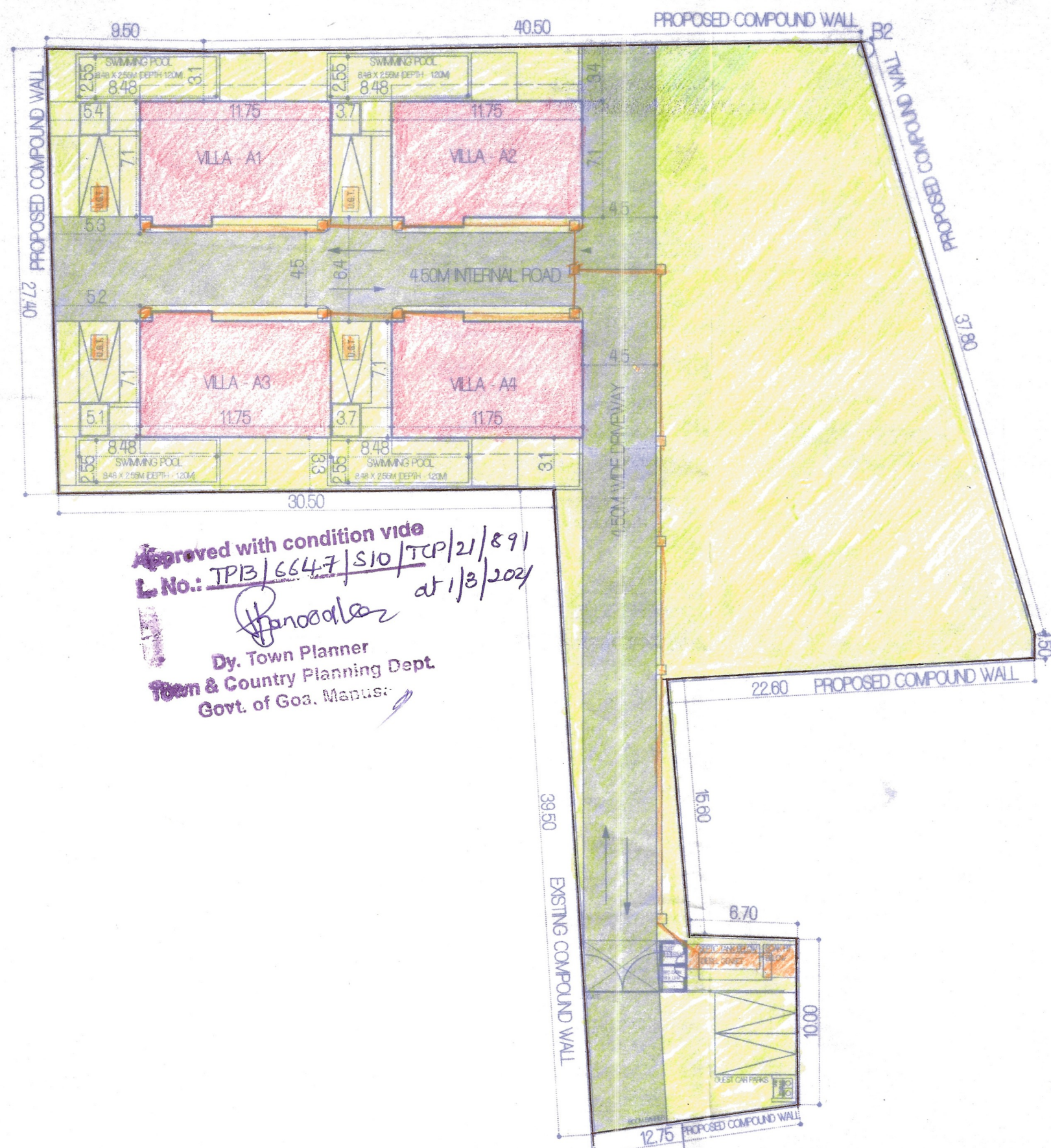
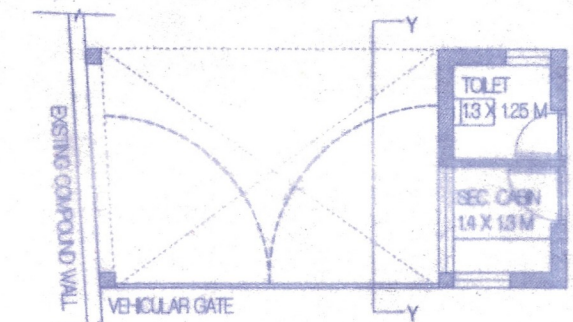




