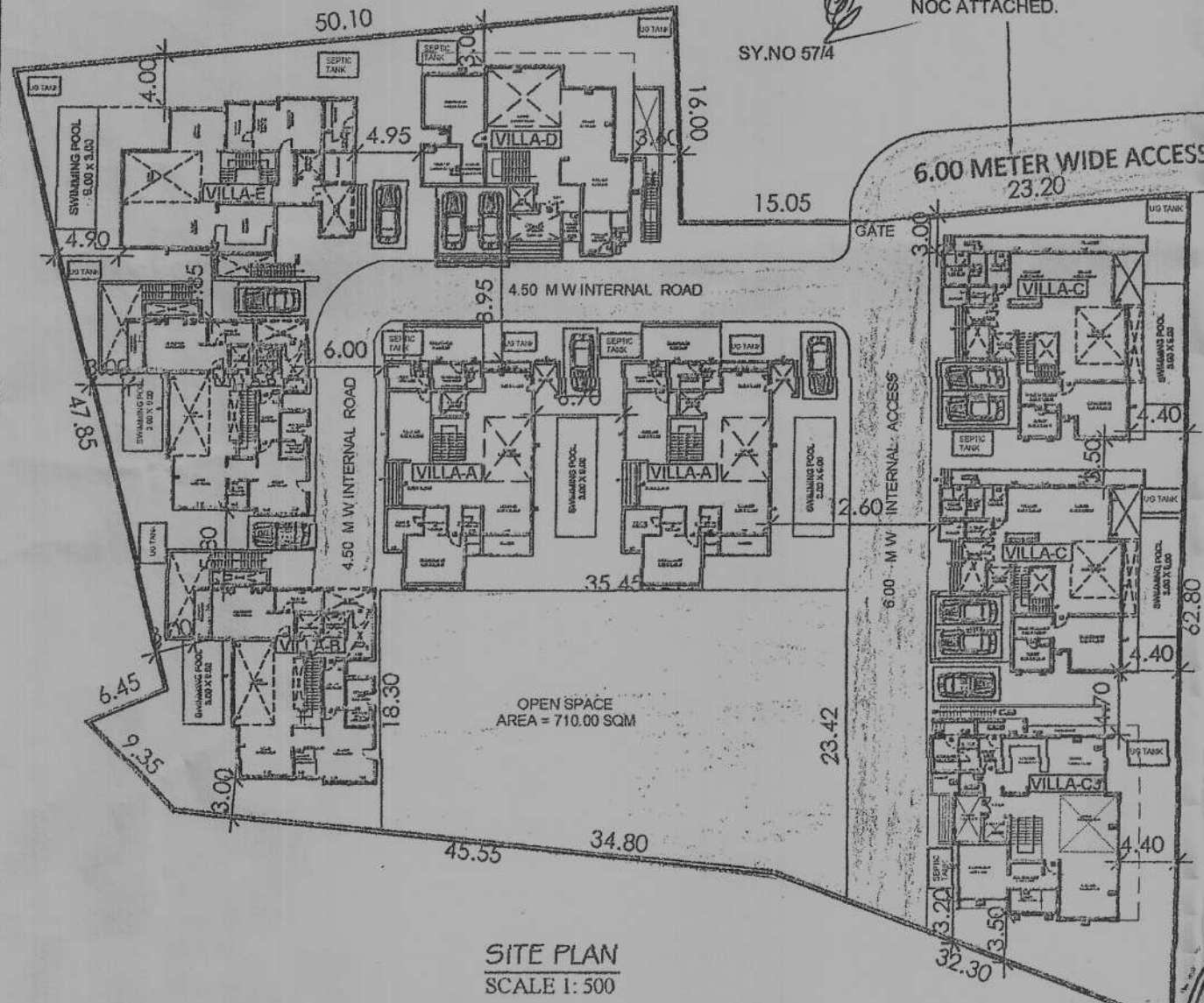


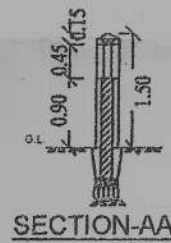
Approved with condition vide
L. No.: TPB/2164/Nagoa/TPB/23/1586
13/3/2023

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

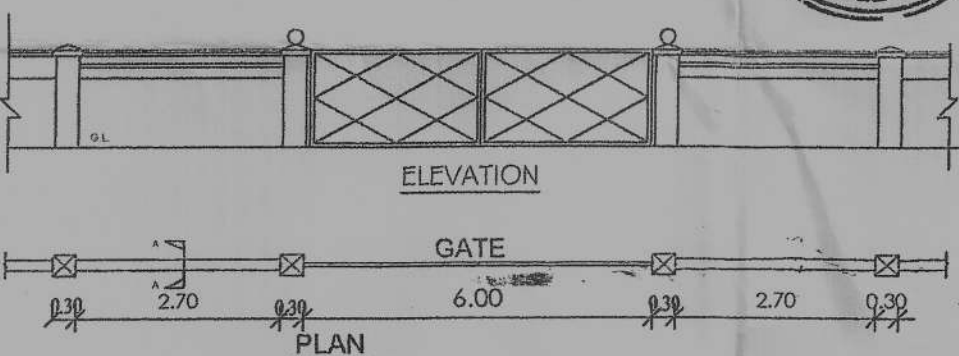
6.00 M ACCESS GIVEN FROM
SY.NO 57/4 TO SY.NO 57/3
NOC ATTACHED.



SITE PLAN
SCALE 1:500



SECTION-AA



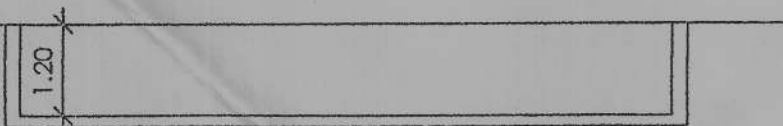
ELEVATION



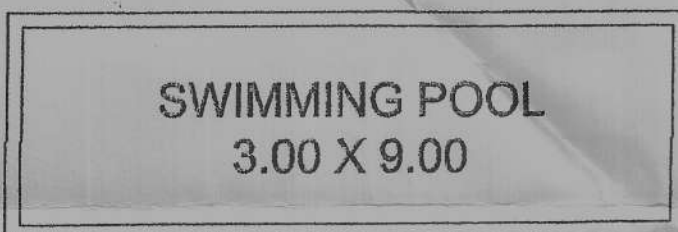
PLAN

LENGTH OF COMPOUND WALL = 308.85 RM

COMPOUND WALL
SCALE 1:100



SWIMMING POOL - SECTION
SCALE 1:100



SWIMMING POOL
3.00 X 9.00

SWIMMING POOL - PLAN
SCALE 1:100

AREA FOR INFRA STRUCTURE TAX

TOTAL BUILT 3372.10 M2
SWIMMING POOL AREA (9.0X3.0X8nos) 216.00 M2
TOTAL 3588.10 M2

PROJECT:-

PROPOSED CONSTRUCTION OF
RESIDENTIAL VILLAS, SWIMMING
POOLS AND COMPOUND WALL ON
PLOT BEARING SURVEY NO./ SUB.
DIV. NO. 57/3 SITUATED AT NAGOA
VILLAGE, BARDEZ TALUKA - GOA, FOR
SPARK DEVELOPMENT PVT. LTD.
REPRESENTED BY IT'S DIRECTOR
MR. COLUMBUS MARQUIS

OWNER'S SIGNATURE

CONSULTANT'S SIGNATURE

PARESH GAITONDE
BE(CVIL) / ME FIV
CHARTERED ENGINEER
T.C.P. Reg. No. ER/0057/2010

AREA STATEMENT

1) TOTAL AREA OF THE PLOT	4700.00 M2
2) AREA UNDER ROAD WIDENING	—
3) EFFECTIVE AREA OF PLOT	4700.00 M2
4) PERMISSIBLE COVERAGE (40%)	1880.00 M2
5) PROPOSED COVERAGE :-	
a) VILLA - A X 2 NOS = 177.40 X 2	354.80 M2
b) VILLA - B X 2 NOS = 153.95 X 2	307.90 M2
c) VILLA - C X 2 NOS = 172.00 X 2	344.00 M2
d) VILLA - C3 X 1 NO = 157.85 X 1	157.85 M2
e) VILLA - D X 1 NO = 188.40 X 1	188.10 M2
f) VILLA - E X 1 NO = 154.00 X 1	154.00 M2
6) TOTAL PROPOSED COVERAGE (32.05%)	1506.65 M2
7) PERMISSIBLE F.A.R ON (60%)	2820.00 M2
8) PROPOSED F.A.R. (53.43%)	2511.40 M2
9) OPEN SPACE REQUIRED (15%)	705.00 M2
10) OPEN SPACE PROVIDED	710.00 M2

FLOOR REF	USE	TOTAL B.U.A (m2)	BALC /VERANDAH (m2)	STAIR PASSAGE (m2)	PARK (m2)	PORCH (m2)	LOBBY/FOYER ELECT. RM. ADD.7.5% F.A.R	TOTAL (m2)	NET FLOOR AREA (m2)	F.A.R (%)
VILLA - A										
BASEMENT FLR.	PARK.	90.60	—	19.10	64.95	—	6.55	90.60	—	
GROUND FLR.	RESI.	179.50	—	12.10	16.35	5.40	—	33.85	145.65	
FIRST FLR.	RESI.	160.40	28.80	13.10	—	—	8.40	50.30	110.10	
SECOND FLR.	RESI.	41.00	—	—	—	—	—	—	41.00	
TOTAL		471.50	28.80	44.30	81.30	5.40	14.95	174.75	296.75	
TOTAL X 2		943.00	57.60	88.60	162.60	10.80	29.90	349.50	593.50	

VILLA - B										
BASEMENT FLR.	PARK.	84.30	—	15.00	65.35	—	3.95	84.30	—	
GROUND FLR.	RESI.	158.50	4.80	9.85	—	7.80	7.70	30.15	128.35	
FIRST FLR.	RESI.	140.70	24.70	9.85	—	—	8.60	43.15	97.55	
SECOND FLR.	RESI.	57.60	—	—	—	—	—	—	57.60	
TOTAL		441.10	29.50	34.70	65.35	7.80	20.25	157.60	283.50	
TOTAL X 2		882.20	59.00	69.40	130.70	15.60	40.50	315.20	567.00	

