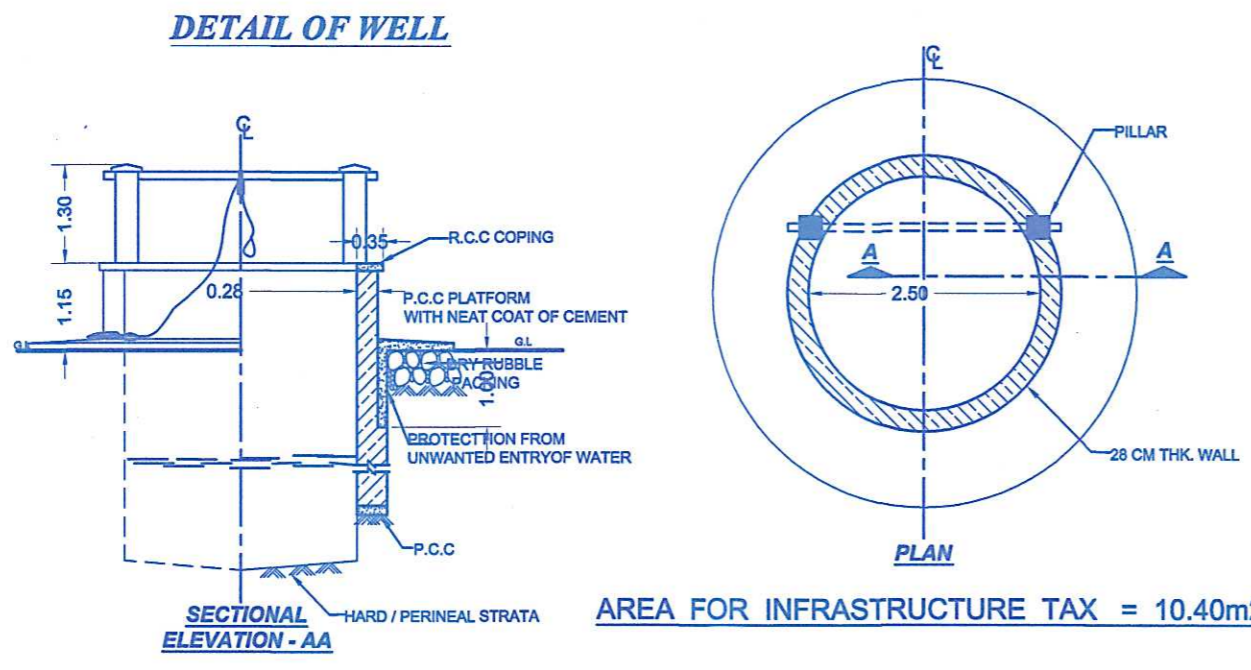


APPROVED BY THE COMMISSIONER - S8
 THE LICENCE No. OL DL 244/22
 MUNICIPAL ENGINEER (GR1) CHIEF OFFICER
 MAPUSA MUNICIPAL COUNCIL

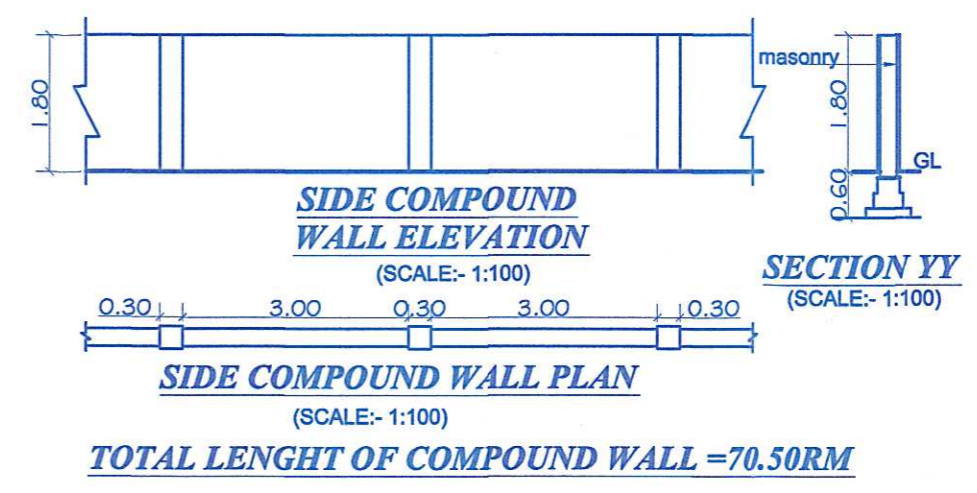
APPROVED FROM PLANNING POINT
 SUBJECT TO CONDITIONS GIVEN
 VIDE ORDER No. NG PDA / M/18/18/1291/2022
 DATED

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

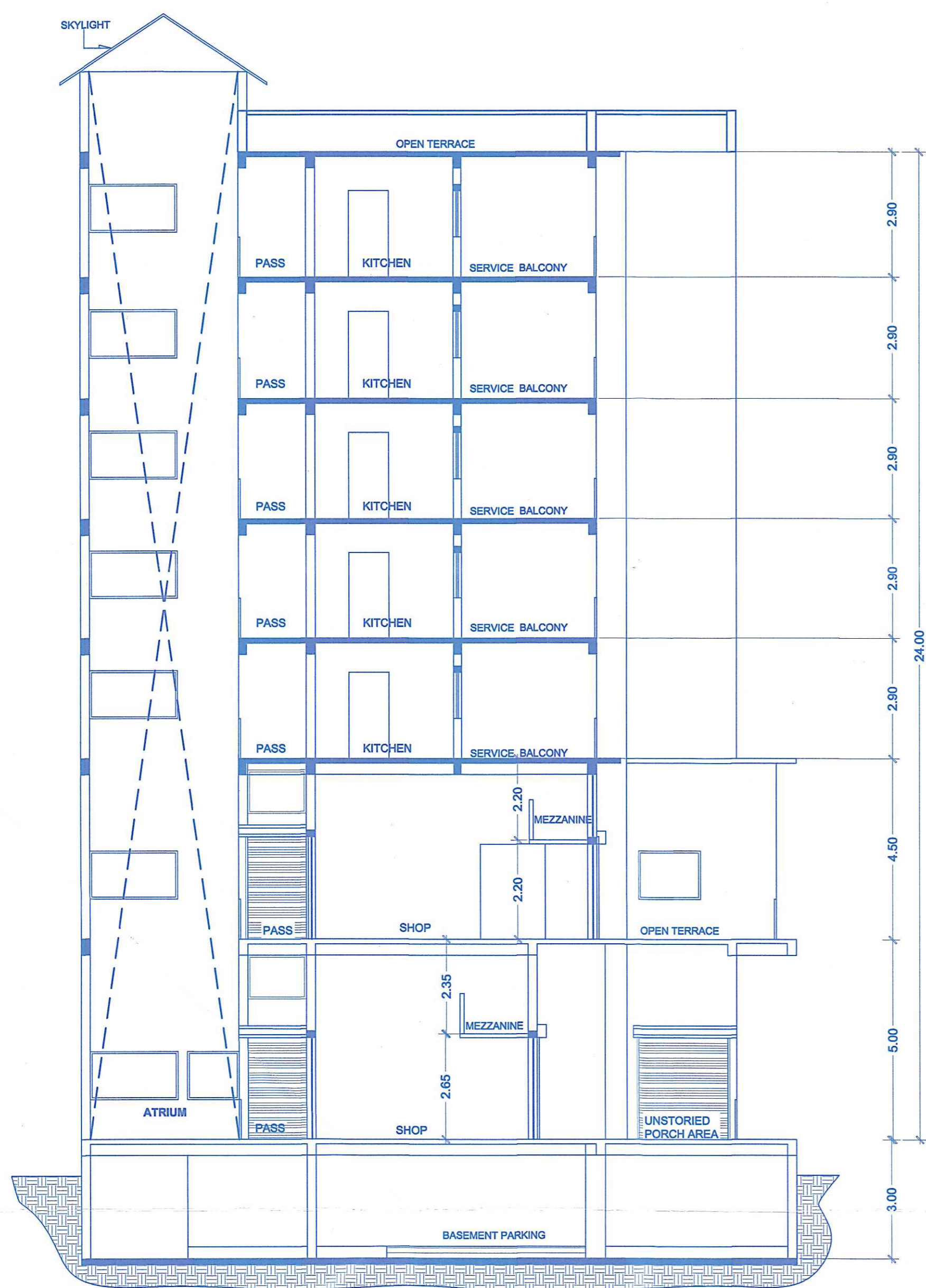
NOTE :-
 1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
 2. ALL DIMENSIONS ARE IN METERS



