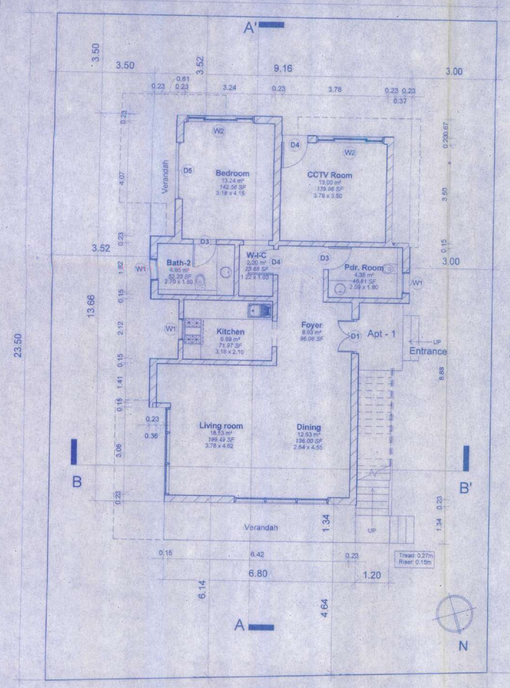
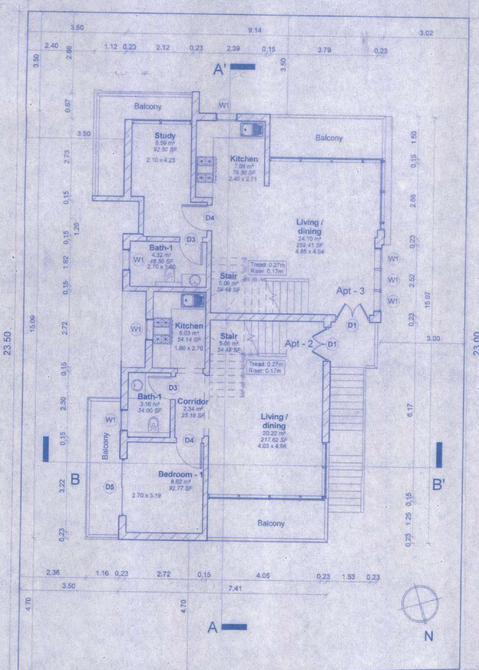
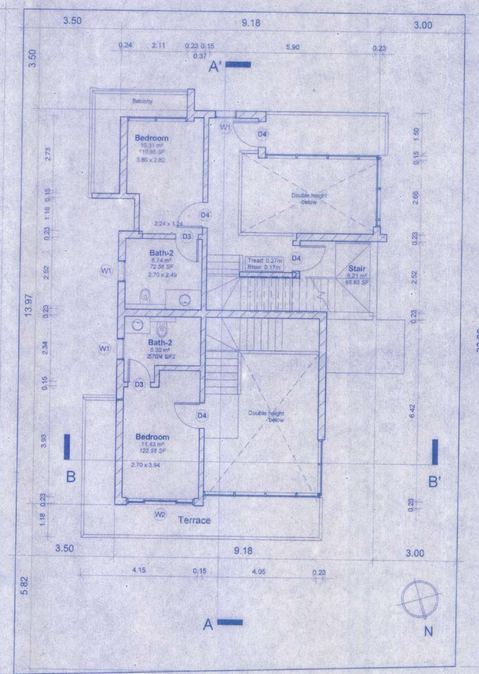


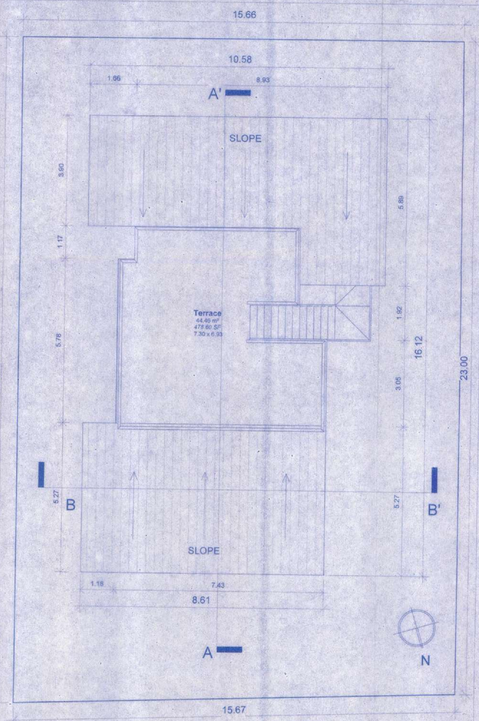
1 Ground Floor Plan
1 : 100



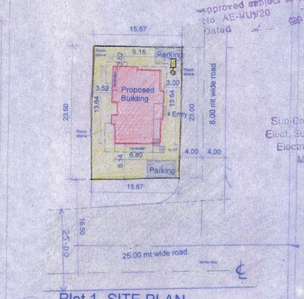
2 First Floor Plan
1 : 100



3 Second Floor Plan
1 : 100



4 Roof Plan
1 : 100



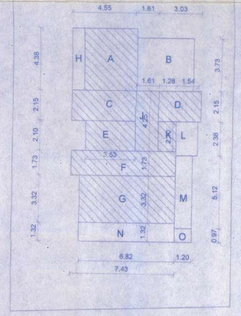
11 Plot 1- SITE PLAN
1 : 500

Location Plan

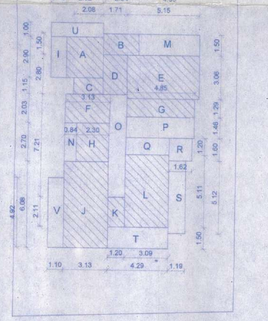
Approved subject to N. O. C. vide Letter No. AE-III/W/20 Dated 20
Sub-Divisional Engineer
Elect. Sub-Div. I (U), O&M
Electricity Department
Mapusa-Goa

Door Schedule			
Type Mark	Count	Width	Height
D1	3	1.20	2.32
D3	6	0.80	2.03
D4	6	0.90	2.13
D5	2	2.00	2.32

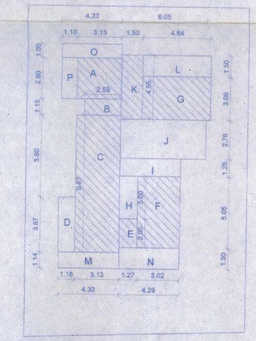
Window Schedule				
Type Mark	Count	Width	Height	Sill Height
W1	13	0.75	1.32	
W2	3	2.40	2.10	0.00



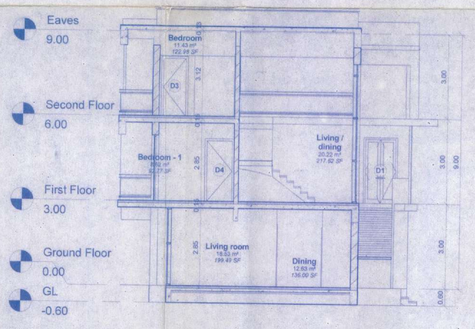
6 Ground Floor Area Diagram
1 : 200



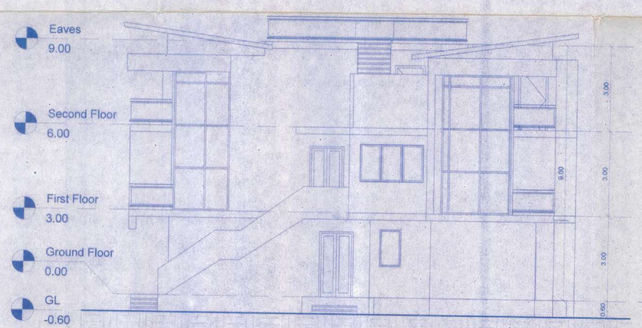
7 First Floor Area Diagram
1 : 200



10 Second Floor Area Diagram
1 : 200



5 Section BB'
1 : 100



8 Front Elevation
1 : 100

PLOT AREA SUMMARY		
CHALTA NO. 21 OF P.T.S. 10		PLOT SUB DIV. 1
1 AREA OF PLOT		364.32 sqm
2 DEDUCTION	A. AREA FOR ROAD WIDENING	0.00 sqm
	B. AREA FOR ANY OTHER REASON	0.00 sqm
3 EFFECTIVE AREA OF PLOT		364.32 sqm
GROUND COVERAGE		
4 MAX. PERMISSIBLE COVERAGE		40.00 %
5 MAX. PERMISSIBLE COVERAGE AREA		145.73 sqm
6 PROPOSED COVERAGE AREA		129.16 sqm
7 COVERED AREA CONSUMED		35.45 %
FLOOR AREA RATIO		
8 PERMISSIBLE F.A.R.		80.00 %
9 7.5 % free of FAR of proposed Floor Area (24.36sqm) for Infrastructure		7.50 %
10 MAX. PERMISSIBLE FLOOR AREA		291.46 sqm
11 PROPOSED GROSS FLOOR AREA		270.45 sqm
12 F.A.R. CONSUMED		74.23 %
13 SET BACKS	A.FRONT	3.27 m
	B. SIDE	3.50 m
	C. REAR	3.50 m
14 HEIGHT OF BUILDING		9.00 m
15 HEIGHT OF PLINTH		0.30 m
16 PARKING REQUIREMENT		2.00 No.s
17 USE		RESIDENTIAL

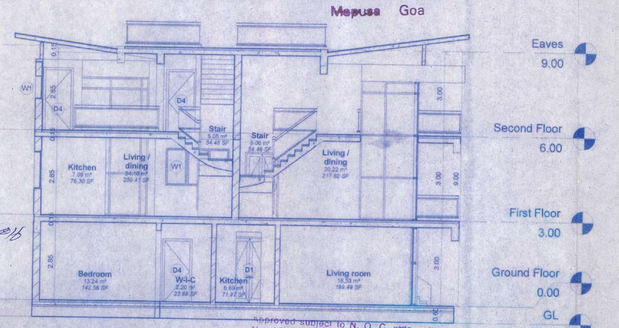
FLOOR AREA SUMMARY								
		FREE OF FAR						
FLOOR REF	GROSS B.U.A.	PARK	BALCONY/TERRACE	STAIRS	ADDITIONAL AREA	TOTAL	FLOOR AREA	FAR %
GROUND FLOOR	129.16		15.22	6.14	28.15	49.51	79.65	74.23
FIRST FLOOR	147.63		25.01	19.43	2.61	47.05	100.59	
SECOND FLOOR	145.25		32.97	22.06	0.00	55.04	90.21	
TOTAL	422.04		73.20	47.63	30.76	151.59	270.45	

APPROVED UNDER THE CONDITIONS
51 NUMBERS AS IMPOSED ON
THE LICENCE No. 28 Dt. 10/5/17
MUNICIPAL ENGINEER(GR) CHIEF OFFICER
MAPUSA MUNICIPAL COUNCIL

N.O.C. is granted subject to this office letter no. PWD / SDIII / PHE-NF. 10 / (080 dated 14/12/16 15-17

ASSISTANT ENGINEER
Sub-Div. II, W. D. XVII (PHE-N)
P.W.D. Mapusa - Goa

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/ M/11555/1916/2016
DATED 1-2 NOV 2016
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM - GOA



9 Section AA'
1 : 100

Approved subject to N. O. C. vide Letter No. AE-III/W/20 -2016 Dated 04/01/2017 Tech-40/3923

Sub-Divisional Engineer
Elect. Sub-Div. I (U), O&M
Electricity Department
Mapusa-Goa

