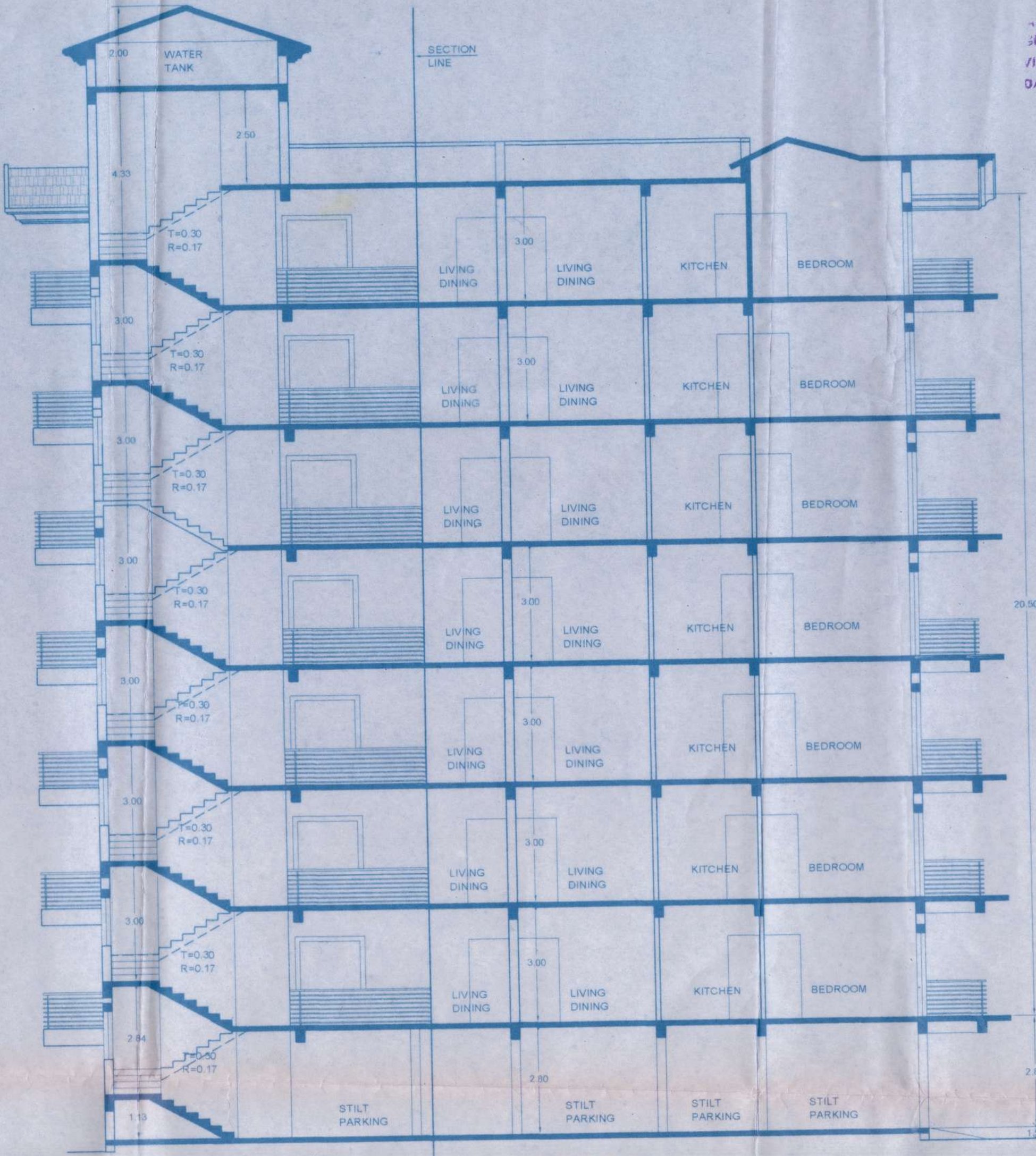


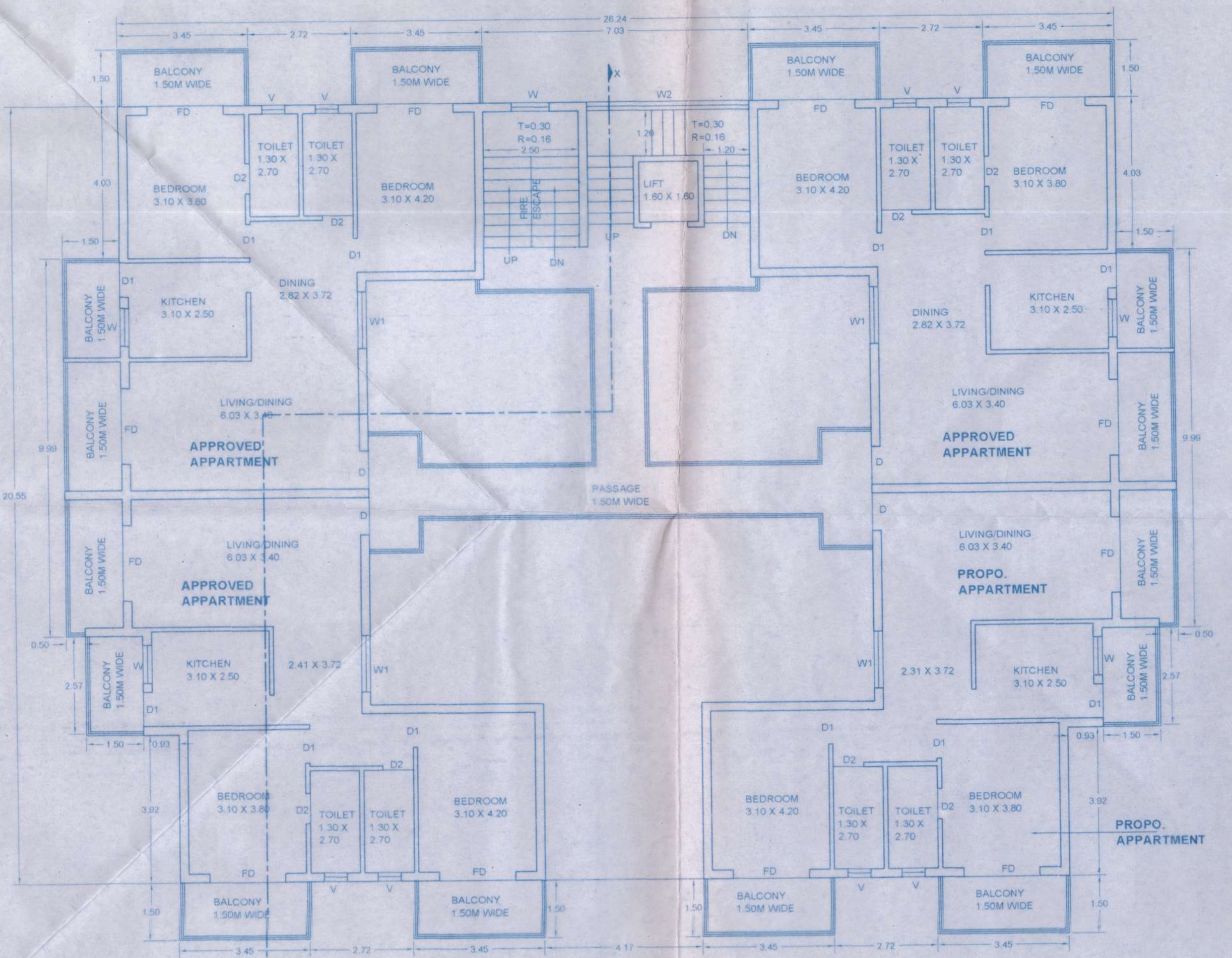


FRONT ELEVATION

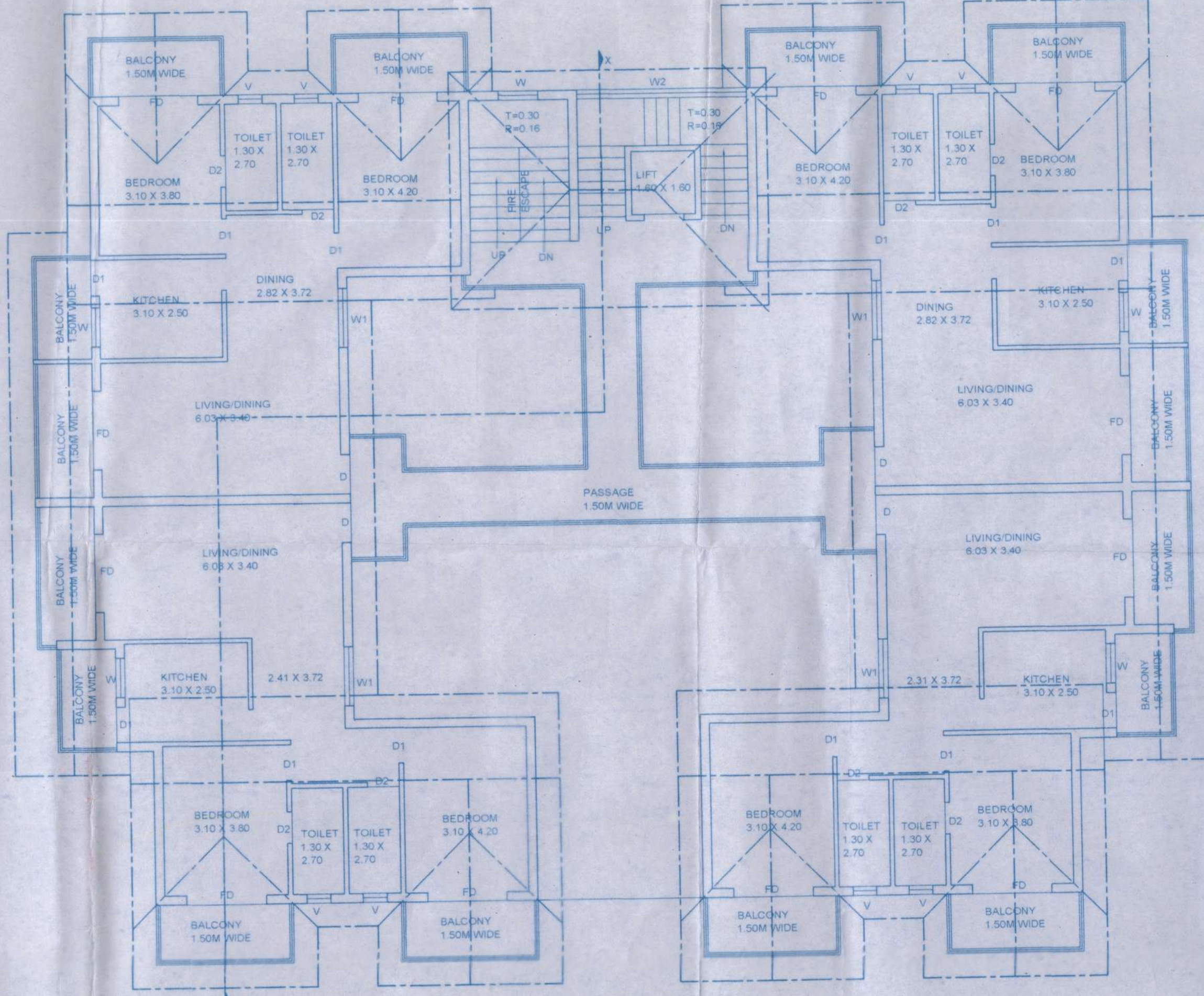
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SECTION XX



PROPO. ADDITION TO FOURTH FLOOR

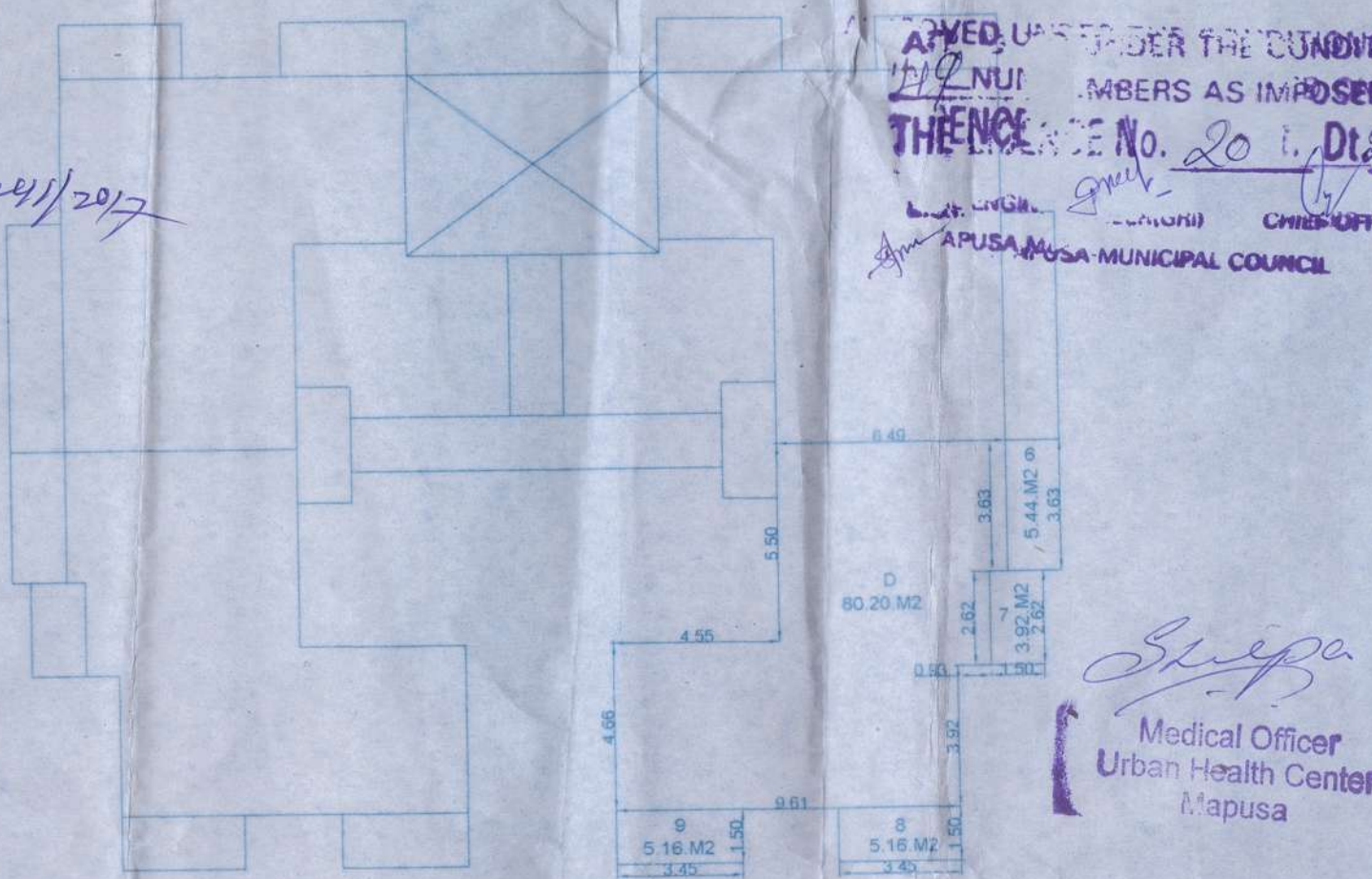


