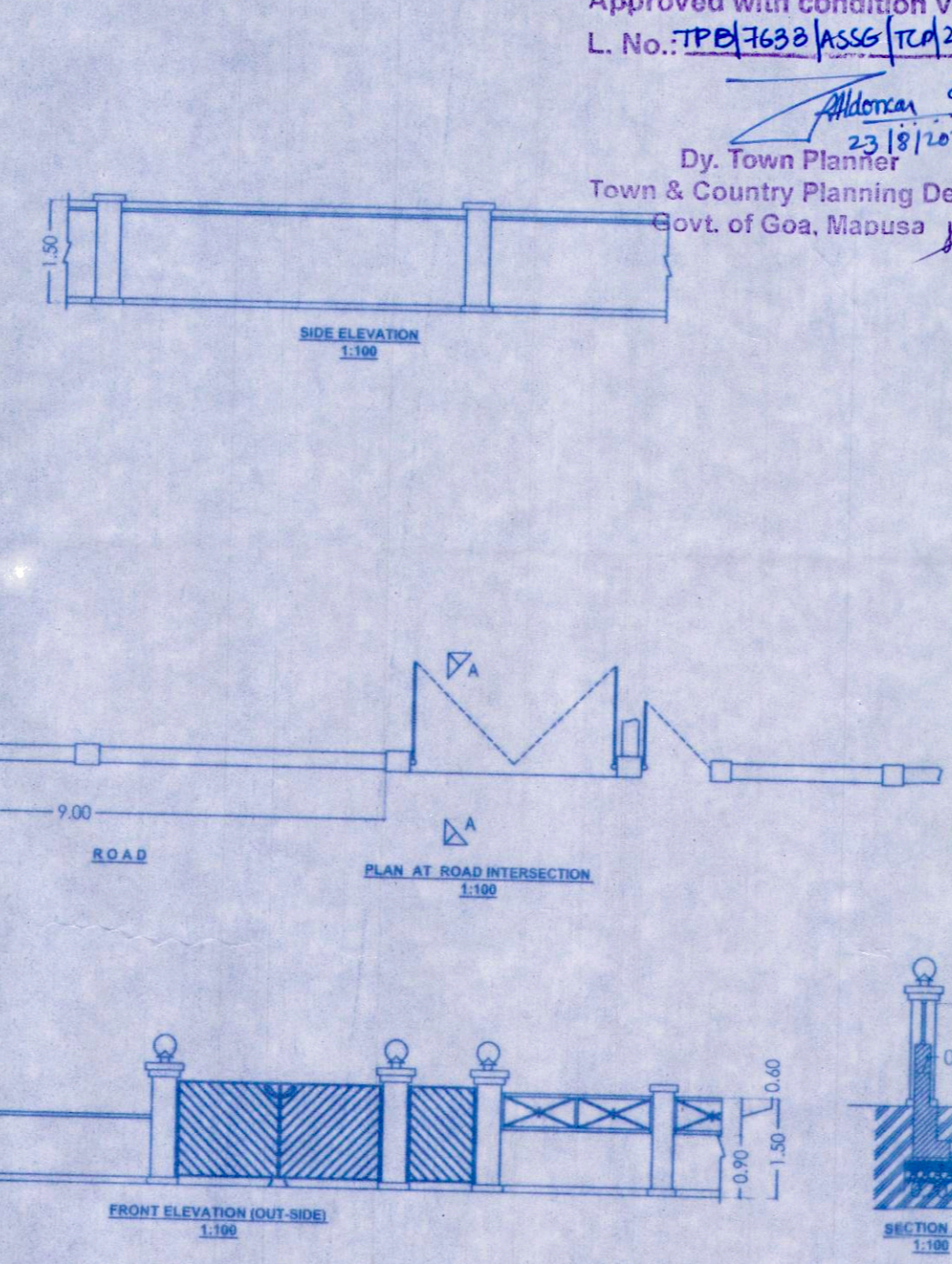
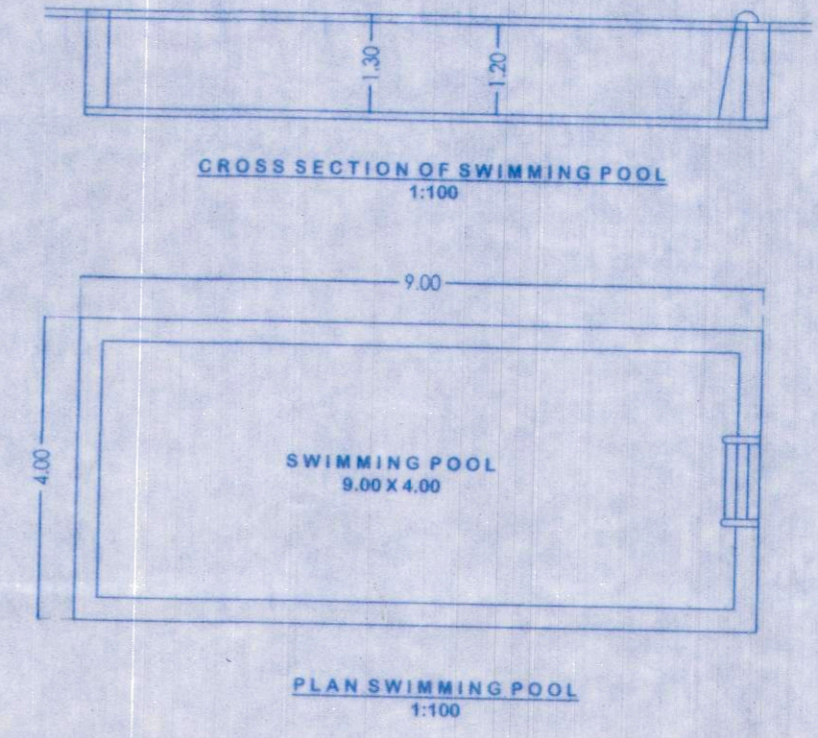


COMPOUND WALL DETAILS



SWIMMING POOL DETAILS



Approved with condition vide
L. No. TP/17632/1855/12/21/4788
23/10/2022
Attestation dt 23/10/2022
Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Madusa

VILLA 1 AREA SUMMARY						
SR. NO	FLOOR TYPE	USE	BUILT-UP AREA	AREA FREE OF F.A.R. STAIRCASE	OF F.A.R. BAL/VER	NET FLOOR AREA
1	GROUND FLOOR AREA	RESI.	180.30 M ²	7.10 M ²	22.50 M ²	150.70 M ²
2	FIRST FLOOR AREA	RESI.	194.60 M ²	13.02 M ²	34.74 M ²	146.84 M ²
TOTAL			374.90 M²	20.12 M²	57.24 M²	297.54 M²

VILLA 2 AREA SUMMARY						
SR. NO	FLOOR TYPE	USE	BUILT-UP AREA	AREA FREE OF F.A.R. STAIRCASE	BALCONY	NET FLOOR AREA
1	GROUND FLOOR AREA	RESI.	186.17 M ²	5.10 M ²	25.38 M ²	155.69 M ²
2	FIRST FLOOR AREA	RESI.	203.29 M ²	12.98 M ²	50.63 M ²	139.68 M ²
TOTAL			389.46 M²	18.08 M²	76.01 M²	295.37 M²

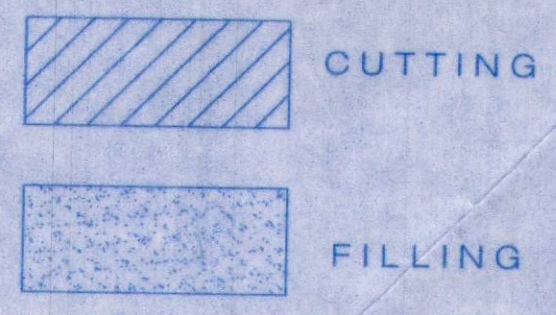
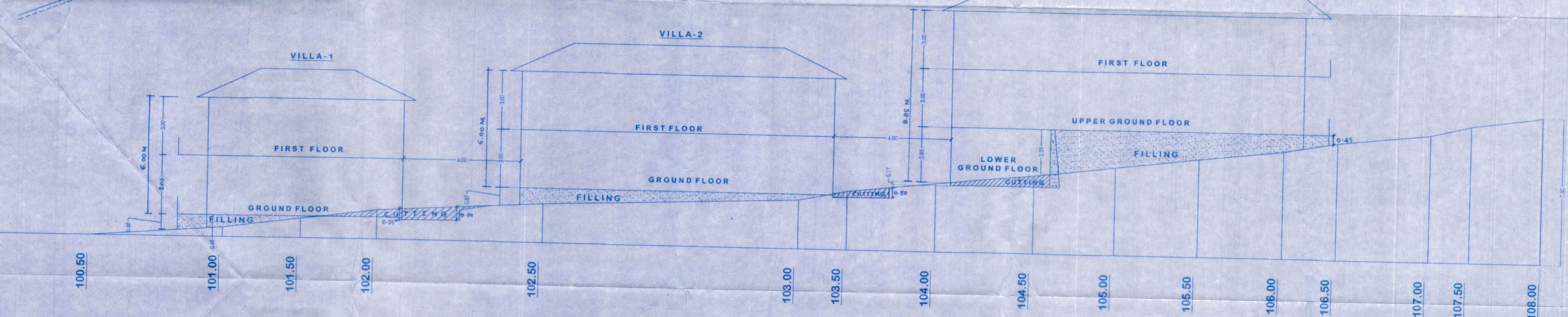
VILLA 3 AREA SUMMARY						
SR. NO	FLOOR TYPE	USE	BUILT-UP AREA	AREA FREE OF F.A.R. STAIRCASE	OF F.A.R. BALCONY	NET FLOOR AREA
1	LOWER GROUND FLOOR	RESI.		48.68 M ² FREE OF FAR		
1	GROUND FLOOR AREA	RESI.	141.26 M ²	6.36 M ²	11.37 M ²	123.53 M ²
2	FIRST FLOOR AREA	RESI.	151.10 M ²	8.16 M ²	21.21 M ²	121.73 M ²
TOTAL			292.36 M²	14.52 M²	32.58 M²	245.26 M²

