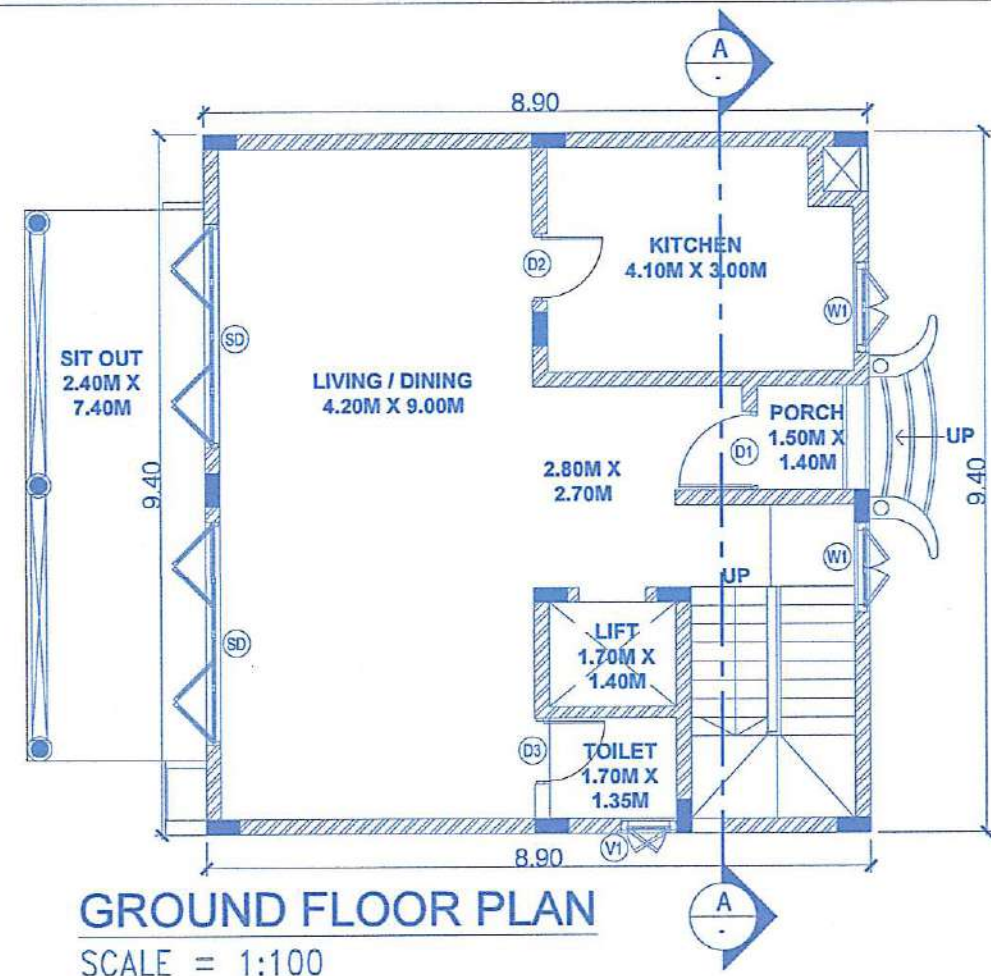
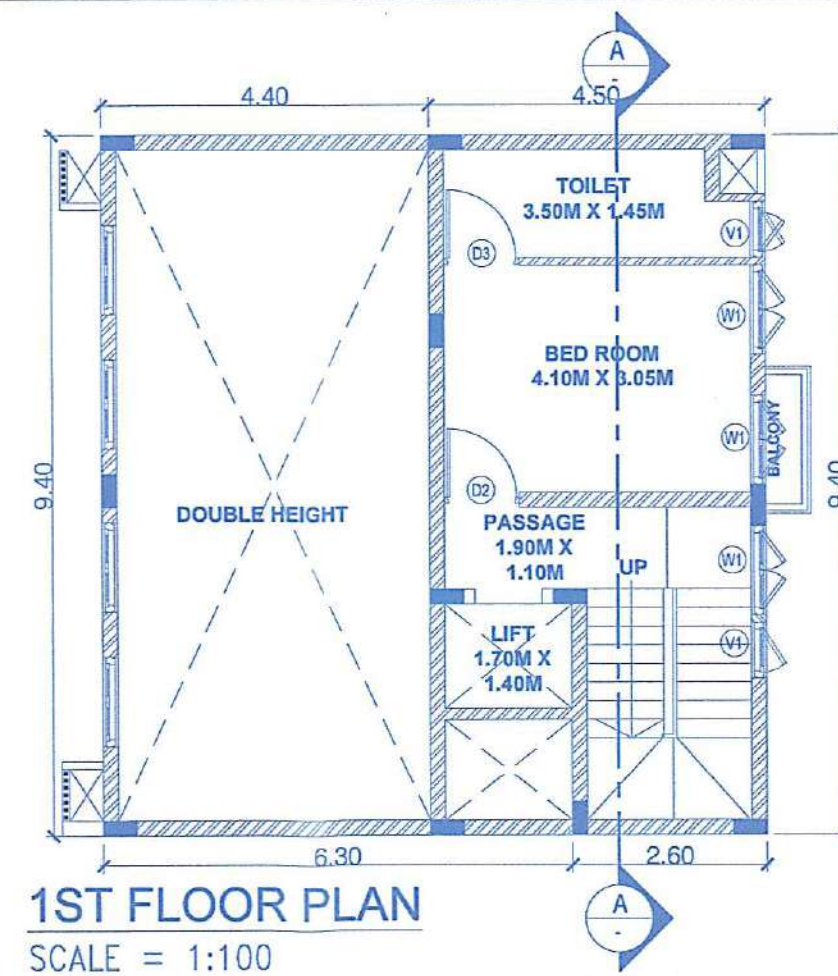
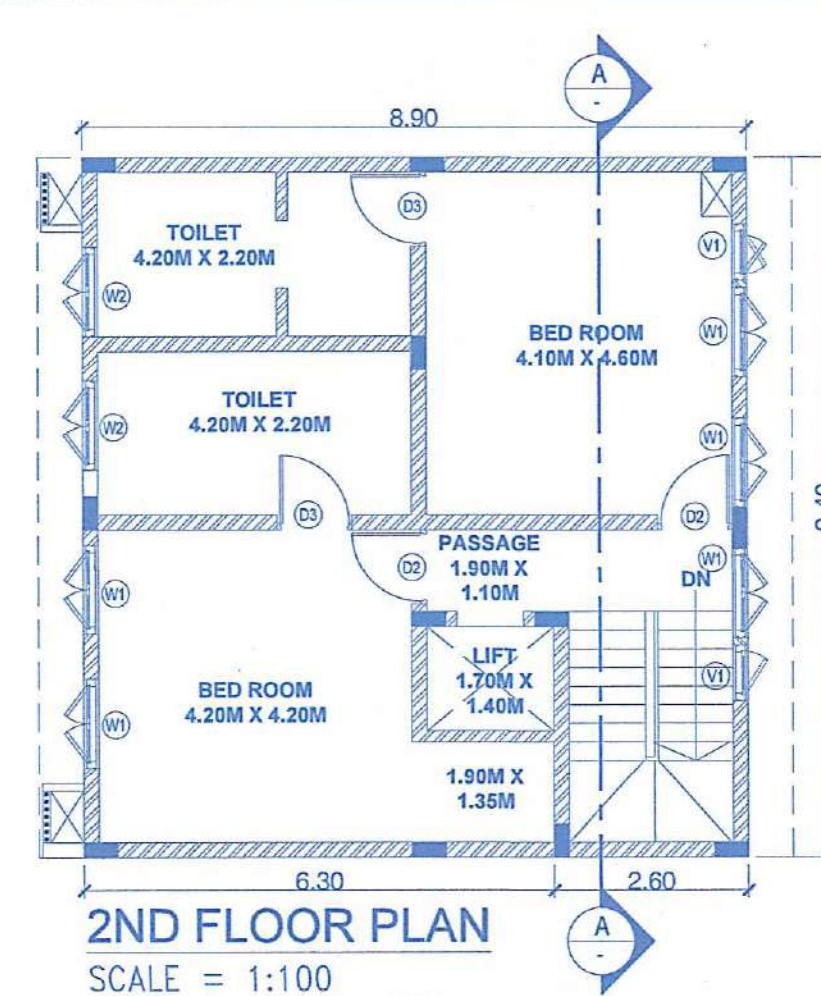
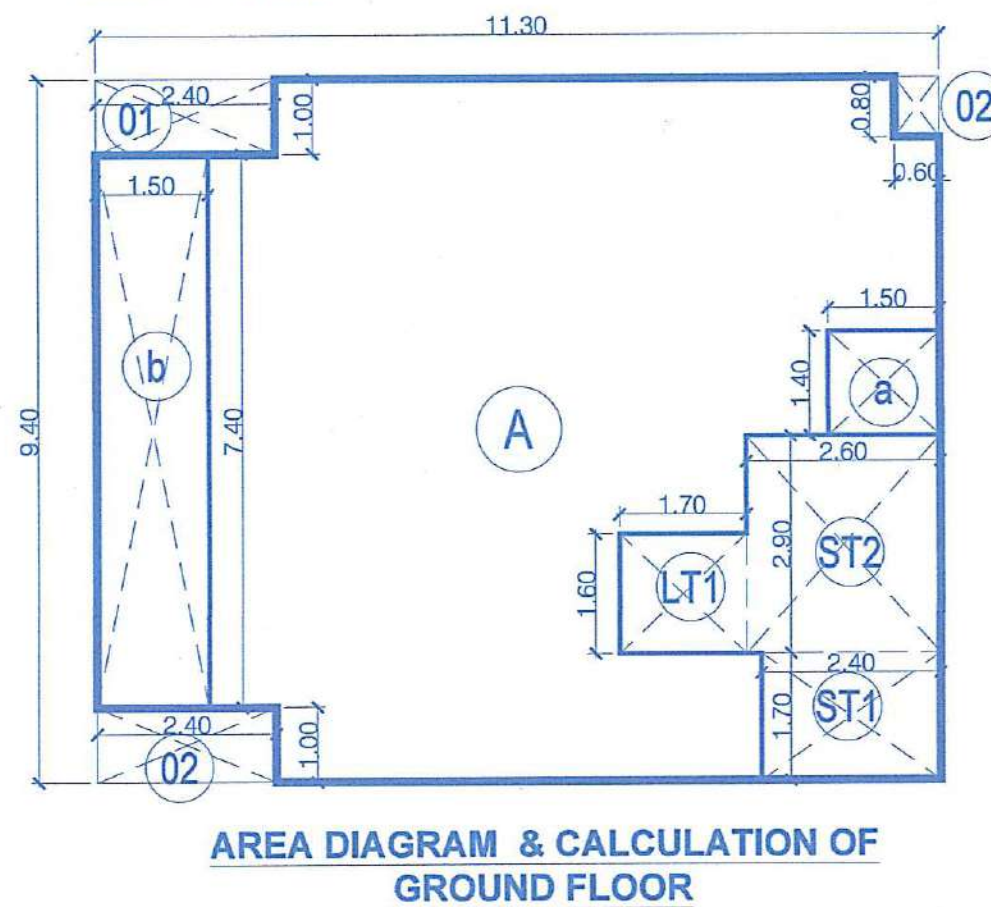
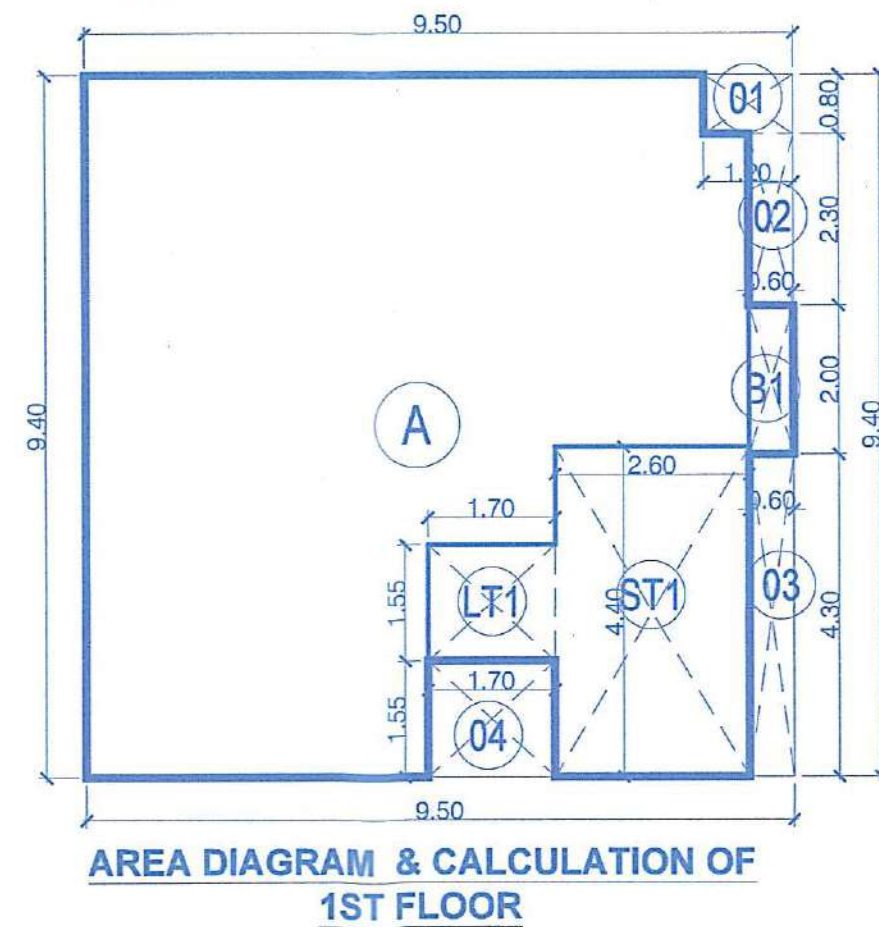
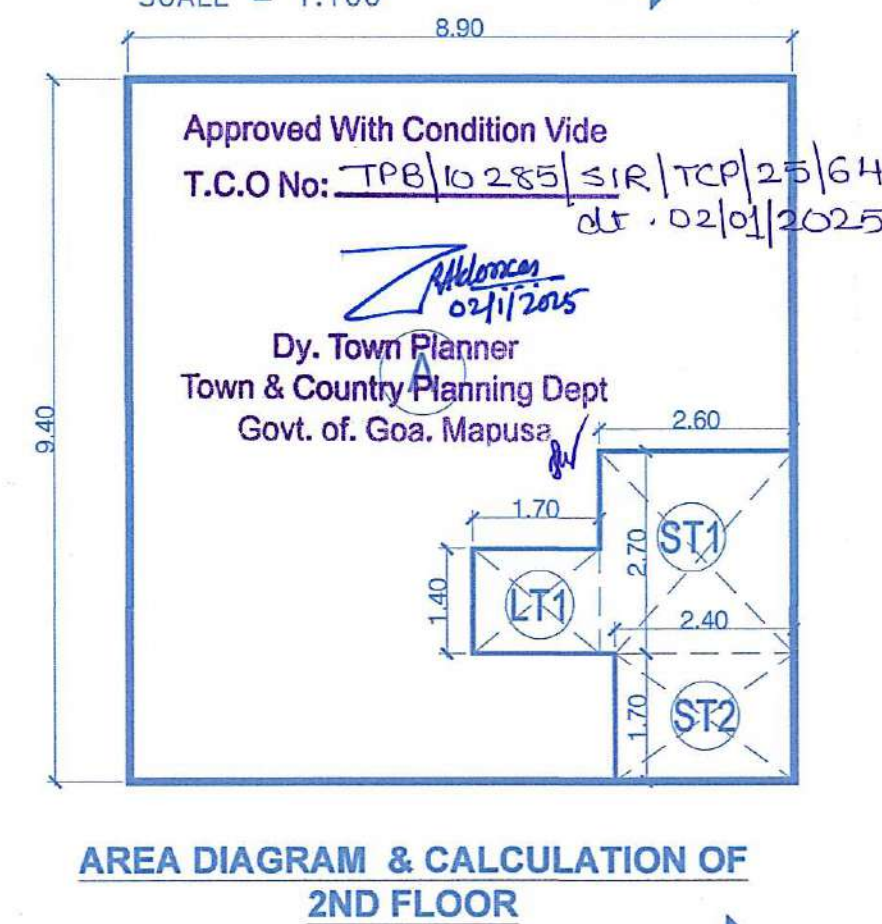
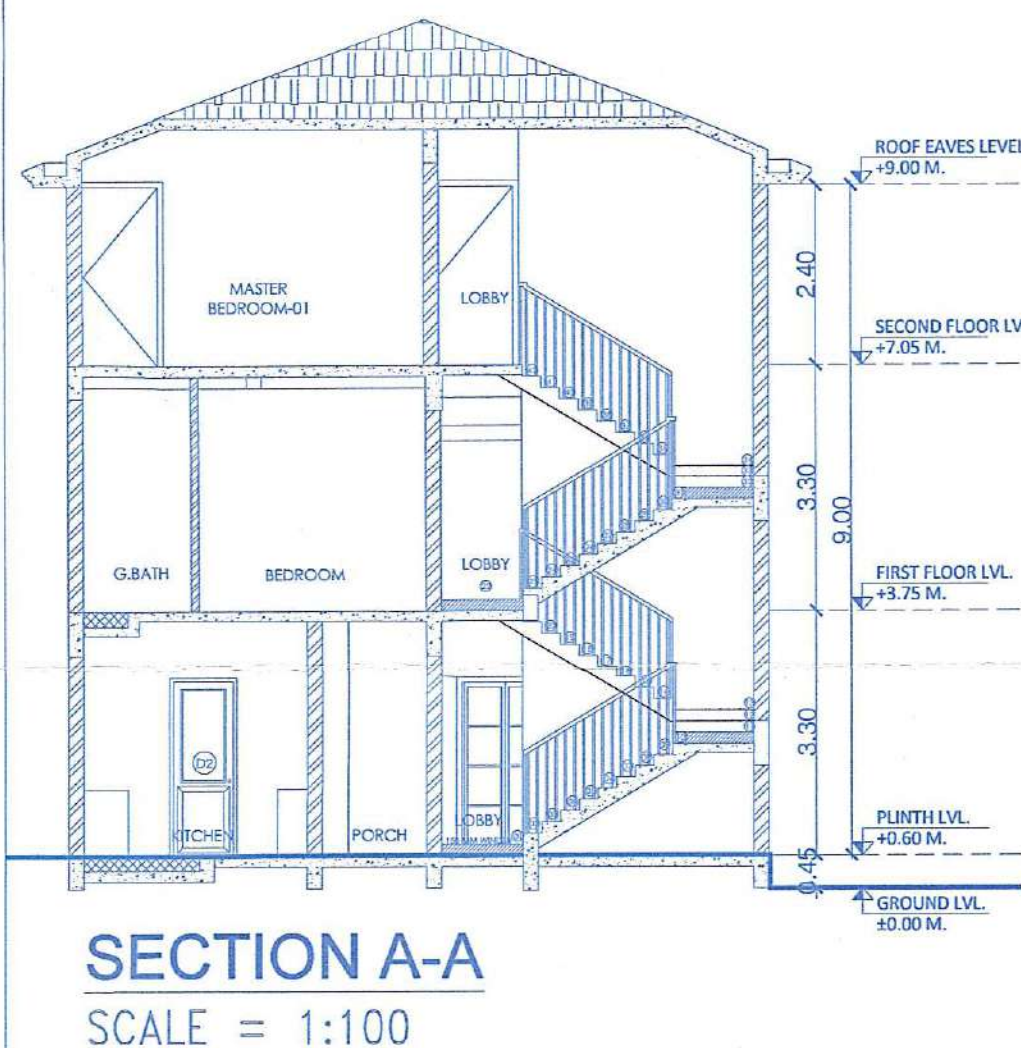
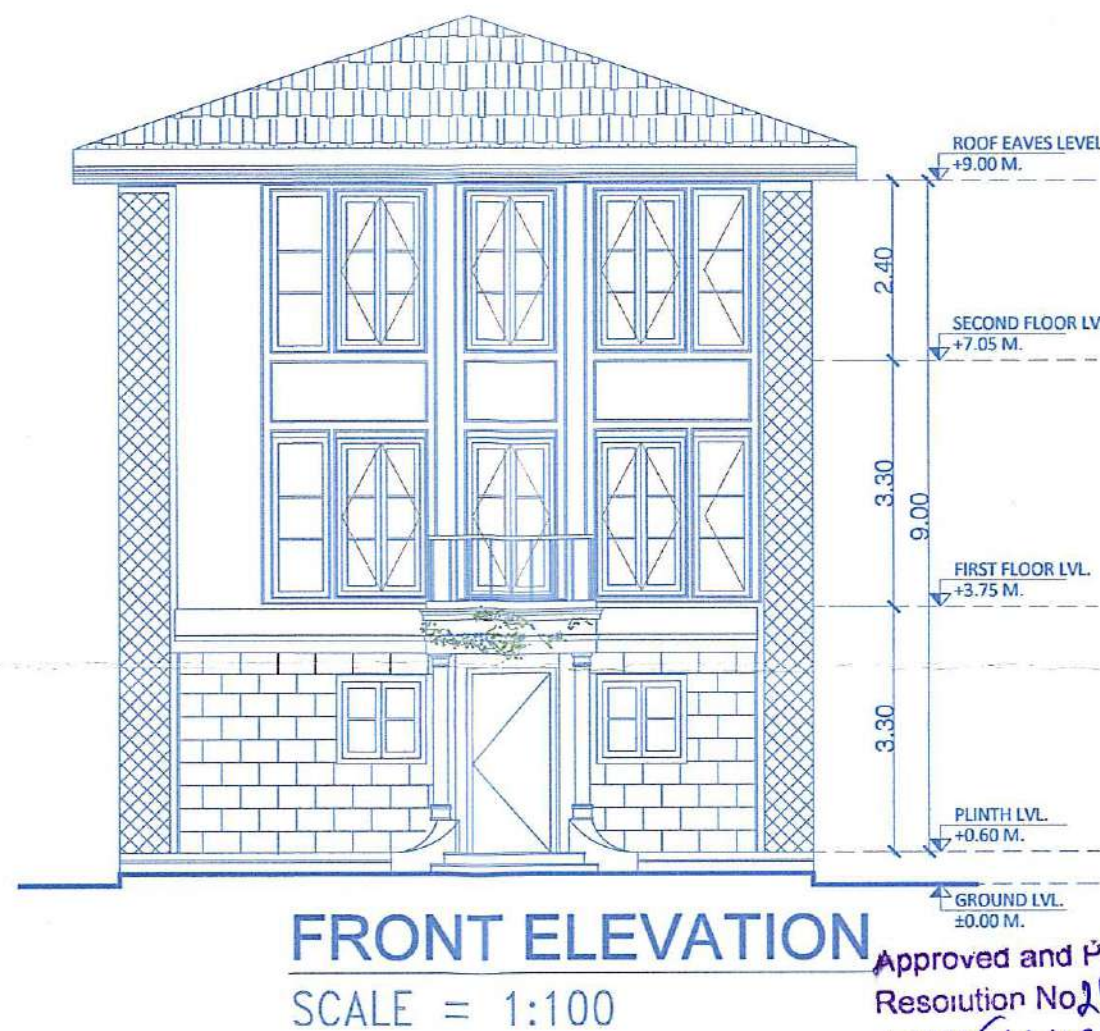
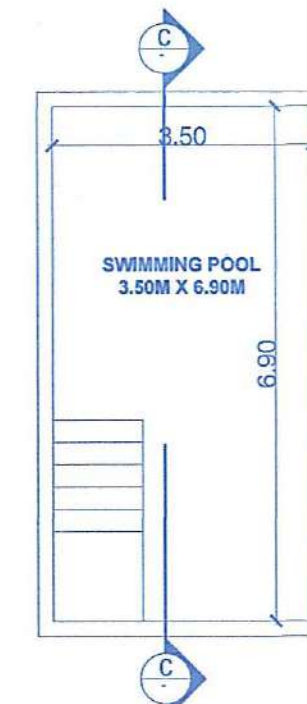
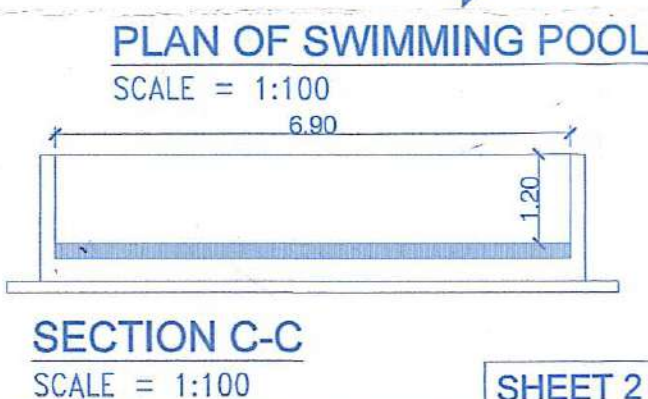




