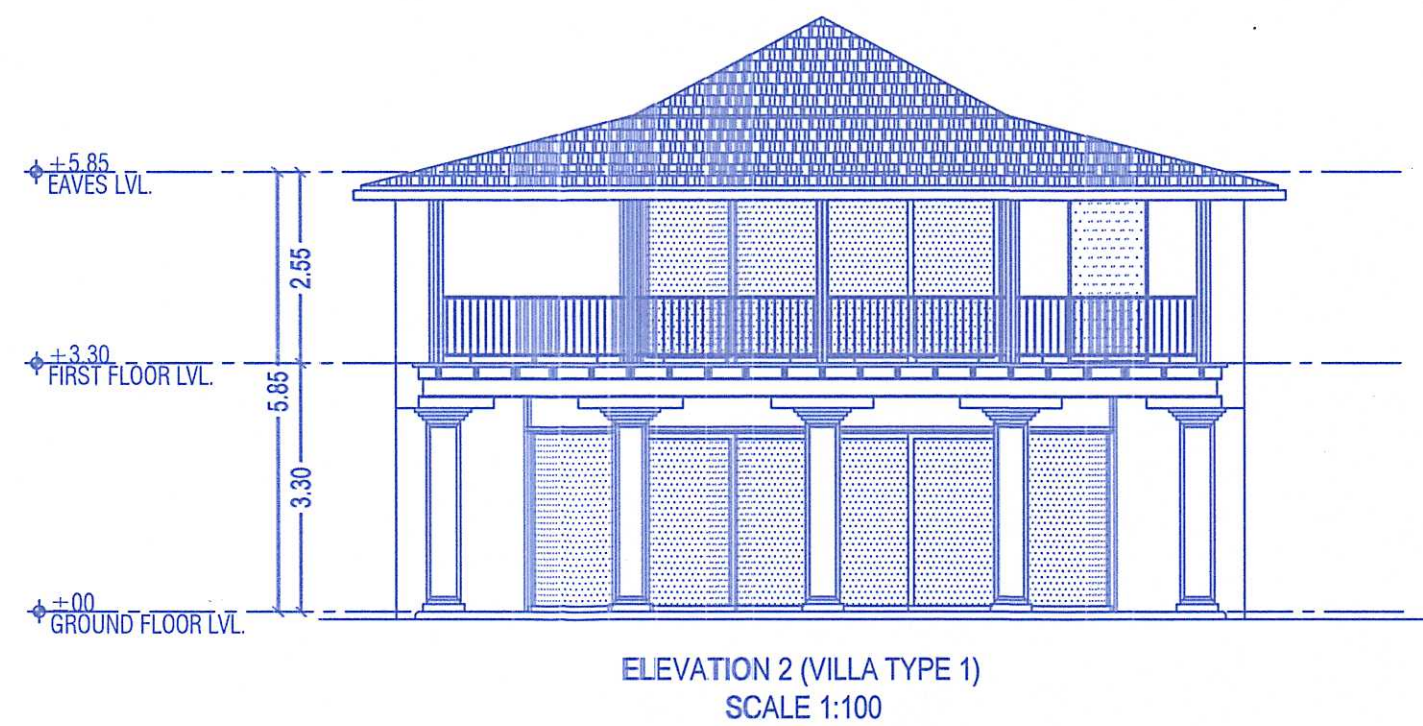
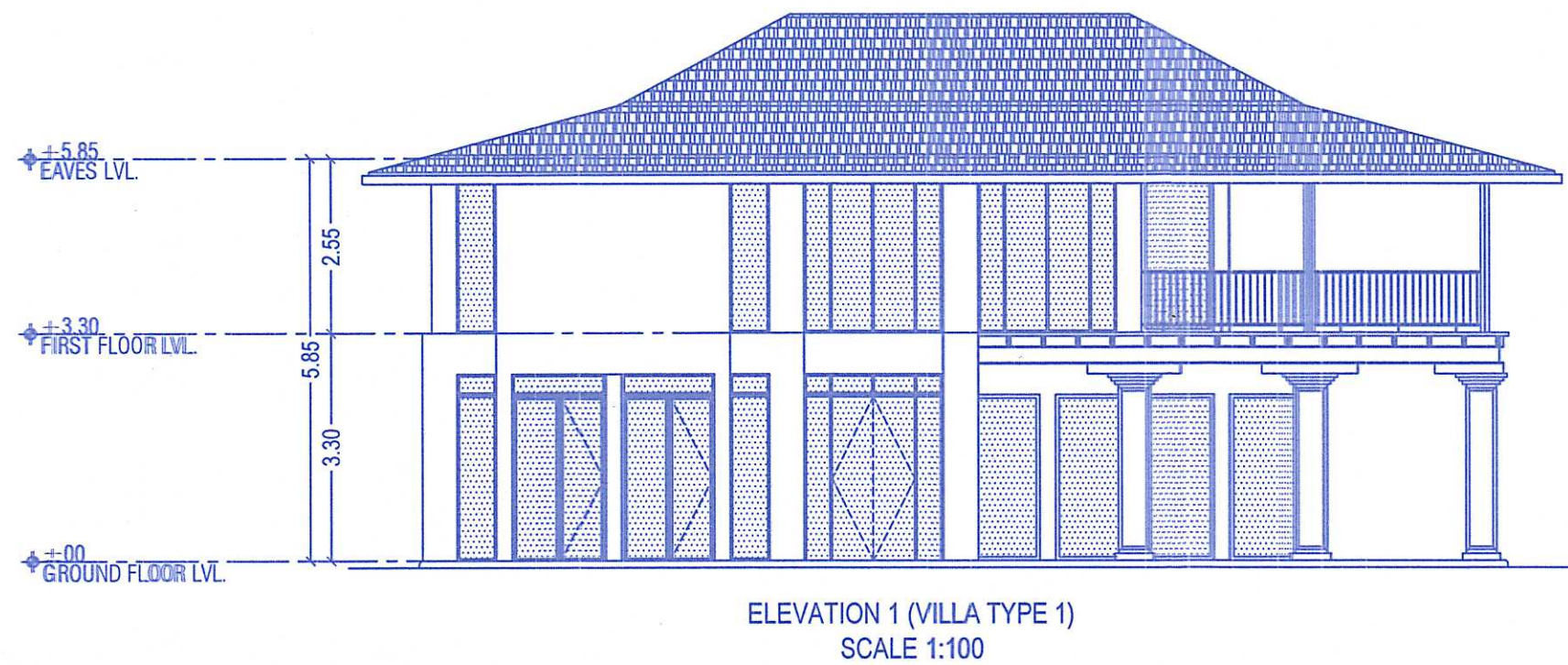
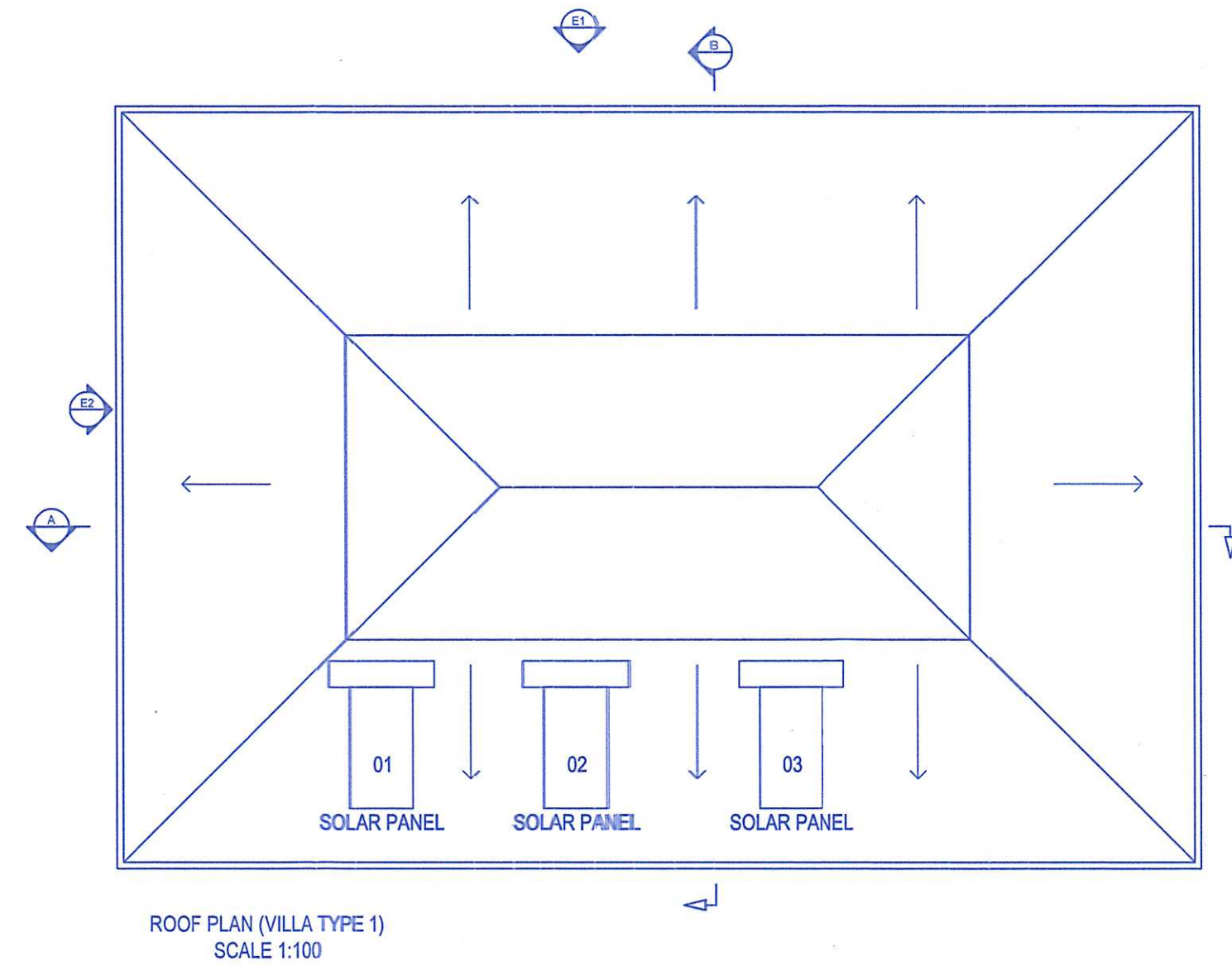
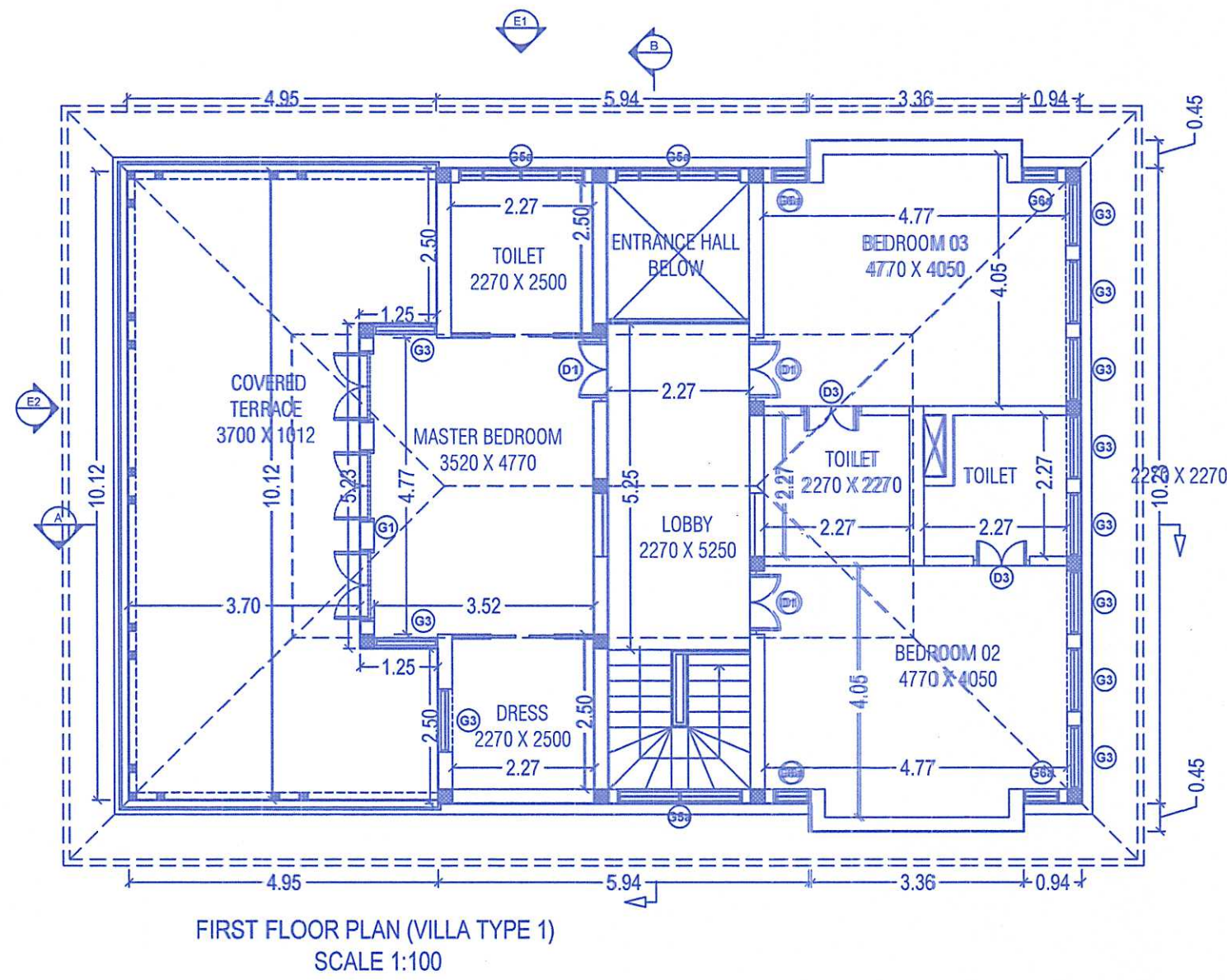
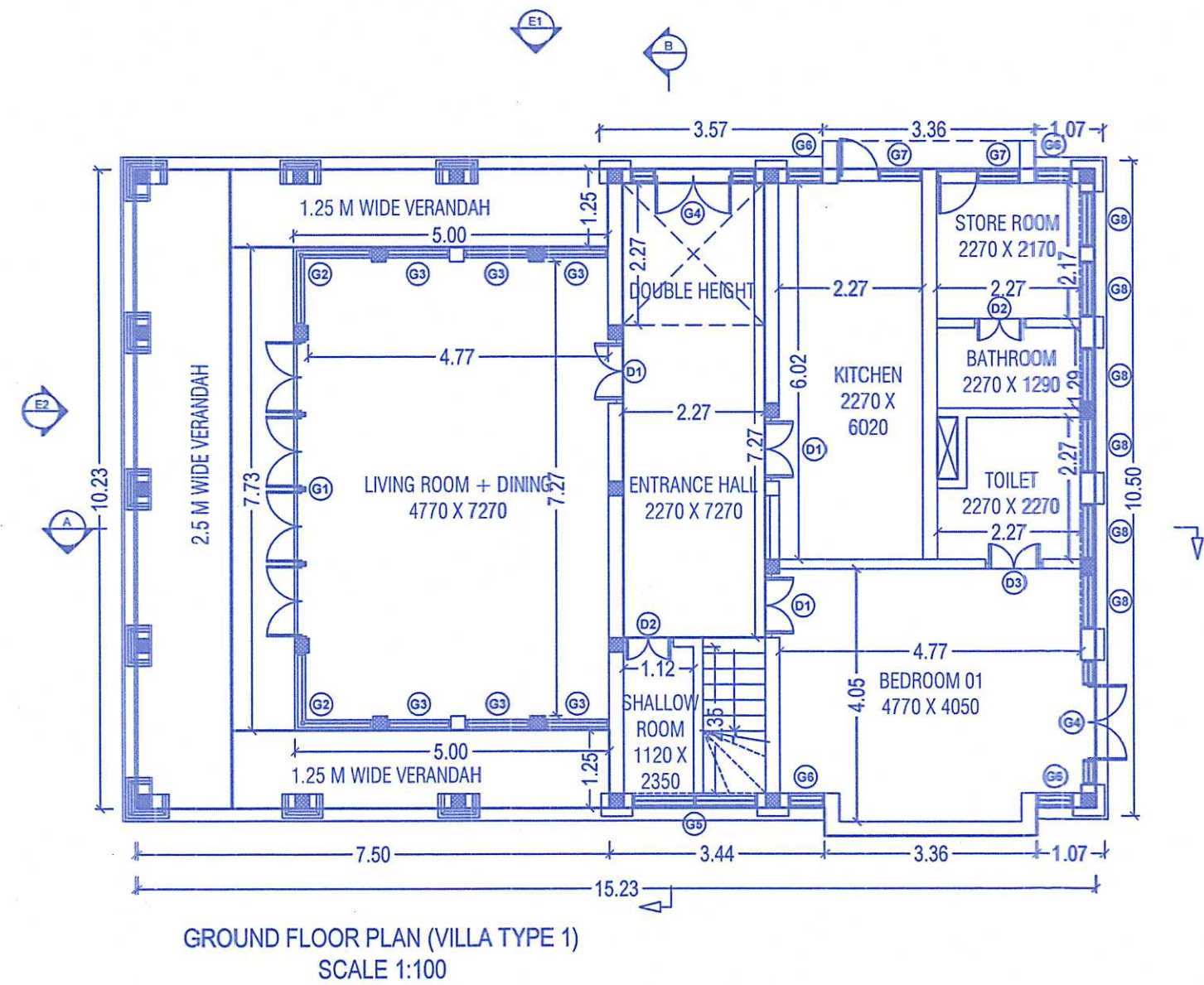
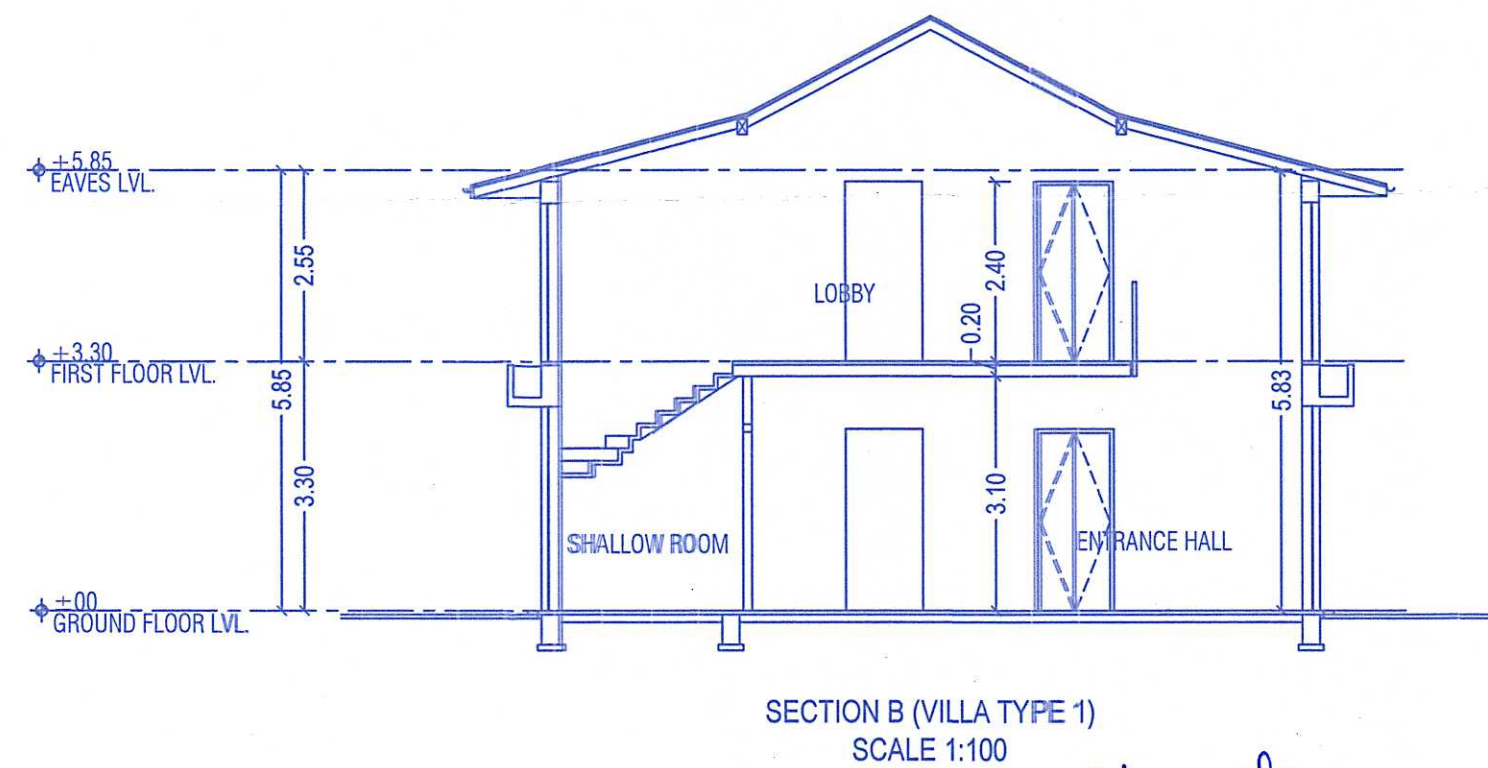
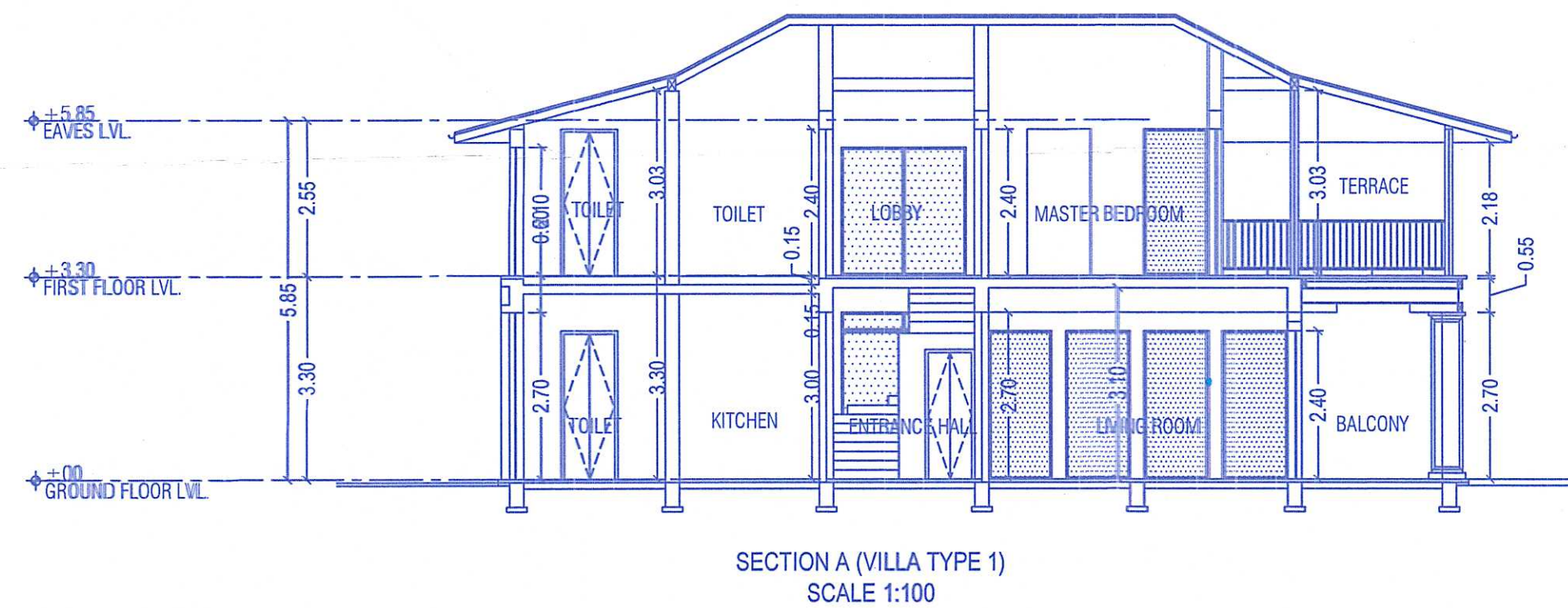