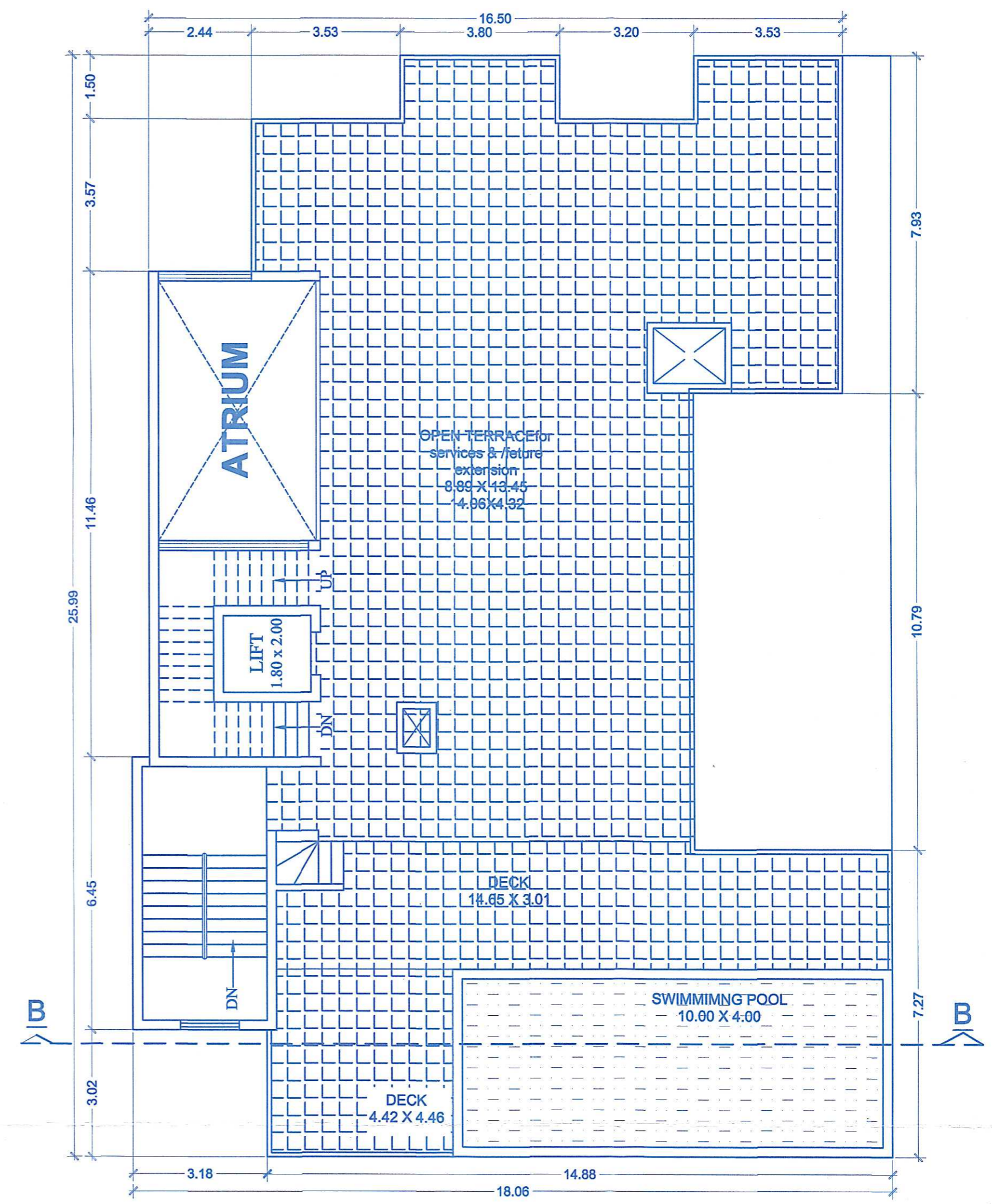
NOTE
 * LOCATION OF WELL DEPENDS UPON FLOW OF UNDER GROUND WATER.
 * IF SOIL IS NOT HARD ENOUGH THEN R.C.C SHALL BE INTRODUCED AT BASE TO AVOID SINKING OF WALL.
 * AS FAR AS POSSIBLE AVOID STAGNANCY OF WATER AROUND WELL



TOTAL LENGTH OF COMPOUND WALL = 70.50RM



SECTION C-C
 SCALE : 1 : 100



TERRACE PLAN
 SCALE : 1 : 100

SIGNATURE OF ARCHITECT

SIGNATURE OF OWNER

TITLE :

PROPOSED CONSTRUCTION OF RESIDENTIAL /COMMERCIAL BUILDING, COMPOUND WALL, WELL & SWIMMING POOL ON PLOT BEARING PT SHEET NO. 25 CHALTA NO.48 AT MAPUSA, BARDEZ - GOA FOR : Mr.AMANCIO D SOUZA alias AMANCIO TIMOTIO D SOUZA alias TIMOTIO AMANCIO DE SOUZA AND Mrs. AGUSTA AMY DE SOUZA.

PROJ. NO.	DRG. NO.	REV. NO.
AM-AR /22	SD - 03	
DATE	DRAWN BY	CKD. BY
06-01-2022		Ritesh P.

PROJECT ARCHITECT
REETESH R. PEDNEKAR.

Reetesh R. Pednekar.
 Architect
 TCP Reg. NO AR/0005/2018.
 Saldanha Business Tower
 # A-408 Near Court Circle,
 Bardez, Mapusa Goa-INDIA

Handwritten signatures of the architect and owner.

APPROVED FROM PLANNING POINT
 SUBJECT TO CONDITIONS GIVEN
 VIDE ORDER No. NG PDA/ M/1848/1291/2022
 DATED 11 JAN 2022

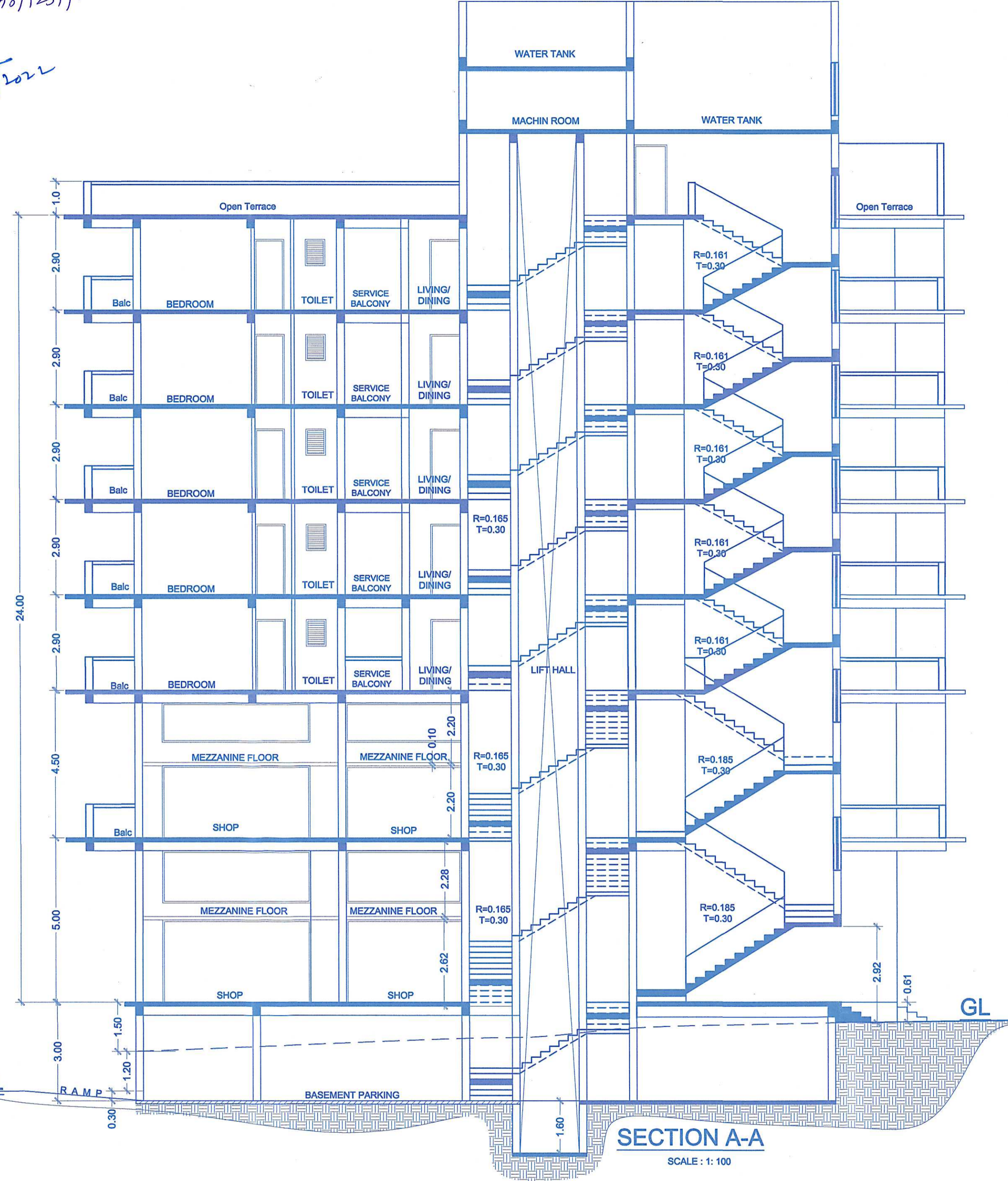
Reetesh R. Pednekar
 MEMBER SECRETARY
 NORTH GOA
 PLANNING & DEV. AUTHORITY
 PANAJI - GOA