D/W SR. NO.	SIZE
D1	1.05 X 2.40
D2	0.90 X 2.40
D3	0.90 X 2.40
SD	3.00 X 2.40
W1	1.20 X 2.25
W2	1.20 X 2.25
V1	0.75 X 2.25



Sr. No.	Ground Floor FAR Calculation										
A	11.30	x	9.40	x	1.00	x	1.00	=	106.22	Sq.mts	
	Total Area										106.22 Sq.mts A
	Deduction										
1	2.40	x	1.00	x	1.00	x	2.00	=	4.80	Sq.mts	
2	0.60	x	0.80	x	1.00	x	1.00	=	0.48	Sq.mts	
	Total Deduction Area										5.28 Sq.mts B
	Total Built up Area										100.94 Sq.mts C
	Deduction of Semicovered, Staircase & Lift Area										
a	1.50	x	1.40	x	1.00	x	1.00	=	2.10	Sq.mts	
b	1.50	x	7.40	x	1.00	x	1.00	=	11.10	Sq.mts	
ST1	2.40	x	1.70	x	1.00	x	1.00	=	4.08	Sq.mts	
ST2	2.60	x	2.90	x	1.00	x	1.00	=	7.54	Sq.mts	
LT1	1.70	x	1.60	x	1.00	x	1.00	=	2.72	Sq.mts	
	Total Staircase & Lift Area										27.54 Sq.mts D
	Net FAR Area [E=C-D]										73.40 Sq.mts E

Sr. No.	1st Floor FAR Calculation										
A	9.50	x	9.40	x	1.00	x	1.00	=	89.30	Sq.mts	
	Total Area										89.30 Sq.mts A
	Deduction										
1	1.20	x	0.80	x	1.00	x	1.00	=	0.96	Sq.mts	
2	0.60	x	2.30	x	1.00	x	1.00	=	1.38	Sq.mts	
3	0.60	x	4.30	x	1.00	x	1.00	=	2.58	Sq.mts	
4	1.70	x	1.55	x	1.00	x	1.00	=	2.64	Sq.mts	
	Total Deduction Area										7.56 Sq.mts B
	Total Built up Area										81.75 Sq.mts C
	Deduction of Balcony, Staircase & Lift Area										
B1	0.60	x	2.00	x	1.00	x	1.00	=	1.20	Sq.mts	
ST1	2.60	x	4.40	x	1.00	x	1.00	=	11.44	Sq.mts	
LT1	1.70	x	1.55	x	1.00	x	1.00	=	2.64	Sq.mts	
	Total Staircase & Lift Area										15.28 Sq.mts D
	Net FAR Area [E=C-D]										66.47 Sq.mts E

Sr. No.	2nd Floor FAR Calculation										
A	8.90	x	9.40	x	1.00	x	1.00	=	83.66	Sq.mts	
	Total Area										83.66 Sq.mts A
	Deduction of Staircase & Lift Area										
ST1	2.60	x	2.70	x	1.00	x	1.00	=	7.02	Sq.mts	
ST2	2.40	x	1.70	x	1.00	x	1.00	=	4.08	Sq.mts	
LT1	1.70	x	1.40	x	1.00	x	1.00	=	2.38	Sq.mts	
	Total Staircase & Lift Area										13.48 Sq.mts B
	Net FAR Area [C=A-B]										70.18 Sq.mts C

AREA STATEMENT OF TYPE I (HOUSE - A)						
FLOOR	BUILT UP AREA	BALCONY / VERANDAH	AREA FREE FOR FAR	STAIRCASE	TERRACE	OTHERS
GROUND FLOOR	100.94	13.20	14.34	0.00	0.00	73.40
1ST FLOOR	81.75	1.20	14.08	0.00	0.00	66.47
2ND FLOOR	83.66	0.00	13.48	0.00	0.00	70.18
TOTAL AREA	266.35	14.40	41.90	0.00	0.00	210.05

CONTENTS OF SHEET

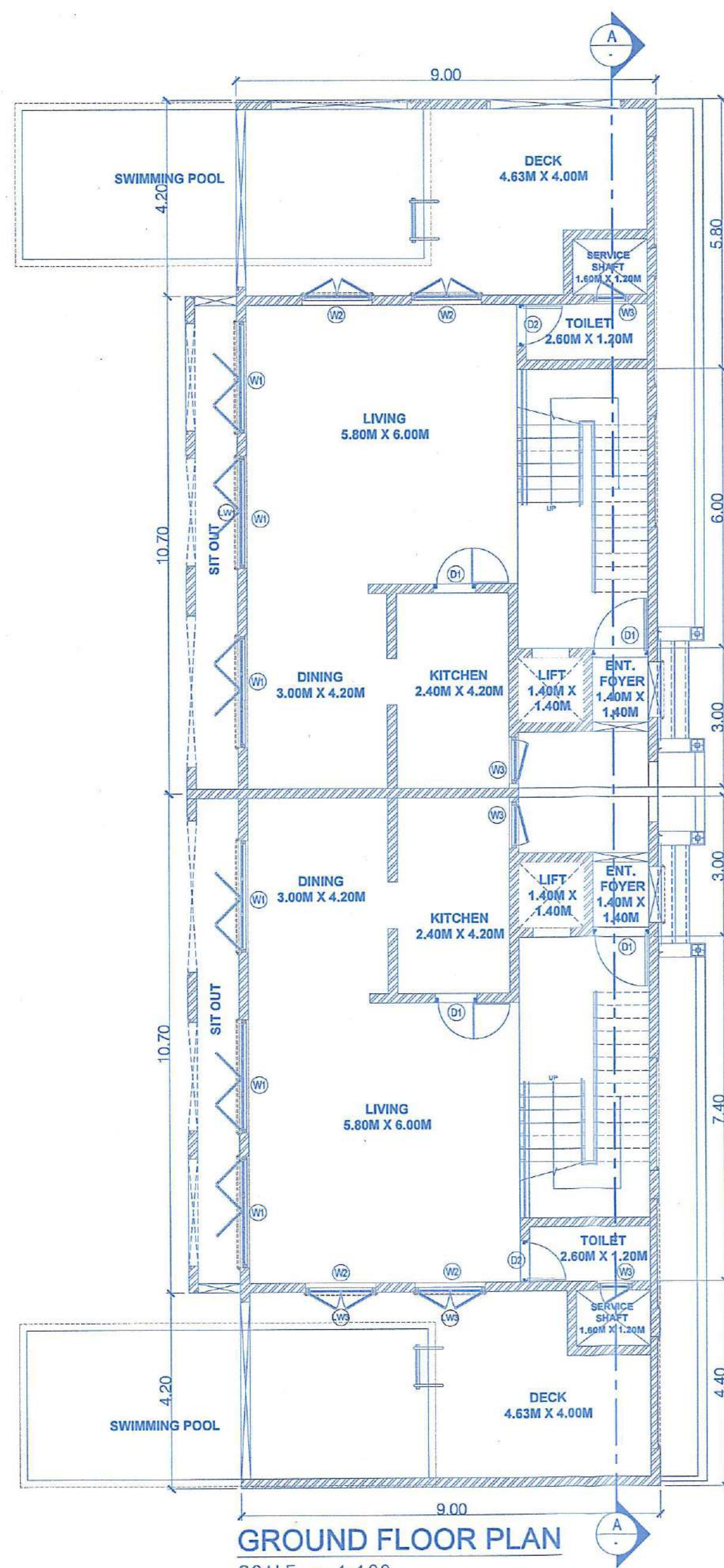
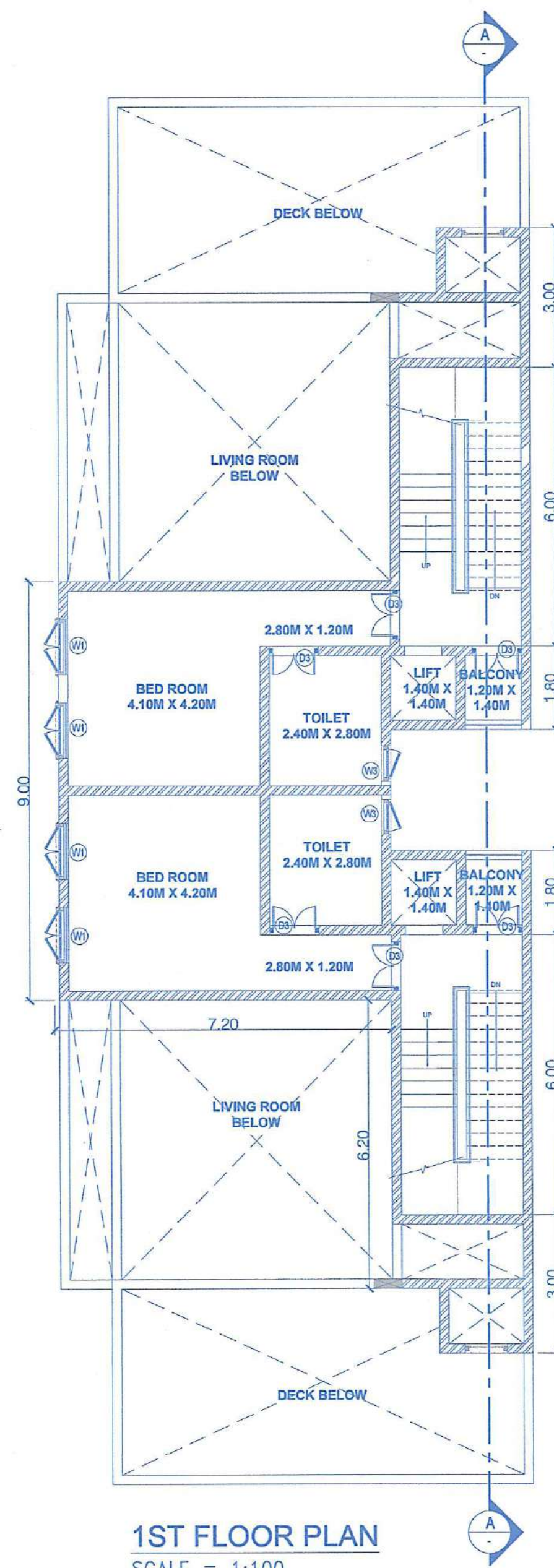
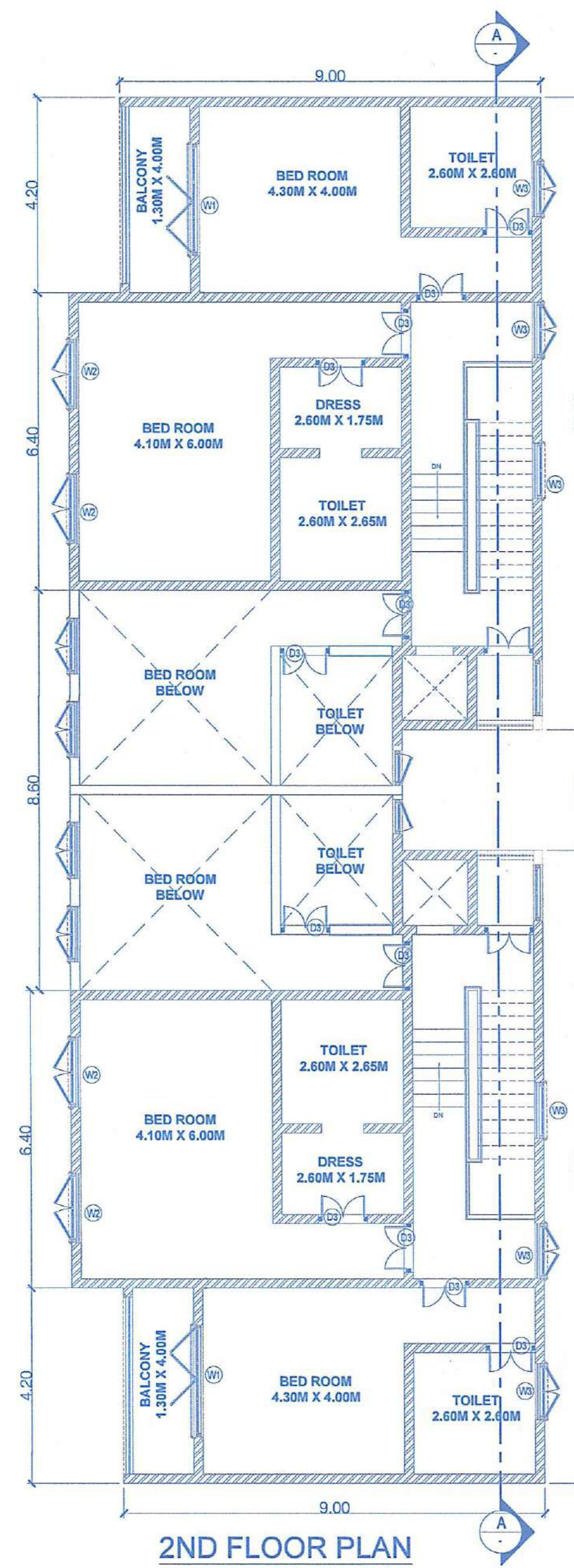
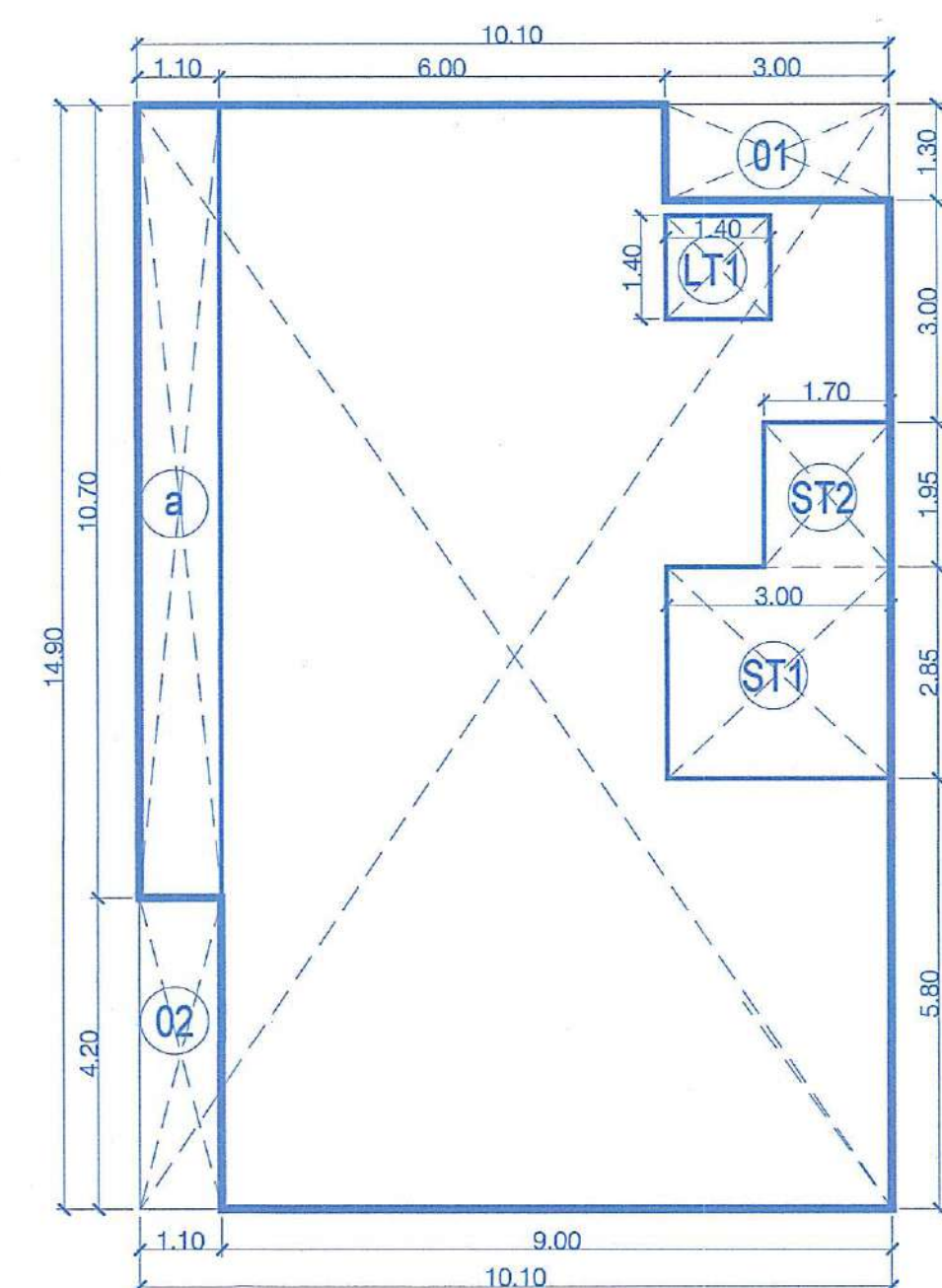
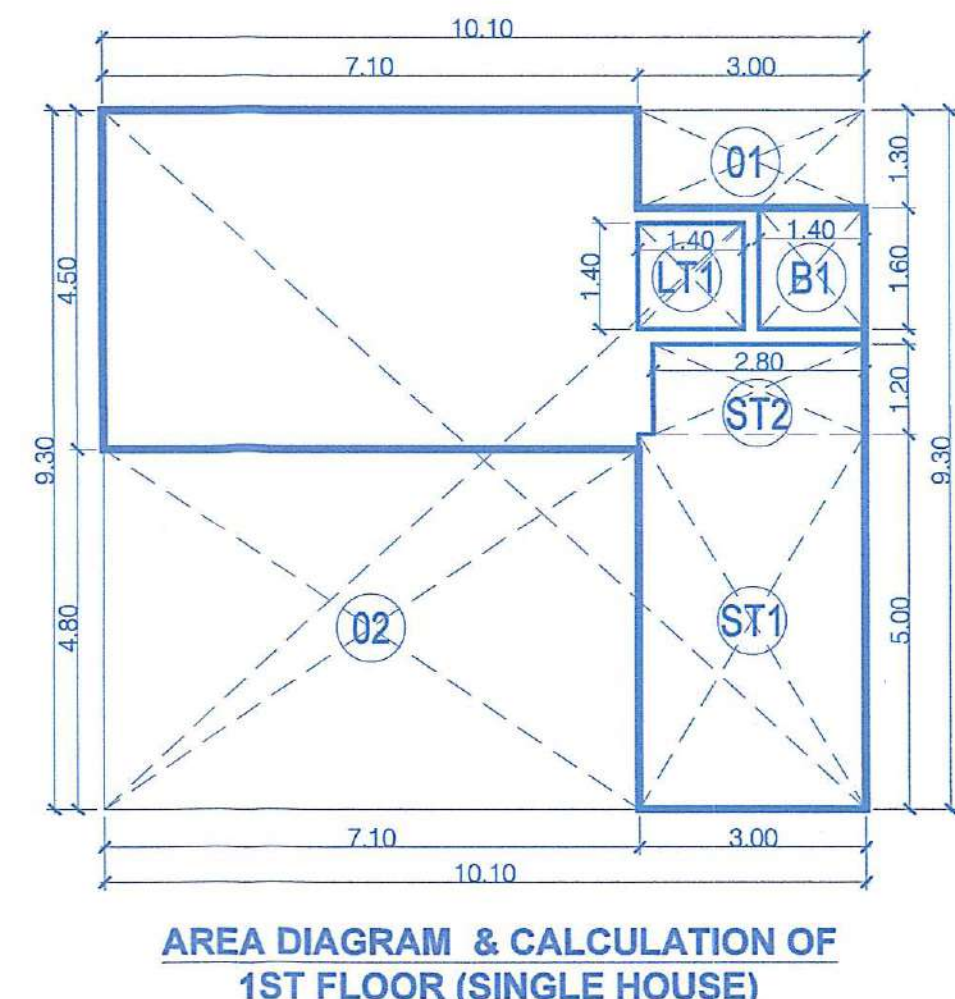
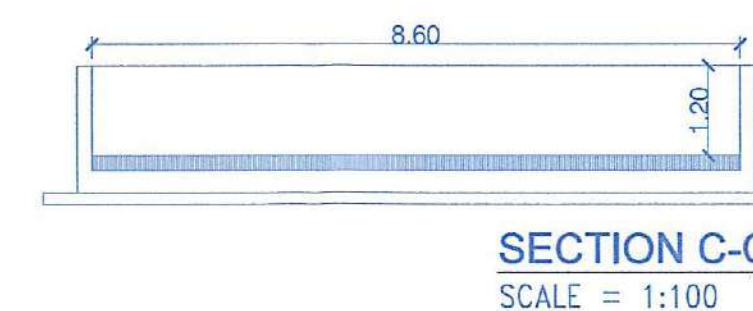
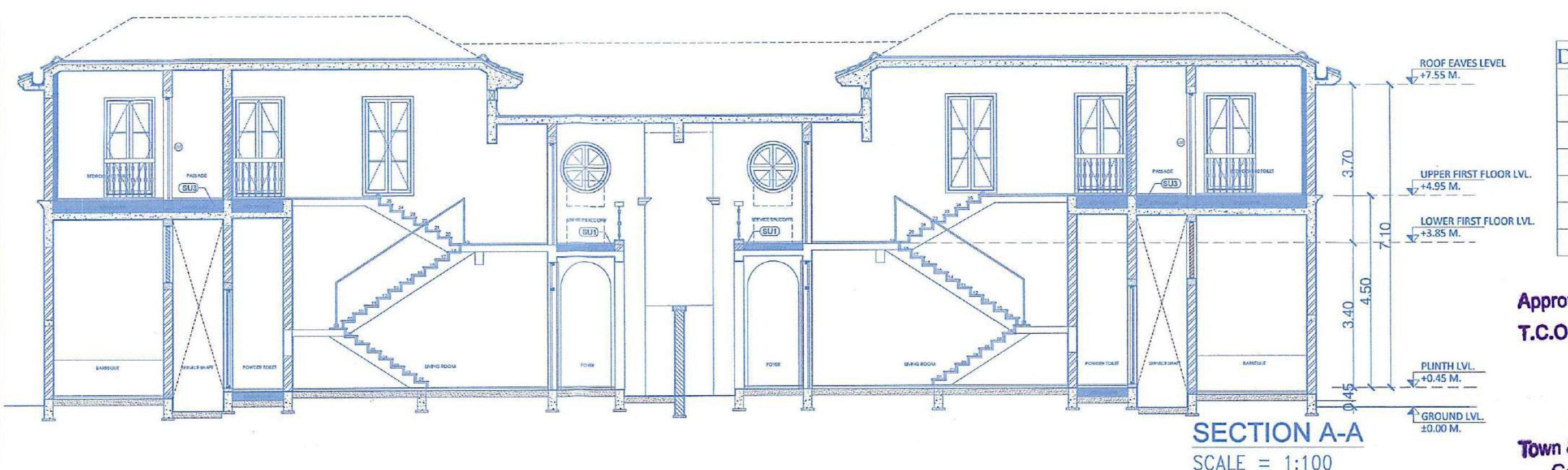
FLOOR PLAN, AREA CALCULATION, SECTION & ELEVATION

DESCRIPTION OF PROPOSAL

PROPOSED CONSTRUCTION OF RESIDENTIAL HOUSE TYPE I, II, III, IV, V & VI (HOUSE - A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W & X), SWIMMING POOL, SECURITY CABIN & COMPOUND WALL ON PLOT BEARING SURVEY NO. 69/4-A (IN PLOT B), FOR M/s. PAKSHAJ PROJECT REALTY THREE LLP AT SIRCAIM TALUKA BARDEZ, GOA.