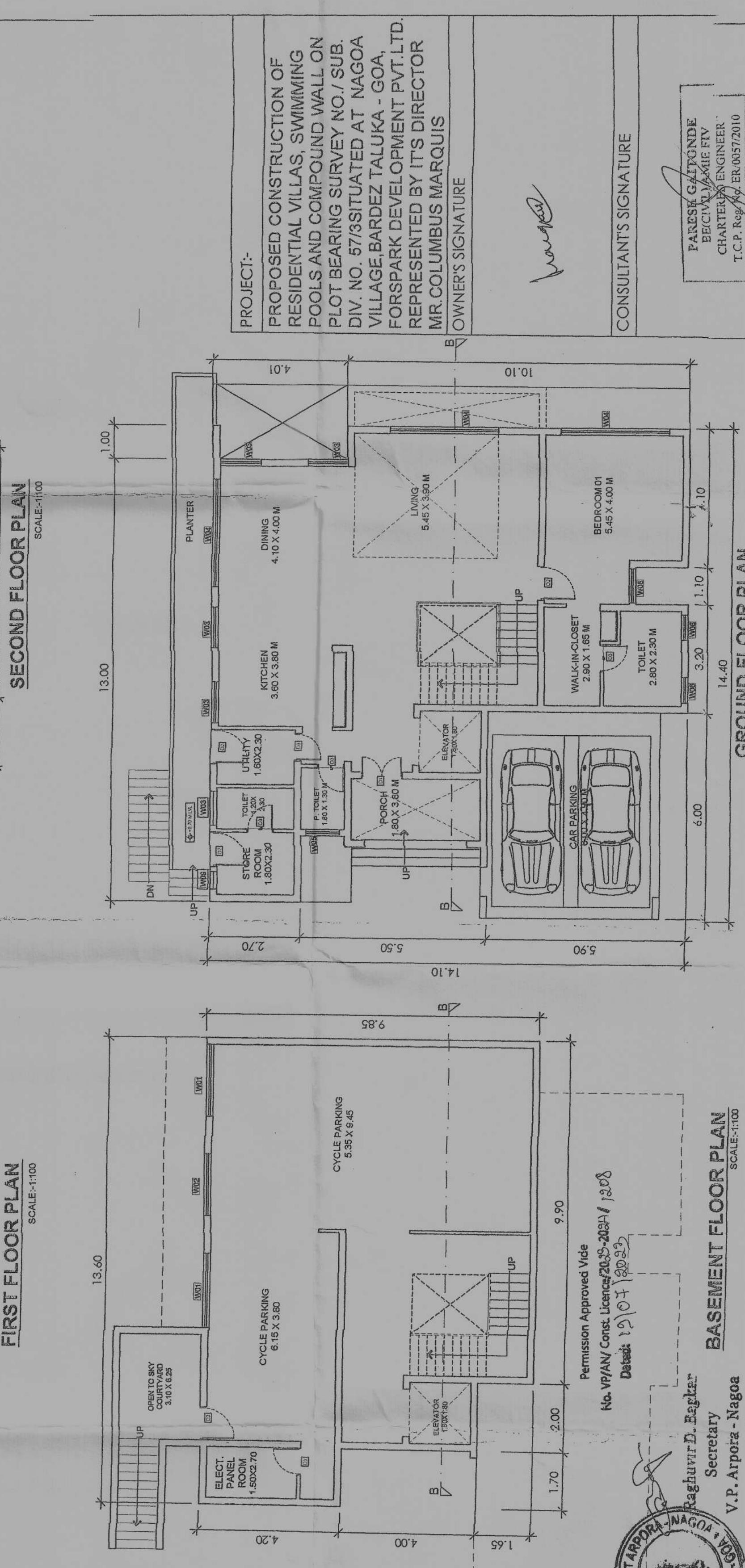
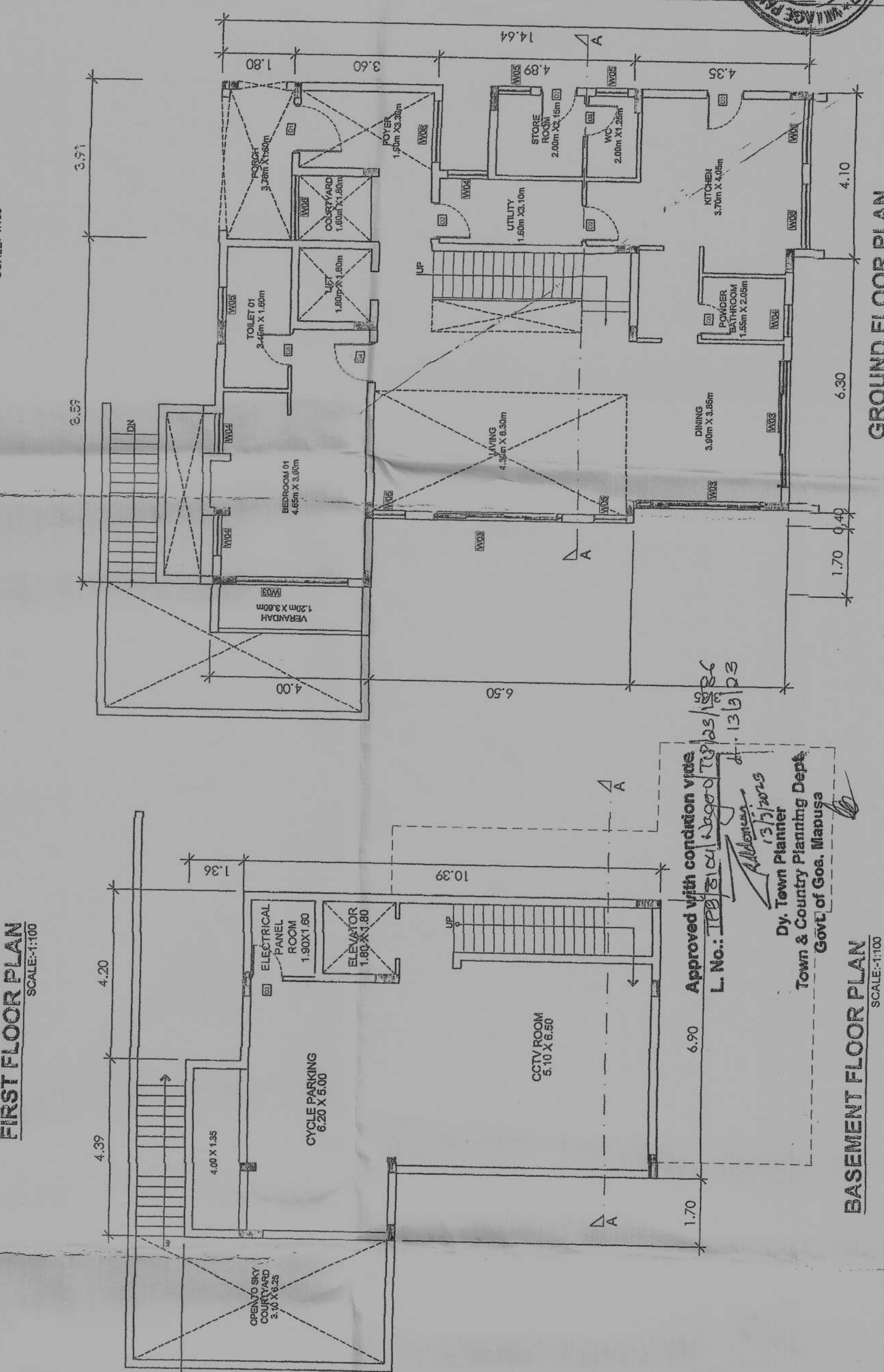
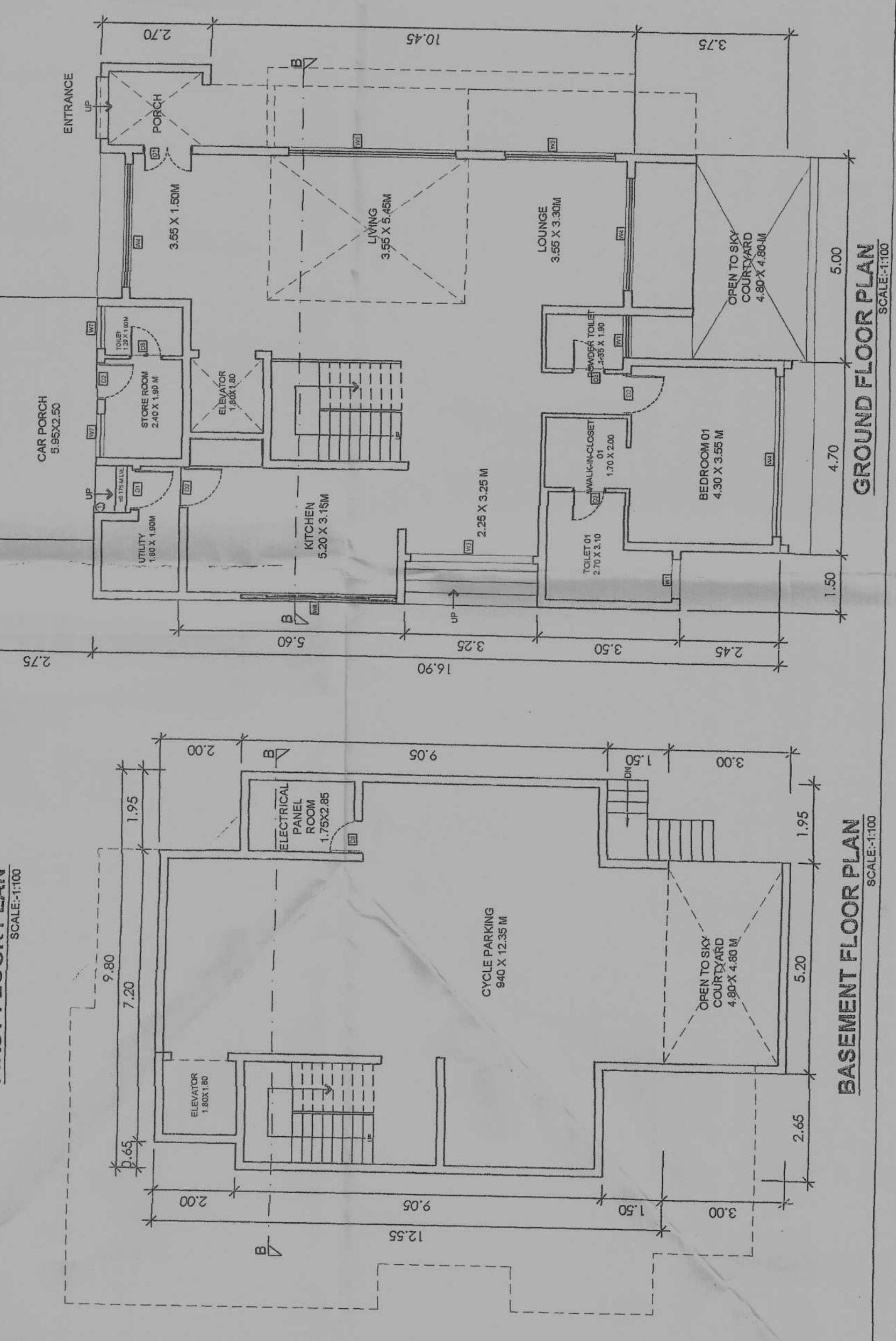
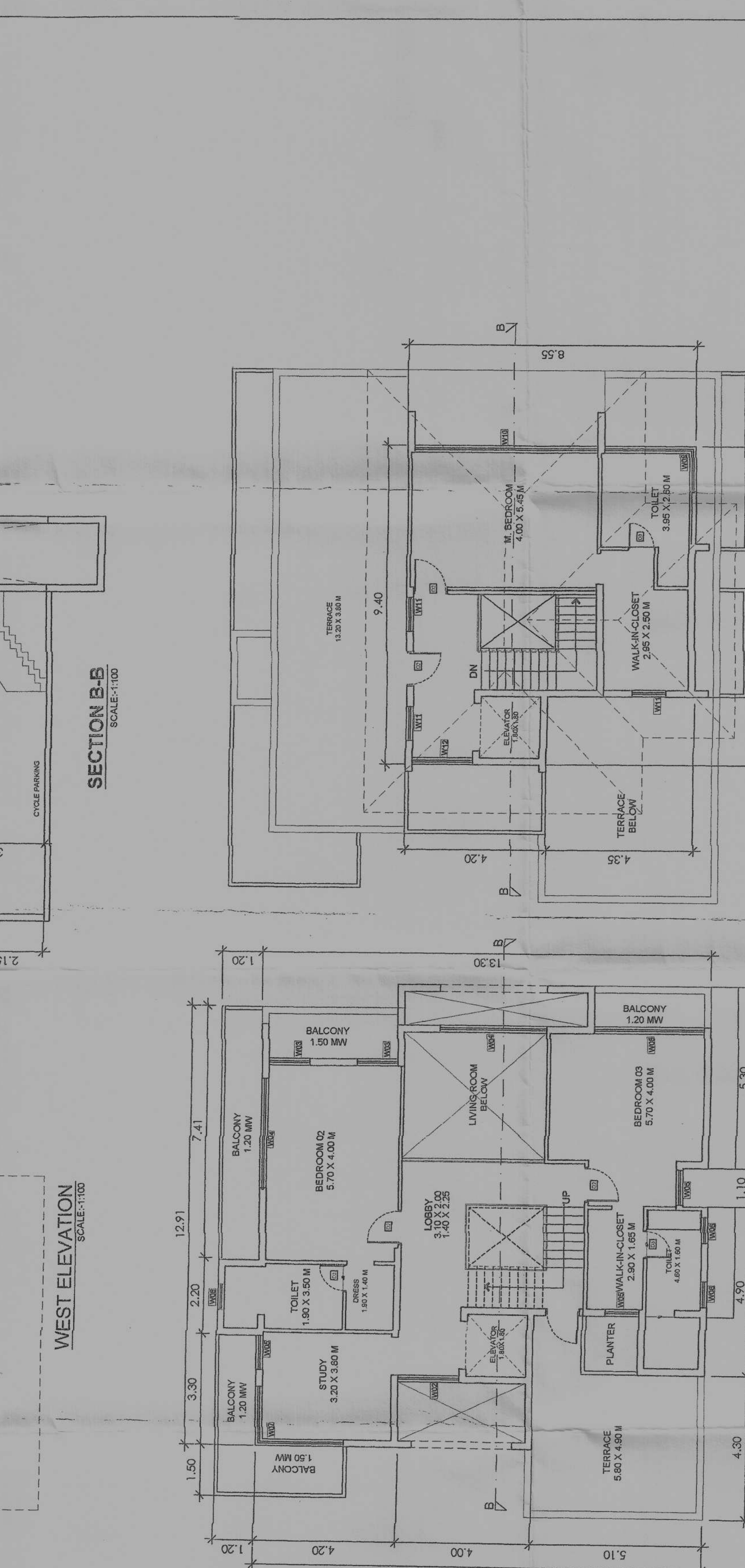
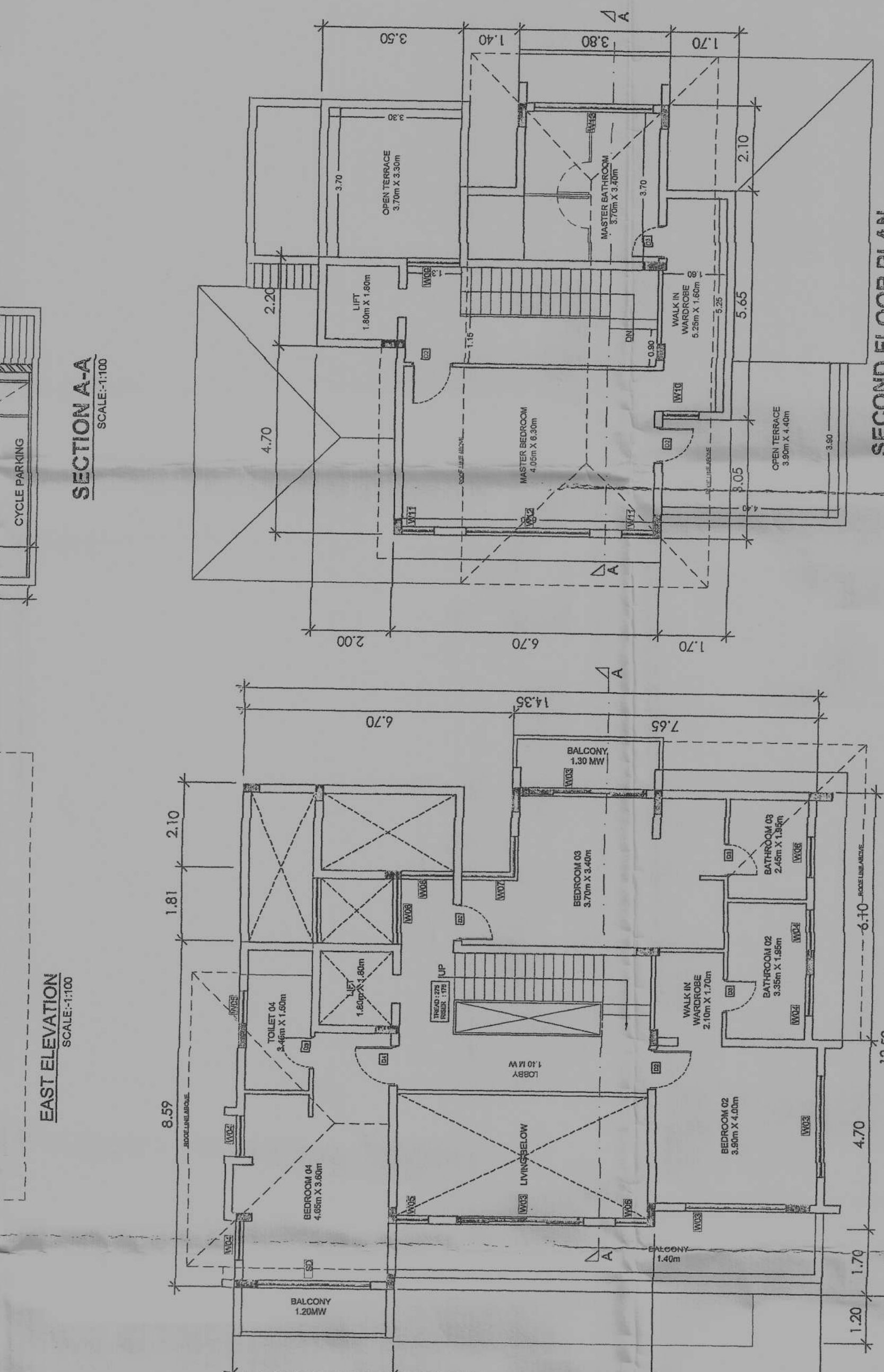
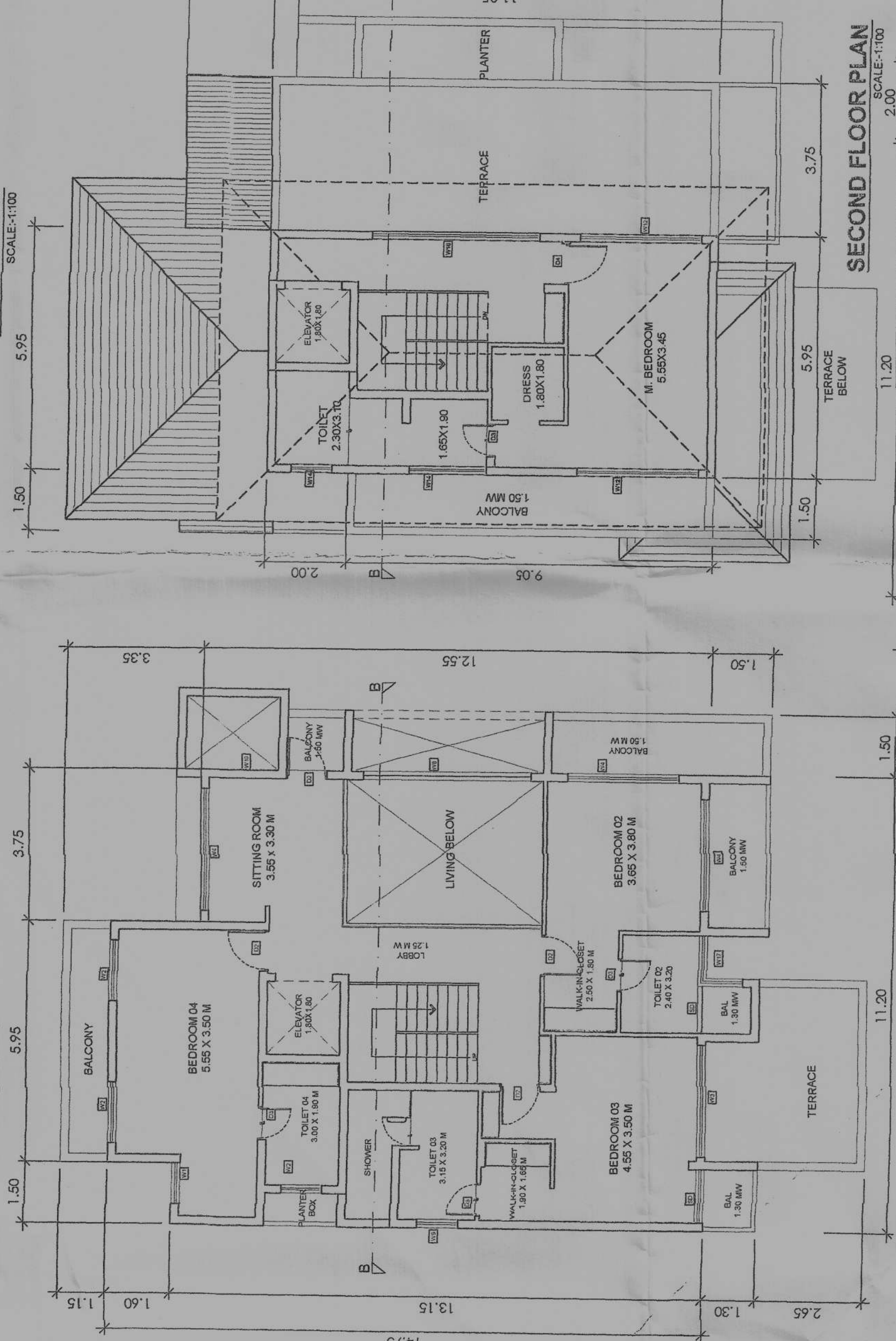
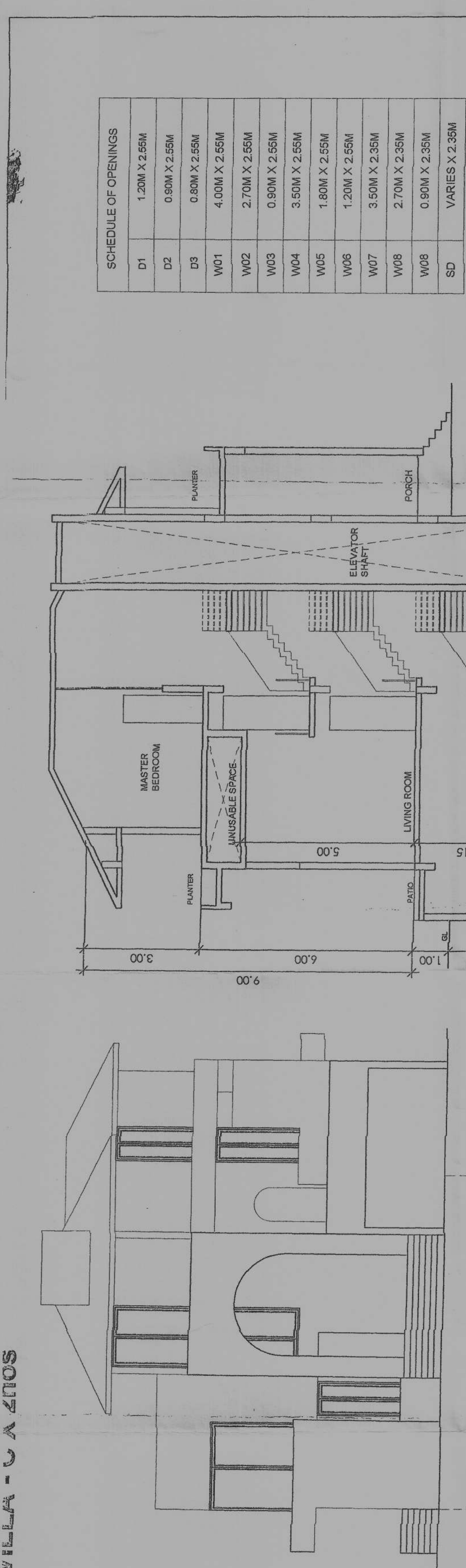
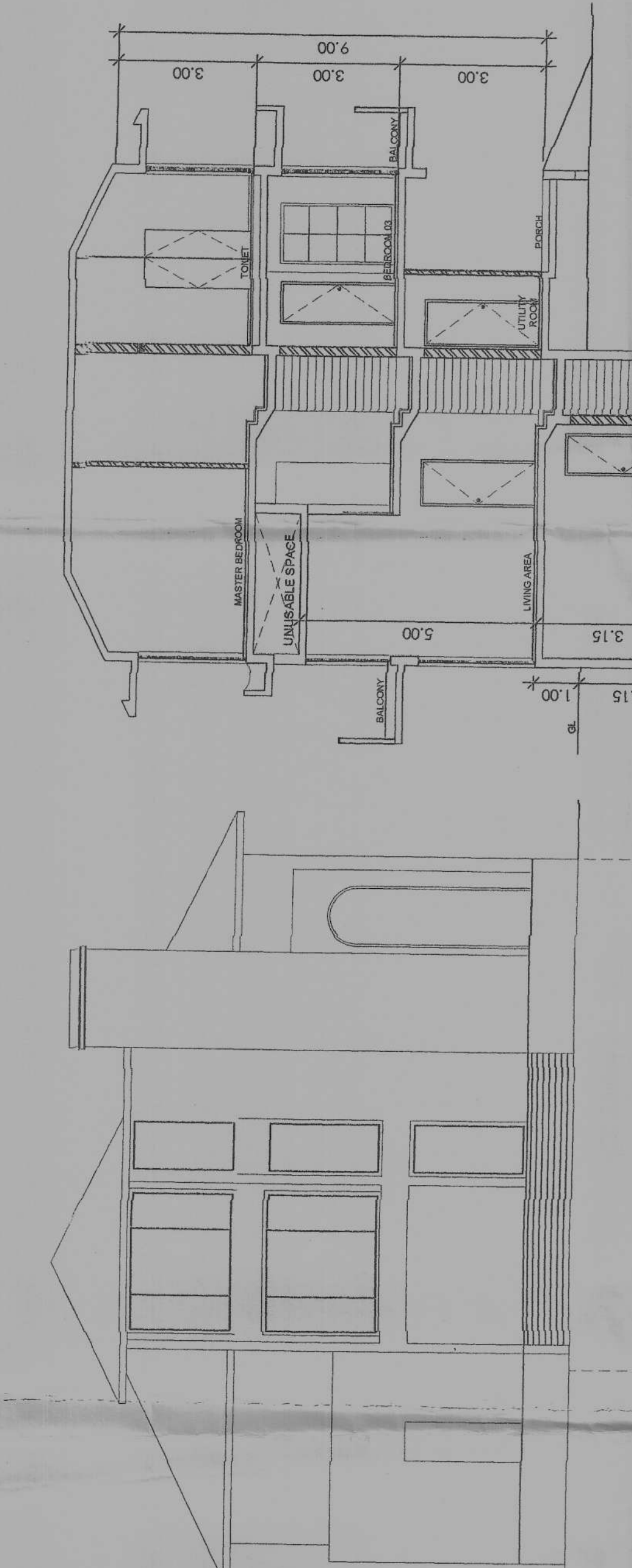
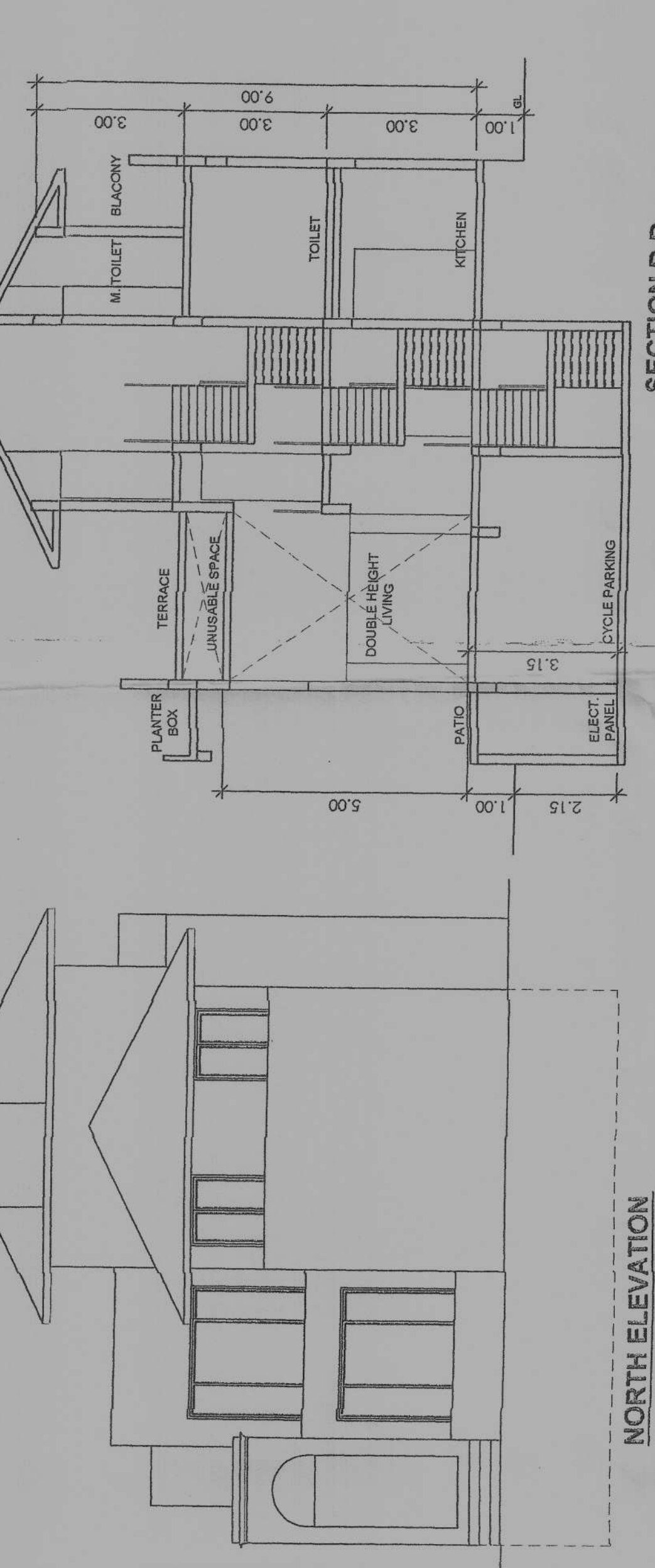
VILLA - C										
BASEMENT FLR.	PARK.	121.00	—	32.00	83.30	—	5.70	121.00	—	
GROUND FLR.	RESI.	176.70	—	11.10	30.60	8.00	—	49.70	127.00	
FIRST FLR.	RESI.	146.90	29.15	16.00	—	—	9.35	54.50	92.40	
SECOND FLR.	RESI.	46.30	—	—	—	—	—	—	46.30	
TOTAL		490.90	29.15	59.10	113.90	8.00	15.05	225.20	265.70	
TOTAL X 2		981.80	58.30	118.20	227.80	16.00	30.10	450.40	531.40	

