



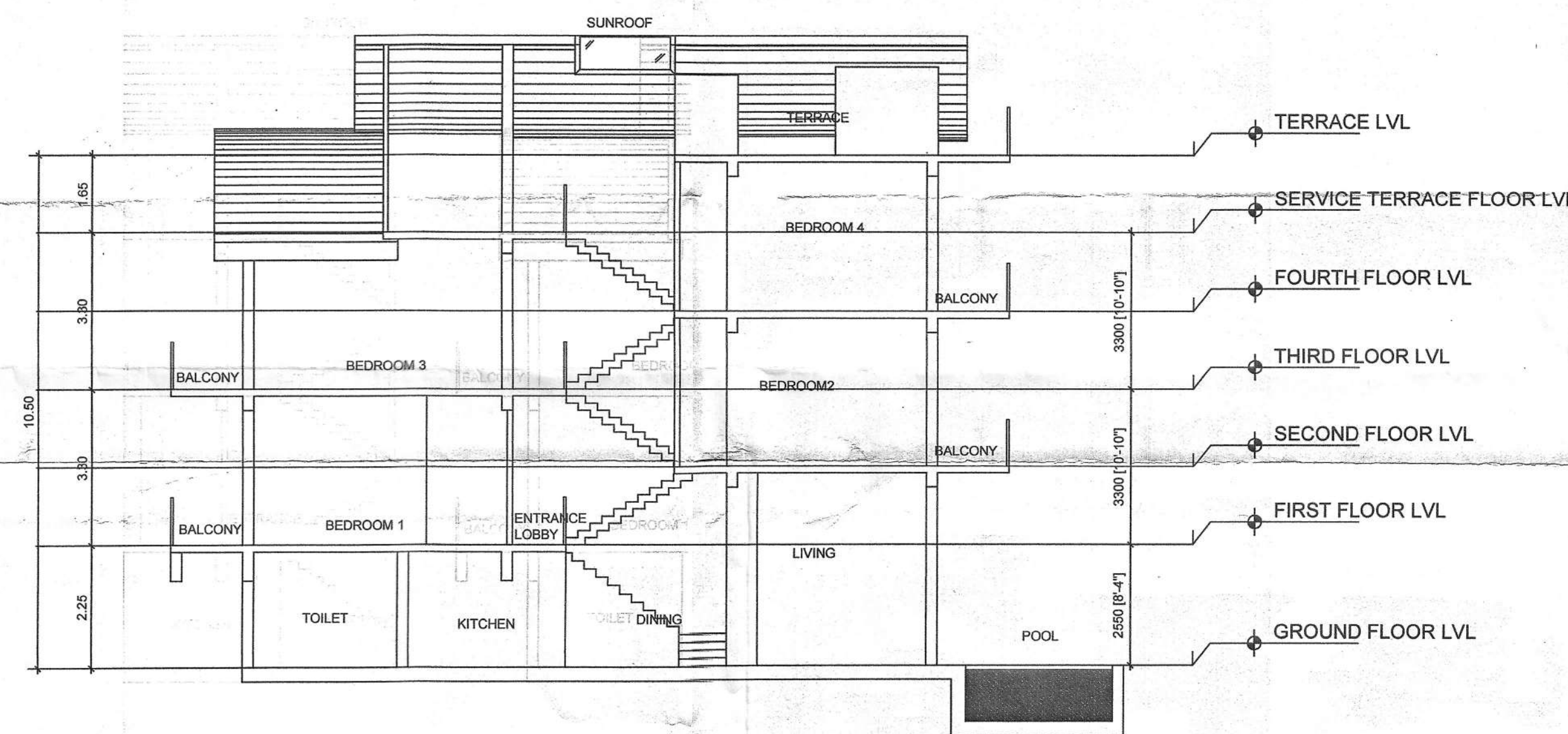
ELEVATION
TYPE 2
SCALE 1:100

Approved With Condition Vids

T.C.O No: *TPB/10005/2017/15/1153*

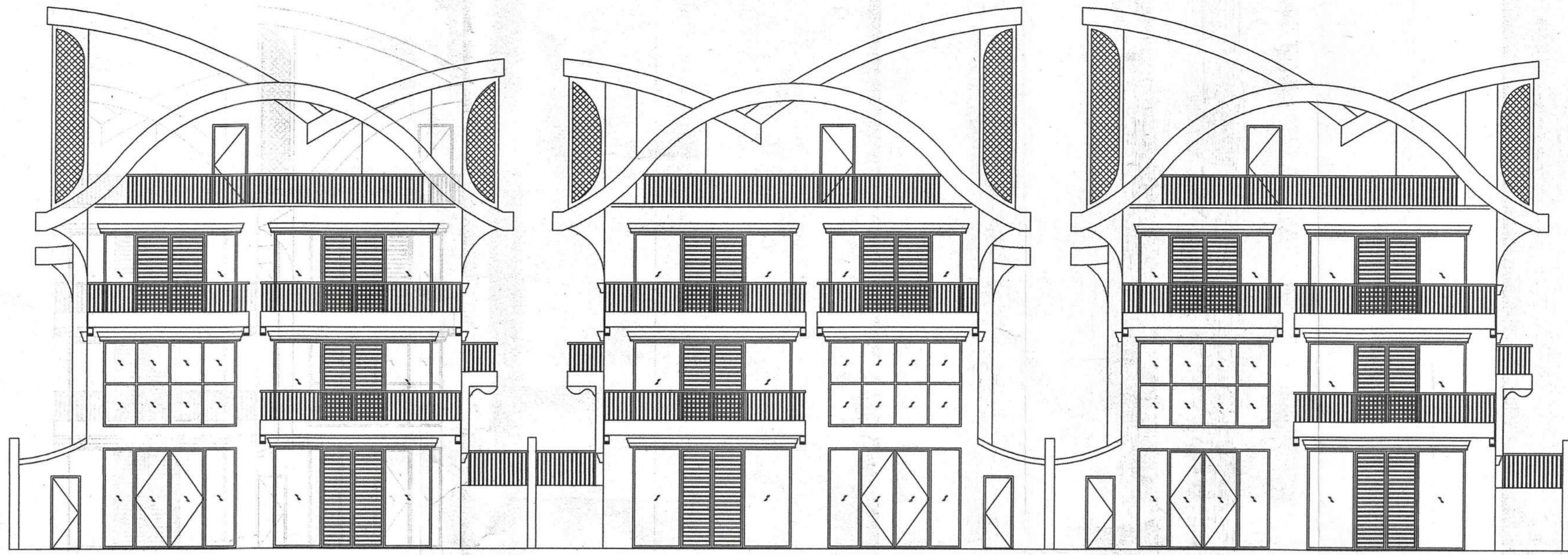
dt 3/4/2018

Riddhanta
3/2/2018
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

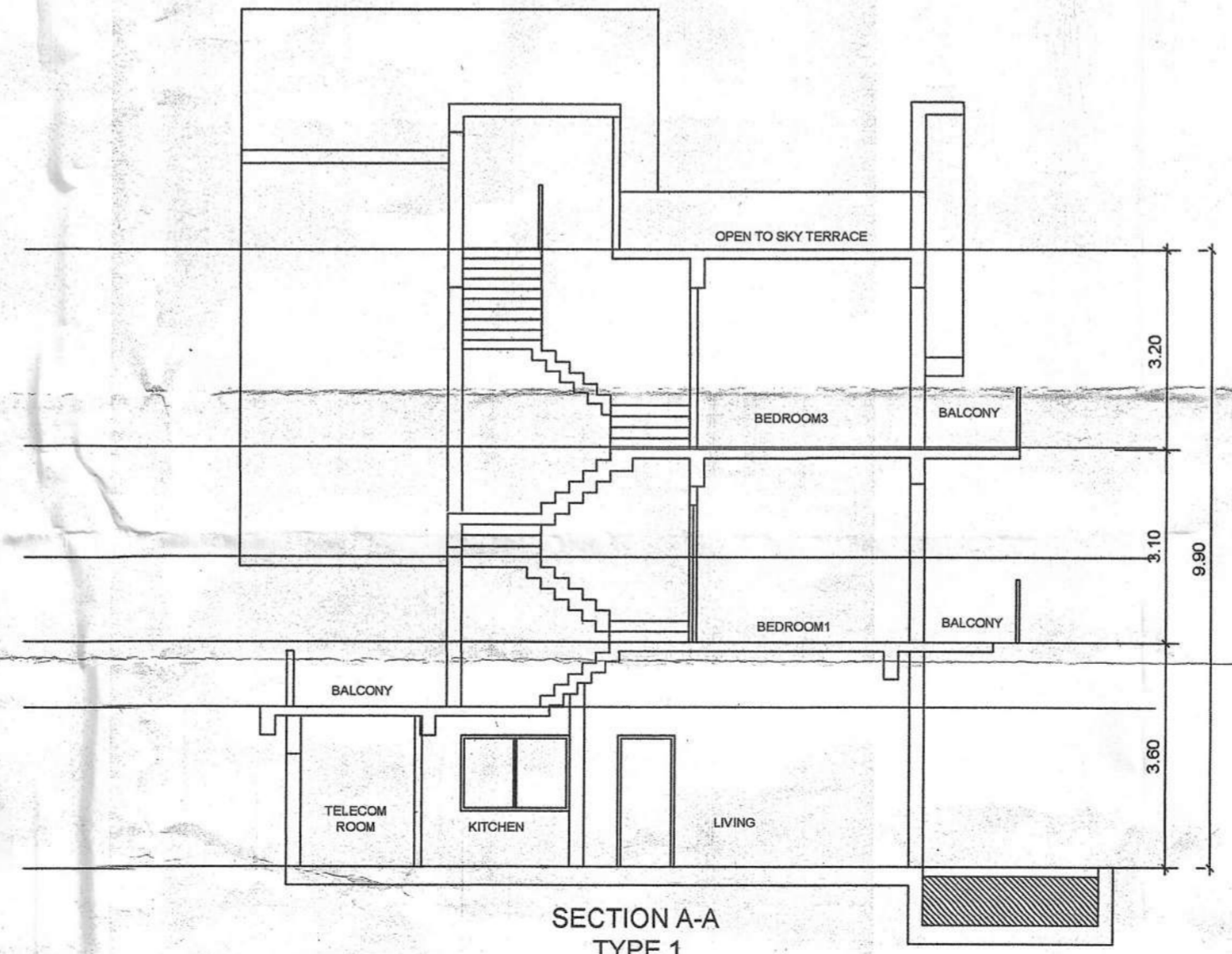


SECTION A-A
TYPE 2
SCALE 1:100

PROJECT TITLE: PROPOSED AMALGAMATION OF PLOTS, PROPOSED CONSTRUCTION OF RESIDENTIAL VILLAS 1 TO 13 & SWIMMING POOL ON AMALGAMATED PLOTS BEARING SY. NO. / SUB. DIV.NO. 198/4-A & 198/4-B SITUATED AT- ANJUNA VILLAGE OF BARDEZ TALUKA, GOA. FOR- M/S. DIWA X KRA HOMES, REPRESENTED BY ITS PARTNERS- MR. ANUJ HASIJA & OTHERS	
SUBMISSION DRAWING	
OWNER SIGN	CONSULTANT SIGN
<i>Amulhas</i>	<i>FRAN FAMES</i> BE (CIVIL) T.C.P. Reg. No. <i>1234</i>



ELEVATION
TYPE 1
SCALE 1:100



SECTION A-A
TYPE 1
SCALE 1:100

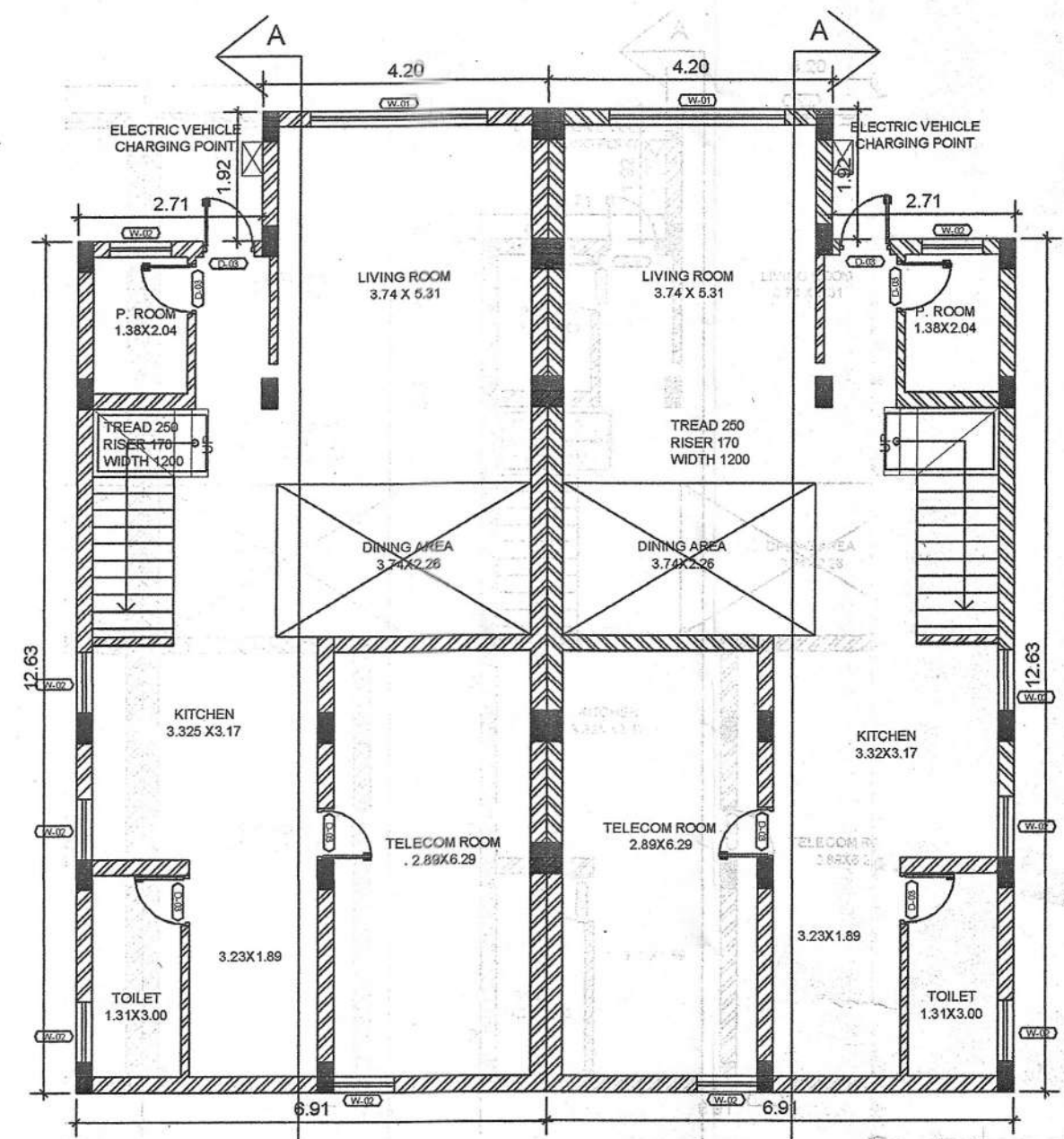
Approved With Condition Vide
T.C.O No: TPB/10005/ANJ/TP/25/157
at 3/2/2025

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

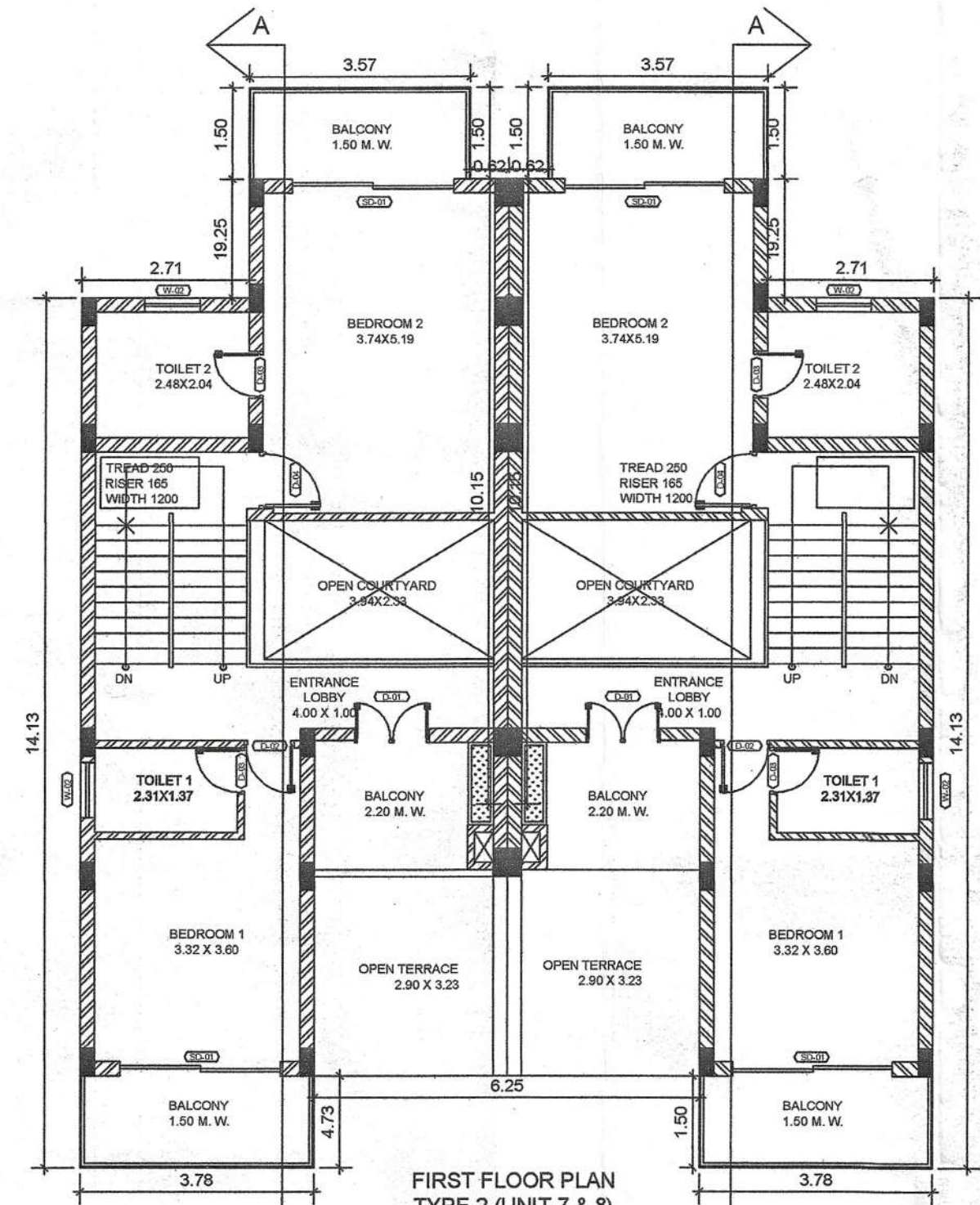
PROJECT TITLE:
PROPOSED AMALGAMATION OF PLOTS,
PROPOSED CONSTRUCTION OF RESIDENTIAL
VILLAS 1 TO 13 & SWIMMING POOL ON
AMALGAMATED PLOTS BEARING SY. NO. / SUB.
DIV.NO. 198/4-A & 198/4-B SITUATED AT-
ANJUNA VILLAGE OF BARDEZ TALUKA, GOA.
FOR- M/S. DIWA X KRA HOMES,
REPRESENTED BY ITS PARTNERS-
MR. ANUJ HASIJA & OTHERS