NAME OF OWNER	SIGNATURE
M/s. PAKSHAJ PROJECT REALTY THREE LLP	<i>[Signature]</i>
NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
<i>[Signature]</i> Agnelo De Oliveira T.C.P Reg. No. 2200172010 P.W.D Reg. No. 53187 M.M.C No. 130 M.G.P.D.A. No. 19	<i>[Signature]</i>
STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS

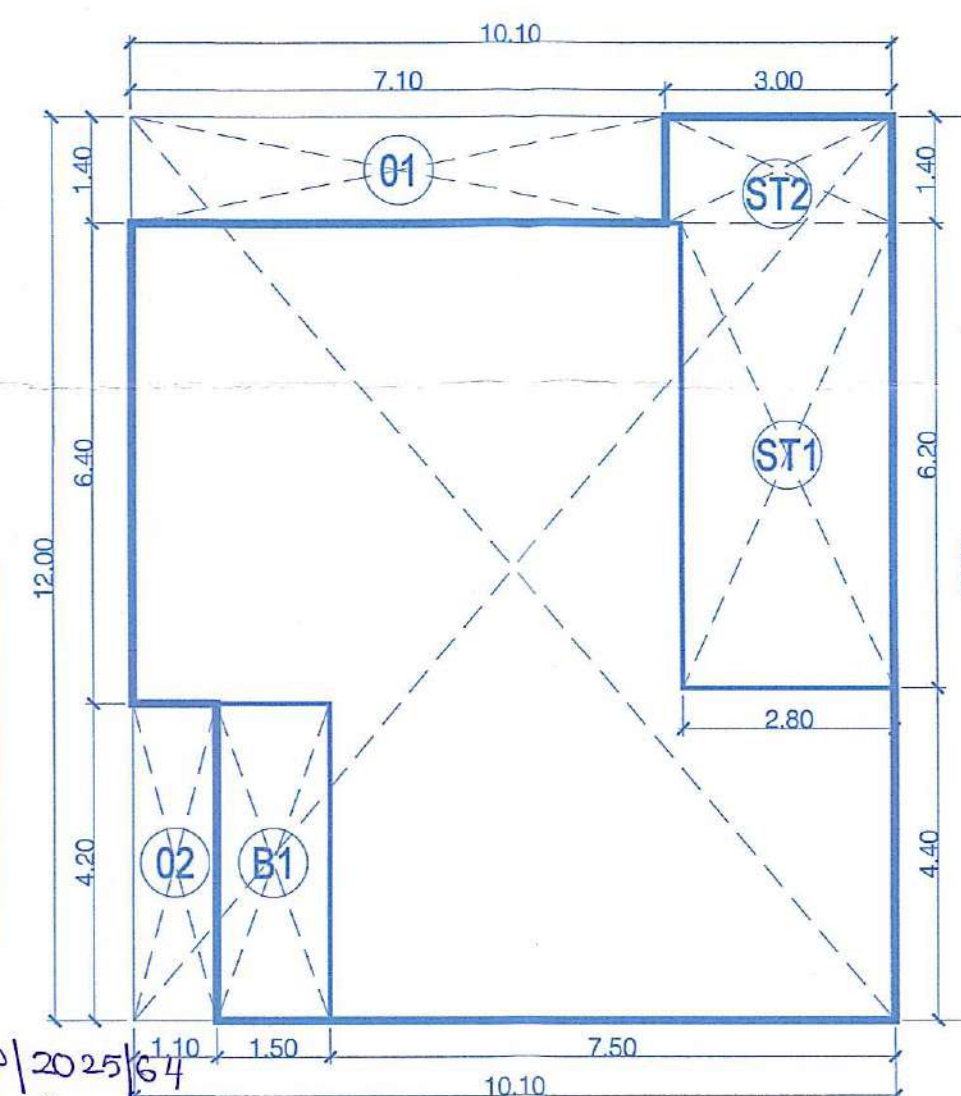
Approved and Passed Vide
Resolution No. 12/25 of V. P. Meeting
dated 15/11/25 Vide Construction
Licence No. VPS/BAR/C 1.1C / Renewal
Revised/2008-09/
Dated



D/W SR. NO.	SIZE
D1	1.20 X 2.40
D2	0.90 X 2.40
D3	1.05 X 2.40
W1	3.00 X 2.40
W2	1.50 X 2.25
W3	1.00 X 2.25
W3	0.75 X 1.30

Approved With Condition Vide
T.C.O No: IPR/10285/SIR/CP/2025/67
dt. 02/01/2025.

Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa



Sr. No.	Ground Floor FAR Calculation	
A	10.10 x 14.90 x 1.00 x 1.00 =	150.49 Sq.mts
	Total Area	150.49 Sq.mts
	Deduction	
1	3.00 x 1.30 x 1.00 x 1.00 =	3.90 Sq.mts
2	1.10 x 4.20 x 1.00 x 1.00 =	4.62 Sq.mts
	Total Deduction Area	8.52 Sq.mts
	Total Built up Area	141.97 Sq.mts
	Deduction of Semi-covered, Staircase & Lift Area	
a	1.10 x 10.70 x 1.00 x 1.00 =	11.77 Sq.mts
ST1	3.00 x 2.85 x 1.00 x 1.00 =	8.55 Sq.mts
ST2	1.70 x 1.95 x 1.00 x 1.00 =	3.32 Sq.mts
LT1	1.40 x 1.40 x 1.00 x 1.00 =	1.96 Sq.mts
	Total Staircase & Lift Area	25.60 Sq.mts
	Net FAR Area (E=C-D)	116.38 Sq.mts

Sr. No.	1st Floor FAR Calculation	
A	10.10 x 9.30 x 1.00 x 1.00 =	93.93 Sq.mts
	Total Area	93.93 Sq.mts
	Deduction	
1	3.00 x 1.30 x 1.00 x 1.00 =	3.90 Sq.mts
2	7.10 x 4.80 x 1.00 x 1.00 =	34.08 Sq.mts
	Total Deduction Area	37.98 Sq.mts
	Total Built up Area	55.95 Sq.mts
	Deduction of Balcony, Staircase & Lift Area	
B1	1.40 x 1.60 x 1.00 x 1.00 =	2.24 Sq.mts
ST1	3.00 x 5.00 x 1.00 x 1.00 =	15.00 Sq.mts
ST2	2.80 x 1.20 x 1.00 x 1.00 =	3.36 Sq.mts
LT1	1.40 x 1.40 x 1.00 x 1.00 =	1.96 Sq.mts
	Total Staircase & Lift Area	22.56 Sq.mts
	Net FAR Area (E=C-D)	33.39 Sq.mts

Sr. No.	2nd Floor FAR Calculation	
A	10.10 x 12.00 x 1.00 x 1.00 =	121.20 Sq.mts
	Total Area	121.20 Sq.mts
	Deduction	
1	7.10 x 1.40 x 1.00 x 1.00 =	9.94 Sq.mts
2	1.10 x 4.20 x 1.00 x 1.00 =	4.62 Sq.mts
	Total Deduction Area	14.56 Sq.mts
	Total Built up Area	106.64 Sq.mts
	Deduction of Balcony, Staircase & Lift Area	
B1	1.50 x 4.20 x 1.00 x 1.00 =	6.30 Sq.mts
ST1	6.20 x 2.80 x 1.00 x 1.00 =	17.36 Sq.mts
ST2	3.00 x 1.40 x 1.00 x 1.00 =	4.20 Sq.mts
	Total Staircase & Lift Area	27.86 Sq.mts
	Net FAR Area (E=C-D)	78.78 Sq.mts

FLOOR	BUILT UP AREA	BALCONY / VERANDAH	STAIRCASE	TERRACE	OTHERS	TOTAL FAR AREA
GROUND FLOOR	141.97	11.77	13.83	0.00	0.00	116.37
1ST FLOOR	55.95	2.24	20.32	0.00	0.00	33.39
2ND FLOOR	106.64	6.30	21.56	0.00	0.00	78.78
TOTAL AREA	304.56	20.31	55.71	0.00	0.00	228.54

FLOOR	BUILT UP AREA	BALCONY / VERANDAH	STAIRCASE	TERRACE	OTHERS	TOTAL FAR AREA
GROUND FLOOR	283.94	23.54	27.65	0.00	0.00	232.74
1ST FLOOR	111.90	4.48	40.64	0.00	0.00	66.78
2ND FLOOR	213.28	12.60	43.12	0.00	0.00	157.56
TOTAL AREA	609.12	40.62	111.42	0.00	0.00	457.08



CONTENTS OF SHEET

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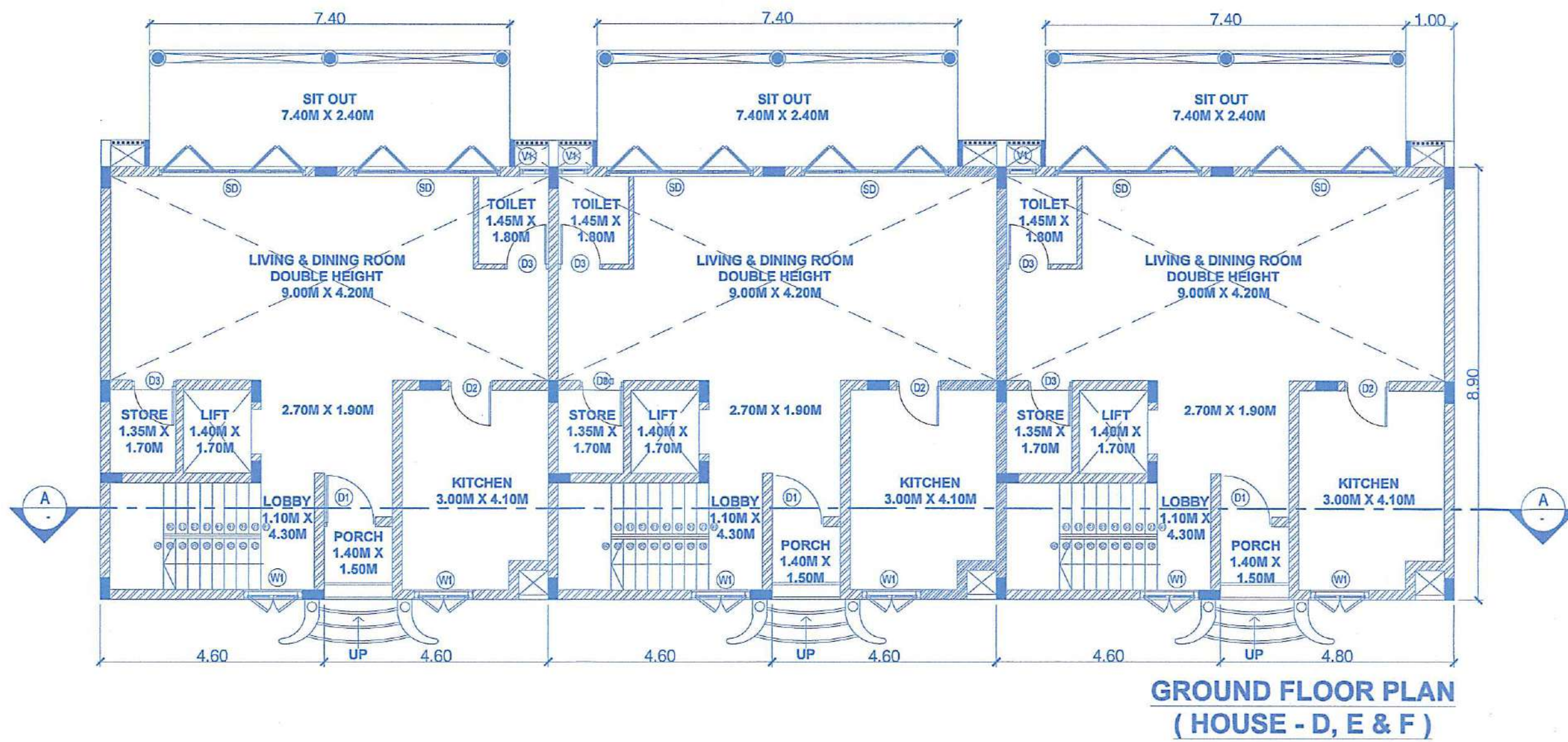
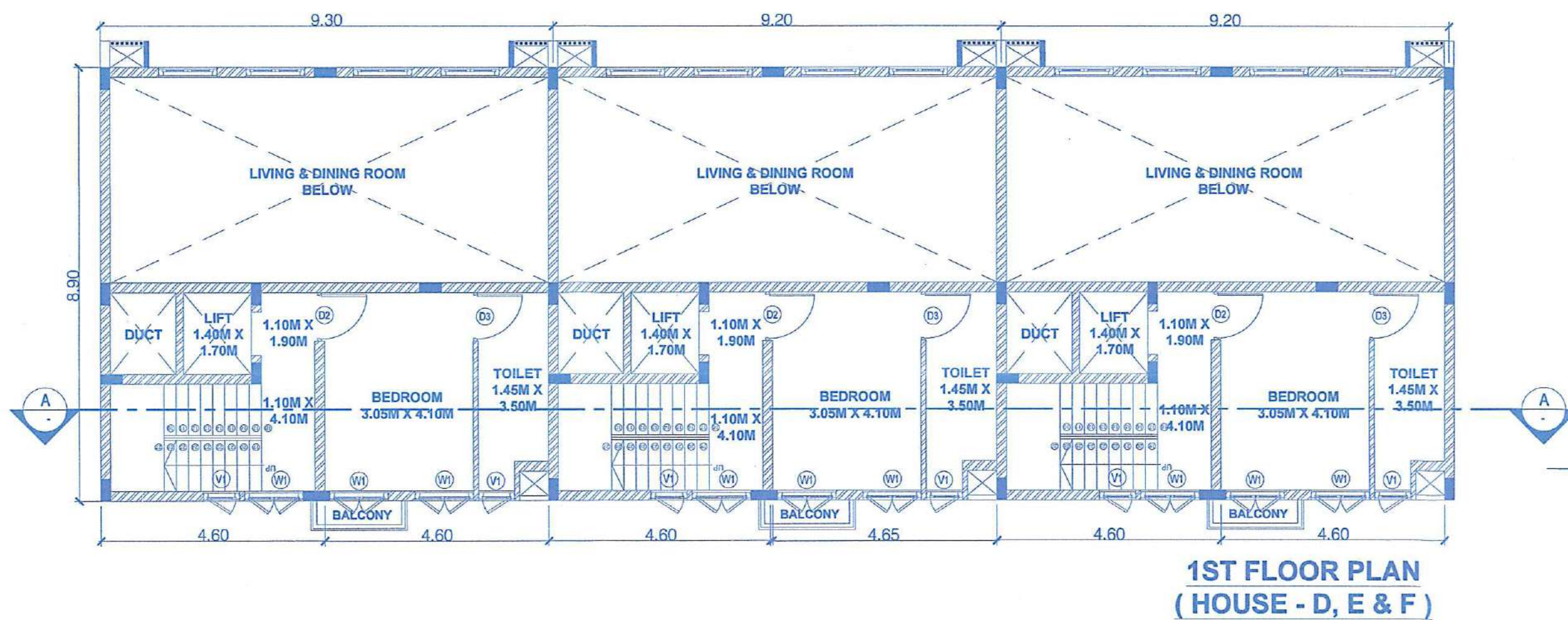
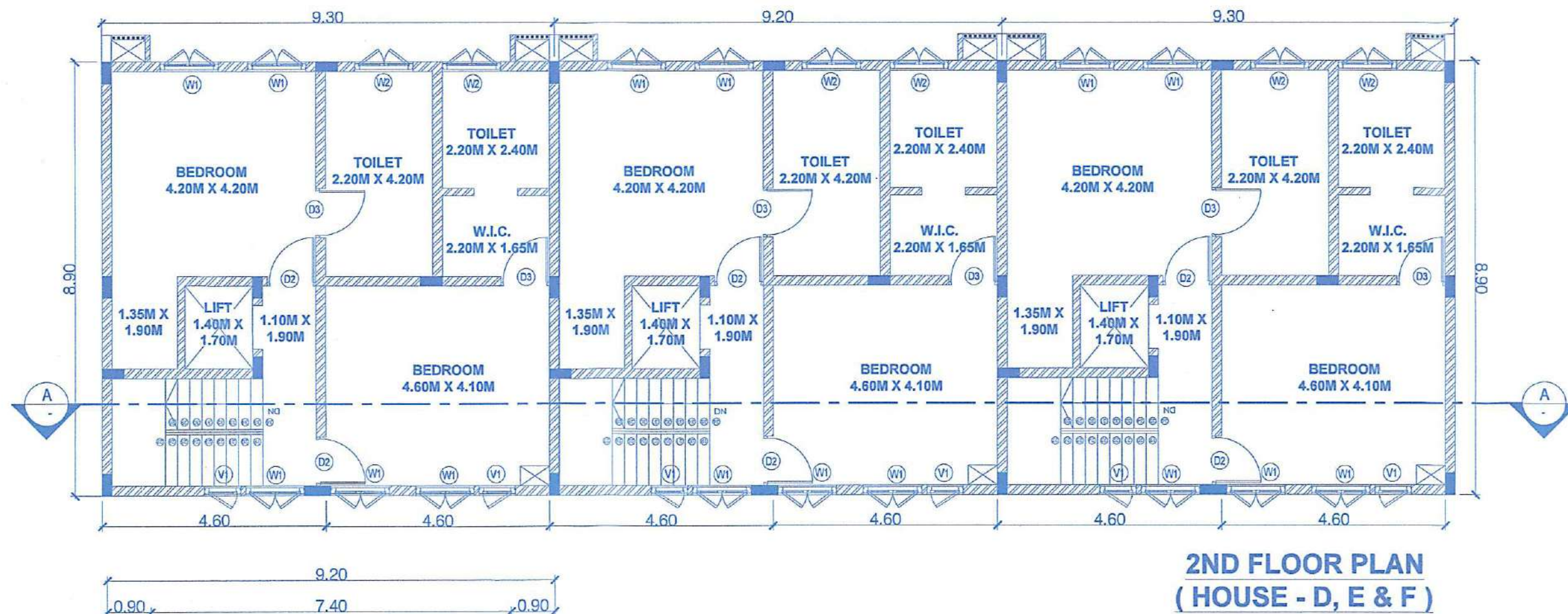
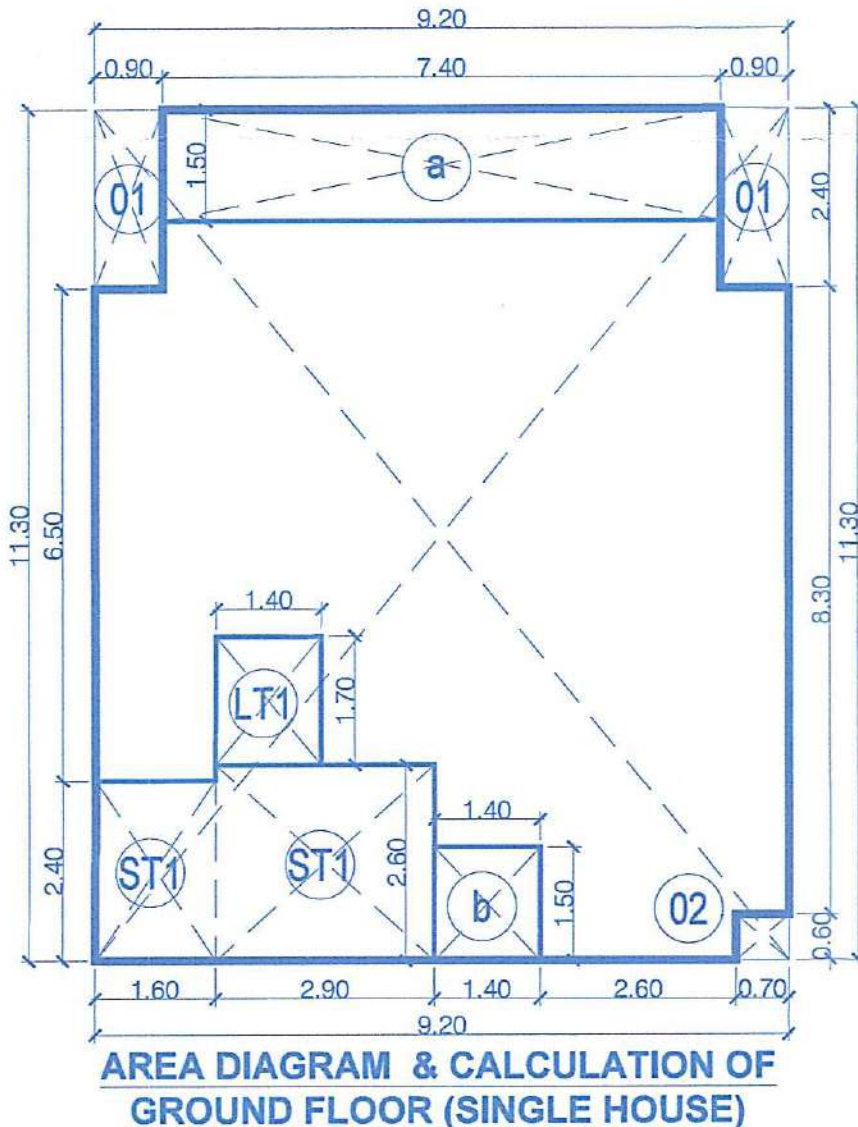
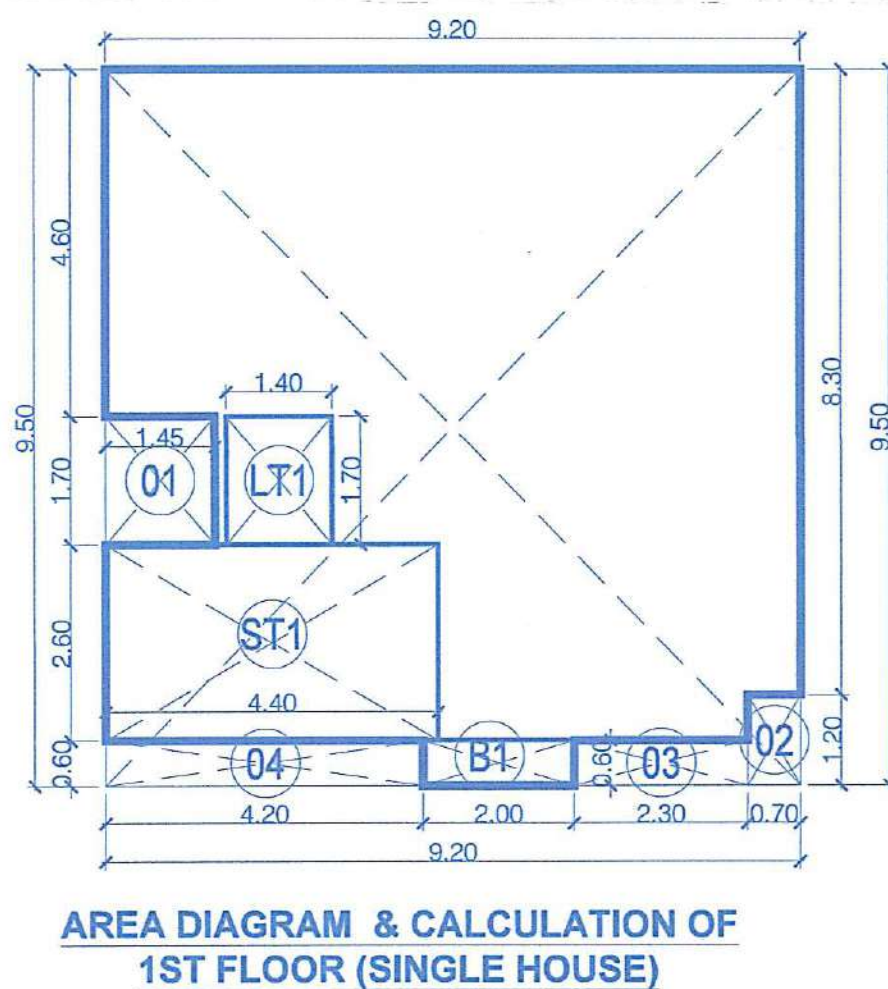
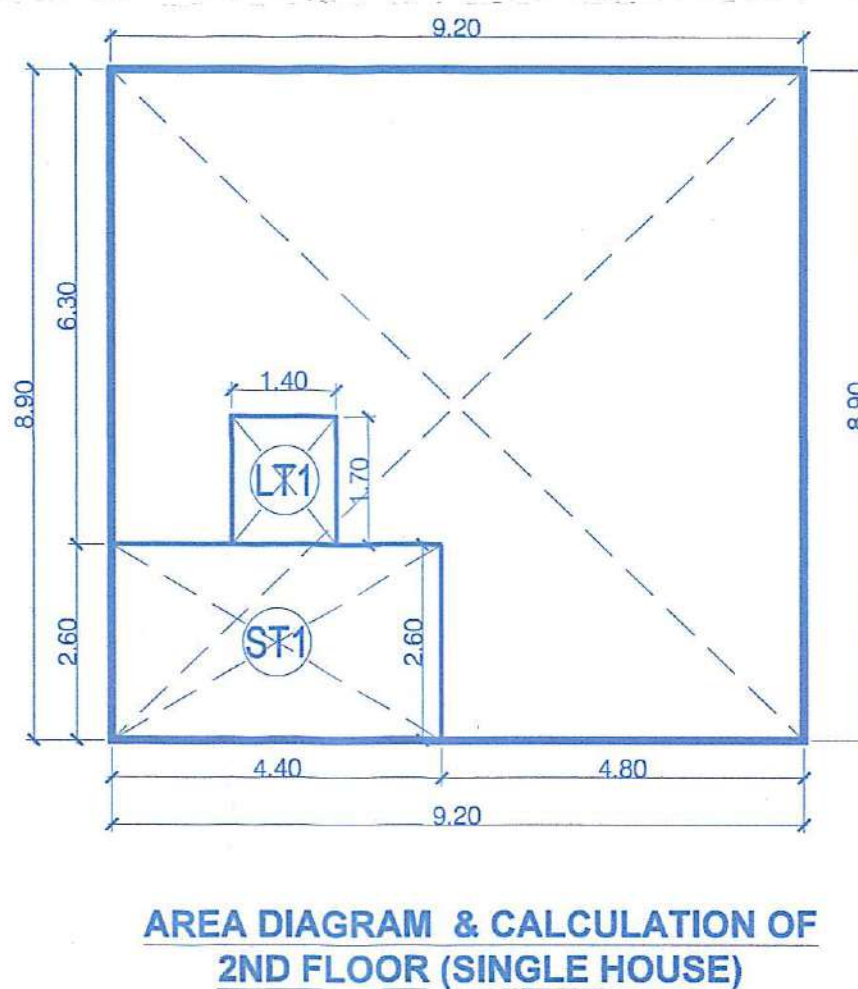
NAME OF OWNER	SIGNATURE
M/s. PAKSHAJ PROJECT REALTY THREE LLP	<i>[Signature]</i>
NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
<i>[Signature]</i> Agnelo De Oliveira T.C.P. Reg. No. 23/00172010 P.W.D. Reg. No. 53/87 M.M.C. No. 130 N.G.P.D.A. No. 19	<i>[Signature]</i>

