3	0.80	2.30	-
4	FD1	2.40	2.30	-

WINDOW	SCHEDULE
1 W/A	2.40 3.43 0.75
2 W1	2.40 1.55 0.75
3 W2	1.20 1.55 0.75
4 W3	1.20 1.30 1.10
5 V1	0.60 1.75 1.30

VILLA - TYPE A			
GROUND FLOOR AREA CALCULATION			
A	3.12 x 1.20 = 3.74		
B	4.48 x 1.50 = 6.69		
C	10.0 x 4.96 = 49.60		
D	5.77 x 2.83 = 15.17		
E	10.00 x 5.91 = 59.10		
F	8.00 x 1.50 = 12.00		
G	7.50 x 1.50 = 11.25		
H	1.50 x 3.00 = 4.50		
K	TOTAL B.U.A = 162.05sqm x 18 Villas = 2916.90sqm		
FAR	K - A - G - H = 142.56sqm x 18 Villas = 2566.08sqm		
COVERAGE	= 162.05sqm x 18 Villas = 2916.90sqm		



GROUND FLOOR AREA DIAGRAM (NTS)



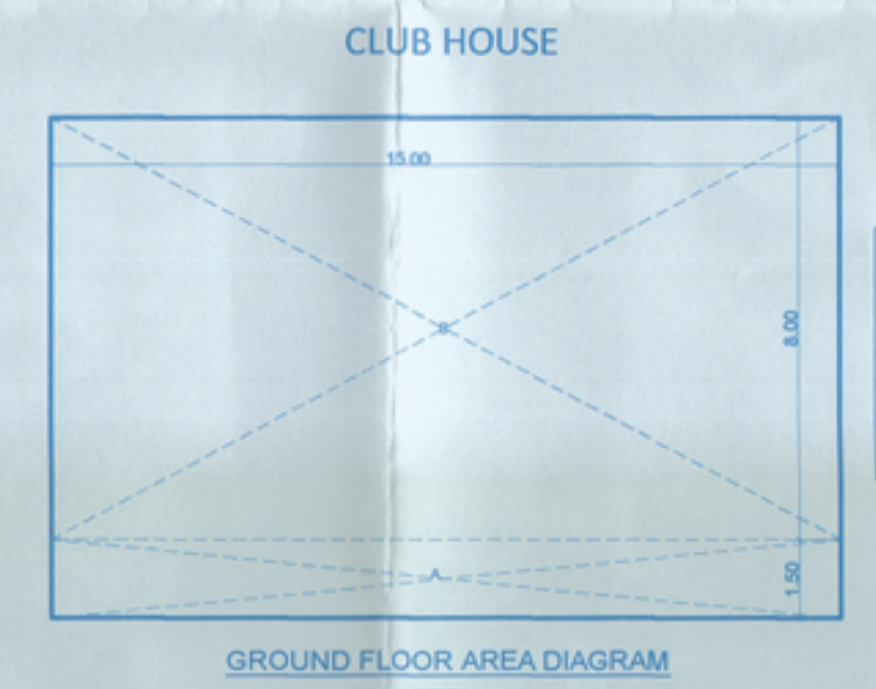
FIRST FLOOR AREA DIAGRAM (NTS)

VILLA - TYPE B	
FIRST FLOOR AREA CALCULATION	
A	5.54 x 1.20 = 6.65
B	5.77 x 7.59 = 43.80
C	10.00 x 7.41 = 74.10
D	1.50 x 4.00 = 6.00
E	4.00 x 6.04 = 24.16
F	4.00 x 0.23 = 0.92
G	0.23 x 6.46 = 1.48
H	4.00 x 0.23 = 0.92
I	0.23 x 1.50 = 0.35
TOTAL B.U.A	= A+B+C+D+E+G+H+I = 134.22sqm
TOTAL F.A.R	= B+C+E+F+G+H+I = 145.73sqm
	(145.73x18 VILLAS = 2623.14 Sqm)

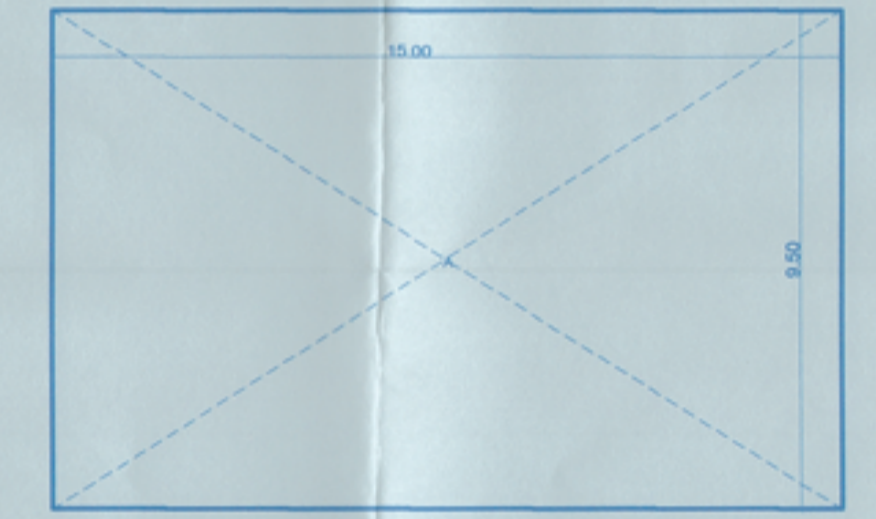
VILLA - TYPE A			
SCHEDULE OF OPENINGS			
DOOR SCHEDULE			
SR. NO	TYPE	L	B
1	D1	1.10	2.30
2	D2	0.90	2.30
3	D3	0.80	2.30
4	FD1	2.40	2.30

WINDOW SCHEDULE				
1	W/A	2.40	3.43	0.75
2	W1	2.40	1.55	0.75
3	W2	1.20	1.55	0.75
4	W3	1.20	1.30	1.10
5	V1	0.60	1.75	1.30

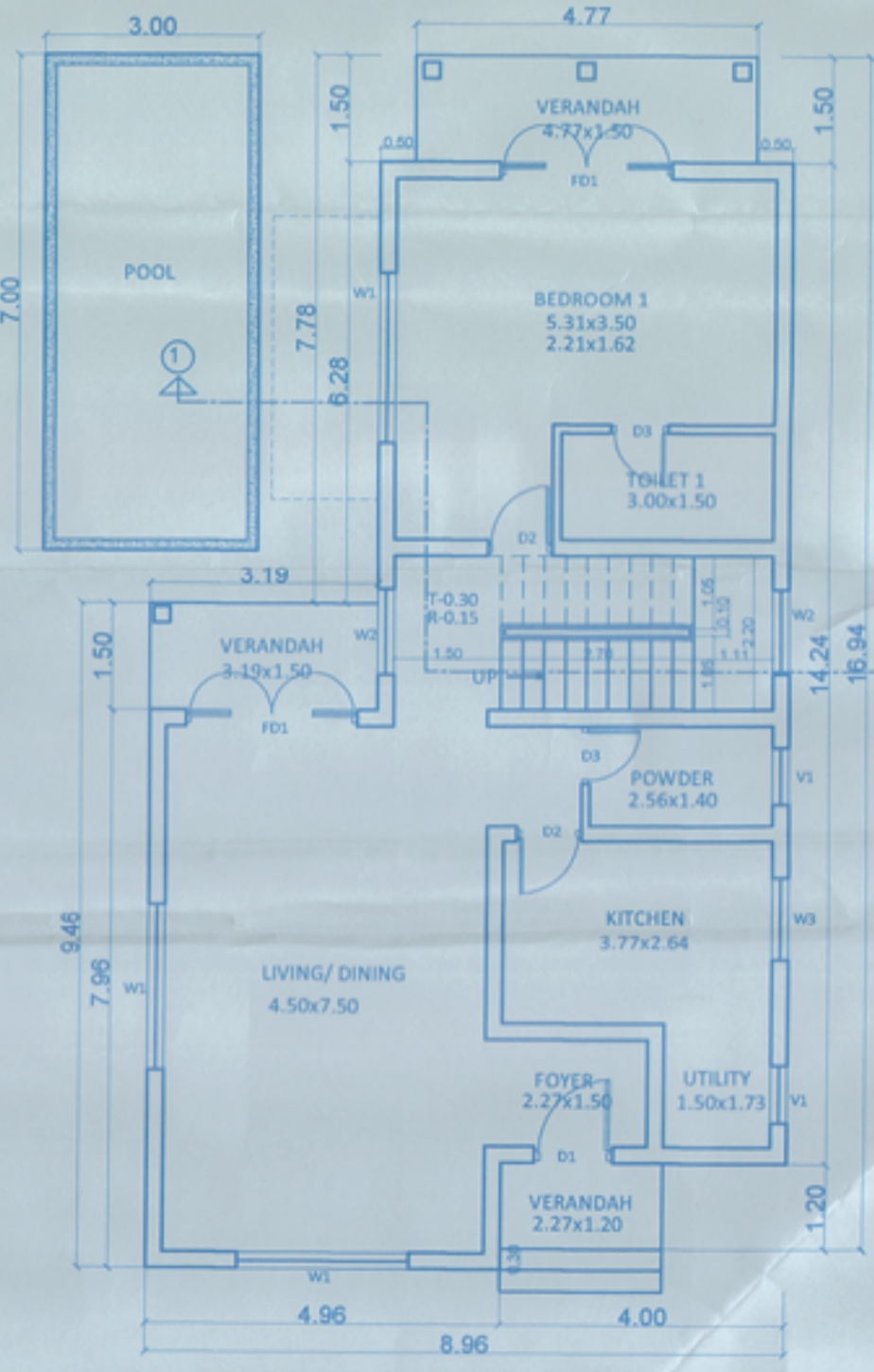
VILLA - TYPE B	
FIRST FLOOR AREA CALCULATION	
A	4.50 x 1.20 = 4.80
B	4.23 x 3.73 = 15.78
C	5.77 x 10.50 = 60.58
D	1.50 x 4.00 = 6.00
E	3.19 x 2.73 = 8.70
F	4.50 x 5.00 = 22.50
G	0.23 x 5.23 = 1.20
H	4.50 x 0.23 = 1.03
I	0.23 x 1.50 = 0.35
TOTAL B.U.A	= A+B+C+D+E+G+H+I = 98.44sqm
TOTAL F.A.R	= B+C+E+F+G+H+I = 110.14sqm
	(110.14x7 VILLAS = 770.98 Sqm)



