

AREA STATEMENT - 1			
01	Total Area of the Survey No 212/A	3866.00	Sq.mt
02	Deduction For	10.15	Sq.mt
03	Area reserved for any other use	NIL	Sq.mt
04	Total (a) & (b) Area (01 - 02)	3855.85	Sq.mt
05	Area occupied by existing building on the plot	1542.34	Sq.mt
06	Area of Existing building to be demolished	1542.34	Sq.mt
07	Permissible Coverage (40%)	1542.34	Sq.mt
08	Covered Area of Existing Building (33.26%)	1282.64	Sq.mt
09	Permissible FAR (72%)	2783.52	Sq.mt
10	Whether any extra FAR Claimed	0.00	Sq.mt
11	TOTAL FAR PERMISSIBLE	2691.59	Sq.mt
12	Proposed FAR	2691.59	Sq.mt

Details of Area & use floor wise of Proposed Residential Type - A Twin Villa - 1A & 1B			
FLOOR	USE	TOTAL BUA (SQ.M)	NET FLOOR AREA
GROUND FLOOR	Residential	144.14	112.44
FIRST FLOOR	Residential	166.90	126.79
SECOND FLOOR	Residential	166.90	126.79
TOTAL		477.94	365.92

Details of Area & use floor wise of Proposed Residential Type - A Twin Villa - 2A & 2B			
FLOOR	USE	TOTAL BUA (SQ.M)	NET FLOOR AREA
GROUND FLOOR	Residential	159.21	127.24
FIRST FLOOR	Residential	181.30	127.24
SECOND FLOOR	Residential	181.30	127.24
TOTAL		521.81	381.72

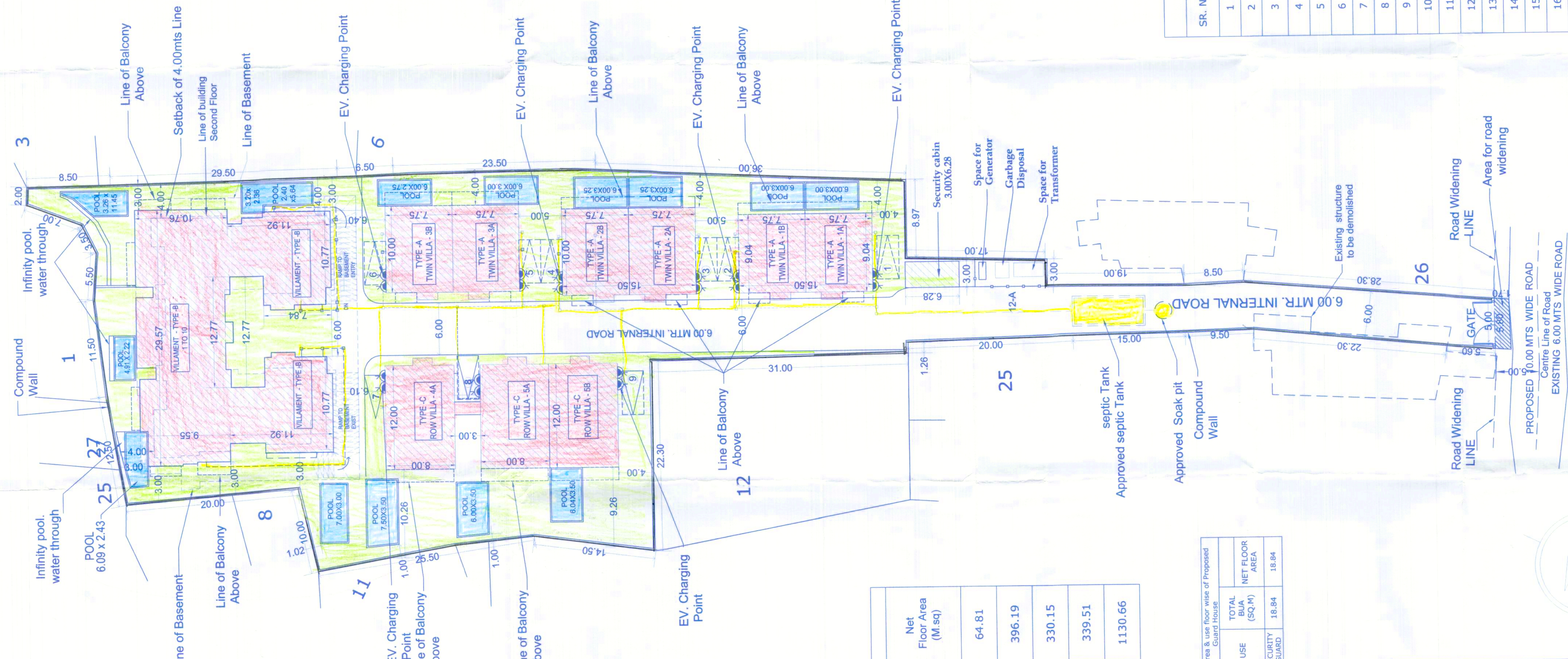
Details of Area & use floor wise of Proposed Residential Type - A Twin Villa - 3A & 3B			
FLOOR	USE	TOTAL BUA (SQ.M)	NET FLOOR AREA
GROUND FLOOR	Residential	159.21	127.24
FIRST FLOOR	Residential	181.30	127.24
SECOND FLOOR	Residential	181.30	127.24
TOTAL		521.81	381.72