GRAND TOTAL						
SR. NO	VILLAS	USE	BUILT-UP AREA	AREA FREE OF F.A.R. STAIRCASE	OF F.A.R. BALCONY	NET FLOOR AREA
1	ALL VILAS (G+1)	RESI.	1056.72 M ²	52.72 M ²	165.83 M ²	838.17 M ²

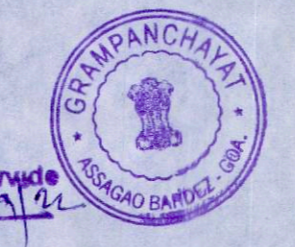
59.87%

TOTAL AREA FOR INFRASTRUCTURE TAX :
1056.72 M² + 89.25 M² (AREA OF 3 POOL) = 1145.97 M²

CONTOUR SECTION 1:100

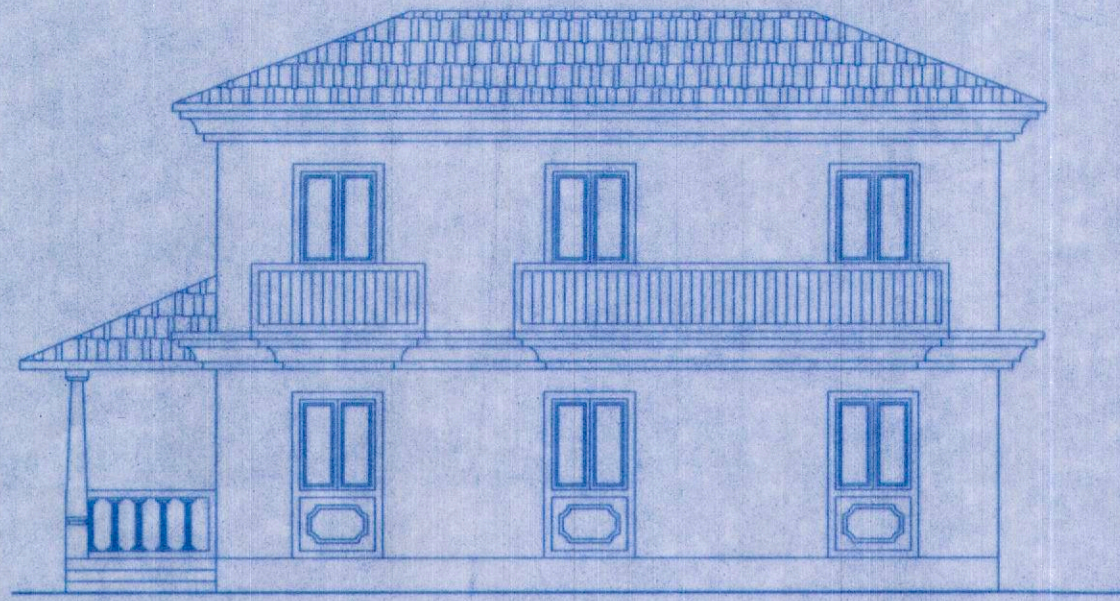


Approved with conditions vide
R. No. 36 dt 19/1/22
Secretary
Village Panchayat Assagao
Bardez - Goa.

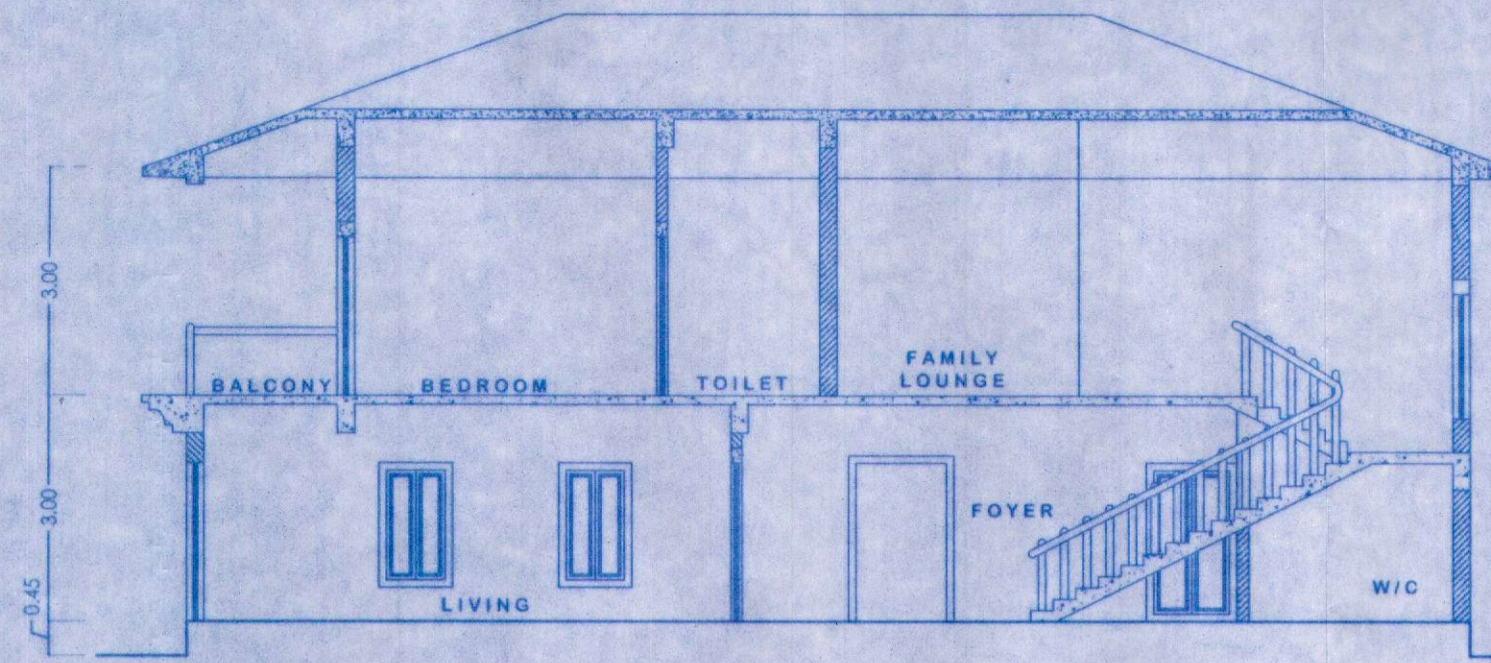


DESCRIPTION	AREA
TOTAL AREA OF PLOT	1925.00 M ²
AREA UNDER NATURAL COVER	125.00 M ²
AREA UNDER SETTLEMENT	1400.00 M ²
AREA KEPT FOR ROAD WIDENING	105.00 M ²
NET EFFECTIVE PLOT AREA	1295.00 M ²
GROUND FLOOR AREA	507.73 M ²
GROUND COVERAGE PERMISSIBLE	518.00 M ²
40% OF NET EFFECTIVE PLOT AREA	518.00 M ²
GROUND COVERAGE CONSUMED	39.21%
FOR FAR	
GROUND FLOOR AREA	429.92 M ²
FIRST FLOOR AREA	408.25 M ²
TOTAL AREA CONSUMED (ALL FLOORS)	838.17 M ²
FLOOR AREA PERMISSIBLE	840.00 M ²
FAR PERMISSIBLE	60%
FAR CONSUMED	54.87%

PROPOSAL & CLIENTS	
PROPOSED CONSTRUCTION OF RESIDENTIAL VILLAS, SWIMMING POOL AND COMPOUND WALL IN PLOT BEARING SURVEY NO. 156/1 SITUATED AT ASSAGAO VILLAGE OF BARDEZ TALUKA	
CLIENT'S SIGN.	ARCHITECT'S SIGN.
Mayaland Properties Pvt. Ltd. Director	ARCHITECTS 'VASTU-DNYAN' DNYANESH V. NAIK Director
DRG. NO: A 04 SCALE: 1:100 DT: MAR'22	



