

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

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

Approved vide permission
No.VP/Moi/F./per/39/2002-2003/1788
Dated :22/02/2023

Gerard

**Village Panchayat Moira
Bardez - Goa.**



Site No.	Pre-File Calculation	Plot Area in sqm	FAR 0.5 in sqm	Percent in %	RD FAR in sqm	FAR + RD FAR in sqm
1	Approved Development: TCD ORDER VIDE REF NO. TPD 7754 MCI TPD-202248026 DATED 10/05/2022	6,340.00	4,670.00	52.05%	873.80	5,543.80
2	Proposed Development	3,680.00	1,840.00	20.88%	344.32	2,184.32
3	Proposed change II Development vide file no. TPD/27022888	4,630.00	2,315.00	26.19%	432.57	2,742.57
4	RD	3,502.00	1,655.50			
	Total	20,952.00	15,420.50	45.00%	1,650.69	13,769.81

TYPE 2- 4.5 BHK
TYPE 1,3,4- 4 BHK

AREA PROPOSED FOR DEVELOPMENT
3680.0SQ.M.

TYPE C3							
1. GROUND FLOOR CALCULATION				GROUND FLOOR DEDUCTION CALCULATION			
SR.NO	LENGTH	BREADTH	AREA	SR.NO	LENGTH	ADJOINING HEIGHT	
A1	5.30	7.65	44.06				
A2	9.42	1.83	17.24	O1	4.31	9.00	41.38
A3	1.51	6.81	28.70				
A4	3.86	5.69	15.88	B) STAIRCASE/ UTILITY			
A5	4.4	2.75	12.10	SR.NO <th>LENGTH</th> <th>BREADTH</th> <th>AREA</th>	LENGTH	BREADTH	AREA
A6	5.75	3.59	22.71	S1	4.4	2.90	12.76
A7	5.93	3.30	19.57				
			164.43	C) BALCONY			
				SR.NO <th>LENGTH</th> <th>BREADTH</th> <th>AREA</th>	LENGTH	BREADTH	AREA
				B1	9.42	1.50	14.13
1. FIRST FLOOR FLOOR CALCULATION				FIRST FLOOR DEDUCTION CALCULATION			
SR.NO	LENGTH	BREADTH	AREA	A) STAIRCASE/ UTILITY			
J8	6.42	3.30	21.25	SR.NO <th>LENGTH</th> <th>BREADTH</th> <th>AREA</th>	LENGTH	BREADTH	AREA
J9	5.75	6.81	41.59	S1	5.75	3.10	17.83
J10	5.75	6.5	37.38				
A10	5.75	6.5	37.38	B) TERRACE			
			100.95	SR.NO <th>LENGTH</th> <th>BREADTH</th> <th>AREA</th>	LENGTH	BREADTH	AREA
				T1	3	3.30	9.90
AREA STATEMENT - TYPE C3							
FLOOR	BUILDUP	SALCONY	STAIRCASE	DOUBLE HEIGHT TERRACE	OTHERS	TOTAL AREA IN SQ. FT.	
GROUND FLOOR	232.69	14.13	12.76	41.38	0	154.43	
FIRST FLOOR	130.27	0.00	17.83	0	9.9	0	150.55
TOTAL AREA	362.97	14.13	30.59	41.38	0	0.00	266.98

TYPE 03

1. GROUND FLOOR FAR CALCULATION				GROUND FLOOR DEDUCTION CALCULATION			
SR.NO	LENGTH	BREADTH	AREA	SR.NO	LENGTH	BREADTH	AREA
A1	2.35	3.85	9.05	B) STAIRCASE/ LIFT			
A2	5.8	7.7	44.66	SR.NO <th>LENGTH</th> <th>BREADTH</th> <th>AREA</th>	LENGTH	BREADTH	AREA
A3	4.77	30.8	146.91	S1	4.4	2.70	11.88
A4	3.48	7.1	24.71	C) BALCONIES			
A5	1.4	2.70	3.78	SR.NO <th>LENGTH</th> <th>BREADTH</th> <th>AREA</th>	LENGTH	BREADTH	AREA
A6	5.8	6.60	38.28	B1	1.5	6.00	9.00
A7	5.8	1.30	7.54	B2	2.15	2.35	5.05
			179.19	B3	1.5	3.80	5.70
				B4	1.98	1.40	2.77
							22.52

2. LOWER FLOOR FAR CALCULATION				LOWER FLOOR DEDUCTION CALCULATION			
SR.NO	LENGTH	BREADTH	AREA	A) STAIRCASE/ LIFT			
A8	4.05	7.20	29.16	SR.NO <th>LENGTH</th> <th>BREADTH</th> <th>AREA</th>	LENGTH	BREADTH	AREA
A9	5.6	7.7	43.12	S1	5.6	2.70	15.12
A10	1.69	2	3.38	B) BALCONIES			
			75.50	SR.NO <th>LENGTH</th> <th>BREADTH</th> <th>AREA</th>	LENGTH	BREADTH	AREA
				B1	2.4	2.00	4.80

AREA STATEMENT- TYPE 03						
AREA STATEMENT- TYPE 03						TOTAL AREA IN SQ. M
FLOOR	BUILTUP	BALCONY	STAIRCASE	DOUBLE HEIGHT TERRACE	OTHERS	
GROUND FLOOR	213.59	22.52	11.88	0.00	0.00	179.19
LOWER GROUND FLOOR	95.50	4.80	15.12	0.00	0.00	75.58
TOTAL AREA	309.09	27.32	27.00	0.00	0.00	254.77

TYPE 04

GROUND FLOOR FAL CALCULATION					GROUND FLOOR REDUCTION CALCULATION				
SR.NO	LENGTH	BREADTH	AREA		SR.NO	LENGTH	BREADTH	AREA	
A1	2.55	2.85	0.82		B1 STAIRCASE UP				
A2	5.8	6.7	3.89		S1	2.4	2.50	0.60	
A3	4.62	11.07	51.34		C1 BALCONIES				
A4	5.48	7.21	39.65		SR.NO <th>LENGTH</th> <th>BREADTH</th> <th>AREA</th> <th></th>	LENGTH	BREADTH	AREA	
A5	1.4	2.90	4.05		B1	1.5	2.90	0.43	
A6	3.6	6.61	23.81		B2	2.55	1.88	4.78	
A7	5.6	5.90	33.05		B3	1.5	3.95	5.95	
			172.21		B4	1.08	1.63	1.77	
								22.9	
2. LOWER FLOOR FAL CALCULATION					LOWER FLOOR REDUCTION CALCULATION				
SR.NO	LENGTH	BREADTH	AREA		A1 STAIRCASE UP				
A8	4.05	6.90	27.95		SR.NO <th>LENGTH</th> <th>BREADTH</th> <th>AREA</th> <th></th>	LENGTH	BREADTH	AREA	
A9	5.8	6.5	37.75		S1	5.8	1.50	8.7	
A10	1.85	2.1	3.87		B1 BALCONIES				
			70.57		SR.NO <th>LENGTH</th> <th>BREADTH</th> <th>AREA</th> <th></th>	LENGTH	BREADTH	AREA	
					B1	2.4	2.10	5.0	
AREA STATEMENT - TYPE 04									
AREA TYPE OF FAL									
FLOOR	BUILTUP	BALCONY	STAIRCASE	DOUBLE HEIGHT AREA	OTHERS	TOTAL AREA IN FAL			
GROUND FLOOR	207.32	22.34	32.75	0.00	0	0.00	172.21		
LOWER GROUND FLOOR	83.94	5.04	18.9	0.00	0	0.00	83.95		
TOTAL AREA	291.26	27.38	51.65	0.00	0	0.00	256.16		

STAFF QUARTER

1. GROUND FLOOR FAL CALCULATION					GROUND FLOOR REDUCTION				
SR.NO	LENGTH	BREADTH	AREA		SR.NO	LENGTH	BREADTH	AREA	
A1	6.87	5.06	34.76		A1 STAIRCASES				
A2	3.4	1.38	4.69		S1	2.4	2.4	5.76	
			39.45		B1 SERVICES				
					SR.NO <th>LENGTH</th> <th>BREADTH</th> <th>AREA</th> <th></th>	LENGTH	BREADTH	AREA	
					O1	3.4	3.4	11.56	
					O2	2.4	3.48	8.35	
2. FIRST FLOOR FAL CALCULATION					FIRST FLOOR REDUCTION				
SR.NO	LENGTH	BREADTH	AREA		A1 STAIRCASES <th data-kind="parent" data-rs="2"></th> <th data-kind="parent" data-rs="2"></th> <th data-kind="parent" data-rs="2"></th> <th data-kind="parent" data-rs="2"></th>				
A3	6.88	5.06	34.81		SR.NO <th>LENGTH</th> <th>BREADTH</th> <th>AREA</th> <th></th>	LENGTH	BREADTH	AREA	
A4	6.88	5.06	34.81		S1	2.4	2.4	5.76	
			69.63						
AREA STATEMENT - STAFF QUARTER									
FLOOR	BUILTUP	BALCONY	STAIRCASE	DOUBLE HEIGHT AREA	OTHERS	TOTAL AREA IN FAL			
GROUND FLOOR	81.72	0.00	12.14	0.00	0	0.00	30.12		
FIRST FLOOR	61.77	0.00	12.14	0.00	0	0.00	0.00		
TOTAL AREA	133.49	0.00	24.29	0.00	0.00	0.00	30.12		

AREA STATEMENT-ALL UNITS							
FLOOR	BUILTUP	AREA FREE OF FAR					TOTAL AREA IN FAR
		BALCONY	STAIRCASE	DOUBLE HEIGHT TERRACE	OTHERS		
GROUND FLOOR	1156.7525	103.1394	75.0640	41.3760	0.0000	30.1208	907.0523
FIRST FLOOR	568.9731	19.4400	67.8590	0.0000	9.9000	0.0000	471.7741
TOTAL AREA	1725.7256	122.5794	142.9230	41.3760	0.0000	30.1208	1378.8264

