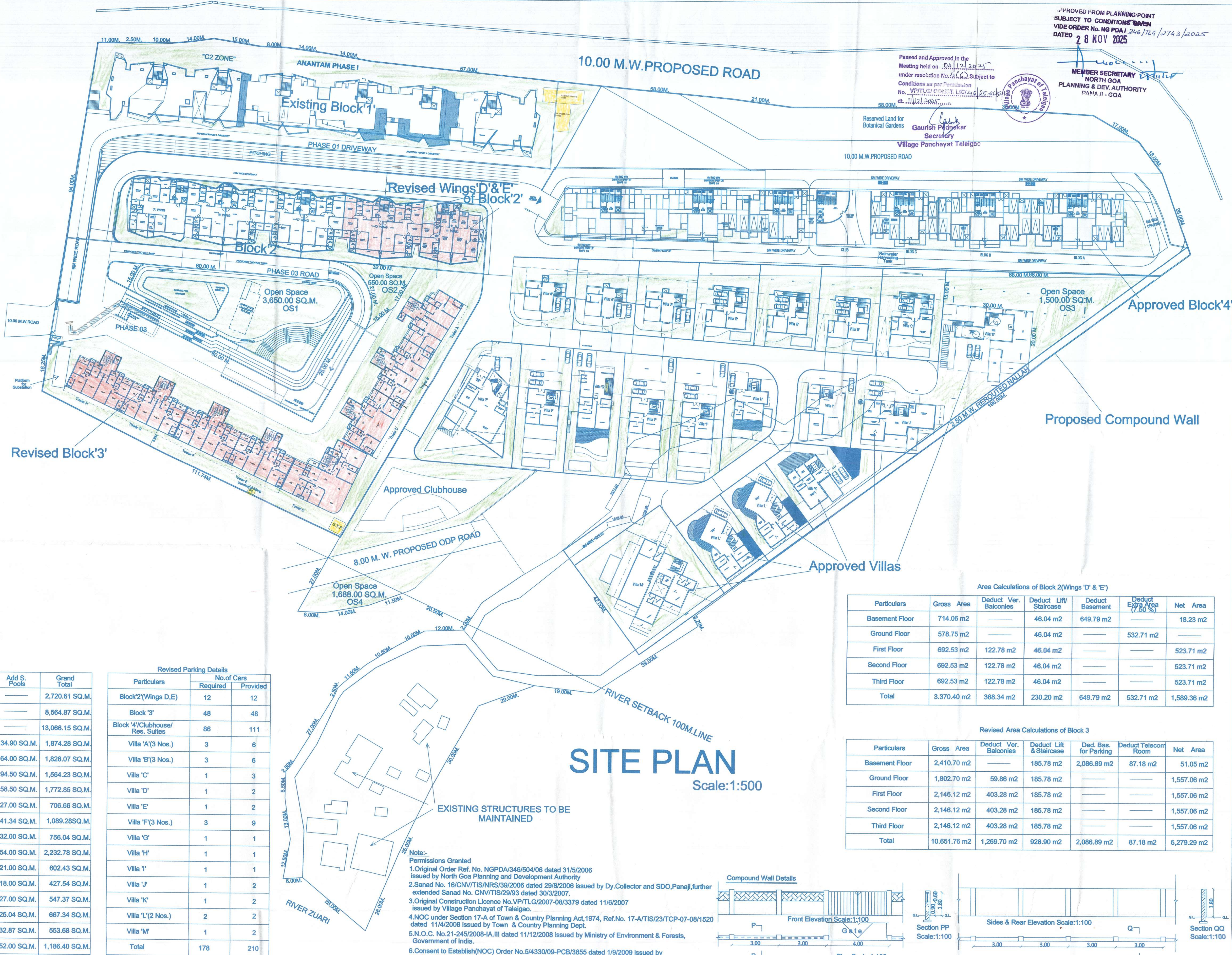




Passed and Approved in the
Meeting held on 09.11.2023
under resolution No. 4162 Subject to
Conditions as per Permission
No. VP/TLG/CONY/LIC/4/25-246
dt. 11.12.2023

