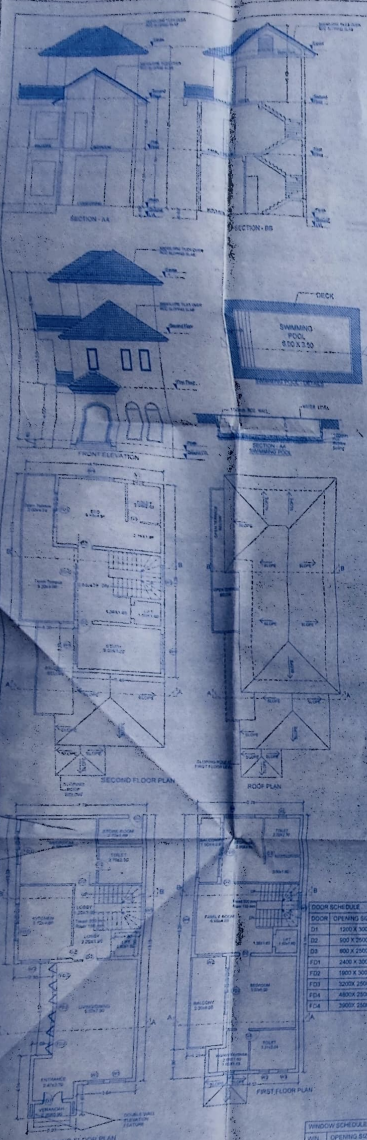
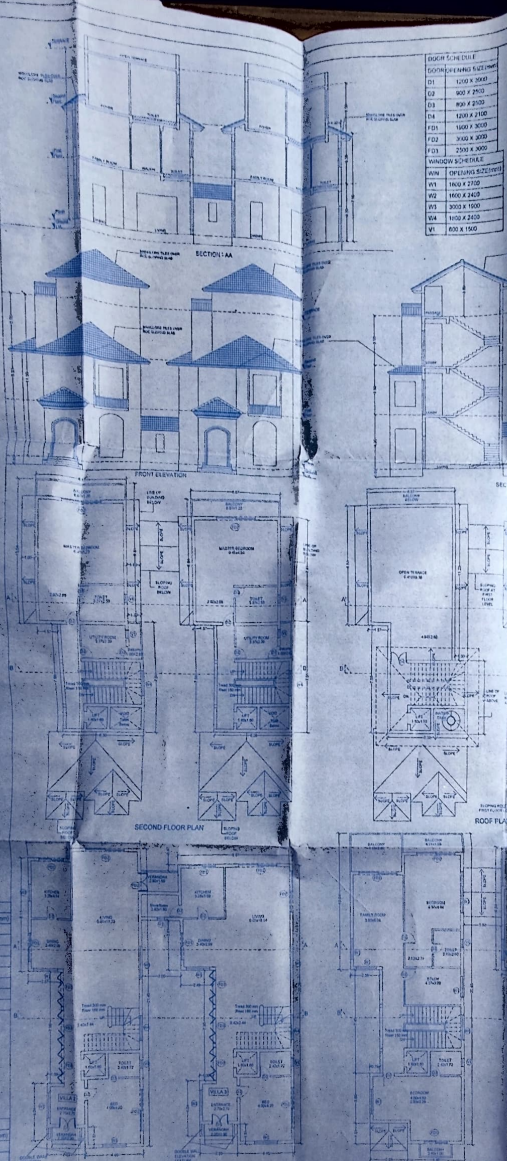


BLOCK A VILLA - 1



WALL	THICKNESS	OPENING SCHEDULE
W1	1500 X 2700	
W2	1000 X 2400	
W3	1700 X 1500	
W4	2400 X 1500	
W5	1800 X 2400	
W6	1800 X 1500	