STAMP OF DATE OF RECEIPT OF PLANS

Approved and Passed Vide
Resolution No. 12/2025 of V. P Meeting
dated 15/11/25 Vide Construction
Licence No. VPS/BAR/C 1/C / Renewal
Revised/2008-09/
Dated

STAMP OF DATE OF APPROVAL OF PLANS

[Signature]
SECRETARY
V P SIRCAIM
BARDEZ - GOA



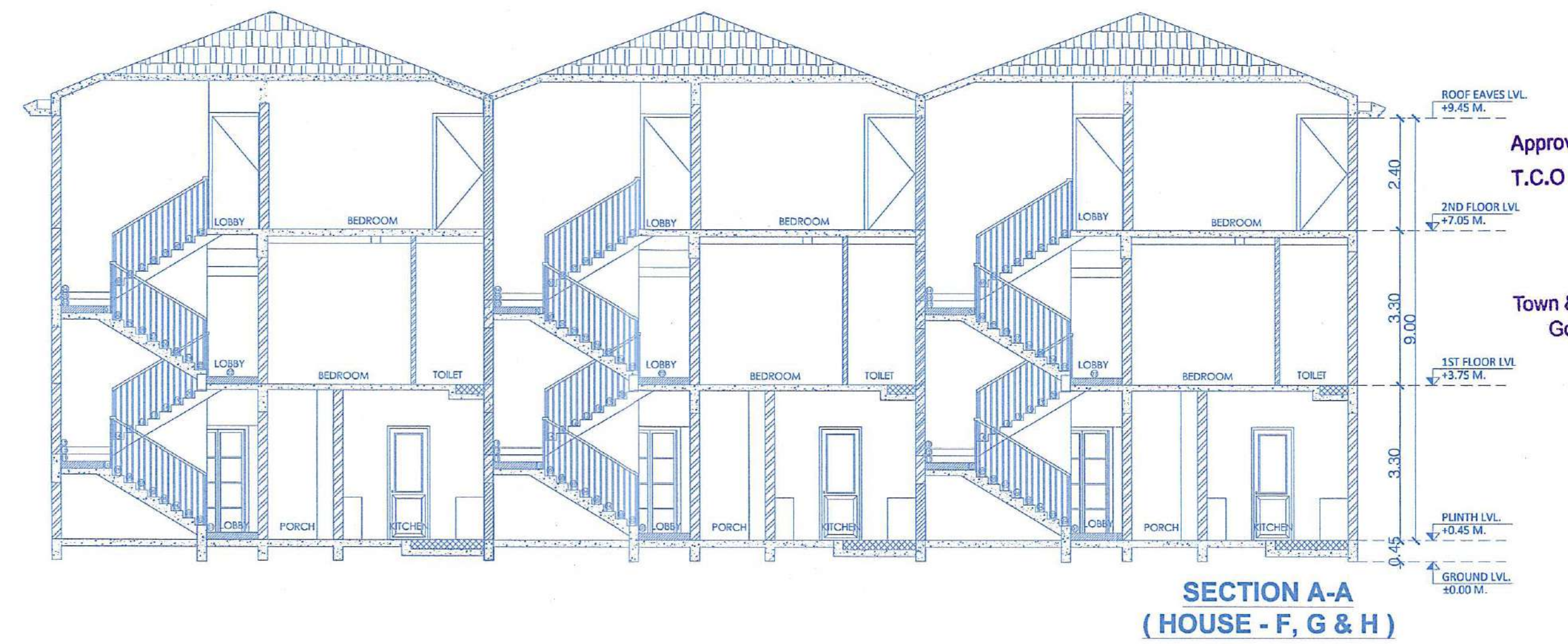
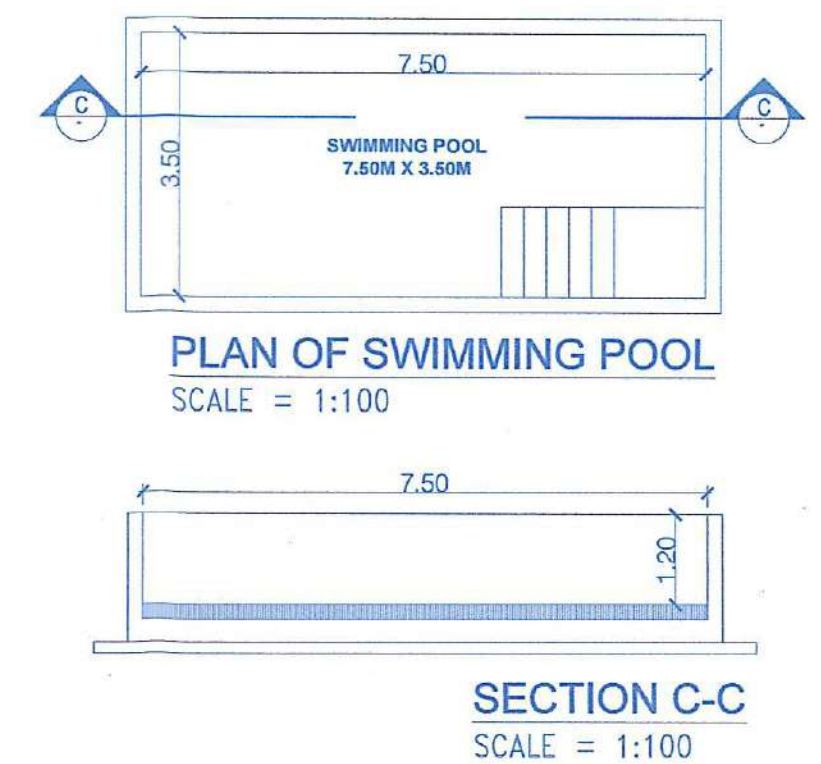
Sr. No.	Ground Floor FAR Calculation					
A	9.20	x	11.30	x	1.00	= 103.96 Sq.mts
	Total Area					
	103.96 Sq.mts					
1	0.90	x	2.40	x	1.00	= 4.32 Sq.mts
2	0.70	x	0.60	x	1.00	= 0.42 Sq.mts
	Total Deduction Area					
	= 4.74 Sq.mts					
	Total Built up Area					
	= 99.22 Sq.mts					
	Deduction of Semi-covered, Staircase & Lift Area					
a	7.40	x	1.50	x	1.00	= 11.10 Sq.mts
b	1.40	x	1.50	x	1.00	= 2.10 Sq.mts
ST1	2.90	x	2.60	x	1.00	= 7.54 Sq.mts
ST2	1.60	x	2.40	x	1.00	= 3.84 Sq.mts
L1	1.40	x	1.70	x	1.00	= 2.38 Sq.mts
	Total Staircase & Lift Area					
	= 36.96 Sq.mts					
	Net FAR Area (B=C-D)					
	= 72.26 Sq.mts					

Sr. No.	1st Floor FAR Calculation					
A	9.20	x	9.50	x	1.00	= 87.40 Sq.mts
	Total Area					
	87.40 Sq.mts					
1	1.45	x	1.70	x	1.00	= 2.47 Sq.mts
2	0.70	x	1.20	x	1.00	= 0.84 Sq.mts
3	2.30	x	0.60	x	1.00	= 1.38 Sq.mts
4	4.20	x	0.60	x	1.00	= 2.52 Sq.mts
	Total Deduction Area					
	= 7.21 Sq.mts					
	Total Built up Area					
	= 80.20 Sq.mts					
	Deduction of Semi-covered, Staircase & Lift Area					
B1	2.00	x	0.60	x	1.00	= 1.20 Sq.mts
ST1	4.40	x	2.60	x	1.00	= 11.44 Sq.mts
L1	1.40	x	1.70	x	1.00	= 2.38 Sq.mts
	Total Staircase & Lift Area					
	= 15.02 Sq.mts					
	Net FAR Area (B=C-D)					
	= 65.18 Sq.mts					

Sr. No.	2nd Floor FAR Calculation					
A	9.20	x	8.90	x	1.00	= 81.88 Sq.mts
	Total Area					
	81.88 Sq.mts					
	Deduction of Semi-covered, Staircase & Lift Area					
ST1	4.40	x	2.60	x	1.00	= 11.44 Sq.mts
L1	1.40	x	1.70	x	1.00	= 2.38 Sq.mts
	Total Staircase & Lift Area					
	= 13.82 Sq.mts					
	Net FAR Area (C=A-B)					
	= 68.06 Sq.mts					

AREA STATEMENT OF SINGLE HOUSE						
FLOOR	BUILT UP AREA	BALCONY / VERANDAH	STAIRCASE	TERRACE	OTHERS	TOTAL FAR AREA
GROUND FLOOR	99.22	13.20	13.76	0.00	0.00	72.26
1ST FLOOR	80.20	1.20	13.82	0.00	0.00	65.18
2ND FLOOR	81.88	0.00	13.82	0.00	0.00	68.06
TOTAL AREA	261.30	14.40	41.40	0.00	0.00	205.50

AREA STATEMENT OF TYPE III - HOUSE D, E & F (3 NOS.)						
FLOOR	BUILT UP AREA	BALCONY / VERANDAH	STAIRCASE	TERRACE	OTHERS	TOTAL FAR AREA
GROUND FLOOR	297.66	39.60	41.28	0.00	0.00	216.78
1ST FLOOR	240.60	3.60	41.46	0.00	0.00	195.54
2ND FLOOR	245.64	0.00	41.46	0.00	0.00	204.18
TOTAL AREA	783.90	43.20	124.20	0.00	0.00	616.50

SECTION C-C
SCALE = 1:100

D/W SR. NO.	SIZE
D1	1.05 X 2.40
D2	0.90 X 2.40
D3	0.90 X 2.40
SD	3.00 X 2.40
W1	1.20 X 2.25
W2	1.20 X 2.25
V1	0.75 X 2.25

CONTENTS OF SHEET

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NAME OF OWNER	SIGNATURE
M/s. PAKSHAJ PROJECT REALTY THREE LLP	<i>Pakshaj</i>
NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
<i>Agne De Oliveira</i> T.C.P. Reg. No. 23000172010 P.V.D. Reg. No. 5387 M.L.C. No. 130 N.G.P.D.A. No. 19	

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS
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Approved and Passed Vide
Resolution No. 210/V.P. Meeting
dated 15/11/2025 Vide Construction
Licence No. VPS/BAR/C 11C / Renewal
Revised/2008-09/
Dated

Pakshaj
SECRETARY
PAKSHAJ PROJECT
BARDEZ - GOA

AREA STATEMENT OF SINGLE HOUSE						
FLOOR	BUILT UP AREA	AREA FREE FOR FAR				TOTAL FAR AREA
		BALCONY / VERANDAH	STAIRCASE	TERRACE	OTHERS	
GROUND FLOOR	99.22	13.20	13.76	0.00	0.00	72.26
1ST FLOOR	80.20	1.20	13.82	0.00	0.00	65.18
2ND FLOOR	81.88	0.00	13.82	0.00	0.00	68.06
TOTAL AREA	261.30	14.40	41.40	0.00	0.00	205.50

AREA STATEMENT OF TYPE IV- HOUSE G, H, I, J, K, L, M & N (8 NOS.)						
FLOOR	BUILT UP AREA	AREA FREE FOR FAR				TOTAL FAR AREA
		BALCONY / VERANDAH	STAIRCASE	TERRACE	OTHERS	
GROUND FLOOR	793.76	105.60	110.08	0.00	0.00	578.08
1ST FLOOR	641.60	9.60	110.56	0.00	0.00	521.44
2ND FLOOR	655.04	0.00	110.56	0.00	0.00	544.48
TOTAL AREA	2090.40	115.20	331.20	0.00	0.00	1644.00

FLOOR PLAN, AREA CALCULATION, SECTION & ELEVATION

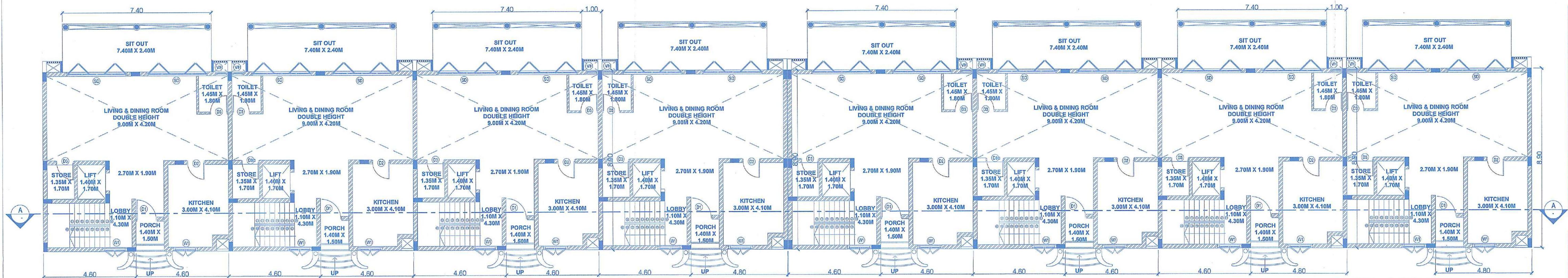
DESCRIPTION OF PROPOSAL

PROPOSED CONSTRUCTION OF RESIDENTIAL HOUSE TYPE I, II, III, IV, V & VI
(HOUSE - A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W & X),
SWIMMING POOL, SECURITY CABIN & COMPOUND WALL ON PLOT
BEARING SURVEY NO. 69/4-A (IN PLOT B). FOR M/s. PAKSHAJ PROJECT
REALTY THREE LLP AT SIRSAIM TALUKA BARDEZ, GOA.