Health Officer
Urban Health Centre
Mapusa Goa

Type I
PLOT NO.1

NOTE : All dimensions are in meters

PROPOSED CONSTRUCTION OF APARTMENT BUILDING
ON PLOT 'B'
CHALTA NO. 21 OF P.T.S.10
BY VIANAAR HOMES PVT.LTD
SITUATED AT
CUCHELIM VILLAGE OF BARDEZ
TALUKA

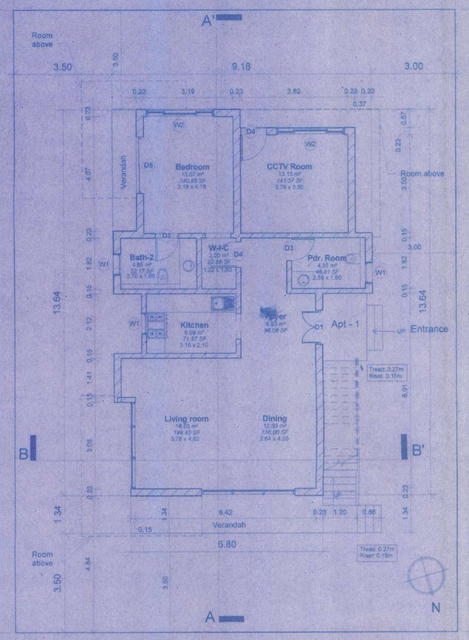
PSI Architects
Machados Cove 30,
Sanguinim Valley,
Dona Paula, Goa - 403 004
Walter Schertenberger
PSI Architects LLP
Council No. A/1953
TCP Regn. No: AR/0012/2013
Architect's Sign

Vianaar Homes Pvt.Ltd.
97B Manekshaw Road, Anupam Garden,
Sainik Farms
New Delhi 110062 India

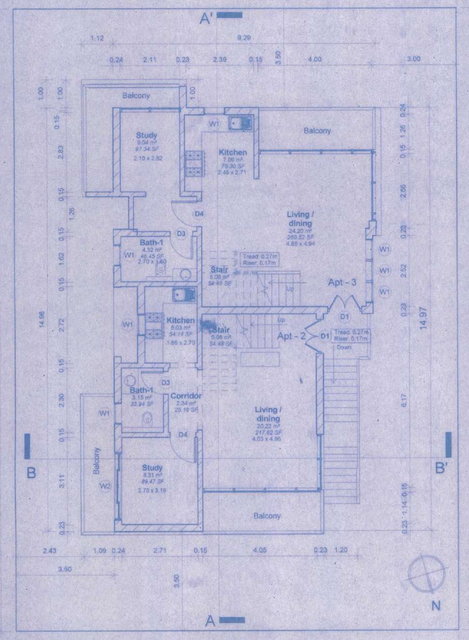
VIANAAR HOMES PRIVATE LIMITED
Authorised Signatory
Owner's Signature

Date: 14 Oct 2016

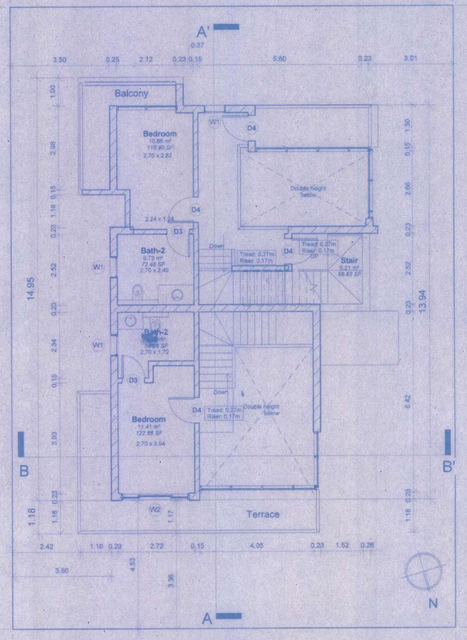
C-FP-T1-110



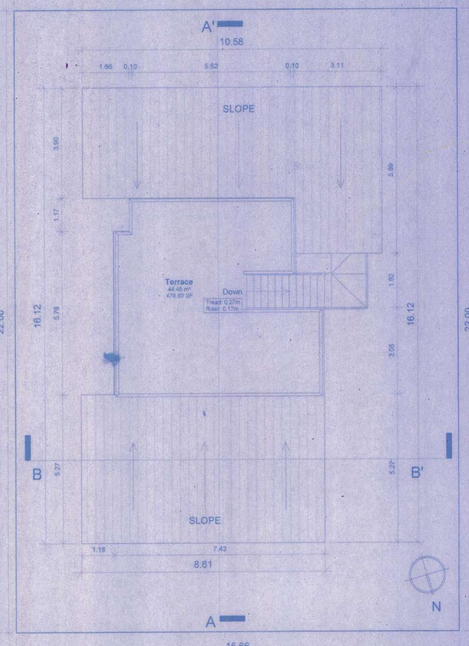
1 Ground Floor Plan
1 : 100



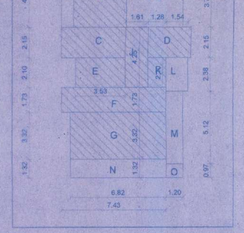
2 First Floor Plan
1 : 100



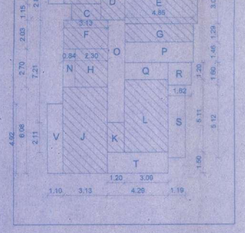
3 Second Floor Plan
1 : 100



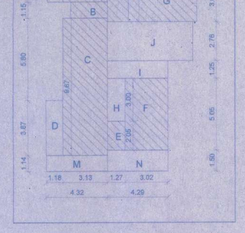
4 Roof Plan
1 : 100



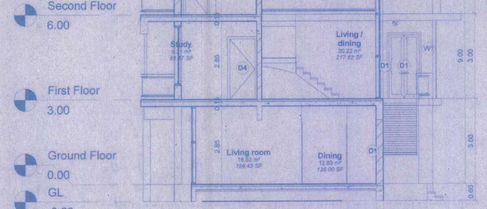
5 Ground Floor Area Diagram
1 : 200



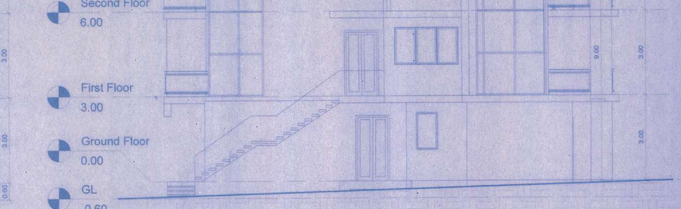
6 First Floor Area Diagram
1 : 200



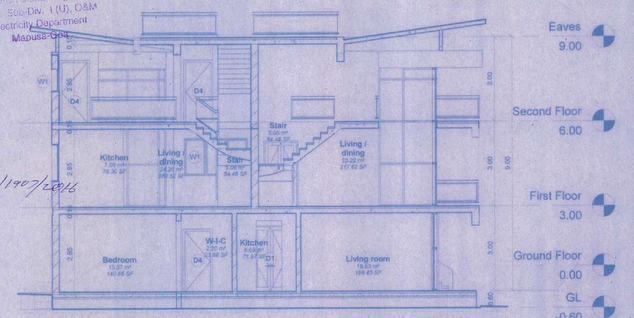
7 Second Floor Area Diagram
1 : 200



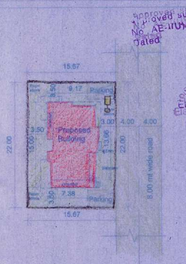
10 Section 8
1 : 100



Copy of Front Elevation
1 : 100



9 Section AA'
1 : 100



11 Plot 2- SITE PLAN
1 : 500

Location Plan

Door Schedule			
Type Mark	Count	Width	Height
D1	3	1.20	2.32
D3	6	0.80	2.03
D4	8	0.90	2.13
D5	1	2.00	2.32

Window Schedule				
Type Mark	Count	Width	Height	Sill Height
W1	13	0.75	1.32	
W2	4	2.40	2.10	

PLOT AREA SUMMARY		
CHALTA NO. 21 OF P.T.S. 10		PLOT SUB DIV. 2
1 AREA OF PLOT		344.73 sqm
2 DEDUCTION	A. AREA FOR ROAD WIDENING	0.00 sqm
	B. AREA FOR ANY OTHER REASON	0.00 sqm
3 EFFECTIVE AREA OF PLOT		344.73 sqm
GROUND COVERAGE		
4 MAX. PERMISSIBLE COVERAGE		40.00 %
5 MAX. PERMISSIBLE COVERAGE AREA		137.89 sqm
6 PROPOSED COVERAGE AREA		127.88 sqm
7 COVERED AREA CONSUMED		37.09 %
FLOOR AREA RATIO		
8 PERMISSIBLE F.A.R.		80.00 %
9 7.5 % free of FAR of proposed Floor Area (24.36sqm) for Infrastructure		7.50 %
10 MAX. PERMISSIBLE FLOOR AREA		275.78 sqm
11 PROPOSED GROSS FLOOR AREA		270.45 sqm
12 F.A.R. CONSUMED		78.45 %
13 SET BACKS	A.FRONT	3.27 m
	B. SIDE	3.50 m
	C. REAR	3.50 m
14 HEIGHT OF BUILDING		9.00 m
15 HEIGHT OF PLINTH		0.30 m
16 PARKING REQUIREMENT		2.00 No.s
17 USE		RESIDENTIAL

FLOOR AREA SUMMARY								
		FREE OF FAR						FAR %
FLOOR REF	GROSS B.U.A.	PARK	BALCONY/ TERRACE	STAIRS	ADDITIONAL AREA	TOTAL	FLOOR AREA	
GROUND FLOOR	129.16		-15.22	-6.14	-28.15	-49.51	79.65	78.45
FIRST FLOOR	147.63		-25.01	-19.43	-2.61	-47.05	100.58	
SECOND FLOOR	145.25		-32.97	-22.06	0.00	-55.03	90.22	
TOTAL	422.04		-73.20	-47.63	-30.76	-151.59	270.45	

APPROVED UNDER THE CONDITIONS
5 NUMBERS AS IMPOSED ON
THE LICENCE No. 21 Dt. 10/5/17
MUNICIPAL ENGINEER(GR-II) CHIEF OFFICER
MAPUSA MUNICIPAL COUNCIL

N.O.C. is granted subject to this office letter No. PWD / SDIII / PHE-NF. 151 / 103 / 116-17 dated 04/12/17.
ASSISTANT ENGINEER
Selection Gr. II, W. D. XVII (PHE-NF)
P.W.D. Mapusa - Goa

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/ M/11356/1907/2016
DATED 1-2 NOV 2016
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM - GOA

Approved subject to N. O. C. vide Letter No. AE-II/Ch/20 16-17 /Toch-49/2915 Dated 04/10/17
Sub-Divisional Engineer
Elect. Sub-Div. I (U), O&M
Electricity Department
Mapusa-Goa

Approved subject to N. O. C. vide Letter No. AE-II/Ch/20 16-17 /Toch-49/2915 Dated 04/10/17
Sub-Divisional Engineer
Elect. Sub-Div. I (U), O&M
Electricity Department
Mapusa-Goa

Health Officer
Urban Health Centre
Mapusa Goa

Type I
PLOT NO.2
B-2

NOTE : All dimensions are in meters

PROPOSED CONSTRUCTION OF APARTMENT BUILDING
ON PLOT 'B'
CHALTA NO. 21 OF P.T.S.10
BY VIANAAR HOMES PVT.LTD
SITUATED AT
CUCHELIM VILLAGE OF BARDEZ
TALUKA

PSI Architects
Machados Cove 30,
Valaulinim Valley,
Dona Paula, Goa - 403 004
Voker Schadenberger
PSI Designs L.L.P.
Cell No. 9822107953
TCP Regn. No: AR/0012/2013

