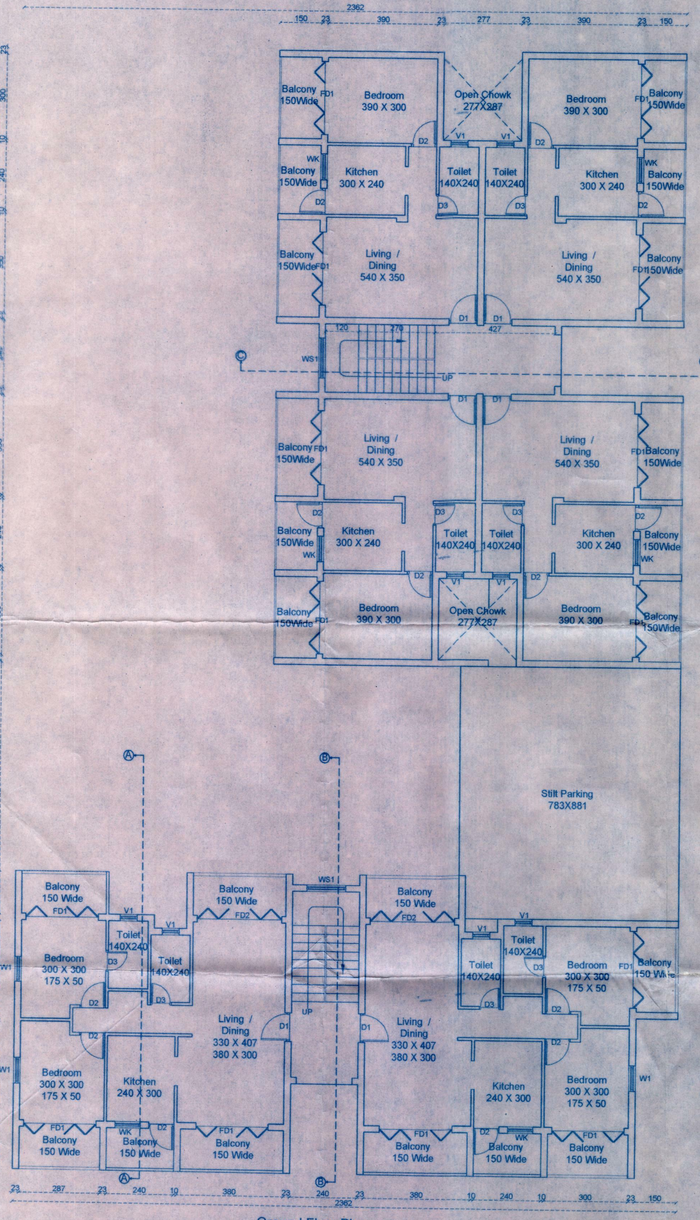
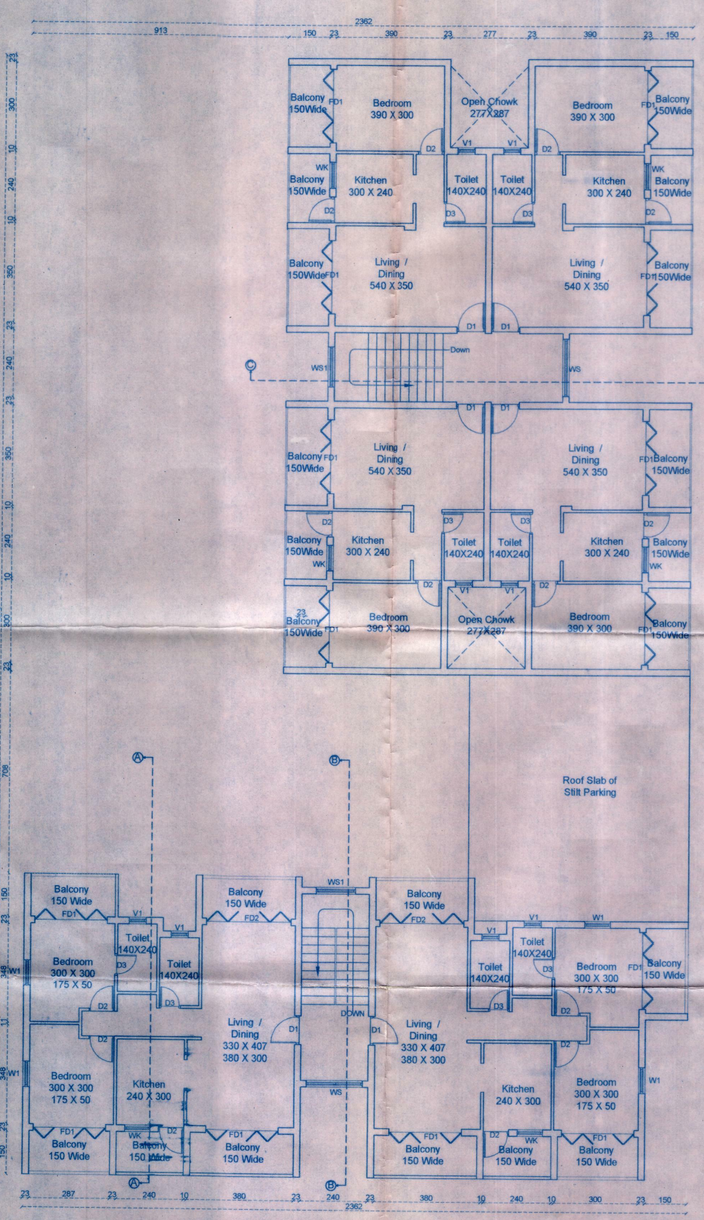
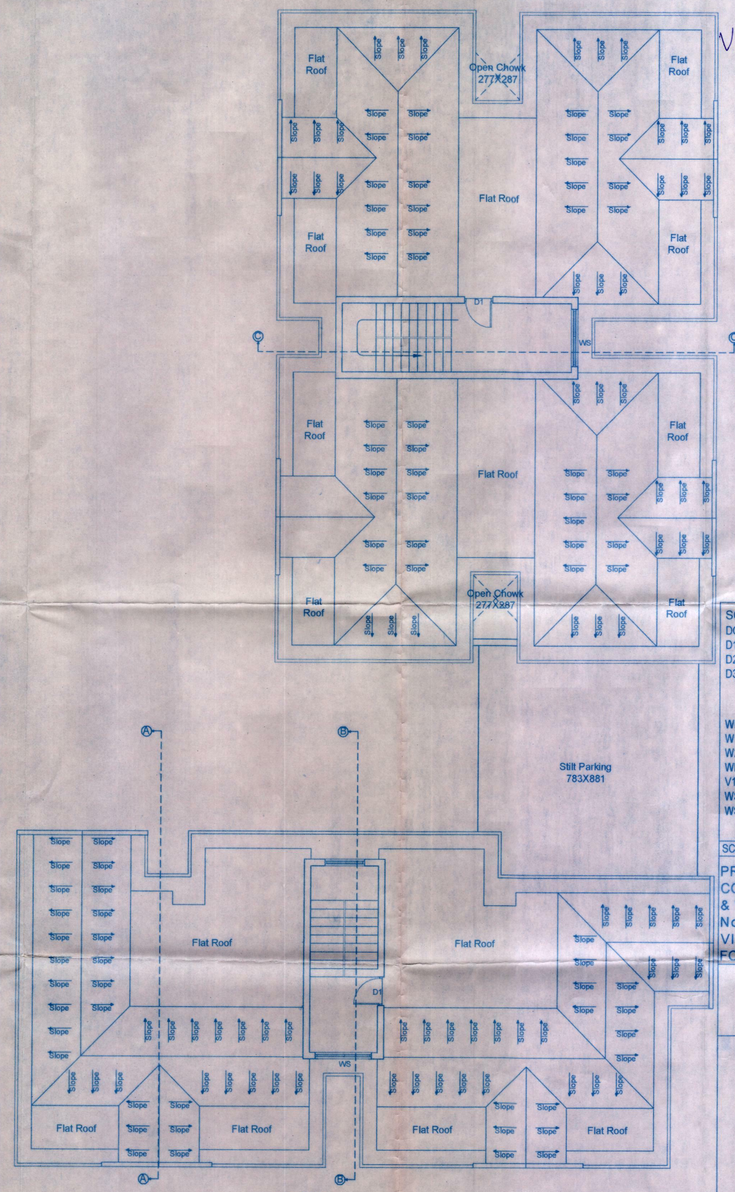


