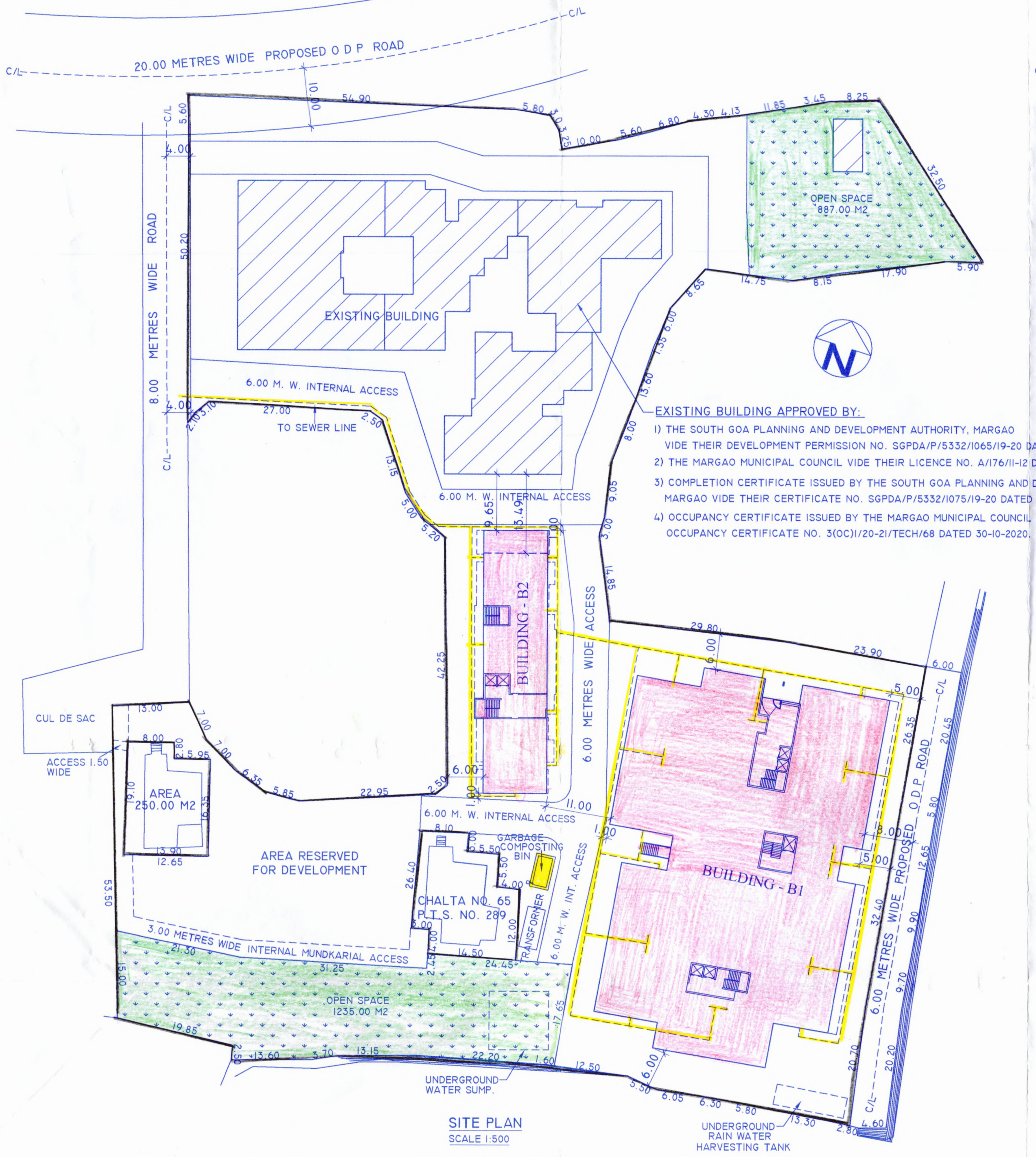
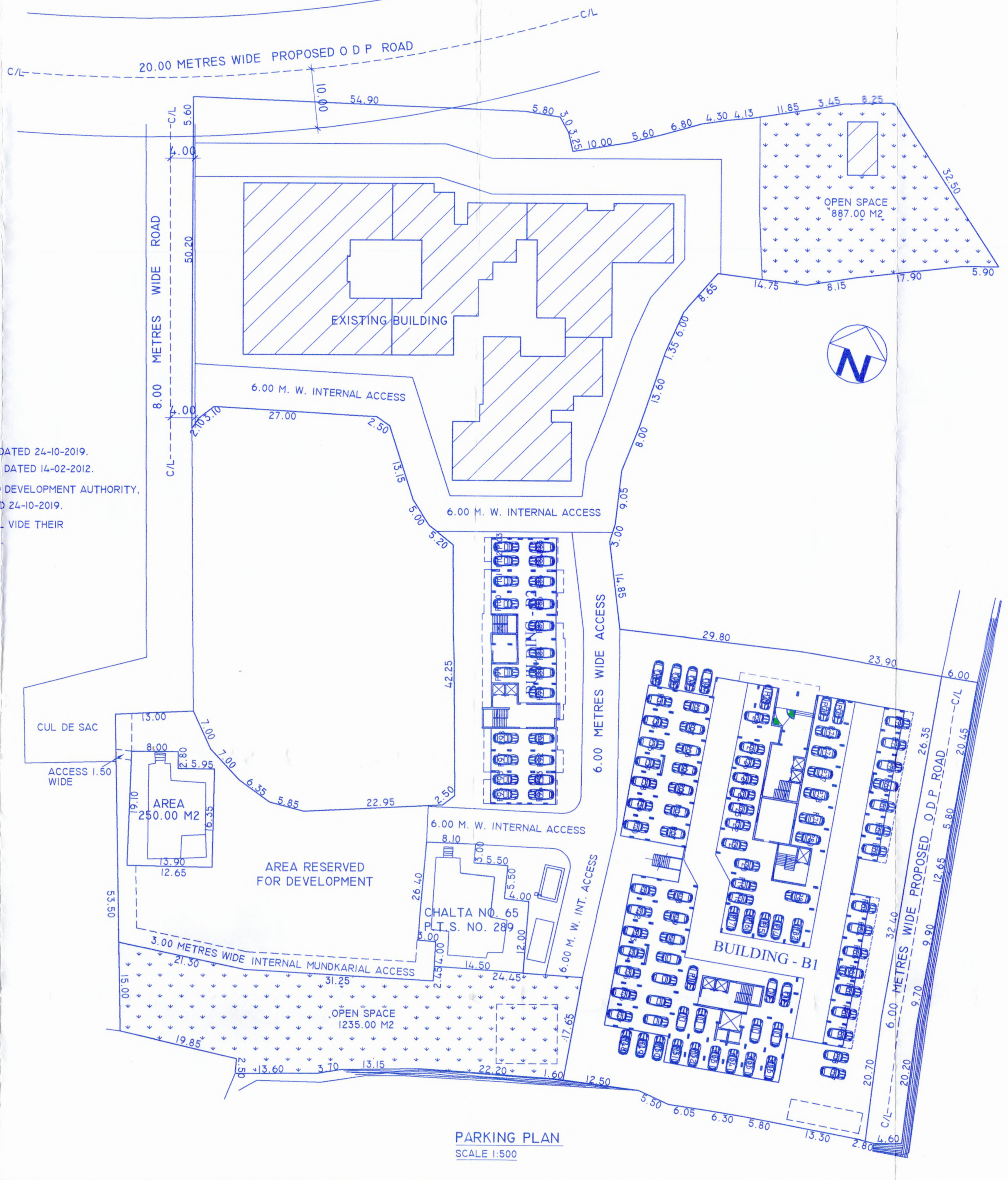


EXISTING BUILDING APPROVED BY:

1) THE SOUTH GOA PLANNING AND DEVELOPMENT AUTHORITY, MARGAO VIDE THEIR DEVELOPMENT PERMISSION NO. SGPDA/P/5332/1065/19-20 DATED 24-10-2019.
2) THE MARGAO MUNICIPAL COUNCIL VIDE THEIR LICENCE NO. A/176/11-12 DATED 14-02-2012.
3) COMPLETION CERTIFICATE ISSUED BY THE SOUTH GOA PLANNING AND DEVELOPMENT AUTHORITY, MARGAO VIDE THEIR CERTIFICATE NO. SGPDA/P/5332/1075/19-20 DATED 24-10-2019.
4) OCCUPANCY CERTIFICATE ISSUED BY THE MARGAO MUNICIPAL COUNCIL VIDE THEIR OCCUPANCY CERTIFICATE NO. 3(OC)1/20-21/TECH/68 DATED 30-10-2020.

SITE PLAN
SCALE 1:500



PARKING PLAN
SCALE 1:500

AREA STATEMENT

01. AREA OF THE AMALGAMATED PLOT — 14905.00 M2
02. DEDUCTION FOR
[A]AREA WITHIN ROAD WIDENING/PROPOSED ODP ROADS — 588.00 M2
[B]AREA ALLOTTED TO MUNDKAR — 250.00 M2
TOTAL A + B — 838.00 M2
03. EFFECTIVE AREA OF THE PLOT [01-02] — 14067.00 M2
04. WHETHER ANY EXTRA F. A. R. IS CLAIMED ON BASIS OF ROAD PROPOSED ROAD IF YES STATE — NO
[A]AREA OF ROAD WIDENING — N. A.
[B]WHETHER THE LAND HAS BEEN GIFTED TO THE LOCAL BODY —
05. AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT — 1852.94 M2
06. AREA OF THE BUILDING TO BE DEMOLISHED — N. A.
07. COVERED AREA OF THE PROPOSED BUILDING — 2909.87 M2
COVERED AREA OF BLOCK 'B1' 2425.23 M2
COVERED AREA OF BLOCK 'B2' 484.64 M2
08. TOTAL COVERED AREA [05+07-06] — 4762.81 M2
09. TOTAL COVERAGE — 33.86%
10. DETAILS OF AREAS AND USE, FLOORWISE

FLOOR REFERENCE	USE	TOTAL BUILT UP AREA M^2	AREA FREE FROM F A R					TOTAL	NET FLOOR AREA M^2	F . A . R
			BALC.	STAIR	PARKING	ENT. LOB/ SOC. OFF./ CLUB HOUSE	ELECT. RM./ SERVICES			
BUILDING 'B1'										$\frac{19886.27 \times 100}{14067.00 + 588.00(R/W)}$ = 135.70
STILT FLOOR	PARKING	2425.23	---	135.87	2188.85	45.81	54.70	2425.23	NIL	
FIRST FLOOR	RESIDENTIAL	1559.34	245.32	122.60	---	138.37	---	506.30	1053.04	
SECOND FLOOR	RESIDENTIAL	1719.31	367.60	122.60	---	---	---	490.20	1229.11	
THIRD FLOOR	RESIDENTIAL	1719.31	367.60	122.60	---	---	---	490.20	1229.11	
FOURTH FLOOR	RESIDENTIAL	1719.31	367.60	122.60	---	---	---	490.20	1229.11	
FIFTH FLOOR	RESIDENTIAL	1719.31	367.60	122.60	---	---	---	490.20	1229.11	
SIXTH FLOOR	RESIDENTIAL	1719.31	367.60	122.60	---	---	---	490.20	1229.11	
SEVENTH FLOOR	RESIDENTIAL	1719.31	367.60	122.60	---	---	---	490.20	1229.11	
BUILDING 'B2'										
STILT FLOOR	PARKING	484.64	---	54.98	380.84	26.82	22.00	484.64	NIL	
FIRST FLOOR	RESIDENTIAL	551.99	106.01	55.51	---	---	---	161.52	390.47	
SECOND FLOOR	RESIDENTIAL	551.99	106.01	55.51	---	---	---	161.52	390.47	
THIRD FLOOR	RESIDENTIAL	551.99	106.01	55.51	---	---	---	161.52	390.47	
FOURTH FLOOR	RESIDENTIAL	551.99	106.01	55.51	---	---	---	161.52	390.47	
FIFTH FLOOR	RESIDENTIAL	551.99	106.01	55.51	---	---	---	161.52	390.47	
SIXTH FLOOR	RESIDENTIAL	551.99	106.01	55.51	---	---	---	161.52	390.47	
SEVENTH FLOOR	RESIDENTIAL	504.83	95.01	55.51	---	---	---	150.52	354.31	