SUBMISSION DRAWING
OWNER SIGN
Anuj Hasija

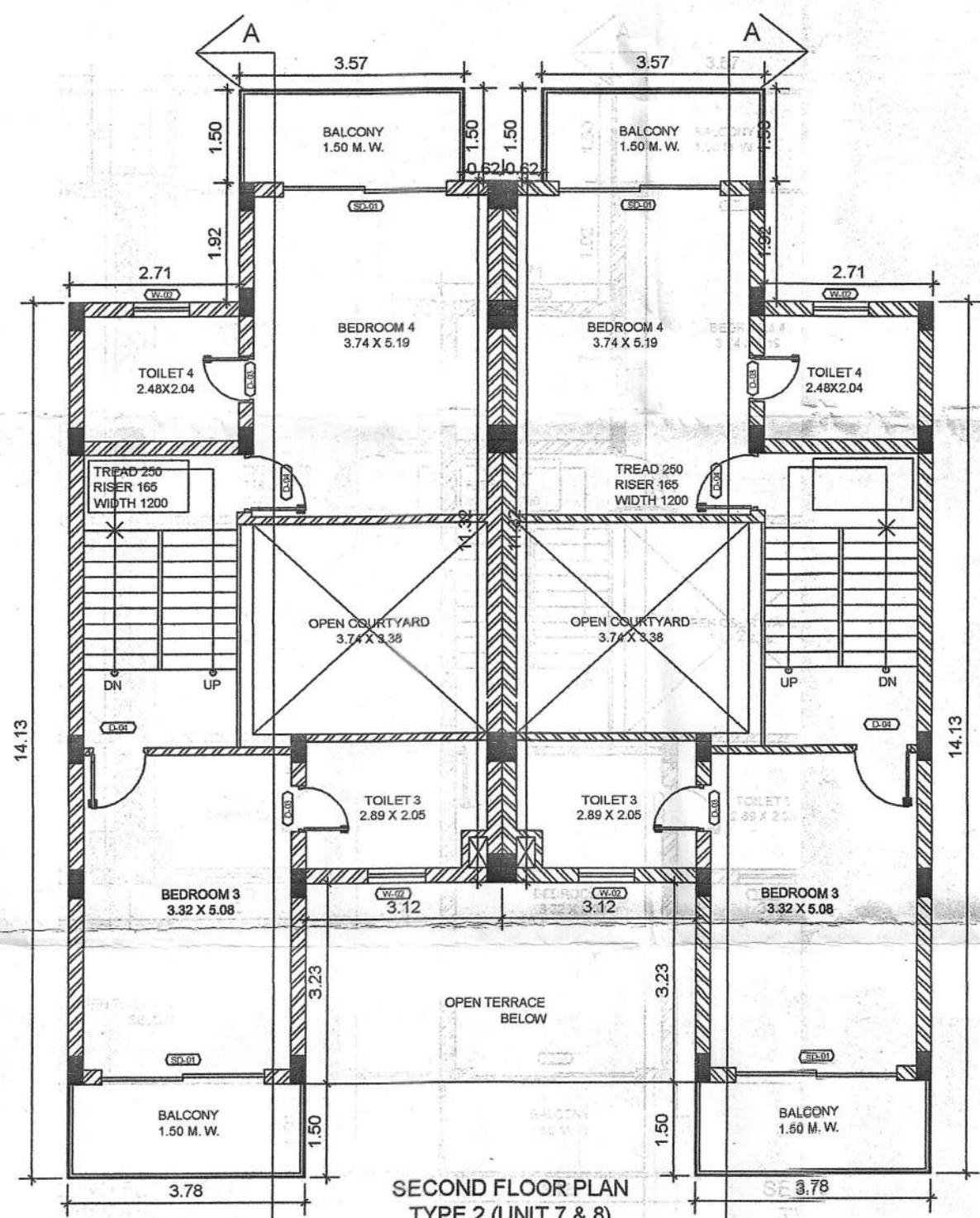
CONSULTANT SIGN
PRATHAMESH BHAT
(REG. CIVIL)
C.P. No. 15, ER/00/19/7/22



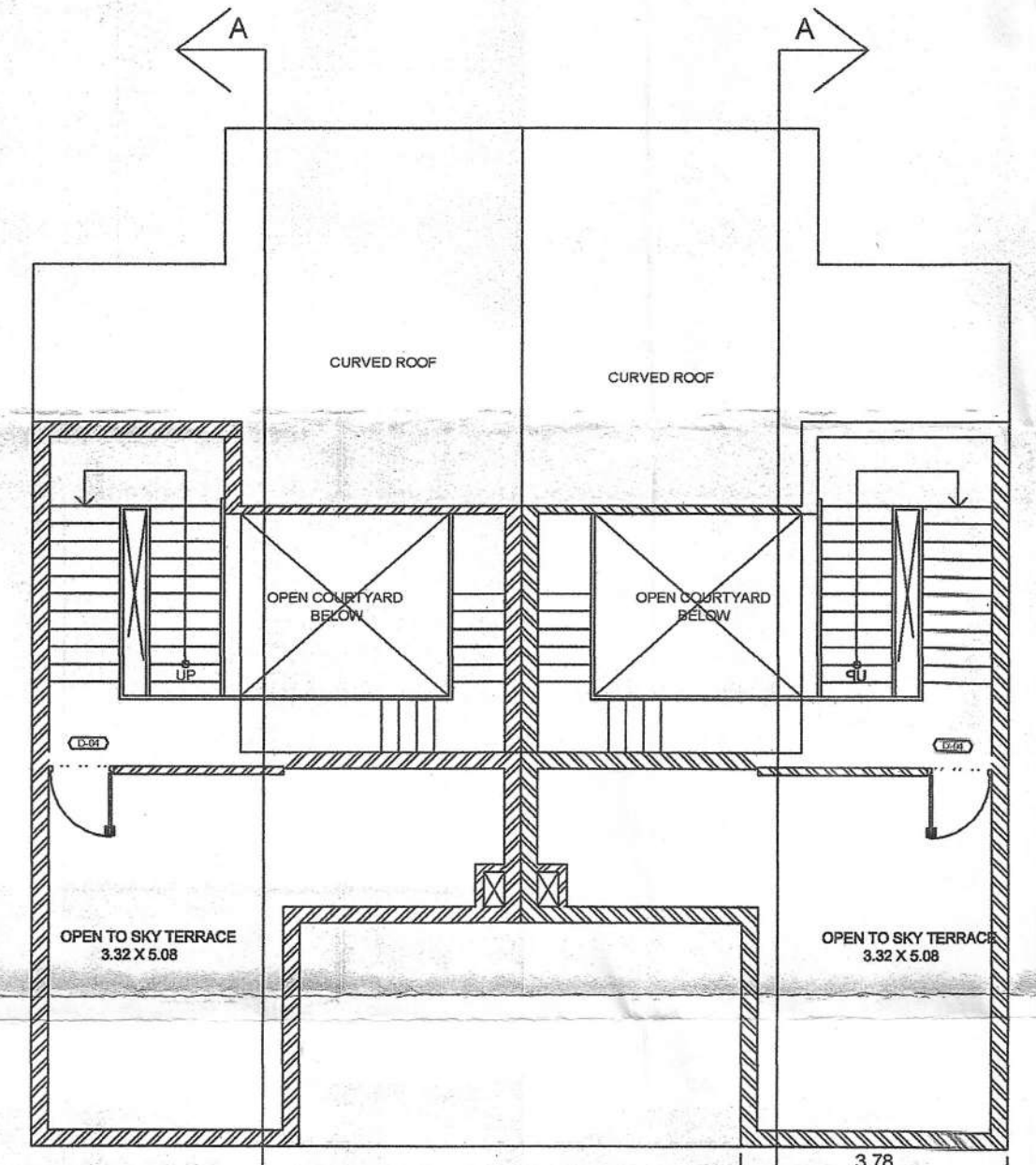
GROUND FLOOR PLAN
TYPE 2 (UNIT 7 & 8)
SCALE 1:100



FIRST FLOOR PLAN
TYPE 2 (UNIT 7 & 8)
SCALE 1:100



SECOND FLOOR PLAN
TYPE 2 (UNIT 7 & 8)
SCALE 1:100



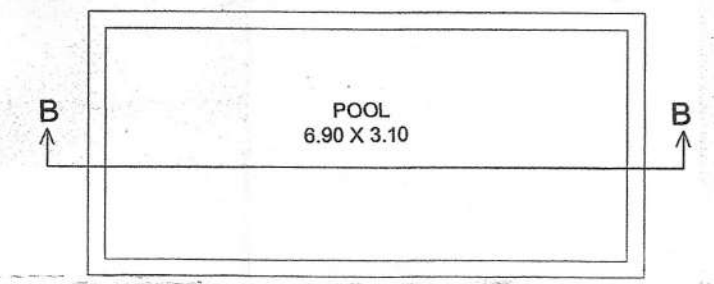
ROOF FLOOR PLAN
TYPE 2 (UNIT 7 & 8)
SCALE 1:100

Approved With Condition Vide
T.C.O No: SPB/10005/MP/FUP/25/1159

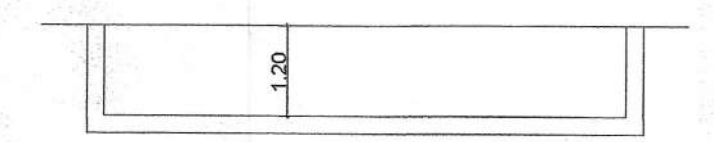
Alston
3/2/2025
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

4/3/2024

OPENING SCHEDULE (All dimensions are in mm) (IN UNIT TYPE 2)						
TAG	CIVIL OPENING	CLEAR OPENING	SILL LEVEL	LINTEL LEVEL	HEIGHT	TYPE
D-01	1200	1100	-	2100	2100	DOUBLE SWING
D-02	800	700	-	2100	2100	SINGLE SWING
D-03	750	650	-	2100	2100	SINGLE SWING
D-04	925	815	-	2100	2100	SINGLE SWING
SD-01	2800	2800	-	2400	2400	SLIDING
W-01	2800	2800	150	3500	3500	FIXED
W-02	900	900	900	2100	1200	CASEMENT



SWIMMING POOL PLAN
SCALE 1:100



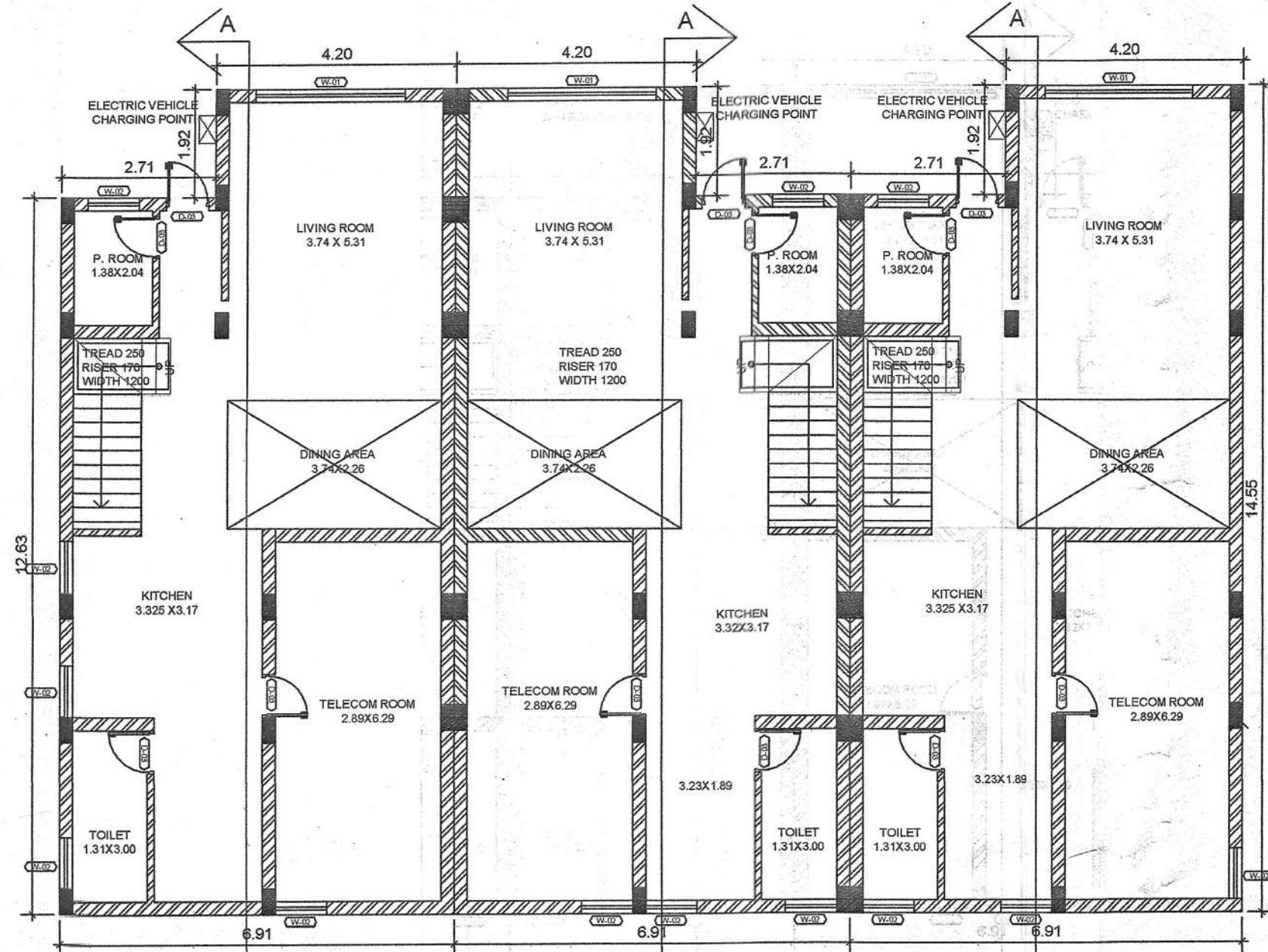
SECTION B-B
SCALE 1:100

PROJECT TITLE:
PROPOSED AMALGAMATION OF PLOTS,
PROPOSED CONSTRUCTION OF RESIDENTIAL
VILLAS 1 TO 13 & SWIMMING POOL ON
AMALGAMATED PLOTS BEARING SY. NO. / SUB.
DIV. NO. 198/4-A & 198/4-B SITUATED AT
ANJUNA VILLAGE OF BARDEZ TALUKA, GOA.
FOR- M/S. DIWA X KRA HOMES,
REPRESENTED BY ITS PARTNERS-
MR. ANUJ HASIJA & OTHERS

