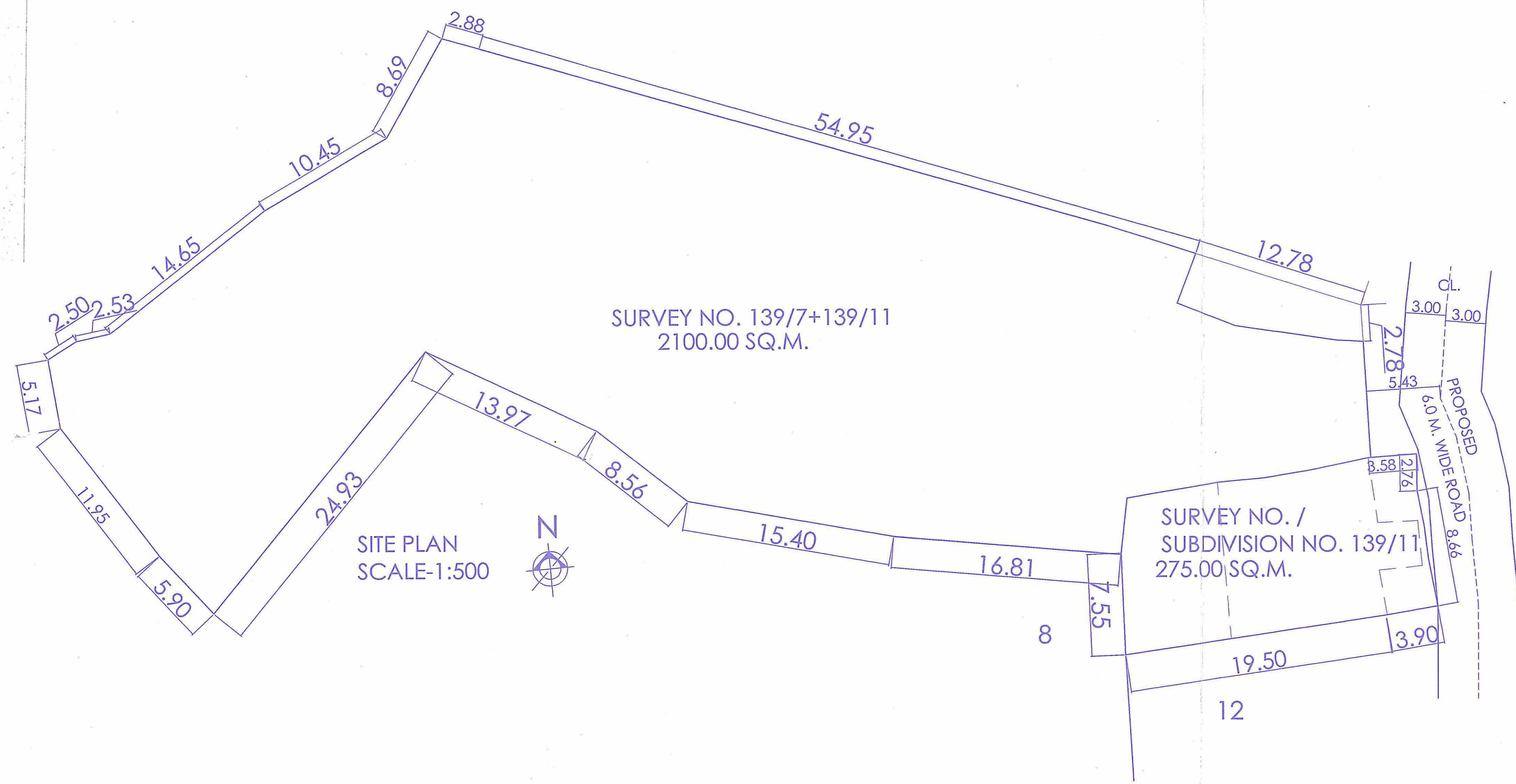
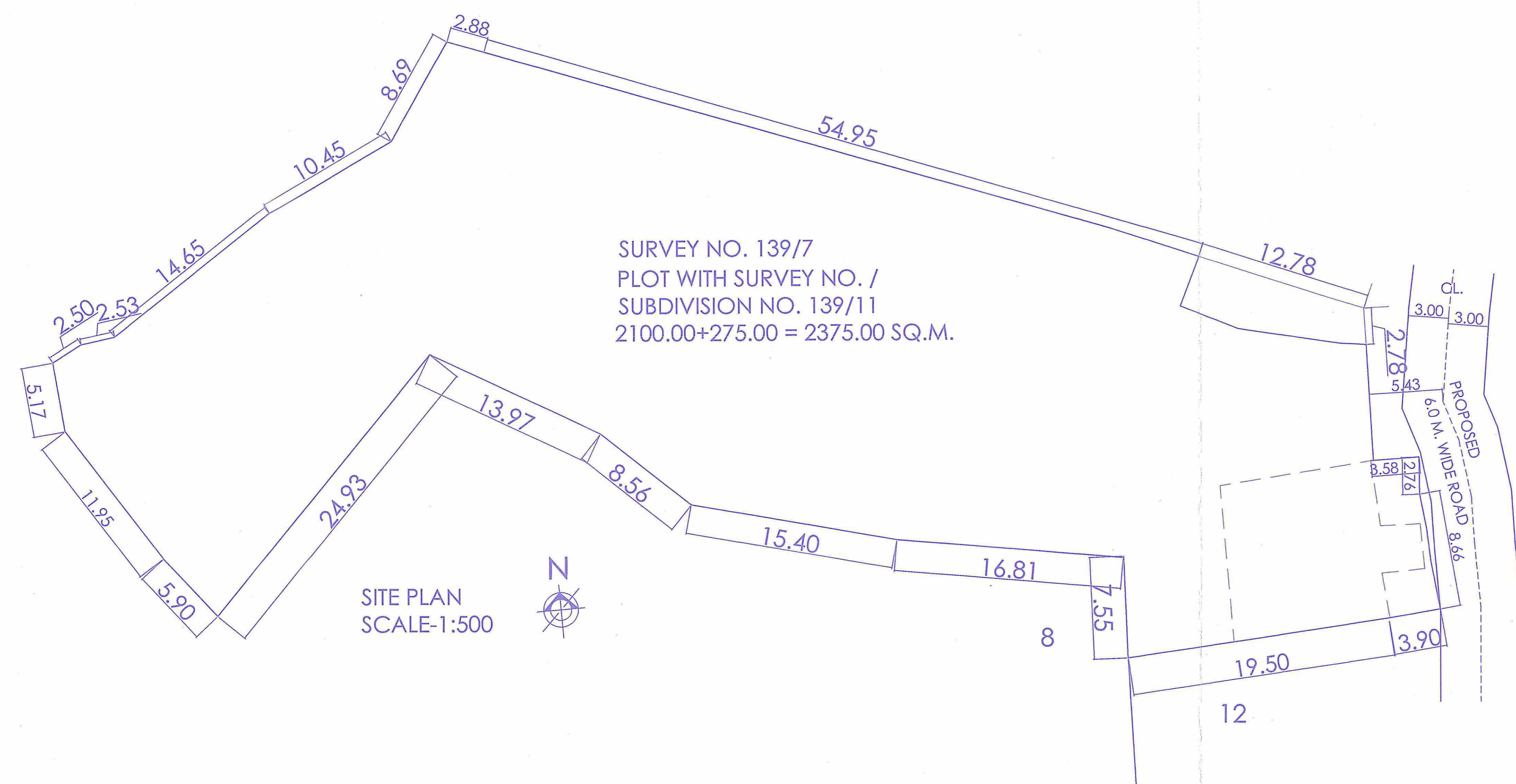