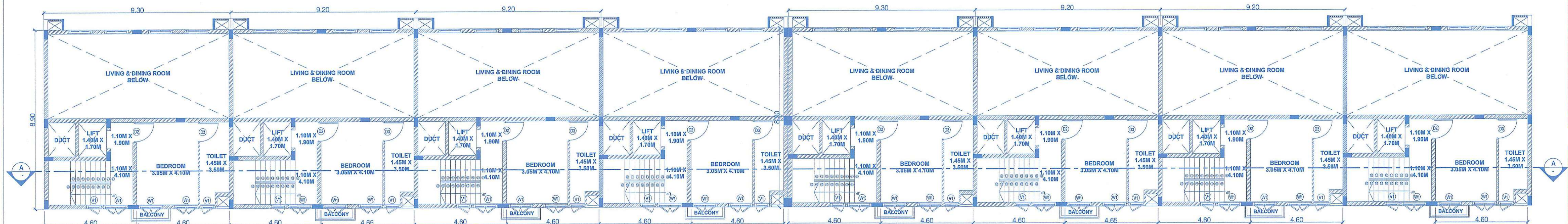
NAME OF OWNER	SIGNATURE
M/s. PAKSHAJ PROJECT REALTY THREE LLP	
NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
 Agnelo De Oliveira T.E.P Reg. No. 2700172000 P.W.D Reg. No. 53087 M.M.C No.130 M.G.P.D.A. No. 19	

STAMP OF DATE OF RECEIPT
OF PLANS

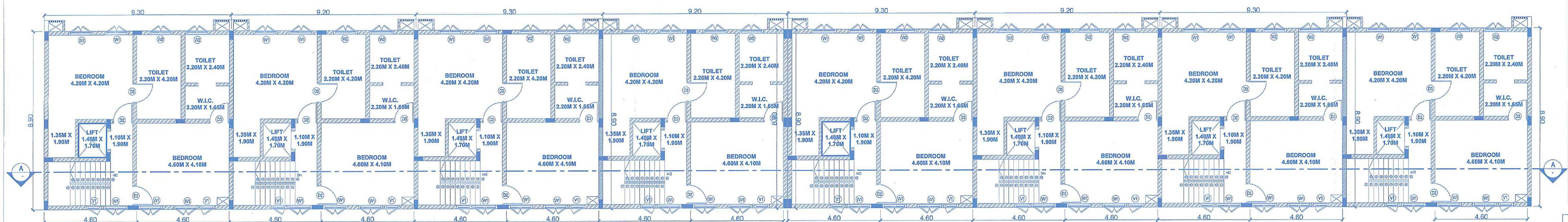
STAMP OF DATE OF APPROVAL
OF PLANS



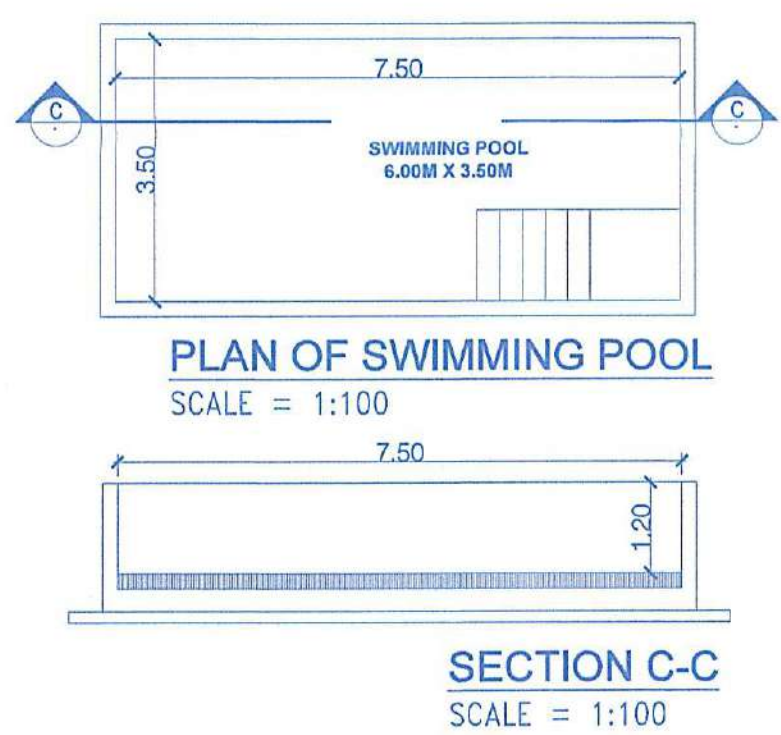
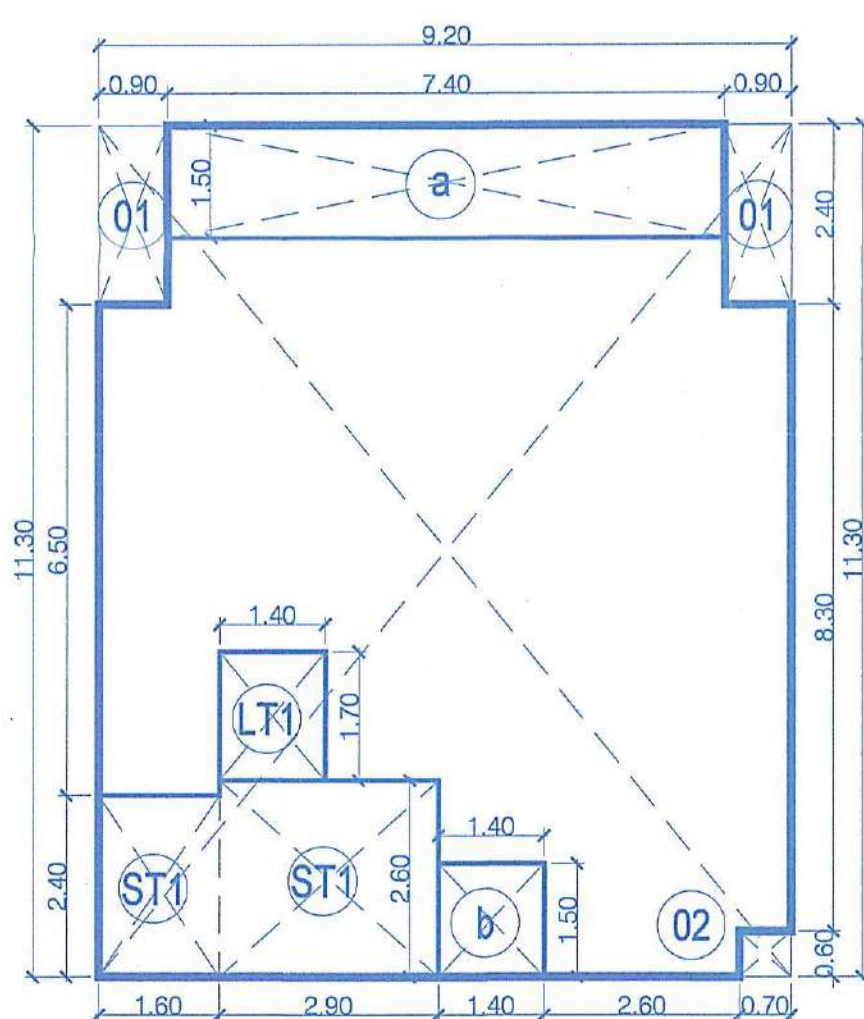
GROUND FLOOR PLAN
(TYPE IV - HOUSE G, H, I, J, K, L, M & N)



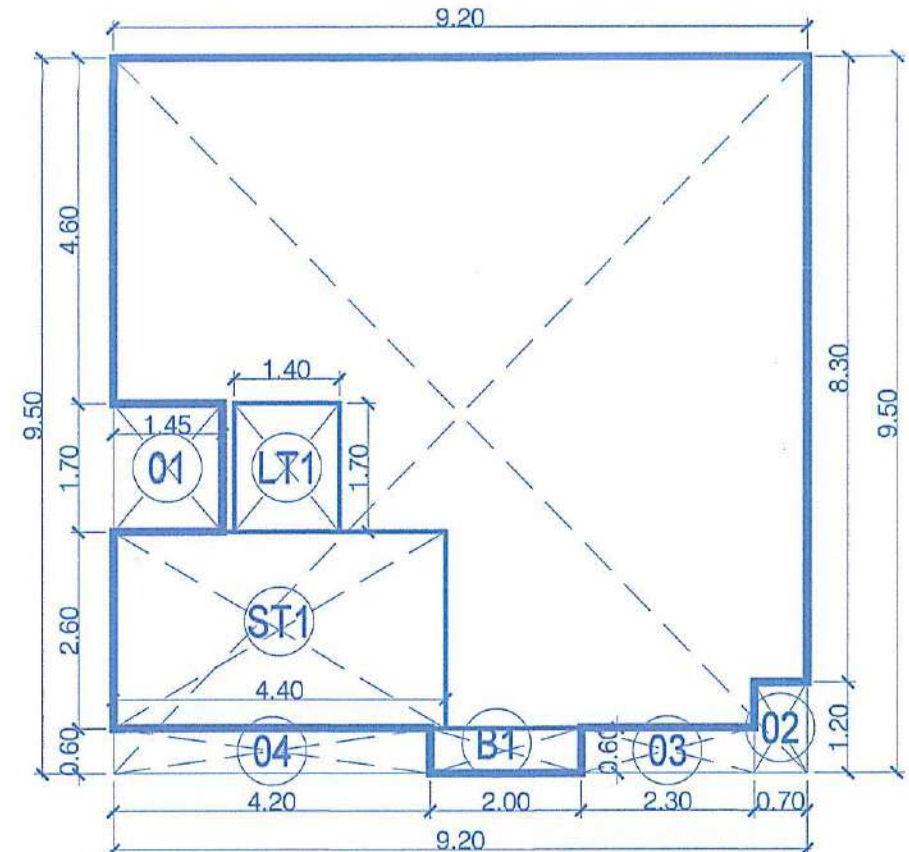
1ST FLOOR PLAN
(TYPE IV - HOUSE G, H, I, J, K, L, M & N)



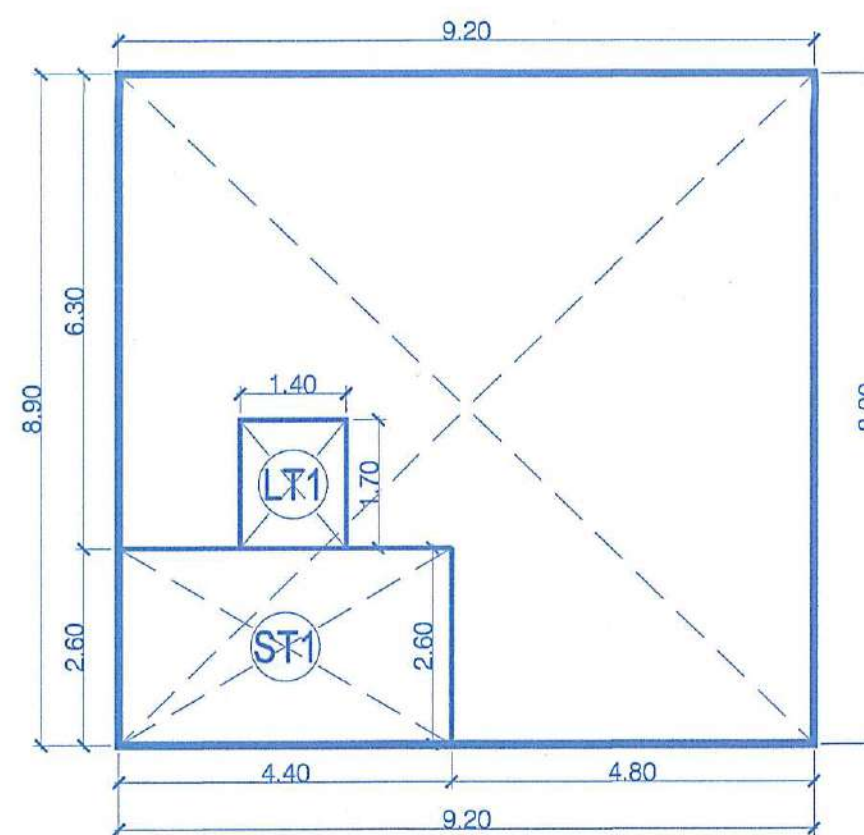
2ND FLOOR PLAN
(TYPE IV - HOUSE G, H, I, J, K, L, M & N)



AREA DIAGRAM & CALCULATION OF GROUND FLOOR (SINGLE HOUSE)



AREA DIAGRAM & CALCULATION OF 1ST FLOOR (SINGLE HOUSE)



AREA DIAGRAM & CALCULATION OF 2ND FLOOR (SINGLE HOUSE)

Approved With Condition Vide
T.C.O No: TPB/10285/SIR/TCP/2025/64
dt. 02/01/2025

Atalmeon
02/11/2025
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa. Mapusa

D/W SR. NO.	SIZE
D1	1.05 X 2.40
D2	0.90 X 2.40
D3	0.90 X 2.40
SD	3.00 X 2.40
W1	1.20 X 2.25
W2	1.20 X 2.25
V1	0.75 X 2.25

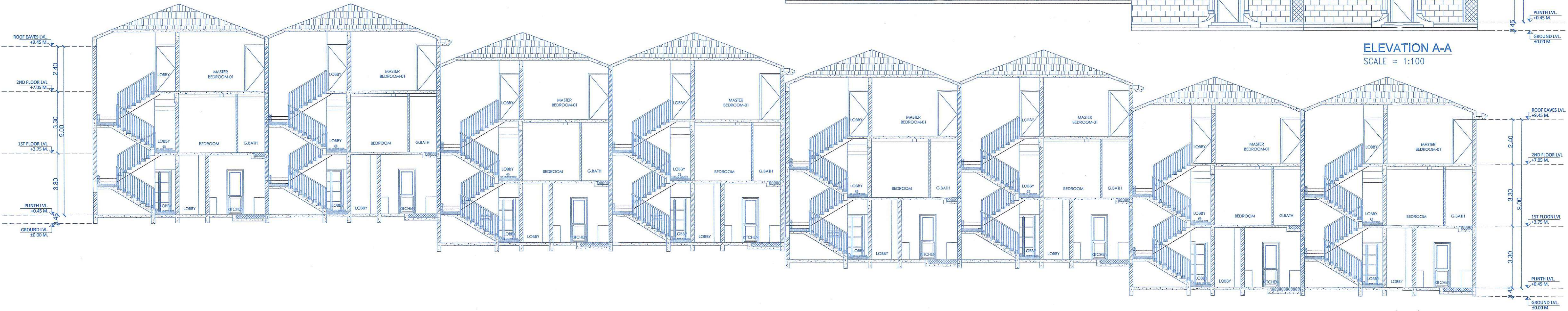
Approved and Passed Vide
Resolution No. of V. P Meeting
dated / / Vide Construction
Licence No. VPS/BAR/C IJC / Renewal
Revised/2008-09/
Dated / /

Approved With Condition Vide
T.C.O No: TPB/10285/SIR / T.C.P/2025/64
at 02/01/2025.

Agnes
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa



ELEVATION A-A
SCALE = 1:100



SECTION A-A
SCALE = 1:100

CONTENTS OF SHEET

FLOOR PLAN, AREA CALCULATION, SECTION & ELEVATION

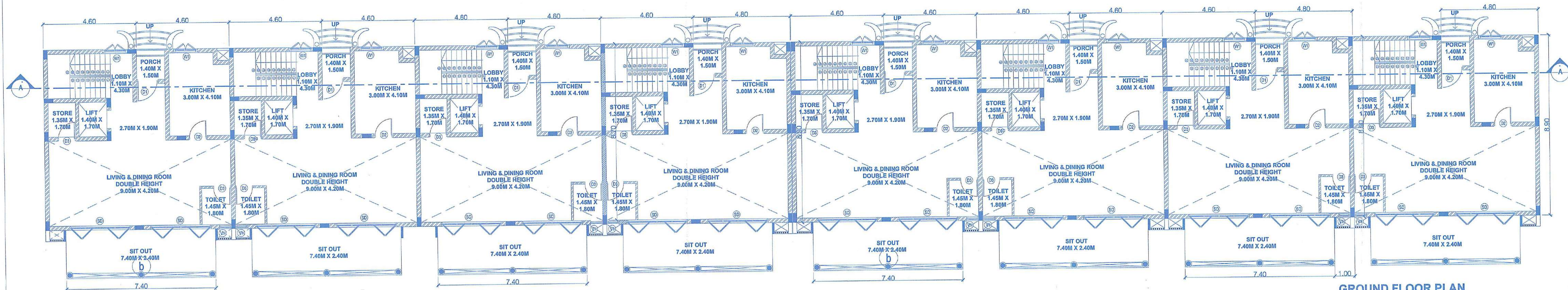
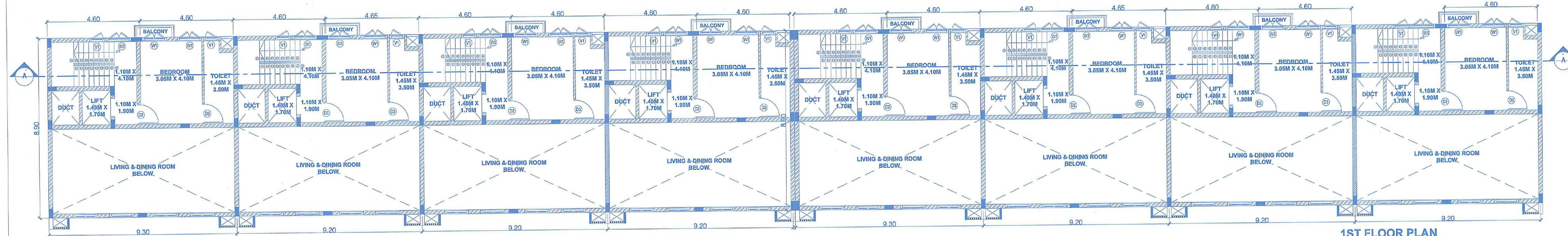
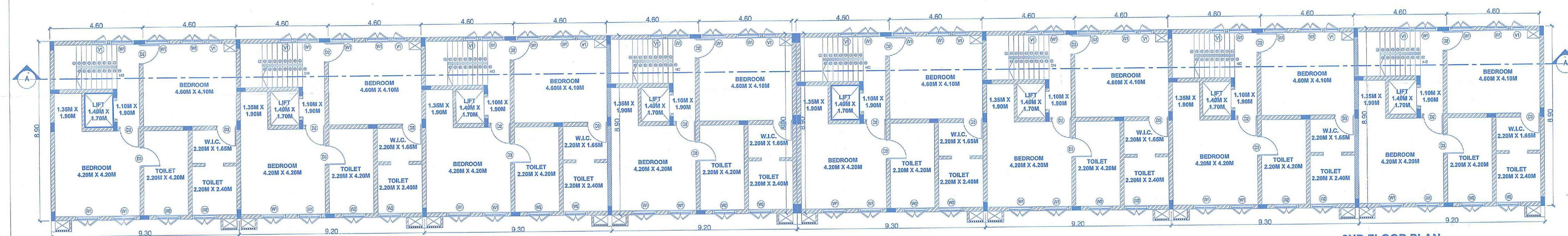
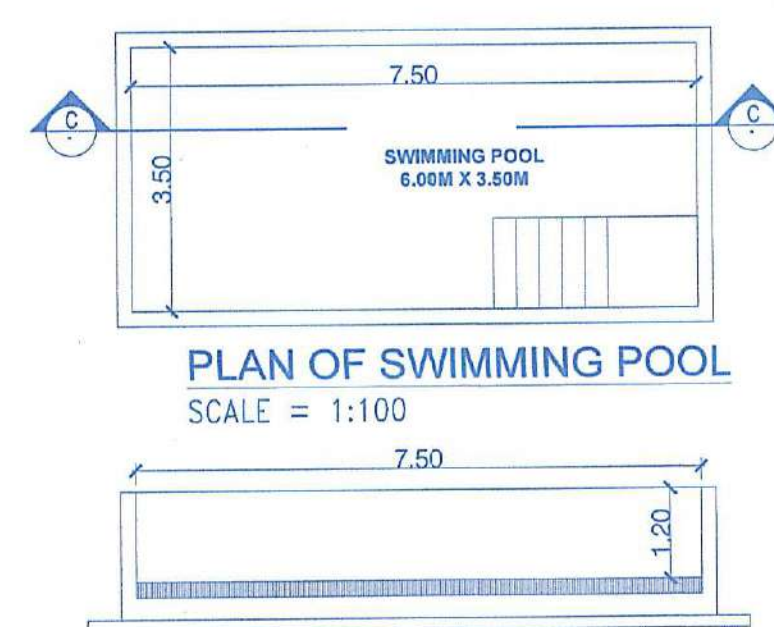
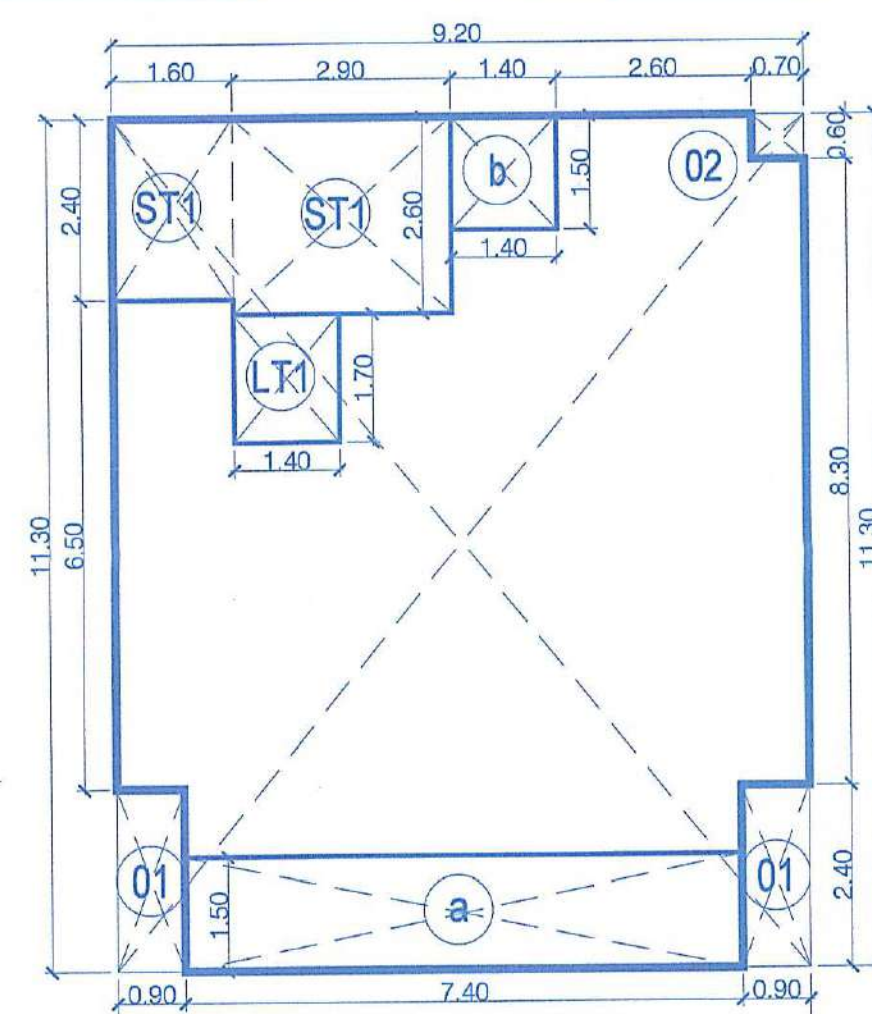
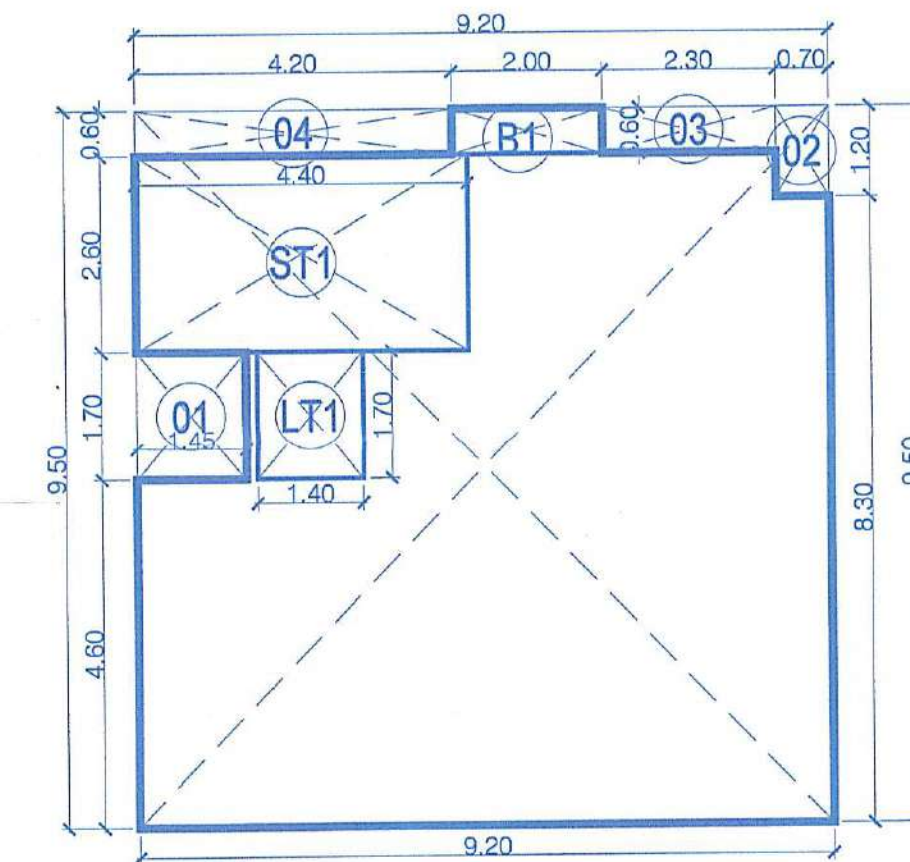
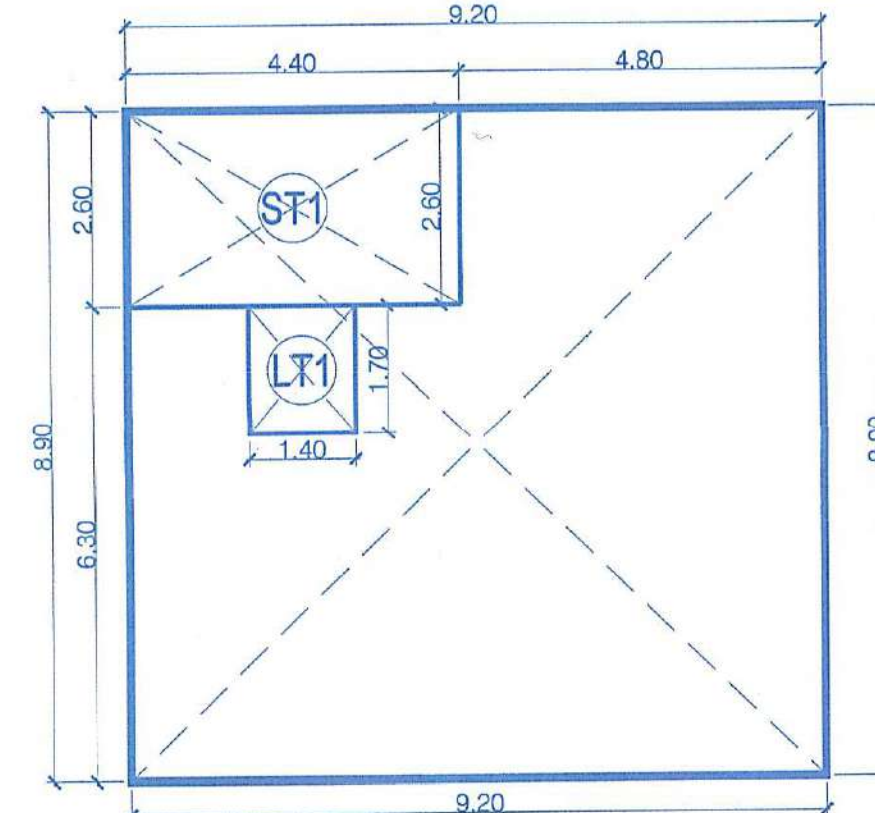
DESCRIPTION OF PROPOSAL