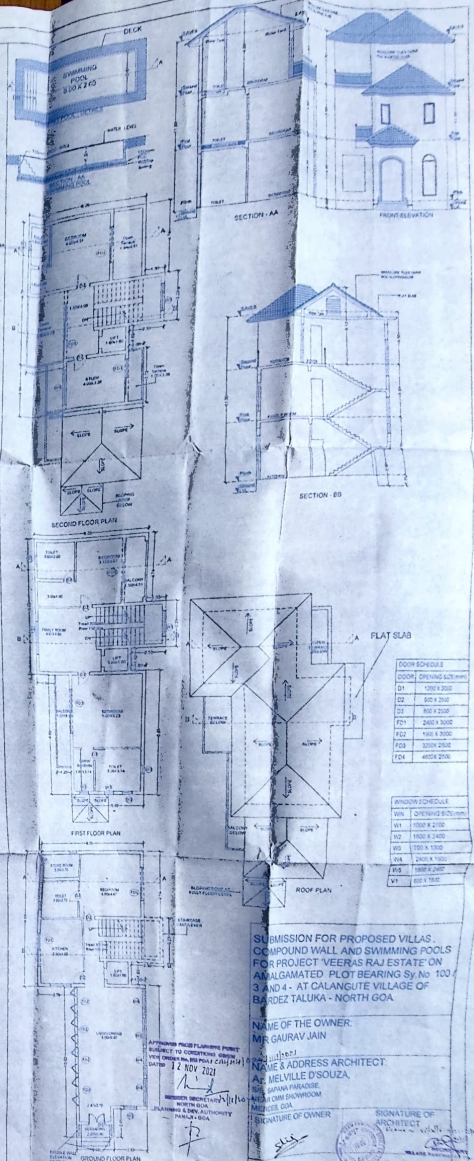
(TWIN VILLA) BLOCK B VILLA - 2 AND VILLA 3



WALL	THICKNESS	OPENING SCHEDULE
W1	1500 X 2700	
W2	1000 X 2400	
W3	1700 X 1500	
W4	2400 X 1500	
W5	1800 X 2400	
W6	1800 X 1500	

WALL	THICKNESS	OPENING SCHEDULE
W1	1500 X 2700	
W2	1000 X 2400	
W3	1700 X 1500	
W4	2400 X 1500	
W5	1800 X 2400	
W6	1800 X 1500	

VILLA - 4



WALL	THICKNESS	OPENING SCHEDULE
W1	1500 X 2700	
W2	1000 X 2400	
W3	1700 X 1500	
W4	2400 X 1500	
W5	1800 X 2400	
W6	1800 X 1500	

SUBMISSION FOR PROPOSED VILLAS,
CONFOUND WALL AND SWIMMING POOLS
FOR PROJECT VEERAS RAJ ESTATE ON
AMALGAMATED PLOT BEARING Sy No 100
3 AND 4, AT CALANGUTE VILLAGE OF
BARDEZ TALUKA - NORTH GOA.