VILLA - C3										
BASEMENT FLR.	PARK.	115.30	—	21.90	93.40	—	—	115.30	—	
GROUND FLR.	RESI.	162.10	—	17.70	—	7.50	—	25.20	136.90	
FIRST FLR.	RESI.	118.10	11.70	17.70	—	—	6.55	35.95	82.15	
SECOND FLR.	RESI.	51.85	7.95	—	—	—	—	7.95	43.90	
TOTAL		447.35	19.65	57.30	93.40	7.50	6.55	184.40	262.95	

VILLA - D										
BASEMENT FLR.	PARK.	84.65	—	23.35	55.70	—	5.60	84.65	—	
GROUND FLR.	RESI.	193.55	—	15.45	32.40	8.40	—	56.25	137.30	
FIRST FLR.	RESI.	127.35	—	18.65	—	—	—	18.65	108.70	
SECOND FLR.	RESI.	57.00	—	—	—	—	—	—	57.00	
TOTAL		462.55	—	57.45	88.10	8.40	5.60	159.55	303.00	

VILLA - E										
BASEMENT FLR.	PARK.	74.00	—	20.40	49.30	—	4.30	74.00	—	
GROUND FLR.	RESI.	160.65	—	15.35	—	9.85	—	25.20	135.45	
FIRST FLR.	RESI.	122.35	4.80	15.35	—	—	28.65	48.80	73.55	
SECOND FLR.	RESI.	50.10	5.55	—	—	—	—	5.55	44.55	
TOTAL		407.10	10.35	51.10	49.30	9.85	32.95	153.55	253.55	
GRAND TOTAL		4124.00	204.90	442.05	751.90	68.15	145.60	1612.60	2511.40	(53.43%)

SCHEDULE OF OPENINGS	
D1	1.2M X 2.55M
D2	0.90M X 2.55M
D3	0.90M X 2.55M
D4	0.90M X 2.55M
D5	0.90M X 2.55M
D6	0.90M X 2.55M
D7	0.90M X 2.55M
D8	0.90M X 2.55M
D9	0.90M X 2.55M
D10	0.90M X 2.55M
D11	0.90M X 2.55M
D12	0.90M X 2.55M
D13	0.90M X 2.55M
D14	0.90M X 2.55M
D15	0.90M X 2.55M
D16	0.90M X 2.55M
D17	0.90M X 2.55M
D18	0.90M X 2.55M
D19	0.90M X 2.55M
D20	0.90M X 2.55M
D21	0.90M X 2.55M
D22	0.90M X 2.55M
D23	0.90M X 2.55M
D24	0.90M X 2.55M
D25	0.90M X 2.55M
D26	0.90M X 2.55M
D27	0.90M X 2.55M
D28	0.90M X 2.55M
D29	0.90M X 2.55M
D30	0.90M X 2.55M
D31	0.90M X 2.55M
D32	0.90M X 2.55M
D33	0.90M X 2.55M
D34	0.90M X 2.55M
D35	0.90M X 2.55M
D36	0.90M X 2.55M
D37	0.90M X 2.55M
D38	0.90M X 2.55M
D39	0.90M X 2.55M
D40	0.90M X 2.55M
D41	0.90M X 2.55M
D42	0.90M X 2.55M
D43	0.90M X 2.55M
D44	0.90M X 2.55M
D45	0.90M X 2.55M
D46	0.90M X 2.55M
D47	0.90M X 2.55M
D48	0.90M X 2.55M
D49	0.90M X 2.55M
D50	0.90M X 2.55M
D51	0.90M X 2.55M
D52	0.90M X 2.55M
D53	0.90M X 2.55M
D54	0.90M X 2.55M
D55	0.90M X 2.55M
D56	0.90M X 2.55M
D57	0.90M X 2.55M
D58	0.90M X 2.55M
D59	0.90M X 2.55M
D60	0.90M X 2.55M
D61	0.90M X 2.55M
D62	0.90M X 2.55M
D63	0.90M X 2.55M
D64	0.90M X 2.55M
D65	0.90M X 2.55M
D66	0.90M X 2.55M
D67	0.90M X 2.55M
D68	0.90M X 2.55M
D69	0.90M X 2.55M
D70	0.90M X 2.55M
D71	0.90M X 2.55M
D72	0.90M X 2.55M
D73	0.90M X 2.55M
D74	0.90M X 2.55M
D75	0.90M X 2.55M
D76	0.90M X 2.55M
D77	0.90M X 2.55M
D78	0.90M X 2.55M
D79	0.90M X 2.55M
D80	0.90M X 2.55M
D81	0.90M X 2.55M
D82	0.90M X 2.55M
D83	0.90M X 2.55M
D84	0.90M X 2.55M
D85	0.90M X 2.55M
D86	0.90M X 2.55M
D87	0.90M X 2.55M
D88	0.90M X 2.55M
D89	0.90M X 2.55M
D90	0.90M X 2.55M
D91	0.90M X 2.55M
D92	0.90M X 2.55M
D93	0.90M X 2.55M
D94	0.90M X 2.55M
D95	0.90M X 2.55M
D96	0.90M X 2.55M
D97	0.90M X 2.55M
D98	0.90M X 2.55M
D99	0.90M X 2.55M
D100	0.90M X 2.55M



PROJECT:-
PROPOSED CONSTRUCTION OF
RESIDENTIAL VILLAS, SWIMMING
POOLS AND COMPOUND WALL ON
PLOT BEARING SURVEY NO. 1 SUB.
DIV. NO. 67/3 SITUATED AT NAGOA
VILLAGE, BARDEZ TALUKA - GOA
FOR SPARK DEVELOPMENT PVT. LTD.
REPRESENTED BY ITS DIRECTOR
MR. COLUMBUS MARQUIS
OWNER'S SIGNATURE