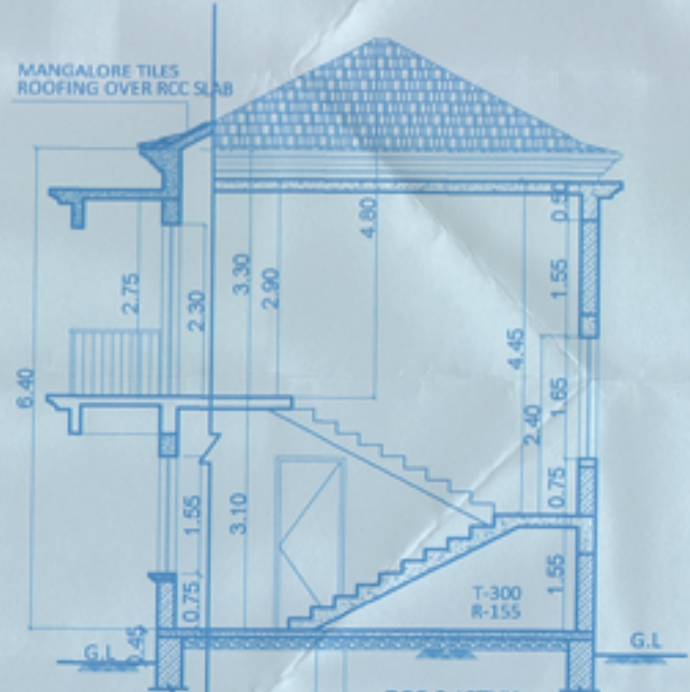
GROUND FLOOR AREA DIAGRAM (NTS)



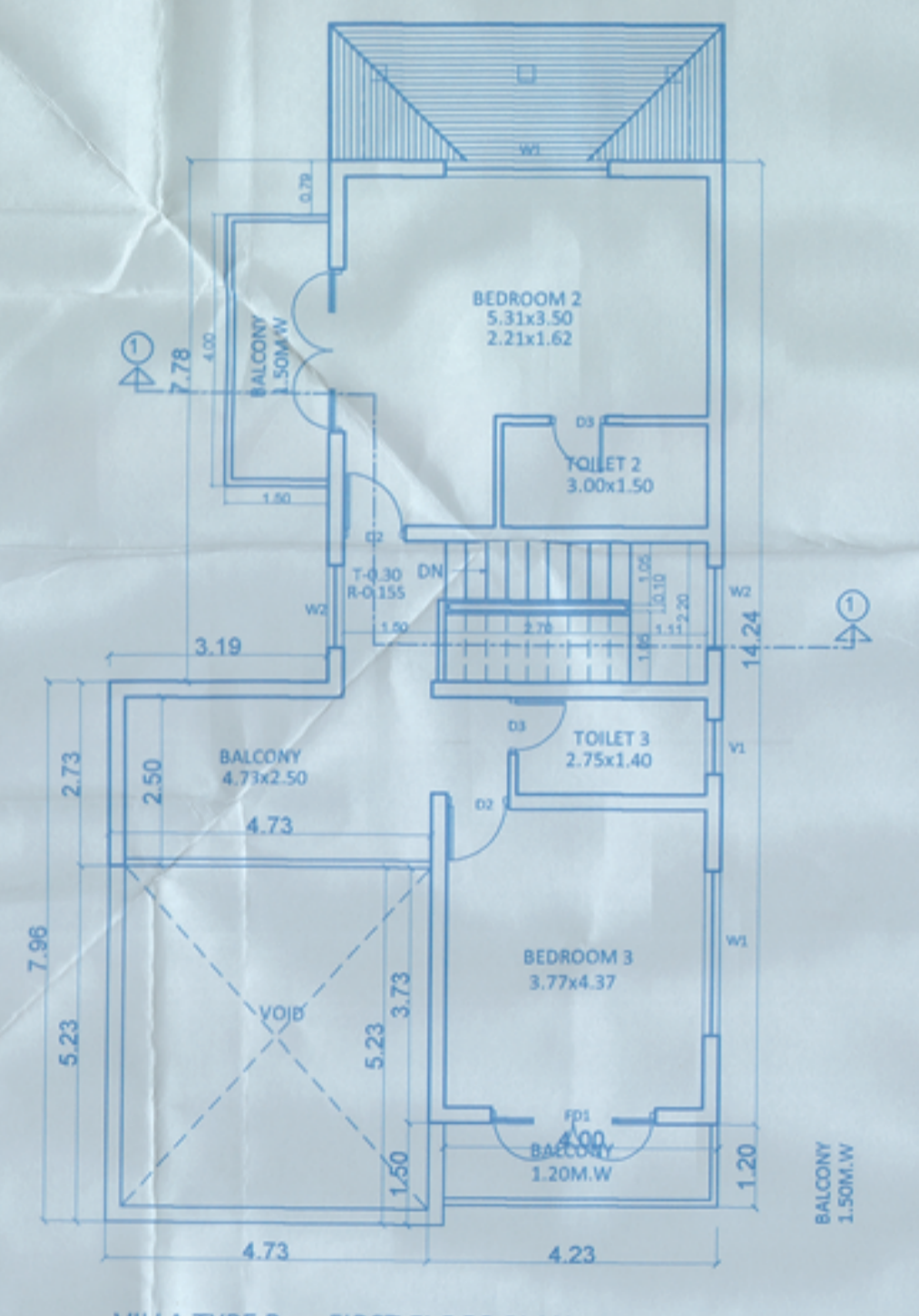
FIRST FLOOR AREA DIAGRAM (NTS)



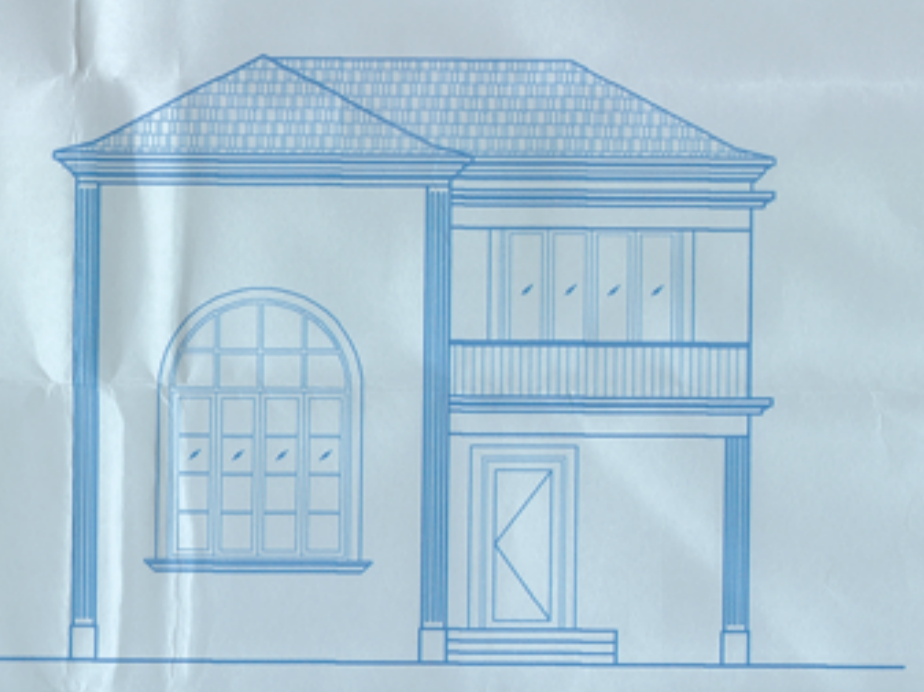
VILLA TYPE B GROUND FLOOR PLAN (SCALE 1:100)



