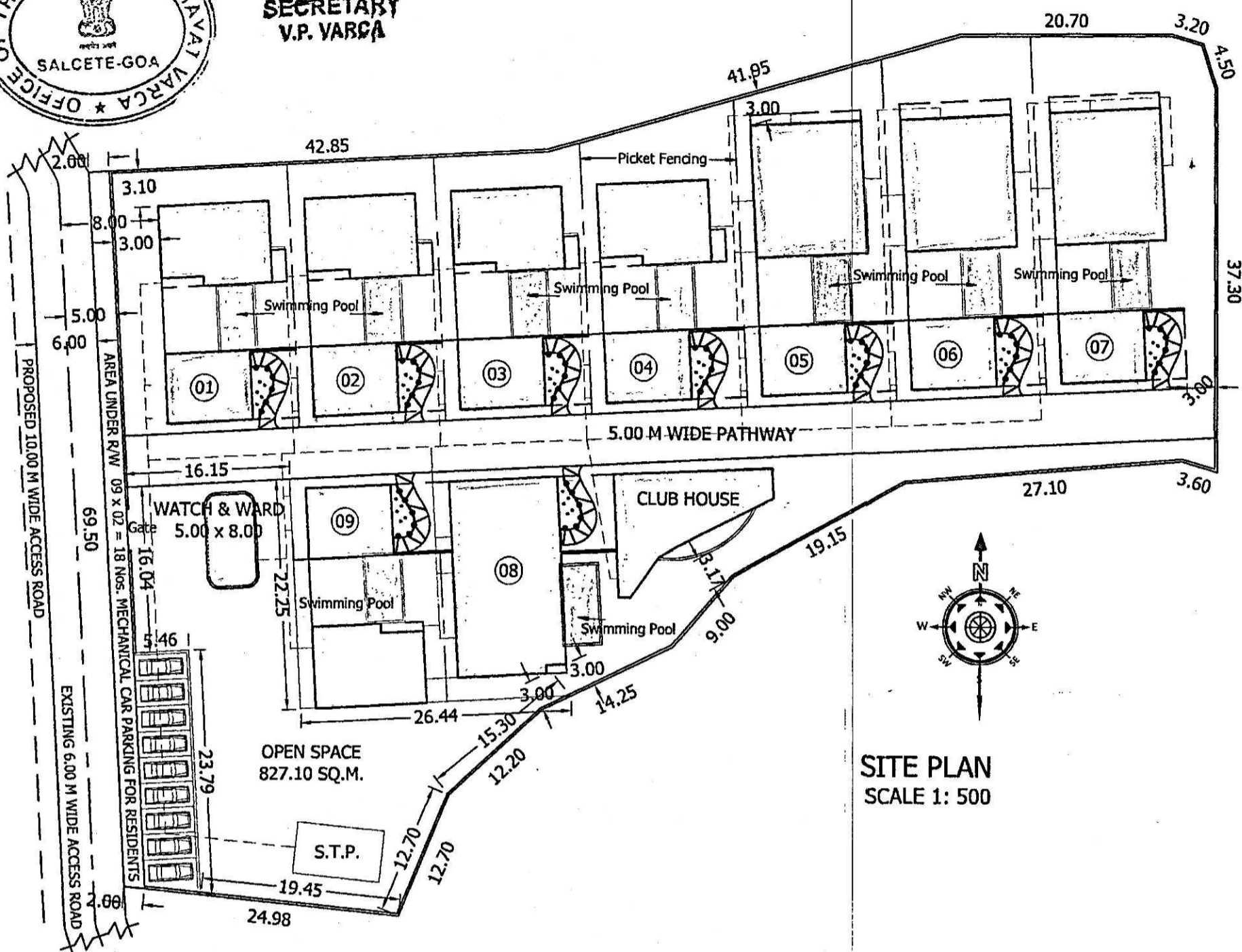


Approved the proposed construction
 Sub-Division Plan Reso No. 3-3
 Meeting Dt. 07-1-2023
 JPNAR 2022-2023/2
 License No. 166/24A/2022



Amal
SECRETARY
 V.P. VARGA

Please check order No. *TPM/23220/Varca/166/24A/2022*
6297-26/12/2022



SITE PLAN
 SCALE 1: 500

Amal
 Town & Country Planning Dept.,
 South Goa Dist. Office Margao - Goa.

AREA STATEMENT

SR. #	DESCRIPTION	VALUE	UNIT
01	AREA OF THE PLOT	5610.00	M ²
02	DEDUCTIONS FOR...		
(a)	AREA WITHIN ROAD WIDENING (Proposed)	139.00	M ²
(b)	AREA RESERVED FOR ANY OTHER PURPOSE / USE	NIL	
	TOTAL (a) + (b)	139.00	M ²
03	NET EFFECTIVE AREA OF THE PLOT	5471.00	M ²
04	MANDATORY OPEN SPACE @ 15%	820.65	M ²
05	OPEN SPACE PROPOSED	827.10	M ²
06	COVERED AREA PERMISSIBLE (@ 50% FOR G+1)	2735.50	M ²
07	COVERED AREA PROPOSED	1918.55	M ²
08	COVERAGE CONSUMED	35.07	%
09	FLOOR AREA PERMISSIBLE		
(a)	@ 50% OF NET EFFECTIVE PLOT AREA	2735.50	M ²
(b)	AREA AFFECTED BY R/W.	139.00	M ²
	TOTAL (a) + (b)	2874.00	M ²
10	TOTAL FLOOR AREA CONSUMED	2171.45	M ²
11	ADDITIONAL AREA PERMISSIBLE @ 7.5% OF FLOOR AREA PROPOSED (used for infrastructural facilities)	162.86	M ²
12	DETAILS OF AREAS & USE, FLOORWISE		

FLOOR REFERENCE	USE	TOTAL BUILT-UP AREA (M ²)	AREAS FREE FROM F.A.R. (M ²)			NET FLOOR AREA (M ²)	F.A.R. (%)
			BALCONY & DECK	STAIRS	ANCILLARY		
GROUND	RESIDENTIAL	1918.55	417.66	84.14	100.00	1316.75	24.07
FIRST	RESIDENTIAL	1058.16	141.45	-	61.85	854.70	15.62
TOTAL		2976.71	559.11	84.14	161.85	2171.45	39.69

13 PARKING DETAILS

No. OF UNITS WITH FLOOR AREA ABOVE 150 M ²	USE	No. OF CAR PARKS / PARKING AREA	
		PROPOSED	MANDATORY
09	RESIDENTIAL	18.00	18.00

14	FRONT SETBACK FROM C/L OF ROAD	8.00	M
15	FRONT SETBACK FROM PLOT BOUNDARY	3.00	M
16	SIDE SETBACKS		
(a)	NORTH SETBACK	3.00	M
(b)	SOUTH SETBACK	3.00	M
17	REAR SETBACK	3.00	M
18	HEIGHT OF THE PLINTH	0.45	M
19	HEIGHT OF THE PROPOSED BLDG.	7.45	M
20	TYPE OF ZONE TO WHICH PLOT BELONGS	SETTLEMENT	
21	TOTAL BUILT-UP AREA FOR CALCULATIONS OF INFRA TAX.	3207.83	M ²
22	TOTAL LENGTH OF PROPOSED COMPOUND WALL	342.95	M

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Project Title :-
FLOOR PLANS, SECTIONS & ELEVATIONS

Sheet Title :-

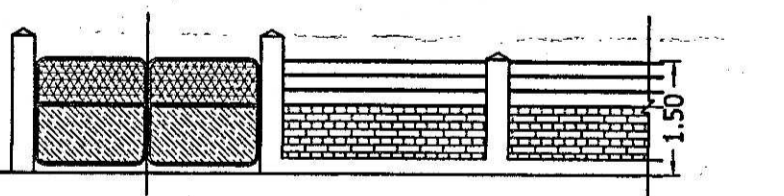
PROPOSED REVISION OF GROUP HOUSING AND COMPOUND WALL FOR PLOT BEARING SY. NO. 166/24-A SITUATED AT VARCA VILLAGE OF SALCETE TALUKA-SOUTH GOA FOR

Client :-
Adigas

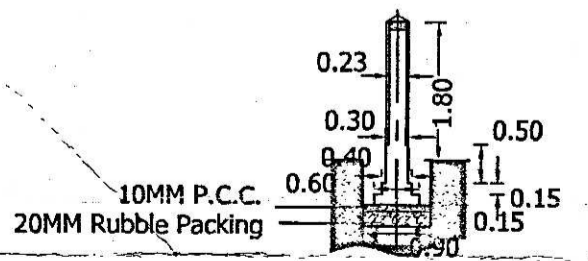
Design Architect :-
URBAN ZEN
 ARCHITECTURE | INTERIORS | LANDSCAPE
 8-2-418, Level 4, Krishnamma House, Road No.7, Banjara Hills, Hyderabad - 500034

Local Architect :-
Amal
Arch. YOJESH S. VADAY KADC
 KRUTI ARCHITECTS DESIGN CONSULTANTS
 COA Regn. No. AR/0032/2011-207/4, Kamat Royale, Caranzalem, Tiswadi, Goa - 403 002
 (+91) 8550999924 | kruti.archdesign@gmail.com

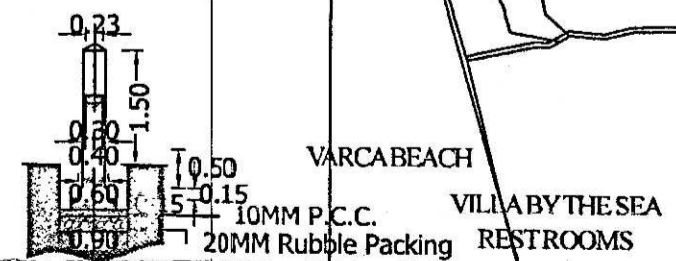
Drg. No.	01	Ref. North :-
Scales :-	1:500, 1:100	
Drawn By :-	Pratibha S. Surve	
Date :-	07 / 11 / 2022	



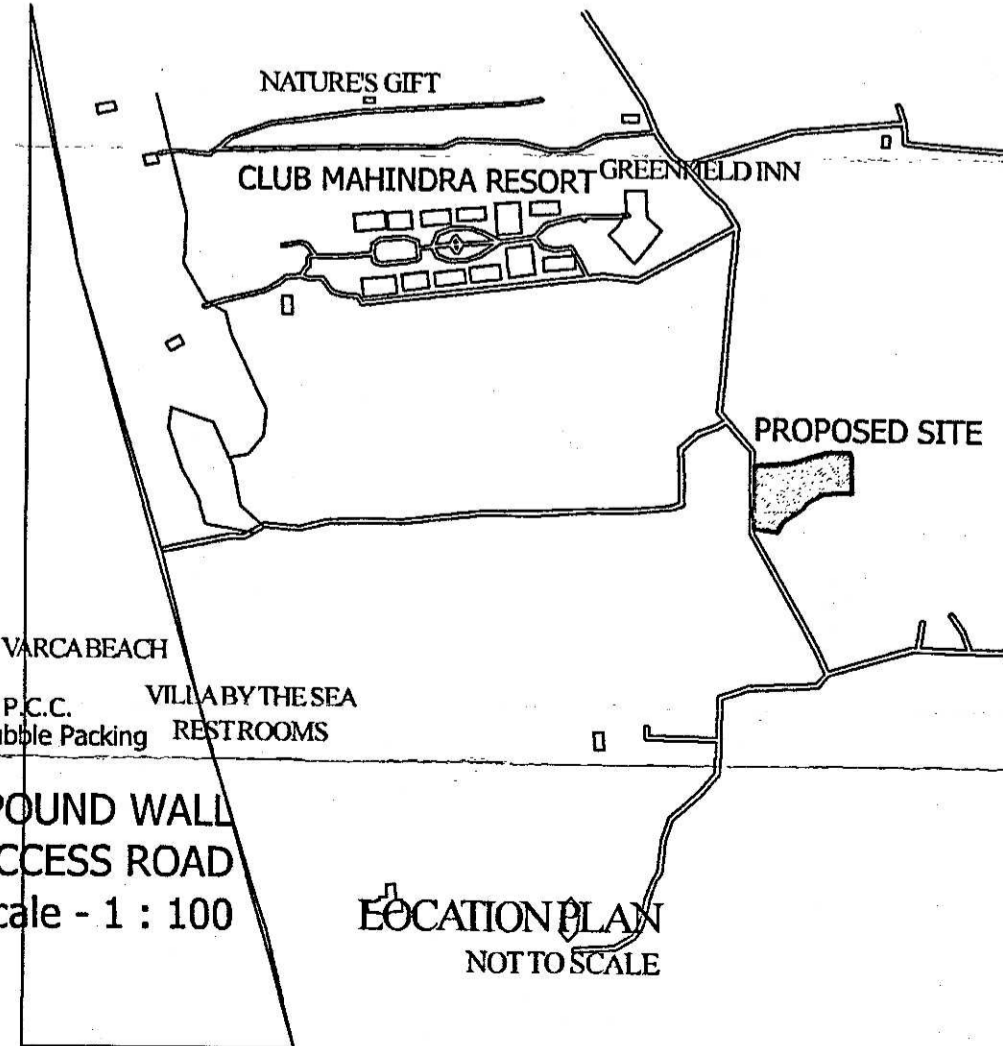
PROPOSED PART-ELEVATION OF COMPOUND WALL ADJACENT TO ACCESS ROAD
 Scale - 1 : 100



PROPOSED SECTION OF COMPOUND WALL ALONG ADJACENT PLOT BOUNDARY
 Scale - 1 : 100



PROPOSED SECTION OF COMPOUND WALL ALONG ACCESS ROAD
 Scale - 1 : 100

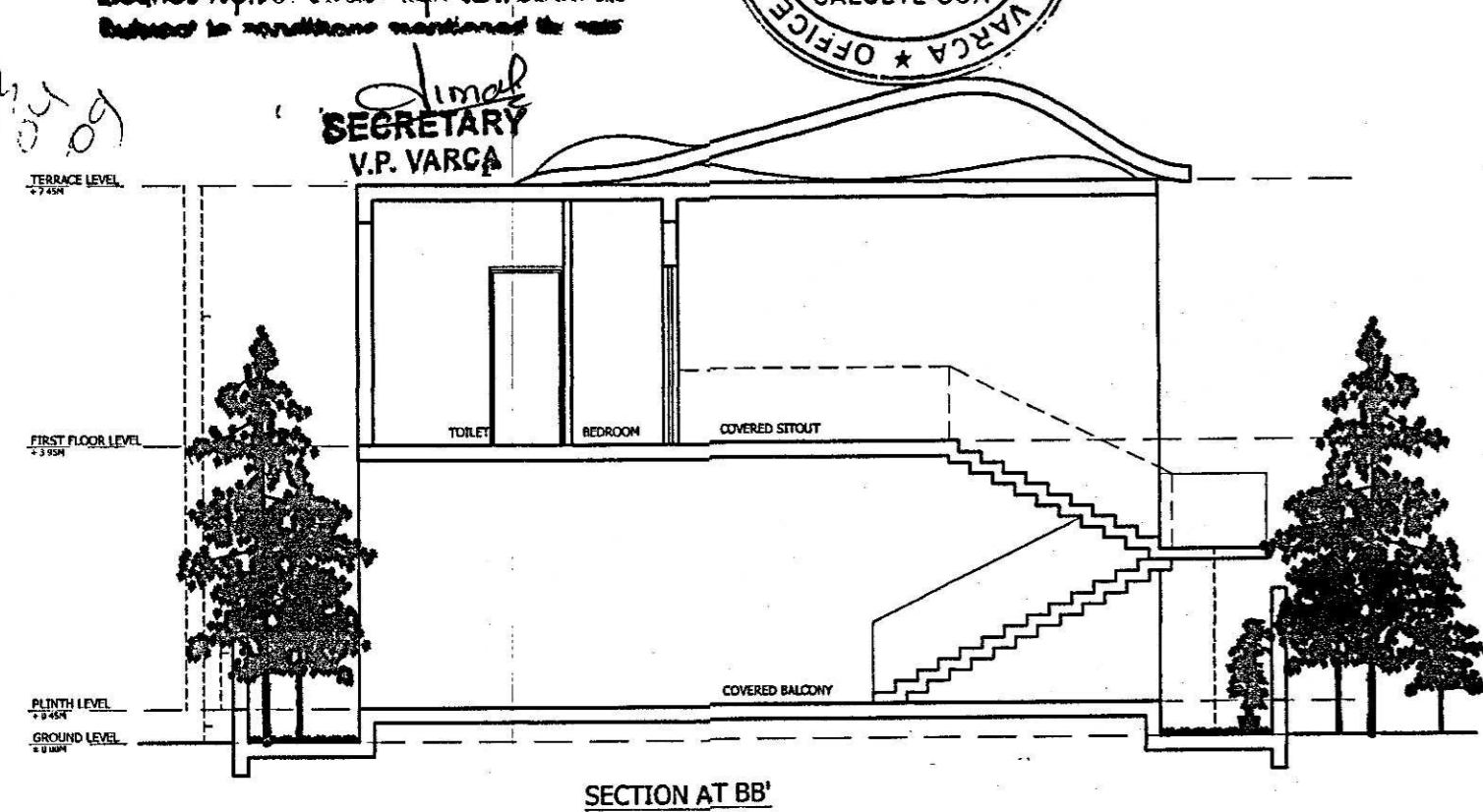


LOCATION PLAN
 NOT TO SCALE

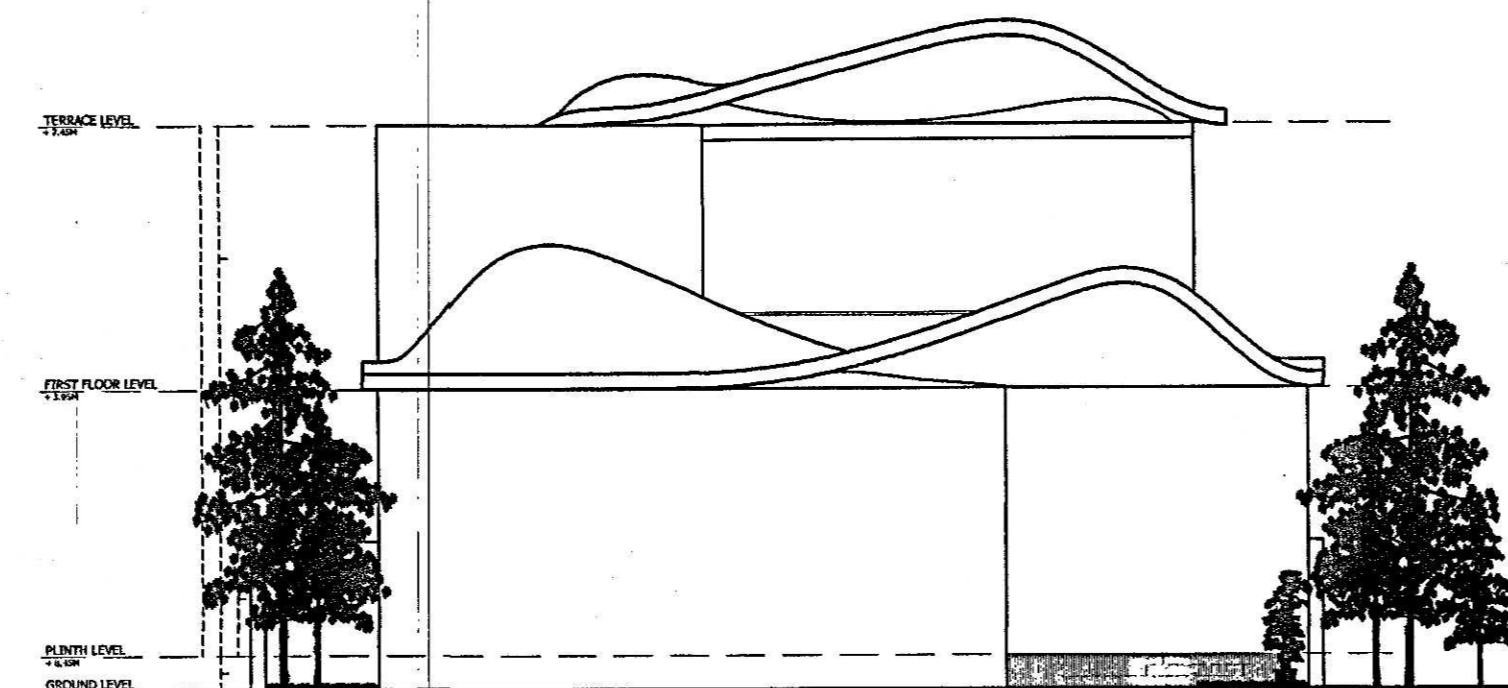
Approved the proposed construction
 Sub-Division Plan No. 3-3
 Meeting Dt. 01-11-2023 and Joint
 V.P.N.R. 2022-2023
 L.A. No. 2022/2023
 Subject to regulations mentioned in the plan