Details of Area & use floor wise of Proposed Residential Villam Type - B			
FLOOR	USE	TOTAL BUA (SQ.M)	NET FLOOR AREA
BASEMENT	PARKING	813.68	49.38
GROUND FLOOR	RESIDENTIAL	527.12	34.10
FIRST FLOOR	RESIDENTIAL	522.54	86.61
SECOND FLOOR	RESIDENTIAL	519.50	69.45
TOTAL		2382.84	179.54

Details of Area & use floor wise of Proposed Residential Type - C Row Villa - 4A, 5A & 5B			
FLOOR	USE	TOTAL BUA (SQ.M)	NET FLOOR AREA
GROUND FLOOR	Residential	293.07	44.19
FIRST FLOOR	Residential	318.33	43.96
SECOND FLOOR	Residential	318.33	43.96
TOTAL		929.73	132.11

Details of Area & use all floor wise of Proposed Residential Villa & Villam			
FLOOR	USE	TOTAL BUA (SQ.M)	NET FLOOR AREA
BASEMENT	PARKING	813.68	49.38
GROUND FLOOR	RESIDENTIAL	1302.59	118.13
FIRST FLOOR	RESIDENTIAL	1373.28	210.20
SECOND FLOOR	RESIDENTIAL	1367.96	192.94
TOTAL		4857.51	570.65

PARKING STATEMENT			
FLOOR AREA	USE	No. Of Units	REQUIRED
1542.09 M2	Residential Villa	9 Nos	9
1130.66M2	Residential Villam	10 nos	12