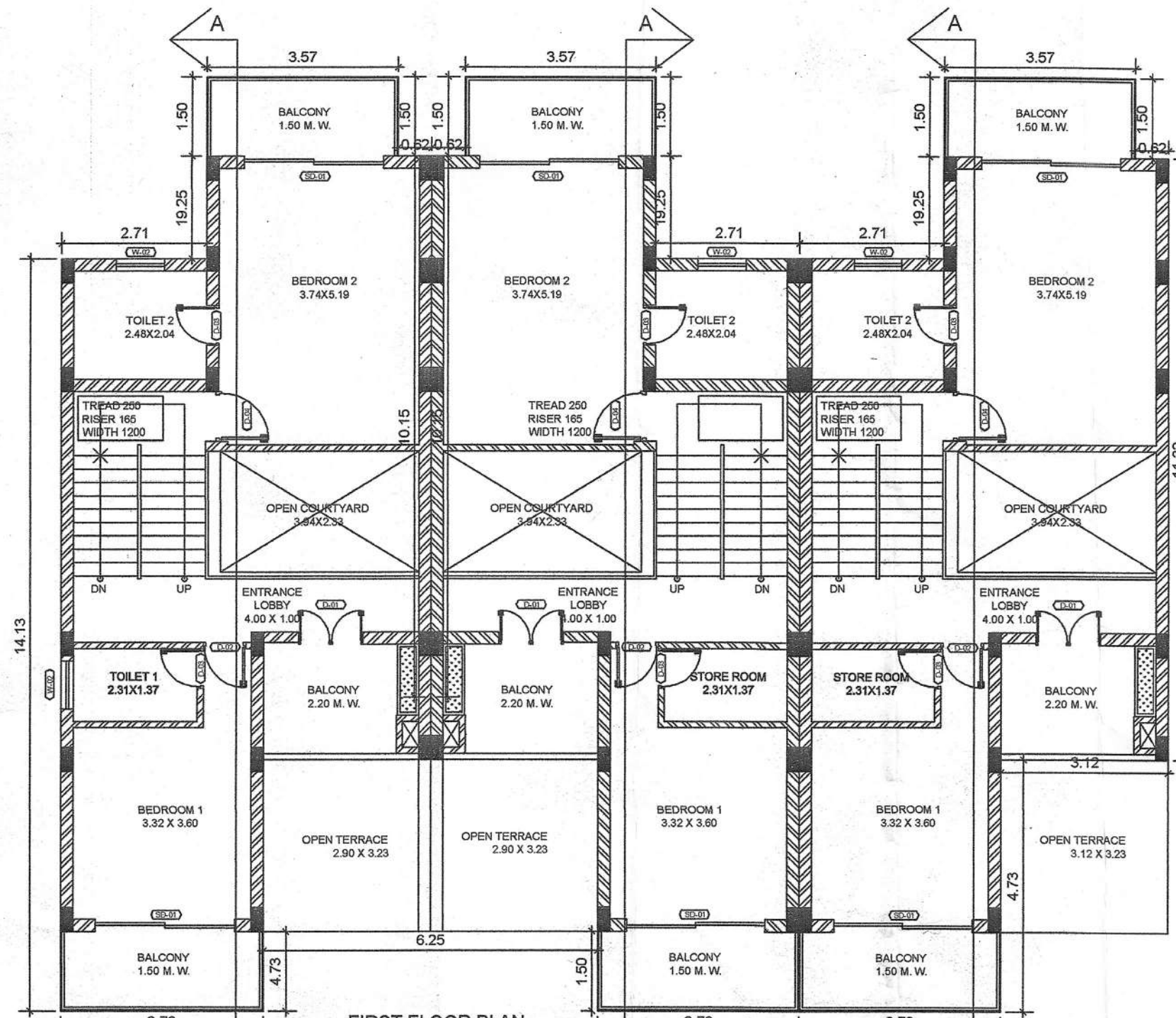
SUBMISSION DRAWING

OWNER SIGN	CONSULTANT SIGN
<i>Prathamesh Bhat</i>	<i>Prathamesh Bhat</i>

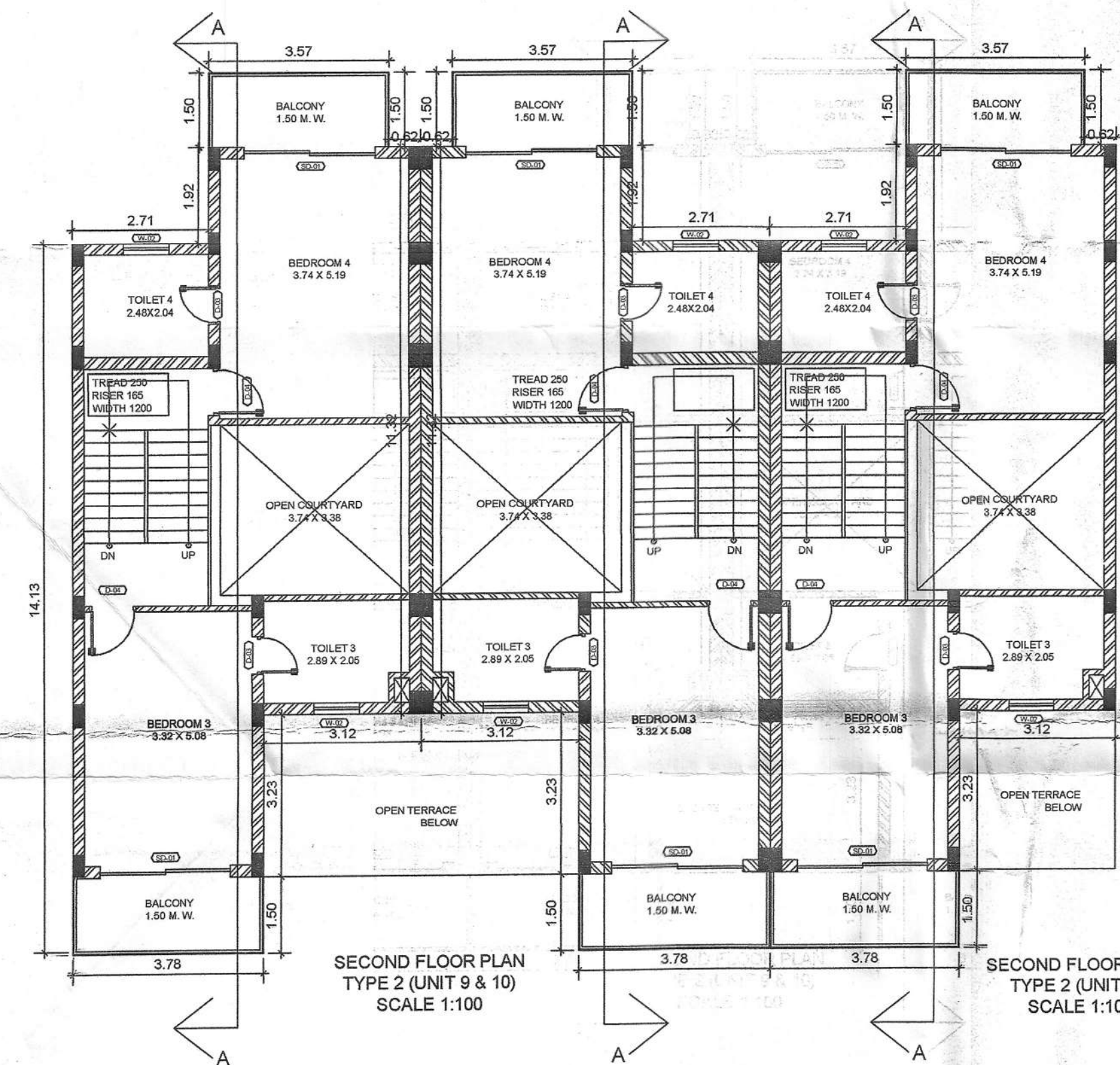
PRATHAMESH BHAT
(CIVIL)
Reg. No. ER/0020/2022



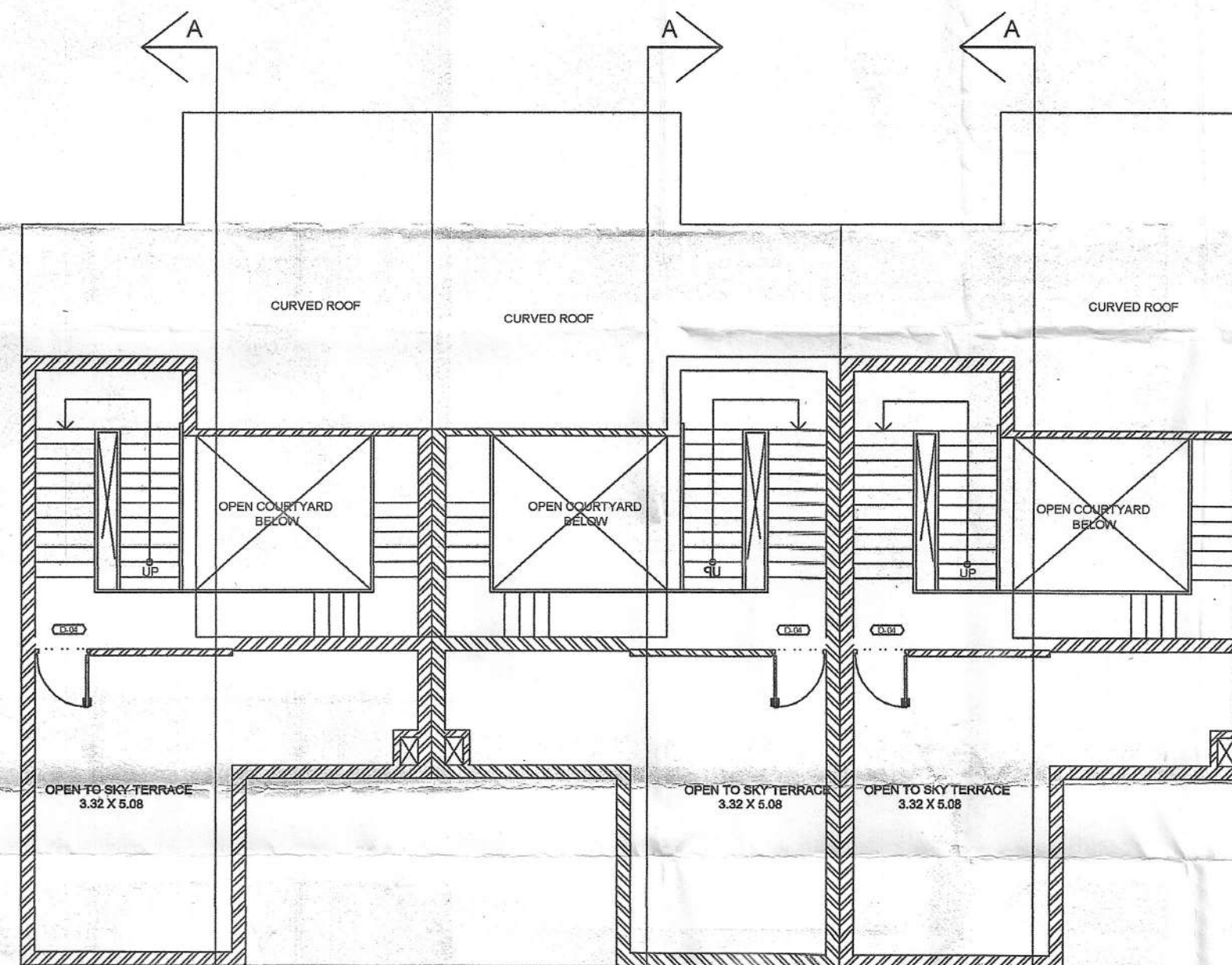
GROUND FLOOR PLAN
TYPE 2 (UNIT 9 & 10)
SCALE 1:100



FIRST FLOOR PLAN
TYPE 2 (UNIT 9 & 10)
SCALE 1:100



SECOND FLOOR PLAN
TYPE 2 (UNIT 9 & 10)
SCALE 1:100

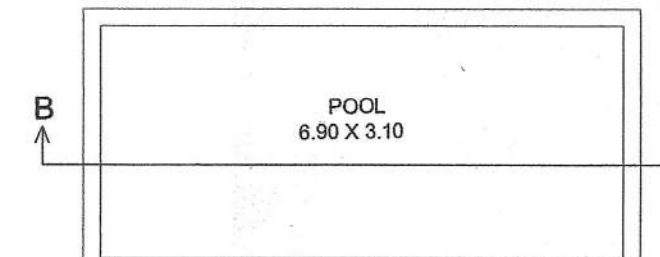


ROOF FLOOR PLAN
TYPE 2 (UNIT 9 & 10)
SCALE 1:100

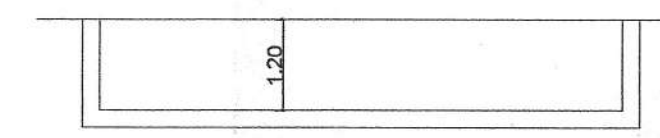
ROOF FLOOR PLAN
TYPE 2 (UNIT 11)
SCALE 1:100

Approved With Condition Vide
T.C.O No: TPB/10005/ANOT/25/11/19
25/3/2019

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



SWIMMING POOL PLAN
SCALE 1:100

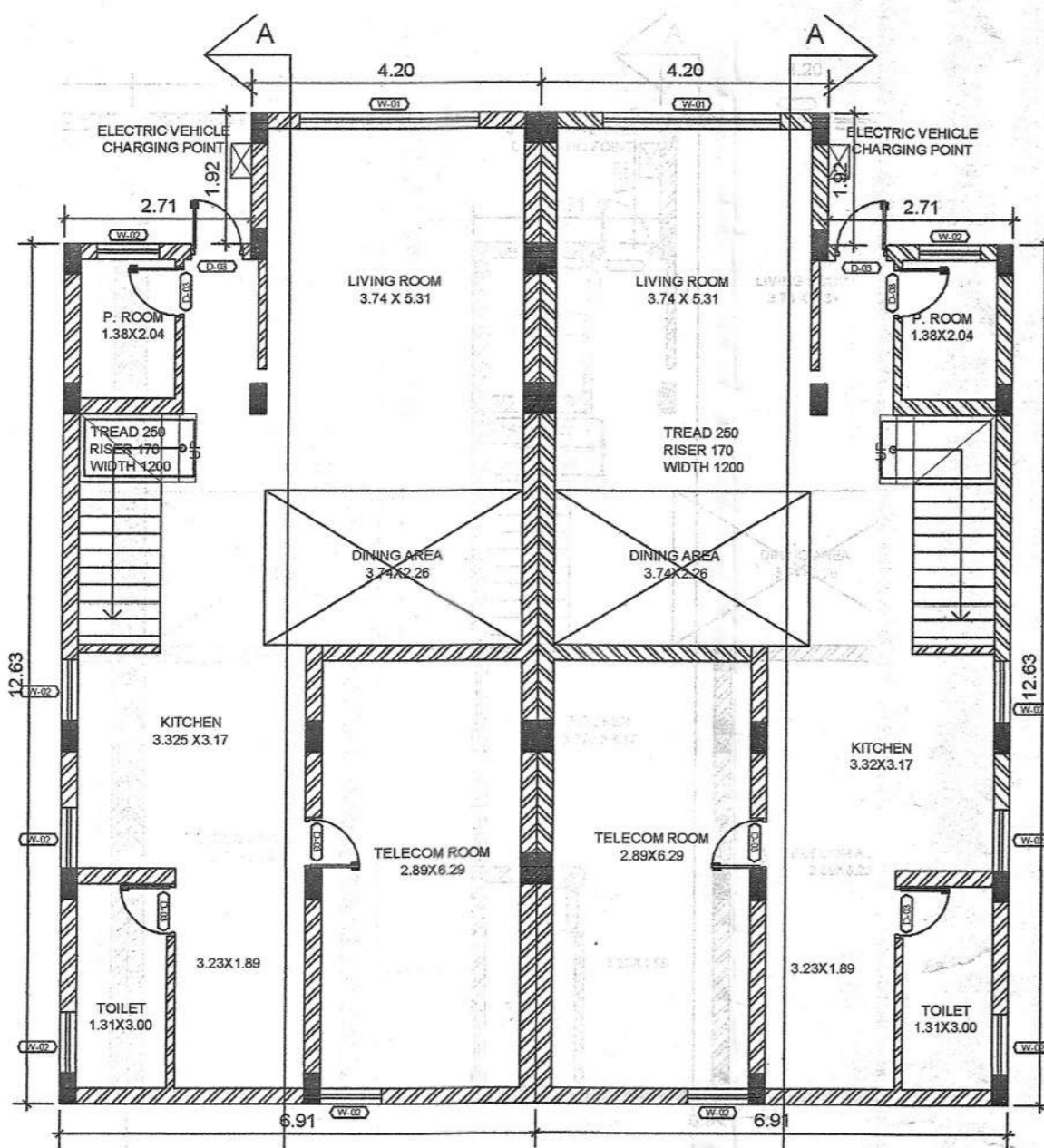


SECTION B-B
SCALE 1:100

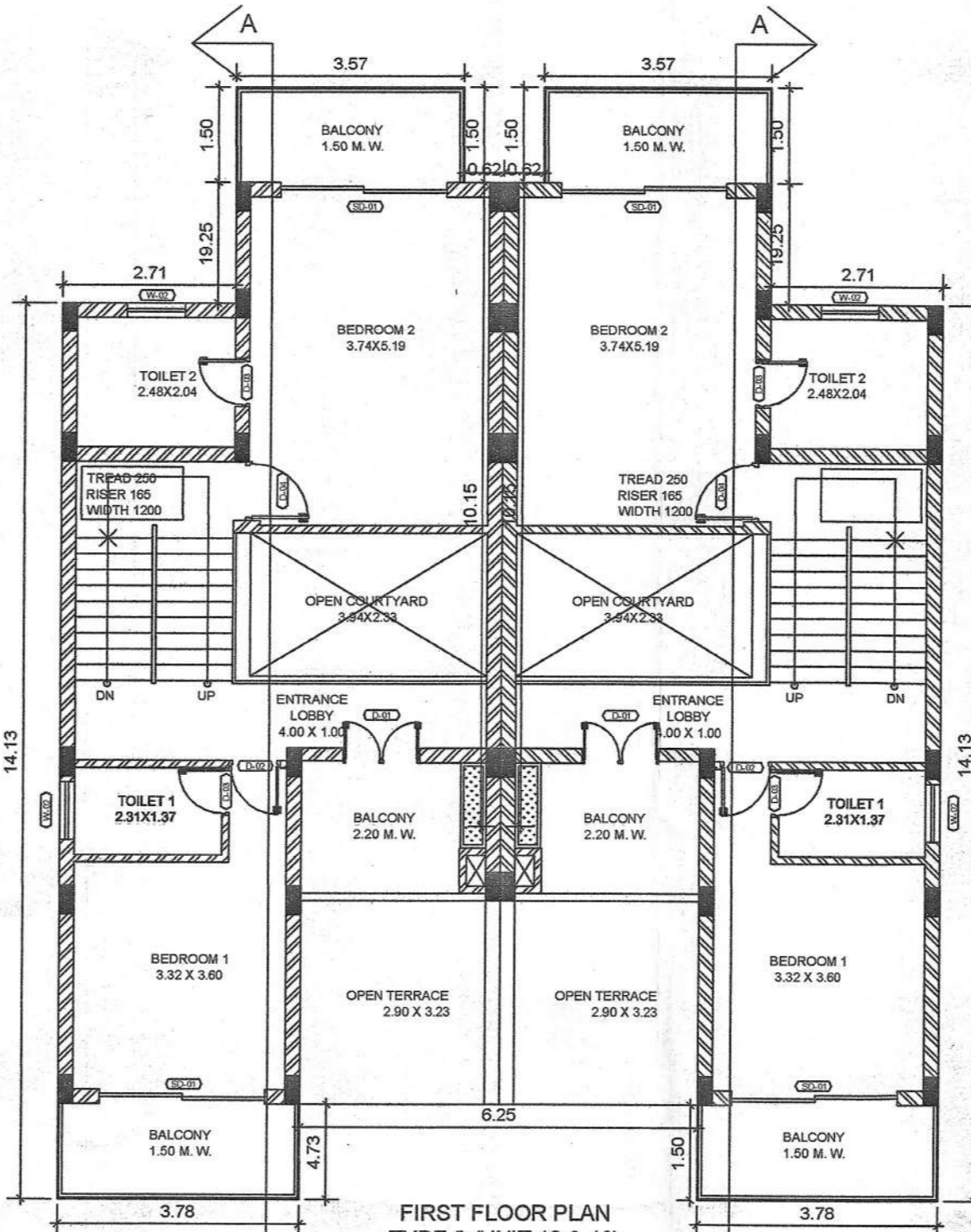
OPENING SCHEDULE (All dimensions are in mm) (IN UNIT TYPE 2)						
TAG	CIVIL OPENING	CLEAR OPENING	SILL LEVEL	LINTEL LEVEL	HEIGHT	TYPE
D-01	1200	1100	-	2100	2100	DOUBLE SWING
D-02	800	700	-	2100	2100	SINGLE SWING
D-03	750	650	-	2100	2100	SINGLE SWING
D-04	825	815	-	2100	2100	SINGLE SWING
SD-01	2800	2800	-	2400	2400	SLIDING
W-01	2800	2800	150	3500	3500	FIXED
W-02	900	900	900	2100	1200	CASEMENT

PROJECT TITLE:
PROPOSED AMALGAMATION OF PLOTS,
PROPOSED CONSTRUCTION OF RESIDENTIAL
VILLAS 1 TO 13 & SWIMMING POOL ON
AMALGAMATED PLOTS BEARING SY. NO. / SUB.
DIV. NO. 198/4-A & 198/4-B SITUATED AT-
ANJUNA VILLAGE OF BARDEZ TALUKA, GOA.
FOR- M/S. DIWA X KRA HOMES,
REPRESENTED BY ITS PARTNERS-
MR. ANUJ HASIJA & OTHERS