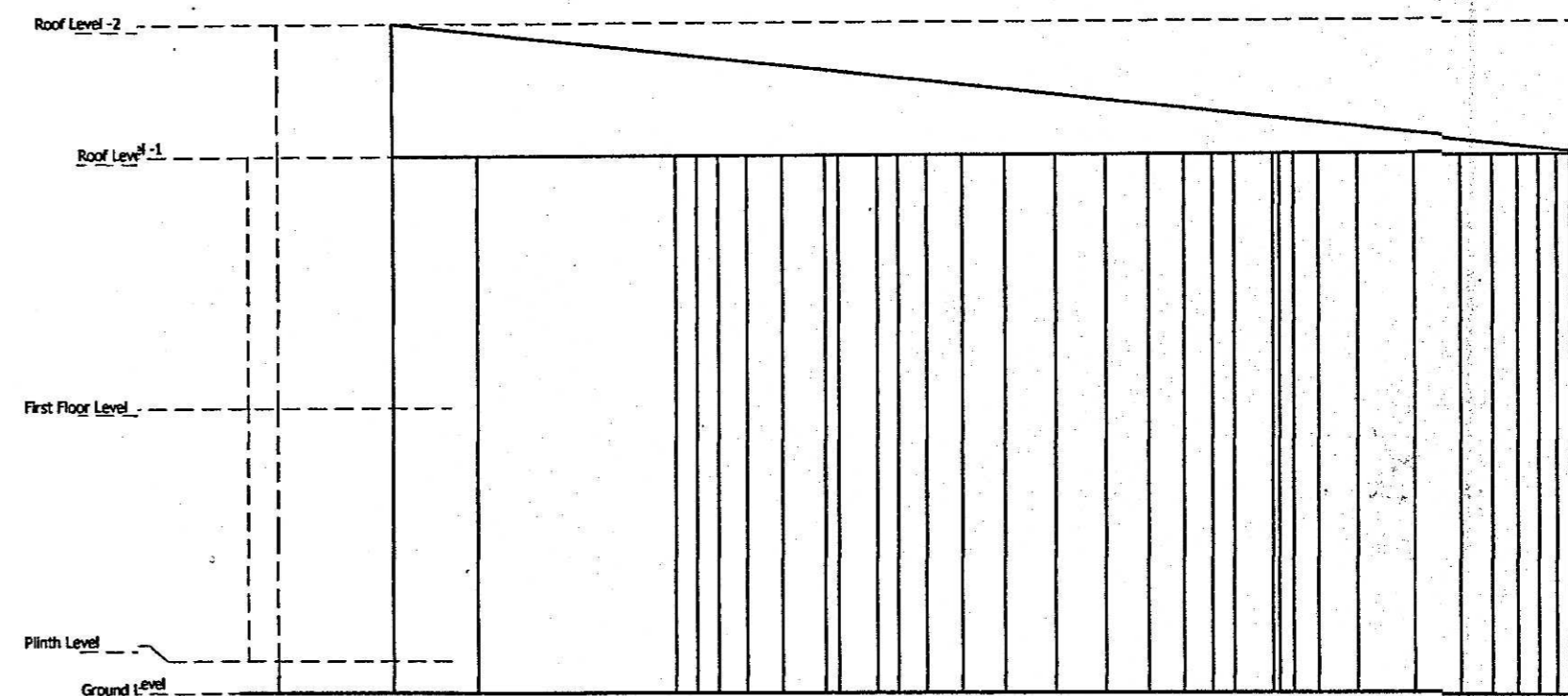
Secretary
 V.P. VARCA



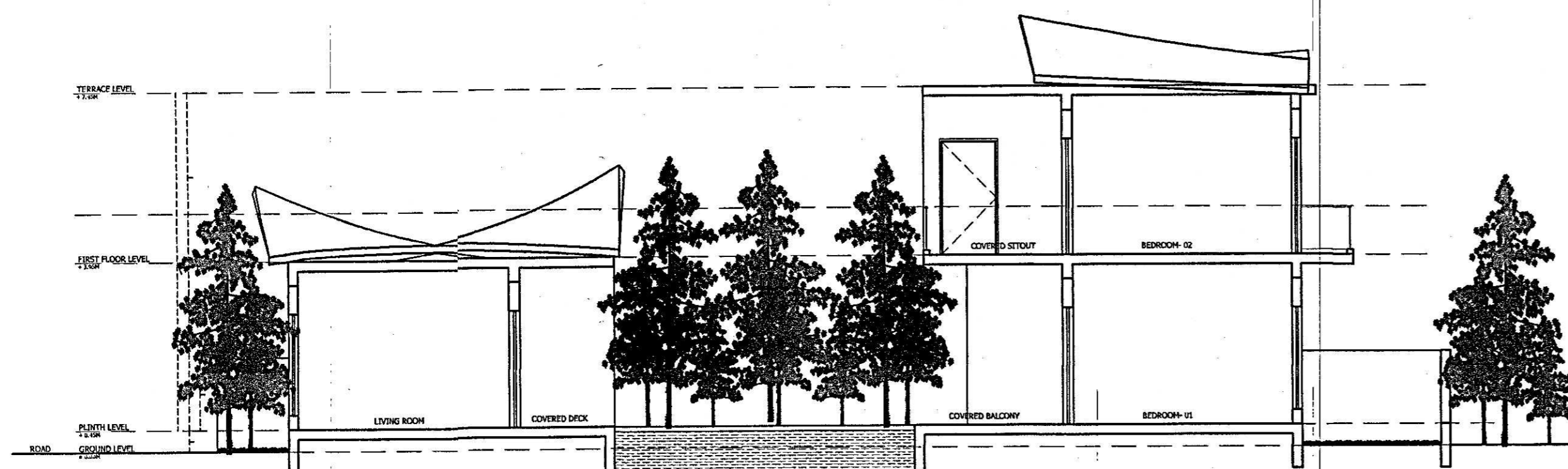
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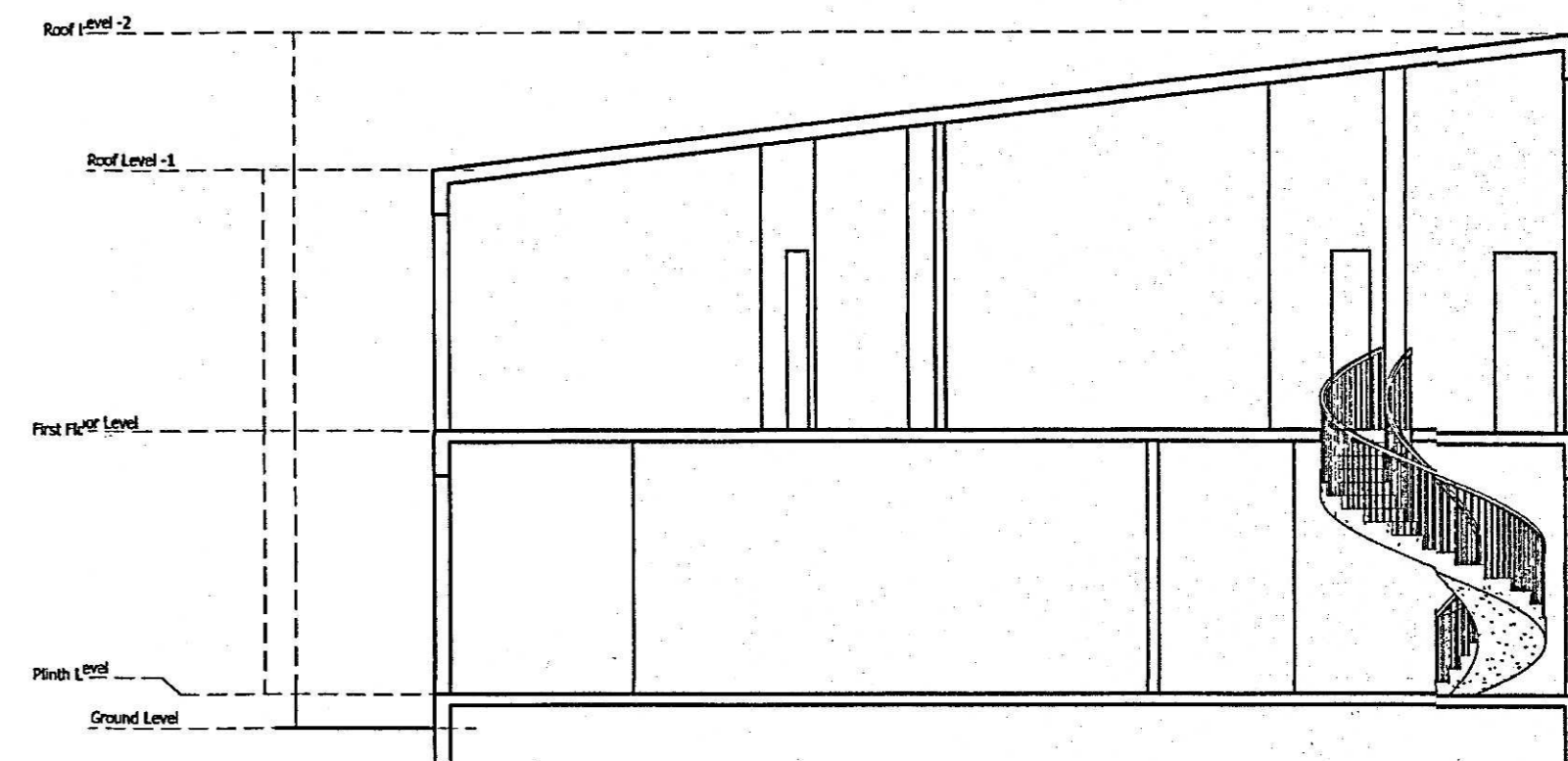
NORTH SIDE ELEVATION



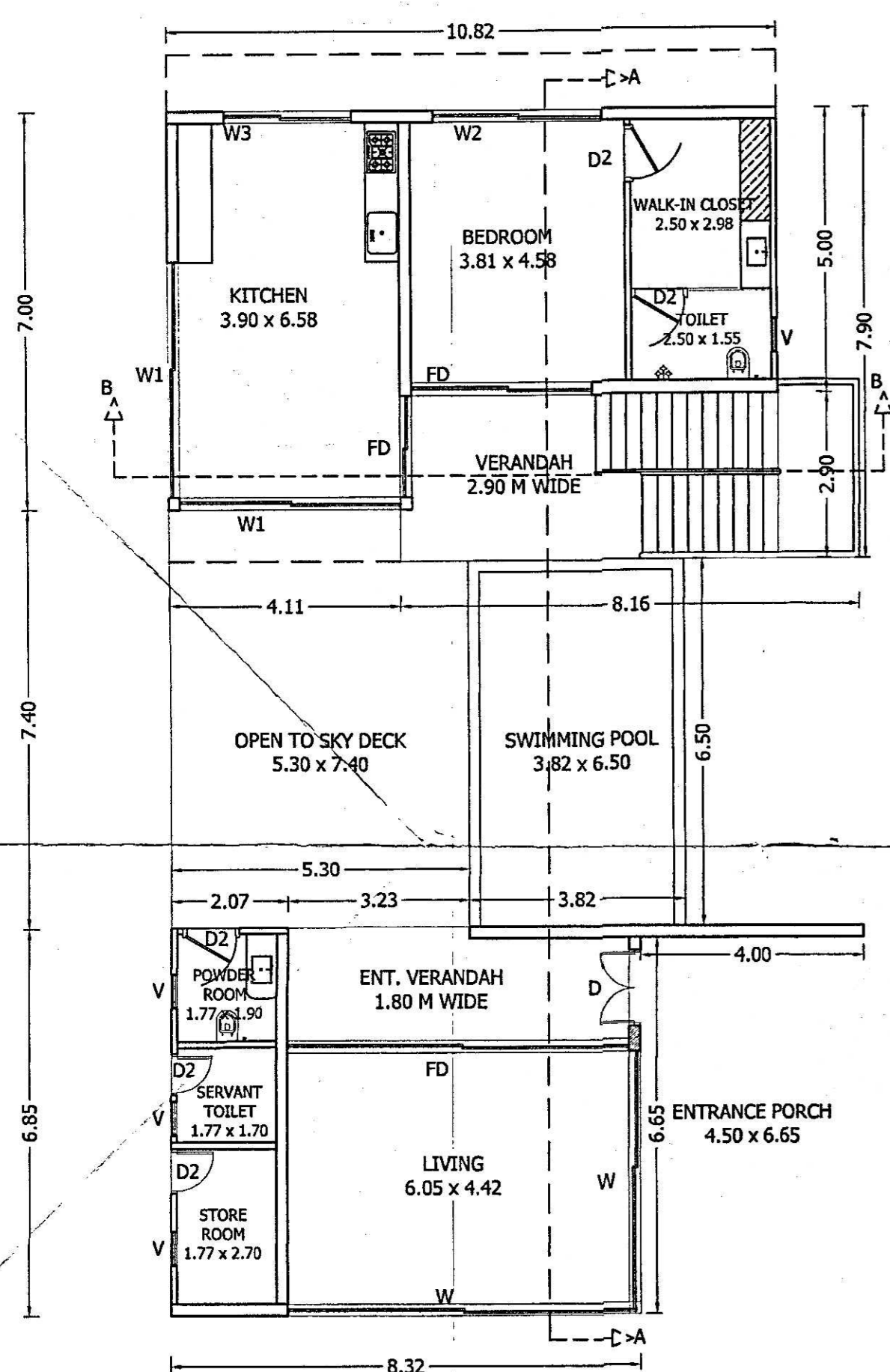
SOUTH ELEVATION



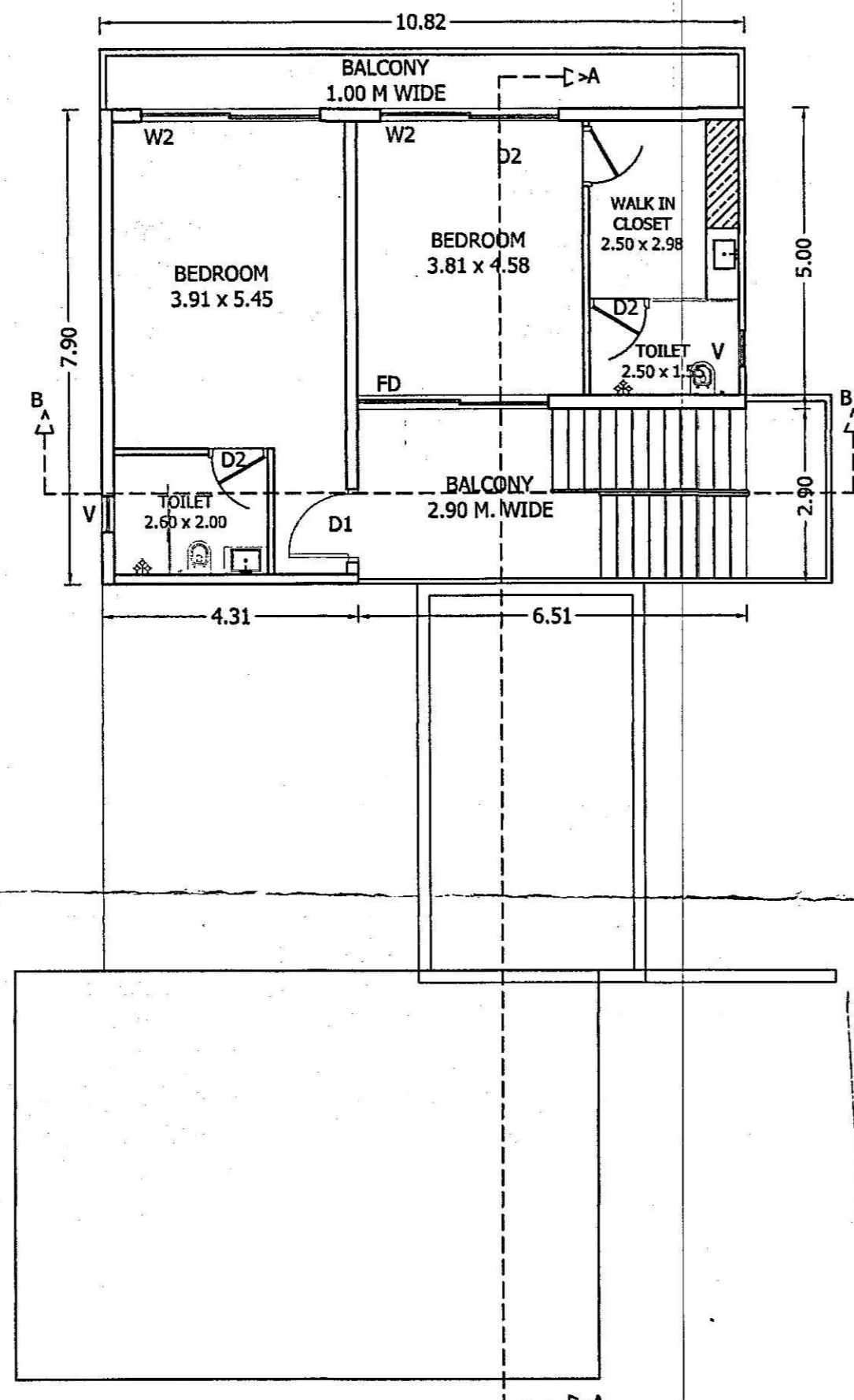
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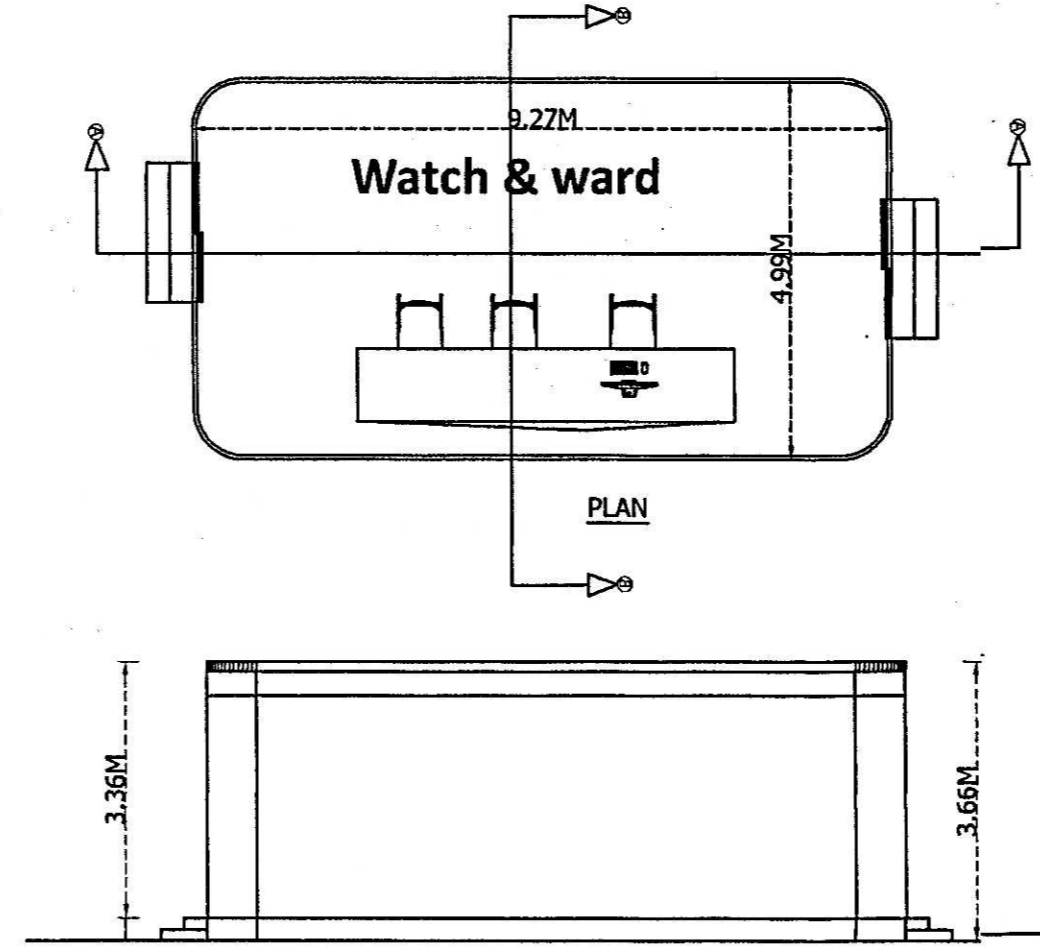
SECTION AT AA'



GROUND FLOOR PLAN
 SCALE 1:100

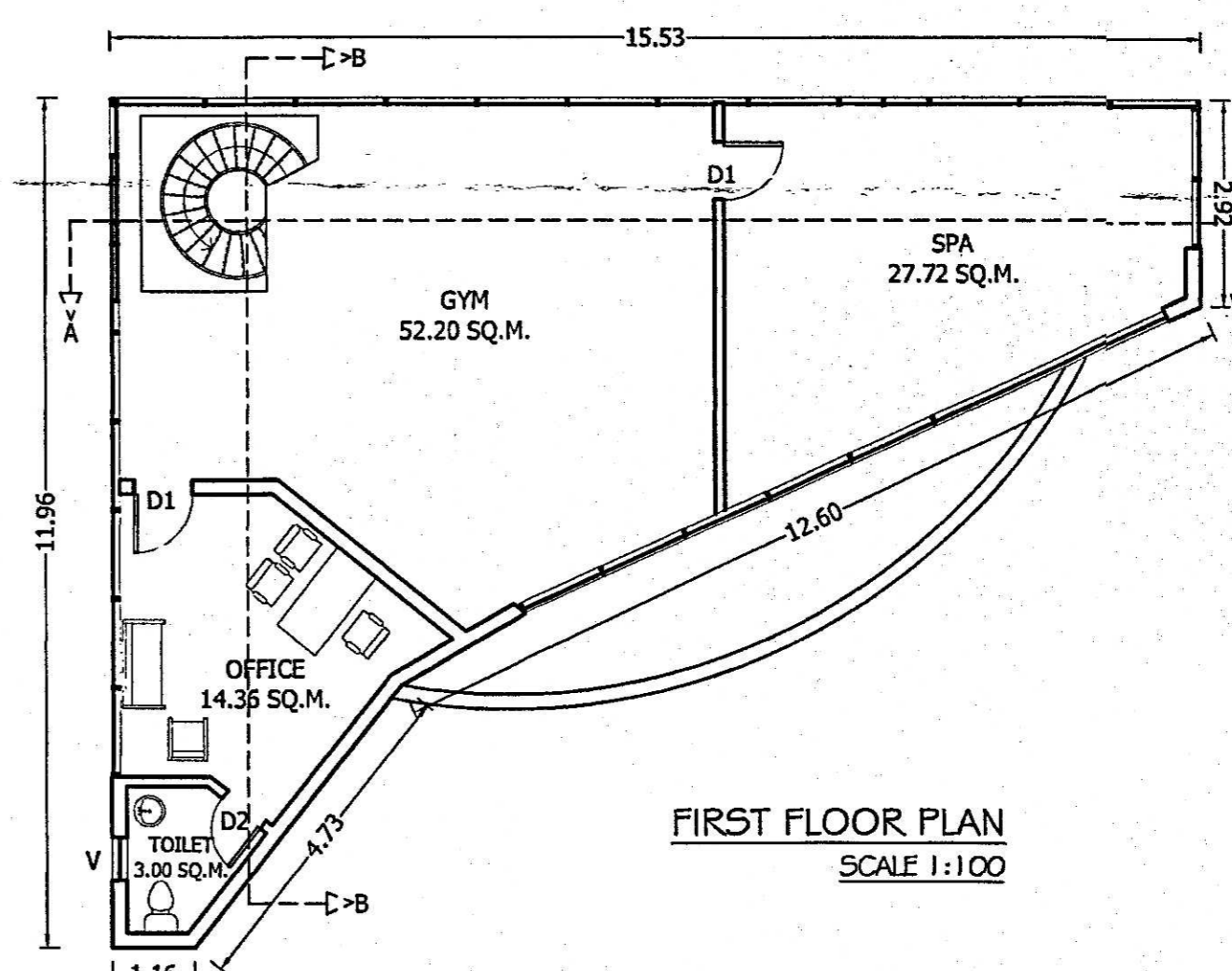


FIRST FLOOR PLAN
 SCALE 1:100

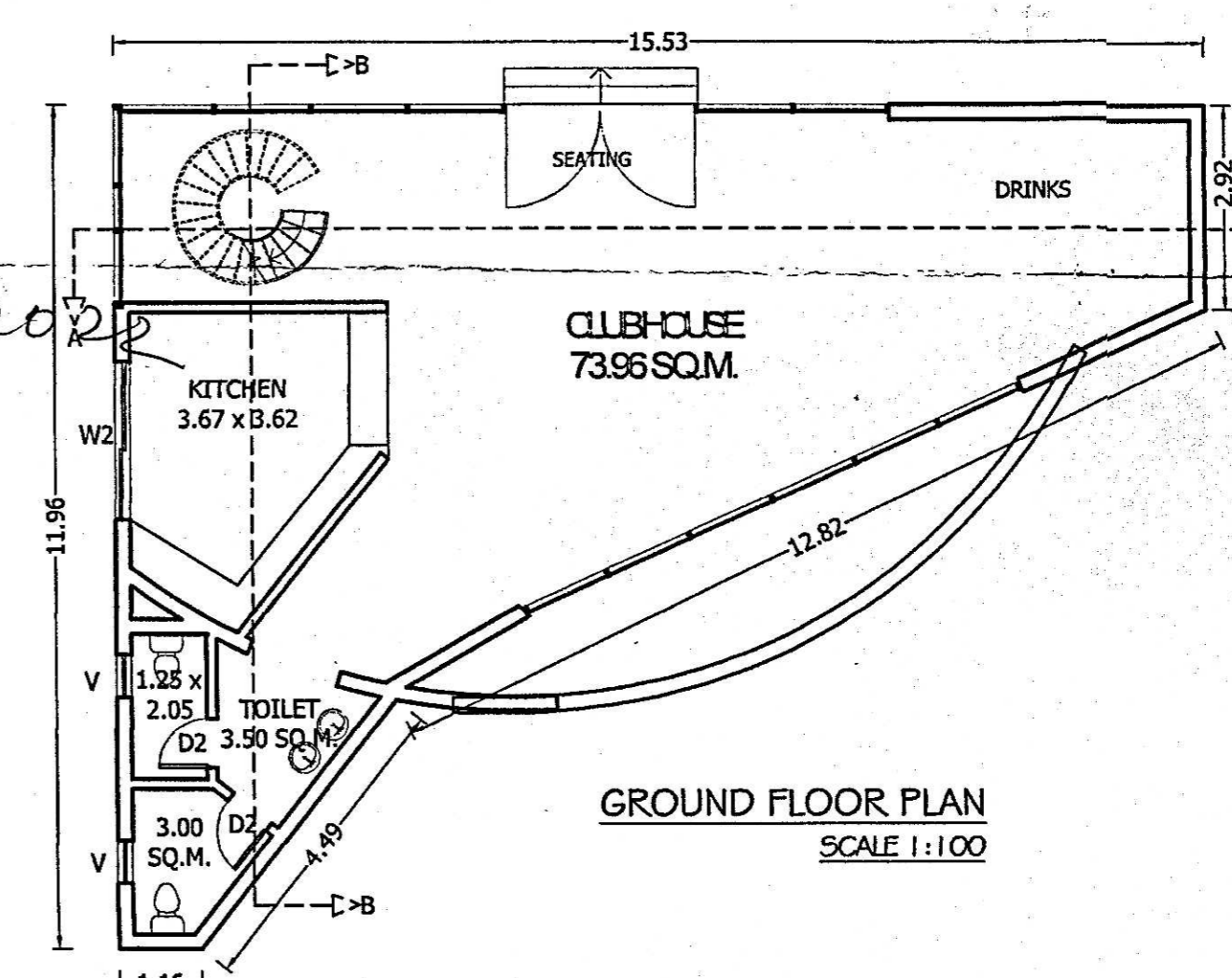


FRONT SIDE ELEVATION

Check order No. PN/2390/Val/166/24A/2022
 6292 dated 06/12/2022
 regarding the plans
 Town & Country Planning Dept.,
 South Goa Dist. Office Margao - Goa