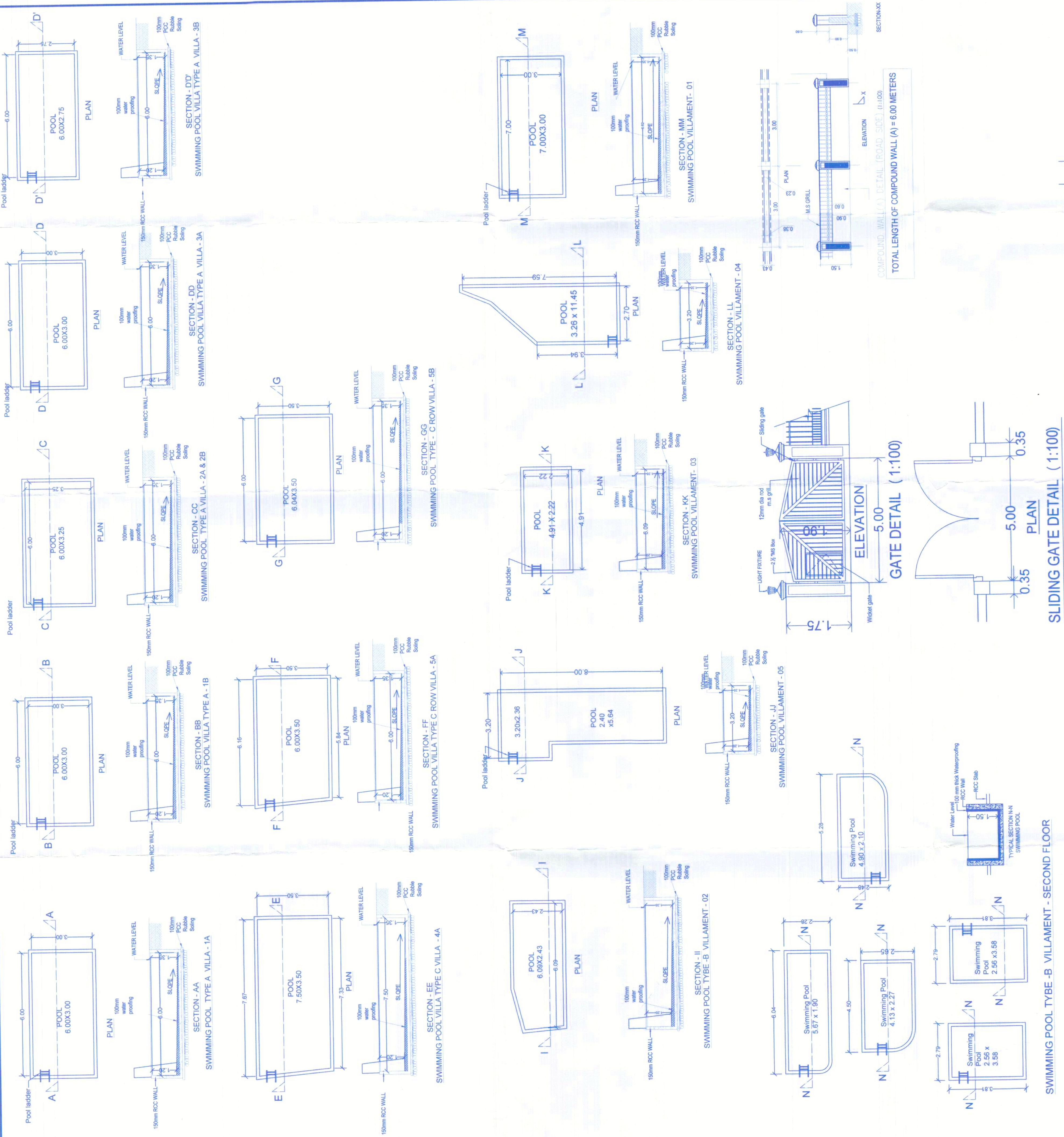
NOTE

As per the earlier approved plan, the total built-up area of the project was 3722.42 square meters.
Based on the revised plan, the total built-up area has been increased to 4707.76 square meters, resulting in a net increase of 985.34 square meters.

SITE PLAN
SCALE-1:250

INFRASTRUCTURE TAX AREA FOR RESIDENTIAL VILLAS & VILLAMT			
SR. NO.	VILLA TYPE	AREA	
1	TYPE - A TWIN VILLA - 1A & 1B	477.94 X 1	477.94
2	TYPE - A TWIN VILLA - 2A, 2B & 3A & 3B	521.81 X 2	1043.62
3	TYPE B - VILLAMT - 1 TO 10	2382.84 - 454.96	1927.88
4	TYPE - C ROW VILLA - 4A & 5A & 5B	929.73 X 1	929.73
5	SWIMMING POOL TYPE A VILLA - 1A	6.00 X 3.00	18.00
6	SWIMMING POOL TYPE A VILLA - 1B	6.00 X 3.00	18.00
7	SWIMMING POOL TYPE A VILLA - 2A & 2B	6.00 X 3.25	39.00
8	SWIMMING POOL TYPE A VILLA - 3A	6.00 X 3.00	18.00
9	SWIMMING POOL TYPE A VILLA - 3B	6.00X2.75	16.50
10	SWIMMING POOL TYPE C ROW VILLA - 4A	7.50X3.50	26.25
11	SWIMMING POOL TYPE C ROW VILLA - 5A	6.00X3.50	21.00
12	SWIMMING POOL TYPE C ROW VILLA - 5B	6.04X3.50	21.14
13	SWIMMING POOL TYPE B VILLAMT - 01	7.00X3.00	21.00
14	SWIMMING POOL TYPE B VILLAMT - 02	6.09X2.43	14.79
15	SWIMMING POOL TYPE B VILLAMT - 03	4.91 X 2.22	10.90
16	SWIMMING POOL TYPE B VILLAMT - 04	-	15.04
17	SWIMMING POOL TYPE B VILLAMT - 05	-	21.05
18	SWIMMING POOL TYPE B VILLAMT SECOND FLOOR	-	49.08
19	SECURITY CABIN	6.28X3.00	18.84
	TOTAL AREA	0.00	4707.76