Gaurish P. P. P. P.
Secretary
Village Panchayat Taleigao

10.00 M.W. PROPOSED ROAD



AREA STATEMENT

1. TOTAL AREA OF PLOT	54,998.00 SQ.M.
2. AREA UNDER ROAD WIDENING	NIL
3. AREA RESERVED FOR GOVT. (X)	5,744.00 SQ.M.
4. AREA RESERVED FOR MUNDKARS (Y)	1,854.00 SQ.M.
5. AREA RESERVED FOR 8.00 M.W. ODP ROAD	390.00 SQ.M.
6. EFFECTIVE AREA OF PLOT	47,010.00 SQ.M.
7. COVERED AREA OF EXISTING BLOCK 1	1,919.00 SQ.M.
8. PLOT COVERAGE OF EXISTING BLOCK 1	4.08 %
9. COVERED AREA OF BLOCK 2 (Existing Wings 'A', 'B' & 'C')	993.83 SQ.M.
10. PLOT COVERAGE OF BLOCK 2 (Existing Wings 'A', 'B' & 'C')	2.12 %
11. COVERED AREA OF BLOCK 2 (Revised Wings 'D' & 'E')	578.75 SQ.M.
12. PLOT COVERAGE OF BLOCK 2 (Revised Wings 'D' & 'E')	1.23 %
13. COVERED AREA OF REVISED BLOCK 3	1,802.70 SQ.M.
14. PLOT COVERAGE OF REVISED BLOCK 3	3.84 %
15. COVERED AREA OF APPROVED VILLAS	4,081.83 SQ.M.
16. PLOT COVERAGE OF APPROVED VILLAS	8.68 %
17. COVERED AREA OF APPROVED BLOCK 4	2,432.20 SQ.M.
18. PLOT COVERAGE OF APPROVED BLOCK 4	5.17 %
19. COVERED AREA OF APPROVED CLUBHOUSE	640.07 SQ.M.
20. PLOT COVERAGE OF APPROVED CLUBHOUSE	1.36 %
21. TOTAL COVERED AREA ON GROUND	12,448.38 SQ.M.
22. TOTAL PLOT COVERAGE	26.48 %
23. TOTAL NET AREA ON ALL FLOORS OF EXISTING BLOCK 1	7,199.97 SQ.M.
24. TOTAL NET AREA ON ALL FLOORS OF BLOCK 2 (Existing Wings 'A', 'B' & 'C')	3,241.45 SQ.M.
25. TOTAL NET AREA ON ALL FLOORS OF BLOCK 2 (Revised Wings 'D', 'E')	1,589.36 SQ.M.
26. TOTAL NET AREA ON ALL FLOORS OF REVISED BLOCK 3	6,279.29 SQ.M.
27. TOTAL NET AREA OF APPROVED VILLAS	9,652.66 SQ.M.
28. TOTAL NET AREA OF APPROVED BLOCK 4/RES. SUITES	11,795.16 SQ.M.
29. TOTAL NET AREA OF REVISED CLUB HOUSE	1,114.96 SQ.M.
30. TOTAL NET AREA OF ALL STRUCTURES	40,872.85 SQ.M.
31. TOTAL FLOOR AREA CONSUMED	40,872.85 SQ.M.
32. TOTAL FLOOR AREA PERMISSIBLE	41,195.00 SQ.M.
33. EXTRA AREA CONSUMED	2,210.55 SQ.M.
34. EXTRA AREA AVAILABLE (7.50 % OF NET AREA)	3,060.82 SQ.M.
35. TOTAL AREA OF SWIMMING POOLS	718.15 SQ.M.

OPEN SPACE REQUIREMENTS

1. TOTAL AREA OF PLOT	54,998.00 SQ.M.
2. DEDUCT AREA RESERVED FOR BOTANICAL GARDEN	5,744.00 SQ.M.
3. BALANCE AREA FOR WHICH OPEN AREA IS TO BE PROVIDED	49,254.00 SQ.M.
4. OPEN SPACE REQUIRED	7,388.00 SQ.M.
5. OPEN SPACE PROVIDED	7,388.00 SQ.M.
(a) OS1	3,650.00 SQ.M.
(b) OS2	550.00 SQ.M.
(c) OS3	1,500.00 SQ.M.
(d) OS4	1,688.00 SQ.M.

