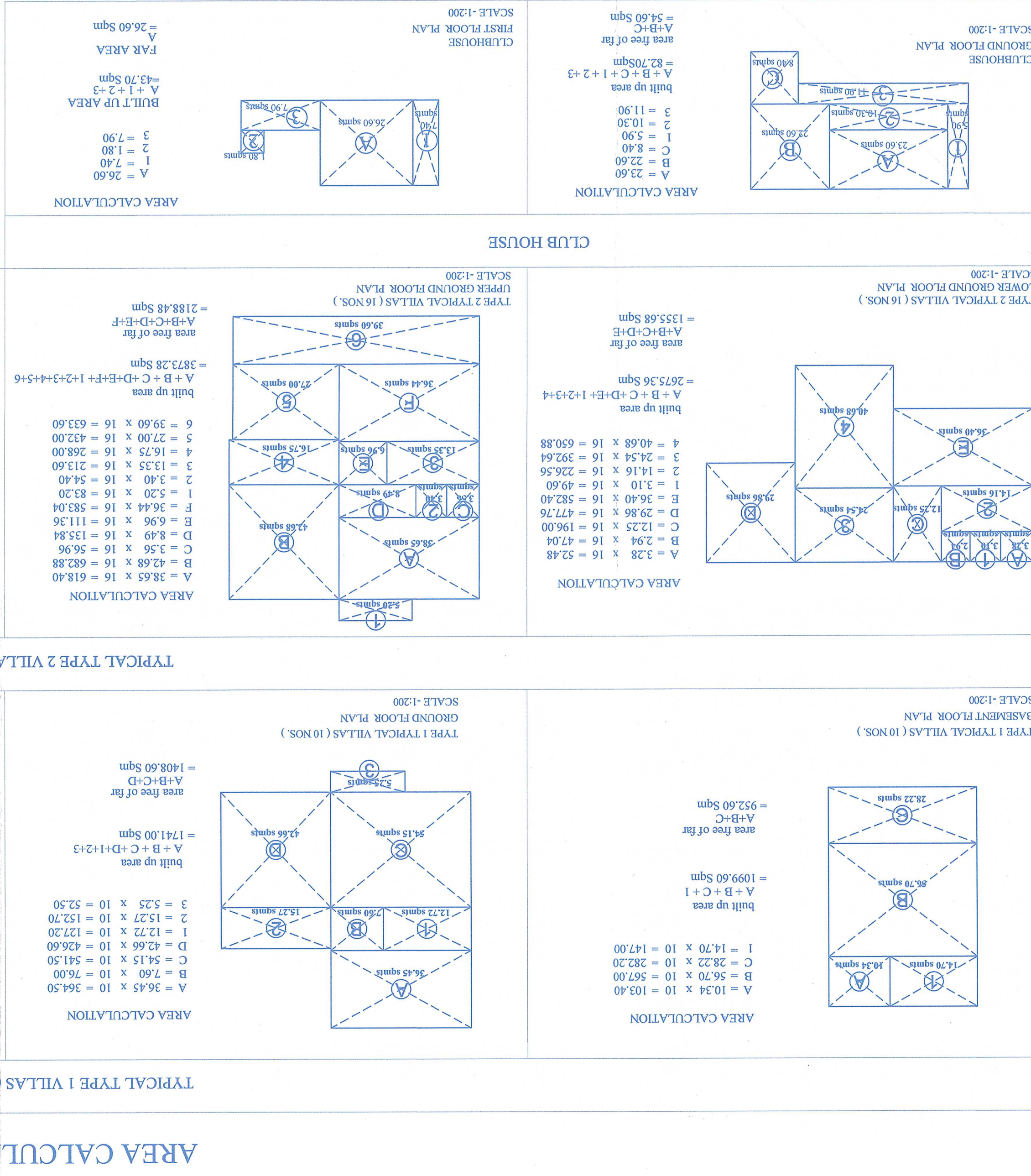
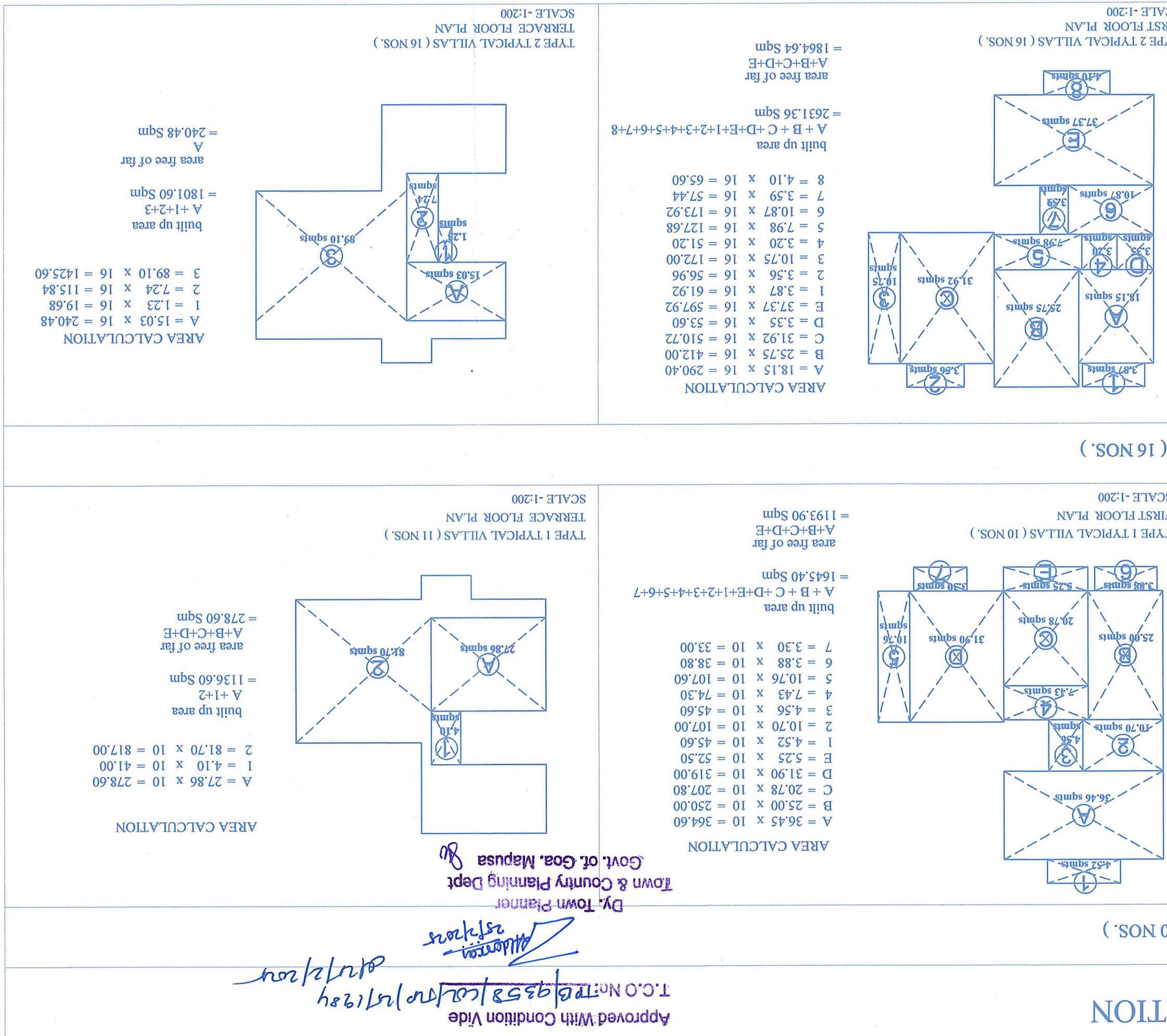
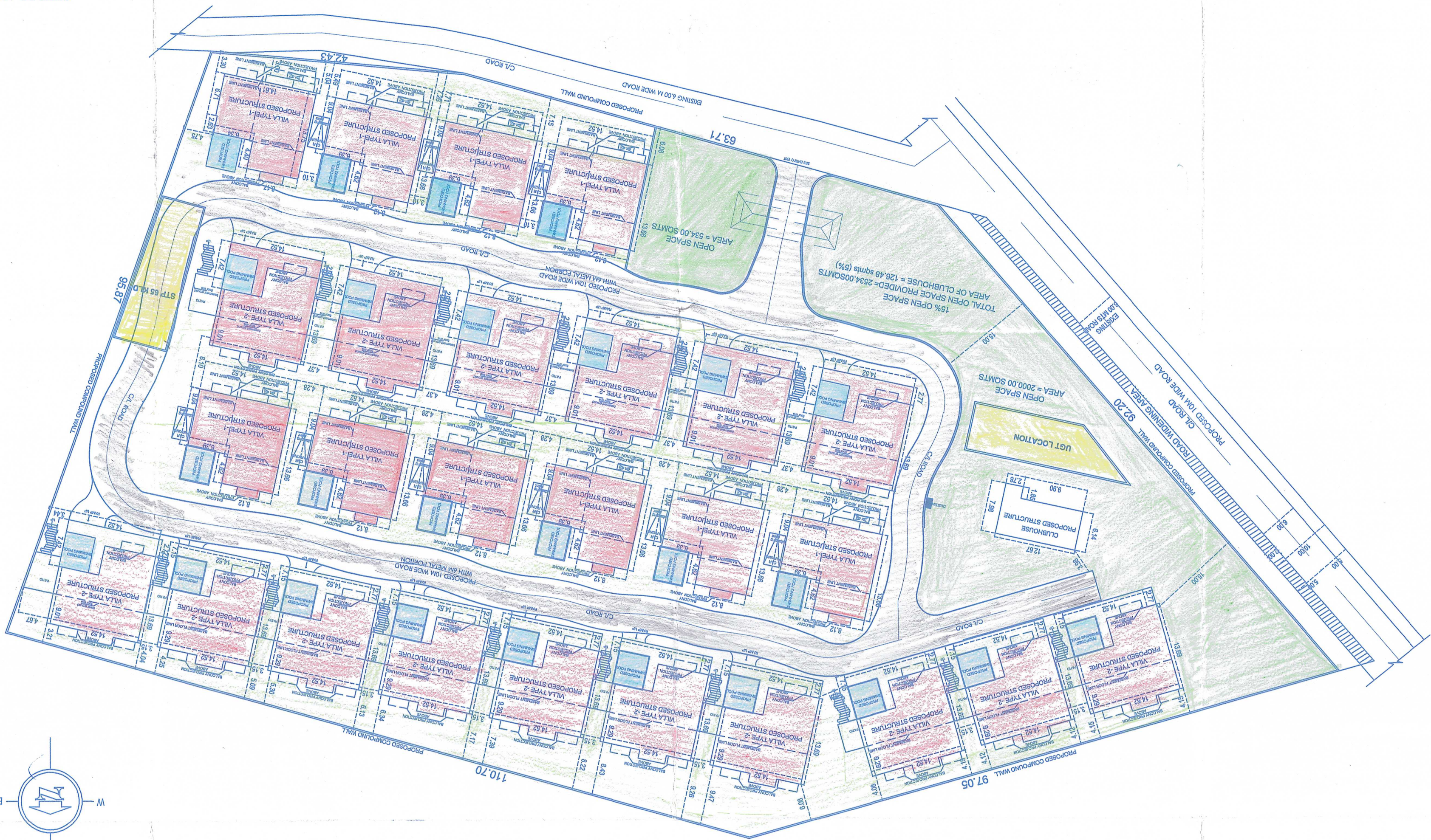
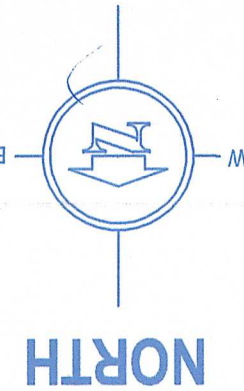


