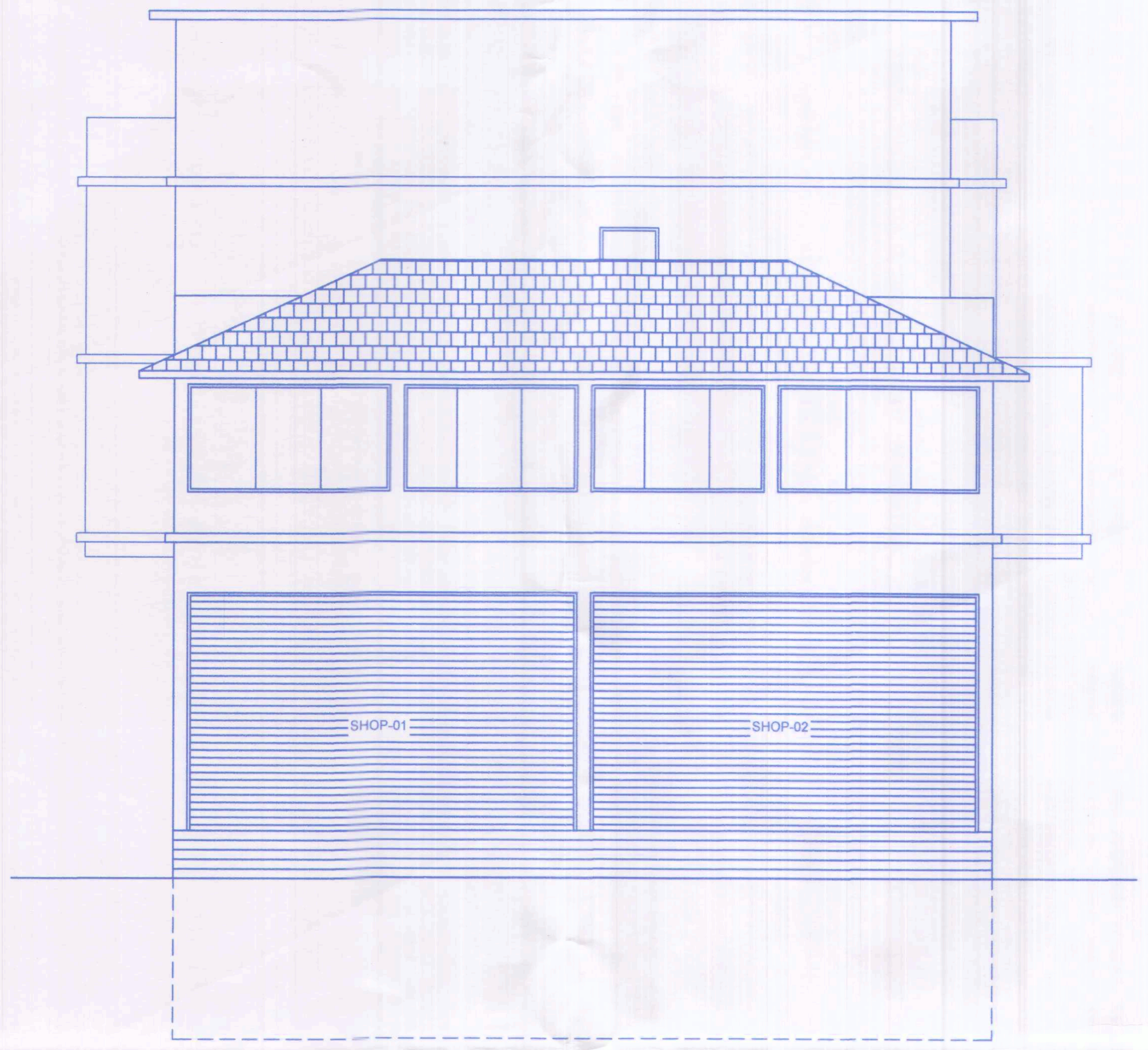
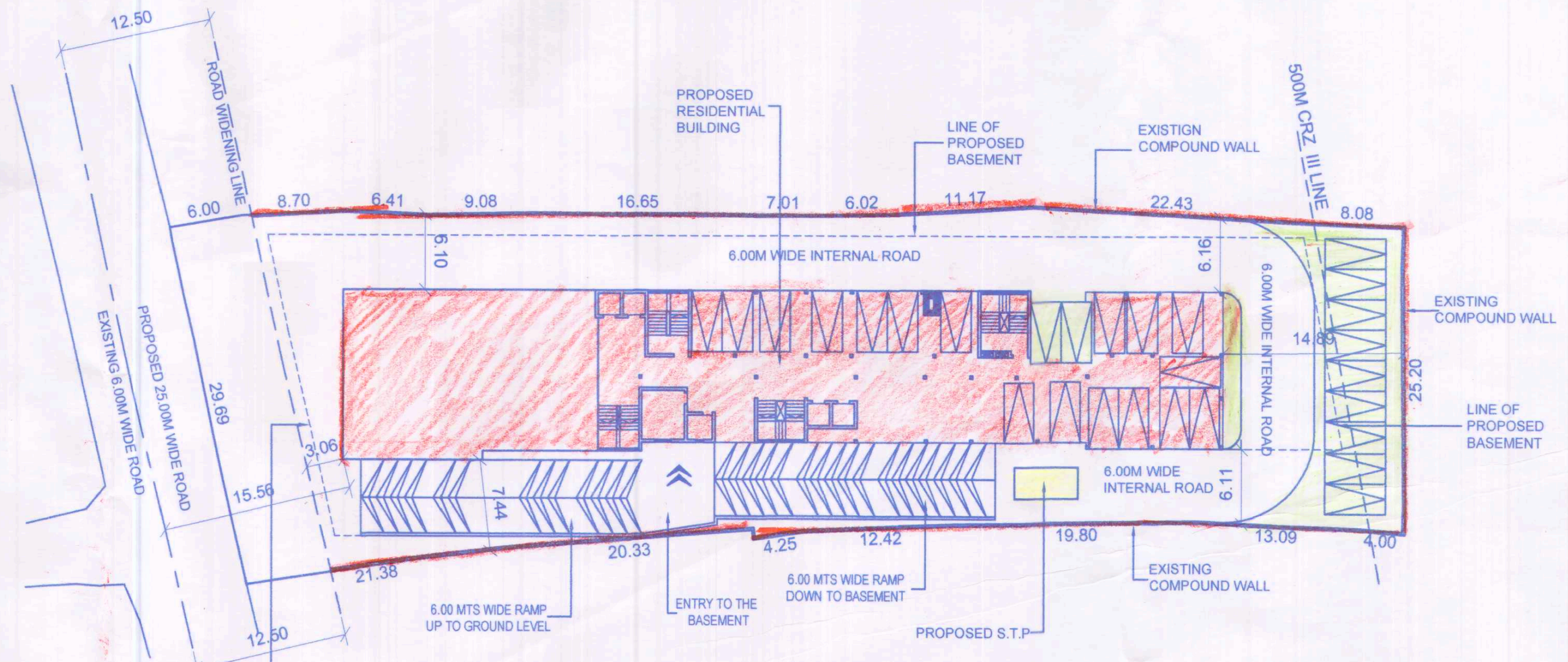