Ground Floor Plan
(Block A) Scale1:100



Typical First & Second Floor Plan
(Block A) Scale1:100



Roof Plan
(Block A) Scale1:100

Please check order No. JPN/28800
Dated 16/5/19
regarding the plans.
4785

Dy. Town Planner
Town & Country Planning Dept.
South Goa Dist. Office, Margao Goa

Approved the proposed Construction/
Sub-Division Plan Place No. 265
Meeting Dt. 01/08/2021 and Coastal
Licence No. DIR/RS/0040/2021/24 Dt. 27/9/21
Subject to conditions mentioned therein

OFFICE OF THE VILLAGE PANCHAYAT VARCA
SALCETE-GOA

SECRETARY
V.P VARCA

SCHEDULE OF OPENINGS:-
DOORS:-
D1 = 1.00 X 2.15 FD1 = 2.50 X 2.50
D2 = 0.90 X 2.15 FD2 = 3.00 X 2.50
D3 = 0.75 X 2.15

WINDOWS:-
W1 = 0.90 X 1.80
W2 = 2.00 X 1.50
WK = 0.90 X 1.30
V1 = 0.60 X 1.00
WS = 2.00 X 1.50
WS1= 1.50 X 1.50

SCALE :- 1:100

PROPOSED RESIDENTIAL COMPLEX, COMPOUND WALL , SWIMMING POOL & WELL IN PLOT BEARING SURVEY No3/21(Part) SITUATED AT VARCA VILLAGE, SALCETE TALUKA , GOA FOR M/S. WE BUILDERS & REALTORS

OWNERS SIGNATURE

Engr. Roque Agnelo J.Gomes
D-202 Suman Residency,
Borda, Margao-Goa.
ER/0035/2010

Engr. AGNELO GOMES
PWD/ENGR/777/2003
D-202 SUMAN RESIDENCY,
BORDA - MARGAO, GOA

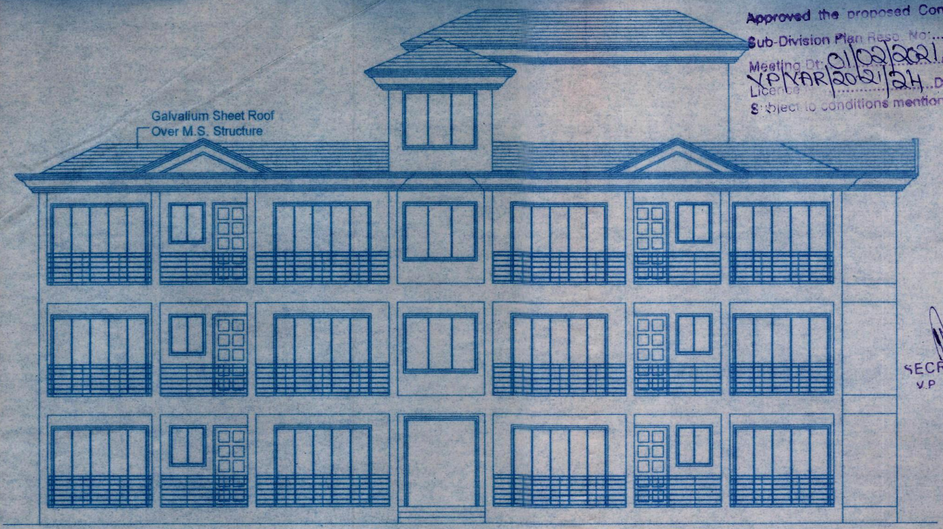
Approved the proposed Construction/
Sub-Division Plan Reg. No. 25
Meeting Dt. 01/02/2021 and Const
License VP/VAR/2021/24 Dt. 01/2/21
Subject to conditions mentioned therein