PROPO. TYPICAL FIFTH & SIXTH FLOOR

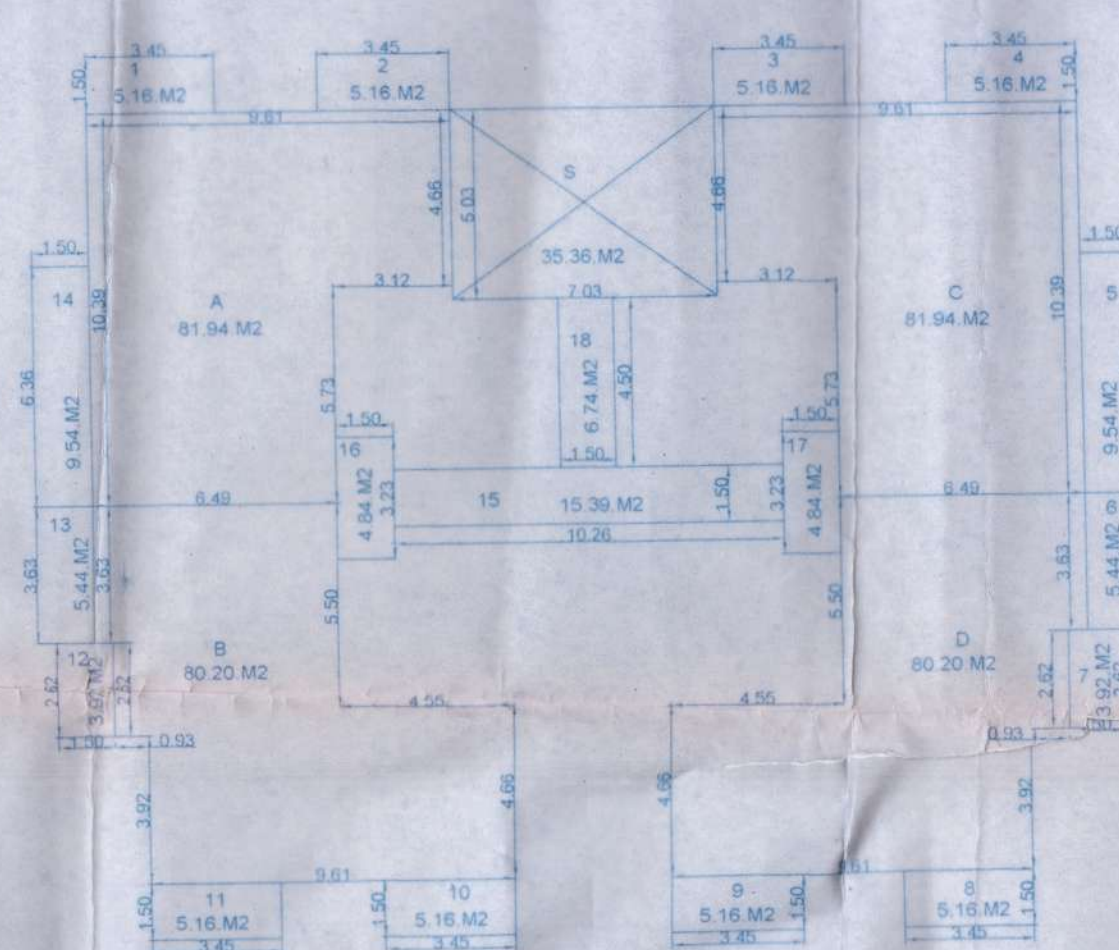
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APPROVED FROM PLANNING POIN
SUBJECT TO CONDITIONS GIVEN
/IDE ORDER No. NG PDAJ 14/11/2017/24/1/2017
DATED 25 SEP 2017