Signature

CONSULTANT'S SIGNATURE

PASSER GATONDE
BECHWALKE PVT.
CHARTERED ENGINEER
T.C.P. No. 104
ER-0572010

Permission Approved Vide
No. W/P/N/Cons.Licence/2023-2024/1304
Dated: 13/04/2023

Basavaraj D. Bagher
Secretary
V.P. Alpora - Nagoa
Bardez - Goa



BASEMENT FLOOR PLAN
SCALE: 1:100

GROUND FLOOR PLAN
SCALE: 1:100

BASEMENT FLOOR PLAN
SCALE: 1:100

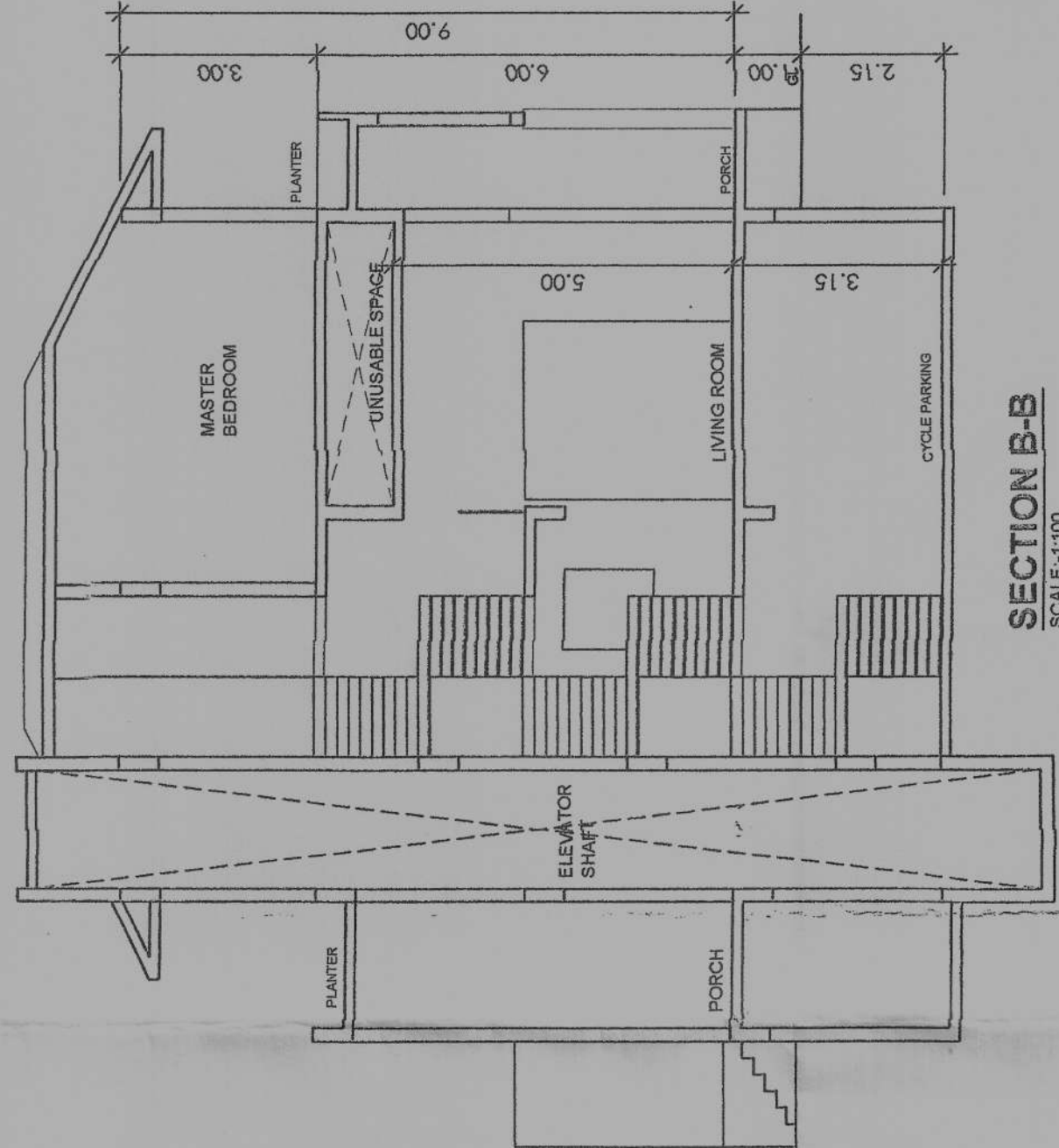
GROUND FLOOR PLAN
SCALE: 1:100

BASEMENT FLOOR PLAN
SCALE: 1:100

-C3 X 1no

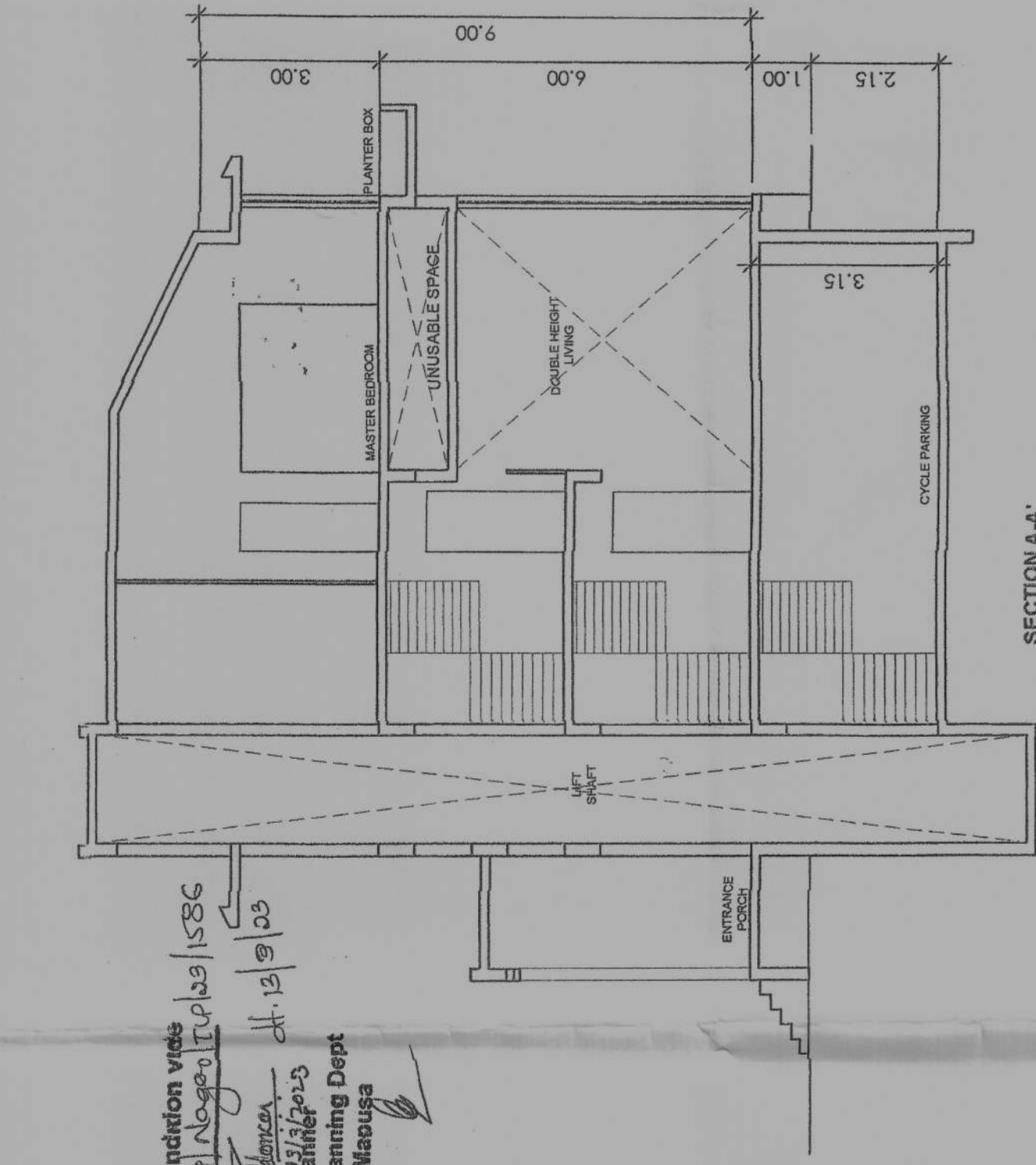
VILLA - D X 1no

VILLA - EX 1no