APPROVED UNDER THE CONDITIONS 58
 THE LICENCE No. 01 D. 22/4/2022

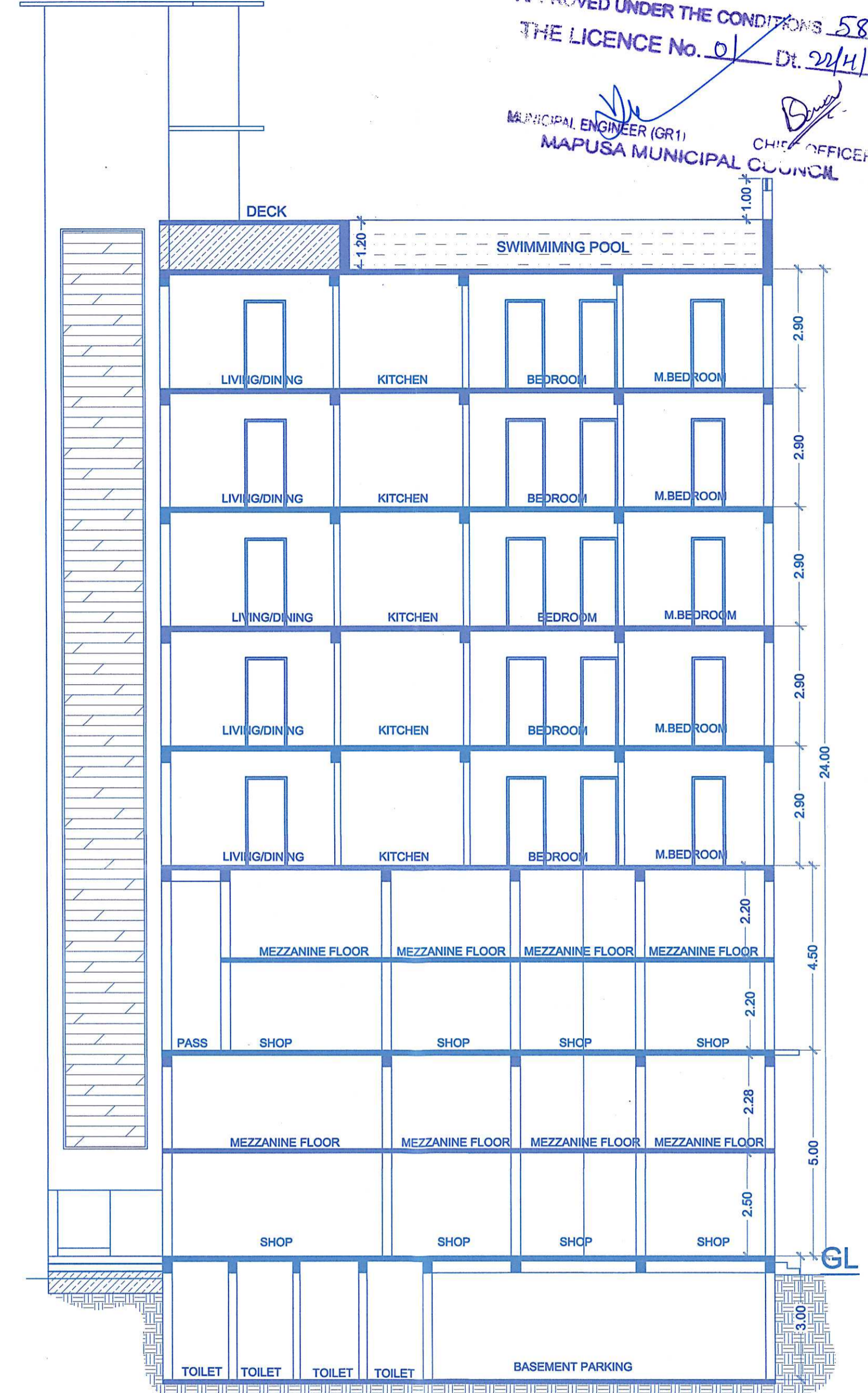
Dr. ...
 MUNICIPAL ENGINEER (GR1)
 CHIEF OFFICER
 MAPUSA MUNICIPAL COUNCIL



FRONT ELEVATION
 SCALE: 1:100



SECTION A-A
 SCALE: 1:100



SECTION B-B
 SCALE: 1:100

SIGNATURE OF ARCHITECT

SIGNATURE OF OWNER

Reetesh R. Pednekar
Reetesh R. Pednekar
 Architect
 TCP Reg. No. AR/0005/2018
 Saldanha Business Tower
 # A-408 Near Court Circle,
 Bardez, Mapusa Goa-INDIA

Amancio D Souza *Agusta Amy de Souza*

TITLE :
 PROPOSED CONSTRUCTION OF RESIDENTIAL /COMMERCIAL BUILDING, COMPOUND WALL, WELL & SWIMMING POOL ON PLOT BEARING PT SHEET NO. 25 CHALTA NO.48 AT MAPUSA, BARDEZ - GOA FOR : **Mr. AMANCIO D SOUZA alias AMANCIO TIMOTIO D SOUZA alias TIMOTIO AMANCIO DE SOUZA AND Mrs. AGUSTA AMY DE SOUZA.**

PROJ. NO.	DRG. NO.	REV. NO.
AM-AR- /22	SD - 02	
DATE	DRAWN BY	CKD. BY
NORTH	06- 01 - 2022	Ritesh P.

PROJECT ARCHITECT
REETESH R. PEDNEKAR.
 A-408, 4Th floor, Saldanha Business Towers, At Court Circle, Mapusa, Goa-INDIA.
 Ph. +91 9923813113 e-mail: reetesh.pednekar@gmail.com

NOC is granted subject to this office
 Letter No. PWD/SDH/PHE-NF-10/1752
 dated 03/02/2022