# BEFORE AMALGAMATION



|   |               |
|---|---------------|
| AREA OF THE PLOT<br>SURVEY NO. 139/7                    | 2100.00 SQ.M. |
| AREA OF THE PLOT<br>SURVEY NO. / SUBDIVISION NO. 139/11 | 275.00 SQ.M.  |

# AFTER AMALGAMATION



| NO. | PLOT   | AREA IN SQ.M.  |
|-----|--|----------------|
| 1   | PLOT WITH SURVEY NO. 139/7                       | 2100.00        |
| 2   | PLOT WITH SURVEY NO. /<br>SUBDIVISION NO. 139/11 | 275.00         |
| 3   | TOTAL AREA AFTER<br>AMALGAMATION                 | <b>2375.00</b> |

STAMP OF APPROVAL

APPROVED FROM PLANNING POINT  
SUBJECT TO CONDITIONS GIVEN  
V. P. ARPORA / ARPORA / BARDEZ / TALUKA / 13855 / 2022  
14 MAR 2022  
SECRETARY  
P. AUTHORITY  
PANAJI - GOA

Permission Approved Vide  
M.A. 1494/2022  
Date: 25/03/2022  
Shri. Lourenco M. Ribeiro  
Secretary  
V. P. Arpora - Nagoa  
Bardez - Goa

| AREA STATEMENT  |            |
|---|------------|
| 1) AREA OF THE PLOT WITH SURVEY NO. 139/7                       | 2100.00 M2 |
| 2) AREA OF THE PLOT WITH SURVEY NO. /<br>SUBDIVISION NO. 139/11 | 275.00 M2  |
| 3) TOTAL AREA OF PLOT   | 2375.00 M2 |

**AMALGAMATION OF PLOTS**

PROJECT TITLE :

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (REVISION & ADDITION), COMPOUND WALL & AMALGAMATION OF PROPERTIES, ON PROPERTY BEARING SY.NO. 139/7 & 139/11, SITUATED AT- ARPORA VILLAGE BARDEZ TALUKA, GOA.