PROPOSED CONSTRUCTION OF RESIDENTIAL HOUSE TYPE I, II, III, IV, V & VI (HOUSE - A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W & X), SWIMMING POOL, SECURITY CABIN & COMPOUND WALL ON PLOT BEARING SURVEY NO. 69/4-A (IN PLOT B), FOR M/s. PAKSHAJ PROJECT REALTY THREE LLP AT SIRCAIM TALUKA BARDEZ, GOA.

NAME OF OWNER	SIGNATURE
M/s. PAKSHAJ PROJECT REALTY THREE LLP	<i>[Signature]</i>
NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
<i>Agnelo De Oliveira</i> T.C.P Reg. No. ER0017/2011 P.W.D Reg. No. 53/87 M.M.C No. 130 N.G.P.D.A No. 18	<i>[Signature]</i>
ARCHITECTS CONSULTANTS	
STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS

Approved and Passed Vide
Resolution No. 212 of V. P. Meeting
dated 15/12/25 Vide Construction
Licence No. VPS/BAR/C 1/C / Renewal
Revised/2008-09/
Dated

[Signature]
SECRETARY
V.P. SIRSALEM
BARDEZ - GOA

GROUND FLOOR PLAN
(TYPE V - HOUSE O, P, Q, R, S, T, U & V)1ST FLOOR PLAN
(TYPE V - HOUSE O, P, Q, R, S, T, U & V)2ND FLOOR PLAN
(TYPE V - HOUSE O, P, Q, R, S, T, U & V)SECTION C-C
SCALE = 1:100AREA DIAGRAM & CALCULATION OF
GROUND FLOOR (SINGLE HOUSE)AREA DIAGRAM & CALCULATION OF
1ST FLOOR (SINGLE HOUSE)AREA DIAGRAM & CALCULATION OF
2ND FLOOR (SINGLE HOUSE)

Approved With Condition Vide
T.C.O No: TPB/10285 SR/TCP/2025/64
dt. 02/01/2025.

Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

D/W SR. NO.	SIZE
D1	1.05 X 2.40
D2	0.90 X 2.40
D3	0.90 X 2.40
SD	3.00 X 2.40
W1	1.20 X 2.25
W2	1.20 X 2.25
V1	0.75 X 2.25

Approved and Passed Vide
Resolution No. 2025 V.P. Meeting
dated 01/12/25 vide Construction
License No. 177
Revoked 2006-03/1
Dated

SECRETARY
K. S. R. S. A. M.
BARDEZ - GOA

Sr. No.	Ground Floor FAR Calculation						
A	9.20	x	11.30	x	1.00	x	1.00 = 103.96 Sq.mts
Total Area							103.96 Sq.mts
Deduction							
1	0.90	x	2.40	x	1.00	x	2.00 = 4.32 Sq.mts
2	0.70	x	0.60	x	1.00	x	1.00 = 0.42 Sq.mts
Total Deduction Area							
Total Built up Area							99.22 Sq.mts
Deduction of Semicovered, Staircase & Lift Area							
a	7.40	x	1.50	x	1.00	x	1.00 = 11.10 Sq.mts
b	1.40	x	1.50	x	1.00	x	1.00 = 2.10 Sq.mts
ST1	2.90	x	2.60	x	1.00	x	1.00 = 7.54 Sq.mts
ST2	1.60	x	2.40	x	1.00	x	1.00 = 3.84 Sq.mts
LT1	1.40	x	1.70	x	1.00	x	1.00 = 2.38 Sq.mts
Total Staircase & Lift Area							26.96 Sq.mts
Net FAR Area (E=C-D)							72.26 Sq.mts

Sr. No.	1ST Floor FAR Calculation						
A	9.20	x	9.50	x	1.00	x	1.00 = 87.40 Sq.mts
Total Area							87.40 Sq.mts
Deduction							
1	1.45	x	1.70	x	1.00	x	1.00 = 2.47 Sq.mts
2	0.70	x	1.20	x	1.00	x	1.00 = 0.84 Sq.mts
3	2.30	x	0.60	x	1.00	x	1.00 = 1.38 Sq.mts
4	4.20	x	0.60	x	1.00	x	1.00 = 2.52 Sq.mts
Total Deduction Area							7.21 Sq.mts
Total Built up Area							80.20 Sq.mts
Deduction of Semicovered, Staircase & Lift Area							
B1	2.00	x	0.60	x	1.00	x	1.00 = 1.20 Sq.mts
ST1	4.40	x	2.60	x	1.00	x	1.00 = 11.44 Sq.mts
LT1	1.40	x	1.70	x	1.00	x	1.00 = 2.38 Sq.mts
Total Staircase & Lift Area							15.02 Sq.mts
Net FAR Area (E=C-A-B)							65.18 Sq.mts

Sr. No.	2ND Floor FAR Calculation						
A	9.20	x	8.90	x	1.00	x	1.00 = 81.88 Sq.mts
Total Area							81.88 Sq.mts
Deduction of Semicovered, Staircase & Lift Area							
ST1	4.40	x	2.60	x	1.00	x	1.00 = 11.44 Sq.mts
LT1	1.40	x	1.70	x	1.00	x	1.00 = 2.38 Sq.mts
Total Staircase & Lift Area							13.82 Sq.mts
Net FAR Area (C=A-B)							68.06 Sq.mts

AREA STATEMENT OF SINGLE HOUSE						
FLOOR	BUILT UP AREA	BALCONY / VERANDAH	STAIRCASE	TERRACE	OTHERS	TOTAL FAR AREA
GROUND FLOOR	99.22	13.20	13.76	0.00	0.00	72.26
1ST FLOOR	80.20	1.20	13.82	0.00	0.00	65.18
2ND FLOOR	81.88	0.00	13.82	0.00	0.00	68.06
TOTAL AREA	261.30	14.40	41.40	0.00	0.00	205.50

AREA STATEMENT OF TYPE V- HOUSE O, P, Q, R, S, T, U & V (8 NOS.)						
FLOOR	BUILT UP AREA	BALCONY / VERANDAH	STAIRCASE	TERRACE	OTHERS	TOTAL FAR AREA
GROUND FLOOR	793.76	105.60	110.08	0.00	0.00	578.08
1ST FLOOR	641.60	9.60	110.56	0.00	0.00	521.44
2ND FLOOR	655.04	0.00	110.56	0.00	0.00	544.48
TOTAL AREA	2090.40	115.20	331.20	0.00	0.00	1644.00

CONTENTS OF SHEET

FLOOR PLAN, AREA CALCULATION, SECTION & ELEVATION

DESCRIPTION OF PROPOSAL

PROPOSED CONSTRUCTION OF RESIDENTIAL HOUSE TYPE I, II, III, IV, V & VI (HOUSE - A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W & X), SWIMMING POOL, SECURITY CABIN & COMPOUND WALL ON PLOT BEARING SURVEY NO. 69/4-A (IN PLOT B), FOR M/s. PAKSHAJ PROJECT REALTY THREE LLP AT SIRCAIM TALUKA BARDEZ, GOA.

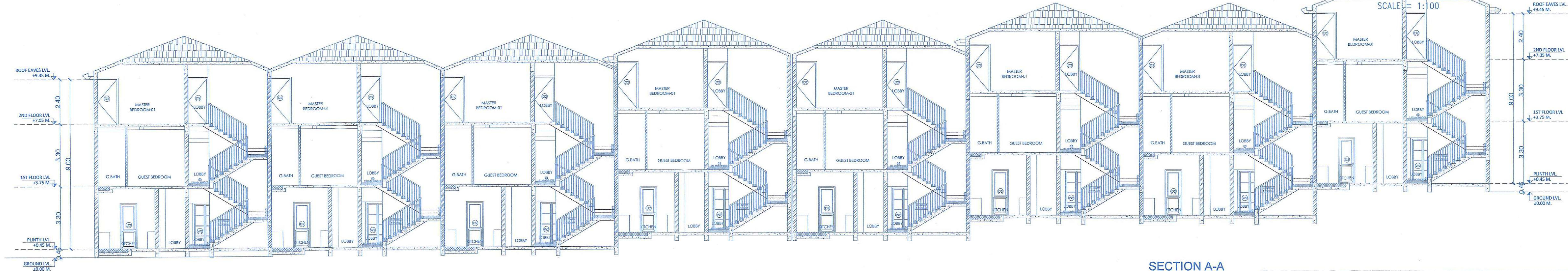
NAME OF OWNER	SIGNATURE
M/s. PAKSHAJ PROJECT REALTY THREE LLP	<i>[Signature]</i>
NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
<i>[Signature]</i> Agnele De Oliveira T.C.P. Reg. No. 2006/2010 2.W.D. Reg. No. 5587 M.M.C. No. 130 24-02-2019 No. 19	<i>[Signature]</i>
STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS



ELEVATION A-A
SCALE = 1:100

Approved With Condition Vide
T.C.O No: TPB/10285/SIR/TC P/2025/64,
dt: 02/01/2025.

[Signature]
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa



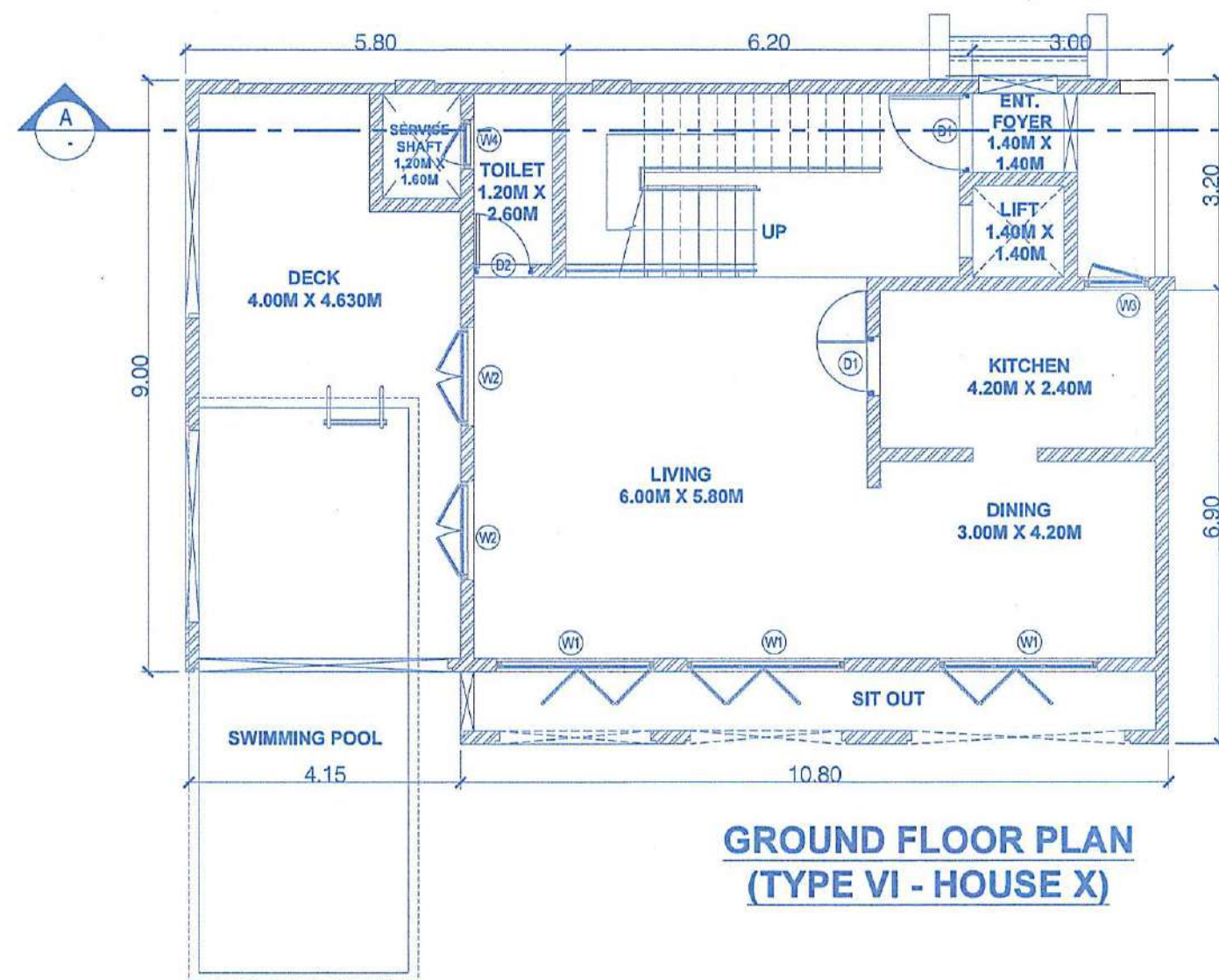
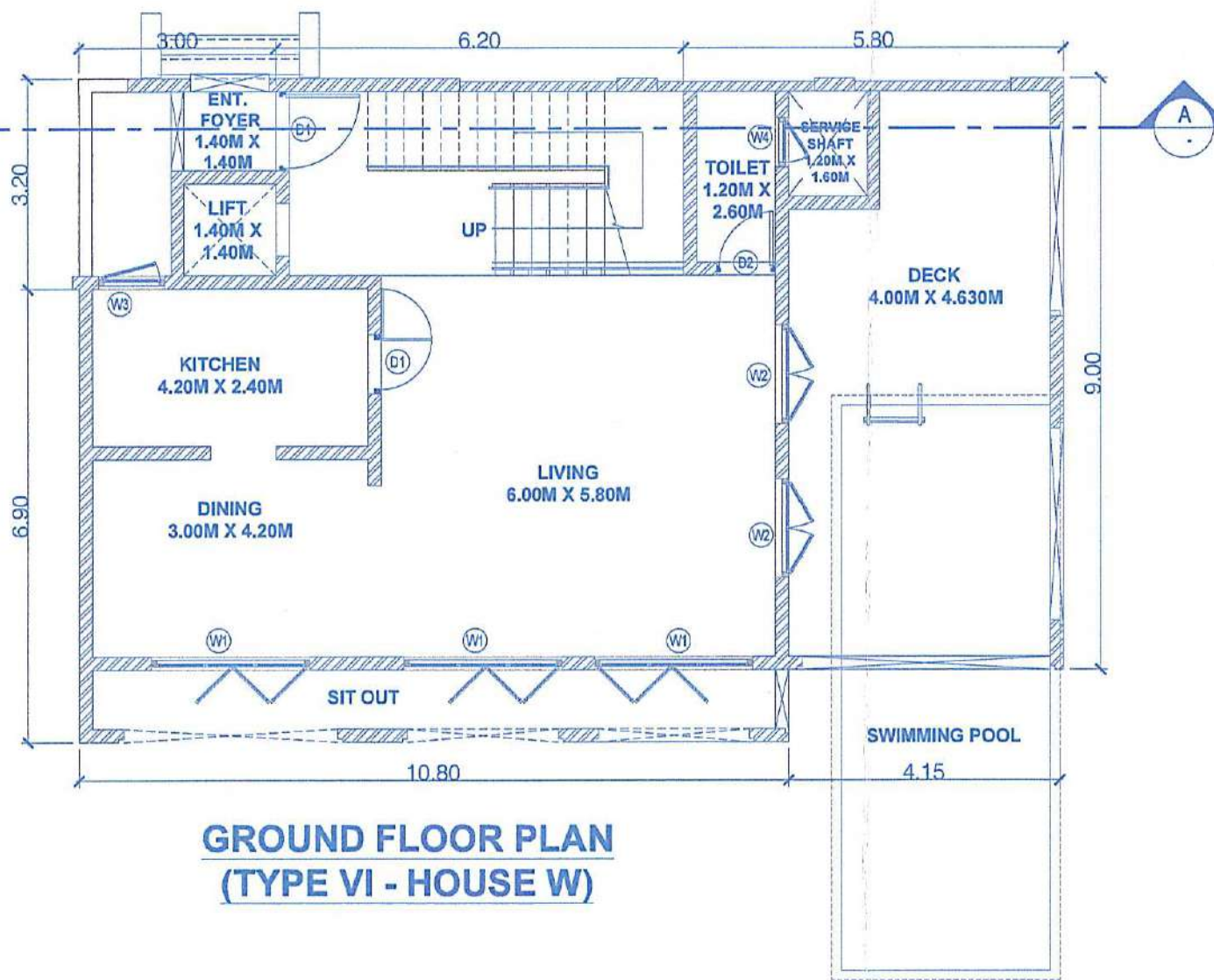
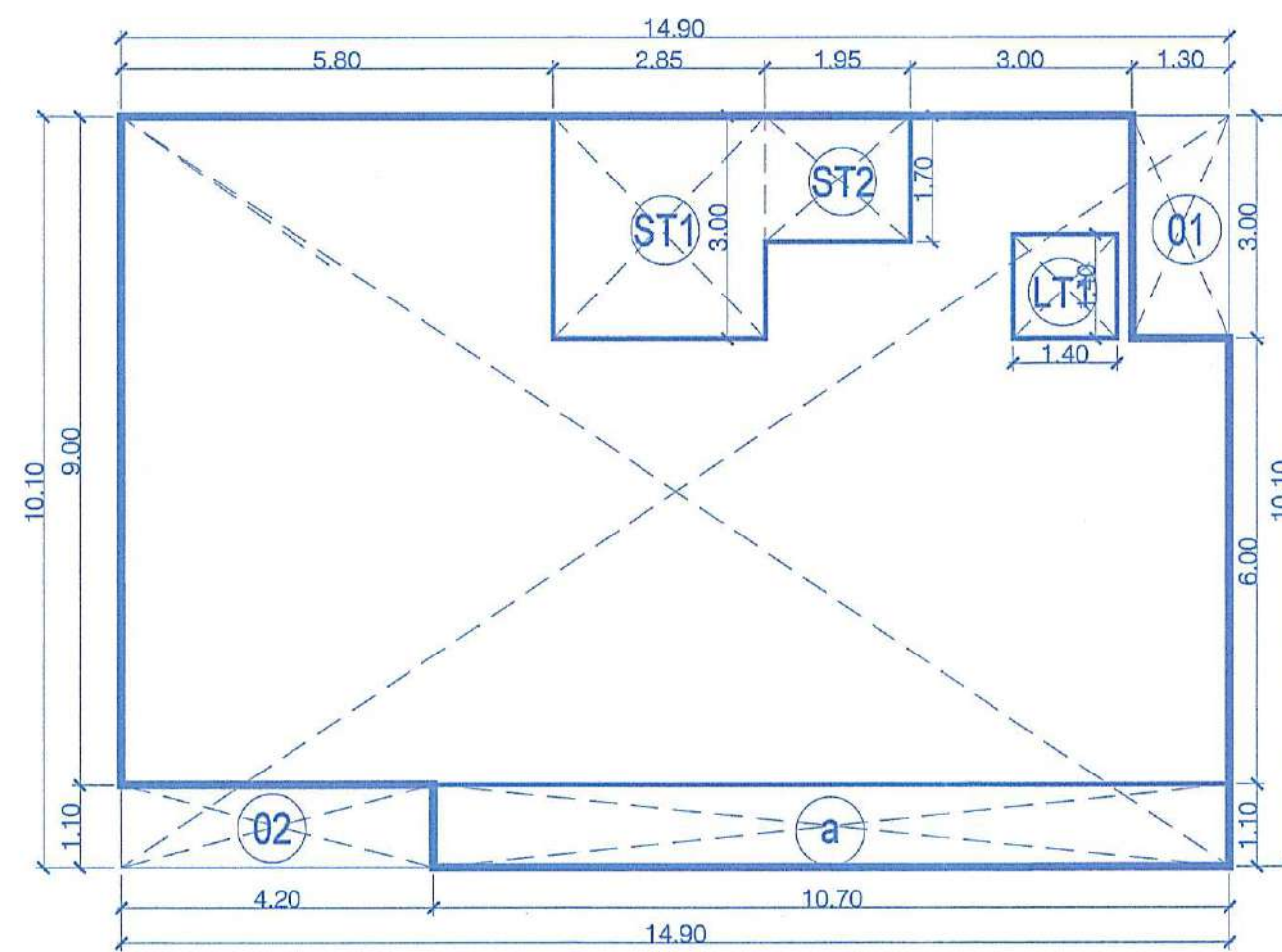
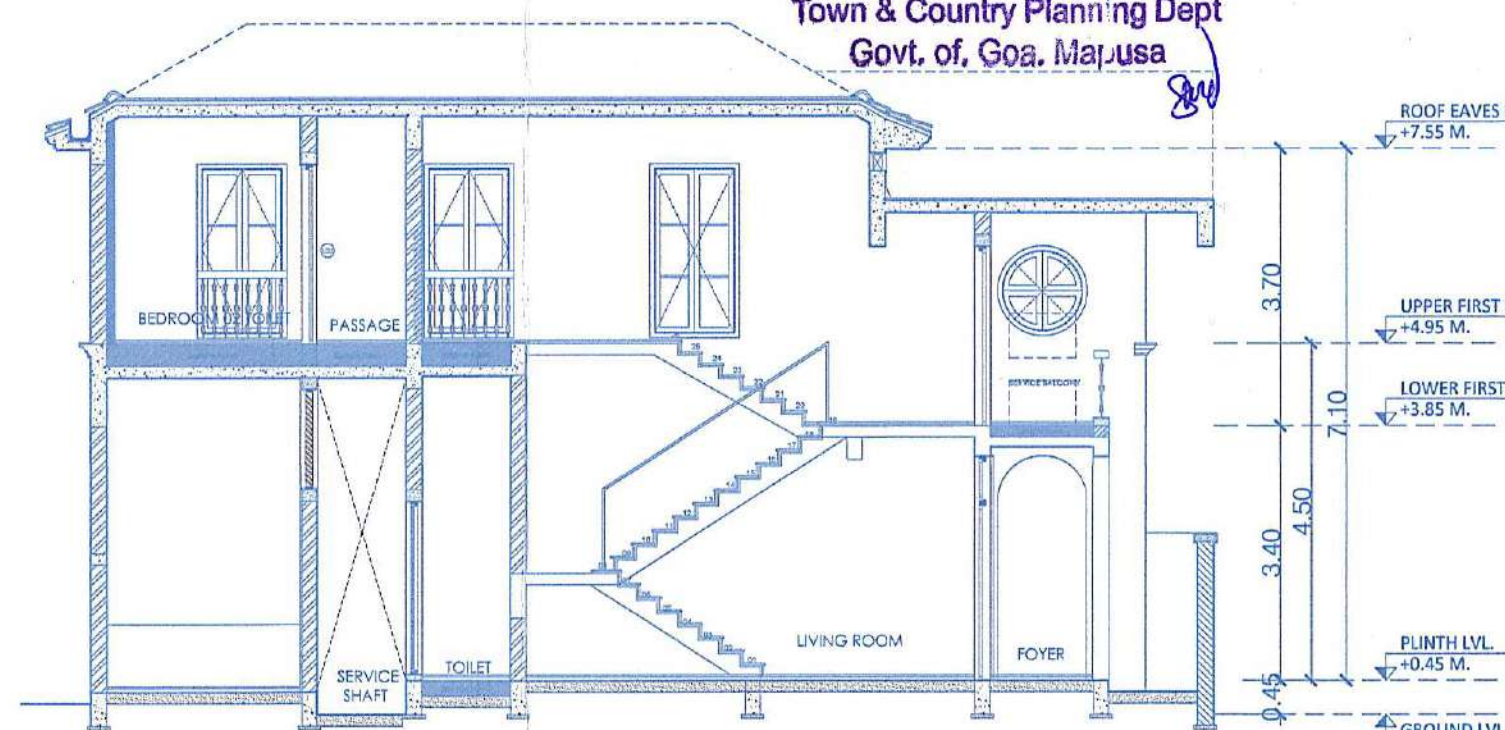
SECTION A-A
SCALE = 1:100