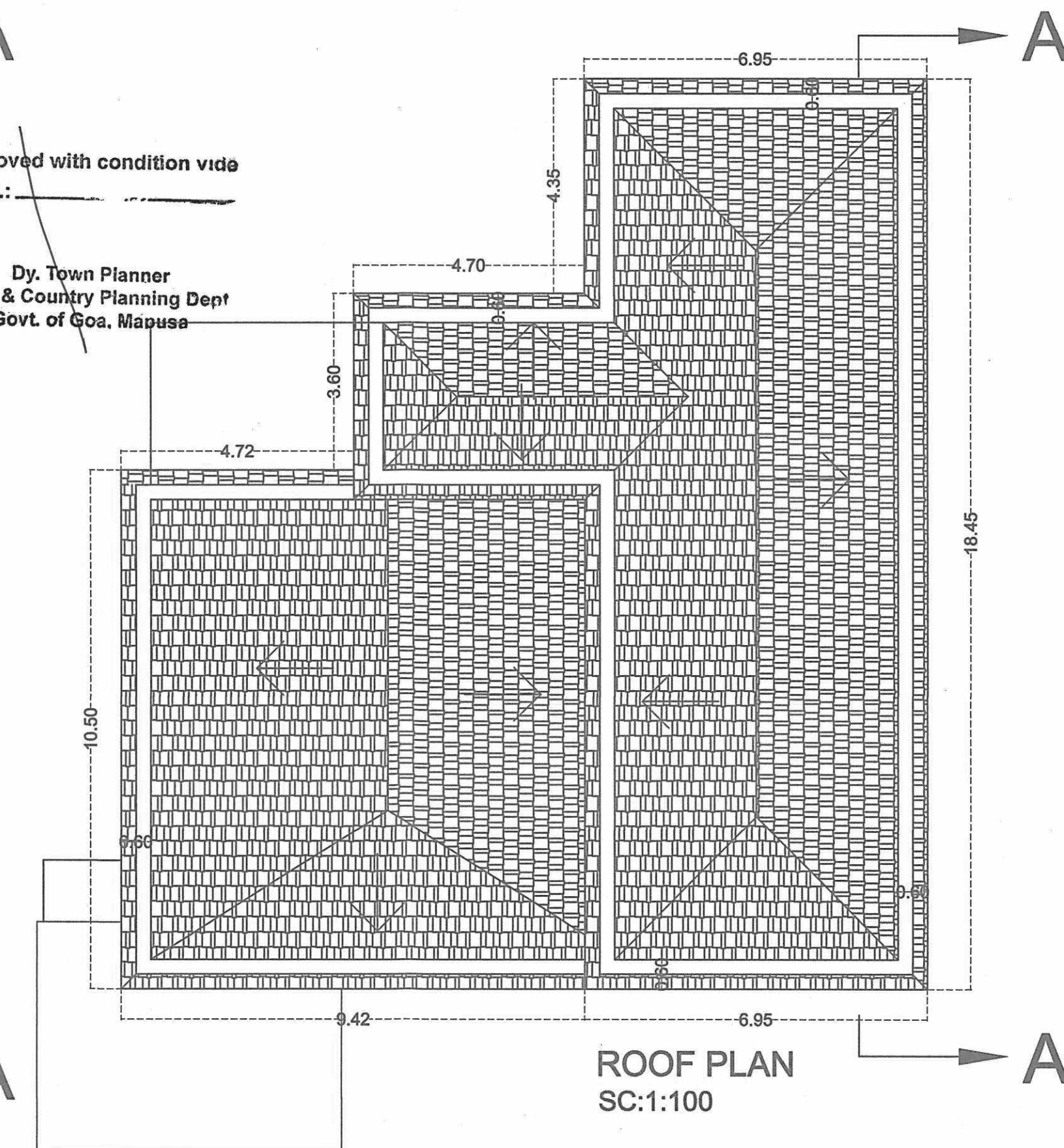
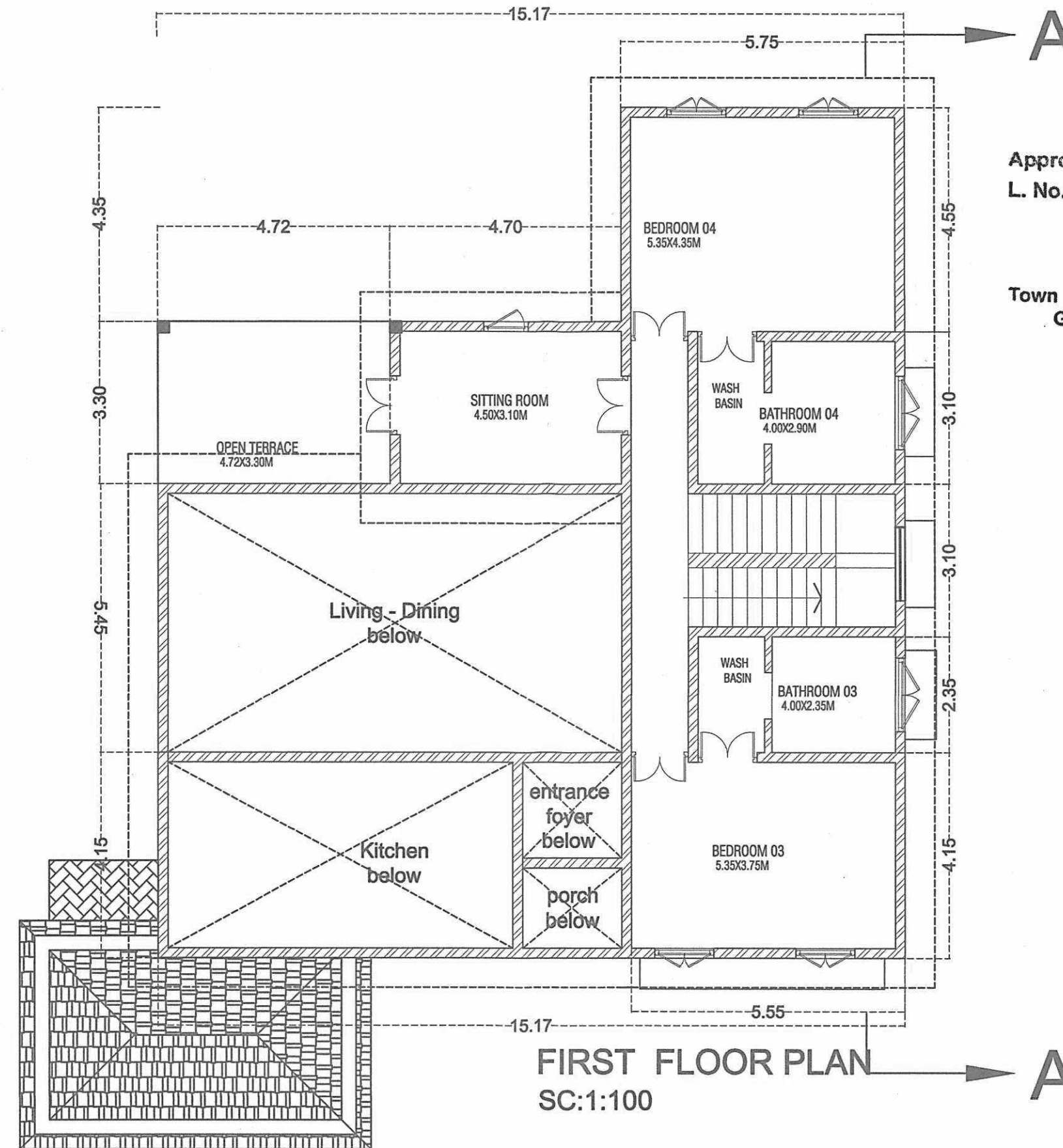
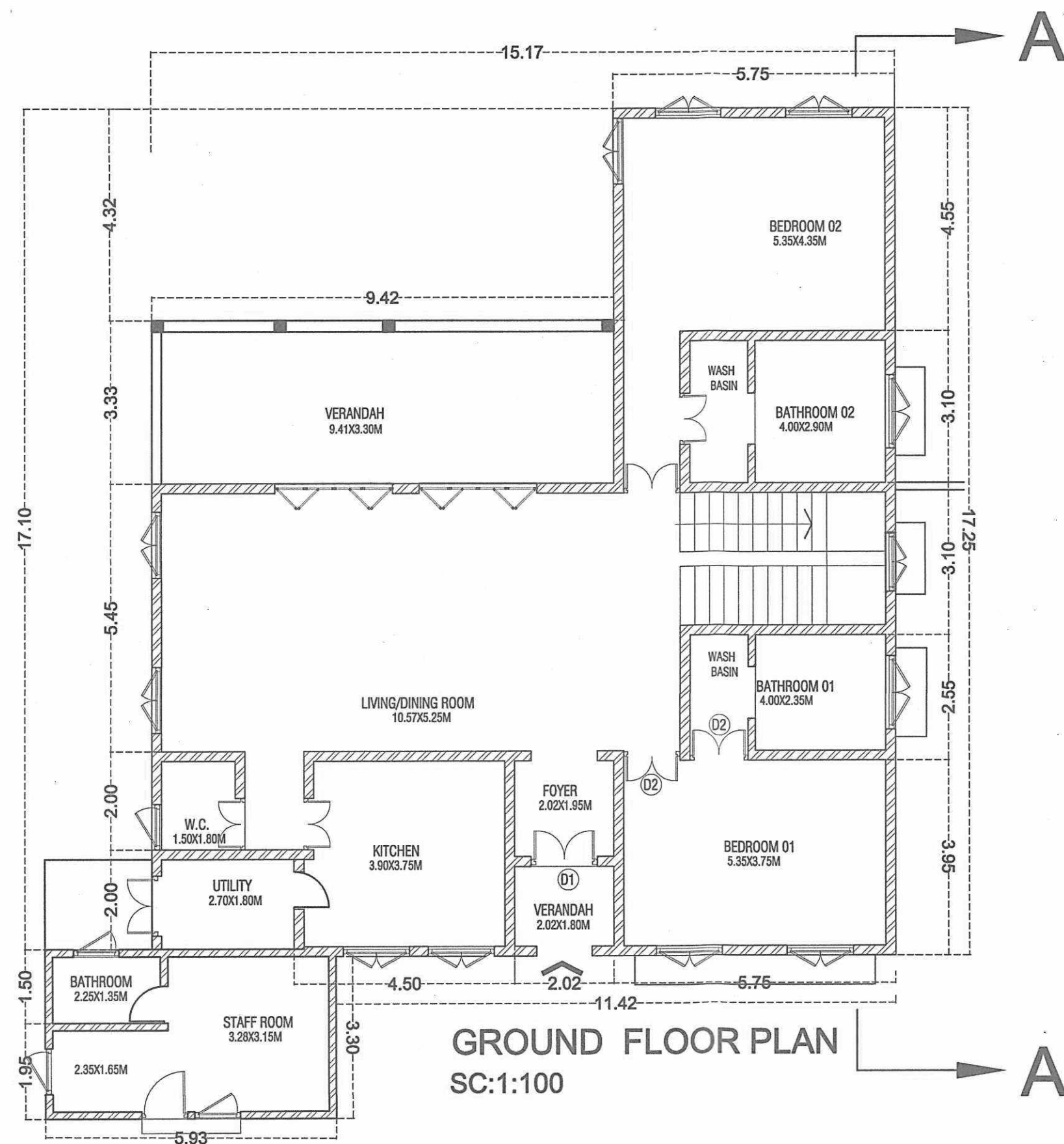
- 1) AREA OF SWIMMING POOL -----233.16 m2
2) TOTAL BUILT UP AREA FOR INFRASTRUCTURE TAX
(TOTAL BUILT UP) + SWIMMING POOL
1725.7 +233.16= 1958.8 m2
3) AREA CALCULATION

PROJECT:
PROPOSED PHASE-2 CONSTRUCTION OF RESIDENCES,
SWIMMING POOLS, WELL & COMPOUND WALL FOR LAVAUX
LUXURY PROJECT ONE LLP ON PLOT BEARING SURVEY
No.16/0 OF MOIRA VILLAGE, BARDEZ TALUKA, GOA.