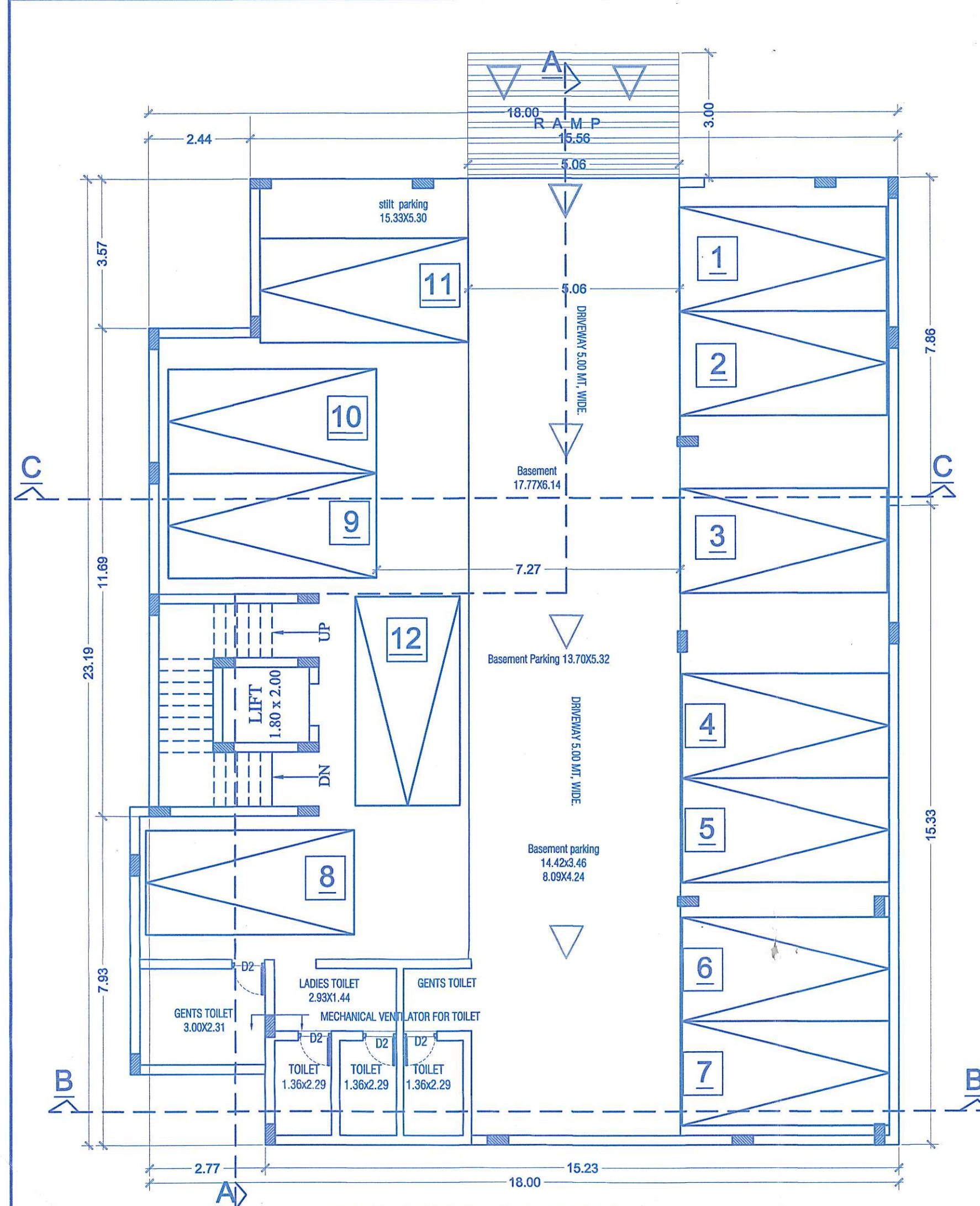
ASSISTANT ENGINEER
 SUB-DIV II W.D. XVII (PHE-N)
 P.W.D. MAPUSA - GOA

APPROVED FROM PLANNING POINT
 SUBJECT TO CONDITIONS GIVEN
 VIDE ORDER No. NG PDA/1/1848/129/2022
 DATED 11 JAN 2022

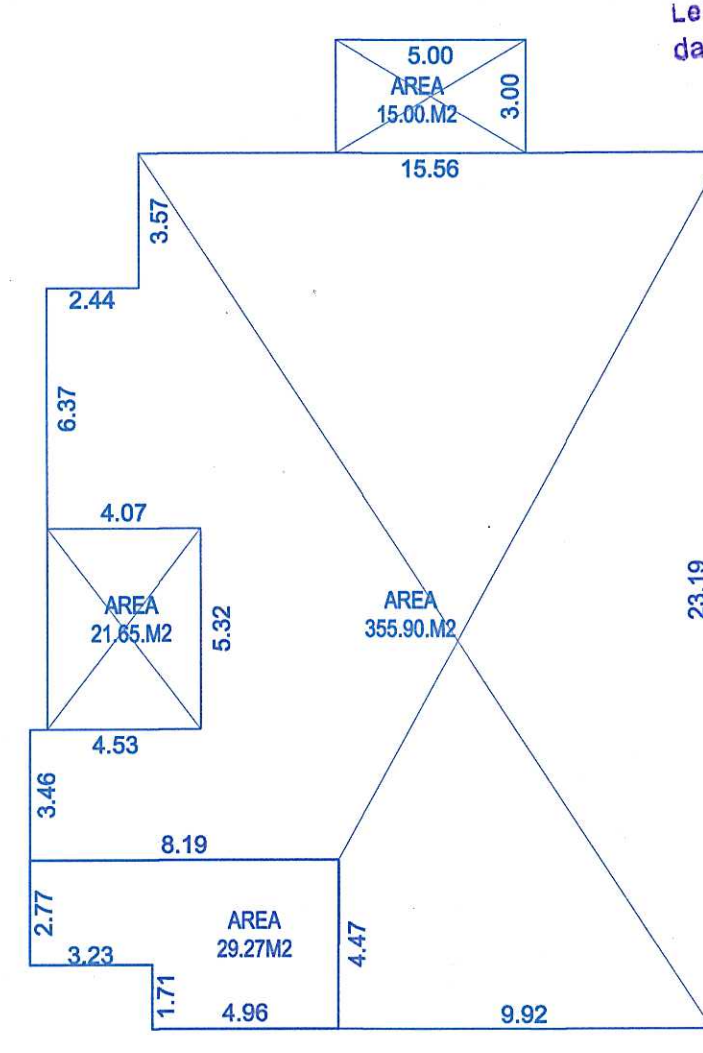
MEMBER SECRETARY
 NORTH GOA
 PLANNING & DEV. AUTHORITY
 PANAJI - GOA

Approved subject to the conditions
 No. AE-111792/1-2022 Tech-46/1777
 dated 13/01/2022

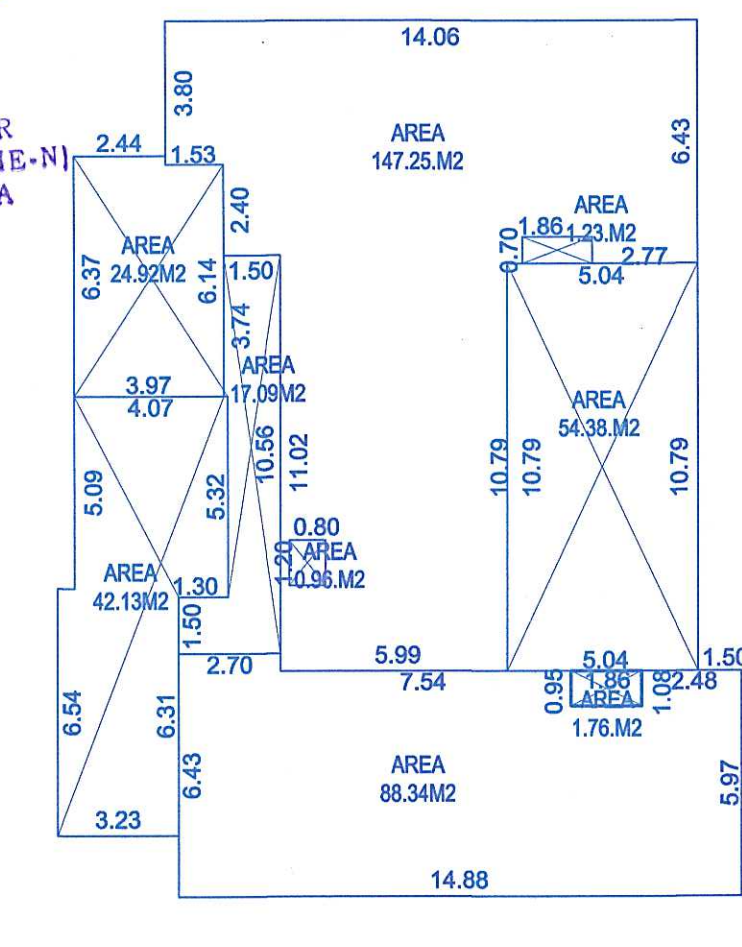
SUB-DIVISIONAL ENGINEER
 NORTH GOA
 MUNICIPAL ENGINEER (R)
 MAPUSA MUNICIPAL COUNCIL