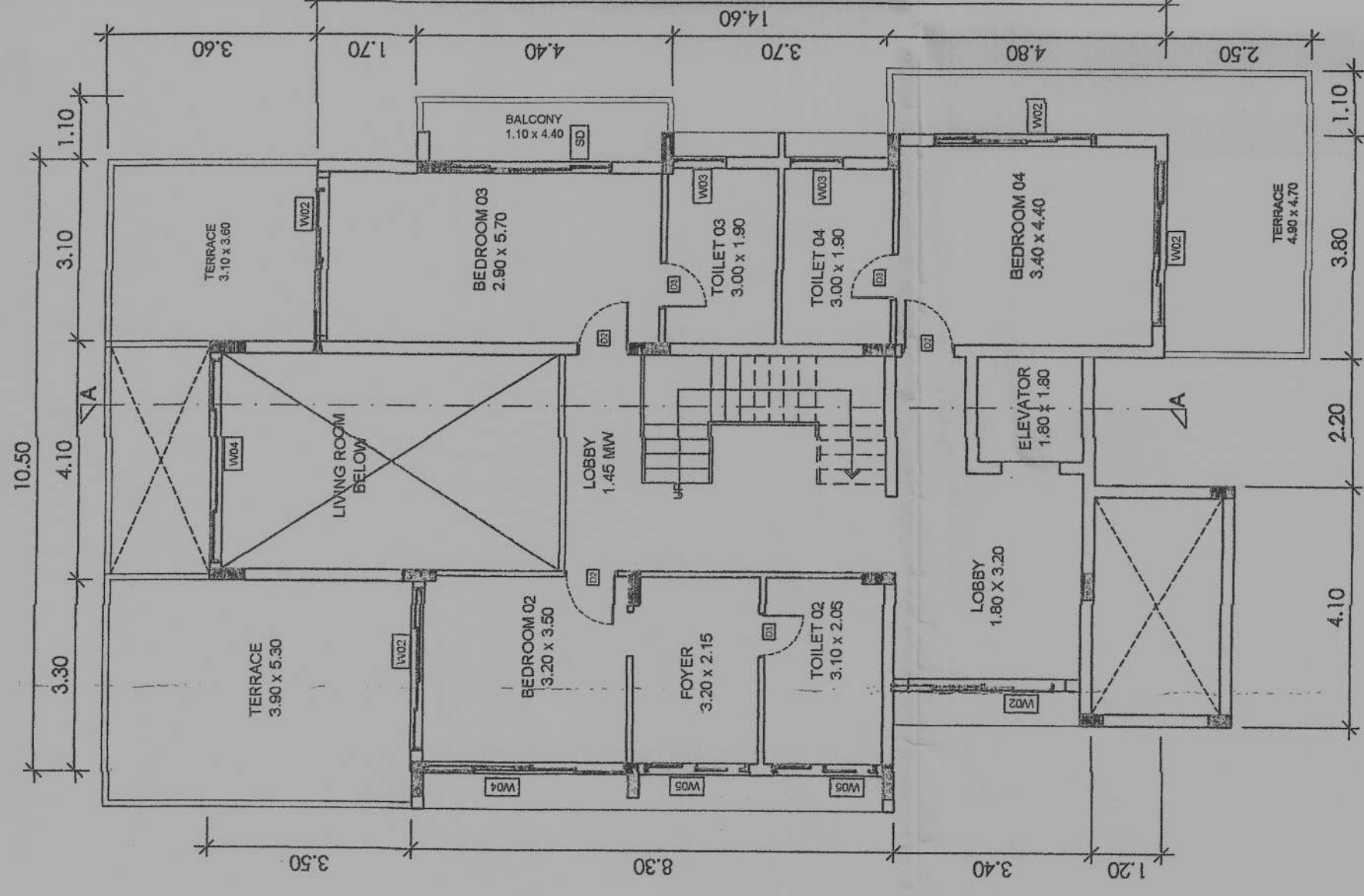
SECTION B-B
SCALE: 1:100

WEST ELEVATION
SCALE: 1:100

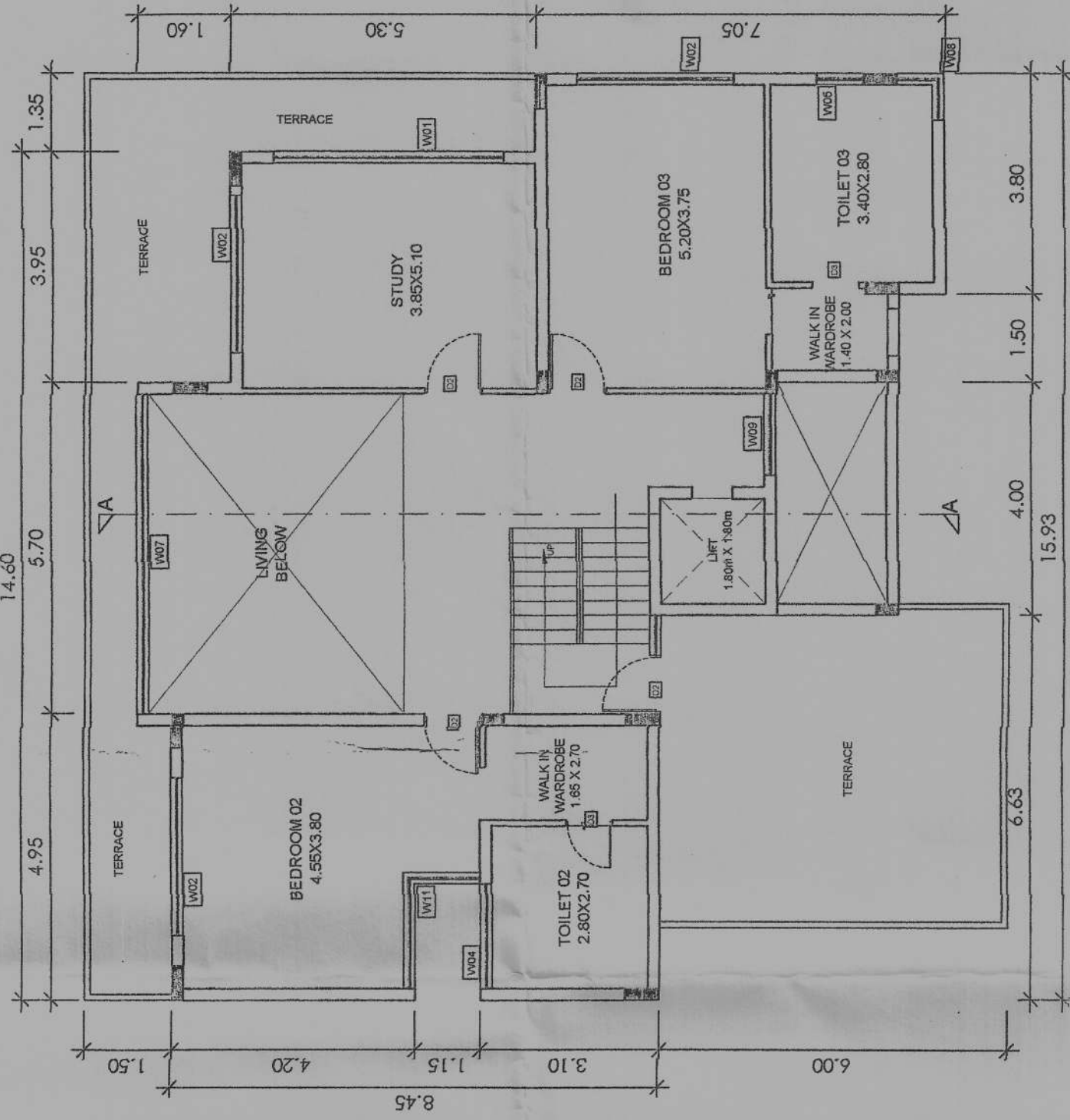


SECTION A-A
SCALE: 1:100

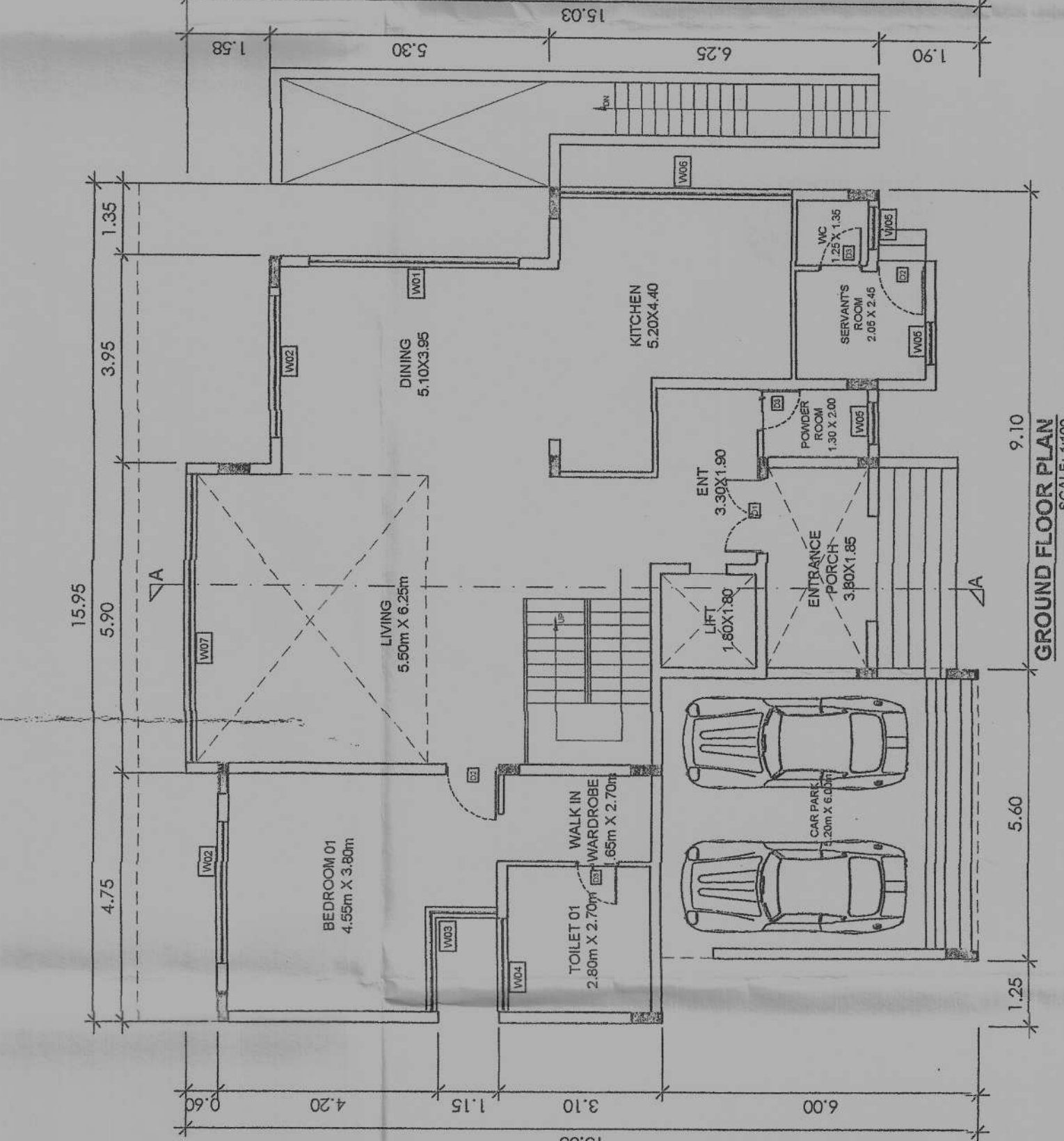
NORTH ELEVATION
SCALE: 1:100



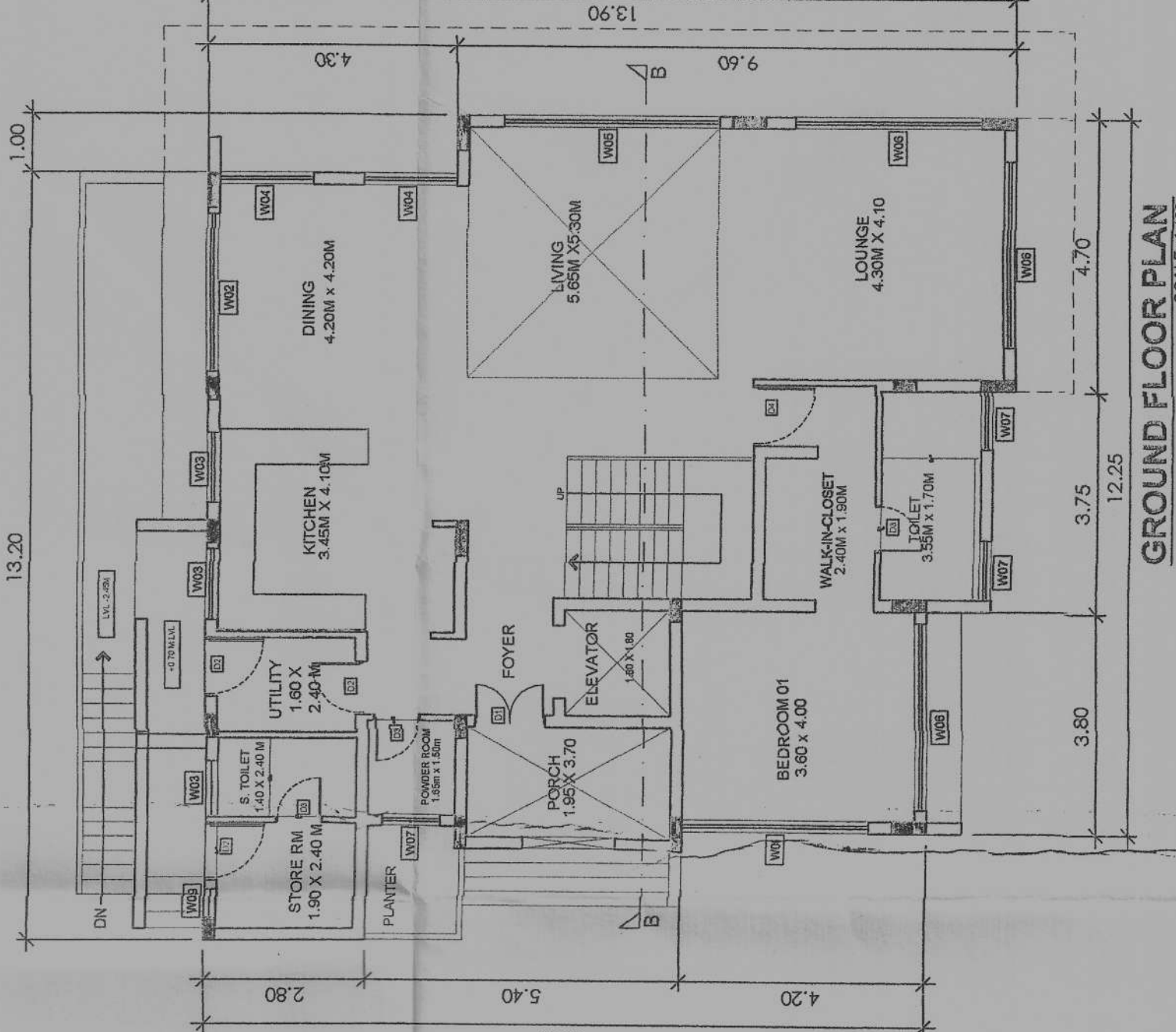
FIRST FLOOR PLAN
SCALE: 1:100



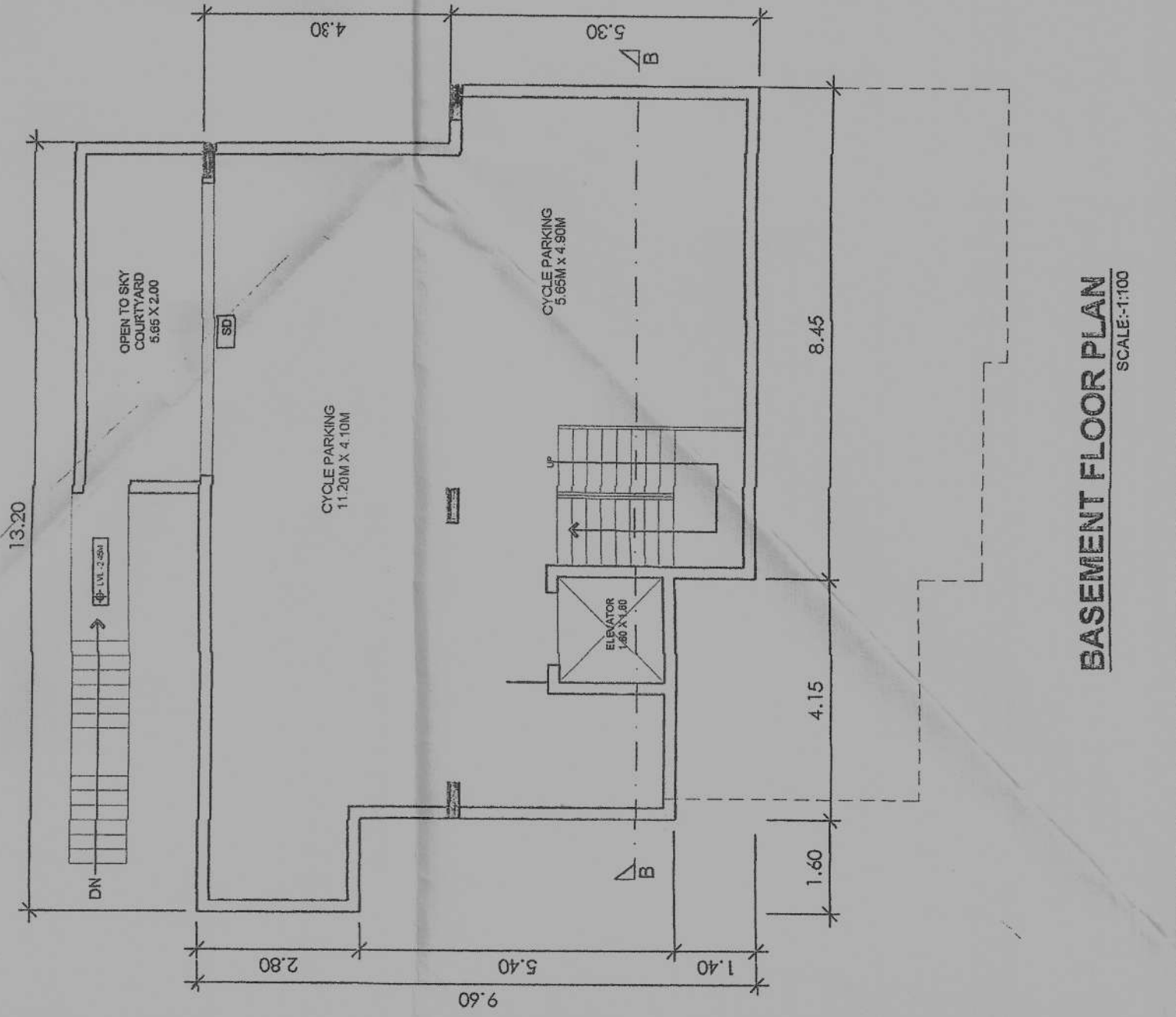
SECOND FLOOR PLAN
SCALE: 1:100



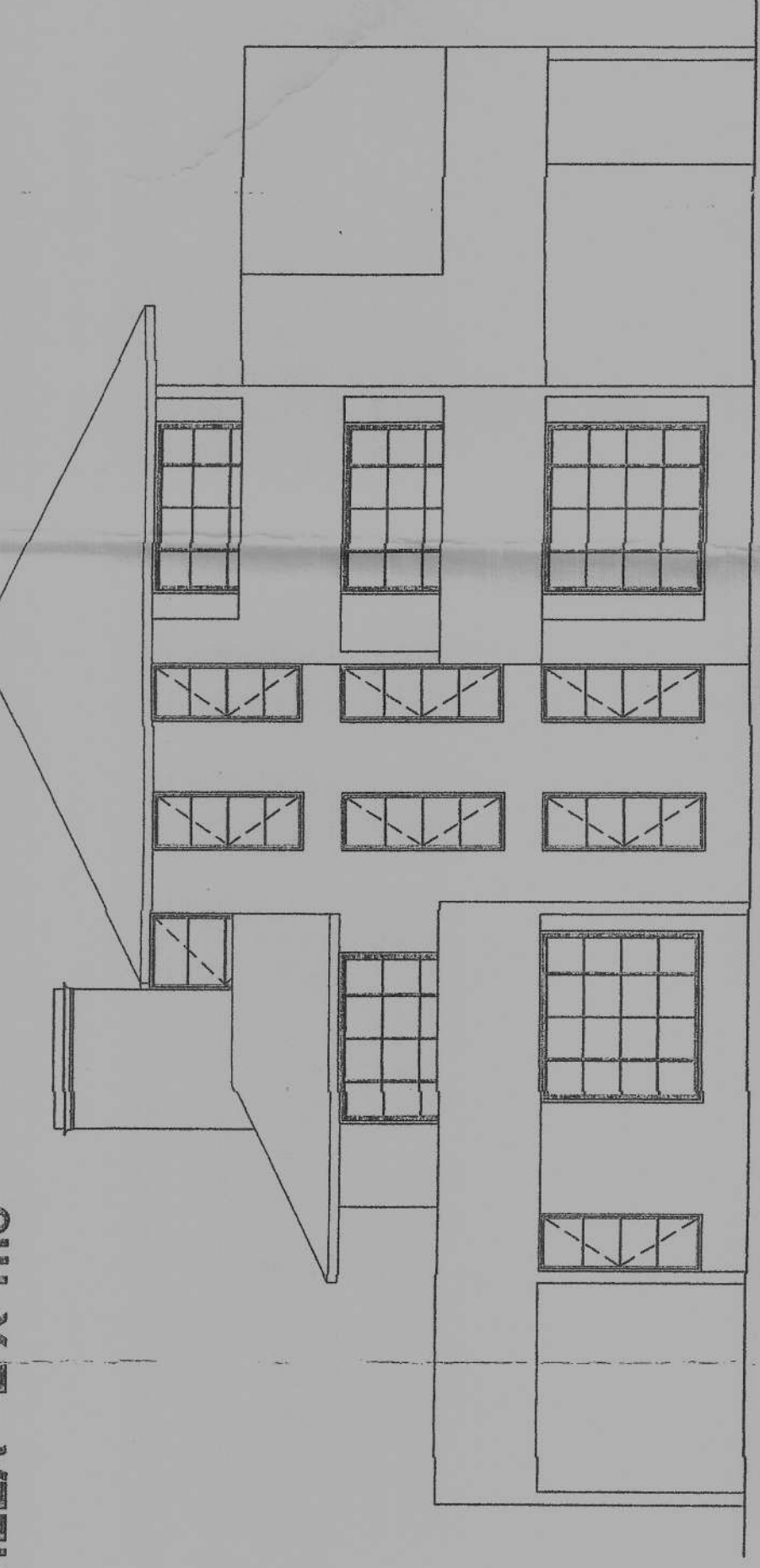
BASEMENT FLOOR PLAN
SCALE: 1:100



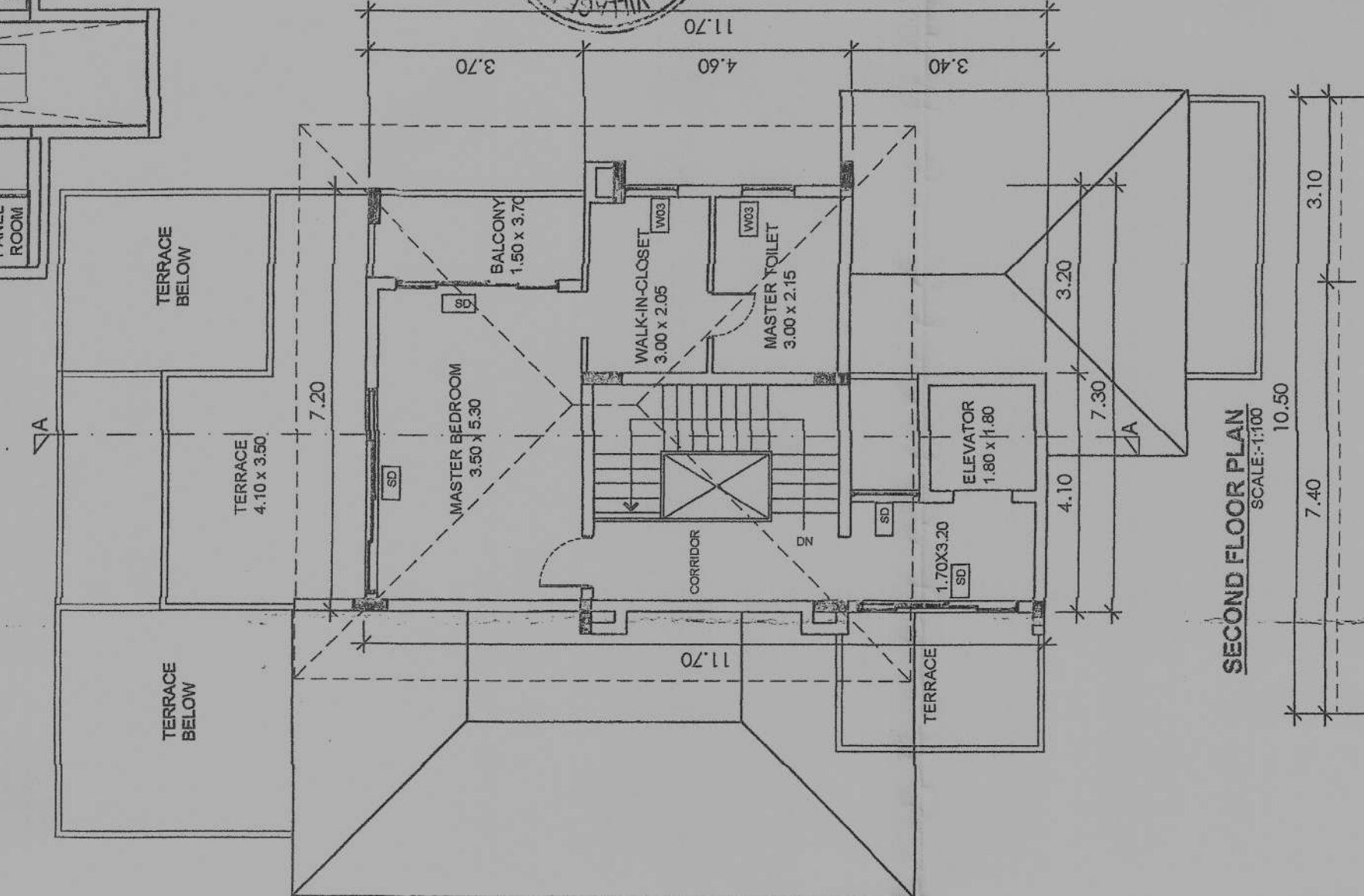
GROUND FLOOR PLAN
SCALE: 1:100



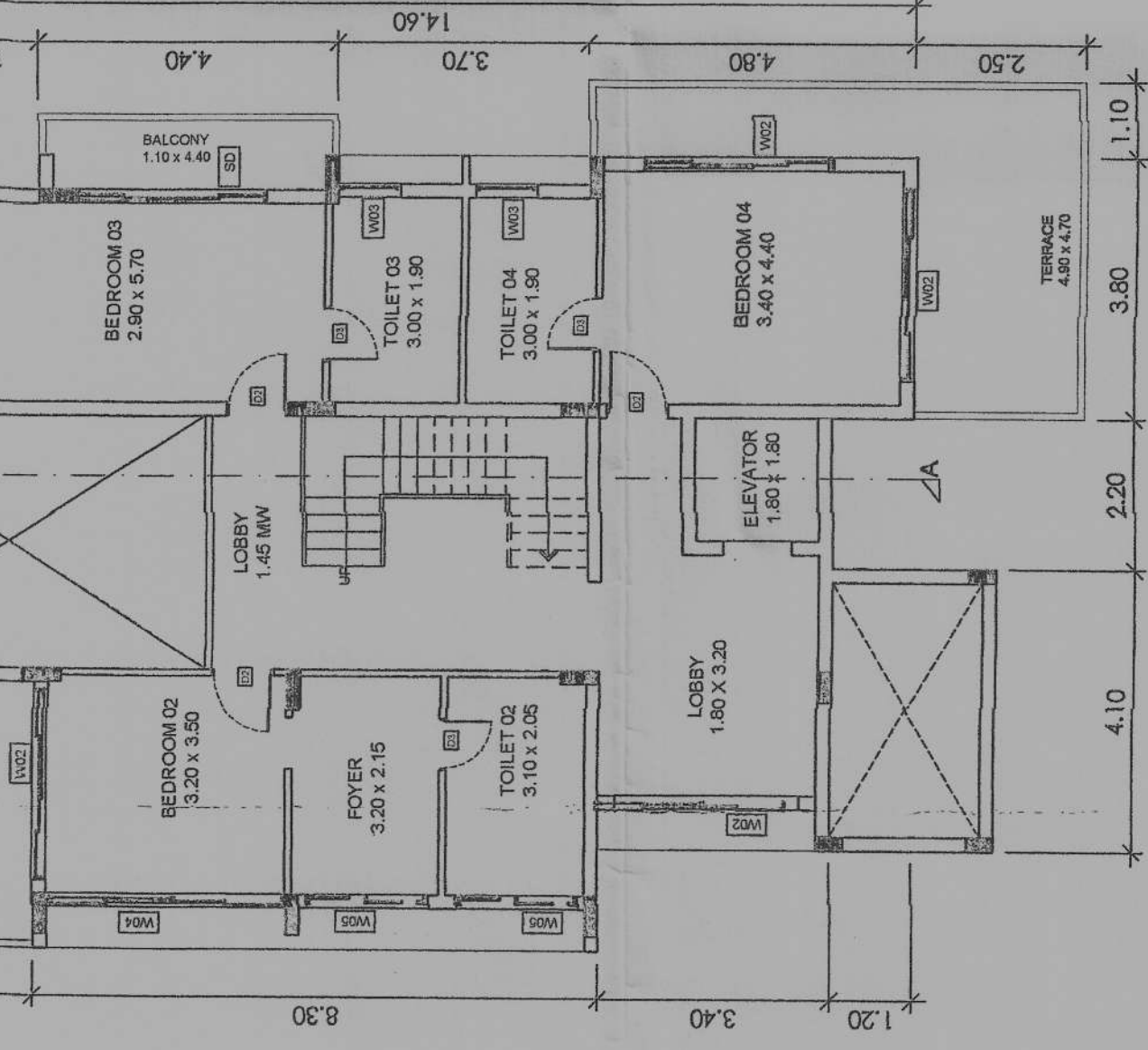
