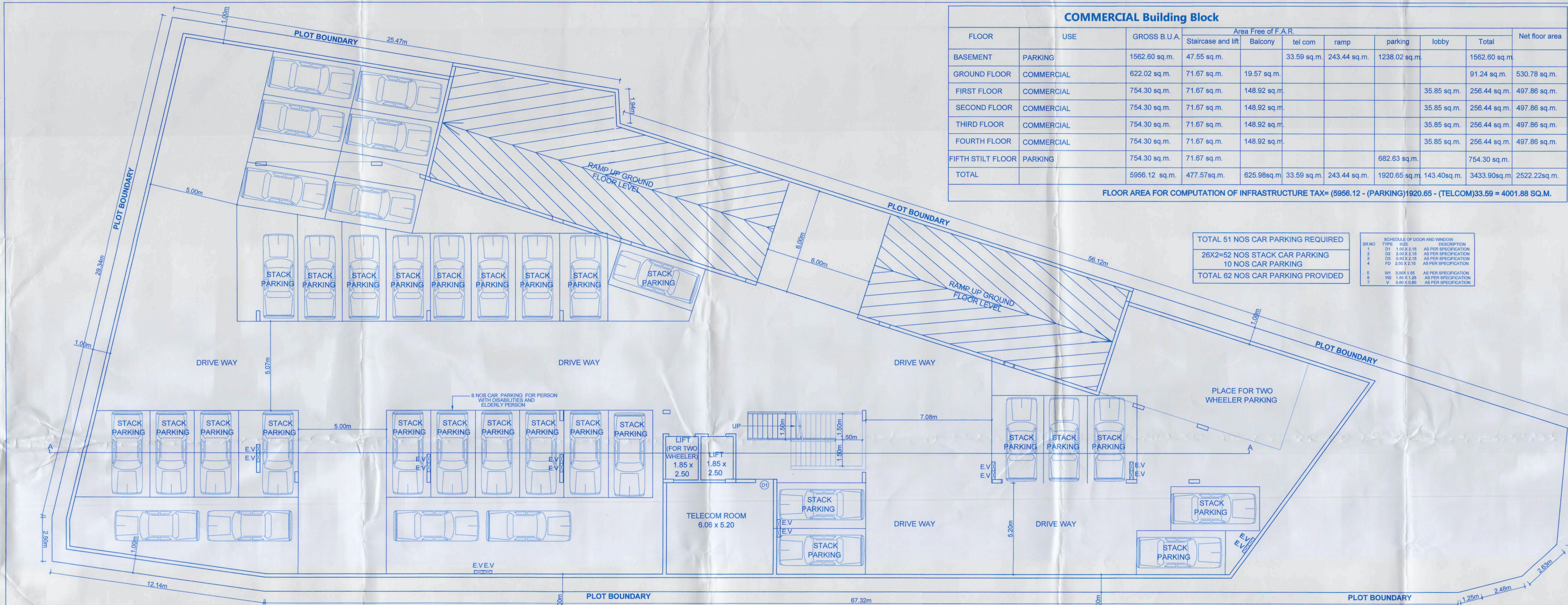
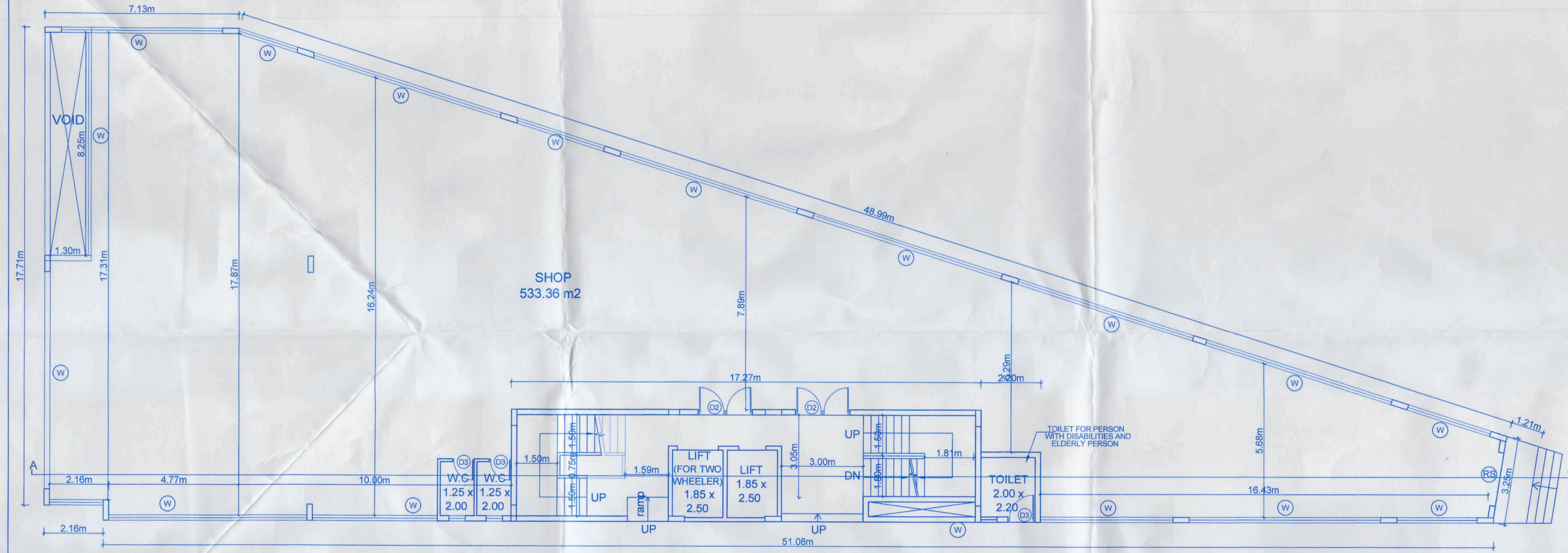
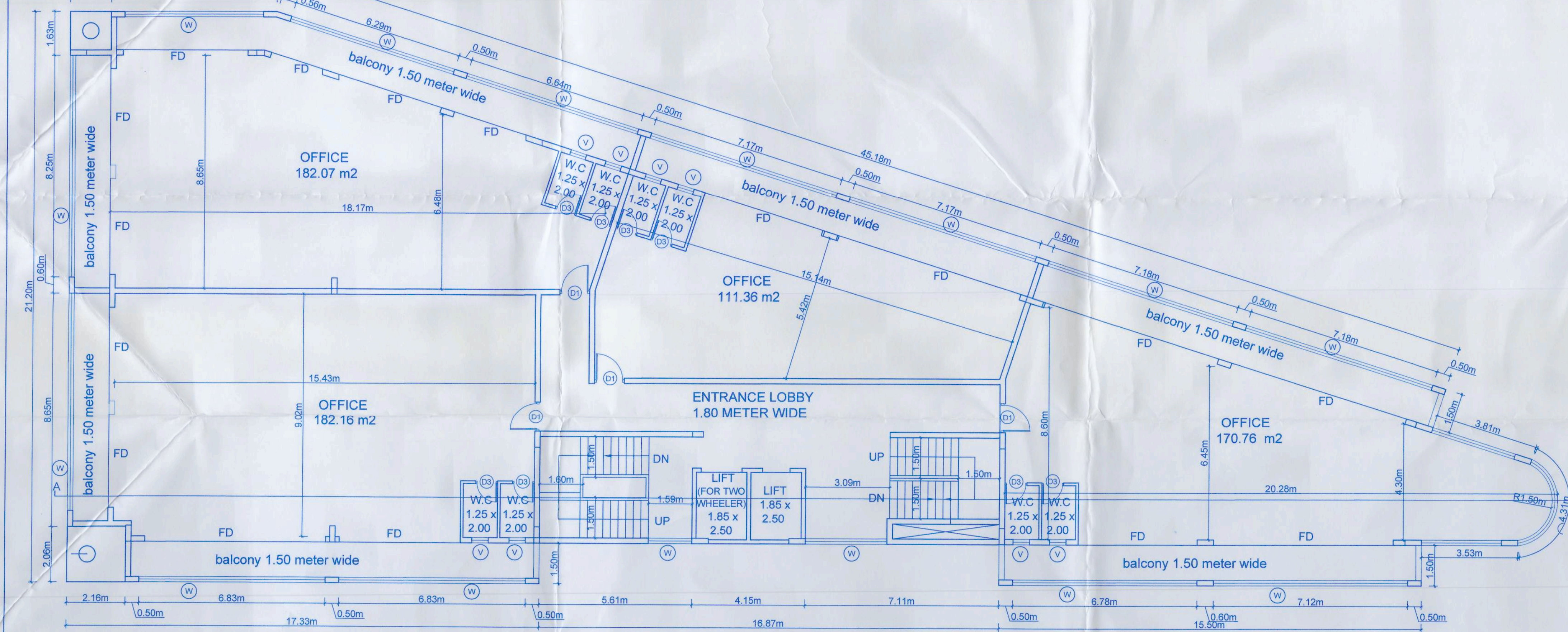