ELEVATION
1:100



SECTION-A-A
1:100

SR. NO	FLOOR TYPE	USE	BUILT-UP AREA	AREA FREE OF F.A.R		NET FLOOR AREA
				STAIRCASE	BAL/VER	
1	GROUND FLOOR AREA	RESI.	180.30 M ²	7.10 M ²	22.50 M ²	150.70 M ²
2	FIRST FLOOR AREA	RESI.	194.60 M ²	13.02 M ²	34.74 M ²	146.84 M ²
TOTAL			374.90 M²	20.12 M²	57.24 M²	297.54 M²

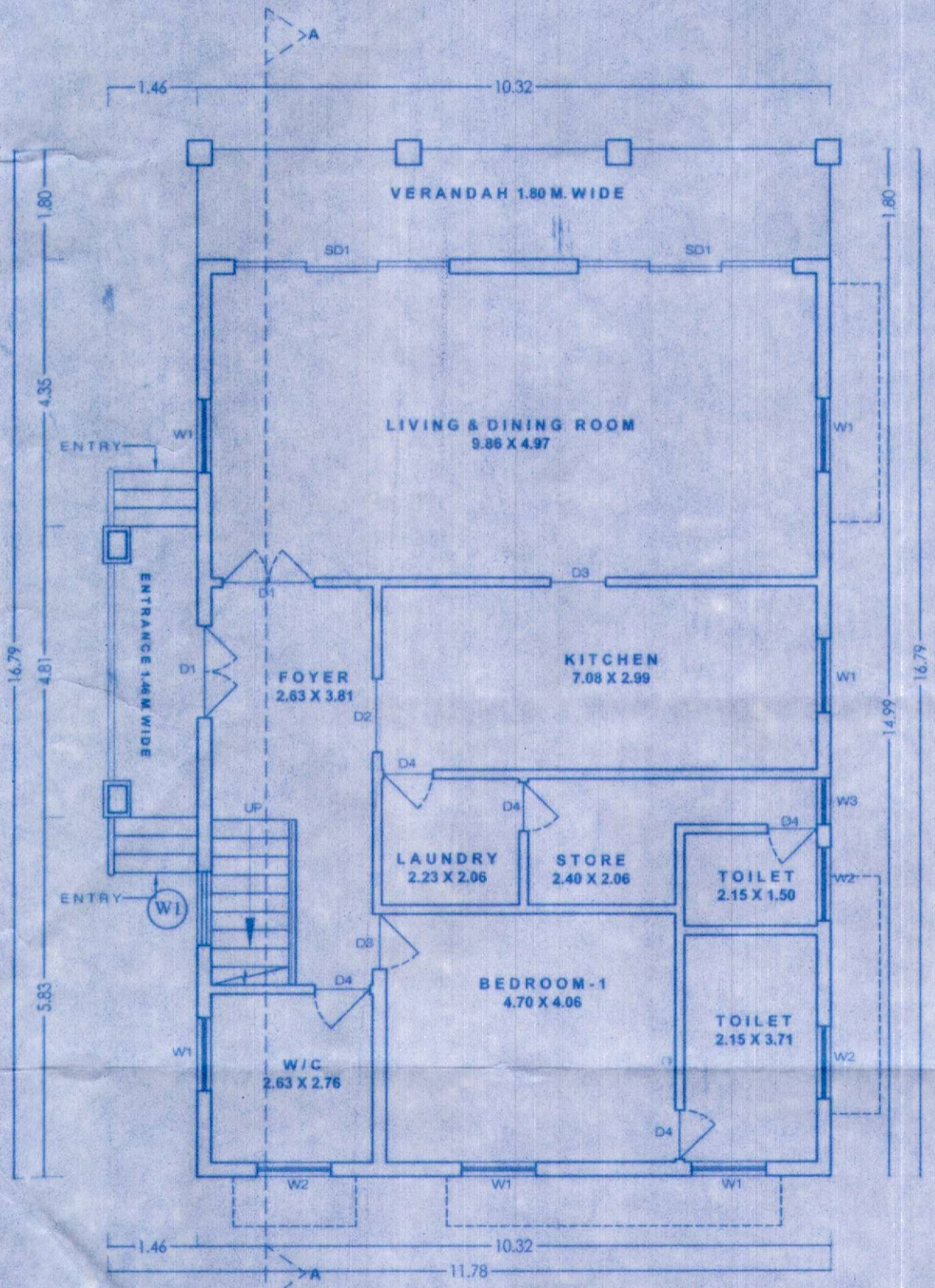
VILLA
1

OPENING SCHEDULE		
NAME	SIZE	NOS
EXTERNAL OPENING SIZES		
SD1	2.87 X 1.83	2
W1	1.20 X 2.80	7+14
W2	1.20 X 2.80	3+3
W3	0.75 X 2.80	1
D1	1.50 X 2.80	1
INTERNAL OPENING SIZES		
D2	1.20 X 2.21	1
D3	0.90 X 2.21	2+3
D4	0.80 X 2.21	5+3

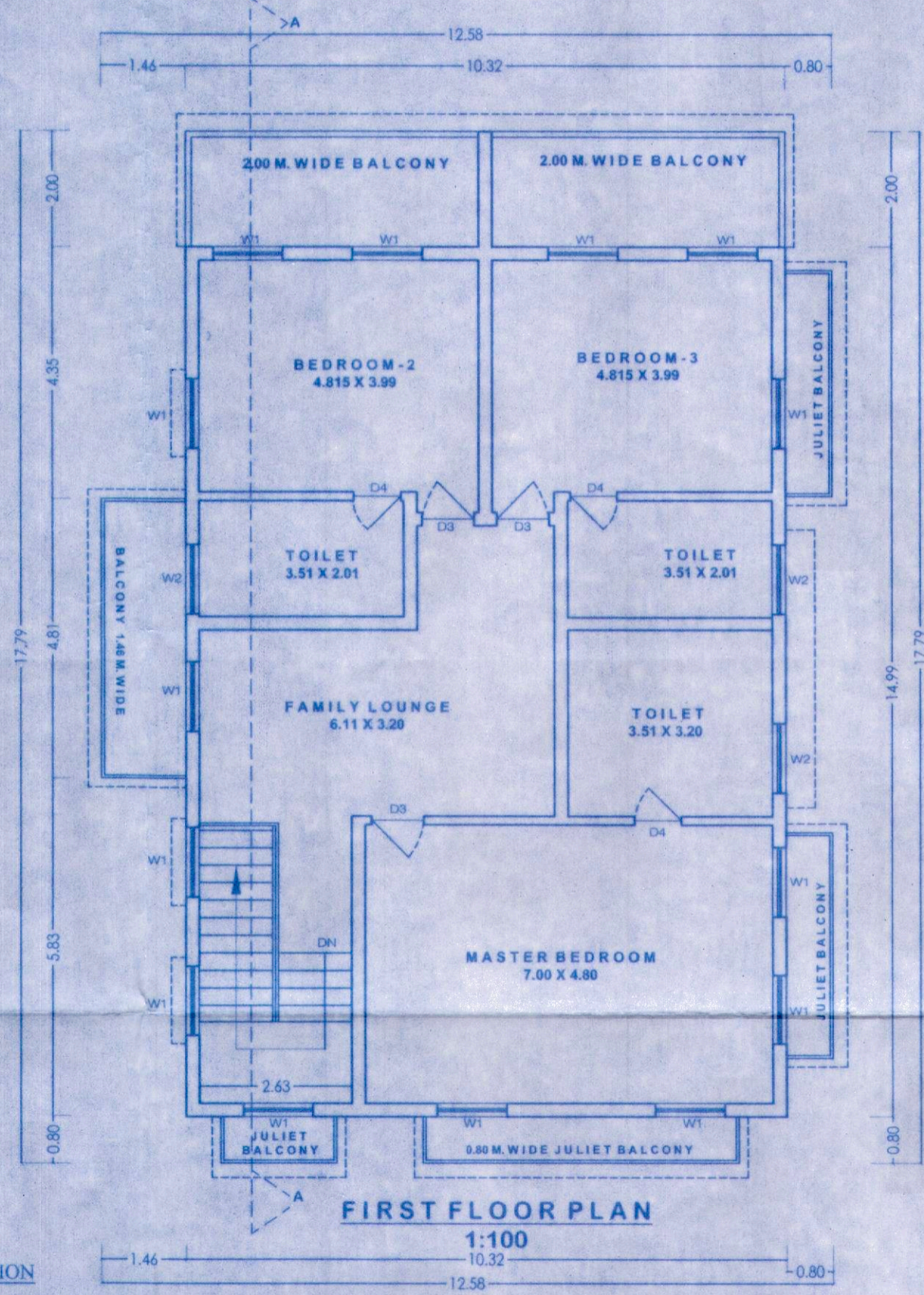
Approved with condition vide
L. No.: TPB/7633/ASSG/TP/22/4766
at 23/8/2022
Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Mapusa