SCHEDULE OF OPENING - GROUND FLOOR					
ALL LINTEL/SILL LEVELS ARE FROM FINISHED FLOOR LEVELS					
ALL WIDTHS ARE CLEAR MASONRY DIMENSIONS					
OPENING	WIDTH	SILL	LINTEL	HEIGHT	NUMBER REMARK
G1	4770	0	2400	2400	1
G2	1150 + 1150	0	2400	2400	2 L-GLAZING
G3	1020	0	2400	2400	6
G4	2000	0	2700	2700	2
G5	2000	0	2700	2700	1
G6	570	0	2700	2700	4
G7	1335	0	2700	2700	2
G8	885	0	2700	2700	6
D1	1020	0	2400	2400	3 DOUBLE
D2	800	0	2100	2100	2 DOUBLE
D3	900	0	2400	2400	1 DOUBLE

SCHEDULE OF OPENING - FIRST FLOOR					
ALL LINTEL/SILL LEVELS ARE FROM FINISHED FLOOR LEVELS					
ALL WIDTHS ARE CLEAR MASONRY DIMENSIONS					
OPENING	WIDTH	SILL	LINTEL	HEIGHT	NUMBER REMARK
G1	4770	0	2400	2400	1
G5a	2000	0	2400	2400	3
G6a	570	0	2400	2400	4
G3	1020	0	2400	2400	11
D1	1020	0	2400	2400	3 DOUBLE
D3	900	0	2400	2400	2 DOUBLE



PROJECT TITLE :
PROPOSED RESIDENTIAL VILLAS, SWIMMING
POOL & COMPOUND WALL ON PLOT BEARING
SURVEY NO. / SUB DIV NO. 94/1 AT OXEL,
SIOLIM VILLAGE BARDEZ TALUKA GOA

FOR RIO LUXURY HOMES PVT LTD
REPRESENTED THROUGH ITS MANAGING
DIRECTOR : MR. RIYAZ SOMANI

Approved with condition vide
L. No.: TPB/904/OXEL/CP-2023/1856
21/11/2023
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

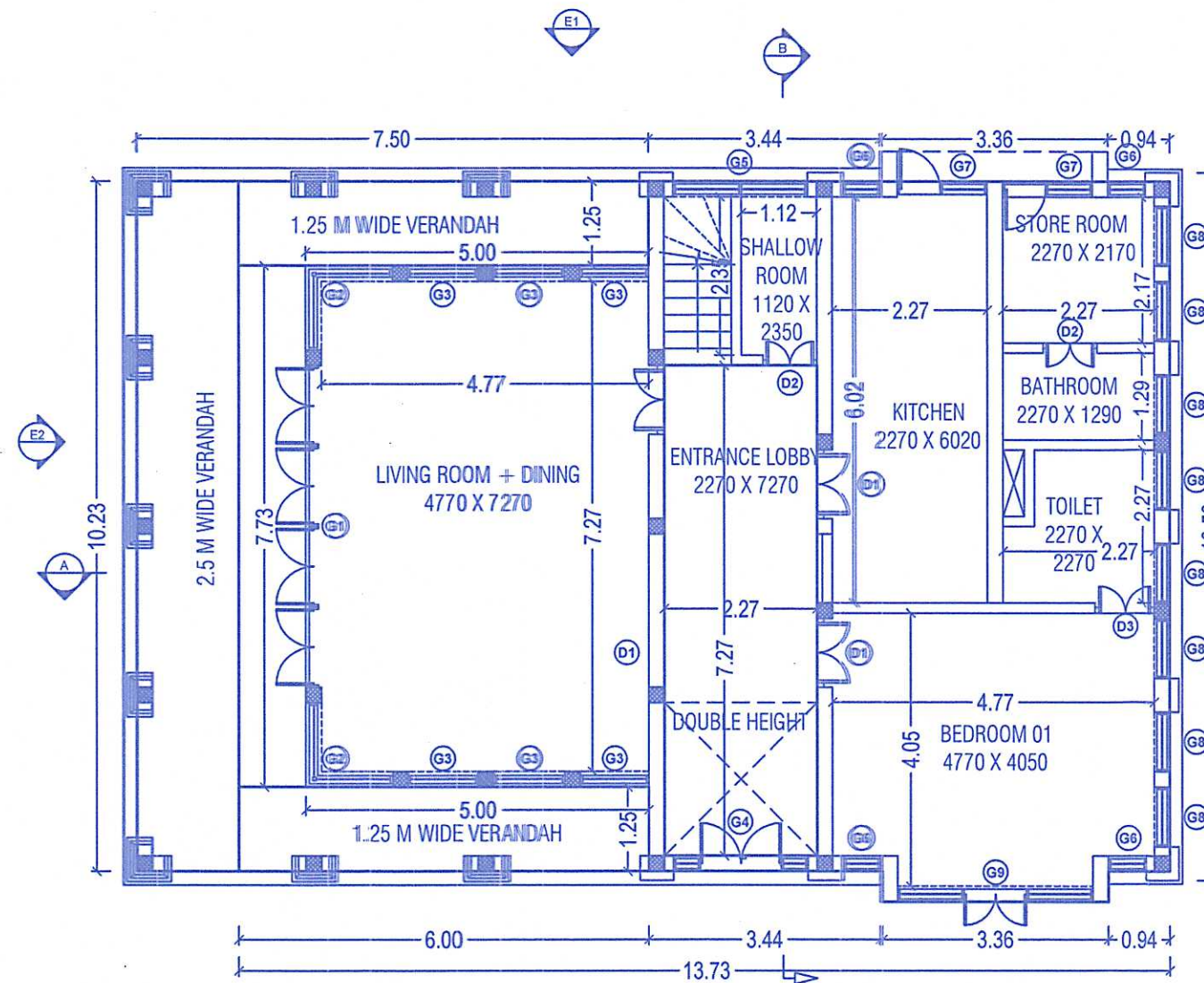
OWNER SIGN
Rso

CONSULTANT SIGN

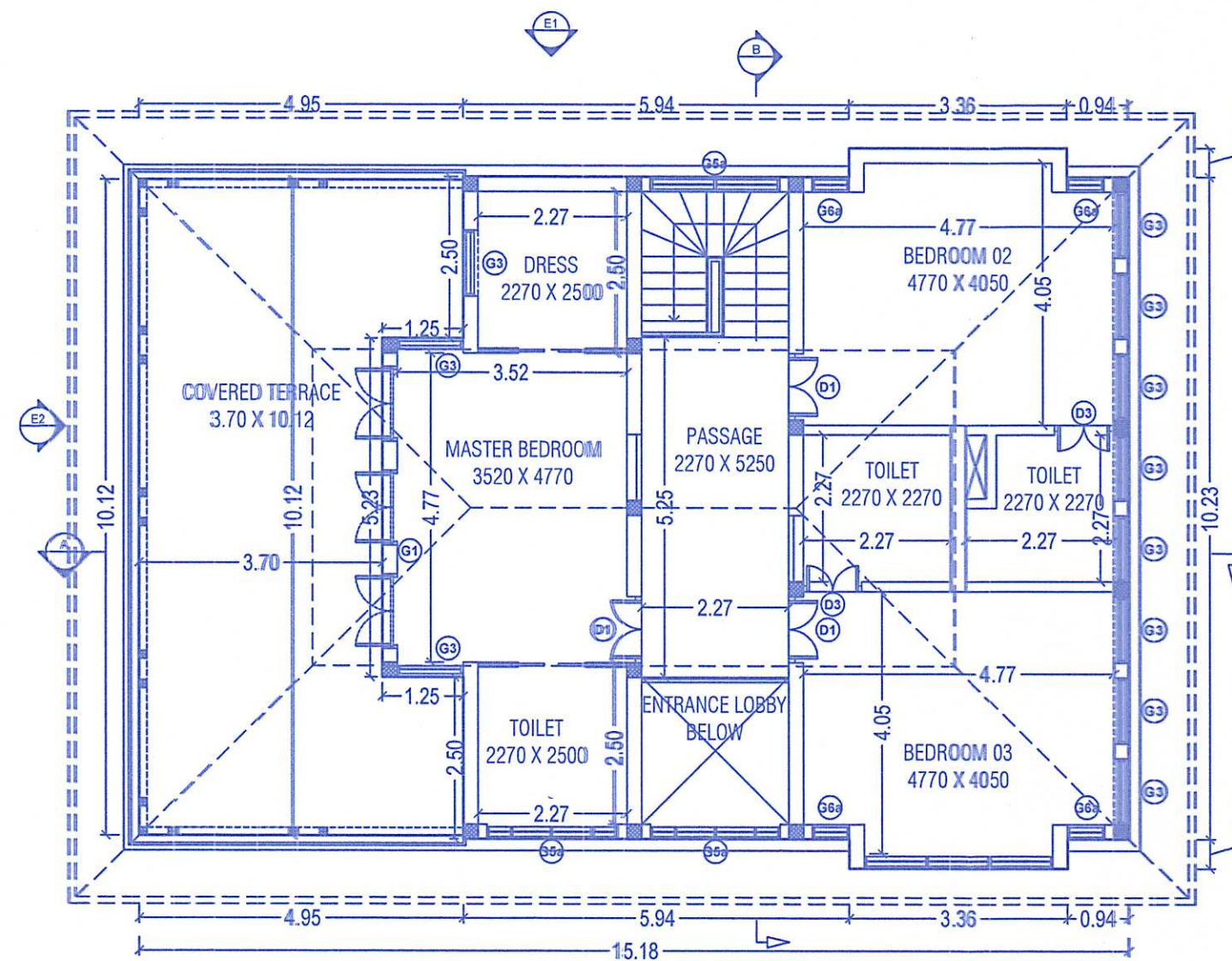
Approved with condition vide
Construction License No.
VP/OXEL/const-lic/2023-24/1231 dt 26/02/2024

SECRETARY
V. P. OXEL

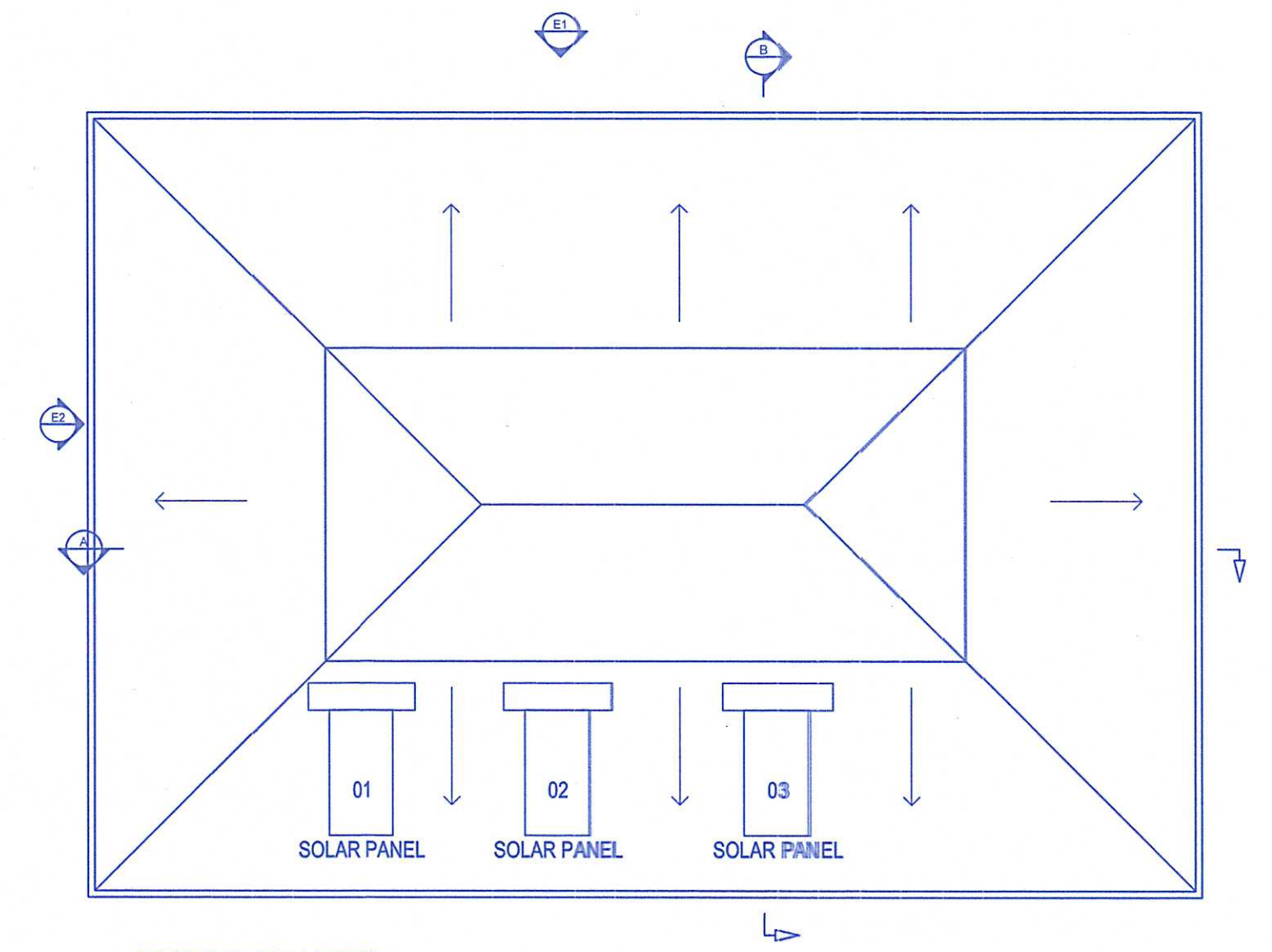




GROUND FLOOR PLAN (VILLA TYPE 2)
SCALE 1:100



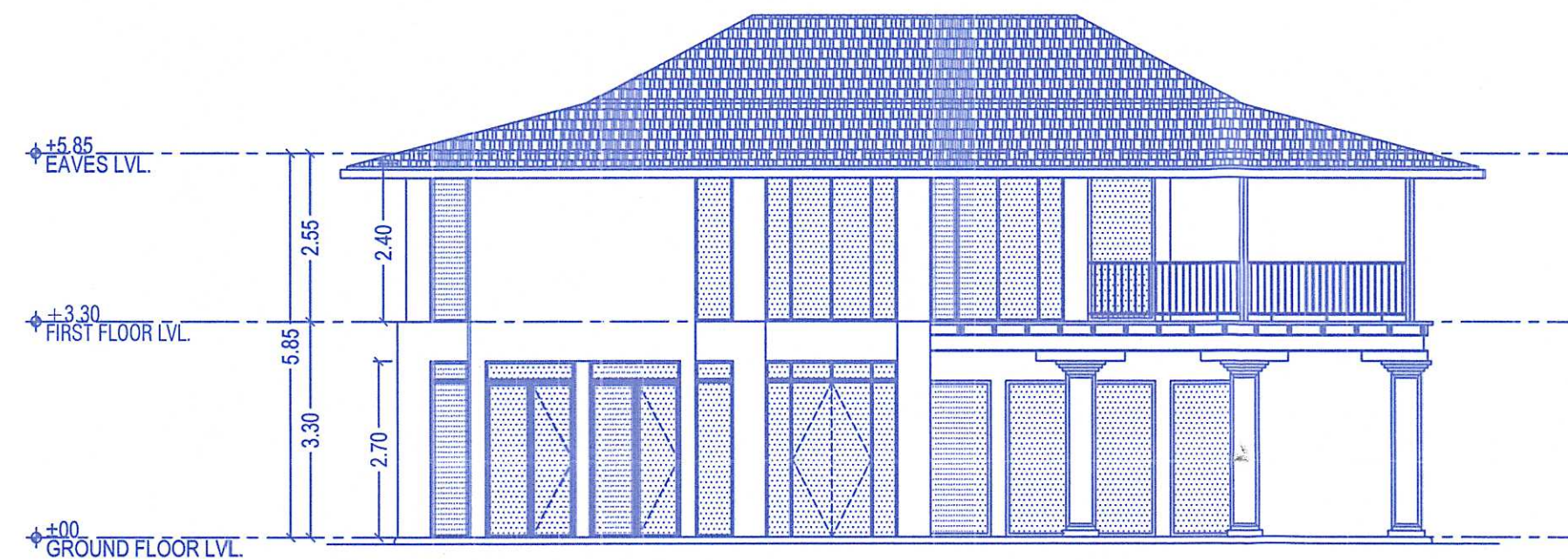
FIRST FLOOR PLAN (VILLA TYPE 2)
SCALE 1:100