Architect's Sign

Vianaar Homes Pvt.Ltd.
97B Manekshaw Road, Anupam Garden,
Sainik Farms
New Delhi 110062 India

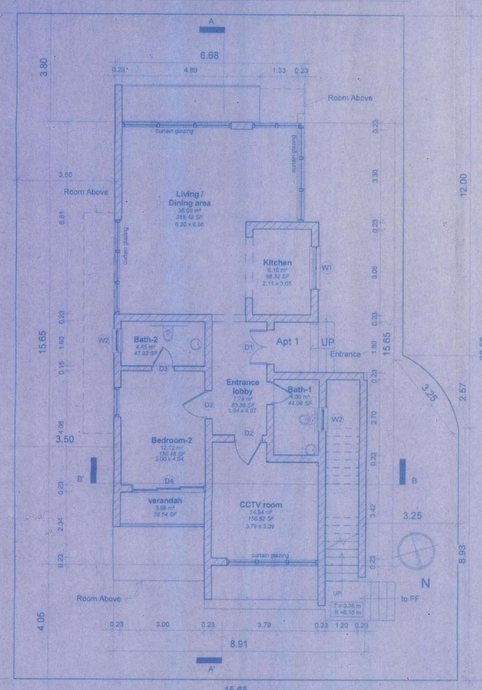
VIANAAR HOMES PRIVATE LIMITED
Authorised Signatory

Owner's Signature

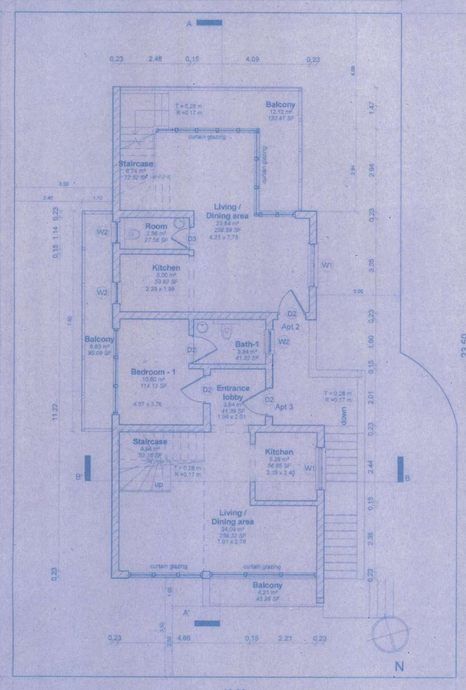
Date: 14 Oct 2016

C-FP-T1-210

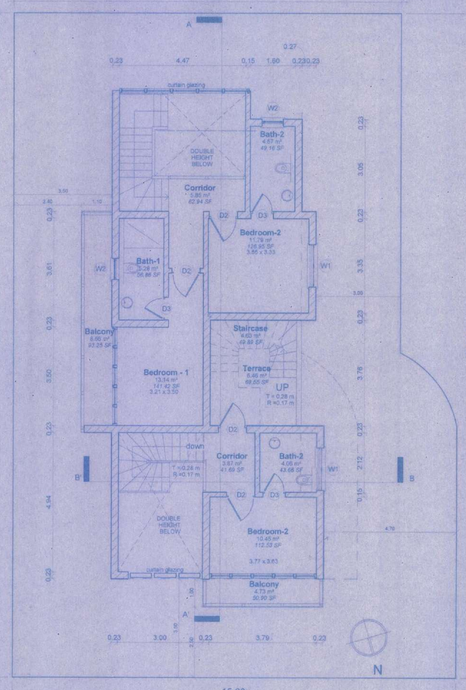
6



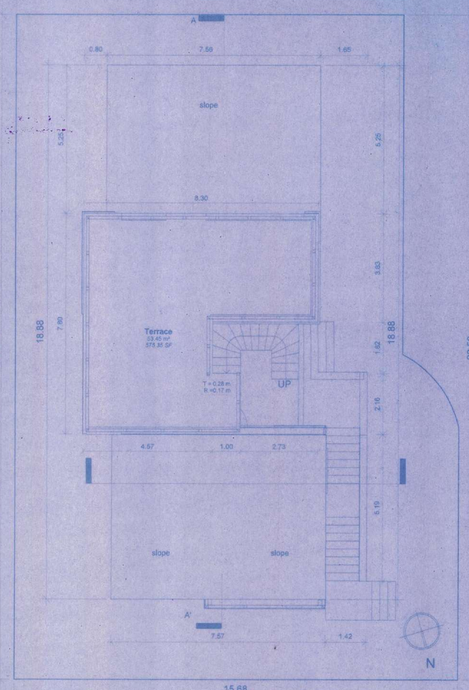
1 Ground floor plan
1 : 100



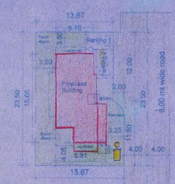
2 First floor plan
1 : 100



3 Second floor plan
1 : 100



4 Eaves level
1 : 100



7 Plot 3- SITE PLAN
1 : 500

LOCATION PLAN

Window Schedule

Type Mark	Height	Width	Sill Height	Count
W1	1.87	1.50	0.90	5
W2	1.22	0.75		7

Door Schedule

Type Mark	Height	Width	Count
D1	2.40	1.20	1
D2	2.50	1.00	10
D3	2.32	0.80	6
D4	2.32	2.60	1

Type II
Plot 3

R-3

NOTE : All dimensions are in meters

PROPOSED CONSTRUCTION OF APARTMENT BUILDING ON PLOT 'B' CHALTA NO. 21 OF P.T.S.10 BY VIANAAR HOMES PVT.LTD SITUATED AT CHELIM VILLAGE OF BARDEZ TALUKA Mapusa Goa

Health Officer
Urban Health Centre
Mapusa Goa

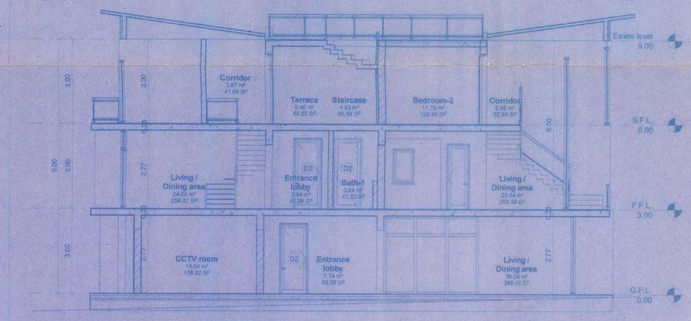
PSI Architects
Machados Cove 30,
Saint Anne Valley,
Donna Paula, Goa - 403 004
Volker Schmidberger
PSI Designs L.L.P.
Cell No. 9822457953
Tr. Reg. No: AR/0012/2013
Architect's Sign

Vianaar Homes Pvt.Ltd.
97B Manekshaw Road, Anupam Garden,
Sainik Farms
New Delhi 110062 India

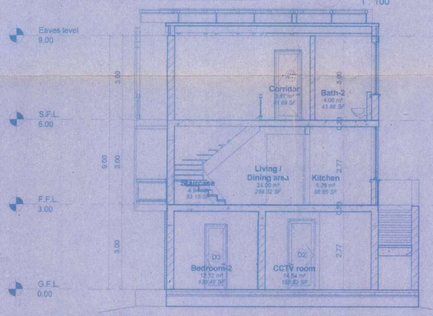
VIANAAR HOMES PVT. LIMITED
Authorised Signatory
Owner's Signature

Date: 14 October 2016

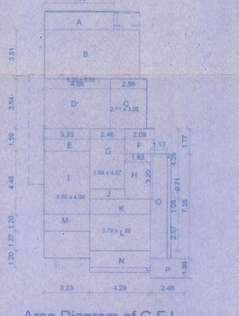
C-FP-T2-310



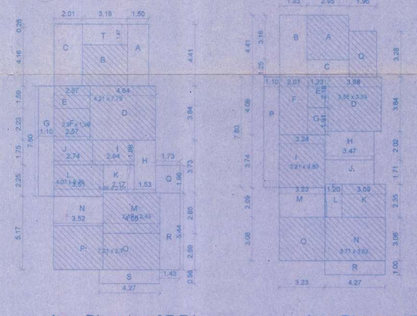
6 Section AA'
1 : 100



11 Section BB'
1 : 100

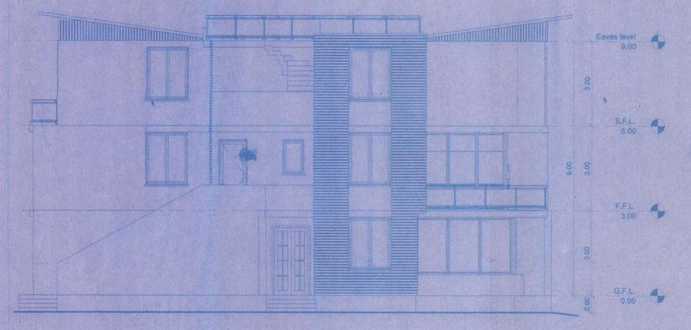


8 Area Diagram of G.F.L.
1 : 200



9 Area Diagram of F.F.L.
1 : 200

10 Area Diagram of S.F.L.
1 : 200



5 Road side elevation
1 : 100

FLOOR AREA SUMMARY

		FREE OF FAR						
FLOOR REF	GROSS B.U.A.	PARK	BALCONY/ TERRACE	STAIRS	ADDITIONAL AREA	TOTAL	FLOOR AREA	FAR %
GROUND FLOOR	135.05		15.19	12.58	31.58	59.35	75.71	
FIRST FLOOR	148.97		13.23	23.93	13.39	50.55	98.42	
SECOND FLOOR	134.24		11.01	28.21	0.00	39.22	95.02	
TOTAL	418.27		39.42	64.72	44.98	149.12	269.16	

PLOT AREA SUMMARY

CHALTA NO. 21 OF P.T.S. 10			PLOT SUB DIV. 6
1 AREA OF PLOT			344.24 sqm
2 DEDUCTION	A. AREA FOR ROAD WIDENING		0.00 sqm
	B. AREA FOR ANY OTHER REASON		0.00 sqm
3 EFFECTIVE AREA OF PLOT			344.24 sqm
GROUND COVERAGE			
4 MAX. PERMISSIBLE COVERAGE			40.00 %
5 MAX. PERMISSIBLE COVERAGE AREA			137.70 sqm
6 PROPOSED COVERAGE AREA			135.05 sqm
7 COVERED AREA CONSUMED			39.23 %
FLOOR AREA RATIO			
8 PERMISSIBLE F.A.R.			80.00 %
9 MAX. PERMISSIBLE FLOOR AREA			275.39 sqm
10 PROPOSED GROSS FLOOR AREA			269.16 sqm
11 F.A.R. CONSUMED			78.19 %
12 SET BACKS	A.FRONT		3.25 m
	B. SIDE		3.50 m
	C. REAR		3.50 m
13 HEIGHT OF BUILDING			9.00 m
14 HEIGHT OF PLINTH			0.60 m
15 PARKING REQUIREMENT			2.00 No.s
16 USE			RESIDENTIAL