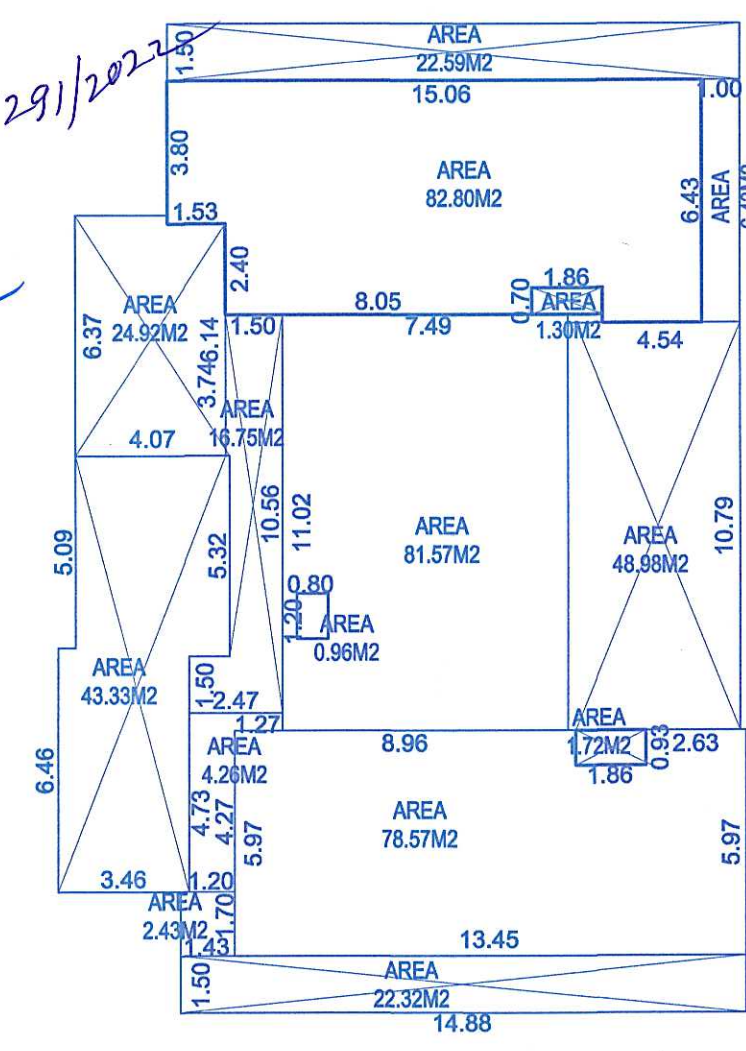
BASEMENT PARKING
 SCALE: 1:100



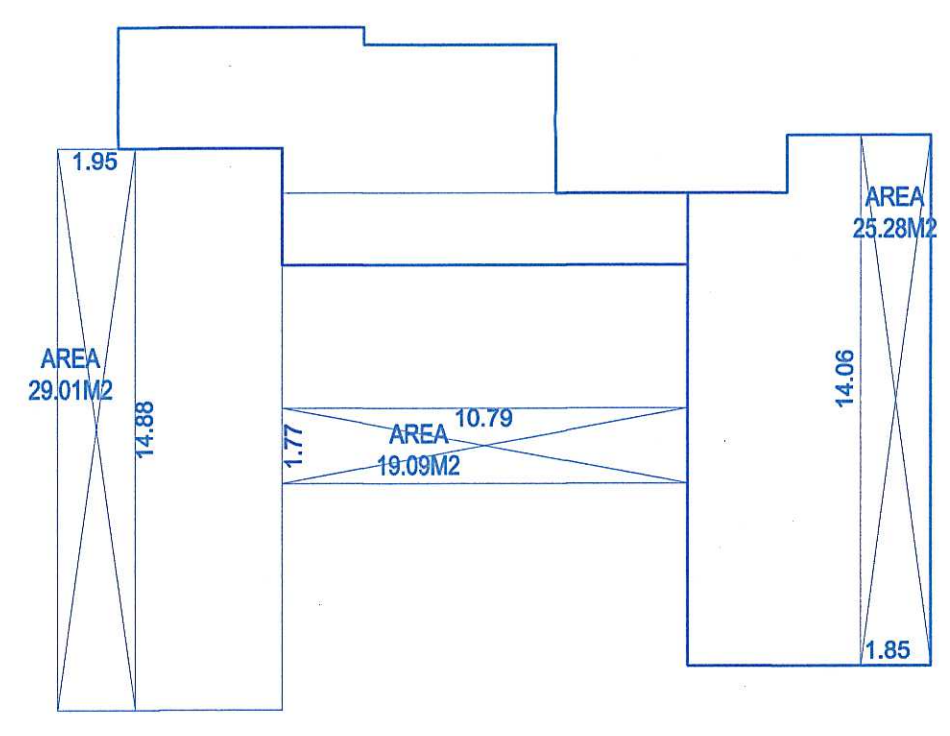
AREA DIAGRAM OF BASEMENT FLOOR
 TOTAL BUILT UP AREA = 421.82m²
 area of staircase/ lift = 21.65m²
 deducted area of basement = 355.90m²
 area of ramp = 15.00m²
 AREA FOR FAR- = 29.27m²
 area for infrastructure tax = 65.92m²



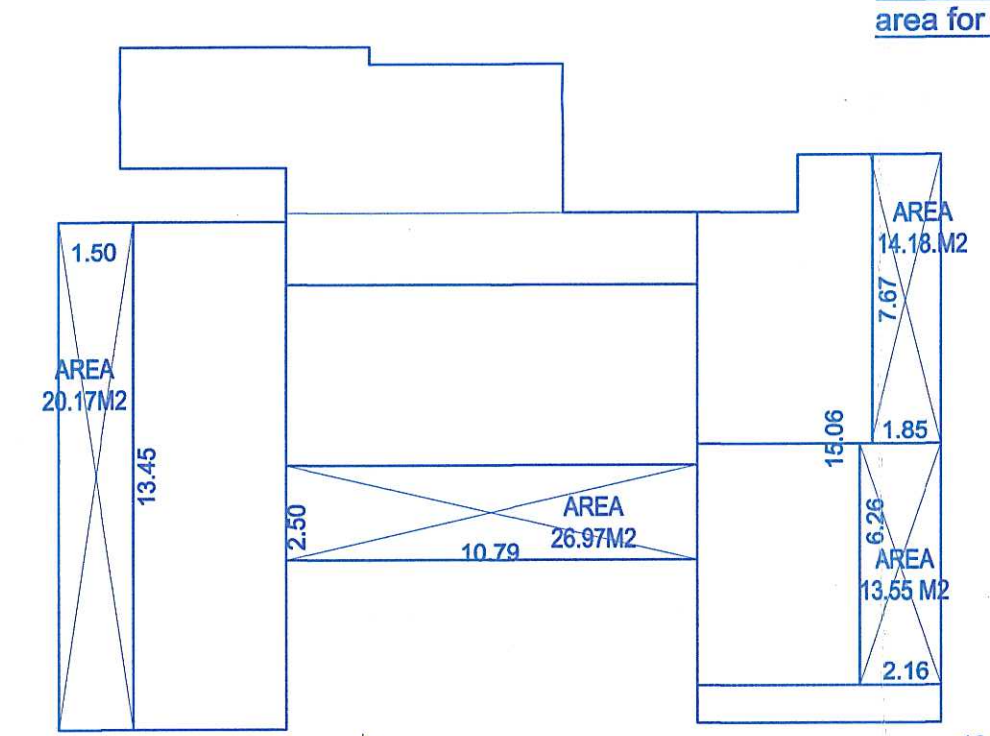
AREA DIAGRAM OF GROUND FLOOR
 TOTAL BUILT UP AREA = 378.20 m²
 area of staircase = 42.33 m²
 area of porch = 54.38 m²
 deducted area of atrium = 24.92 m²
 area of lobby = 17.09 m²
 deducted area of Duct = 3.89 m²
 AREA FOR COVERAGE = 294.98 m²
 AREA FOR FAR- = 235.59 m²
 area for infrastructure tax = 295.01 m²



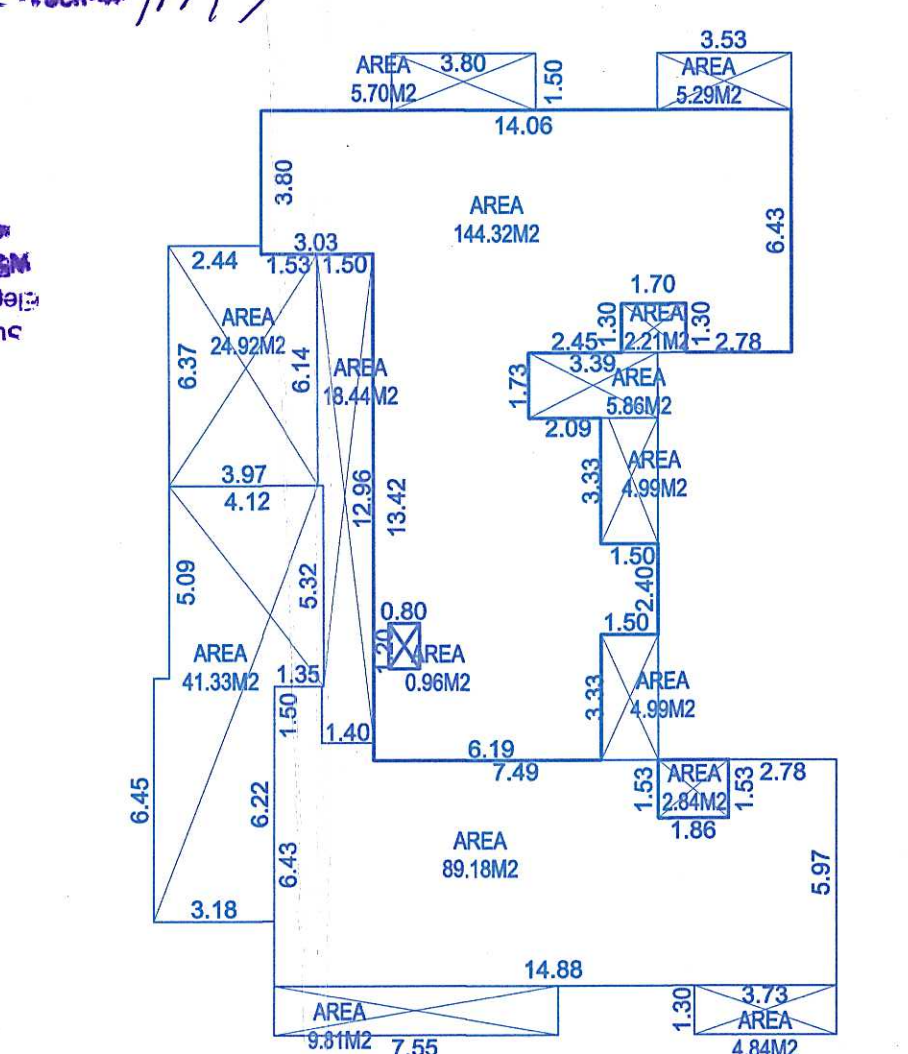
AREA DIAGRAM OF FIRST FLOOR
 TOTAL BUILT UP AREA = 431.24m²
 area staircase = 42.33m²
 deducted area of atrium = 24.92m²
 area of lobby = 16.75m²
 deducted area of OT = 48.98m²
 deducted area of duct = 3.98m²
 area of balcony = 51.34m²
 AREA FOR FAR- = 242.94m²
 area for infrastructure tax = 353.36m²