SECRETARY
V.P VARCA

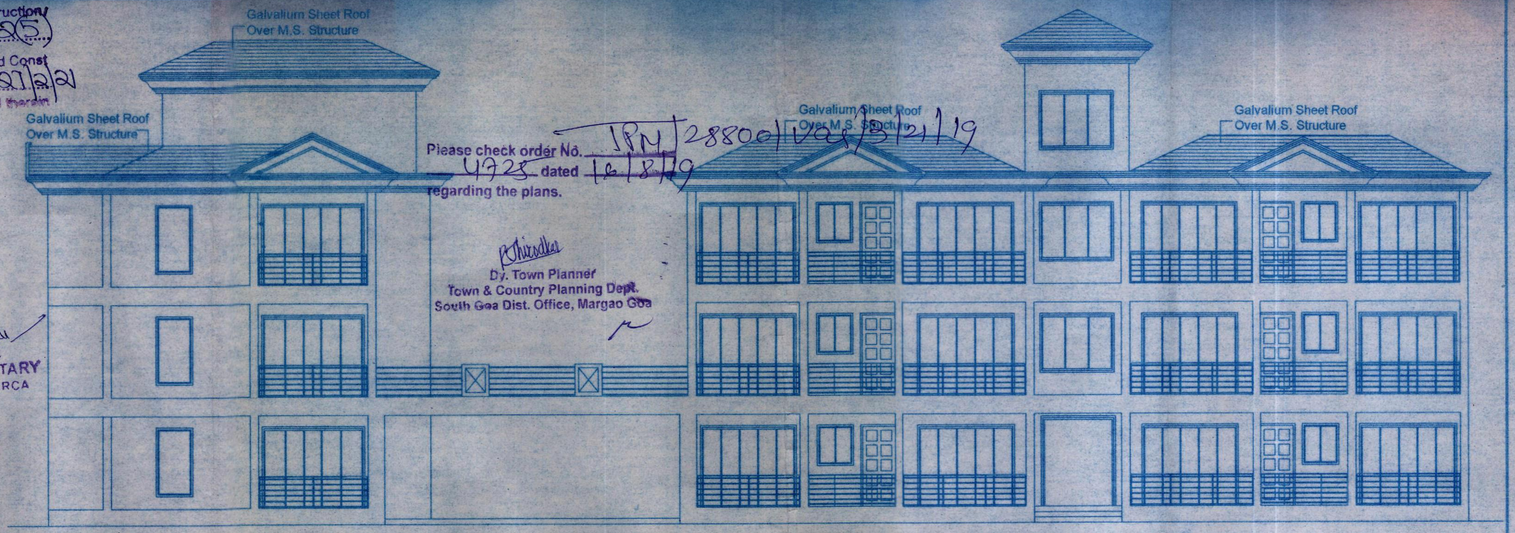
Please check order No. JPN/288001/VAR/B/21/19
4725 dated 16/8/19
regarding the plans.

Dy. Town Planner
Town & Country Planning Dept.
South Goa Dist. Office, Margao Goa

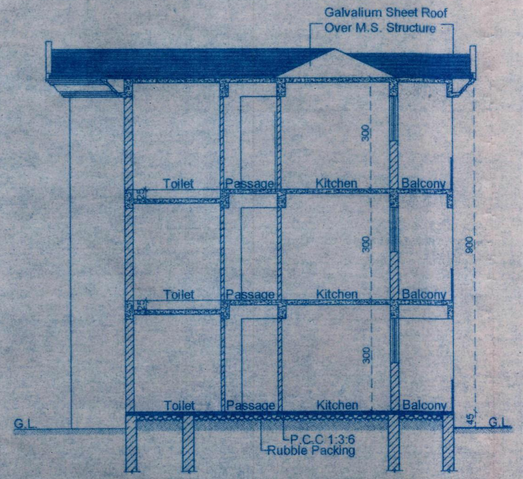
OFFICE OF THE VILLAGE PANCHAYAT VARCA
SALCETE-GOA



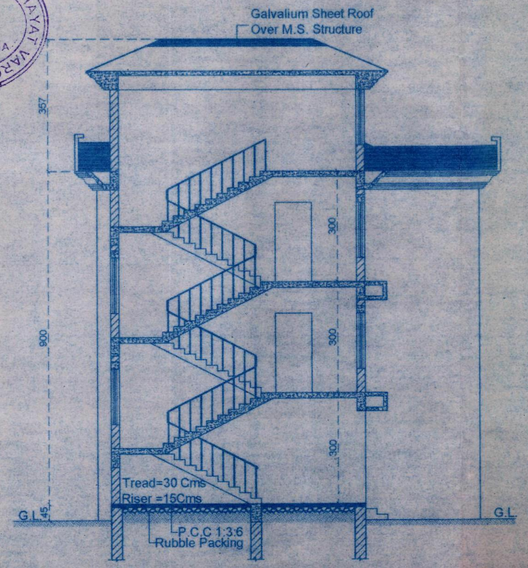
North Elevation
(Block A) Scale1:100



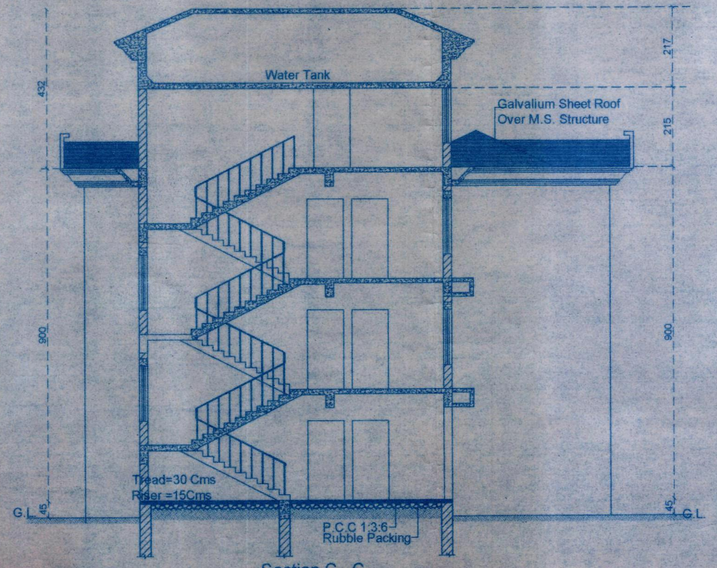
East Elevation
(Block A) Scale1:100



Section A - A
(Block A) Scale1:100



Section B - B
(Block A) Scale1:100



Section C - C
(Block A) Scale1:100

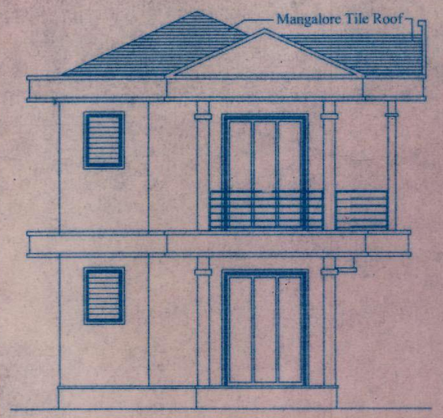
SCALE :- 1:100

PROPOSED RESIDENTIAL COMPLEX, COMPOUND WALL , SWIMMING POOL & WELL IN PLOT BEARING SURVEY No3/21(Part) SITUATED AT VARCA VILLAGE, SALCETE TALUKA , GOA FOR M/S. WE BUILDERS & REALTORS