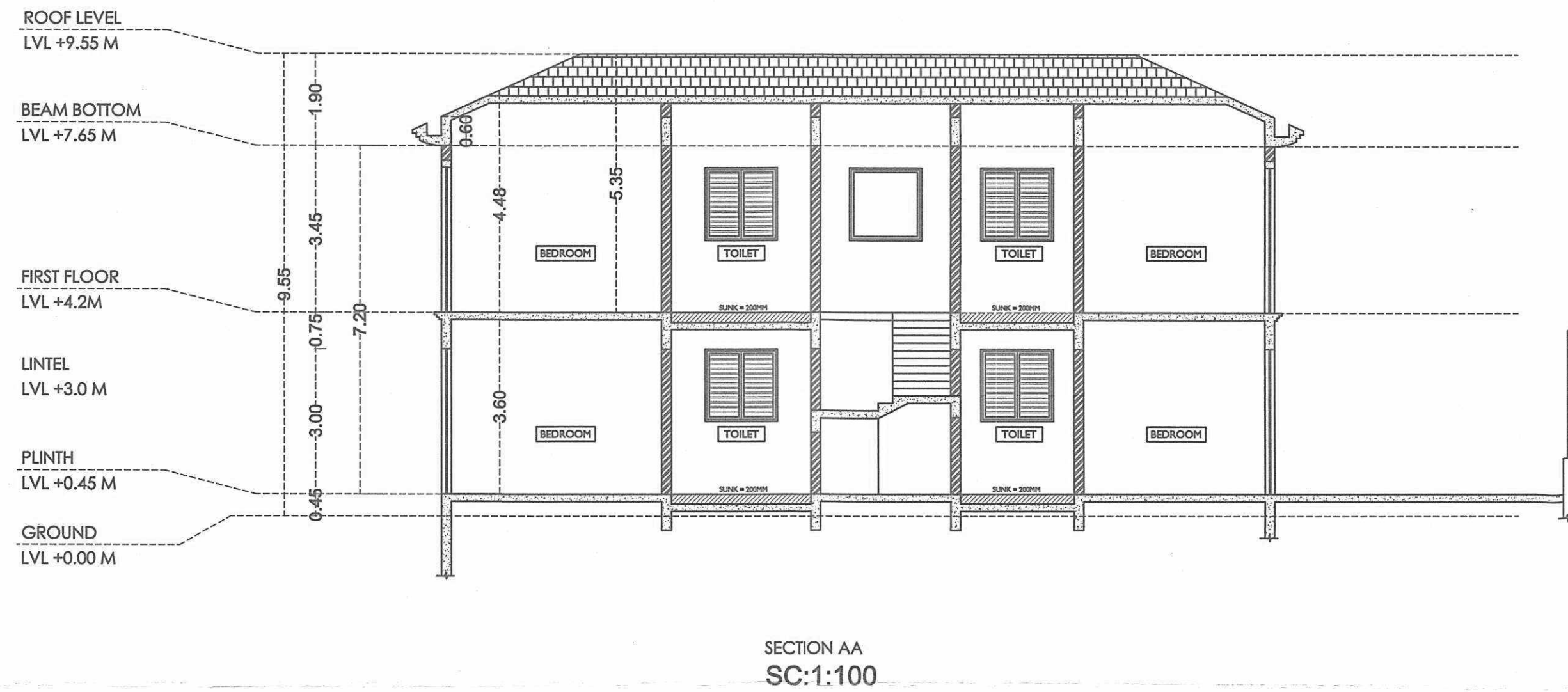
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DATE	9TH AUGUST 2022
SCALE	AS PER SPECIFIED
OWNER:	ARCHITECT: <i>ENG</i>
<i>Shamji</i>	 WSHWAS N. KOTKAR B. E. CIVIL Structural Design Engineering PWD/ENG/G/423-9

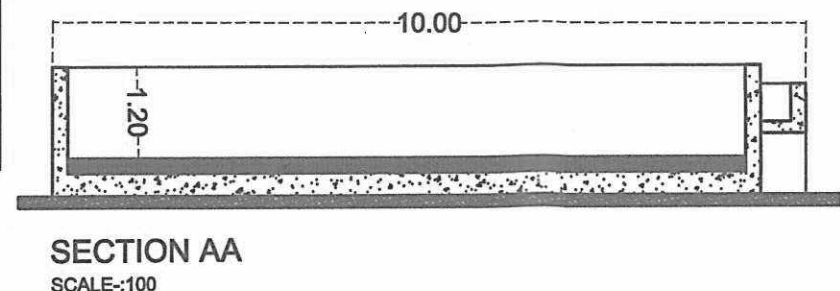
HOUSE A



DOOR WINDOW SCHEDULE	
DOOR	
NAME	SIZE
D1	1.35x3.00 M
D2	1.20x3.00 M
D3	0.90x3.00 M
D4	1.05x3.00 M
WINDOW	
W1	1.50x3.00 M
W2	1.35x3.00 M
W3	1.00x3.00 M

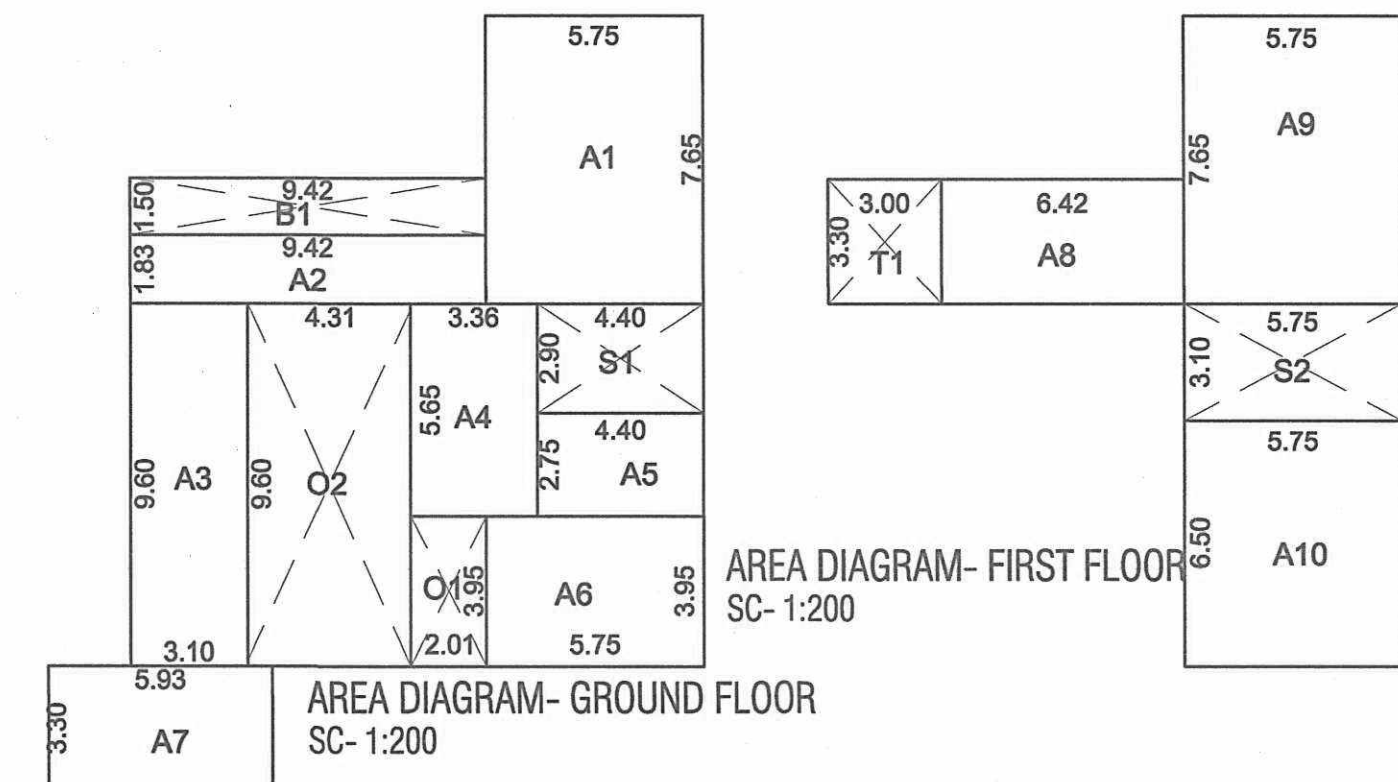


TYPE 01 SWIMMING POOL
AREA OF SWIMMING POOL: 44.0 SQ.M.



Approved with condition vide
L. No.: TP/7906/MOI/T.P/23/SC/1
dt. 12/02/23
Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Mapusa

Approved vide permission
No.VP/Moi/F/per/3.5/2002-2003/1188
Dated: 22/02/23
Village Panchayat Moira
Bardez - Goa.



PROJECT:
PROPOSED PHASE-II CONSTRUCTION OF RESIDENCES,
SWIMMING POOLS, WELL & COMPOUND WALL FOR LAVAUX
LUXURY PROJECT ONE LLP ON PLOT BEARING SURVEY
No.16/0 OF MOIRA VILLAGE, BARDEZ TALUKA, GOA.