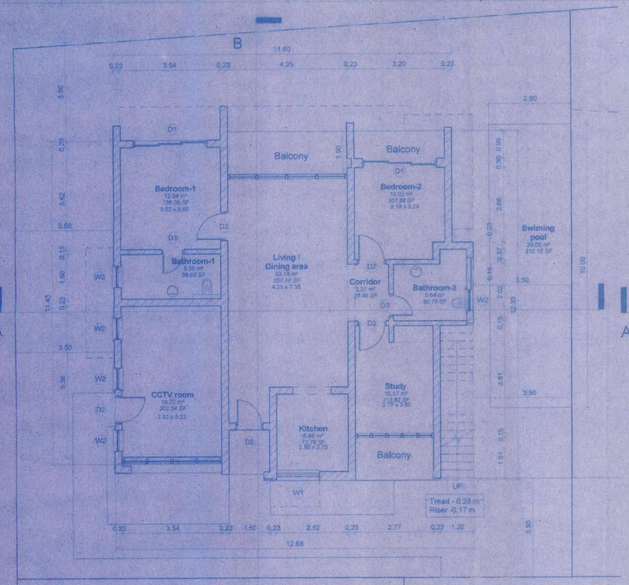
Approved subject to N. O. C. vide letter No. AE-VO/9816/2014/Tech-40/6911 dated 5/10/2016

APPROVED UNDER THE CONDITIONS 51 NUMBERS AS IMPOSED ON THE LICENCE No. 15 Dt. 18/07/2017
MUNICIPAL ENGINEER(GR) CHIEF OFFICER
MAPUSA MUNICIPAL COUNCIL

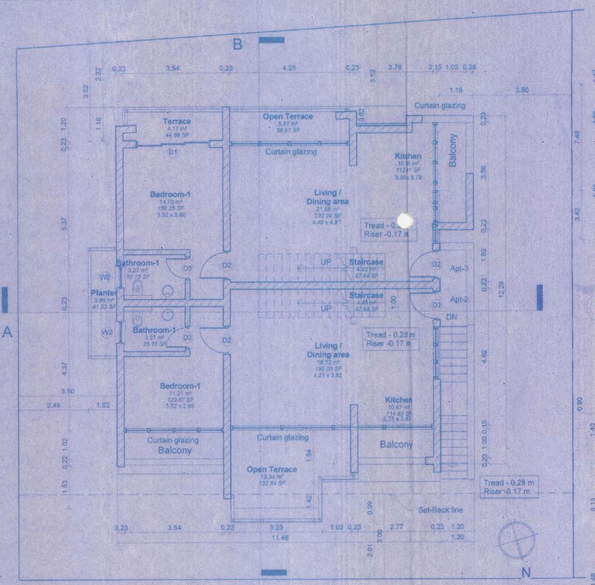
N.O.C. is granted subject to this office letter no. PWD/SDIII/PHE-NF. 101/079/16-17 dated 1/8/17
ASSISTANT ENGINEER
Sub-Div. II, W. D. XVII (PHE-N), P.W.D. Mapusa - Goa

APPROVED FROM PLANNING POINT SUBJECT TO CONDITIONS GIVEN VIDE ORDER No. NG PDA/ 4115.57/1914/2016 DATED - 2 NOV 2016
MEMBER SECRETARY
NORTH GOA PLANNING & DEV. AUTHORITY
PANJIM - GOA

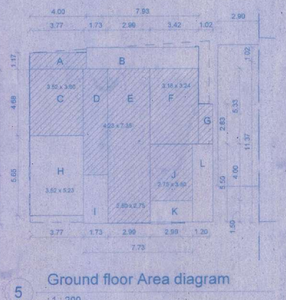
Sub-Divisional Engineer
Elect. Sub-Div. II (U), O&M
Electricity Department
Mapusa-Goa



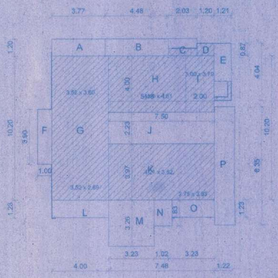
1 Ground floor plan
1 : 100



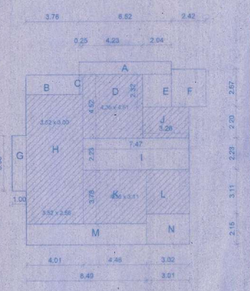
2 First floor plan
1 : 100



5 Ground floor Area diagram
1 : 200



6 First floor Area diagram
1 : 200



7 Second floor Area diagram
1 : 200

12 Plot 4- Site plan
1 : 600

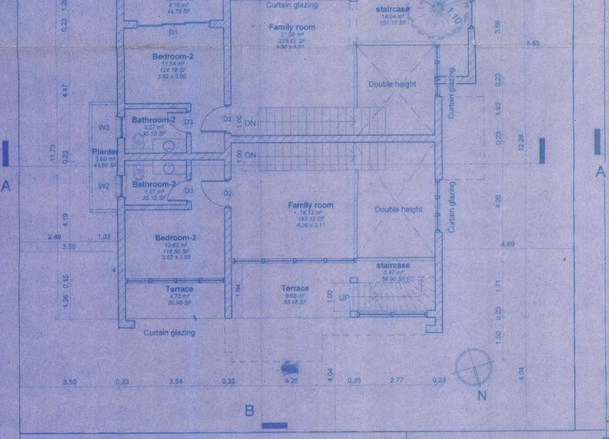
Location plan

PLOT AREA SUMMARY		
CHALTA NO. 21 OF P.T.S. 10		PLOT SUB DIV. 4
1 AREA OF PLOT		381.13 sqm
2 DEDUCTION	A. AREA FOR ROAD WIDENING	0.00 sqm
	B. AREA FOR ANY OTHER REASON	0.00 sqm
3 EFFECTIVE AREA OF PLOT		381.13 sqm
GROUND COVERAGE		
4 MAX. PERMISSIBLE COVERAGE		40.00 %
5 MAX. PERMISSIBLE COVERAGE AREA		152.45 sqm
6 PROPOSED COVERAGE AREA		151.10 sqm
7 COVERED AREA CONSUMED		39.65 %
FLOOR AREA RATIO		
8 PERMISSIBLE F.A.R.		80.00 %
9 MAX. PERMISSIBLE FLOOR AREA		304.90 sqm
10 PROPOSED GROSS FLOOR AREA		300.83 sqm
11 F.A.R. CONSUMED		78.93 %
12 SET BACKS	A.FRONT	3.29 m
	B. SIDE	3.50 m
	C. REAR	3.50 m
13 HEIGHT OF BUILDING		9.00 m
14 HEIGHT OF PLINTH		0.30 m
15 PARKING REQUIREMENT		2.00 No.s
16 SWIMMING POOL		29.00 sqm
17 USE		RESIDENTIAL

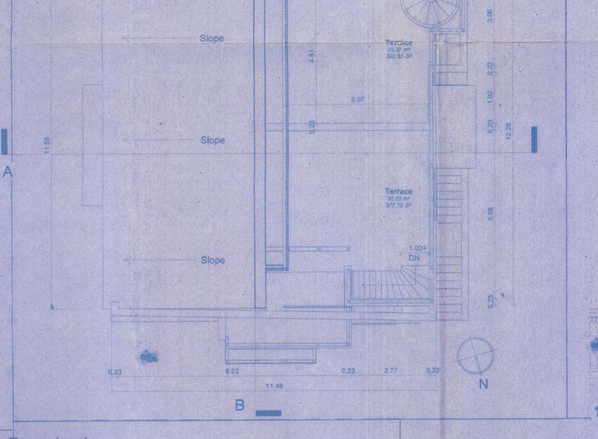
Window Schedule				
Type Mark	Count	Width	Height	Sill Height
W1	2	1.50	1.22	1.10
W2	9	0.75	1.22	0.91

Door Schedule			
Type Mark	Count	Width	Height
D1	4	2.60	2.32
D2	11	1.00	2.32
D3	6	0.80	2.32

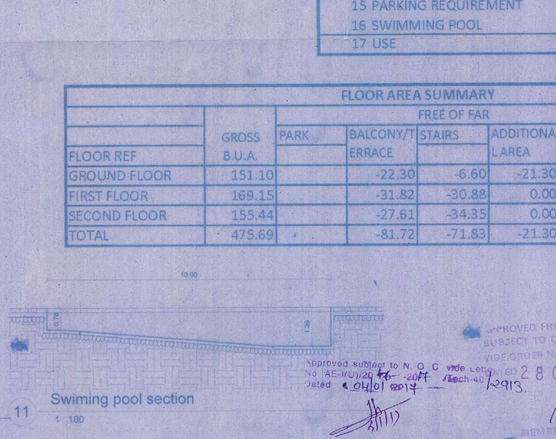
FLOOR AREA SUMMARY								
		FREE OF FAR						FAR %
FLOOR REF	GROSS B.U.A.	PARK	BALCONY/TERRACE	STAIRS	ADDITIONAL AREA	TOTAL	FLOOR AREA	
GROUND FLOOR	151.10		-22.30	-6.60	-21.30	-50.20	100.90	78.93
FIRST FLOOR	169.15		-31.82	-30.88	0.00	-62.70	106.44	
SECOND FLOOR	155.44		-27.61	-34.35	0.00	-61.95	93.49	
TOTAL	475.69		-81.72	-71.83	-21.30	-174.85	300.83	



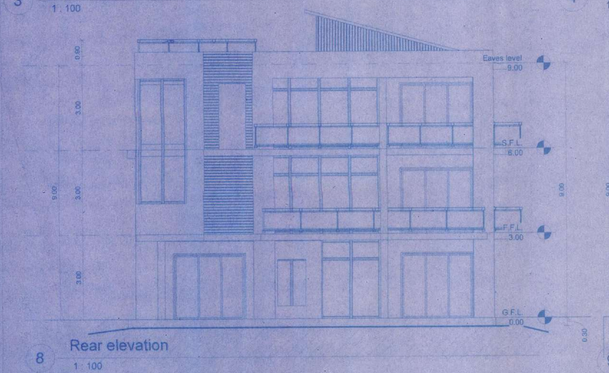
3 Second floor plan
1 : 100



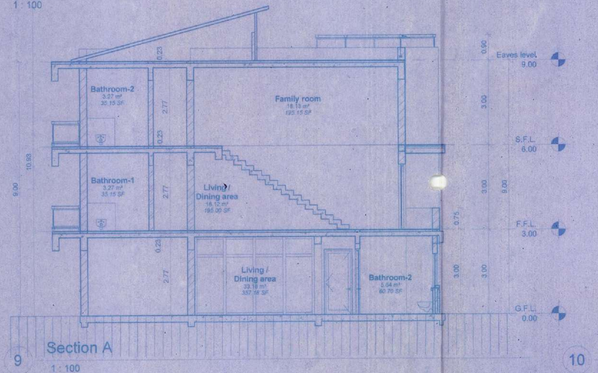
4 Eaves level
1 : 100



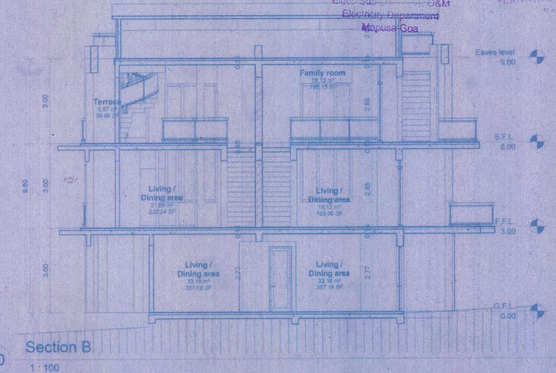
11 Swiming pool section
1 : 100



8 Rear elevation
1 : 100



9 Section A
1 : 100



10 Section B
1 : 100

Approved subject to N. O. C vide Letter No. AE-II(U)/20 /Tech-46 Dated

Sub-Divisional Engineer
Elect. Sub-Div. I (U), O&M
Electricity Department
Mapusa-Goa

APPROVED FROM PLANNING POINT SUBJECT TO CONDITIONS GIVEN VIDE ORDER No. MPDA/ MPT/556/18249/2016 DATED 28 OCT 2016

Approved subject to N. O. C vide Letter No. AE-II(U)/20 /Tech-46/2913 Dated 04/01/2017