ELEVATION A-A
SCALE = 1:100

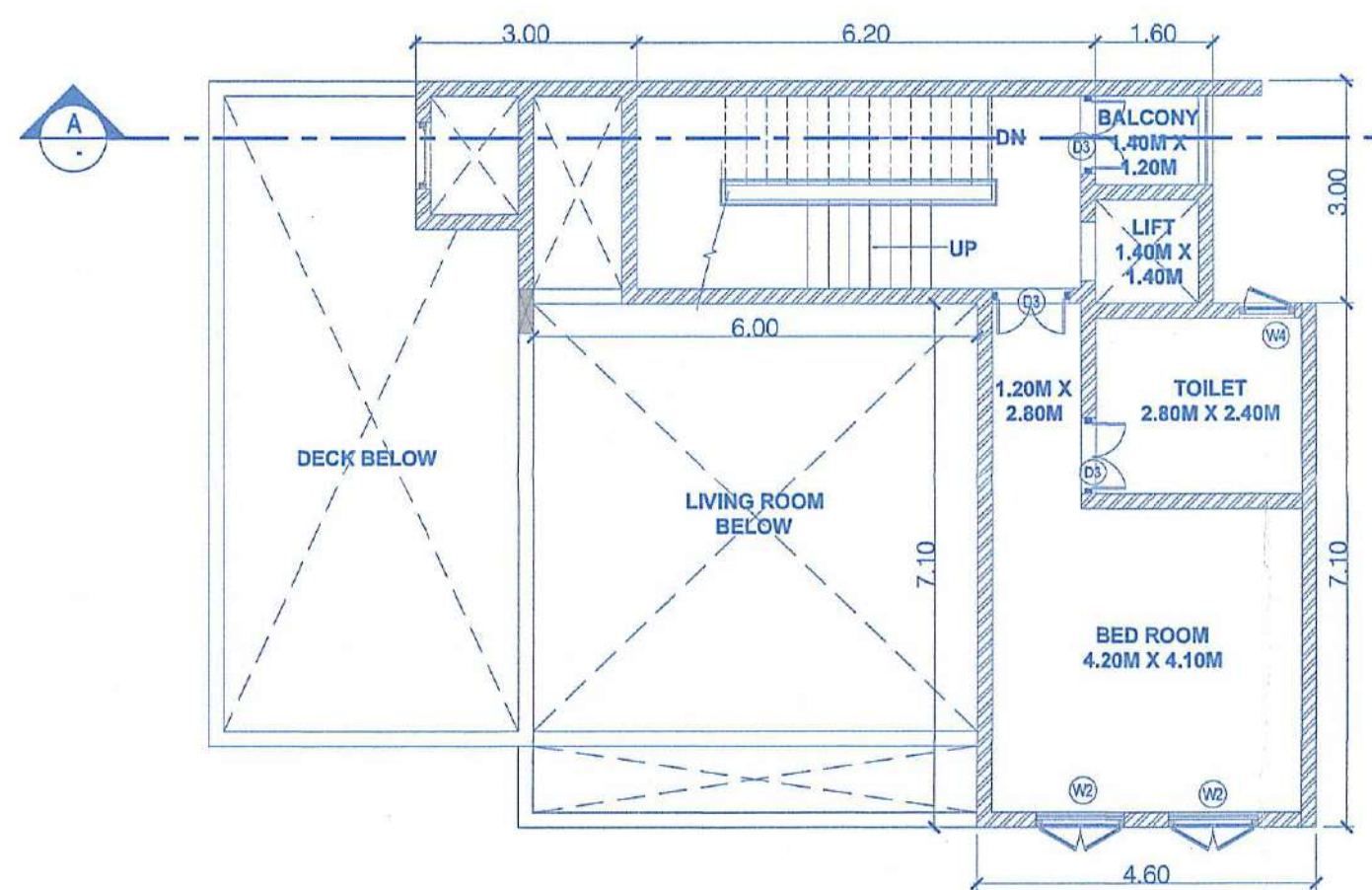
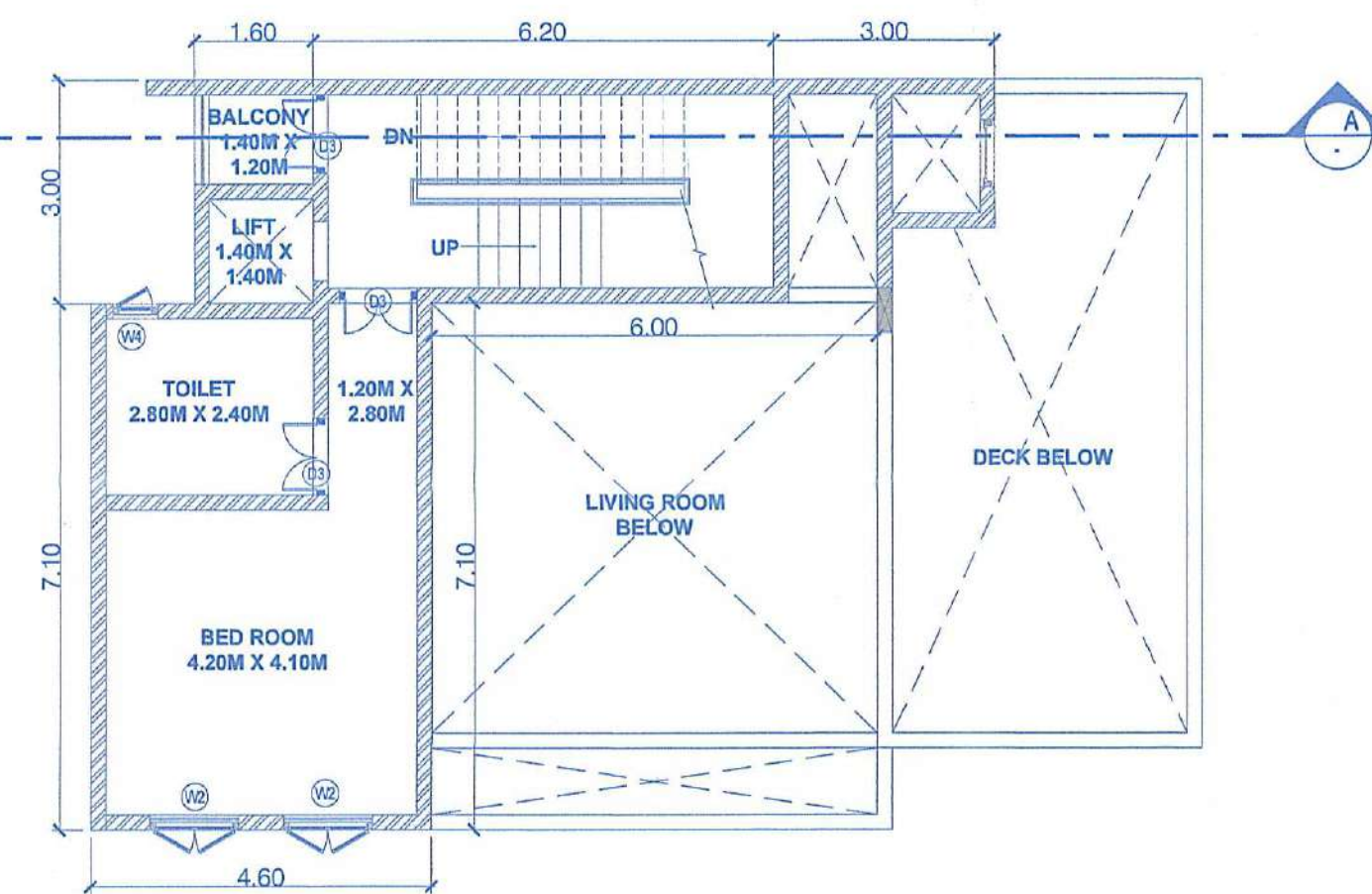
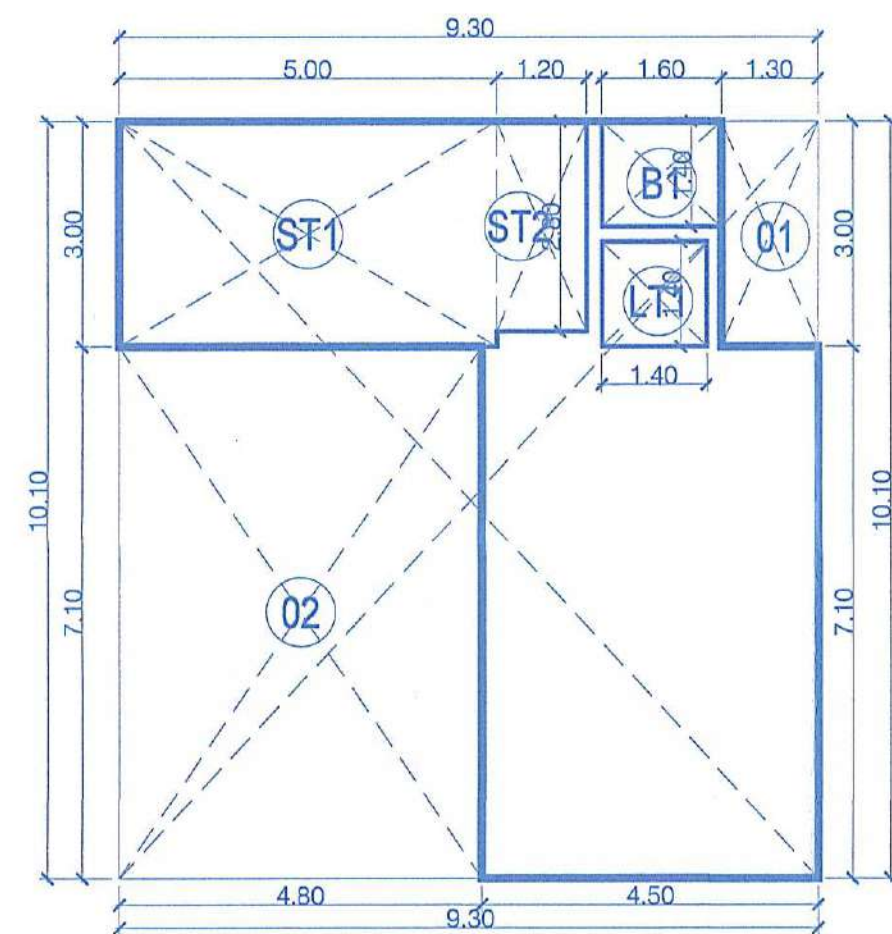
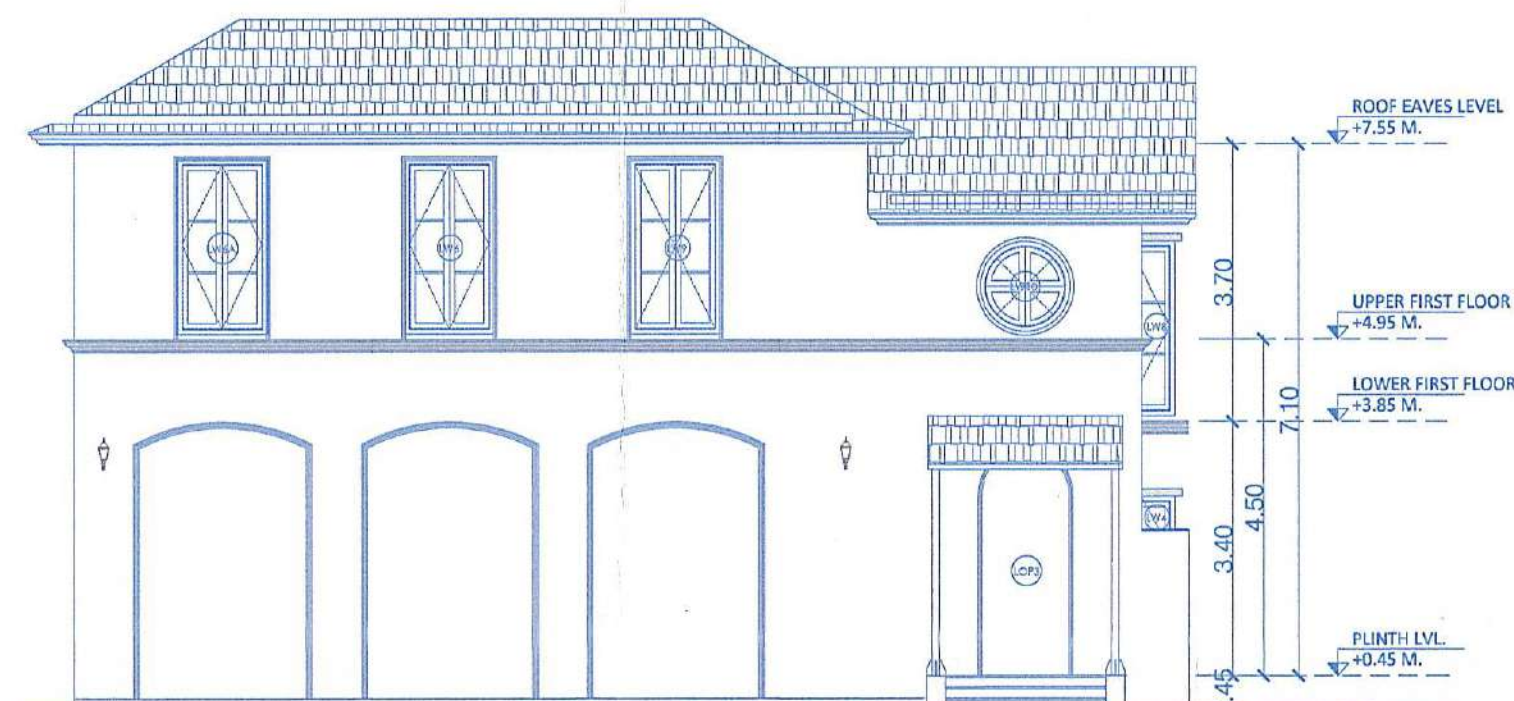
CONTENTS OF SHEET	
FLOOR PLAN, AREA CALCULATION, SECTION & ELEVATION	
DESCRIPTION OF PROPOSAL	
PROPOSED CONSTRUCTION OF RESIDENTIAL HOUSE TYPE I, II, III, IV, V & VI (HOUSE - A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W & X), SWIMMING POOL, SECURITY CABIN & COMPOUND WALL ON PLOT BEARING SURVEY NO. 69/4-A (IN PLOT B). FOR M/s. PAKSHAJ PROJECT REALTY THREE LLP AT SIRCAIM TALUKA BARDEZ, GOA.	
NAME OF OWNER	SIGNATURE
M/s. PAKSHAJ PROJECT REALTY THREE LLP	<i>[Signature]</i>
NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
<i>[Signature]</i> Agnelo De Oliveira T.C.P Reg. No. 2200172000 P.W.D Reg. No. 5387 M.M.C No.130 N.G.T.D.A No.10	
STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS

Approved and Passed Vide
Resolution No. 12 of V. P Meeting
dated 6/1/25 Vide Construction
Licence No. VPS/BAR/C LIC / Renewal
Revised/2008-09/
Dated 6/1/25