Revised Areas for Infrastructure Tax

Particulars	Use	Gross Area	Nos.	Total Gross Area	Ded. Stills/Basement	Add S. Pools	Grand Total
Block 2 (Wings D, E)	Residential	3,370.40 SQ.M.	1	3,370.40 SQ.M.	649.79 SQ.M.	—	2,720.61 SQ.M.
Block '3'	Residential	10,651.76 SQ.M.	1	10,651.76 SQ.M.	2,086.89 SQ.M.	—	8,564.87 SQ.M.
Block '4'	Commercial	9,638.35 SQ.M.	1	9,638.35 SQ.M.	6,572.20 SQ.M.	—	13,066.15 SQ.M.
Block 4 (Clubhouse/Res. Suites)	Commercial	1,739.38 SQ.M.	1	1,739.38 SQ.M.	—	134.90 SQ.M.	1,874.28 SQ.M.
Clubhouse	Residential	1,764.07 SQ.M.	1	1,764.07 SQ.M.	—	64.00 SQ.M.	1,828.07 SQ.M.
Villa 'A'	Residential	581.67 SQ.M.	3	1,745.01 SQ.M.	275.28 SQ.M.	94.50 SQ.M.	1,564.23 SQ.M.
Villa 'B'	Residential	658.28 SQ.M.	3	1,974.84 SQ.M.	260.49 SQ.M.	58.50 SQ.M.	1,772.85 SQ.M.
Villa 'C'	Residential	766.49 SQ.M.	1	766.49 SQ.M.	86.83 SQ.M.	27.00 SQ.M.	706.66 SQ.M.
Villa 'D'	Residential	1,175.74 SQ.M.	1	1,175.74 SQ.M.	127.80 SQ.M.	41.34 SQ.M.	1,089.28 SQ.M.
Villa 'E'	Residential	929.79 SQ.M.	1	929.79 SQ.M.	205.75 SQ.M.	32.00 SQ.M.	756.04 SQ.M.
Villa 'F'	Residential	726.26 SQ.M.	3	2,178.78 SQ.M.	—	54.00 SQ.M.	2,232.78 SQ.M.
Villa 'G'	Residential	581.43 SQ.M.	1	581.43 SQ.M.	—	21.00 SQ.M.	602.43 SQ.M.
Villa 'H'	Residential	409.54 SQ.M.	1	409.54 SQ.M.	—	18.00 SQ.M.	427.54 SQ.M.
Villa 'I'	Residential	520.37 SQ.M.	1	520.37 SQ.M.	—	27.00 SQ.M.	547.37 SQ.M.
Villa 'J'	Residential	642.30 SQ.M.	1	642.30 SQ.M.	—	25.04 SQ.M.	667.34 SQ.M.
Villa 'K'	Residential	520.81 SQ.M.	1	520.81 SQ.M.	—	32.87 SQ.M.	553.68 SQ.M.
Villa 'L'	Residential	567.20 SQ.M.	2	1,134.40 SQ.M.	—	52.00 SQ.M.	1,186.40 SQ.M.
Villa 'M'	Residential	901.39 SQ.M.	1	901.39 SQ.M.	46.35 SQ.M.	36.00 SQ.M.	891.04 SQ.M.
Total	—	46,145.23 SQ.M.	—	50,644.85 SQ.M.	10,311.38 SQ.M.	718.15 SQ.M.	41,051.62 SQ.M.

Difference in Gross Area:-

Particulars	Approved	Revised	Difference
Block 2 (Wings D, E)	3,374.25 SQ.M.	3,370.40 SQ.M.	-403.85 SQ.M.
Block '3'	10,199.84 SQ.M.	10,651.76 SQ.M.	+451.92 SQ.M.
Total	13,974.09 SQ.M.	14,022.16 SQ.M.	+48.07 SQ.M.

Please Note:- Except for Block 2 (Wings 'D' & 'E') and Block '3' which have been Revised, the earlier approved Structures remain the same. Also Wing 'C' of Block 2 has already been granted Occupancy, so only Infrastructure Tax for Revised Wings, 'D' & 'E' is to be considered; the earlier Infrastructure Tax paid was for an Area admeasuring 3,358.22 SQ.M. (Wing 'C' - 1,617.54 SQ.M. and Wings 'D' & 'E' was 1,740.68 SQ.M.)

