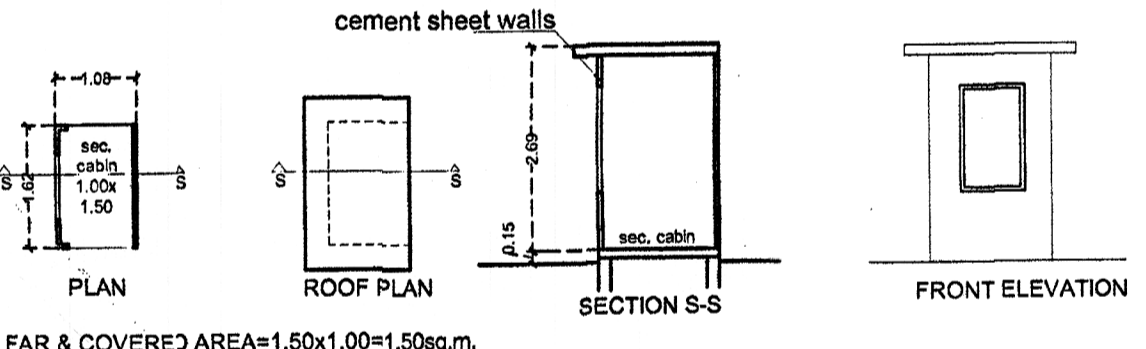


CONTOUR LAYOUT PLAN (SCALE 1:100)

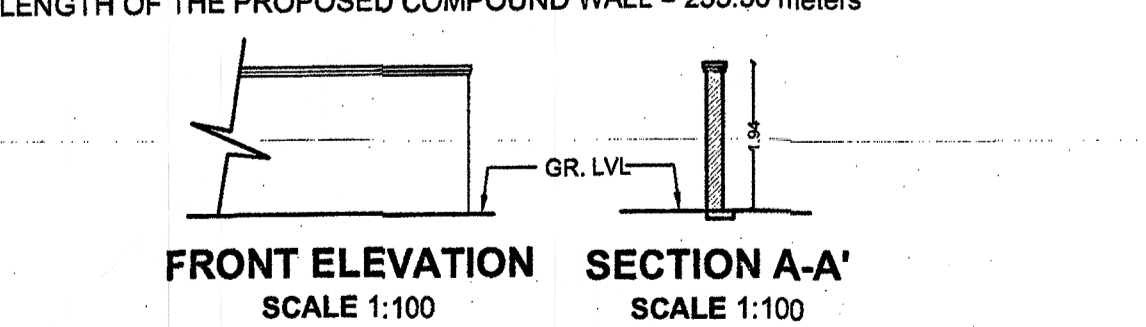
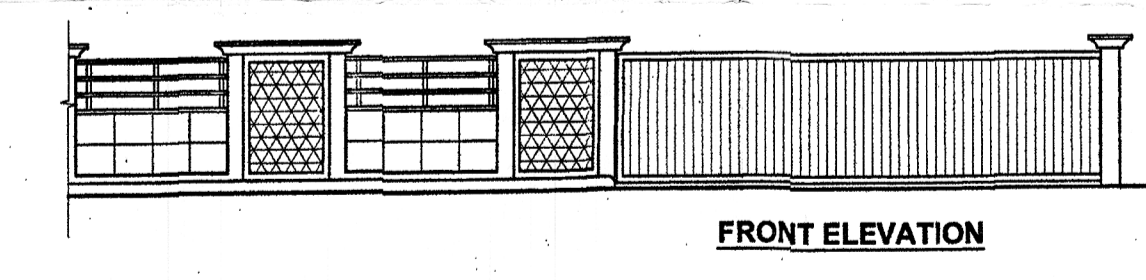
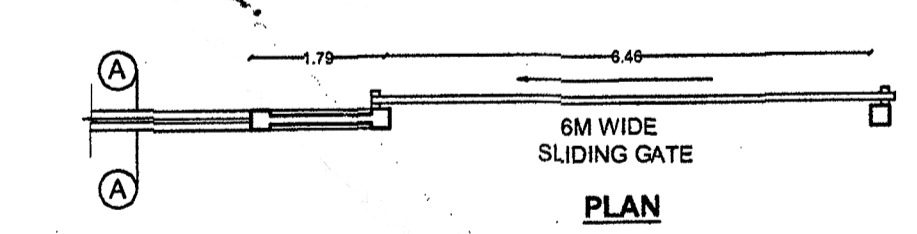
PARKING LAYOUT PLAN (SCALE 1:100)

SITE PLAN (SCALE 1:100)