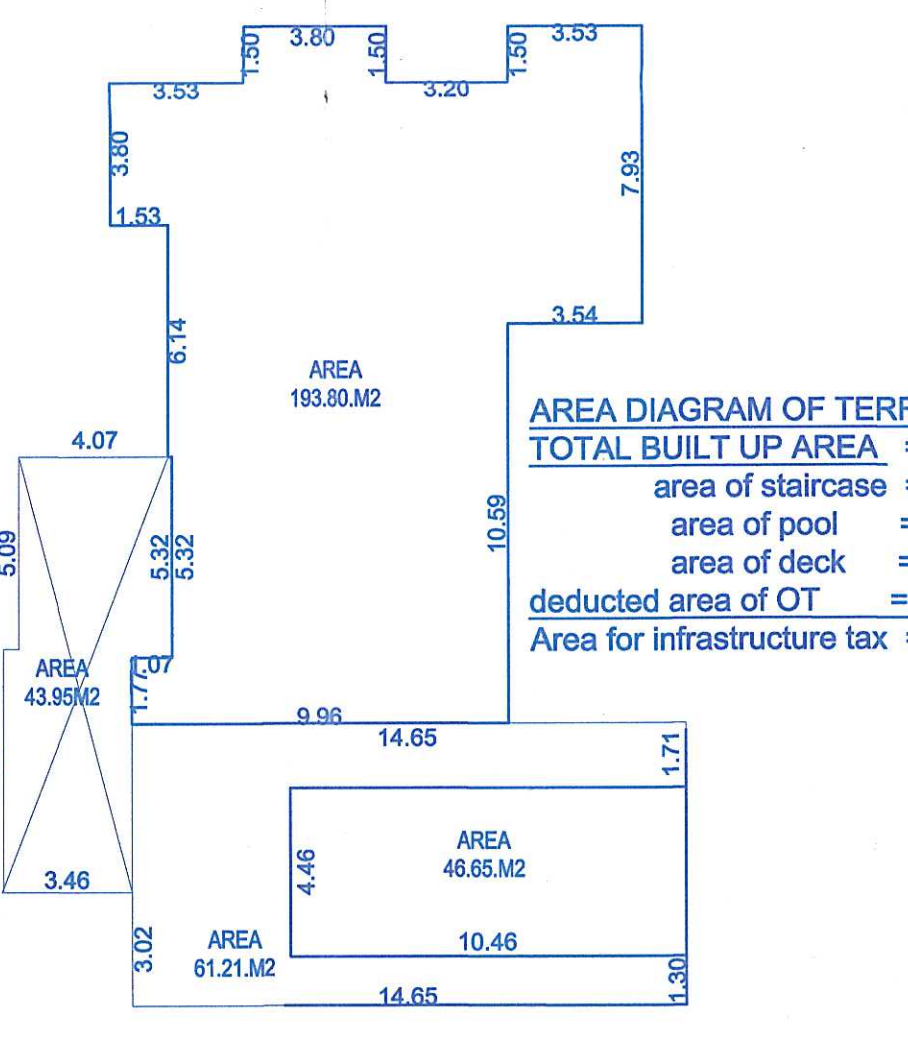
AREA DIAGRAM OF GROUND FLOOR MEZZANINE
 TOTAL BUILT UP AREA = 73.38m²
 Area of Mezzanine = 73.38m²
 AREA FOR FAR- = 00.00m²
 area for infrastructure tax = 73.38m²



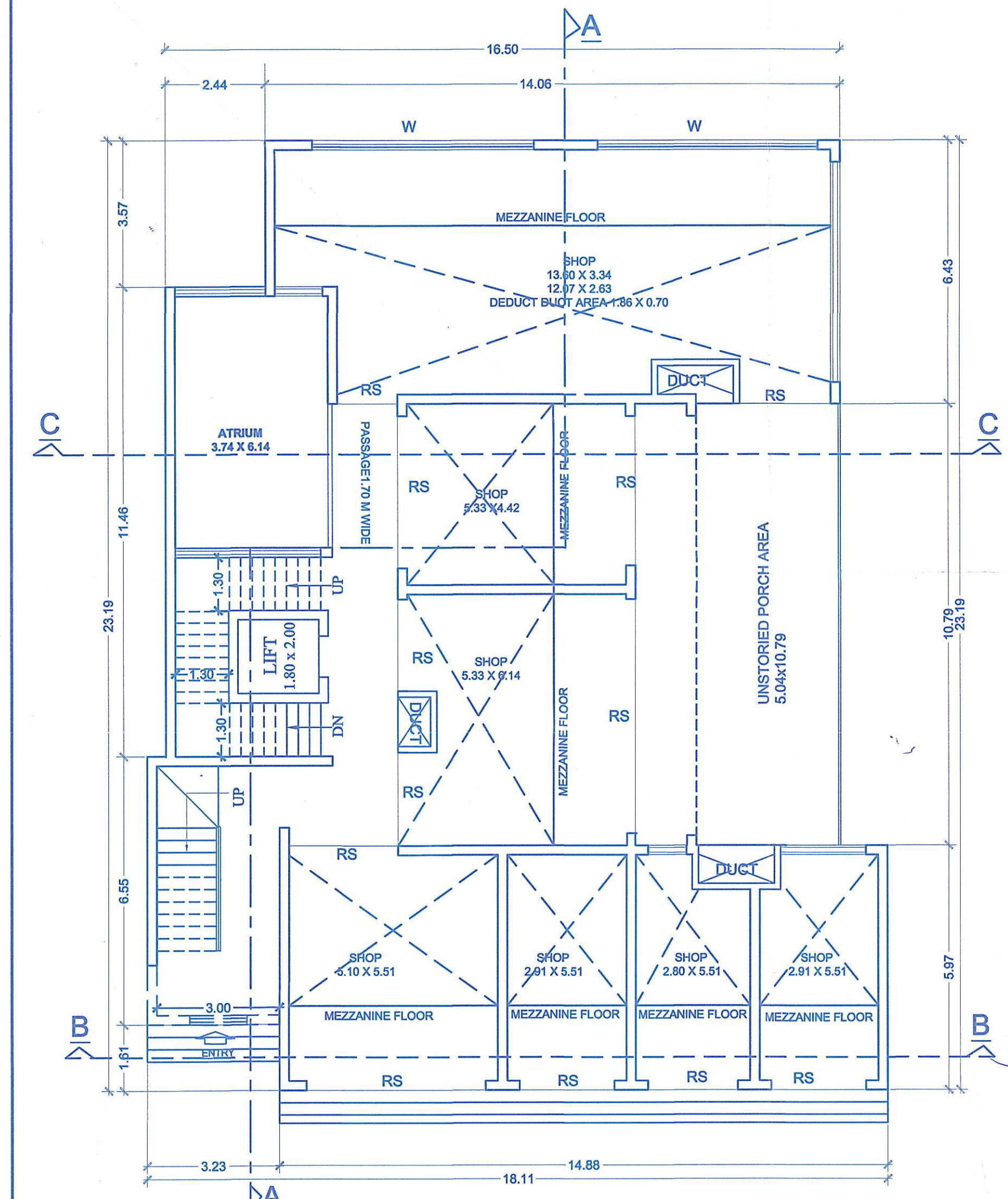
AREA DIAGRAM OF FIRST FLOOR MEZZANINE
 TOTAL BUILT UP AREA = 74.87m²
 area of Mezzanine = 74.87m²
 AREA FOR FAR- = 00.00m²
 area for infrastructure tax = 74.87m²