FOR. SHERATON REALTORS LLP

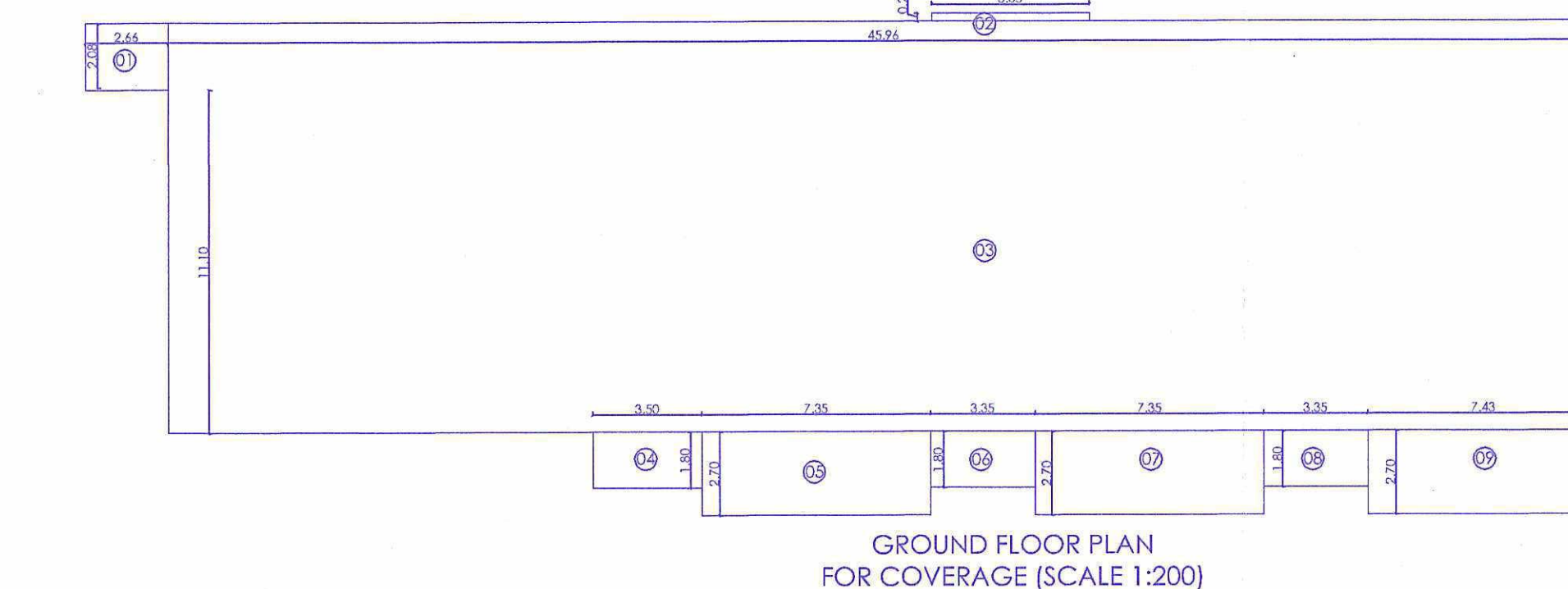