Approved With Condition Vide

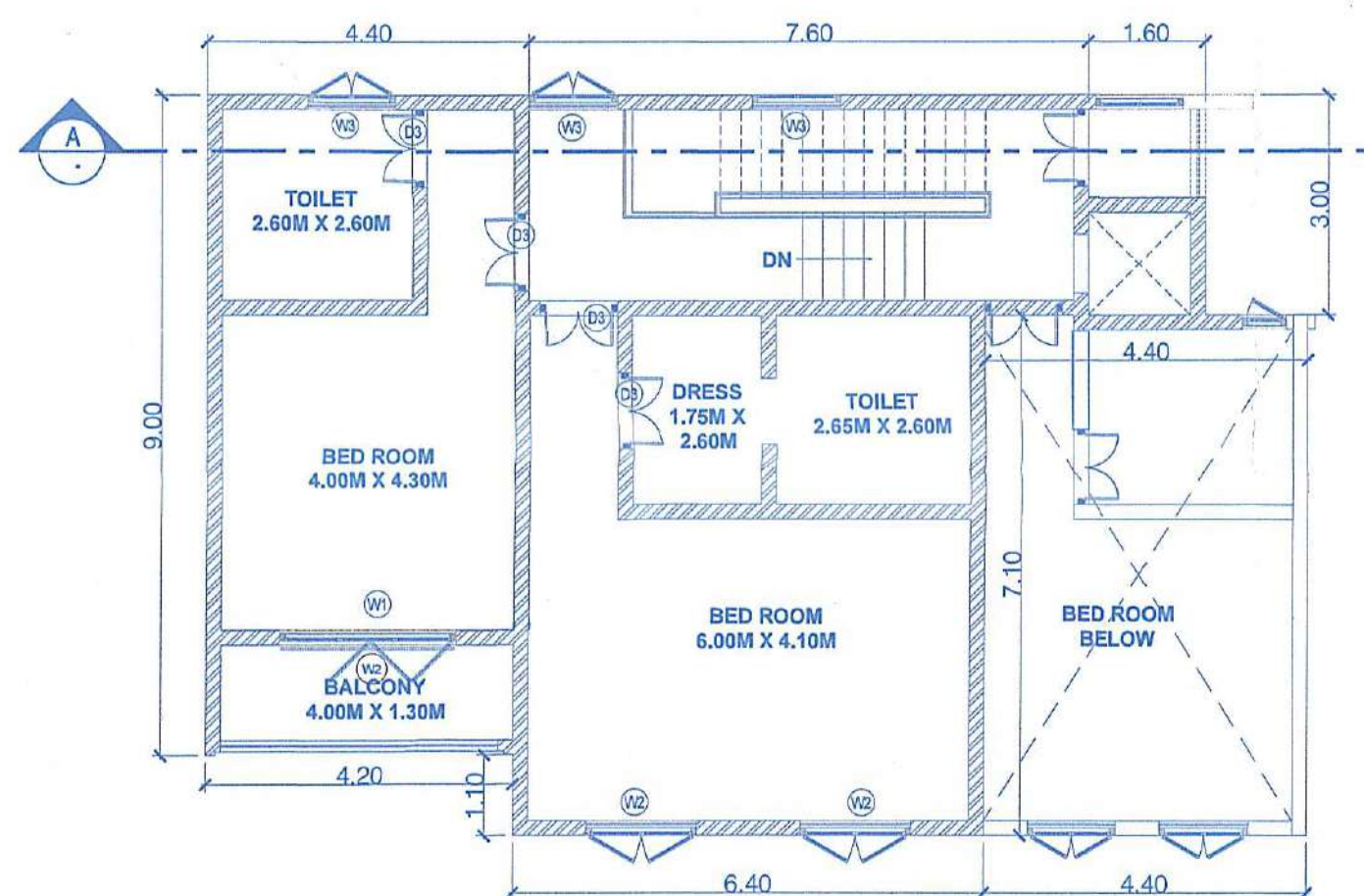
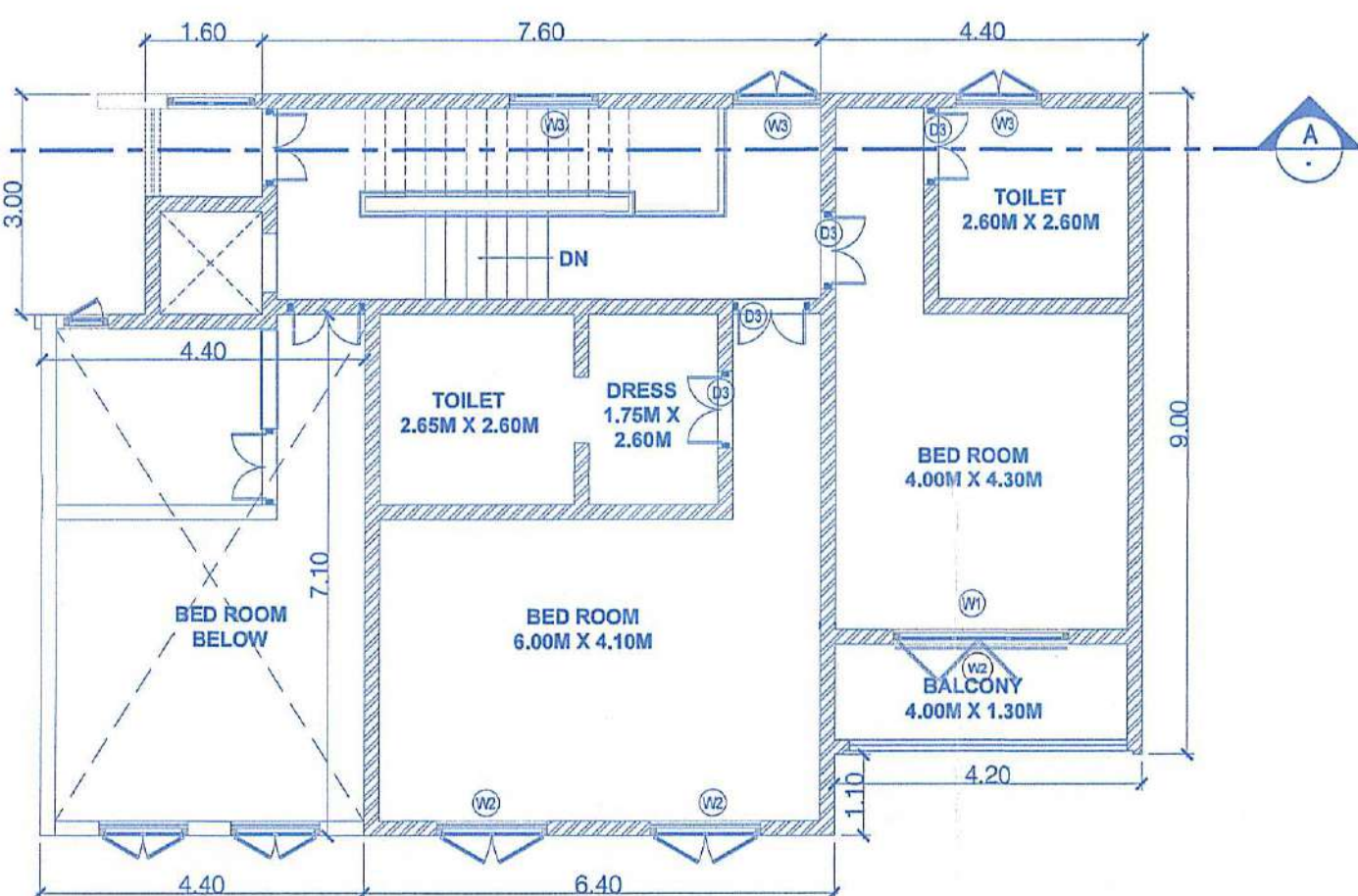
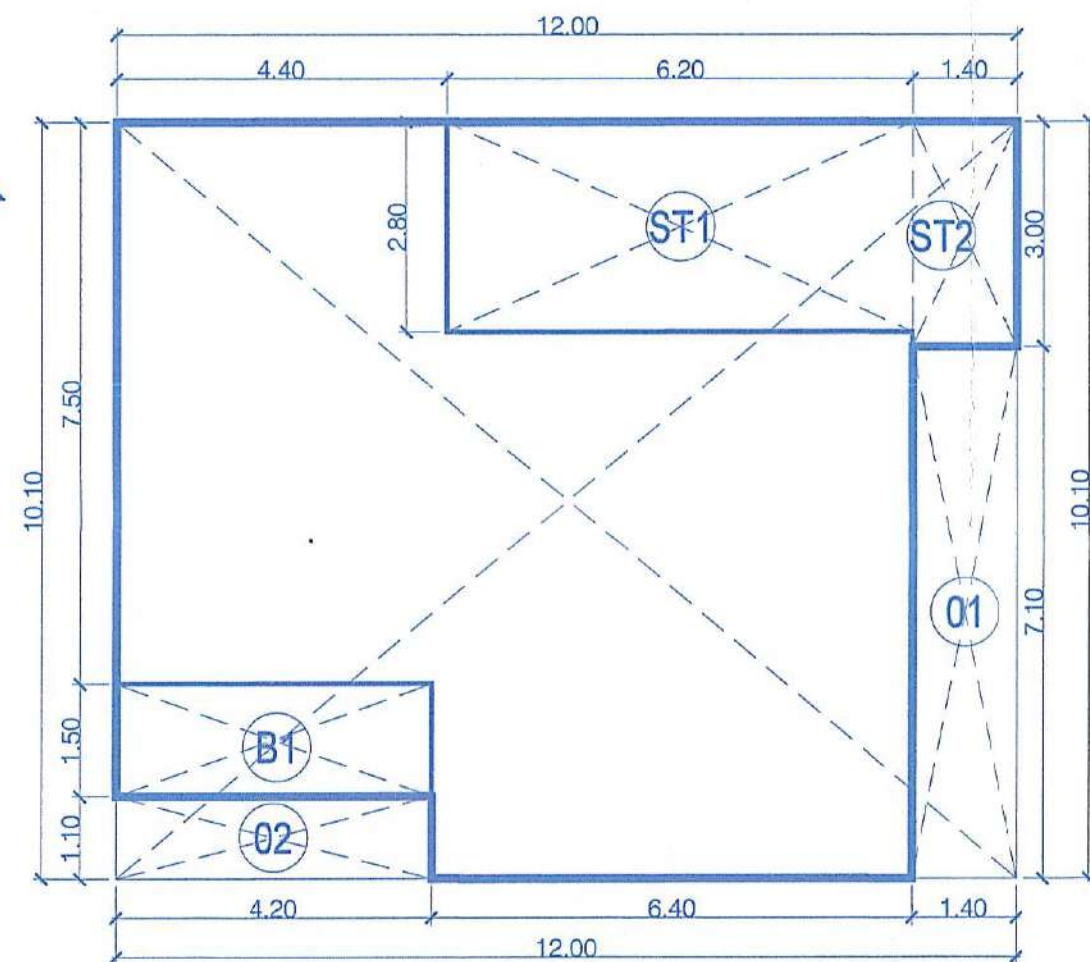
T.C.O No: TPB/10283/SIR/TC/P/2025/64
dt. 02/01/2025.Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, MarjusaGROUND FLOOR PLAN
(TYPE VI - HOUSE X)GROUND FLOOR PLAN
(TYPE VI - HOUSE W)AREA DIAGRAM & CALCULATION OF
GROUND FLOOR (SINGLE HOUSE)SECTION A-A
SCALE = 1:100

Sr. No.		Ground Floor FAR Calculation										
A	10.10	x	14.90	x	1.00	x	1.00	=	150.49	Sq.mts		
Total Area											150.49	Sq.mts
Deduction												
1	3.00	x	1.30	x	1.00	x	1.00	=	3.90	Sq.mts		
2	1.10	x	4.20	x	1.00	x	1.00	=	4.62	Sq.mts		
Total Deduction Area											8.52	Sq.mts
Total Built up Area											141.97	Sq.mts
Deduction of Semicovered, Staircase & Lift Area												
a	1.10	x	10.70	x	1.00	x	1.00	=	11.77	Sq.mts		
ST1	3.00	x	2.85	x	1.00	x	1.00	=	8.55	Sq.mts		
ST2	1.70	x	1.95	x	1.00	x	1.00	=	3.32	Sq.mts		
LT1	1.40	x	1.40	x	1.00	x	1.00	=	1.96	Sq.mts		
Total Staircase & Lift Area											25.60	Sq.mts
Net FAR Area (E=C-D)											116.38	Sq.mts

1ST FLOOR PLAN
(TYPE VI - HOUSE X)1ST FLOOR PLAN
(TYPE VI - HOUSE W)AREA DIAGRAM & CALCULATION OF
1ST FLOOR (SINGLE HOUSE)

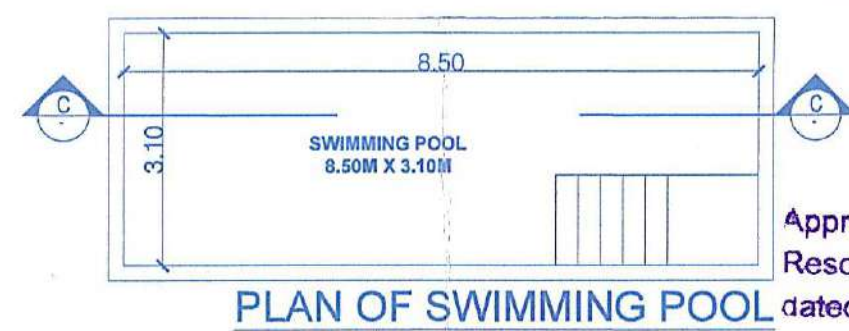
D/W SR. NO.	SIZE
D1	1.20 X 2.40
D2	0.90 X 2.40
D3	1.05 X 2.40
W1	3.00 X 2.40
W2	1.50 X 2.25
W3	1.00 X 2.25
W4	0.75 X 1.30

Sr. No.		1ST Floor FAR Calculation										
A	10.10	x	9.30	x	1.00	x	1.00	=	93.93	Sq.mts		
Total Area											93.93	Sq.mts
Deduction												
1	3.00	x	1.30	x	1.00	x	1.00	=	3.90	Sq.mts		
2	7.10	x	4.80	x	1.00	x	1.00	=	34.08	Sq.mts		
Total Deduction Area											37.98	Sq.mts
Total Built up Area											55.95	Sq.mts
Deduction of Balcony, Staircase & Lift Area												
B1	1.40	x	1.60	x	1.00	x	1.00	=	2.24	Sq.mts		
ST1	3.00	x	5.00	x	1.00	x	1.00	=	15.00	Sq.mts		
ST2	2.80	x	1.20	x	1.00	x	1.00	=	3.36	Sq.mts		
LT1	1.40	x	1.40	x	1.00	x	1.00	=	1.96	Sq.mts		
Total Staircase & Lift Area											22.56	Sq.mts
Net FAR Area (E=C-D)											33.39	Sq.mts

2ND FLOOR PLAN
(TYPE VI - HOUSE X)2ND FLOOR PLAN
(TYPE VI - HOUSE W)AREA DIAGRAM & CALCULATION OF
2ND FLOOR (SINGLE HOUSE)

FLOOR		AREA STATEMENT OF SINGLE HOUSE					TOTAL FAR AREA
		BUILT UP AREA	BALCONY / VERANDAH	STAIRCASE	TERRACE	OTHERS	
GROUND FLOOR	141.97	11.77	13.83	0.00	0.00	0.00	116.37
1ST FLOOR	55.95	2.24	20.32	0.00	0.00	0.00	33.39
2ND FLOOR	106.64	6.30	21.56	0.00	0.00	0.00	78.78
TOTAL AREA	304.56	20.31	55.71	0.00	0.00	0.00	228.54

FLOOR		AREA STATEMENT OF TYPE VI - HOUSE V & W (2 NOS.)					TOTAL FAR AREA
		BUILT UP AREA	BALCONY / VERANDAH	STAIRCASE	TERRACE	OTHERS	
GROUND FLOOR	283.94	23.54	27.66	0.00	0.00	0.00	232.74
1ST FLOOR	111.50	4.48	40.64	0.00	0.00	0.00	66.78
2ND FLOOR	213.28	12.60	43.12	0.00	0.00	0.00	157.56
TOTAL AREA	608.12	40.62	111.42	0.00	0.00	0.00	457.08

PLAN OF SWIMMING POOL
SCALE = 1:100Approved and Passed Vide
Resolution No. 213 V. P Meeting
dated 15/12/25 Vide Construction
Licence No. VPS/BAR/C IIC / RenewalRevised/2008-09/
DatedSECRETARY
V.P. SRSAM
BARDEZ - GOA

SHEET 9 OF 10

CONTENTS OF SHEET

FLOOR PLAN, AREA CALCULATION, SECTION & ELEVATION

DESCRIPTION OF PROPOSAL

PROPOSED CONSTRUCTION OF RESIDENTIAL HOUSE TYPE I, II, III, IV, V & VI
(HOUSE - A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W & X),
SWIMMING POOL, SECURITY CABIN & COMPOUND WALL ON PLOT
BEARING SURVEY NO. 69/4-A (IN PLOT B), FOR M/s. PAKSHAJ PROJECT
REALTY THREE LLP AT SIRCAM TALUKA BARDEZ, GOA.

NAME OF OWNER

SIGNATURE

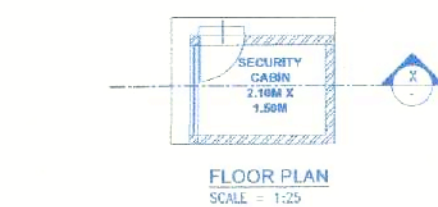
M/s. PAKSHAJ PROJECT REALTY THREE LLP

Signature

NAME, ADDRESS & SIGNATURE OF ARCHITECT

SIGNATURE

STAMP OF DATE OF RECEIPT
OF PLANSSTAMP OF DATE OF APPROVAL
OF PLANS



SECURITY CABIN
SCALE = 1:25

Approved With Condition Vide
T.C.O No: TPB/10285 / S12 / TUP / 25 / 64
21/1/2025
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa



SITE PLAN
SCALE- 1:500

AREA STATEMENT OF TYPE I (HOUSE - A)						
FLOOR	BUILT UP AREA	BALCONY / VERANDAH	STAIRCASE	TERRACE	OTHERS	TOTAL FAR AREA
GROUND FLOOR	100.94	13.20	14.34	0.00	0.00	73.40
1ST FLOOR	81.75	1.20	14.08	0.00	0.00	66.47
2ND FLOOR	83.66	0.00	13.48	0.00	0.00	70.18
TOTAL AREA	266.35	14.40	41.90	0.00	0.00	210.05

AREA STATEMENT OF TYPE II (HOUSE - B & C) (2 NOS.)						
FLOOR	BUILT UP AREA	BALCONY / VERANDAH	STAIRCASE	TERRACE	OTHERS	TOTAL FAR AREA
GROUND FLOOR	283.94	23.54	27.66	0.00	0.00	232.74
1ST FLOOR	111.90	4.48	40.64	0.00	0.00	66.78
2ND FLOOR	213.28	12.60	43.12	0.00	0.00	157.56
TOTAL AREA	609.12	40.62	111.42	0.00	0.00	457.08

AREA STATEMENT OF TYPE III (HOUSE - D, E & F) (3 NOS.)						
FLOOR	BUILT UP AREA	BALCONY / VERANDAH	STAIRCASE	TERRACE	OTHERS	TOTAL FAR AREA
GROUND FLOOR	297.66	39.60	41.28	0.00	0.00	216.78
1ST FLOOR	240.60	3.80	41.46	0.00	0.00	195.54
2ND FLOOR	245.64	0.00	41.46	0.00	0.00	204.18
TOTAL AREA	783.90	43.20	124.20	0.00	0.00	616.50

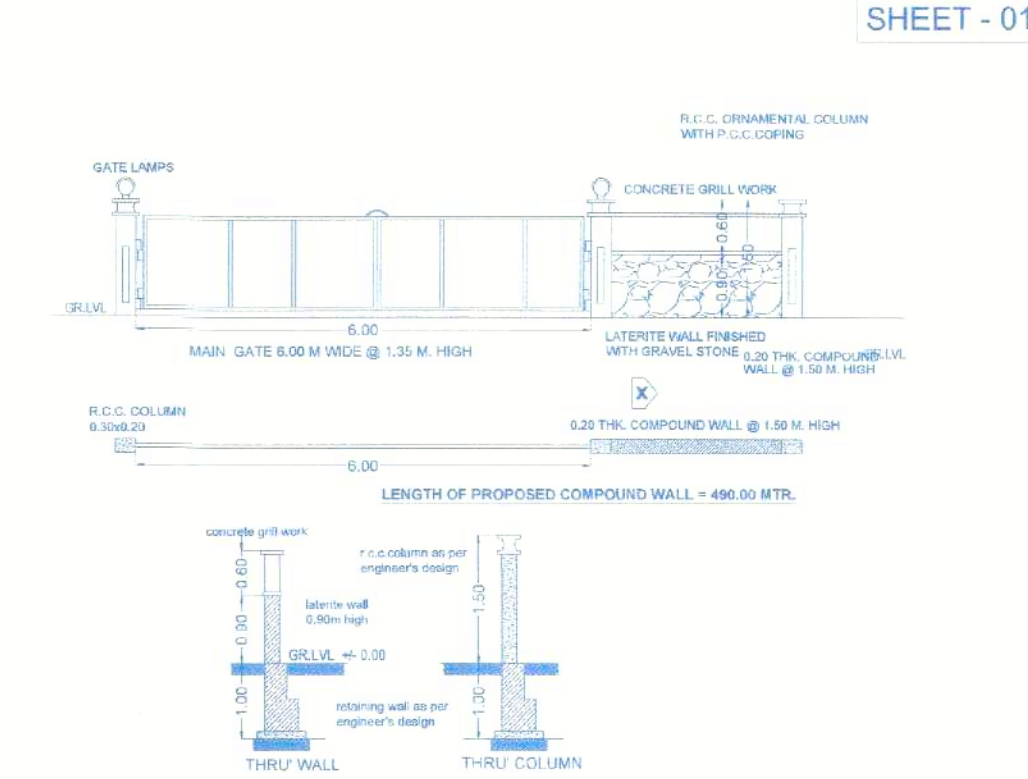
AREA STATEMENT OF TYPE IV (HOUSE - G, H, I, J, K, L, M & N) (8 NOS.)						
FLOOR	BUILT UP AREA	BALCONY / VERANDAH	STAIRCASE	TERRACE	OTHERS	TOTAL FAR AREA
GROUND FLOOR	793.76	105.60	110.08	0.00	0.00	578.08
1ST FLOOR	641.60	9.60	110.56	0.00	0.00	521.44
2ND FLOOR	655.04	0.00	110.56	0.00	0.00	544.48
TOTAL AREA	2090.40	115.20	331.20	0.00	0.00	1644.00

AREA STATEMENT OF TYPE V (HOUSE - O, P, Q, R, S, T, U & V) (8 NOS.)						
FLOOR	BUILT UP AREA	BALCONY / VERANDAH	STAIRCASE	TERRACE	OTHERS	TOTAL FAR AREA
GROUND FLOOR	793.76	105.60	110.08	0.00	0.00	578.08
1ST FLOOR	641.60	9.60	110.56	0.00	0.00	521.44
2ND FLOOR	655.04	0.00	110.56	0.00	0.00	544.48
TOTAL AREA	2090.40	115.20	331.20	0.00	0.00	1644.00

AREA STATEMENT OF TYPE VI (HOUSE - W & X) (2 NOS.)						
FLOOR	BUILT UP AREA	BALCONY / VERANDAH	STAIRCASE	TERRACE	OTHERS	TOTAL FAR AREA
GROUND FLOOR	283.94	23.54	27.66	0.00	0.00	232.74
1ST FLOOR	111.90	4.48	40.64	0.00	0.00	66.78
2ND FLOOR	213.28	12.60	43.12	0.00	0.00	157.56
TOTAL AREA	609.12	40.62	111.42	0.00	0.00	457.08

AREA STATEMENT OF TYPES I TO VI (HOUSE - A TO X) (24 NOS.)						
FLOOR	BUILT UP AREA	BALCONY / VERANDAH	STAIRCASE	TERRACE	OTHERS	TOTAL FAR AREA
GROUND FLOOR	2554.00	311.08	331.10	0.00	0.00	1911.82
1ST FLOOR	1829.35	32.96	357.94	0.00	0.00	1438.45
2ND FLOOR	2065.94	25.20	362.30	0.00	0.00	1678.44
TOTAL AREA	6449.29	369.24	1051.34	0.00	0.00	5028.71

SR. NO.	TYPE	HOUSE
1	I	A
2	II	B & C
3	III	D, E & F
4	IV	G, H, I, J, K, L, M, N
5	V	O, P, Q, R, S, T, U & V
6	VI	W & X



Sl. No.	Area Statement for Plot 10200 sqm	Area in Sq.Mt.
1	Total Area of the Plot	10200.00
2	Proposed 10m RP Road Area Passing through the Property	800.00
3	Area of Plot Naturally Subdivided by Virtue of Proposed Road	
	Area of Plot No. A	970.00
	Area of Plot No. B	8430.00
4	Required Open Space (on Plot No. B)	1264.50
5	Proposed Open Space	1315.00
6	Proposed Covered Area	2554.00
7	Proposed Coverage in %	30.30
8	Total Proposed Floor Area For F.A.R.	5028.71
9	FAR Proposed on Gross Plot Area in %	59.65%
10	Total Built up Area for Infrastructure Tax & Swimming Pool	7178.26

AREA OF SWIMMING POOL = 722.97 SQ.MT.
AREA OF SECURITY CABIN = 6.00 SQ.MT.
TOTAL BUILT UP AREA FOR INFRASTRUCTURE TAX + SWIMMING POOL + SECURITY CABIN = 6449.29 + 722.97 + 6.00 = 7178.26 SQ.MT.

CONTENTS OF SHEET	
FLOOR PLAN, AREA CALCULATION, SECTION & ELEVATION	
DESCRIPTION OF PROPOSAL	
PROPOSED CONSTRUCTION OF RESIDENTIAL HOUSE TYPE I, II, III, IV, V & VI (HOUSE - A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W & X), SWIMMING POOL, SECURITY CABIN & COMPOUND WALL ON PLOT BEARING SURVEY NO. 69/4-A (IN PLOT B), FOR M/s. PAKSHAJ PROJECT REALTY THREE LLP AT SIRCAIM TALUKA BARDEZ, GOA.	
NAME OF OWNER	SIGNATURE
M/s. PAKSHAJ PROJECT REALTY THREE LLP	
NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
 Agnelo De Oliveira T.C. Reg. No. TR-061/2010 P.W.D. Reg. No. 53/87 M.M.C. No. 130 No. 19	
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