Area Difference for Infrastructure Tax:-

Particulars	Approved	Revised	Difference
Block 2 (Wings D, E)	1,740.88 SQ.M.	2,720.61 SQ.M.	+979.93 SQ.M.
Block '3'	8,454.04 SQ.M.	8,564.87 SQ.M.	+110.83 SQ.M.
Total	10,194.92 SQ.M.	11,285.48 SQ.M.	+1,090.76 SQ.M.

Revised Total Area for Additional Infrastructure Tax = 1,090.76 SQ.M.

Revised Parking Details

Particulars	No. of Cars Required	Provided
Block 2 (Wings D, E)	12	12
Block '3'	48	48
Block 4 (Clubhouse/Res. Suites)	86	111
Villa 'A' (3 Nos.)	3	6
Villa 'B' (3 Nos.)	3	6
Villa 'C'	1	3
Villa 'D'	1	2
Villa 'E'	1	2
Villa 'F' (3 Nos.)	3	9
Villa 'G'	1	1
Villa 'H'	1	1
Villa 'I'	1	1
Villa 'J'	1	2
Villa 'K'	1	2
Villa 'L' (2 Nos.)	2	2
Villa 'M'	1	2
Total	178	210

Notes:-

1. Original Order Ref. No. NGPDA/346/504/06 dated 31/5/2006 issued by North Goa Planning and Development Authority
2. Sanad No. 16/CNV/TIS/NRS/39/2006 dated 29/8/2006 issued by Dy. Collector and SDO, Panaji, further extended Sanad No. CNV/TIS/29/93 dated 30/3/2007.
3. Original Construction Licence No. VP/TLG/2007-08/3379 dated 11/6/2007 issued by Village Panchayat of Taleigao.
4. NOC under Section 17-A of Town & Country Planning Act, 1974, Ref. No. 17-A/TIS/23/TCP-07-08/1520 dated 11/4/2008 issued by Town & Country Planning Dept.
5. N.O.C. No. 21-245/2008-IA.III dated 11/12/2008 issued by Ministry of Environment & Forests, Government of India.
6. Consent to Establish (NOC) Order No. 5/4330/09-PCB/3855 dated 1/9/2009 issued by Goa State Pollution Control Board.
7. Revised Order Ref. No. NGPDA/346-VOL-1/1395/2016 dated 16/9/2016 issued by North Goa Planning and Development Authority
8. Revised Construction Licence No. VP/TLG/CONST-LIC/48/16-17/3513 dated 2/1/2017 issued by Village Panchayat of Taleigao.
9. Revised Order Ref. No. GPPDA/732/TLG/78/2022 dated 26/4/2022 issued by Greater Panaji Planning and Development Authority
10. Revised Construction Licence No. VP/TLG/CONST-LIC.12/2022-2023/494 dated 21/5/2022 issued by Village Panchayat of Taleigao.
11. Completion Order for Revised Wing 'C' of Block 2 vide Ref. No. NGPDA/308/TLG/106/2025 dated 7/4/2025 issued by North Goa Planning and Development Authority.
12. Occupancy Certificate for Revised Wing 'C' of Block 2 vide Ref. No. VP/TLG/OCCP.CERT./02/2025-26/358 dated 23/4/2025 issued by Village Panchayat of Taleigao.

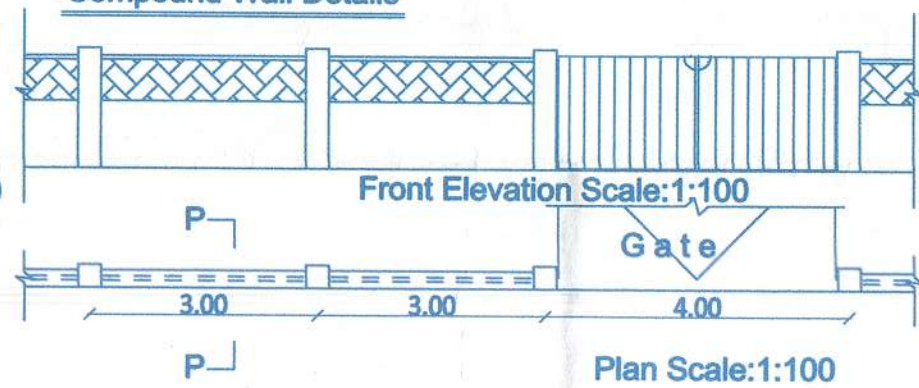
Area Calculations of Block 2 (Wings 'D' & 'E')