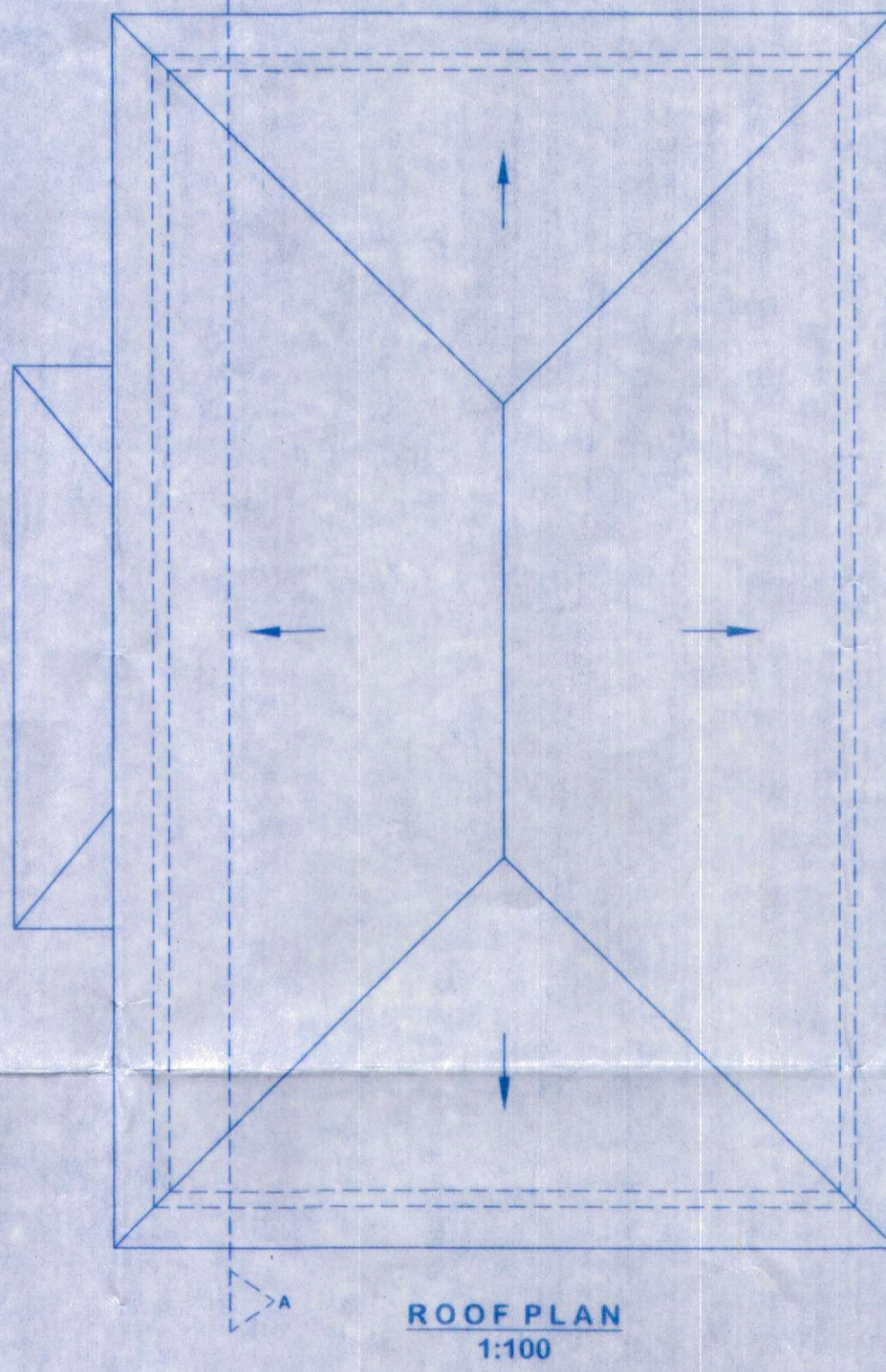
Approved with conditions vide
P. No. 36 dt. 13/9/22
Secretary
Village Panchayat Assagao
Bardez - Goa.



GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100



ROOF PLAN
1:100

AREA CALCULATION

GROUND FLOOR AREA
1) 10.32 X 14.99 = 154.70 M²
2) 10.32 X 1.80 = 18.58 M²
3) 1.46 X 4.81 = 7.02 M²
180.30 M² (GR. COVG)

FOR FAR
GROUND FLOOR AREA : 180.30 M²

FOR FAR DEDUCT
2) 10.32 X 1.50 = 15.48 M²
3) 1.46 X 4.81 = 7.02 M²
4) 2.63 X 2.70 = 7.10 M²
29.60 M²

GROUND FLOOR AREA : 150.70 M²

FIRST FLOOR
1) 10.32 X 14.99 = 154.70 M²
2) 10.32 X 0.50 = 5.16 M²
159.86 M²

DEDUCT
3) 2.63 X 4.95 = 13.02 M²

FIRST FLOOR AREA : 146.84 M²

TOTAL AREA ALL FLOORS : 297.54 M²

PROPOSAL & CLIENTS

PROPOSED CONSTRUCTION OF RESIDENTIAL VILLAS, SWIMMING POOL AND COMPOUND WALL IN PLOT BEARING SURVEY NO.156/1 SITUATED AT ASSAGAO VILLAGE OF BARDEZ TALUKA

CLIENT'S SIGN. ARCHITECT'S SIGN.

Mayaland Properties Pvt. Ltd.
Director

ARCHITECTS 'VASTU-DNYAN'
DNYANESH V. NAIK
Off. 180-C, Near Municipal Garden Mapusa Goa
CA/99/16055 AR/0105/2010
M:9890667729, 9834519836

ARCHITECT

DRG.NO:A 01 ARCHITECT 'VASTU-DNYAN'
DNYANESH V. NAIK. (B. ARCH)
SCALE:1:100 OFF:-180-C; NR. MUNICIPAL GARDEN MAPUSA-GOIA.
M-9890667729.
DT: MAR'22

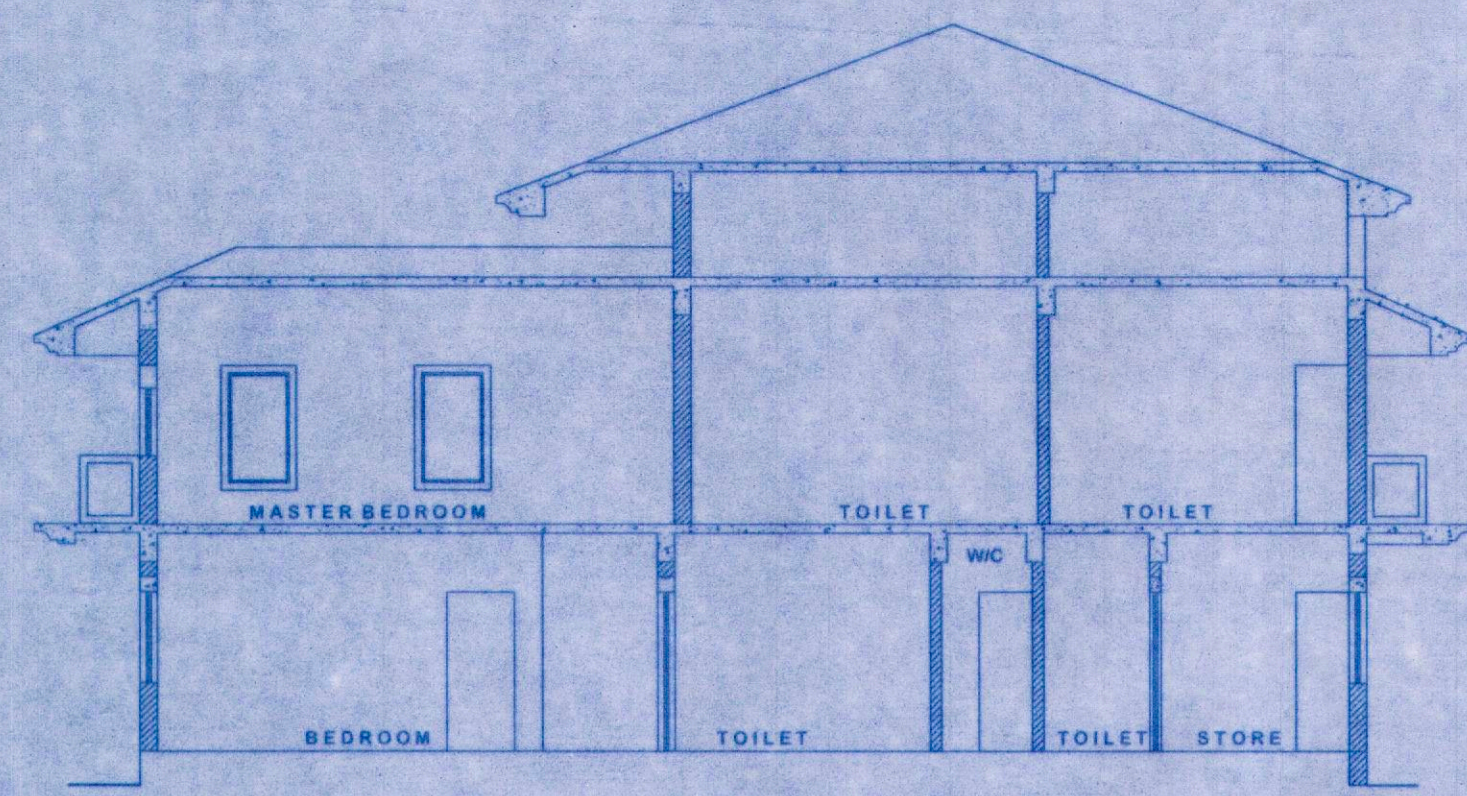
VILLA 2 AREA SUMMARY						
SR. NO	FLOOR TYPE	USE	BUILT-UP AREA	AREA FREE OF F.A.R.		NET FLOOR AREA
				STAIRCASE	BALCONY	
1	GROUND FLOOR AREA	RESI.	186.17 M ²	5.10 M ²	25.38 M ²	155.69 M ²
2	FIRST FLOOR AREA	RESI.	203.29 M ²	12.98 M ²	50.63 M ²	139.68 M ²
TOTAL			389.46 M²	18.08 M²	76.01 M²	295.37 M²