ROOF PLAN (VILLA TYPE 2)
SCALE 1:100

SCHEDULE OF OPENING - GROUND FLOOR						
ALL LINTEL/SILL LEVELS ARE FROM FINISHED FLOOR LEVELS						
ALL WIDTHS ARE CLEAR MASONRY DIMENSIONS						
OPENING	WIDTH	SILL	LINTEL	HEIGHT	NUMBER	REMARK
G1	4770	0	2400	2400	1	
G2	1150 + 1150	0	2400	2400	2	L-GLAZING
G3	1020	0	2400	2400	6	
G4	2000	0	2700	2700	1	
G5	2000	0	2700	2700	1	
G6	570	0	2700	2700	4	
G7	1335	0	2700	2700	2	
G8	885	0	2700	2700	8	
G9	2900	0	2700	2700	1	
D1	1020	0	2400	2400	3	DOUBLE
D2	800	0	2100	2100	2	DOUBLE
D3	900	0	2400	2400	1	DOUBLE

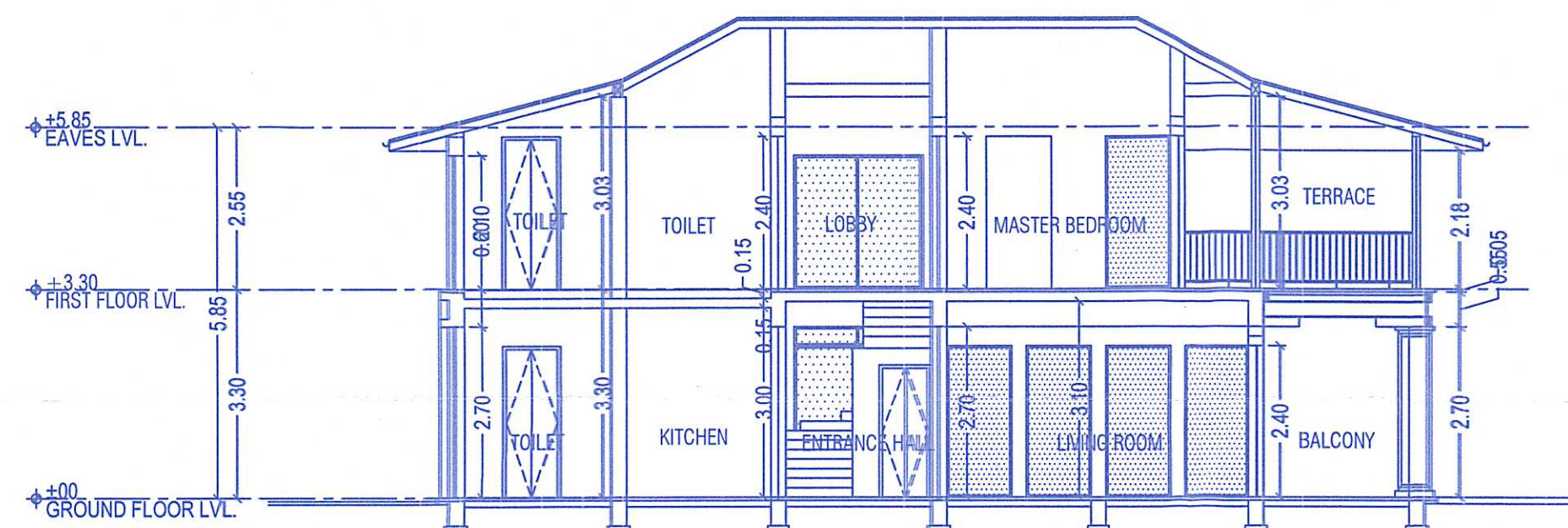
SCHEDULE OF OPENING - FIRST FLOOR						
ALL LINTEL/SILL LEVELS ARE FROM FINISHED FLOOR LEVELS						
ALL WIDTHS ARE CLEAR MASONRY DIMENSIONS						
OPENING	WIDTH	SILL	LINTEL	HEIGHT	NUMBER	REMARK
G1	4770	0	2400	2400	1	
G3	1020	0	2400	2400	11	
G5a	2000	0	2400	2400	3	
G6a	570	0	2400	2400	4	
D1	1020	0	2400	2400	3	DOUBLE
D3	900	0	2400	2400	2	DOUBLE



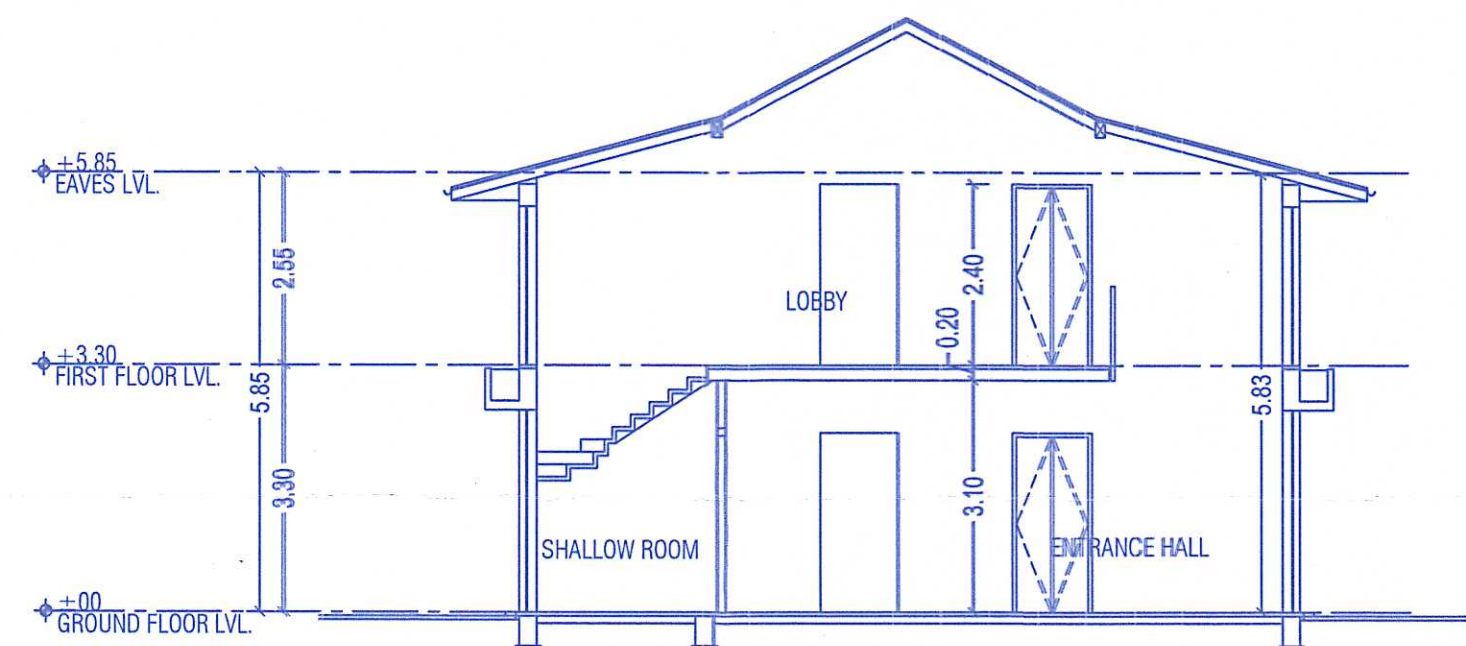
ELEVATION 1 (VILLA TYPE 1)
SCALE 1:100



ELEVATION 2 (VILLA TYPE 1)
SCALE 1:100



SECTION A (VILLA TYPE 1)
SCALE 1:100



SECTION B (VILLA TYPE 1)
SCALE 1:100

Approved with condition vide
Construction license No
VP/oxel/const-tic/2023-24/1231 dtd 02/02/2024

SECRETARY
V. P. OXEL



Approved with condition vide
L. No.: TPB/9014/oxel/TCP-2023/9864
21/11/2023
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

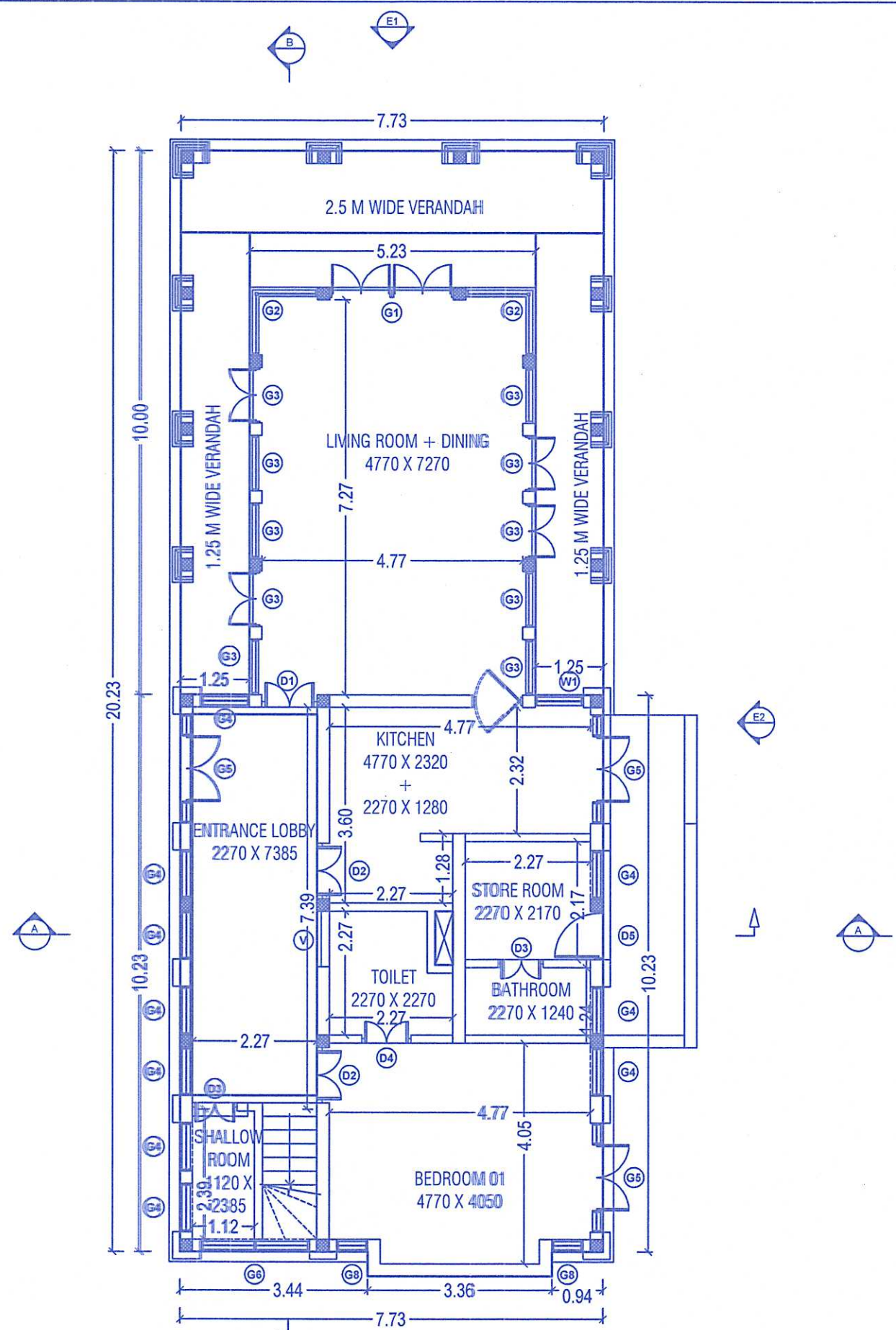
PROJECT TITLE :
PROPOSED RESIDENTIAL VILLAS, SWIMMING
POOL & COMPOUND WALL ON PLOT BEARING
SURVEY NO. / SUB DIV NO. 94/1 AT OXEL,
SIOLIM VILLAGE BARDEZ TALUKA GOA