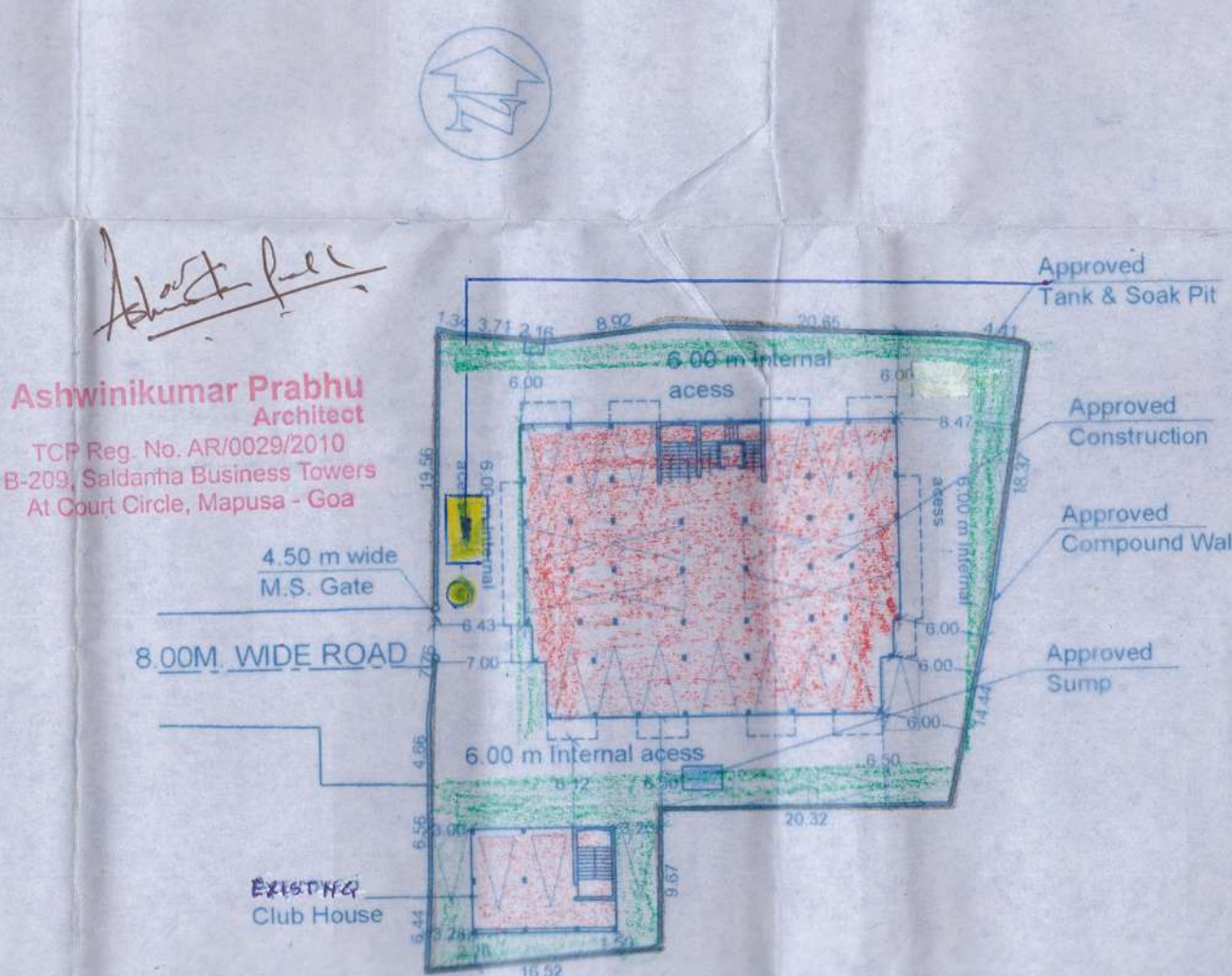
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM - GOA



FOURTH FLOOR AREA CALCULATION
Total Built-up Area = 135.24 sq.mts (A+B+C+D+S)
Deduction of Staircase = 35.36 sq.mts (S)
Deduction of balcony = 19.68 sq.mts
Area for F.A.R. = 80.20 sq.mts

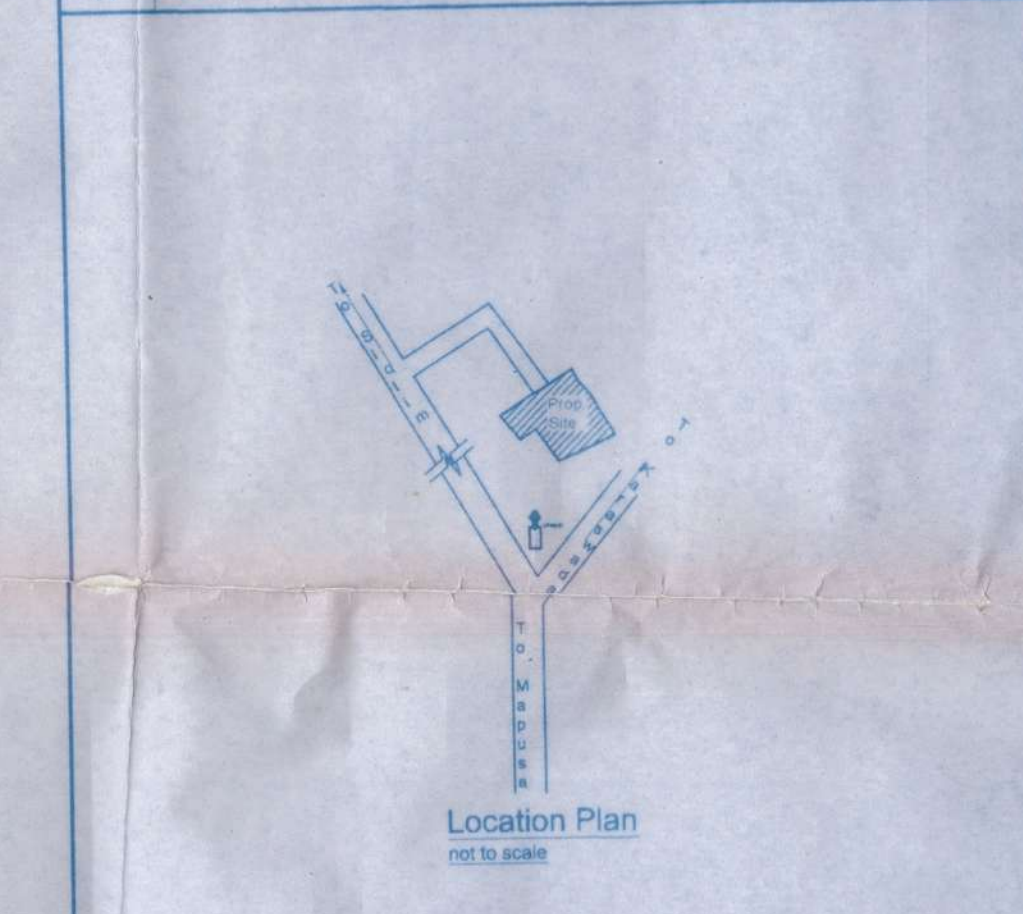


TYPICAL FIFTH & SIXTH FLOOR AREA CALCULATION
Total Built-up Area = 470.53 sq.mts
(A+B+C+D+S+1+2+3+4+5+10+11+12+13+14+15+16+17+18)
Coverage = 359.64 (A+B+C+D+S)
Deduction of Staircase = 35.36 sq.mts (S)
Deduction of Balconies = 110.89 sq.mts
(1+2+3+4+5+10+11+12+13+14+15+16+17+18)
Area for F.A.R. = 324.28 sq.mts