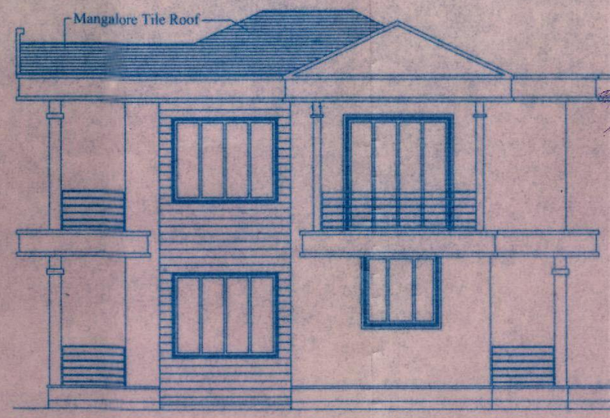
OWNERS SIGNATURE

Engr. Roque Agnelo J.Gomes
D-202 Suman Residency,
Borda, Margao-Goa.
ER/0035/2010

Engr. AGNELO GOMES
PWD/ENGR/777/2003
D-202 SUMAN RESIDENCY,
BORDA - MARGAO, GOA



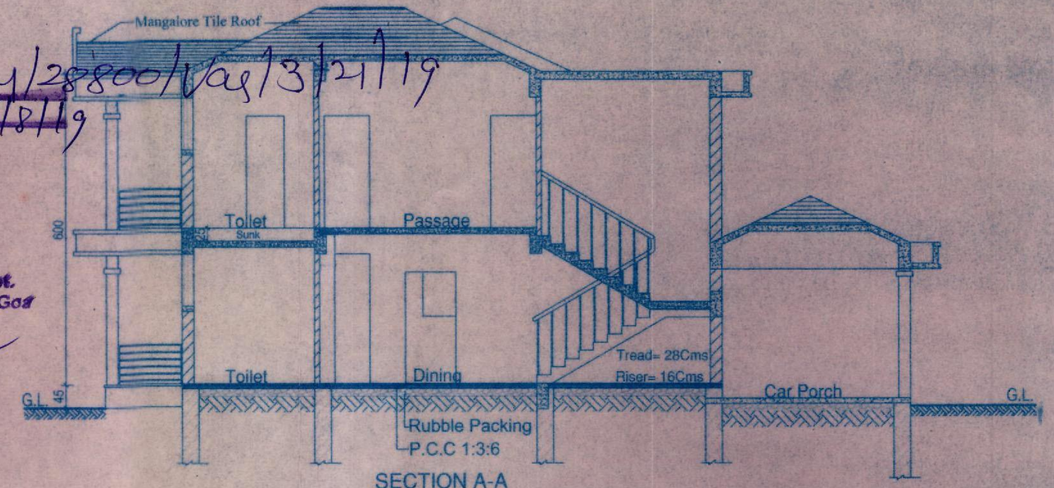
WEST ELEVATION
(BUNGALOW B1) SCALE 1:100



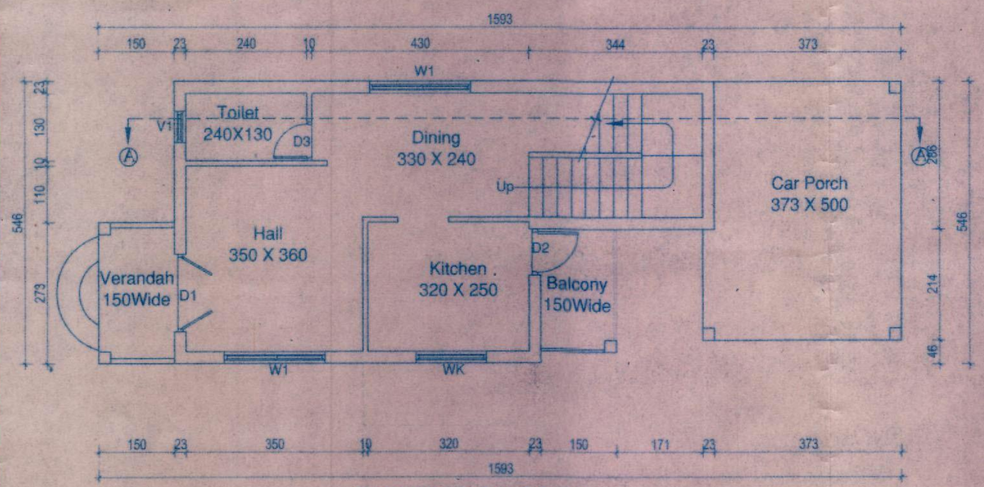
SOUTH ELEVATION
(BUNGLOW B1) SCALE 1:100

Please check order No. TPM/28800/Vas/3/21/19
4785 dated 16/8/19
regarding the plans.

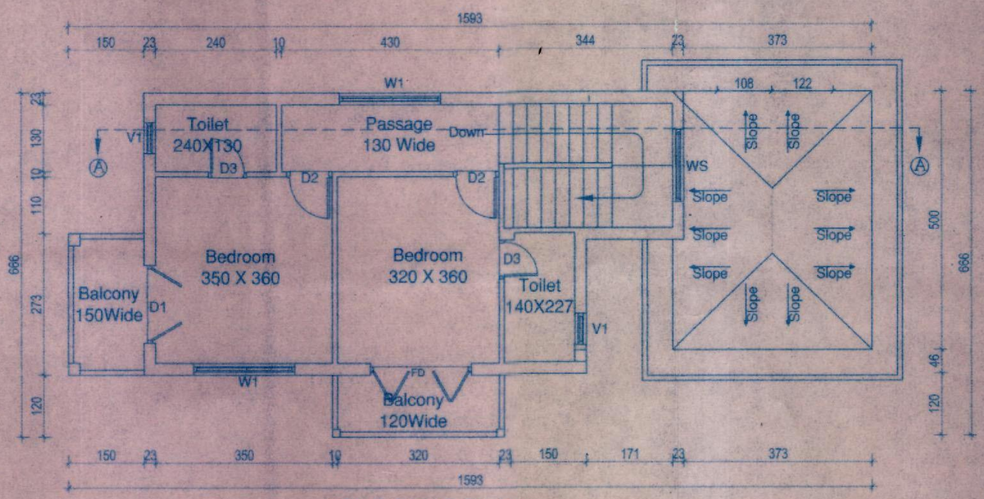
Dy. Town Planner
Town & Country Planning Dept.
South Goa Dist. Office, Margao Goa