FOR RIO LUXURY HOMES PVT LTD
REPRESENTED THROUGH ITS MANAGING
DIRECTOR : MR. RIYAZ SOMANI

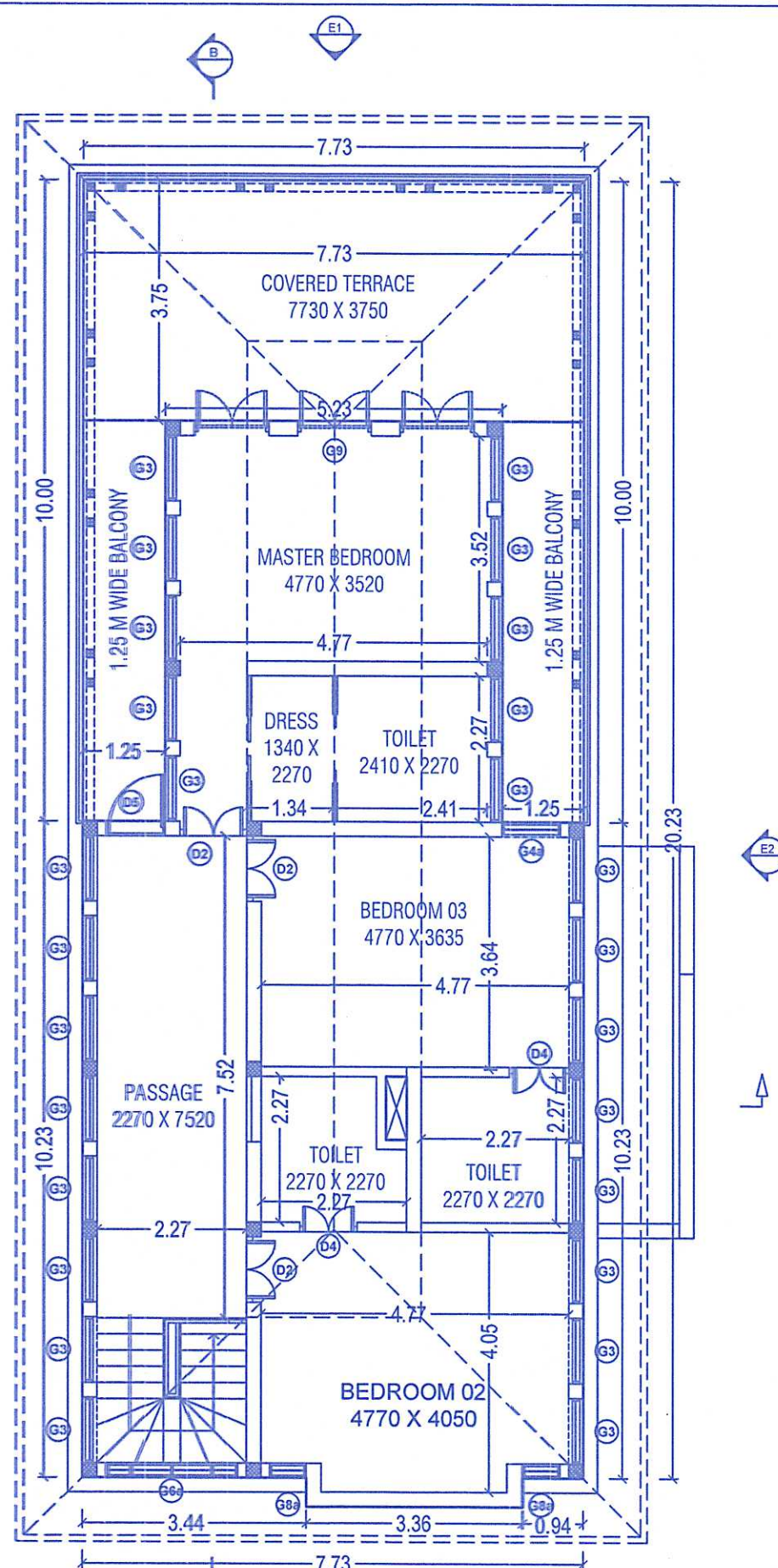
OWNER SIGN

CONSULTANT SIGN

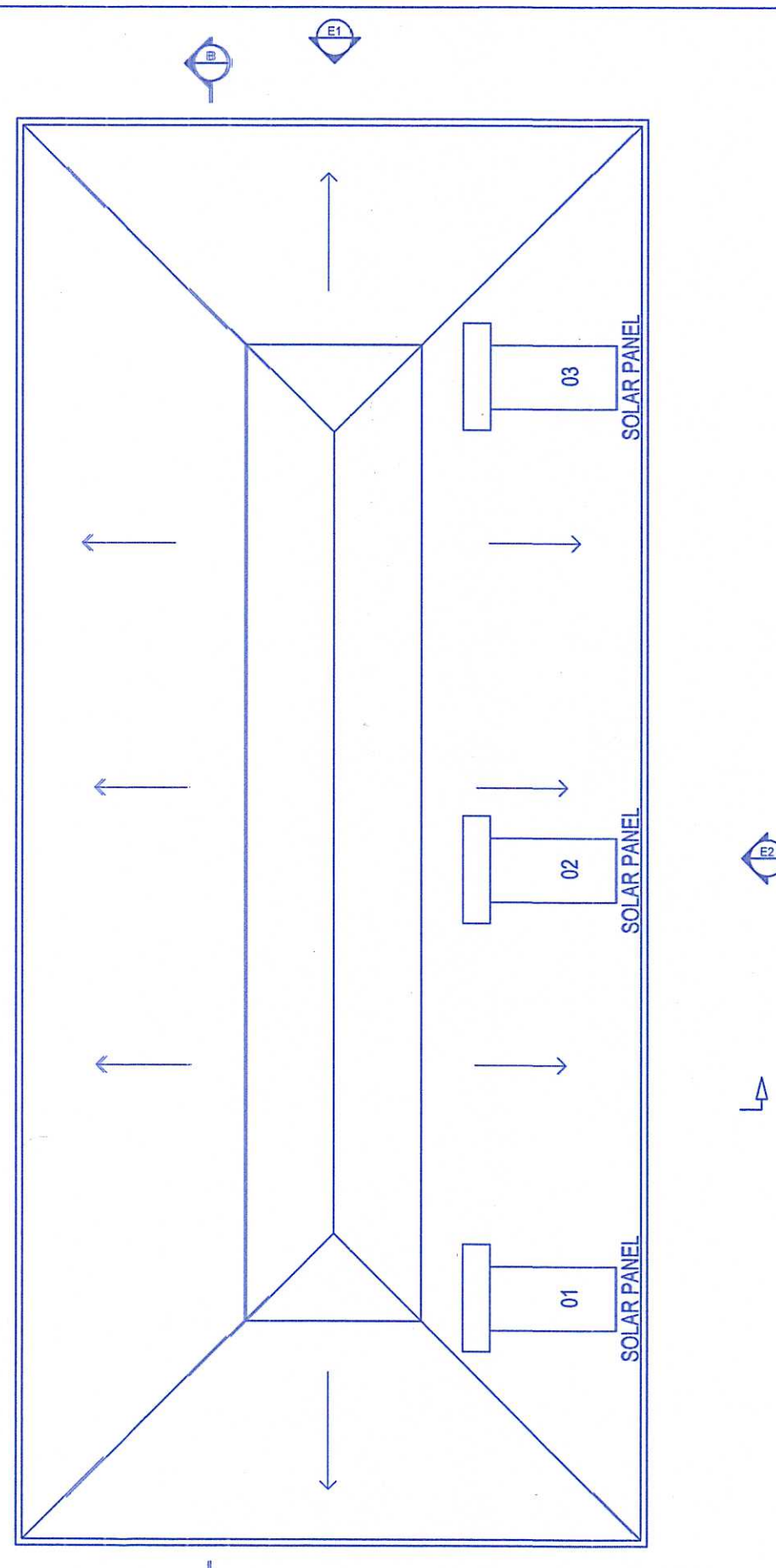
PARESH GHATONDE
BE (CIVIL) AMIE RIV
CHARTERED ENGINEER
T.C.P. Reg. No. ER/0530/2019



GROUND FLOOR PLAN (VILLA TYPE 4)
SCALE 1:100



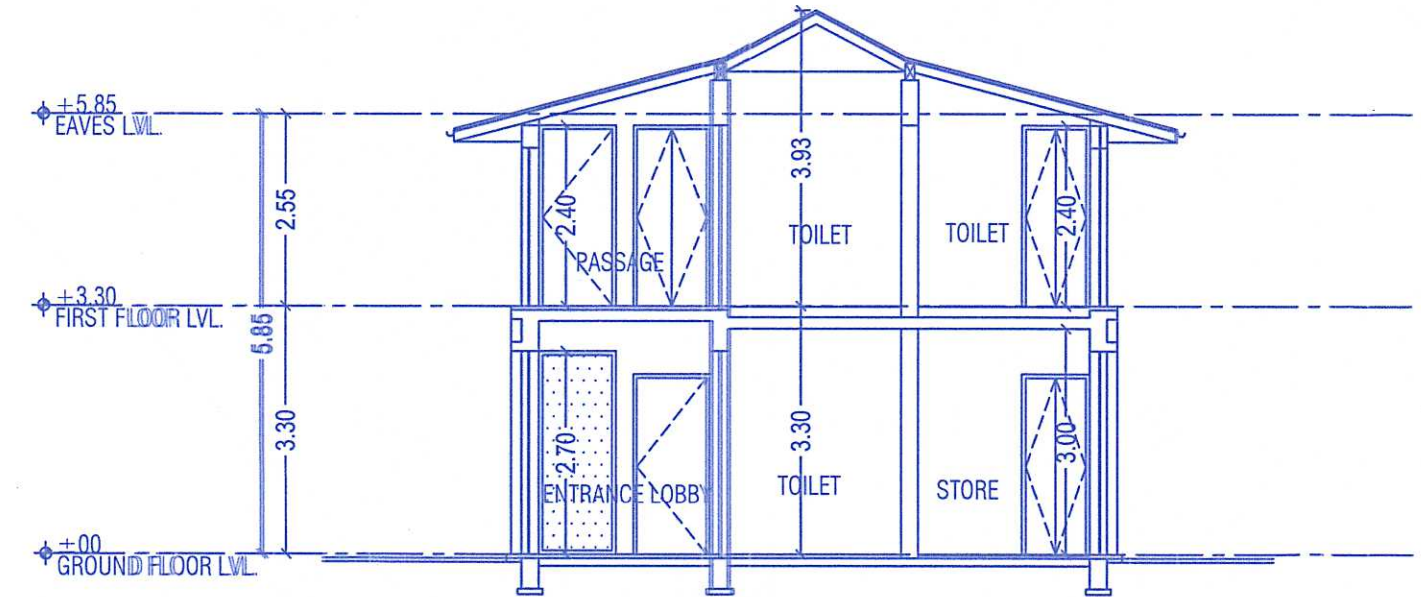
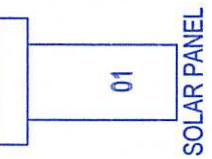
FIRST FLOOR PLAN (VILLA TYPE 4)
SCALE 1:100



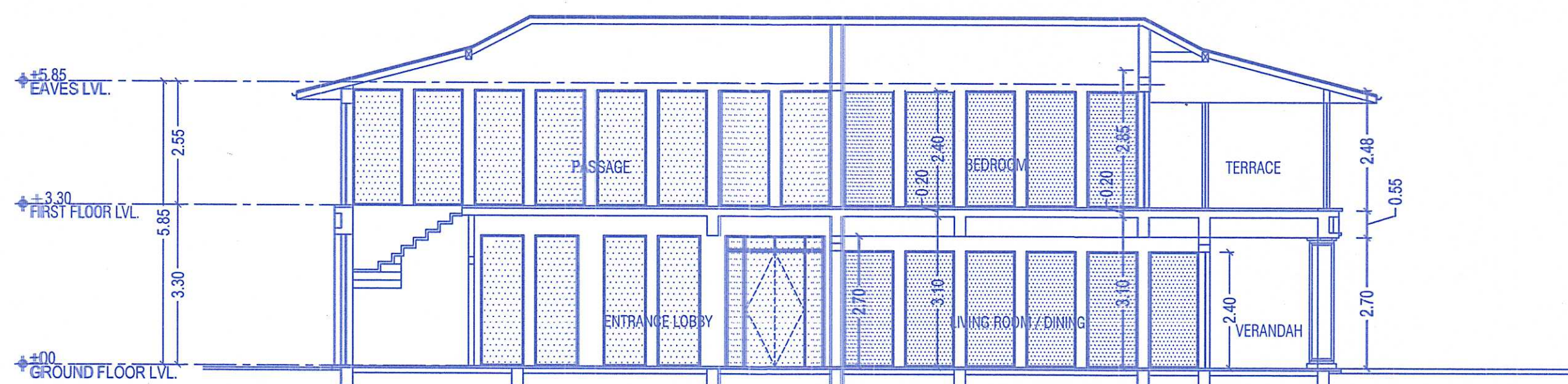
ROOF PLAN (VILLA TYPE 4)
SCALE 1:100

SCHEDULE OF OPENING - GROUND FLOOR						
ALL LINTEL/SILL LEVELS ARE FROM FINISHED FLOOR LEVELS						
ALL WIDTHS ARE CLEAR MASONRY DIMENSIONS						
OPENING	WIDTH	SILL	LINTEL	HEIGHT	NUMBER	REMARK
G1	2270	0	2400	2400	1	
G2	1150 + 1150	0	2400	2400	2	L-GLAZING
G3	1020	0	2400	2400	10	
G4	885	0	2700	2700	12	
G5	2000	0	2700	2700	2	
G6	2000	0	2700	2700	1	
G8	570	0	2700	2700	2	
D1	1020	0	2400	2400	1	SINGLE
D2	1020	0	2400	2400	2	DOUBLE
D3	800	0	2100	2100	2	DOUBLE
D4	900	0	2400	2400	1	DOUBLE
D5	885	0	2700	2700	1	SINGLE
W1	885	1200	2700	1500	1	WINDOW

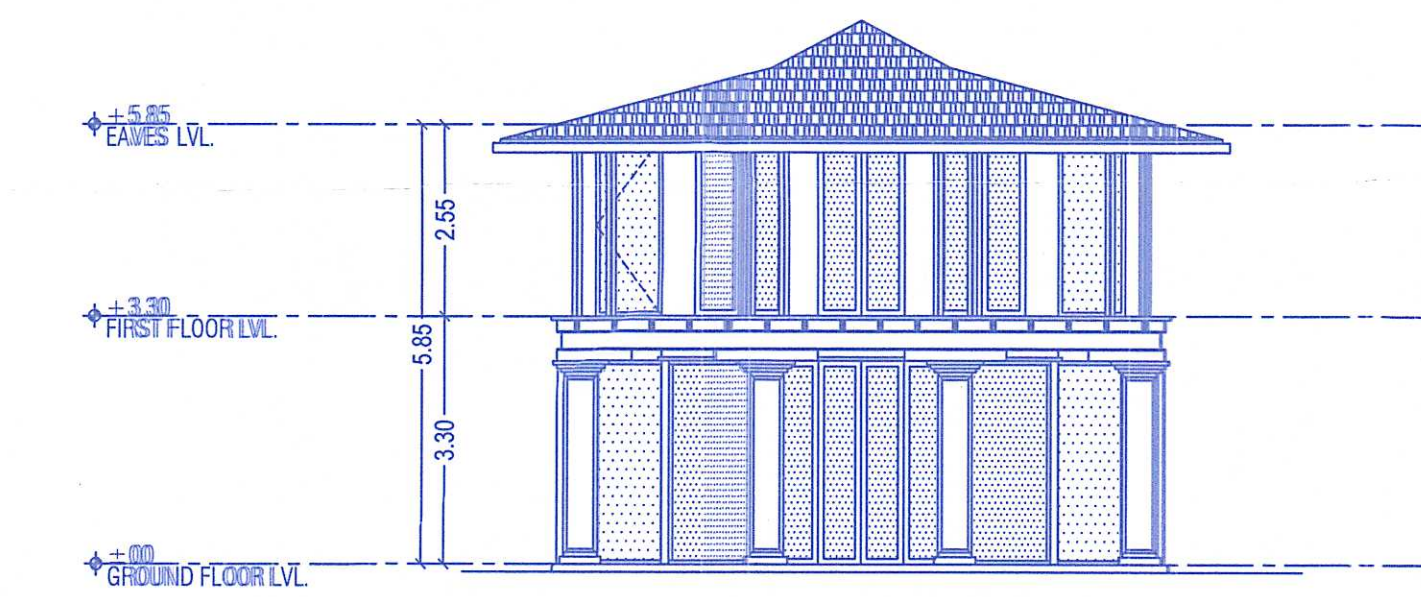
SCHEDULE OF OPENING - FIRST FLOOR						
ALL LINTEL/SILL LEVELS ARE FROM FINISHED FLOOR LEVELS						
ALL WIDTHS ARE CLEAR MASONRY DIMENSIONS						
OPENING	WIDTH	SILL	LINTEL	HEIGHT	NUMBER	REMARK
G3	1020	0	2400	2400	26	
G4a	885	0	2400	2400	1	
G6a	2000	0	2400	2400	1	
G8a	570	0	2400	2400	2	
G9	4770	0	2400	2400	1	
D2	1020	0	2400	2400	3	DOUBLE
D4	900	0	2400	2400	2	DOUBLE
D5	885	0	2400	2400	1	SINGLE



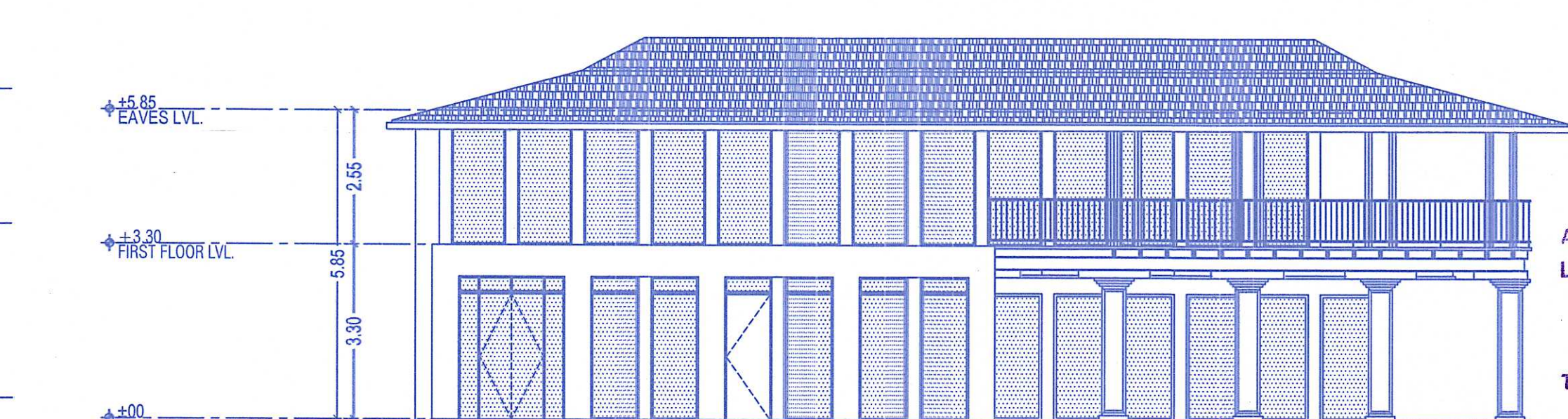
SECTION A (VILLA TYPE 4)
SCALE 1:100



SECTION B (VILLA TYPE 4)
SCALE 1:100



ELEVATION 1 (VILLA TYPE 4)
SCALE 1:100



ELEVATION 2 (VILLA TYPE 4)
SCALE 1:100

Approved with condition vide
Construction license No - VP/Oxel/const-lic/2023/24/1231
26/02/2024

Approved with condition vide
L. No.: TPB/9014/pxel/tcr-2023/9864
21/11/2023
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

PROJECT TITLE :
PROPOSED RESIDENTIAL VILLAS, SWIMMING
POOL & COMPOUND WALL ON PLOT BEARING
SURVEY NO. / SUB DIV NO. 94/1 AT OXEL,
SIOLIM VILLAGE BARDEZ TALUKA GOA