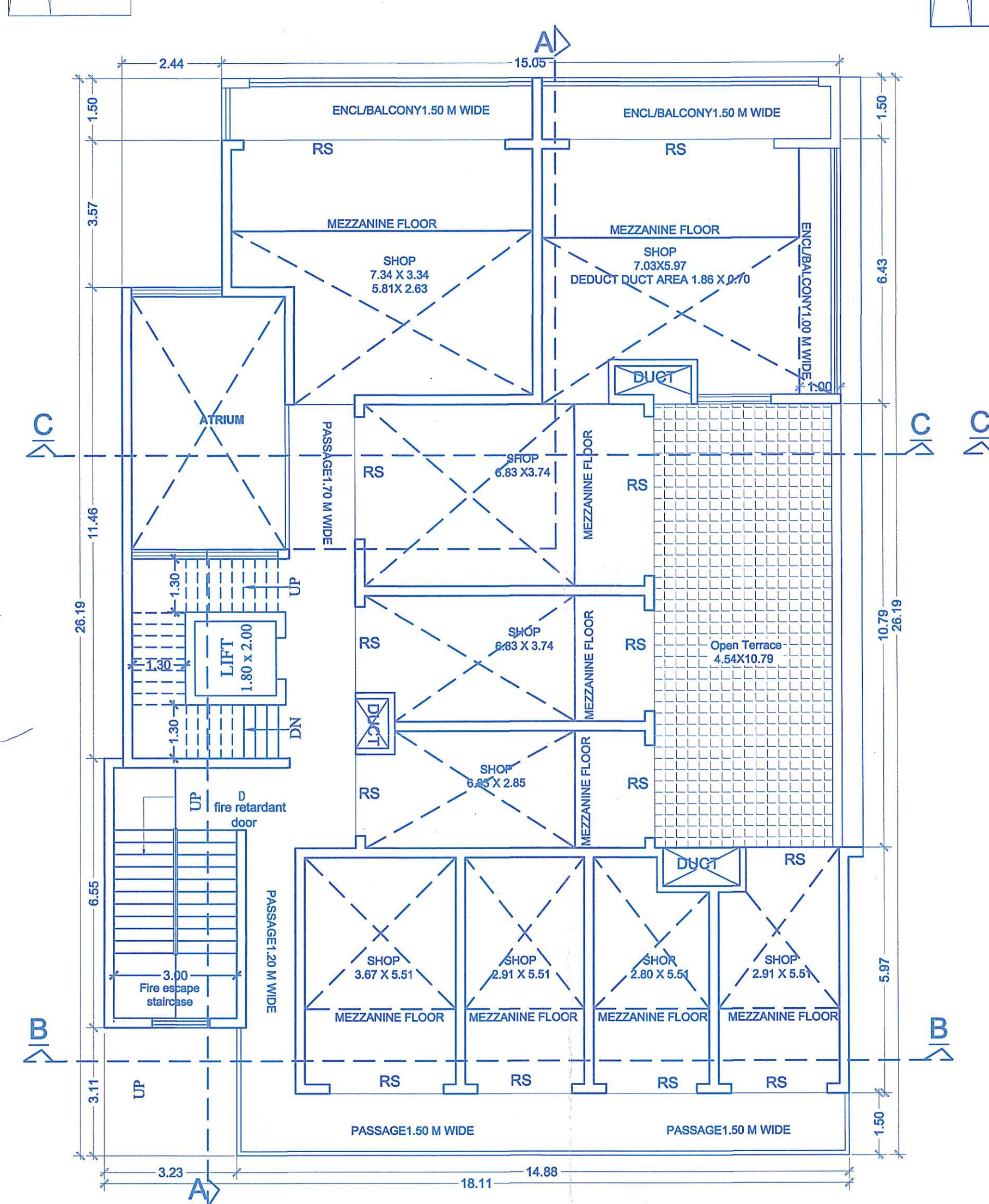
AREA DIAGRAM OF TYPICAL SECOND, THIRD, FOURTH, FIFTH & SIXTH FLOOR
 TOTAL BUILT UP AREA = 360.82m²
 area staircase = 42.33m²
 deducted area of atrium = 24.92m²
 area of lobby = 18.44m²
 deducted area of duct = 6.01m²
 area of balcony = 35.62m²
 AREA FOR FAR- = 233.50m²
 area for infrastructure tax = 329.89m²



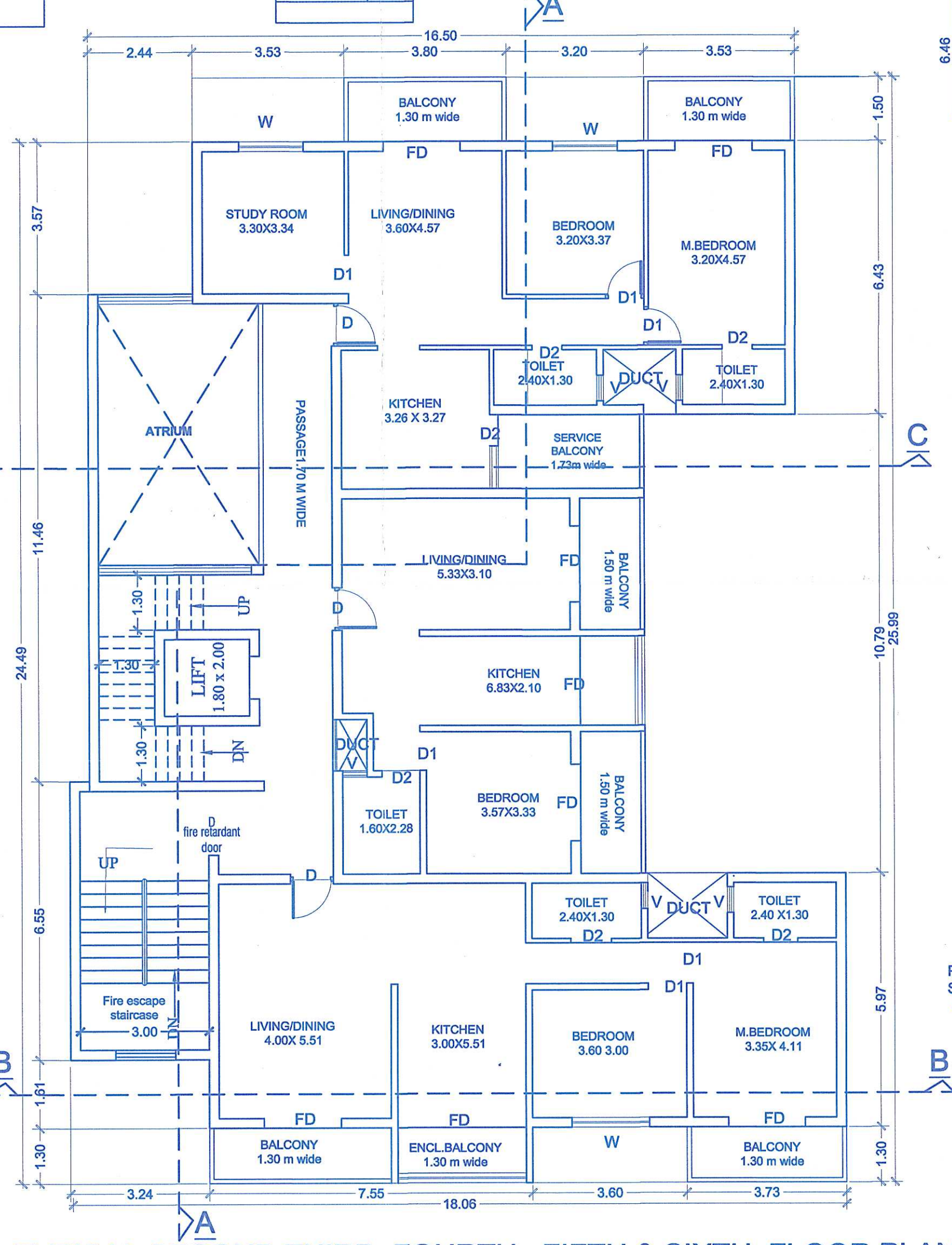
AREA DIAGRAM OF TERRACE FLOOR
 TOTAL BUILT UP AREA = 345.61m²
 area of staircase = 43.95 m²
 area of pool = 46.65m²
 area of deck = 61.21m²
 deducted area of OT = 193.80m²
 Area for infrastructure tax = 151.81m²



