

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/M/2010/3084/2024
DATED 25 JAN 2026

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

SR.NO	DESCRIPTION	AREA	UNITS
1	AREA OF PLOT	3938.00	sq.mt
2	AREA UNDER RW	82.48	sq.mt
3	NET EFFECTIVE AREA OF PLOT	3855.52	sq.mt
4	BLOCK-A1	180.86	sq.mt
5	BLOCK-B1	179.43	sq.mt
6	BLOCK-C1	136.69	sq.mt
7	BLOCK-D1	203.36	sq.mt
8	PROPO. TOTAL COVERED AREA OF BUILDINGS	700.33	sq.mt
9	EXIST COVERED AREA OF BUILDINGS (PROVIDED)	565.71	sq.mt
10	TOTAL COVERED AREA OF BUILDINGS	1266.04	sq.mt
11	COVERAGE CONSUMED	32.58	%
12	COVERAGE PERMISSIBLE (40%)	155.20	%
17.	a) Lower Ground Floor	000.00	sq.mt
	b) Upper Ground Floor	562.70	sq.mt
	c) First Floor	570.27	sq.mt
	d) Second Floor	570.27	sq.mt
	e) Third Floor	570.27	sq.mt
	f) Fourth Floor	570.27	sq.mt
	g) Fifth Floor	570.27	sq.mt
	h) Sixth Floor	507.00	sq.mt
	NET FLOOR AREA PHASE - II BLOCK - A1:B1:C1:D1		
18	TOTAL FLOOR AREA	3921.05	sq.mt
19	PHASE I EXISTING FLOOR AREA	1806.48	sq.mt
20	TOTAL FLOOR AREA OF BLOCK - A1:B1:C1:D1	5727.53	sq.mt
21	F.A.R CONSUMED	145.44	%
22	F.A.R PERMISSIBLE (150%)	5907.00	sq.mt
23	PROPO. AREA FOR INFRASTRUCTURE TAX	8156.57	sq.mt
24	PARKING REQUIRED	55	Nos
25	PARKING PROVIDED	56	Nos
1.	TOTAL CARS IN PHASE I REQUIRED	24Nos	
2.	PROVIDED	29Nos	
1.	TOTAL CARS IN PHASE II REQUIRED	55Nos	
2.	PROVIDED	56Nos	

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

Designated Partner

SIGNATURE OF ARCHITECT

Ans 8

Ashwinkumar Prasad
Architect
CORPUS CASTLE
10004, Ramana Srinivas Temple
Chennai, India

	PROJ. NO.	DRG. NO.	REV. NO.
	SA-AR-368/16	SD - 01	—
	DATE	DRAWN BY	CKD. BY
NORTH	16.09 - 2023	Kruna	ashwin, P

TITLE

PROPOSED CONSTRUCTION OF REVISED
RESIDENTIAL BUILDINGS PHASE II BLOCK-A1,
B1, C1 & D1, ON PROPERTY BEARING SURVEY
NO.16/2 OF PT SHEET NO.76 AT MAPUSA CITY
FOR : SATERMAI SPACE INFRA LLP

PROJECT ARCHITECT

ASHWINIKUMAR PRABHU

studio Arche'type
architecture + interiors

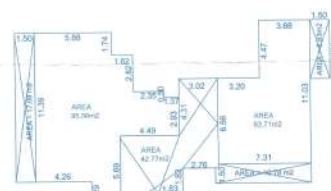
C-5, 3rd Floor, Trionum Apts, Near Municipal Market, Panaji - Goa-INDIA.
B-206, 2nd floor, Saldanha Business Towers, At Court Circle, Mapusa, Goa-INDIA.
ph. 0091 932 682660. Fax/wh. 011 330 e-mail: studioarchetype@gmail.com



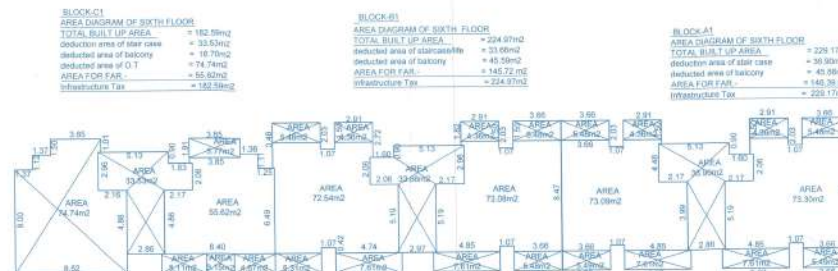
BLOCK-D1
AREA DIAGRAM OF LOWER GROUND FLOOR
 TOTAL BUILT UP AREA = 203.35m²
 deduction area of stair case = 44.05m²
 deducted area of all parking = 159.25m²
 AREA FOR COVERAGE = 203.35m²
 AREA FOR FAR -
 Infrastructure Tax = 44.05m²