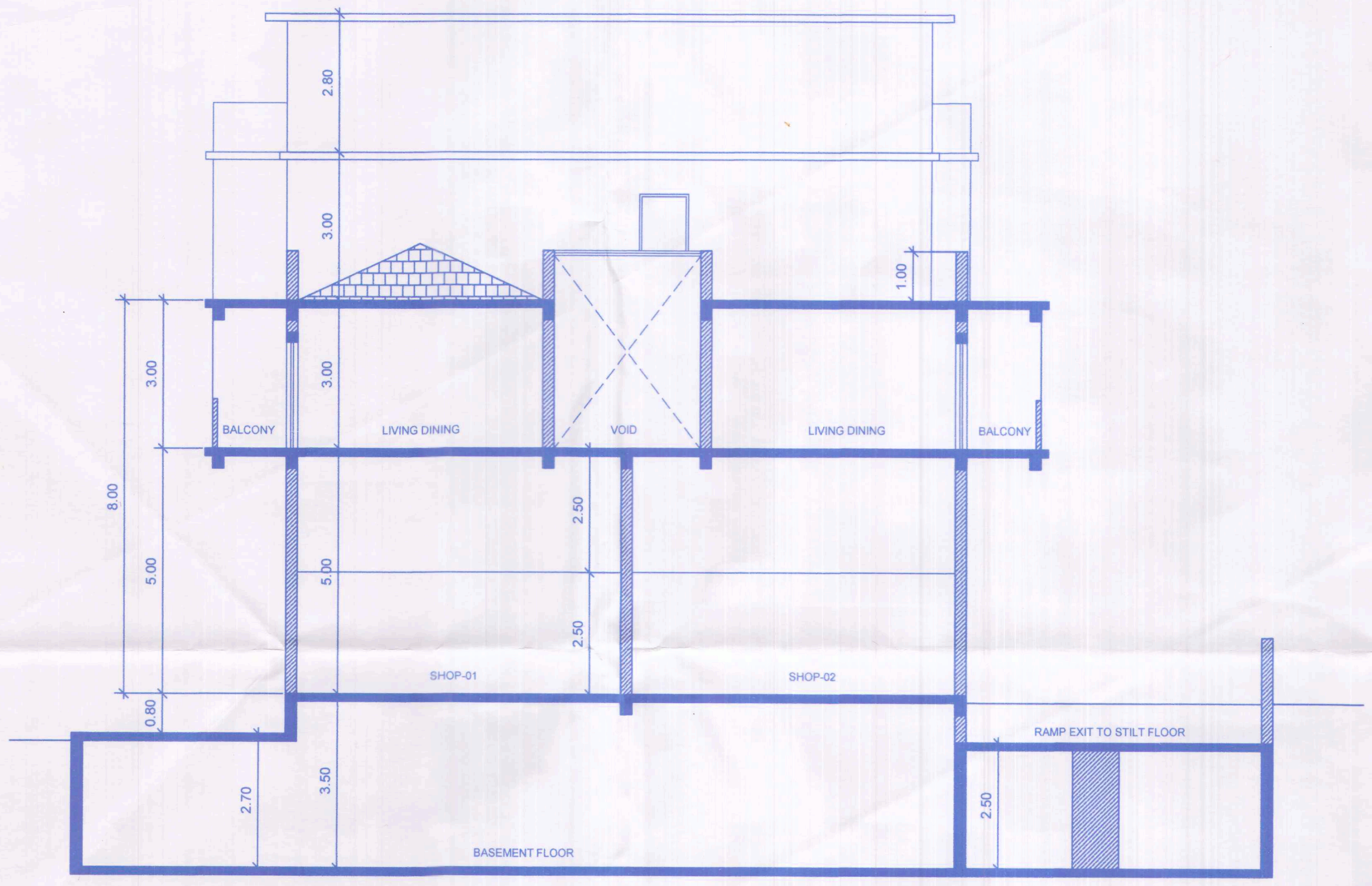
SIDE ELEVATION

(SCALE:. 1:100)