INFRA-TAX Total (INCLUDING SWIMMING POOL) = 4707.76m2



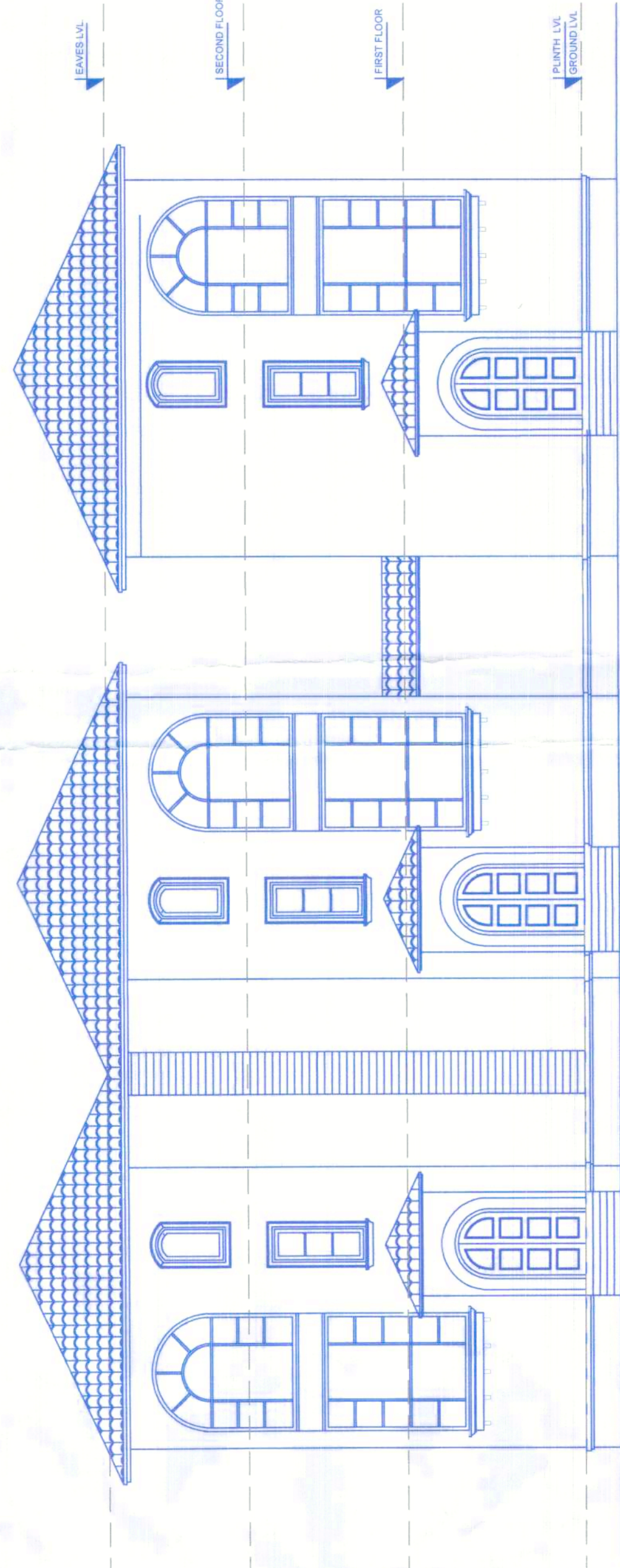
Ref. No. VP/ASS/2025-26/192 Dated : 29-04-2025
Ref No. TPBI/0400/ASSG/TCP-2025/3 0372 Dated: 01 / 04 /2025