Proposed Area floorwise :									
FLOOR	REFERENCE	USE	TOTAL BUILT UP AREA (m ²)	PARKING CAR	STAIRCASE / LIFT	VERANDAH / PASSAGE	BALCONY	TERRACE	NET FLOOR AREA (m ²)
TYPE 1 VILLA	BASEMENT FLOOR	RES	1099.60	---	147.00	---	---	147.00	952.60
	GROUND FLOOR	RES	1741.00	---	127.20	205.20	---	332.40	1408.60
	FIRST FLOOR	RES	1645.40	---	107.00	119.90	224.60	---	451.50
	ROOF FLOOR	RES	1136.60	---	---	41.00	---	817.00	858.00
TYPE 2 VILLA	LOWER GROUND FLOOR	RES	2675.36	650.88	276.16	392.64	1065.60	1684.80	1355.68
	UPPER GROUND FLOOR	RES	3873.28	---	268.00	351.20	1065.60	1684.80	2188.48
	FIRST FLOOR	RES	2631.36	---	225.12	185.12	356.48	766.72	1864.64
	ROOF FLOOR	RES	1801.60	---	---	135.52	1425.60	1561.12	240.48
CLUBHOUSE	GROUND FLOOR	RES	82.70	---	---	28.10	---	28.10	54.60
	FIRST FLOOR	RES	43.70	---	---	9.70	---	17.10	26.60
TOTAL			16730.60	650.88	1150.48	1488.38	588.48	7166.42	9564.18
									57.70%



SITE PLAN

SCALE: 1:500



Sr.No.	Purpose	Area in Sq.mts	Rate in Rs.	Amount
a.	RESIDENTIAL USE	16730.60 sqmts		
b.	SWIMMING POOL	601.64 sqmts		
c.	COMPOUND WALL	499.96 sqmts		
d.	RAMP AREA	104.00 sqmts		
	TOTAL	17936.20 sqmts		

Area for Infrastructure tax

1	TOTAL AREA OF PLOT	16575.00 m ²
2	AREA UNDER ROAD WIDENING	673.80 m ²
3	NET EFFECTIVE AREA OF PLOT	15901.20 m ²
4	OPEN SPACE REQUIRED (16575.00 x 15%)	2486.25 m ²
5	OPEN SPACE PROVIDED	2534.00 m ²
6	PERMISSIBLE COVERAGE (40%)	6360.48 m ²
7	COVERED AREA OF THE PROPOSED STRUCTURE	5696.98 m ²
8	PLOT COVERAGE OF THE PROPOSED BUILDING (IN%)	35.82 %
9	PROPOSED TYPE 1 VILLAS (10 NOS.)	952.60 m ²
10	FLOOR AREA CONSUMED ON GROUND FLOOR	1408.60 m ²
11	FLOOR AREA CONSUMED ON FIRST FLOOR	1193.90 m ²
12	FLOOR AREA CONSUMED ON ROOF FLOOR	278.60 m ²
13	PROPOSED TYPE 2 VILLAS (16 NOS.)	1355.68 m ²
14	FLOOR AREA CONSUMED ON GROUND FLOOR	2188.48 m ²
15	PROPOSED TYPE 2 VILLAS (16 NOS.)	1864.64 m ²
16	FLOOR AREA CONSUMED ON TERRACE FLOOR	240.48 m ²
17	CLUBHOUSE	
18	FLOOR AREA CONSUMED ON GROUND FLOOR	54.60 m ²
19	PROPOSED CLUBHOUSE	26.60 m ²
20	FLOOR AREA CONSUMED ON SECOND FLOOR	0.00 m ²
21	PROPOSED CLUBHOUSE	0.00 m ²
22	TOTAL FLOOR AREA CONSUMED (sr.no.9-21)	9564.18 m ²
23	FLOOR AREA PERMISSIBLE (60%)	9945.00 m ²
24	FAR CONSUMED	57.70 %
	FRONT SETBACK FROM C/L OF THE ROAD	8.00 mts

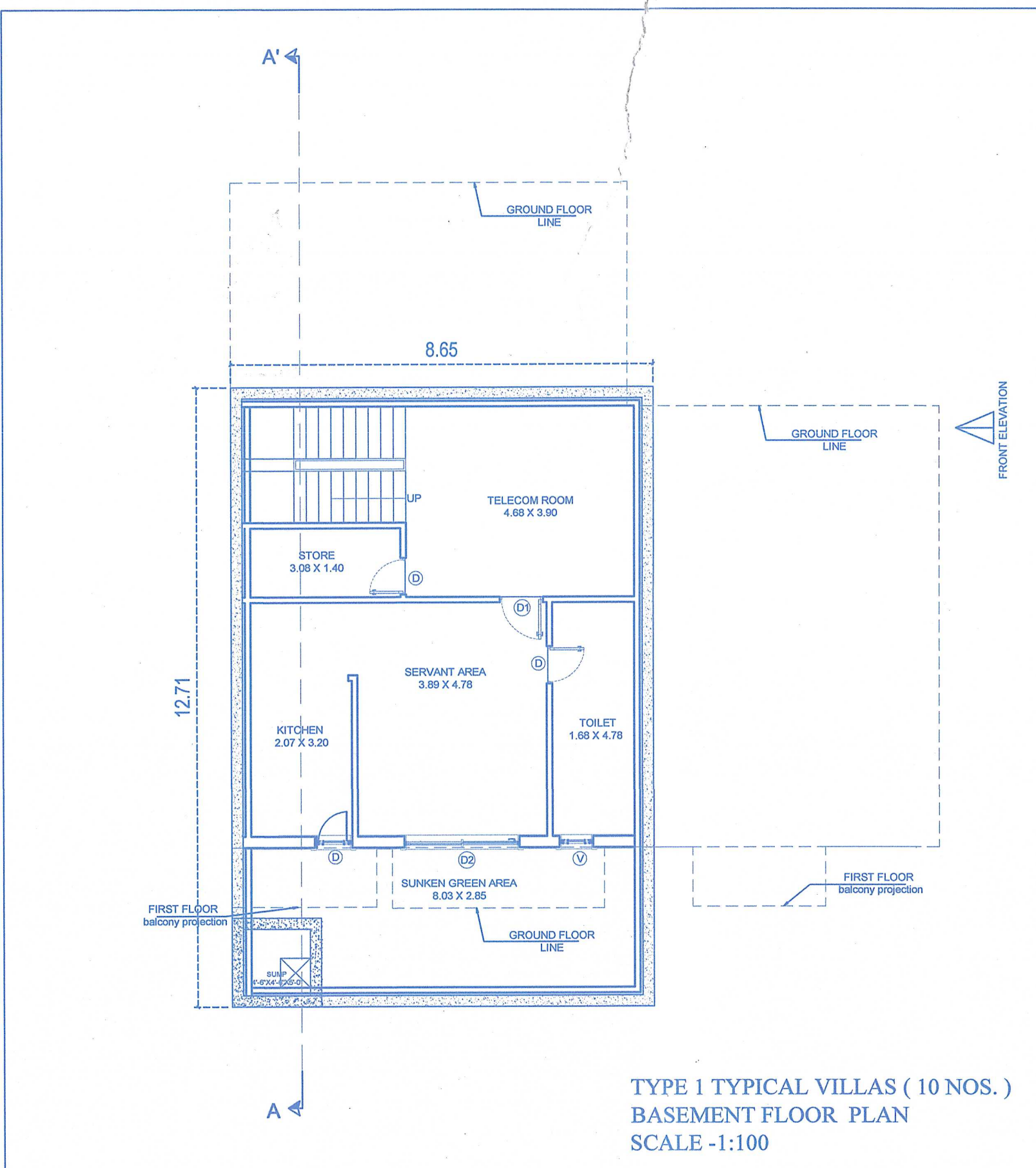
Project Name and Address :-
SITUATED AT SOCORRO VILLAGE BARDEZ GOA.
FOR:-M/S. QUAD REALTY VENTURES LLP

ARCHITECT : vishwas n. kotkar
B.E. CIVIL
OFFICE : F-16,Leibrag Chamber
Above Old Mapusa Clinic
mapusa , goa

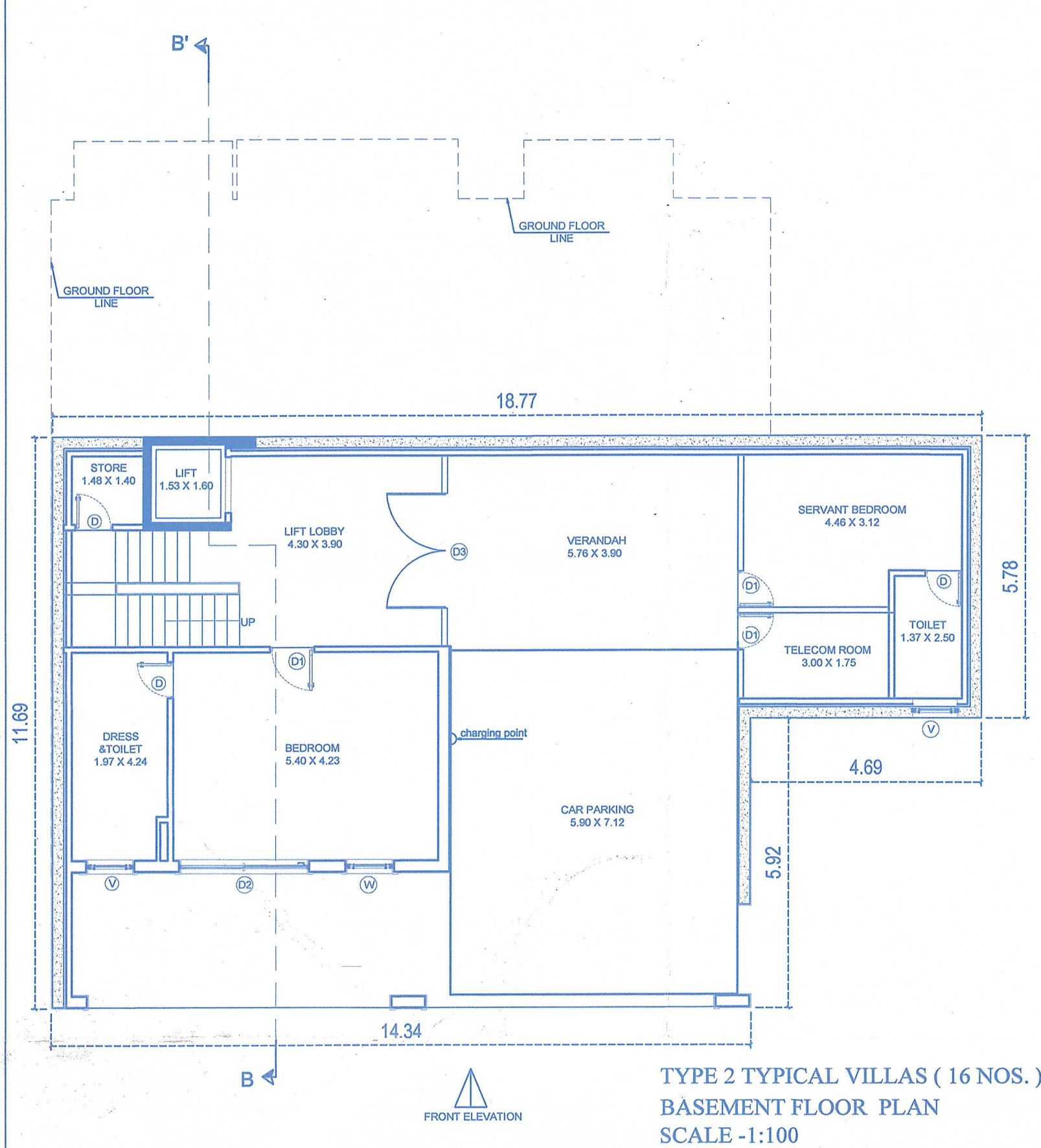
OWNER / POA HOLDER
For Quad Realty Ventures LLP
Designated Partner