SECTION A-A
(BUNGALOW B1) SCALE 1:100



GROUND FLOOR PLAN
(BUNGALOW B1) SCALE 1:100



FIRST FLOOR PLAN
(BUNGALOW B1) SCALE 1:100

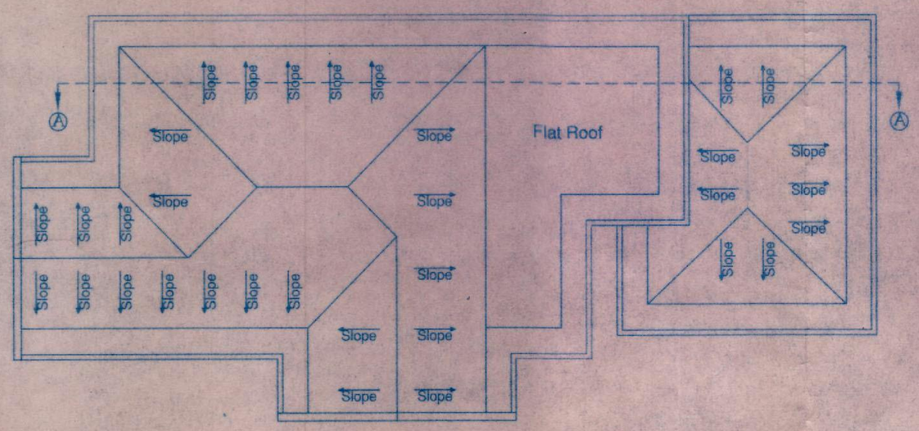
SCHEDULE OF OPENINGS:-

DOORS:-
D1 = 1.50 X 2.15 FD = 2.00 X 2.15
D2 = 0.90 X 2.15
D3 = 0.75 X 2.15

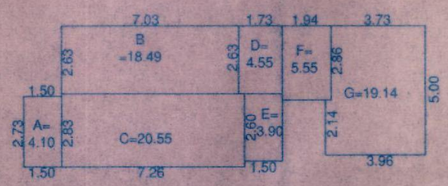
WINDOWS:-
W1 = 2.00 X 1.50
WK = 1.50 X 1.30
V1 = 0.60 X 1.00

SCALE :- 1:100, 1:200

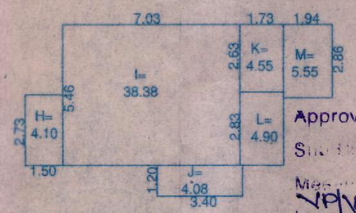
PROPOSED RESIDENTIAL COMPLEX, COMPOUND WALL , SWIMMING POOL & WELL IN PLOT BEARING SURVEY No3/21(Part) SITUATED AT VARCA VILLAGE, SALCETE TALUKA , GOA FOR M/S. WE BUILDERS & REALTORS



ROOF PLAN
(BUNGALOW B1) SCALE 1:100



GROUND FLOOR AREAS
Coverage= A+B+C+D+E+F+G
=4.10+18.49+20.55+4.55+3.90+5.55+19.14
=76.28M^2
Area in F.A.R= B+C
=18.49+20.55
=39.04M^2
Area free of F.A.R=8.00+10.10+19.14=37.24M^2
Balconies=A+E=4.10+3.90=8.00
Staircase=D+F=4.55+5.55=10.10
Carporch=G=19.14
Total B.U.A
=39.04+37.24
=76.28M^2



FIRST FLOOR AREAS
Area in F.A.R= I+L
=38.38+4.90
=43.28M^2
Area free of F.A.R= 8.18+10.10=18.28M^2
Balconies=H+J=4.10+4.08=8.18
Staircase =4.55+5.55=10.10
Total B.U.A
=43.28+18.28
=61.56M^2

AREA CALCULATIONS
(BUNGALOW B1) SCALE 1:200

Approved the proposed Construction/
Sub-division Plan Reg. No: 25
Date 01/2/2021 and Const
VP/VAR/2020-21/24 Dt. 27/2/21
Subject to conditions mentioned therein

OFFICE OF THE VILLAGE PANCHAYAT VARCA
SALCETE-GOA

SECRETARY
V.P VARCA

OWNERS SIGNATURE

Engr. Roque Agnelo J.Gomes
D-202 Suman Residency,
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Engr. AGNELO GOMES
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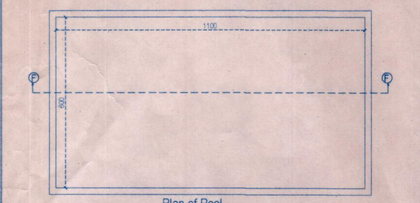
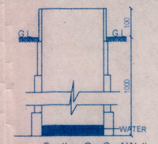
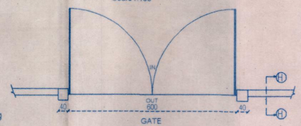
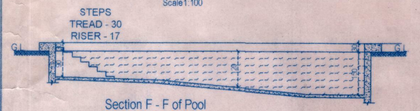
BORDA - MARGAO, GOA









AREA STATEMENT

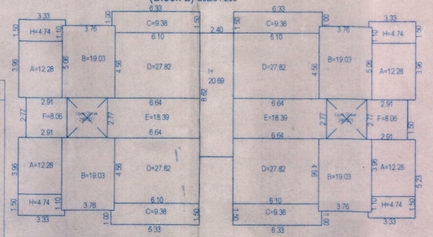
01. AREA OF THE PLOT		3380.00 M2
02. DEDUCTION FOR		
[a]AREA RESERVED FOR ROAD WIDENING PROPOSED		NIL
[b]AREA RESERVED FOR ANY OTHER USE		NIL
TOTAL a + b		NIL
03. EFFECTIVE AREA OF THE PLOT [01-02]		3380.00 M2
04. WHETHER ANY EXTRA F. A. R. IS CLAMED ON BASIS OF ROAD WIDENING/PROPOSED ROAD IF YES STATE		NO
[a]AREA OF ROAD WIDENING		NIL
[b]WHETHER THE LAND HAS BEEN GIFTED TO THE LOCAL BODY		
05. AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT		NIL
06. AREA OF THE BUILDING TO BE DEMOLISHED		NIL
07. COVERED AREA OF THE PROPOSED BUILDINGS BLOCK A ----------551.84 M2 BLOCK B ----------440.32 M2 BUNGALOW 'B1' - 76.28 M2		1068.44 M2
08. TOTAL COVERED AREA [05+07-06]		1068.44 M2
09. TOTAL COVERAGE		31.61 %
10. PERMISSIBLE COVERAGE (40%)		1352.00 M2
11. PERMISSIBLE F. A. R (60%)		2028.00 M2
12. PERMISSIBLE AREA FOR SERVICES FREE OF F.A.R (7.50% OF F.A.R UTILISED)		148.25 M2
13. DETAILS OF AREAS AND USE FLOORWISE		