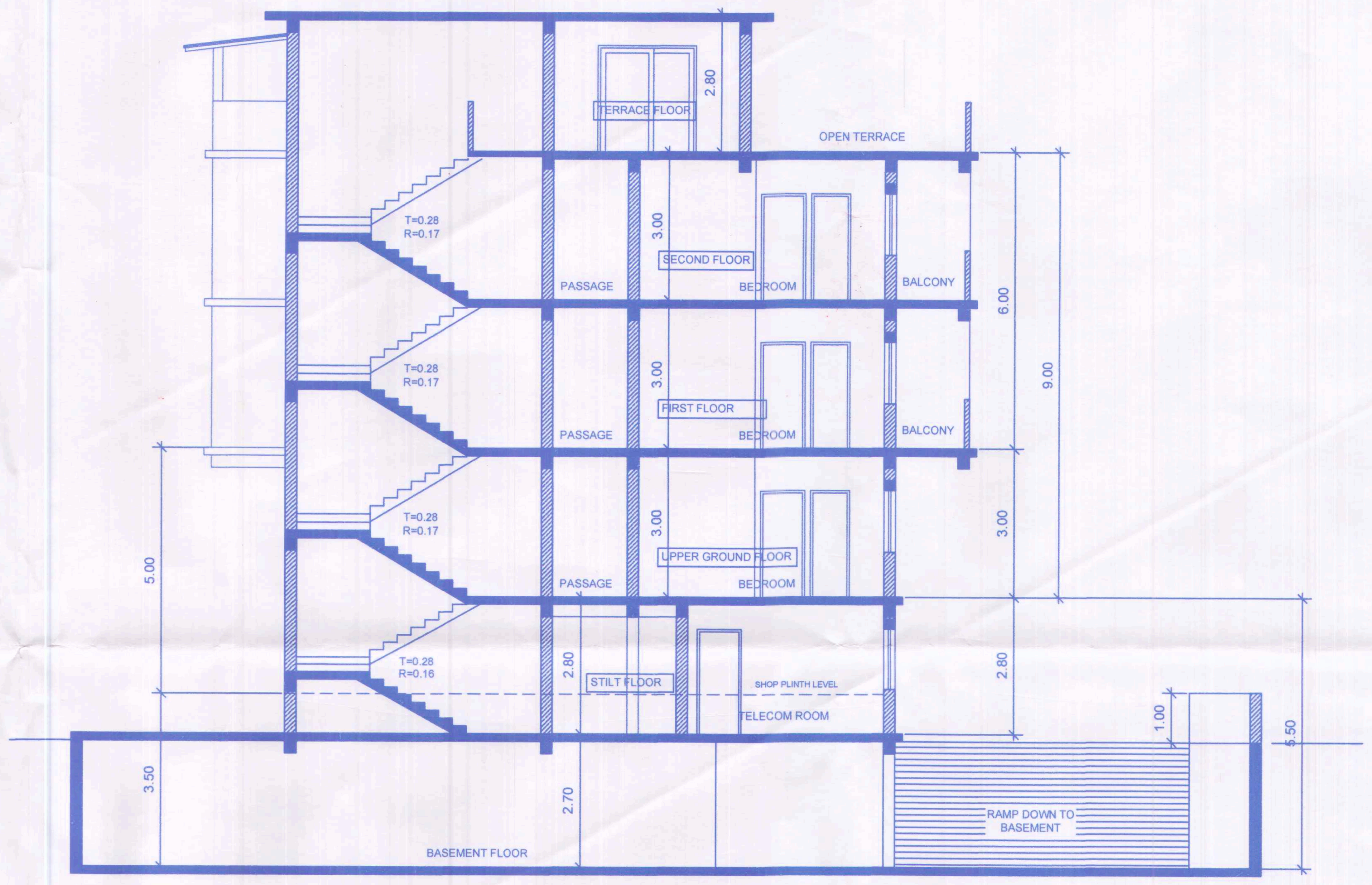
SITE PLAN

(SCALE :- 1:100)



SECTION-AA

(SCALE:. 1:100)



SECTION-BB

(SCALE:. 1:100)

DETAIL OF AREAS AND USES FLOOR WISE									
FLOOR REFERANCE	USE	BUILT-UP AREA	DEDUCTION					NET FLOOR AREA	F.A.R
			STAIR	BALC.	PARK	RAMP / MEZZANINE FLOOR	LOBBY / TELECOM ROOM		
BASEMENT FLOOR	PARK	1816.44	50.57	0.00	1433.48	332.39	0.00	0.00	33.00 & 79.93
GROUND / STILT FLOOR	RESI	920.86	89.65	0.00	525.69	0.00	0.00	305.52	
UPPER GROUND FLOOR	RESI	738.45	95.17	19.09	0.00	93.49	36.61	494.09	
FIRST FLOOR	RESI	1075.04	95.17	175.29	0.00	0.00	57.85	746.73	
SECOND FLOOR	RESI	736.59	96.95	107.72	0.00	0.00	37.40	494.52	
TOTAL		5287.38	427.51	302.10	1959.17	425.88	131.86	2040.86	

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dt. 18/06/2025
RAldoncar
18/6/2025
Dy. Town Planner
Town & Country Planning Dept
Govt. of. Goa. Mapusa

M/s RAICHANDANI FORTUNES LLP
Designated Partner

ASHWINIKUMAR PRABHU
ARCHITECT
COA REG. NO: CA/97/21951

AREA STATEMENT

AREA OF PLOT	2630.00	M2
AREA UNDER 500M CRZ III LINE	131.00	M2
AREA BEYOUND 500M CRZ III LINE	2499.00	M2
AREA UNDER ROAD WIDENING	223.50	M2
NET EFFECTIVE AREA OF PLOT (2630.00 - 223.50M2)	2406.50	M2
COVERAGE PERMISSIBLE WITHIN 500M CRZ III LINE	33.00	%
COVERED AREA PERMISSIBLE WITHIN 500M CRZ III LINE	43.23	M2
COVERAGE CONSUMED WITHIN 500M CRZ III LINE	33.00	%