Particulars	Gross Area	Deduct Ver. Balconies	Deduct Lift/Staircase	Deduct Basement	Deduct Extra Area (7.50 %)	Net Area
Basement Floor	714.06 m ²	—	46.04 m ²	649.79 m ²	—	18.23 m ²
Ground Floor	578.75 m ²	—	46.04 m ²	—	532.71 m ²	—
First Floor	692.53 m ²	122.78 m ²	46.04 m ²	—	—	523.71 m ²
Second Floor	692.53 m ²	122.78 m ²	46.04 m ²	—	—	523.71 m ²
Third Floor	692.53 m ²	122.78 m ²	46.04 m ²	—	—	523.71 m ²
Total	3,370.40 m ²	368.34 m ²	230.20 m ²	649.79 m ²	532.71 m ²	1,589.36 m ²

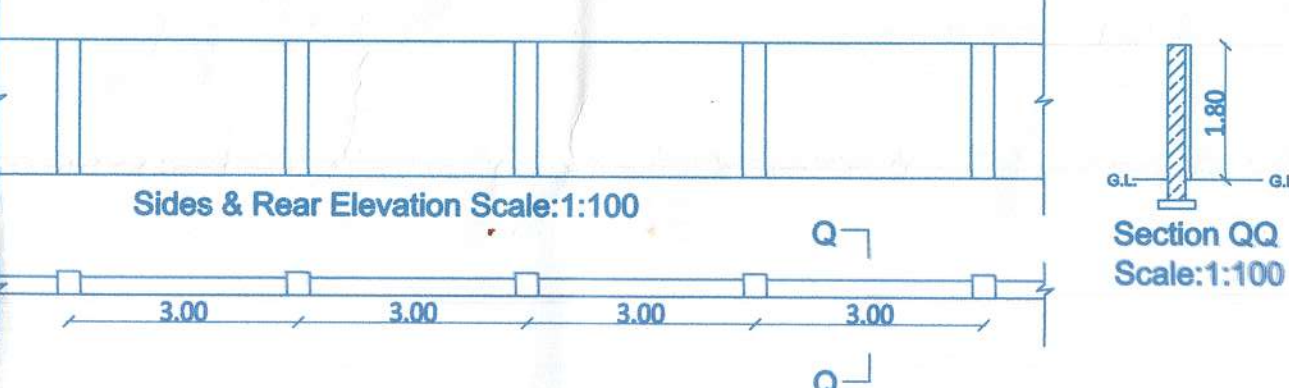
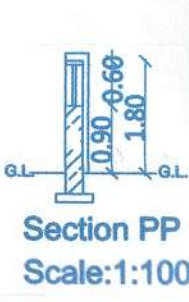
Revised Area Calculations of Block 3

Particulars	Gross Area	Deduct Ver. Balconies	Deduct Lift & Staircase	Deduct Bas. for Parking	Deduct Telecom Room	Net Area
Basement Floor	2,410.70 m ²	—	185.78 m ²	2,086.89 m ²	87.18 m ²	51.05 m ²
Ground Floor	1,802.70 m ²	59.86 m ²	185.78 m ²	—	—	1,557.06 m ²
First Floor	2,146.12 m ²	403.28 m ²	185.78 m ²	—	—	1,557.06 m ²
Second Floor	2,146.12 m ²	403.28 m ²	185.78 m ²	—	—	1,557.06 m ²
Third Floor	2,146.12 m ²	403.28 m ²	185.78 m ²	—	—	1,557.06 m ²
Total	10,651.76 m ²	1,269.70 m ²	928.90 m ²	2,086.89 m ²	87.18 m ²	6,279.29 m ²

Compound Wall Details



Note:- Total length of Compound Wall = 1,088.00 R-m.



Revised Plans of Residential cum Commercial Scheme & Compound Wall proposed by Mr. Sadiq Shaikh in the Survey Nos. 225/1 & 4, 227 and 234/2 at Odxel, Taleigao, Ilhas, Goa.

NEVILLE MONTEIRO,
Architect,
Near G.P.O.,
St. Thomas Street,
Panaji-Goa

Authorized Signature:
Architect's Signature:
NEVILLE MONTEIRO
Architect
G.P.O. 15/18908
AR/0065/2010