BASEMENT FLOOR PLAN SCALE 1:100



GROUND FLOOR PLAN SCALE 1:100



TYPICAL FIRST TO FOURTH FLOOR PLAN SCALE 1:100

COMMERCIAL Building Block									
FLOOR	USE	GROSS B.U.A	Staircase and lift	Balcony	tel com	ramp	parking	lobby	Total
BASEMENT	PARKING	1562.80 sq.m.	47.55 sq.m.	19.57 sq.m.	33.59 sq.m.	243.44 sq.m.	1238.02 sq.m.		1562.80 sq.m.
GROUND FLOOR	COMMERCIAL	622.02 sq.m.	71.67 sq.m.	148.92 sq.m.				91.24 sq.m.	530.78 sq.m.
FIRST FLOOR	COMMERCIAL	754.30 sq.m.	71.67 sq.m.	148.92 sq.m.				35.85 sq.m.	256.44 sq.m.
SECOND FLOOR	COMMERCIAL	754.30 sq.m.	71.67 sq.m.	148.92 sq.m.				35.85 sq.m.	256.44 sq.m.
THIRD FLOOR	COMMERCIAL	754.30 sq.m.	71.67 sq.m.	148.92 sq.m.				35.85 sq.m.	256.44 sq.m.
FOURTH FLOOR	COMMERCIAL	754.30 sq.m.	71.67 sq.m.	148.92 sq.m.				35.85 sq.m.	256.44 sq.m.
FIFTH STILT FLOOR	PARKING	754.30 sq.m.	71.67 sq.m.	148.92 sq.m.			682.63 sq.m.		754.30 sq.m.
TOTAL		5956.12 sq.m.	477.57 sq.m.	625.98 sq.m.	33.59 sq.m.	243.44 sq.m.	1920.65 sq.m.	143.40 sq.m.	3433.90 sq.m.

FLOOR AREA FOR COMPUTATION OF INFRASTRUCTURE TAX= (5956.12 - (PARKING)1920.65 - (TELCOM)33.59 = 4001.88 SQ.M.

TOTAL 51 NOS CAR PARKING REQUIRED
26X2=52 NOS STACK CAR PARKING
10 NOS CAR PARKING
TOTAL 62 NOS CAR PARKING PROVIDED

Sl. No.	TYPE	SIZE	AS PER SPECIFICATION
1	DO	1.85 X 2.50	AS PER SPECIFICATION
2	DO	2.00 X 2.50	AS PER SPECIFICATION
3	DO	2.00 X 2.50	AS PER SPECIFICATION
4	DO	2.00 X 2.50	AS PER SPECIFICATION
5	DO	2.00 X 2.50	AS PER SPECIFICATION
6	DO	2.00 X 2.50	AS PER SPECIFICATION
7	DO	2.00 X 2.50	AS PER SPECIFICATION

AREA STATEMENT	
AREA OF PLOT	1700.00 SQ.M.
AREA LEFT FOR ROAD WIDENING	144.00 SQ.M.
AREA OF NET PLOT	1556.00 SQ.M.
PERMISSIBLE COVERED AREA	622.02 SQ.M.
PROPOSED COVERED AREA	622.02 SQ.M.
COVERARGE 632.75 X 100	39.97 %
PERMISSIBLE F.A.R	150%
PERMISSIBLE FLOOR AREA IN SQ.M.	2550.00 SQ.M.
F.A.R CONSUMED	2522.22 (148.36)

DRAWING SHOULD NOT BE MEASURED AND ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
FIGURED DIMENSIONS GIVEN ARE TO BE TAKEN IN PREFERENCE TO SCALING.
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DRAWING TITLE :

APPROVAL DRAWING

PARTICULARS:

PROPOSED CONSTRUCTION OF COMMERCIAL BLDG & COMPOUND WALL, ON PROPERTY BEARING SURVEY NO 94/3 OF VILLAGE GUIRIM TALUKA BARDEZ, GOA.

FOR - M/S. RED SAND REALTY LLP
MR. SANJAY JAIN

OWNER SIGN/POWER OF ATTORNEY :