COVERED AREA CONSUMED WITHIN 500M CRZ III LINE	43.23	M2
COVERAGE PERMISSIBLE BEYOND 500M CRZ III LINE	40.00	%
COVERED AREA PERMISSIBLE BEYOND 500M CRZ III LINE	910.20	M2
COVERAGE CONSUMED BEYOND 500M CRZ III LINE	38.57	%
COVERED AREA CONSUMED BEYOND 500M CRZ III LINE	877.63	M2
FLOOR AREA		
BASEMENT FLOOR	0.00	M2
GROUND / STILT FLOOR	305.52	M2
UPPER GROUND FLOOR	494.09	M2
FIRST FLOOR	746.73	M2
SECOND FLOOR	494.52	M2
TOTAL FLOOR AREA CONSUMED	2040.86	M2
FLOOR AREA CONSUMED WITHIN 500M CRZ III LINE	43.23	M2
F.A.R CONSUMED WITHIN 500M CRZ III LINE	33.00	
FLOOR AREA PERMISSIBLE WITHIN 500M CRZ III LINE	43.23	M2
F.A.R PERMISSIBLE WITHIN 500M CRZ III LINE	33.00	
FLOOR AREA CONSUMED BEYOND 500M CRZ III LINE	1997.63	M2
F.A.R CONSUMED BEYOND 500M CRZ III LINE (1997.63/ 2499.00 X 100)	79.94	
FLOOR AREA PERMISSIBLE BEYOND 500M CRZ III LINE (2499.00 X 80/100)	1999.20	M2
F.A.R PERMISSIBLE BEYOND 500M CRZ III LINE	80	
ADDITIONAL AREA PERMISSIBLE FOR TELECOM / LOBBY (7.50% OF FLOOR AREA PROPOSED)	153.06	M2
ADDITIONAL AREA CONSUMED FOR TELECOM / LOBBY	131.86	M2
AREA FOR INFRASTRUCTURE TAX CALCULATION		
COMMERCIAL BUILT-UP AREA FOR INFRASTRUCTURE TAX	376.32	M2
RESIDENTIAL BUILT-UP AREA FOR INFRASTRUCTURE TAX	3254.25	M2
NUMBER OF SHOPS	2.00	
NUMBER OF FLATS	25	
PARKING REQUIRED	33.00	Cars
PARKING PROVIDED	77.00	Cars
EV PARKING PROVIDED	16.00	Cars
PARKING FOR DISABLED PROVIDED	4.00	Cars