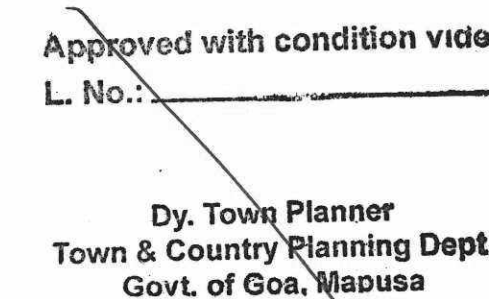
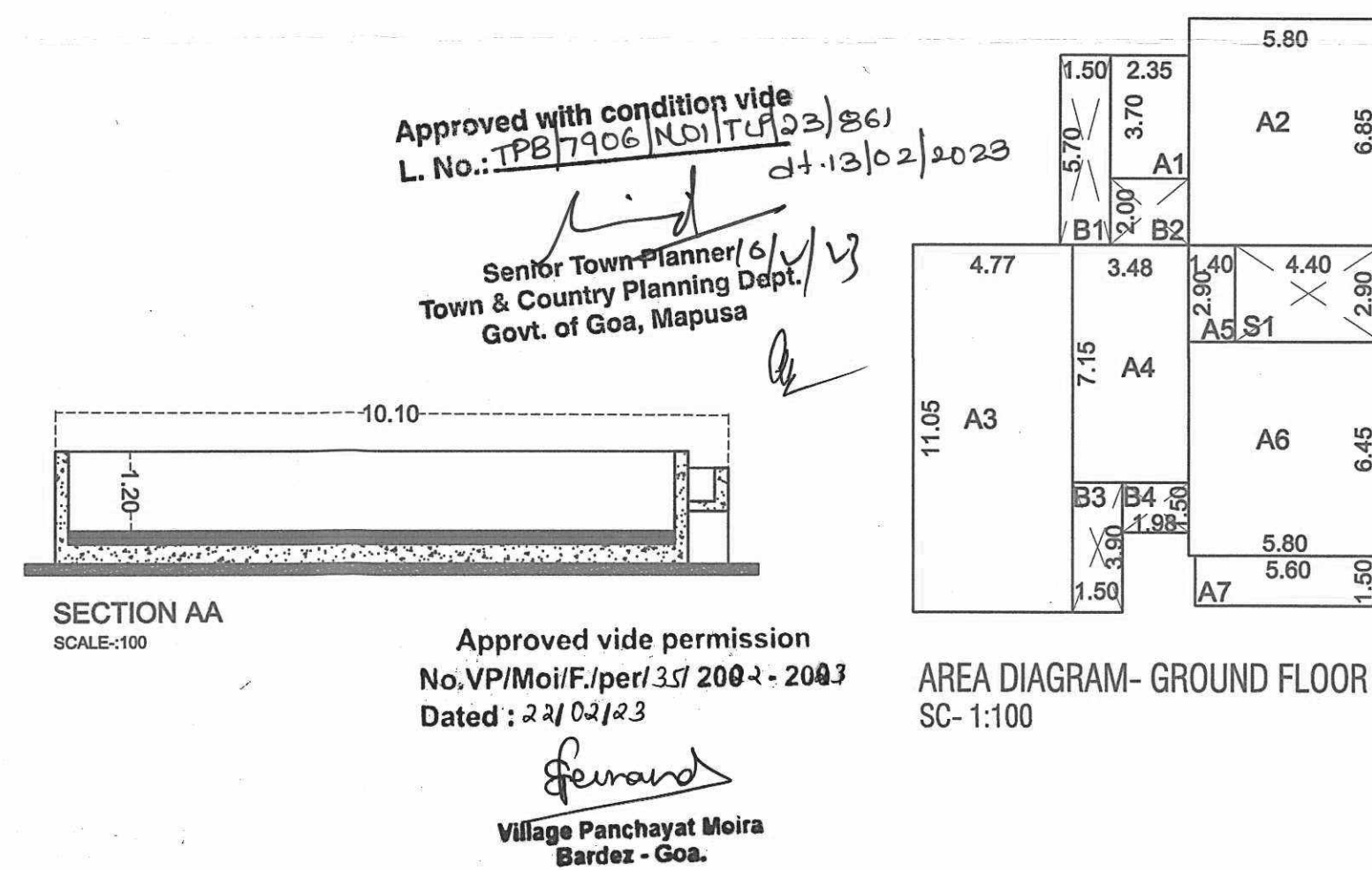
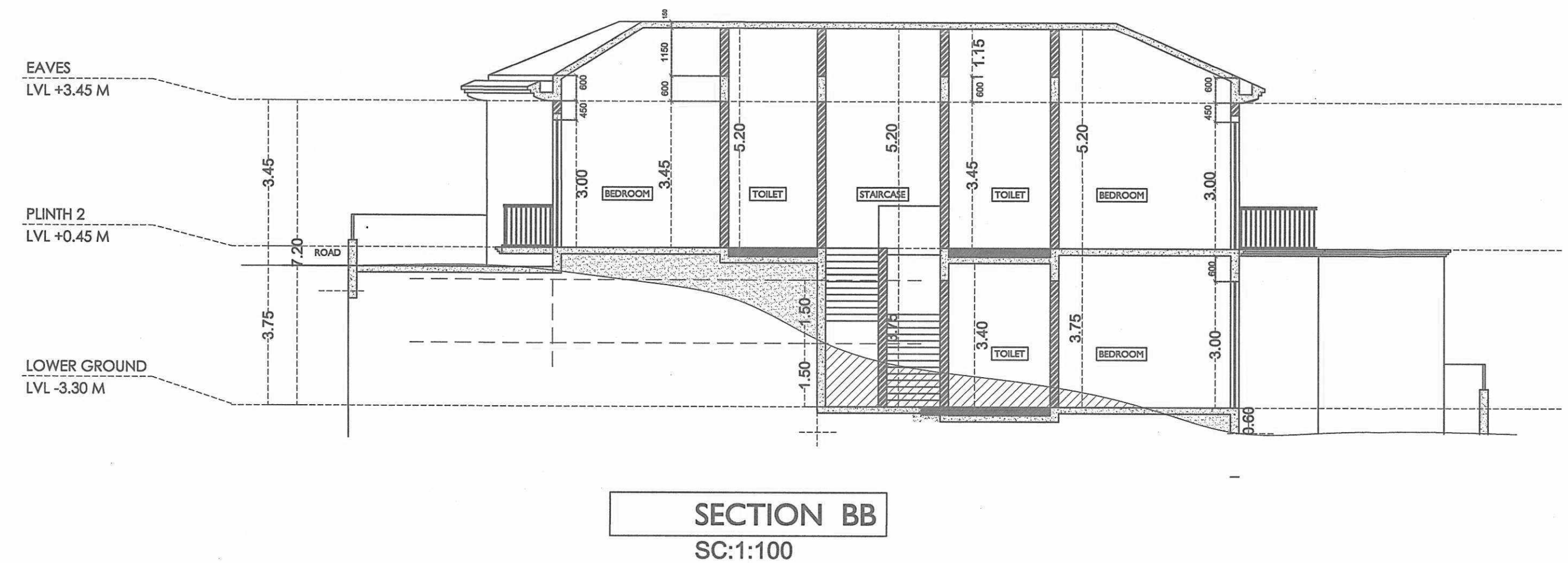
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SANCTION DRAWING 102 (2/6)	
DATE	9TH AUGUST 2022
SCALE	AS PER SPECIFIED
OWNER:	ARCHITECT: / ENGG.
VISHWAS N. KOTKAR B. E. Civil Structural Design Engineer PWD/ENGG/423-95 MCI/ENGG/1 TCP Reg. No. ER/0015/2014	

[illegible]

The ground floor plan shows a rectangular building with overall dimensions of 14.05m by 11.05m. The layout includes a large swimming pool (5.40m x 9.40m) at the rear left, a sitting area (3.85x5.70m) and living/dining room (9.45x9.00m) in the center, and a kitchen (3.85x3.70m) with utility (2.45x1.55m) and W.C. (1.82x1.55m) at the front left. The right wing contains two bedrooms (5.40x4.05m and 5.40x3.75m), two bathrooms (2.25x2.40m and 2.25x2.10m), and a central passage (1.20m wide). A central staircase connects the ground floor to the upper level. The plan also features a garden space (2.02x3.90m), a foyer (1.88x1.70m), and several verandahs (1.20m wide). Dimensions are provided for all rooms and overall sections. A north arrow points towards the top right.