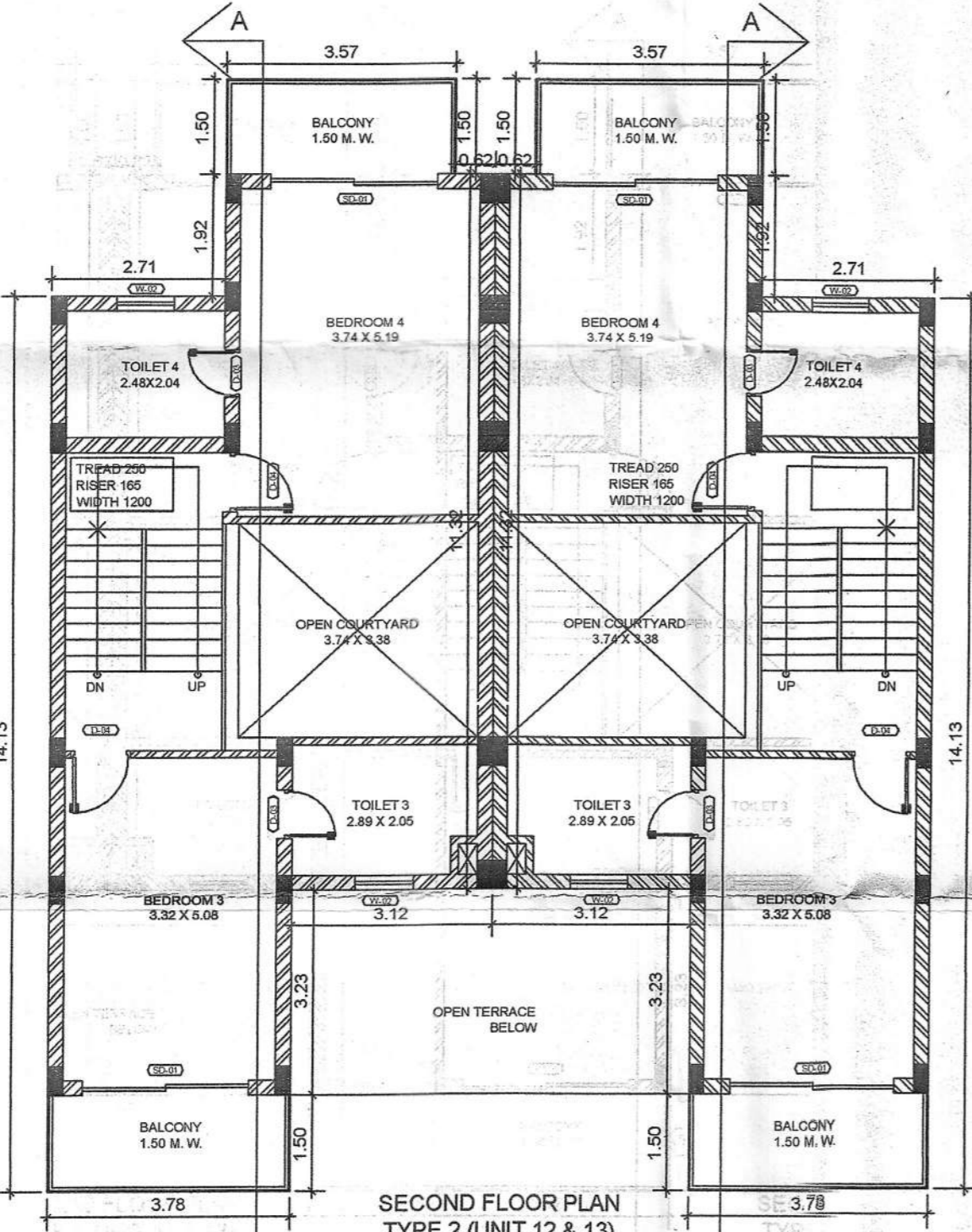
SUBMISSION DRAWING	
OWNER SIGN	CONSULTANT SIGN
<i>Anuja Hasija</i>	<i>Prathamesh Bhat</i>
	PRATHAMESH BHAT (BE/1111) T.C.P. Reg. No. 268/RR/0020/2012



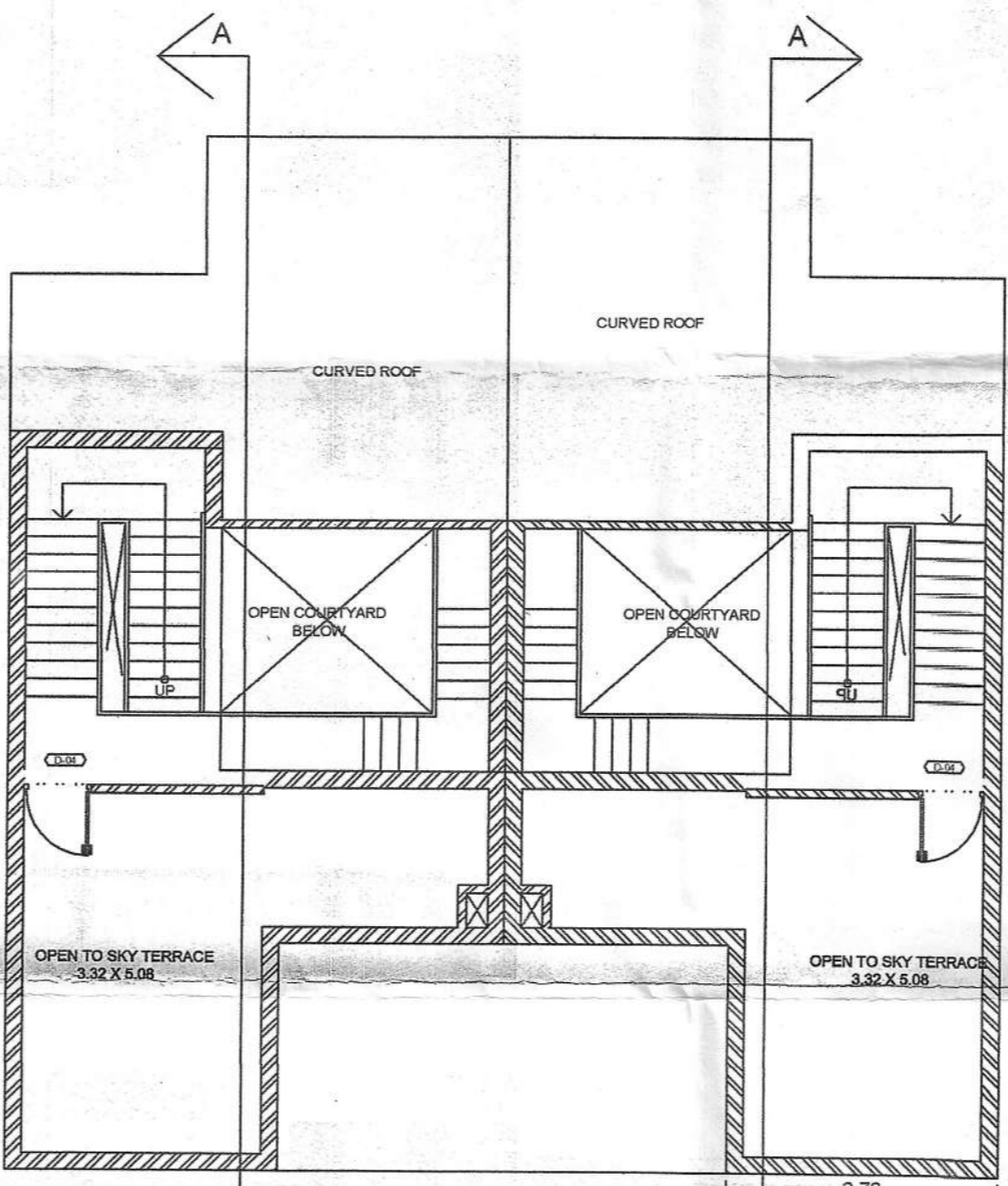
GROUND FLOOR PLAN
TYPE 2 (UNIT 12 & 13)
SCALE 1:100



FIRST FLOOR PLAN
TYPE 2 (UNIT 12 & 13)
SCALE 1:100



SECOND FLOOR PLAN
TYPE 2 (UNIT 12 & 13)
SCALE 1:100



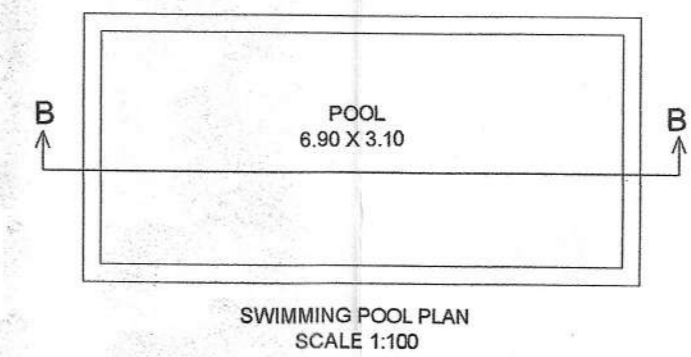
ROOF FLOOR PLAN
TYPE 2 (UNIT 12 & 13)
SCALE 1:100

Approved With Condition Vide
T.C.O No: _____

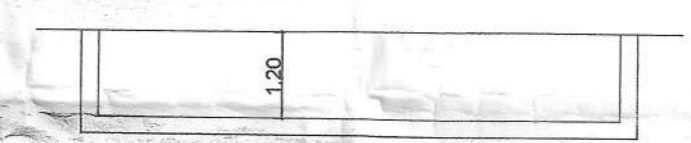
31/12/2022
Dy. Town Planner
Town & Country Planning Dept.
Govt. of. Goa, Mapusa

OPENING SCHEDULE (All dimensions are in mm) (IN UNIT TYPE 2)

TAG	CIVIL OPENING	CLEAR OPENING	SILL LEVEL	LINTEL LEVEL	HEIGHT	TYPE
D-01	1200	1100	-	2100	2100	DOUBLE SWING
D-02	800	700	-	2100	2100	SINGLE SWING
D-03	750	650	-	2100	2100	SINGLE SWING
D-04	825	615	-	2100	2100	SINGLE SWING
SD-01	2800	2800	-	2400	2400	SLIDING
W-01	2800	2600	150	3500	3500	FIXED
W-02	900	900	900	2100	1200	CASEMENT



SWIMMING POOL PLAN
SCALE 1:100



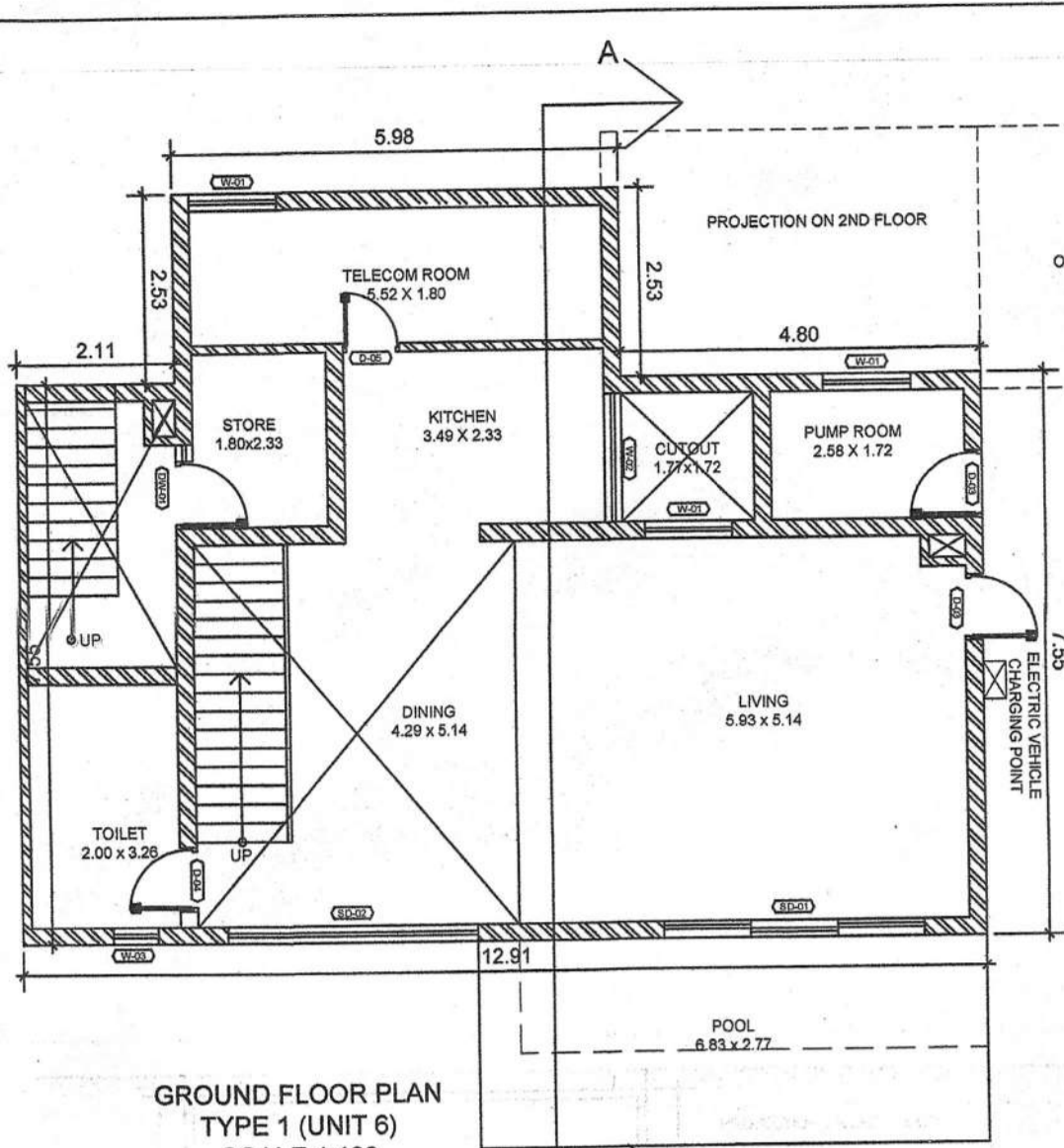
SECTION B-B
SCALE 1:100

PROJECT TITLE:
PROPOSED AMALGAMATION OF PLOTS,
PROPOSED CONSTRUCTION OF RESIDENTIAL
VILLAS 1 TO 13 & SWIMMING POOL ON
AMALGAMATED PLOTS BEARING SY. NO. / SUB.
DIV. NO. 198/4-A & 198/4-B SITUATED AT
ANJUNA VILLAGE OF BARDEZ TALUKA, GOA.
FOR- M/S. DIWA X KRA HOMES,
REPRESENTED BY ITS PARTNERS-
MR. ANUJ HASIJA & OTHERS

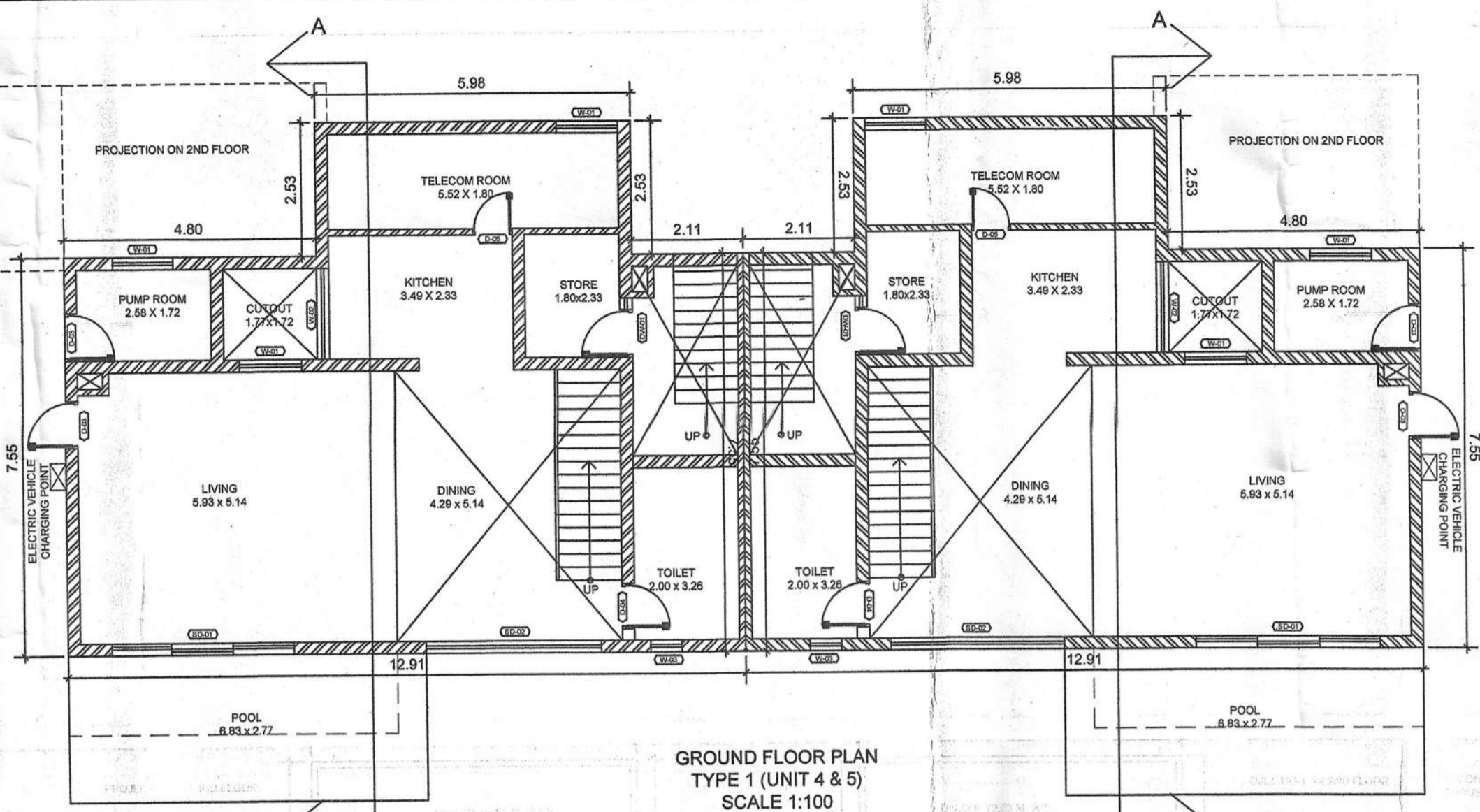
SUBMISSION DRAWING

OWNER SIGN	CONSULTANT SIGN
<i>Signature</i>	<i>Signature</i>

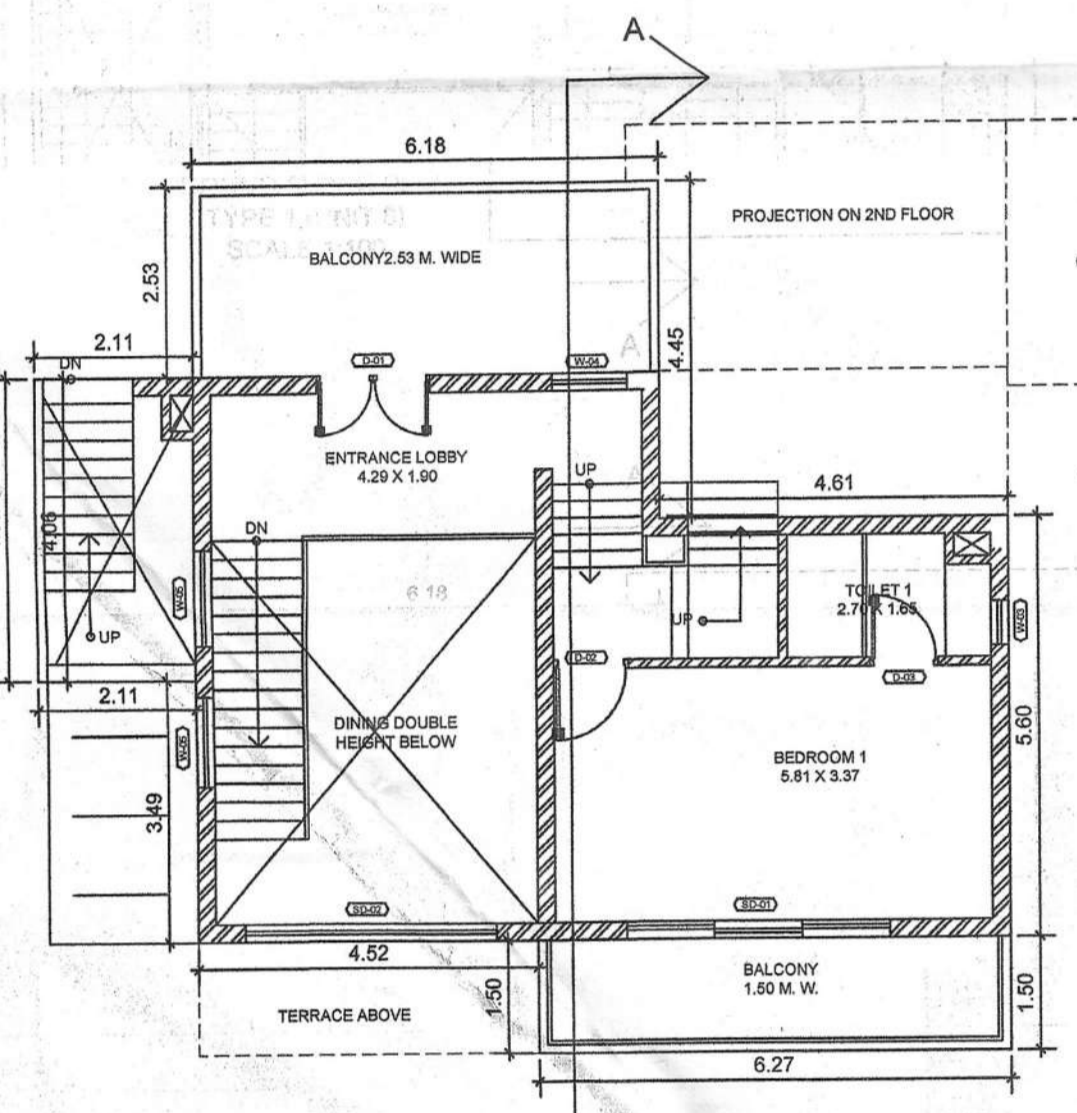
PRA...
BE...
T.C.P. Reg. No. ER/0020/2022