MEMBER SECRETARY NORTH GOA PLANNING & DEV. AUTHORITY

Elect. Sub-Div. I (U), O&M
Electricity Department
Mapusa-Goa

APPROVED UNDER THE CONDITIONS 51 NUMBERS AS IMPOSED ON THE LICENCE No. 326 Dt. 28/10/17

MUNICIPAL ENGINEER(GH) CHIEF OFFICER
MAPUSA MUNICIPAL COUNCIL

Health Officer
Urban Health Centre
Mapusa Goa

N.O.C. is granted subject to the office memo / SDII / PHE-NF. 101/018 /16-17 dated 14/12/16

ASSISTANT ENGINEER
Sub-Div. II, W. D. XVII (PHE-N)
P.W.D. Mapusa - Goa

Type III
PLOT NO 4

NOTE : All dimensions are in meters

PROPOSED CONSTRUCTION OF APARTMENT BUILDING
ON PLOT 'B'
CHALTA NO. 21 OF P.T.S.10
BY VIANAAR HOMES PVT.LTD
SITUATED AT
MICHELIM VILLAGE OF BARDEZ
TALUKA

PSI Architects
Machados Cove 30,
Vainguinim Valley,
Panaji-Ponda, Goa - 403 004
Volker Scherenberger
Prof. Design Dipl. I. P.
CA/2003/2953
TCP Regd. No. AR0012/2013
Architect's Sign

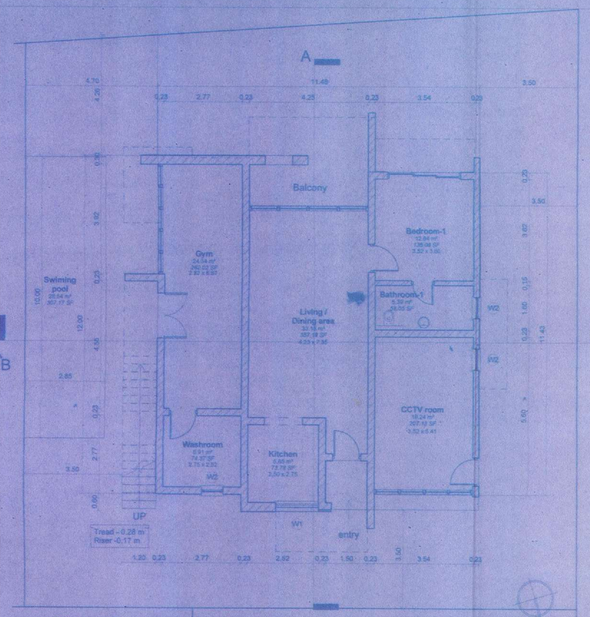
Vianaar Homes Pvt.Ltd.
97B Manekshaw Road, Anupam Garden,
Sainik Farms
New Delhi 110062 India

VIANAAR HOMES PRIVATE LIMITED
Authorised Signatory
Owner's Signature

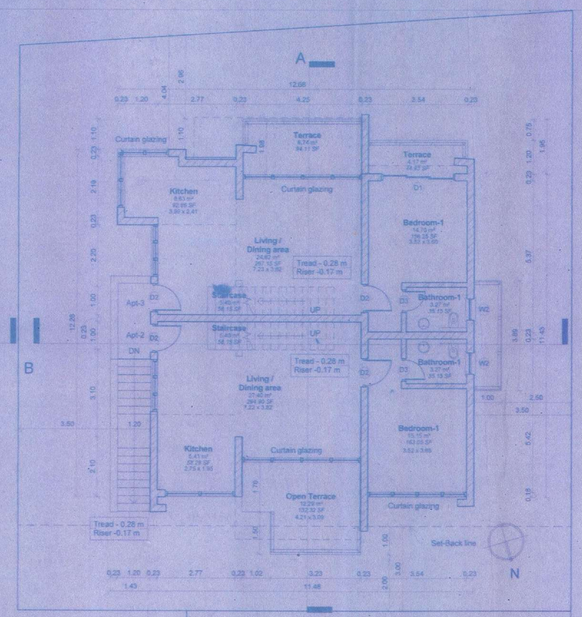
Date: 14 October 2016

C-FP-T3-410

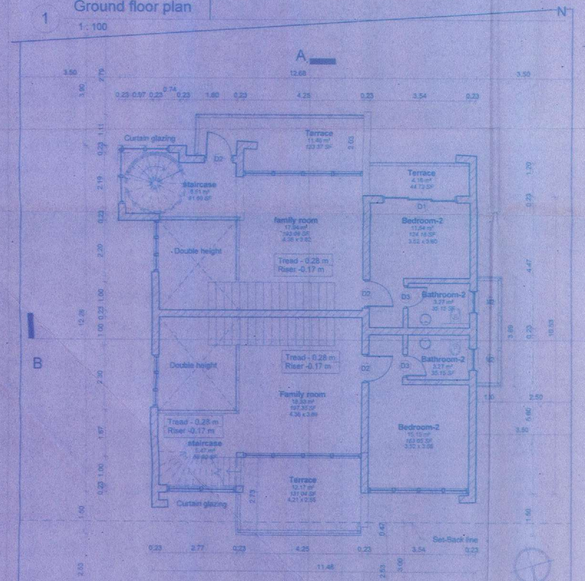
(8)



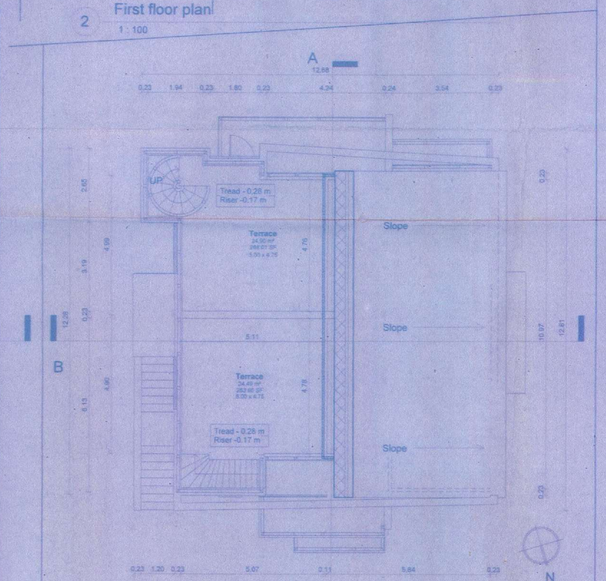
1 Ground floor plan
1 : 100



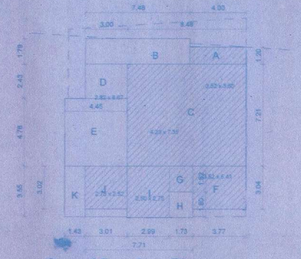
2 First floor plan
1 : 100



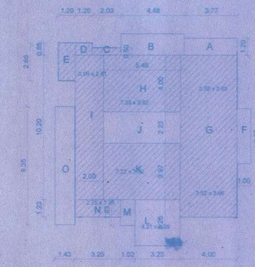
3 Second floor plan
1 : 100



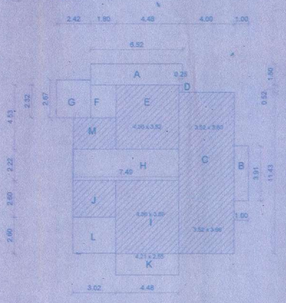
4 Eaves level
1 : 100



5 Ground floor Area Diagram
1 : 200



6 First floor Area Diagram
1 : 200

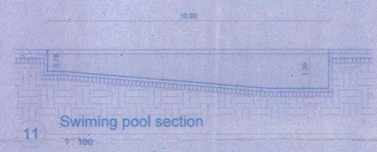


7 Second floor Area Diagram
1 : 200

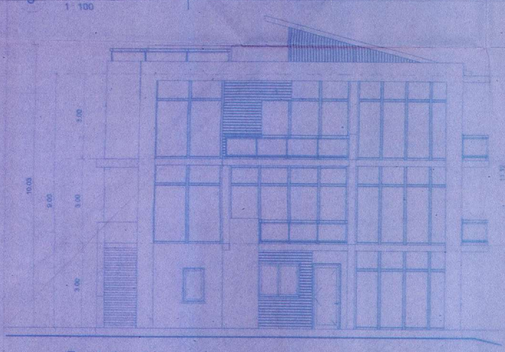
PLOT AREA SUMMARY		
CHALTA NO. 21 OF P.T.S. 10		PLOT SUB DIV. 5
1 AREA OF PLOT		405.90 sqm
2 DEDUCTION	A. AREA FOR ROAD WIDENING	0.00 sqm
	B. AREA FOR ANY OTHER REASON	0.00 sqm
3 EFFECTIVE AREA OF PLOT		405.90 sqm
GROUND COVERAGE		
4 MAX. PERMISSIBLE COVERAGE		40.00 %
5 MAX. PERMISSIBLE COVERAGE AREA		162.36 sqm
6 PROPOSED COVERAGE AREA		150.47 sqm
7 COVERED AREA CONSUMED		37.07 %
FLOOR AREA RATIO		
8 PERMISSIBLE F.A.R.		80.00 %
9 MAX. PERMISSIBLE FLOOR AREA		324.72 sqm
10 PROPOSED GROSS FLOOR AREA		324.34 sqm
11 F.A.R. CONSUMED		79.91 %
12 SET BACKS	A.FRONT	3.27 m
	B. SIDE	3.50 m
	C. REAR	3.50 m
13 HEIGHT OF BUILDING		9.00 m
14 HEIGHT OF PLINTH		0.30 m
15 PARKING REQUIREMENT		2.00 No.s
16 SWIMMING POOL		28.54 sqm
17 USE		RESIDENTIAL

FLOOR AREA SUMMARY

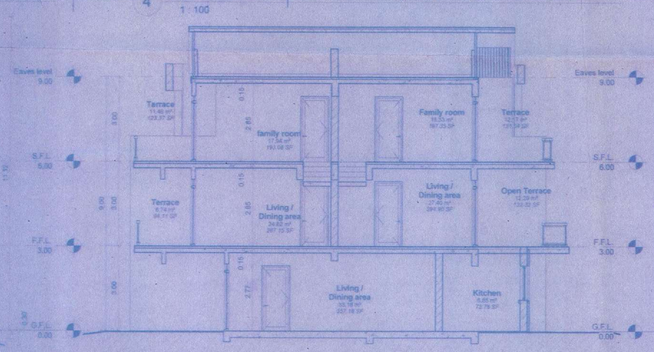
	GROSS	FREE OF FAR					FAR
		PARK	BALCONY/T	STAIRS	ADDITIONAL	TOTAL	FLOOR	%
FLOOR REF	B.U.A.		ERRACE		AREA		AREA	
GROUND FLOOR	150.47		-34.66	-8.19	-7.29	-50.14	100.33	
FIRST FLOOR	170.58		-23.64	-24.12	0.00	-47.76	122.82	
SECOND FLOOR	152.81		-16.50	-27.27	-7.85	-51.62	101.20	79.91
TOTAL	473.86		-74.80	-59.57	-15.14	-149.52	324.34	