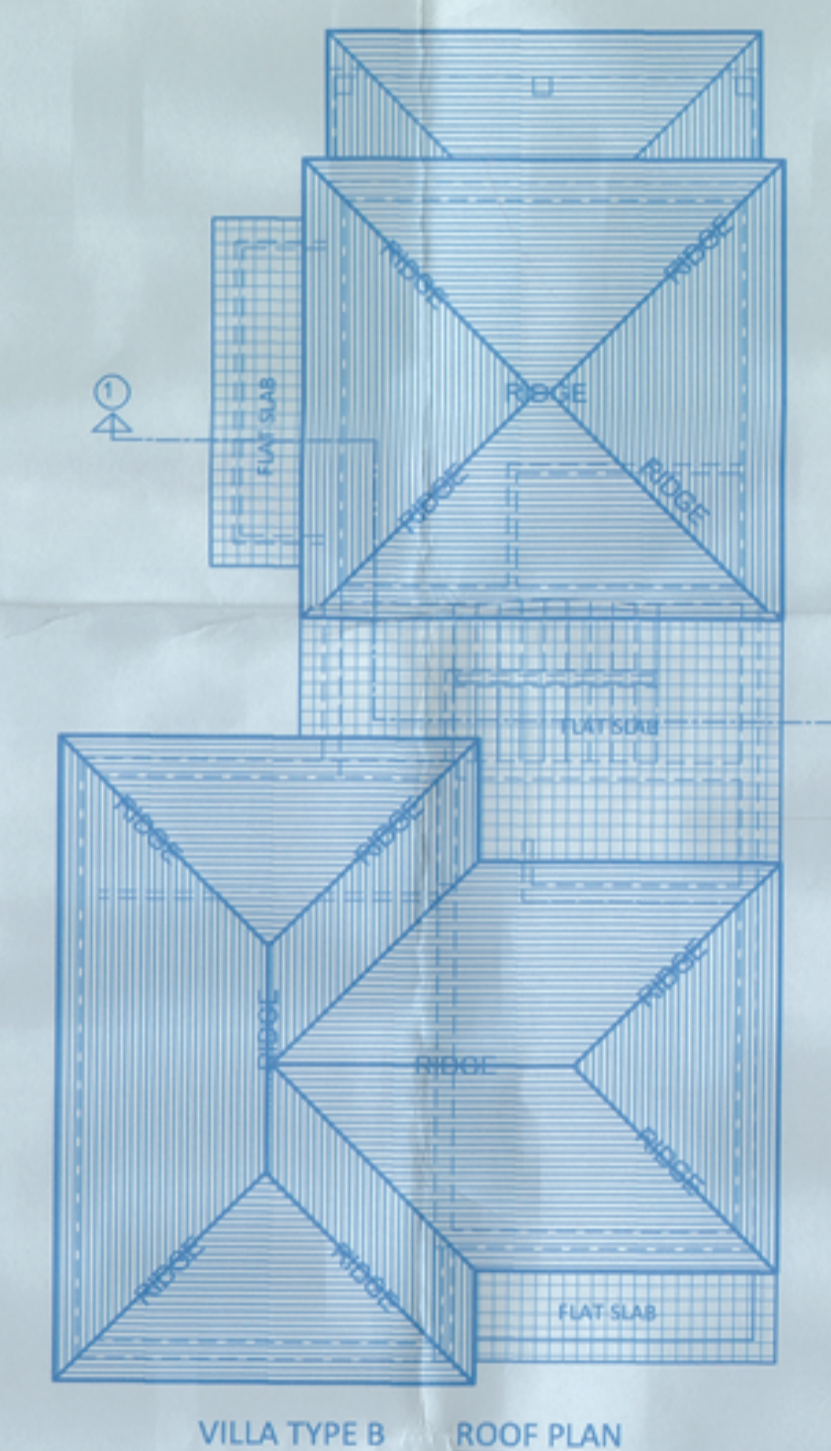
VILLA TYPE B SECTION A-A



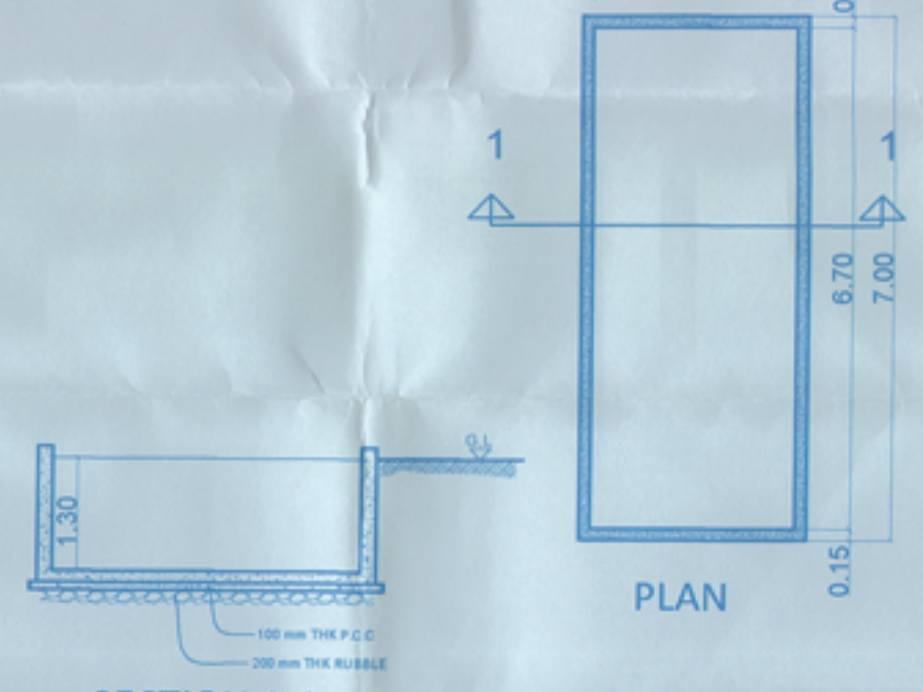
VILLA TYPE B FIRST FLOOR PLAN (SCALE 1:100)



VILLA TYPE B FRONT ELEVATION

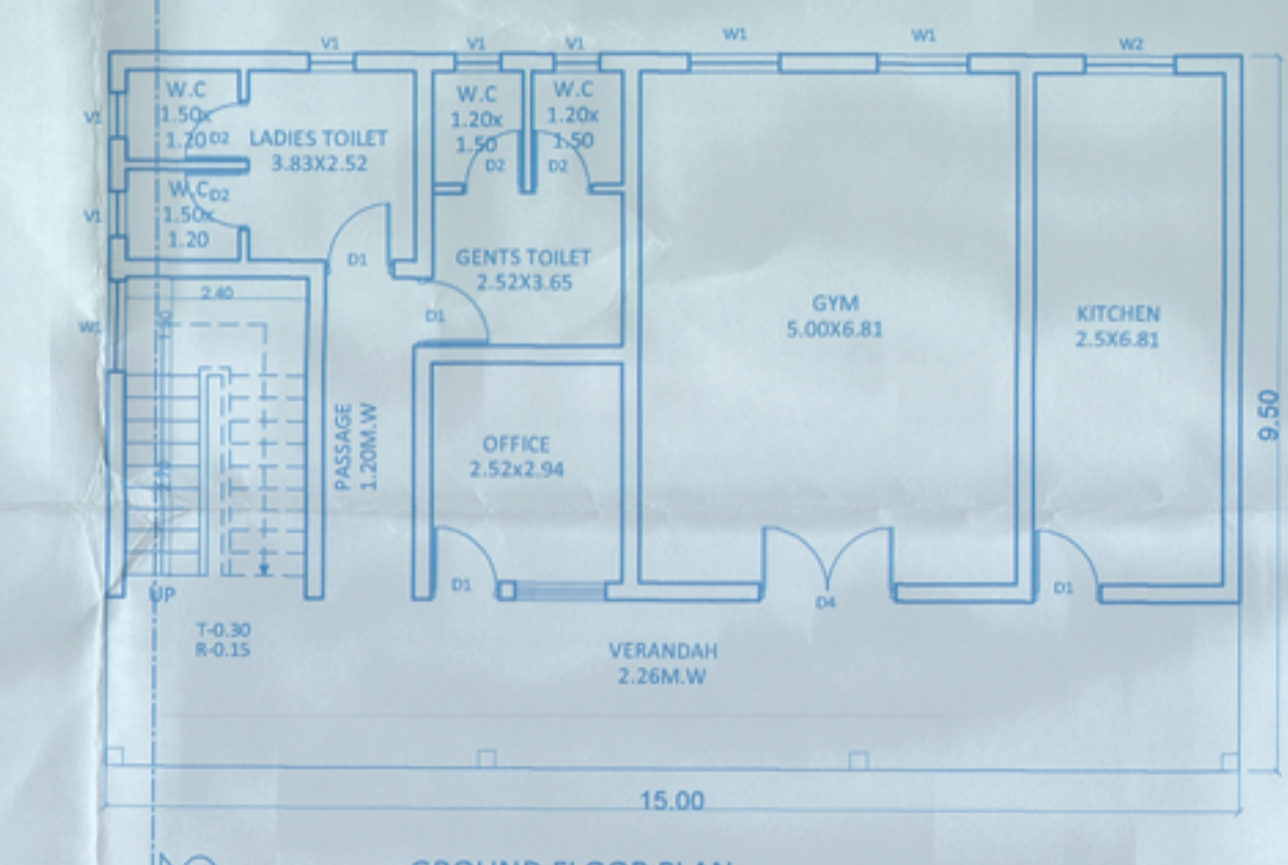


VILLA TYPE B ROOF PLAN (SCALE 1:100)