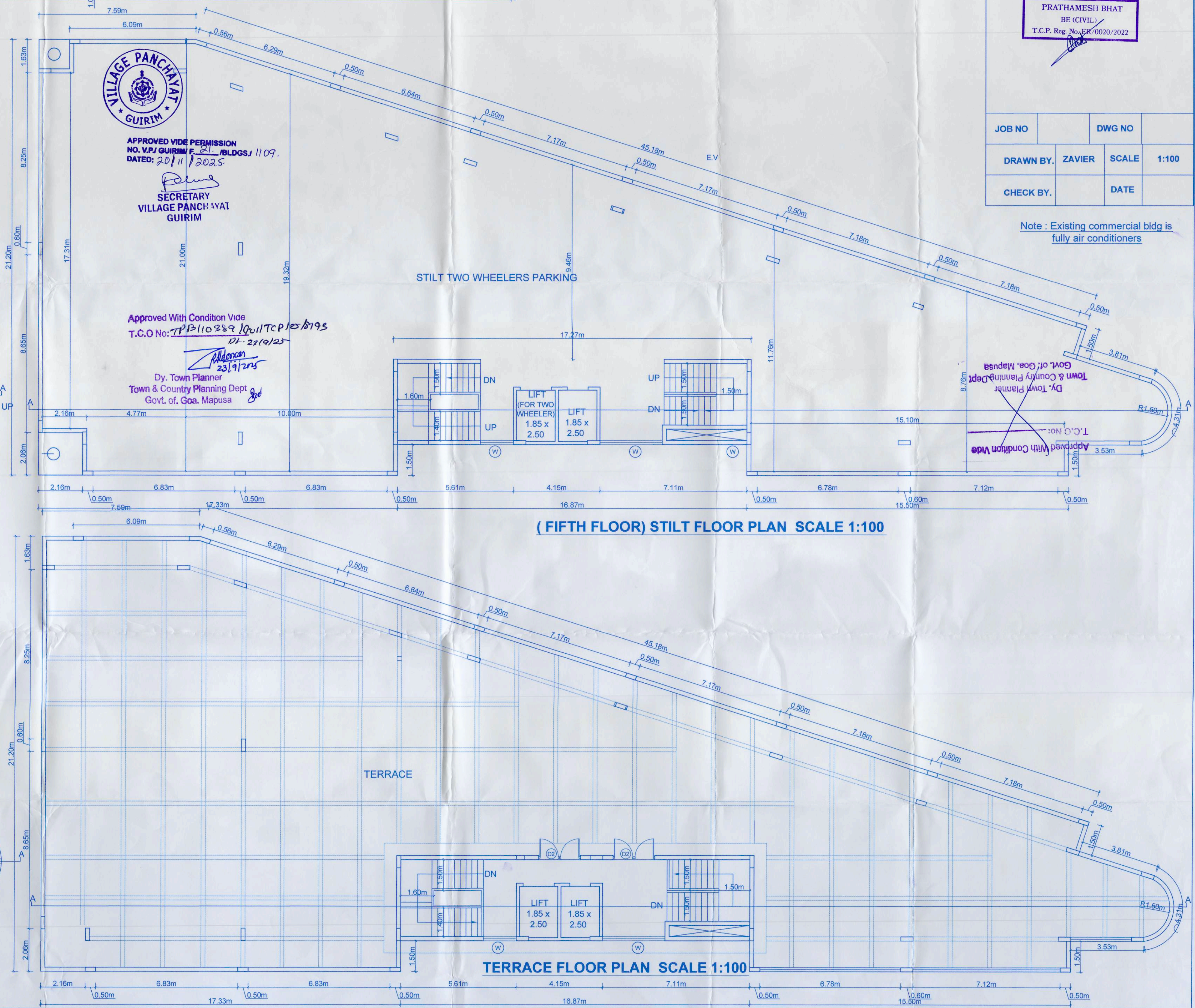
Sanjay

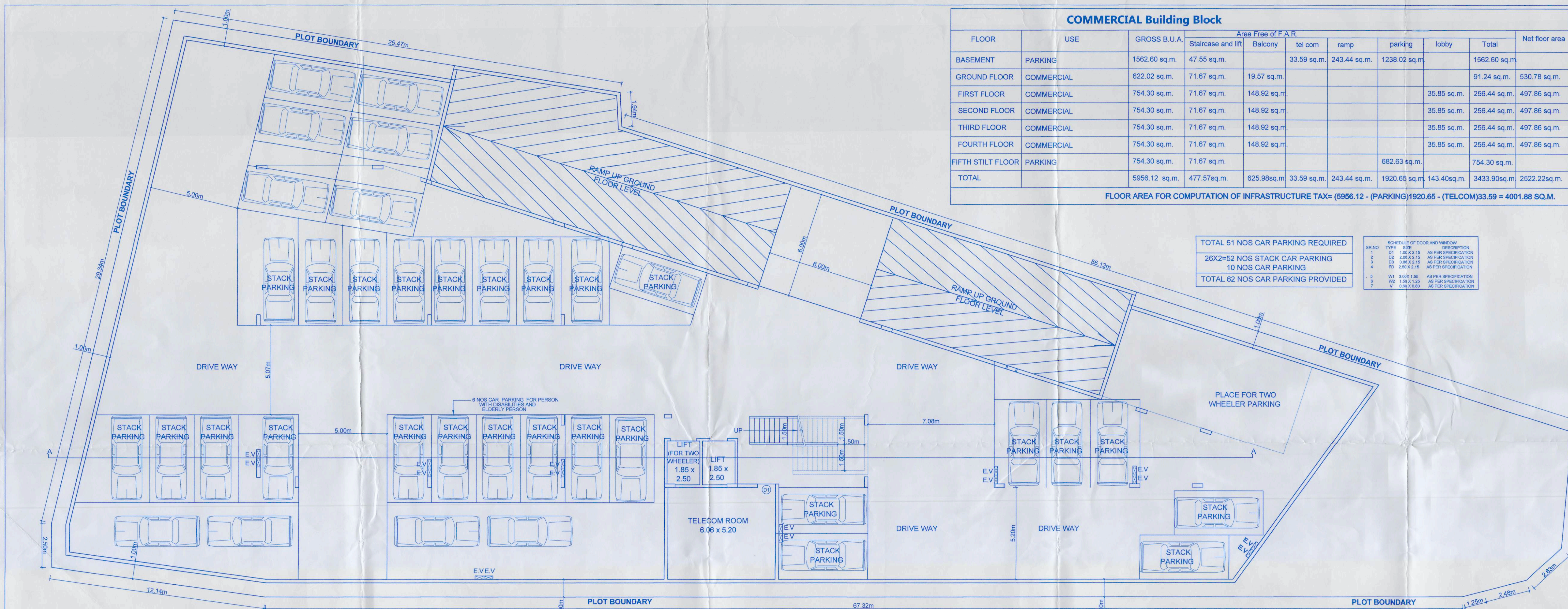
ENGG SIGN :

PRATHAMESH BHAT
RE-CVIL-1
T.C.P. Reg. No. 166/000/2022

JOB NO	DWG NO
DRAWN BY: ZAVIER	SCALE: 1:100
CHECK BY:	DATE:

Note: Existing commercial bldg is fully air conditioners





COMMERCIAL Building Block									
FLOOR	USE	GROSS B.U.A.	Area Free of F.A.R					Total	Net floor area
			Staircase and lift	Balcony	tel com	ramp	parking		
BASEMENT	PARKING	1562.60 sq.m.	47.55 sq.m.	19.57 sq.m.	33.59 sq.m.	243.44 sq.m.	1238.02 sq.m.	1562.60 sq.m.	
GROUND FLOOR	COMMERCIAL	622.02 sq.m.	71.67 sq.m.	19.57 sq.m.				91.24 sq.m.	530.78 sq.m.
FIRST FLOOR	COMMERCIAL	754.30 sq.m.	71.67 sq.m.	148.92 sq.m.			35.85 sq.m.	256.44 sq.m.	497.86 sq.m.
SECOND FLOOR	COMMERCIAL	754.30 sq.m.	71.67 sq.m.	148.92 sq.m.			35.85 sq.m.	256.44 sq.m.	497.86 sq.m.
THIRD FLOOR	COMMERCIAL	754.30 sq.m.	71.67 sq.m.	148.92 sq.m.			35.85 sq.m.	256.44 sq.m.	497.86 sq.m.
FOURTH FLOOR	COMMERCIAL	754.30 sq.m.	71.67 sq.m.	148.92 sq.m.			35.85 sq.m.	256.44 sq.m.	497.86 sq.m.
FIFTH STILT FLOOR	PARKING	754.30 sq.m.	71.67 sq.m.				682.63 sq.m.	754.30 sq.m.	
TOTAL		5956.12 sq.m.	477.57 sq.m.	625.98 sq.m.	33.59 sq.m.	243.44 sq.m.	1920.65 sq.m.	3433.90 sq.m.	2522.22 sq.m.