BLOCK-D1	
AREA DIAGRAM OF UPPER GROUND FLOOR	
TOTAL BUILT UP AREA	= 327.24m ²
deduction area of stair case	= 44.00 m ²
deducted area of balcony	= 23.91m ²
AREA FOR FAR-	= 159.27m ²
Infrastructure Tax	= 227.24m ²

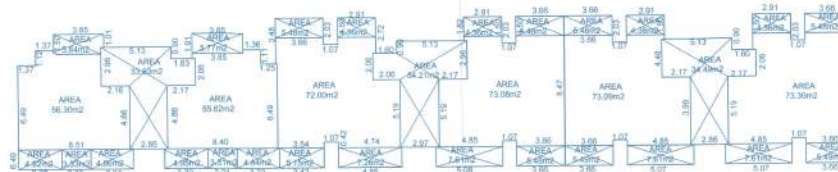


BLOCK-D1	
AREA DIAGRAM OF TYPICAL	
FF, SF, TF, FF, FF, & SF, FLOOR	
TOTAL BUILT UP AREA	= 236.73m ²
deduction area of stair case	= 42.77m ²
deducted area of balcony	= 34.89m ²
AREA FOR FAR	= 159.07m²
Infrastructure Tax	= 236.73m ²



BLOCK-C1
AREA DIAGRAM OF TYPICAL
FF, SE, TE, FF & FF FLOOR

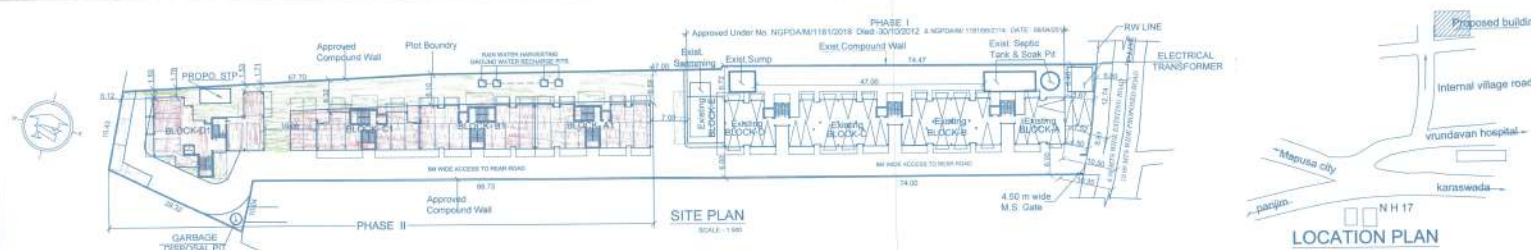
TOTAL BUILT UP AREA	= 183.07m ²
deducted area of stair case	= 33.53m ²
deducted area of balcony	= 37.82m ²
AREA FOR FAR -	= 111.92m ²
Infrastructure Tax	= 183.07m ²



BLOCK C-1	
AREA DIAGRAM OF UPPER GROUND FLOOR	
TOTAL BUILT UP AREA	= 156.86
deducted area of staircase etc.	= 32.53
deducted area of balcony	= 11.41
AREA FOR F.A.R.	= 111.92
Infrastructure Tax	= 156.86



BLOCK-C1
AREA DIAGRAM OF LOWER GROUND FLOOR
 TOTAL BUILT UP AREA = 145.57m²
 deduction area of stair case = 33.53m²
 deducted area of all parking = 112.04m²
 AREA FOR COVERAGE = 145.57m²
 AREA FOR FAR - = 00.00 m²
 = 00.00m²