FOR RIO LUXURY HOMES PVT LTD
REPRESENTED THROUGH ITS MANAGING
DIRECTOR : MR. RIYAZ SOMANI

OWNER SIGN

CONSULTANT SIGN

PARESH GATONDE
BE/CIVIL ENGINE FIV
CHARTERED ENGINEER
T.C.P. Reg. No. EA/0057/2010

SECRETARY
V. P. OXEL

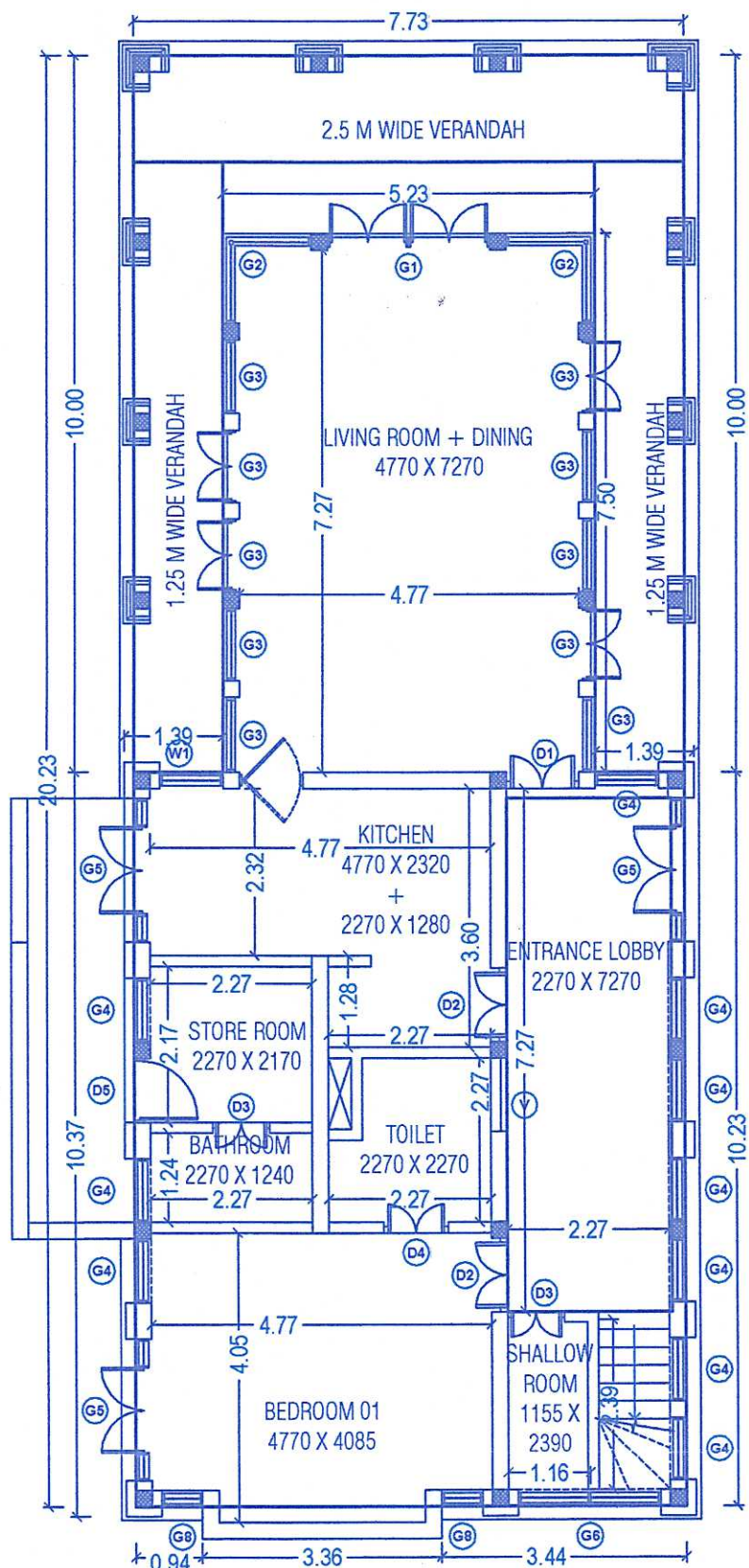


TYPE 5 VILLA 9

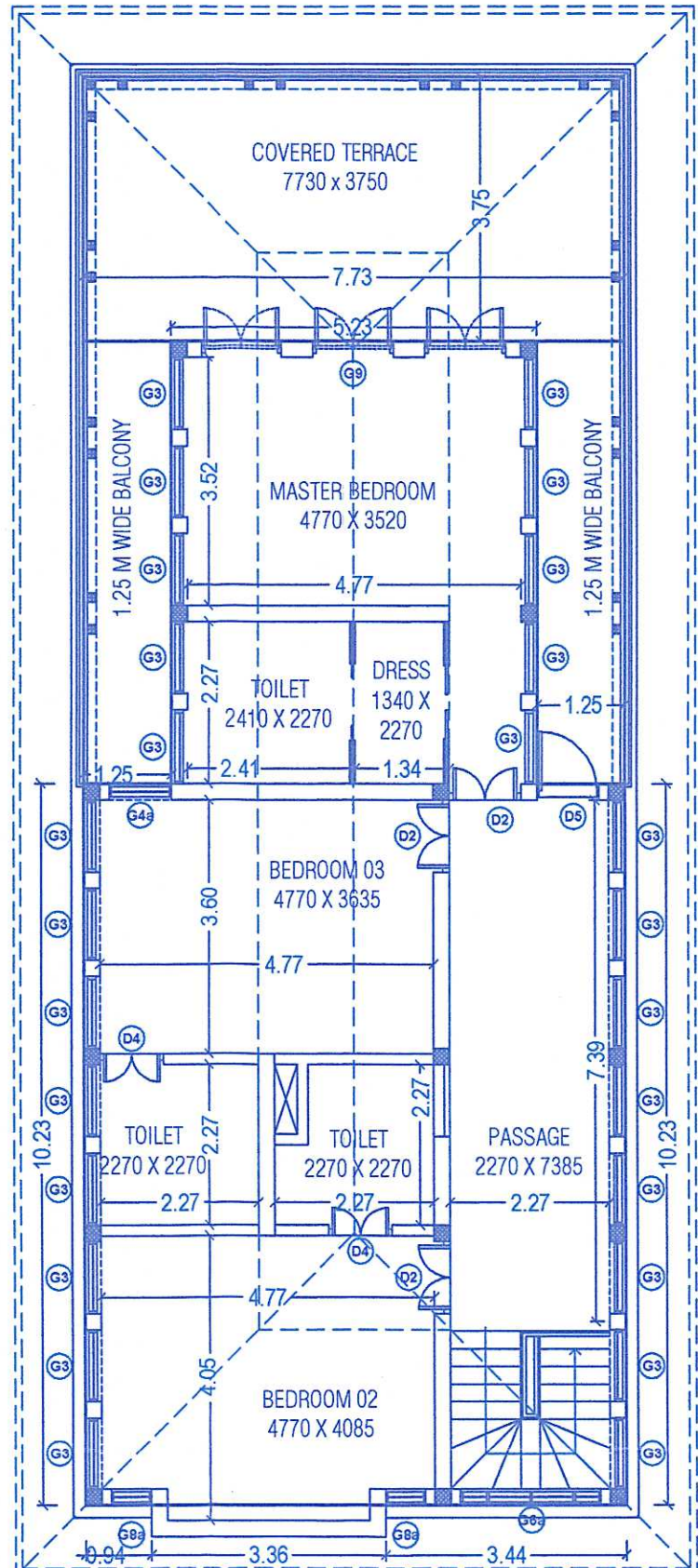
Approved With Condition Vide
L. No: TPB/3014/OT/23/9864
dt 21/11/23
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

SCHEDULE OF OPENING - GROUND FLOOR					
ALL LINTEL/SILL LEVELS ARE FROM FINISHED FLOOR LEVELS					
ALL WIDTHS ARE CLEAR MASONRY DIMENSIONS					
OPENING	WIDTH	SILL	LINTEL	HEIGHT	NUMBER
G1	2270	0	2400	2400	1
G2	1150 + 1150	0	2400	2400	2
G3	1020	0	2400	2400	10
G4	885	0	2700	2700	12
G5	2000	0	2700	2700	2
G6	2000	0	2700	2700	1
G8	570	0	2700	2700	2
D1	1020	0	2400	2400	1
D2	1020	0	2400	2400	2
D3	800	0	2100	2100	2
D4	900	0	2400	2400	1
D5	885	0	2700	2700	1
W1	885	1200	2700	1500	1

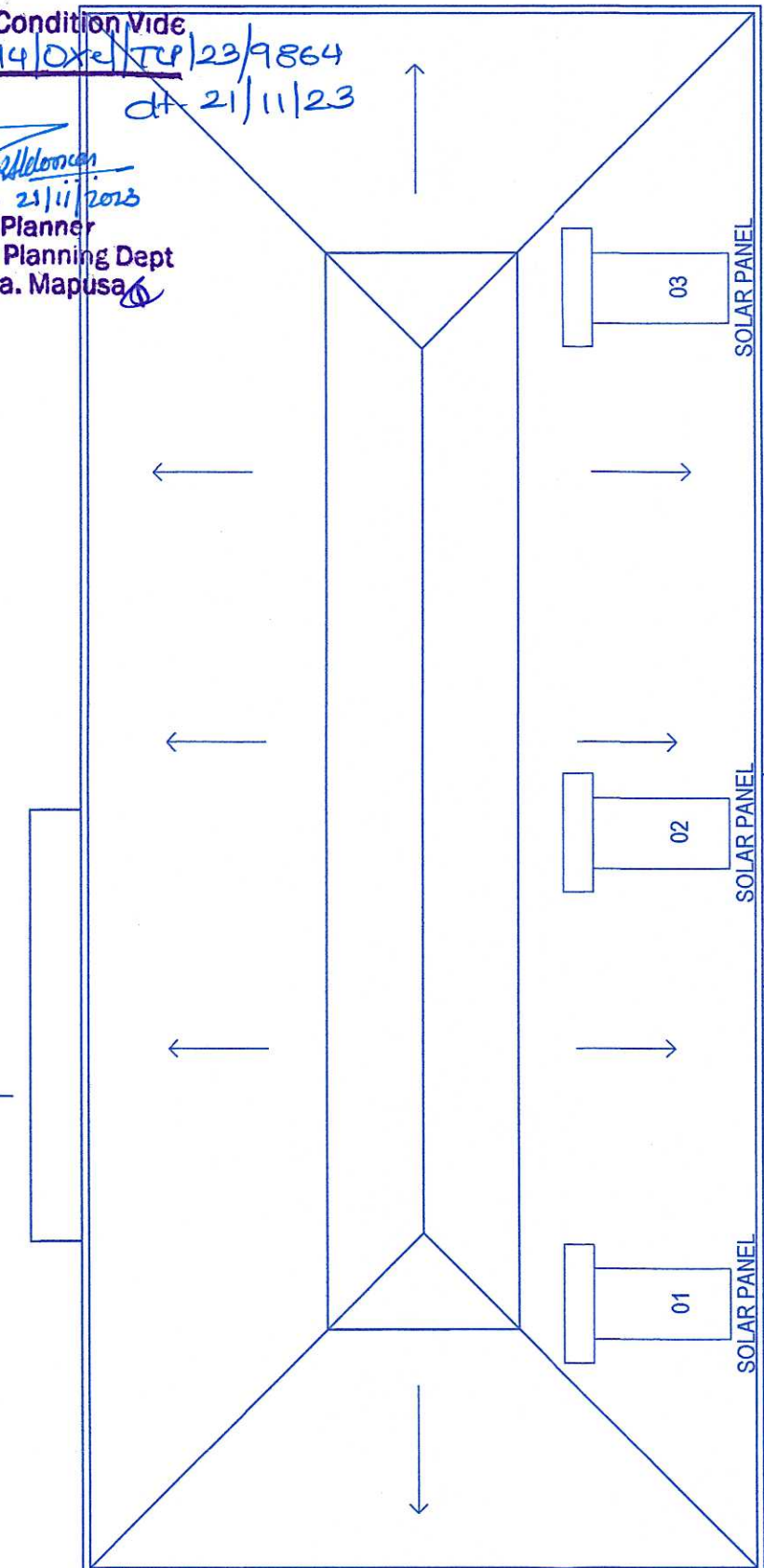
SCHEDULE OF OPENING - FIRST FLOOR					
ALL LINTEL/SILL LEVELS ARE FROM FINISHED FLOOR LEVELS					
ALL WIDTHS ARE CLEAR MASONRY DIMENSIONS					
OPENING	WIDTH	SILL	LINTEL	HEIGHT	NUMBER
G3	1020	0	2400	2400	26
G4a	885	0	2400	2400	1
G6a	2000	0	2400	2400	1
G8a	570	0	2400	2400	2
G9	4770	0	2400	2400	1
D2	1020	0	2400	2400	3
D4	900	0	2400	2400	2
D5	885	0	2400	2400	1



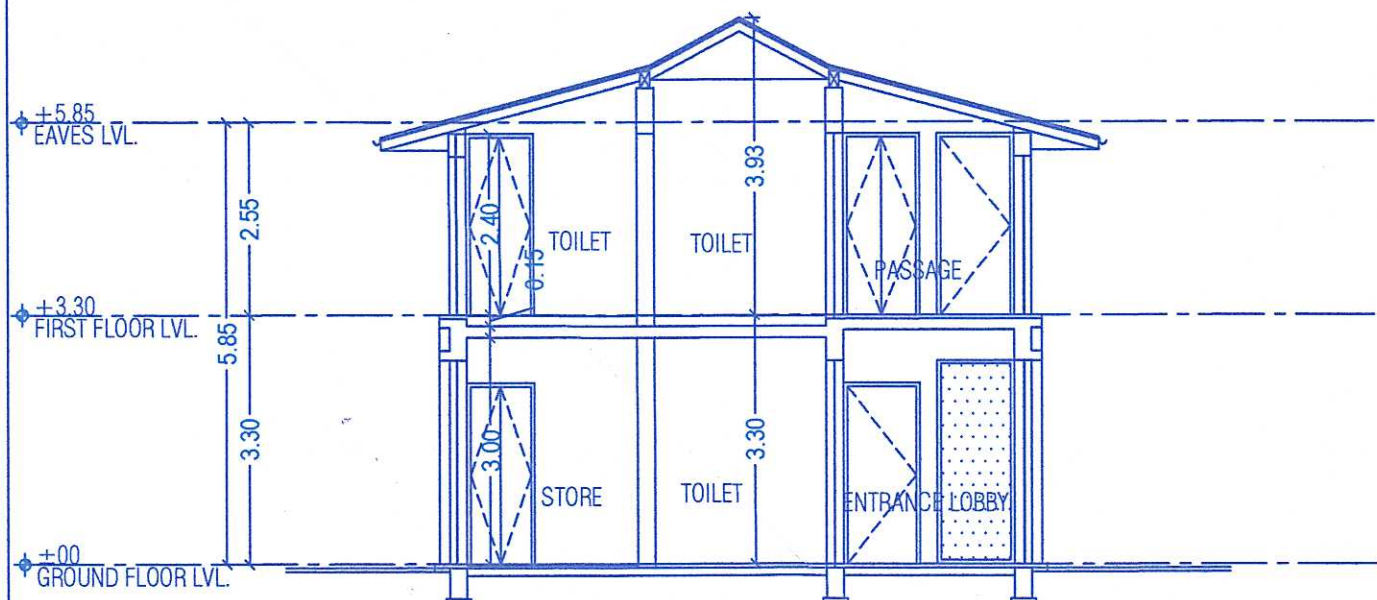
GROUND FLOOR PLAN (VILLA TYPE 5)
SCALE 1:100



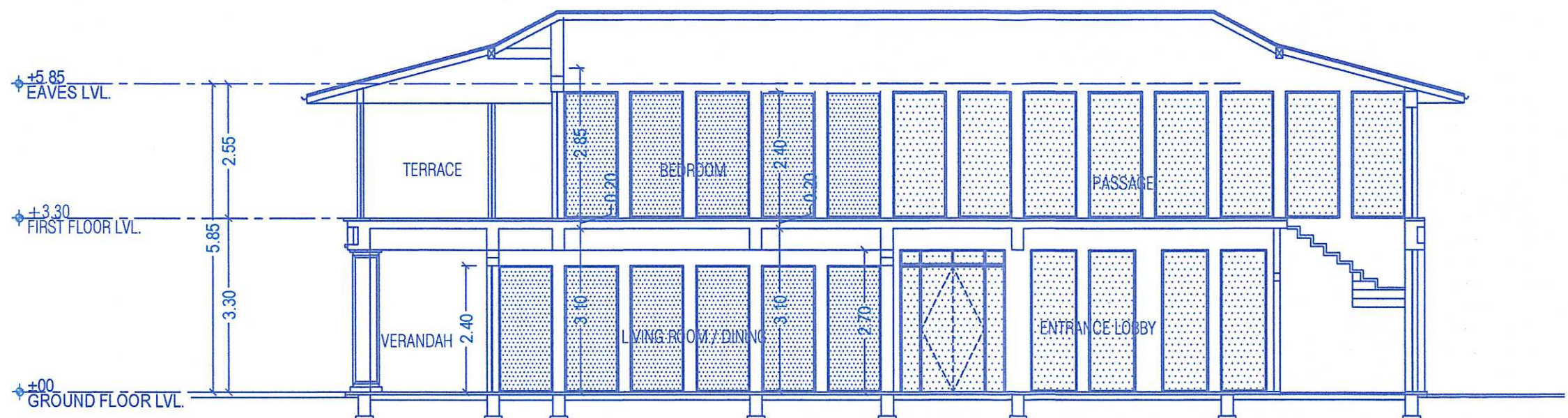
FIRST FLOOR PLAN (VILLA TYPE 5)
SCALE 1:100



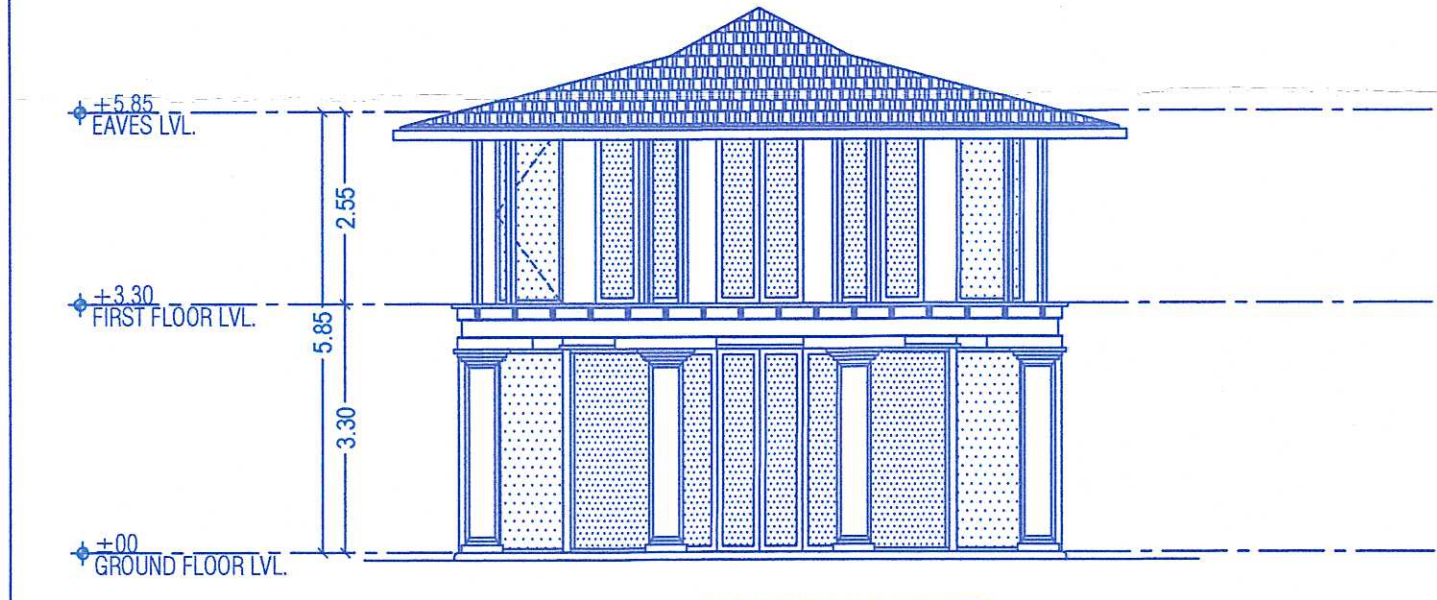
ROOF PLAN (VILLA TYPE 5)
SCALE 1:100



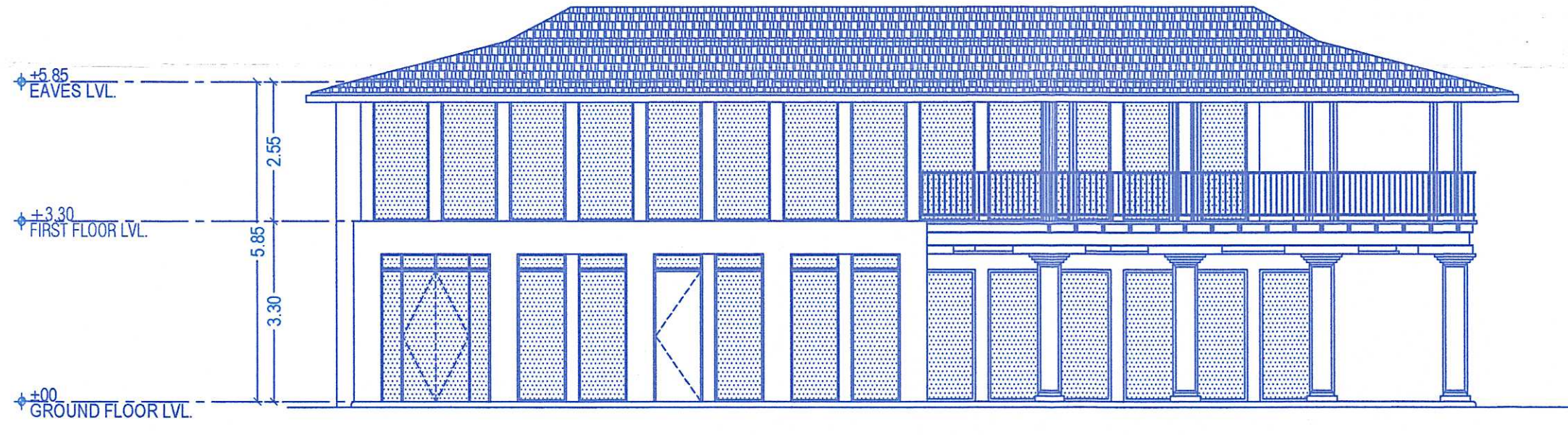
SECTION A (VILLA TYPE 5)
SCALE 1:100



SECTION B (VILLA TYPE 5)
SCALE 1:100



ELEVATION 1 (VILLA TYPE 5)
SCALE 1:100



ELEVATION 2 (VILLA TYPE 5)
SCALE 1:100

Approved with condition vide
Construction license No. VP/Oxel/const-Lic/2023-24/123
dt 26/02/2024