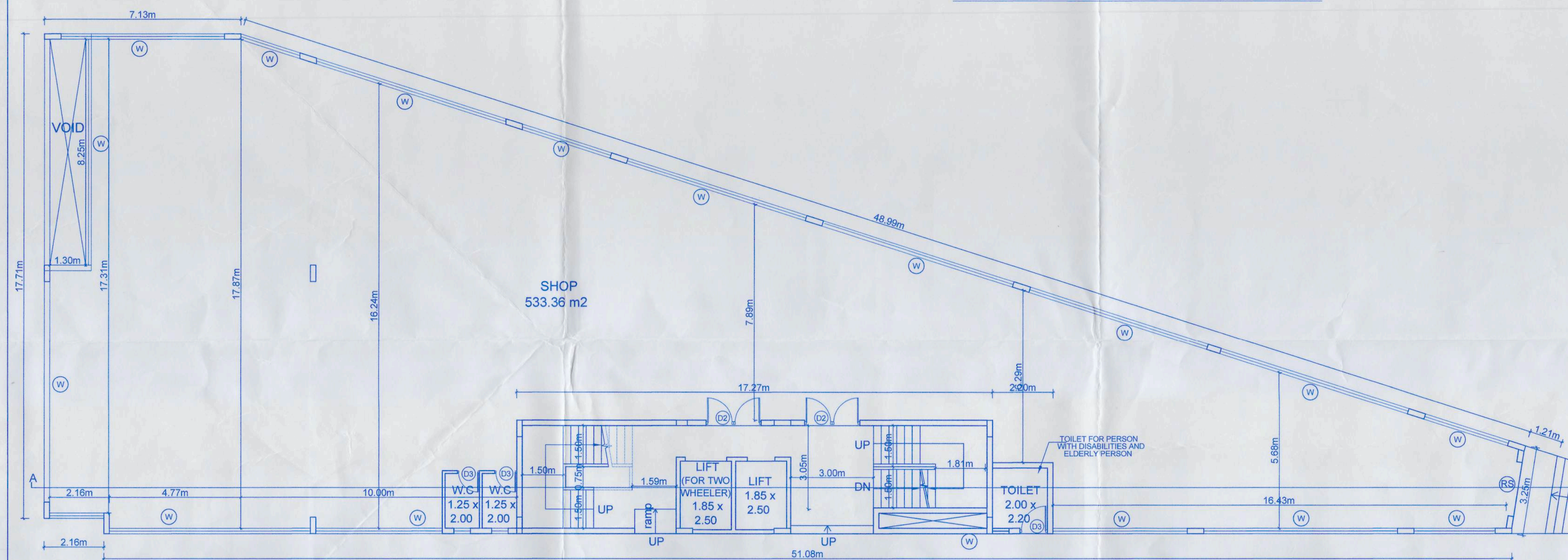
FLOOR AREA FOR COMPUTATION OF INFRASTRUCTURE TAX= (5956.12 - (PARKING)1920.65 - (TELCOM)33.59 = 4001.88 SQ.M.

AREA STATEMENT	
AREA OF PLOT	1700.00 SQ.M.
AREA LEFT FOR ROAD WIDENING	144.00 SQ.M.
AREA OF NET PLOT	1556.00 SQ.M.
PERMISSIBLE COVERED AREA	622.40 SQ.M.
PROPOSED COVERED AREA	622.02 SQ.M.
COVERAGE 632.75 X 100	39.97 %
PERMISSIBLE F.A.R.	150%
PERMISSIBLE FLOOR AREA IN SQ.M.	2550.00 SQ.M.
F.A.R CONSUMED	2522.22 (148.36)

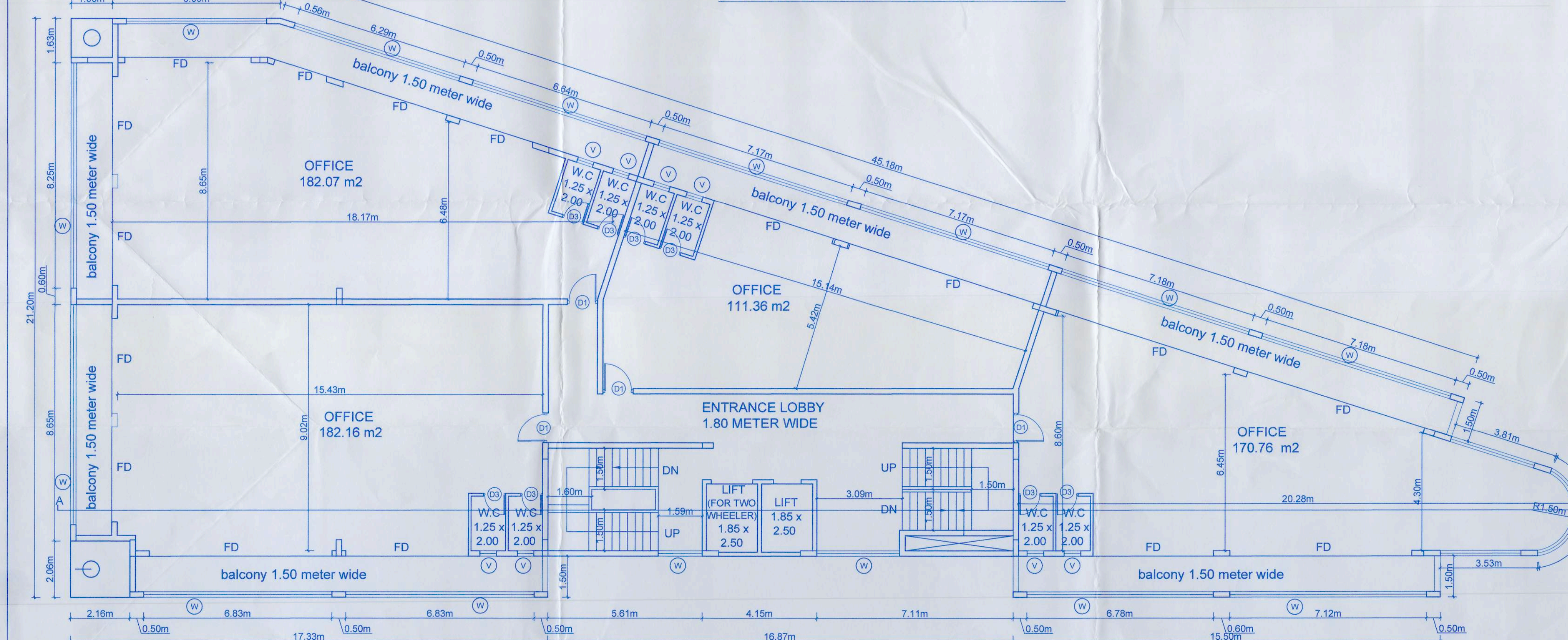
TOTAL 51 NOS CAR PARKING REQUIRED	26X2=52 NOS STACK CAR PARKING	10 NOS CAR PARKING	TOTAL 62 NOS CAR PARKING PROVIDED
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SERIAL	TYPE	DESCRIPTION
1	DO	1.00 X 2.10 AS PER SPECIFICATION
2	DO	2.00 X 2.10 AS PER SPECIFICATION
3	DO	3.00 X 2.10 AS PER SPECIFICATION
4	DO	4.00 X 2.10 AS PER SPECIFICATION
5	DO	5.00 X 2.10 AS PER SPECIFICATION
6	DO	6.00 X 2.10 AS PER SPECIFICATION
7	DO	7.00 X 2.10 AS PER SPECIFICATION
8	DO	8.00 X 2.10 AS PER SPECIFICATION
9	DO	9.00 X 2.10 AS PER SPECIFICATION
10	DO	10.00 X 2.10 AS PER SPECIFICATION