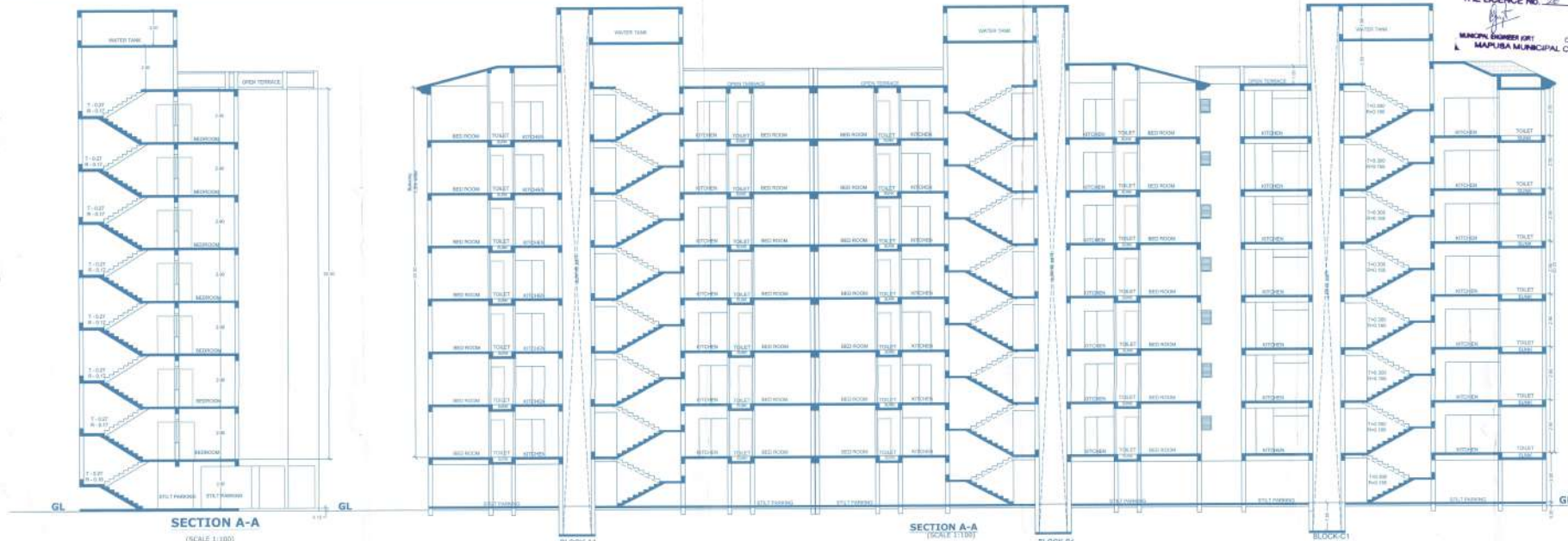
SITE PLAN

LOCATION PLAN
NOT TO SCALE

APPROVED UNDER THE CONDITIONS
THE LICENCE No. 28 Dt. 10/04/2023
MANOJL BOMBER DPT
MAPUSA MUNICIPAL COUNCIL
CHIEF OFFICER

APPROVED FROM PLANNING PORT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER NO. NG/PM/14/75/10/30/4/2023
DATED 25.03.2023

SENDER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI - GOA



REMARK:

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

SIGNATURE OF OWNER
For SATERMAI SPACE INFRA LLP
Ashwin Kumar Prabhu

SIGNATURE OF ARCHITECT
Ashwin Kumar Prabhu
Architect
2208 No. 22/2019/1
100, Satermai Business Towers,
10, Court Circle, Panaji, Goa

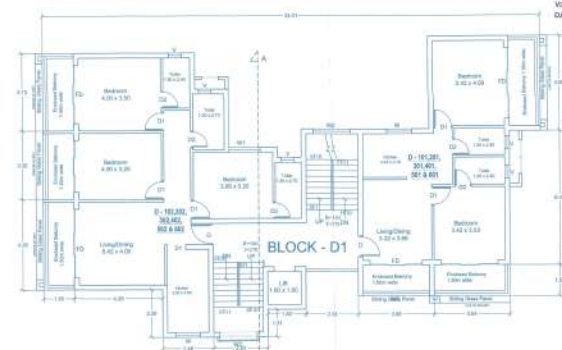
PROJ. NO.	DRG. NO.	REV. NO.
SAAR-368/16	SD - 01	
DATE	DRAWN BY	CKD. BY
16-09-2023	Krupa	ashwin. P