REVISED SUBMISSION
PROPOSED CONSTRUCTION OF
RESIDENTIAL TWIN VILLAS ROW VILLA
VILLAMT, SWIMMING POOLS & COMPOUND
WALL ON PLOT BEARING SURVEY NO 212 / 12-A
AT ASSAGO VILLAGE, BARDEZ TALUKA
- NORTH GOA.

NAME OF THE OWNER:
KAVA GREENS LLP
NAME & ADDRESS ARCHITECT:
AR. MELVILLE D'SOUZA,
S/5 SAPANA PARADISE,
NEAR CMM SHOWROOM,
MERCES, GOA.

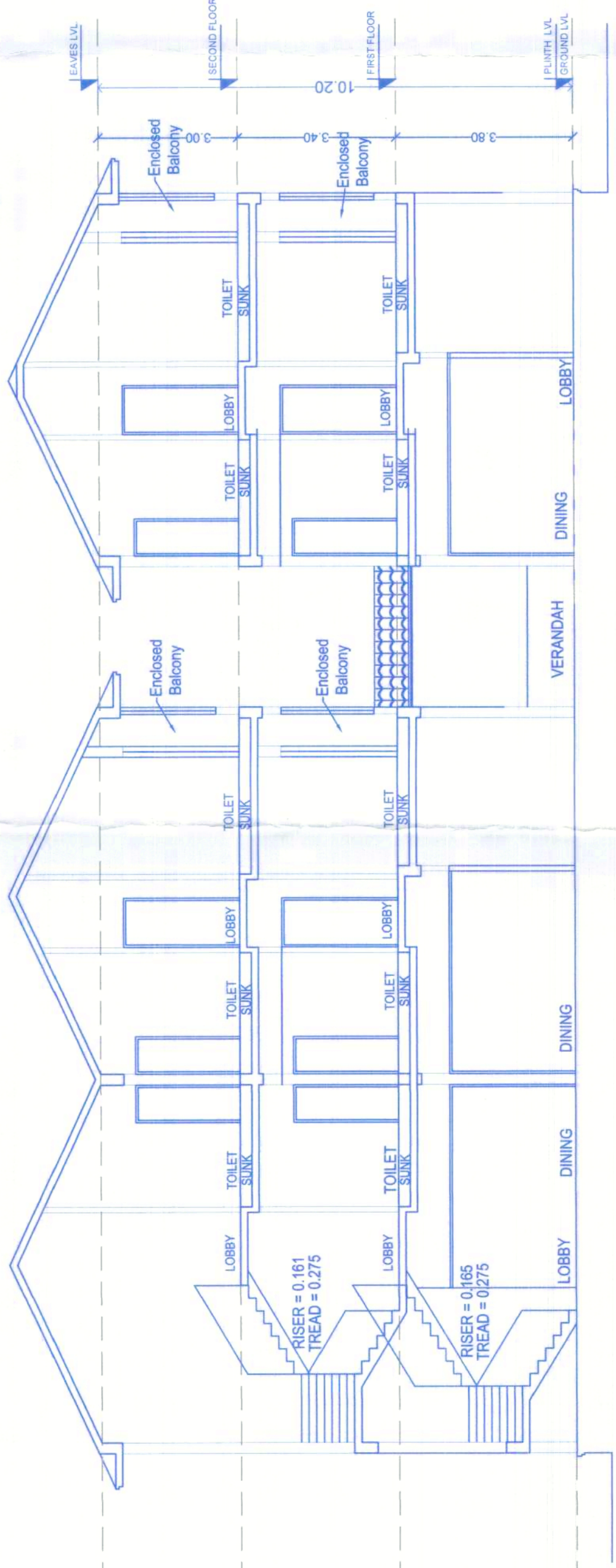
SIGNATURE OF OWNER
SIGNATURE OF ARCHITECT
APPROVED WITH CONDITIONS
R. No. 101
Name & Signature of Owner
SCALE 1:100
DATE 06-11-2025