FIRST FLOOR PLAN
 SCALE 1:100



GROUND FLOOR PLAN
 SCALE 1:100

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Door / Window Schedule :-

Door	Window	Size	Description	
FD	-	2.40	6.00 x 2.40	Flush Doors
FD1	-	2.40	3.15 x 2.40	Flush Doors
FD2	-	2.40	1.20 x 2.40	Flush Doors
D	-	2.40	1.20 x 2.40	Flush Doors
D1	-	2.40	0.90 x 2.40	Flush Doors
D2	-	2.40	0.76 x 2.10	Flush Doors
W	0.90	2.10	6.00 x 1.50	Glazed Window
W1	0.90	2.10	3.00 x 1.50	Glazed Window
W2	0.90	2.10	2.25 x 1.50	Glazed Window
W3	0.90	2.10	2.00 x 1.50	Glazed Window
V	1.30	2.10	0.60 x 0.80	Glazed Ventilator

Project Title :-

FLOOR PLANS, SECTIONS & ELEVATIONS

Sheet Title :-

PROPOSED REVISION OF GROUP HOUSING AND COMPOUND WALL FOR PLOT BEARING SY. NO. 166/24-A SITUATED AT VARCA VILLAGE OF SALCETE TALUKA - SOUTH GOA FOR

Client :-

For M/S. SUKJOY MAX
 Partner

Design Architect :-

URBAN ZEN
 ARCHITECTURE | INTERIORS | LANDSCAPE
 9-2-118, Level 4, Mohanrao House, Road No. 1, Banjara Hills, Hyderabad - 500034

Local Architect :-

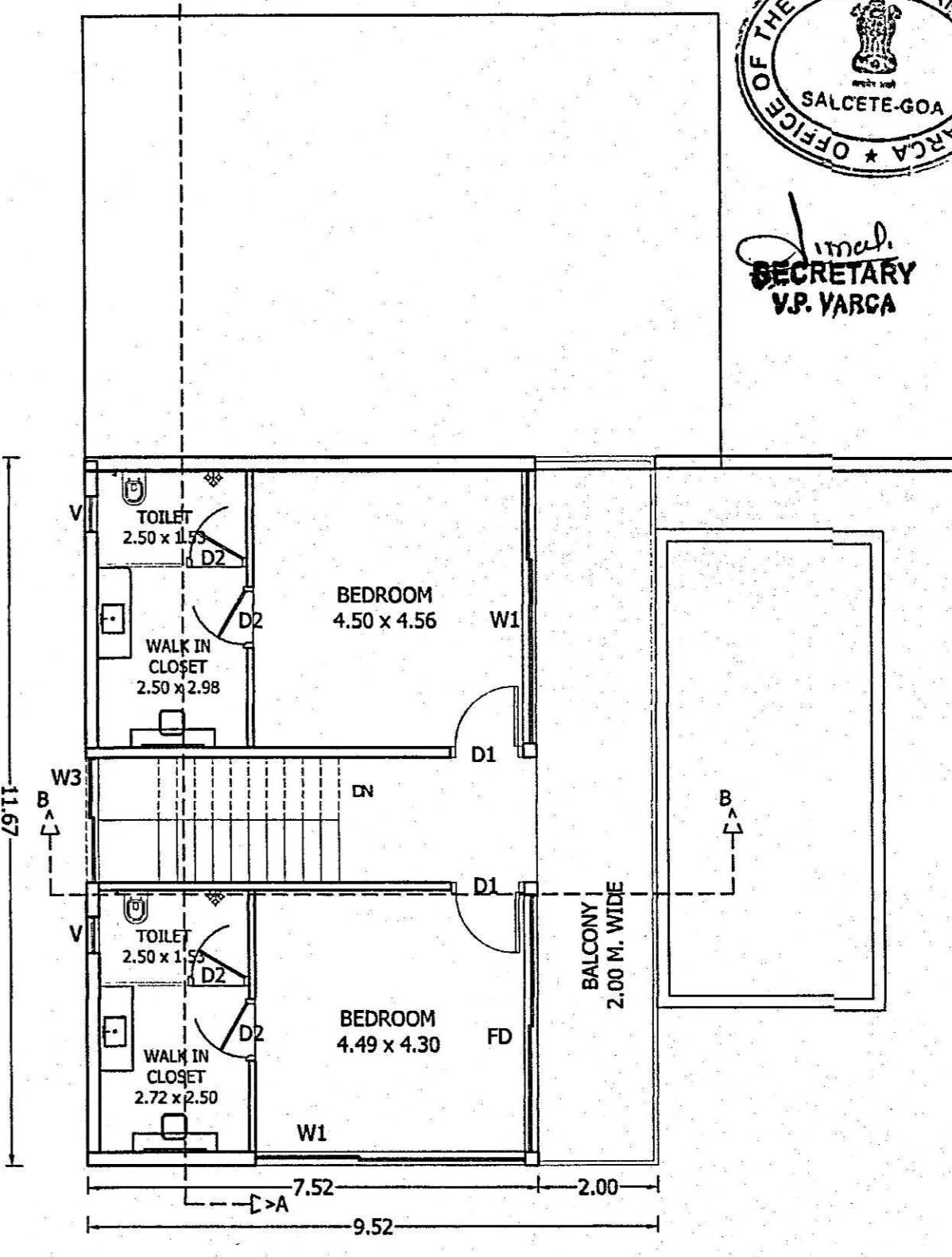
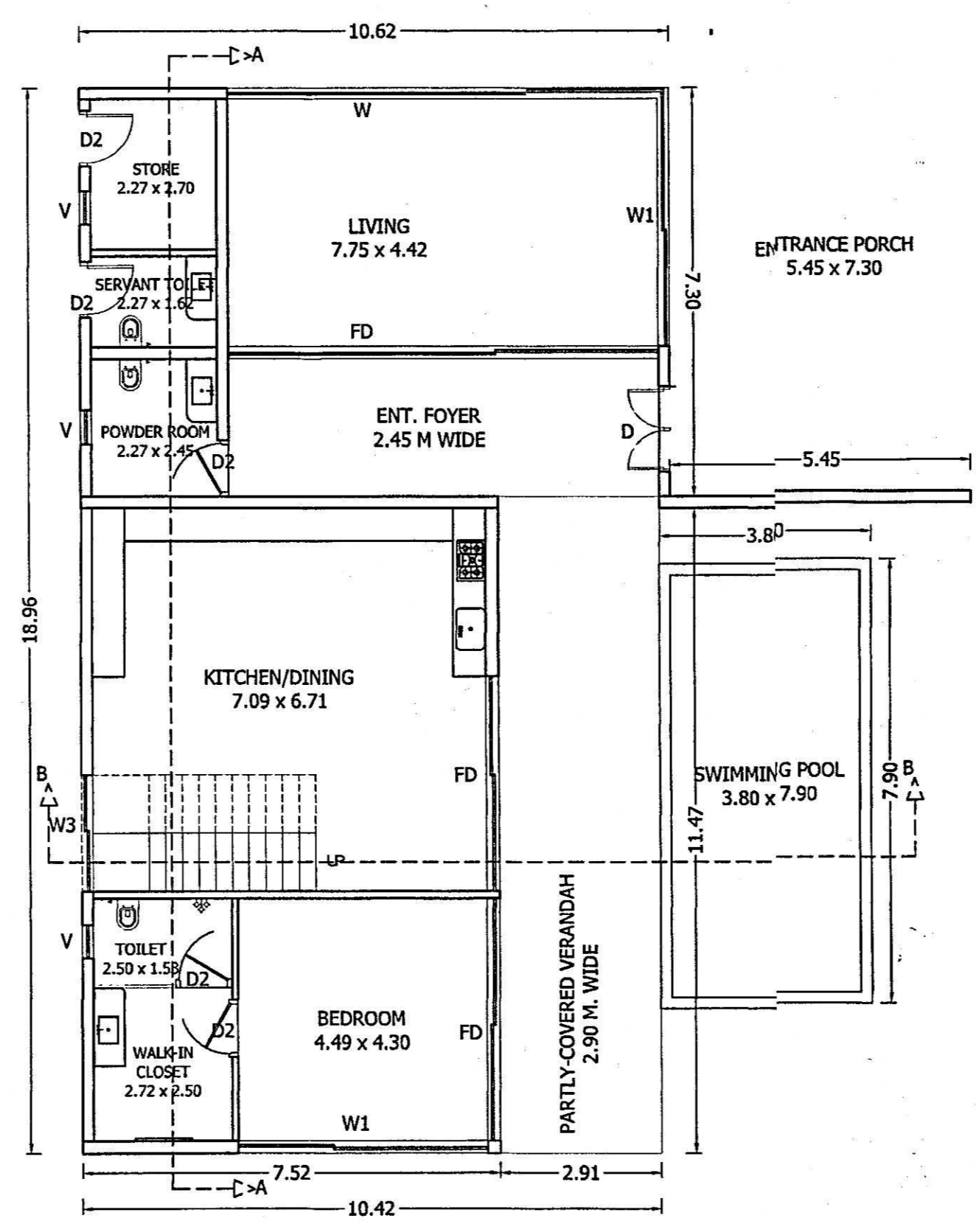
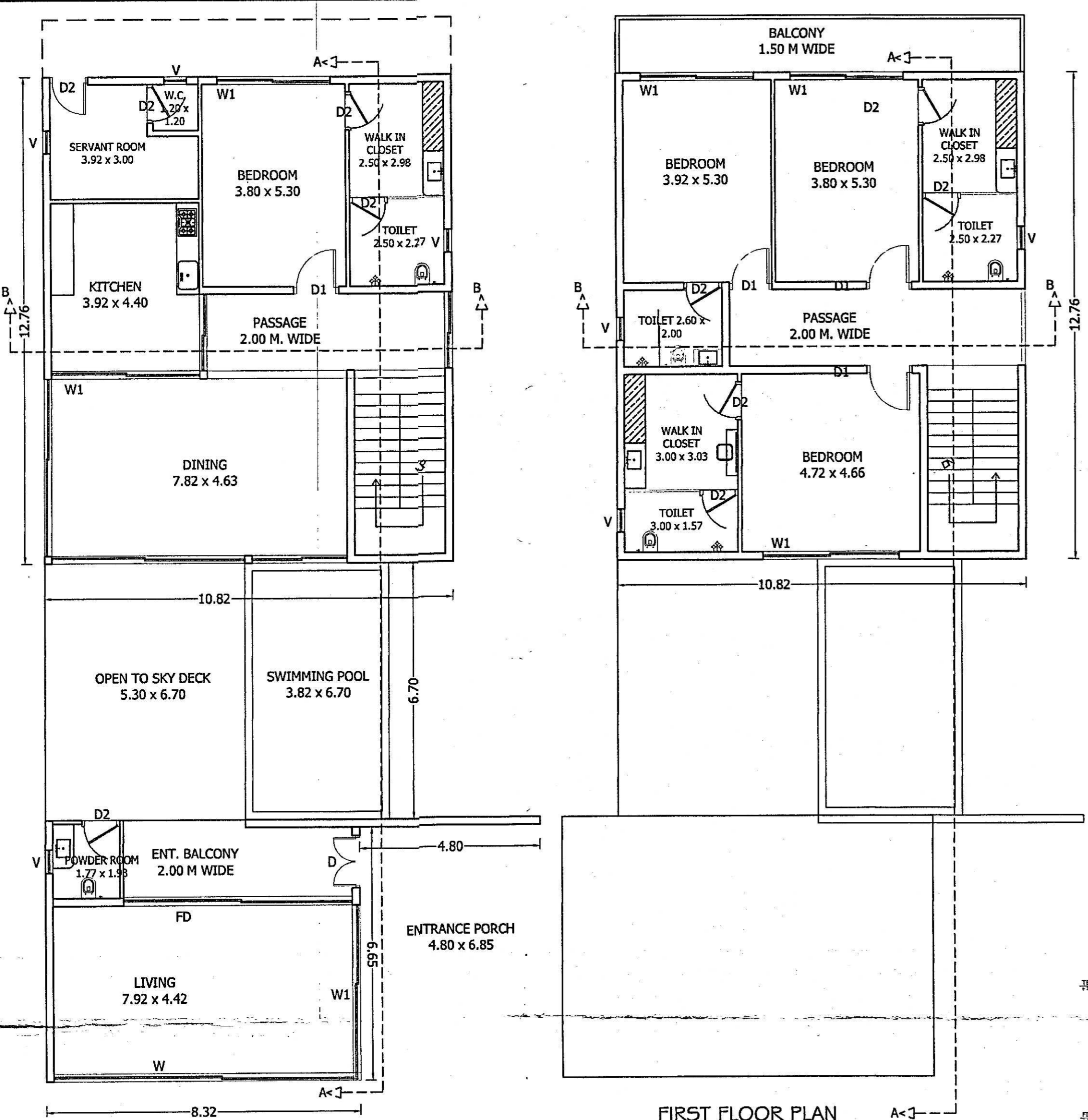
KADC
 ARCHITECTURE & DESIGN CONSULTANTS
 207/4, Kamat Royale,
 Tiswadi, Goa - 403 002
 (+91) 855099924 | kruti.archdesign@gmail.com

Drg. No. :-	02	Ref. North :-	
Scales :-	1:500, 1:100		
Drawn By :-	Pratibha S. Surve		
Date :-	07 / 11 / 2022		

Approved by the Hon'ble Minister
 Sub-Division Plan No. B-3
 Meeting on 07/11/2023
 JPNP 2022-2023
 License No. ...
 Subject to conditions mentioned in the ...



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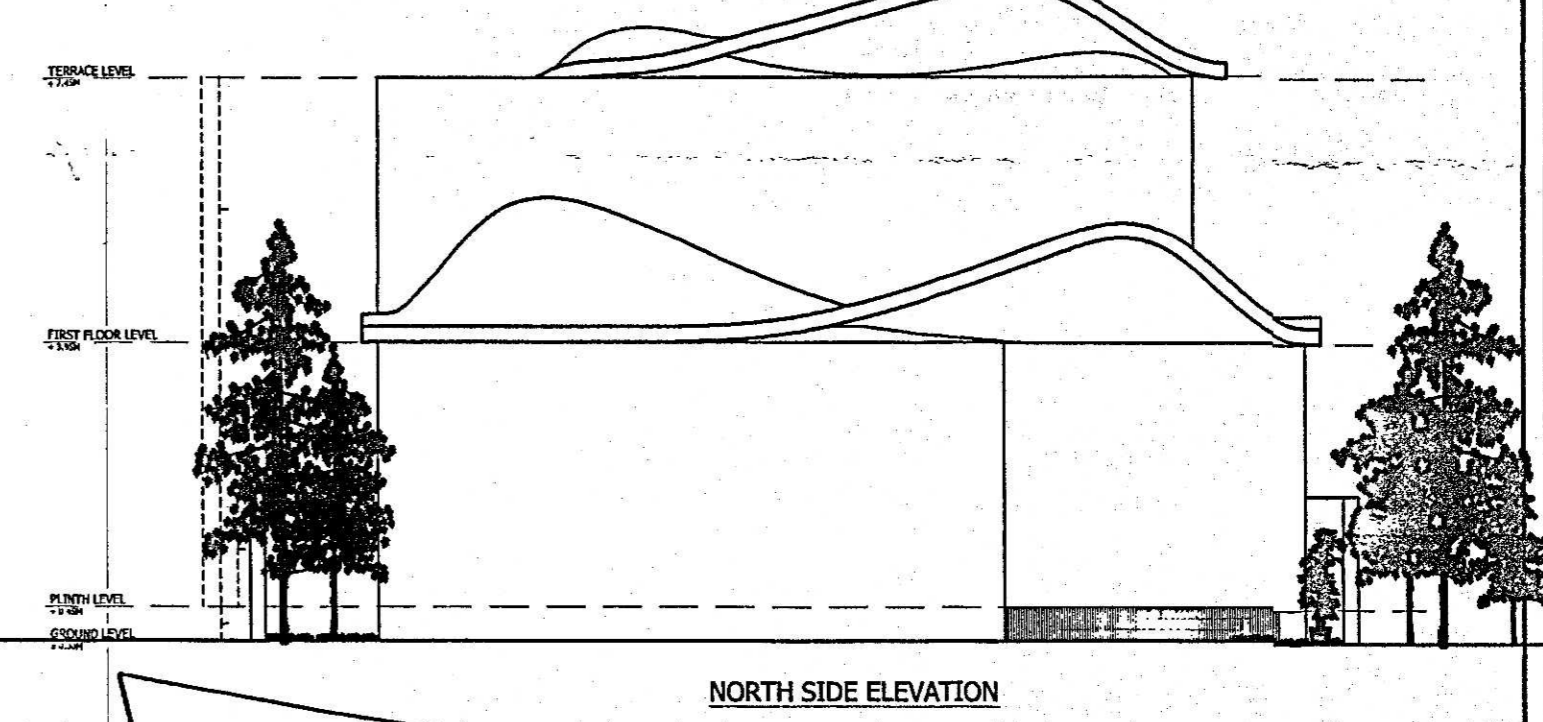
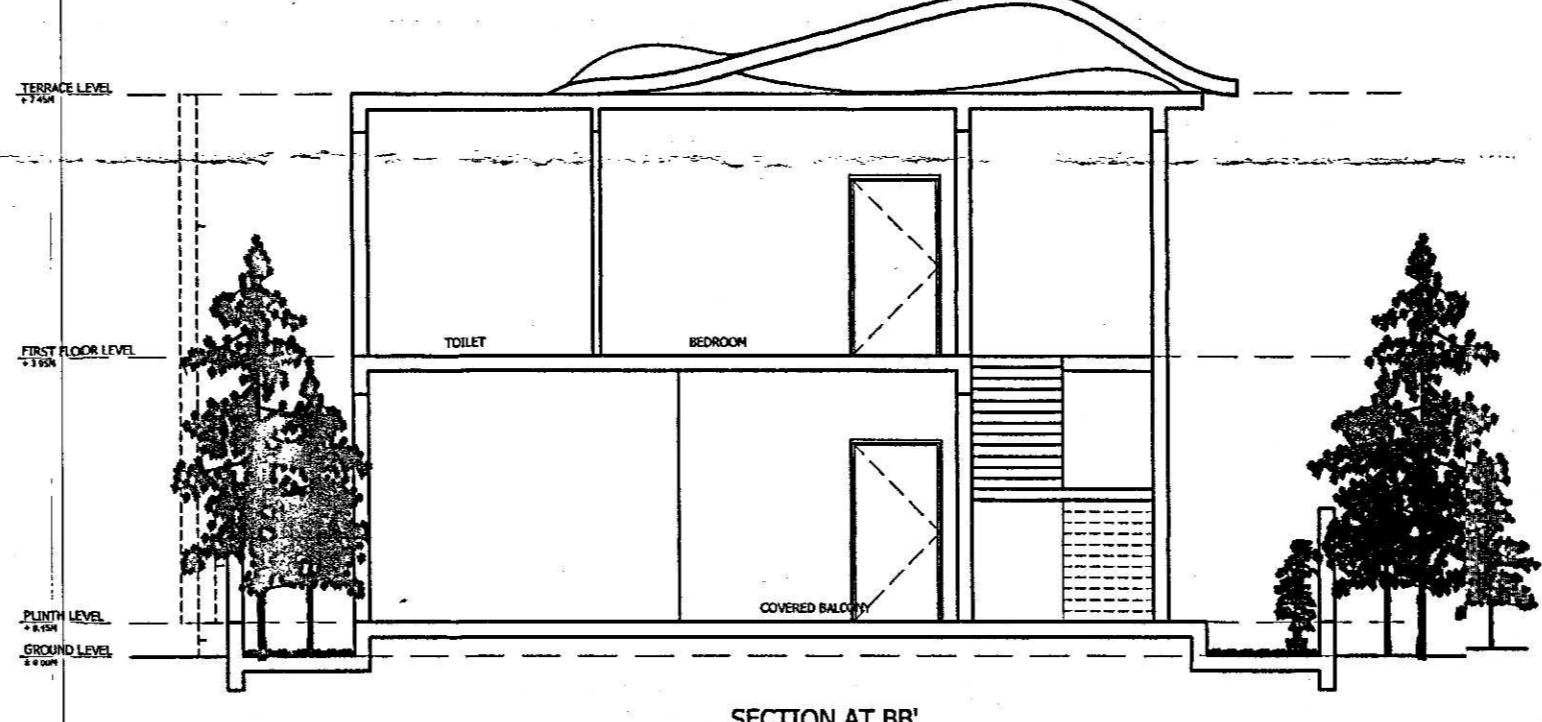