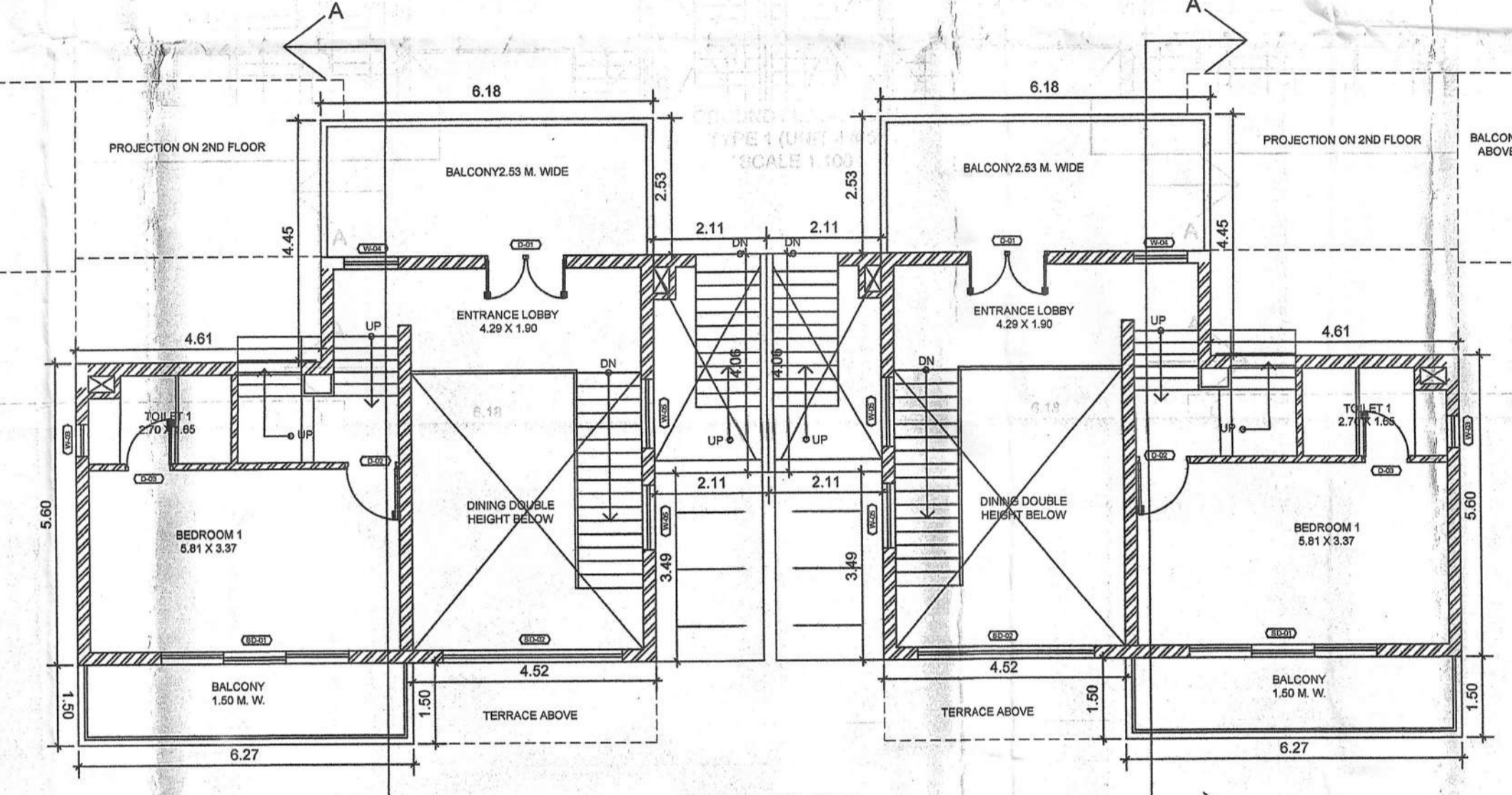
GROUND FLOOR PLAN
TYPE 1 (UNIT 6)
SCALE 1:100



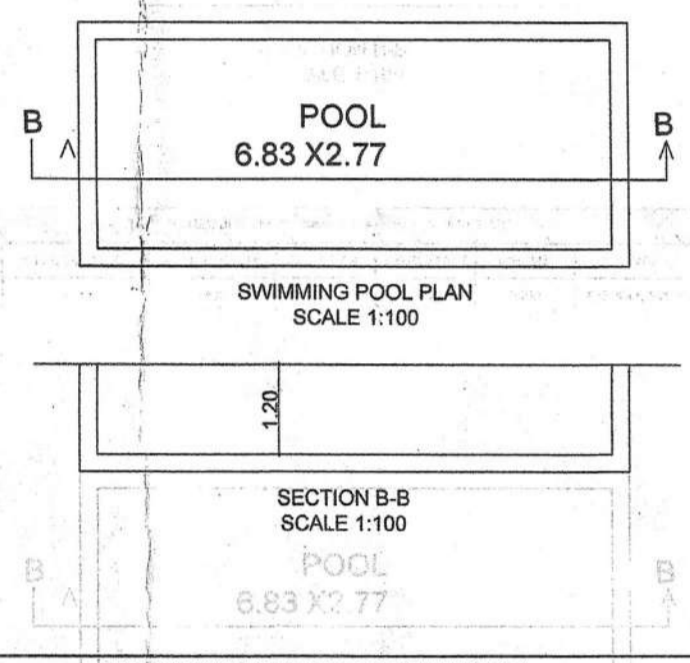
GROUND FLOOR PLAN
TYPE 1 (UNIT 4 & 5)
SCALE 1:100



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

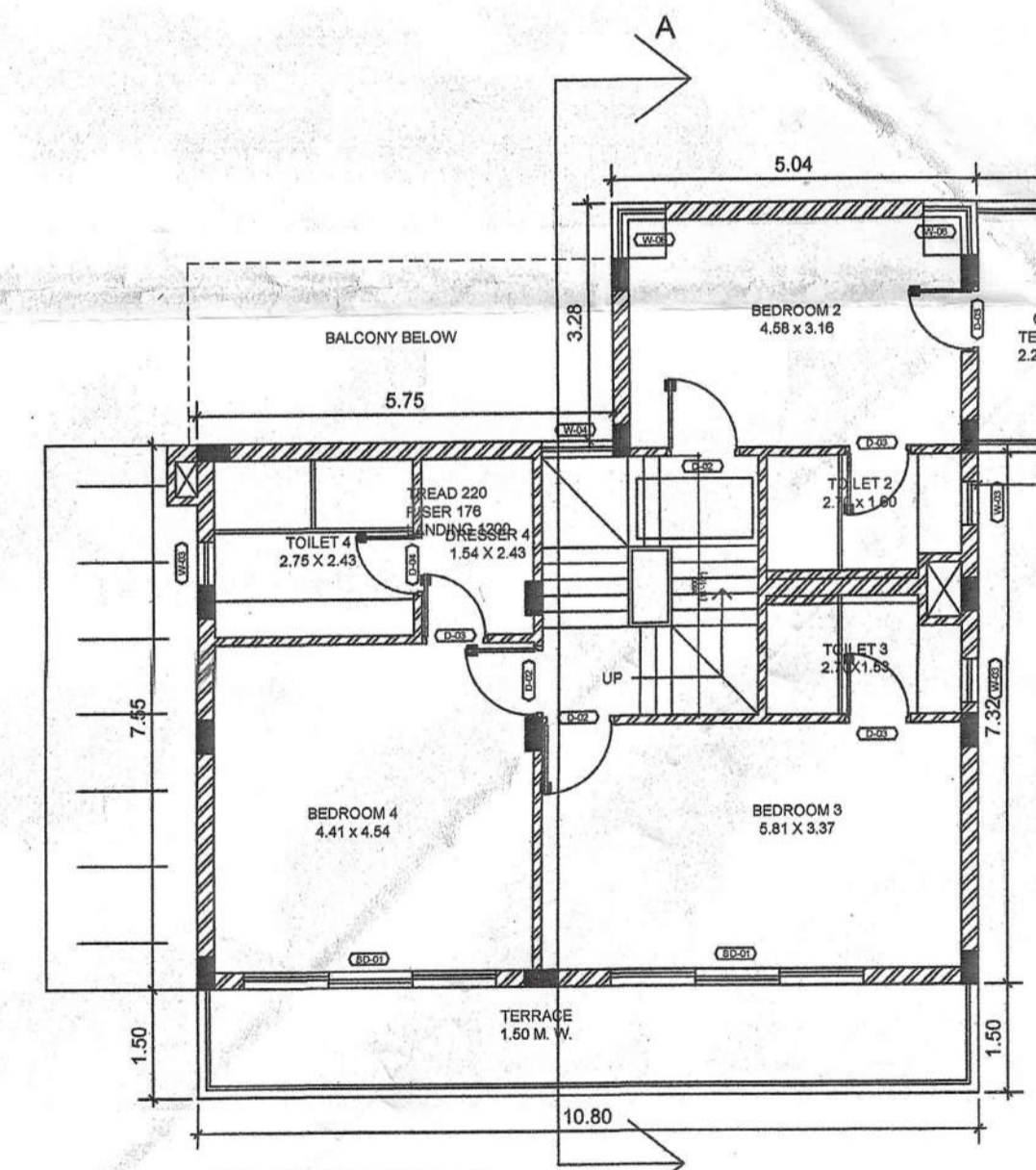


FIRST FLOOR PLAN
TYPE 1 (UNIT 4 & 5)
SCALE 1:100

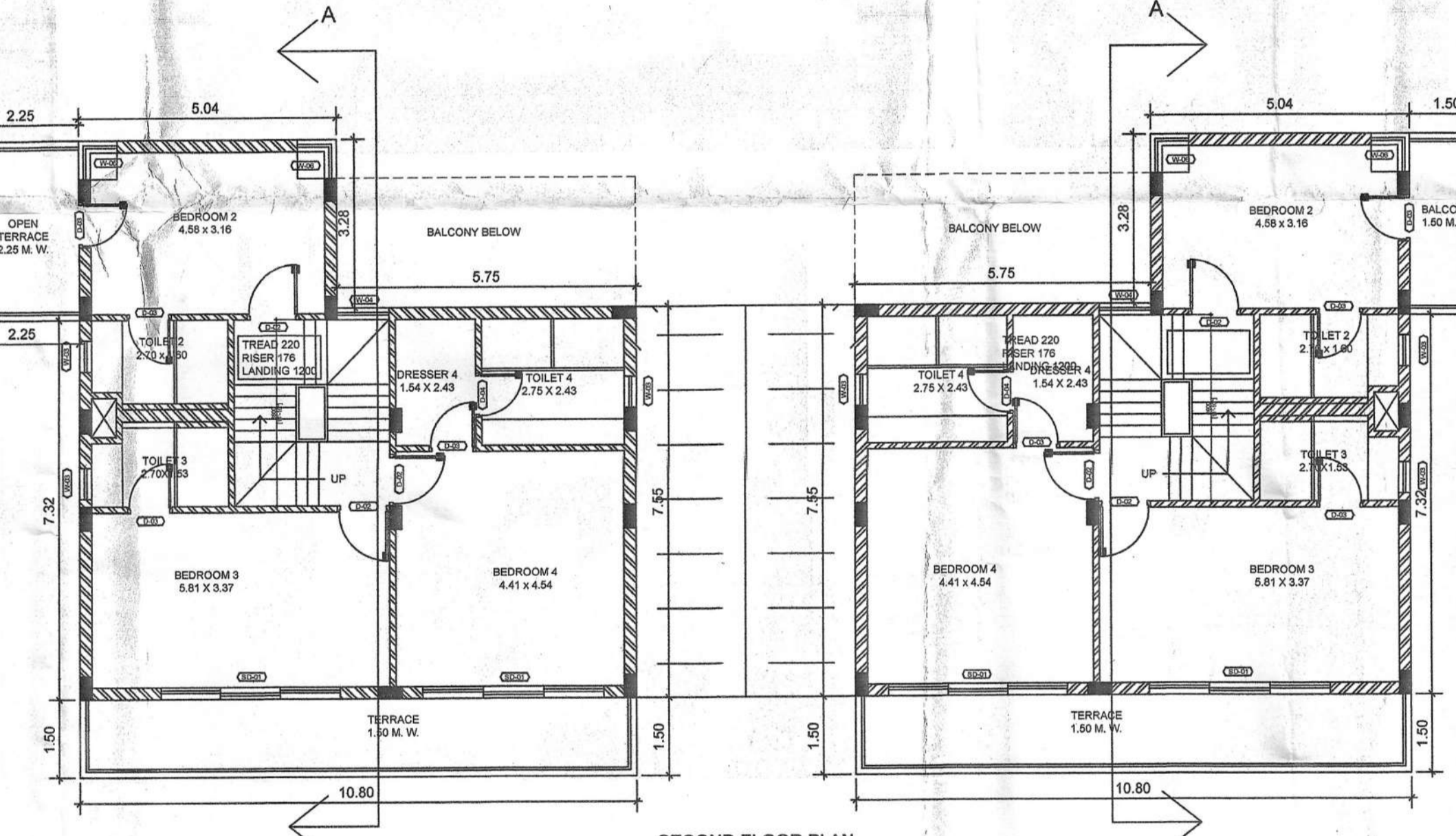


OPENING SCHEDULE (All dimensions are in mm) (BY UNIT TYPE 5)

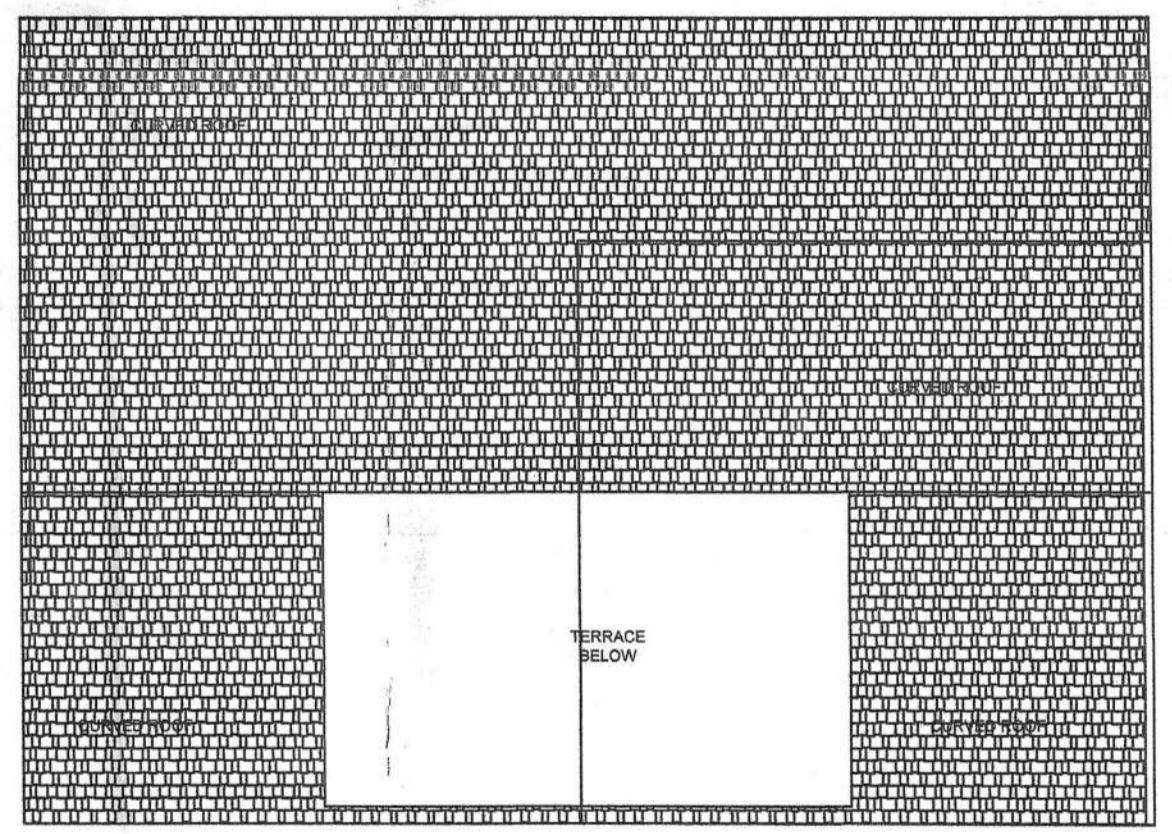
TAG	CIVIL OPENING	GLASS OPENING	BILL LEVEL	INTEL LEVEL	HEIGHT	TYPE
D-01	1900	1400	-	2400	2400	DOUBLE SWING
D-02	900	600	-	2100	2100	SINGLE SWING
D-03	900	600	-	2100	2100	SINGLE SWING
D-04	900	750	-	2100	2100	SINGLE SWING
D-05	750	600	-	2100	2100	SINGLE SWING
SD-01	900-250	800-250	-	2100	2100	SLANG DOOR FIXED WINDOW
SD-01	3000	3400	-	2400	2400	SLANG
SD-02	3040	2950	-	6000	6000	FIXED & SLANG
SD-03	1800	1400	-	2400	2400	SLANG
W-01	1170	1170	300	2100	1800	CASERMENT
W-02	1720	1720	1000	2100	1100	CASERMENT
W-03	900	1000	1000	2400	1400	CASERMENT
W-04	1000	1000	900	2400	1300	CASERMENT
W-05	1200	1200	900	2400	1300	FIXED
W-06	750-750	750-750	900	2400	1300	FIXED
W-07	800	800	900	2400	1300	CASERMENT