FLOOR REFERENCE	USE	TOTAL BUILT UP AREA M²	AREA FREE FROM F. A. R. BALC/ LOBBY	STAIR	PARKING	SOC. OFF/ CLUB HOUSE	TOTAL	NET FLOOR AREA M²	F. A. R
BLOCK A									
STILT/GROUND	PARK./RES.	551.84	105.71	37.51	55.96	----	199.18	352.66	
FIRST FLOOR	RESIDENTIAL	495.88	105.71	37.51	----	----	143.22	352.66	
SECOND FLOOR	RESIDENTIAL	495.88	105.71	37.51	----	----	143.22	352.66	
BLOCK B									
STILT/GROUND	PARK./RES.	440.32	47.00	34.14	101.70	----	182.84	257.48	1976.62 X 100 / 3380.00 =58.47%
FIRST FLOOR	RESIDENTIAL	475.66	56.48	33.24	----	96.52	186.24	289.42	
SECOND FLOOR	RESIDENTIAL	366.59	56.48	20.69	----	----	77.17	289.42	
BUNGALOW 'B1'									
GROUND FLOOR	RESIDENTIAL	76.28	8.00	10.10	19.14	----	37.24	39.04	
FIRST FLOOR	RESIDENTIAL	61.56	8.18	10.10	----	----	18.28	43.28	
TOTAL		2964.01	493.27	220.80	176.80	96.52	987.39	1976.62	

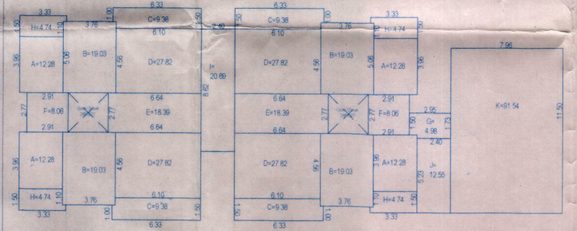
PARKING DETAILS

FLOOR AREA	USE	NO. OF CAR PARKS / PARKING AREA PROVIDED	REQUIRED
29 UNITS	RESIDENTIAL	31	31

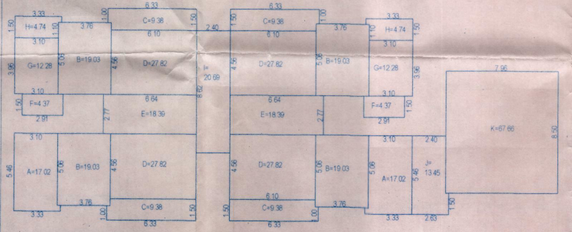
Area Calculations
(Block B) Scale1:200



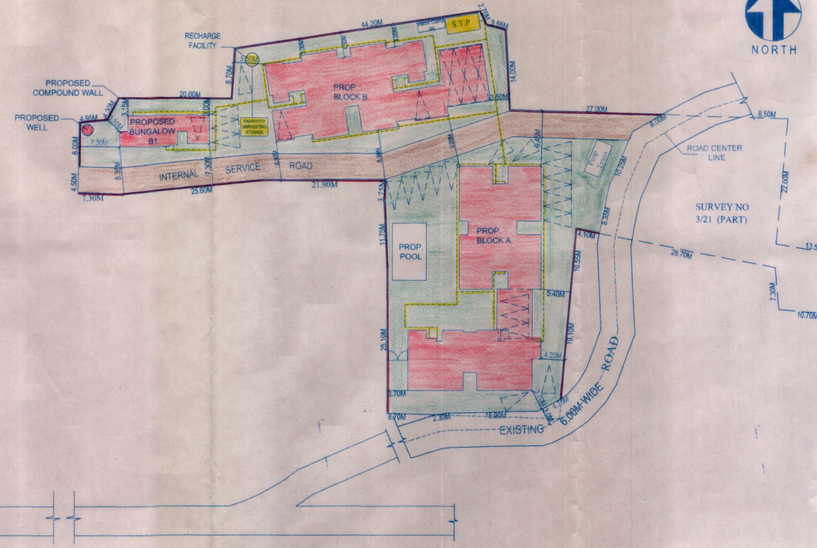
SECOND FLOOR AREAS (BLOCK B)
Area in F.A.R= 4xA+4xB+4xD+2xE+2xF
=4x12.28+4x19.03+4x27.82+2x18.39+2x8.06
=289.42 SQ.MT
Area free of F.A.R=56.48+20.69=77.17 SQ.MT
Balconies=4xC+4x9+4X9.38+4x4.74=56.48 SQ.MT
Staircase=H=20.69 SQ.MT
Total B.U.A=289.42+77.17=366.59 SQ.MT



FIRST FLOOR AREAS (BLOCK B)
Area in F.A.R= 4xA+4xB+4xD+2xE+2xF
=4x12.28+4x19.03+4x27.82+2x18.39+2x8.06
=289.42 SQ.MT
Area free of F.A.R=56.48+33.24=96.52=186.24 SQ.MT
Balconies=4xC+4x9+4X9.38+4x4.74=56.48 SQ.MT
Staircase=H+J=20.69+12.55=33.24 SQ.MT
Soc. Off./Club House=G+K=4.98+91.54=96.52 SQ.MT
Total B.U.A=289.42+186.24=475.66 SQ.MT