GROUND FLOOR PLAN
 SCALE: 1:100



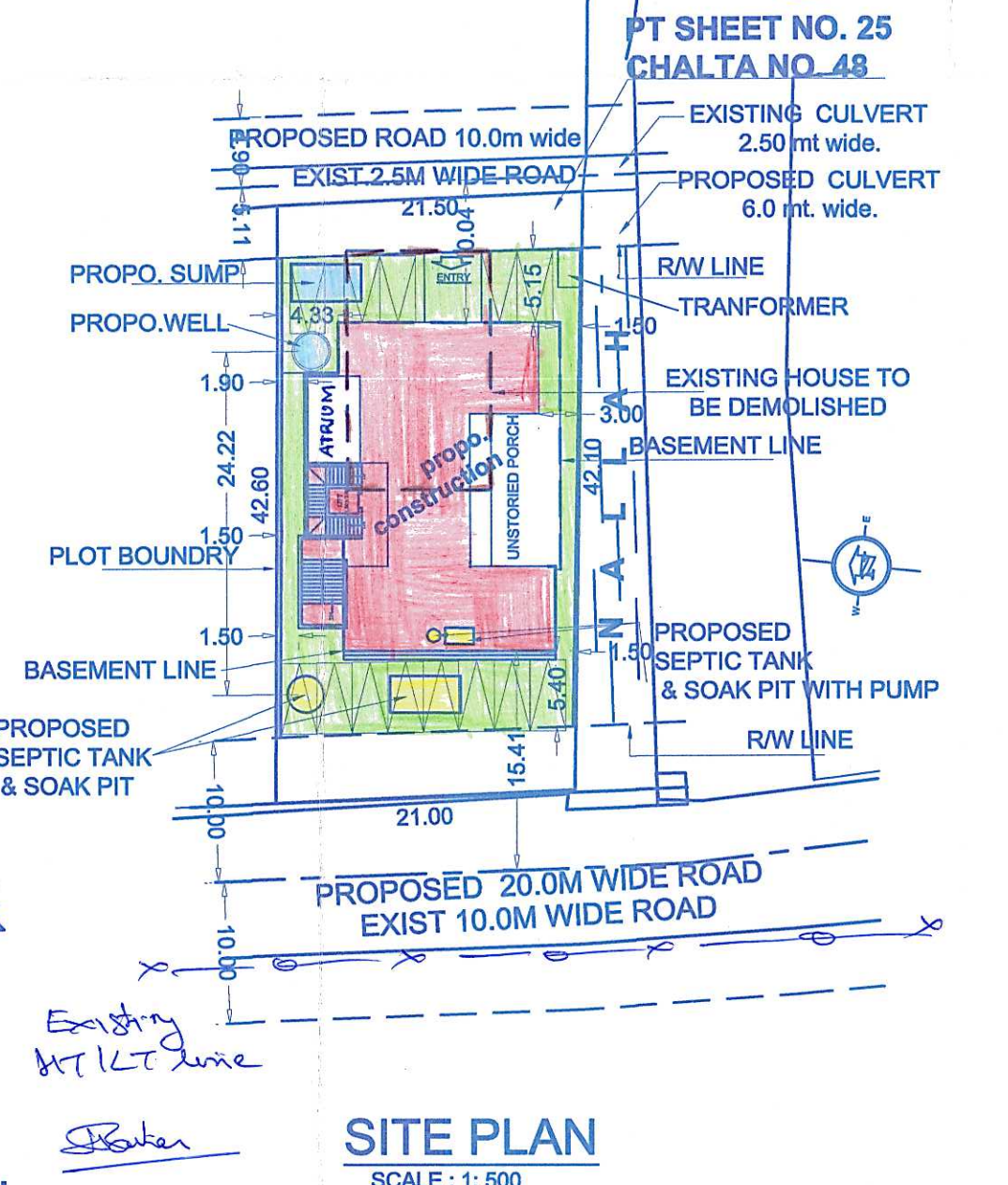
FIRST FLOOR PLAN
 SCALE: 1:100



TYPICAL SECOND, THIRD, FOURTH, FIFTH & SIXTH FLOOR PLAN
 SCALE: 1:100

SCHEDULE OF OPENINGS

NOMEN	SIZE	NOMEN	SIZE
RS	3.00 X 2.50	W	1.50 X 1.15
FD	2.00 X 2.15		
D	1.00 X 2.15	W1	1.00 X 1.15
D1	0.90 X 2.15		



SITE PLAN
 SCALE: 1:500

AREA STATEMENT

Sr.No	Floor Reference	Use	Built-Up Area (sqm)	Area Free From F.A.R (sqm)	Net Floor Area (sqm)	F.A.R
1	Basement	Park	421.82	21.65	15.00	23.27
2	Ground Floor	Com	378.20	42.33	71.47	28.81
3	Ground Mezzanine	Com	73.38	---	73.38	---
4	First Floor	Com	431.24	42.33	68.09	28.90
5	First mezzanine	Com	74.87	---	74.87	---
6	Second Floor	Resi	360.82	42.33	54.06	30.93
7	Third Floor	Resi	360.82	42.33	54.06	30.93
8	Fourth Floor	Resi	360.82	42.33	54.06	30.93
9	Fifth Floor	Resi	360.82	42.33	54.06	30.93
10	Sixth Floor	Resi	360.82	42.33	54.06	30.93
11	Terrace Floor	Resi	345.61	43.95	107.86	193.80
12	Total		3529.22	361.91	914.01	335.22

DETAIL OF AREA USE FLOOR WISE

Sr.No	Floor Reference	Use	Built-Up Area (sqm)	Area Free From F.A.R (sqm)	Net Floor Area (sqm)	F.A.R
1	Basement	Park	421.82	21.65	15.00	23.27
2	Ground Floor	Com	378.20	42.33	71.47	28.81
3	Ground Mezzanine	Com	73.38	---	73.38	---
4	First Floor	Com	431.24	42.33	68.09	28.90
5	First mezzanine	Com	74.87	---	74.87	---
6	Second Floor	Resi	360.82	42.33	54.06	30.93
7	Third Floor	Resi	360.82	42.33	54.06	30.93
8	Fourth Floor	Resi	360.82	42.33	54.06	30.93
9	Fifth Floor	Resi	360.82	42.33	54.06	30.93
10	Sixth Floor	Resi	360.82	42.33	54.06	30.93
11	Terrace Floor	Resi	345.61	43.95	107.86	193.80
12	Total		3529.22	361.91	914.01	335.22

NET FLOOR AREA

Sr.No	Floor Reference	Use	Built-Up Area (sqm)	Area Free From F.A.R (sqm)	Net Floor Area (sqm)	F.A.R
a)	Base/Stilt Parking Floor		29.27	---	29.27	---
b)	Ground Floor		235.59	---	235.59	---
c)	First Floor		242.94	---	242.94	---
d)	Second Floor		233.50	---	233.50	---
e)	Third Floor		233.50	---	233.50	---
f)	Fourth Floor		233.50	---	233.50	---
g)	Fifth Floor		233.50	---	233.50	---
h)	Sixth Floor		233.50	---	233.50	---
i)	Terrace Floor		---	---	---	---
j)	TOTAL FLOOR AREA		1675.30	---	1675.30	---

9	TOTAL FLOOR AREA OF BUILDING FOR FAR	1675.30	sq.m
10	F.A.R CONSUMED	186.97	%
11	F.A.R PERMISSIBLE (200%)	1792.00	sq.m
12	LENGTH OF COMPOUND WALL	70.40	R.m
13	AREA FOR INFRASTRUCTURE TAX	2743.58	sq.m
14	PARKING PROVIDED	25	Nos
15	PARKING REQUIRED	25	Nos
16	ADDITIONAL F.A.R Available (7.5% of 1792.00m ²)	132.30	m ²
17	ADDITIONAL F.A.R Utilised (for LOBBY) - 126.04m ² (7.03%)	---	---

AREA FOR INFRASTRUCTURE TAX = 2663.80 m²
 WELL AREA FOR INFRASTRUCTURE TAX = 10.40m²
 TOTAL AREA FOR INFRASTRUCTURE TAX = 2674.20 m²

SHOPS = 15 Nos
 FLATS = 15 Nos
 NOTE:
 1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
 2. ALL DIMENSIONS ARE IN METERS

SIGNATURE OF OWNER
 Signature: Daya
 Signature of Architect: A.R. Pednekar

SIGNATURE OF ARCHITECT
Reetesh R. Pednekar
 Architect
 TCP No. NO AR/0005/2018
 Saldanha Business Tower
 #A-408 Near Court Circle,
 Bardez, Mapusa Goa-INDIA

PROJ. NO.	DRG. NO.	REV. NO.
AM-AR-22	SD - 01	
DATE	DRAWN BY	CKD. BY
06-01-2022		Ritesh P.

TITLE:
PROPOSED CONSTRUCTION OF RESIDENTIAL /COMMERCIAL BUILDING, COMPOUND WALL, WELL & SWIMMING POOL ON PLOT BEARING PT SHEET NO. 25 CHALTA NO. 48 AT MAPUSA, BARDEZ - GOA FOR : Mr. AMANCIO D SOUZA alias AMANCIO TIMOTIO D SOUZA alias TIMOTIO AMANCIO DE SOUZA AND Mrs. AGUSTA AMY DE SOUZA.

PROJECT ARCHITECT
REETESH R. PEDNEKAR.
 A-408, 4th floor, Saldanha Business Towers, At Court Circle, Mapusa, Goa-INDIA
 Ph. +91 9923813113 e-mail: reetesh.pednekar@gmail.com