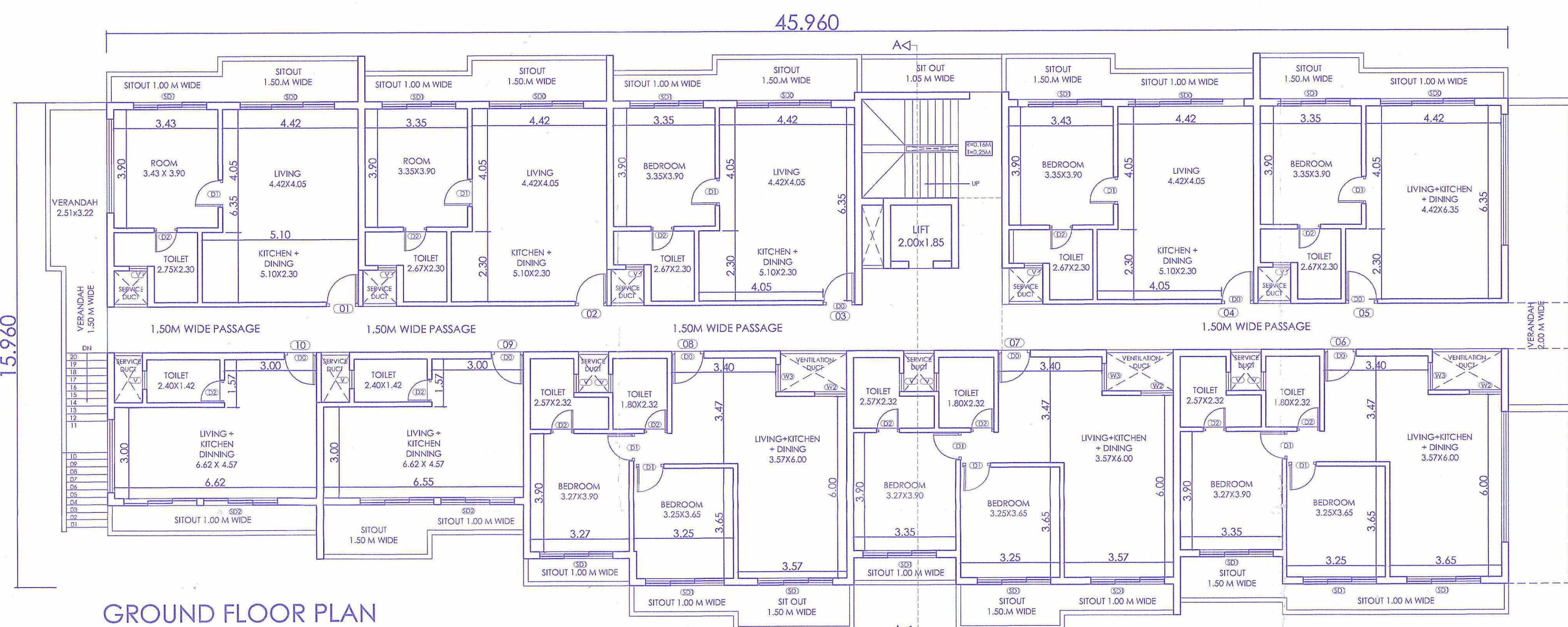
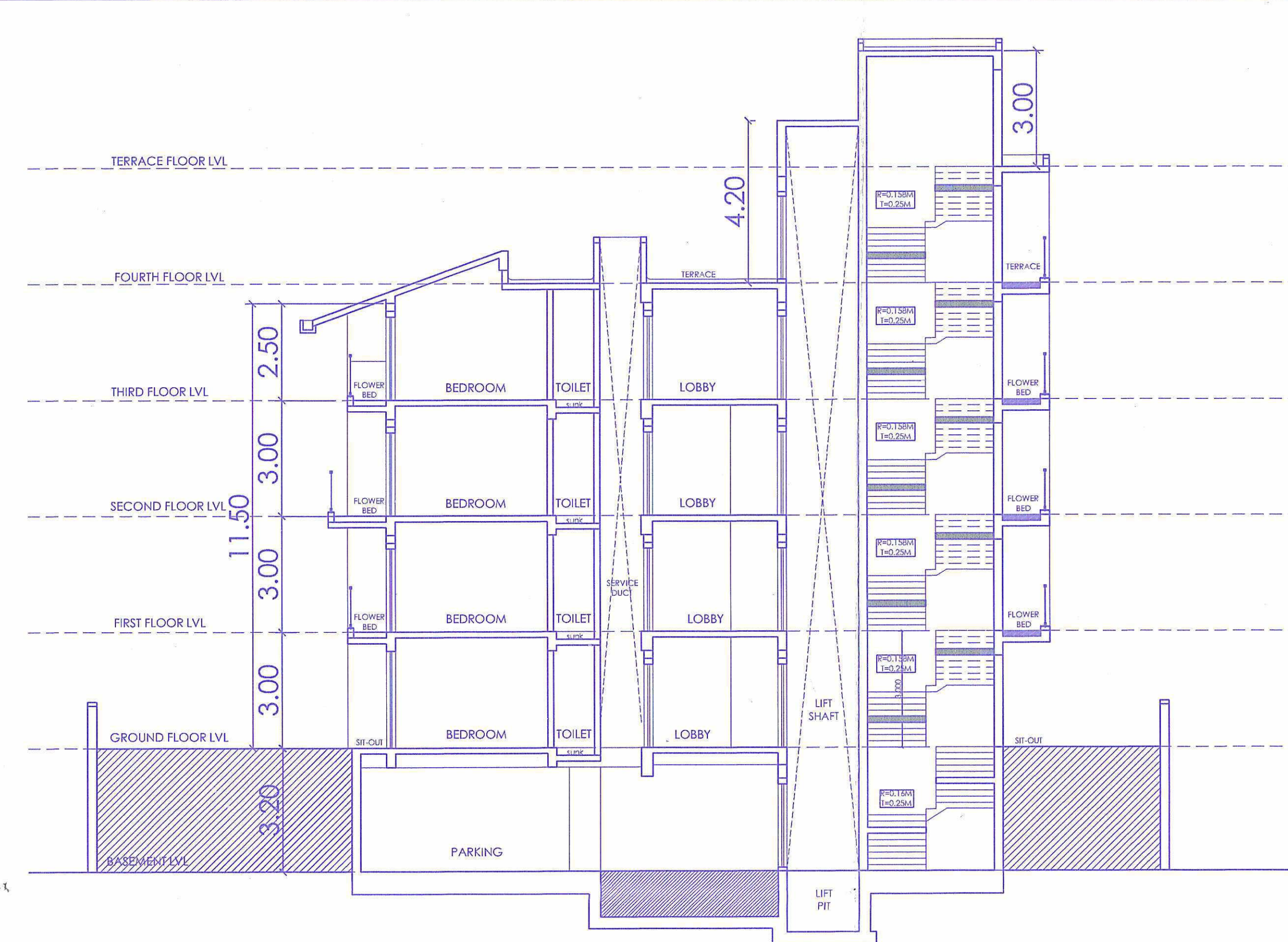