SECURITY CABIN SCALE 1:100

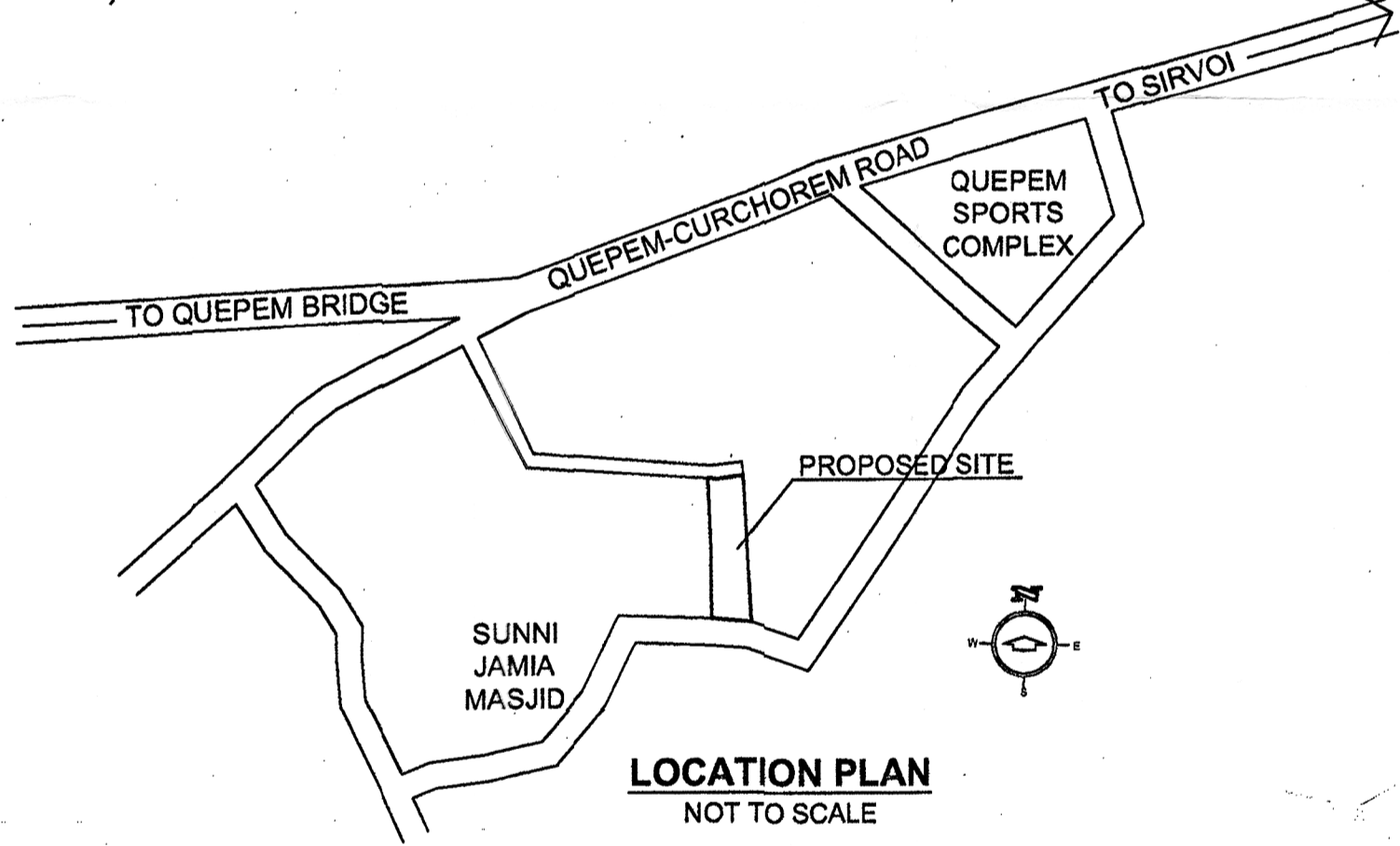
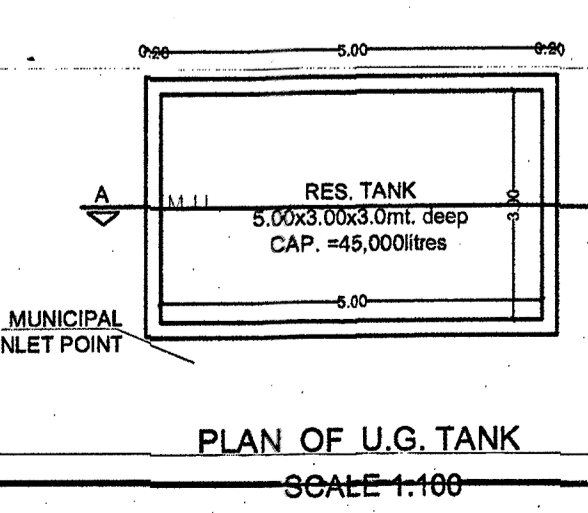
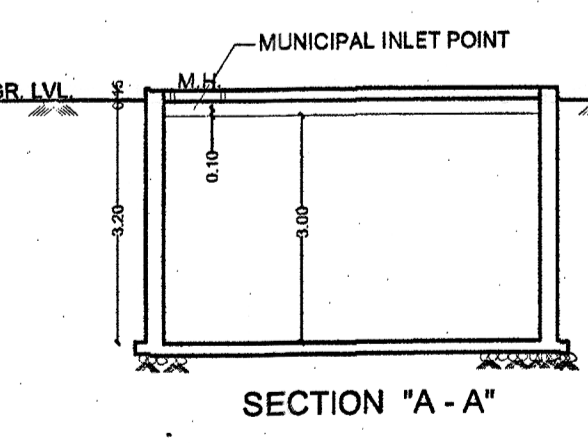