ARCHITECT / ENGINEER SIGNATURE
V.P. Reg. No. ER/0016/201
MONGE
Structural Design Engineer
PUNJAGUTIA
B. E. CIVIL
VISHWAS N. KOTKAR

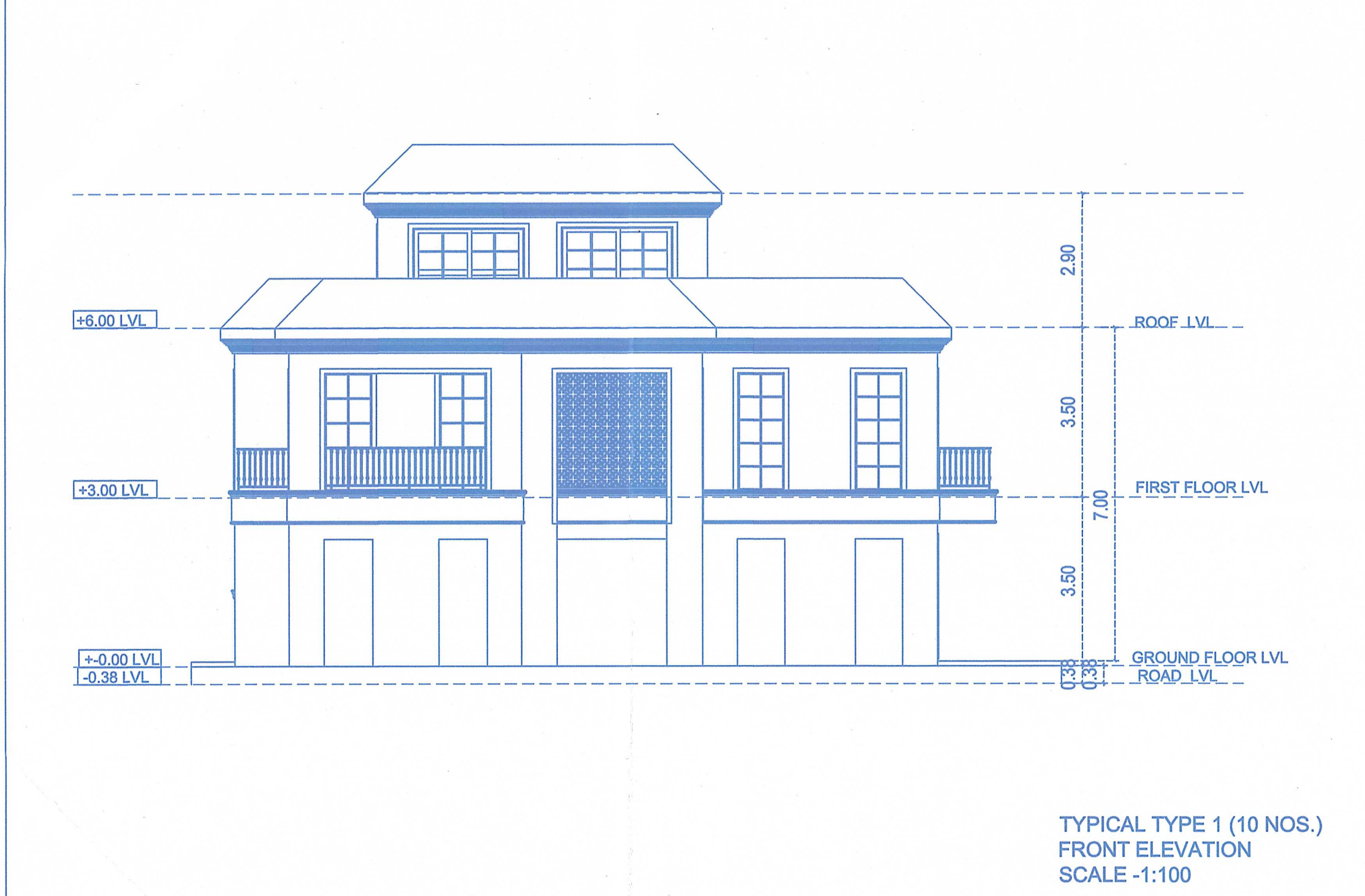
Approved with condition vide
L No PUNJAGUTIA/2014/267
Dated 05/05/2015
Passed and As per
12/14/2014
17/12/2015
Secretary
V.P. Socorro
Dated:- 05/05/2015



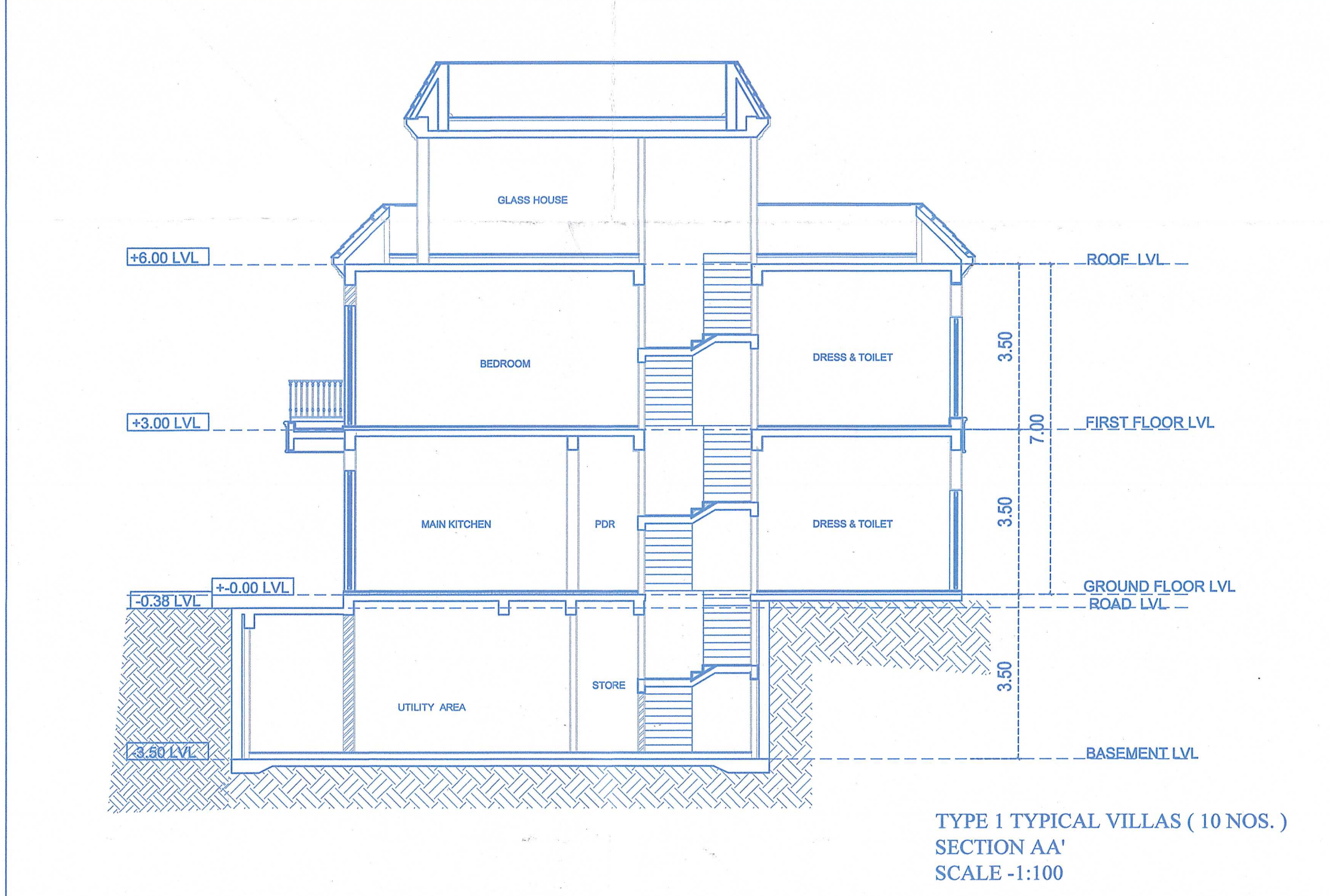
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BASEMENT FLOOR PLAN
SCALE -1:100



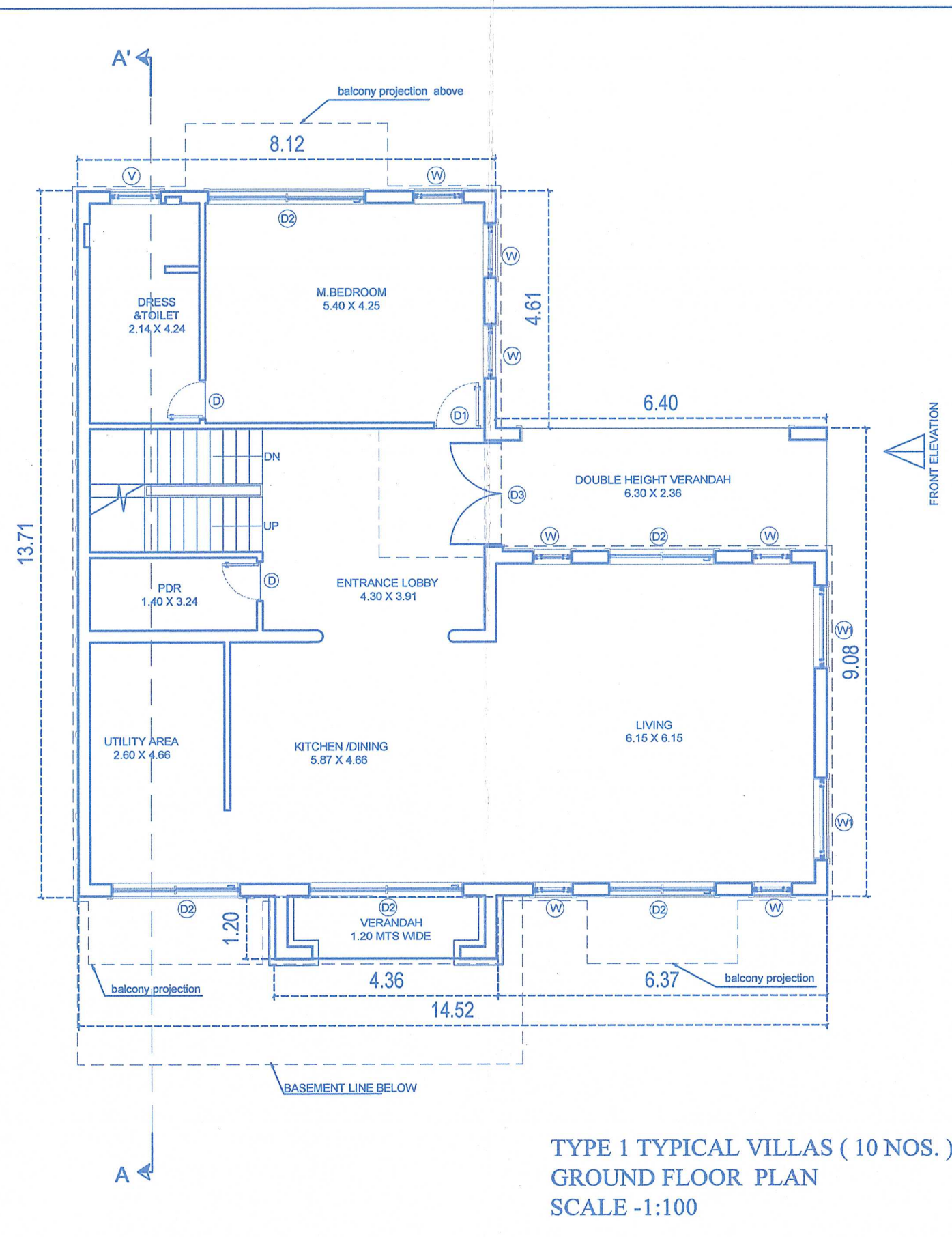
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BASEMENT FLOOR PLAN
SCALE -1:100