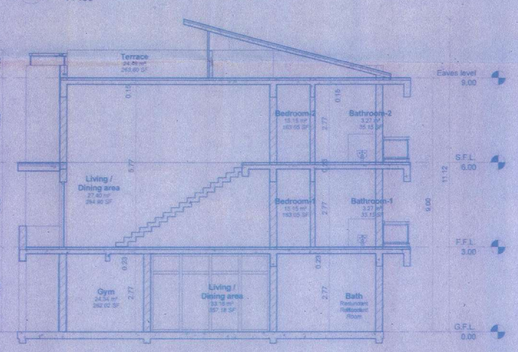
11 Swiming pool section
1 : 100



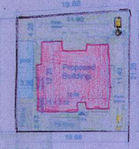
8 Front elevation
1 : 100



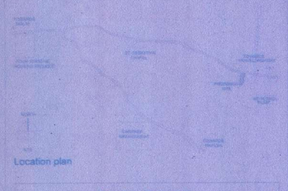
9 Section A
1 : 100



10 Section B
1 : 100



12 Plot 5-Site plan
1 : 500



Window Schedule				
Type Mark	Count	Width	Height	Sill Height
W1	1	1.50	1.22	1.10
W2	7	0.75	1.22	0.91

Door Schedule			
Type Mark	Count	Width	Height
D1	3	2.60	2.32
D2	11	1.00	2.32
D3	5	0.80	2.32
D4	1	1.60	2.40

Type III
PLOT NO. 5

NOTE : All dimensions are in meters

PROPOSED CONSTRUCTION OF APARTMENT BUILDING
ON PLOT 'B'
CHALTA NO. 21 OF P.T.S.10
BY VIANAAR HOMES PVT.LTD
SITUATED AT
CUCHELIM VILLAGE OF BARDEZ
TALUKA

PSI Architects
Machados Cove 30,
Vaingunim Valley,
Porvorim, Bardez, Goa - 403 004
Volker Schaffberger
PSI Architects
Cell: +91 [illegible]53.
TCP Regn. No: AR/0012/2013
Architect's Sign

Vianaar Homes Pvt.Ltd.
97B Manekshaw Road, Anupam Garden,
Sainik Farms
New Delhi 110062 India
VIANAAR HOMES PRIVATE LIMITED
Authorised Signatory
Owner's Signature

Date: 14 October 2016

C-FP-T3-510

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NGPDA/ M/1559/1829/2016
DATED 28 OCT 2016
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM-GOA

N.O.C. is granted subject to this office letter no. PWD/ SDO/ PHE-NF. 10 / 1089 dated 9/11/16
ASSISTANT ENGINEER
Sub-Div. II, W. D. XVII (PHE-NF),
PWD, Mapusa - Goa

Approved subject to R. O. C vide Letter No AE-II(U)/Pl/ 16-2017 /Tech-46/2912 Dated 04/01/2017
Sub-Divisional Engineer
Elect. Sub-Div. I (U), O&M
Electricity Department
Mapusa-Goa

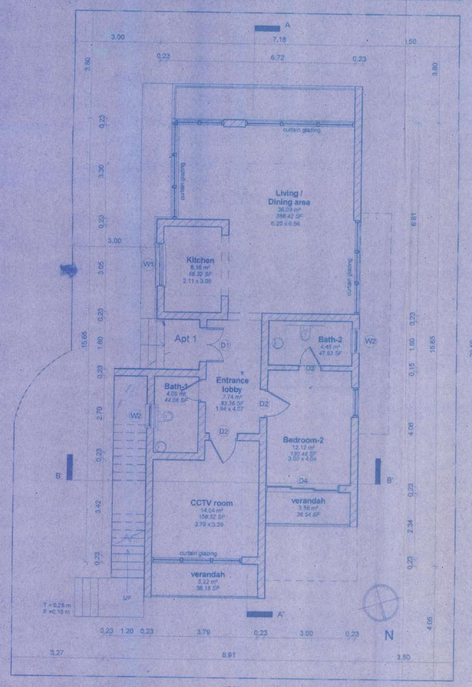
APPROVED UNDER THE CONDITIONS
51 NUMBERS AS IMPOSED VI
THE LICENCE No. 19 Dt. 18/05/2017
MUNICIPAL ENGINEER(GR) CHIEF OFFICER
MAPUSA MUNICIPAL COUNCIL

APPROVED UNDER THE CONDITION
51 NUMBERS AS IMPOSED ON
THE LICENCE No. 26 Dt. 10/5/17

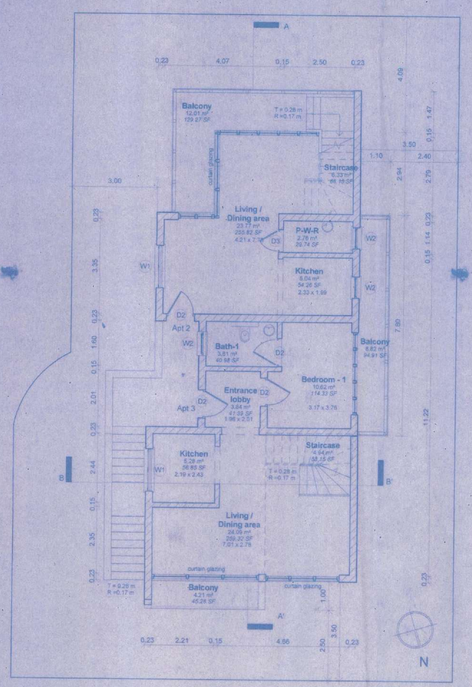
MUNICIPAL ENGINEER(GR) CHIEF OFFICER
MAPUSA MUNICIPAL COUNCIL

Approved subject to N. O. C. vide Letter No. AE-II/01/2016-2017 /Tech-40/2911 Dated 04/01/2017

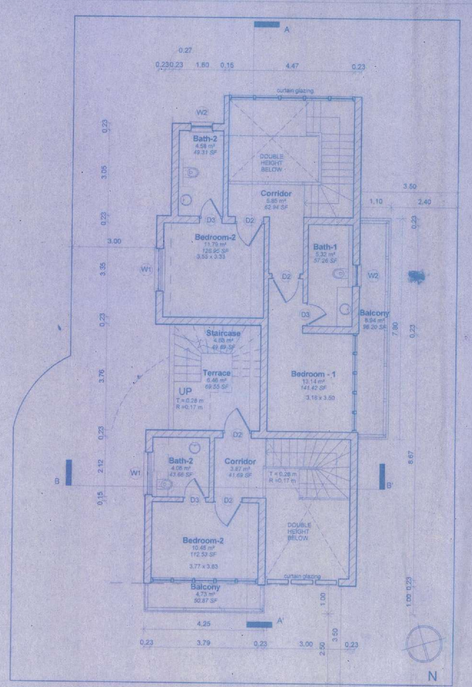
Sub-Divisional Engineer
Elect. Sub-Div. I (U), Gaza
Electricity Department
Mapusa-Goa



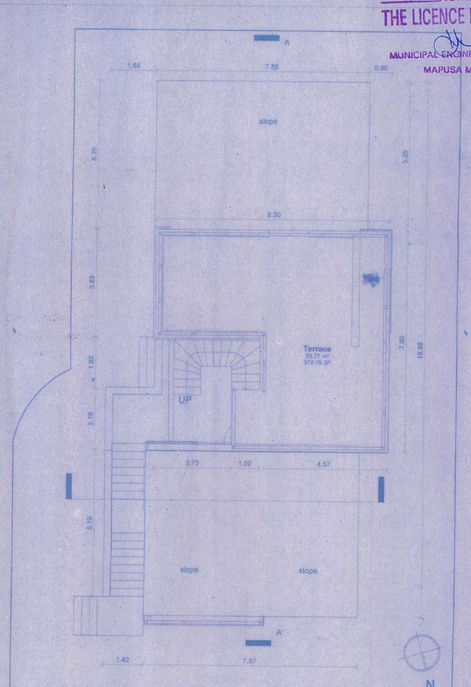
1 Ground floor plan
1 : 100



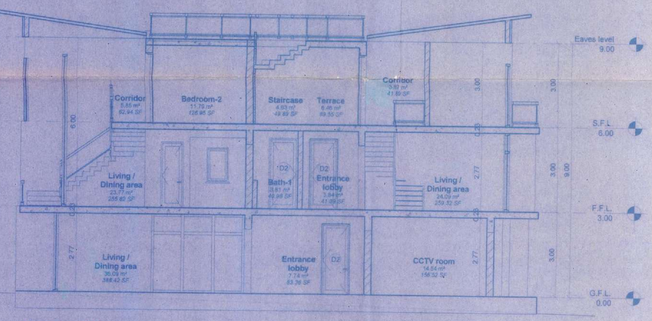
2 First floor plan
1 : 100



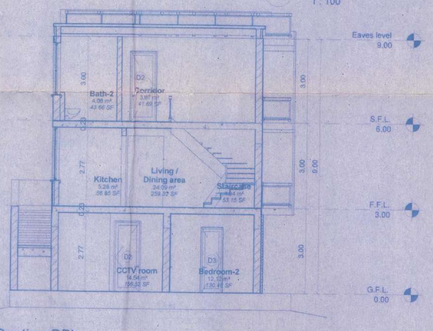
3 Second floor plan
1 : 100



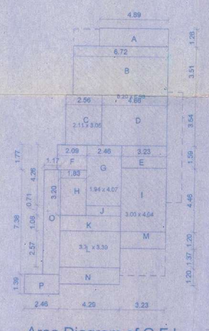
4 Eaves level
1 : 100



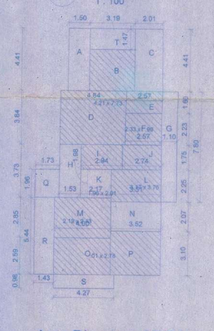
6 Section AA'
1 : 100



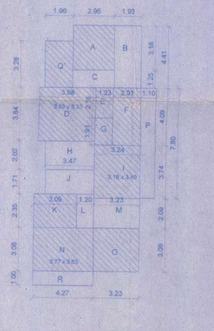
11 Section BB'
1 : 100



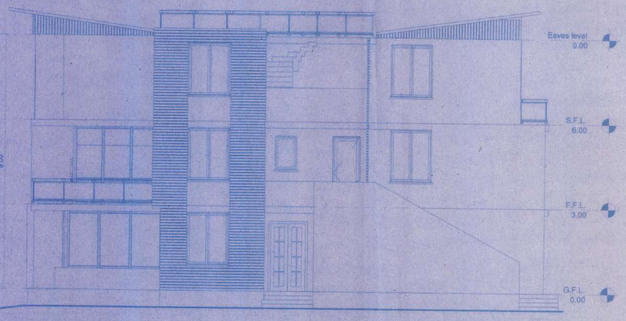
8 Area Diagram of G.F.L.
1 : 200



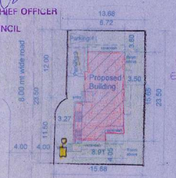
9 Area Diagram of F.F.L.
1 : 200



10 Area Diagram of S.F.L.
1 : 200



5 Road side elevation
1 : 100



7 Plot 6- SITE PLAN
1 : 500

Health Officer
Urban Health Centre
Mapusa Goa

LOCATION PLAN

Window Schedule

Type Mark	Height	Width	Sill Height	Count
W1	1.87	1.50	0.90	5
W2	1.22	0.75		7

Door Schedule

Type Mark	Height	Width	Count
D1	2.40	1.20	1
D2	2.50	1.00	10
D3	2.32	0.80	6
D4	2.32	2.60	1

Type II
Plot 6

NOTE : All dimensions are in meters

PROPOSED CONSTRUCTION OF APARTMENT BUILDING
ON PLOT 'B'
CHALTA NO. 21 OF P.T.S.10
BY VIANAAR HOMES PVT.LTD
SITUATED AT
CUCHELIM VILLAGE OF BARDEZ
TALUKA

FLOOR AREA SUMMARY

FLOOR REF	GROSS B.U.A.	FREE OF FAR: PARK	BALCONY/ TERRACE	STAIRS	ADDITIONAL AREA	TOTAL	FLOOR AREA	FAR %
GROUND FLOOR	135.05		15.19	12.58	31.58	59.35	75.70	78.13
FIRST FLOOR	148.97		13.23	23.93	13.39	50.55	98.42	
SECOND FLOOR	134.24		11.01	28.21	0.00	39.21	95.03	
TOTAL	418.27		39.42	64.72	44.98	149.11	269.15	