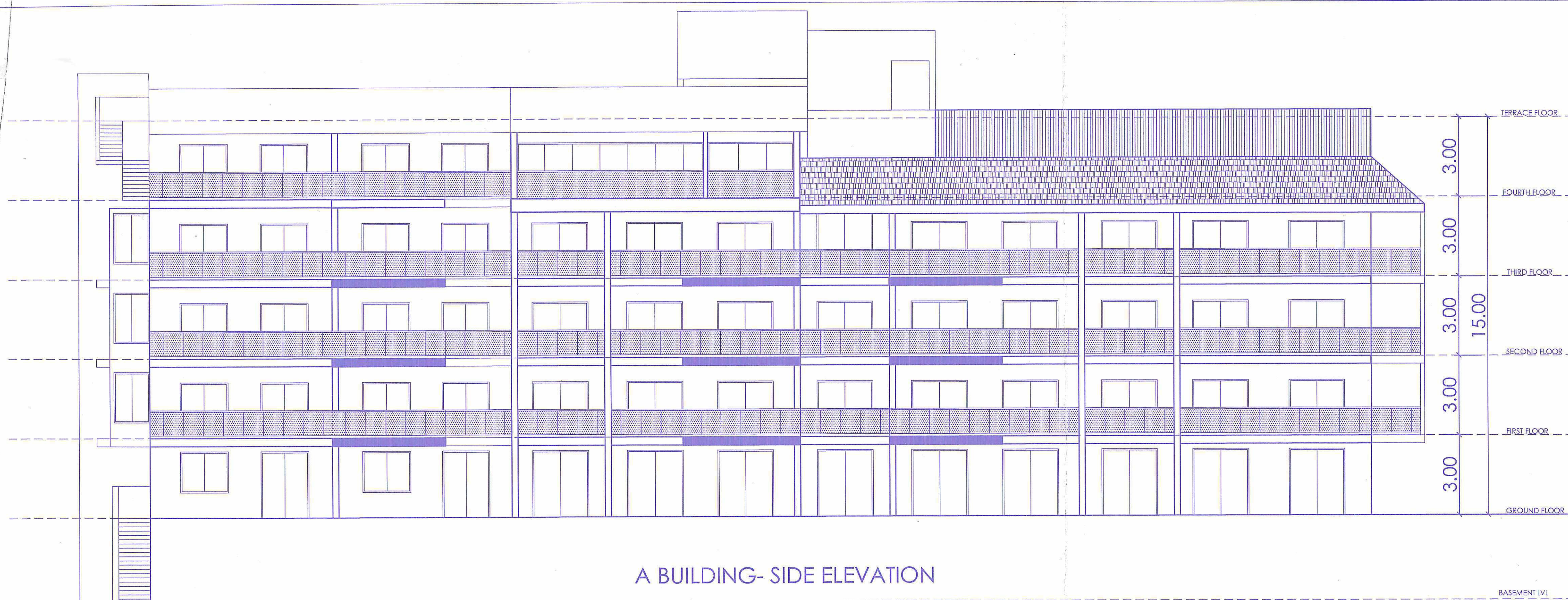
AMALGAMATION DRAWING