VILLA
2

INTERNAL OPENING SIZES			OPENING SCHEDULE		
D	SIZE	NOS	NAME	SIZE	NOS
D5	1.20 X 2.21	2	EXTERNAL OPENING SIZES		
D2	0.90 X 2.21	1+3	SD1	2.87 X 1.83	1
D4	0.75 X 2.21	3+3	W1	1.20 X 2.60	9+11
D5	1.20 X 2.21	2	W2	1.00 X 2.60	3
			W3	1.20 X 2.60	3+3
			D1	1.50 X 2.60	1
			W4	1.00 X 2.60	3+6
			W5	2.00 X 2.60	1



ELEVATION
1:100



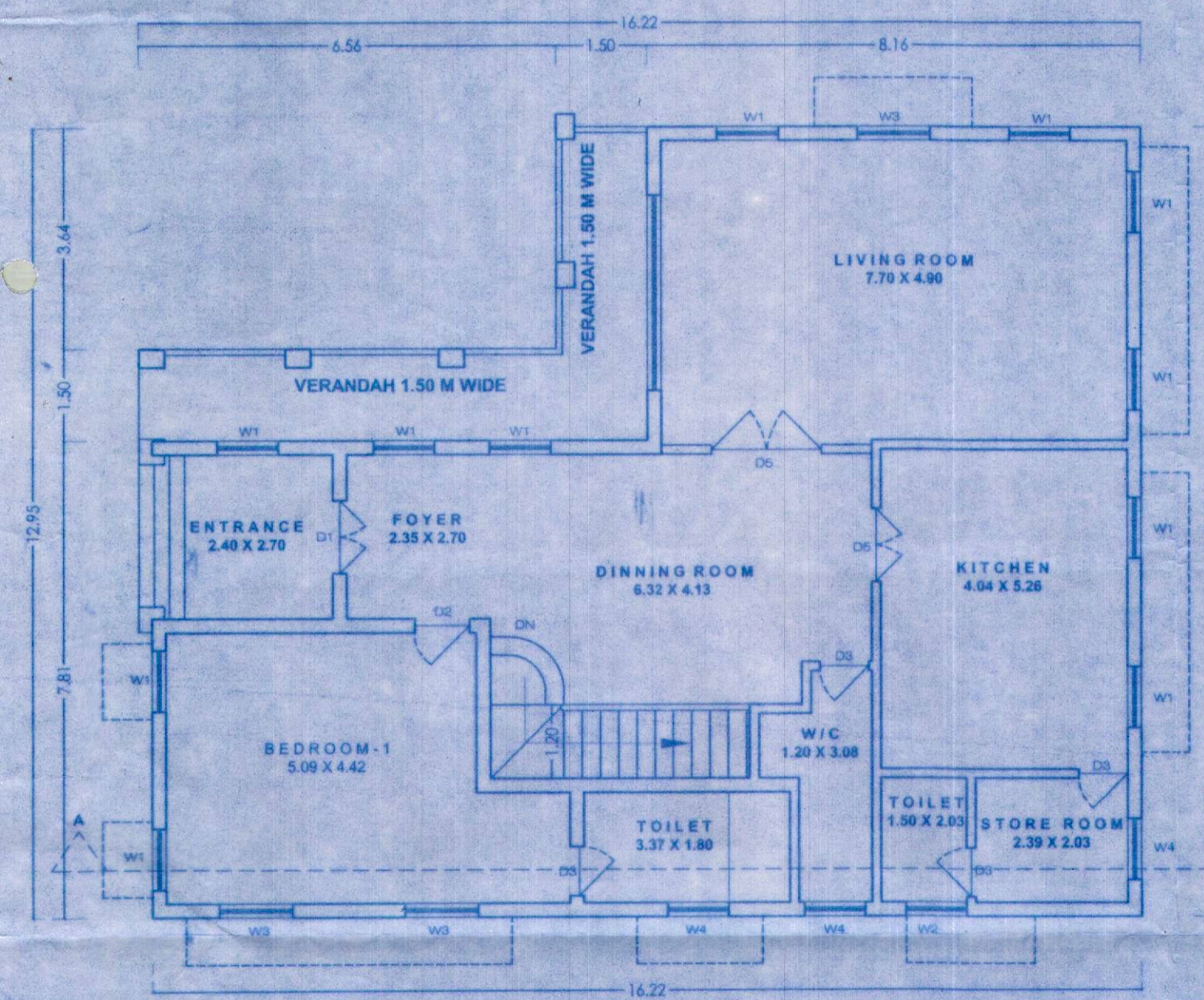
SECTION A-A
1:100

Approved with condition vide
L. No.: TP/7633/Assg/CP/22/4788 dt. 23/08/2022

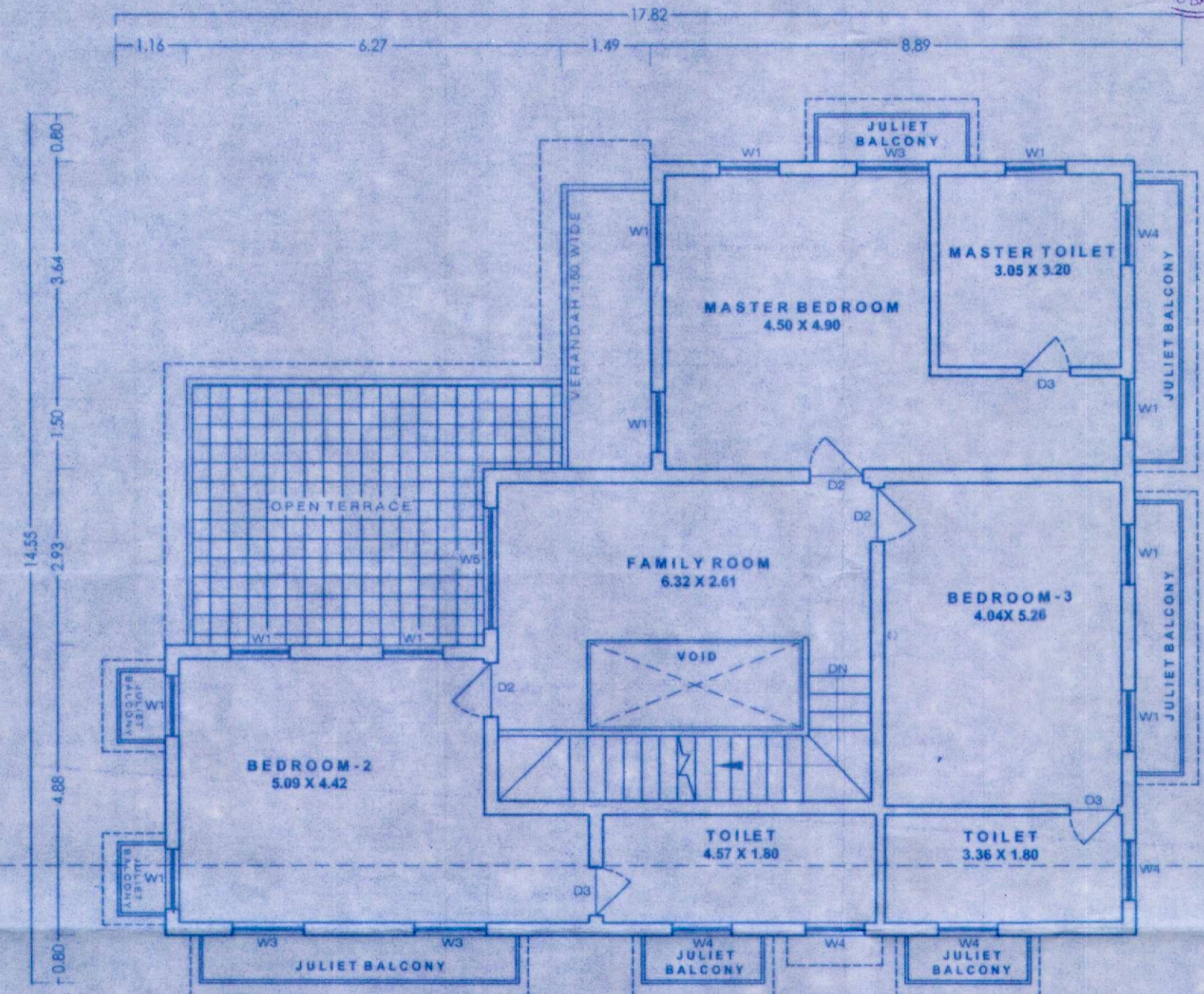
Alfonca
23/8/2022
Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Mapusa