TITLE
PROPOSED CONSTRUCTION OF REVISED RESIDENTIAL
BUILDINGS PHASE II BLOCK A1, B1, C1 & D1 ON
PROPERTY BEARING SURVEY NO. 18/2 OF PT SHEET
NO. 75 AT MAPUSA CITY
FOR SATERMAI SPACE INFRA LLP

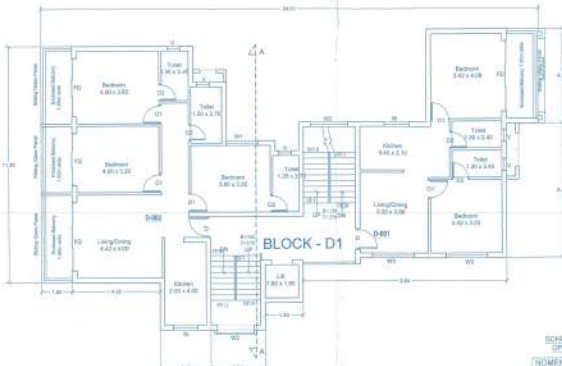
PROJECT ARCHITECT
ASHWINIKUMAR PRABHU
studio Arche'type
architecture + interiors
B-256, 2nd Flr, Satermai Business Towers, At Court Circle, Mapusa, Goa (INDIA)
Ph: 991-422-0018992 Email: studio_archetype@gmail.com

APPROVED UNDER THE CONDITIONS OF
THE LICENCE NO. 22 OF 2023
MUNICIPAL ENGINEER FOR
MAPUSA MUNICIPAL COUNCIL

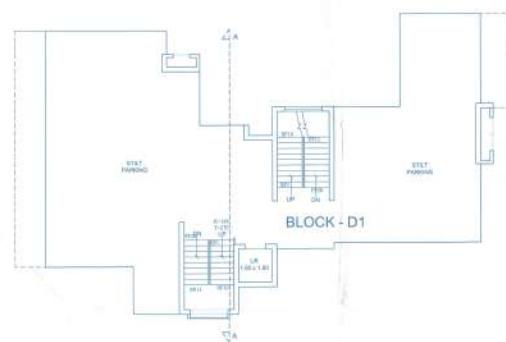
APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
IN ORDER NO. 102 PDA PH/2023/001
DATED 16.05.2023
MUNICIPAL ENGINEER
NORTH QGA
PLANNING & DEV. AUTHORITY
POMAL-100A



TYPICAL FIRST, SECOND, THIRD, FOURTH, FIFTH & SIXTH FLOOR PLAN
(SCALE: 1:100)



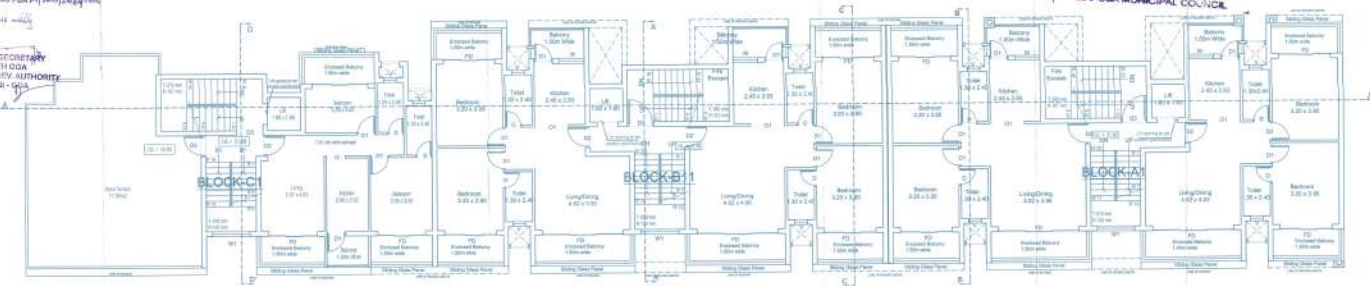
UPPER GROUND FLOOR PLAN
(SCALE: 1:100)