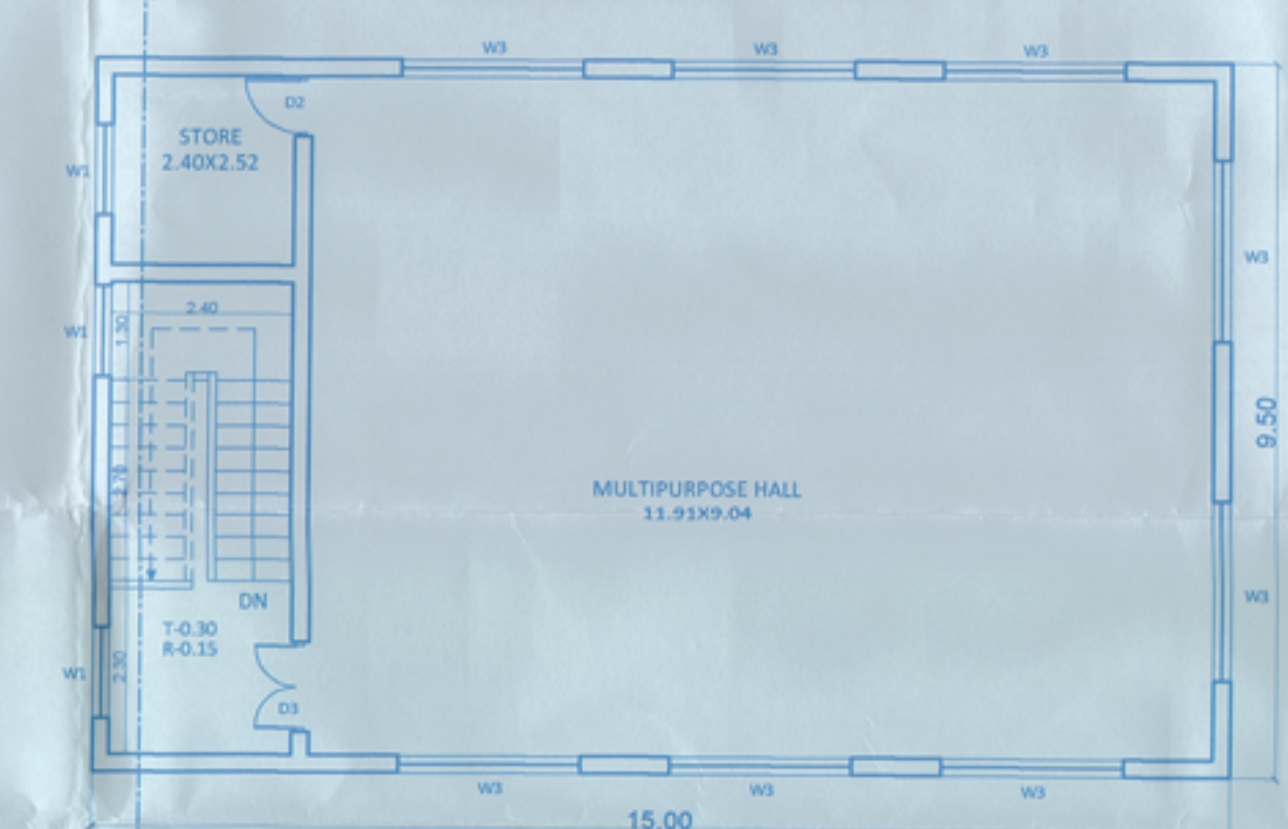


SECTION 1-1 SWIMMING POOL

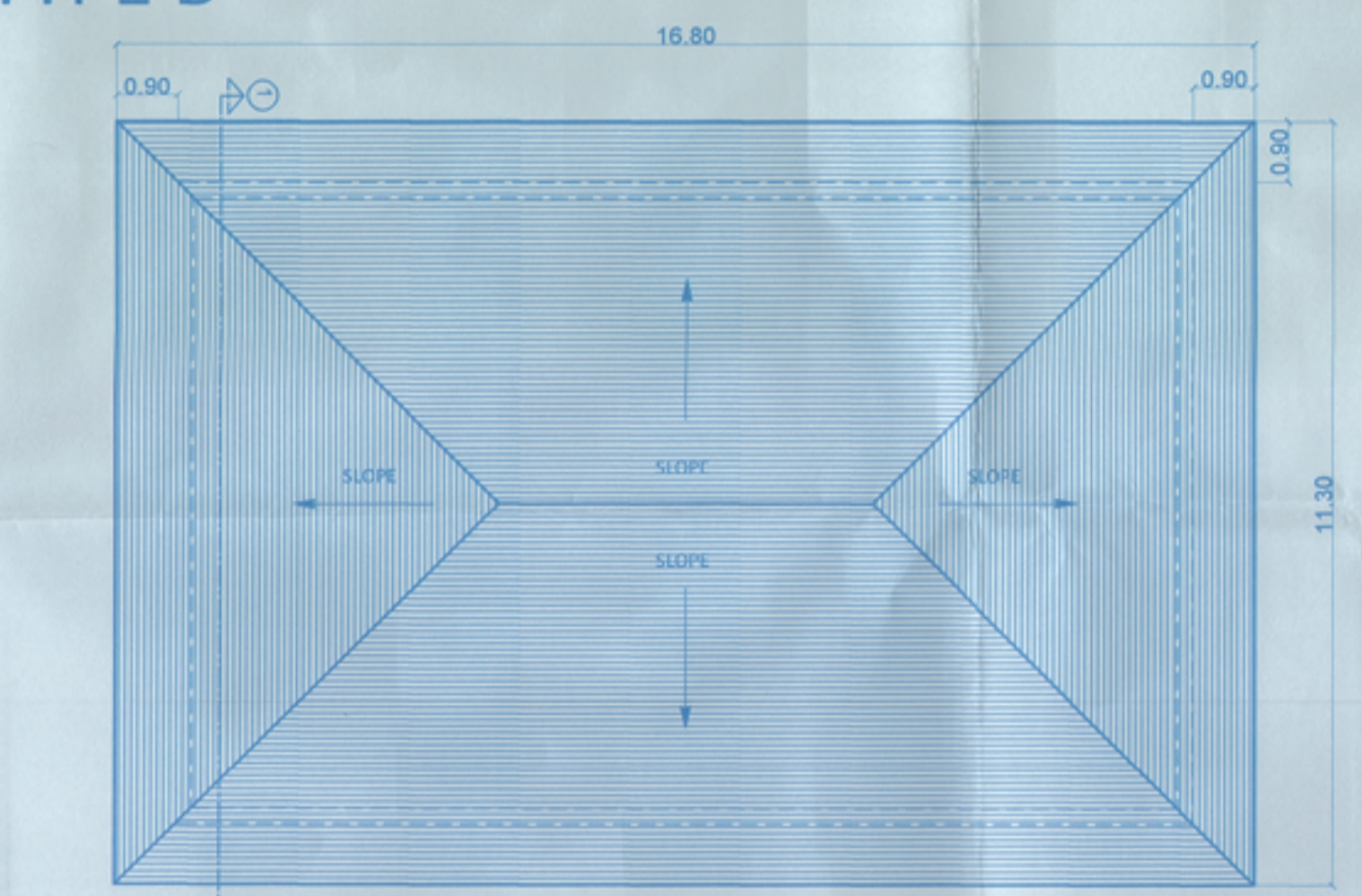
POOL = 3.00 x 7.00 = 21.00
x 7 Villas = 147.00 Sqm