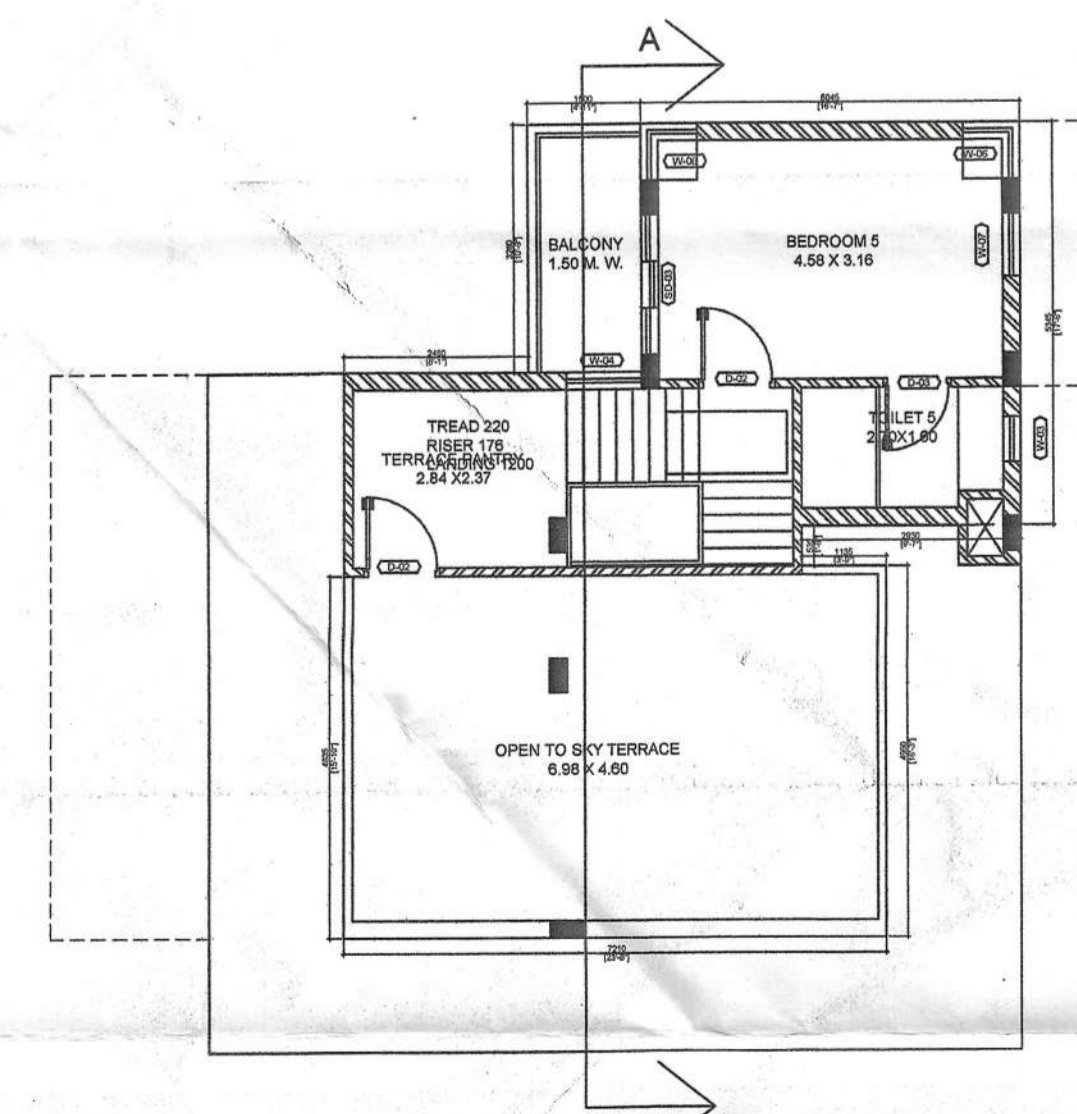
SECOND FLOOR PLAN
TYPE 1 (UNIT 6)
SCALE 1:100



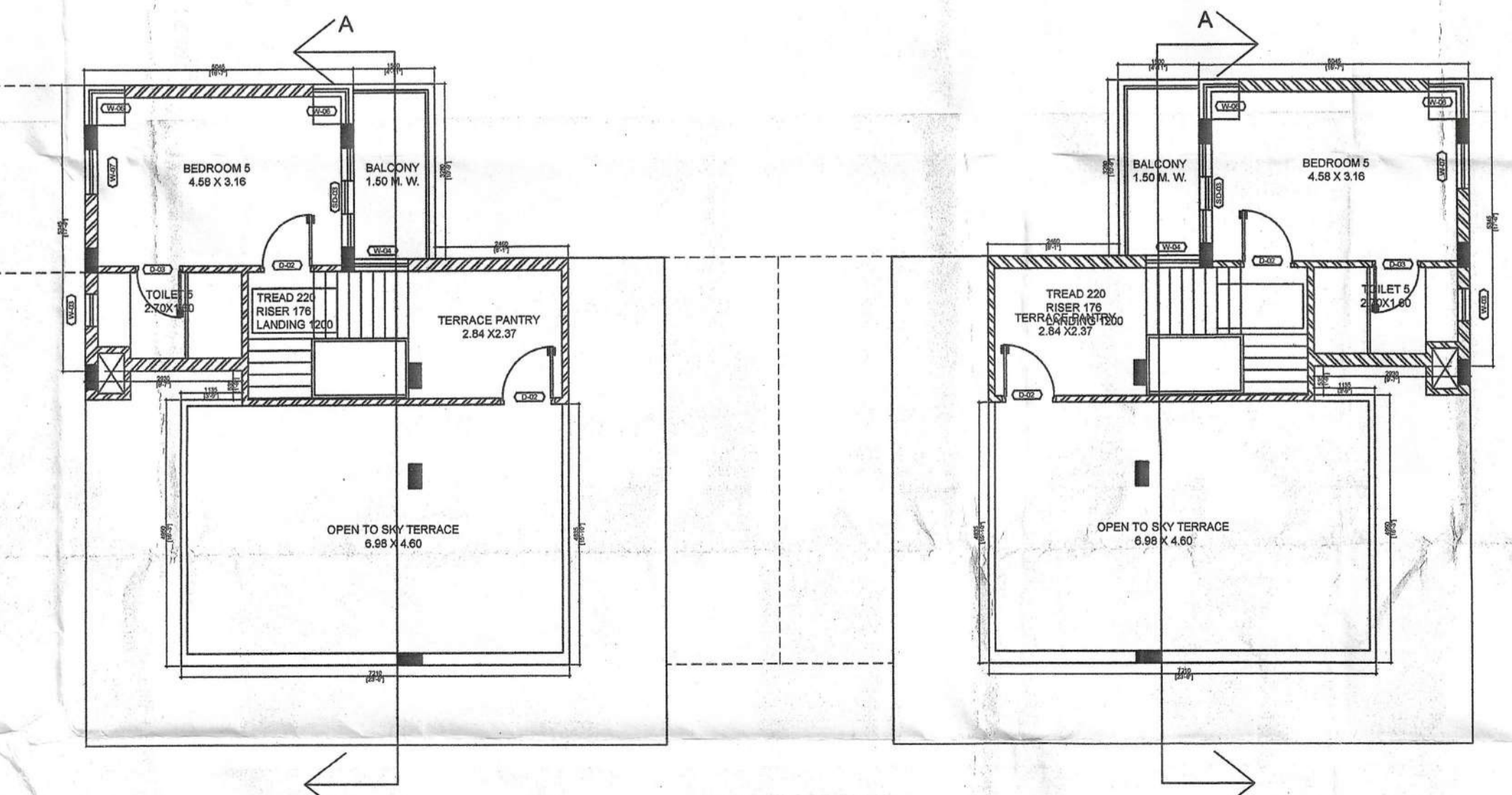
SECOND FLOOR PLAN
TYPE 1 (UNIT 4 & 5)
SCALE 1:100



ROOF FLOOR PLAN
TYPE 1 (UNIT 4, 5, 6)
SCALE 1:100



THIRD FLOOR PLAN
TYPE 1 (UNIT 6)
SCALE 1:100

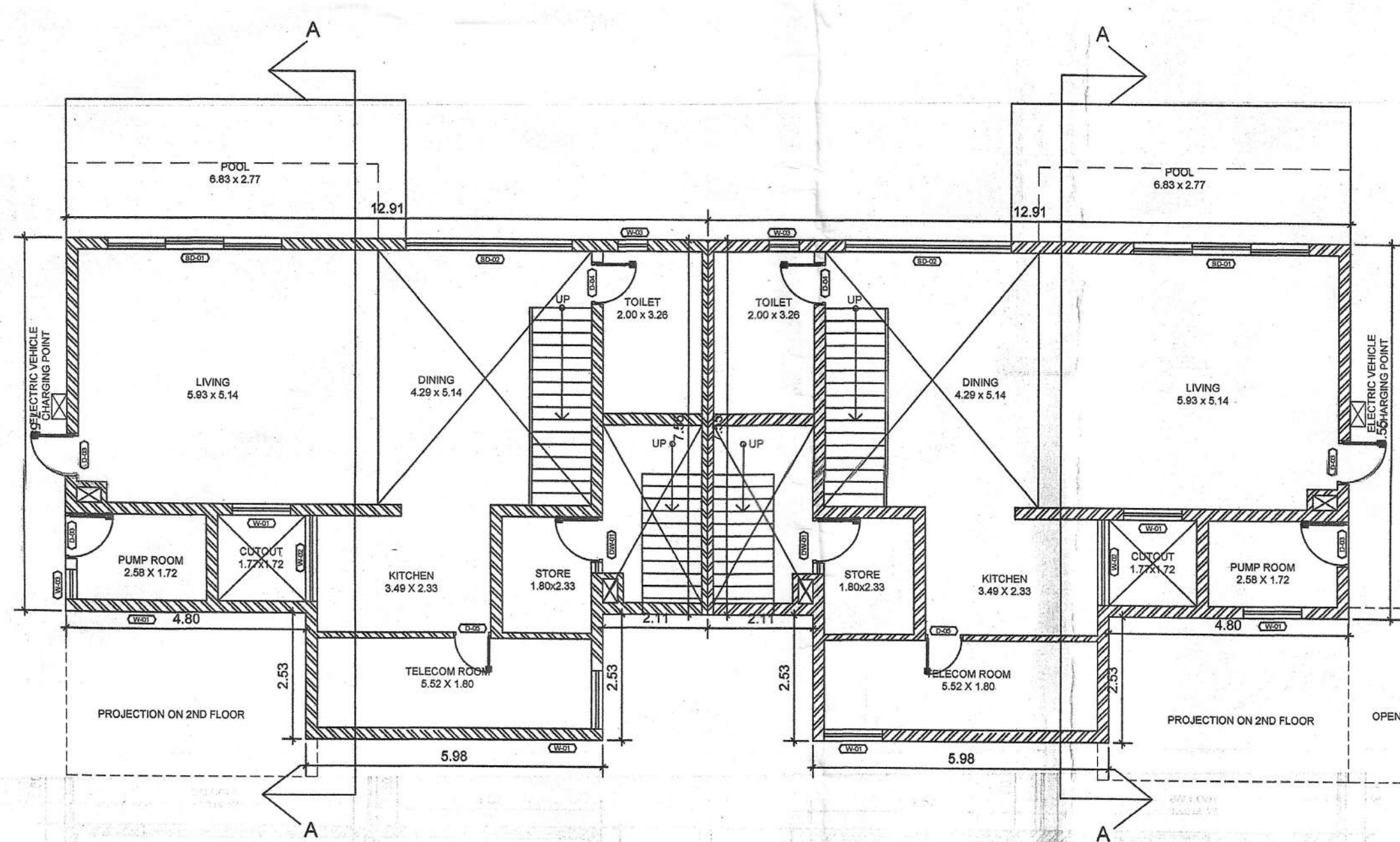


THIRD FLOOR PLAN
TYPE 1 (UNIT 4 & 5)
SCALE 1:100

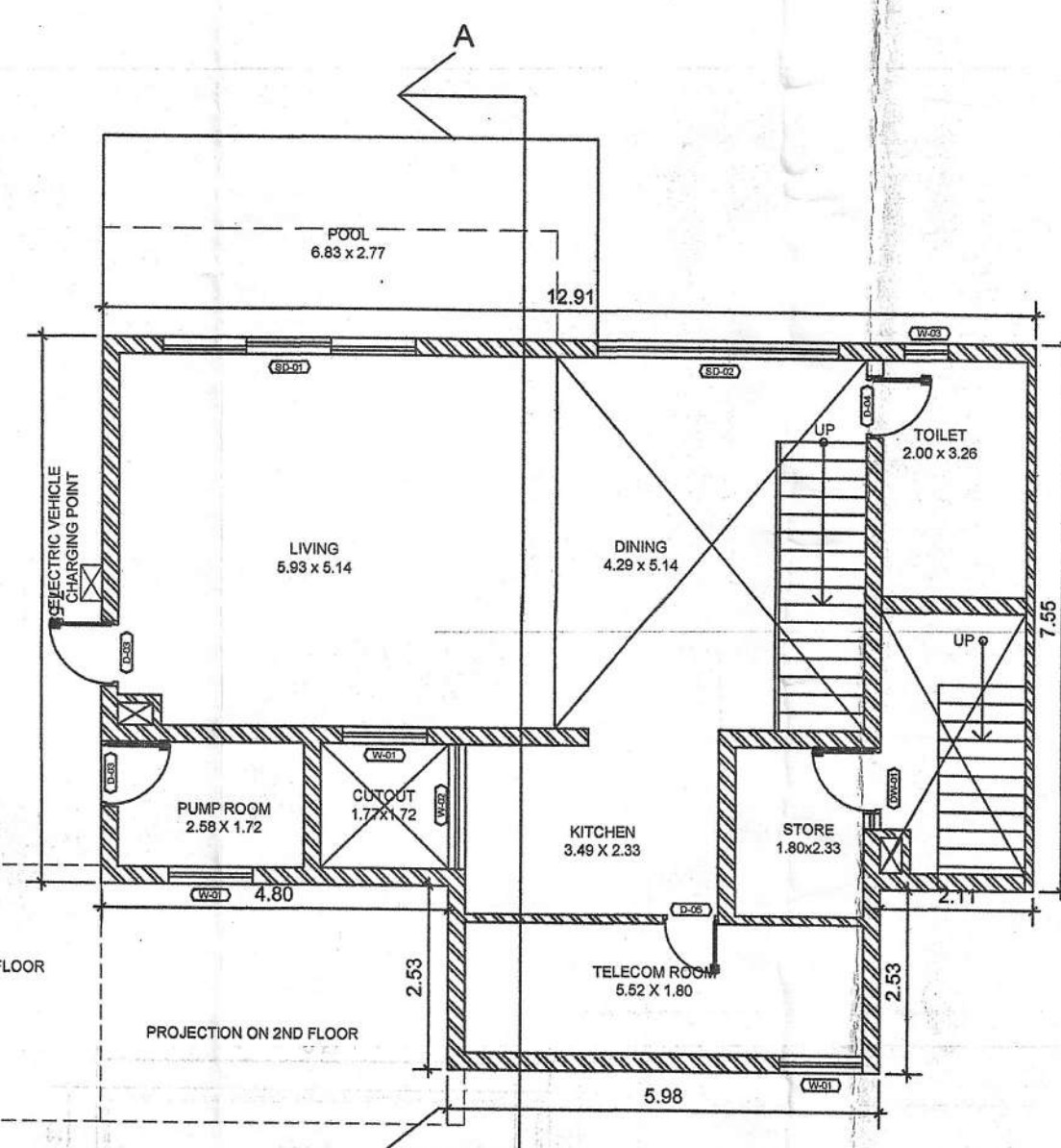
Approved With Condition Vide
T.C.O No: 208/1005/2019/2/14/07
04/3/2024
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Manusa

PROJECT TITLE:
PROPOSED AMALGAMATION OF PLOTS,
PROPOSED CONSTRUCTION OF RESIDENTIAL
VILLAS 1 TO 13 & SWIMMING POOL ON
AMALGAMATED PLOTS BEARING SY. NO. / SUB.
DIV. NO. 1934-A & 1934-B SITUATED AT
ANJUNA VILLAGE OF BARDEZ TALUKA, GOA.
FOR- MRS. DIVYA X KRA HOMES
REPRESENTED BY ITS PARTNERS-
MR. ANUJ HASLIA & OTHERS

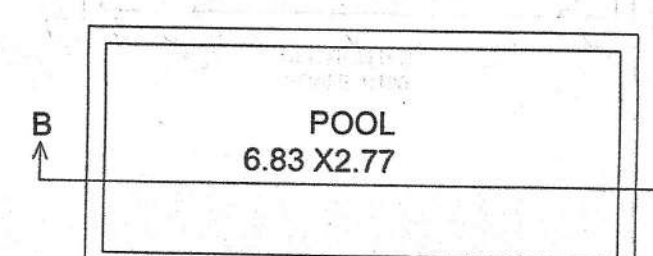
SUBMISSION DRAWING
OWNER SIGN
CONSULTANT SIGN
PRATHAMESH BHAT
BE
T.C.P. Reg. No. ER/0020/2022



GROUND FLOOR PLAN
TYPE 1 (UNIT 1 & 2)
SCALE 1:100



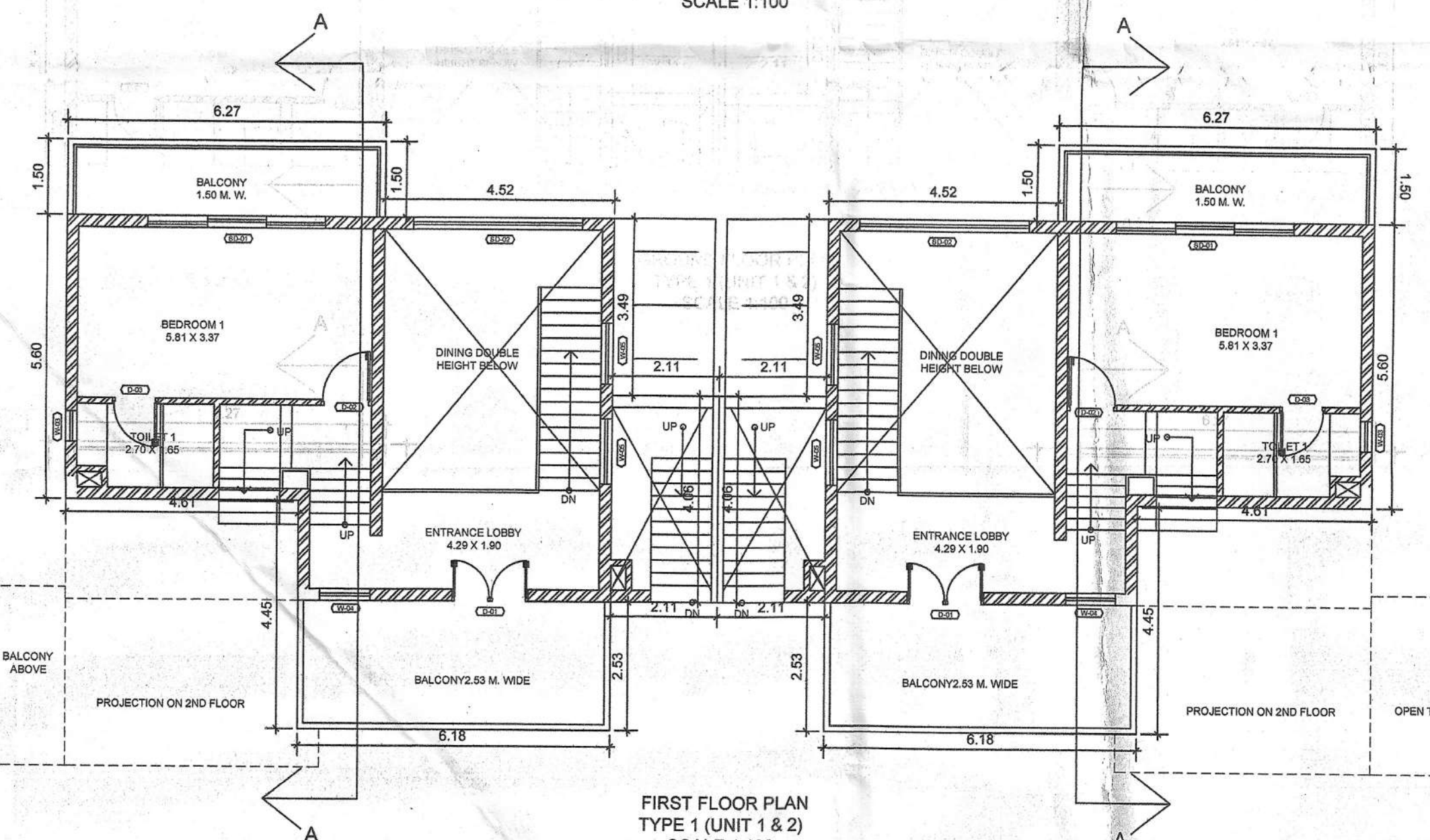
GROUND FLOOR PLAN
TYPE 1 (UNIT 3)
SCALE 1:100