BASEMENT FLOOR PLAN
SCALE: 1:100



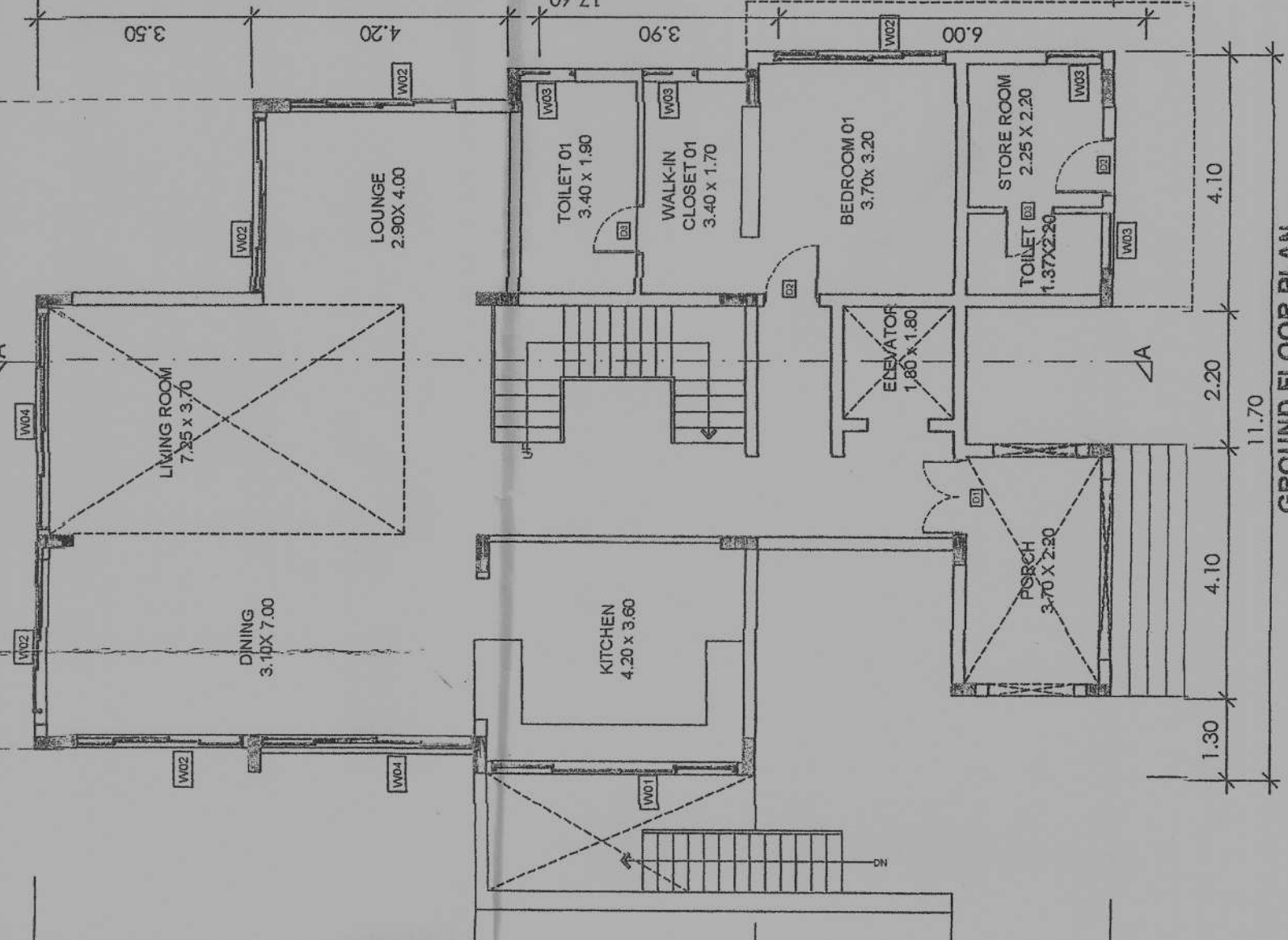
NORTH ELEVATION
SCALE: 1:100



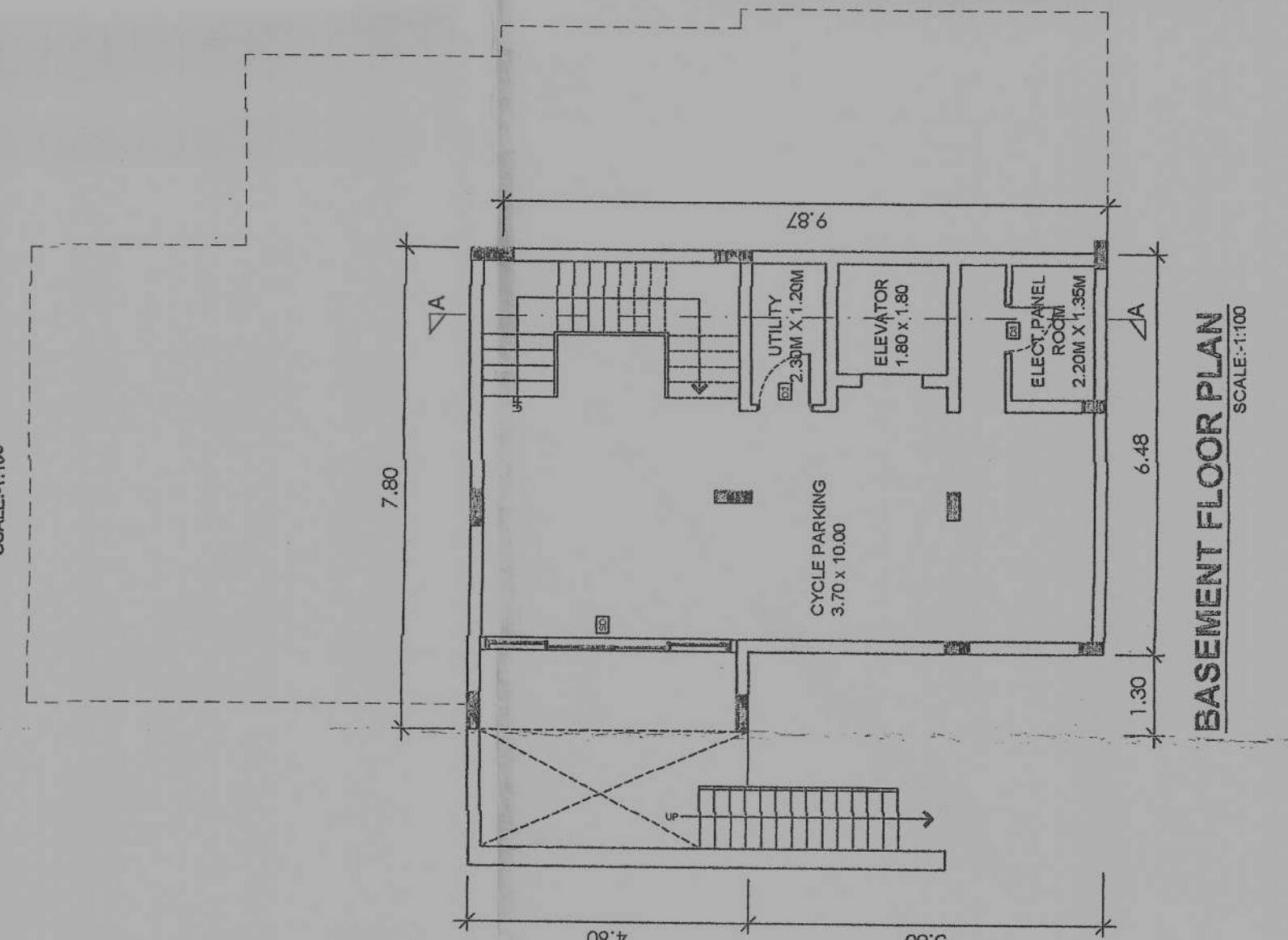
FIRST FLOOR PLAN
SCALE: 1:100



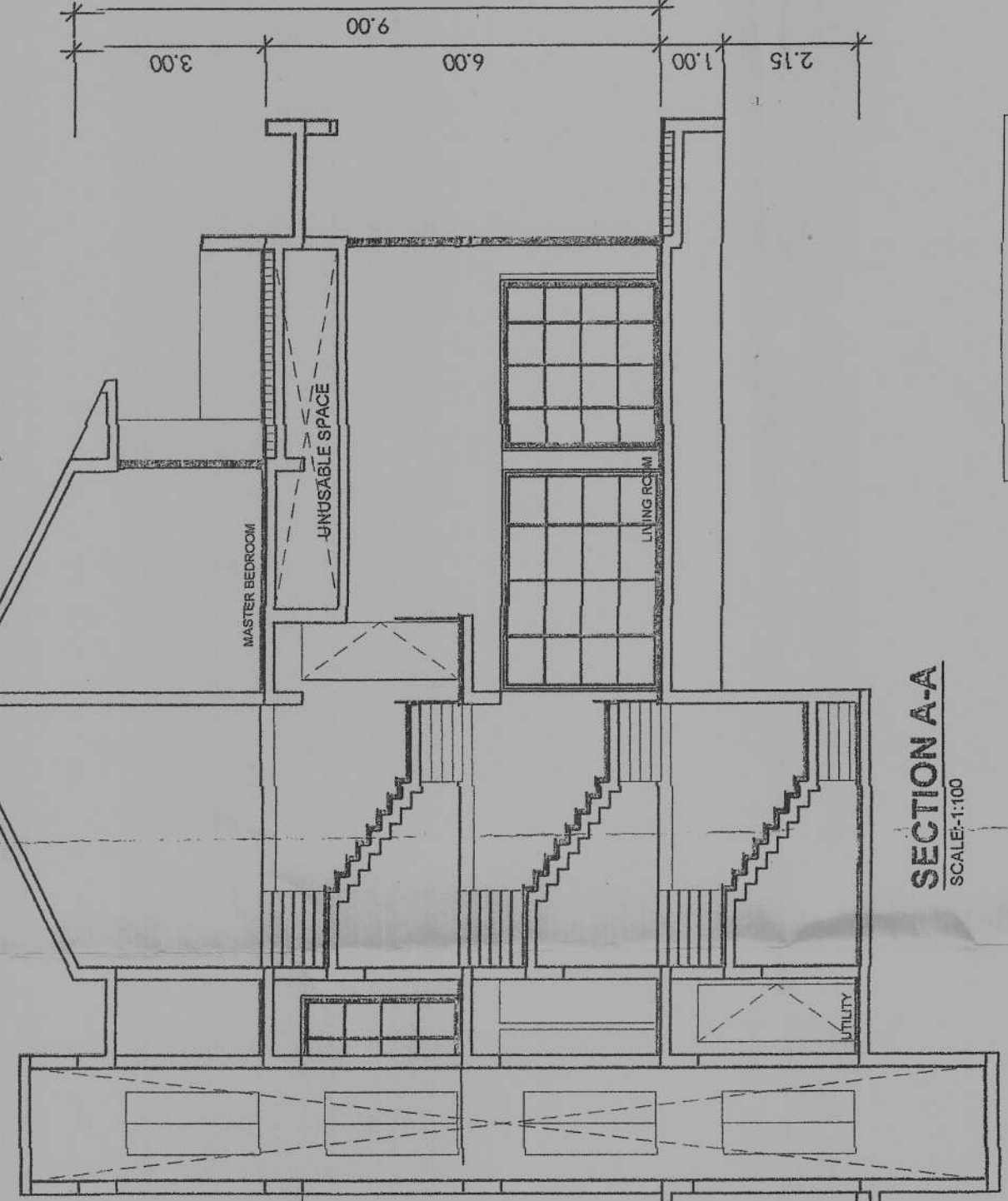
SECOND FLOOR PLAN
SCALE: 1:100



GROUND FLOOR PLAN
SCALE: 1:100



BASEMENT FLOOR PLAN
SCALE: 1:100



SECTION A-A
SCALE: 1:100

SCHEDULE OF OPENINGS	
D1	1.20M X 2.55M
D2	0.90M X 2.55M
D3	0.90M X 2.55M
W01	4.00M X 2.55M
W02	2.70M X 2.55M
W03	0.90M X 2.55M
W04	3.50M X 2.55M
W05	1.80M X 2.55M
W06	1.20M X 2.55M
W07	3.50M X 2.55M
W08	2.70M X 2.55M
W09	0.90M X 2.55M
SD	VARIES X 2.55M

Permission Approved vide
No. W/P/AN/Cont. Lic. 1003-2019/4
Dated: 15/01/2023



Registrar
P. Arpora - Nagoa
Bardez, Goa

PROJECT:-
PROPOSED CONSTRUCTION OF
RESIDENTIAL VILLAS, SWIMMING
POOLS AND COMPOUND WALL ON
PLOT BEARING SURVEY NO./ SUB
DIV. NO. 67/SITUATED AT NAGOA
VILLAGE BARDEZ TALUKA - GOA
FOR SPARK DEVELOPMENT PVT. LTD.
REPRESENTED BY ITS DIRECTOR
MR. COLUMBUS MARQUIS
OWNER'S SIGNATURE

Signature

CONSULTANT'S SIGNATURE

PARESH KATKAR
CHARTERED ENGINEER
T.C.P. REG. NO. ENR0572010