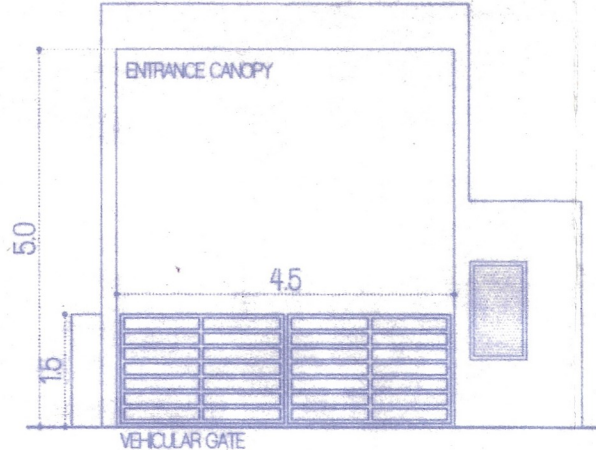
Approved with condition vide
 L No.: IPB/6647/SIO/TCP/21/891
 dt 1/3/2021
 Dy. Town Planner
 Town & Country Planning Dept.
 Govt. of Goa, Mapusa

Approved vide Res. No. 6(2)
 passed in the monthly meeting
 Dated - 16/04/2021

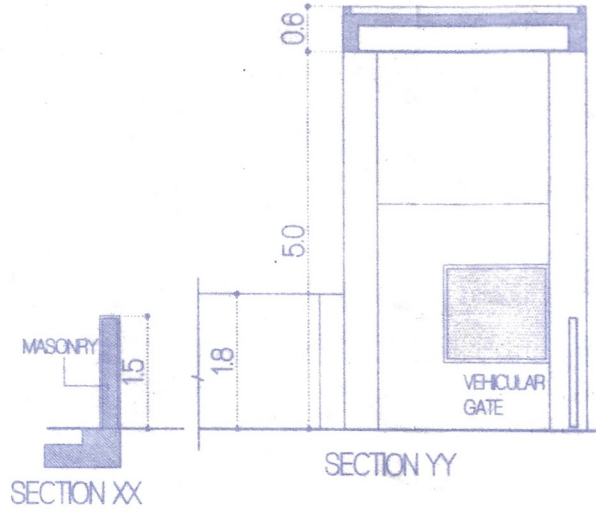
Secretary
 V. P. Siolim Marna



ENTRANCE GATE PLAN & COMPOUND WALL DETAIL
 NTS



ENTRANCE GATE ELEVATION & SECTION
 NTS



AREA STATEMENT (FLOOR-WISE) IN SQ.M. FOR VILLA - A1, A2, A3, A4						
VILLA	FLOOR	TOTAL BUILT-UP AREA	AREA FREE OF FAR			FLOOR AREA
			BALC.	STAIR.	7.50%	
A1, A2, A3, A4	GROUND	85.33	0.00	0.00	0.00	85.33
	FIRST	88.69	16.66	0.00	0.00	72.03
	TOTAL	174.02	16.66	0.00	0.00	157.36
4 X A1, A2, A3, A4		696.08	66.64	0.00	0.00	629.44
TOTAL		696.08	66.64	0.00	0.00	629.44