NAME OF THE OWNER
MR GAURAV JAIN

NAME & ADDRESS ARCHITECT
MR. NIELVILLE D'SOUZA

MR. NIELVILLE D'SOUZA
12, NEW PARADISE
MIDLAND DOWN TOWN
MUMBAI - 400 004

SIGNATURE OF ARCHITECT

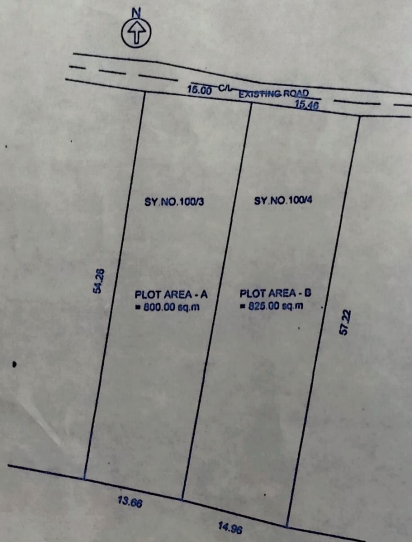
SIGNATURE OF OWNER

SCALE 1:100

SHEET - 2



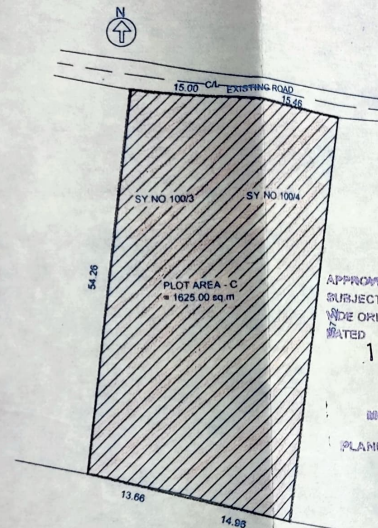
MR. NIELVILLE D'SOUZA
ARCHT. No. 2312



PLAN OF PLOTS BEFORE
AMALGAMATION

AREA OF PLOT (A) = 800M.SQ

AREA OF PLOT (B) = 825M.SQ



PLAN OF PLOTS AFTER AMALGAMATION

AREA OF AMALGAMATED PLOT (C)
= AREA OF PLOT (A) + PLOT (B) = 1625 M.SQ

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
NDE ORDER No. NG PDA / CA / HH / 623 / 1113 / 2021
DATED

12 NOV 2021

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI - GOA

SUBMISSION FOR
PROPOSED AMALGAMATION OF PLOTS BEARING
SURVEY NO. 100 / 3 & 4 AT CALANGUTE VILLAGE,
BARDEZ TALUKA - GOA.

NAME OF THE OWNER:
MR. GAURAV JAIN

SCALE 1:500

SIGNATURE OF
CLIENT

SIGNATURE OF
ARCHITECT:

MR. VILLY D'SOUZA
AR/0057.2010

AREA STATEMENT -1

01	Total Area of the plot	1623.00	Sq.mt
02	Deduction For	70.00	
(a)	Area within road widening/Proposed		Sq.mt
(b)	Area reserved for any other use	NIL	Sq.mt
	Total (a + b)	NIL	Sq.mt
03	Effective Plot Area (01 - 02)	1553.00	Sq.mt
04	Area occupied by existing building on the plot	200.29	Sq.mt
05	Area of building to be demolished	200.29	Sq.mt
06	Permissible Coverage (40 %)	622.00	Sq.mt
07	Covered Area of proposed Building	577.57	Sq.mt
08	Plot Coverage of proposed Building	37.14	Percent
09	Permissible FAR (80 %)	1244.00	Sq.mt
10	Whether any extra Far Claimed	56.00	Sq.mt
11	TOTAL FAR PERMISSIBLE (08 + 09)	1300.00	Sq.mt

11 Details of Area & use floor wise of Proposed BLOCK A - VILLA - 1						
FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR Stair/Lift	Balcony	Net Floor Area (M.sq)	Net Floor Area (M.sq)
Ground Floor	Res.	129.56	10.56	4.53	118.99	
First Floor	Res.	139.22	11.59	16.70	110.74	296.84 M.Sq
SEC. Floor	Res.	87.11			87.11	
	Total BUA	335.29	22.15	21.23	295.94	

12 Details of Area & use floor wise of Proposed BLOCK B - VILLA - 2						
FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR Stair/Lift	Balcony	Net Floor Area (M.sq)	Net Floor Area (M.sq)
Ground Floor	Res.	162.74	12.58	7.05	143.08	
First Floor	Res.	174.53	17.03	15.91	141.60	370.70 M.Sq
SEC. Floor	Res.	112.29	16.00	11.05	85.22	
	Total BUA	449.55	45.59	34.02	370.70	