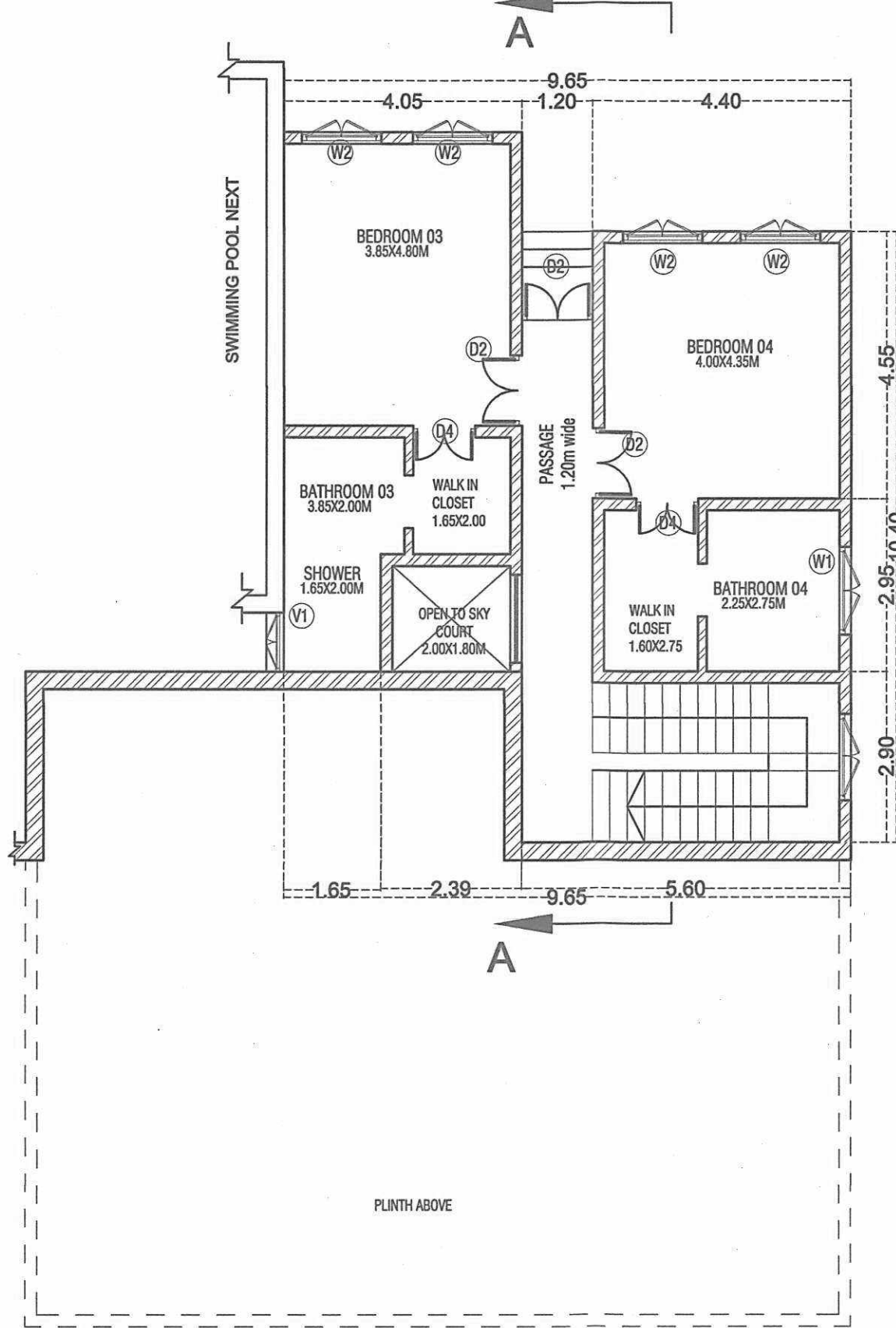
GROUND FLOOR
SC:1:100
PLAN

DOOR WINDOW SCHEDULE	
DOOR	
NAME	SIZE
D1	1.35X3.00 M
D2	1.20X3.00 M
D3	0.9X3.00 M
D4	1.05X3.00 M
WINDOW	
W1	1.50X2.40 M
W2	1.35X2.40 M
V1	1.00X0.90 M
V2	0.90X0.90 M

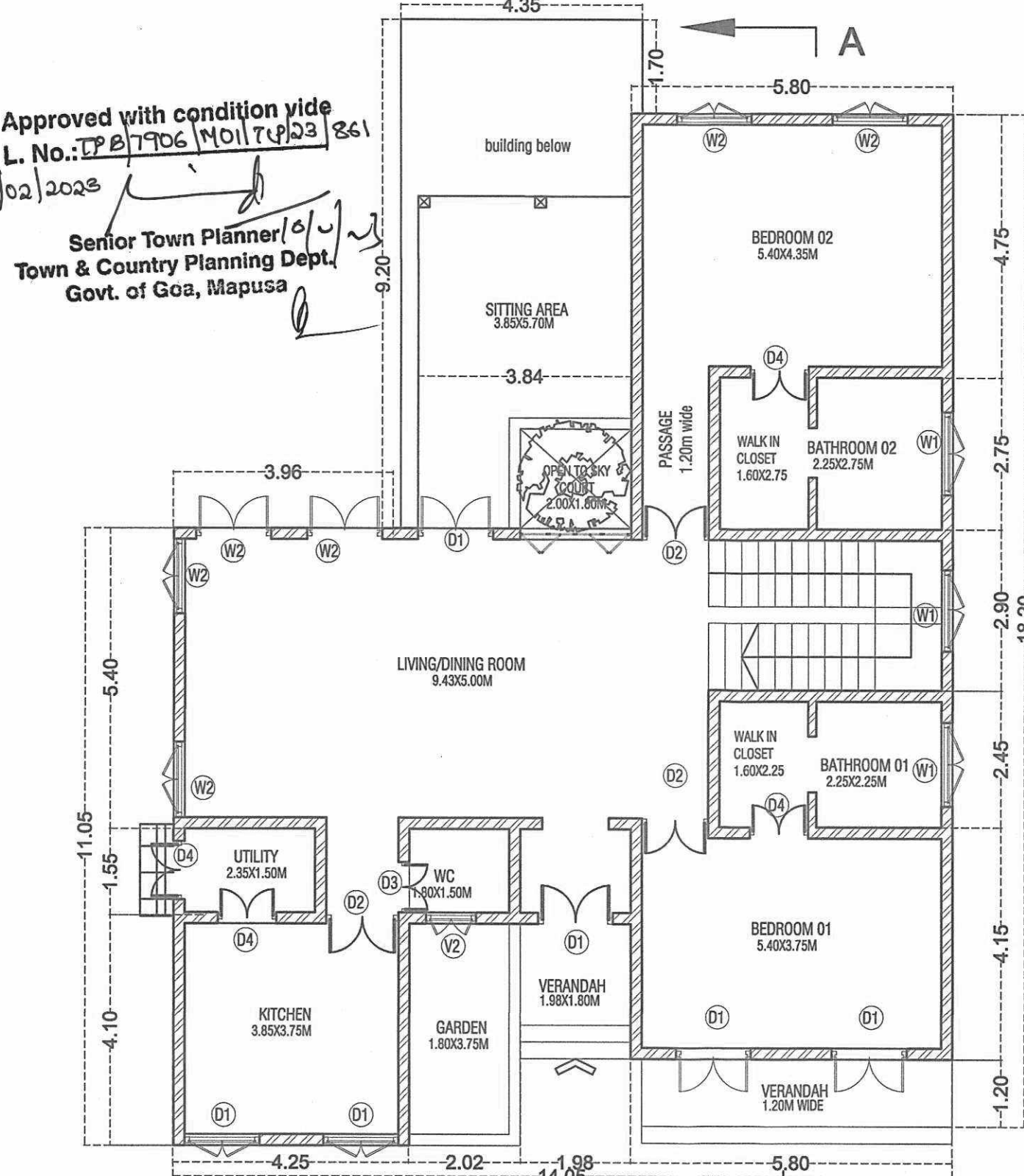


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DATE		9TH AUGUST 2022	
SCALE		AS PER SPECIFIED	
OWNER:		ARCHITECT: / Fmt6 -	
		 VISHWAS N. KOTKAR B. E. Civil Structural Design Engineer PWD/ENG/423-95 MC/ENGG/	

HOUSE D



LOWER GROUND FLOOR PLAN
SC:1:100



GROUND FLOOR PLAN
SC:1:100

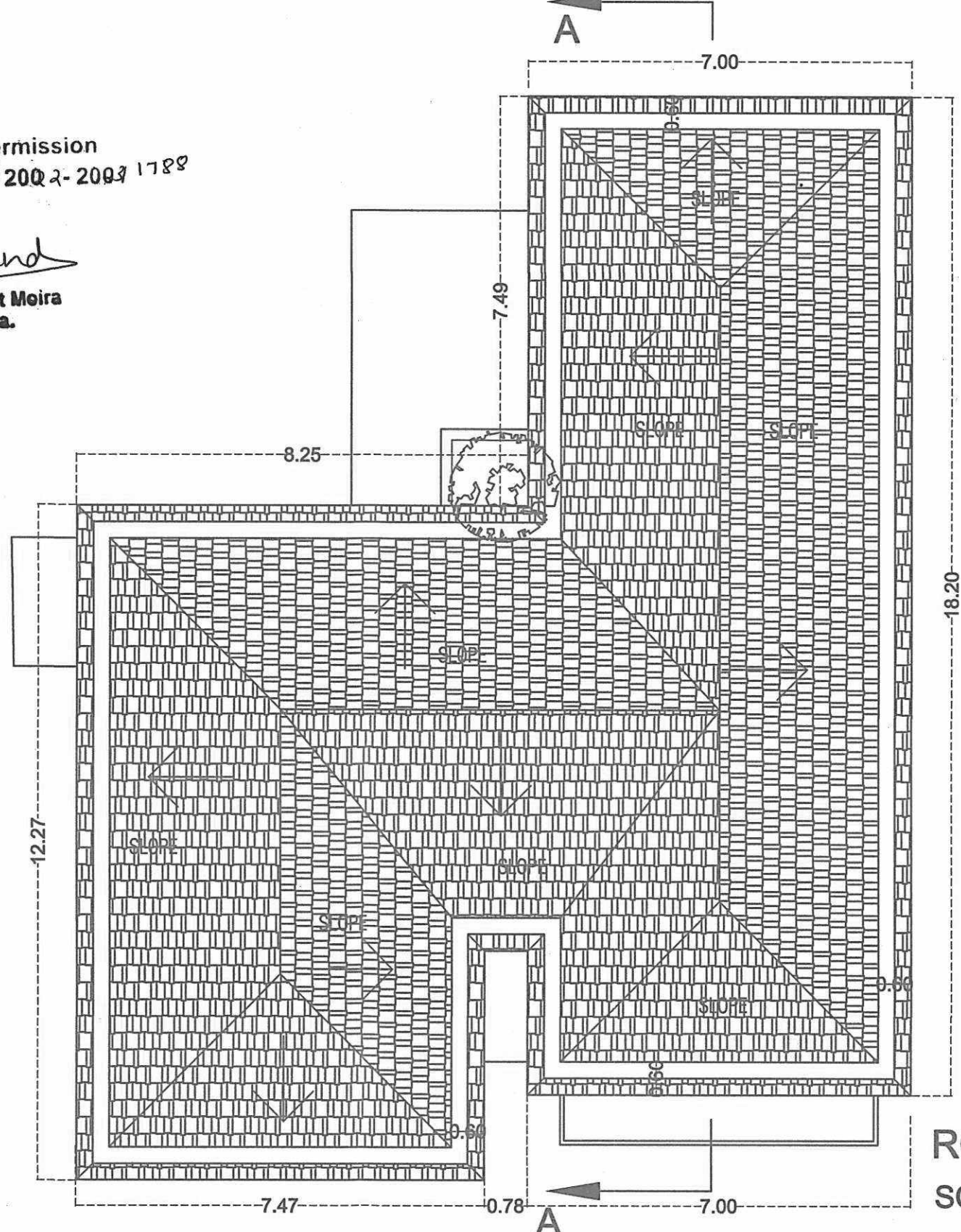
Approved with condition vide
L. No.: TPB/7906/MO/17423/86
02/2023