CONSULTANT SIGN

PARSHU CHANDRAN  
REGISTRATION NO. 1515  
CHARTERED ENGINEER  
T.C.P. Reg. No. 1515/2012

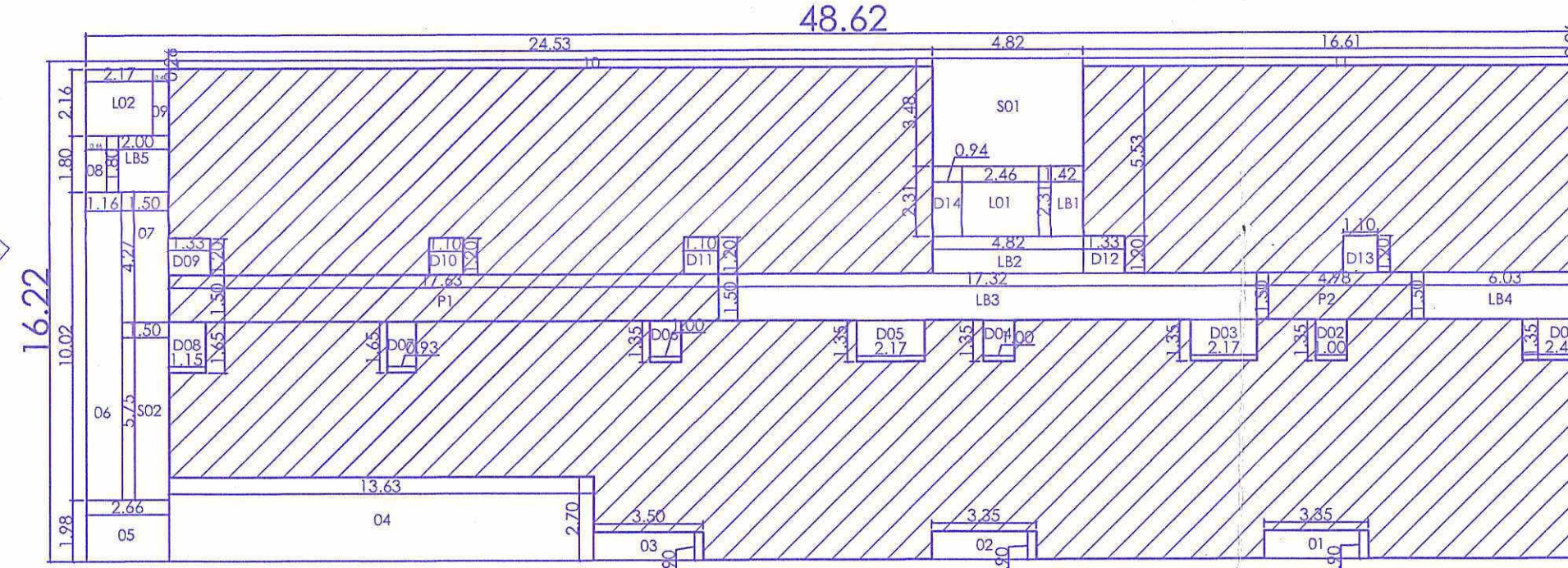
OWNER SIGN

Kanitta S.T



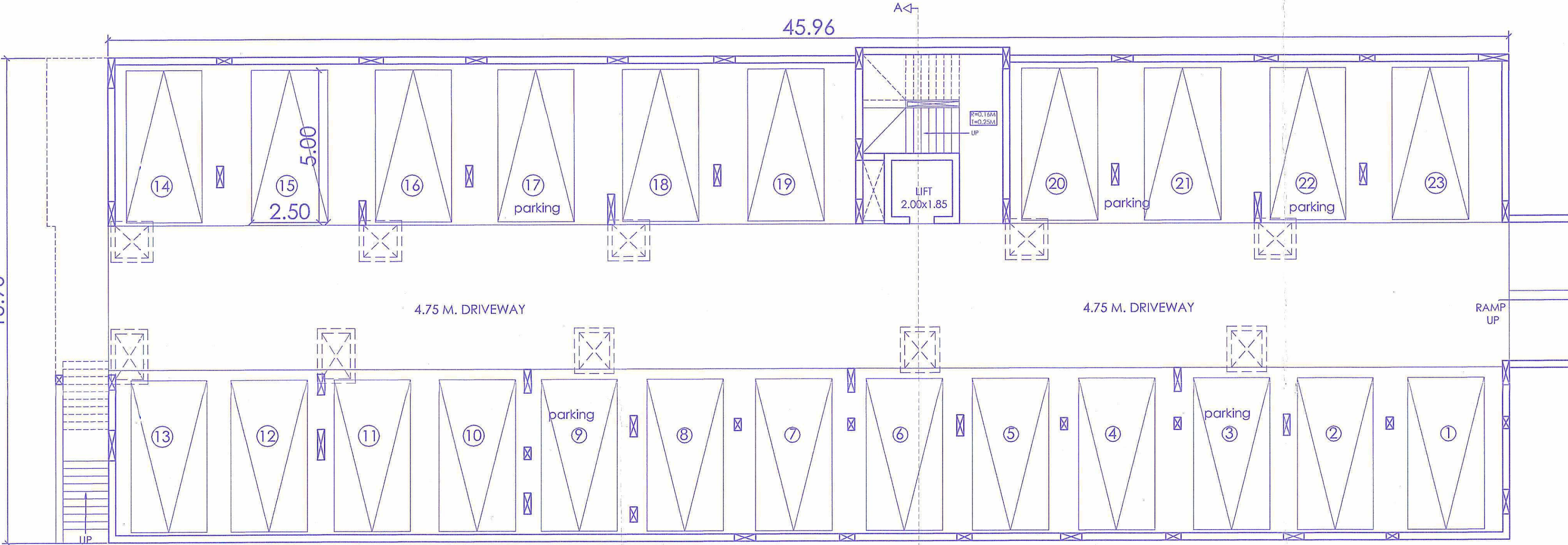
**GROUND COVERAGE CALCULATION**

- 1) 2.88 x 2.16 = 6.24 SQ.M
- 2) 5.05 x 0.28 = 1.31 SQ.M
- 3) 45.90 x 13.28 = 609.84 SQ.M
- 4) 3.50 x 1.80 = 6.30 SQ.M
- 5) 7.35 x 2.70 = 19.84 SQ.M
- 6) 3.35 x 1.80 = 6.03 SQ.M
- 7) 7.35 x 2.70 = 19.84 SQ.M
- 8) 3.35 x 1.80 = 6.03 SQ.M
- 9) 7.43 x 2.70 = 19.84 SQ.M
- TOTAL = 684.38 SQ.M



**SCHEDULE OF OPENINGS**

| TYPE | DESCRIPTION  | SIZE         |
|------|--------------|--------------|
| D    | MAIN DOOR    | 1.85 X 2.10M |
| D1   | DOOR         | 0.90 X 2.10M |
| D2   | TOILET DOOR  | 0.55 X 2.10M |
| S0   | SLIDING DOOR | 2.65 X 2.10M |
| S10  | SLIDING DOOR | 2.65 X 2.10M |
| S20  | SLIDING DOOR | 2.65 X 2.10M |
| S30  | SLIDING DOOR | 1.80 X 2.10M |
| S40  | SLIDING DOOR | 1.40 X 2.10M |