SHEET 1 OF 5



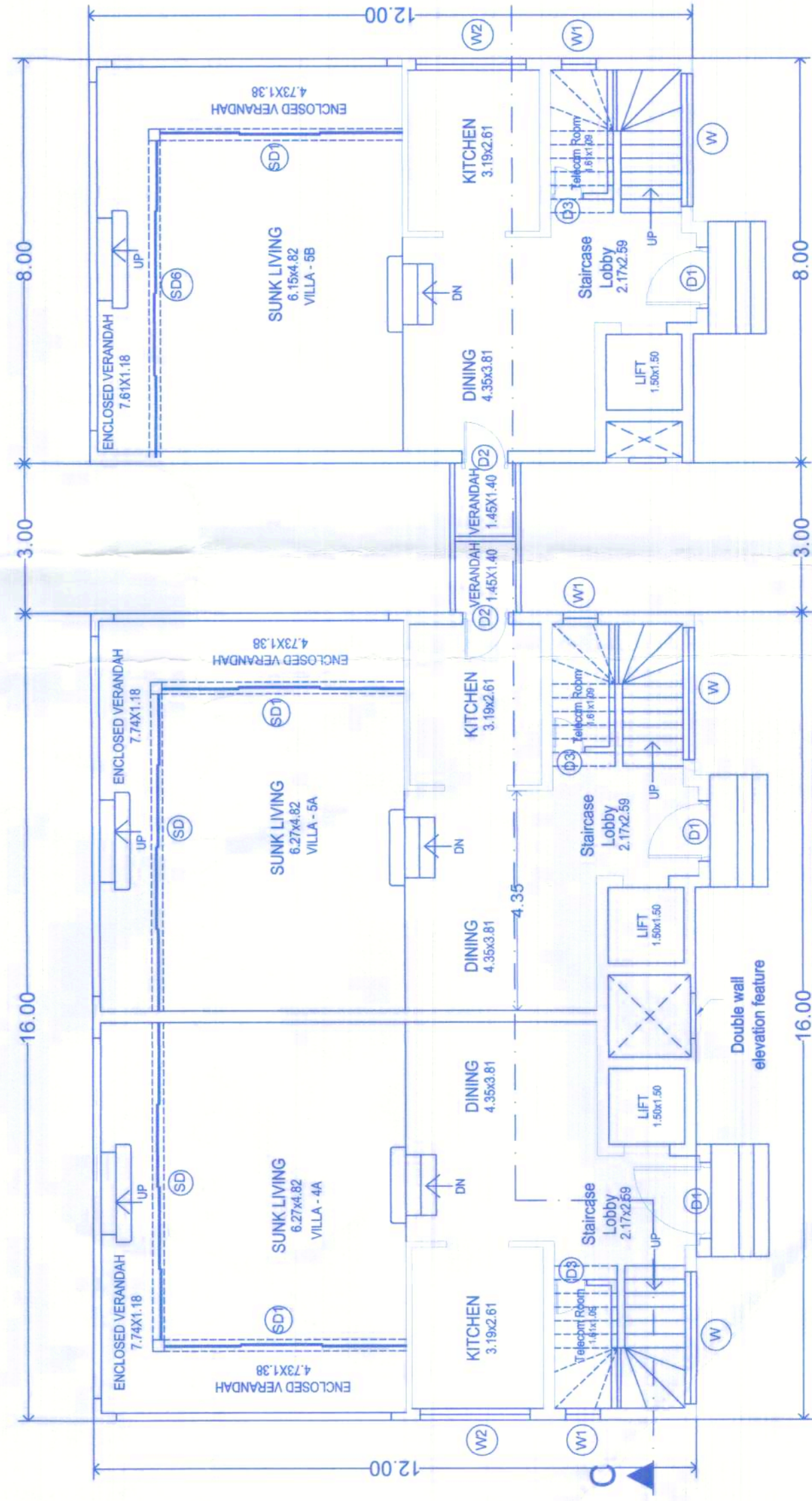
ROW VILLA FRONT ELEVATION (TYPE - C Row Villa - 4A, & 5A & 5B)