SECRETARY
V. P. OXEL



PROJECT TITLE :
PROPOSED RESIDENTIAL VILLAS, SWIMMING
POOL & COMPOUND WALL ON PLOT BEARING
SURVEY NO. / SUB DIV NO. 94/1 AT OXEL,
SIOLIM VILLAGE BARDEZ TALUKA GOA

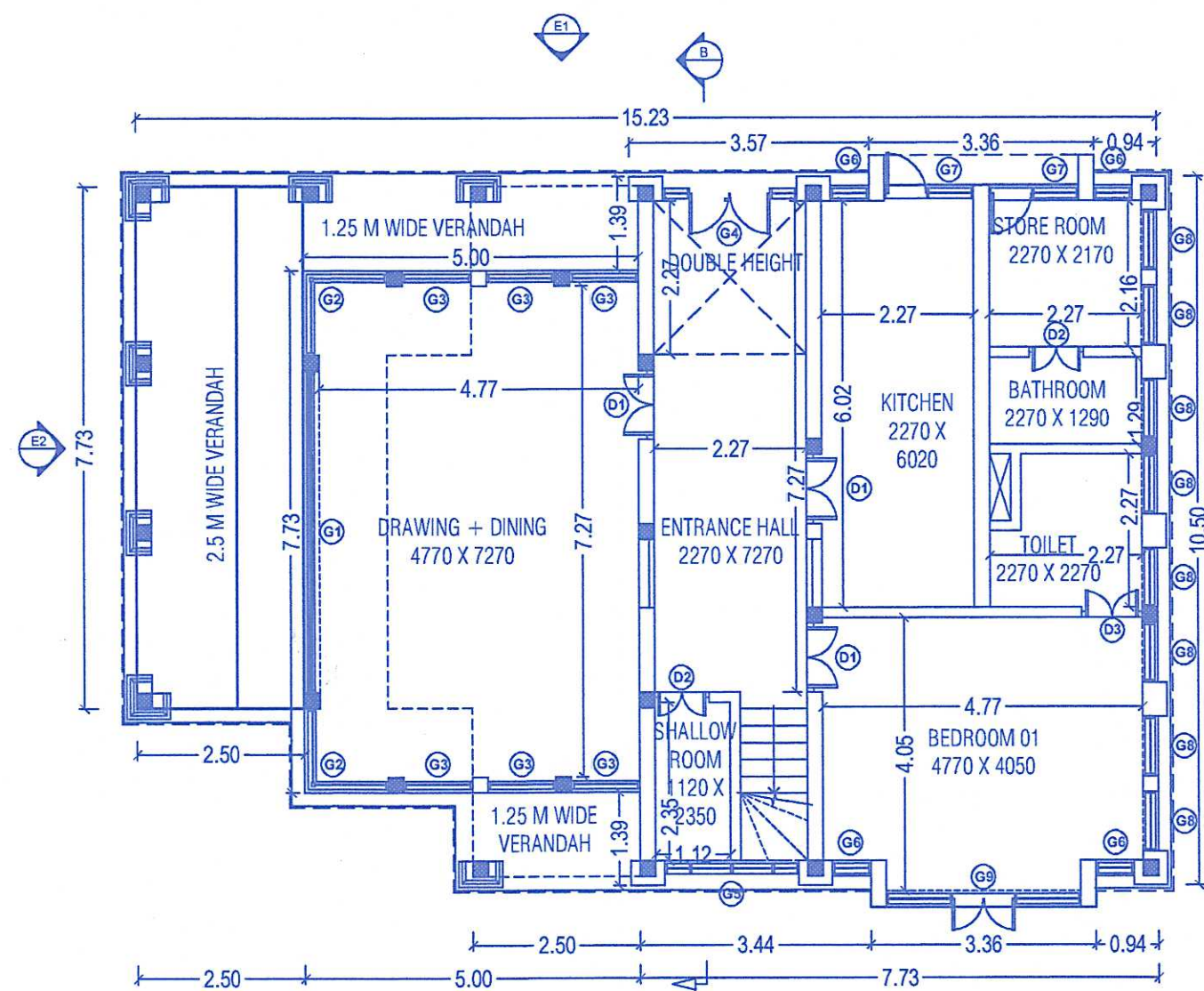
FOR RIO LUXURY HOMES PVT LTD
REPRESENTED THROUGH ITS MANAGING
DIRECTOR : MR. RIYAZ SOMANI

OWNER SIGN

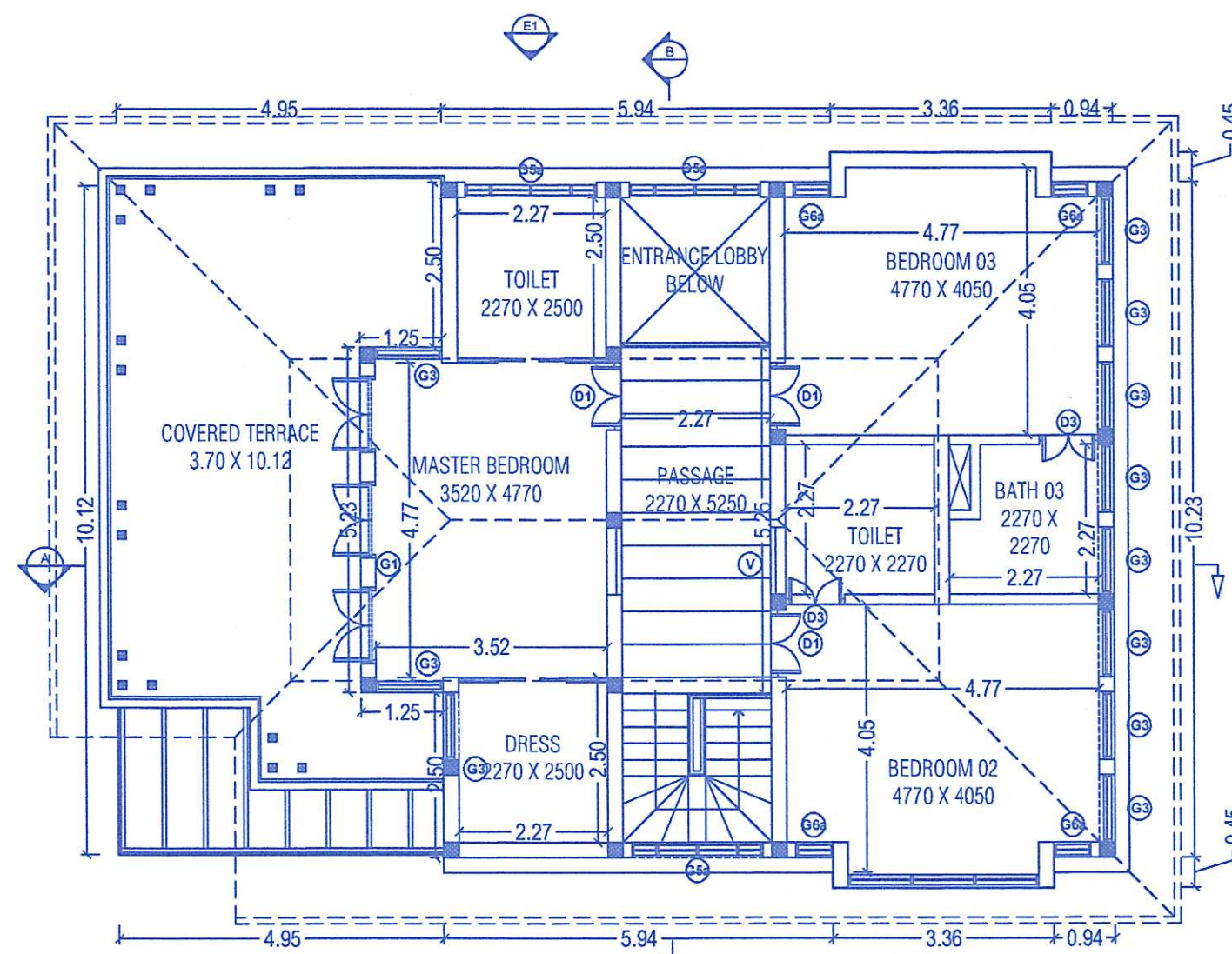
CONSULTANT SIGN

PARESH GATONDE
BE(CIVIL) AND FIV
CHARTERED ENGINEER
P. Reg. No. 580057 2016

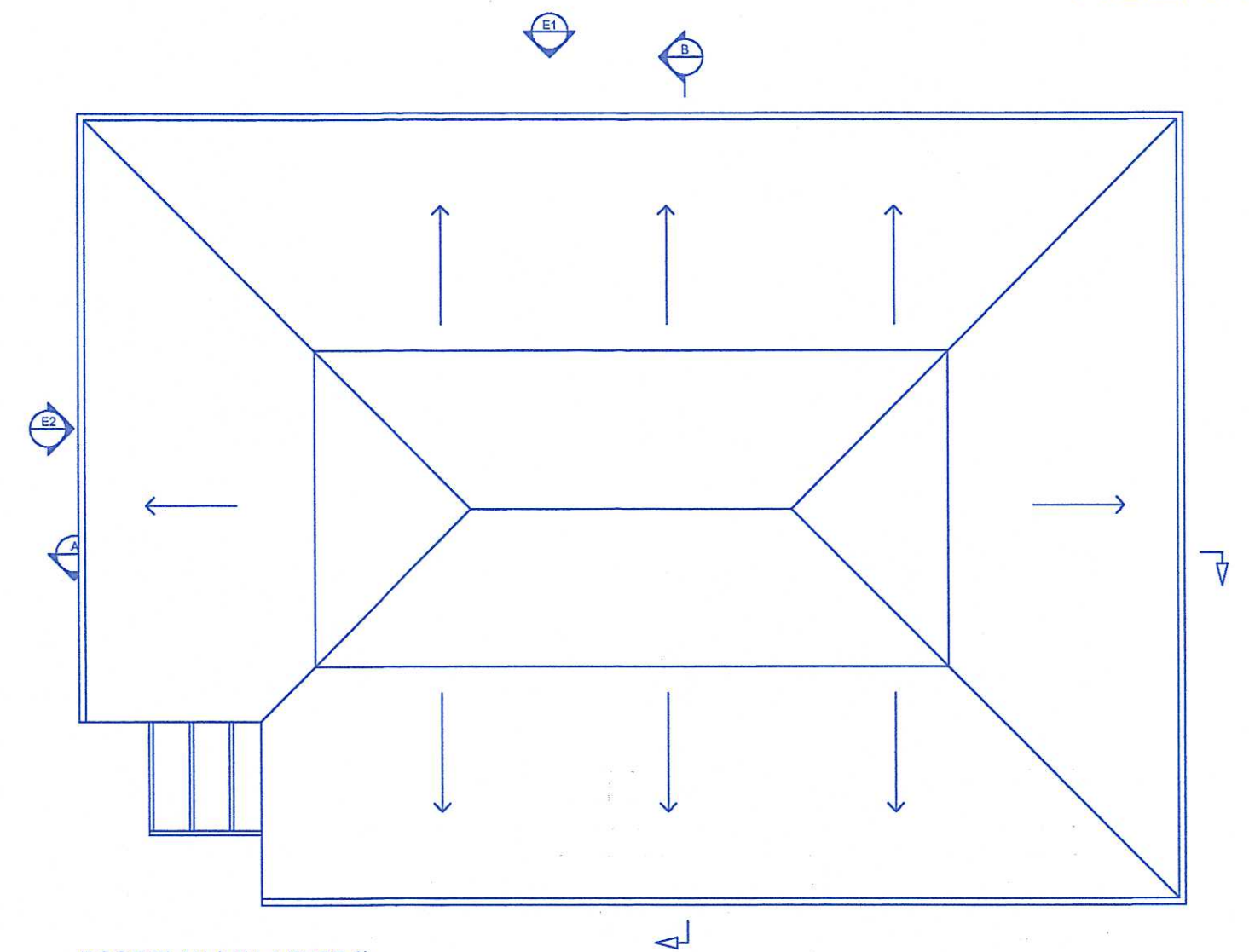
TYPE 6
VILLA 01,



GROUND FLOOR PLAN (VILLA TYPE 6)
SCALE 1:100



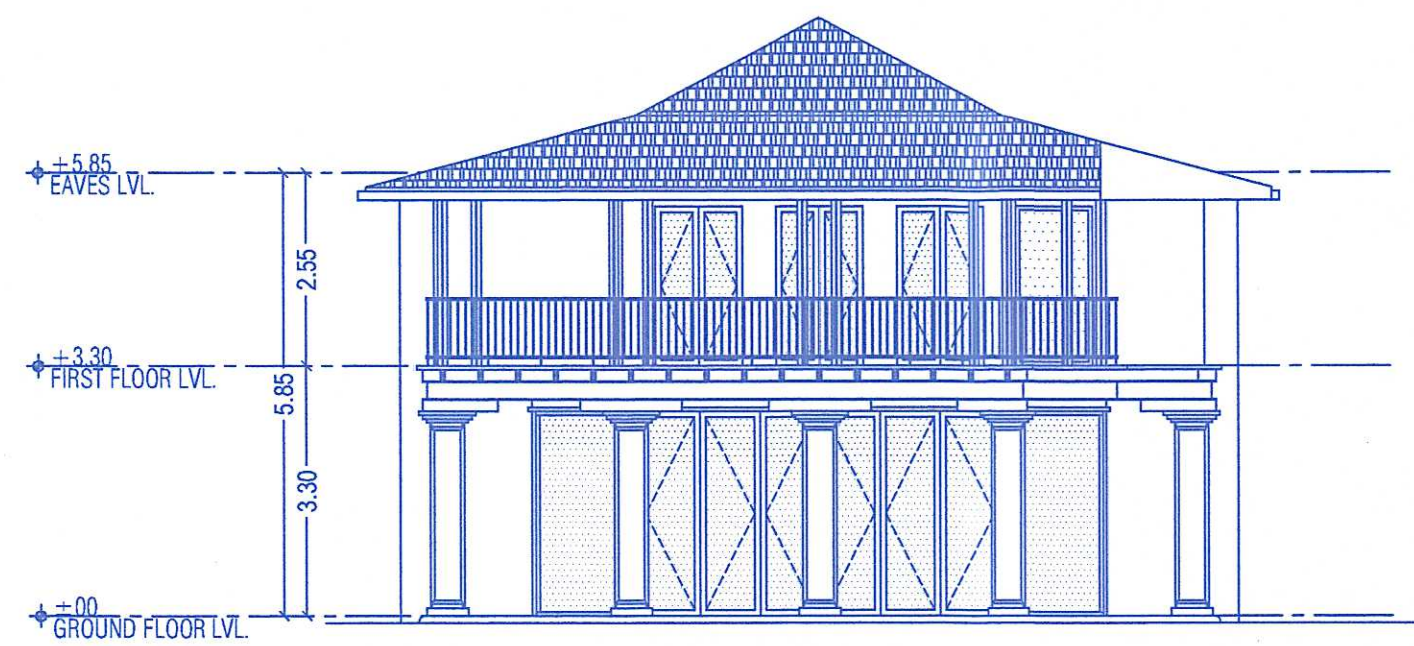
FIRST FLOOR PLAN (VILLA TYPE 6)
SCALE 1:100