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

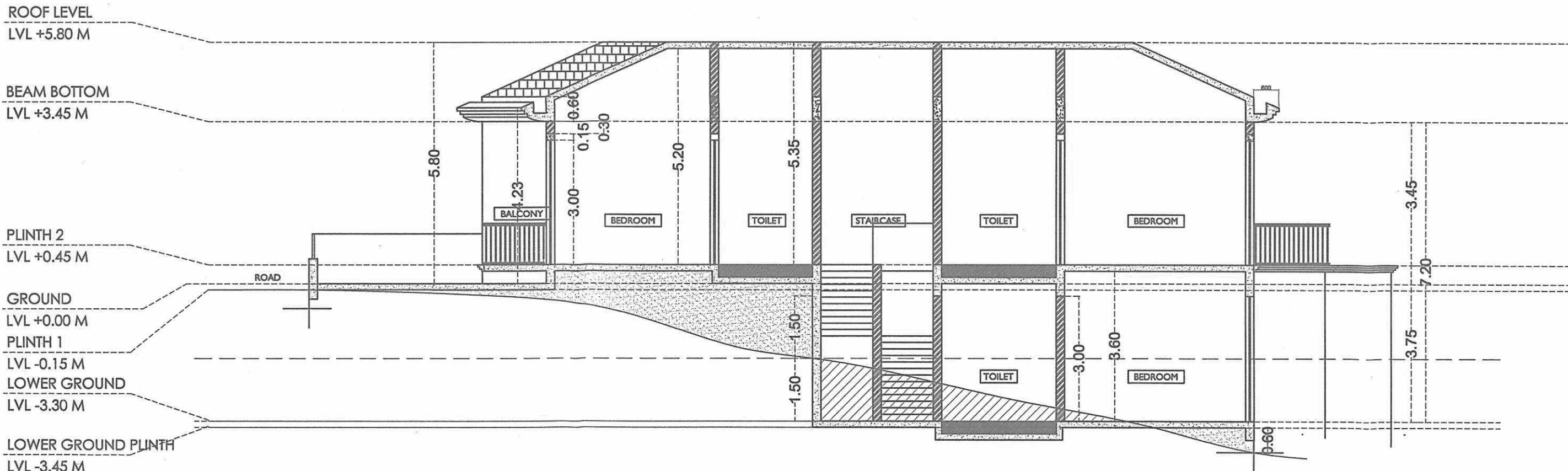
Approved vide permission
No.VP/Moi/F/per/35/2002-2003 1789
Dated: 22/02/23

Seemant
Village Panchayat Moira
Bardez - Goa.

DOOR WINDOW SCHEDULE	
DOOR	
NAME	SIZE
D1	1.35X3.00 M
D2	1.20X3.00 M
D3	0.9X3.00 M
D4	1.05X3.00 M
WINDOW	
W1	1.50X2.40 M
W2	1.35X2.40 M
V1	1.00X0.90 M
V2	0.90X0.90 M

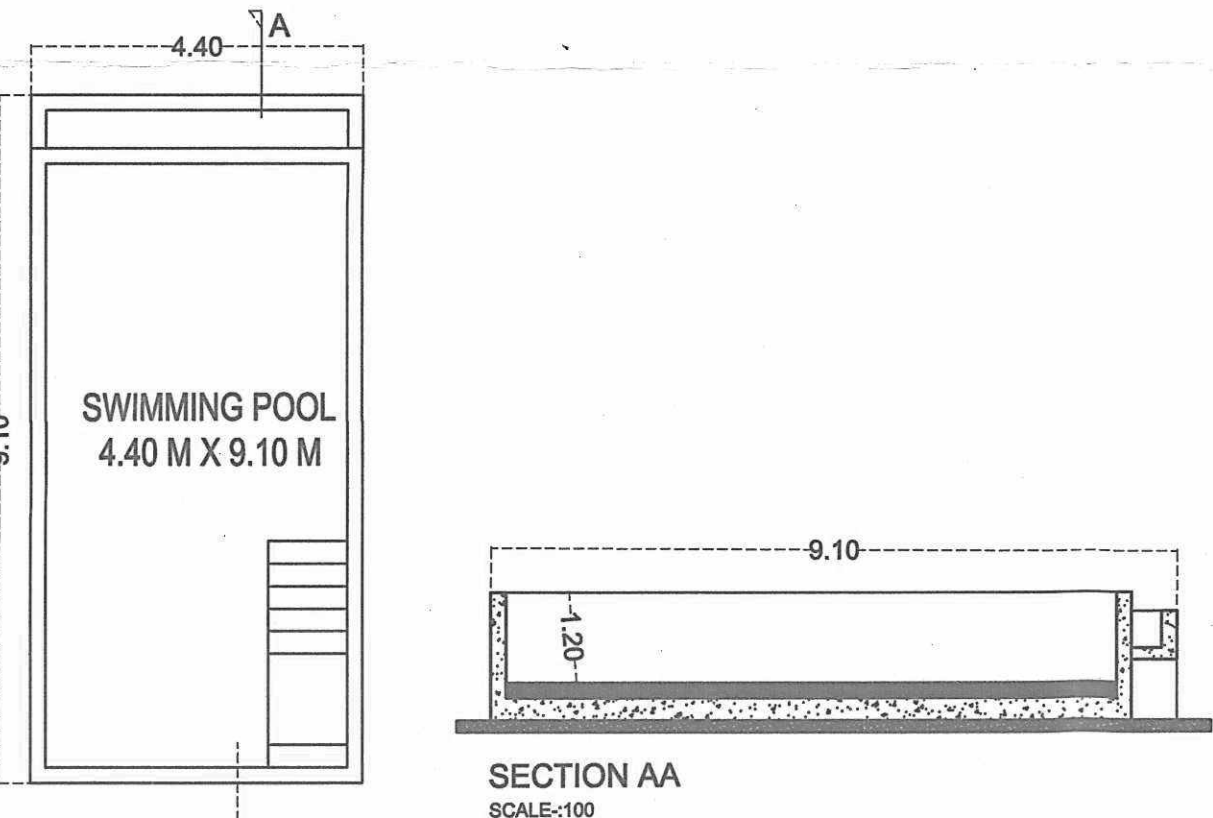


ROOF PLAN
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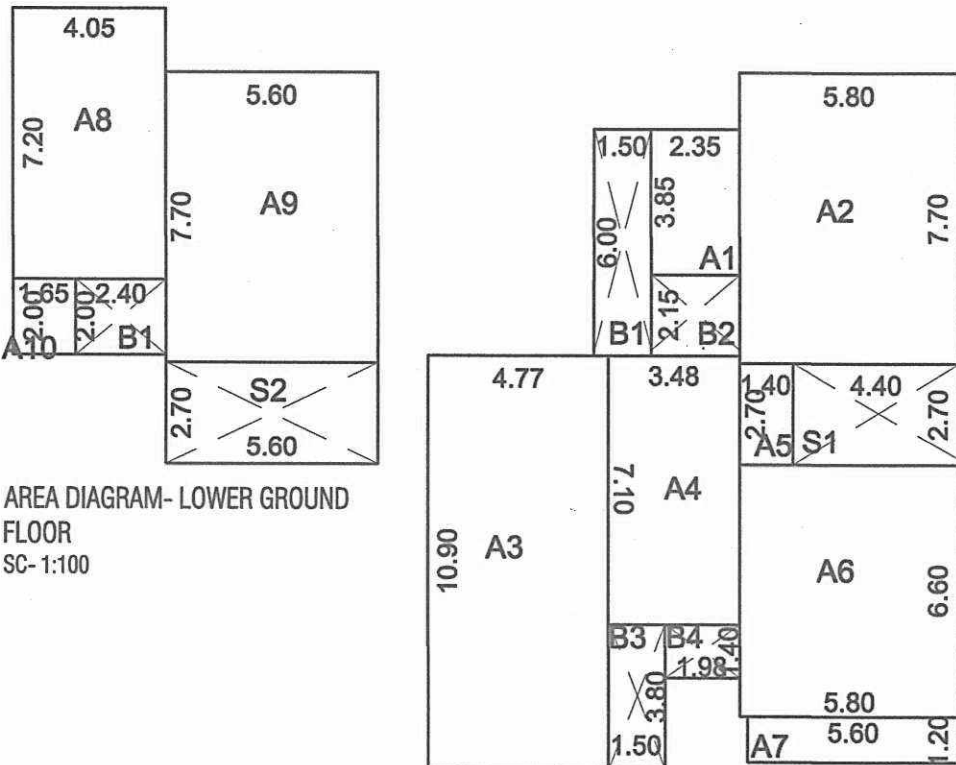


SECTION BB

SC:1:100



PLAN 4 A
SCALE: 100
TYPE 03&04 SWIMMING POOL
AREA OF SWIMMING POOL: 40.04 SQ.M.



AREA DIAGRAM- GROUND FLOOR
SC- 1:100



REAR ELEVATION

~~Approved with condition vide
L. No.: _____~~

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

PROJECT:
PROPOSED PHASE-II CONSTRUCTION OF RESIDENCES,
SWIMMING POOLS, WELL & COMPOUND WALL FOR LAVAUX
LUXURY PROJECT ONE LLP ON PLOT BEARING SURVEY
No.16/0 OF MOIRA VILLAGE, BARDEZ TALUKA, GOA.