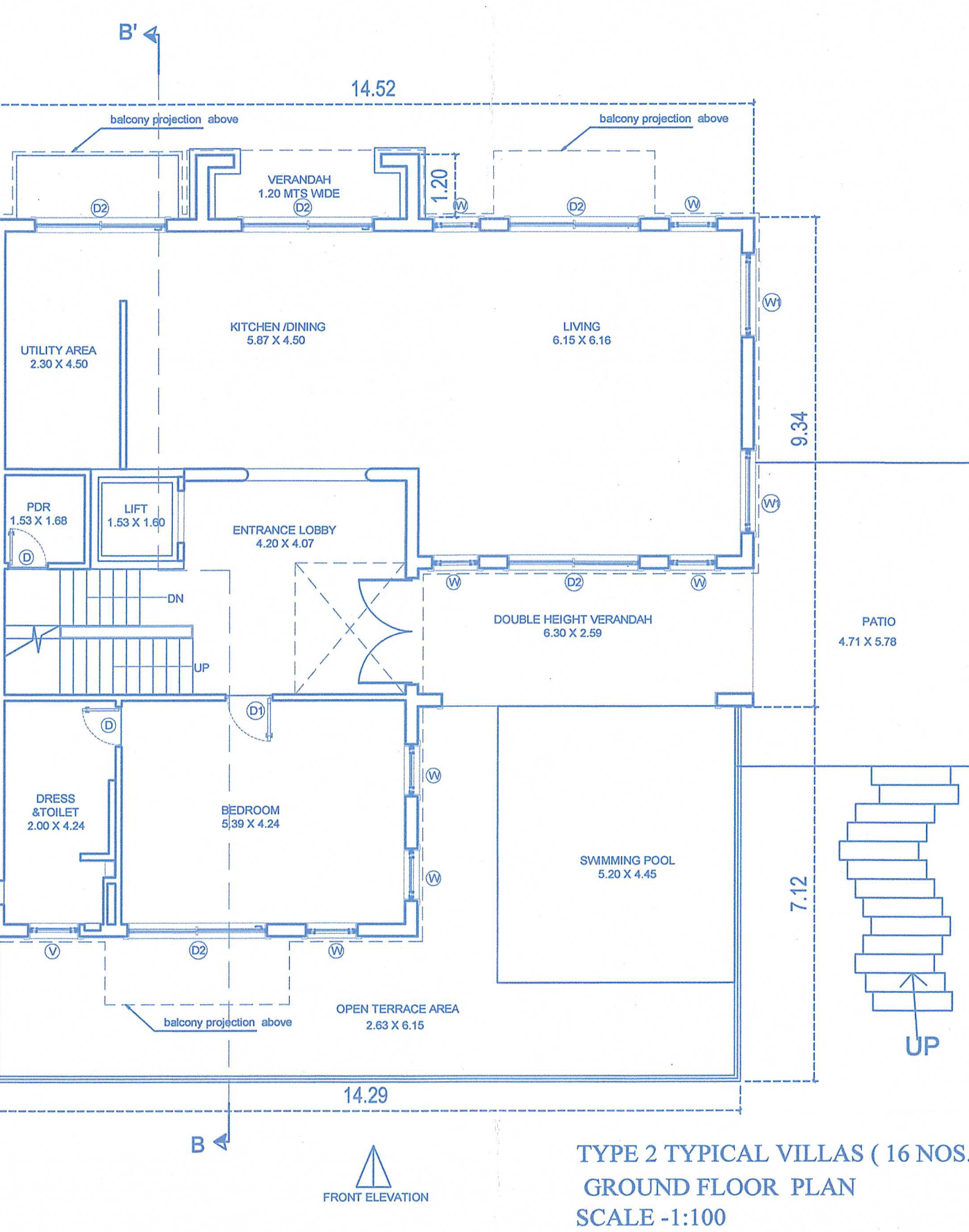
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FRONT ELEVATION
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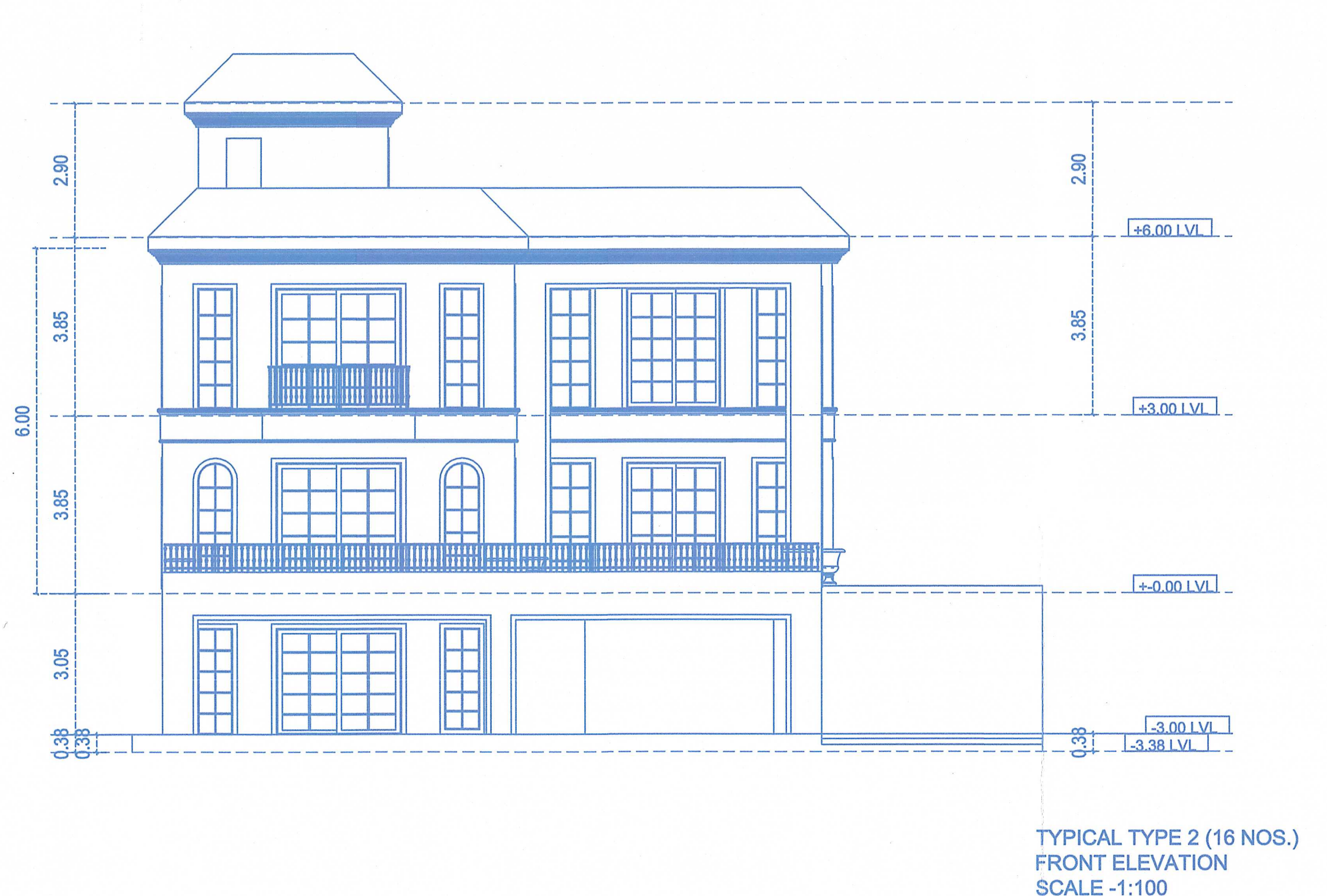
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SECTION AA'
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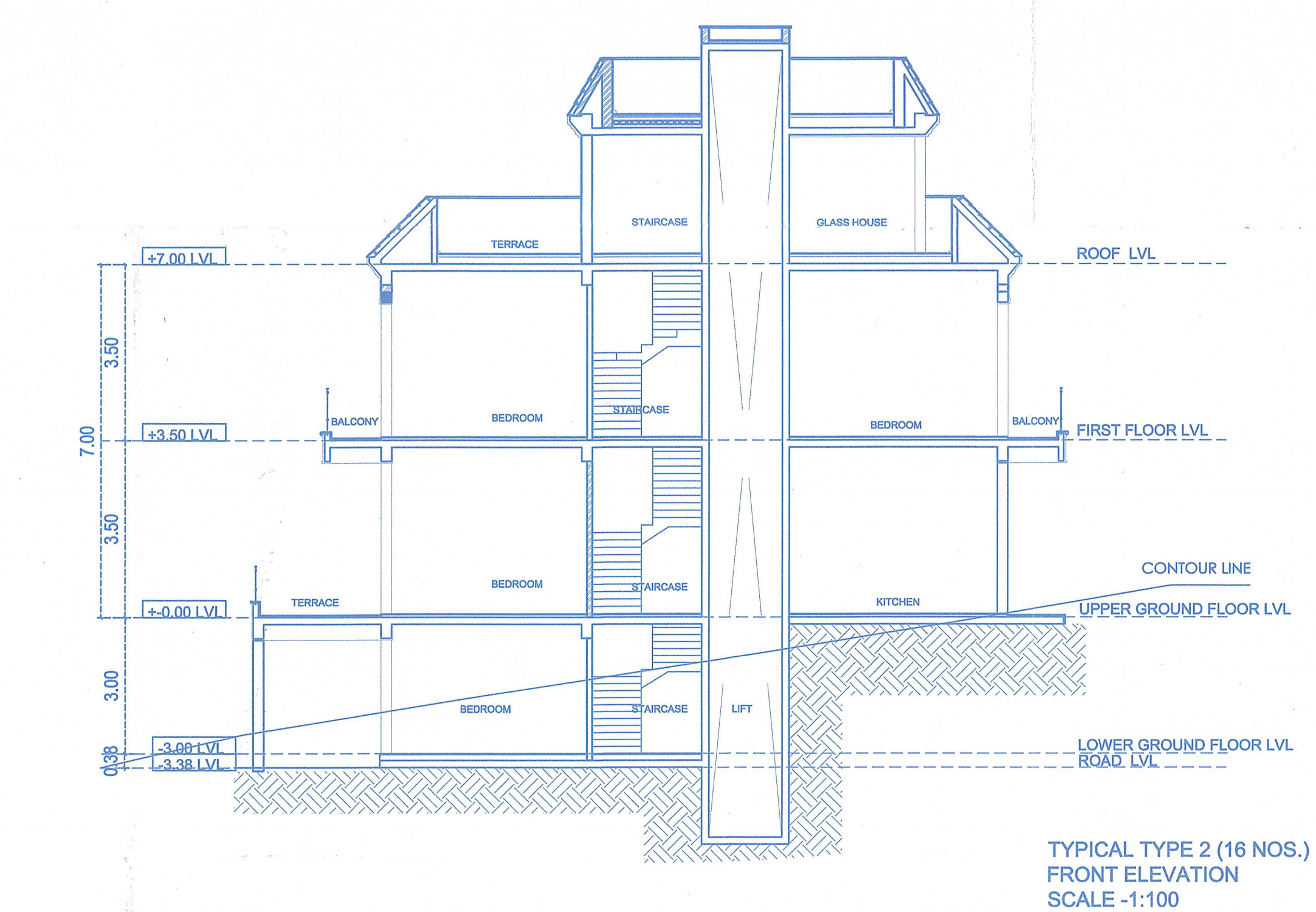
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GROUND FLOOR PLAN
SCALE -1:100