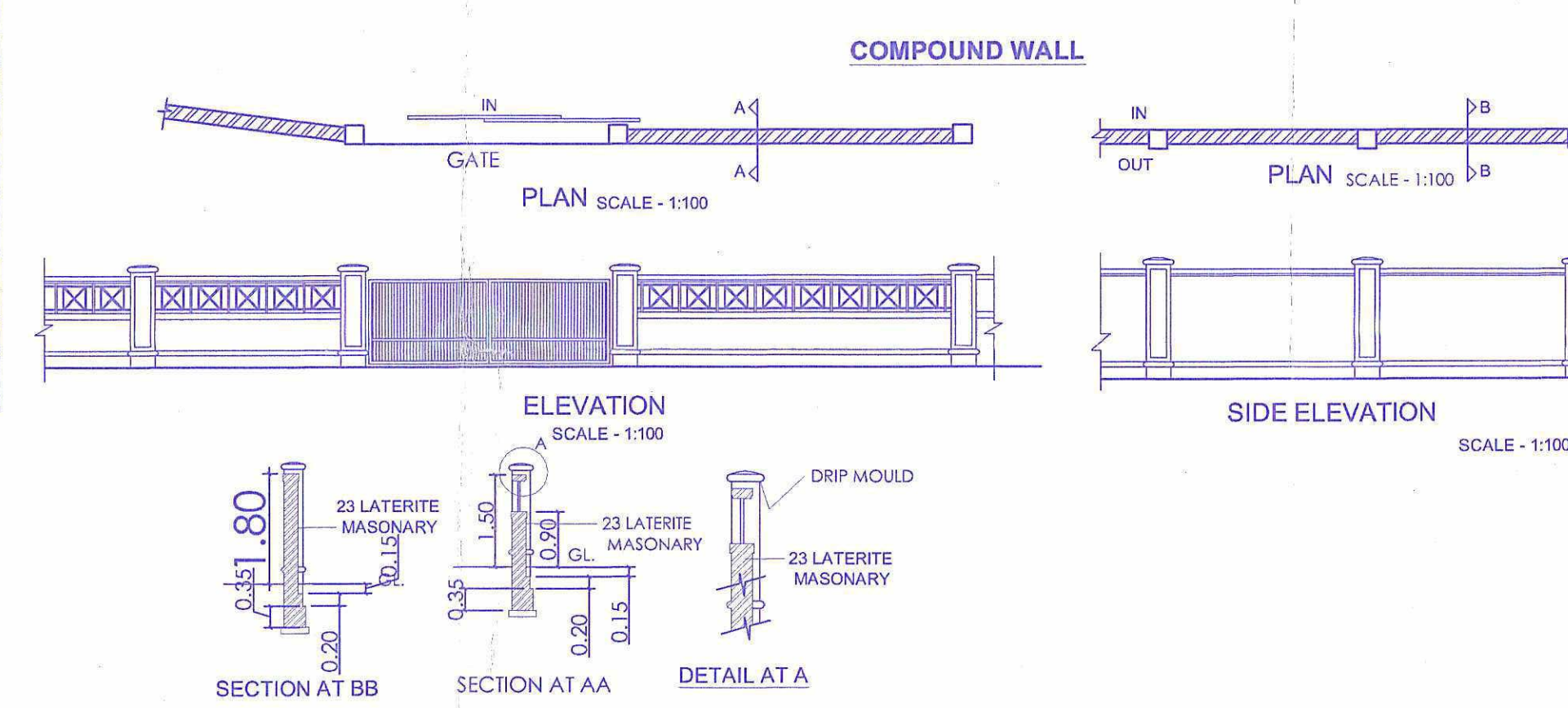


**AREA CALCULATION FOR GROUND FLOOR**

| AREA OF ASCD (A)                | 48.62 X 10.22 | = 496.81 | SQ.M |
|---------------------------------|---------------|----------|------|
| STAIRCASE DEDUCTION (B)         |               |          |      |
| BK1                             | 4.82 X 3.48   | = 16.77  | SQ.M |
| BK2                             | 1.50 X 3.75   | = 5.63   | SQ.M |
| TOTAL DEDUCTION                 |               | = 22.40  | SQ.M |
| LOBBY DEDUCTION (C)             |               |          |      |
| L01                             | 2.31 X 1.42   | = 3.28   | SQ.M |
| L02                             | 4.82 X 1.20   | = 5.78   | SQ.M |
| L03                             | 17.32 X 1.50  | = 25.98  | SQ.M |
| L04                             | 1.50 X 6.03   | = 9.04   | SQ.M |
| L05                             | 2.00 X 1.80   | = 3.60   | SQ.M |
| TOTAL LOBBY DEDUCTION           |               | = 47.68  | SQ.M |
| LIFT DEDUCTION (D)              |               |          |      |
| L01                             | 2.48 X 2.31   | = 5.73   | SQ.M |
| L02                             | 2.17 X 2.15   | = 4.66   | SQ.M |
| TOTAL LIFT DEDUCTION            |               | = 10.39  | SQ.M |
| DUCT DEDUCTION (E)              |               |          |      |
| D01                             | 3.28 X 0.90   | = 2.95   | SQ.M |
| D02                             | 3.25 X 0.90   | = 2.93   | SQ.M |
| D03                             | 3.50 X 0.90   | = 3.15   | SQ.M |
| D04                             | 11.83 X 2.70  | = 31.94  | SQ.M |
| D05                             | 2.60 X 1.98   | = 5.15   | SQ.M |
| D06                             | 1.18 X 10.02  | = 11.82  | SQ.M |
| D07                             | 1.50 X 4.27   | = 6.40   | SQ.M |
| D08                             | 1.68 X 1.80   | = 3.02   | SQ.M |
| D09                             | 0.49 X 2.15   | = 1.06   | SQ.M |
| D10                             | 24.53 X 0.28  | = 6.87   | SQ.M |
| D11                             | 16.81 X 0.28  | = 4.71   | SQ.M |
| TOTAL DEDUCTIONS (B+C+D+E+F)    |               | = 191.55 | SQ.M |
| GROUND FLOOR AREA (A-B+C+D+E+F) |               | = 305.26 | SQ.M |