TOTAL NET EFFECTIVE PROPOSED FLOOR AREA = 8427.70(BUILDING 'B1') + 2697.13(BUILDING 'B2') = 11124.83 M2

EXISTING FLOOR AREA TO BE MAINTAINED = 8761.44 M2

TOTAL FLOOR AREA UTILIZED = 19886.27 M2

PARKING DETAILS

FLOOR AREA	USE	NO. OF CAR PARKS / PARKING AREA	
		PROVIDED	REQUIRED
103 UNITS	RESIDENTIAL	117	103

Municipal Engineer
Margao Municipal Council

License issued under No. 165/2024-25 Dated 12/12/2024
Subject to the conditions stipulated therein

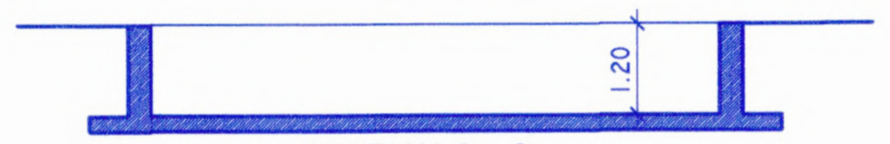
CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/5332/1712/22-23 Dated 16/2/23

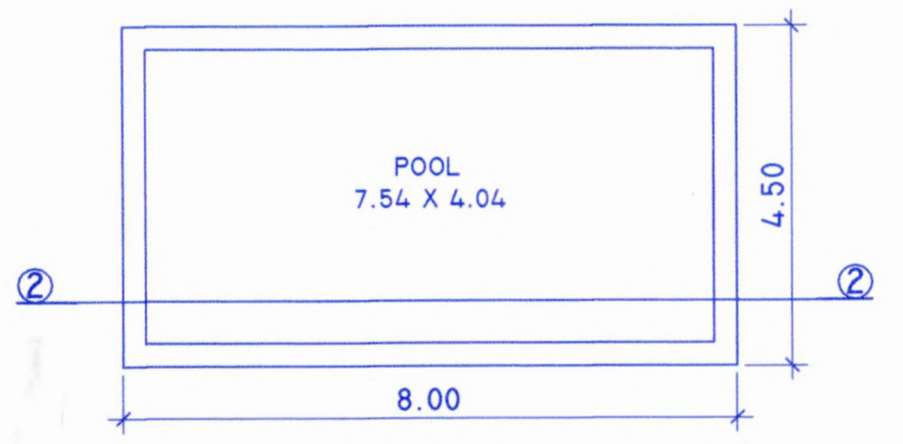
16/2/2023
Member Secretary

PROPOSED RESIDENTIAL BUILDINGS IN THE AMALGAMATED PROPERTIES BEARING
CHALTA NOS. 21, 25, 41 AND 51 OF P. T. SHEET NO. 289 AND
CHALTA NO. 18 OF P. T. SHEET NO. 290
SITUATED AT AQUEM - BAIXO, MARGAO FOR M/S. SWAPNA DEVELOPERS.

OWNER'S SIGNATURE	ARCHITECTS	ARCHITECT'S SIGNATURE
SWAPNA DEVELOPERS SWAPNA	**'AVISHKAR'** 204, SECOND FLOOR, 'VASANT ARCADE' COMBA - MARGAO PHONES: 2732086, 9822131514	MR. SAMEER NADKARNI Architect-CA/90/12852 Reg. No. AR/0003/2010



SECTION 2 - 2
SCALE 1:100

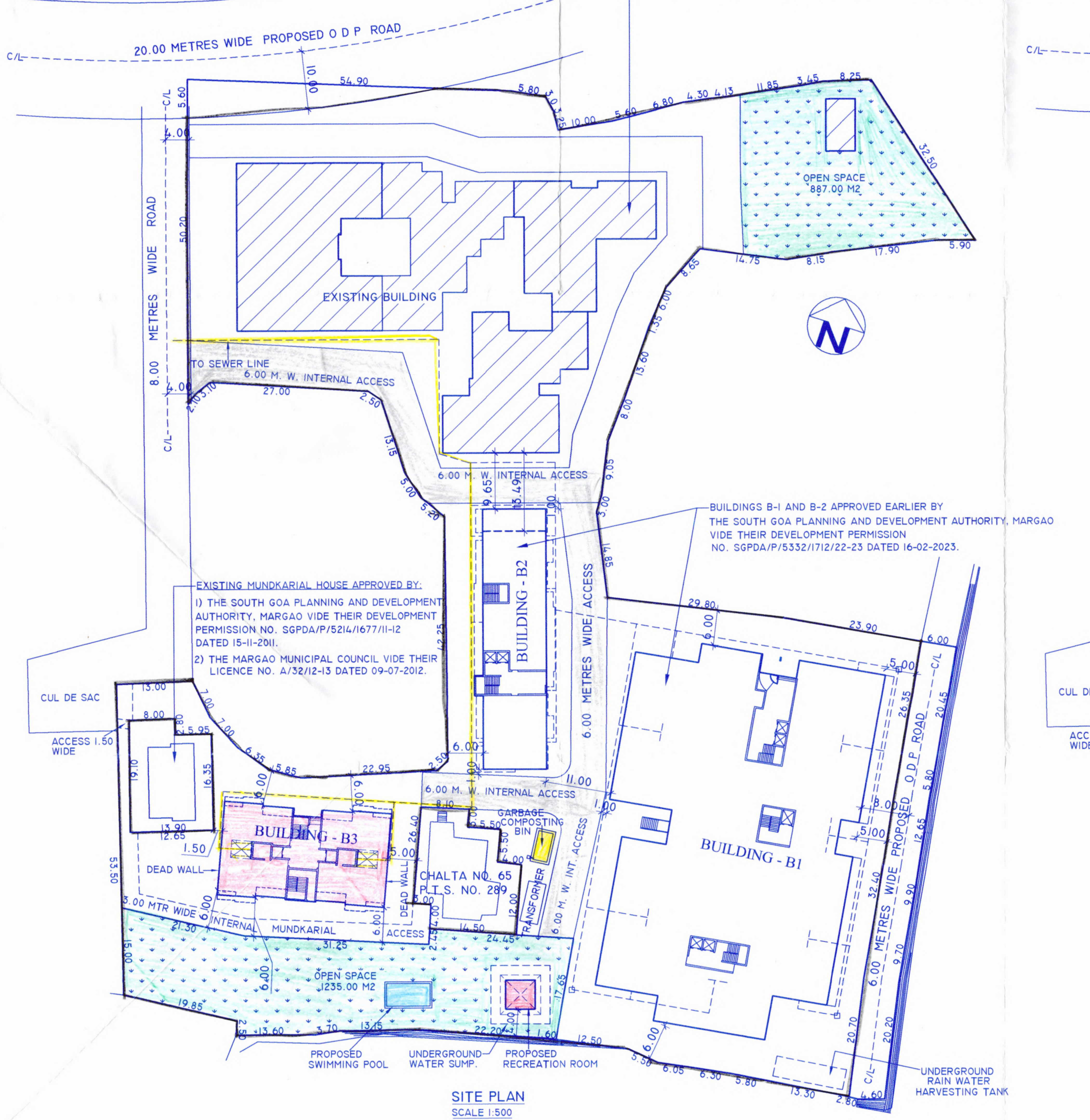


PLAN OF SWIMMING POOL
SCALE 1:100

SWIMMING POOL

EXISTING BUILDING APPROVED BY:

1) THE SOUTH GOA PLANNING AND DEVELOPMENT AUTHORITY, MARGAO VIDE THEIR DEVELOPMENT PERMISSION NO. SGPDA/P/5332/1065/19-20 DATED 24-10-2019.
2) THE MARGAO MUNICIPAL COUNCIL VIDE THEIR LICENCE NO. A/176/11-12 DATED 14-02-2012.
3) COMPLETION CERTIFICATE ISSUED BY THE SOUTH GOA PLANNING AND DEVELOPMENT AUTHORITY, MARGAO VIDE THEIR CERTIFICATE NO. SGPDA/P/5332/1075/19-20 DATED 24-10-2019.
4) OCCUPANCY CERTIFICATE ISSUED BY THE MARGAO MUNICIPAL COUNCIL VIDE THEIR OCCUPANCY CERTIFICATE NO. 3(OC)1/20-21/TECH/68 DATED 30-10-2020.

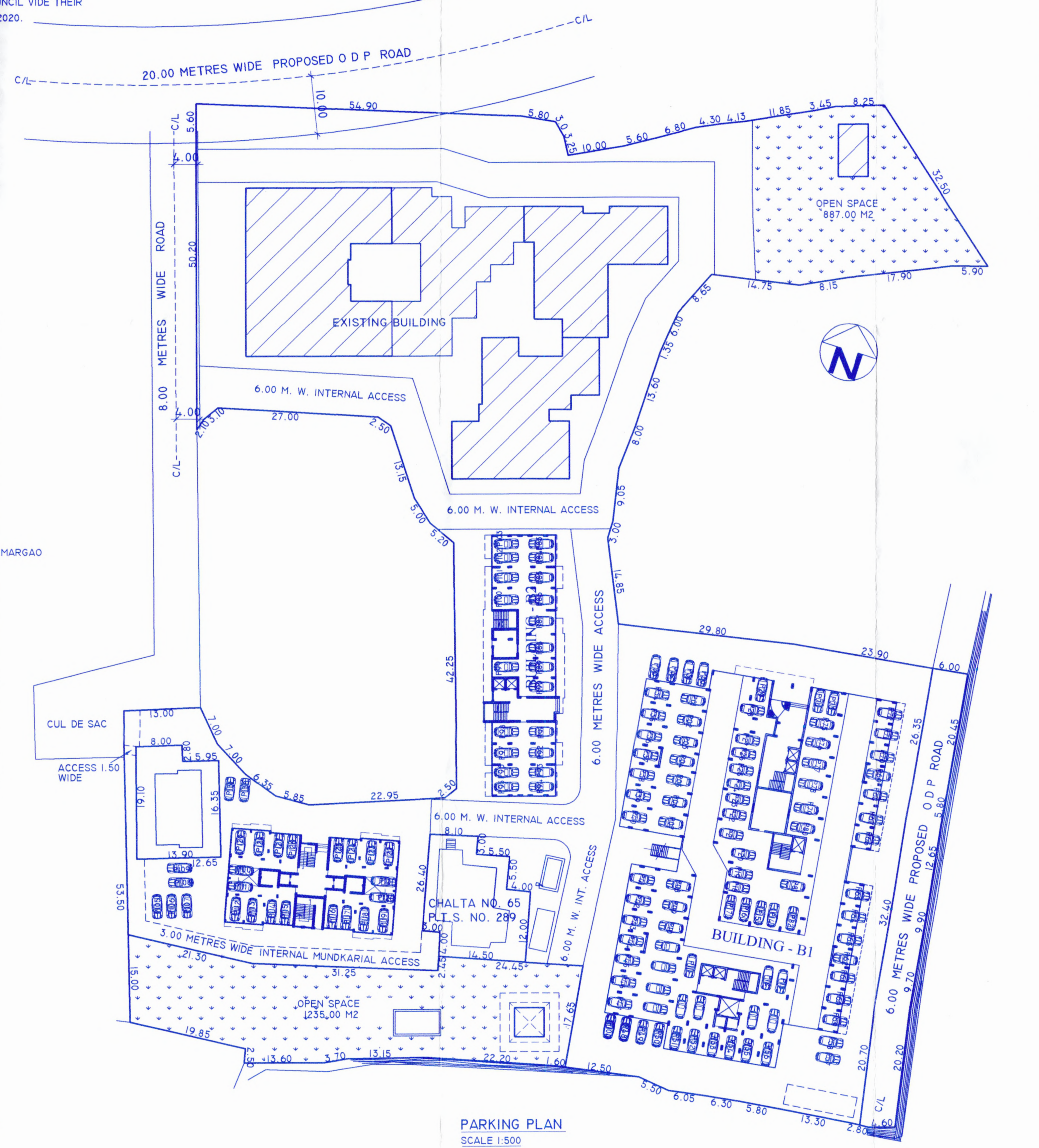


EXISTING MUNDKARIAL HOUSE APPROVED BY:

1) THE SOUTH GOA PLANNING AND DEVELOPMENT AUTHORITY, MARGAO VIDE THEIR DEVELOPMENT PERMISSION NO. SGPDA/P/5214/1677/11-12 DATED 15-11-2011.
2) THE MARGAO MUNICIPAL COUNCIL VIDE THEIR LICENCE NO. A/32/12-13 DATED 09-07-2012.

BUILDINGS B-1 AND B-2 APPROVED EARLIER BY THE SOUTH GOA PLANNING AND DEVELOPMENT AUTHORITY, MARGAO VIDE THEIR DEVELOPMENT PERMISSION NO. SGPDA/P/5332/1712/22-23 DATED 16-02-2023.

SITE PLAN
SCALE 1:500



PARKING PLAN
SCALE 1:500

AREA STATEMENT

01. AREA OF THE AMALGAMATED PLOT ——— 14905.00 M2
02. DEDUCTION FOR
[A]AREA WITHIN ROAD WIDENING/PROPOSED ODP ROADS ——— 588.00 M2
[B]AREA ALLOTTED TO MUNDKAR ——— 250.00 M2
TOTAL A + B ——— 838.00 M2
03. EFFECTIVE AREA OF THE PLOT [01-02] ——— 14067.00 M2
04. WHETHER ANY EXTRA F. A. R. IS CLAIMED ON BASIS OF ROAD PROPOSED ROAD IF YES STATE ——— YES
[A]AREA OF ROAD WIDENING ——— 588.00 M2
[B]WHETHER THE LAND HAS BEEN GIFTED TO THE LOCAL BODY ———
05. AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT ——— 1852.94 M2
06. AREA OF THE BUILDING TO BE DEMOLISHED ——— NIL
07. COVERED AREA OF THE PROPOSED BUILDING ——— 3357.54 M2
COVERED AREA OF BLOCK 'B3' 422.67 M2
COVERED AREA OF RECREATION ROOM 25.00 M2
COVERED AREA OF BLOCK 'B1' APPROVED EARLIER ... 2425.23 M2
COVERED AREA OF BLOCK 'B2' APPROVED EARLIER ... 484.64 M2
08. TOTAL COVERED AREA [05+07-06] ——— 5210.48 M2
09. TOTAL COVERAGE ——— 37.04%
10. DETAILS OF AREAS AND USE, FLOORWISE

FLOOR REFERENCE	USE	TOTAL BUILT UP AREA M^2	AREA FREE FROM F A R					TOTAL	NET FLOOR AREA M^2	F . A . R
			BALC.	STAIR	PARKING	ENT. LOB/ RECREATION ROOM	ELECT. RM./ SERVICES			
BUILDING 'B3'										
STILT FLOOR	PARKING	422.67	---	64.46	321.08	16.37	20.76	422.67	NIL	
FIRST FLOOR	RESIDENTIAL	428.37	63.91	65.87	---	---	---	129.80	298.57	
SECOND FLOOR	RESIDENTIAL	428.37	63.91	65.87	---	---	---	129.80	298.57	
THIRD FLOOR	RESIDENTIAL	428.37	63.91	65.87	---	---	---	129.80	298.57	
FOURTH FLOOR	RESIDENTIAL	428.37	63.91	65.87	---	---	---	129.80	298.57	
FIFTH FLOOR	RESIDENTIAL	428.37	63.91	65.87	---	---	---	129.80	298.57	$\frac{21976.26 \times 100}{14067.00 + 588.00(R/W)}$ = 149.96
SIXTH FLOOR	RESIDENTIAL	428.37	63.91	65.87	---	---	---	129.80	298.57	
SEVENTH FLOOR	RESIDENTIAL	428.37	63.91	65.87	---	---	---	129.80	298.57	
RECREATION ROOM										
GROUND FLOOR	RECREATION	25.00	---	---	---	25.00	---	25.00	NIL	

TOTAL NET EFFECTIVE PROPOSED FLOOR AREA = 2089.99(BUILDING 'B3') + 8427.70(BUILDING 'B1' APPROVED EARLIER) + 2697.13(BUILDING 'B2' APPROVED EARLIER) = 13214.82 M2

EXISTING FLOOR AREA TO BE MAINTAINED = 8761.44 M2

TOTAL FLOOR AREA UTILIZED = 21976.26 M2

11. PARKING DETAILS

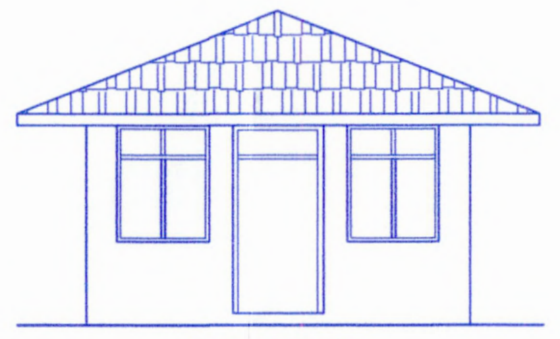
FLOOR AREA/NO. OF UNITS	USE	NO. OF CAR PARKS / PARKING AREA	
		PROVIDED	REQUIRED
28 UNITS	RESIDENTIAL	28	28

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/5332/1205/23-24
Dated 30/10/2023

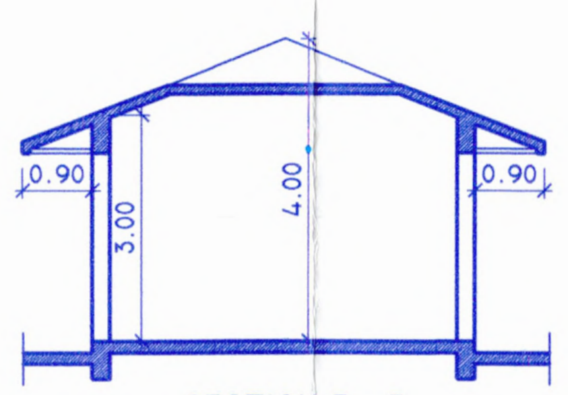
30/10/2023
Member Secretary

License issued under No. 164/2024-25 Dated 12/12/2024
Subject to the conditions stipulated therein

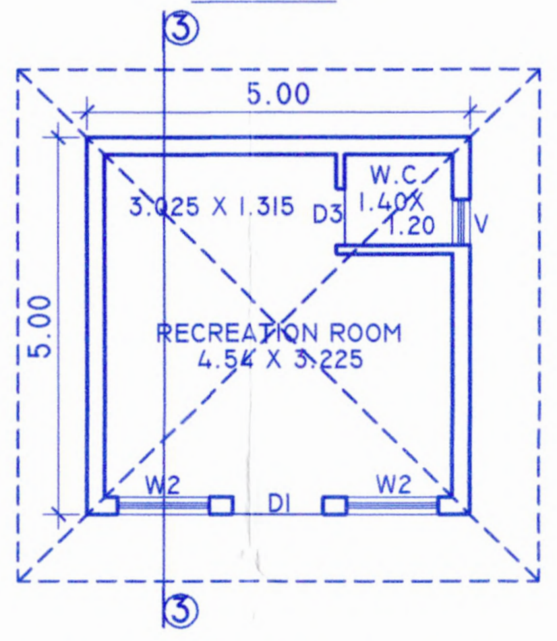
CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL



ELEVATION
SCALE 1:100



SECTION 3 - 3
SCALE 1:100



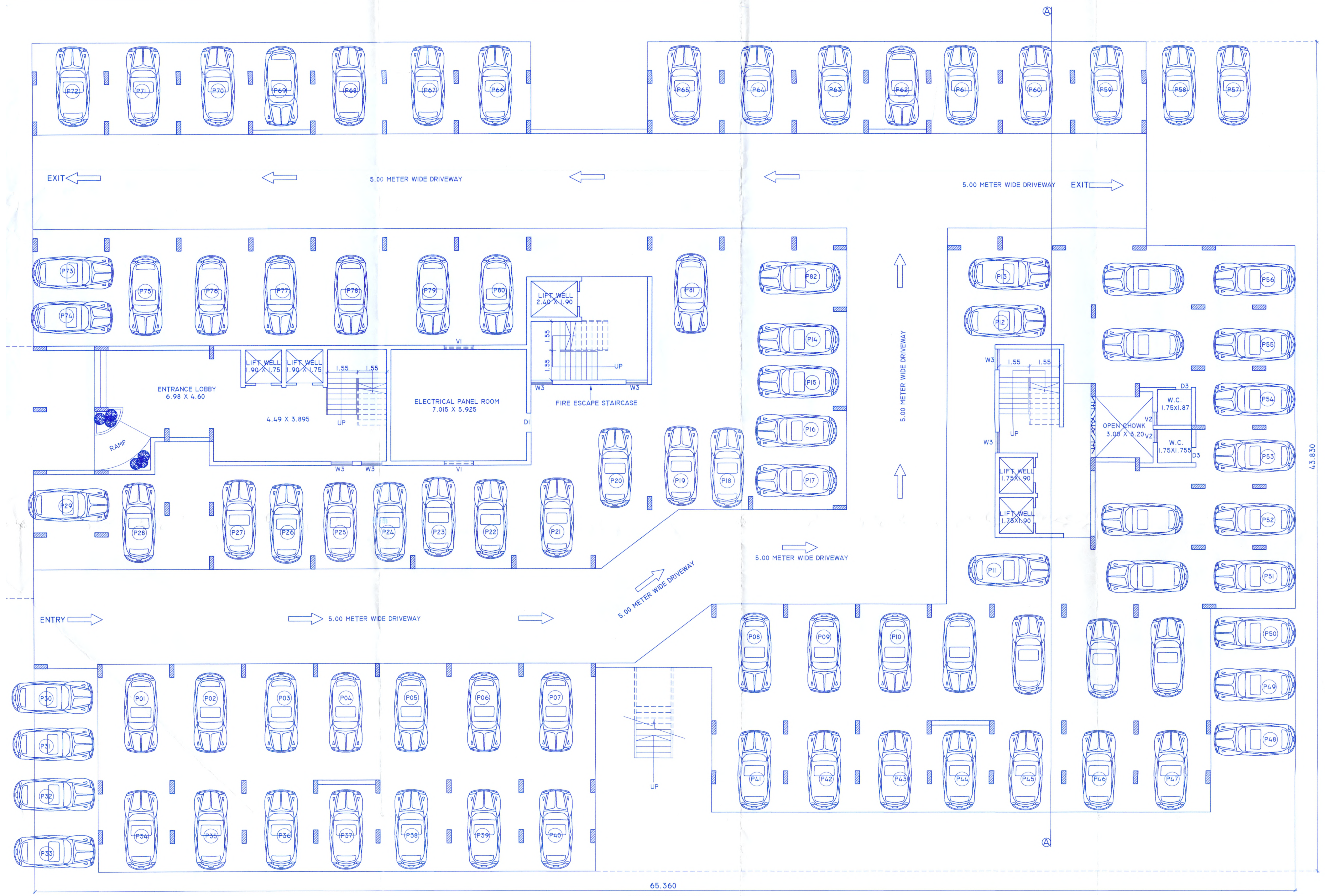
PLAN OF RECREATION ROOM
SCALE 1:100

RECREATION ROOM

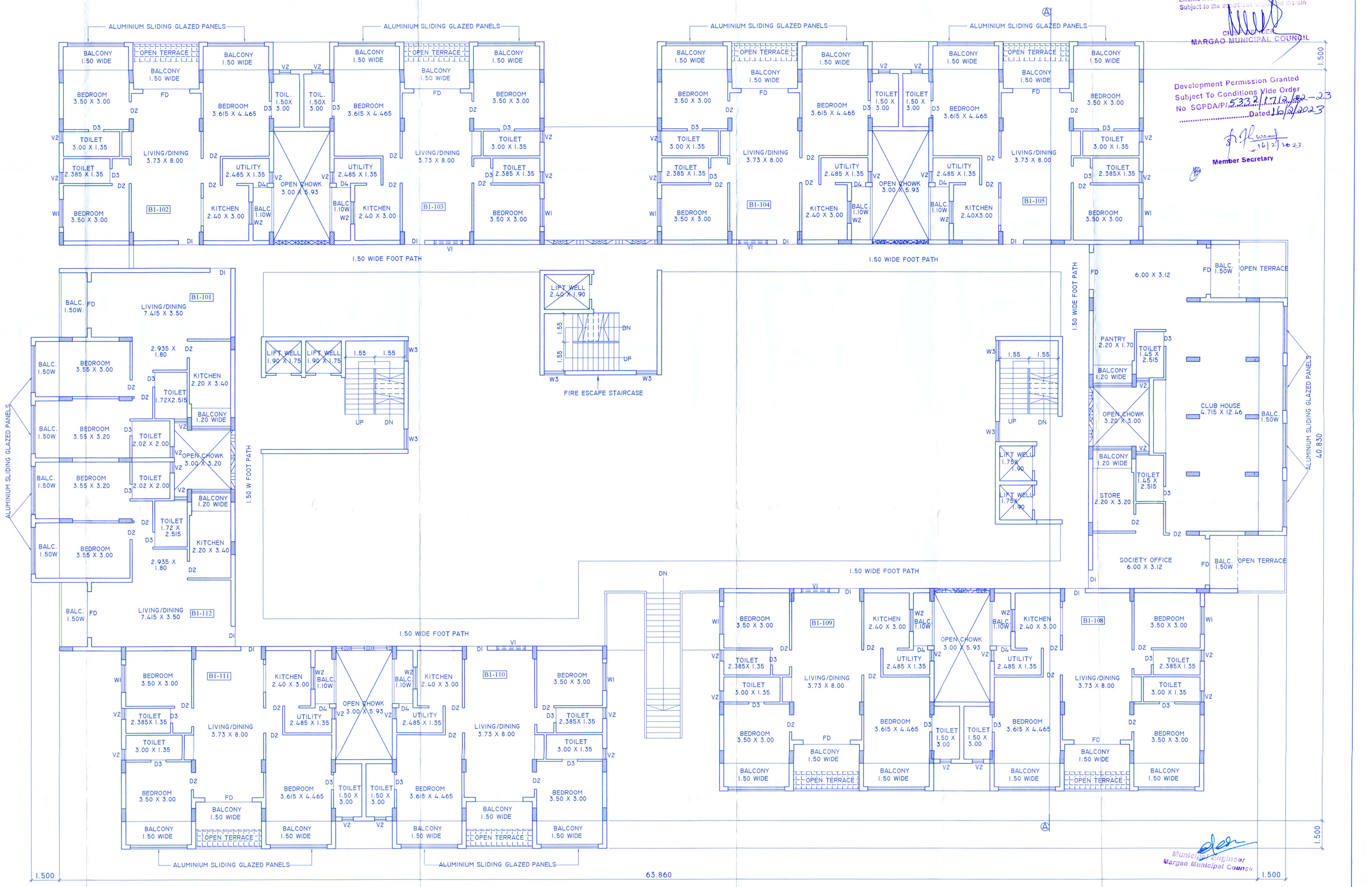
Municipal Engineer
Margao Municipal Council

PROPOSED RESIDENTIAL BUILDING B-3, SWIMMING POOL AND RECREATION ROOM
IN THE AMALGAMATED PROPERTY BEARING CHALTA NOS. 21, 25, 41 AND 51
OF P. T. SHEET NO. 289 AND CHALTA NO. 18 OF P. T. SHEET NO. 290
SITUATED AT AQUEM - BAIXO, MARGAO FOR M/S. SWAPNA DEVELOPERS.

OWNER'S SIGNATURE		ARCHITECT'S SIGNATURE
SWAPNA DEVELOPERS SWAPNA	ARCHITECTS **'AVISHKAR'** 204, SECOND FLOOR, 'VASANT ARCADE' COMBA - MARGAO PHONES: 2732086, 9822131514	**MR. SAMEER NADKARNI** **Architect-CA/90/12852** **Reg. No. AR/0003/2010**



STILT FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

License Issued Under No. 165/2024-25 Dated 12/12/2024
Subject to the conditions stipulated therein
CHIEF OFFICER
MARGAO MUNICIPAL COUNCIL

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/5332/1712/22-23
Dated 16/2/2023
16/2/2023
Member Secretary

Municipal Engineer
Margao Municipal Council

BUILDING - B1

PROPOSED RESIDENTIAL BUILDINGS IN THE AMALGAMATED PROPERTIES BEARING CHALTA NOS. 21, 25, 41 AND 51 OF P. T. SHEET NO. 289 AND CHALTA NO. 18 OF P. T. SHEET NO. 290 SITUATED AT AQUEM - BAIXO, MARGAO FOR M/S. SWAPNA DEVELOPERS.

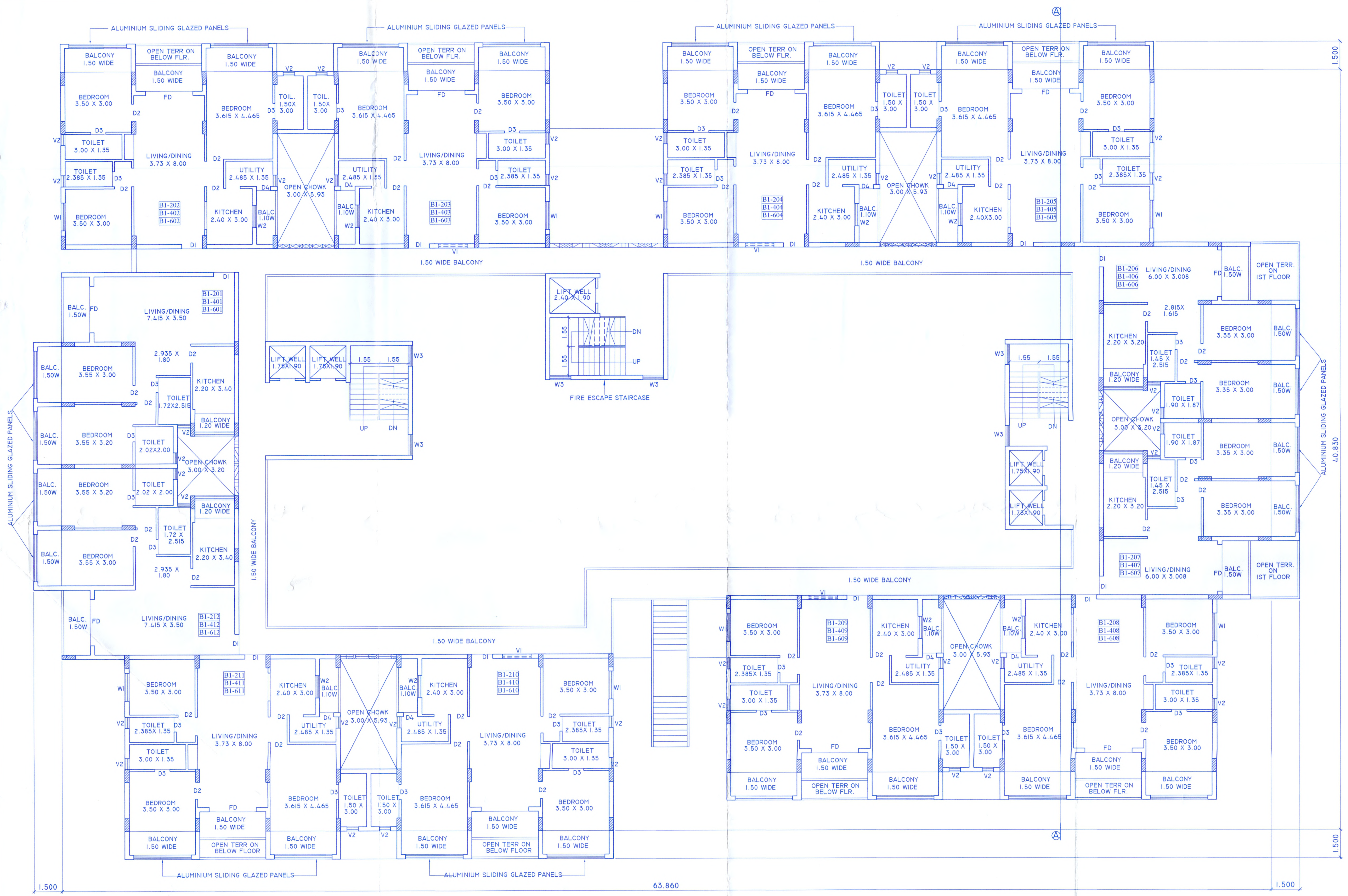
OWNER`S SIGNATURE	ARCHITECTS	ARCHITECT`S SIGNATURE
SWAPNA DEVELOPERS	'AVISHKAR' 204, SECOND FLOOR, 'VASANT ARCADE' COMBA - MARGAO PHONES: 2732086, 9822131514	MR. SAMEER NADKARNI Architect CA/2000/12852 Reg. No. AR/003/2010

License issued under No. 165/2024-25 Dated 12/12/2024
Subject to the conditions stipulated therein