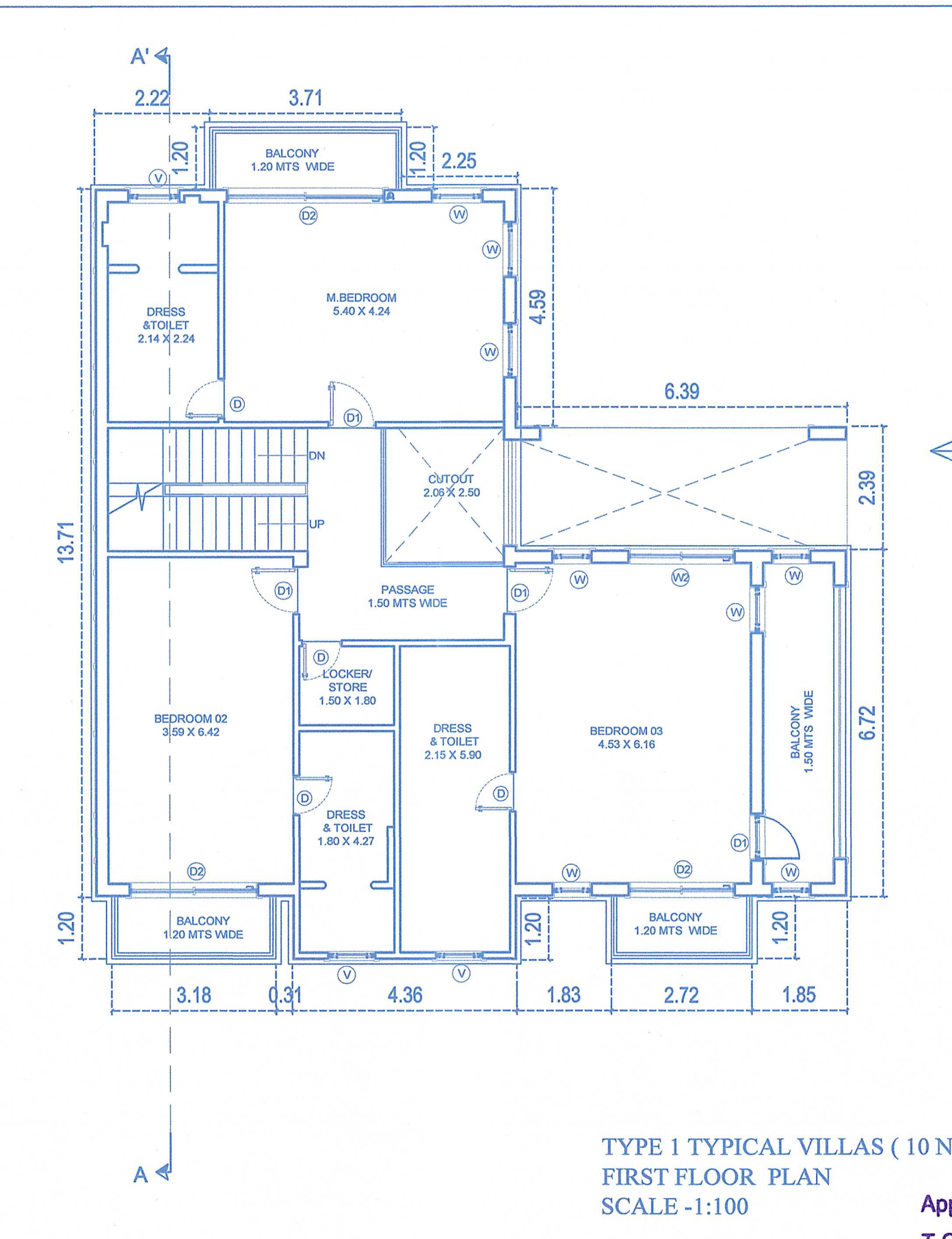
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GROUND FLOOR PLAN
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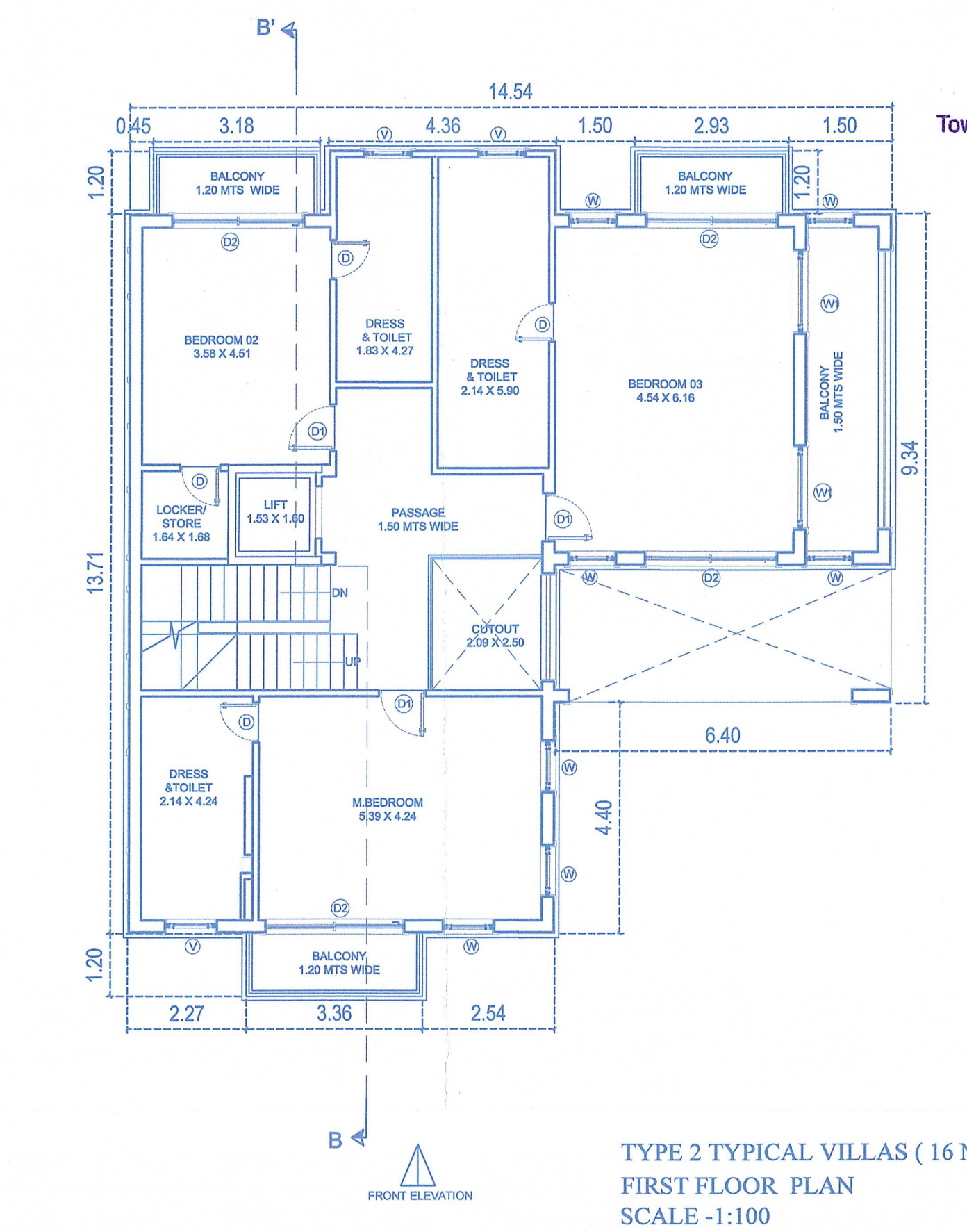
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FRONT ELEVATION
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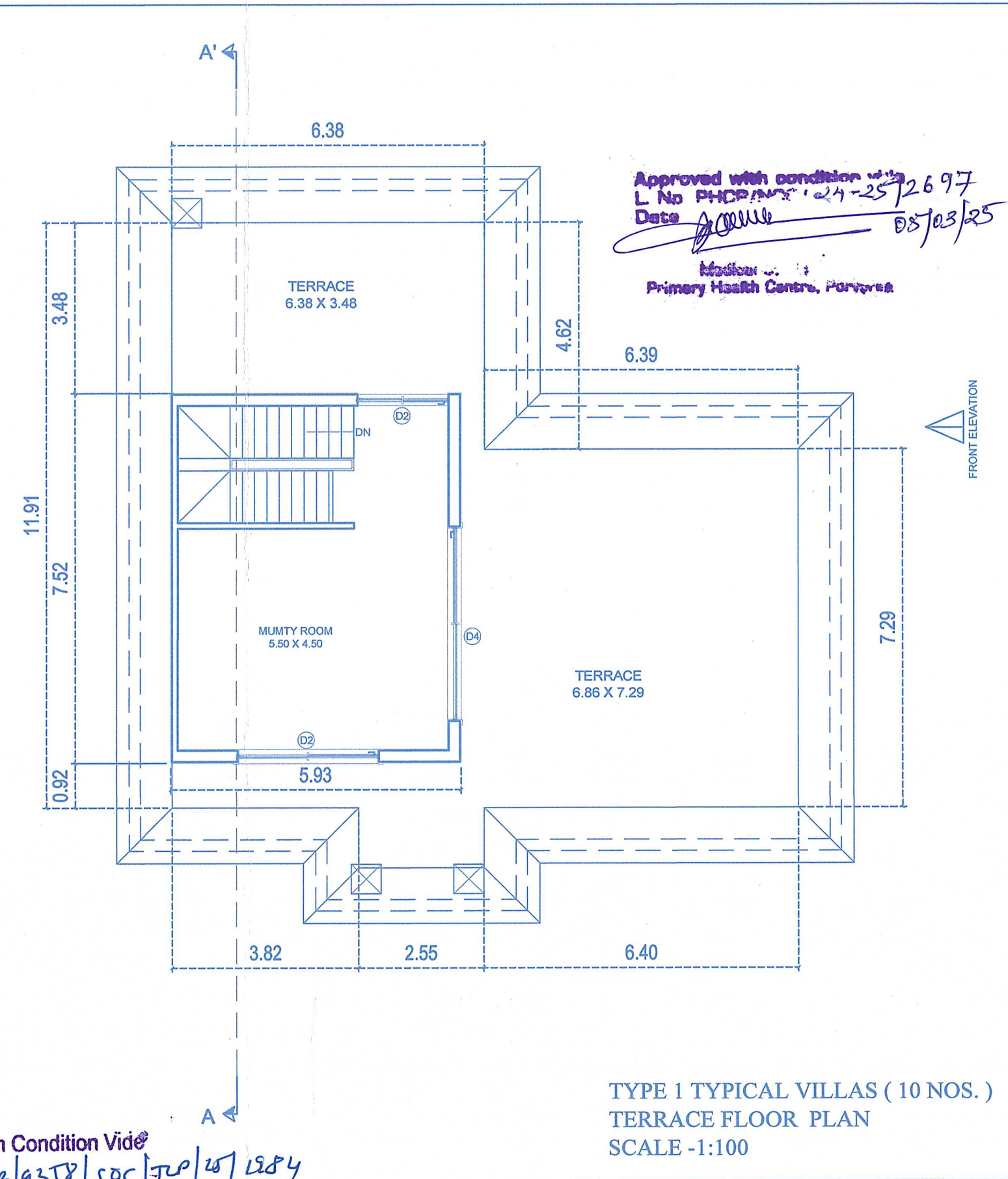
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BASIC SECTION AA'
SCALE -1:100