GROUND FLOOR PLAN
SCALE 1:100

FIRST FLOOR PLAN
SCALE 1:100

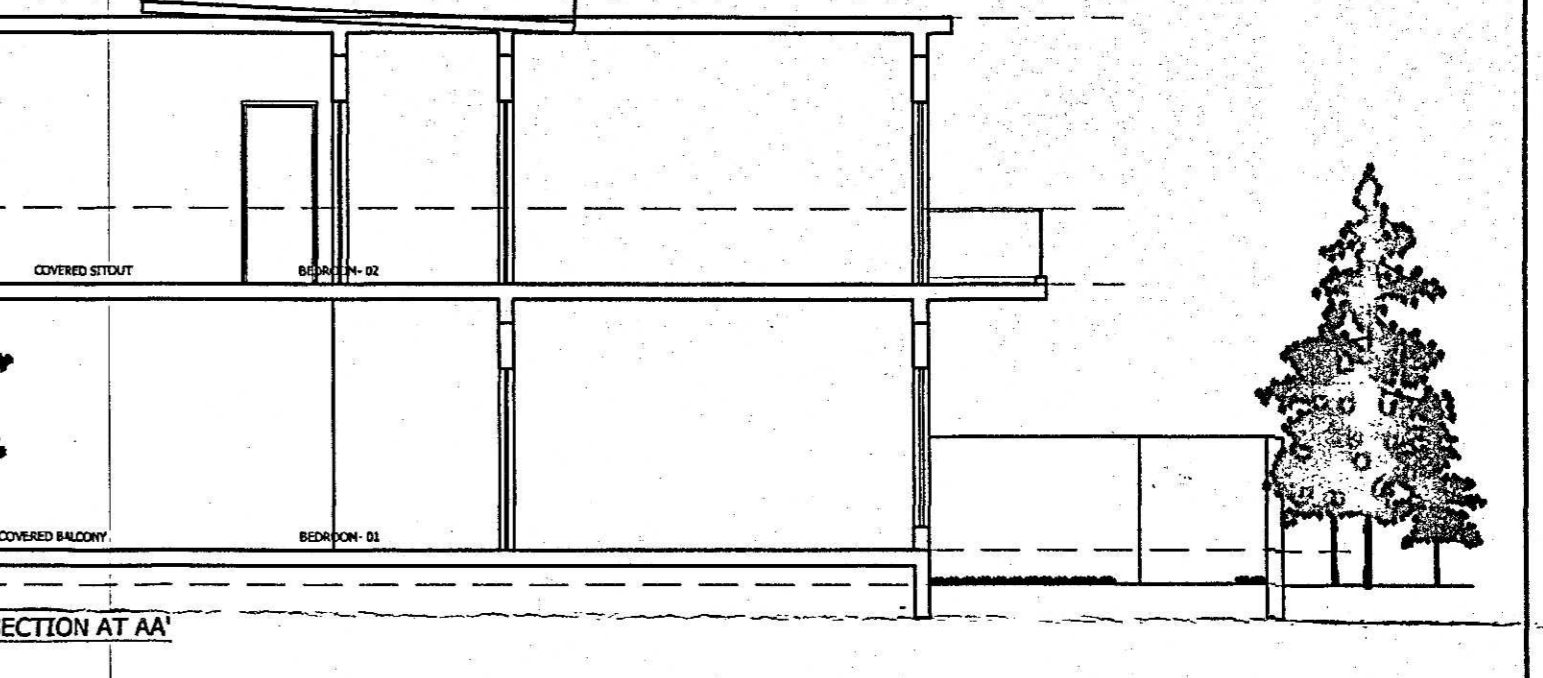
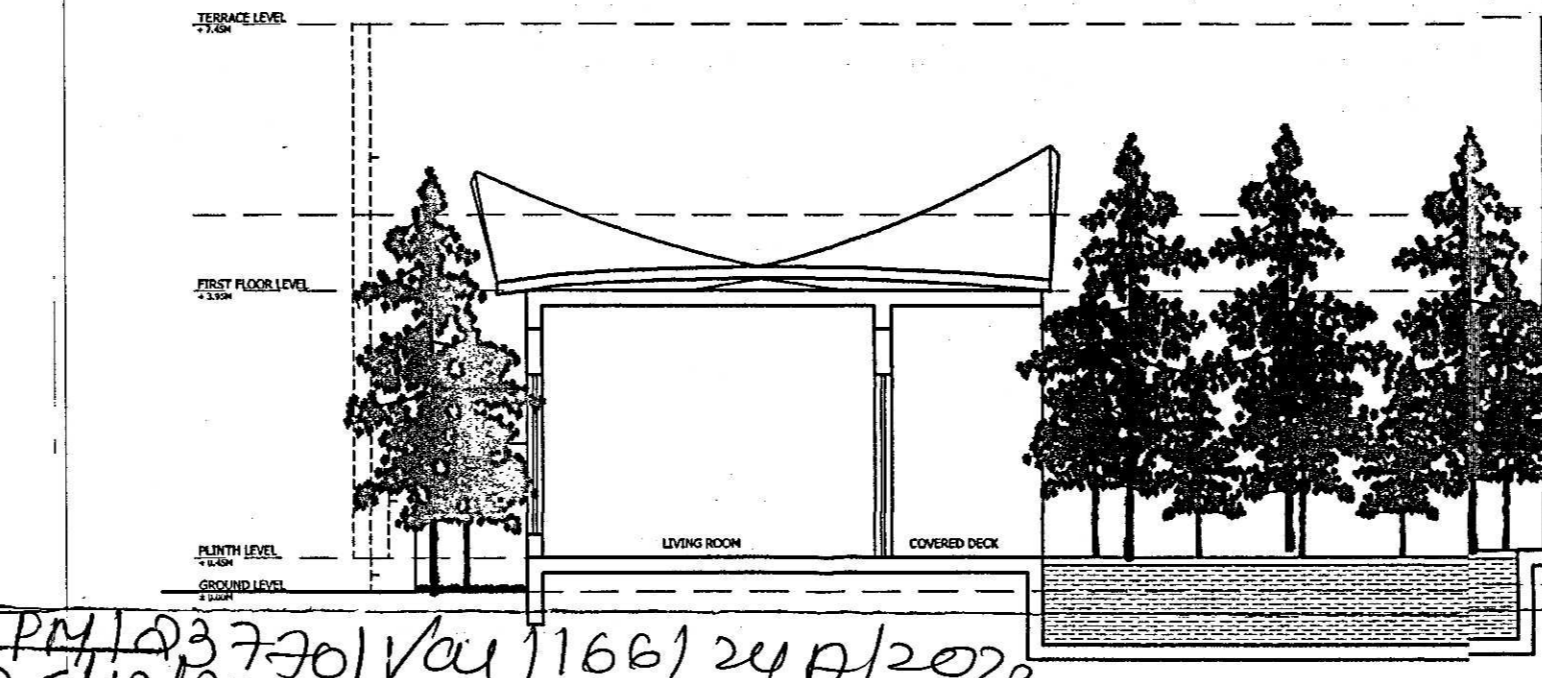
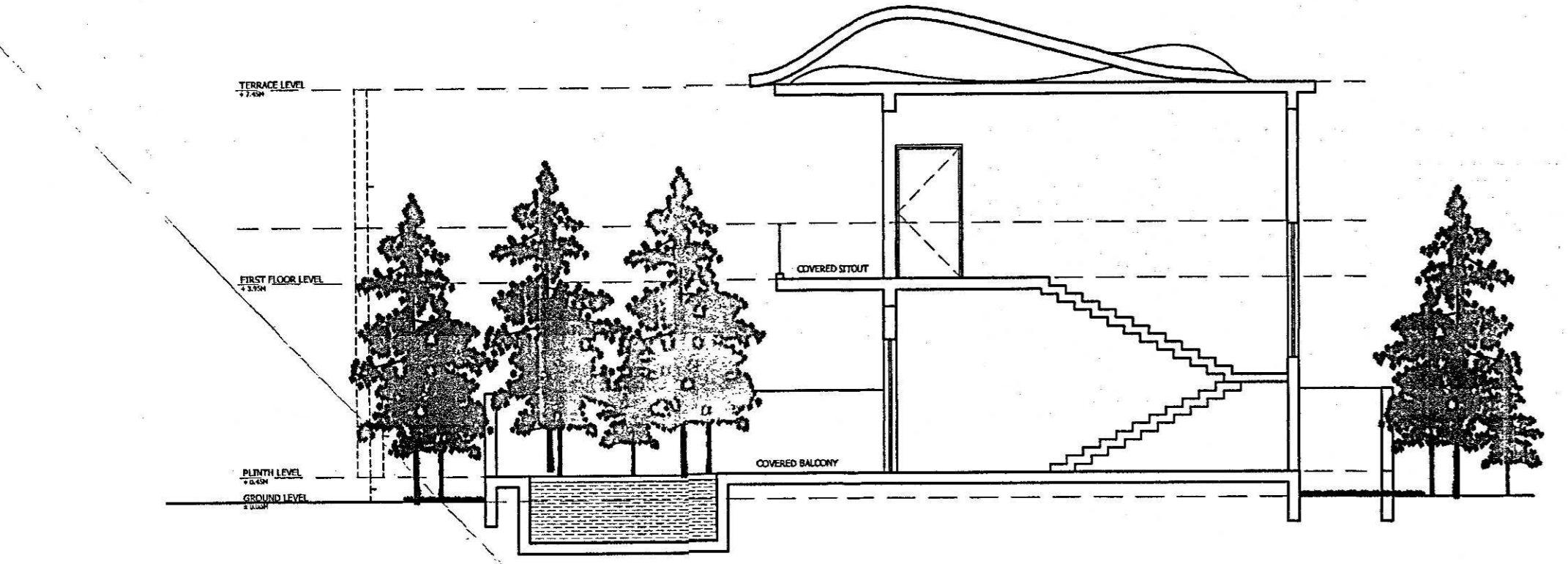
Door / Window Schedule :-

Nom.	Sill	Lintel	Size	Description
DOORS				
FD	-	2.40	6.00 x 2.40	Flush Doors
FD1	-	2.40	3.15 x 2.40	Flush Doors
FD2	-	2.40	1.20 x 2.40	Flush Doors
D	-	2.40	1.20 x 2.40	Flush Doors
D1	-	2.40	0.90 x 2.40	Flush Doors
D2	-	2.40	0.76 x 2.10	Flush Doors
WINDOWS				
W	0.90	2.10	6.00 x 1.50	Glazed Window
W1	0.90	2.10	3.00 x 1.50	Glazed Window
W2	0.90	2.10	2.25 x 1.50	Glazed Window
W3	0.90	2.10	2.00 x 1.50	Glazed Window
V	1.30	2.10	0.60 x 0.80	Glazed Ventilator



SECTION AT BB

NORTH SIDE ELEVATION



SECTION AT AA

EAST SIDE ELEVATION

Please check order No. TPN/2023/790/Vol 1/66/24/12/2022
 6297 dated 06/12/2022

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

Project Title :-
FLOOR PLANS, SECTIONS & ELEVATIONS

Sheet Title :-

PROPOSED REVISION OF GROUP HOUSING AND COMPOUND WALL FOR PLOT BEARING SY. NO. 166/24-A SITUATED AT VARCA VILLAGE OF SALCETE TALUKA-SOUTH GOA FOR

Client :-
For M/S. SUKJOY MAX

Design Architect :-
URBAN ZEN
 ARCHITECTURE | INTERIORS | LANDSCAPE
 8-2-11, Level 4, Kishanrao House, Road No.7, Banjara Hills, Hyderabad - 500034

Local Architect :-
KADC
 ARCHITECTS & DESIGN CONSULTANTS
 COA Regn. No. C-2093/32574-207/A, Kamat Royale, Tiswadi, Goa - 403 002
 (+91) 855099924 | kruti.archdesign@gmail.com

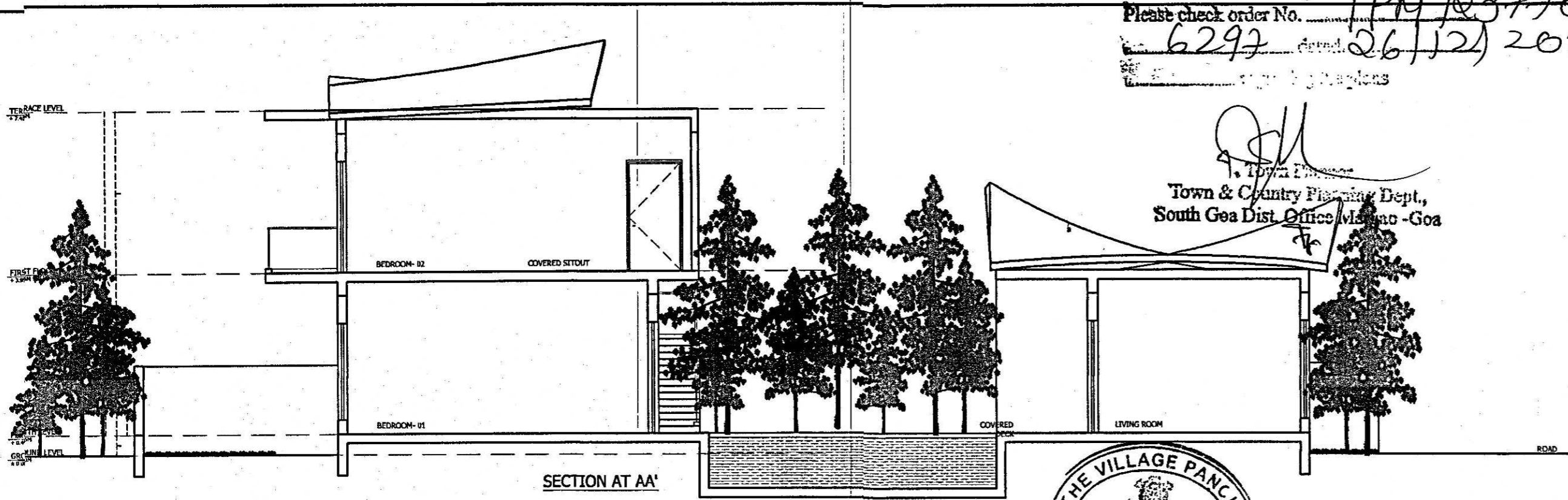
Drg. No. : 03 Ref. North :-

Scales :- 1:500, 1:100

Drawn By :- Pratiha S. Surve

Date :- 07/11/2022

Please check order No. TPN/23770/Var/166/24A/2022
6297 dated 26/12/2022

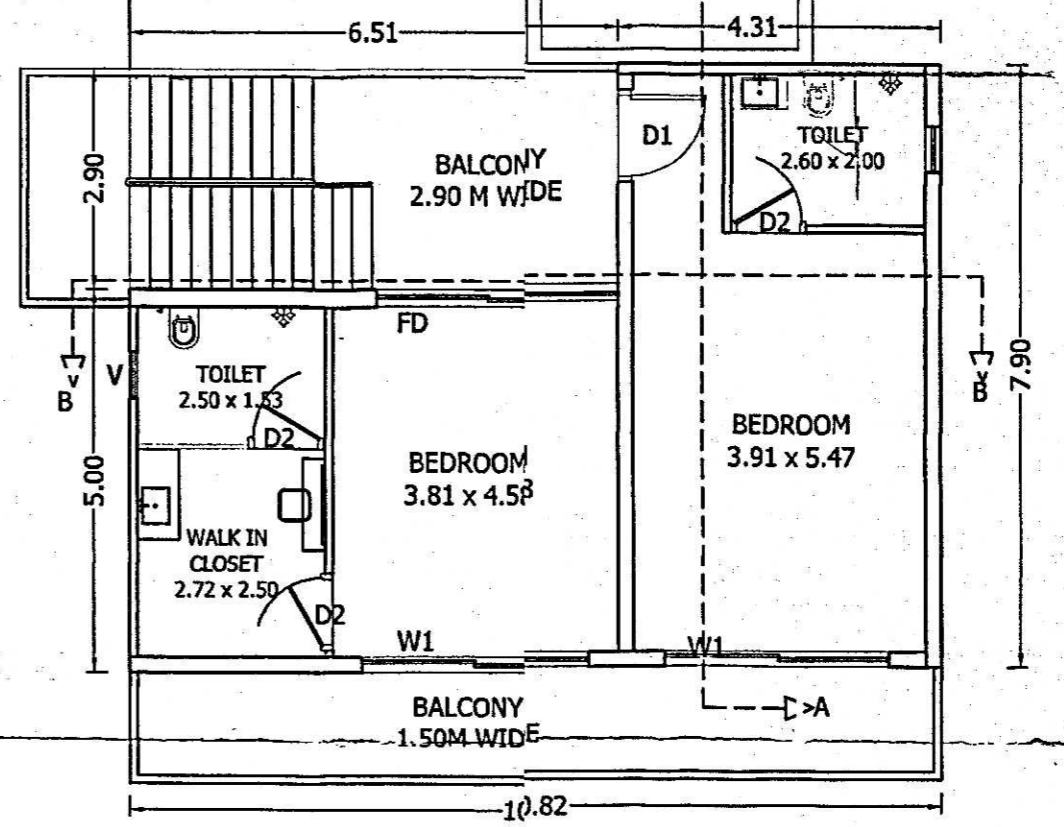
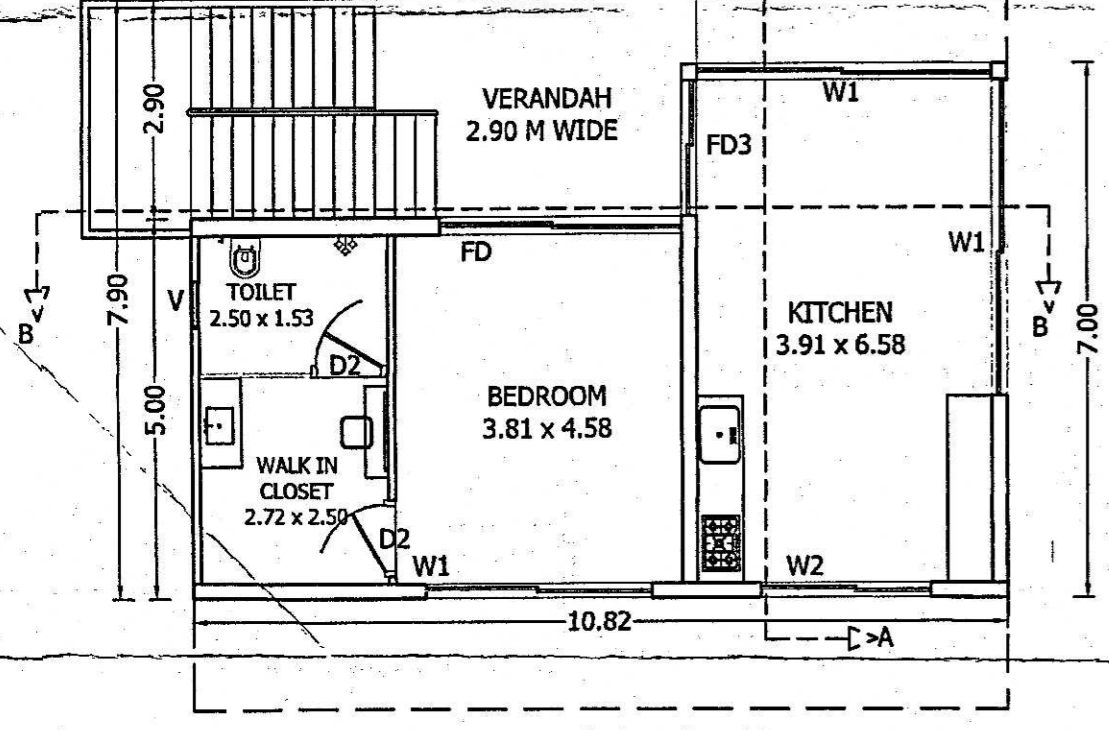
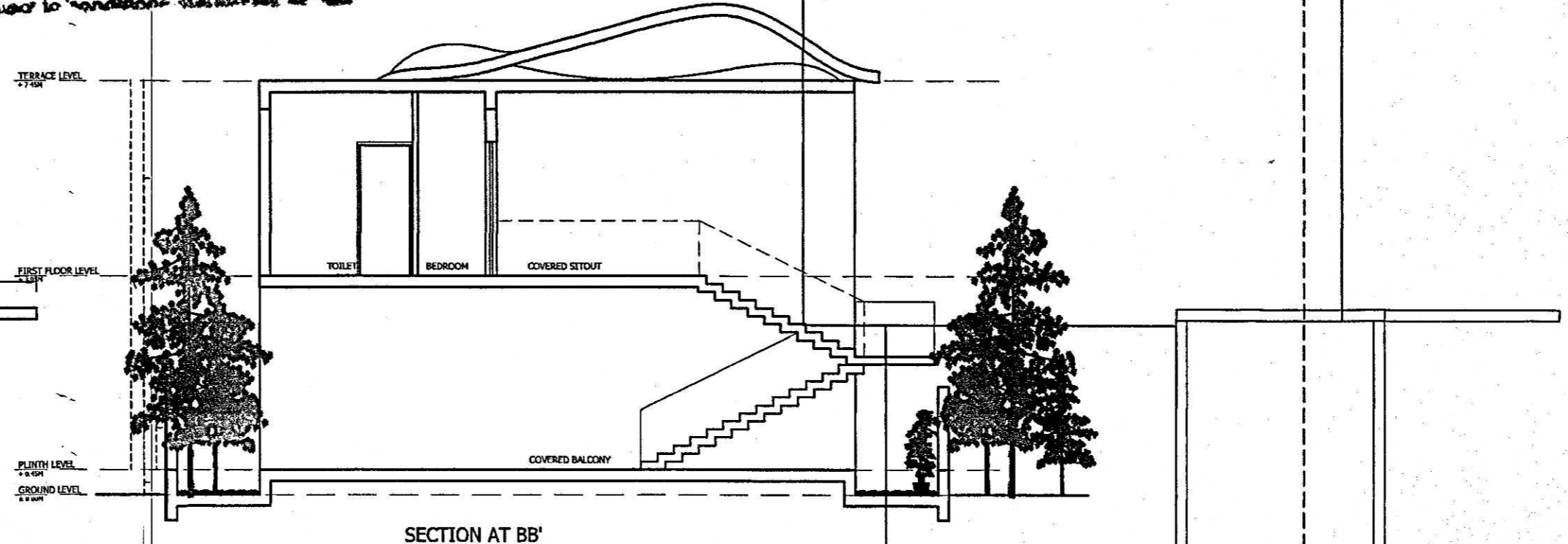
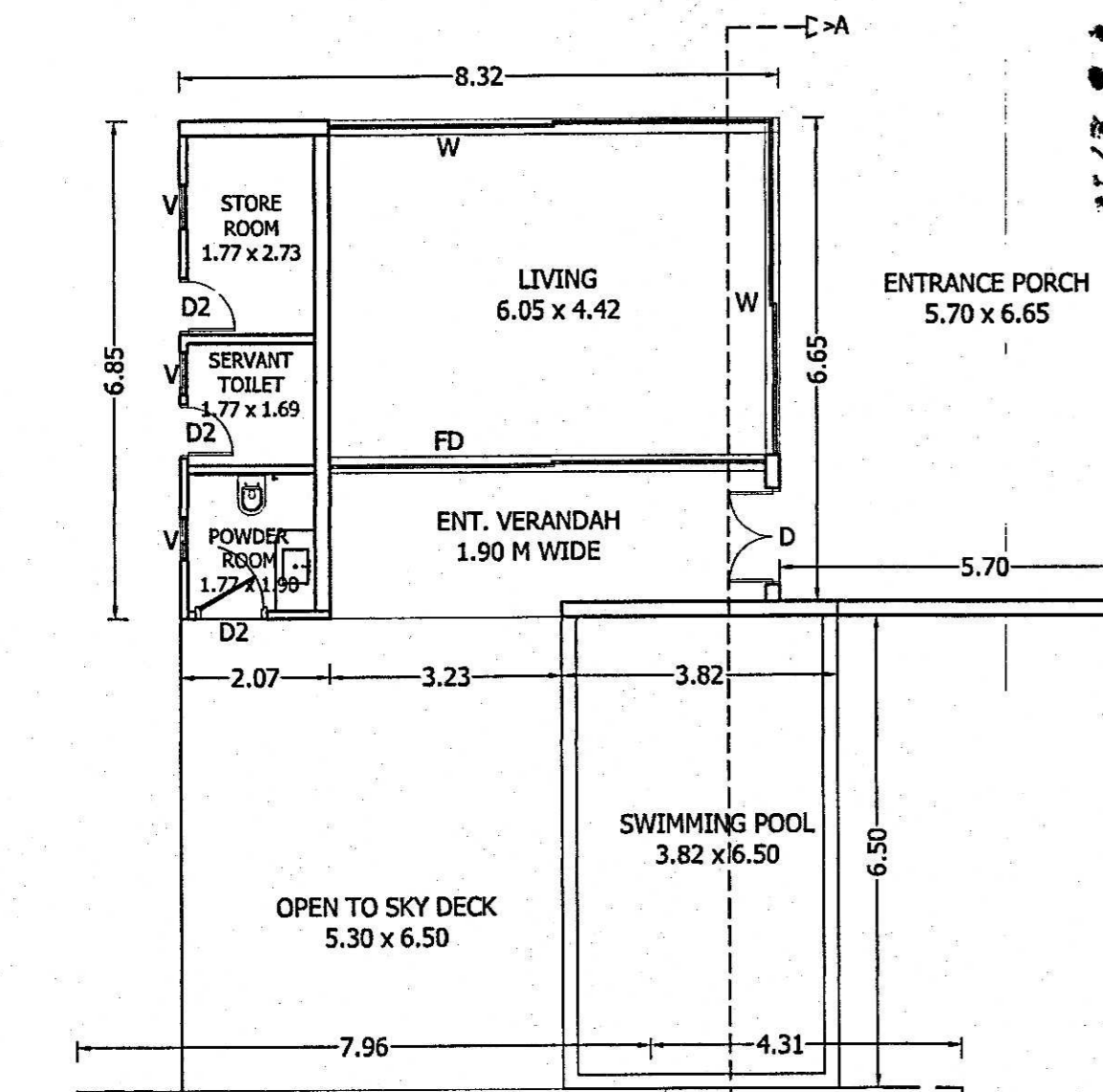


SECRETARY
V.P. VARCA

- : Door / Window Schedule : -

Nom.	Door	Lintel	Size	Description
DOORS				
FD	-	2.40	6.00 x 2.40	Flush Doors
FD1	-	2.40	3.15 x 2.40	Flush Doors
FD2	-	2.40	1.20 x 2.40	Flush Doors
D	-	2.40	1.20 x 2.40	Flush Doors
D1	-	2.40	0.90 x 2.40	Flush Doors
D2	-	2.40	0.76 x 2.10	Flush Doors
WINDOWS				
W	0.90	2.10	6.00 x 1.50	Glazed Window
W1	0.90	2.10	3.00 x 1.50	Glazed Window
W2	0.90	2.10	2.25 x 1.50	Glazed Window
W3	0.90	2.10	2.00 x 1.50	Glazed Window
V	1.30	2.10	0.60 x 0.80	Glazed Ventilator

Approved the enclosed...
 Sub-Division Plan Reso No 3-3
 Meeting Dt 07-1-2023 and 08-1-2023
 VP/NAR/2022-2023
 Subject to conditions mentioned in the...