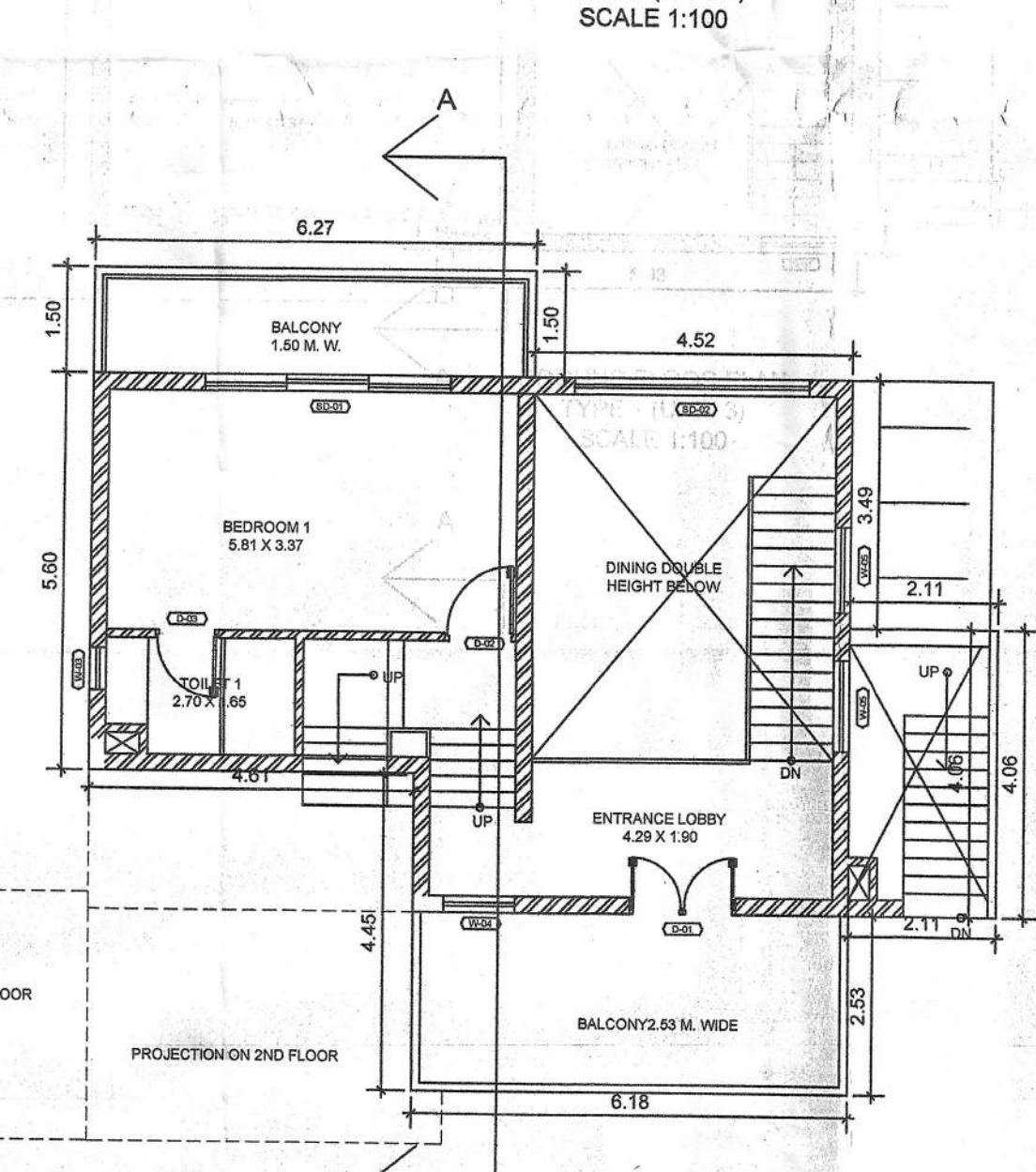
SWIMMING POOL PLAN
SCALE 1:100

SECTION B-B
SCALE 1:100
POOL

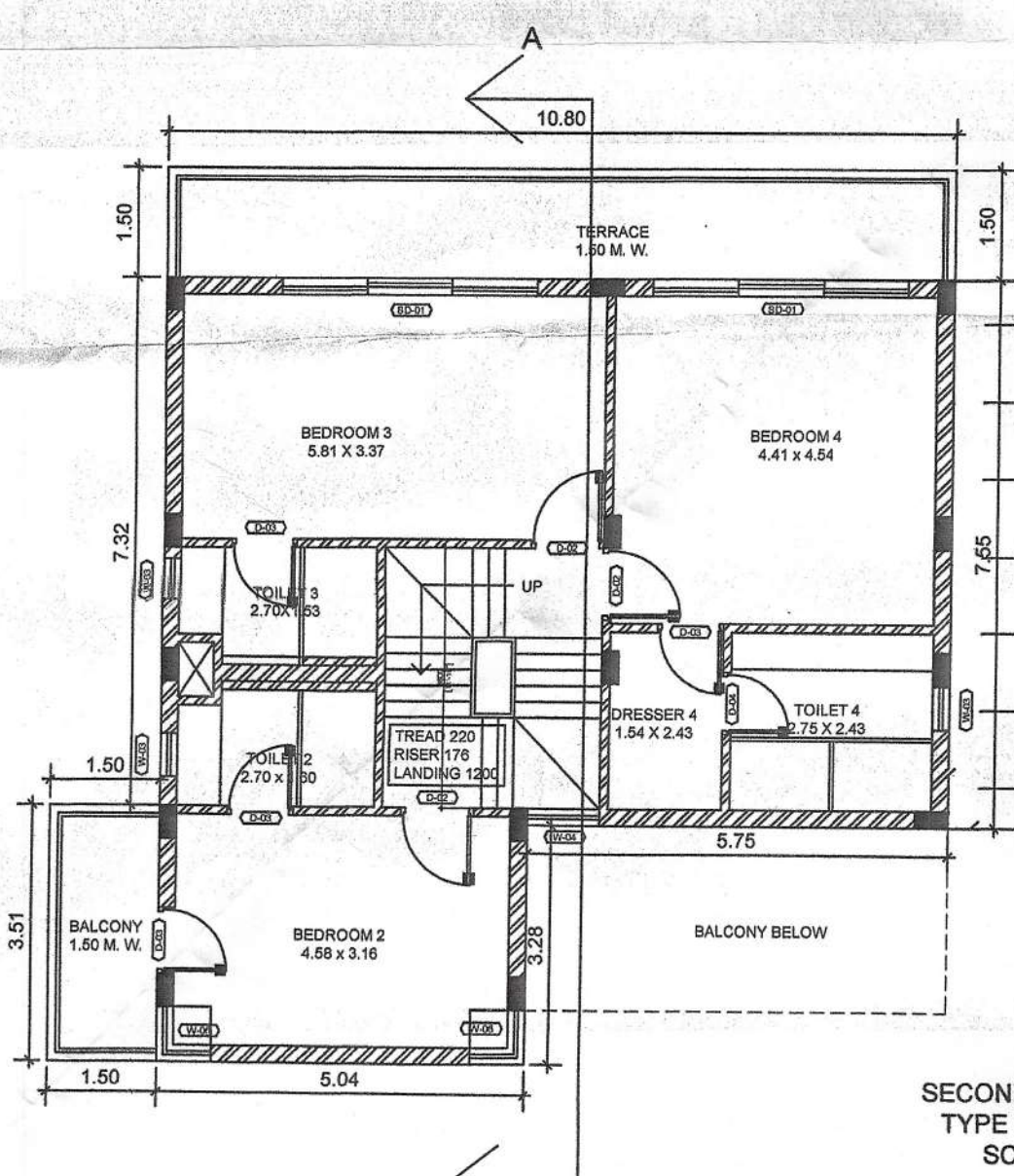
OPENING SCHEDULE (All dimensions are in mm (IN UNIT TYPE 1))						
TAG	CIVIL OPENING	CLEAR OPENING	BILL LEVEL	FINISH LEVEL	HEIGHT	TYPE
D-01	1800	1600	-	2400	2400	DOUBLE SWING
D-02	1000	900	-	2100	2100	SINGLE SWING
D-03	800	800	-	2100	2100	SINGLE SWING
D-04	700	600	-	2100	2100	SINGLE SWING
D-05	800	700	-	2100	2100	SINGLE SWING
D-06	800-1200	800-1200	-	2400	2400	FIXED WINDOW
BD-01	3000	2400	-	2400	2400	FIXED WINDOW
BD-02	3000	2400	-	2400	2400	FIXED WINDOW
BD-03	1800	1400	-	2400	2400	FIXED WINDOW
BD-04	1170	1170	300	2400	1800	CASEMENT
WD-01	1725	1725	1000	2100	1100	CASEMENT
WD-02	825	825	1000	2400	1400	CASEMENT
WD-03	1000	1000	800	2400	1800	CASEMENT
WD-04	1500	1200	800	2400	1800	FIXED
WD-05	750-750	750-750	800	2400	1800	FIXED
WD-06	800	800	800	2400	1800	CASEMENT



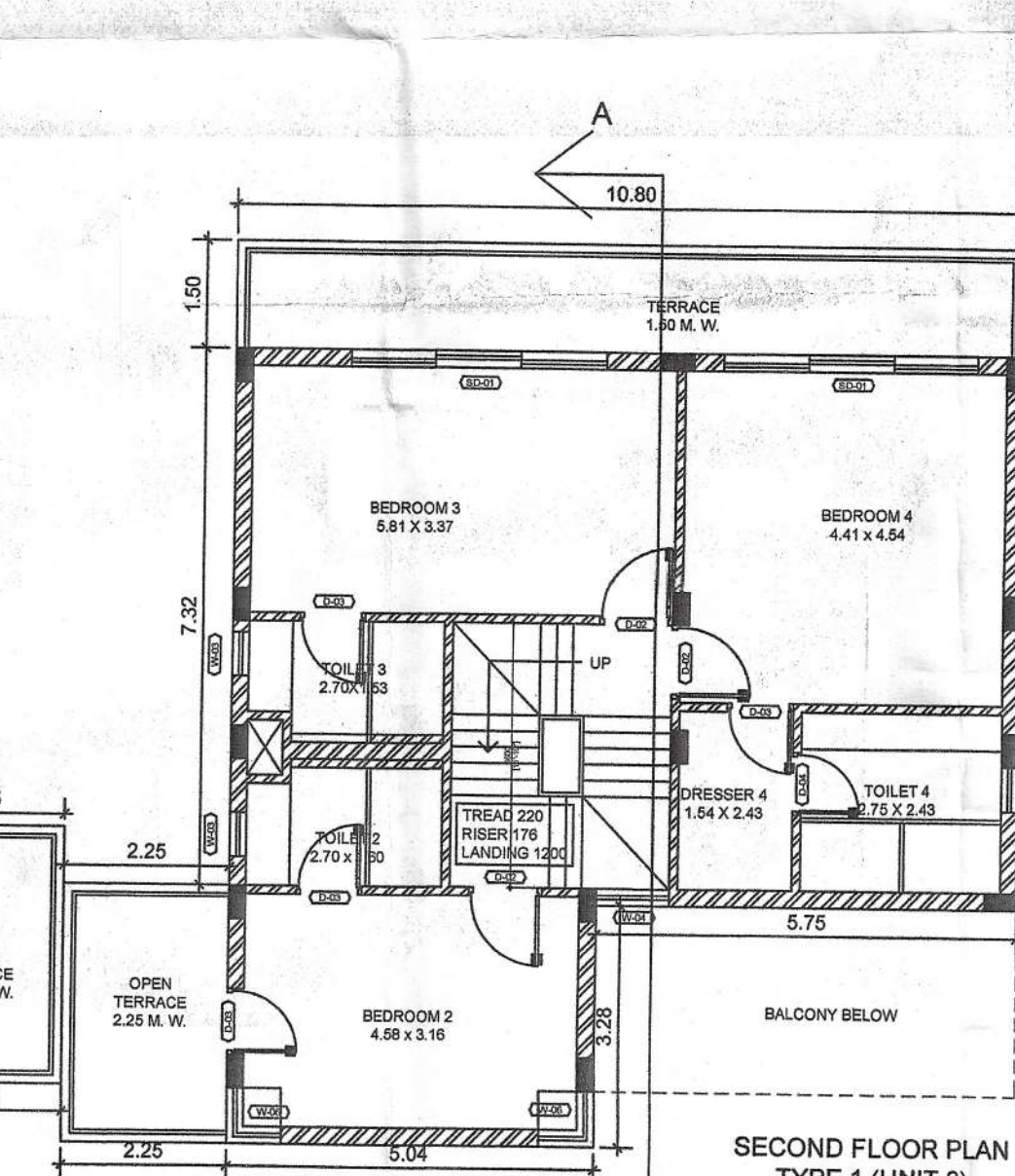
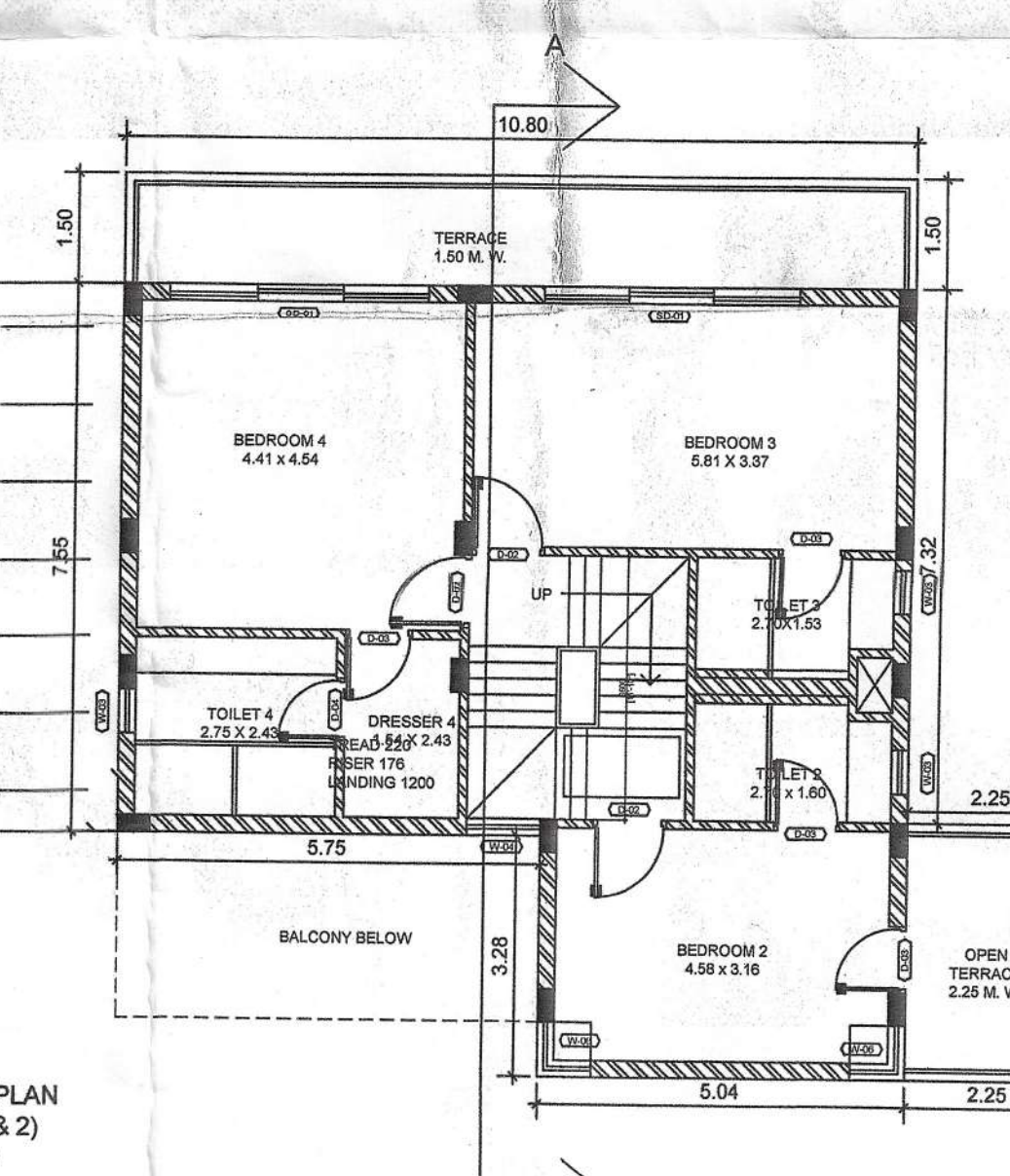
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SCALE 1:100



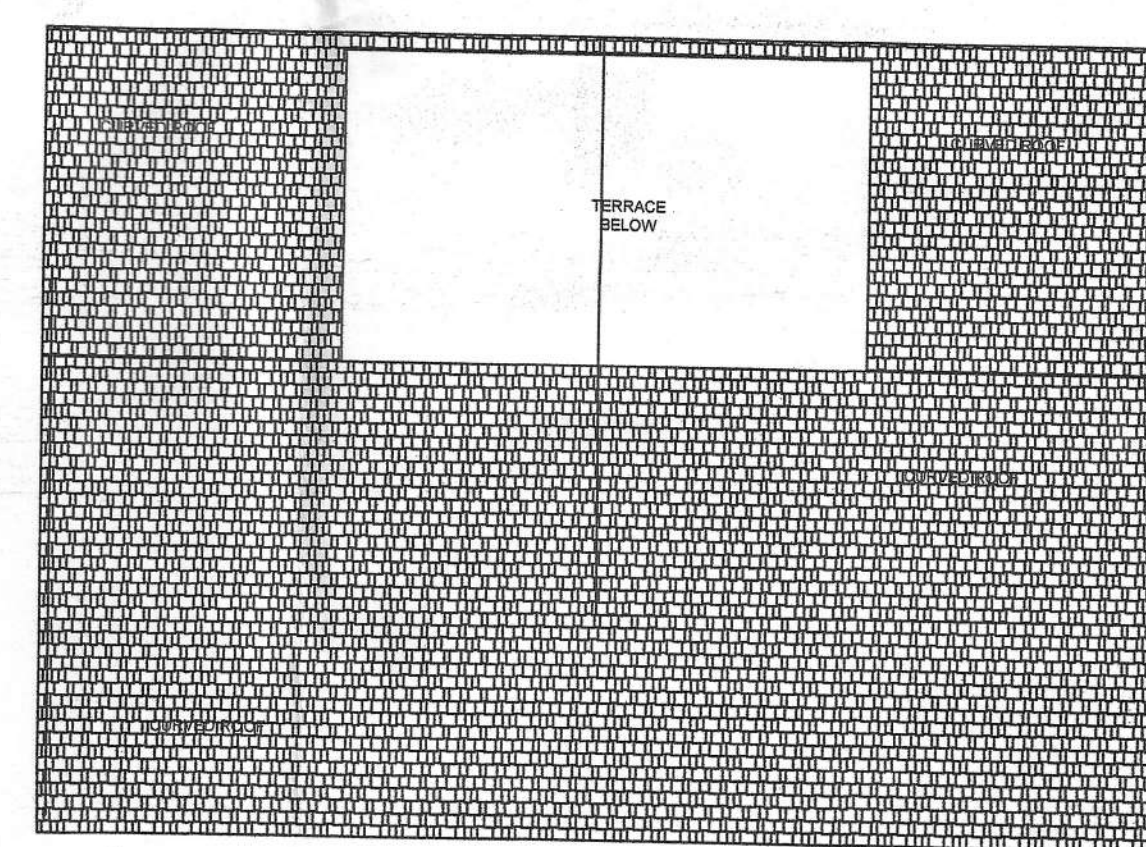
FIRST FLOOR PLAN
TYPE 1 (UNIT 3)
SCALE 1:100