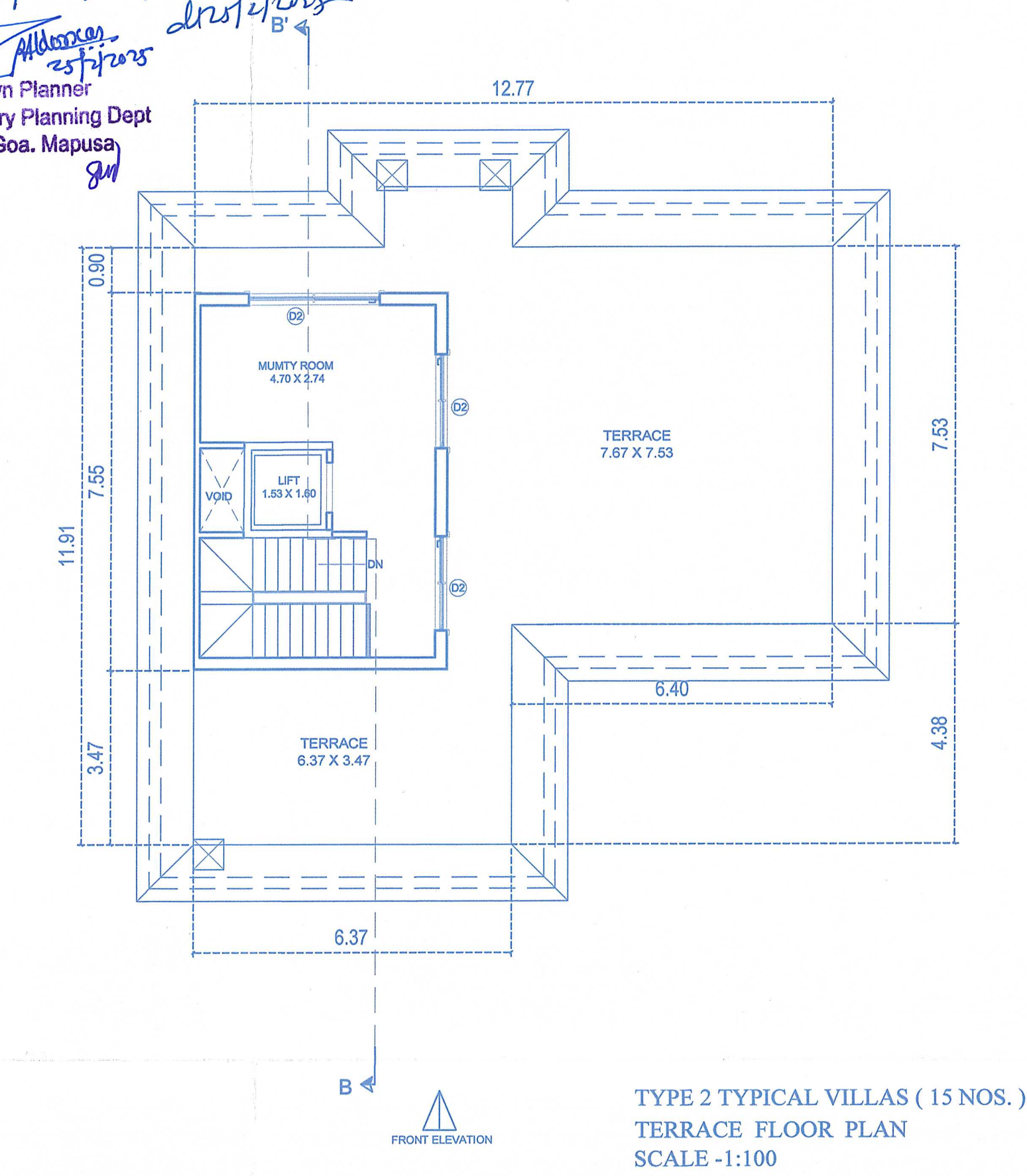
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FIRST FLOOR PLAN
SCALE -1:100



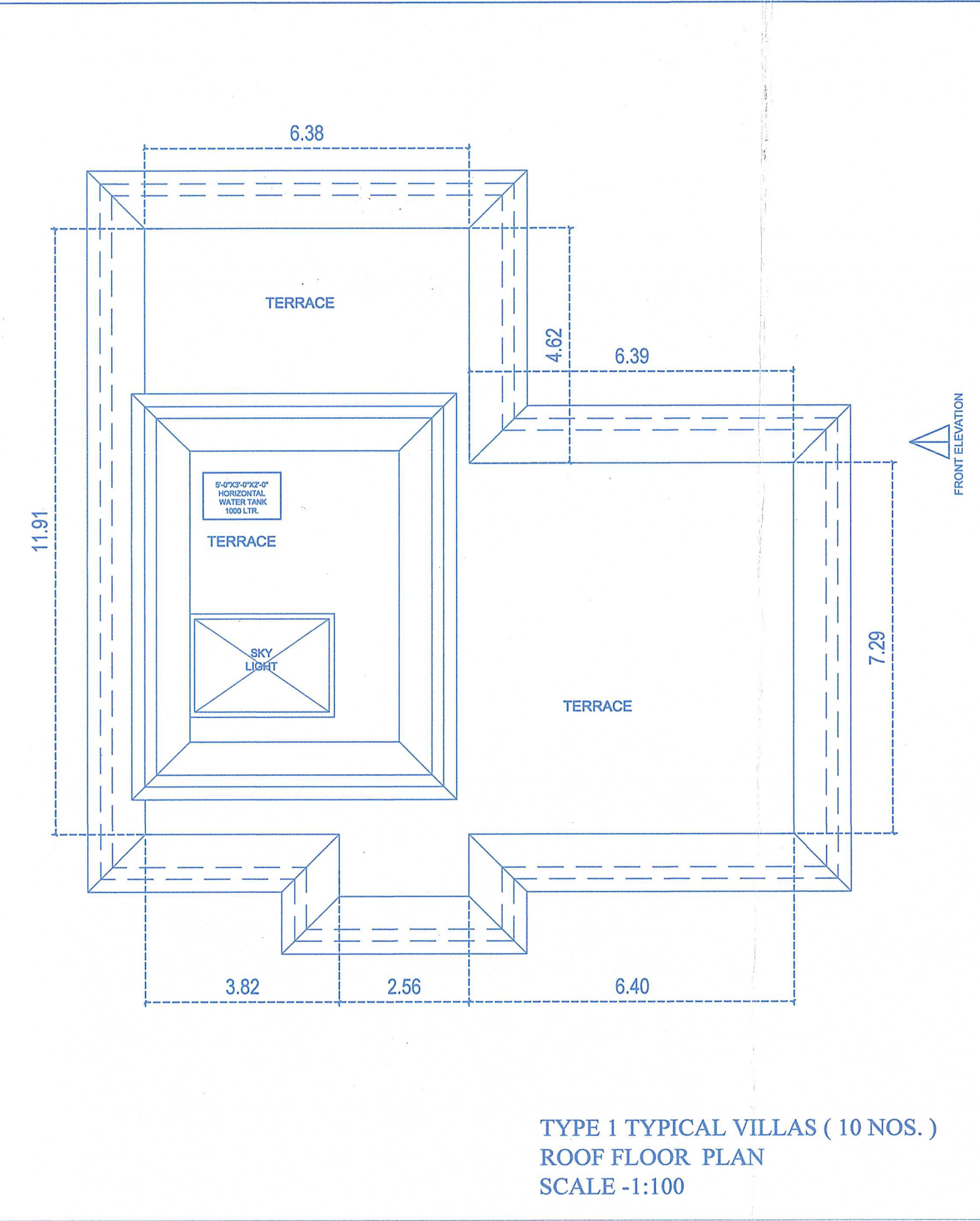
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FIRST FLOOR PLAN
SCALE -1:100



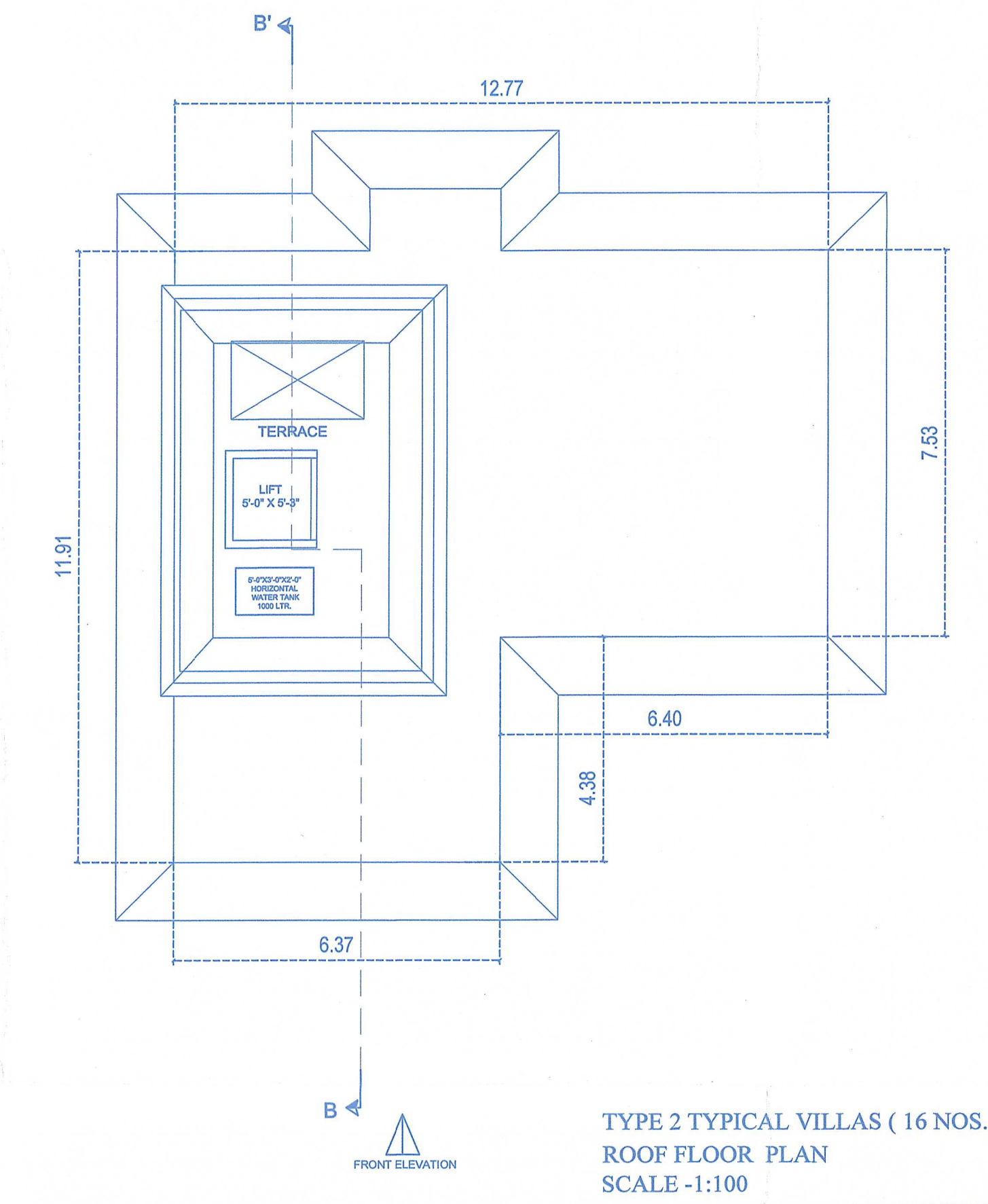
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TERRACE FLOOR PLAN
SCALE -1:100