GROUND FLOOR PLAN
SCALE 1:100

FIRST FLOOR PLAN
SCALE 1:100

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Project Title : -
 FLOOR PLANS, SECTIONS & ELEVATIONS

Sheet Title : -
 PROPOSED REVISION OF GROUP HOUSING AND COMPOUND WALL FOR PLOT BEARING SY. NO. 166/24-A SITUATED AT VARCA VILLAGE OF SALCETE TALUKA-SOUTH GOA FOR

Client : -
 For M/S. SUKJOY MAX
Sukjoy Max
 Partner

Design Architect : -
URBAN ZEN
 ARCHITECTURE | INTERIORS | LANDSCAPE
 8-2-418, Level 4, Krishnamma House, Road No.7, Banjara Hills, Hyderabad - 500034

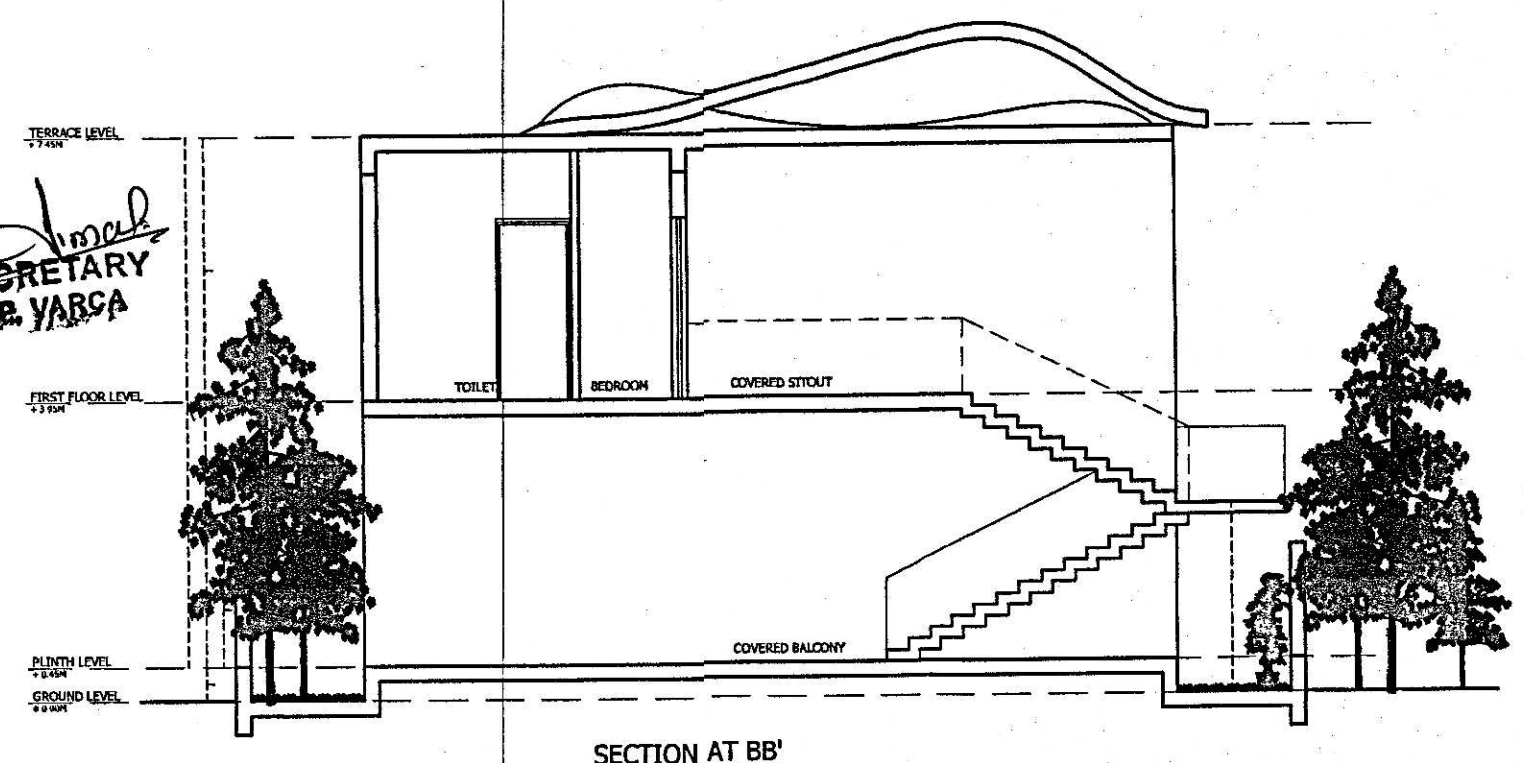
Local Architect : -
Yogesh S. Varde
ARCH. YOGESH S. VARDE KADC
 KRUTI ARCHITECTS DESIGN CONSULTANTS
 COA Regn No. CA/2003/32574 207/4, Kamat Royale, Caranzalem, Tiswadi, Goa - 403 002
 TCP Regn. No. AR/0032/2014
 (+91) 8550999924 | kruti.archdesign@gmail.com

Drg. No.	04	Ref. North : -
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Drawn By : -	Pratibha S. Surve	
Date : -	07/11/2022	

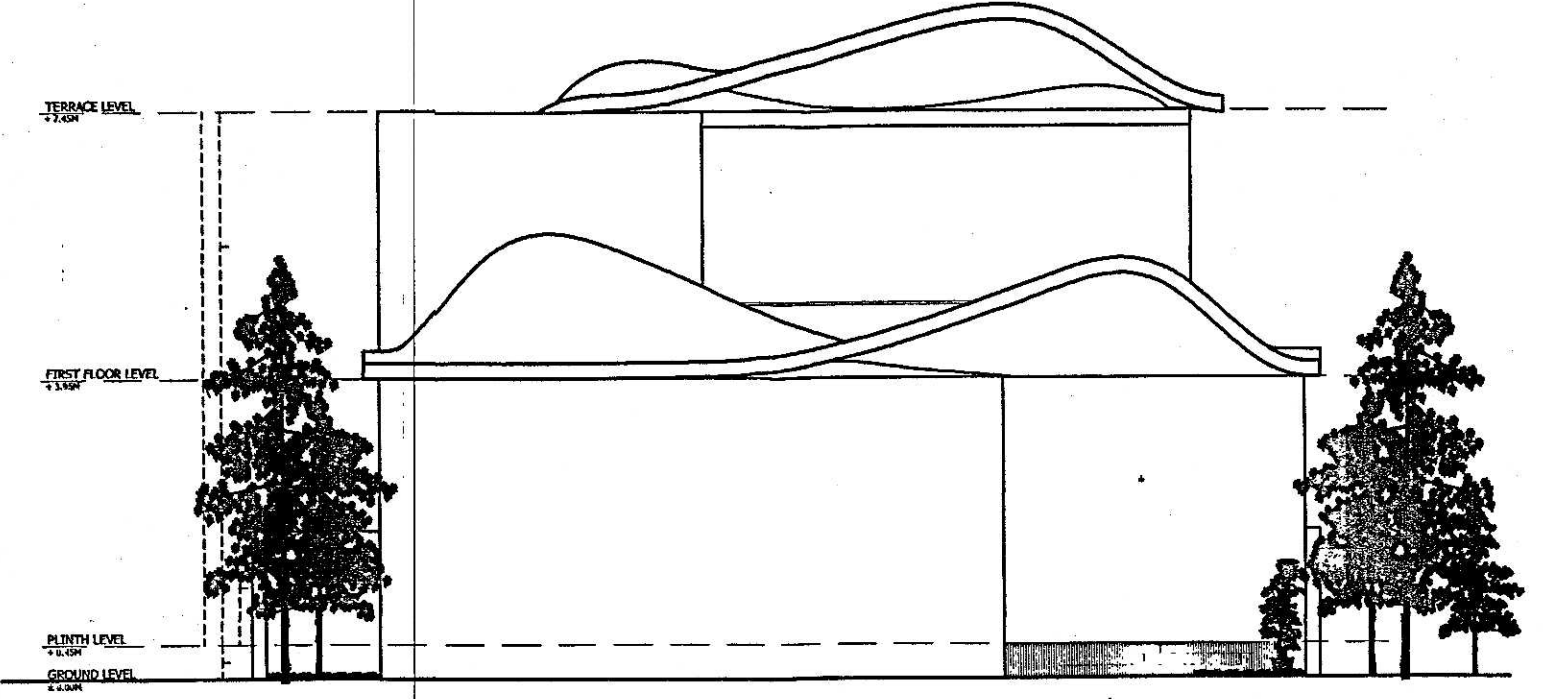
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 Sub-Division Plan No. 3-3
 Meeting Dt. 07-11-2023 and Comm.
 No. 2022-2023 Dt. 07-11-2023
 Subject to conditions mentioned in the



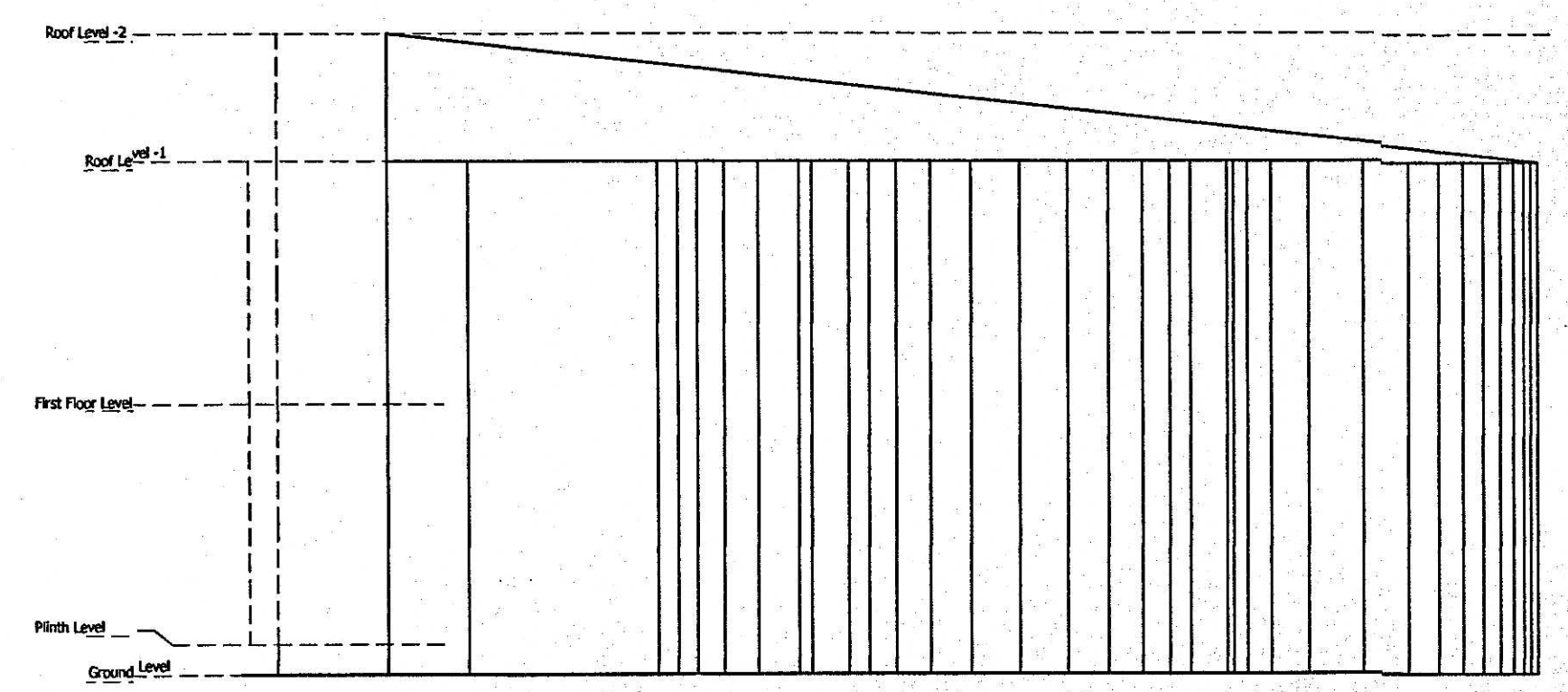
Architect
SECRETARY
 V.V. YARGA



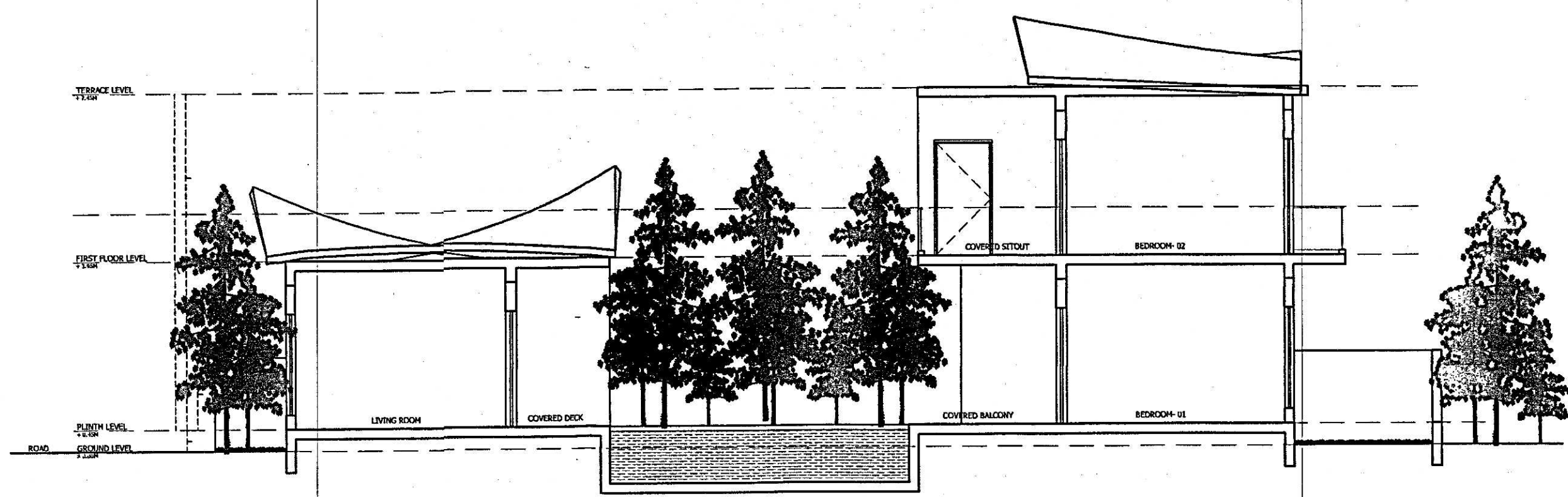
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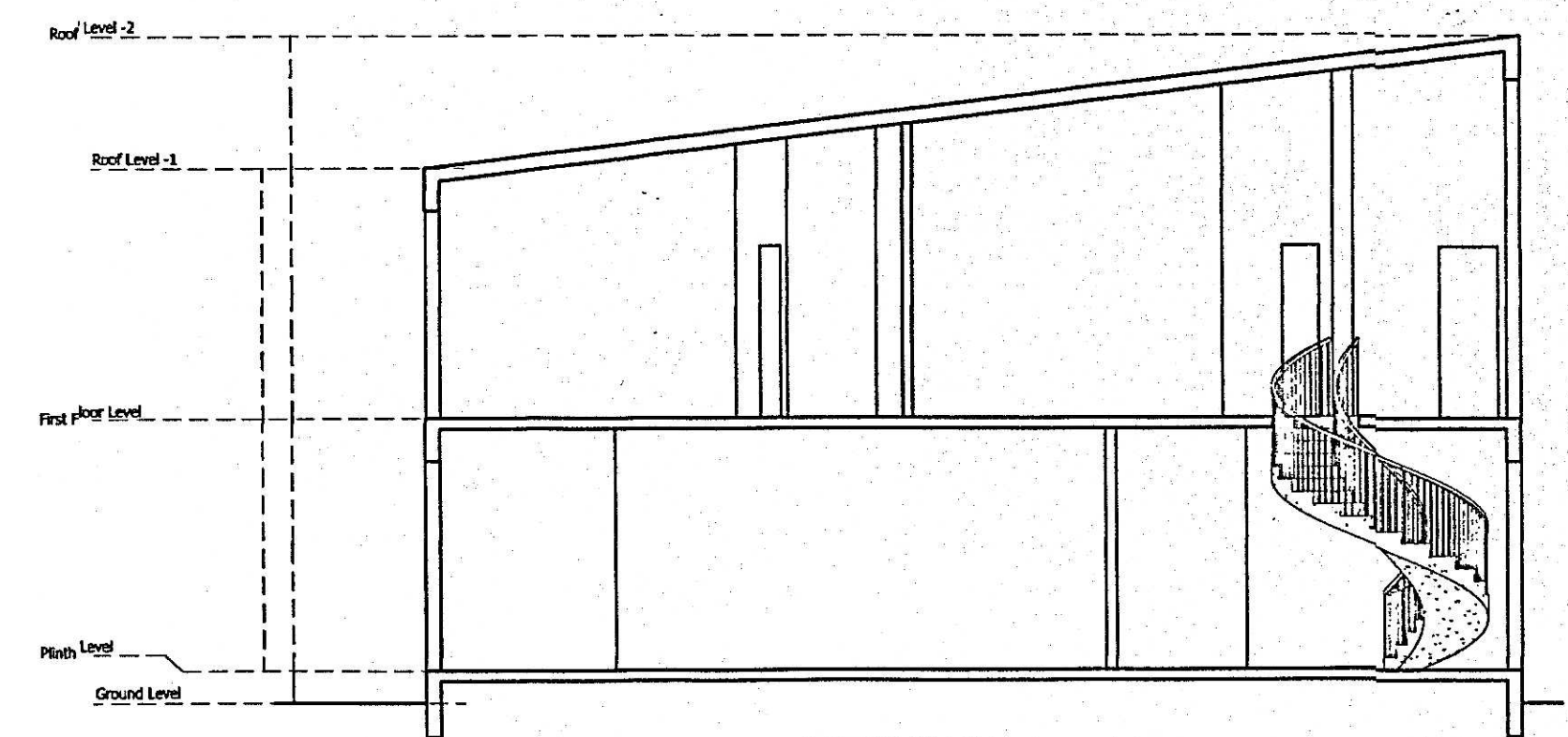
NORTH SIDE ELEVATION