**FOR PROPOSED BUILDINGS**

| FLOOR REFERENCE                  | USE     | TOTAL B.L.A    | STAIRS        | BALC.         | STILT | PASSAGE/TERRACE | 7.5% COVERED LOBBY | PARKING       | NET FLOOR AREA | FAR %          |
|----------------------------------|---------|----------------|---------------|---------------|-------|-----------------|--------------------|---------------|----------------|----------------|
| <b>A - BUILDING</b>              |         |                |               |               |       |                 |                    |               |                |                |
| BASEMENT F.L.R.                  | PARKING | 724.83         | -             | -             | -     | -               | -                  | 724.83        | 00.00          | -              |
| GROUND FLOOR                     | RES.    | 670.13         | 25.37         | -             | -     | -               | 47.68              | 743.27        | 97.06          | -              |
| FIRST FLOOR                      | RES.    | 608.80         | 14.72         | 153.37        | -     | -               | 142.87             | 919.76        | 478.81         | -              |
| SECOND FLOOR                     | RES.    | 608.80         | 14.72         | 153.37        | -     | -               | 142.87             | 919.76        | 478.81         | -              |
| THIRD FLOOR                      | RES.    | 608.80         | 14.72         | 153.37        | -     | -               | 142.87             | 919.76        | 478.81         | -              |
| FOURTH FLOOR                     | RES.    | 656.62         | 26.57         | 28.56         | -     | 54.11           | 385.50             | 893           | 152.99         | -              |
| <b>TOTAL F.A.R. A - BUILDING</b> |         |                |               |               |       |                 |                    |               | <b>2186.48</b> |                |
| <b>B - BUILDING</b>              |         |                |               |               |       |                 |                    |               |                |                |
| GROUND FLOOR                     | RES.    | 107.84         | -             | -             | -     | -               | -                  | 107.84        | 107.86         | -              |
| FIRST FLOOR                      | RES.    | 136.65         | 12.07         | 31.51         | -     | -               | 24.23              | 184.46        | 78.87          | -              |
| <b>TOTAL F.A.R. B - BUILDING</b> |         |                |               |               |       |                 |                    |               | <b>186.73</b>  |                |
| <b>TOTAL</b>                     |         | <b>4792.54</b> | <b>114.17</b> | <b>310.18</b> |       | <b>54.11</b>    | <b>838.34</b>      | <b>167.70</b> | <b>724.83</b>  | <b>99.92 %</b> |



**STAMP OF APPROVAL**

APPROVED FROM PLANNING POINT  
SUBJECT TO CONDITIONS GIVEN  
VIDE ORDER No. 18/PDA/1/PP/144/272/1829/2022  
DATED 14/11/2022

*[Signature]*  
MEMBER SECRETARY  
NORTH GOA  
PLANNING & DEV. AUTHORITY  
PANAJI - GOA

**AREA STATEMENT**

- 1) TOTAL AREA OF THE PLOT = 2375.00 M2
- 2) AREA WITHIN ROAD WIDENING = 0.00 M2
- 3) EFFECTIVE AREA OF PLOT = 2375.00 M2
- 4) PERMISSIBLE GROUND COVERAGE (40%) = 950.00 M2
- 5) PROPOSED GROUND COVERAGE
- 5a) PROPOSED GROUND COVERAGE BLDG. A = 694.36 M2
- 5b) PROPOSED GROUND COVERAGE BLDG. B = 125.02 M2
- TOTAL PROPOSED GR. COVERAGE (5a + 5b) = 819.38 M2**
- PROPOSED GR. COVERAGE = 34.50 %**
- 4) PERMISSIBLE F.A.R (100%) = 2375.00 M2
- 5) PROPOSED F.A.R (BLDG.A+BLDG.B) (99.92 %) = 2373.21 M2  
(PROPOSED F.A.R BUILDING A)
- 6) BASEMENT (FREE OF F.A.R) = 734.83 M2
- 7) GROUND FLOOR = 597.06 M2
- 8) FIRST FLOOR = 478.81 M2
- 9) SECOND FLOOR = 478.81 M2
- 10) THIRD FLOOR = 478.81 M2
- 11) FOURTH FLOOR = 152.99 M2
- 12) **FLOOR AREA BUILDING A (7+8+9+10+11) = 2186.48 M2**  
(PROPOSED F.A.R BUILDING B)
- 13) GROUND FLOOR = 107.86 M2
- 14) FIRST FLOOR = 78.87 M2
- 15) **FLOOR AREA BUILDING B (13+14) = 186.73 M2**
- 16) **TOTAL F.A.R CONSUMED (BLDG. A + BLDG. B) (12 + 15) = 2186.48 + 186.73 = 2373.21 M2**
- FAR CONSUMED = 99.92 %**
- 16) PARKING PROVIDED BLDG. A = 29 NOS.
- 17) PARKING PROVIDED BLDG. B = 00 NOS.
- 18) OPEN PARKING PROVIDED = 02 NOS.
- 19) **TOTAL PARKING PROVIDED = 43 NOS.**
- 20) **LENGTH OF PROPOSED COMPOUND WALL = 265.80 R.M.**
- 21) **AREA OF RAMP = 90.00 M2**

Permission Approved vide  
NORTH GOA Circular No. 221-20/27/1829/2022  
Date: 28/11/2022

*[Signature]*  
Secretary  
V. P. Amora - Nagoa  
Bardez - Goa

**BLOCK-A**

**PROJECT TITLE :**

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (REVISION & ADDITION), COMPOUND WALL & AMALGAMATION OF PROPERTIES, ON PROPERTY BEARING SY.NO. 139/7 & 139/11, SITUATED AT ARPORA VILLAGE BARDEZ TALUKA, GOA.

FOR. SHERATON REALTORS LLP  
SUBMISSION DRAWING

CONSULTANT SIGN

*[Signature]*  
HARISH GATTONDE  
REGISTERED ARCHITECT  
(173 Reg. No. 185572019)

OWNER SIGN

*[Signature]*