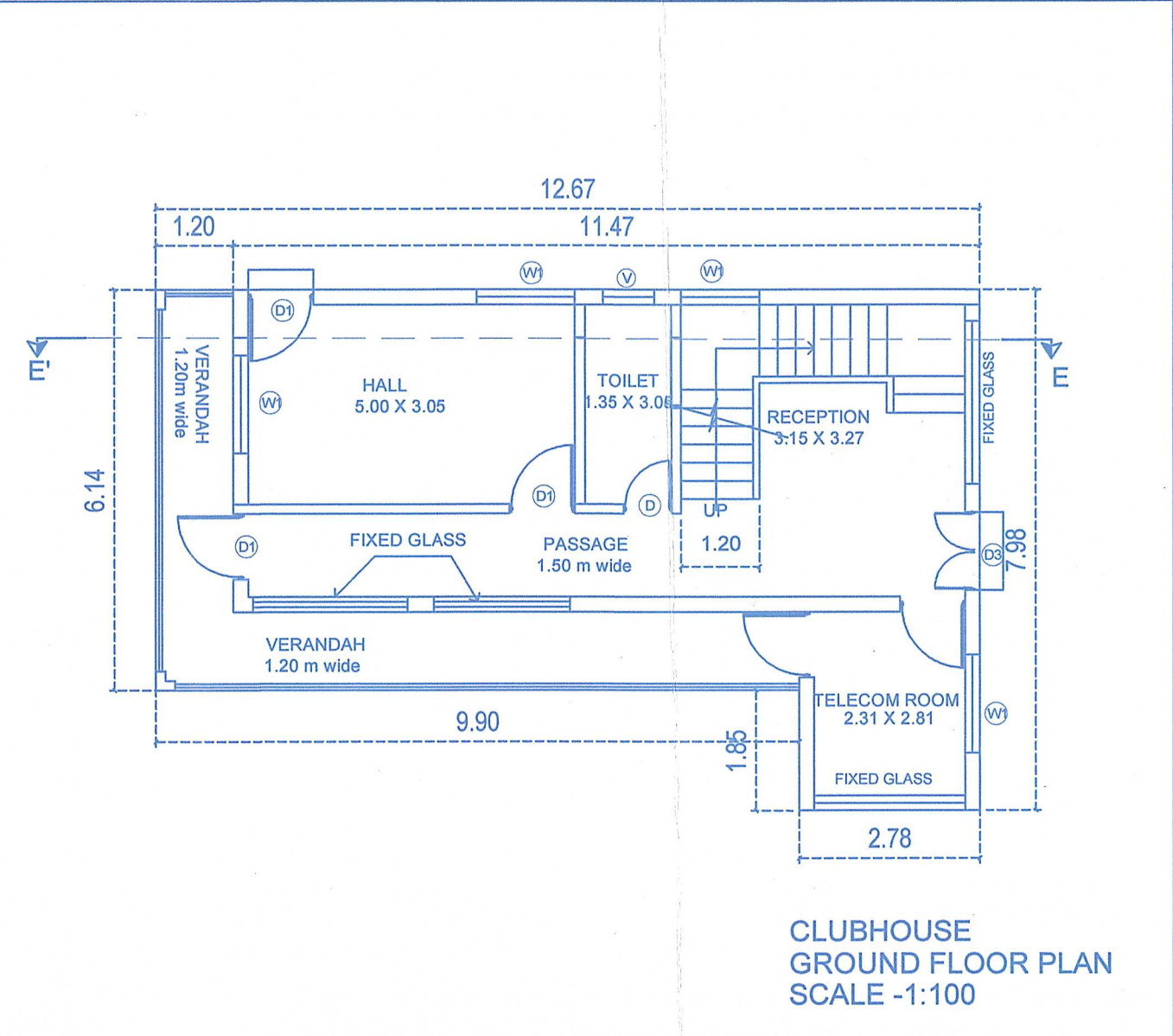
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TERRACE FLOOR PLAN
SCALE -1:100



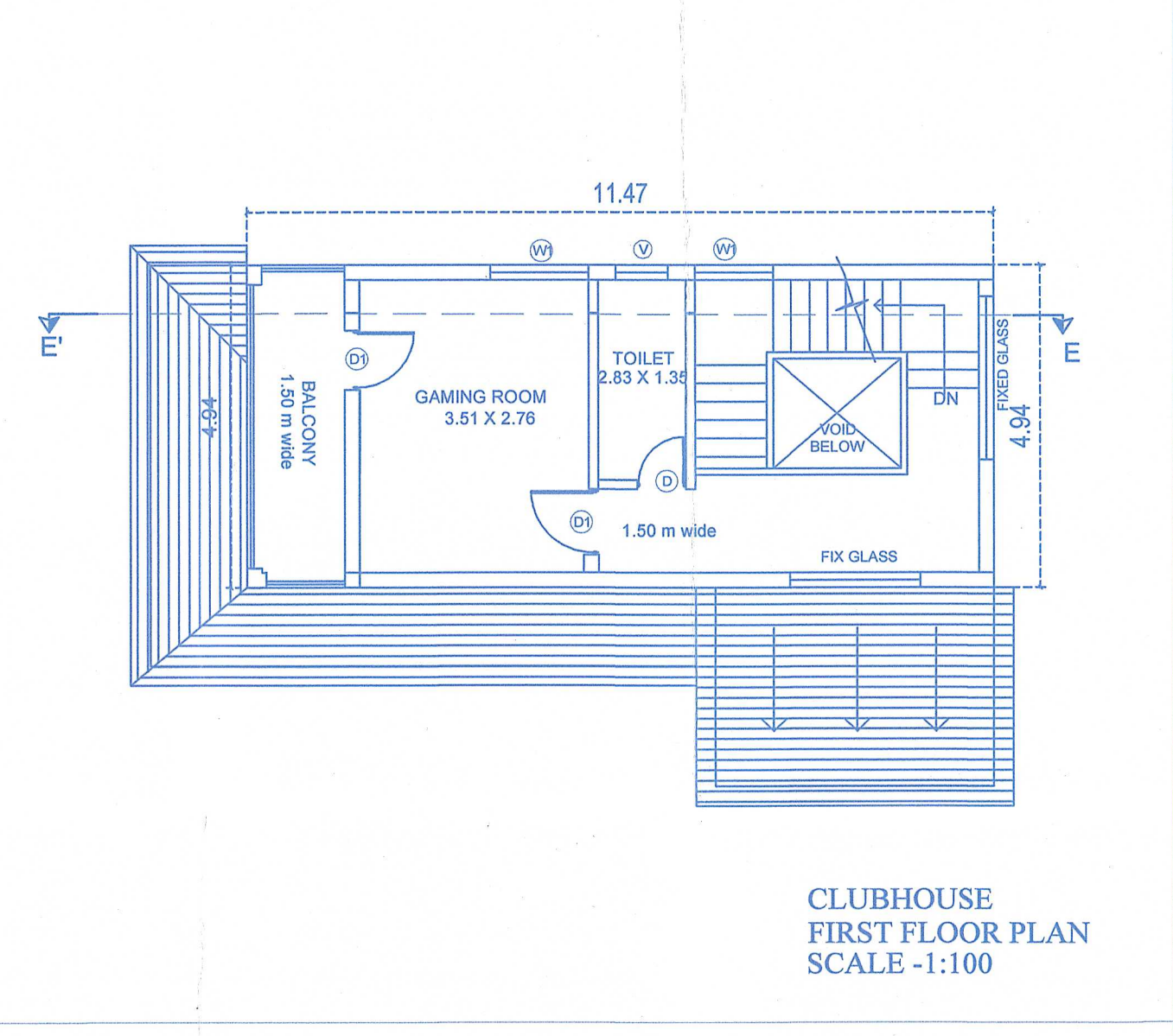
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ROOF FLOOR PLAN
SCALE -1:100



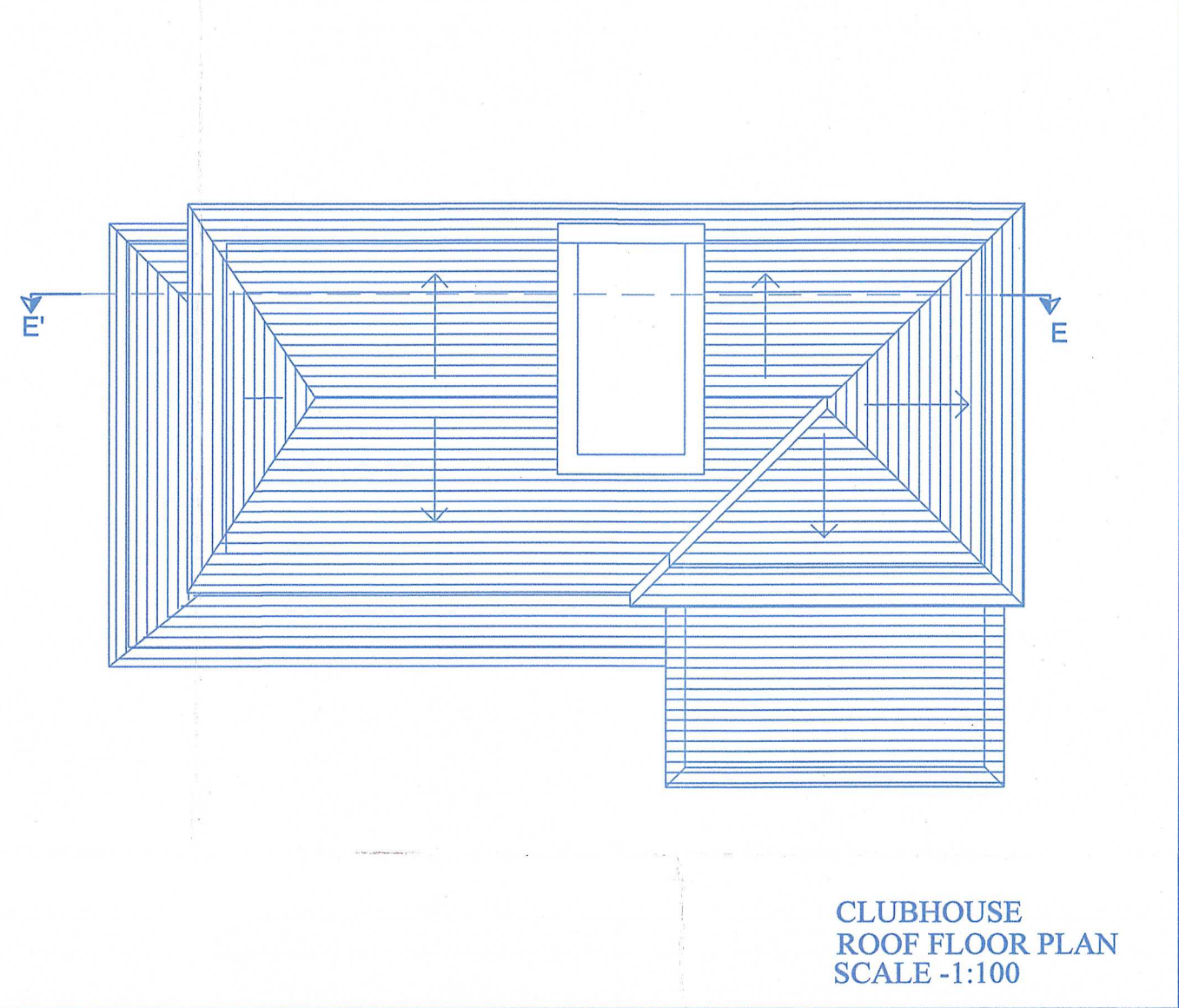
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ROOF FLOOR PLAN
SCALE -1:100