PROPOSED COMPOUND WALL & GATE SCALE 1:100



COMPOUND WALL NOTE: HEIGHT OF THE COMPOUND WALL ALONG THE BOUNDARY OTHER THAN ABUTTING ON THE STREET IS TAKEN 1.80MTRS AND ALONG THE BOUNDARY ABUTTING ON THE STREET IS TAKEN 1.50MTRS.

U.G. TANK SCALE 1:100



LOCATION PLAN NOT TO SCALE

30. Details of areas and use, floorwise:

Floor % Reference	Use	Open Terrace	Total builtup area M2	Areas free from FAR						Net Floor Area sq.m.	FAR %	Additional FAR society off Lobby	Total Floor Area sq.m.	Additional FAR %
				Stairs	Balc/ Ver.	Porch	Lift	Stilt	Total					
GROUND/STILT	Parking Comm.	-	501.72	15.36	-	-	4.40	326.57	346.33	155.39	6.80%	0.00	155.39	6.80%
FIRST FLOOR	Res.	49.70	461.03	51.78	92.77	-	4.40	-	148.95	312.08	13.68%	21.24	333.32	14.61%
SECOND FLOOR	Res.	55.01	461.03	51.78	92.77	-	4.40	-	148.95	312.08	13.68%	21.24	333.32	14.61%
THIRD FLOOR	Res.	44.89	459.36	73.66	78.37	-	4.40	-	156.45	302.91	13.27%	21.24	324.15	14.20%
FOURTH FLOOR	Res.	44.89	349.57	87.22	59.07	-	4.40	-	150.69	198.88	8.71%	14.25	213.13	9.34%
TOTAL	Stilt / res	194.49	2232.74	279.82	322.98	-	22.00	326.57	951.37	1281.34	56.14%	77.97	1359.31	59.56%

PROP. BUILDING 'A'

Floor % Reference	Use	Open Terrace	Total builtup area M2	Stairs	Balc/ Ver.	Porch	Lift	Stilt	Total	Net Floor Area sq.m.	FAR %	Additional FAR society off Lobby	Total Floor Area sq.m.	Additional FAR %
GROUND/STILT	Parking Comm.	-	501.72	15.36	-	-	4.40	326.57	346.33	155.39	6.80%	0.00	155.39	6.80%
FIRST FLOOR	Res.	49.70	461.03	51.78	92.77	-	4.40	-	148.95	312.08	13.68%	21.24	333.32	14.61%
SECOND FLOOR	Res.	55.01	461.03	51.78	92.77	-	4.40	-	148.95	312.08	13.68%	21.24	333.32	14.61%
THIRD FLOOR	Res.	44.89	459.36	73.66	78.37	-	4.40	-	156.45	302.91	13.27%	21.24	324.15	14.20%
FOURTH FLOOR	Res.	44.89	349.57	87.22	59.07	-	4.40	-	150.69	198.88	8.71%	14.25	213.13	9.34%
TOTAL	Stilt / res	194.49	2232.74	279.82	322.98	-	22.00	326.57	951.37	1281.34	56.14%	77.97	1359.31	59.56%

PROP. BUILDING 'B'