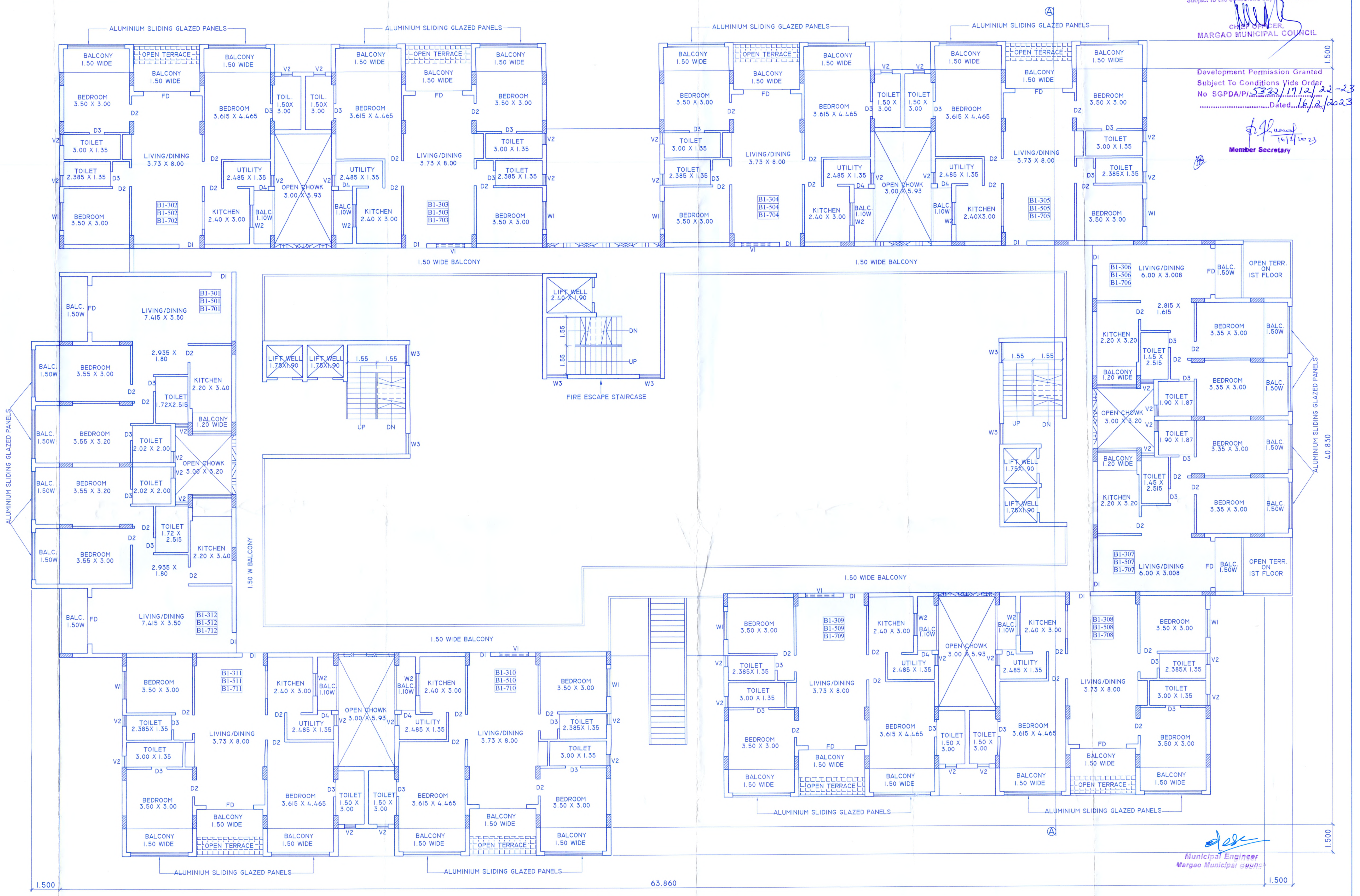
CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/5332/1712/22-23
Dated 16/2/2023

16/2/2023
Member Secretary



TYPICAL SECOND, FOURTH AND SIXTH FLOOR PLAN
SCALE 1:100



TYPICAL THIRD, FIFTH AND SEVENTH FLOOR PLAN
SCALE 1:100

Municipal Engineer
Margao Municipal Council

BUILDING - B1

PROPOSED RESIDENTIAL BUILDINGS IN THE AMALGAMATED PROPERTIES BEARING
CHALTA NOS. 21, 25, 41 AND 51 OF P. T. SHEET NO. 289 AND
CHALTA NO. 18 OF P. T. SHEET NO. 290
SITUATED AT AQUEM - BAIXO, MARGAO FOR M/S. SWAPNA DEVELOPERS.

OWNER'S SIGNATURE
SWAPNA DEVELOPERS

ARCHITECTS
'AVISHKAR'
204, SECOND FLOOR,
'VASANT ARCADE'
COMBA - MARGAO
PHONES: 2732086, 9822131514

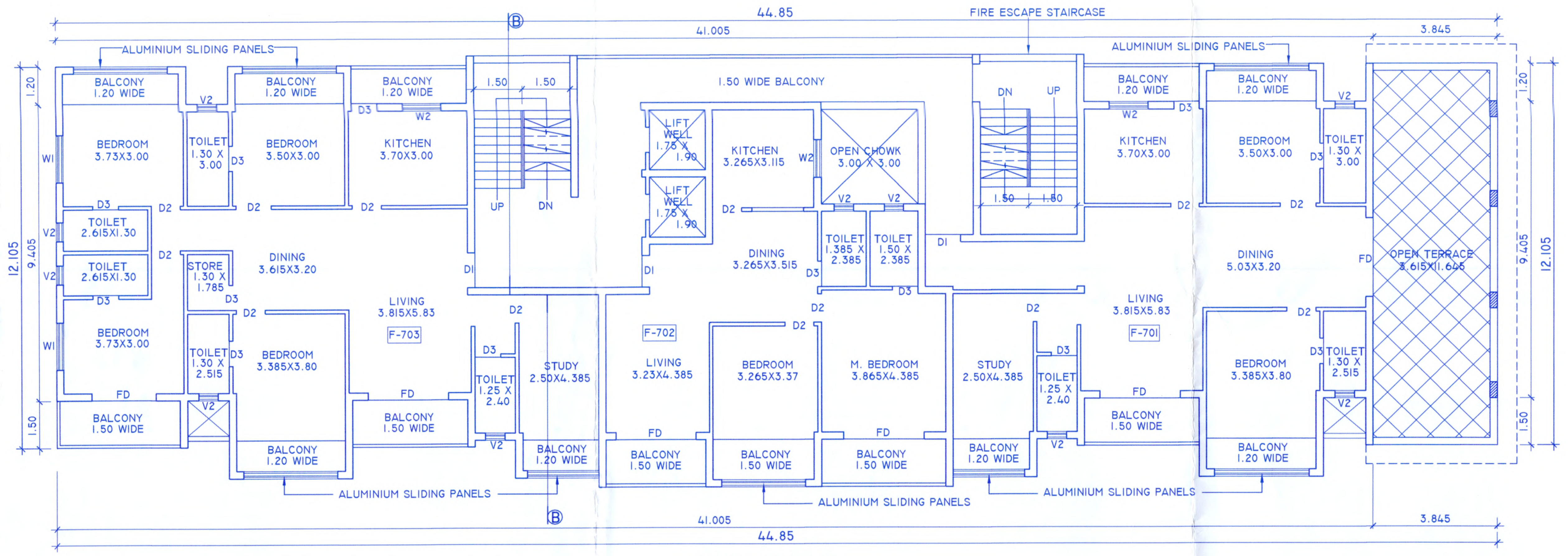
ARCHITECT'S SIGNATURE
MR. SAMEER NADKARNI
Architect-CA/90/12852
Reg. No. AR/0003/2010

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/5332/1712/22-23
Dated 16/2/2023

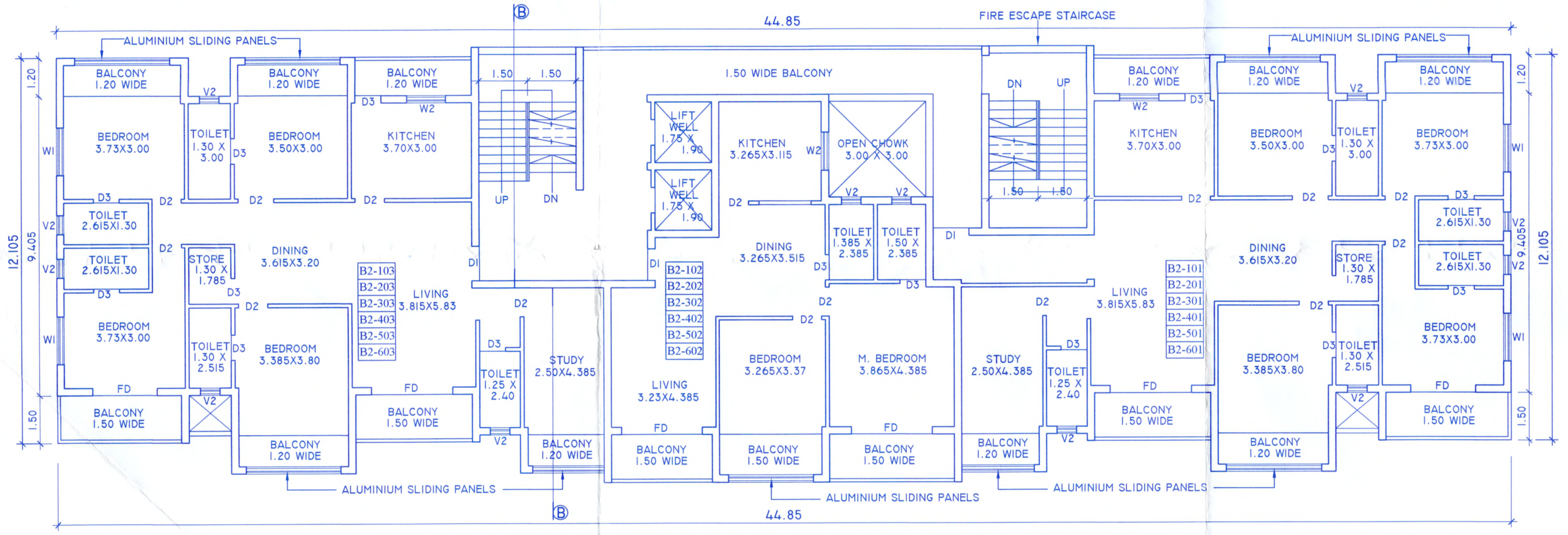
16/2/2023
Member Secretary

License issued under No. 165/2024-25 Dated 12/2/2024
Subject to the conditions stipulated therein

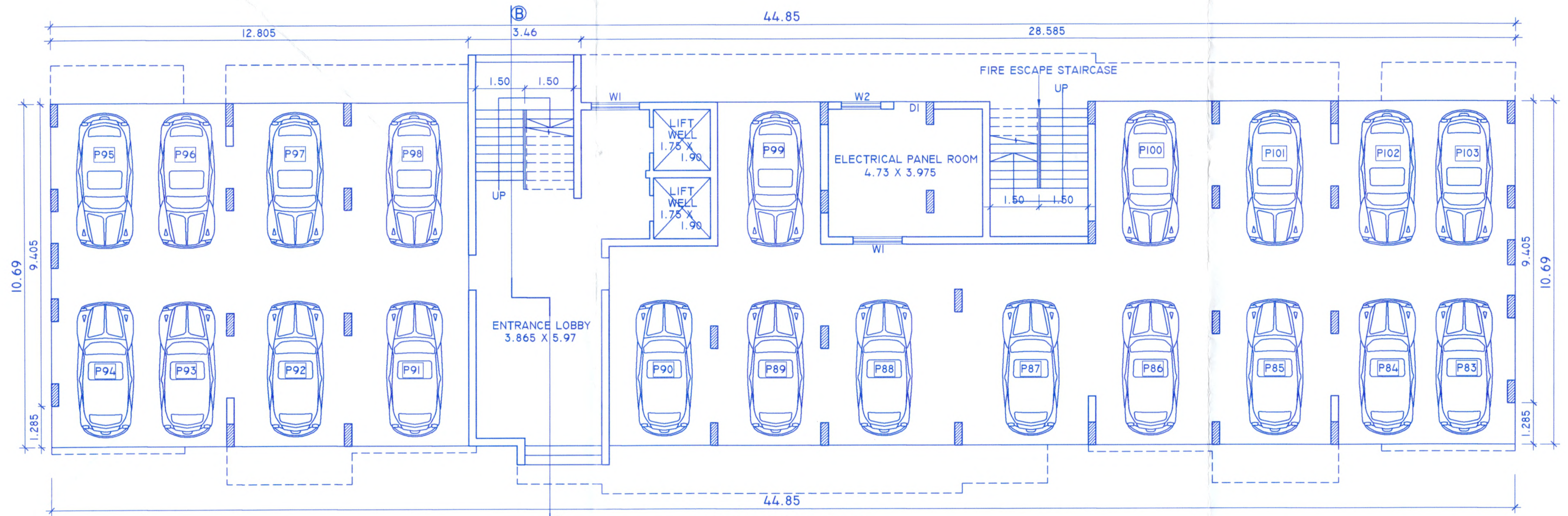
CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL



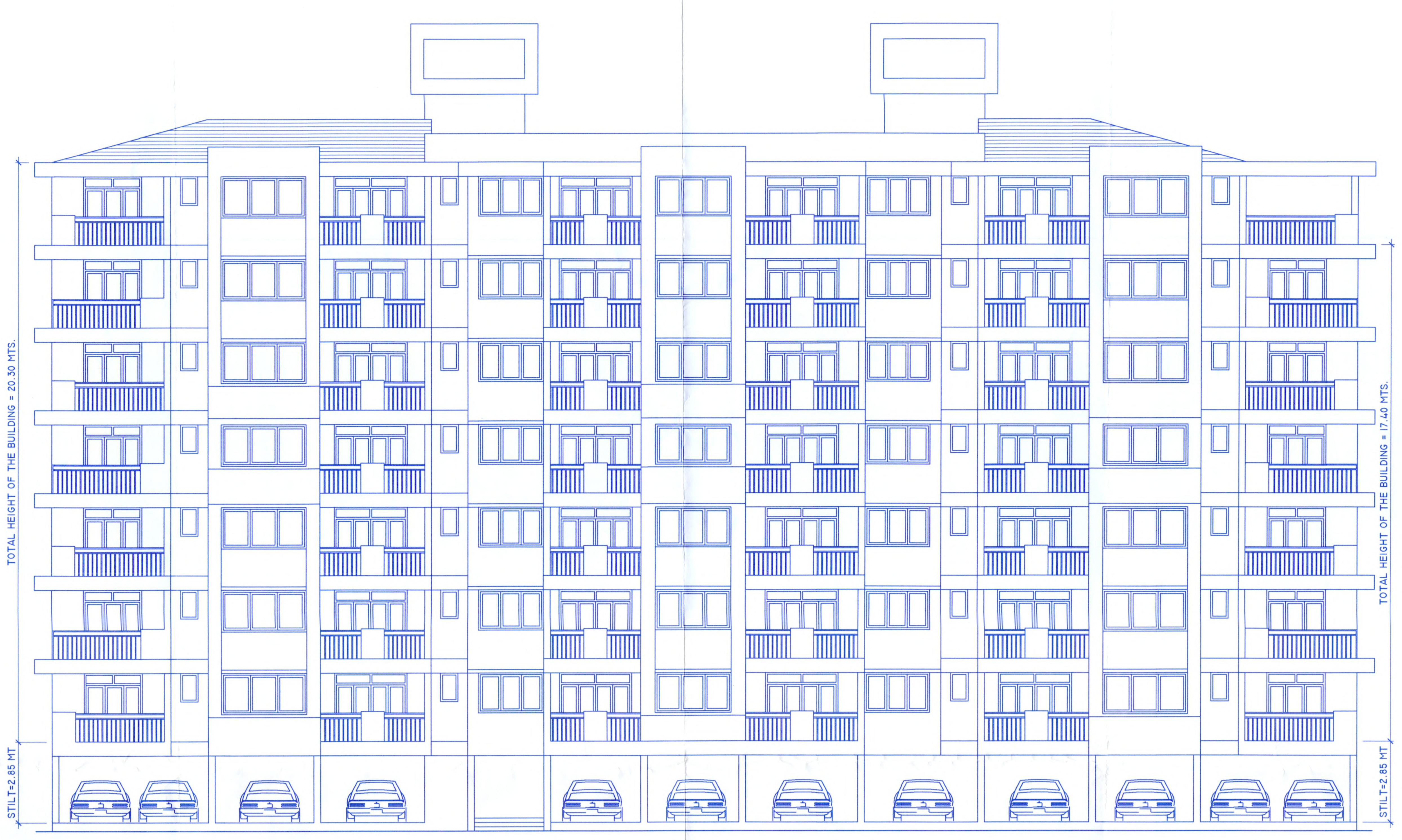
SEVENTH FLOOR PLAN
SCALE 1:100



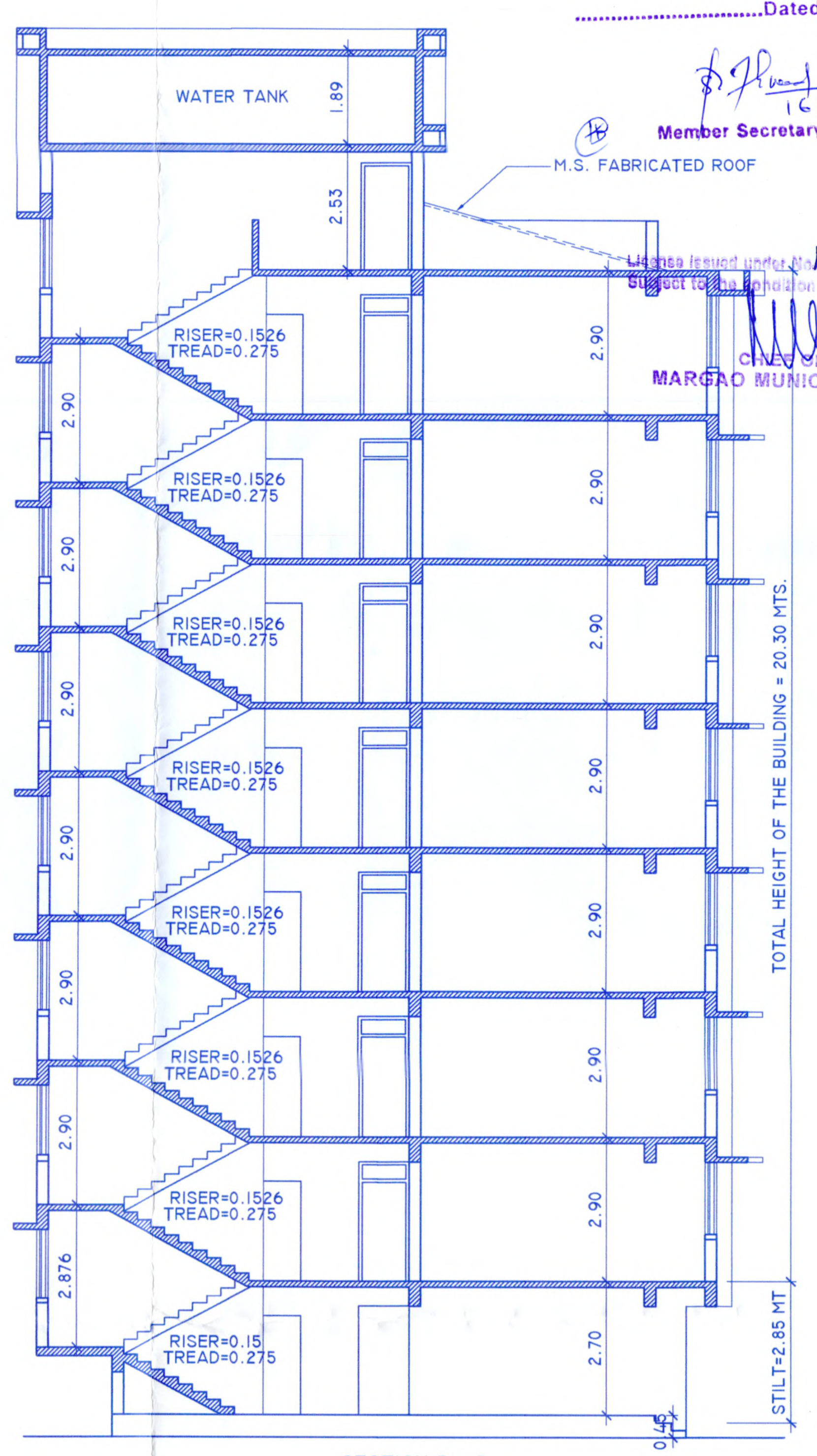
TYPICAL FIRST, SECOND, THIRD, FOURTH, FIFTH AND SIXTH FLOOR PLAN
SCALE 1:100



STILT FLOOR PLAN
SCALE 1:100

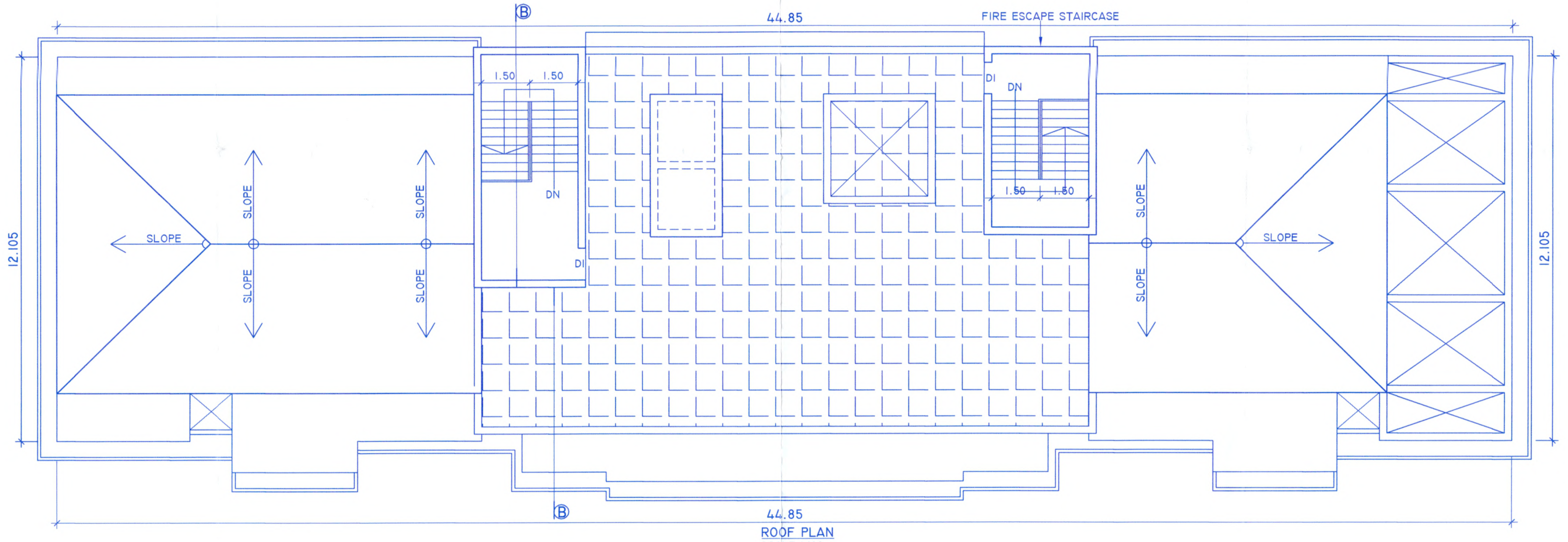

TOTAL HEIGHT OF THE BUILDING = 20.30 MTS.
TOTAL HEIGHT OF THE BUILDING = 17.40 MTS.
STILT=2.85 MT

FRONT ELEVATION
SCALE 1:100



SECTION B - B
SCALE 1:100

SCHEDULE OF DOORS AND WINDOWS		
TYPE	SIZE	REMARKS
D1	1.10X2.15	ENTRANCE DOORS
D2	0.90X2.15	BEDROOMS, KITCHENS
D3	0.80X2.15	TOILETS
FD	2.50X2.50	LIVING, BEDROOM
W1	1.50X1.55	BEDROOMS
W2	1.20X1.55	KITCHENS
W3	1.10X1.55	STAIRCASE
V1	1.50X0.60	LIVING
V2	0.60X1.00	TOILETS



ROOF PLAN
SCALE 1:100

Municipal Engineer
Margao Municipal Council

BUILDING - B2

PROPOSED RESIDENTIAL BUILDINGS IN THE AMALGAMATED PROPERTIES BEARING
CHALTA NOS. 21, 25, 41 AND 51 OF P. T. SHEET NO. 289 AND
CHALTA NO. 18 OF P. T. SHEET NO. 290
SITUATED AT AQUEM - BAIXO, MARGAO FOR M/S. SWAPNA DEVELOPERS.