SITE PLAN
SCALE: 1:500

AREA STATEMENT				
SR.NO	DESCRIPTION	AREA	UNITS	
1	AREA OF PLOT	1543.00	sq.mt	
2	TOTAL COVERED AREA OF PROPO. BUILDING	598.72	sq.mt	
3	COVERAGE CONSUMED	38.80	%	
4	COVERAGE PERMISSIBLE	617.20	sq.mt	
DETAIL OF AREA USED FLOOR WISE				
Sr.No	Floor/Reference	Use	Built-Up Area (sqm)	Net Floor Area (sqm)
1	Stilt Floor	Park	325.39	35.36
2	Upper Ground Floor	Res	359.64	35.36
3	First Floor	Res	470.53	35.36
4	Second Floor	Res	470.53	35.36
5	Third Floor	Res	470.53	35.36
6	Fourth Floor	Res	470.53	35.36
7	Fifth Floor	Res	470.53	35.36
8	Sixth Floor	Res	470.53	35.36
9	Total		3708.21	282.88
10	CLUB HOUSE	RECREATION	73.33	13.41
11				59.92
12				9.85
13				LESS THAN 7.50
NET FLOOR AREA				
14	EXIST. STILT FLOOR		00.00	sq.mt
15	EXIST. GROUND FLOOR		324.28	sq.mt
16	EXIST. FIRST FLOOR		324.28	sq.mt
17	EXIST. SECOND FLOOR		324.28	sq.mt
18	EXIST. THIRD FLOOR		324.28	sq.mt
19	EXIST. FOURTH FLOOR		244.08	sq.mt
20	PROPO. FOURTH FLOOR		80.20	sq.mt
21	PROPO. FIFTH FLOOR		324.28	sq.mt
22	PROPO. SIXTH FLOOR		324.28	sq.mt
23	TOTAL FLOOR AREA		2269.96	sq.mt
24	F.A.R. CONSUMED		147.11	%
25	F.A.R. PERMISSIBLE (150%)		2314.50	sq.mt
26	AREA FOR INFRASTRUCTURE TAX		1076.30	sq.mt
27	PARKING REQUIRED		30	Nos.
28	PARKING PROVIDED		31	Nos.



NOTE:
1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

Ashwinkumar Prabhu
Architect
TCP Reg. No. AR/0029/2010
B-209, Saldanha Business Towers
At Court Circle, Mapusa - Goa

PROJ. NO.	DRG. NO.	REV. NO.
SA-AR-201/11	SD - 01	
DATE	DRAWN BY	CKD. BY
12-09-2016	Krishna	ashwin. P

TITLE:
PROPOSED ADDITION TO FOURTH FLOOR & PROPO. FIFTH & SIXTH FLOOR PLAN FOR RESIDENTIAL BUILDING ON PLOT BEARING P.T. SHEET NO. 50CHALTA NO. 49 AT MAPUSA, BARDEZ-GOIA FOR MR. KENKRE CONSTRUCTION