AREA STATEMENT	
01. AREA OF THE PLOT	2000.00 SQ.M.
02. DEDUCTION: (a) AREA WITHIN ROAD WIDENING (PROPOSED)	NIL
(b) AREA RESERVED FOR ANY OTHER USE	NIL
TOTAL OF (a) + (b)	00.00 SQ.M.
03. NET EFFECTIVE AREA (01.) - (02.)	2000.00 SQ.M.
04. COVERED AREA OF THE PROPOSED BUILDING	342.48 SQ.M.
05. PLOT COVERAGE OF THE PROPOSED BUILDING	17.12%
06. PERMISSIBLE COVERED AREA (40%)	800.00 SQ.M.
07. PROPOSED COVERED AREA (17.12%)	342.48 SQ.M.
08. PERMISSIBLE F.A.R. (60 %)	1200.00 SQ.M.
09. PROPOSED F.A.R. (31.47 %)	629.44 SQ.M.
10. FLOOR AREA:	
(a) AREA OF BASEMENT (IN F.A.R.)	N.A.
(b) AREA OF GROUND FLOOR (IN F.A.R.)	341.32 SQ.M.
(c) AREA OF FIRST FLOOR (IN F.A.R.)	288.12 SQ.M.
11. AREA FREE OF F.A.R.:	
(a) AREA OF BASEMENT (FREE OF F.A.R.)	N.A.
(b) AREA OF GROUND FLOOR (FREE OF F.A.R.)	0.00 SQ.M.
(c) AREA OF FIRST FLOOR (FREE OF F.A.R.)	66.64 SQ.M.
12. PERMISSIBLE AREA OF UNDER 7.5% FREE OF F.A.R.	90.00 SQ.M.
13. PROPOSED AREA OF UNDER 7.5% FREE OF F.A.R.	0.00 SQ.M.
14. TOTAL BUILT-UP AREA	696.08 SQ.M.
15. HEIGHT OF BUILDING	6.65 MT.
HEIGHT OF BUILDING INCLUDING STILT	MAX. 9.00 MT.
16. FRONT SETBACK FROM CENTERLINE OF ROAD	N.A.
17. FRONT SETBACK FROM SITE BOUNDARY	N.A.
18. SIDE SETBACKS	MIN 3.00 M
19. ZONE	S2 IN VP2
20. LENGTH OF COMPOUND WALL	205.18 MT.
21. CAR PARKING PROVIDED: 04	REQUIRED: 04
22. AREA OF SWIMMING POOL	98.94 SQ.M.
23. BUILT-UP AREA FOR INFRASTRUCTURE TAX (INC OF POOL)	800.02 SQ.M.

AREA STATEMENT (FLOOR-WISE) IN SQ.M.						
FLOOR	USE	TOTAL BUILT-UP AREA	BALC.	STAIR.	7.50%	FLOOR AREA
GROUND	RESIDENTIAL	341.32	0.00	0.00	0.00	341.32
FIRST	RESIDENTIAL	354.76	66.64	0.00	0.00	288.12
TOTAL		696.08	66.64	0.00	0.00	629.44

FOR APPROVAL

DRAWING TITLE:
 SITE PLAN, LOCATION PLAN,
 COMPOUND WALL AND GATE DETAIL
 ELEVATIONS

PROJECT:
 PROPOSED VILLAS, COMPOUND WALL & GATE FOR NANU
 ESTATES PVT. LTD. ON PLOT BEARING SURVEY NO. 72/1-A AT
 SIOLIM, BARDEZ - GOA