N.O.C. is granted subject to this office letter no. PWD / SDIII / PHE-NF. 10 / 1083 / 16-17 dated 14/12/16

ASSISTANT ENGINEER
Sub-div. II, W. D. XVII (PHE-NF)
PWD, Mapusa - Goa

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/ M/1560/1906/2016
DATED 1- 2 NOV 2016

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

PLOT AREA SUMMARY

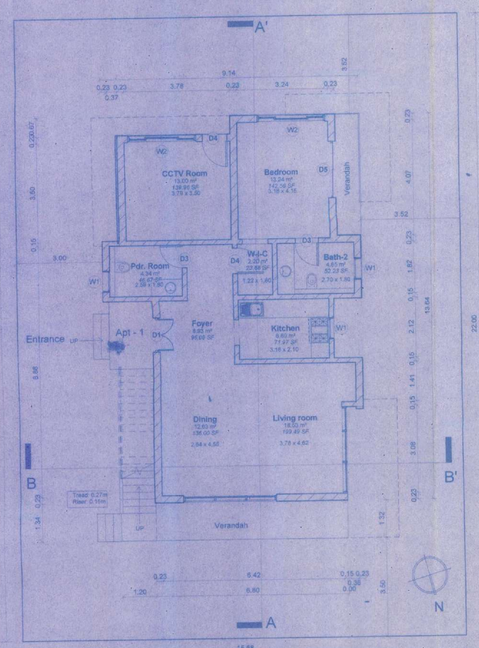
CHALTA NO. 21 OF P.T.S. 10		PLOT SUB DIV. 6
1 AREA OF PLOT		344.48 sqm
2 DEDUCTION	A. AREA FOR ROAD WIDENING	0.00 sqm
	B. AREA FOR ANY OTHER REASON	0.00 sqm
3 EFFECTIVE AREA OF PLOT		344.48 sqm
GROUND COVERAGE		
4 MAX. PERMISSIBLE COVERAGE		40.00 %
5 MAX. PERMISSIBLE COVERAGE AREA		137.79 sqm
6 PROPOSED COVERAGE AREA		135.05 sqm
7 COVERED AREA CONSUMED		39.20 %
FLOOR AREA		
8 PERMISSIBLE F.A.R.		80.00 %
9 MAX. PERMISSIBLE FLOOR AREA		275.58 sqm
10 PROPOSED GROSS FLOOR AREA		269.15 sqm
11 F.A.R. CONSUMED		78.13 %
12 SET BACKS	A.FRONT	3.25 m
	B. SIDE	3.50 m
	C. REAR	3.50 m
13 HEIGHT OF BUILDING		9.00 m
14 HEIGHT OF PLINTH		0.60 m
15 PARKING REQUIREMENT		2.00 No.s
16 USE		RESIDENTIAL

PSI Architects
Machados Cove 30,
Vainguinim Valley,
Dona Paula, Goa - 403 004
Volker Schaffenberger
PSI Designs L.L.P.
Co. No. CA/2012/57953
TCP Regn. No. AR/2012/2013
Architect's Sign

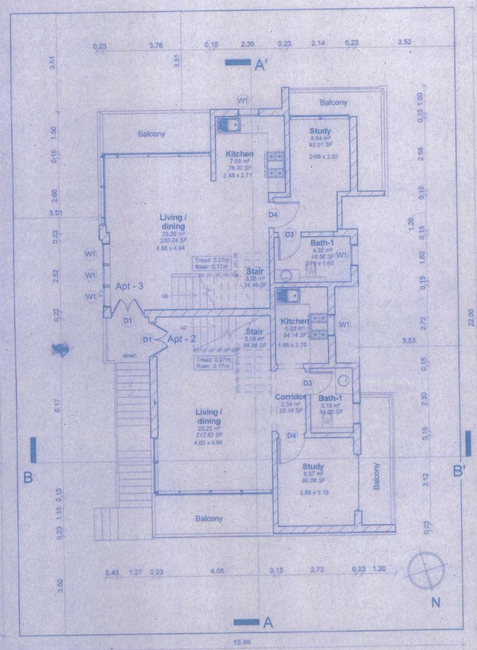
Vianaar Homes Pvt.Ltd.
97B Manekshaw Road, Anupam Garden,
Sainik Farms
New Delhi 110062 India
VIANAAR HOMES PRIVATE LIMITED
Authorised Signatory
Owner's Signature

Date: 14 October 2016

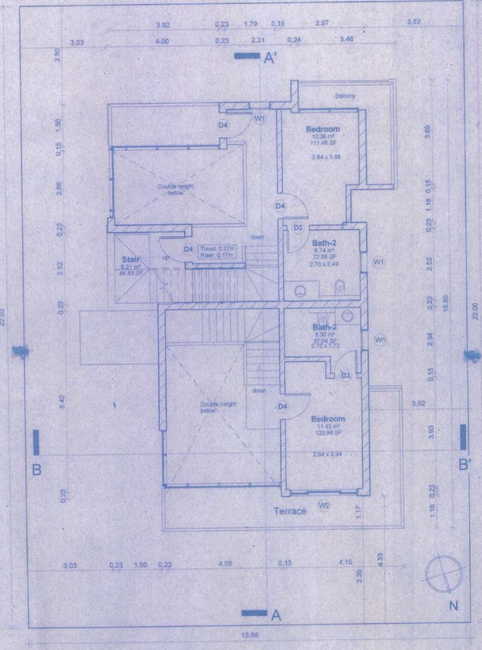
C-FP-T2-610



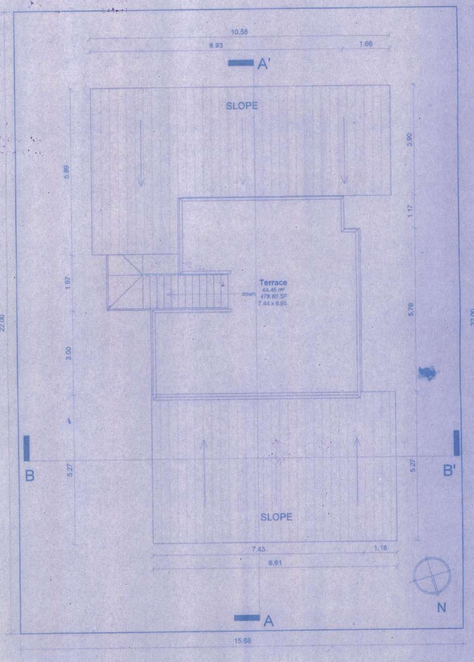
1 Ground Floor Plan
1 : 100



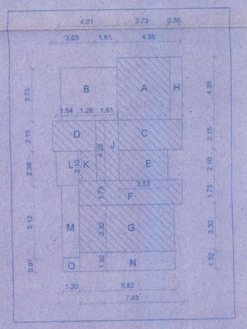
2 First Floor Plan
1 : 100



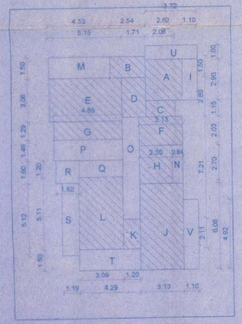
3 Second Floor Plan
1 : 100



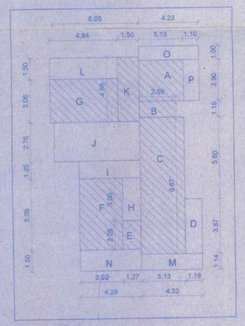
4 Roof Plan
1 : 100



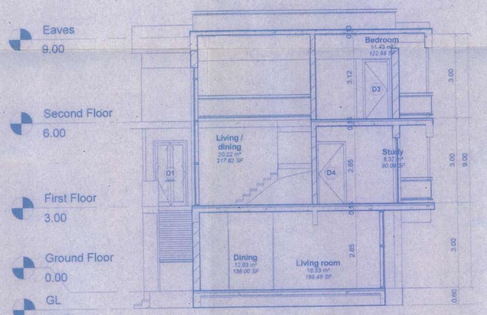
5 Ground Floor Area Diagram
1 : 200



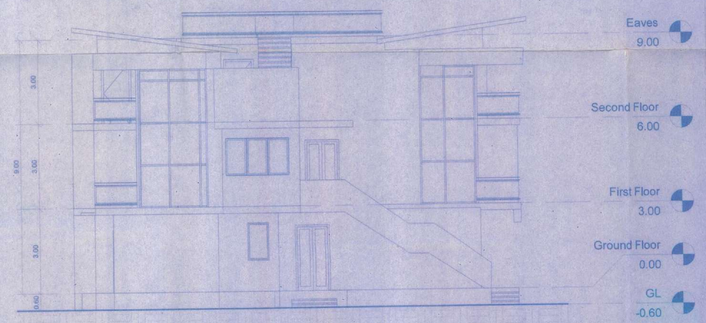
6 First Floor Area Diagram
1 : 200



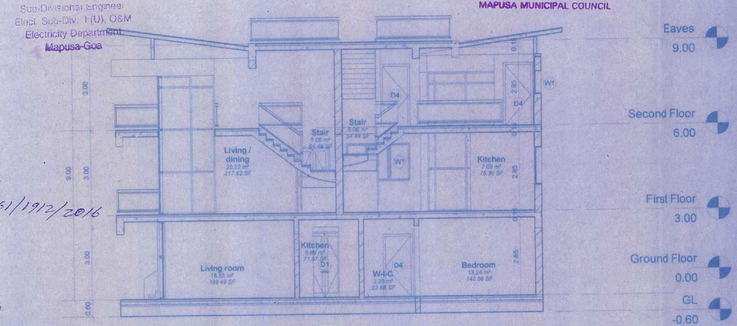
7 Second Floor Area Diagram
1 : 200



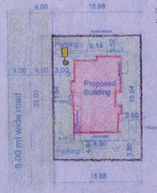
8 Section BB'
1 : 100



9 Front Elevation
1 : 100



10 Section AA'
1 : 100



11 Plot 7- SITE PLAN
1 : 500

Location Plan

Approved subject to N. O. C vide Letter No AE-II(U)/2016-20 Tech-49 Dated

Sub-Divisional Engineer
Elect. Sub-Div. I (U), O&M
Electricity Department
Mapusa-Goa

Health Officer
Urban Health Centre
Mapusa Goa

Approved subject to N. O. C vide Letter No AE-II(U)/2016-20 Tech-49 Dated 04/01/2017

Sub-Divisional Engineer
Elect. Sub-Div. I (U), O&M
Electricity Department
Mapusa-Goa

APPROVED UNDER THE COND
51 NUMBERS AS IMPOSED
THE LICENCE No. 18 Dt. 18/05/2017

MUNICIPAL ENGINEER(ORI) CHIEF OFFICER
MAPUSA MUNICIPAL COUNCIL

N.O.C. is granted subject to this office letter no. PWD/ SDIII / PHE-NF. 10 1084 dated 16/12/16.