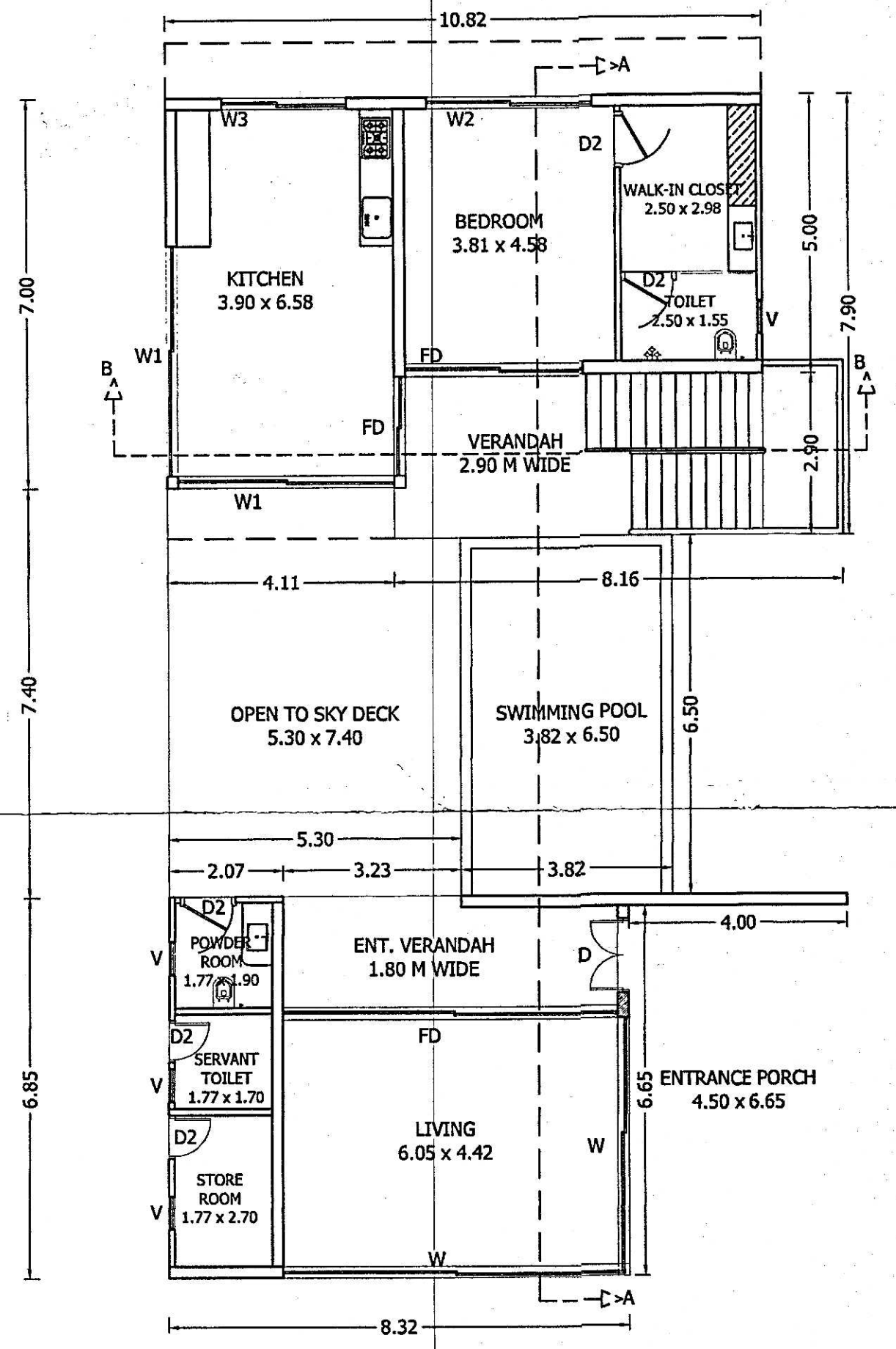
SOUTH ELEVATION



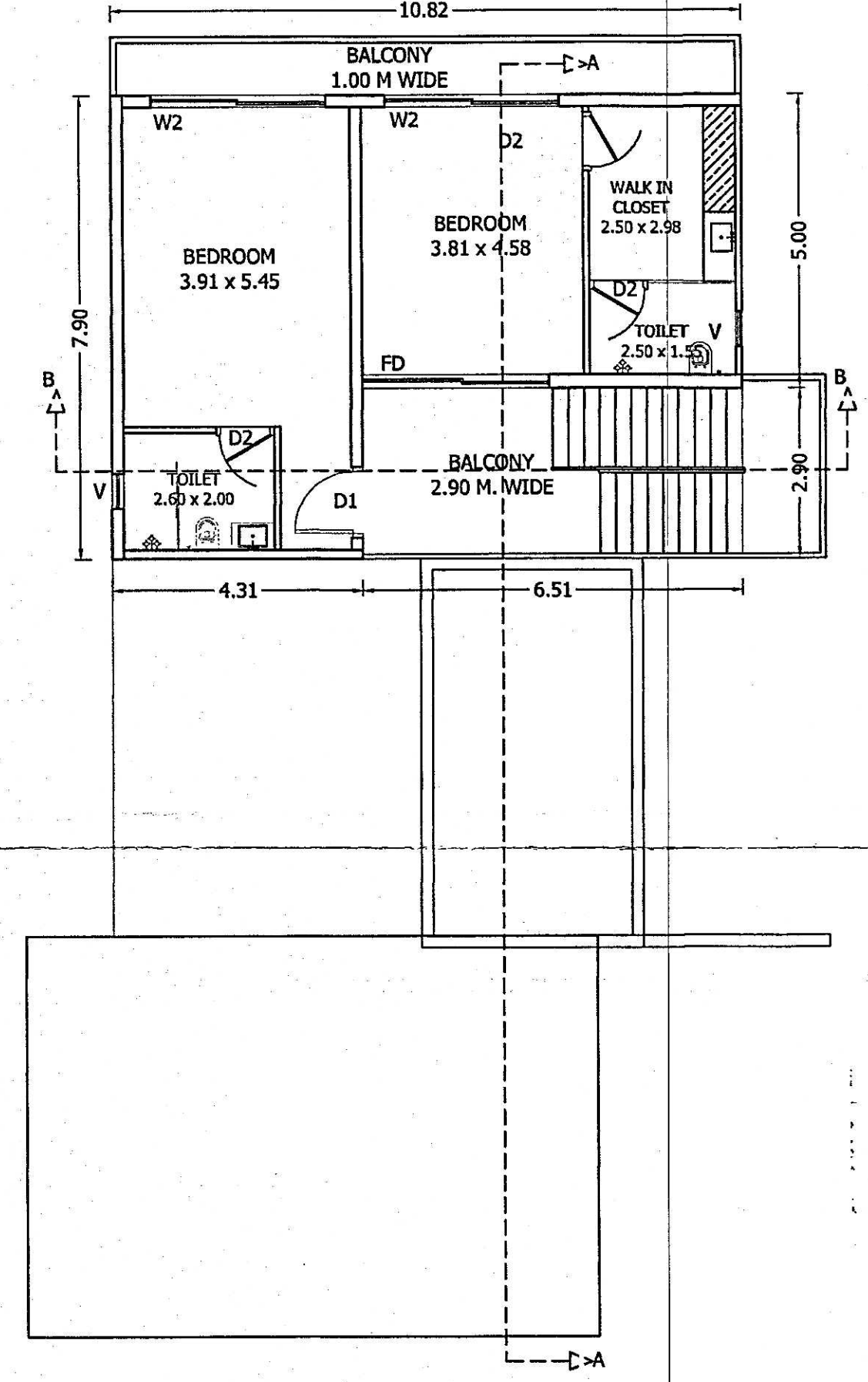
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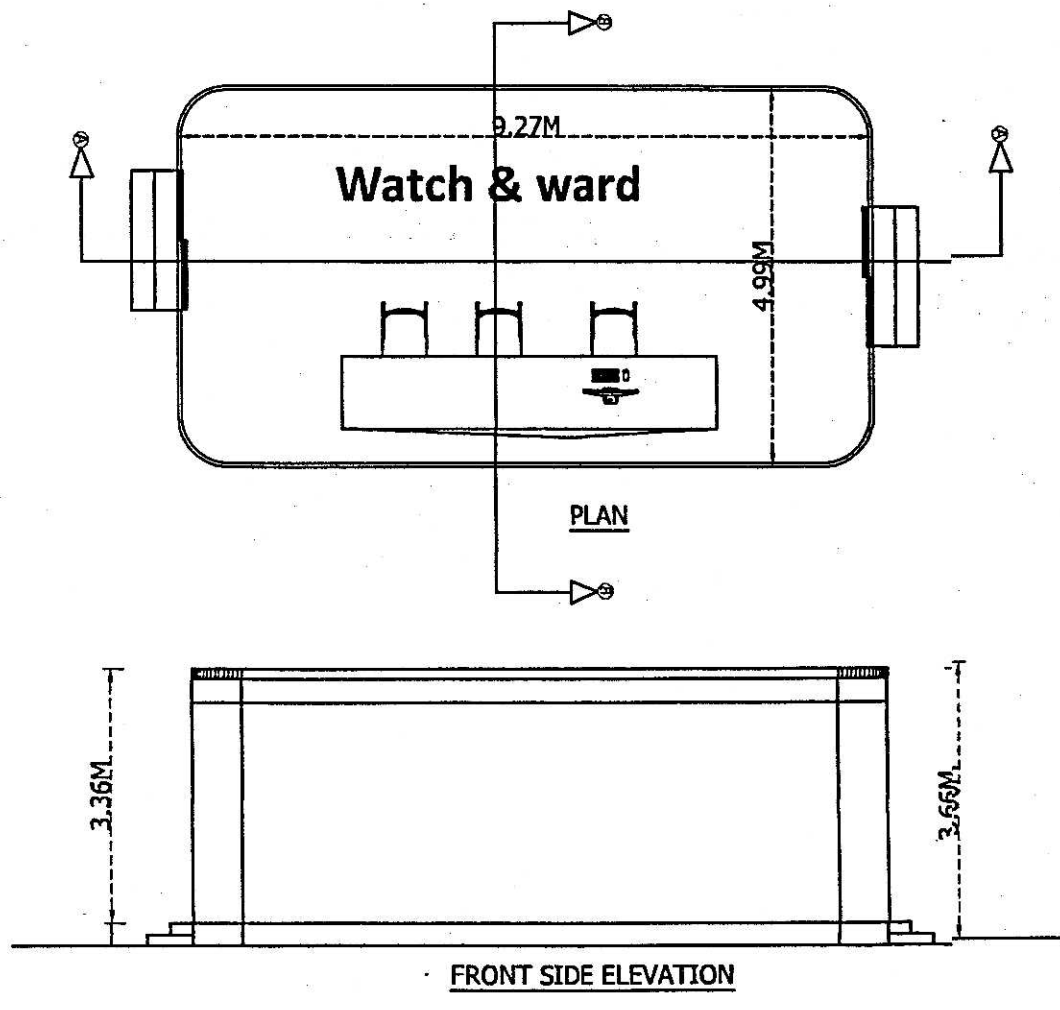
SECTION AT AA'



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

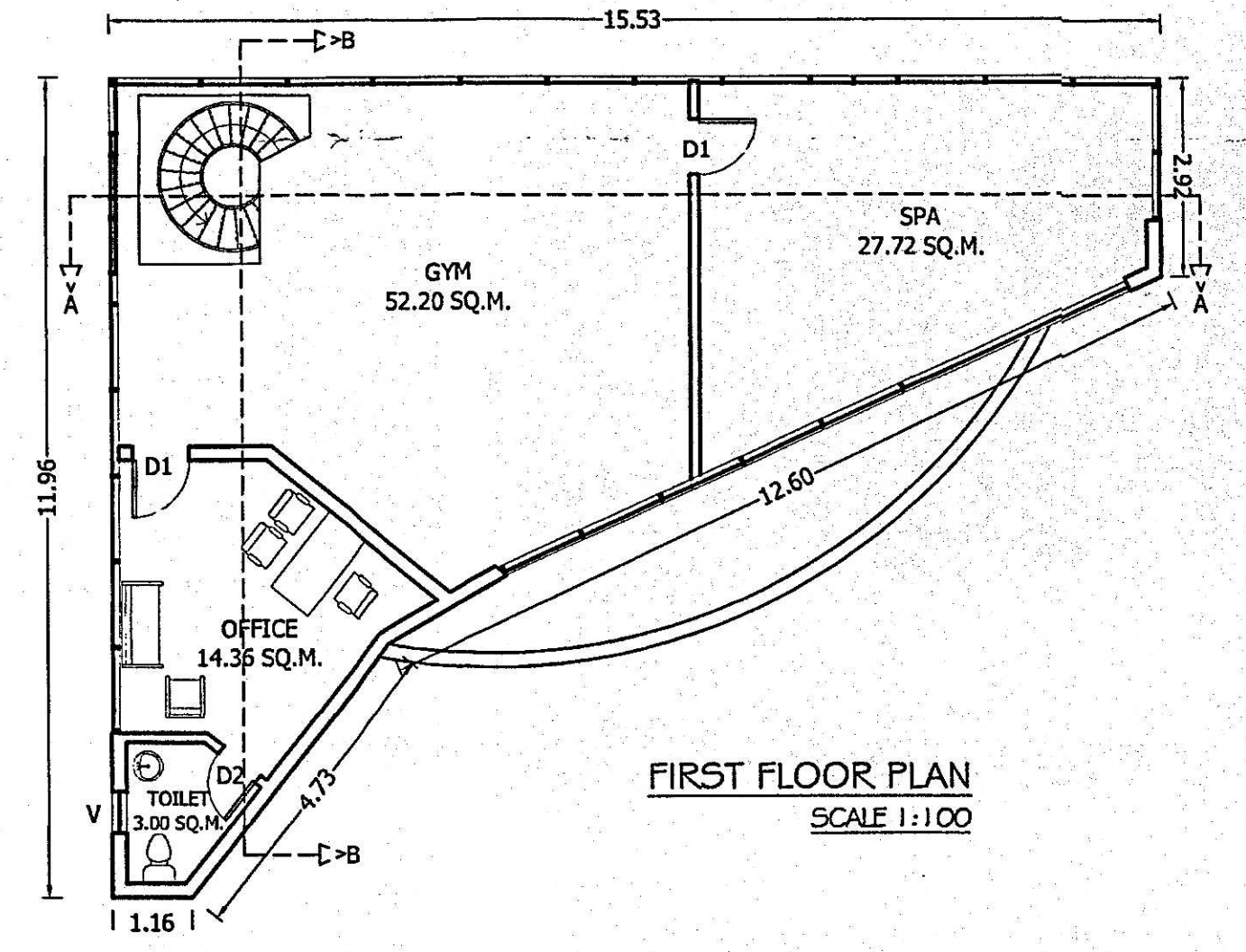


FRONT SIDE ELEVATION

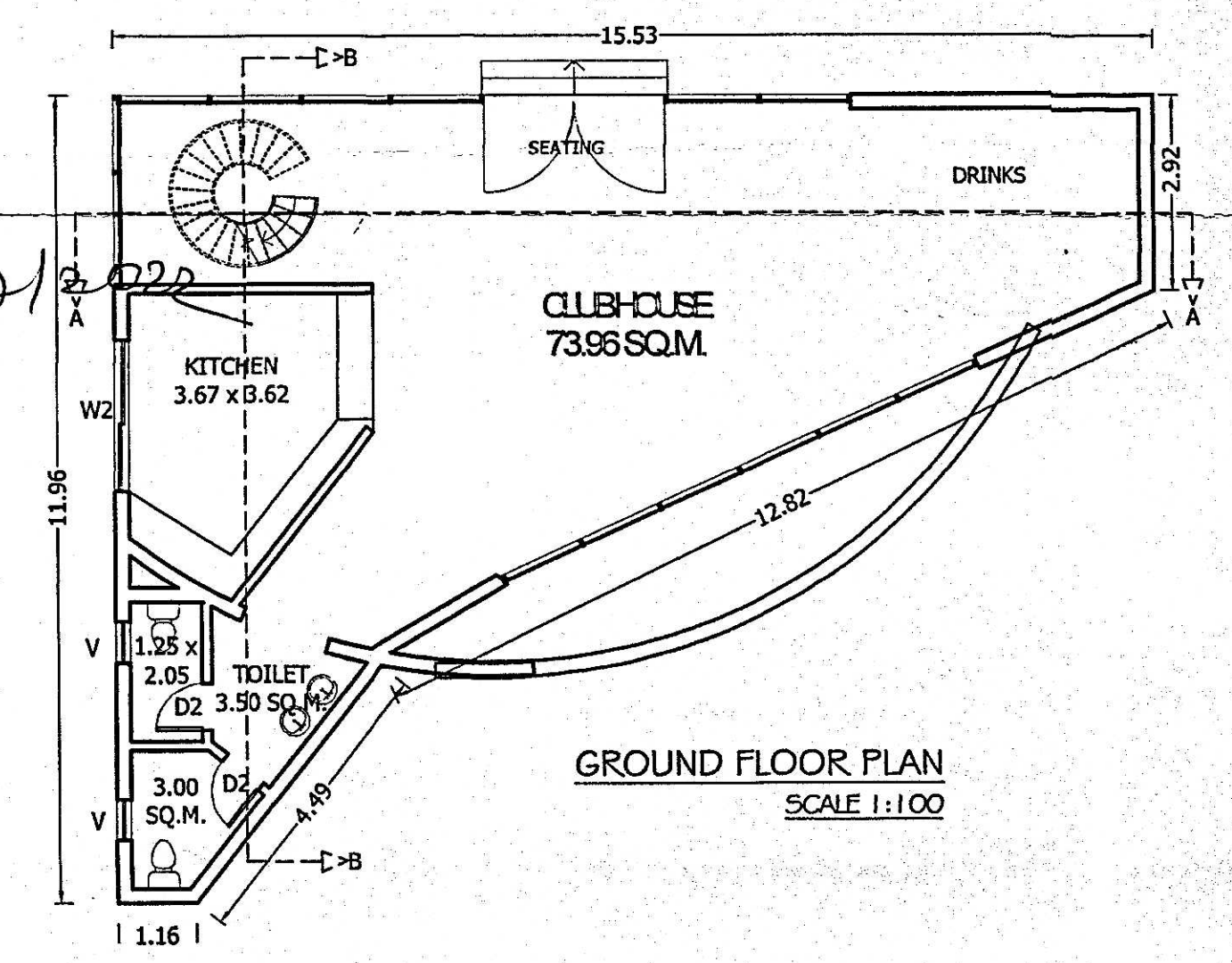
Please check order No. PM/23370/VAR/166/24A/2022
6299 dated 06/12/2022

[Signature]
 Town & Country Planning Dept.,
 South Goa Dist. Office Margao - Goa

SECTION AT BB'



FIRST FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

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Door / Window Schedule :-

Door / Window	Nom.	Sill	Lintel	Size	Description
DOORS					
FD	-	2.40	6.00 x 2.40		Flush Doors
FD1	-	2.40	3.15 x 2.40		Flush Doors
FD2	-	2.40	1.20 x 2.40		Flush Doors
D	-	2.40	1.20 x 2.40		Flush Doors
D1	-	2.40	0.90 x 2.40		Flush Doors
D2	-	2.40	0.76 x 2.10		Flush Doors
WINDOWS					
W	0.90	2.10	6.00 x 1.50		Glazed Window
W1	0.90	2.10	3.00 x 1.50		Glazed Window
W2	0.90	2.10	2.25 x 1.50		Glazed Window
W3	0.90	2.10	2.00 x 1.50		Glazed Window
V	1.30	2.10	0.60 x 0.80		Glazed Ventilator

Project Title :-

FLOOR PLANS, SECTIONS & ELEVATIONS

Sheet Title :-

PROPOSED REVISION OF GROUP HOUSING AND COMPOUND WALL FOR PLOT BEARING SY. NO. 166/24-A SITUATED AT VARCA VILLAGE OF SALCETE TALUKA - SOUTH GOA FOR

Client :-

Design Architect :-

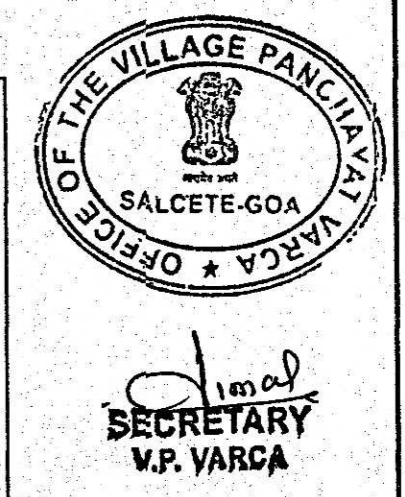
URBAN ZEN
 ARCHITECTURE | INTERIORS | LANDSCAPE
 B-2/118, Level 4, Krichamma House, Road No.7,
 Banjara Hills, Hyderabad - 500034

Local Architect :-

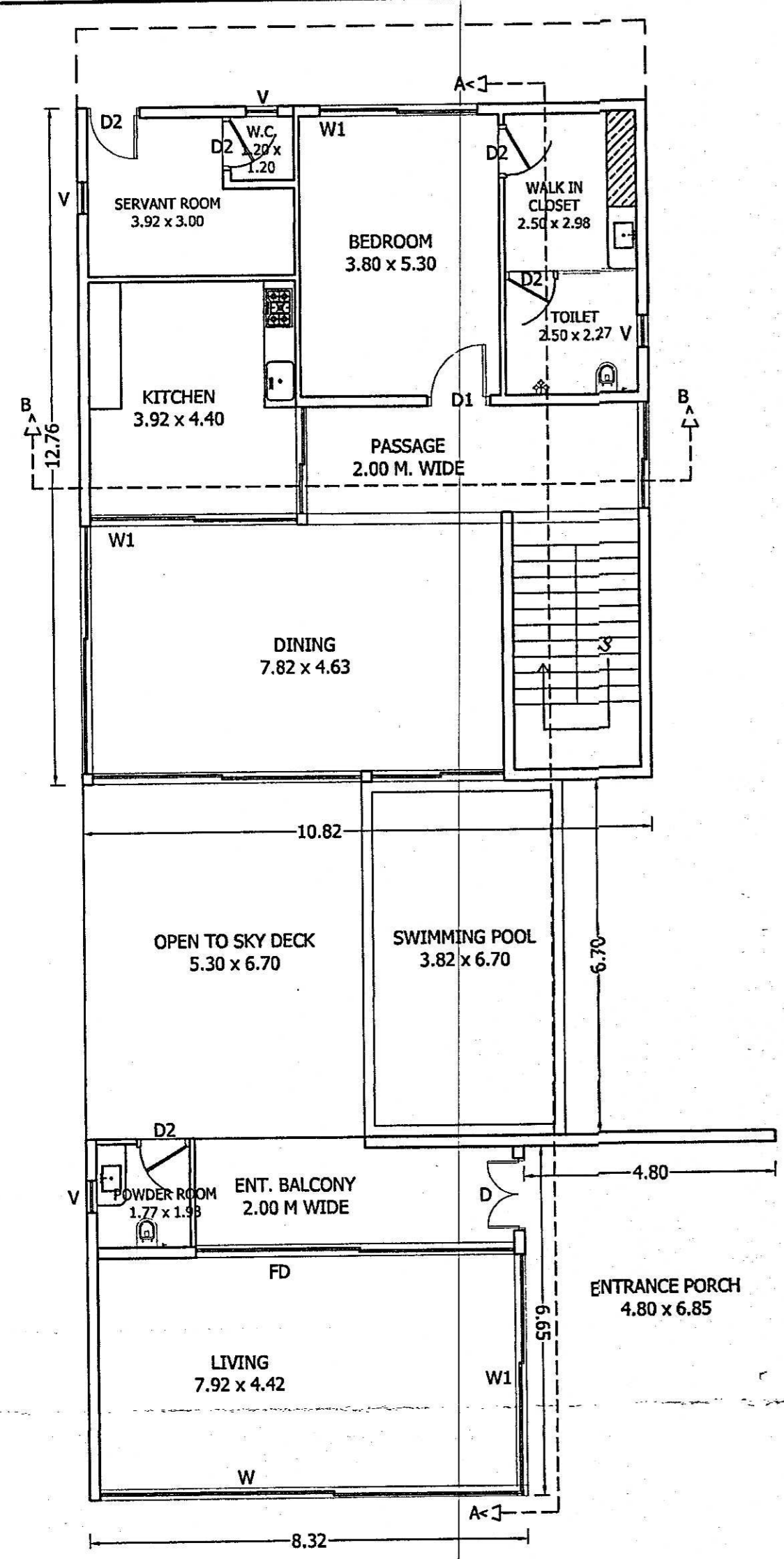
Arch. **YOGESH S. YADAV** **KADC**
 COA Reg. No. AR/0032/2011
 TCP Regn. No. AR/0032/2011
 207/4, Kamat Royale,
 Caranzalem, Tiswadi, Goa - 403 002
 (+91) 855099924 | kruti.archdesign@gmail.com

Drg. No. :-	02	Ref. North :-	
Scales :-	1:500, 1:100		
Drawn By :-	Pratibha S. Surve		
Date :-	07/11/2022		