DRAWING: SANCTION DRAWING 104 (4/6)

DATE	9TH AUGUST 2022
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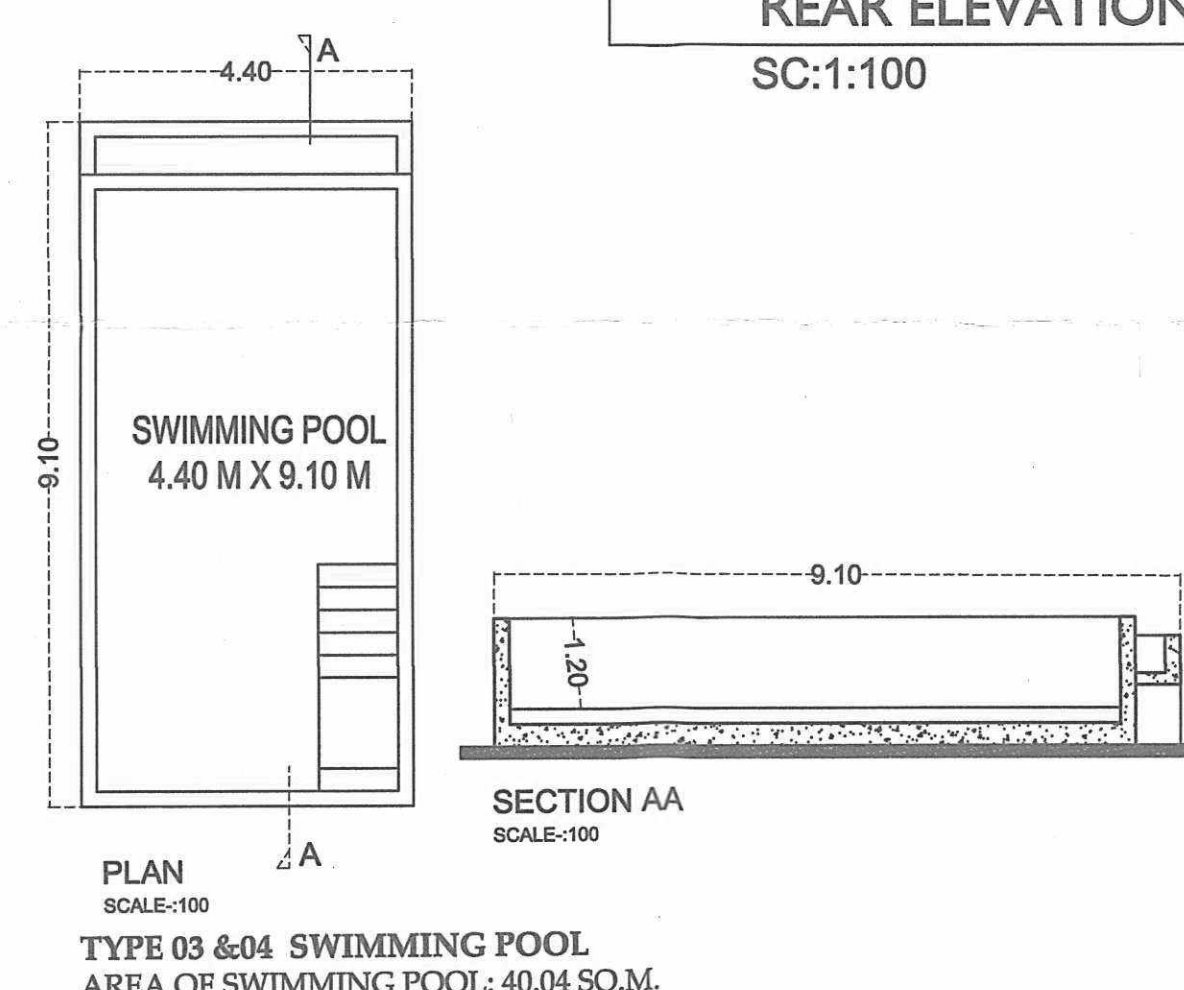
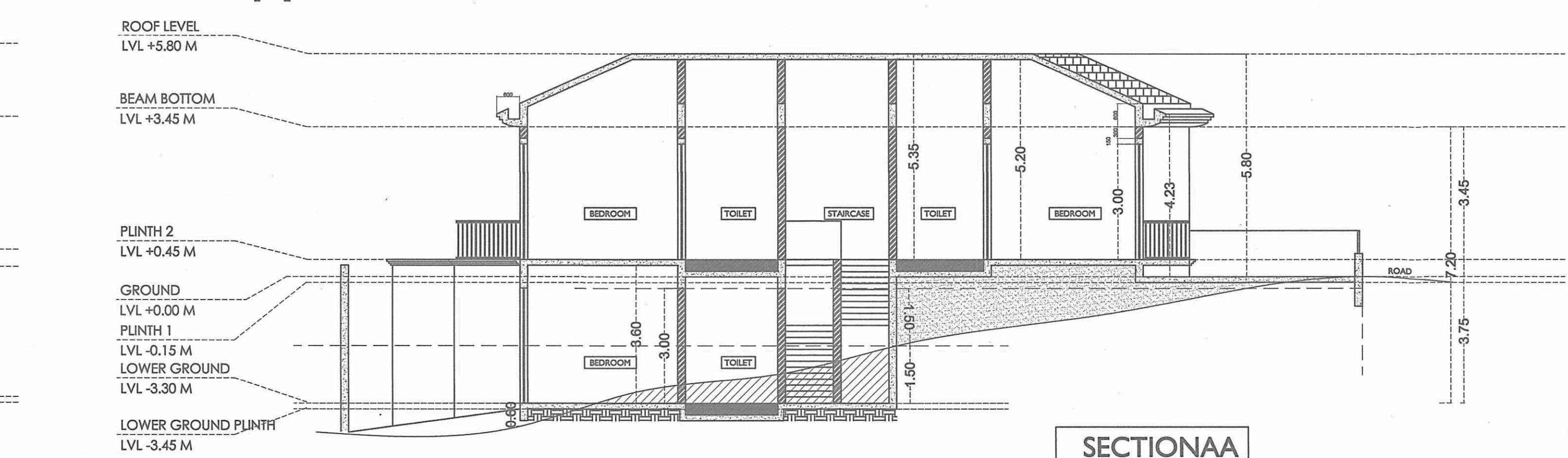
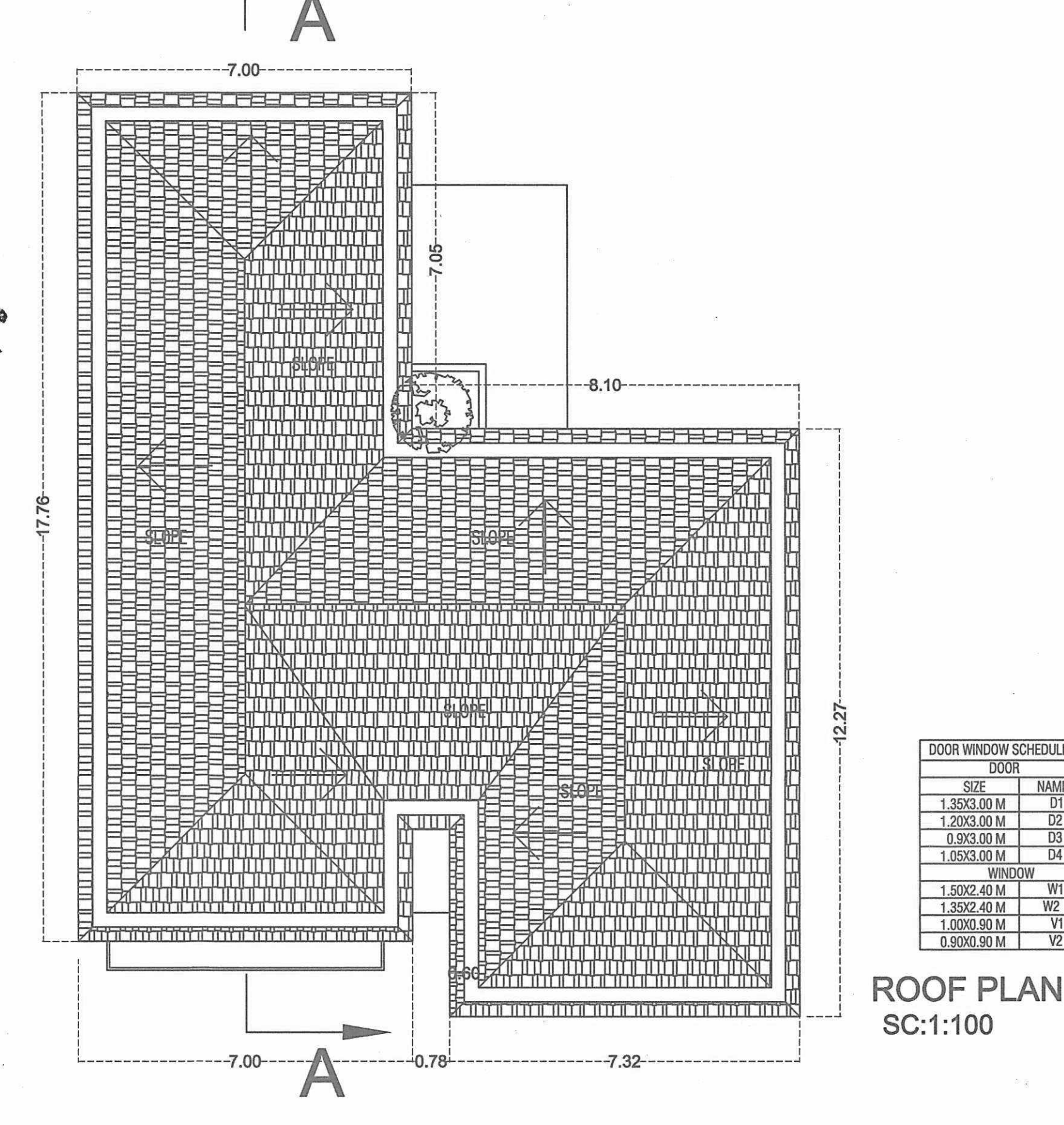
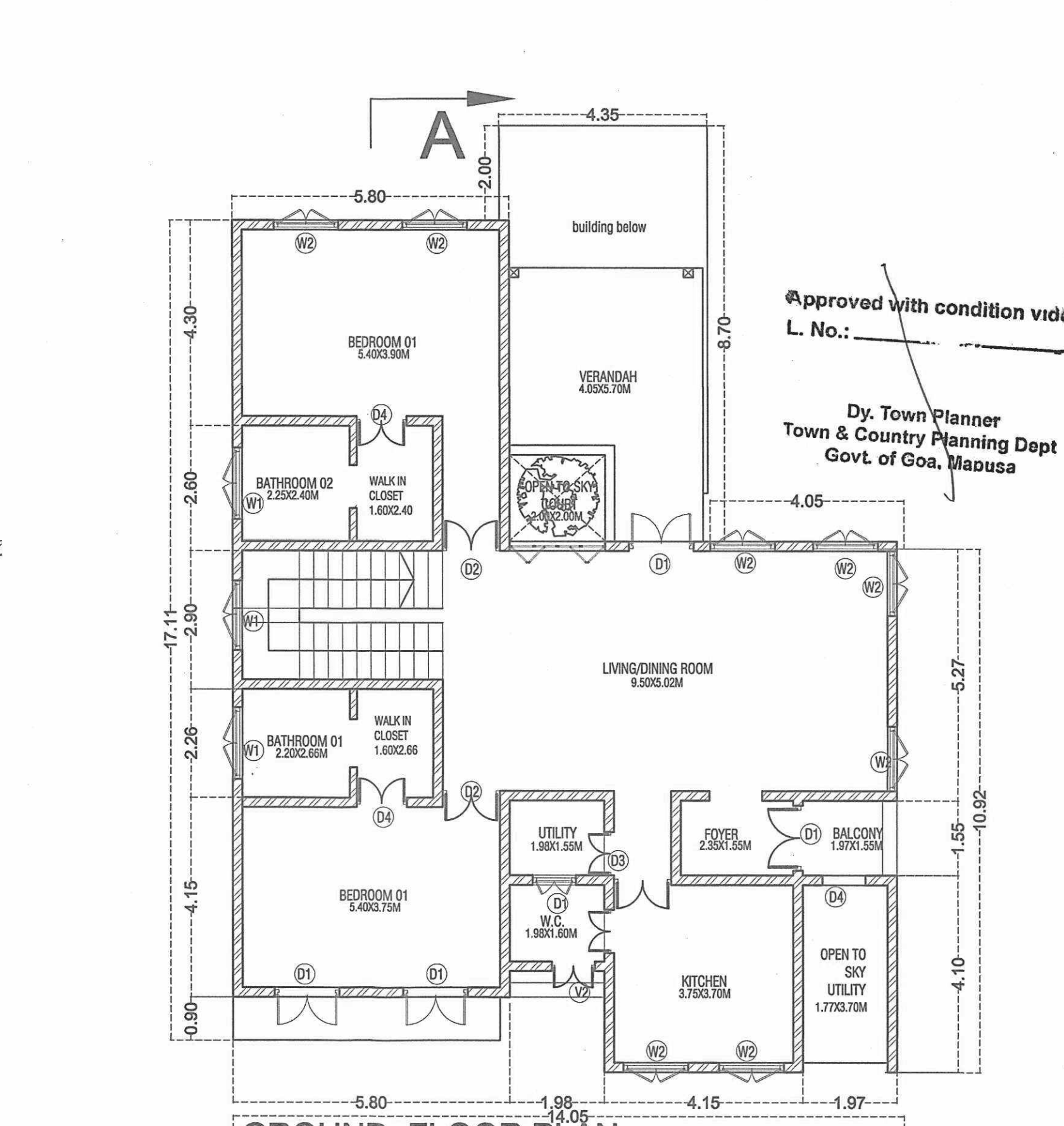
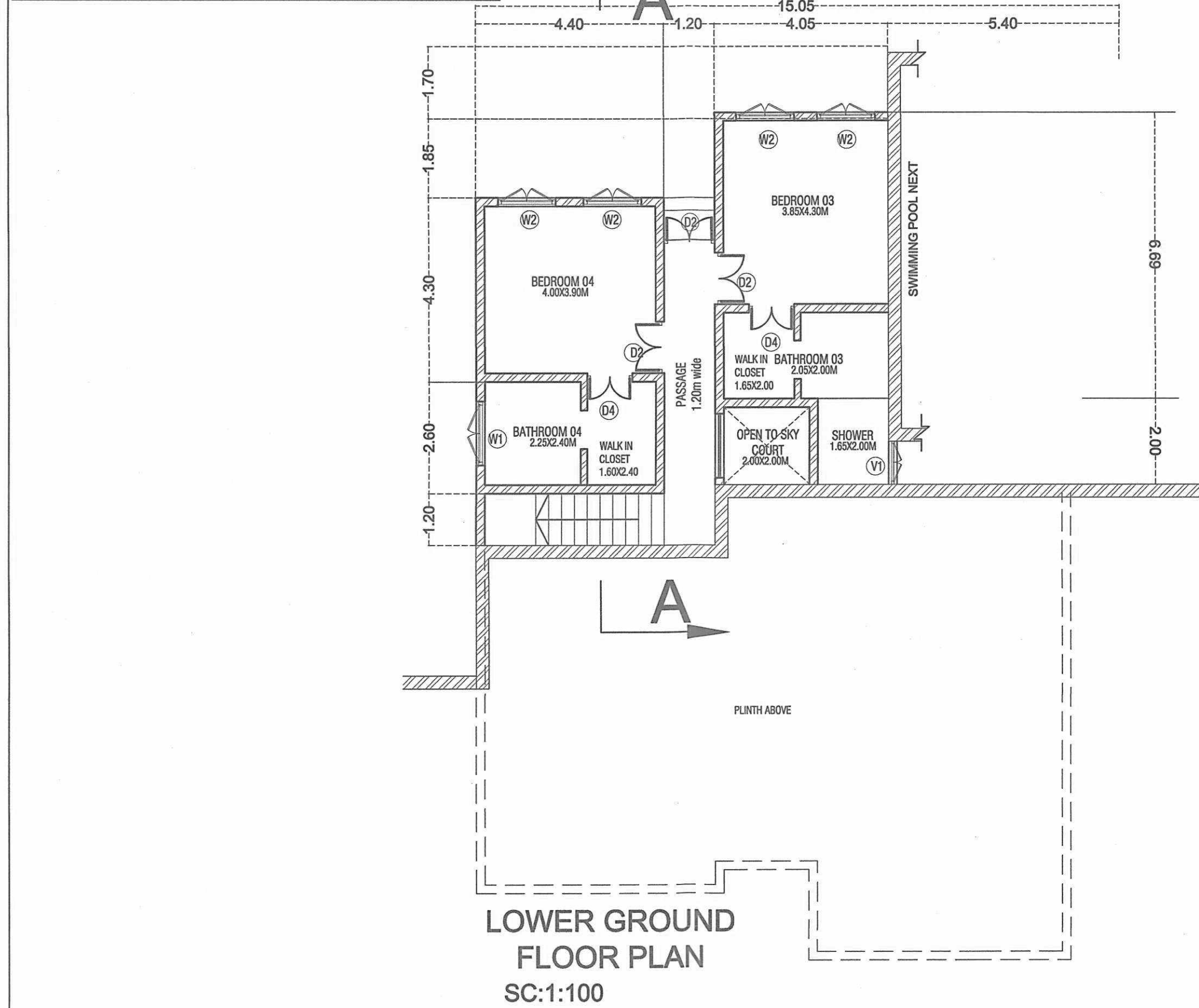
SCALE	AS PER SPECIFIED
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OWNER:	ARCHITECT: / EN66 .
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Glameji  **VISHWAS N. KOTKAR**
B. E. Civil
Structural Design Engineer
PWD/ENGG/423-95
MC/E -GGI