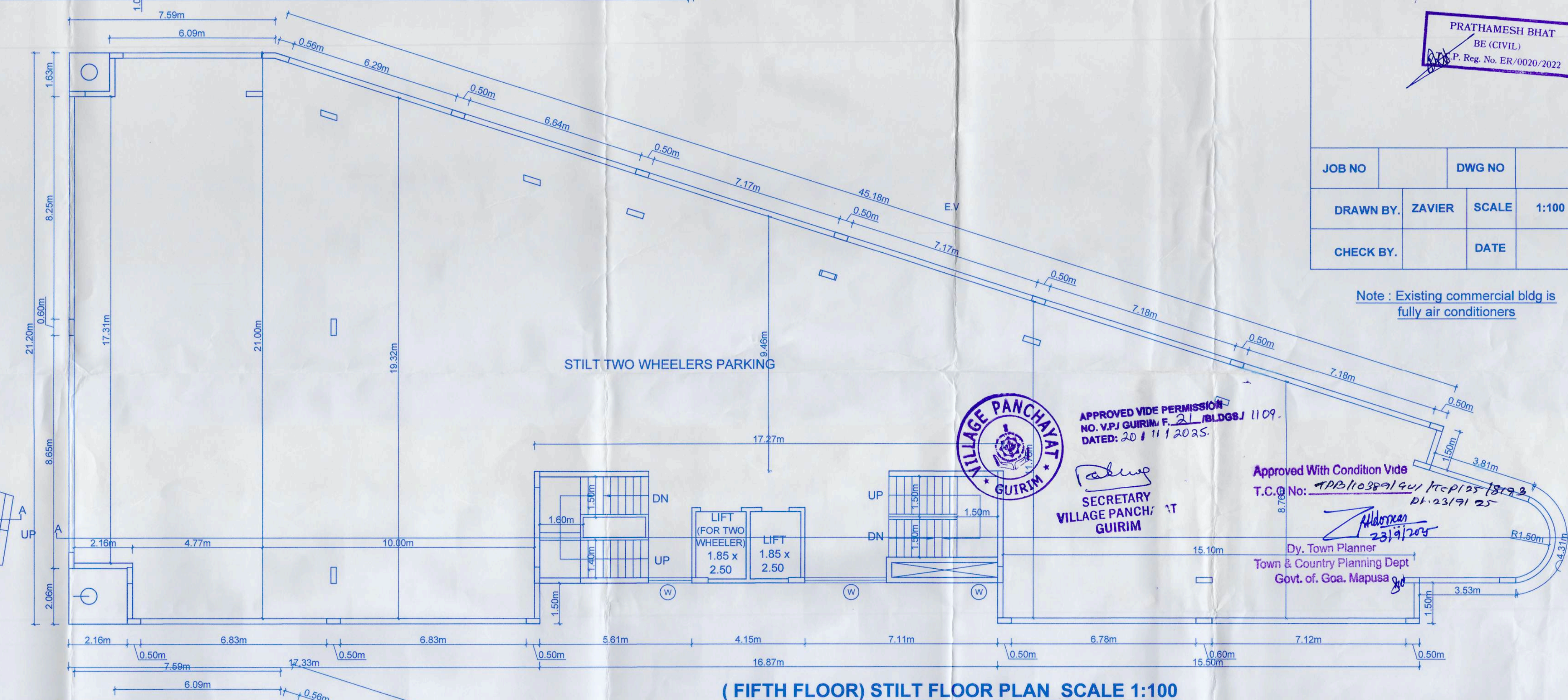
BASEMENT FLOOR PLAN SCALE 1:100



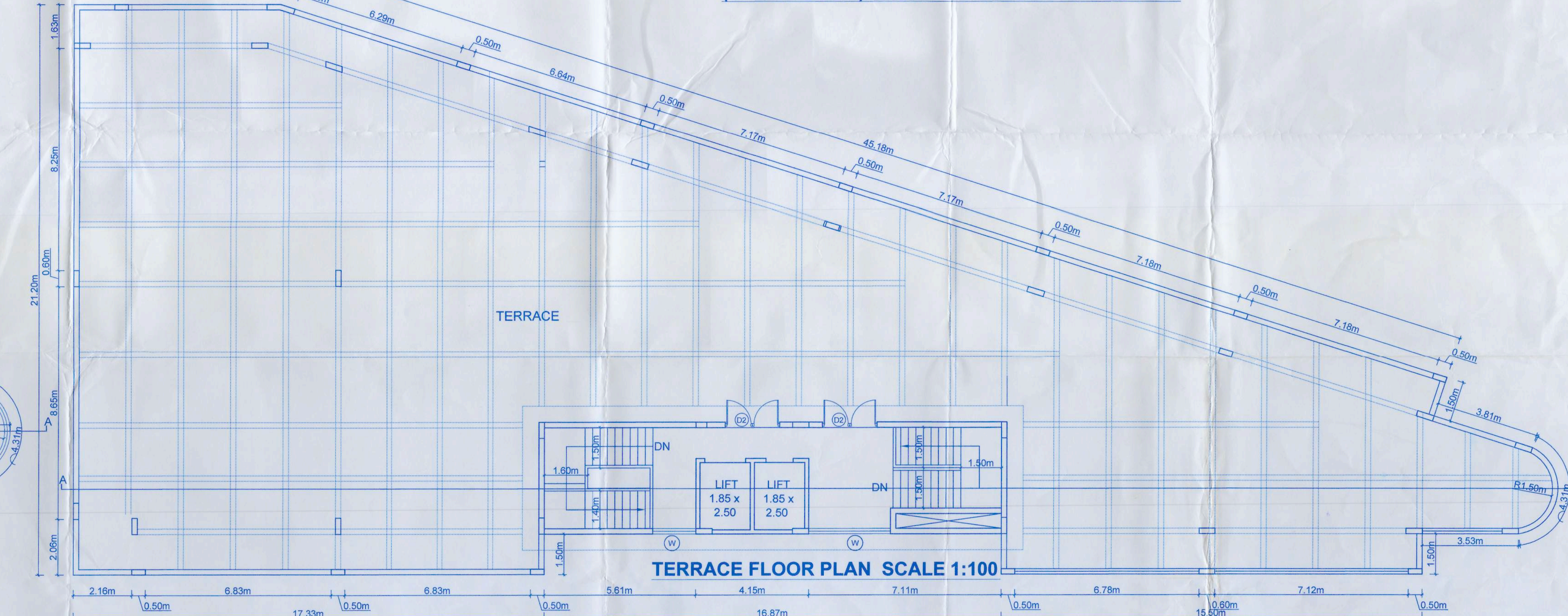
GROUND FLOOR PLAN SCALE 1:100



TYPICAL FIRST TO FOURTH FLOOR PLAN SCALE 1:100



(FIFTH FLOOR) STILT FLOOR PLAN SCALE 1:100



TERRACE FLOOR PLAN SCALE 1:100

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DRAWING TITLE :

APPROVAL DRAWING

PARTICULARS:

PROPOSED CONSTRUCTION OF COMMERCIAL BLDG & COMPOUND WALL, ON PROPERTY BEARING SURVEY NO 94/3 OF VILLAGE GUJIRIM TALUKA BARDEZ, GOA.