GROUND FLOOR PLAN CLUB HOUSE



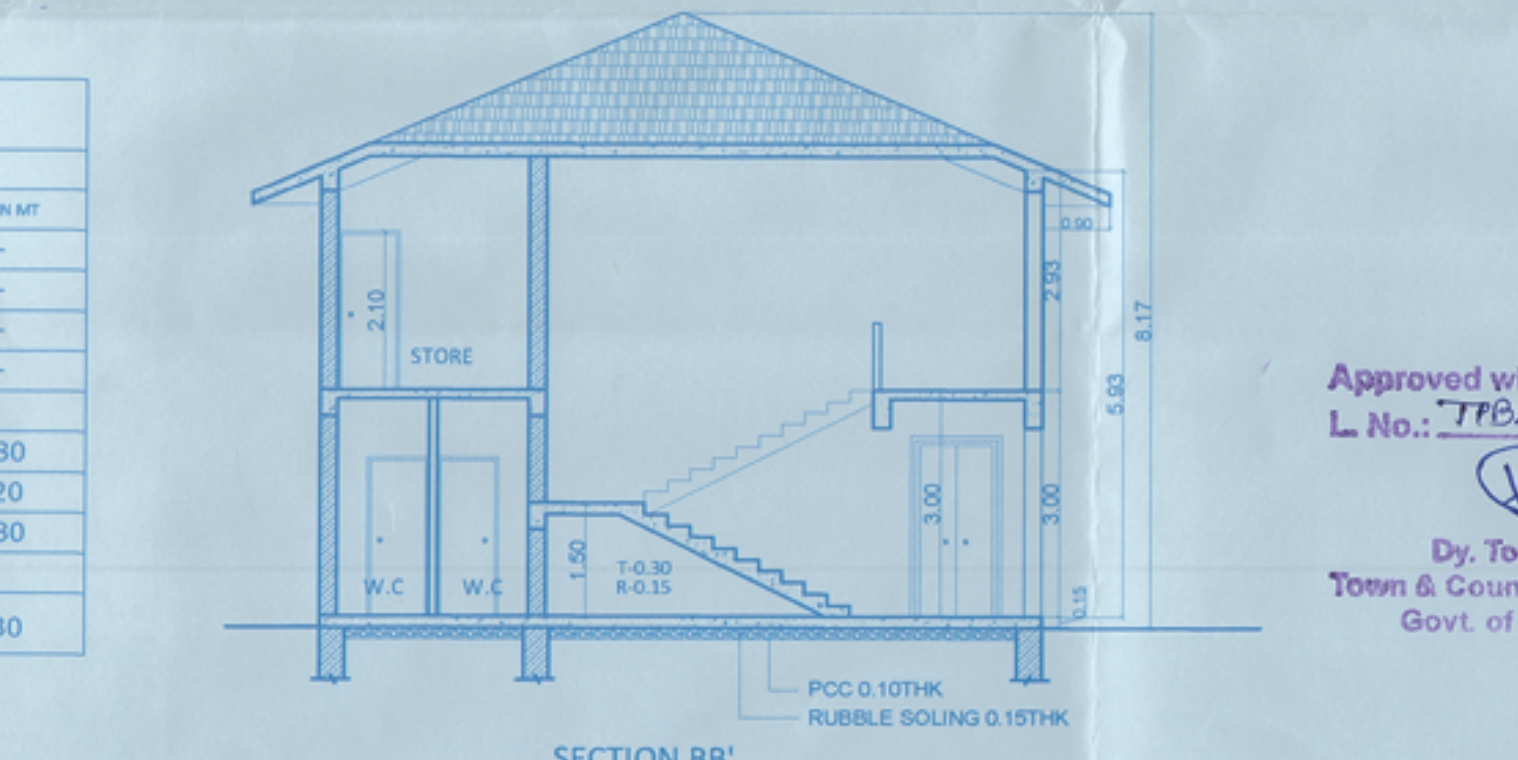
FIRST FLOOR PLAN CLUB HOUSE



ROOF PLAN CLUB HOUSE



FRONT ELEVATION



SECTION BB'

SCHEDULE OF OPENINGS			
DOOR SCHEDULE			
SR. NO	TYPE	L	B
1	D1	0.90	2.40
2	D2	0.80	2.10
3	D3	1.20	2.40
4	D4	1.20	2.40

WINDOW SCHEDULE				
1	W1	1.20	2.40	0.80
2	W2	1.20	2.40	1.20
3	W3	2.40	2.40	0.80

VENTILATOR SCHEDULE				
1	V1	0.60	1.75	1.30

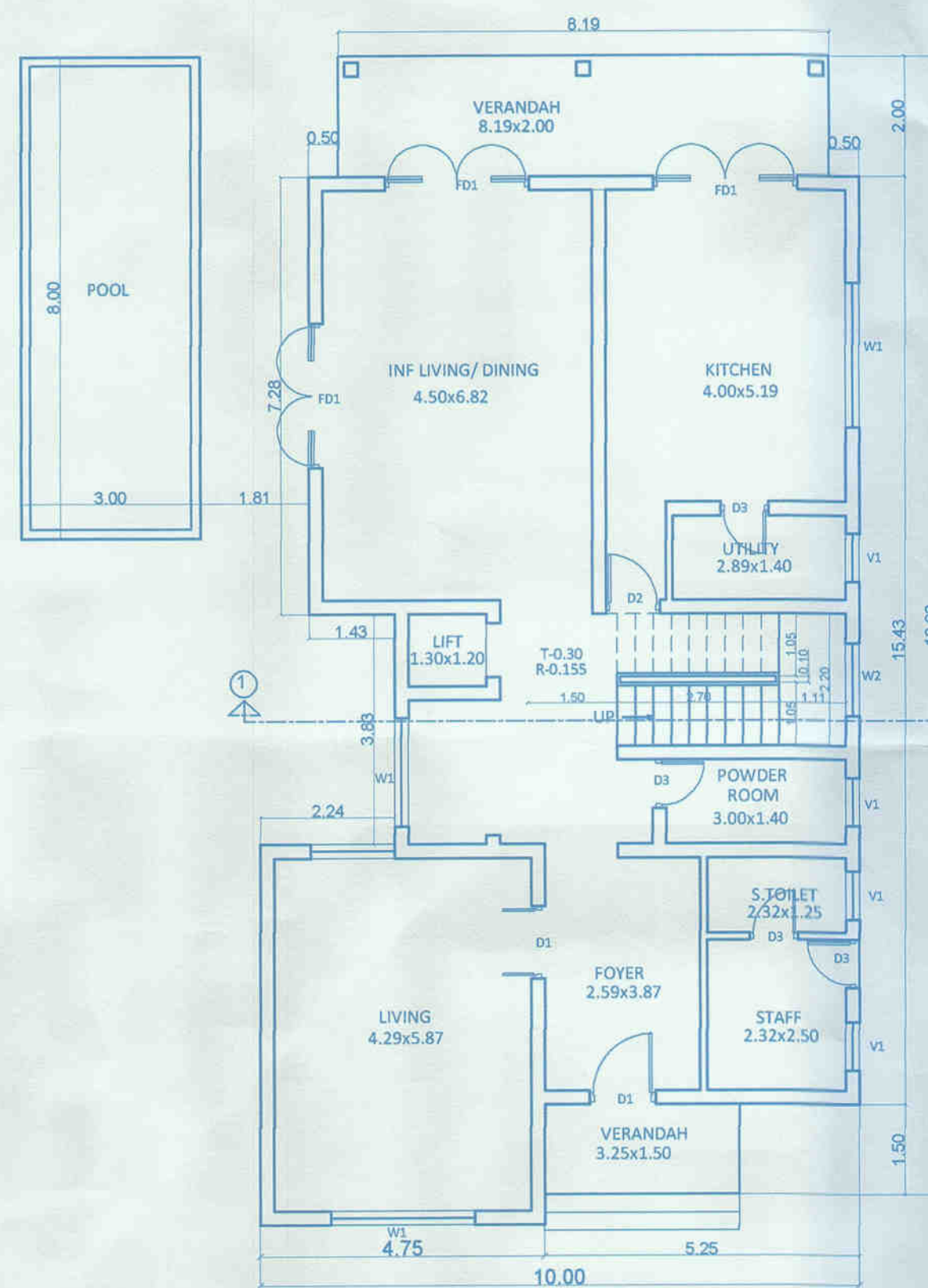
(Revised) residential/villas/commercial cum Res Building with swimming pool/2022-23/1615
16/15/2022
17/05/2022

VILLAGE PANCHAYAT
PILERNE - MIRIAM
SECRETARY
BARDEZ - GOA

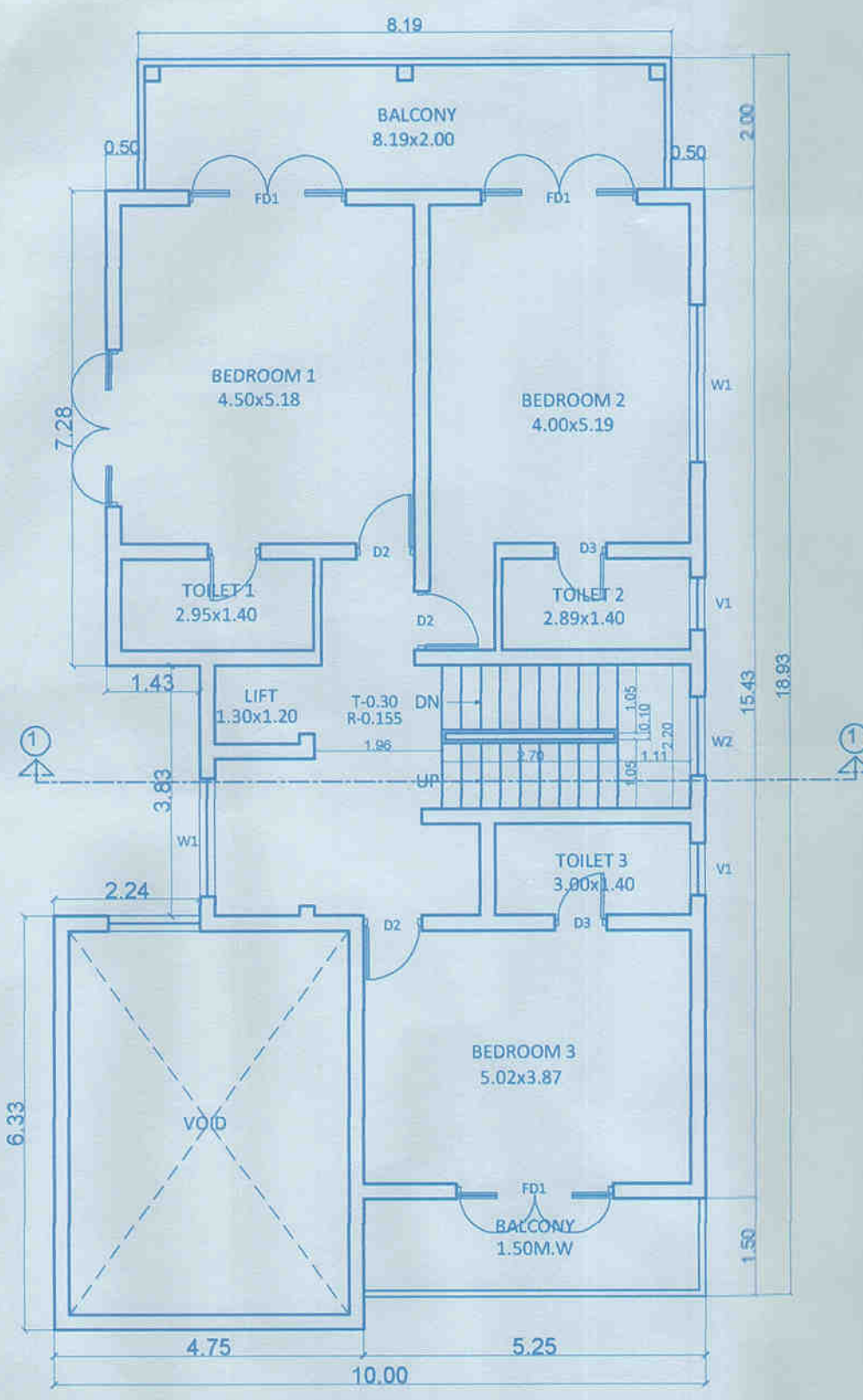
PHCS/MR/22-23/60
01/05/22
R. Manu
HEALTH OFFICER I.C.
Primary Health Centre
Salgaos