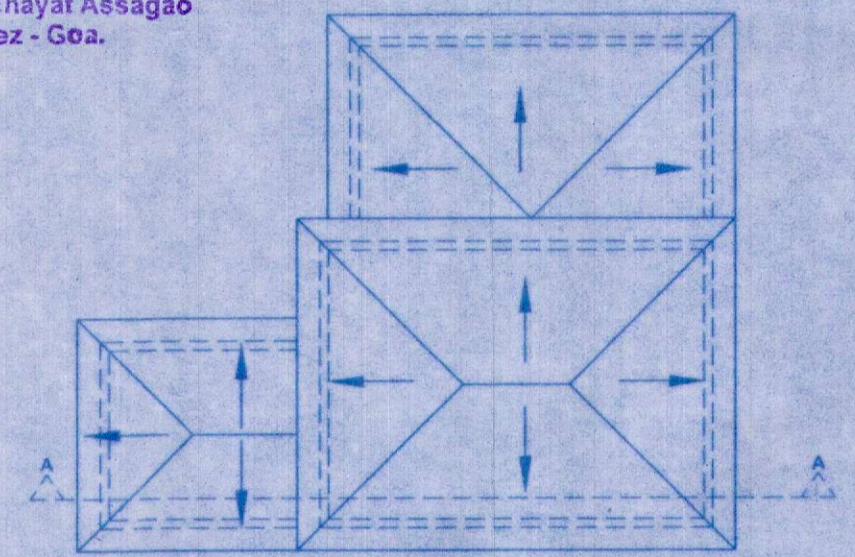
Approved with conditions vide
R. No. 374 dt. 13/9/22
Santh
Secretary
Village Panchayat Assagao
Bardez - Goa.



GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100



ROOF PLAN
1:200

AREA CALCULATION

GROUND FLOOR

1) 16.22 X 12.95 = 210.05 M²

DEDUCT

A) 6.56 X 3.64 = 23.88 M²

GROUND FLOOR AREA = 186.17 M² (GROUND COV.)

FOR FAR

GROUND FLOOR AREA = 186.17 M²

DEDUCT

2) 1.50 X 5.14 = 7.71 M²

3) 6.56 X 1.50 = 9.84 M²

4) 2.90 X 2.70 = 7.83 M²

5) 4.25 X 1.20 = 5.10 M²

30.48 M²

GROUND FLOOR AREA = 155.69 M² (FAR)

FIRST FLOOR

186.17 M²

DEDUCT

B) 1.50 X 5.14 = 7.71 M²

C) 6.56 X 1.50 = 9.84 M²

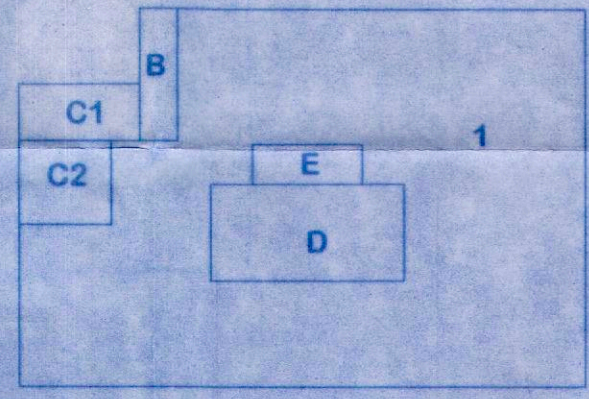
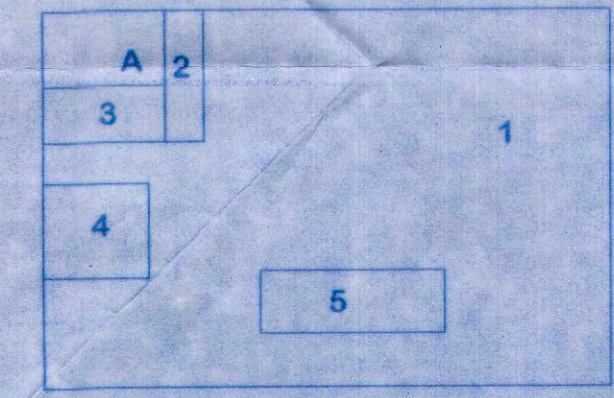
D) 6.32 X 1.20 = 7.58 M²

E) 3.60 X 1.50 = 5.40 M²

46.49 M²

FIRST FLOOR AREA = 139.68 M²

TOTAL AREA CONSUMED (ALL FLOOR) = 295.37 M²



PROPOSAL & CLIENTS

PROPOSED CONSTRUCTION OF RESIDENTIAL VILLAS, SWIMMING POOL AND COMPOUND WALL IN PLOT BEARING SURVEY NO.156/1 SITUATED AT ASSAGAO VILLAGE OF BARDEZ TALUKA

CLIENT'S SIGN.

Mayaland Properties Pvt. Ltd.
S. Adam
Director

ARCHITECT'S SIGN.

ARCHITECTS 'VASTU-DNYAN'
DNYANESH V. NAIK
Dnyanesh V. Naik
Off. 180-C, Near Municipal Garden, Mapusa Goa
CA/93/16055 AR/0103/2010
M:9890667729, 9834513526

ARCHITECT

DRG. NO: A 02

SCALE: 1:100

DT: MAR '22

ARCHITECT 'VASTU-DNYAN'
DNYANESH V. NAIK. (B.Arch)
OFF: -180-C/NR. MUNICIPAL
GARDEN MAPUSA-GOIA.
M-9890667729.



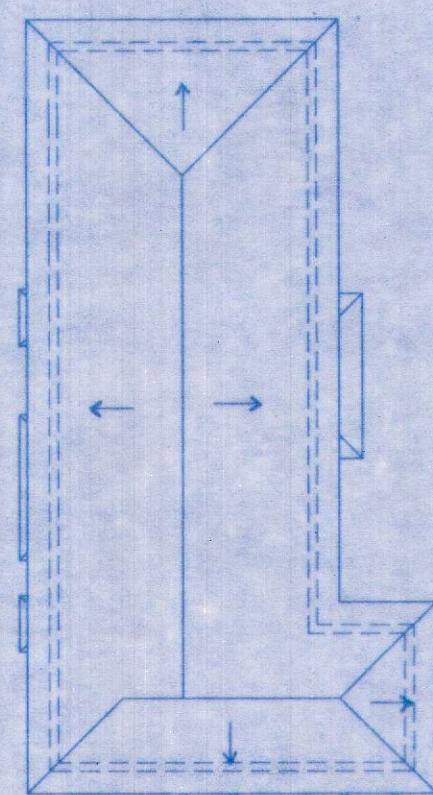
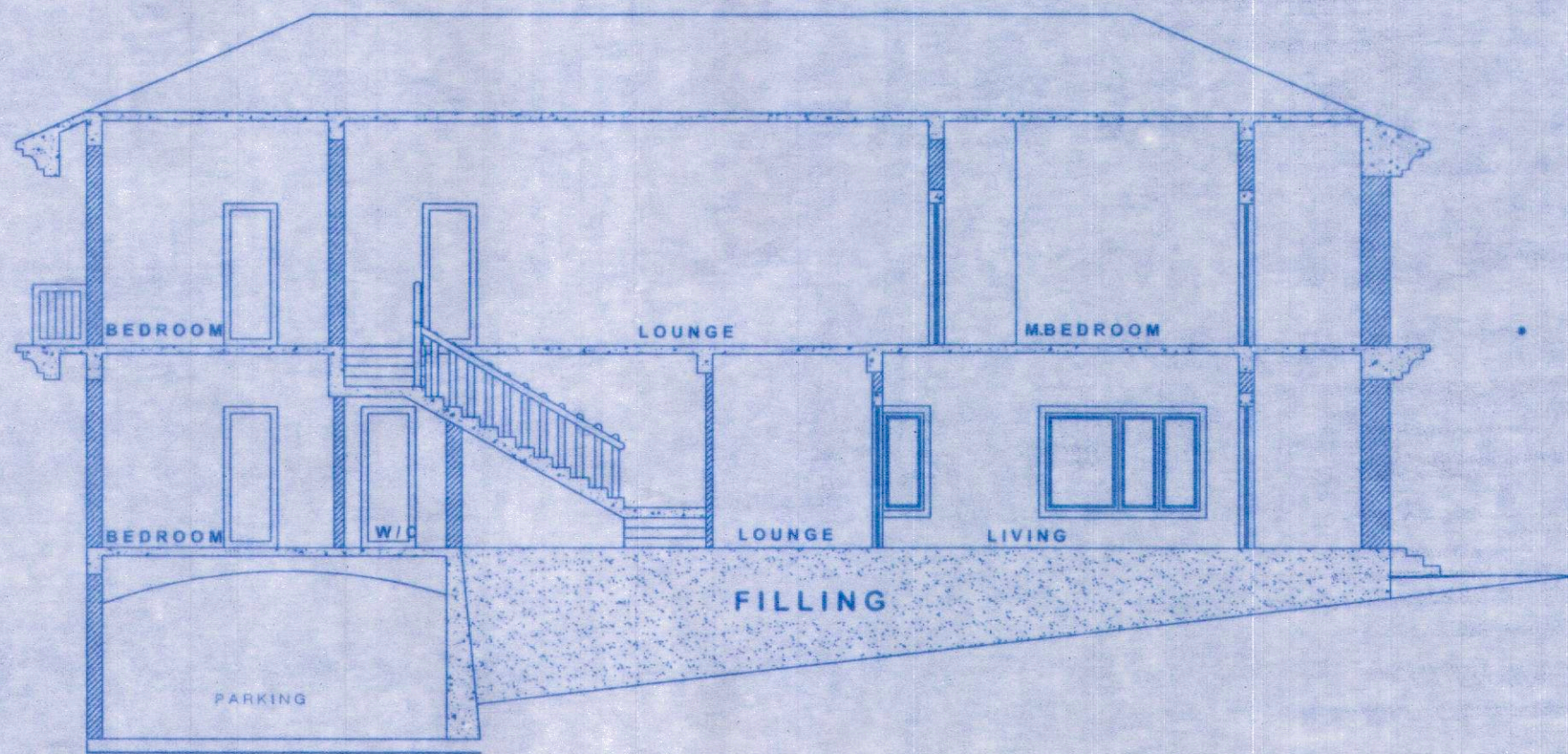
Approved with conditions vide
 R. No. 3(h) dt. 15/3/22
 Secretary
 Village Panchayat Assagao
 Bardez - Goa.