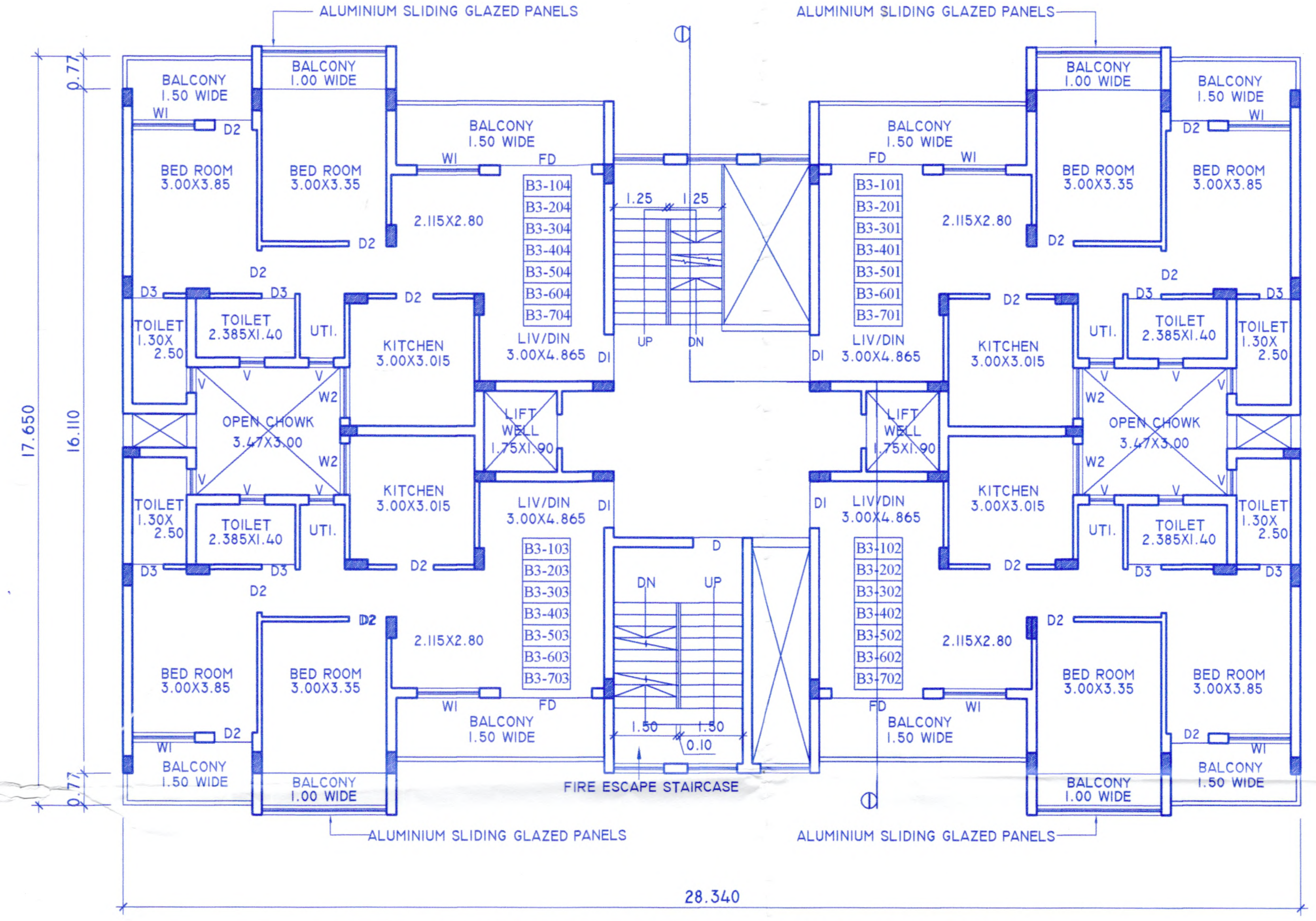
OWNER'S SIGNATURE

SWAPNA DEVELOPERS

ARCHITECTS
'AVISHKAR'
204, SECOND FLOOR,
'VASANT ARCADE'
COMBA - MARGAO
PHONES: 2732086, 9822131514

ARCHITECT'S SIGNATURE

MR. SAMEER NADKARNI
Architect-CA/90/12852
Reg. No. AR/0003/2010

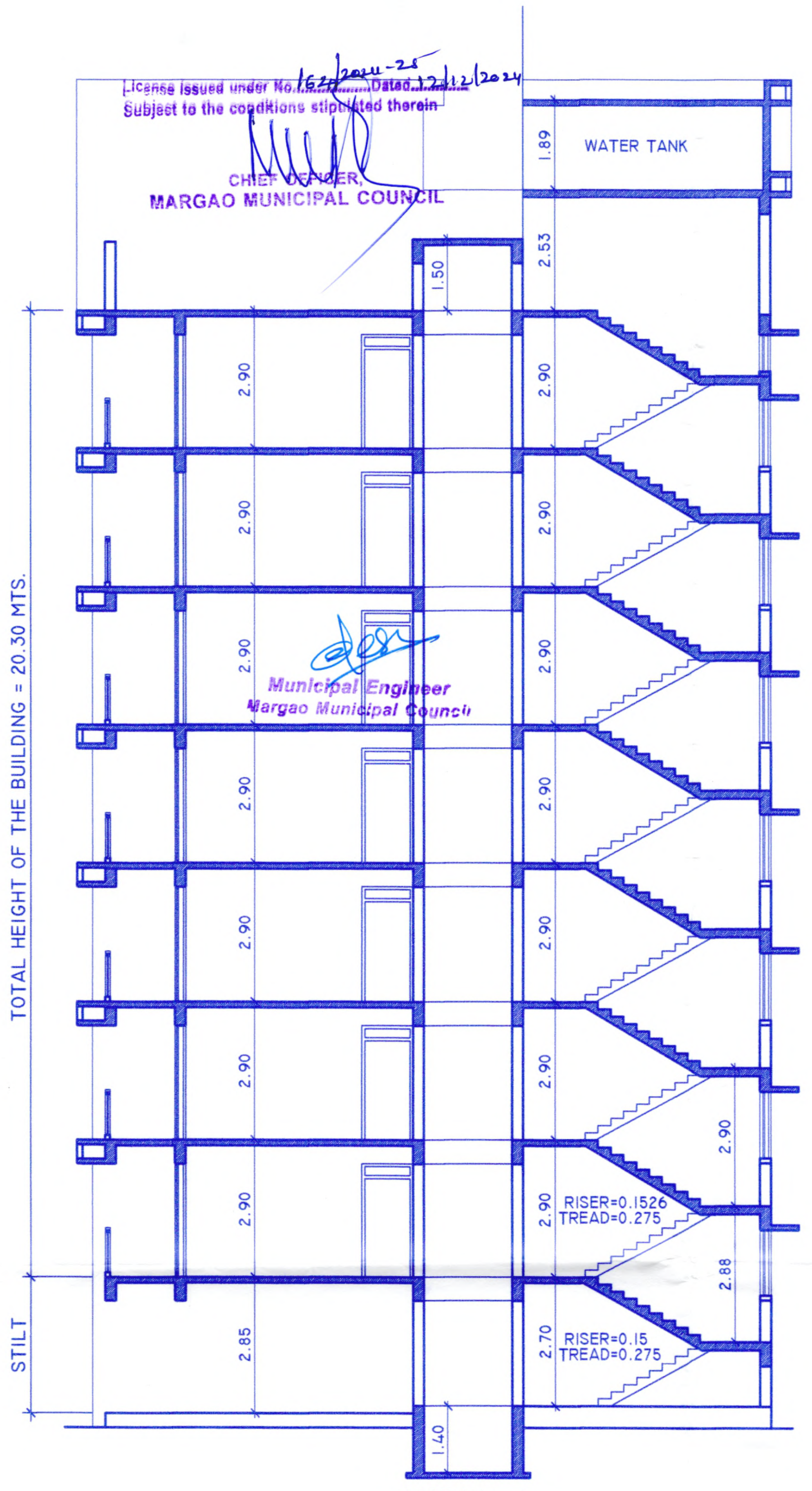


TYPICAL FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH AND SEVENTH FLOOR PLAN

SCALE 1:100

License issued under No. 162/2024-25 Dated 12/12/2024
Subject to the conditions stipulated therein