Approved with conditions vide
L.No.: 2702/60/2011/22/134/5
Dated: 16/3/2022
Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Salgaos

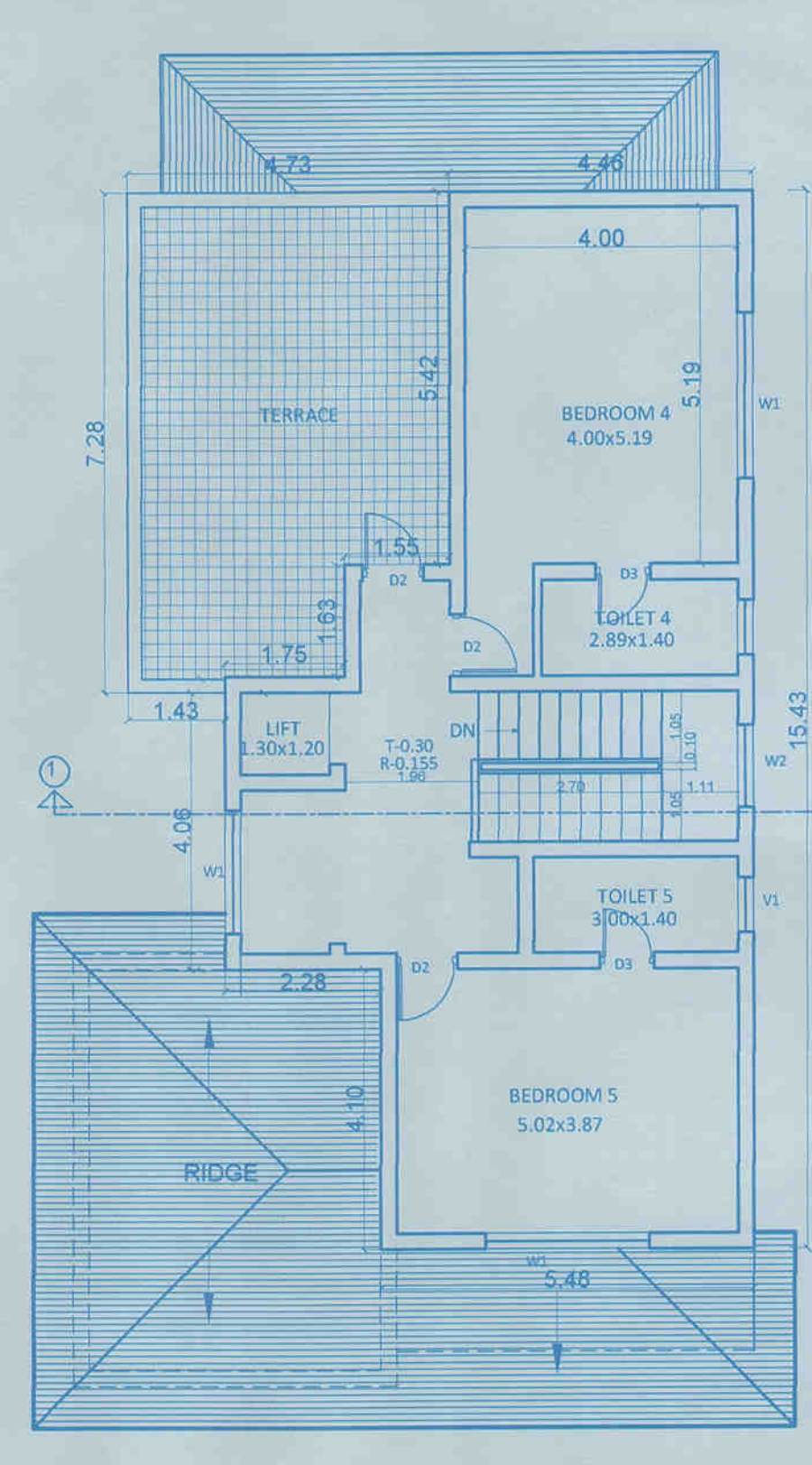
SCALE: 1:500, 1:100 DATE: 24-02-2022
APPROVAL DRAWINGS SHEET NO.: 02
NAME & SIGNATURE OF ARCHITECT/ENGINEER
Edgar Afonso
B. E. (Civil)
Reg. No. 677/2012
(T.C.P. Dept. Govt. of Goa)
NAME & SIGNATURE OF OWNER
REVISD PLANS FOR PROPOSED CONSTRUCTION OF RESIDENTIAL VILLAS A, B, C, SWIMMING POOLS, PENTHOUSES, COMMERCIAL BLOCKS A, B AND COMPOUND WALL IN PROPERTY BEARING S. NO. 31/1-A-1 (PART) OF VILLAGE PILERNE, BARDEZ - GOA FOR M/S AVE MIRIAM RESORTS PVT. LTD.



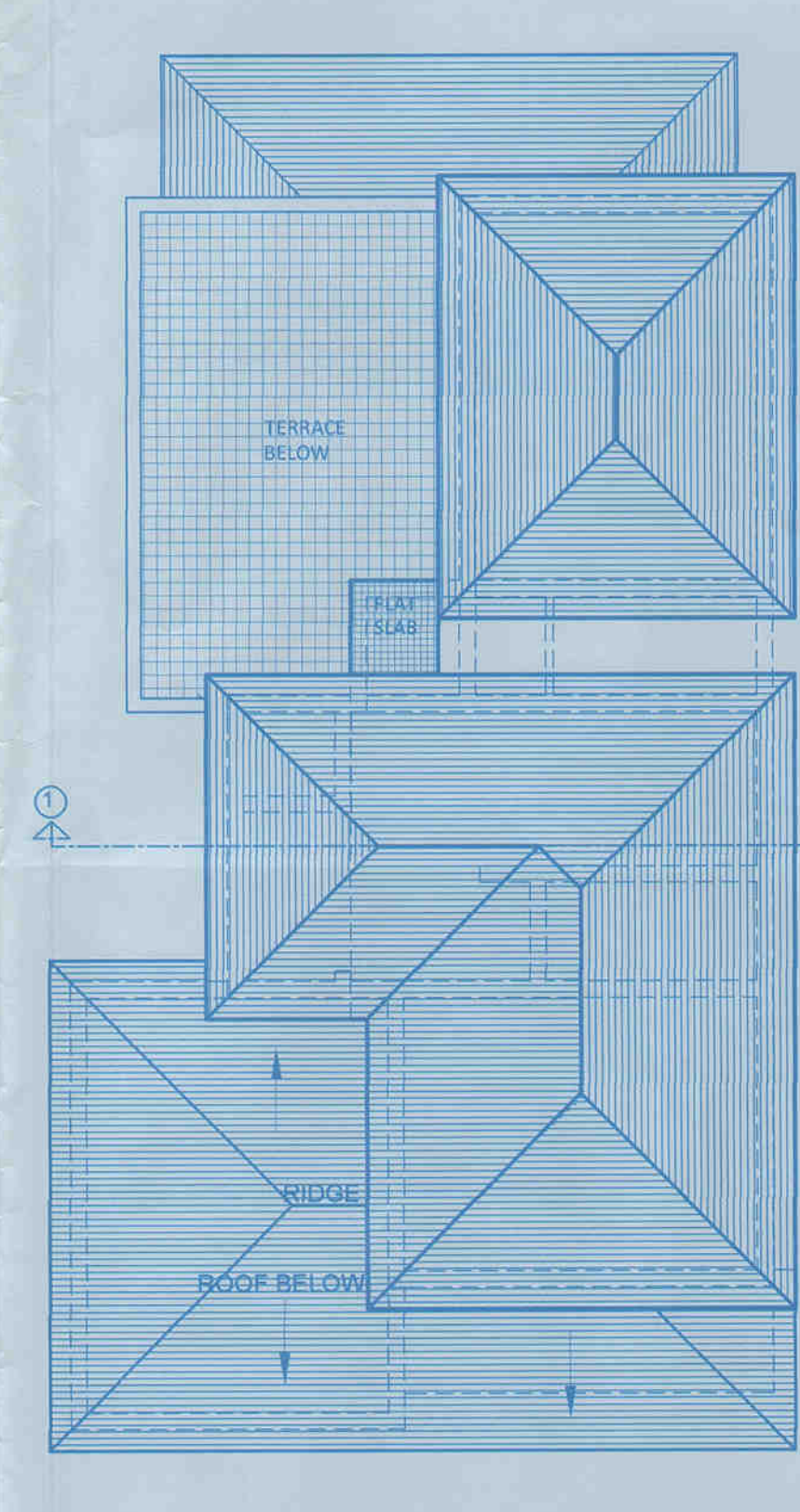
VILLA TYPE C GROUND FLOOR PLAN (SCALE 1:100)