ASSISTANT ENGINEER
Sub-Div. II, W. D. XVII (PH&N).
P.W.D. Mapusa - Goa

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/ 19/1561/1912/2016
DATED 2 NOV 2016

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

Door Schedule

Type Mark	Count	Width	Height
D1	3	1.20	2.32
D3	6	0.80	2.03
D4	8	0.90	2.13
D5	2	2.00	2.32

Window Schedule

Type Mark	Count	Width	Height	Sill Height
W1	13	0.75	1.32	
W2	3	2.40	2.10	0.00

PLOT AREA SUMMARY

CHALTA NO. 21 OF P.T.S. 10 — PLOT SUB DIV. 7

1 AREA OF PLOT		344.96 sqm
2 DEDUCTION	A. AREA FOR ROAD WIDENING	0.00 sqm
	B. AREA FOR ANY OTHER REASON	0.00 sqm
3 EFFECTIVE AREA OF PLOT		344.96 sqm
GROUND COVERAGE		
4 MAX. PERMISSIBLE COVERAGE		40.00 %
5 MAX. PERMISSIBLE COVERAGE AREA		137.98 sqm
6 PROPOSED COVERAGE AREA		129.16 sqm
7 COVERED AREA CONSUMED		37.44 %
FLOOR AREA RATIO		
8 PERMISSIBLE F.A.R.		80.00 %
9 7.5 % free of FAR of proposed Floor Area (24.36sqm) for Infrastructure		7.50 %
10 MAX. PERMISSIBLE FLOOR AREA		275.97 sqm
11 PROPOSED GROSS FLOOR AREA		270.45 sqm
12 F.A.R. CONSUMED		78.40 %
13 SET BACKS	A.FRONT	3.27 m
	B. SIDE	3.50 m
	C. REAR	3.50 m
14 HEIGHT OF BUILDING		9.00 m
15 HEIGHT OF PLINTH		0.30 m
16 PARKING REQUIREMENT		2.00 No.s
17 USE		RESIDENTIAL

FLOOR AREA SUMMARY

FLOOR REF	GROSS B.U.A.	PARK	FREE OF FAR BALCONY/T ERRACE	STAIRS	ADDITIONAL AREA	TOTAL	FLOOR AREA	FAR %
GROUND FLOOR	129.16		15.22	6.14	28.15	49.51	79.65	78.40
FIRST FLOOR	147.63		25.01	19.43	2.61	47.05	100.59	
SECOND FLOOR	145.25		32.97	22.06	0.00	55.04	90.21	
TOTAL	422.04		73.20	47.63	30.76	151.59	270.45	

Type I
PLOT NO.7

B-7

NOTE : All dimensions are in meters

PROPOSED CONSTRUCTION OF APARTMENT BUILDING ON PLOT 'B' CHALTA NO. 21 OF P.T.S.10 BY VIANAAR HOMES PVT.LTD SITUATED AT CUCHELIM VILLAGE OF BARDEZ TALUKA

PSI Architects
Machados Cove 30, Vinayak Shim Valley, Porvorim, Bardez, Goa - 403 004
Volker Richard Sellberger
PSI Design Lab P
CoA No. CA/2003/
TCP Regn. No: AA/0012/2013
Architect's Sign

Vianaar Homes Pvt.Ltd.
97B Manekshaw Road, Anupam Garden, Sainik Farms
New Delhi 110062 India

VIANAAR HOMES PRIVATE LIMITED
Authorised Signatory
Owner's Signature

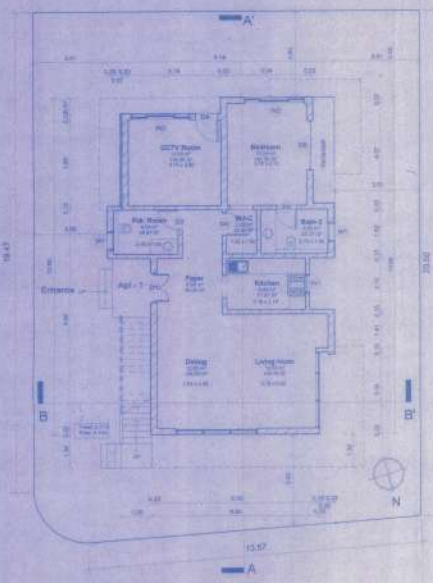
Date: 14 Oct 2016

C-FP-T1-710

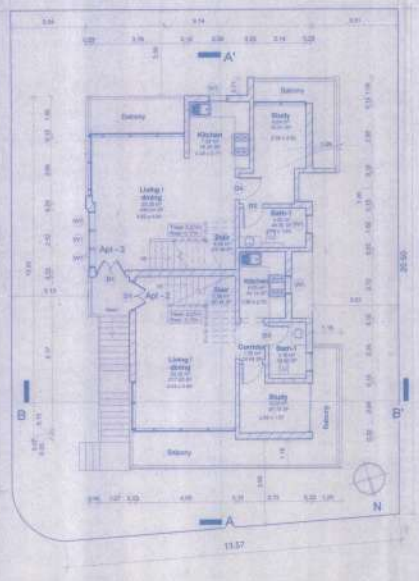
15

APPROVED UNDER THE ..CIDCO'
SI. NUMBERS AS IMPOSED..
THE LICENCE No. B Dt. 16/12/2017
MUNICIPAL ENGINEER / CHIEF OFFICER
MAPUSA MUNICIPAL COUNCIL

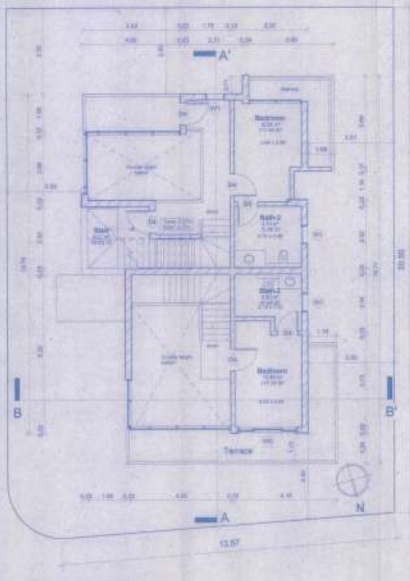
Approved subject to N.O.C vide Letter No. AE-II/W/2016-2017/Tech-40/1969 Dated 04/01/2017



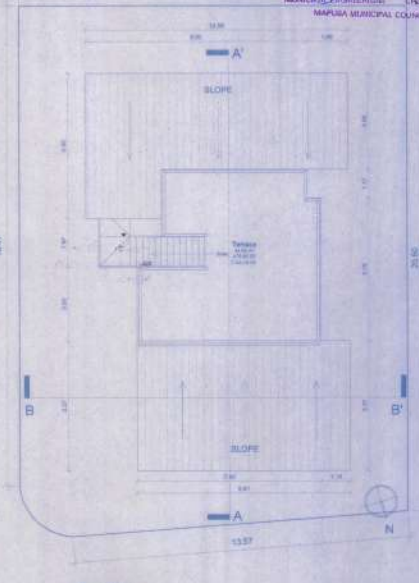
1 Ground Floor Plan
1 : 100



2 First Floor Plan
1 : 100



3 Second Floor Plan
1 : 100

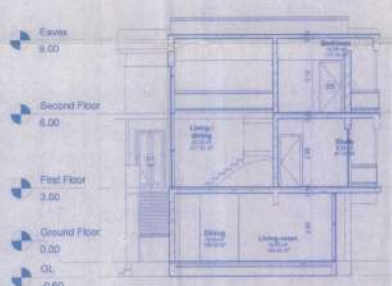


4 Roof Plan
1 : 100

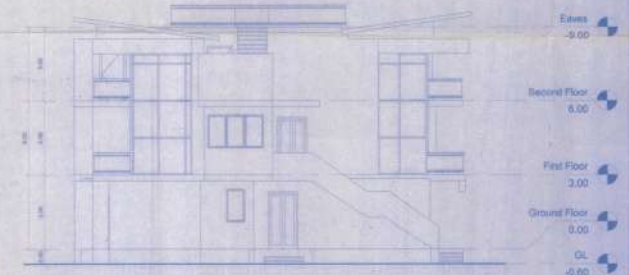
5 Ground Floor Area Diagram
1 : 200

6 First Floor Area Diagram
1 : 200

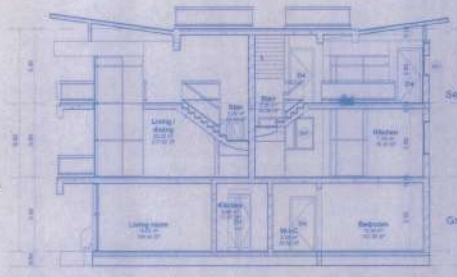
7 Second Floor Area Diagram
1 : 200



8 Section BB'
1 : 100



9 Front Elevation
1 : 100



10 Section AA'
1 : 100

11 Plot 8 - SITE PLAN
1 : 500

Health Officer
Urban Health Centre
Mapusa Goa

Location Plan

Door Schedule

Type Mark	Count	Width	Height
D1	3	1.20	2.32
D3	7	0.80	2.03
D4	7	0.90	2.13
D5	3	2.00	2.32

Window Schedule

Type Mark	Count	Width	Height	Sill Height
W1	13	0.75	1.52	
W2	4	3.40	2.10	0.60

Type I
PLOT NO.8

NOTE : All dimensions are in meters

PROPOSED CONSTRUCTION OF APARTMENT BUILDING ON PLOT 'B'
CHALTA NO. 21 OF P.T.S.10
BY VIANAAR HOMES PVT.LTD
SITUATED AT
CUCHELIM VILLAGE OF BARDEZ
TALUKA

PLOT AREA SUMMARY

CHALTA NO. 21 OF P.T.S. 10		PLOT SUB DIV. 'B'
1 AREA OF PLOT		324.84 sqm
2 DEDUCTION	A. AREA FOR ROAD WIDENING	0.00 sqm
	B. AREA FOR ANY OTHER REASON	0.00 sqm
3 EFFECTIVE AREA OF PLOT		324.84 sqm
GROUND COVERAGE		
4 MAX. PERMISSIBLE COVERAGE		40.00 %
5 MAX. PERMISSIBLE COVERAGE AREA		129.94 sqm
6 PROPOSED COVERAGE AREA		125.53 sqm
7 COVERED AREA CONSUMED		38.67 %
FLOOR AREA RATIO		
8 PERMISSIBLE F.A.R.		80.00 %
9 7.5 % free of FAR of proposed Floor Area (24.36sqmt for Infrastructure		7.50 %
10 MAX. PERMISSIBLE FLOOR AREA		259.87 sqm
11 PROPOSED GROSS FLOOR AREA		259.81 sqm
12 F.A.R. CONSUMED		79.99 %
13 SET BACKS	A. FRONT	3.27 m
	B. SIDE	3.50 m
	C. REAR	3.50 m
14 HEIGHT OF BUILDING		9.00 m
15 HEIGHT OF PLINTH		0.30 m
16 PARKING REQUIREMENT		2.00 Nos
17 USE		RESIDENTIAL

FLOOR AREA SUMMARY

		FREE OF FAR						
FLOOR REF	GROSS B.U.A.	PARK	BALCONY/T TERRACE	STAIRS	ADDITIONAL AREA	TOTAL	FLOOR AREA	FAR %
GROUND FLOOR	129.53		21.21	6.14	28.15	55.51	74.02	79.98
FIRST FLOOR	143.90		26.29	19.43	2.61	48.33	95.58	
SECOND FLOOR	145.25		32.97	22.06	0.00	55.04	90.21	
TOTAL	418.68		80.48	47.63	30.76	158.87	259.81	

ASSISTANT ENGINEER
Dated: 16.12.16

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/ M/11562/1107/16/814
DATED
2 NOV 2016
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM - GOA

PSK Architects
Mandovi Cove 30,
Varca Hanim Valley,
Dona Paula, Goa - 403 004
Architect's Sign

Vianaar Homes Pvt.Ltd.
978 Manekshaw Road, Anupam Garden,
Sainik Farms
New Delhi 110062 India
VIANAAR HOMES PRIVATE LIMITED
Authorised Signatory
Owner's Signature

Date: 14 Oct 2016

C-FP-T1-810