ARCHITECT'S SIGNATURE: *[Signature]*
 CLIENT'S SIGNATURE: *[Signature]*

ARIJEETRAIKARDESIGNSTUDIO
 H. No. 1578/1, NEAR POST & TELEGRAPH COLONY,
 ALTO - PORVORIM, BARDEZ - GOA

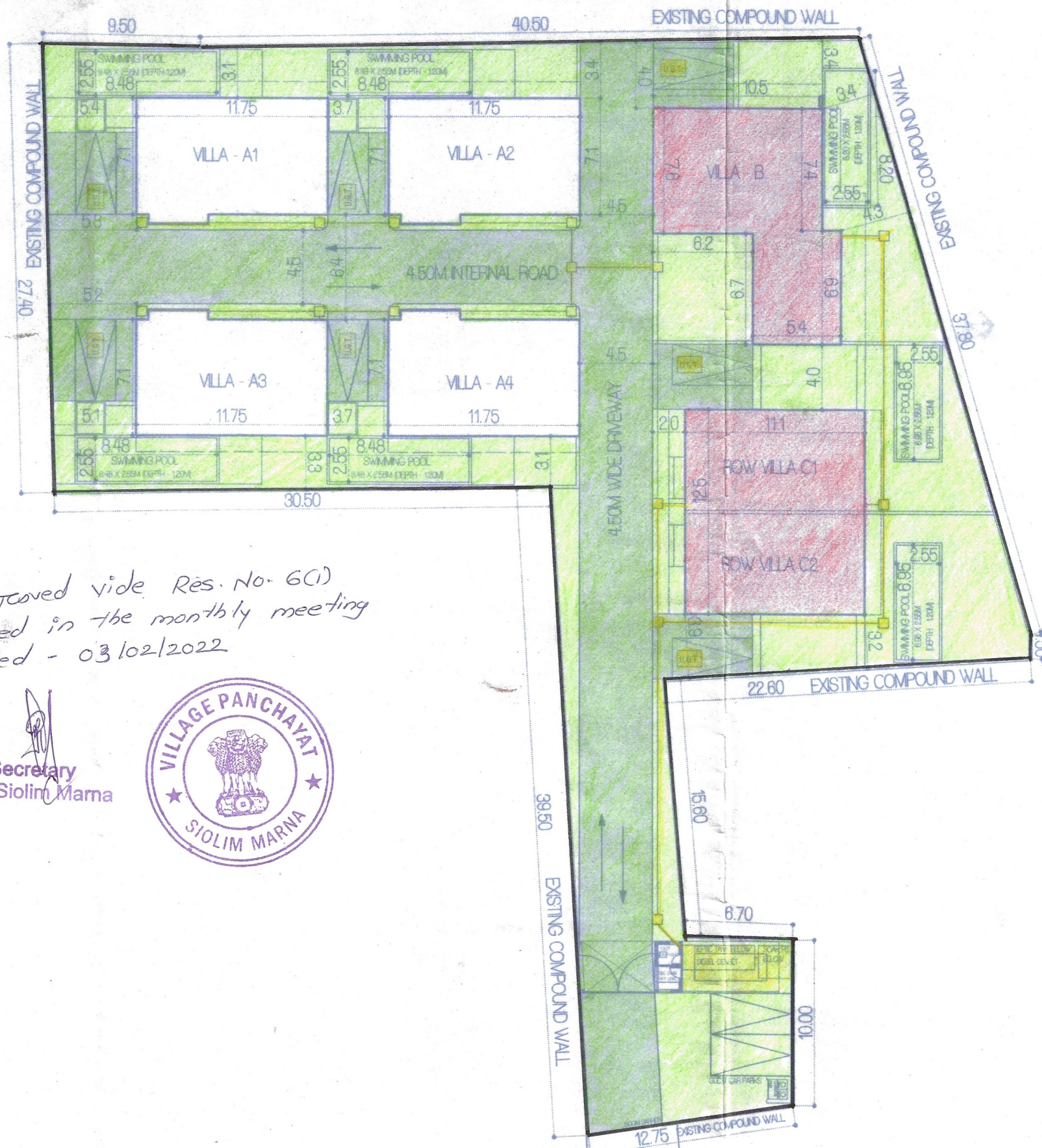
M - 9822984382 / E - arijeetrai@designstudio@gmail.com
 DESIGN TEAM: ARIJEET, ALICIA, ANDREA, SAILÉE
 SCALE: 1:200
 DRAWING NO.: 01
 DATE: 18.02.21