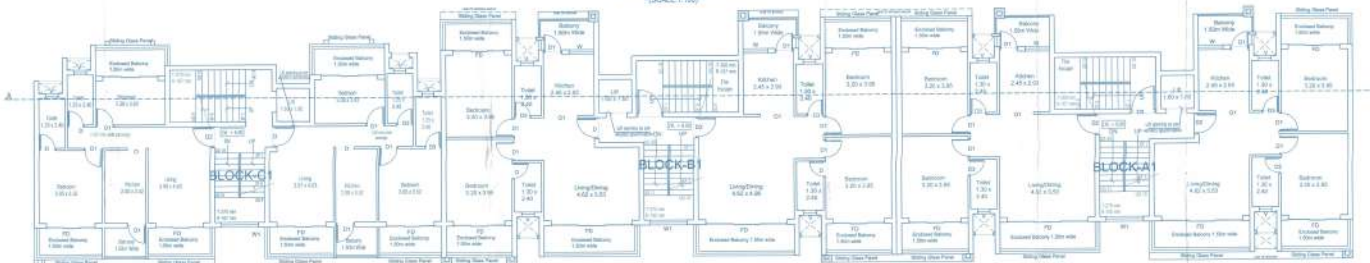
STILT FLOOR PLAN
(SCALE: 1:100)

SCHEDULE OF OPENINGS

NOMEN	SIZE
FD	2.00 X 2.15
D	1.00 X 2.15
D1	0.90 X 2.15
D2	0.80 X 2.15
W	1.20 X 1.25
W1	1.30 X 1.25
W2	1.80 X 1.25
W3	2.00 X 1.25
V	0.80 X 0.80



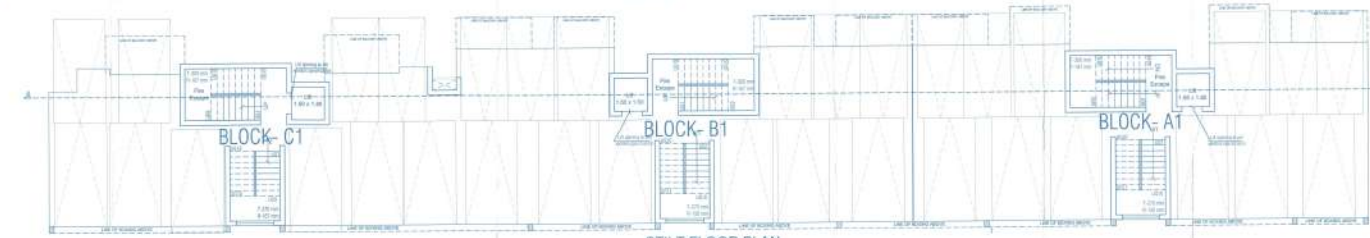
SIXTH FLOOR PLAN
(SCALE: 1:100)



TYPICAL FF, SF, TF, FF & FIFTH FLOOR PLAN
(SCALE: 1:100)



UPPER GROUND FLOOR PLAN
(SCALE: 1:100)



STILT FLOOR PLAN
(SCALE: 1:100)

SIGNATURE OF OWNER For SATERMAI SPACE INFRA LLP	SIGNATURE OF ARCHITECT Ashwin Kumar Prabhu Architect 178, Satermai Business Towers 1st Floor, Satermai - 500	REMARKS TITLE PROPOSED CONSTRUCTION OF REVISED RESIDENTIAL BUILDINGS PHASE II BLOCK-A1, B1, C1 & D1, ON PROPERTY BEARING SURVEY NO. 16 / 2 OF PT SHEET NO. 76 AT MAPUSA CITY FOR : SATERMAI SPACE INFRA LLP	NOTE 1. ALL DRAWINGS ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE 2. ALL DIMENSIONS ARE IN METERS	<table border="1"> <tr> <td>PROJ. NO.</td> <td>DRG. NO.</td> <td>REV. NO.</td> </tr> <tr> <td>SA-AR-300/16</td> <td>SD-01</td> <td>---</td> </tr> <tr> <td>DATE</td> <td>DRAWN BY</td> <td>CHK. BY</td> </tr> <tr> <td>16-05-2023</td> <td>Kruppa</td> <td>ashwin P.</td> </tr> </table> PROJECT ARCHITECT ASHWIN KUMAR PRABHU studio Arche'type architecture + interiors B-202, 2nd Floor, Satermai Business Towers, 1st Floor, Satermai - 500 Ph: 0201-452-0110000 email: studio_arche'type@satmaai.com	PROJ. NO.	DRG. NO.	REV. NO.	SA-AR-300/16	SD-01	---	DATE	DRAWN BY	CHK. BY	16-05-2023	Kruppa	ashwin P.
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