NOTE:
F.A.R PERMISSIBLE = 200% OF EFFECTIVE PLOT AREA(2499.00)
+ 33% OF CRZ AREA(131.00)

	PROJ. NO.	DRG. NO.	REV. NO.
	SA-AR-601/25	SD - 01	—
	DATE	DRAWN BY	CKD. BY
NORTH	22- 03 - 2025	M. de Souza	ashwin. P

TITLE:

PROPOSED CONSTRUCTION OF RESIDENTIAL / COMMERCIAL (SHOPS) BUILDING, AND COMPOUND WALL ON PLOT BEARING SURVEY NO. 212/32-A . AT CALANGUTE, BARDEZ - GOA .
FOR **MR.RAICHANDANI FORTUNES LLP.**

PROJECT ARCHITECT

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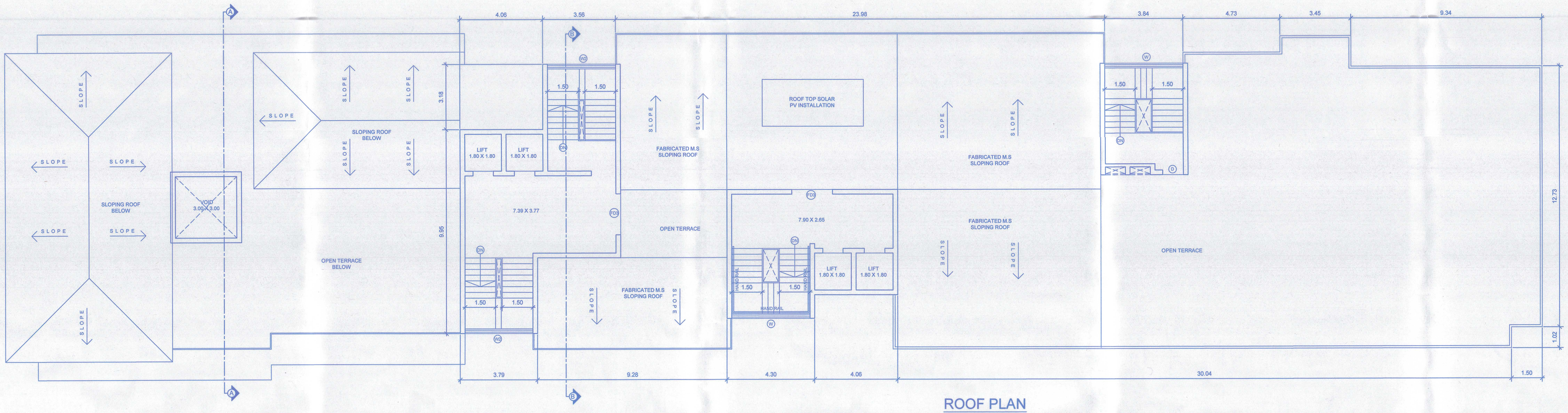
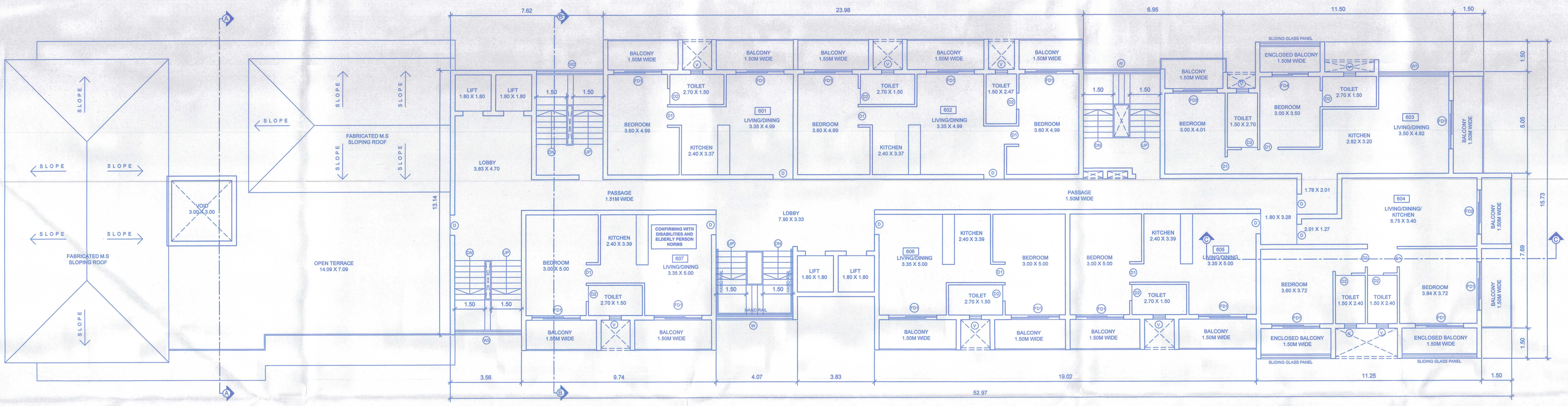