ROOF PLAN (VILLA TYPE 6)
SCALE 1:100



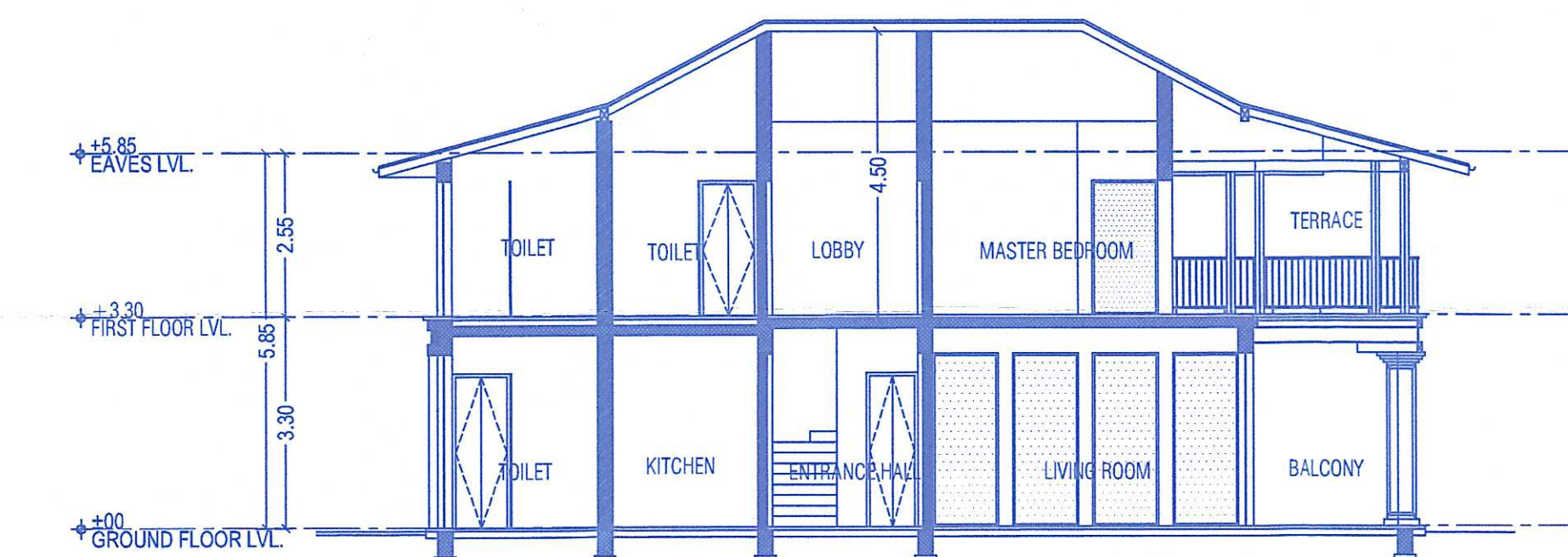
ELEVATION 1 (VILLA TYPE 6)
SCALE 1:100



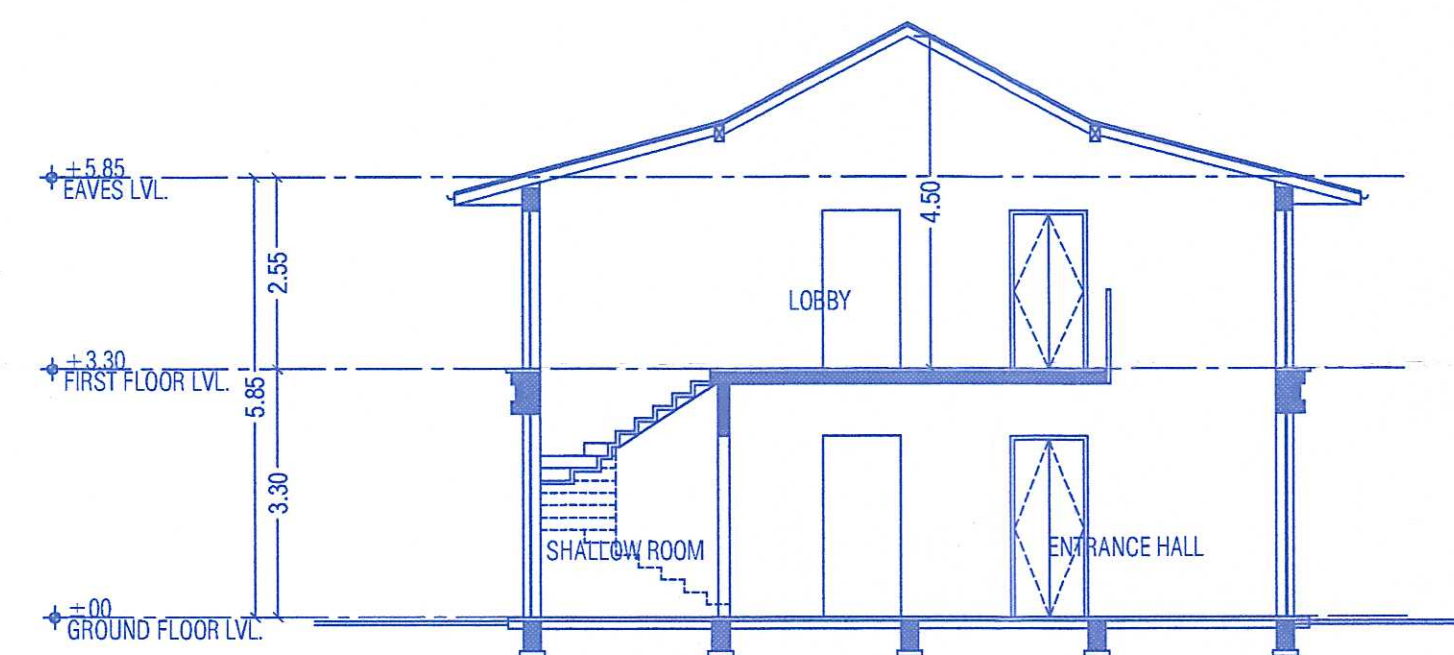
ELEVATION 2 (VILLA TYPE 6)
SCALE 1:100

SCHEDULE OF OPENING - GROUND FLOOR						
ALL LINTEL/SILL LEVELS ARE FROM FINISHED FLOOR LEVELS						
ALL WIDTHS ARE CLEAR MASONRY DIMENSIONS						
OPENING	WIDTH	SILL	LINTEL	HEIGHT	NUMBER	REMARK
G1	4770	0	2400	2400	1	
G2	1150 + 1150	0	2400	2400	2	L-GLAZING
G3	1020	0	2400	2400	6	
G4	2000	0	2700	2700	1	
G5	2000	0	2700	2700	1	
G6	570	0	2700	2700	4	
G7	1335	0	2700	2700	2	
G8	885	0	2700	2700	8	
G9	2900	0	2700	2700	1	
D1	1020	0	2400	2400	3	DOUBLE
D2	800	0	2100	2100	2	DOUBLE
D3	900	0	2400	2400	1	DOUBLE

SCHEDULE OF OPENING - FIRST FLOOR						
ALL LINTEL/SILL LEVELS ARE FROM FINISHED FLOOR LEVELS						
ALL WIDTHS ARE CLEAR MASONRY DIMENSIONS						
OPENING	WIDTH	SILL	LINTEL	HEIGHT	NUMBER	REMARK
G1	4770	0	2100	2100	1	
G3	1020	0	2100	2100	11	
G5a	2000	0	2100	2100	3	
G6a	570	0	2100	2100	4	
D1	1020	0	2400	2400	3	DOUBLE
D3	900	0	2400	2400	2	DOUBLE



SECTION A (VILLA TYPE 6)
SCALE 1:100



SECTION B (VILLA TYPE 6)
SCALE 1:100

Approved With Condition vide
L. No: TPB/904/Oxel/TP/13/9864
dt. 21/11/23

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

Approved with condition vide
Construction license No.
VP/Oxel/const/lic/2023-24/1281
dt-26/02/2024

SECRETARY
V. P. OXEL



PROJECT TITLE:
PROPOSED RESIDENTIAL VILLAS, SWIMMING
POOL & COMPOUND WALL ON PLOT BEARING
SURVEY NO. / SUB DIV NO. 94/1 AT OXEL,
SIOLIM VILLAGE BARDEZ TALUKA GOA

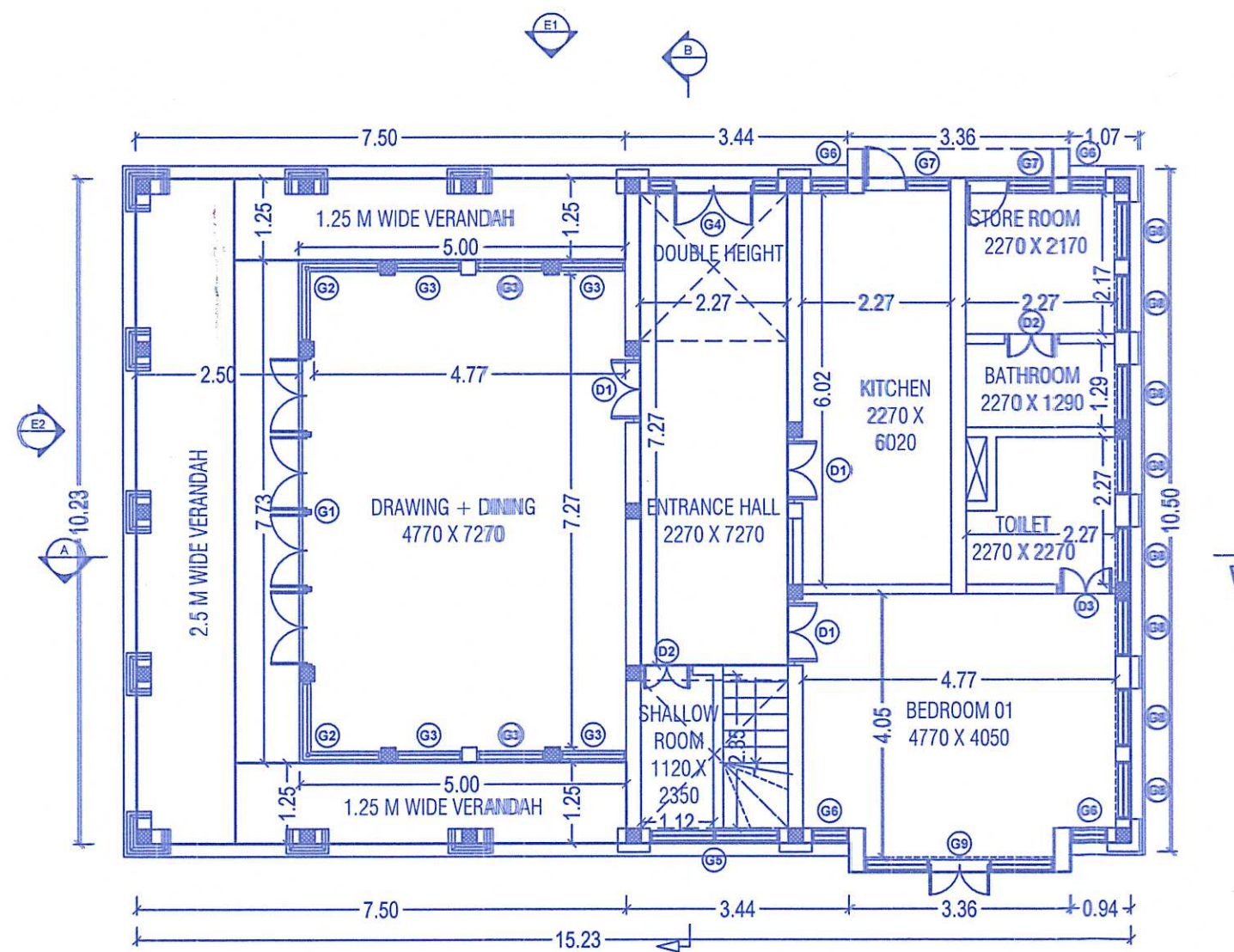
FOR RIO LUXURY HOMES PVT LTD
REPRESENTED THROUGH ITS MANAGING
DIRECTOR : MR. RIYAZ SOMANI