FOR - M/S. RED SAND REALTY LLP MR. SANJAY JAIN

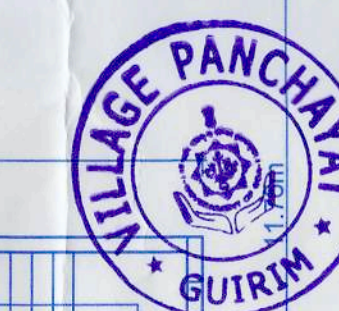
OWNER SIGN/POWER OF ATTORNEY :

ENG SIGN :

PRATHAMESH BHAT
BE (CIVIL)
P. Reg. No. ER-0020/2022

JOB NO	DWG NO
DRAWN BY: ZAVIER	SCALE: 1:100
CHECK BY:	DATE:

Note : Existing commercial bldg is fully air conditioners

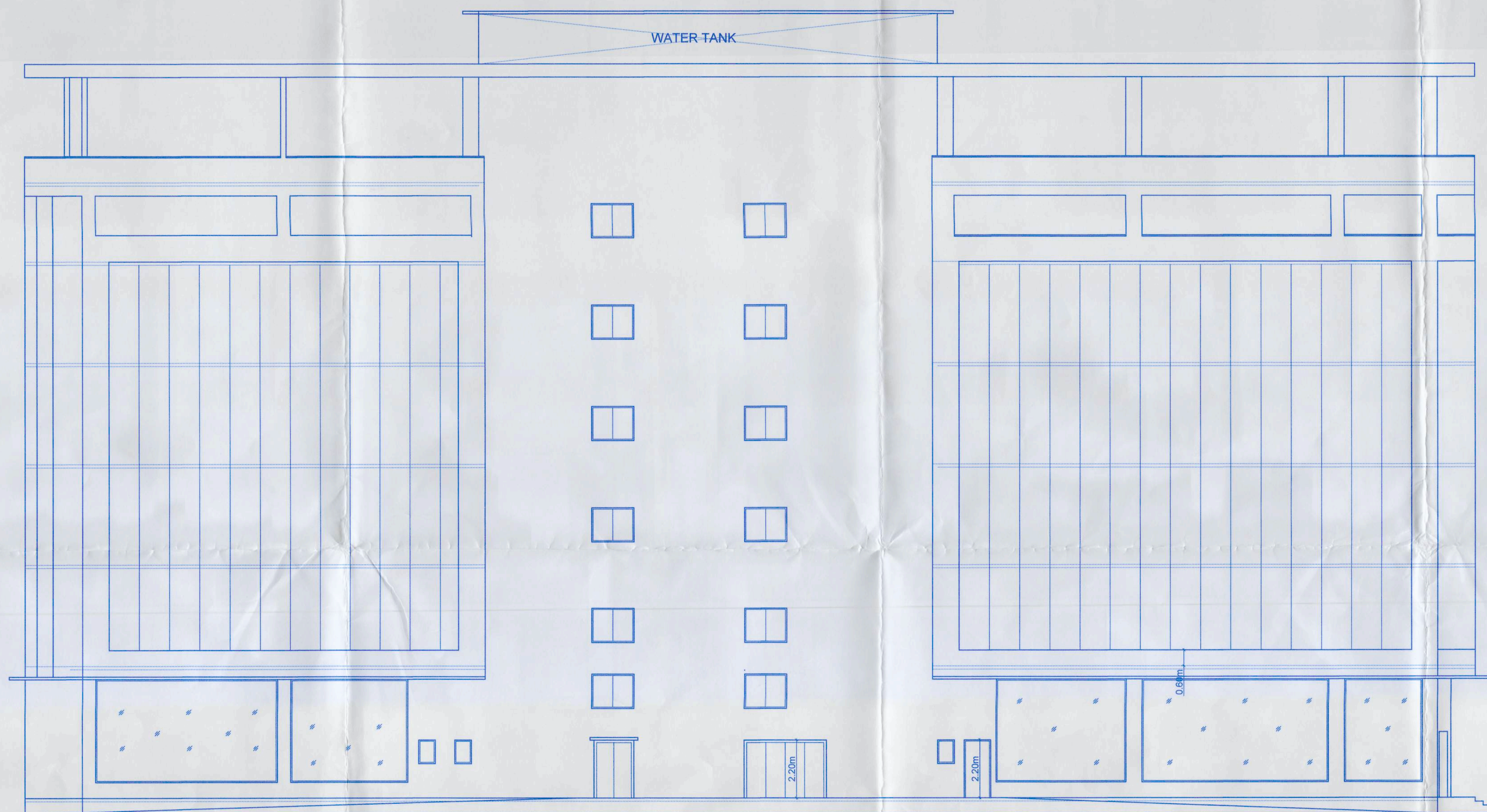


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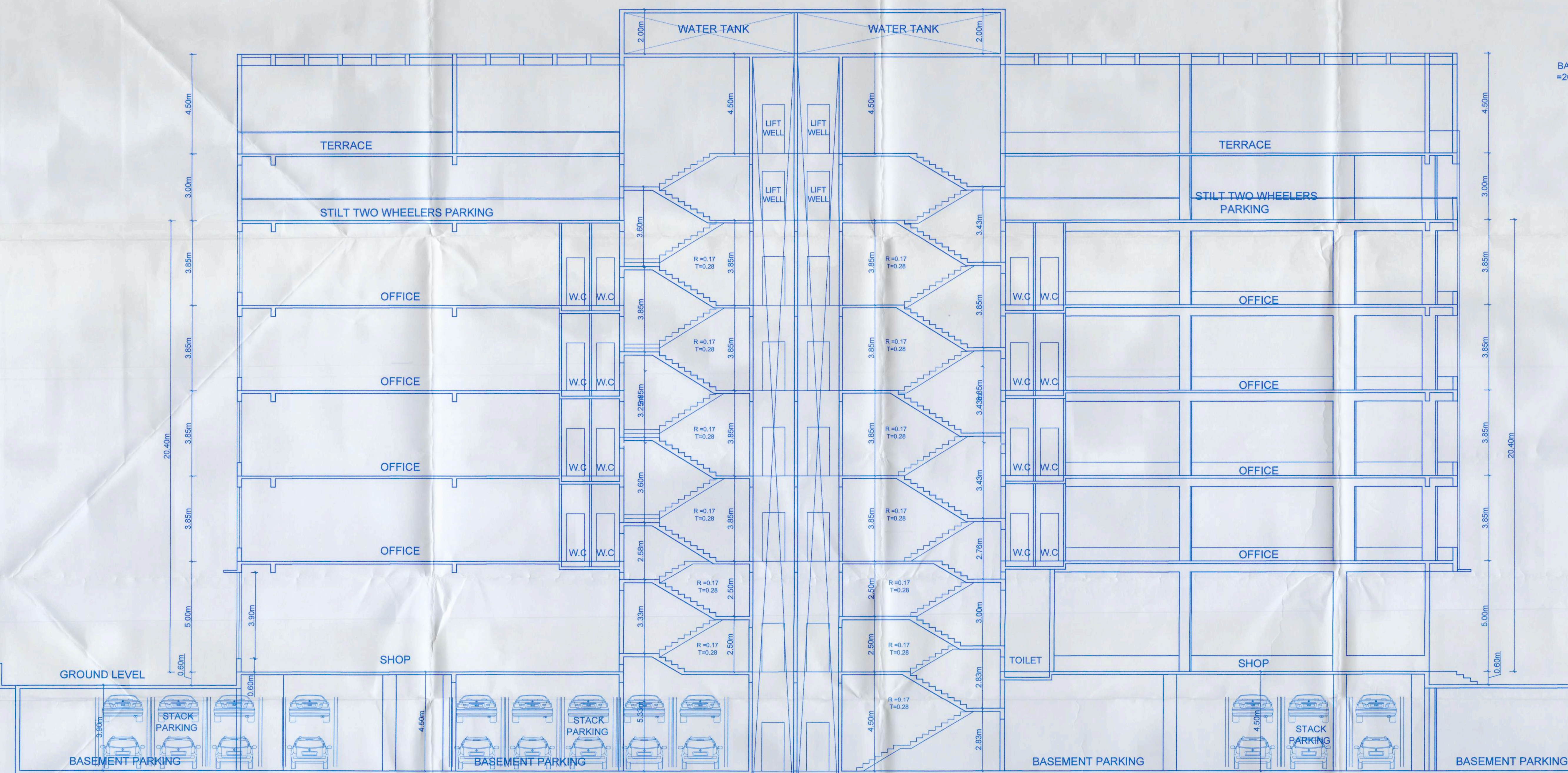
Approved With Condition Vide T.C.No. 110/1039/2021/1109