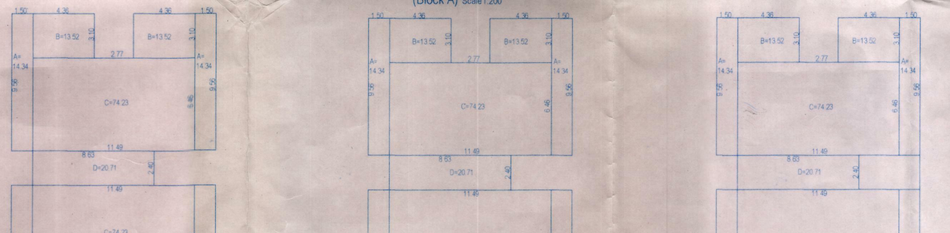


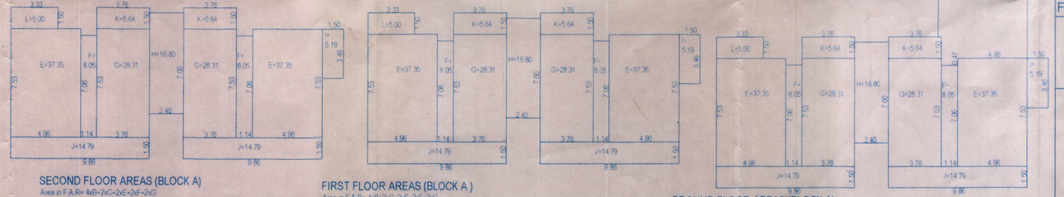
GROUND FLOOR AREAS (BLOCK B)
Coverage= 2xA+4xB+4xC+4xD+2xE+2xF+2xG+2xH+H+J
=2x17.02+4x19.03+4x9.38+4x27.82+2x18.39+2x4.37+2x12.28+2x4.74+20.69+13.45=67.66
=440.32 SQ.MT
Area in F.A.R= 4xB+4xD+2xE+2xF+2XG
=4x19.03+4x27.82+2x18.39+2x4.37+2x12.28
=257.48 SQ.MT
Area free of F.A.R=47.00+34.14+101.70=182.84 SQ.MT
Balconies=4xC+2xH+4X9.38=2x4.74+47.00 SQ.MT
Staircase=I+J=20.69+13.45=34.14 SQ.MT
Stilt Parking=2xA+K=2x17.02+67.66=101.70 SQ.MT
Total B.U.A=257.48+182.84=440.32 SQ.MT



Site Plan
Scale1:500

Area Calculations
(Block A) Scale1:200





SECOND FLOOR AREAS (BLOCK A)
Area in F.A.R= 4xB+2xC+2xE+2xF+2xG
=4x13.52+2x74.23+2x37.35+2x8.05=2x28.31
=349.96 SQ.MT
Area free of F.A.R=108.41+37.51=145.92 M
Balconies=4xA+H=2xU+2xK+L
=4x14.34+5.19+2x14.79+2x5.64+5.00=108.41 SQ.MT
Staircase=O+H=20.71+16.80=37.51 SQ.MT
Total B.U.A=349.96+145.92=495.88 SQ.MT

FIRST FLOOR AREAS (BLOCK A)
Area in F.A.R= 4xB+2xC+2xE+2xF+2xG
=4x13.52+2x74.23+2x37.35+2x8.05=2x28.31
=349.96 SQ.MT
Area free of F.A.R=108.41+37.51=145.92 SQ.MT
Balconies=4xA+H=2xU+2xK+L
=4x14.34+5.19+2x14.79+2x5.64+5.00=108.41 SQ.MT
Staircase=O+H=20.71+16.80=37.51 SQ.MT
Total B.U.A=349.96+145.92=495.88 SQ.MT

GROUND FLOOR AREAS (BLOCK A)
Coverage= 4xA+4xB+2xC+D+2xE+2XF+2xG+H+I+2xJ+2xK+L+M
=4x14.34+4x13.52+2x74.23+20.71+2X37.35+2x8.05+2x28.31+16.80
+5.19+2x14.79+2x5.64+5.00=55.96
=551.84 SQ.MT
Area in F.A.R= 4xB+2xC+2xE+2xF+2xG
=4x13.52+2x74.23+2x37.35+2x8.05+2x28.31
=349.96 SQ.MT
Area free of F.A.R=108.41+37.51+55.96=201.88 SQ.MT
Balconies=4xA+I+2xJ+2xK+L
=4x14.34+5.19+2x14.79+2x5.64+5.00=108.41 SQ.MT
Staircase=O+H=20.71+16.80=37.51 SQ.MT
Stilt parking =M=55.96 SQ.MT
Total B.U.A=349.96+201.88=551.84 SQ.MT

Please check order No. IPH/28800
Vad/3/21/19 dated 16/8/19
regarding the plans.
4785

Dy. Town Planner
Town & Country Planning Dept.
South Goa Dist. Office, Margao Goa

Approved the proposed Construction/
Sub-Division Pls. vide No: 3(5)
Meeting Dt: 01/8/2021 and Const
Licence No: VPVN/BP/Road-21/PH Dt: 27/8/2021
Subject to conditions mentioned therein

OFFICE OF THE VILLAGE PANCHAYAT VARCA
SALCETE-GOA

SECRETARY
V.P VARCA

SCALE :- 1:100, 1:200, 1:500

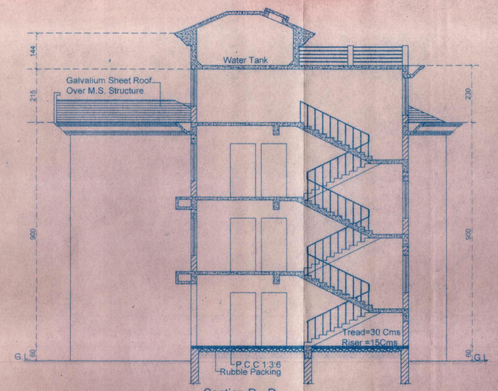
PROPOSED RESIDENTIAL COMPLEX, COMPOUND WALL , SWIMMING POOL & WELL IN PLOT BEARING SURVEY No3/21(Part) SITUATED AT VARCA VILLAGE, SALCETE TALUKA , GOA FOR M/S. WE BUILDERS & REALTORS

OWNERS SIGNATURE

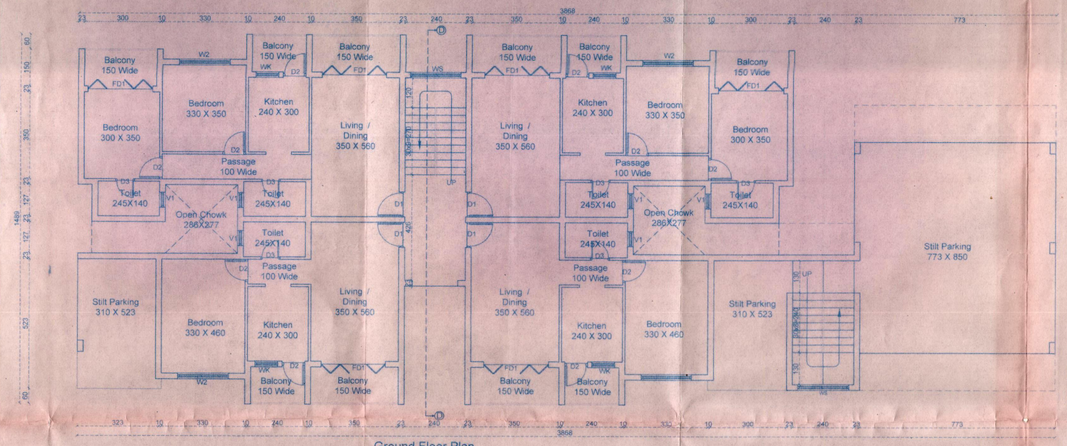
Engr. Roque Agnelo J.Gomes
D-202 Suman Residency,
Borda, Margao-Goa.
ER/0035/2010