INTERNAL OPENING SIZES			OPENING SCHEDULE			VILLA 3 AREA SUMMARY						
D5	1.20 X 2.21	2	NAME	SIZE	NOS	SR. NO	FLOOR TYPE	USE	BUILT-UP AREA	AREA FREE OF F.A.R. STAIRCASE	OF F.A.R. BALCONY	NET FLOOR AREA
D2	0.90 X 2.21	1+3	EXTERNAL OPENING SIZES			1	LOWER GROUND FLOOR	RESI.	48.68 M ² FREE OF FAR			
D4	0.75 X 2.21	3+3	SD1	2.87 X 1.83	1	1	GROUND FLOOR AREA	RESI.	141.26 M ²	6.36 M ²	11.37 M ²	123.53 M ²
D5	1.20 X 2.21	2	W1	1.20 X 2.60	9+11	2	FIRST FLOOR AREA	RESI.	151.10 M ²	8.16 M ²	21.21 M ²	121.73 M ²
			W2	1.00 X 2.60	3		TOTAL		292.36 M ²	14.52 M ²	32.58 M ²	245.26 M ²
			W3	1.20 X 2.60	3+3							
			D1	1.50 X 2.60	1							
			W4	1.00 X 2.60	3+6							
			W5	2.00 X 2.60	1							

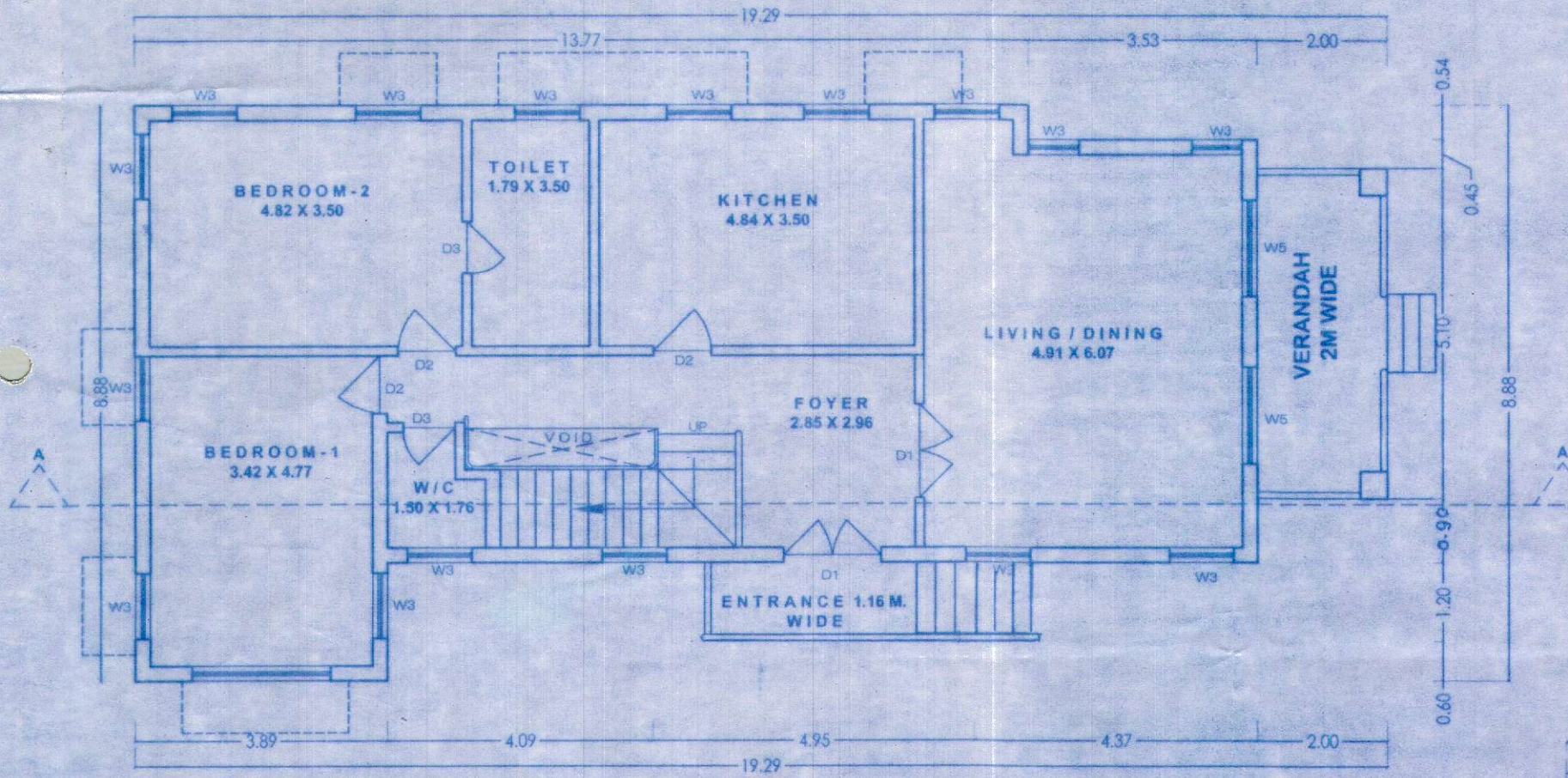
VILLA
3



ELEVATION
1:100

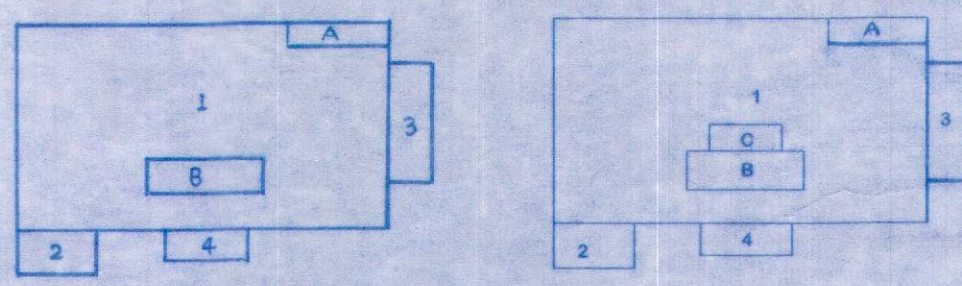


ROOF PLAN
1:200



UPPER GROUND FLOOR PLAN
1:100

Approved with condition vide
 L. No.: TPB/7633/MSG/CP/22/4788
 Dy. Town Planner
 Town & Country Planning Dept.
 Govt. of Goa, Mapusa



AREA CALCULATION

GROUND FLOOR

- 17.29 X 7.07 = 122.24 M²
- 3.89 X 1.81 = 7.04 M²
- 2.00 X 5.10 = 10.20 M²
- 3.10 X 1.20 = 3.72 M²

143.20 M²

FOR FAR DEDUCT: A) 3.42 X 0.55 = 1.94 M²

GROUND FLOOR AREA: 141.26 M²

DEDUCT

- B) 5.30 X 1.20 = 6.36 M²
- C) 3.10 X 1.20 = 3.72 M²
- 3) 1.50 X 5.10 = 7.65 M²
- 17.73 M²

GROUND FLOOR AREA: 123.53 M² (FAR)