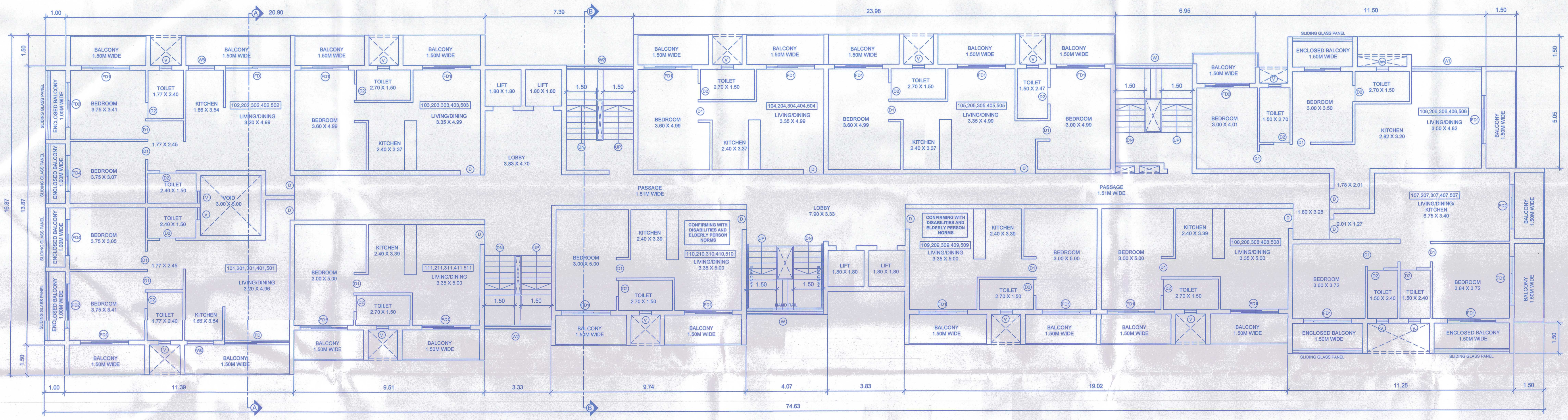
ROOF PLAN

(SCALE:. 1:100)



SECOND FLOOR PLAN

(SCALE:. 1:100)



FIRST FLOOR PLAN

(SCALE:. 1:100)

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Dt 14/11/25
14/11/2025
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Town & Country Planning Dept
Govt. of Goa. Mapusa

SCHEDULE OF OPENING

TYPE	WIDTH	HEIGHT
D	1.00	2.15
D1	0.90	2.15
D2	0.80	2.15
FD	3.20	2.15
FD1	2.40	2.15
FD2	2.20	2.15
FD3	2.00	2.15
FD4	1.80	2.15
W	3.84	1.50
W1	3.50	1.50
W2	3.33	1.50
W3	3.00	1.50
W4	2.40	1.50
W5	2.20	1.50
W6	1.30	1.50
W7	0.75	1.50
V	0.60	0.80