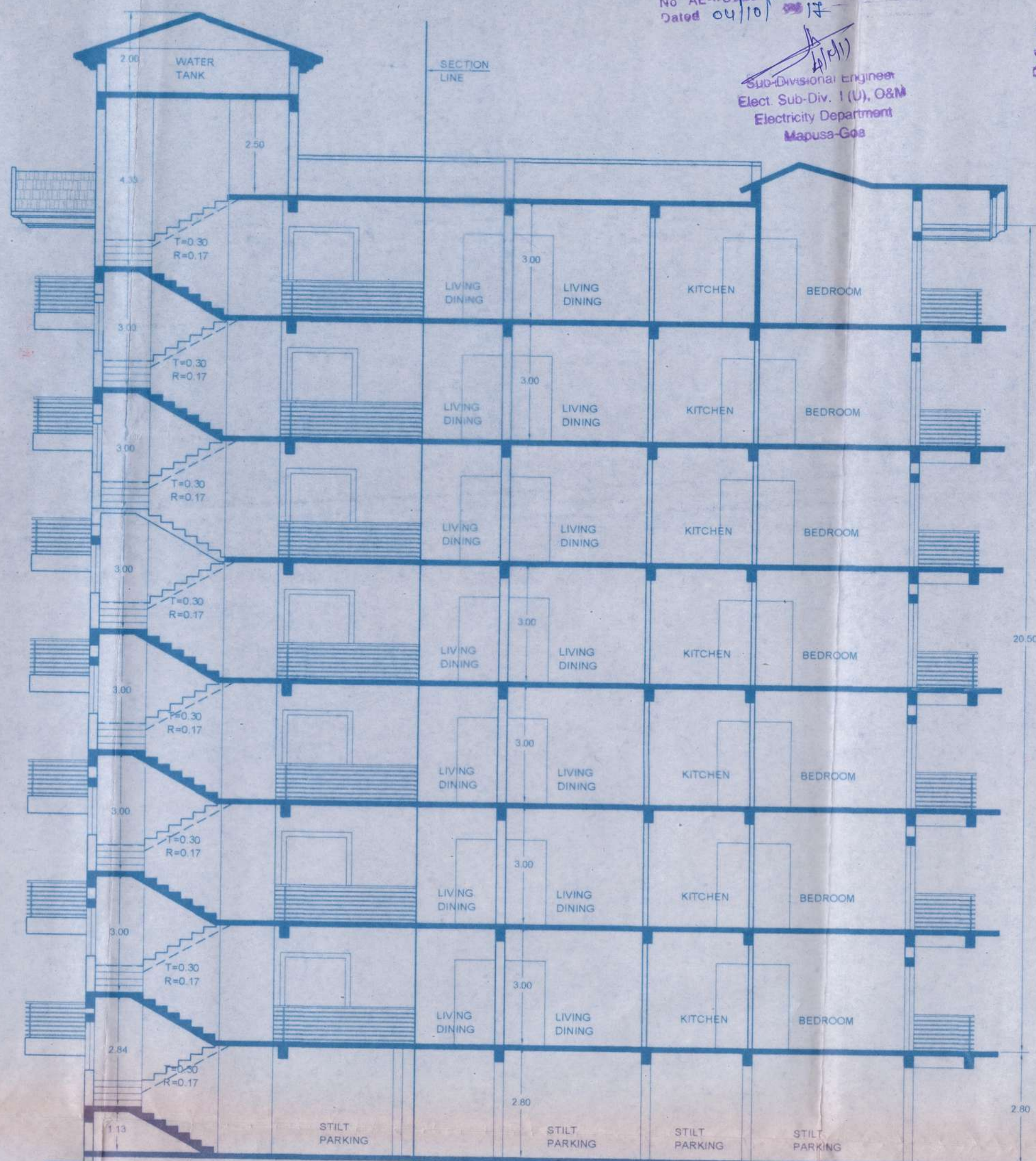
PROJECT ARCHITECT
ASHWINKUMAR PRABHU

studio Arche'type
architecture + interiors

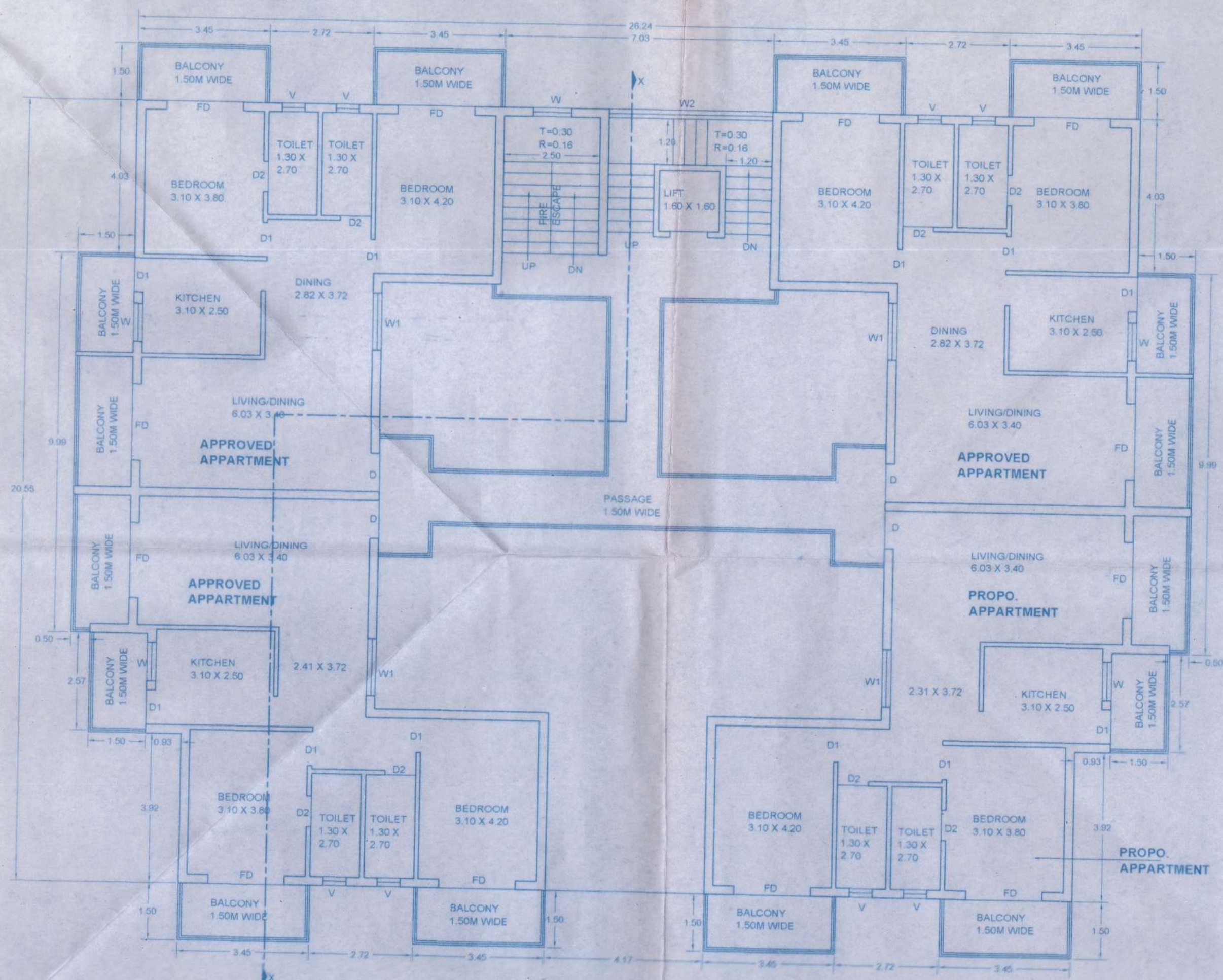
B-209, 2nd floor, Saldanha Business Towers, At Court Circle, Mapusa, Goa-INDIA.
Ph: 0091-832-6516650 e-mail: studioarchetype@gmail.com



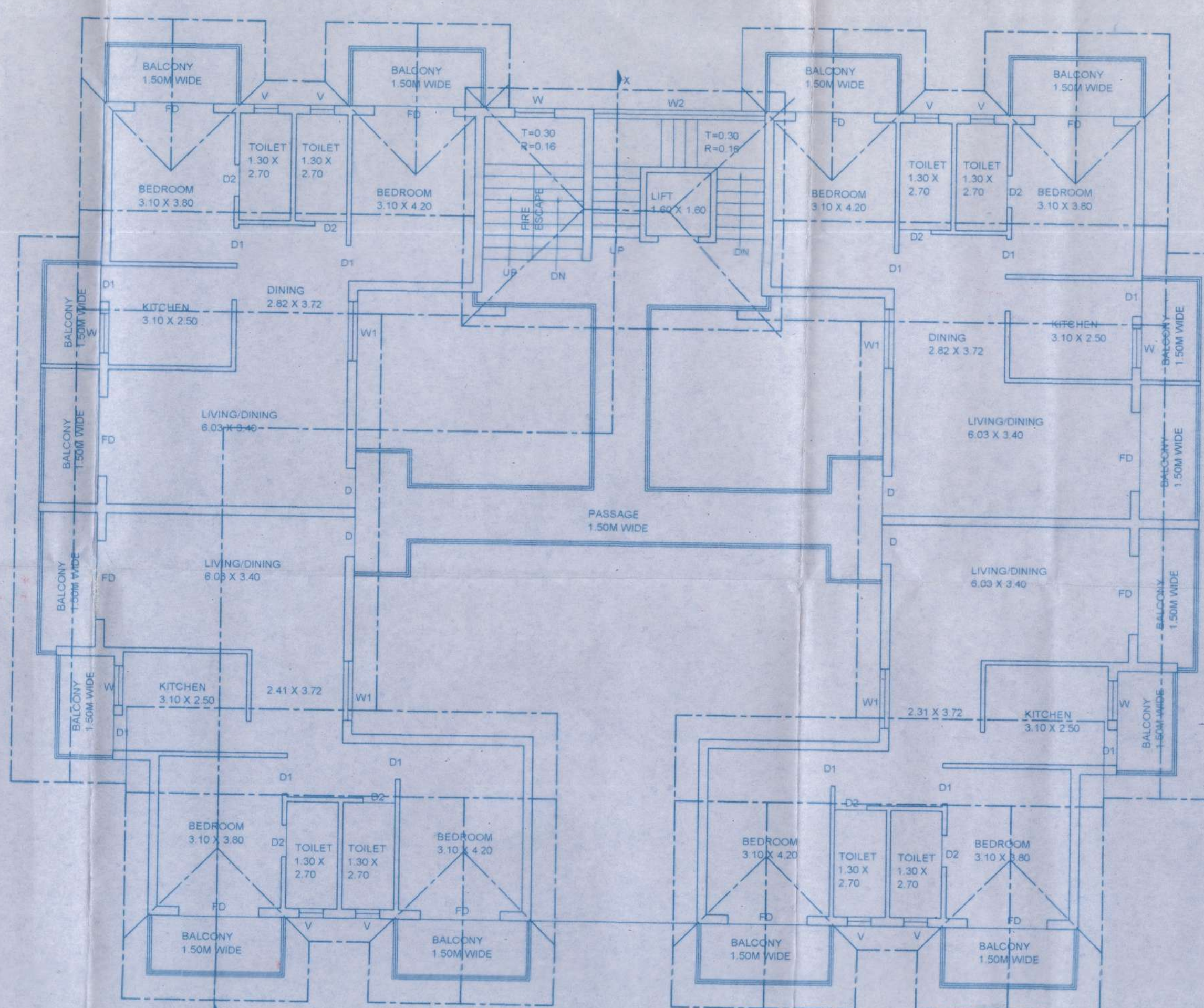
FRONT ELEVATION
(SCALE: 1:100)



SECTION XX



PROPO. ADDITION TO FOURTH FLOOR



PROPO. TYPICAL FIFTH & SIXTH FLOOR
(SCALE: 1:100)

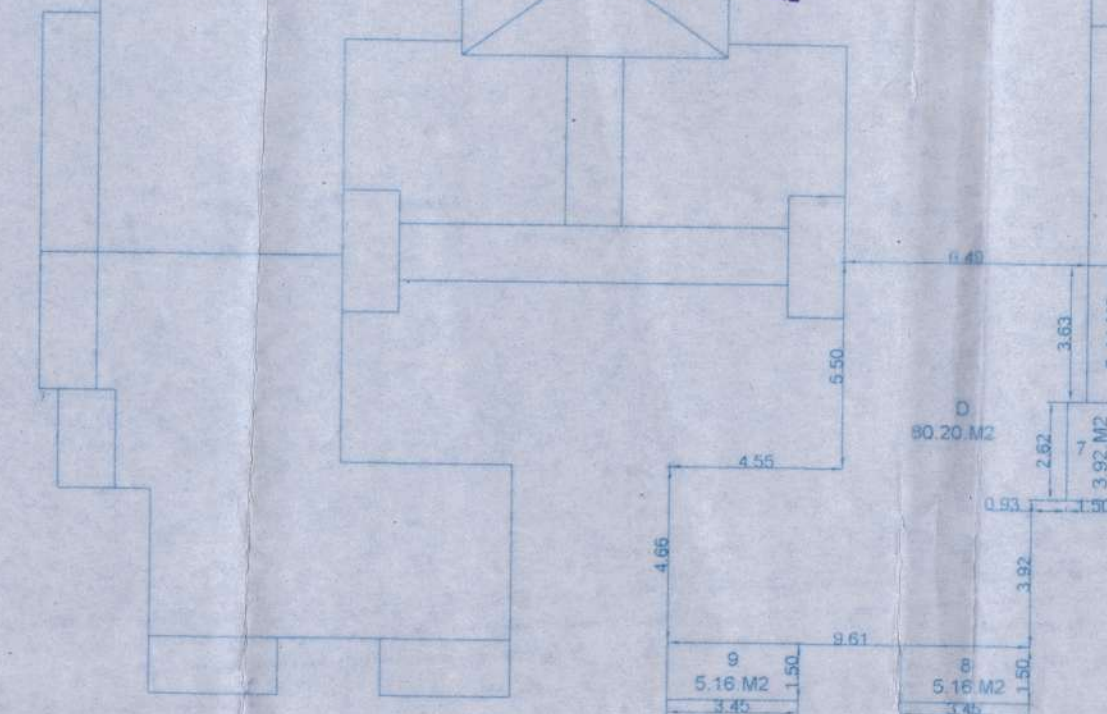
APPROVED SUBJECT TO N.O.C. vide letter
No. AE-110/2017-2018 dated 09/11/2017
1973