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL



Municipal Engineer
Margao Municipal Council

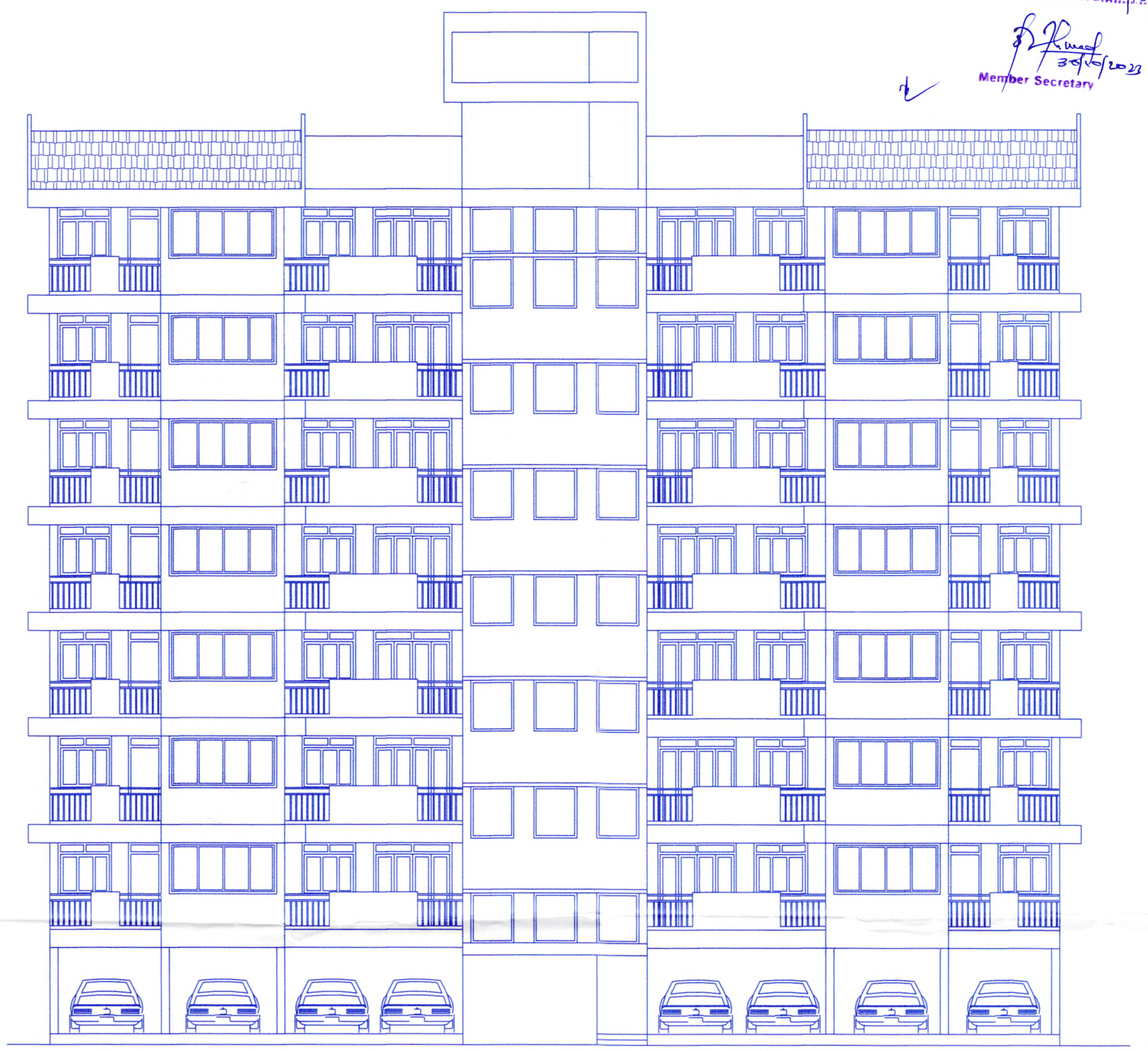
SECTION I - I

SCALE 1:100

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/ 5332/1205/23-24
Dated 30/10/2023

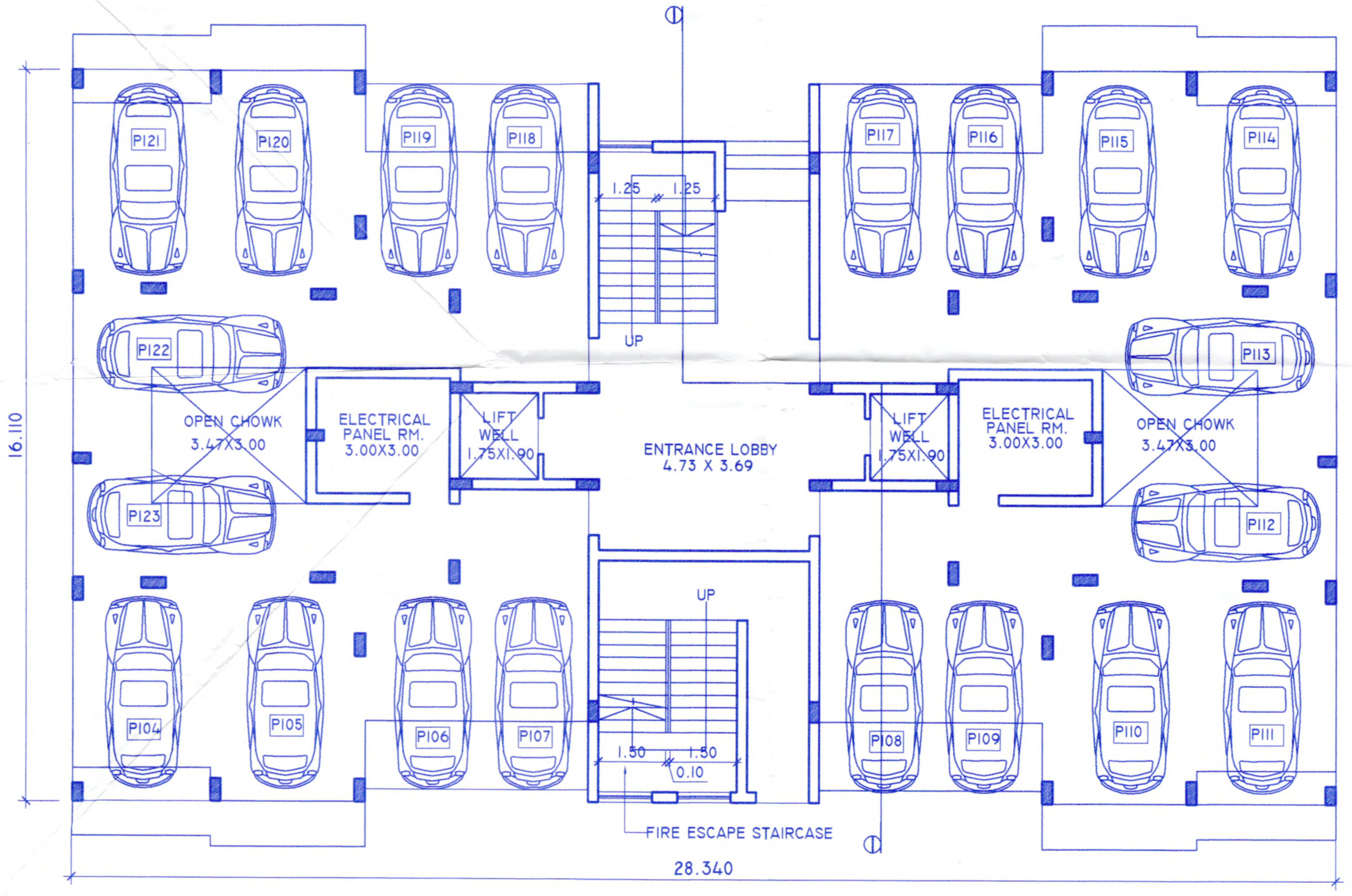
30/10/2023

Member Secretary



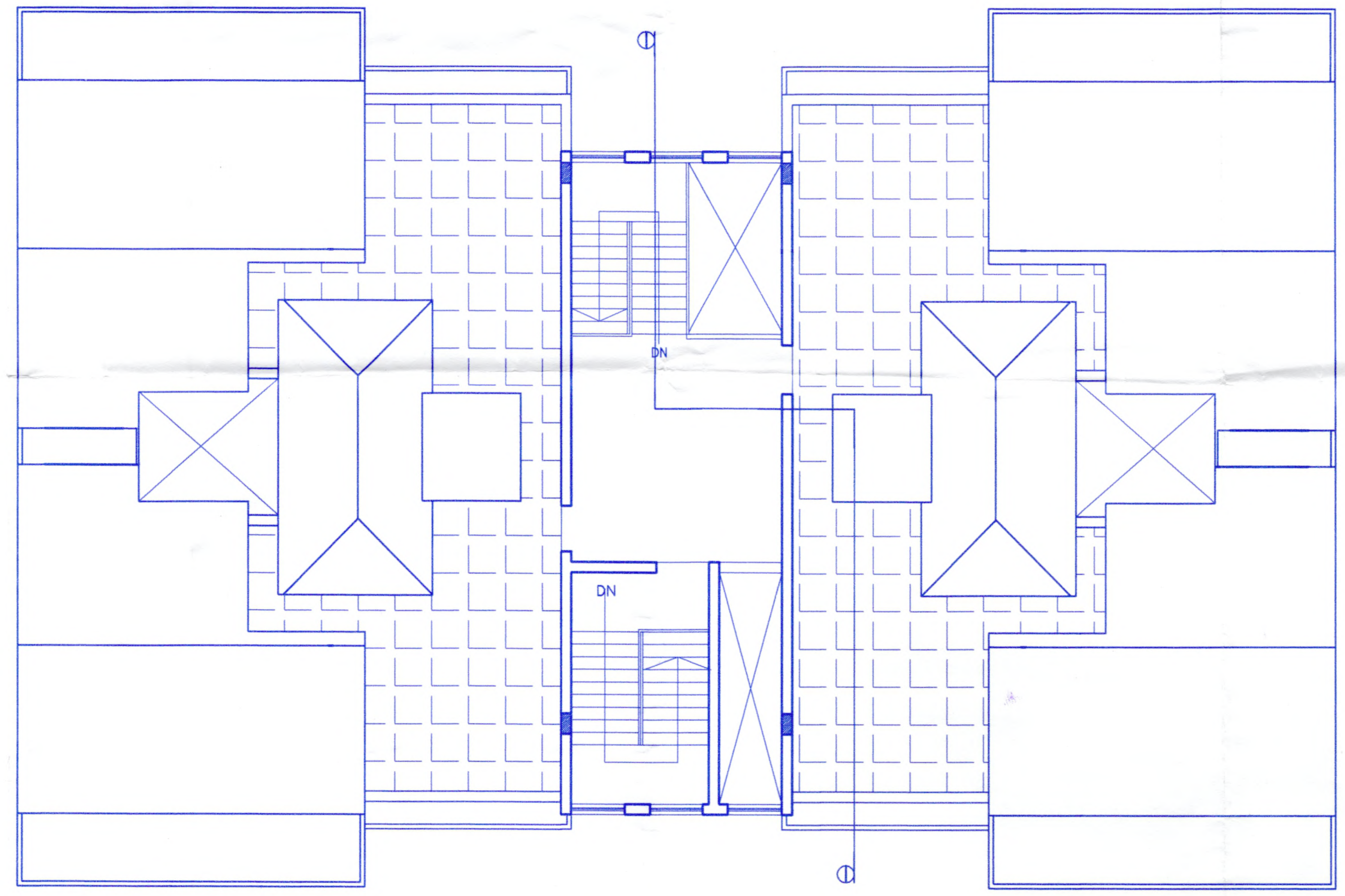
FRONT ELEVATION

SCALE 1:100



STILT FLOOR PLAN

SCALE 1:100



ROOF PLAN

SCALE 1:100

SCHEDULE OF DOORS AND WINDOWS

TYPE	SIZE	REMARKS
D1	1.10X2.15	ENTRANCE DOORS
D2	0.90X2.15	BEDROOMS, KITCHENS
D3	0.80X2.15	TOILETS
FD	2.50X2.50	LIVING, BEDROOM
W1	1.50X1.55	BEDROOMS
W2	1.20X1.55	KITCHENS
W3	1.10X1.55	STAIRCASE
V1	1.50X0.60	LIVING
V2	0.60X1.00	TOILETS

BUILDING - B3

PROPOSED RESIDENTIAL BUILDING B-3, SWIMMING POOL AND RECREATION ROOM
IN THE AMALGAMATED PROPERTY BEARING CHALTA NOS. 21, 25, 41 AND 51
OF P. T. SHEET NO. 289 AND CHALTA NO. 18 OF P. T. SHEET NO. 290
SITUATED AT AQUEM - BAIXO, MARGAO FOR M/S. SWAPNA DEVELOPERS.

OWNER'S SIGNATURE

SWAPNA DEVELOPERS
SWAPNA

ARCHITECTS
'AVISHKAR'
204, SECOND FLOOR,
'VASANT ARCADE'
COMBA - MARGAO
PHONES: 2732086, 9822131514

ARCHITECT'S SIGNATURE

MR. SAMEER NADKARNI
Architect-CA/90/12852
Reg. No. AR/0003/2010