Engr. AGNELO GOMES
PWD/ENGR/777/2003
D-202 SUMAN RESIDENCY,
BORDA - MARGAO, GOA

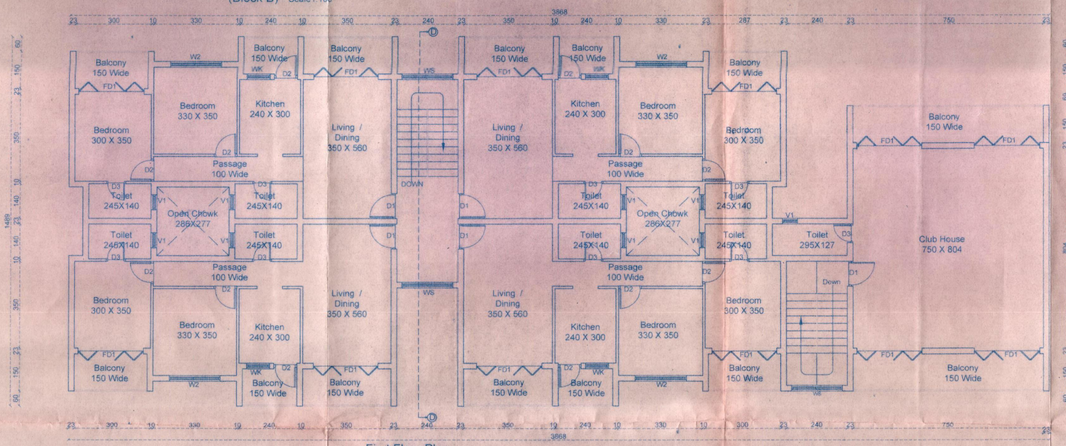
Front Elevation
(Block B) Scale1:100



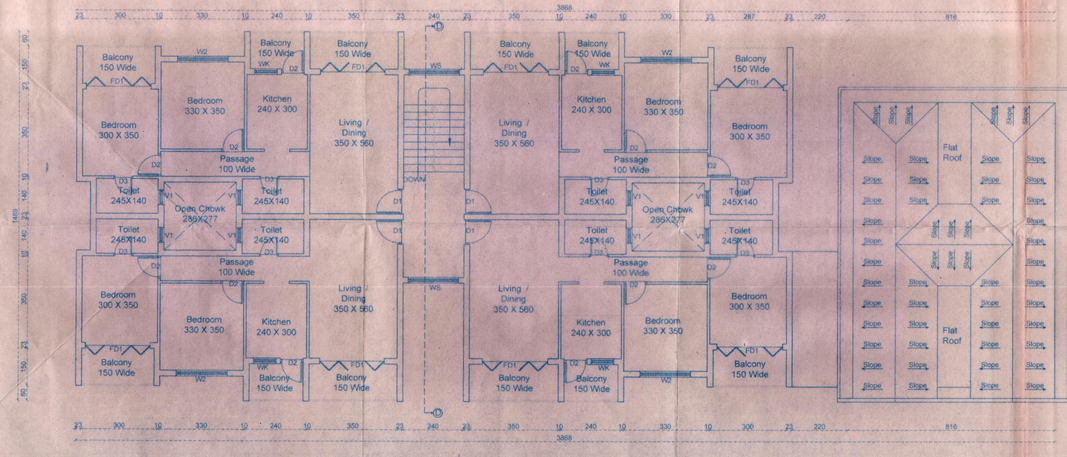
Section D - D
(Block B) Scale1:100



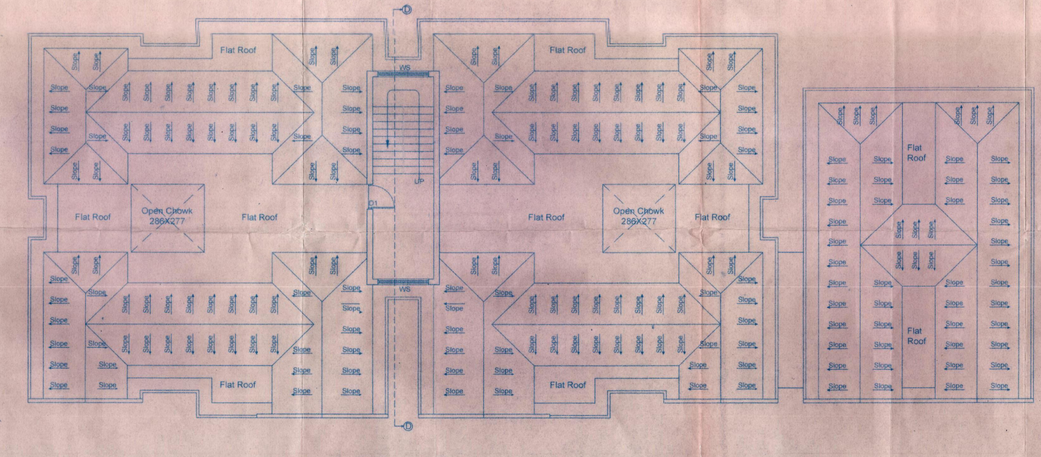
Ground Floor Plan
(Block B) Scale1:100



First Floor Plan
(Block B) Scale1:100



Second Floor Plan
(Block B) Scale1:100



Roof Plan
(Block B) Scale1:100

Please check order No. SH/28800/Vat/3/21
19/4985 dated 16/8/19
regarding the plans.

Dy. Town Planner
Town & Country Planning Dept.
South Goa Dist. Office, Margao Goa

Approved the proposed Construction
Sub-Div. ... Nos. 2(5)
Medical ... Land Conv.
License No. VP/VR/2020/2154 Dt. 07/12/2021.
Subject to conditions mentioned thereon

OFFICE OF THE VILLAGE PANCHAYAT VARCA
SALCETE-GOA

SECRETARY
V.P VARCA

SCHEDULE OF OPENINGS:-
DOORS:-
D1 = 1.00 X 2.15 FD1 = 2.50 X 2.50
D2 = 0.90 X 2.15
D3 = 0.75 X 2.15
WINDOWS:-
W2 = 2.00 X 1.50
WK = 0.90 X 1.30
V1 = 0.60 X 1.00
WS = 2.00 X 1.50

SCALE :- 1:100

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