Sub-Divisional Engineer
Elect. Sub-Div. 1 (U), O&M
Electricity Department
Mapusa-Goa

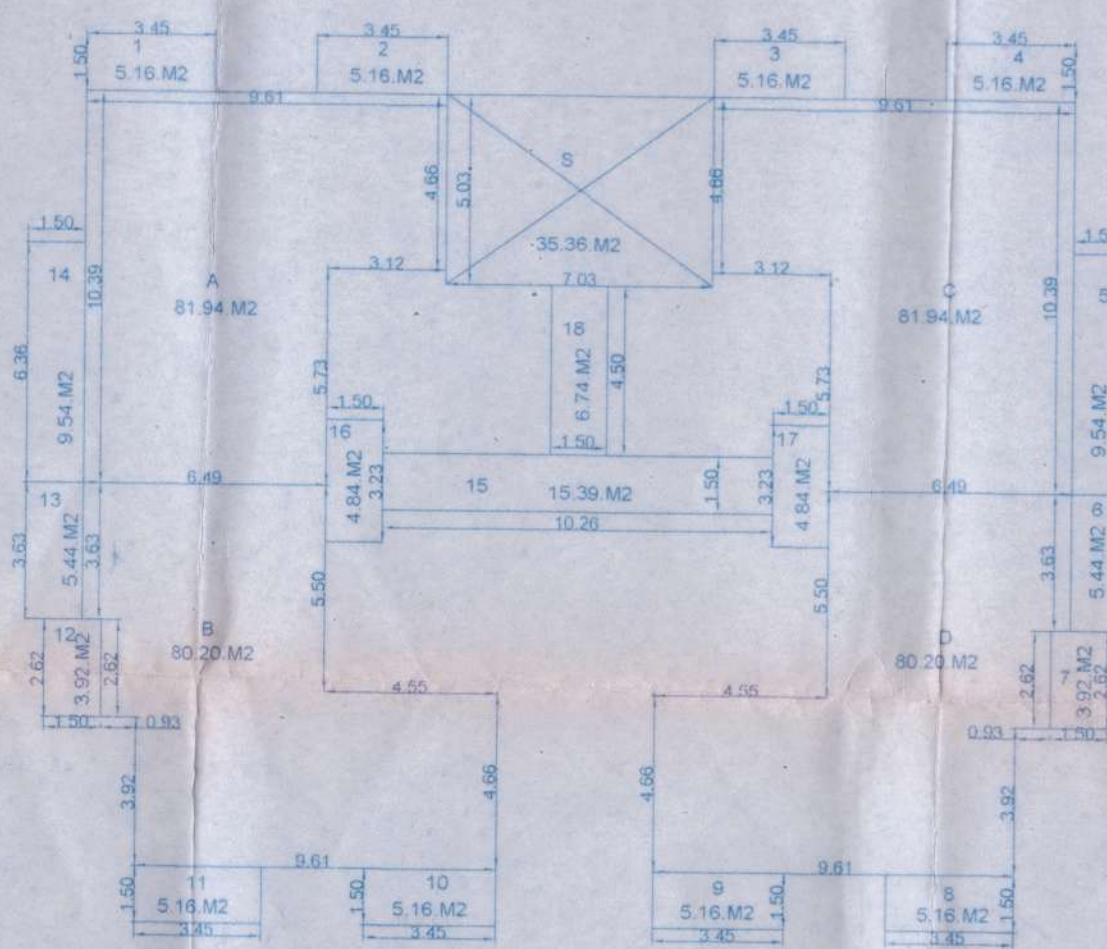
APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
IN ORDER NO. NG PDAI 11/11/2017/2017
DATED 12.5 SEP 2017

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM - GOA

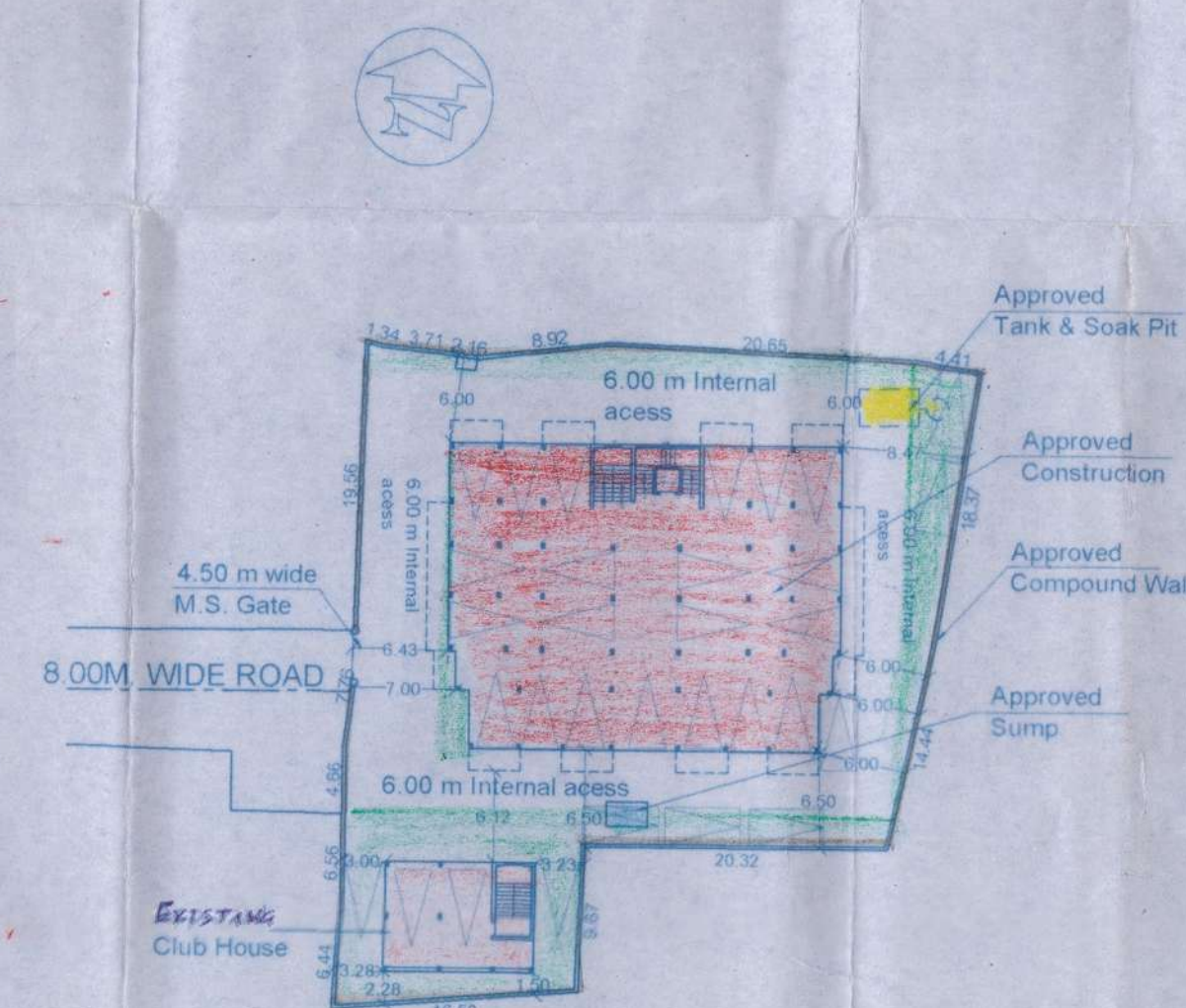
APPROVED UNDER THE CONDITIONS
IN THE LICENCE NO. 20 DATED 20/11/2017
CHIEF OFFICER
MAPUSA MUNICIPAL COUNCIL