FIRST FLOOR AREA: 123.53 M²

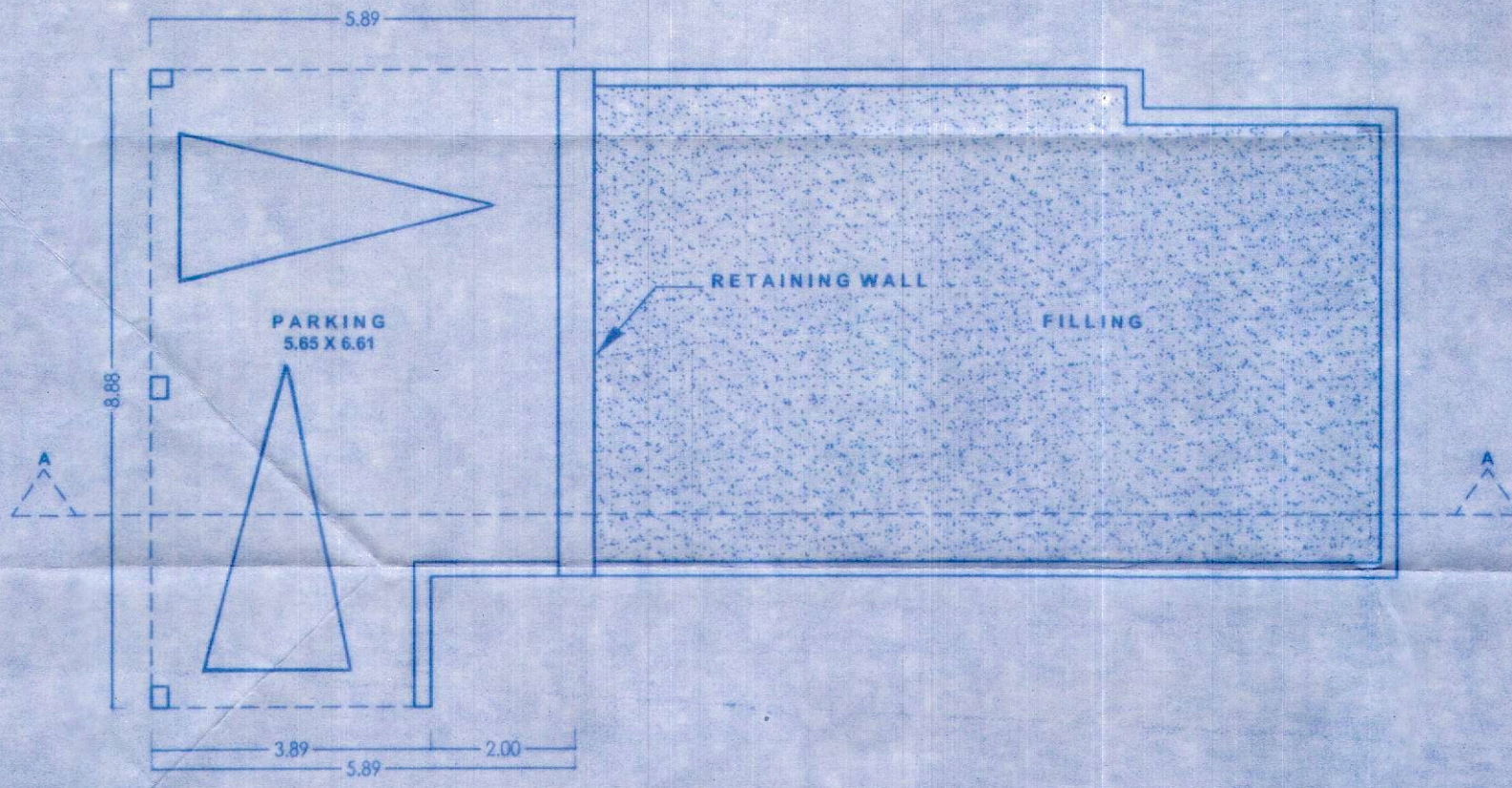
DEDUCT

VOID

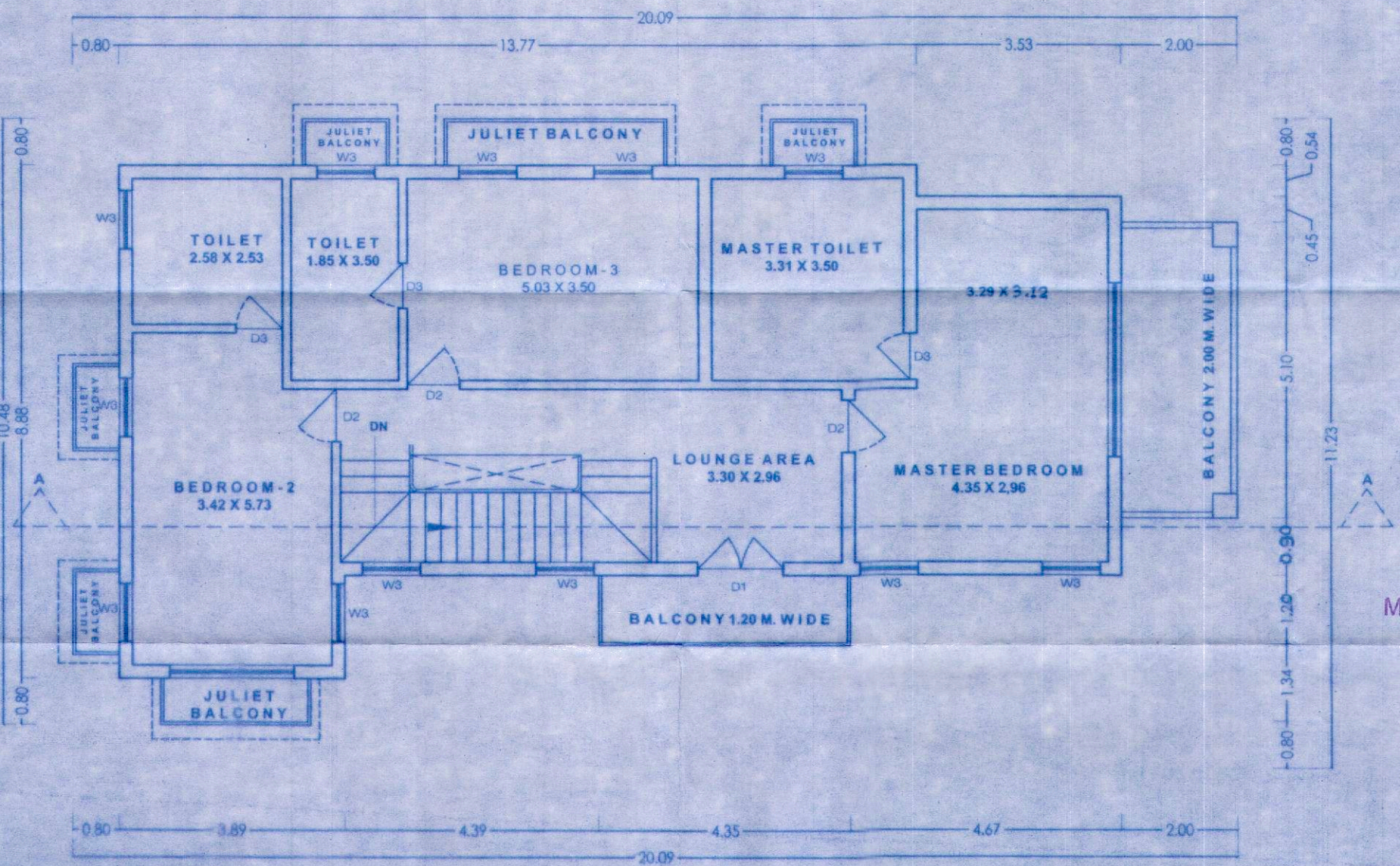
C) 3.00 X 0.60 = 1.80 M²

FIRST FLOOR AREA: 121.73 M²

TOTAL AREA CONSUMED (ALL FLOOR) : 245.26 M²



LOWER GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100

PROPOSAL & CLIENTS

PROPOSED CONSTRUCTION OF RESIDENTIAL VILLAS, SWIMMING POOL AND COMPOUND WALL IN PLOT BEARING SURVEY NO.156/1 SITUATED AT ASSAGAO VILLAGE OF BARDEZ TALUKA

CLIENT'S SIGN.	ARCHITECT'S SIGN.
Mayaland Properties Pvt. Ltd. Director	ARCHITECTS 'VASTU-DNYAN' DNYANESH V. NAIK OFF: 180-C, Near Municipal Garden Mapusa Goa CA/93/16055 AR/0105/2010 M:9890667729, 9834513526
ARCHITECT	
DRG. NO: A 03	ARCHITECT 'VASTU-DNYAN' DNYANESH V. NAIK. (B. ARCH)
SCALE: 1:100	OFF: -180-C; NR. MUNICIPAL GARDEN MAPUSA-GOIA. M-9890667729.
DT: MAR '22	