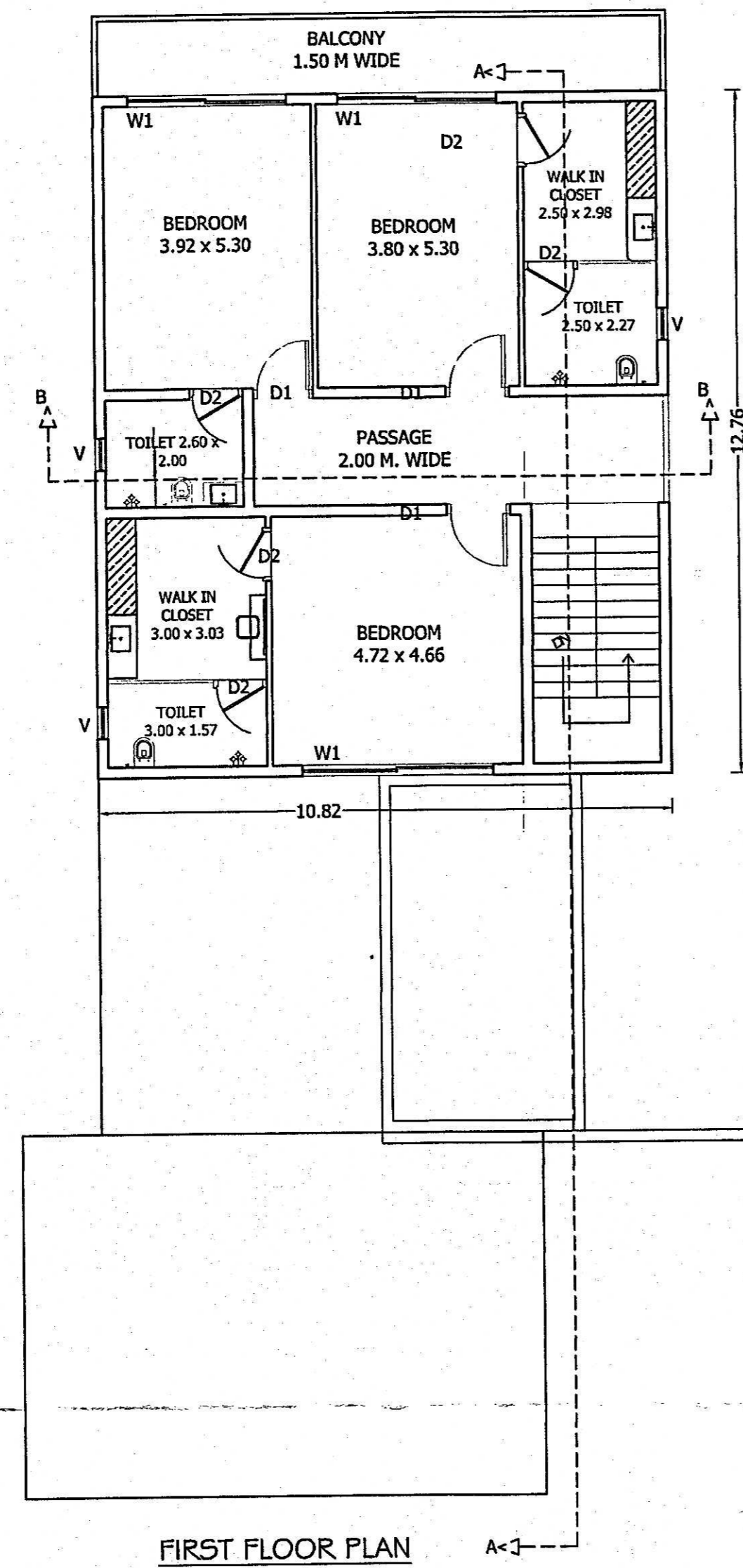
Sub-Division Plan No. 3-3
 Meeting D. 07-1-2023
 NP/AR/2022-2023
 License No. 2022-2023



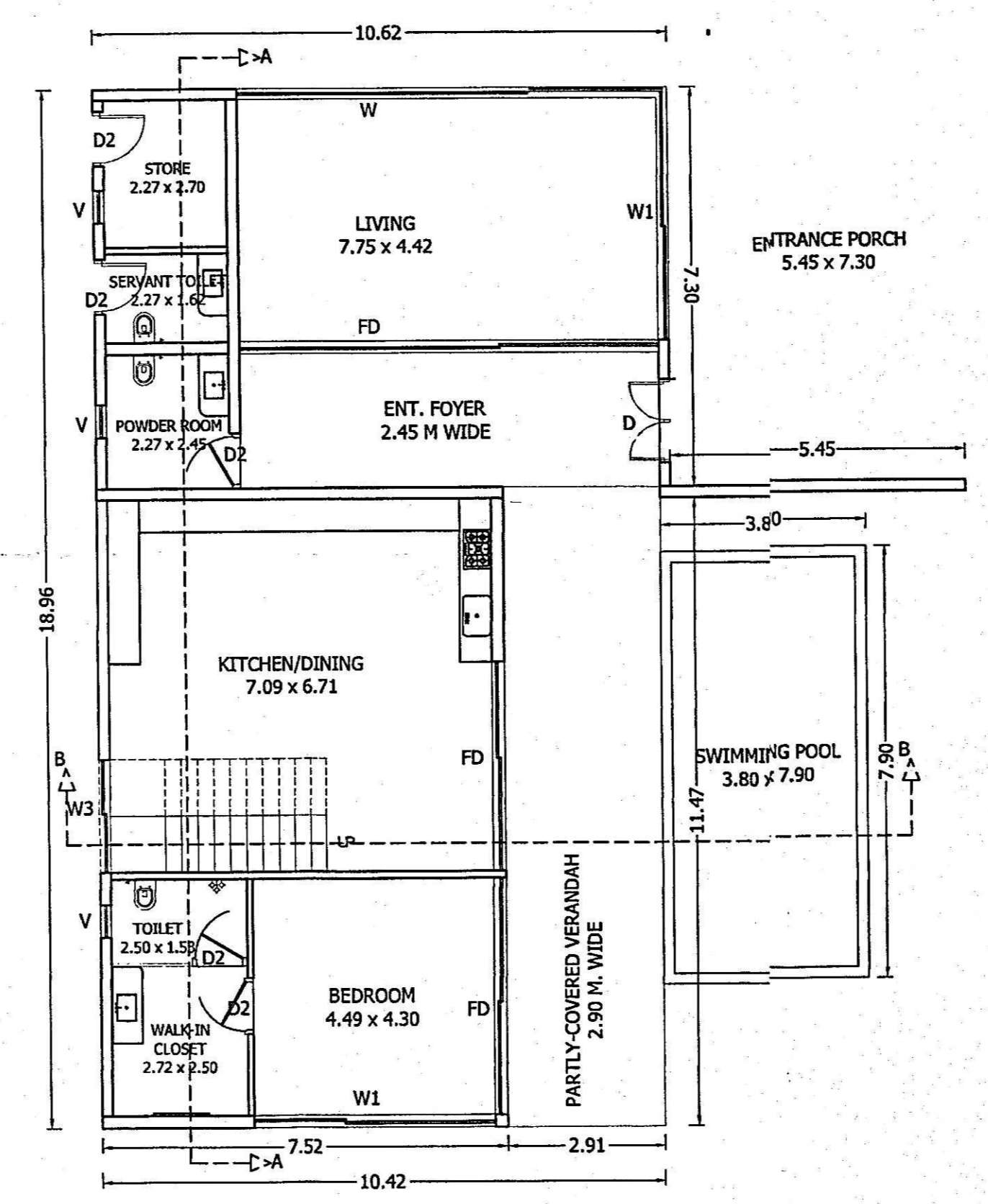
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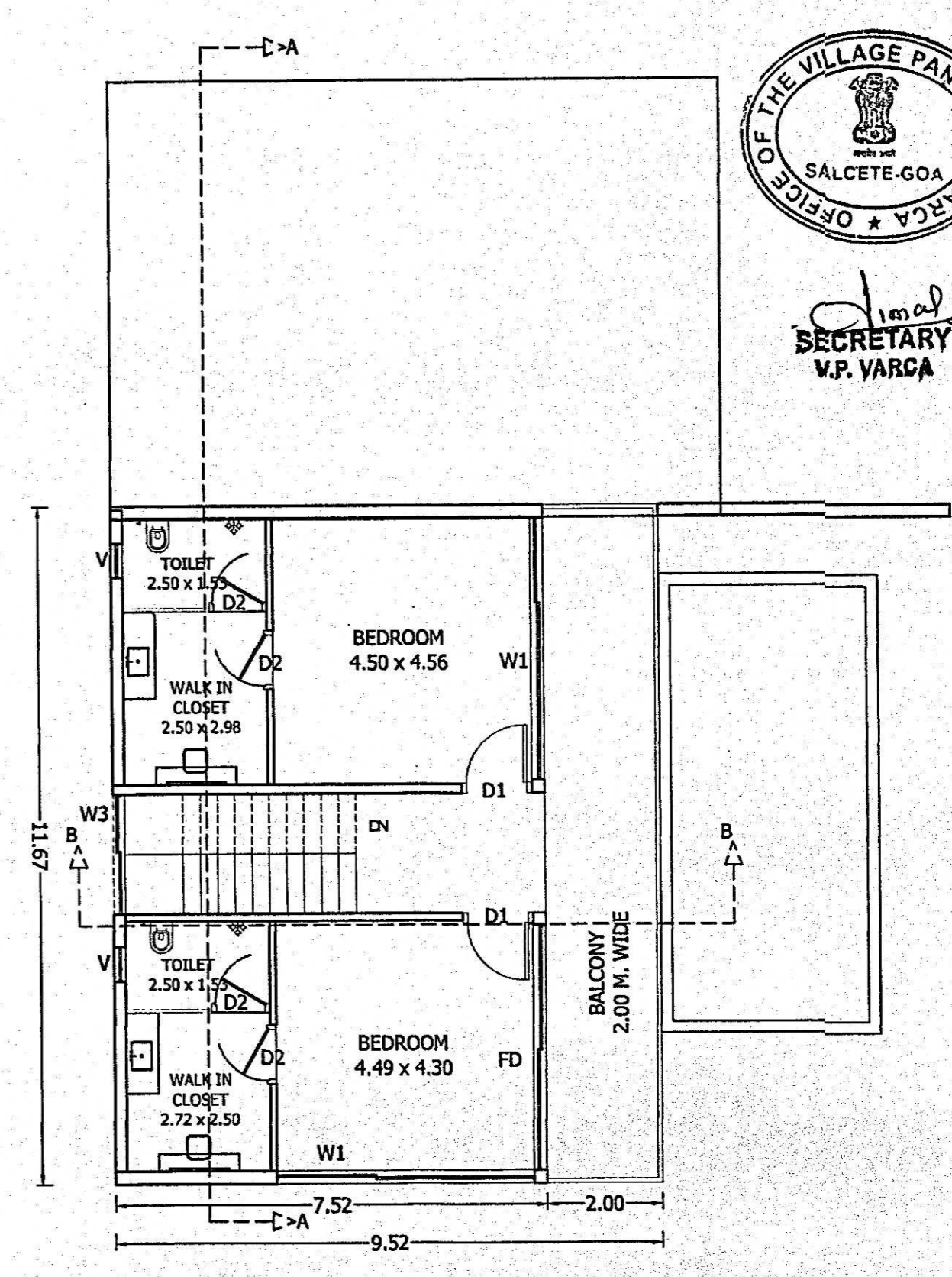
GROUND FLOOR PLAN
SCALE 1:100



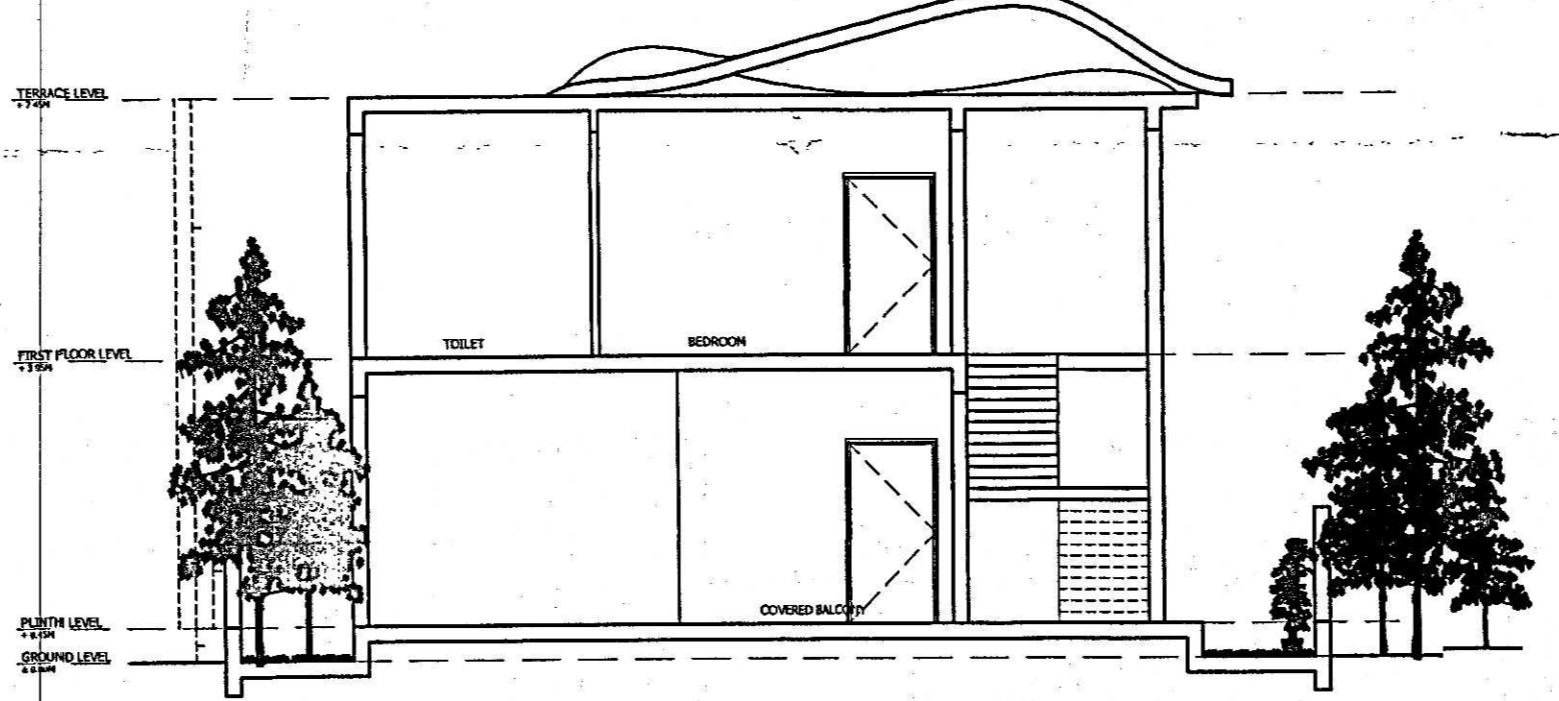
FIRST FLOOR PLAN
SCALE 1:100



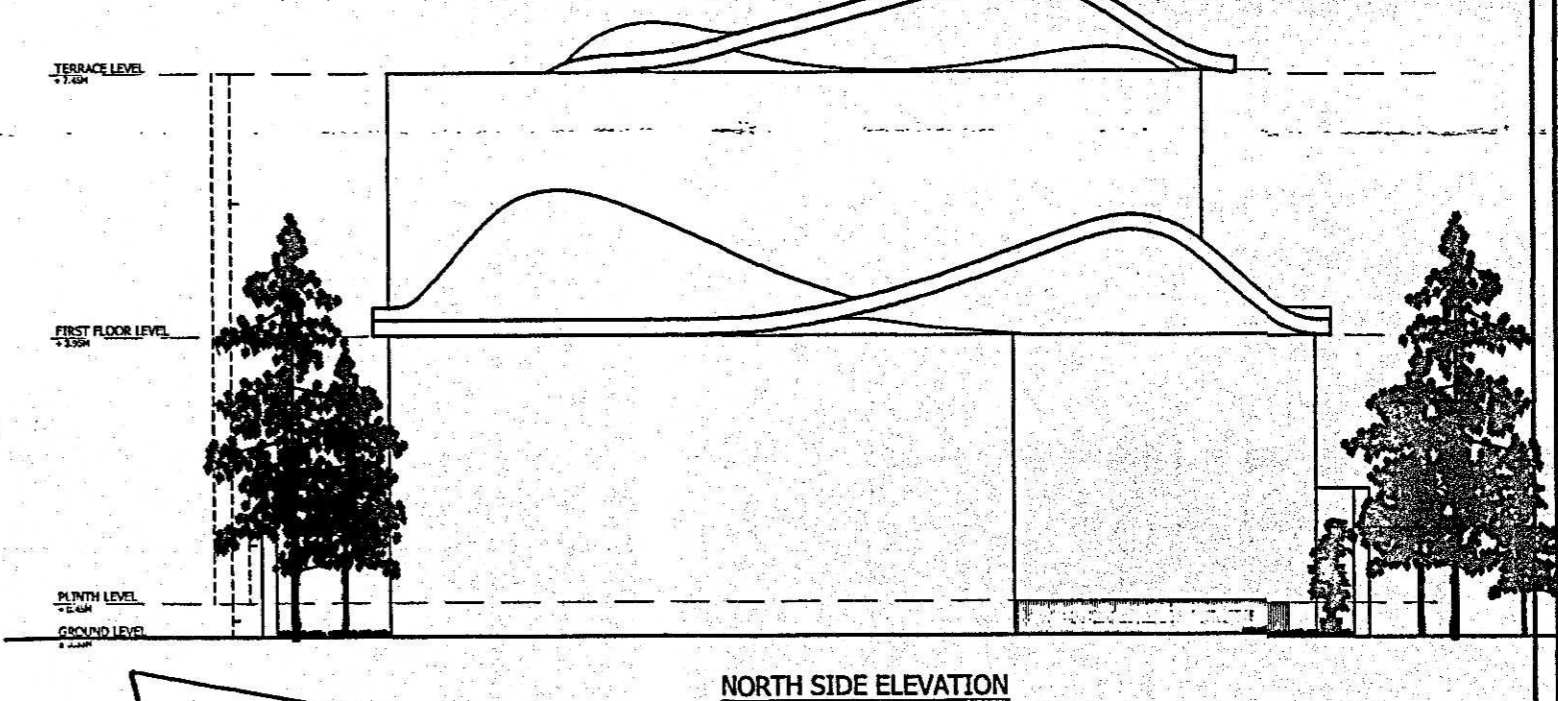
GROUND FLOOR PLAN
SCALE 1:100



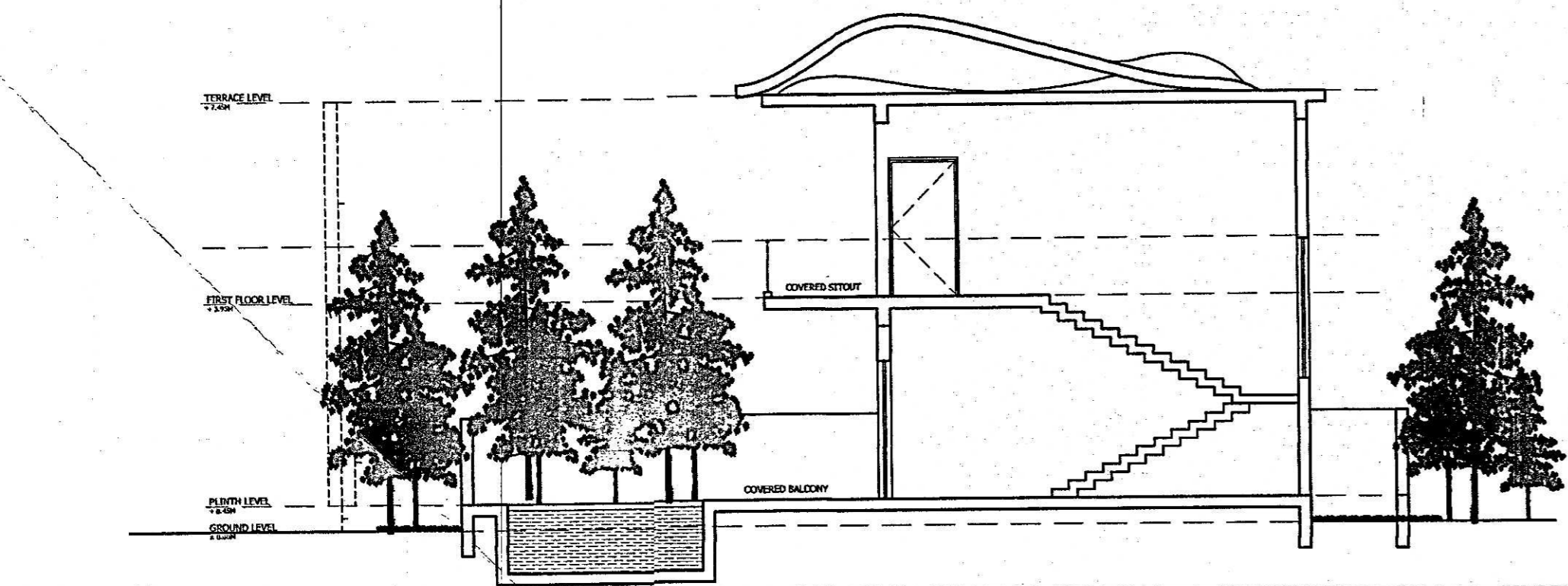
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SCALE 1:100



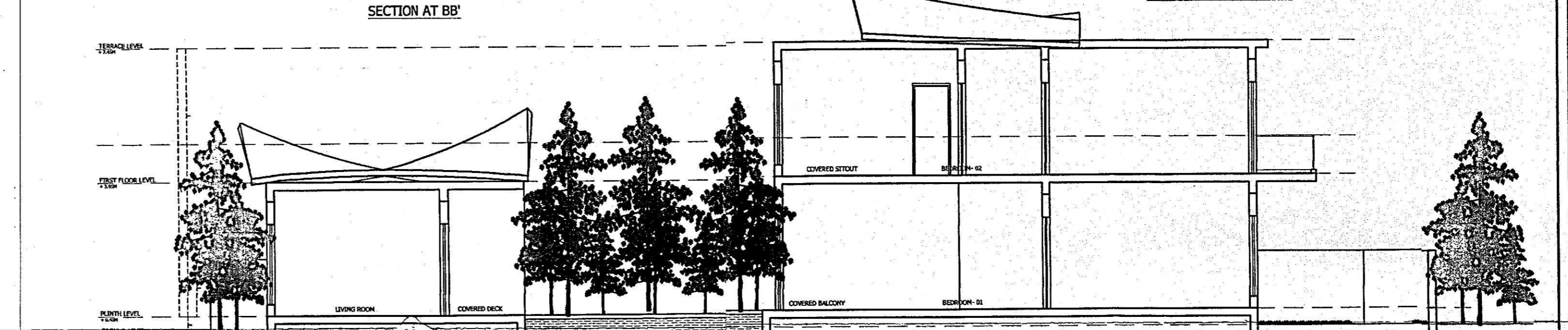
SECTION AT BB'