FOURTH FLOOR AREA CALCULATION
Total Built-up Area = 135.24 sq.mts (A+B+C+D+S)
Deduction of Staircase = 35.36 sq.mts (S)
Deduction of balcony = 19.68 sq.mts
Area for F.A.R. = 80.20 sq.mts



TYPICAL FIFTH & SIXTH FLOOR AREA CALCULATION
Total Built-up Area = 470.53 sq.mts
(A+B+C+D+S+1+2+3+4+5+10+11+12+13+14+15+16+17+18)
Coverage = 359.64 (A+B+C+D+S)
Deduction of Staircase = 35.36 sq.mts (S)
Deduction of Balconies = 110.89 sq.mts
(1+2+3+4+5+10+11+12+13+14+15+16+17+18)
Area for F.A.R. = 324.28 sq.mts



SITE PLAN
SCALE: 1:500

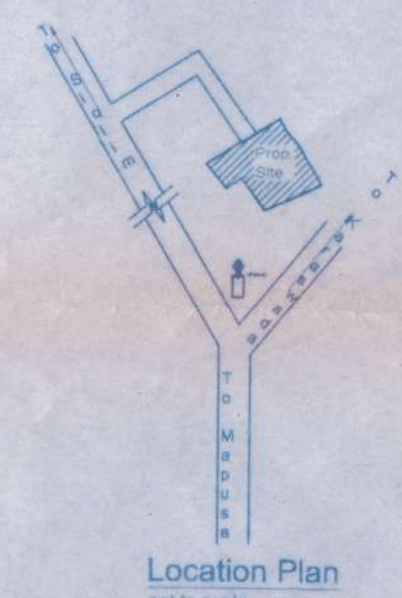
AREA STATEMENT

SR.NO	DESCRIPTION	AREA	UNITS
1	AREA OF PLOT	1543.00	sq.mt
2	TOTAL COVERED AREA OF PROPO. BUILDING	598.72	sq.mt
3	COVERAGE CONSUMED	38.80	%
4	COVERAGE PERMISSIBLE	617.20	sq.mt

SR.No	Floor Reference	Use	Built-Up Area (sqm)	Area Free From F.A.R. (sqm)	Net Floor Area (sqm)	F.A.R
1	Stilt Floor	Park	525.39	35.36	490.03	00.00
2	Upper Ground Floor	Resi	359.64	35.36	324.28	147.11
3	First Floor	Resi	470.53	35.36	435.17	324.28
4	Second Floor	Resi	470.53	35.36	435.17	324.28
5	Third Floor	Resi	470.53	35.36	435.17	324.28
6	Fourth Floor	Resi	470.53	35.36	435.17	324.28
7	Fifth Floor	Resi	470.53	35.36	435.17	324.28
8	Sixth Floor	Resi	470.53	35.36	435.17	324.28
9	Total		3708.21	282.88	665.34	490.03

10	CLUB HOUSE	RECREATION	73.33	13.41	59.92	3.88
						LESS THAN 7.50

6	NET FLOOR AREA		
a)	EXIST. STILT FLOOR	00.00	sq.mt
b)	EXIST. GROUND FLOOR	324.28	sq.mt
c)	EXIST. FIRST FLOOR	324.28	sq.mt
d)	EXIST. SECOND FLOOR	324.28	sq.mt
e)	EXIST. THIRD FLOOR	324.28	sq.mt
f)	EXIST. FOURTH FLOOR	244.08	sq.mt
g)	PROPO. FOURTH FLOOR	80.20	sq.mt
h)	PROPO. FIFTH FLOOR	324.28	sq.mt
i)	PROPO. SIXTH FLOOR	324.28	sq.mt
j)	TOTAL FLOOR AREA	2269.96	sq.mt
7	F.A.R. CONSUMED	147.11	%
8	F.A.R. PERMISSIBLE (150%)	2314.50	sq.mt
9	AREA FOR INFRASTRUCTURE TAX	1076.30	sq.mt
10	PARKING REQUIRED	30	Nos
11	PARKING PROVIDED	31	Nos



Location Plan
(not to scale)

NOTE:
1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

Ashwinkumar Prabhu
Architect
TCP Reg. No. AR/0029/2010
B-209, Saldanha Business Towers
At Court Circle, Mapusa - Goa

PROJ. NO.	DRG. NO.	REV. NO.
SA-AR-201/11	SD - 01	
DATE	DRAWN BY	CKD. BY
12-09-2016	Krishna	ashwin P

TITLE:
PROPOSED ADDITION TO FOURTH FLOOR & PROPO. FIFTH & SIXTH FLOOR PLAN FOR RESIDENTIAL BUILDING ON PLOT BEARING P.T. SHEET NO. 50CHALTA NO. 49 AT MAPUSA, BARDEZ-GOIA FOR MR. KENKRE CONSTRUCTION

PROJECT ARCHITECT
ASHWINKUMAR PRABHU
studio Arche'type
architecture + interiors
B-209, 2nd floor, Saldanha Business Towers At Court Circle, Mapusa, Goa-INDIA.
Ph: 0091-832-6516650
e-mail: studioarchetype@gmail.com

MAPUSA MUNICIPAL COUNCIL,

MAPUSA-GOA.

Ref. No. MMC/ENG/12/14185/2016.

Date: 16/05/2016.

OCCUPANCY CERTIFICATE

Occupancy certificate is hereby granted for the building approved vide Original Construction Licence No. 86; dated 07/11/2012, Last Renewal Licence No.80; dated 10/12/2015 in Property bearing Chalta No. 49 of P.T. Sheet No. 50 at Mapusa, Bardez - Goa subject to the following conditions:-

- All conditions stipulated in the completion Order of NGPDA/Technical clearance Order from NGPDA should be strictly adhered to.
- This certificate shall be treated as NOC for obtaining water and power connection.
- Details of portion of building released for occupation for Residential Purpose Only (R.C.C. Framed Structure building) are :

a) Still Floor (Parking)	= 525.39 M2
b) Upper Ground Floor	= 359.64 M2
c) First Floor	= 470.53 M2
d) Second Floor	= 470.53 M2
e) Third Floor	= 470.53 M2
f) Fourth Floor	= 370.65 M2
g) Club House	= 73.33 M2
Total	= 2740.60 M2

Note:

- This Occupancy certificate is issued based on the Structural Stability Certificate dttd. 13/01/2016 from Engineer Rajesh Mahambrey and Completion Certificate dttd. 22/02/2016 from Architect Ashwinikumar Prabhu.
- This Occupancy Certificate has been approved based on the order of NGPDA bearing No. NGPDA/M/1180/3263/16; dated 19/02/2016.
- This Occupancy certificate is issued based on the condition that LICENCEE and HIS ENGINEER shall be solely responsible for the stability of structure and safety of all concerned and the Chief Officer and his all officials are indemnified and kept indemnified forever against any civil and or criminal liabilities and or any kind of liability whatsoever in the event of any untoward incident or structural failure/collapse.



(Rajiv V. Gawas)
Chief Officer
Mapusa Municipal Council

P.T.O.

- This Occupancy Certificate has been approved based on the NOC issued by Health Department vide ref. No. UHCM/NOC-OCCUP/2015-16/1881; dt. 25/02/2016.
- Occupants shall independently verify the Structural Liability Certificate and Structural Stability Certificate issued by Licencee's Engineer before executing Sale Deed or taking over possession of any kind of units for which Occupancy Certificate is granted vide this certificate before occupying the premises.
- The premises should not be used for purpose other than mentioned in this certificate except with due permission of the Council.
- Drain water and septic tank water should be given proper outlets for disposal and hygienic condition surrounding the building should be maintained by you at your own cost (under sec. 203 (1) of Goa, Daman & Diu Municipalities Act 1968).
- Fees for O.C. of Rs. 39,500/- is paid vide receipt No. 00272; dt. 11/04/2016.
- Fees for NOC for Water & Power connections of Rs. 4400/- is paid vide receipt No. 00273; dt. 11/04/2016.
- Fees for Road cutting of Rs. 2,000/- is paid vide receipt No. 00274; dt. 11/04/2016.
- Fees for Garbage bins of Rs. 18,000/- is paid vide receipt No. 00275; dt. 11/04/2016.


(Raju V. Gawas)
Chief Officer

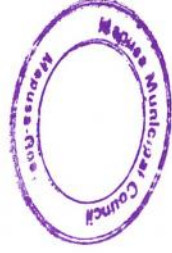
Mapusa Municipal Council

To:-

M/s. Kenkre Construction,
9/99, Dattawadi, Mapusa,
Bardez - Goa.