OWNER SIGN

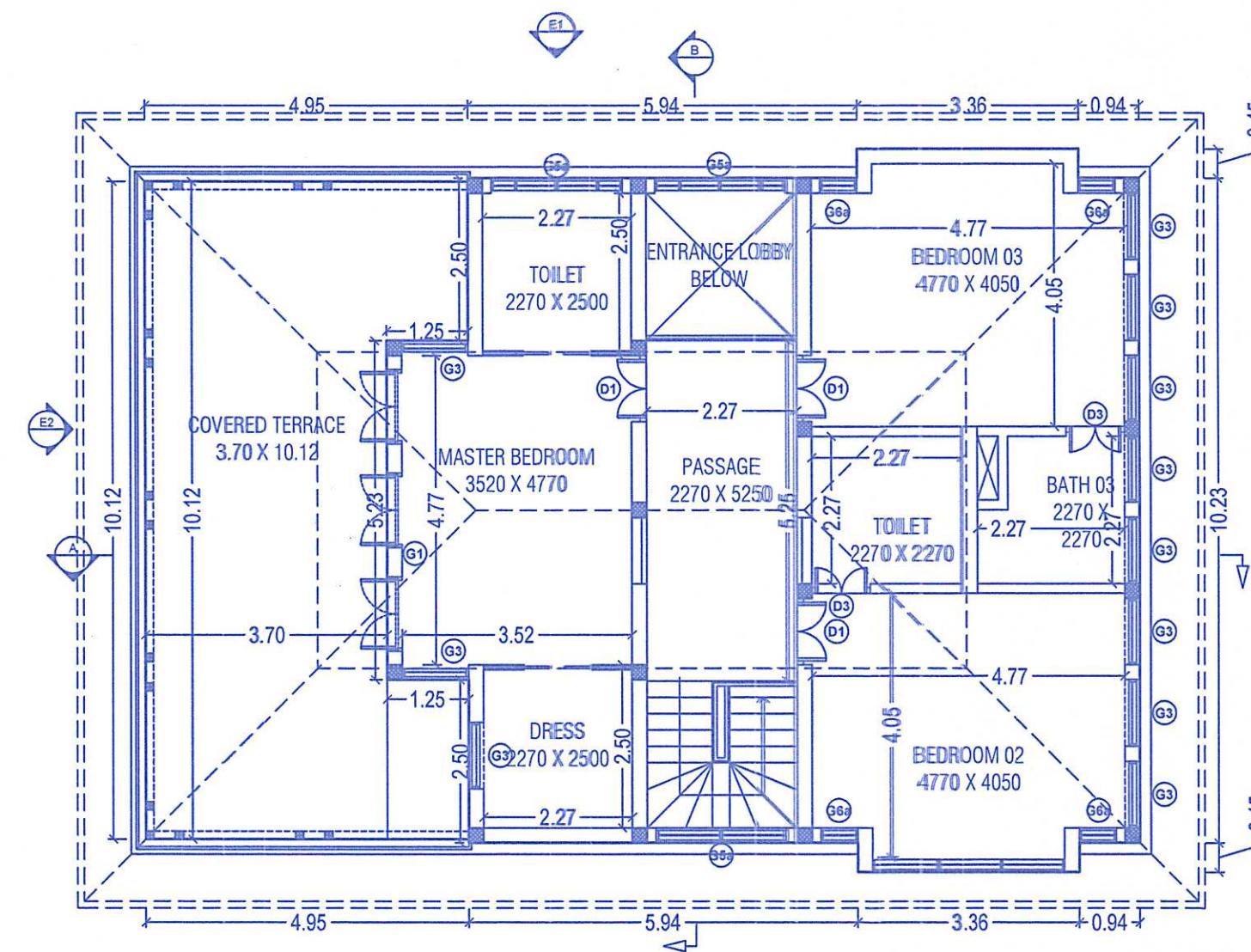
CONSULTANT SIGN

PARESH GAJWADE
BE(CIVIL) AND CIV
CHARTERED ENGINEER
T.C.P. Reg. No. ES-057/2010

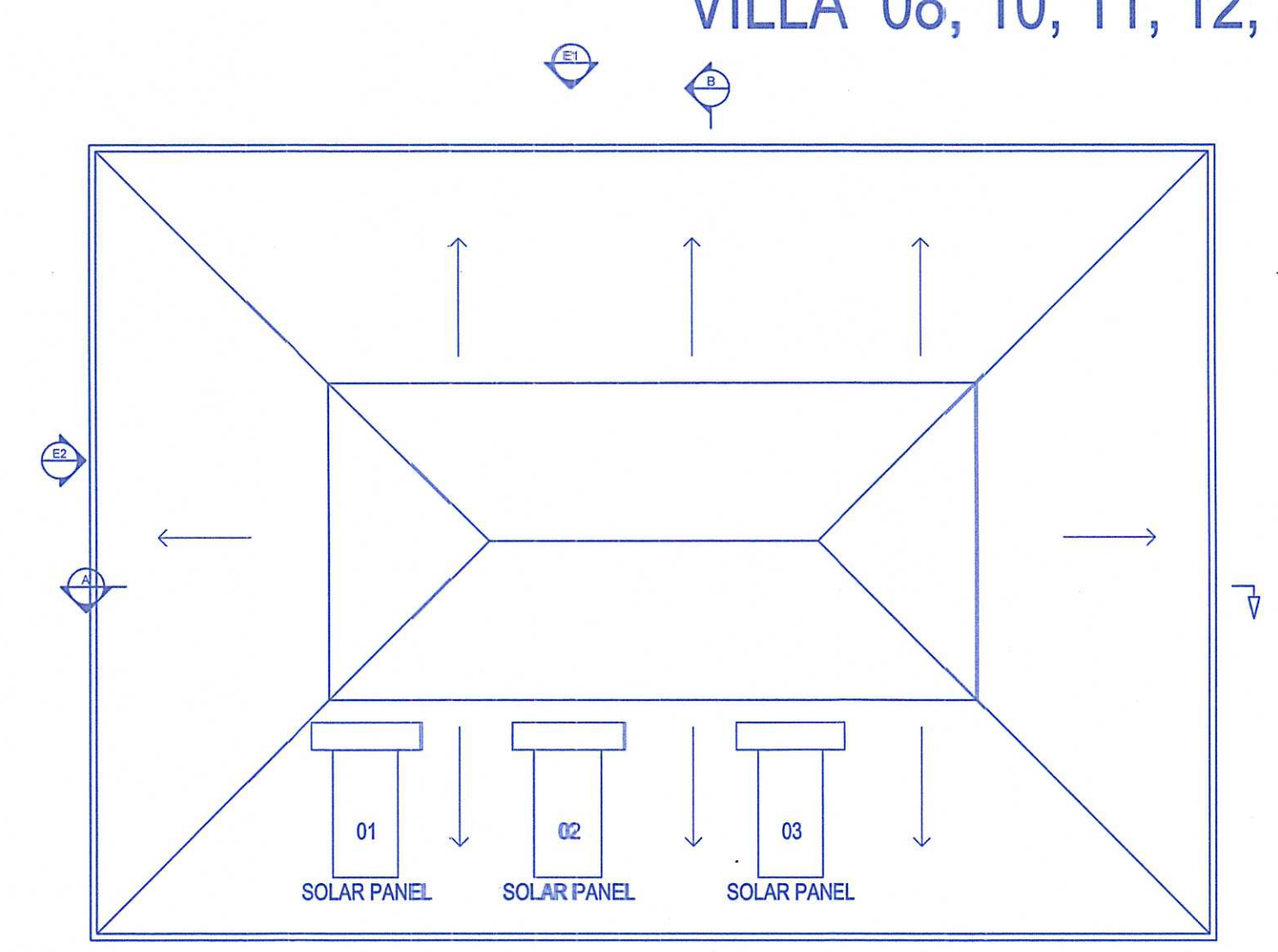
TYPE 3 VILLA 08, 10, 11, 12, 23



GROUND FLOOR PLAN (VILLA TYPE 3)
SCALE 1:100



FIRST FLOOR PLAN (VILLA TYPE 3)
SCALE 1:100



ROOF PLAN (VILLA TYPE 3)
SCALE 1:100



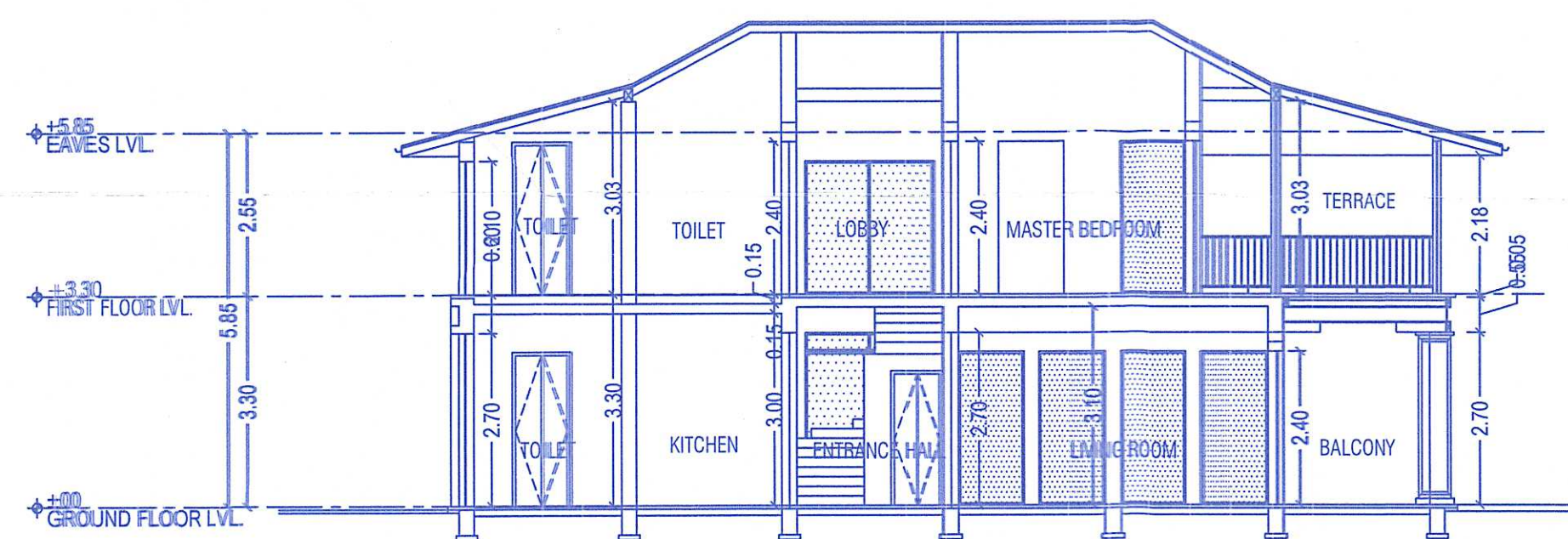
ELEVATION 1 (VILLA TYPE 3)
SCALE 1:100



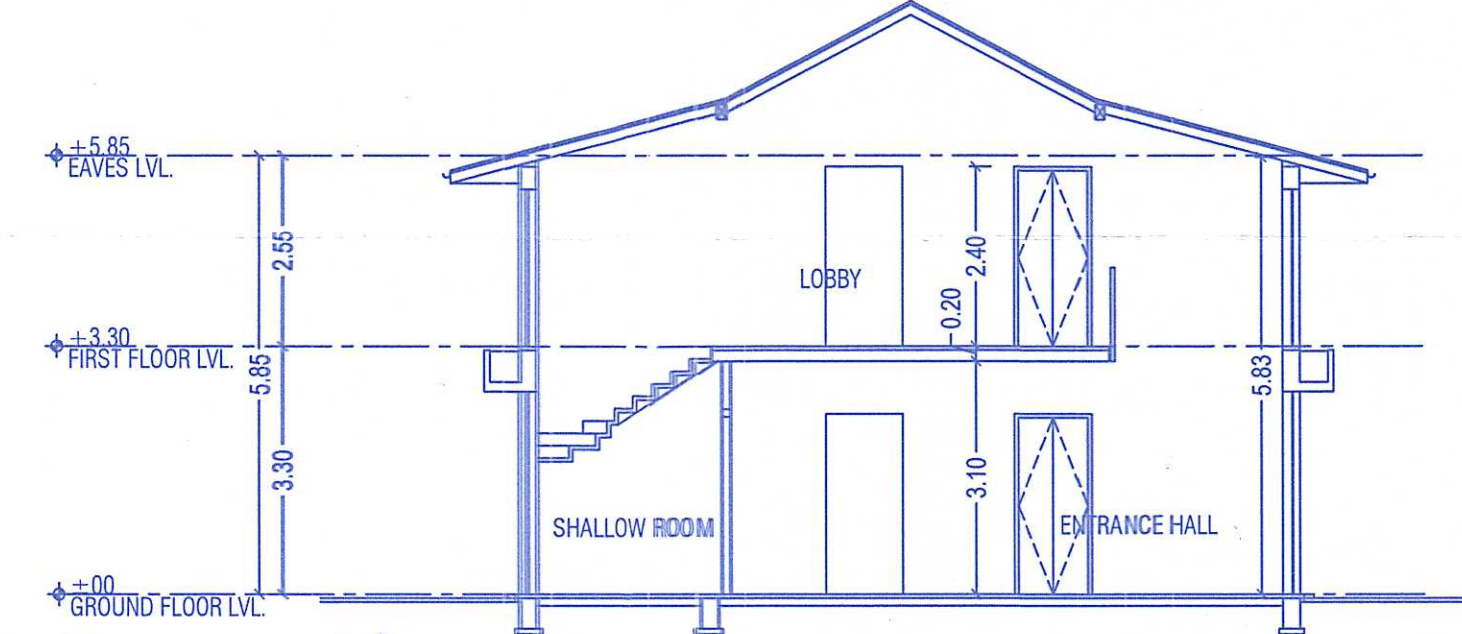
ELEVATION 2 (VILLA TYPE 3)
SCALE 1:100

SCHEDULE OF OPENING - GROUND FLOOR						
ALL LINTEL/SILL LEVELS ARE FROM FINISHED FLOOR LEVELS						
ALL WIDTHS ARE CLEAR MASONRY DIMENSIONS						
OPENING	WIDTH	SILL	LINTEL	HEIGHT	NUMBER	REMARK
G1	4770	0	2400	2400	1	
G2	1150 + 1150	0	2400	2400	2	L-GLAZING
G3	1020	0	2400	2400	6	
G4	2000	0	2700	2700	1	
G5	2000	0	2700	2700	1	
G6	570	0	2700	2700	4	
G7	1335	0	2700	2700	2	
G8	885	0	2700	2700	8	
G9	2800	0	2700	2700	1	
D1	1020	0	2400	2400	3	DOUBLE
D2	800	0	2100	2100	2	DOUBLE
D3	900	0	2400	2400	1	DOUBLE

SCHEDULE OF OPENING - FIRST FLOOR						
ALL LINTEL/SILL LEVELS ARE FROM FINISHED FLOOR LEVELS						
ALL WIDTHS ARE CLEAR MASONRY DIMENSIONS						
OPENING	WIDTH	SILL	LINTEL	HEIGHT	NUMBER	REMARK
G1	4770	0	2400	2400	1	
G3	1020	0	2400	2400	11	
G5a	2000	0	2400	2400	3	
G6a	570	0	2400	2400	4	
D1	1020	0	2400	2400	3	DOUBLE
D3	900	0	2400	2400	2	DOUBLE



SECTION A (VILLA TYPE 1)
SCALE 1:100



SECTION B (VILLA TYPE 1)
SCALE 1:100

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construction license no.
VP/Oxel/const-lic/2023-24/1231
dt-26/02/2024

SECRETARY
V. P. OXEL



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L. No.: TBP/1014/Oxel/FCP-2023/19804
21/11/2023
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

PROJECT TITLE :
PROPOSED RESIDENTIAL VILLAS, SWIMMING
POOL & COMPOUND WALL ON PLOT BEARING
SURVEY NO. / SUB DIV NO. 94/1 AT OXEL,
SIOLIM VILLAGE BARDEZ TALUKA GOA

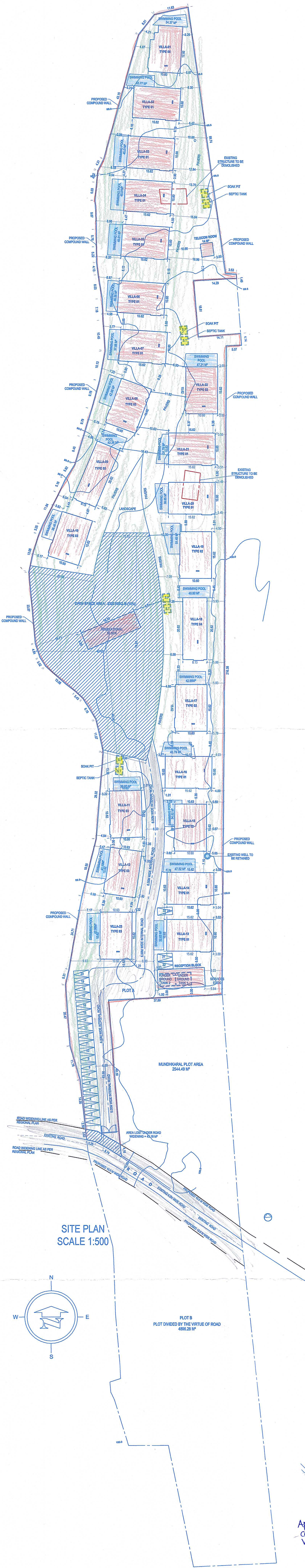
FOR RIO LUXURY HOMES PVT LTD
REPRESENTED THROUGH ITS MANAGING
DIRECTOR : MR. RIYAZ SOMANI

OWNER SIGN

Rso

CONSULTANT SIGN

PARESH KATONDE
BE(CIVIL) PVE FIV
CHARTERED ENGINEER
T.C.P. Reg. No. EN/008/2010

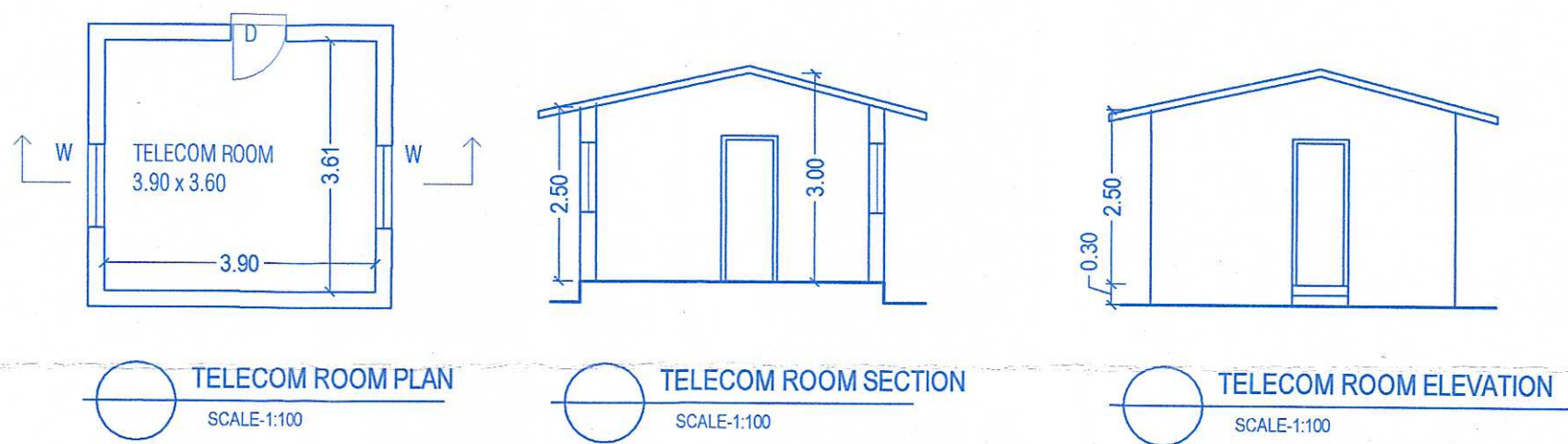
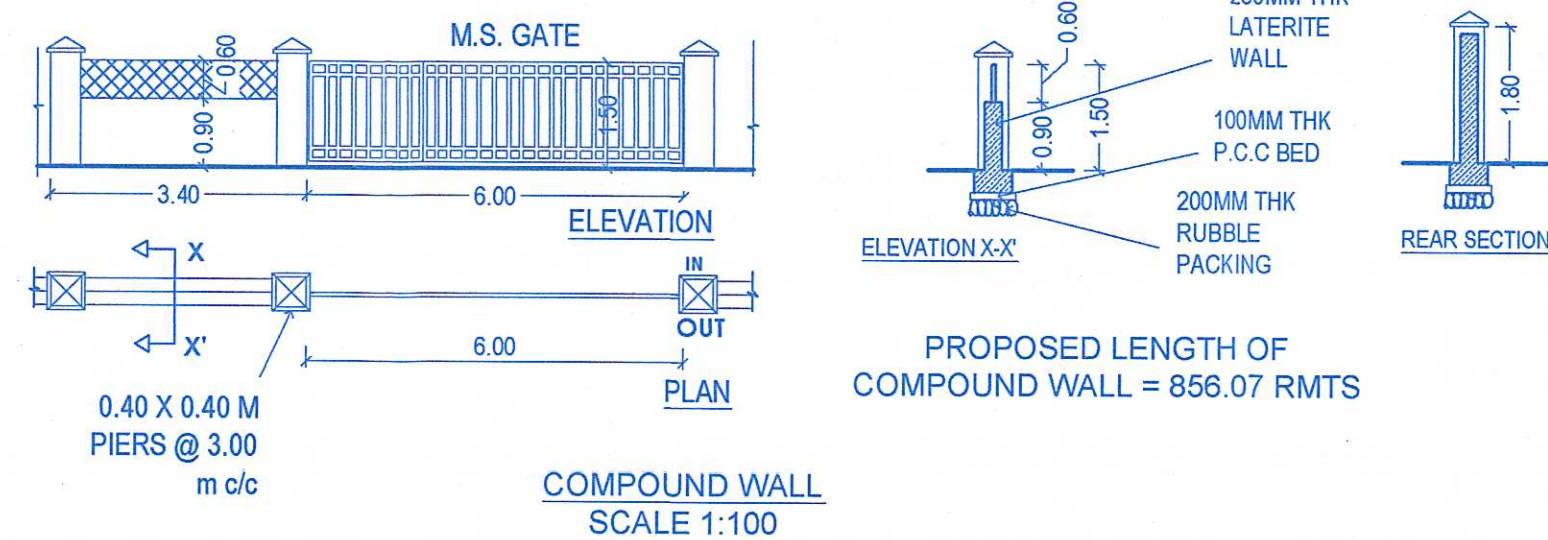


AREA STATEMENT		
01	TOTAL AREA OF THE PLOT AS PER FORM I & XIV	22575.00 M ²
02	AREA UNDER EXISTING ROAD	217.38 M ²
03	AREA SUB-DIVIDED BY THE VIRTUE OF ROAD (PLOT B)	4402.51 M ²
04	AREA UNDER MUNDHKARAL PROPERTY	2455.49 M ²
05	TOTAL AREA OF THE PLOT AS PER JOINT DEVELOPMENT AGREEMENT (PLOT A)	15500.00 M ²
06	AREA LOST UNDER ROAD WIDENING IN PLOT A	43.18 M ²
07	NET EFFECTIVE AREA	15456.82 M ²
08	PERMISSIBLE COVERAGE (G+1 STRUCTURE)	(50%) 7728.41 M ²
09	COVERED AREA FOR THE PROPOSED BUILDING	(25.68%) 3825.81 M²
10	F.A.R AREA PERMISSIBLE	(50%) 7750.00 M ²
11	F.A.R AREA FOR PROPOSED BUILDING	(40.95%) 6347.99 M²
12	REQUIRED 15 % OPEN SPACE OF NET EFFECTIVE PLOT AREA	(15%) 2318.52 M ²
13	PROVIDED OPEN SPACE	(15%) 2320.00 M ²

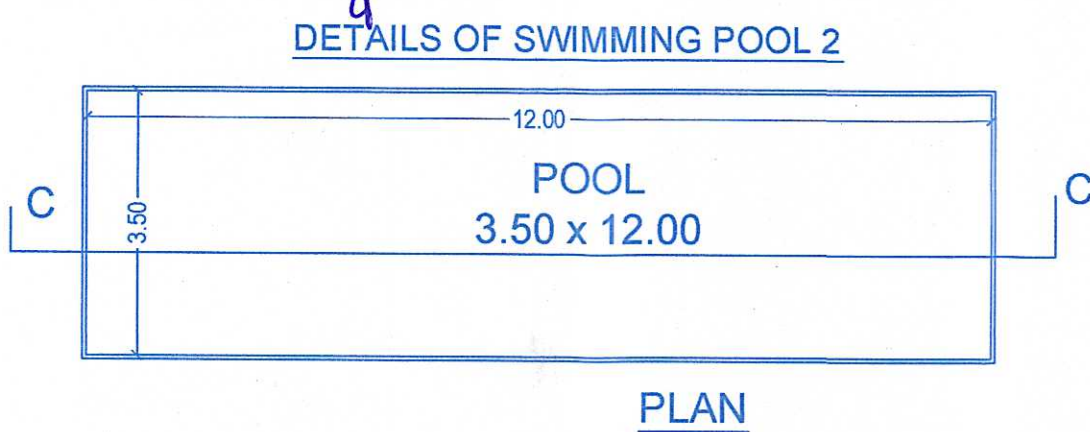
FLOOR REF.	USE	TOTAL BUILTUP AREA (M²)	AREAS FREE FROM F.A.R.			NET FLOOR AREA FOR F.A.R(M²)	F.A.R (%)
			BALCONY/ VERANDAH (M²)	7.5% INFRA AREA	FREE AREA SUBTOTAL (M²)		
VILLA TYPE 1 x 11 NOS. (VILLA 02, 03, 04, 05, 06, 07, 13, 14, 16, 20, 21)							
GROUND FLOOR	RES	157.00 M²	30.34 M²	16.50 M²	46.84 M²	110.16 M²	
FIRST FLOOR	RES	157.45 M²	-----	-----	0.00 M²	157.45 M²	
TOTAL AREAS		314.45 x 11	30.34 x 11	16.50 x 11	46.84 x 11	267.61 x 11	
		3458.95 M²	333.74 M²	181.50 M²	515.24 M²	2943.71 M²	
VILLA TYPE 2 x 4 NOS. (VILLA 15, 17, 19, 22)							
GROUND FLOOR	RES	157.00 M²	30.34 M²	16.50 M²	46.84 M²	110.16 M²	
FIRST FLOOR	RES	157.45 M²	-----	-----	0.00 M²	157.45 M²	
TOTAL AREAS		314.45 x 4	30.34 x 4	16.50 x 4	46.84 x 4	267.61 x 4	
		1257.80 M²	121.36 M²	66.00 M²	187.36 M²	1070.44 M²	
VILLA TYPE 3 x 5 NOS. (VILLA 08, 10, 11, 12, 23)							
GROUND FLOOR	RES	157.00 M²	30.34 M²	16.50 M²	46.84 M²	110.16 M²	
FIRST FLOOR	RES	157.45 M²	-----	-----	0.00 M²	157.45 M²	
TOTAL AREAS		314.45 x 5	30.34 x 5	16.50 x 5	46.84 x 5	267.61 x 5	
		1572.25 M²	151.70 M²	82.50 M²	234.20 M²	1338.05 M²	
VILLA TYPE 4 (VILLA 18)							
GROUND FLOOR	RES	157.57 M²	22.22 M²	16.17 M²	38.39 M²	119.18 M²	
FIRST FLOOR	RES	157.57 M²	15.62 M²	-----	15.62 M²	141.95 M²	
TOTAL AREAS		315.14 M²	37.84 M²	16.17 M²	54.01 M²	261.13 M²	
VILLA TYPE 5 (VILLA 9)							
GROUND FLOOR	RES	157.57 M²	22.22 M²	16.17 M²	38.39 M²	119.18 M²	
FIRST FLOOR	RES	157.57 M²	15.62 M²	-----	15.62 M²	141.95 M²	
TOTAL AREAS		315.14 M²	37.84 M²	16.17 M²	54.01 M²	261.13 M²	
VILLA TYPE 6 (VILLA 1)							
GROUND FLOOR	RES	150.74 M²	24.09 M²	16.50 M²	40.59 M²	110.15 M²	
FIRST FLOOR	RES	157.45 M²	-----	-----	0.00 M²	157.45 M²	
TOTAL AREAS		308.19 M²	24.09 M²	16.50 M²	40.59 M²	267.60 M²	
RECEPTION BLOCK							
STILT FLOOR	RES	91.58 M²	PARK 54.12 M²	----	37.46 M²	91.58 M²	0.00 M²
GROUND FLOOR	RES	91.58 M²	----	----	-----	-----	91.58 M²
TOTAL AREAS		183.16 M²	54.12 M²	0.00 M²	37.46 M²	91.58 M²	91.58 M²
RECREATIONAL BLOCK (5% OF OPEN SPACE AREA)							
GROUND FLOOR	RES	114.35 M²	----	----	-----	-----	114.35 M²
TOTAL AREAS		114.35 M²					114.35 M²
GRAND TOTAL AREAS		7524.98 M²	54.12 M²	706.57	416.30 M²	1176.99 M²	6347.99 M² (40.95%)

TOTAL (23 NOS.)SWIMMING POOL AREA = 941.43 M²

TOTAL AREA FOR INFRASTRUCTURE PURPOSE	
TOTAL BUILT UP + SWIMMING POOL AREA	= 7524.98 + 941.43 + 14.00
+ TELECOM ROOM	= 8480.41 M²



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1. No.: TPB/9014/Dtd/17/03/2024
21/1/2023
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Panaji



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SECRETARY
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