13 Details of Area & use floor wise of Proposed VILLA - 3 (BLOCK - B)						
FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR Stair/Lobby/Lift	Balcony	Net Floor Area (M.sq)	Net Floor Area (M.sq)
Ground Floor	Res.	157.64	11.81	7.05	138.78	
First Floor	Res.	163.88	17.03	15.91	130.95	343.34 M.Sq
SEC. Floor	Res.	103.88	16.00	11.05	76.81	
	Total BUA	425.21	44.84	34.02	345.34	

14 Details of Area & use floor wise of Proposed VILLA - 4						
FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR Stair/Lobby/Lift	Balcony	Net Floor Area (M.sq)	Net Floor Area (M.sq)
Ground Floor	Res.	131.30	14.69	1.94	114.67	
First Floor	Res.	133.54	14.97	15.45	108.09	282.21 M.Sq
SEC. Floor	Res.	59.45			59.45	
	Total BUA	324.29	29.65	17.43	282.21	

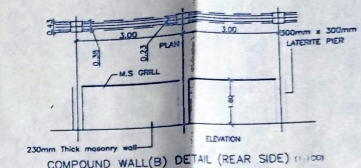
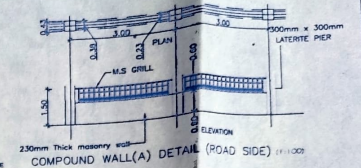
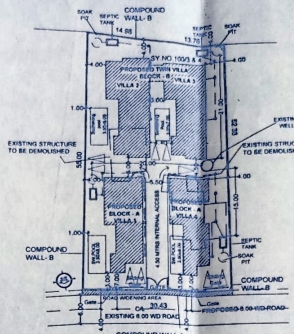
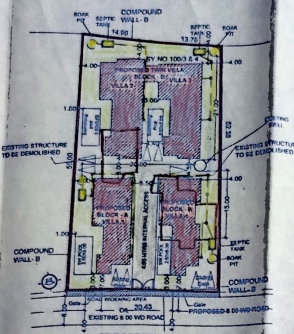
15	Total Floor Area Consumed	1293.09	Sq.mt
16	TOTAL FAR CONSUMED	79.57	Percent
17	TOTAL AREA FOR INFRASTRUCTURE TAX	1636.15	Sq.mt

CALCULATION FOR INFRASTRUCTURE TAX

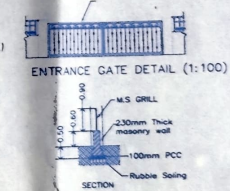
- VILLA - 1 - (TOTAL BUILT UP AREA) = 335.29 SQ.M
- VILLA - 2 - (TOTAL BUILT UP AREA) = 449.55 SQ.M
- VILLA - 3 - (TOTAL BUILT UP AREA) = 425.21 SQ.M
- VILLA - 4 - (TOTAL BUILT UP AREA) = 329.29 SQ.M
- SWIMMING POOL - (TOTAL BUILT UP AREA) = 97.85 SQ.M
- TOTAL AREA FOR INFRASTRUCTURE TAX = 1636.15 SQ.M

PARKING STATEMENT

FLOOR AREA	USE	No Of Units	REQUIRED	PROVIDED
1293.09	RESIDENTIAL	4	8	8



TOTAL LENGTH OF COMPOUND WALL 168.52 METERS



APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER NO. HG PDAI/CAL/HA/629/1113/2021
DATED 12 NOV 2021

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI - GOA

SHEET - 1

SUBMISSION FOR PROPOSED VILLAS, COMPOUND WALL AND SWIMMING POOLS FOR PROJECT VEERAS RAJ ESTATE ON AMALGAMATED PLOT BEARING Sy NO 100 / 3 AND 4 - AT CALANGUTE VILLAGE OF BARDEZ TALUKA - NORTH GOA

NAME OF THE OWNER
MR GAURAV JAIN

NAME & ADDRESS ARCHITECT:
Ar. MELVILLE D'SOUZA,

55, SAPANA PARADEISE,
NEAR CHB SHOWROOM,
MERCER, GOA

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

Signature of Owner

Signature of Architect