CLUBHOUSE
GROUND FLOOR PLAN
SCALE -1:100



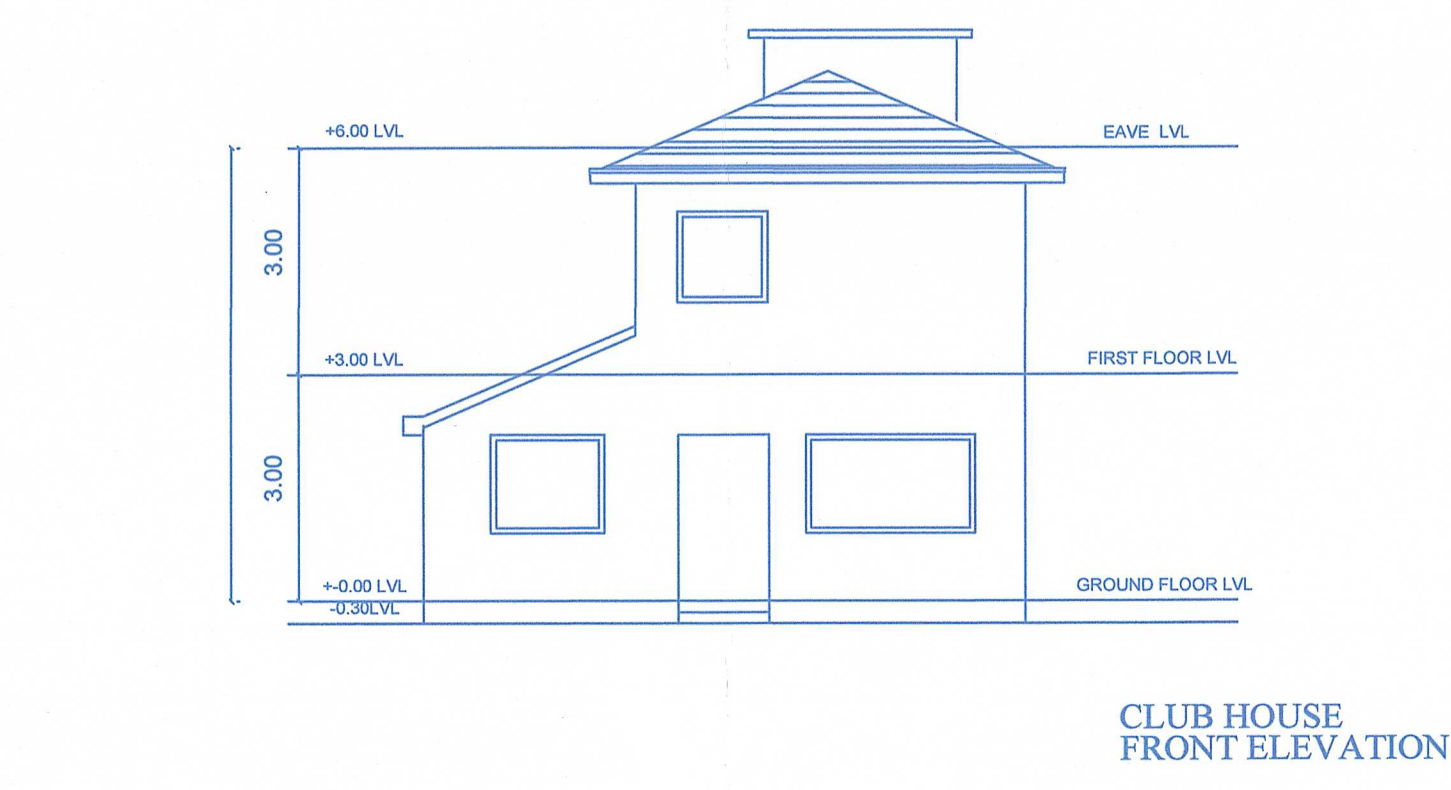
CLUBHOUSE
FIRST FLOOR PLAN
SCALE -1:100



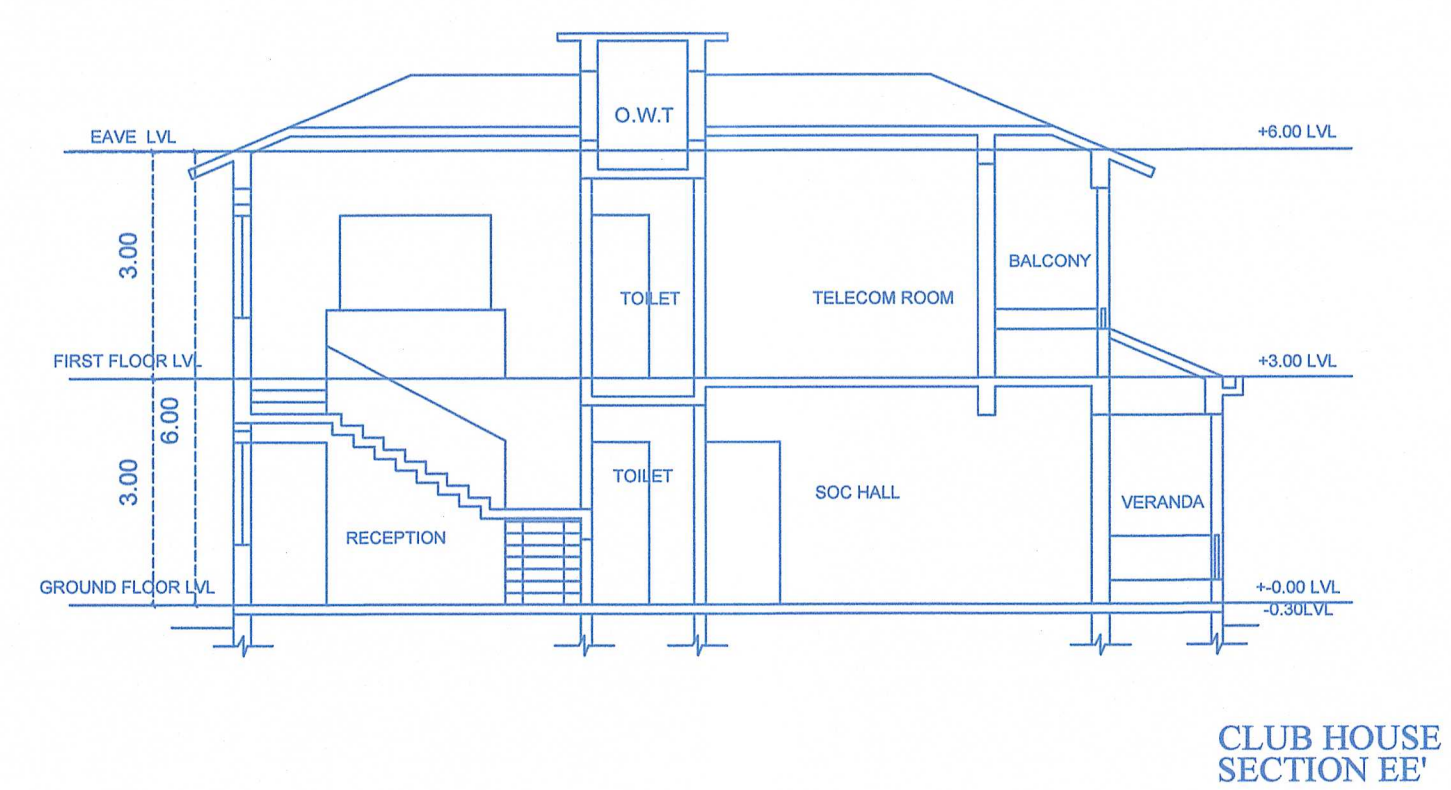
CLUBHOUSE
ROOF FLOOR PLAN
SCALE -1:100

Approved With Condition Vide
T.C.O No: 126/3317/2024 dated 17/04/2025
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

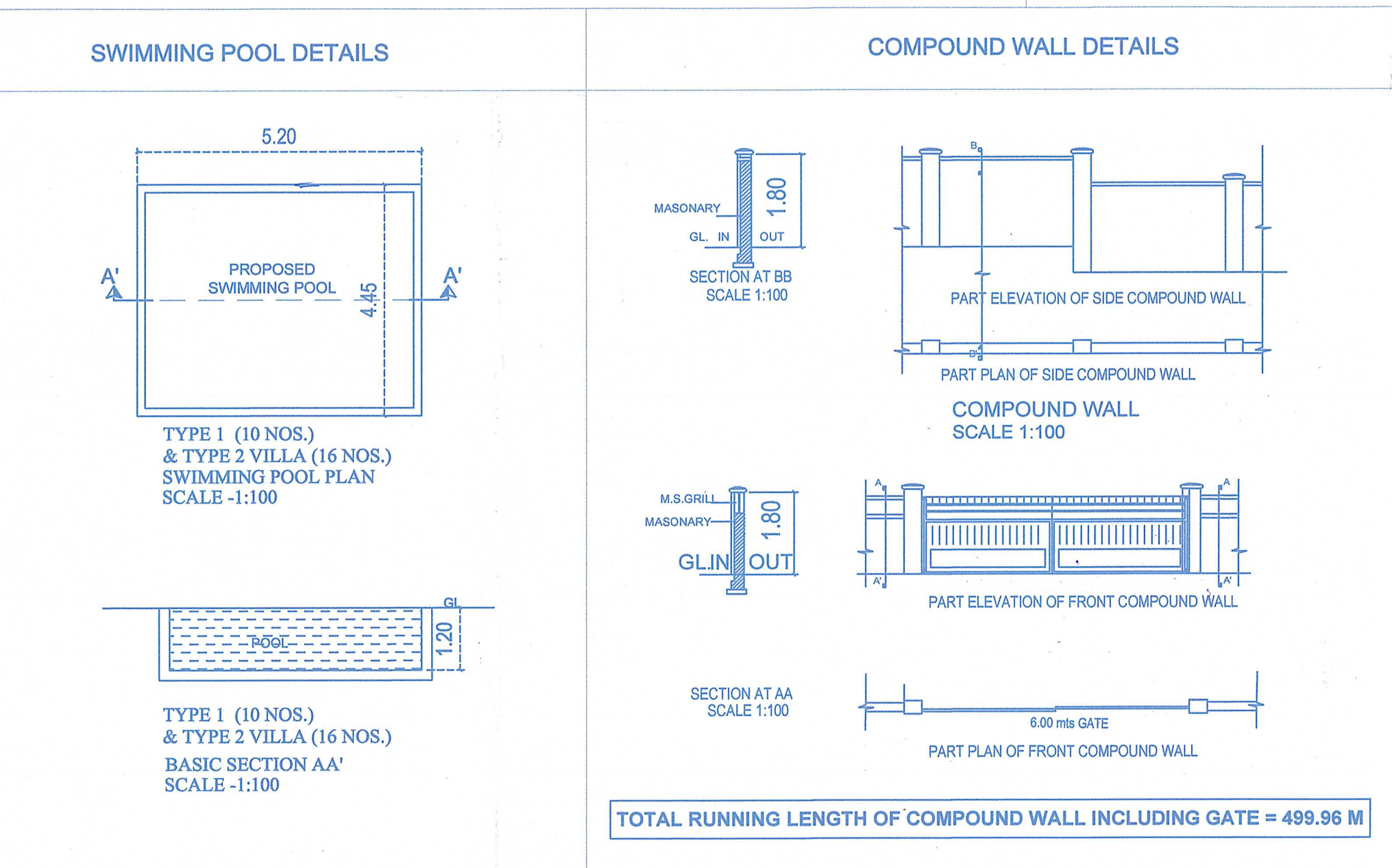
Approved with condition vide
L. No. PWD/PHC/2024-25/2697
Date: 25/04/2025
Mapusa
Primary Health Centre, Mapusa



CLUB HOUSE
FRONT ELEVATION



CLUB HOUSE
SECTION EF



Passed and approved on 12/04/2025
Vide: P. No. 12/04/2025
Subject to the conditions
Mentioned on the Permission
No. V.P. 2024-25/2697
Dated: 25/04/2025
Secretary
V. P. Suvarra



SCHEDULE OF OPENINGS					
TYPE	SIZE	TYPE	SIZE	SILL	LINTEL
D	0.75 x 2.20	W	0.75	0.00	2.50
D1	0.90 x 2.20	W	150	0.00	2.50
D2	2.50 X 2.50	W2	2.00	0.00	2.50
D3	2.00 x 2.50	W3	2.50	0.00	2.50
D4	3.50 X 2.50	V	0.75	0.00	2.50
D5	3.20 X 2.50				
D5	5.30 X 2.50				

Project Name and Address :-
REVISED DRAWING OF PROPOSED RESIDENTIAL
VILLAS , CLUBHOUSE , COMPOUND WALL & SWIMMING
POOL IN THE PROPERTY BEARING SURVEY NO.234/1
SITUATED AT SOCORRO VILLAGE BARDEZ GOA.
FOR:-M/S. QUAD REALTY VENTURES LLP

ARCHITECT : vishwas n. kotkar
B.E. CIVIL
OFFICE : F-16,Leibrag Chamber
Above Old Mapusa Clinic
mapusa , goa

For Quad Realty Ventures LLP
OWNER / POA HOLDER

VISHVAS N. KOTKAR
B.E. CIVIL
Structural Design Engineer
PWD/ENG/423-95
MC/ENG/51
U.P. Reg. No. ER/0015/2021
ARCHITECT / ENGINEER SIGNATURE