SECRETARY VILLAGE PANCHAYAT GUJIRIM

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



FRONT ELEVATION SCALE 1:100



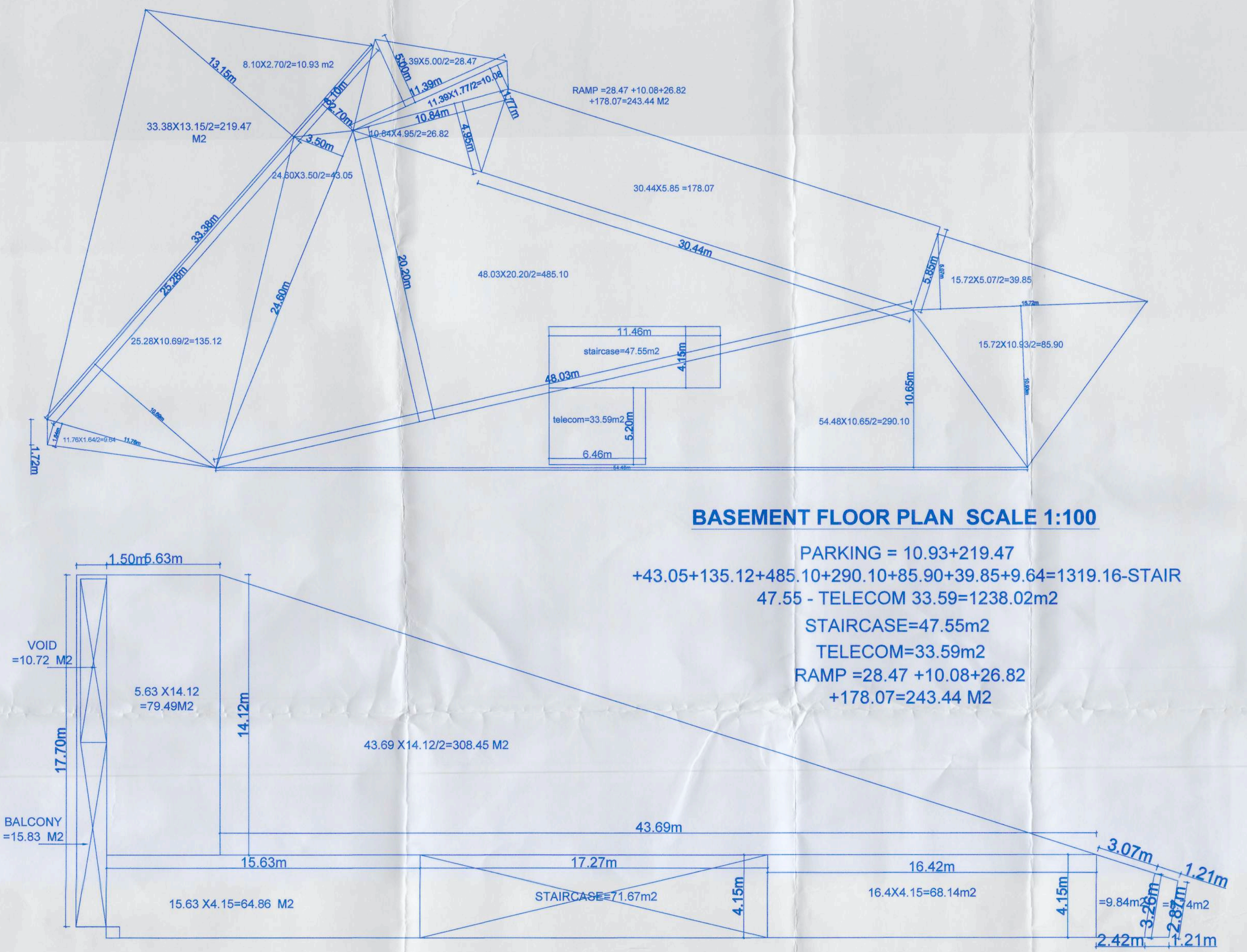
SECTION AT A, A SCALE 1:100

Approved With Condition Vide
T.C.O No: 7P3103891001/TC/12/819.3
Dr. 23/9/25

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

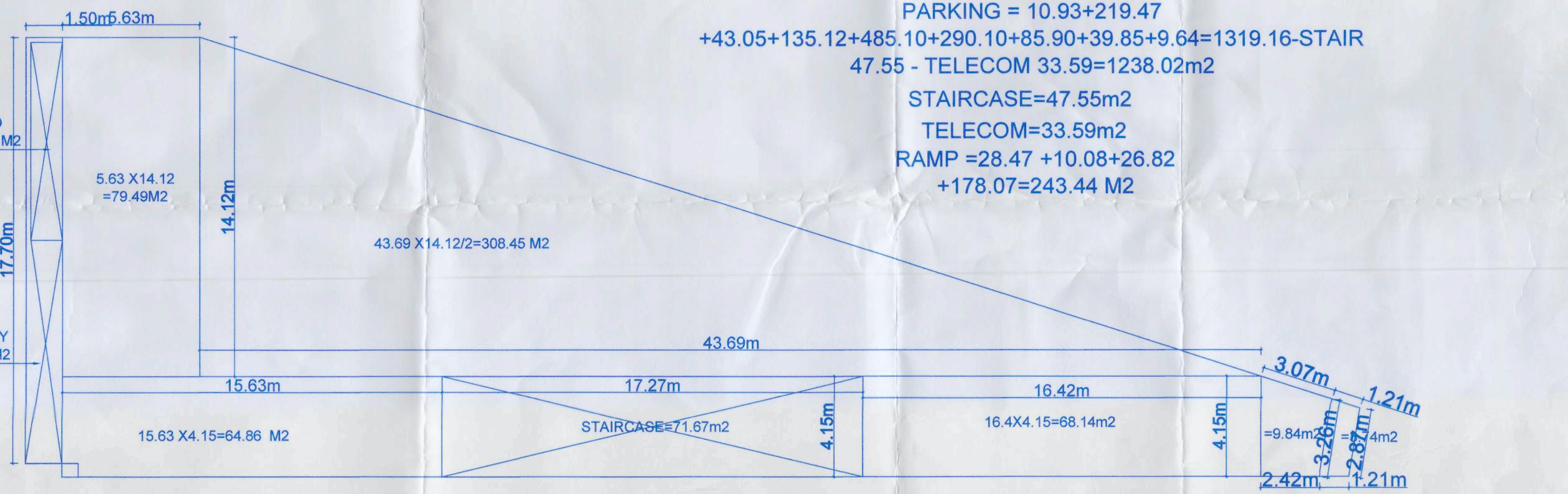
APPROVED VIDE PERMISSION
NO. V.P./GUIRIM/F-21/BLDG/1109
DATED: 20/11/2025

SECRETARY
VILLAGE PANCHAYAT
GUIRIM



BASEMENT FLOOR PLAN SCALE 1:100

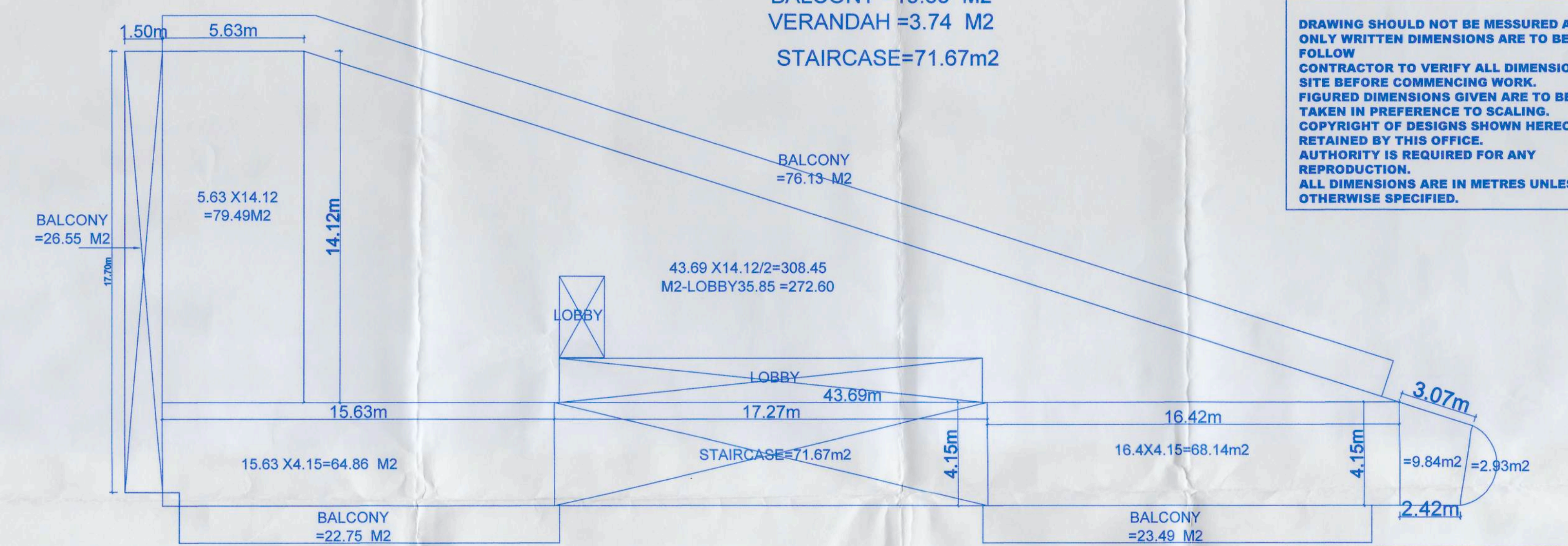
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+43.05+135.12+485.10+290.10+85.90+39.85+9.64=1319.16-STAIR
47.55 - TELECOM 33.59=1238.02m2
STAIRCASE=47.55m2
TELECOM=33.59m2
RAMP =28.47 +10.08+26.82
+178.07=243.44 M2



GROUND FLOOR PLAN SCALE 1:100

AREA FOR F.A.R = 79.49+308.45+64.86+68.14+9.84 =530.78M2