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SITE PLAN
 SC 1:300

LOCATION PLAN
 NTS

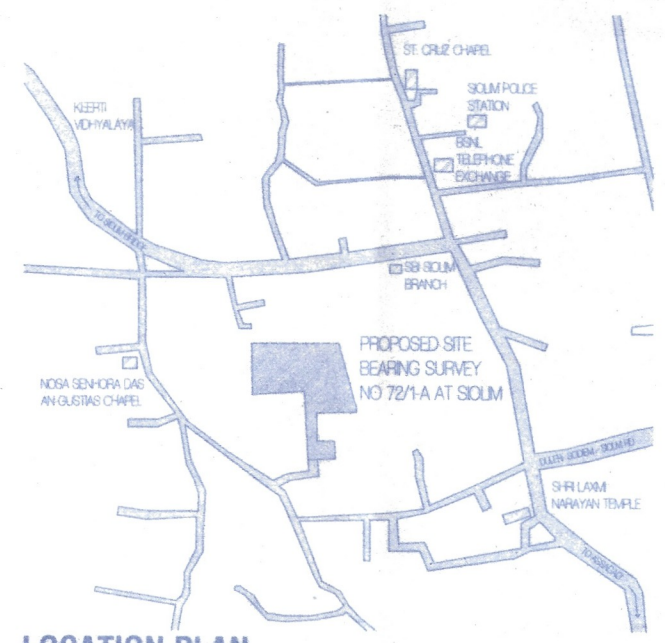
ARIJEET RAIKAR (B. Arch)
 H. No: 1578/1, NEAR POST & TELEGRAPH COLONY
 ALTO-PORVORIM, BARDEZ-GOA
 COA REGISTRATION: CA/2007/39585
 GOA REGISTRATION: AR/0051/2011



Approved vide Res. No. 6C1)
Passed in the monthly meeting
Dated - 03/02/2022



SITE PLAN
SC 1:300



LOCATION PLAN
NTS

Approved with condition vide
L. No.: TPB/6647/SIOLIM/21/5734
[Signature]
Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Mapusa

AREA STATEMENT (FLOOR-WISE) IN SQ.M. FOR VILLA B & ROW VILLA - C1 & C2							
VILLA	FLOOR	TOTAL BUILT-UP AREA	AREA FREE OF FAR			TOTAL FREE OF FAR	FLOOR AREA
			BALC.	STAIR.	7.50%		
VILLA B	GROUND	116.34	0.00	0.00	0.00	0.00	116.34
	FIRST	147.02	29.58	0.00	0.00	29.58	117.44
	TOTAL	263.36	29.58	0.00	0.00	29.58	233.78
ROW VILLA C1 & C2	GROUND	68.45	0.00	0.00	0.00	0.00	68.45
	FIRST	76.06	16.58	0.00	0.00	16.58	59.48
	TOTAL	144.51	16.58	0.00	0.00	16.58	127.93
2 X C1, C2		289.02	33.16	0.00	0.00	33.16	255.86
TOTAL		552.38	62.74	0.00	0.00	62.74	489.64

AREA STATEMENT (FLOOR-WISE) IN SQ.M.							
FLOOR	USE	TOTAL BUILT-UP AREA	AREA FREE OF FAR			TOTAL FREE OF FAR	FLOOR AREA
			BALC.	STAIR.	7.50%		
GROUND	RESIDENTIAL	253.24	0.00	0.00	0.00	0.00	253.24
FIRST	RESIDENTIAL	299.14	62.74	0.00	0.00	62.74	236.40
TOTAL		552.38	62.74	0.00	0.00	62.74	489.64