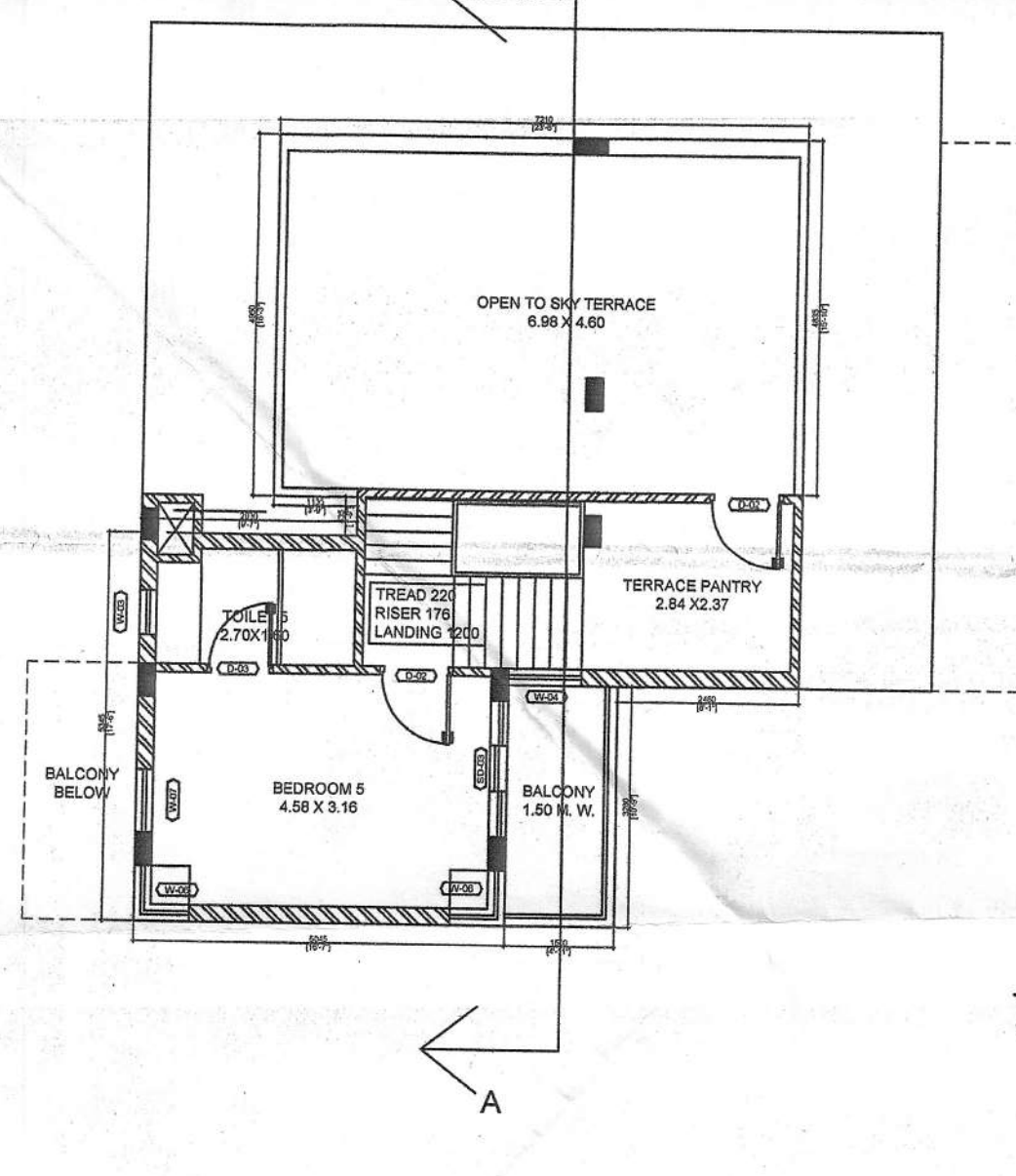
SECOND FLOOR PLAN
TYPE 1 (UNIT 1 & 2)
SCALE 1:100



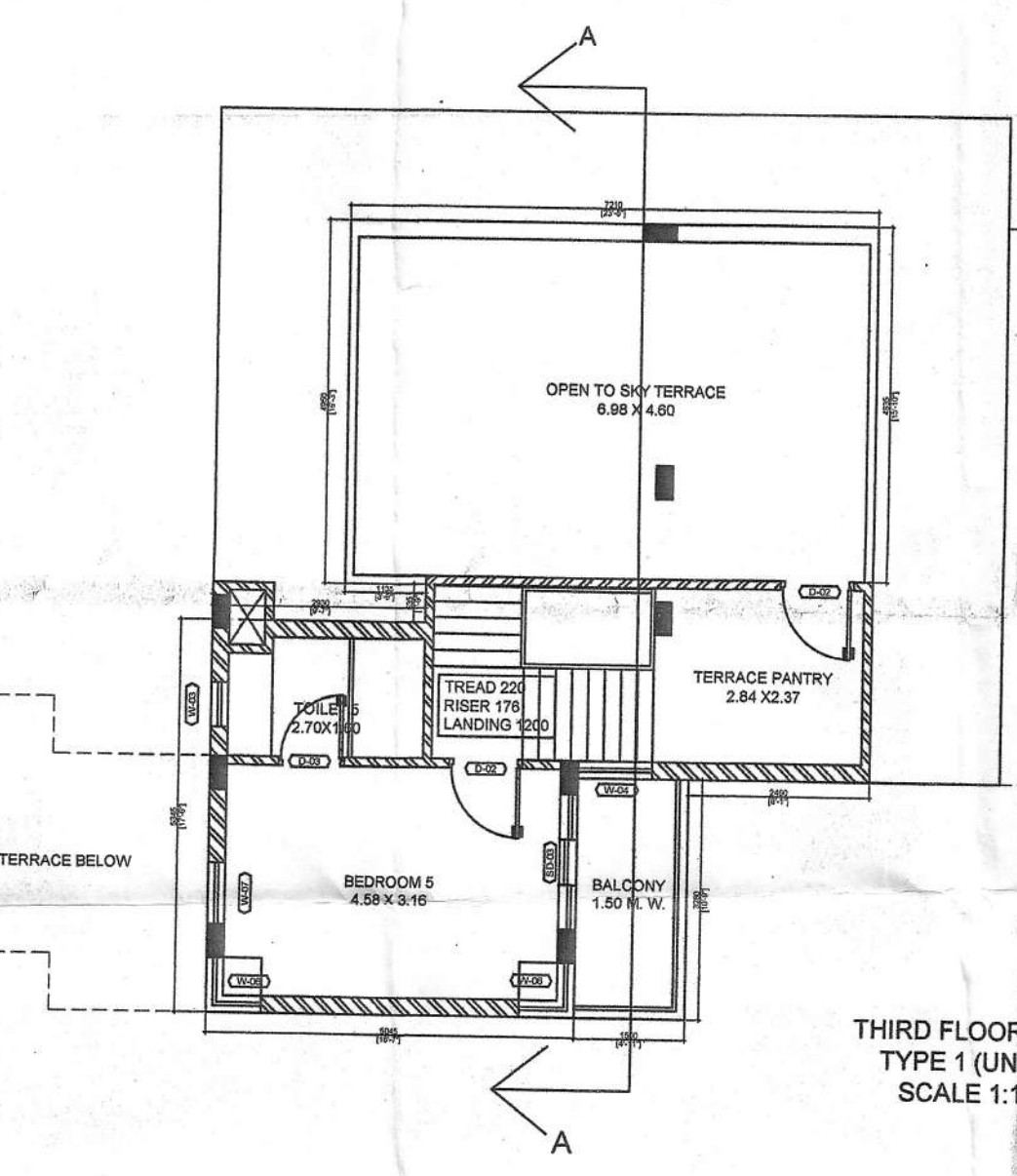
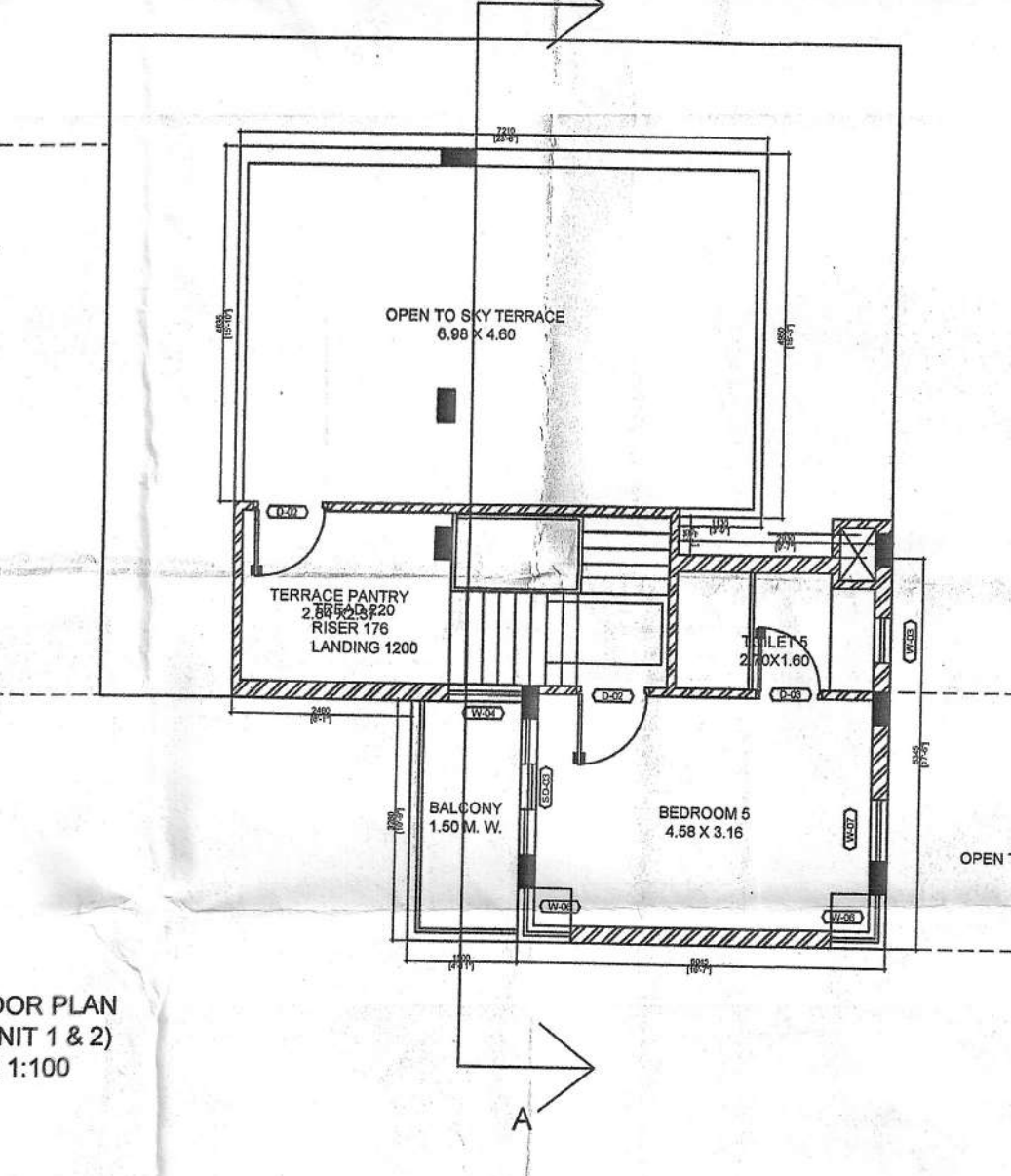
SECOND FLOOR PLAN
TYPE 1 (UNIT 3)
SCALE 1:100



ROOF FLOOR PLAN
TYPE 1 (UNIT 1 & 2, 3)
SCALE 1:100



THIRD FLOOR PLAN
TYPE 1 (UNIT 1 & 2)
SCALE 1:100



THIRD FLOOR PLAN
TYPE 1 (UNIT 3)
SCALE 1:100

Approved With Condition Vide
T.C.O No: 183/2005/AN/T/P/17/1157

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

PROJECT TITLE:
PROPOSED AMALGAMATION OF PLOTS,
PROPOSED CONSTRUCTION OF RESIDENTIAL
VILLAS 1 TO 13 & SWIMMING POOL ON
AMALGAMATED PLOTS BEARING SY. NO. / SUB.
DIV. NO. 198/4-A & 198/4-B SITUATED AT-
ANJUNA VILLAGE OF BARDEZ TALUKA, GOA.
FOR- M/S. DIWA X KRA HOMES,
REPRESENTED BY ITS PARTNERS-
MR. ANUJ HASIJA & OTHERS

SUBMISSION DRAWING

OWNER SIGN

CONSULTANT SIGN

Prathamesh Ghate

PRATHAMESH GHATE
BE (C.A.)
C.P. Reg. No. 28/0020/2022

CERTIFIED TRUE COPY OF THE ORIGINAL



Permission granted under
No. VP/ANJ - CAI / Const/12/24-25/4035
Dated 11/03/2025

Shri Rui A. Cardoso
Secretary
V.P. Anjuna - Caisua
38.60

Approved With Condition Vide
T.C.O No: TPC/10005/ANJ/17/1/24/159

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



SURVEY NO. 1984-A & 1984-B
PLOT AREA = 1415.00 + 2385.00 M²
= 3800.00 M²

6.00 MTS. WIDE ROAD
TAKEN FROM SURVEY
NO.198/3 (NOC ATTACHED)

N

SPACE FOR
TRANSFORMER



SITE PLAN
SCALE 1:250

SITE PLAN AFTER AMALGAMATION
SCALE 1:500

SITE PLAN BEFORE AMALGAMATION
SCALE 1:500

AREA STATEMENT

1) PLOT AREA OF SY. NO. 198/4-A	1415.00 M ²
2) PLOT AREA OF SY. NO. 198/4-B	2385.00 M ²
3) TOTAL AREA OF PLOT	3800.00 M ²
4) AREA WITHIN ROAD WIDENING	0.00 M ²
5) EFFECTIVE AREA OF PLOT	3800.00 M ²
6) PERMISSIBLE COVERAGE (40%)	1520.00 M ²
7) PROPOSED COVERAGE (37.32%)	1418.29 M ²
8) COVERAGE OF TYPE 1 (109.18X6+15.96X6)	750.84 M ²
9) COVERAGE OF TYPE 2 (95.35X7)	667.45 M ²
10) PERMISSIBLE F.A.R (60% + 20% = 80%)	3040.00 M ²
11) PROPOSED F.A.R (76.07%)	2890.82 M ²
12) TYPE 1 FAR (6 VILLAS)	1494.60 M ²
13) TYPE 2 FAR (7 VILLAS)	1396.22 M ²

AREA STATEMENT FOR TYPE 1 & TYPE 2

FLOOR REF	USE	TOTAL B.U.A (m ²)	AREAS FREE FROM F.A.R					TOTAL (m ²)	NET FLOOR AREA (m ²)
			STAIRCASE (m ²)	VERANDAH BALCONY (m ²)	TELECOM ROOM (m ²)	TERRACE (m ²)	LOBBY (m ²)		
TYPE 1- (UNIT 1 & 4)									
GROUND FLR.	RESI.	109.18	16.10	-----	12.84	-----	-----	28.94	80.24
FIRST FLR.	RESI.	105.14	25.58	18.37	-----	-----	9.63	53.58	51.56
SECOND FLR.	RESI.	119.55	11.90	5.26	-----	16.20	-----	33.36	86.19
THIRD FLR.	RESI.	43.77	7.74	4.92	-----	-----	-----	12.66	31.11
TOTAL X 2		516.18	122.64	57.10	25.68	32.40	19.26	257.08	498.20
TYPE 1- (UNIT 2, 3, 5, 6)									
GROUND FLR.	RESI.	109.18	16.10	-----	12.84	-----	-----	28.94	80.24
FIRST FLR.	RESI.	105.14	25.58	18.37	-----	-----	9.63	53.58	51.56
SECOND FLR.	RESI.	122.19	11.90	-----	-----	24.10	-----	36.00	86.19
THIRD FLR.	RESI.	43.77	7.74	4.92	-----	-----	-----	12.66	31.11
TOTAL X 4		1521.12	245.28	93.16	51.36	96.40	38.52	524.72	996.40
TYPE 2- 7 NOS.									
GROUND FLR.	RESI.	95.35	4.83	-----	18.21	-----	-----	23.04	72.31
FIRST FLR.	RESI.	96.30	12.64	15.71	-----	-----	-----	28.35	67.95
SECOND FLR.	RESI.	82.87	12.64	11.03	-----	-----	-----	23.67	59.20
TOTAL X 7		1921.64	210.77	187.18	127.47	-----	-----	525.42	1396.22
GRAND TOTAL		4025.43	578.69	358.48	204.51	97.20	57.78	1307.22	2890.82

PROPOSED INFRASTRUCTURE TAX AREA = 3928.23 M²
 SWIMMING POOL AREA = TYPE 1 = 17.25 X 6 = 103.54 M²
 SWIMMING POOL AREA = TYPE 2 = 21.39 X 7 = 149.73 M²
 TOTAL PROPOSED INFRASTRUCTURE TAX AREA = 3928.23 + 103.54 + 149.73 = 4181.50 M²
 REQUIRED PARKING = 13 NOS.
 PROVIDED PARKING = 14 NOS.

PROJECT TITLE:
 PROPOSED AMALGAMATION OF PLOTS,
 PROPOSED CONSTRUCTION OF RESIDENTIAL
 VILLAS 1 TO 13 & SWIMMING POOL ON
 AMALGAMATED PLOTS BEARING SY. NO. / SUB.
 DN NO. 1984-A & 1984-B SITUATED AT
 ANJUNA VILLAGE OF BARDEZ TALUKA, GOA.
 FOR- M/S. DNVA X KRRA HOMES,
 REPRESENTED BY ITS PARTNERS-
 MR. ANJLI HASIJA & OTHERS

SUBMISSION DRAWING

OWNER SIGN	CONSULTANT SIGN
	PRATHAMESH BHAT
	B.A./I.L.
	T.C.P. No. ER/0020/2022