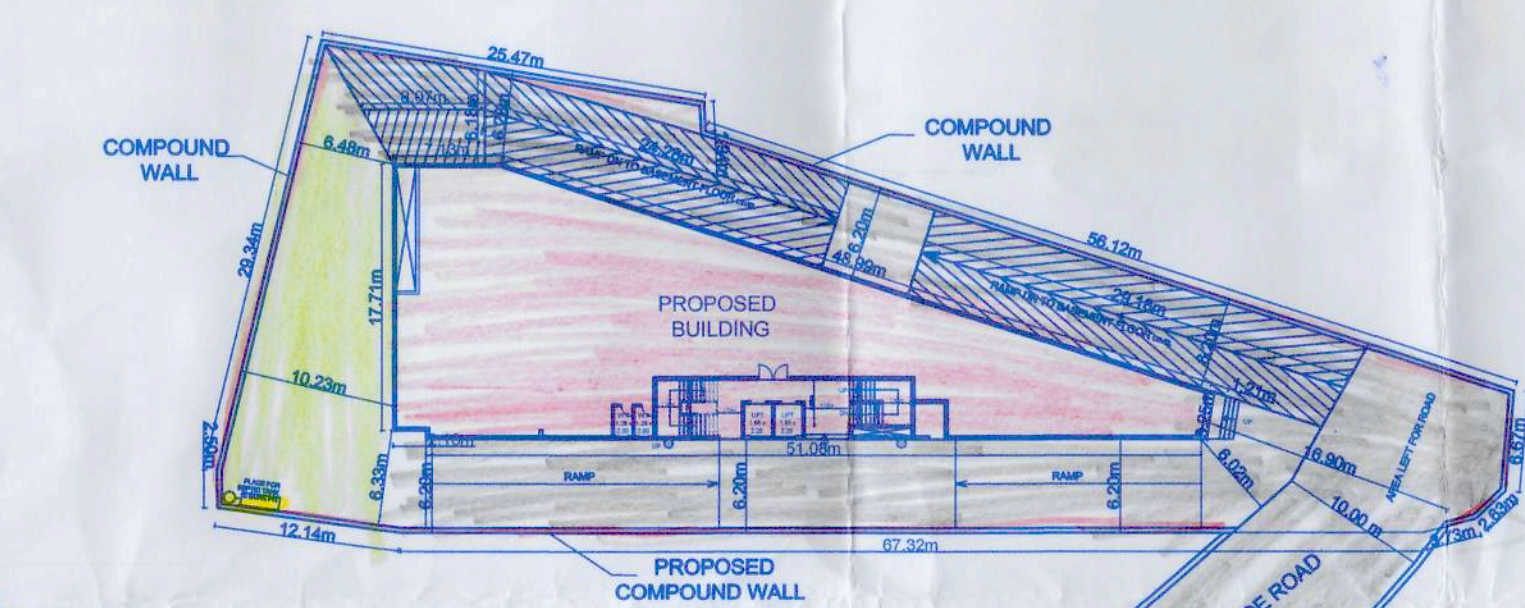
BALCONY =15.83 M2
VERANDAH =3.74 M2
STAIRCASE=71.67m2



TYPICAL FIRST TO FOURTH FLOOR PLAN SCALE 1:100

AREA FOR F.A.R = 79.49+272.60+64.86+68.14+9.84+2.93 =497.86M2

BALCONY =148.92 M2
STAIRCASE=71.67m2
LOBBY =35.85 M2



SITE PLAN scale 1:500

PLOT OF LAND BEARING S.NO. 94/3 OF
GUIRIM VILLAGE OF BARDEZ TALUKA

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DRAWING TITLE :

APPROVAL DRAWING

PARTICULARS:

PROPOSED CONSTRUCTION OF
COMMERCIAL BLDG & COMPOUND
WALL, ON PROPERTY BEARING
SURVEY NO 94/3 OF VILLAGE
GUIRIM TALUKA BARDEZ , GOA.

FOR - M/S. RED SAND REALTY LLP
MR. SANJAY JAIN

OWNER SIGN/POWER OF ATTORNEY :

Sanjay

ENGG SIGN :

PRATHANSH BHAT
B.E. CIVIL
T.C.P. No. ER/1620/2022

JOB NO	DWG NO	SCALE	1:100
DRAWN BY:	ZAVIER	SCALE	1:100
CHECK BY:		DATE	