Floor % Reference	Use	Open Terrace	Total builtup area M2	Stairs	Balc/ Ver.	Porch	Lift	Stilt	Total	Net Floor Area sq.m.	FAR %	Additional FAR society off Lobby	Total Floor Area sq.m.	Additional FAR %
STILT FLOOR	STILT PARKING	-	362.44	15.88	-	-	4.40	342.16	362.44	0.00	0.00%	0.00	0.00	0.00%
FIRST FLOOR	Res.	18.70	376.83	45.26	77.30	-	4.40	-	126.96	249.87	10.95%	18.90	268.77	11.77%
SECOND FLOOR	Res.	72.45	376.83	45.26	77.30	-	4.40	-	126.96	249.87	10.95%	18.90	268.77	11.77%
THIRD FLOOR	Res.	23.20	376.83	45.26	77.30	-	4.40	-	126.96	249.87	10.95%	14.40	264.27	11.58%
FOURTH FLOOR	Res.	52.89	334.21	36.44	70.20	-	4.40	-	111.04	223.17	9.77%	12.90	236.07	10.34%
TOTAL	Stilt / res	167.24	1827.14	188.10	302.10	-	22.00	342.16	1058.34	972.78	42.62%	65.10	1037.88	45.49%

CLUB HOUSE

TOTAL	Res.	-	18.36	-	-	-	-	-	-	-	-	-	18.36	-
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SECURITY CABIN

TOTAL	Res.	-	1.50	-	-	-	-	-	-	1.50	0.06%	0.00	1.50	0.06%
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GRAND TOTAL

STILT/comm. res.	361.73	4079.74	467.92	625.08	-	44.00	668.73	2009.71	2255.62	98.82%	161.43	2398.69	105.11%
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31. Parking Details:

FLOOR AREA/NO. OF UNITS	USE	Provided	Required
COMM. AREA 155.39 SQ.M (7 SHOPS)	Res.	8.00	3.10
FAR UPTO 75.00sq.m.(41 UNITS)	Res.	50.00	41.00
Total	Res	58.00	44.10

32. Type of zone to which the plot belongs to: Settlement zone

33. Front setback from the center line of road: (5.00+5.50)= 10.50 mts.

34. Side setbacks: (3.00+3.55)= 6.55 mts.

(a) 1.50 mts.

(b) 4.70 mts.

35. Distance between two or more building on the same plot, if any: 17.75 mts.

36. Height of the plinth: 0.50 mts.

37. Use to which the building is to be put to floor-wise:

- Basement: -
- Ground floor: parking/commercial
- First floor: Residential
- Second floor: Residential
- Third floor: Residential
- Fourth floor: Residential
- Fifth floor: -

38. Plot owned by with reference to the ownership certificate of land: MUNIR & SUHEL CONSTRUCTION LLP

39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division.

40. Any other information

SECURITY CABIN= 1.50 SQ.M
 NOTE: 7.50% AREA OF PROPOSED FAR= 169.17 sq.m
 SOCIETY OFFICE/CLUB HOUSE= 18.36 sq.m.
 ENTRANCE FOYER AREA= 143.07 sq.m
 TOTAL AREA IN 7.50%(SOCIETY OFFICE/CLUB HOUSE+ ENT. FOYER) = 161.43 sq.m
 LENGTH OF THE PROPOSED COMPOUND WALL = 235.36 meters

AREA CALCULATION FOR INFRASTRUCTURE TAX :-
 AREA UNDER COMMERCIAL USE FOR INFRASTRUCTURE TAX = 155.39 SQ.M
 AREA UNDER RESIDENTIAL USE FOR INFRASTRUCTURE TAX = 3924.35 SQ.M

Please Check Letter No. TPA/11/1934/18-Quepem/55/4/2025/445 Date 19/02/2025

Regarding the Plan

Town Planner
 Office in Charge
 Town & Country Planning Dept.
 Taluka Office: Quepem, Sanguem, Dharbandora, Quepem - Goa.

This plan is approved vide Constructive Licence No. 2025-2026/18 IQMC Dated 19/02/2025 and is subject to adherence of the Condition Stipulated therein.

OWNER'S SIGNATURE: _____

ARCHITECT'S SIGNATURE: _____

OWNER: MUNIR & SUHEL CONSTRUCTION LLP

PROJECT: PROPOSED RESIDENTIAL / COMMERCIAL BUILDING, CLUB HOUSE, SECURITY CABIN, COMPOUND WALL AND GATE IN PLOT BEARING SURVEY NO. 55/4 AT QUEPEM VILLAGE OF QUEPEM TALUKA, GOA

SURVEY NO. 55/4

DATE: 15/05/2024 DRG. NO. 01/07

SCALE 1:100,1:500

VISHWESH VERENKAR ARCHITECT
 COA NO. CA/2013/59023
 TCP REG NO. AR/0039/2013

VISHWESH ARCHITECTURAL CONSULTANCY FIRM
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 9860396959, vishweshverenkar@gmail.com