ASHWINIKUMAR PRABHU
ARCHITECT
COA REG. NO: CA/97/21951

NOTE:
F.A.R PERMISSIBLE = 200% OF EFFECTIVE PLOT AREA(2498.99)
+ 33% OF CRZ AREA(131.01)

	PROJ. NO.	DRG. NO.	REV. NO.
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	DATE	DRAWN BY	CKD. BY
NORTH	22- 03 - 2025	M. de Souza	ashwin. P

TITLE:

PROPOSED CONSTRUCTION OF RESIDENTIAL / COMMERCIAL (SHOPS) BUILDING, AND COMPOUND WALL ON PLOT BEARING SURVEY NO. 212/32-A . AT CALANGUTE, BARDEZ - GOA .
FOR **MR.RAICHANDANI FORTUNES LLP.**

PROJECT ARCHITECT

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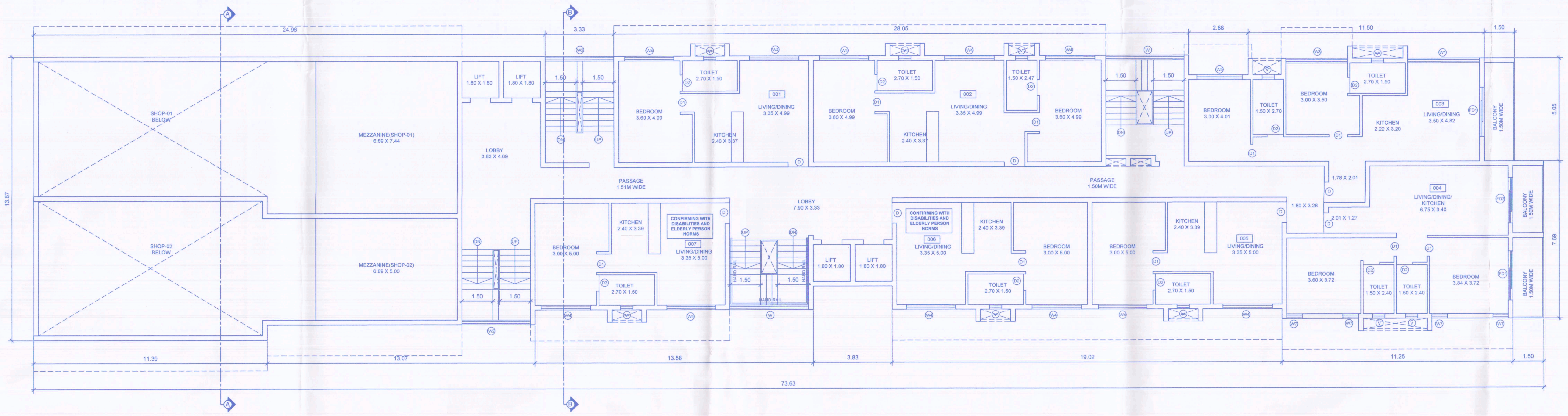
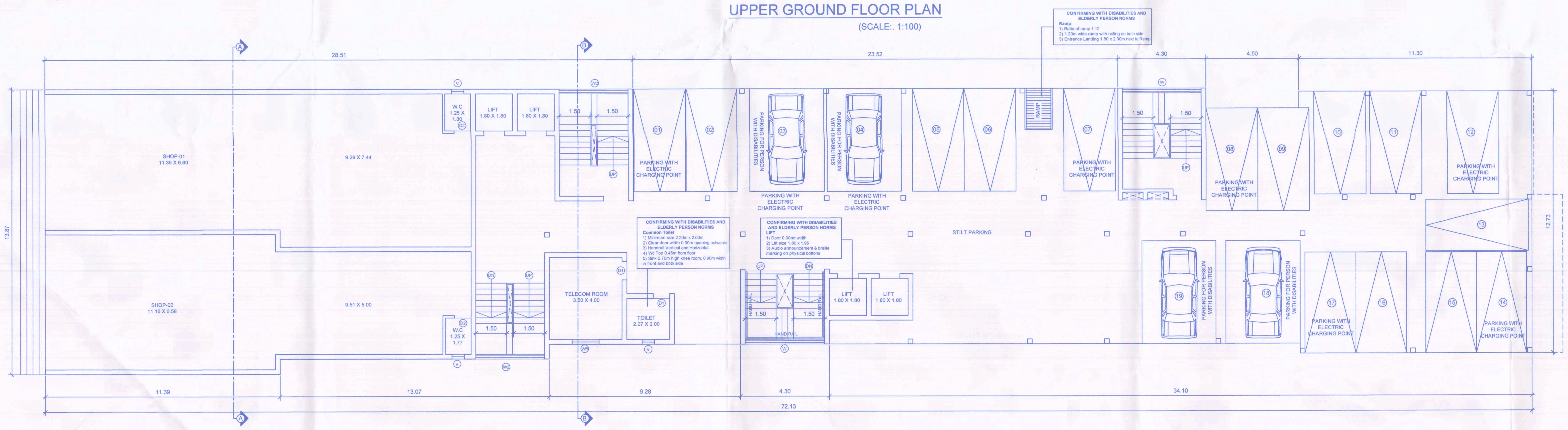