SCALE 1:100



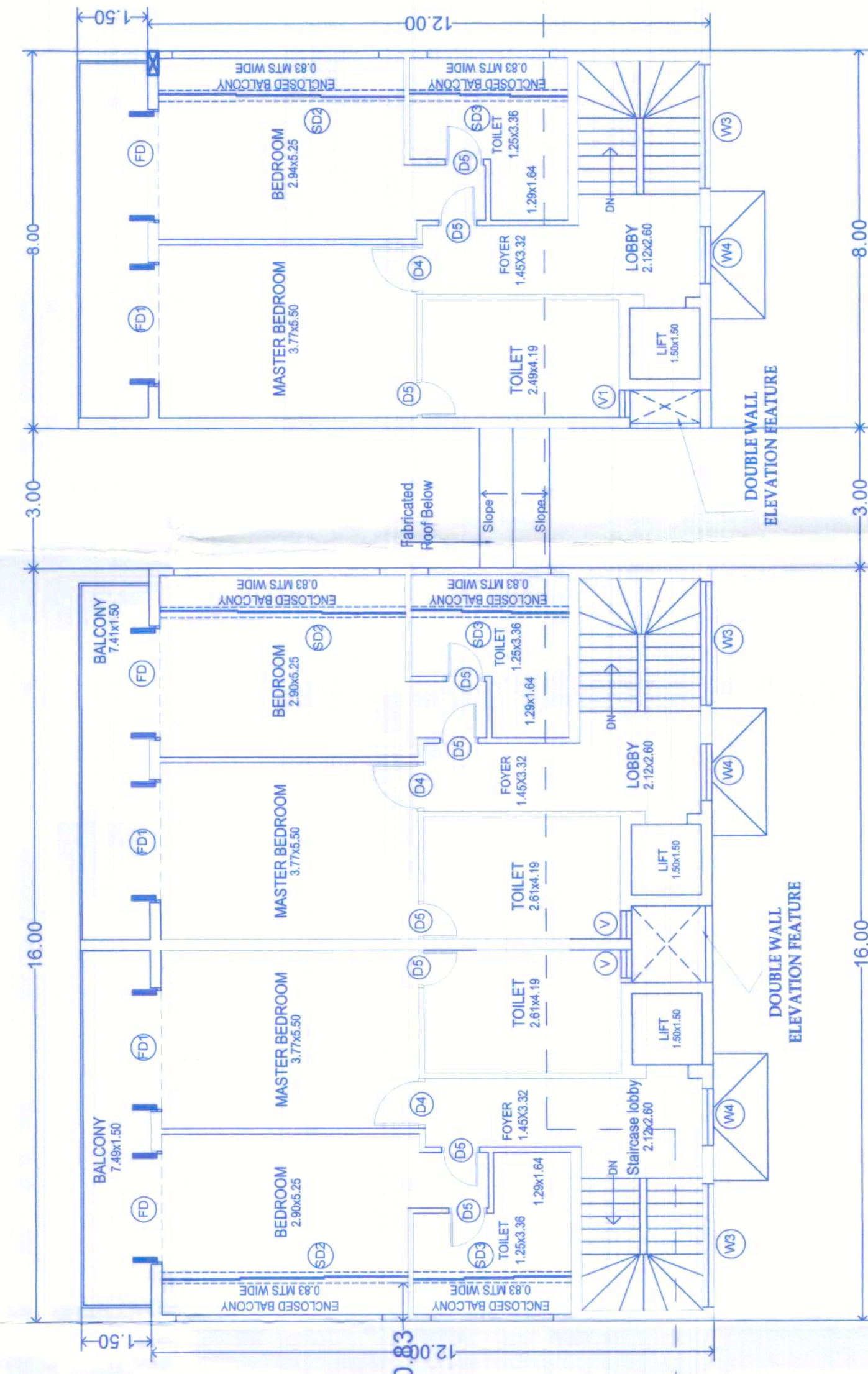
ROW VILLA SECTION CC (TYPE - C Row Villa - 4A, & 5A & 5B)