Copy for information to

1. The Member Secretary, NGPDA, Panaji-Goa.
2. The Asst. Engineer, Office of the Assistant Engineer, Sub-Div.III, DXVII (PHE N), PWD, Mapusa - Goa.
3. The Asst. Executive Engineer, Office of the Sub-Divisional Engineer, Sub-Division I (U), Electricity Dept., 1st Floor, Vidyut Bhavan, Division VI, Ansabhat, Mapusa, Bardez - Goa.



ANNEXURE "A"

1. <u>Stilt Floor (Parking)</u>	= 525.39 M2
2. <u>Upper Ground Floor</u>	
• Flat No. UG-101	= 89.04 M2
• Flat No. UG-102	= 90.78 M2
• Flat No. UG-103	= 90.78 M2
• Flat No. UG-104	= 89.04 M2
	= 359.64 M2
3. <u>First Floor</u>	
• Flat No. F-201	= 116.80 M2
• Flat No. F-202	= 118.47 M2
• Flat No. F-203	= 116.80 M2
• Flat No. F-204	= 118.46 M2
	= 470.53 M2
4. <u>Second Floor</u>	
• Flat No. S-301	= 116.80 M2
• Flat No. S-302	= 118.47 M2
• Flat No. S-303	= 116.80 M2
• Flat No. S-304	= 118.46 M2
	= 470.53 M2
5. <u>Third Floor</u>	
• Flat No. T-401	= 116.80 M2
• Flat No. T-402	= 118.47 M2
• Flat No. T-403	= 116.80 M2
• Flat No. T-404	= 118.46 M2
	= 470.53 M2
6. <u>Fourth Floor</u>	
• Flat No. FT-501	= 123.08 M2
• Flat No. FT-502	= 124.49 M2
• Flat No. FT-503	= 123.08 M2
	= 370.65 M2
7. <u>Club House</u>	= 73.33 M2
TOTAL AREA = 2740.60 M2	


 (Rajiv V. Gawas)
 Chief Officer
 Mapusa Municipal Council

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY
Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/M/1180/ 3263 /16

Date: 19 FEB 2016

COMPLETION CERTIFICATE

1. Development permission issued vide order No. NGPDA/M/1180/1642/2012 dated 28/09/2012 situated at Mapusa bearing Chalta No. 49 of P.T. Sheet No. 50 Plot No. ----
2. Completion Certificate issued by Registered Architect/ Engineer Ashwinkumar Praphu dated 12/01/2016.
3. Completion of Development checked on 16/02/2016 by Shri. Prakash K. Kurterker (Planning Assistant)
4. Infrastructure Tax Rs. 2,31,210/- & Rs. 8988/- paid vide challan no. 55 & M-60 dated 28/09/2012.
5. Your development has been checked and found completed: Completion is issued for Construction of building consist of stilt floor, upper ground floor, first floor, second, third & fourth floor only & club house building consist of stilt floor, upper ground floor & terrace floor plan.

Prakash K. Kurterker

Prakash K. Kurterker
(Planning Assistant)

6. This Certificate is issued with the following conditions:
 - (a) This Certificate is issued based on the parameters of setbacks, height of the building, coverage, F.A.R. and parking requirement only. The internal details/changes, sanitary requirement, etc., shall be seen by the Panchayat before issuing Occupancy Certificate.
 - (b) Enclosing of balconies, open terraces is not permitted at any point of time. Garages/stilt parking places should be used strictly for parking of vehicles only.
 - (c) The basement/Garage/ stilt parking places should be used strictly for parking of vehicles only as per the approved plan dated 28/09/2012.
 - (d) This certificate should not be construed as final permission for occupying the building. This shall not exempt the applicant from taking permissions/fulfilling the requirements such as conversion sanad under LRC and NOC from Directorate of Fire Services, Infrastructure charges to be paid.
 - (e) The Completion Certificate is issued based on Structural Stability Certificate issued by the Engineer Shri. Rajesh Mahambrey Reg. No. SE/0044/2010 dated 13/01/2016 submitted by applicant.

(R.K.PANDITA)

MEMBER SECRETARY

To,
M/s. Kenkre Construction,
9/99, Dattawadi, Mapusa,
Bardez Goa.



NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st Floor, Mala Link Road, Panaji - Goa.

Ref: NGPDA/M/1180

2100/15

Date:

26 OCT 2015

ORDER

(Development Permission under Section 46 of the Town & Country Planning Act, 1974)

Whereas an application has been made by M/s. Kenkre Construction, for development permission in accordance with the provision of section 46 of the Goa Town & Country Planning Act 1974 for **Renewal of Development Permission for Construction of Residential building and Compound Wall** with respect to his land zoned as Settlement S-1 Zone in O.D.P./Zoning Plan/Regional plan and situated at Mapusa bearing Chalta Number 49 P.T.Sheet Number 50 Earlier approval reference number NGPDA/M/1180/1642/2012 dated 28/09/2012.

And whereas, a Development charge affixed at Rs. 15,067/- and Infrastructure Tax of Rs. 2,31,210/- paid earlier vide Challan No. 55 dated 25/09/2012 & Rs. 8,988/- vide Challan No. M-60 dated 28/09/2012

The Planning and Development Authority has granted permission/renewal of the Development Permission issued to carry out the development in respect of the property above mentioned subject to the terms and conditions hereinafter stipulated upon receipt of the development charges levied for the said development. The terms and conditions upon which the permission has been granted by the Authority are the following:

- 1) This permission shall be valid for a period of three year from 28/09/2015 to 27/09/2018 and not transferable.
- 2) The commencement of the development work and its completion shall be done under prior intimation to this Authority.
- 3) The permission is liable to be revoked if it is based on false information/wrong plans/calculation/documents or on other accompaniments of the application are found to be incorrect or wrong at any stage or after the grant of the permission and the applicant will not be in the event of course of the action will be entitled for any compensation.
- 4) Any change to be effected in the approved plans/change in the use of the approved built up space requires prior permission of this Authority.
- 5) Prior to commencement of development work, it will be incumbent upon the applicant to have valid conversion sanad of use of land as contemplated under the Goa, Daman & Diu Land Revenue Code 1968.
- 6) Grant of development permission shall not mean to give any right to the applicant for making/ laying claim for water connection from the Government of Goa or any concerned Authorities.
- 7) The applicant/s shall obtain necessary Licence / Approval / permission etc. (Municipality / Forest Dept. / P.W.D. etc. as may be required under any other law of force before commencement of work/carrying out any development or cutting of tree/trees.
- 8) The developer / applicant should display a pucca hoarding / sign board (1 x 0.50 mts.) with write-up in black colour on white background at the site of development clearly indicating the Order Number with date of this Authority readable from a distant point. In case of no compliance appropriate action shall be taken as per the provisions of Town & Country Planning Act, 1974.
- 9) In case of property is adjacent to the National Highway, State Highway, permission be taken from P.W.D. before commencement of development work
- 10) The applicant himself or through his servants or agents or any other person shall not undertake the work of cutting of hill or sloppy land, in, over or upon any hilly or sloppy land

having gradient of 1:10 or more or filling up of any low lying land below 50 cms. or more from the adjoining ground level, without obtaining the prior written permission from the Chief Town Planner Goa as required under Section 17(A) of Town & Country Planning Act, 1974.

- 11) Traditional access, rain water drain, if any passing through the property should not be blocked and the status of it should be maintained to the satisfaction of the local Authority.
- 12) Completion Certificate should be obtained from this Authority before applying for Occupancy Certificate in Corporation / Panchayat.
- 13) Required building set backs from the property boundary, existing road should be strictly maintained.
- 14) Area affected by road widening shall be duly asphalted and surrendered to the local authority before obtaining Completion Certificate.
- 15) The balconies proposed should not be covered in any fashion, which may lead to excess F.A.R.
- 16) Distance between the buildings within the property should be maintained as shown in the site plan.
- 17) Any major changes in the proposed building should be got approved from this Authority before executing such changes, failure to which strict action will be initiated.
- 18) All the conditions laid in the earlier Development Permission order dated 28/09/2012 stands valid and in force.
- 19) Development Renewal of Development Permission granted based on the earlier Development Permission issued vide order no. NGPD/A/M/1180/1642/2012 dated 28/09/2012
- 20) This Renewal of Development permission issued based on the Authority decision taken in its 58th Adjourned meeting held on 14/07/2015.

This permission is granted subject to the provisions of the Town & Country Planning Act, 1974 and Rules and Regulations framed thereunder.

By order from the North Goa Planning and Development Authority.

To,
M/s. Kenkre Construction,
9/99, Dattavadi, Mapusa,
Bardez Goa.



(R. K. PANDITA)
Member Secretary

Copy to:

1. The Secretary Village Panchayat ----- Goa.
2. The Commissioner, The Corporation of Panaji, Panaji Goa. *
3. The Chief Officer, Mapusa Municipal Council, Mapusa Goa.

Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.
*

at