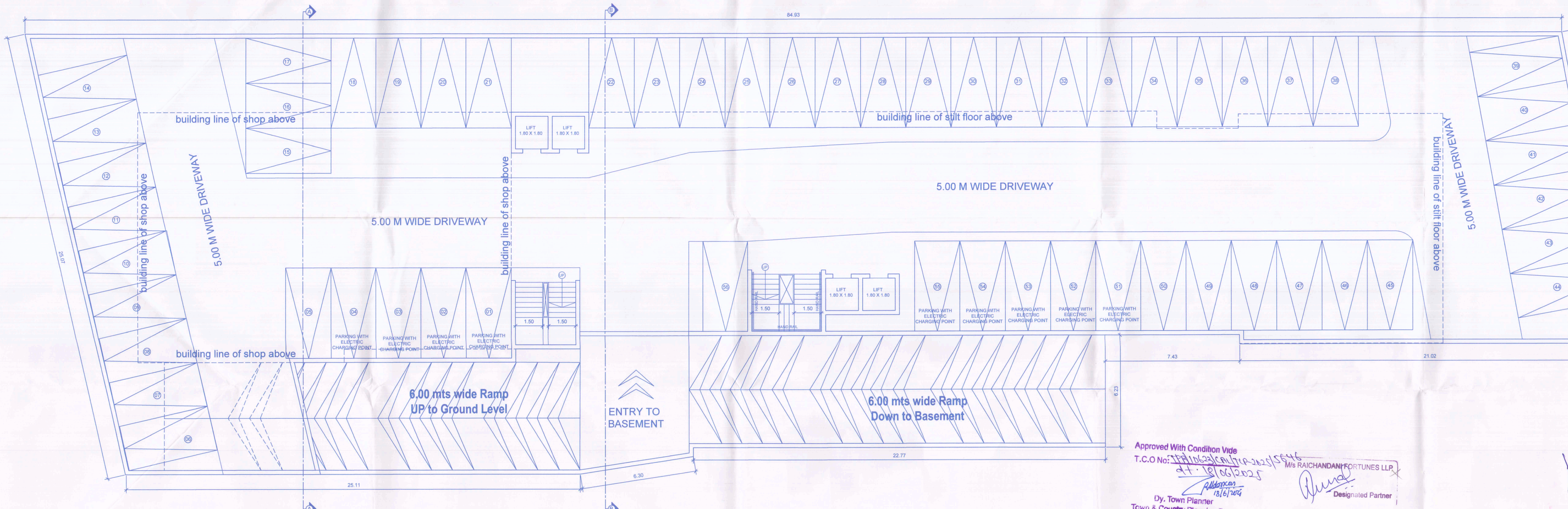
UPPER GROUND FLOOR PLAN

(SCALE:. 1:100)


CONFIRMING WITH DISABILITIES AND ELDERLY PERSON NORMS
PARKING WITH ELECTRIC CHARGING POINT
PARKING FOR PERSON WITH DISABILITIES
STILT PARKING
TELECOM ROOM
SHOP-01
SHOP-02
72.13

GROUND/STILT FLOOR PLAN

(SCALE:. 1:100)


building line of shop above
building line of stilt floor above
5.00 M WIDE DRIVEWAY
5.00 M WIDE DRIVEWAY
5.00 M WIDE DRIVEWAY
building line of shop above
building line of shop above
5.00 M WIDE DRIVEWAY
6.00 mts wide Ramp UP to Ground Level
ENTRY TO BASEMENT
6.00 mts wide Ramp Down to Basement
PARKING WITH ELECTRIC CHARGING POINT
84.93

BASEMENT FLOOR PLAN

(SCALE:. 1:100)

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Aldoncas
18/6/2025
Dy. Town Planner
Town & Country Planning Dept
Govt. of. Goa. Mapusa

M/s RAICHANDANI FORTUNES LLP
Designated Partner

ASHWINIKUMAR PRABHU
ARCHITECT
COA REG. NO: C 97/21951

NOTE:
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+ 33% OF CRZ AREA(131.01)

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TITLE:

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PROJECT ARCHITECT

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