TCP Reg. No. ER/0015/2011

HOUSE E

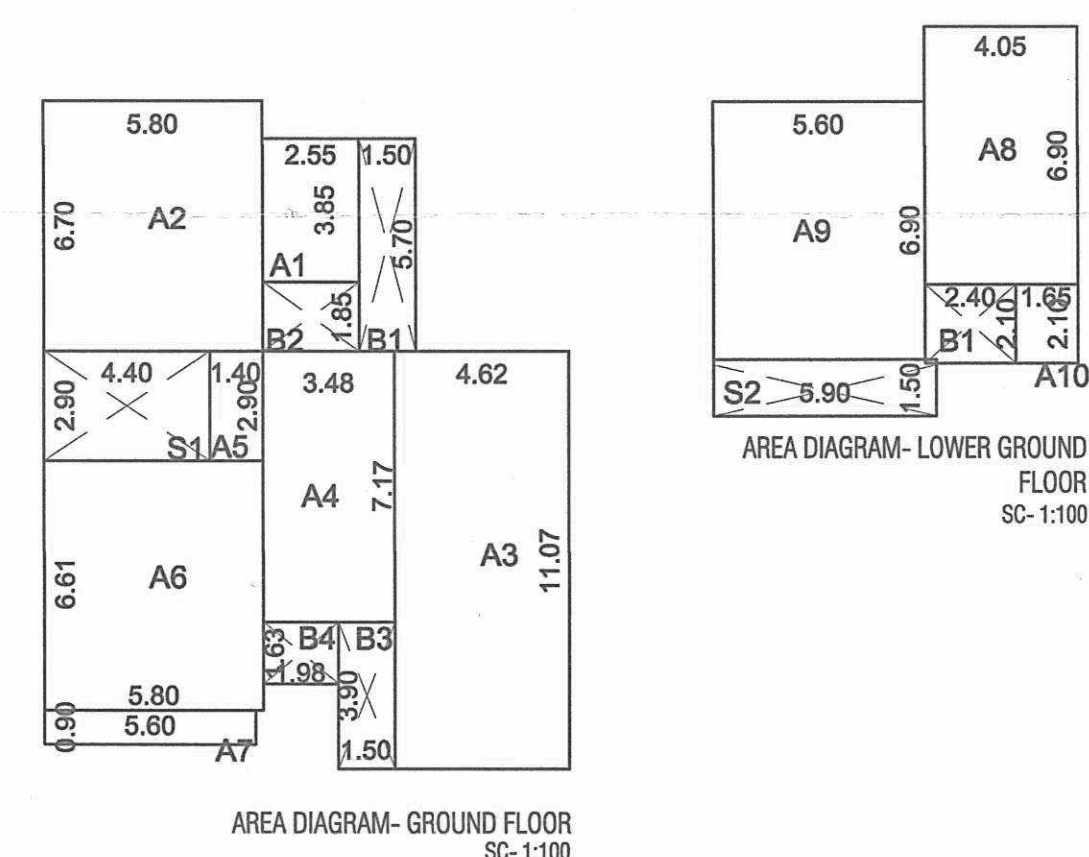


Approved with condition vide
L. No.: TPB/7906/No1/TP/23 861
D-13/02/2023

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

Approved vide permission
No.VP/Moi/F./per/35/ 2002-2003 178
Dated : 22/02/02

Village Panchayat Moira
Bardez - Goa.



PROJECT:
PROPOSED PHASE-II CONSTRUCTION OF RESIDENCES,
SWIMMING POOLS, WELL & COMPOUND WALL FOR LAVAUX
LUXURY PROJECT ONE LLP ON PLOT BEARING SURVEY
No.16/0 OF MOIRA VILLAGE, BARDEZ TALUKA, GOA.

DRAWING:

SANCTION DRAWING 105 (5/6)

DATE	9TH AUGUST 2022
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OWNER:	ARCHITECT: /EN66 .
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VISHWAS N. KOTKAR
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Structural Design Engineer
PWD/ENGG/423/98
MC/ENGG/
TCP Reg. No. ER/0015/2011