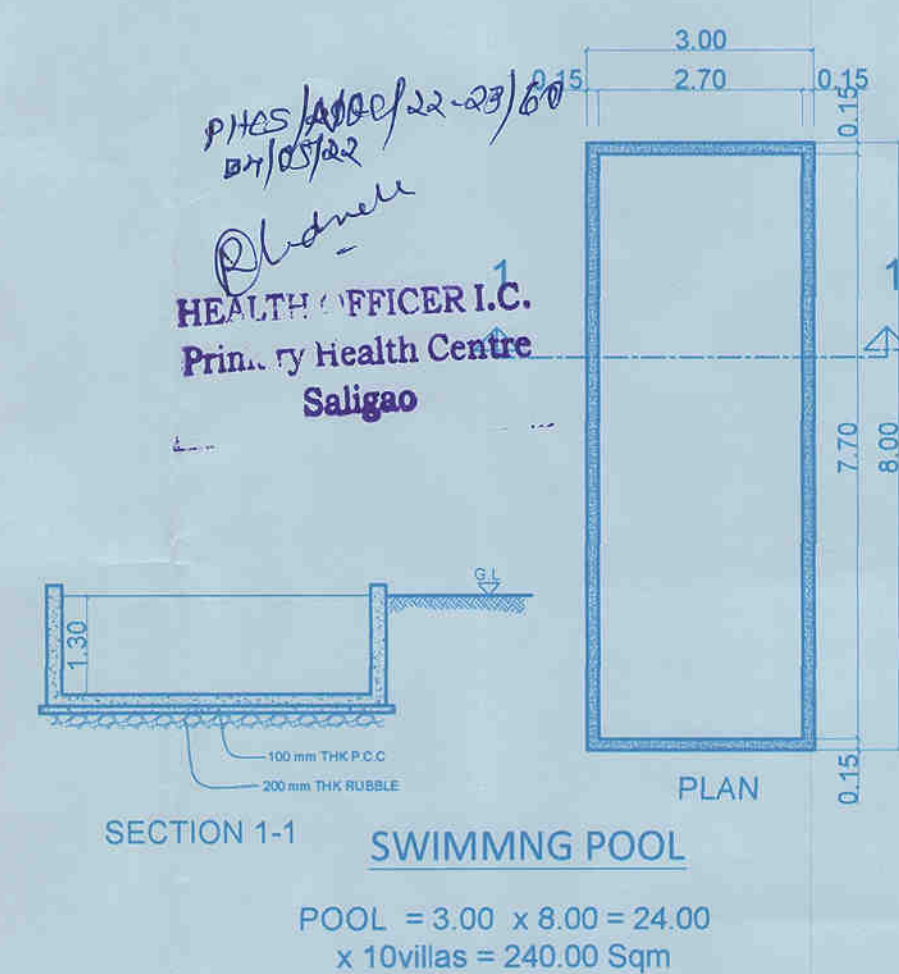
VILLA TYPE C FIRST FLOOR PLAN (SCALE 1:100)



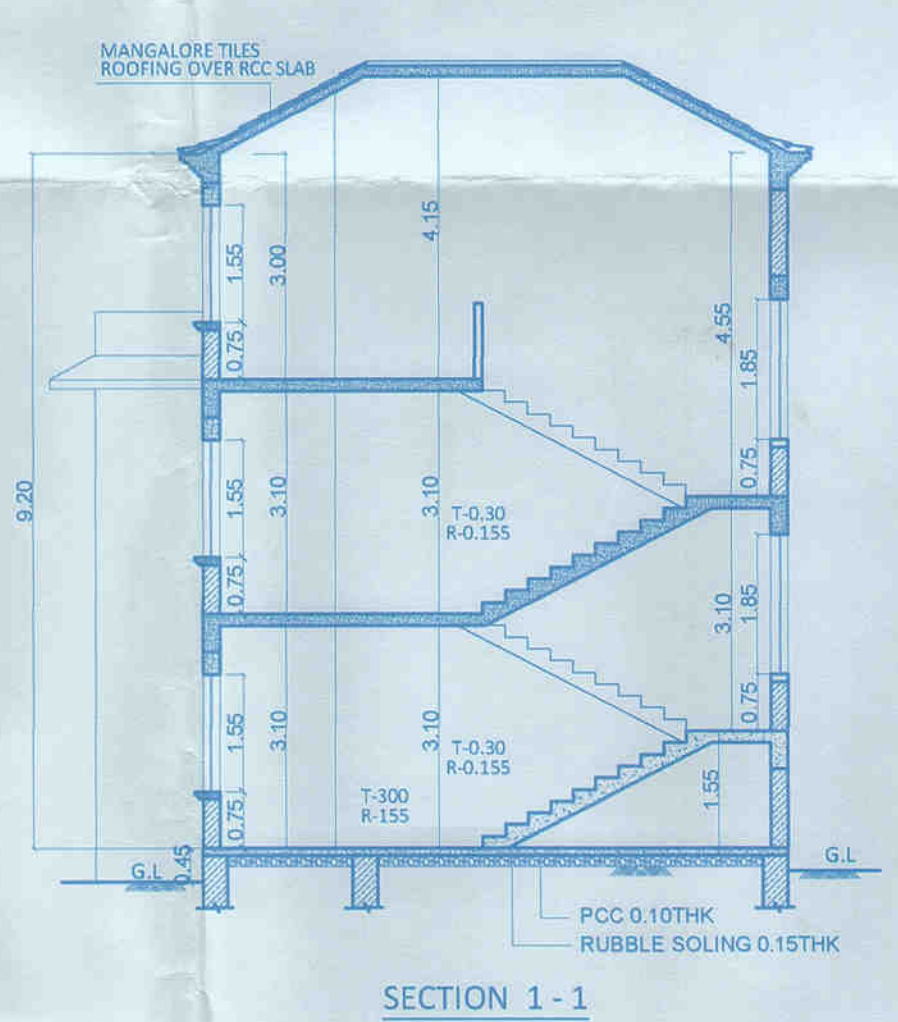
VILLA TYPE C SECOND FLOOR PLAN (SCALE 1:100)



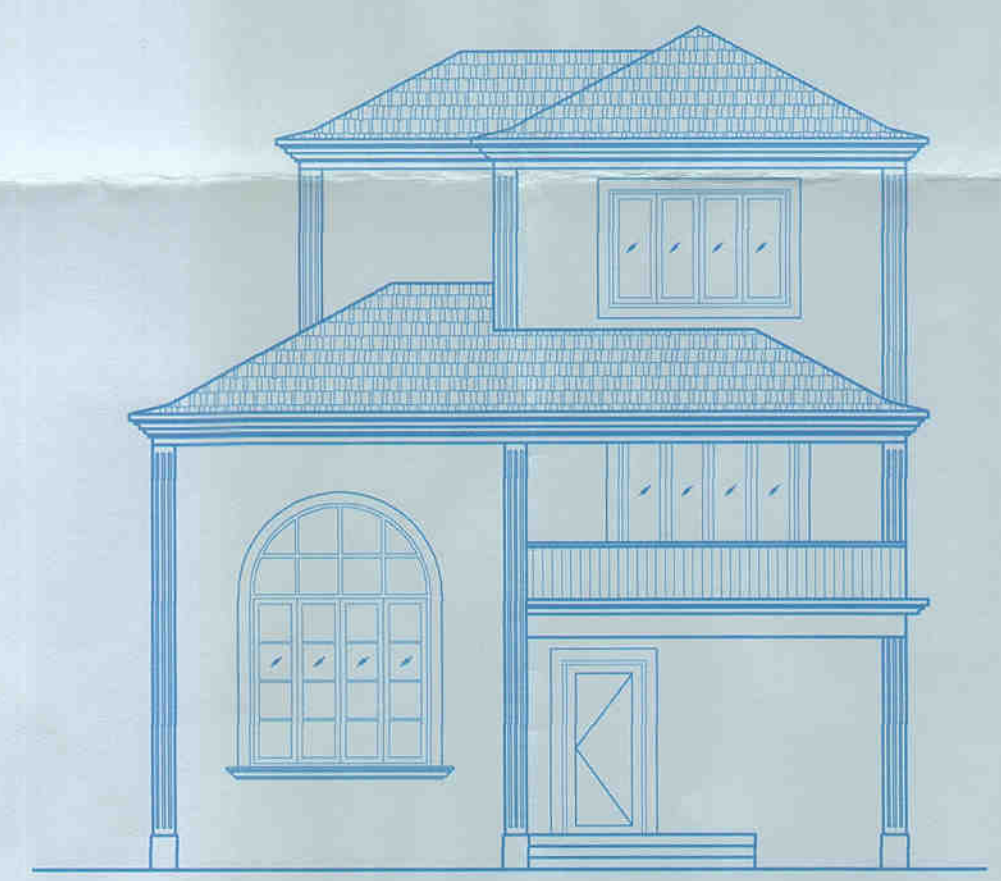
VILLA TYPE C ROOF PLAN (SCALE 1:100)