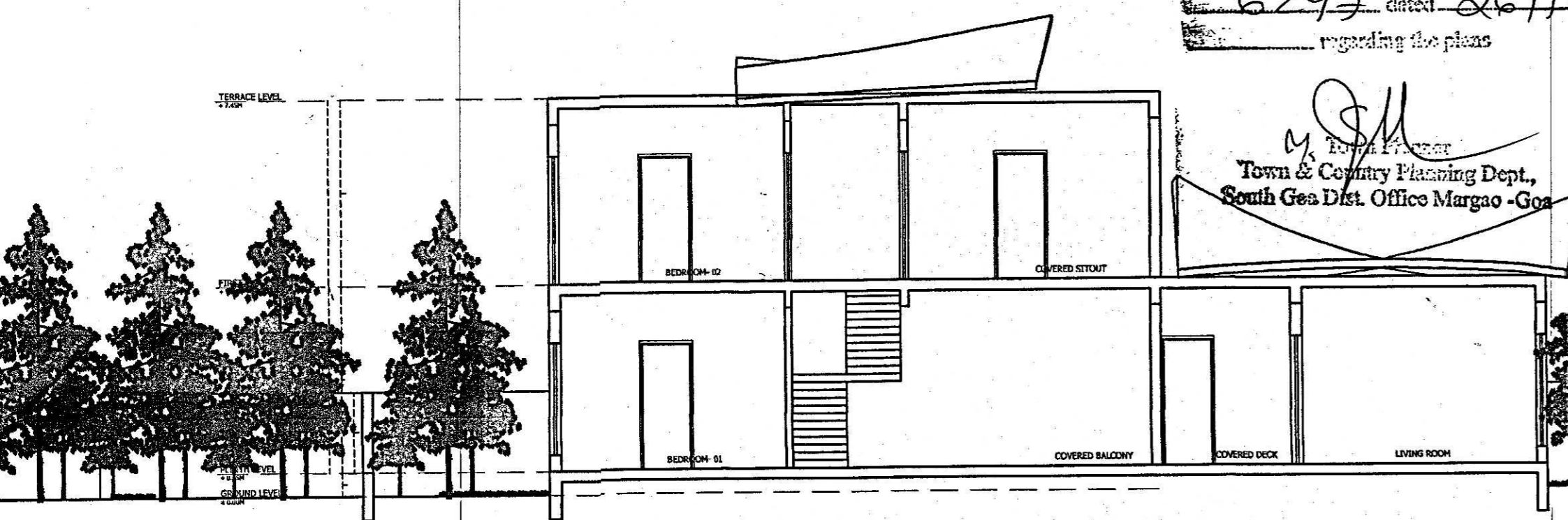
NORTH SIDE ELEVATION



SECTION AT AA'

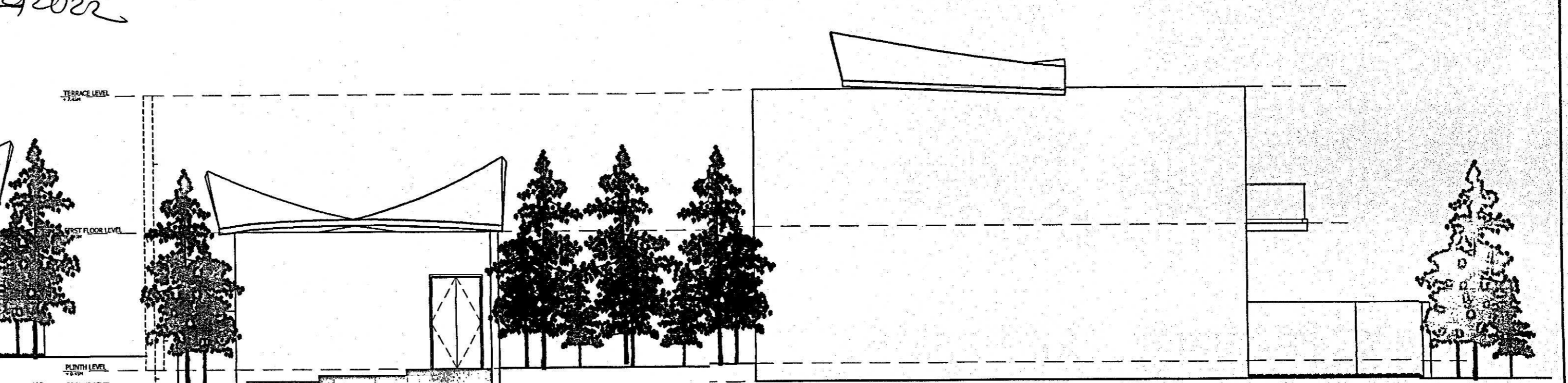


SECTION AT AA'



Check order No. IPM/23770/VAR/166/24A/2022
 6292 dated 26/12/2022
 regarding the plans

[Signature]
 Town & Country Planning Dept.,
 South Goa Dist. Office Margao - Goa



EAST SIDE ELEVATION

Door / Window Schedule :-

Door	Window	Nom.	Sill	Lintel	Size	Description
DOORS						
FD	-	2.40	6.00	2.40	6.00 x 2.40	Flush Doors
FD1	-	2.40	3.15	2.40	3.15 x 2.40	Flush Doors
FD2	-	2.40	1.20	2.40	1.20 x 2.40	Flush Doors
D	-	2.40	1.20	2.40	1.20 x 2.40	Flush Doors
D1	-	2.40	0.90	2.40	0.90 x 2.40	Flush Doors
D2	-	2.40	0.76	2.10	0.76 x 2.10	Flush Doors
WINDOWS						
W	0.90	2.10	6.00	1.50	6.00 x 1.50	Glazed Window
W1	0.90	2.10	3.00	1.50	3.00 x 1.50	Glazed Window
W2	0.90	2.10	2.25	1.50	2.25 x 1.50	Glazed Window
W3	0.90	2.10	2.00	1.50	2.00 x 1.50	Glazed Window
V	1.30	2.10	0.60	0.80	0.60 x 0.80	Glazed Ventilator

Project Title :-
FLOOR PLANS, SECTIONS & ELEVATIONS

Sheet Title :-
PROPOSED REVISION OF GROUP HOUSING AND COMPOUND WALL FOR PLOT BEARING SY. NO. 166/24-A SITUATED AT VARCA VILLAGE OF SALCETE TALUKA - SOUTH GOA FOR

Client :-
[Signature]

Design Architect :-
URBAN ZEN
 ARCHITECTURE | INTERIORS | LANDSCAPE
 B-2-416, Level 4, PNB Square, Road No. 7, Banjara Hills, Hyderabad - 500034

Local Architect :-
Arch. YOGESH S. YADAV KADC
 COA REG. ARCHITECTS DESIGN CONSULTANTS
 TCP Regn. No. AR/0032/2011 207/4, Kamat Royale, Caranzalem, Tiswadi, Goa - 403 002
 (+91) 8550999924 | kruti.archdesign@gmail.com

Drg. No. **03** Ref. North :-

Scales :- 1:500, 1:100

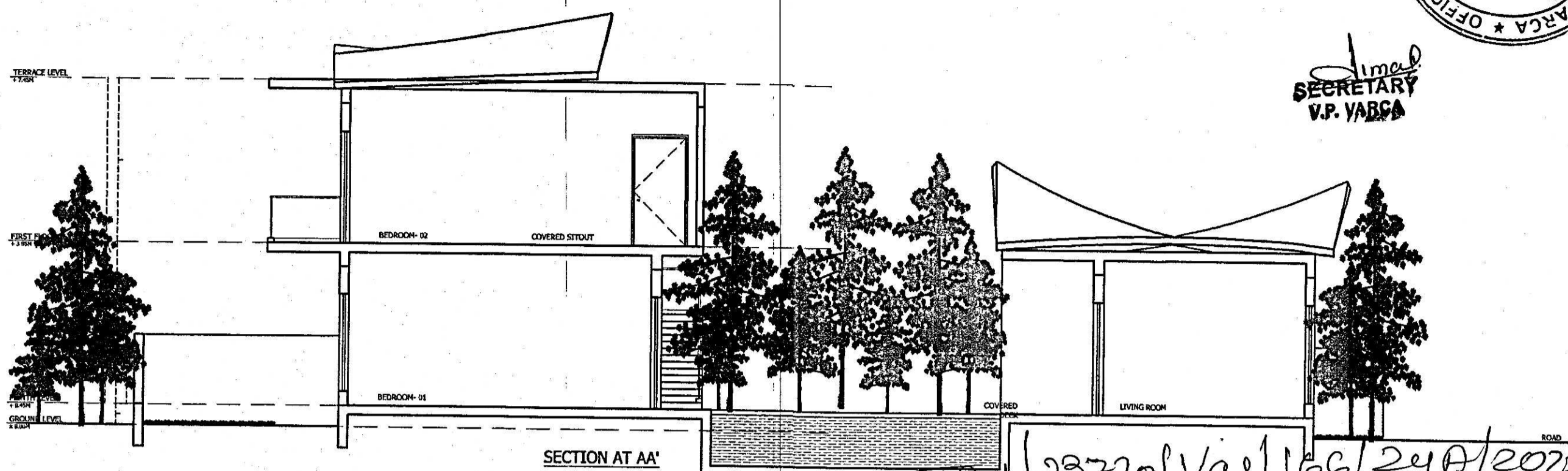
Drawn By :- **Pratibha S. Surve**

Date :- 07/11/2022

Sub-Division Plot - 166/24-A
 Meeting Dt. 07-1-2023
 NP/NAR/2022-2023
 Subject to conditions mentioned in the...



Imed
SECRETARY
 V.P. VARCA



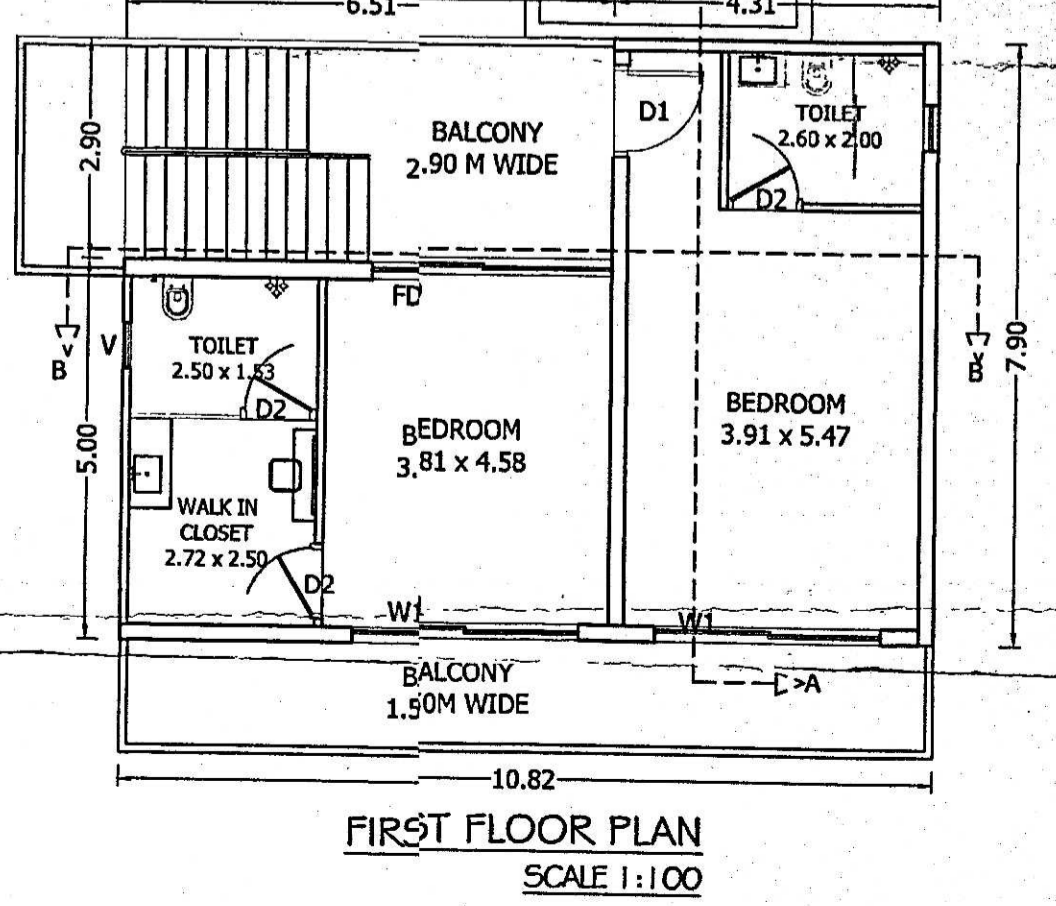
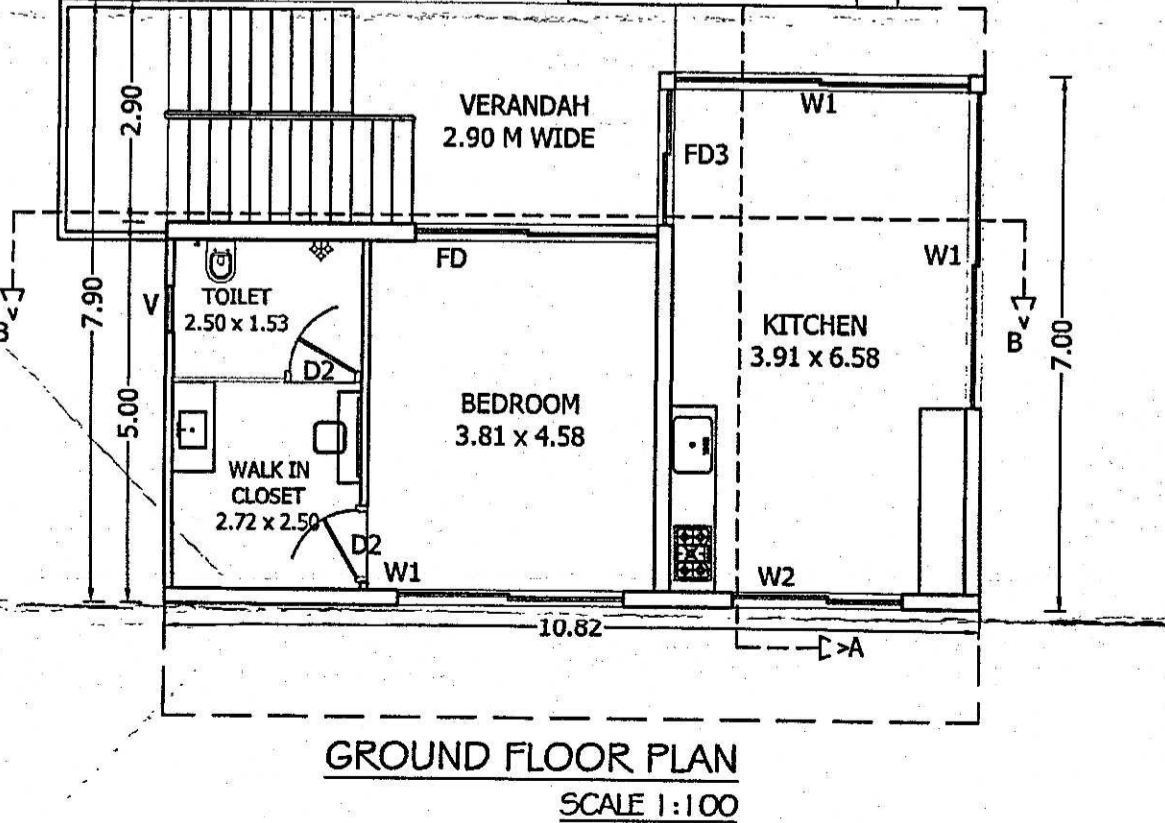
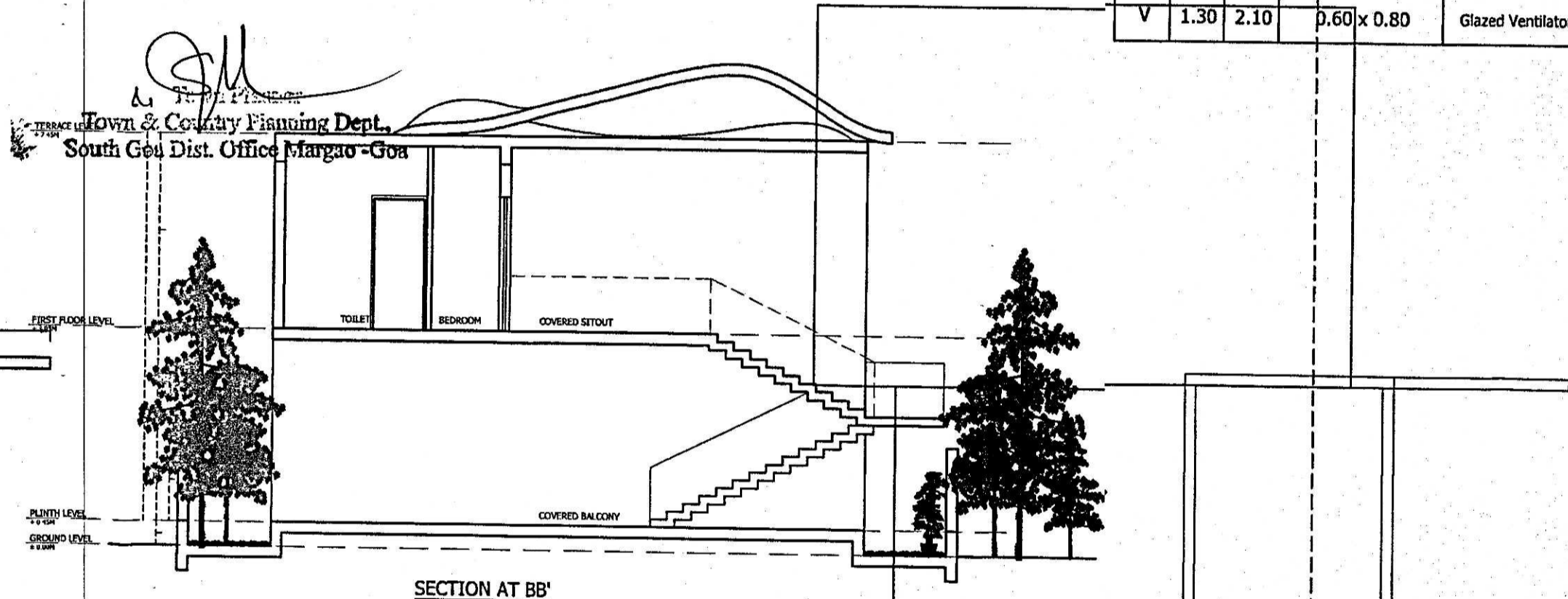
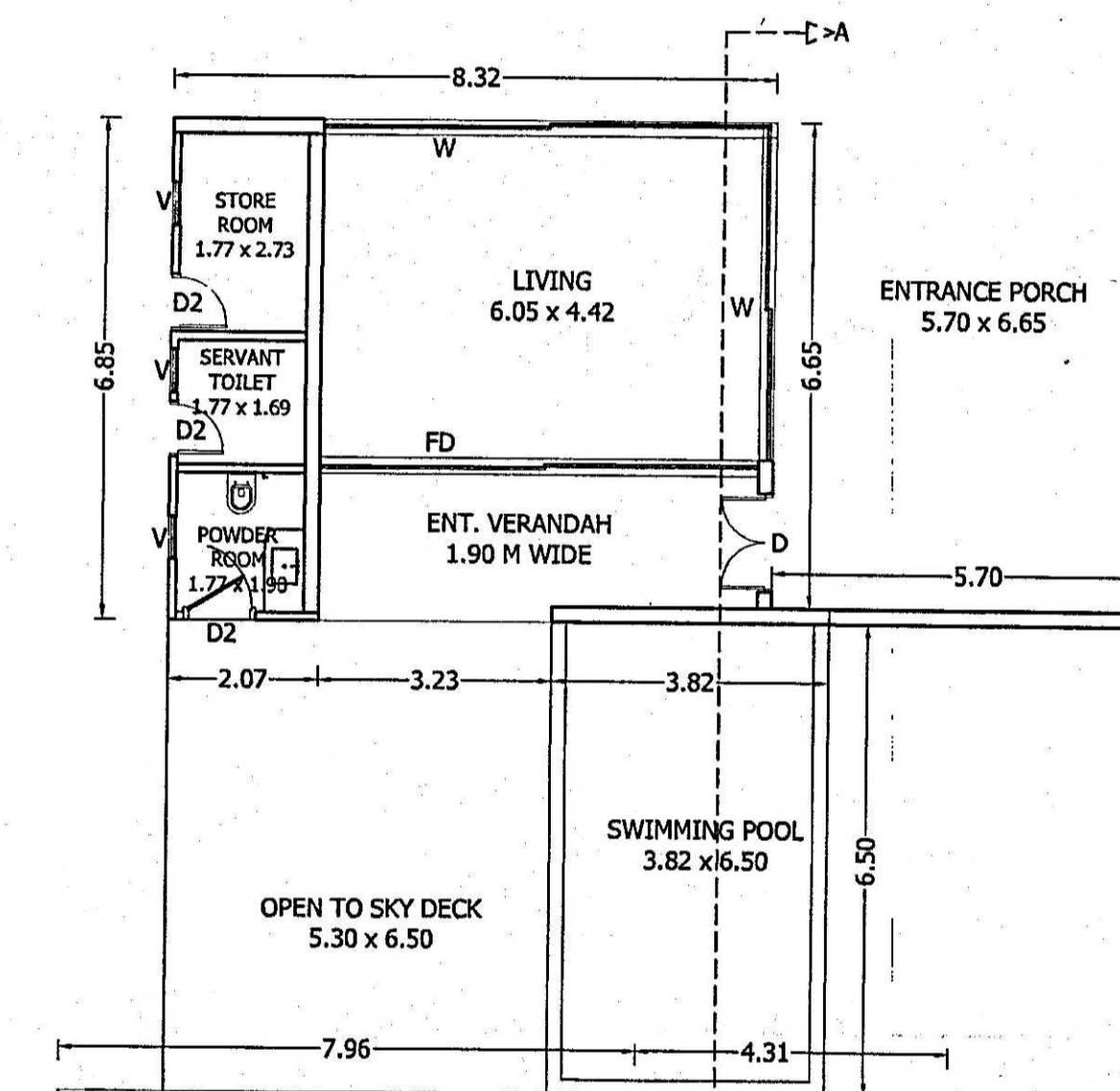
- : Door / Window Schedule : -

Nom.	Sill	Lintel	Size	Description
DOORS				
FD	-	2.40	6.00 x 2.40	Flush Doors
FD1	-	2.40	3.15 x 2.40	Flush Doors
FD2	-	2.40	1.20 x 2.40	Flush Doors
D	-	2.40	1.20 x 2.40	Flush Doors
D1	-	2.40	0.90 x 2.40	Flush Doors
D2	-	2.40	0.76 x 2.10	Flush Doors
WINDOWS				
W	0.90	2.10	6.00 x 1.50	Glazed Window
W1	0.90	2.10	3.00 x 1.50	Glazed Window
W2	0.90	2.10	2.25 x 1.50	Glazed Window
W3	0.90	2.10	2.00 x 1.50	Glazed Window
V	1.30	2.10	0.60 x 0.80	Glazed Ventilator

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Please check order No. *IPM/23770/Var/166/24A/2022*
6297 dated *06/12/2022*
 regarding the plans

GM
 Town & Country Planning Dept.
 South Goa Dist. Office Margao - Goa



Project Title : -
FLOOR PLANS, SECTIONS & ELEVATIONS

Sheet Title : -
PROPOSED REVISION OF GROUP HOUSING AND COMPOUND WALL FOR PLOT BEARING SY. NO. 166/24-A SITUATED AT VARCA VILLAGE OF SALCETE TALUKA-SOUTH GOA FOR

Client : -
Adyues

Design Architect : -
URBAN ZEN
 ARCHITECTURE | INTERIORS | LANDSCAPE
 8-2-418, Level 4, Krishamma House, Road No.7, Banjara Hills, Hyderabad - 500034

Local Architect : -
Adyues
ARCH. YOJESH S. YADAV
 COA Regn. No. GA/2003/32574
KADC KRUTI ARCHITECTS DESIGN CONSULTANTS
 TCP Regn. No. AR/0032/2011
 207/4, Kamat Royale, Caranzalem, Tiswadi, Goa - 403 002
 (+91) 8550999924 | kruti.archdesign@gmail.com

Drg. No.	04	Ref. North : -
Scales : -	1:500, 1:100	
Drawn By : -	Pratibha S. Surve	
Date : -	07 /11 / 2022	