AREA STATEMENT		
01. AREA OF THE PLOT		2000.00 SQ.M.
02. DEDUCTION: (a) AREA WITHIN ROAD WIDENING (PROPOSED)		NIL
(b) AREA RESERVED FOR ANY OTHER USE		NIL
TOTAL OF (a) + (b)		00.00 SQ.M.
03. NET EFFECTIVE AREA (01.) - (02.)		2000.00 SQ.M.
04. PERMISSIBLE COVERED AREA (40%)		800.00 SQ.M.
05. EXISTING COVERED AREA (17.12%)		342.48 SQ.M.
06. PROPOSED COVERED AREA (12.75%)		254.94 SQ.M.
07. TOTAL COVERED AREA (29.97%)		597.42 SQ.M.
08. PERMISSIBLE F.A.R. (60 %)		1200.00 SQ.M.
09. EXISTING F.A.R. (31.47 %)		629.44 SQ.M.
10. PROPOSED F.A.R. (24.48 %)		489.64 SQ.M.
11. TOTAL FAR (55.95 %)		1119.08 SQ.M.
FLOOR AREA:		
(a) AREA OF GROUND FLOOR (IN F.A.R.)		253.24 SQ.M.
(b) AREA OF FIRST FLOOR (IN F.A.R.)		236.40 SQ.M.
AREA FREE OF F.A.R.:		
(a) AREA OF GROUND FLOOR (FREE OF F.A.R.)		0.00 SQ.M.
(b) AREA OF FIRST FLOOR (FREE OF F.A.R.)		62.74 SQ.M.
14. PERMISSIBLE AREA UNDER 7.5% FREE OF F.A.R.		90.00 SQ.M.
15. EXISTING AREA UNDER 7.5% FREE OF F.A.R.		0.00 SQ.M.
16. PROPOSED AREA UNDER 7.5% FREE OF F.A.R.		0.00 SQ.M.
17. TOTAL AREA UNDER 7.5% FREE OF F.A.R.		0.00 SQ.M.
18. EXISTING BUILT-UP AREA		696.08 SQ.M.
19. PROPOSED BUILT-UP AREA		552.38 SQ.M.
20. TOTAL BUILT-UP AREA		1248.46 SQ.M.
21. PROPOSED HEIGHT OF BUILDING		6.65 MT.
22. PERMISSIBLE HEIGHT OF BUILDING INCLUDING STILT		MAX. 9.00 MT.
23. FRONT SETBACK FROM CENTERLINE OF ROAD		N.A.
24. FRONT SETBACK FROM SITE BOUNDARY		N.A.
26. SIDE SETBACKS		MIN 3.00 M
27. ZONE		S2 IN VP2
28. REQUIRED NO. OF CAR PARKS		07
29. EXISTING NO. OF CAR PARKS		04
30. PROPOSED NO. OF CAR PARKS		03
31. EXISTING AREA OF SWIMMING POOL		98.94 SQ.M.
32. PROPOSED AREA OF SWIMMING POOL		68.15 SQ.M.
33. TOTAL AREA OF SWIMMING POOL		167.09 SQ.M.
34. EXISTING BUILT-UP AREA FOR INFRASTRUCTURE TAX (INC OF POOL)		800.02 SQ.M.
35. PROPOSED BUILT-UP AREA FOR INFRASTRUCTURE TAX (INC OF POOL)		620.53 SQ.M.

FOR APPROVAL

DRAWING TITLE:
SITE PLAN, LOCATION PLAN & AREA STATEMENT

PROJECT:
PROPOSED ADDITION OF VILLA AND ROW VILLAS TO EXISTING DEVELOPMENT WITH TECHNICAL CLEARANCE NO. TPB/6647/SIOLIM/TCP 21/891 FOR NANU ESTATES PVT. LTD. ON PLOT BEARING SURVEY NO. 72/1-A AT SIOLIM, BARDEZ - GOA

ARCHITECT'S SIGNATURE
[Signature]
ARIJEET RAIKAR (B. Arch)
H. No: 1578/1, NEAR POST & TELEGRAPH COLONY
ALTO - PORVORIM, BARDEZ-GOA
COA REGISTRATION: CA/2007/39585
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CLIENT'S SIGNATURE
[Signature]

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DESIGN TEAM
ARIJEET, ALICIA, ANDREA, SAILEE

SCALE
1:300

DRAWING NO.
01

DATE
27.05.21

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