SECTION 1-1 SWIMMING POOL
POOL = 3.00 x 8.00 = 24.00
x 10 villas = 240.00 Sqm



SECTION 1-1



FRONT ELEVATION

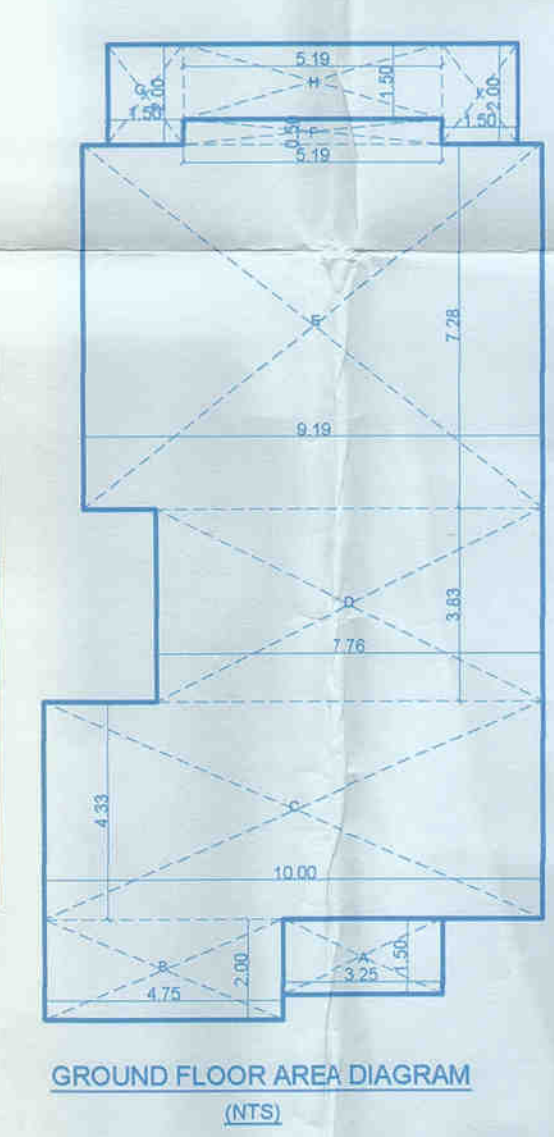
SCHEDULE OF OPENINGS

Sl. No.	Typ	L	B	HL/BAR
1	D1	1.10	2.30	-
2	D2	0.90	2.30	-
3	D3	0.80	2.30	-
4	FD1	2.40	2.30	-

Sl. No.	Typ	L	B	HL/BAR
1	W1A	2.40	3.43	0.75
2	W1	2.40	1.55	0.75
3	W2	1.90	1.55	0.75
4	W3	1.20	1.30	1.10
5	V1	0.60	1.75	1.30

VILLA - TYPE C
GROUND FLOOR AREA CALCULATION

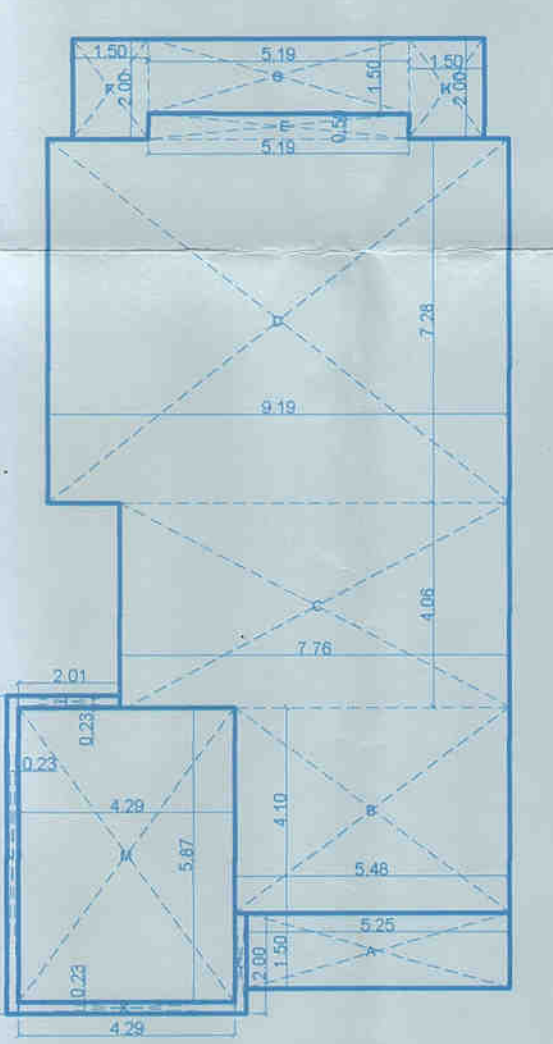
Area	Dimensions	Area
A	3.25 x 1.50 = 4.875	
B	4.75 x 2.00 = 9.50	
C	10.00 x 4.33 = 43.30	
D	7.76 x 3.89 = 29.97	
E	9.19 x 7.28 = 66.90	
F	5.19 x 0.50 = 2.60	
G	1.50 x 2.00 = 3.00	
H	5.19 x 1.50 = 7.78	
I	1.50 x 2.00 = 3.00	
J	TOTAL B.U.A = 170.85 Sqm x 10 Villas = 1708.50 Sqm	
K	F.A.R = A + G + H = 152.02 Sqm x 10 Villas = 1520.20 Sqm	
L	COVERAGE = 170.85 Sqm x 10 Villas = 1708.50 Sqm	



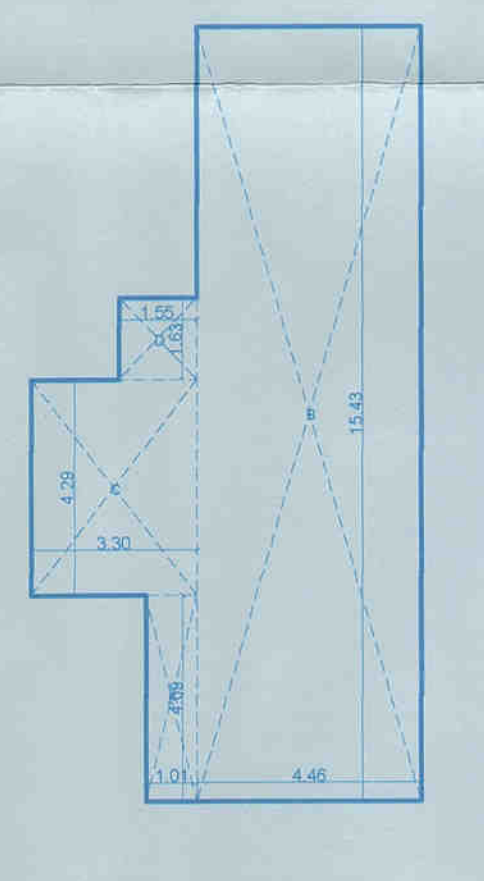
GROUND FLOOR AREA DIAGRAM (NTS)

VILLA - TYPE C
FIRST FLOOR AREA CALCULATION

Area	Dimensions	Area
A	5.75 x 1.50 = 8.625	
B	5.48 x 4.10 = 22.47	
C	7.78 x 4.06 = 31.50	
D	9.19 x 7.28 = 66.90	
E	5.19 x 0.50 = 2.60	
F	1.50 x 2.00 = 3.00	
G	5.19 x 1.50 = 7.78	
H	1.50 x 2.00 = 3.00	
I	2.01 x 0.23 = 0.46	
J	0.23 x 6.33 = 1.45	
K	4.29 x 0.23 = 0.98	
L	2.00 x 0.23 = 0.46	
M	4.29 x 5.87 = 25.18	
N	TOTAL B.U.A = A+B+C+D+E+G+H+I+J+K+L+M = 148.65 Sqm (148.65 x 10 VILLAS = 1486.50 Sqm)	
O	TOTAL F.A.R = B+C+D+E+H+J+K+L+M = 152.00 Sqm (152.00 x 10 VILLAS = 1520.00 Sqm)	



FIRST FLOOR AREA DIAGRAM (NTS)



SECOND FLOOR AREA DIAGRAM (NTS)

VILLA - TYPE C
SECOND FLOOR AREA CALCULATION

Area	Dimensions	Area
A	1.01 x 4.09 = 4.13	
B	4.46 x 15.43 = 68.82	
C	3.30 x 4.29 = 14.15	
D	1.50 x 1.83 = 2.75	
E	TOTAL B.U.A = 89.63 Sqm x 10 Villas = 896.30 Sqm	
F	F.A.R = 69.82 Sqm x 10 Villas = 698.20 Sqm	

Approved with condition vide L. No. 1022/60 Tal. No. 22/1345
 17/05/2022
 Dy. Town Planner
 Town & Country Planning Dept.
 Govt. of Goa, Mapusa



SECRETARY
 PILERNE M.P.P.
 BARDEZ

SCALE: 1:500, 1:100 DATE: 24-02-2022

APPROVAL DRAWINGS SHEET NO.: 03

NAME & SIGNATURE OF ARCHITECT/ENGINEER

Edgar Afonso
 B.E. (Civil)
 Reg. No. ER/0014/2011
 (T.C.P. Dept. Govt. of Goa)

NAME & SIGNATURE OF OWNER

(Signature)

REVISED PLANS FOR PROPOSED CONSTRUCTION OF RESIDENTIAL VILLAS A, B, C, SWIMMING POOLS, PENTHOUSES, COMMERCIAL BLOCKS A, B AND COMPOUND WALL IN PROPERTY BEARING S. NO. 31/1-A-1 (PART) OF VILLAGE PILERNE, BARDEZ - GOA FOR M/S AVE MIRIAM RESORTS PVT. LTD.