SCALE 1:100



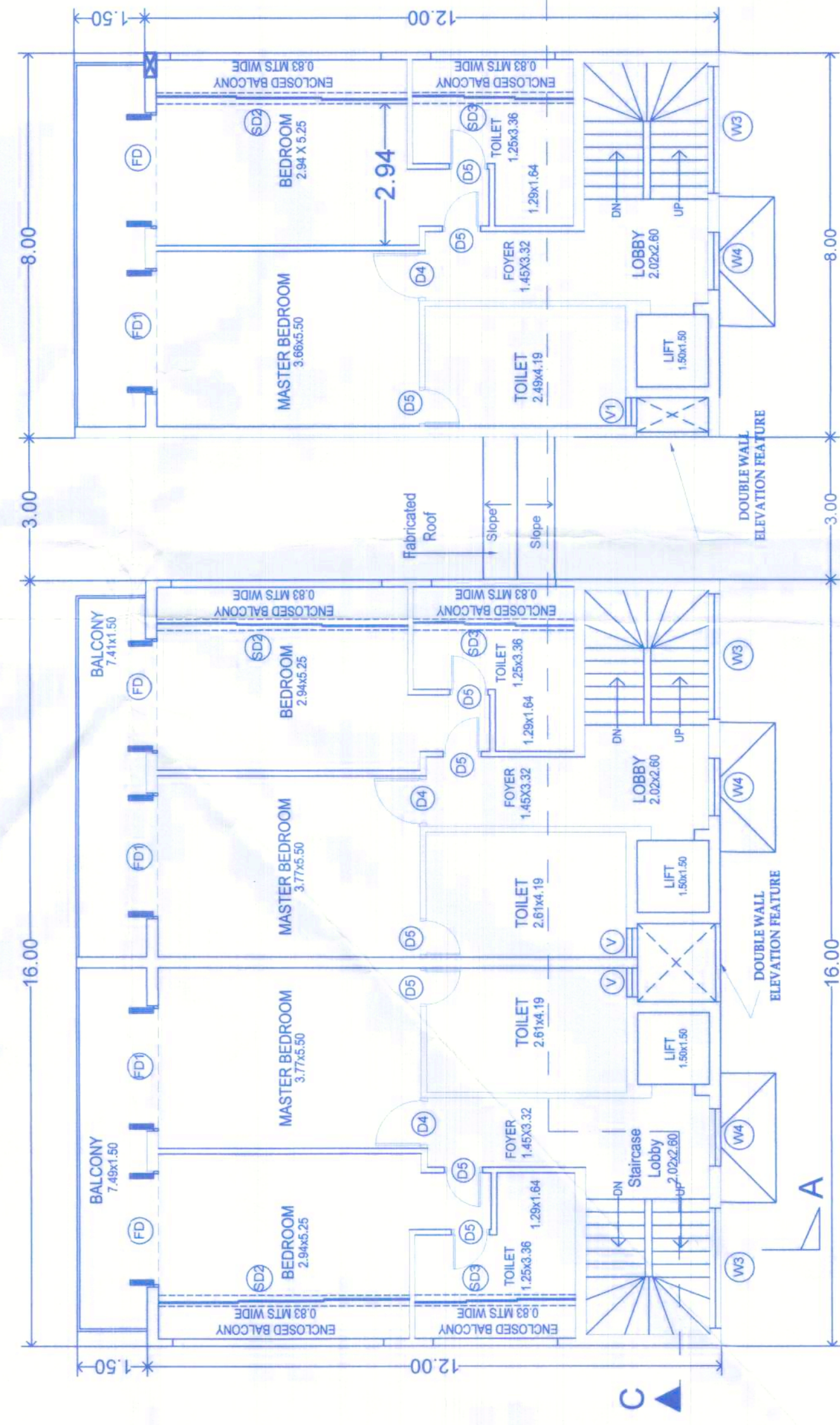
ROW VILLA GROUND FLOOR PLAN (TYPE - C Row Villa - 4A, & 5A & 5B)

SCALE 1:100



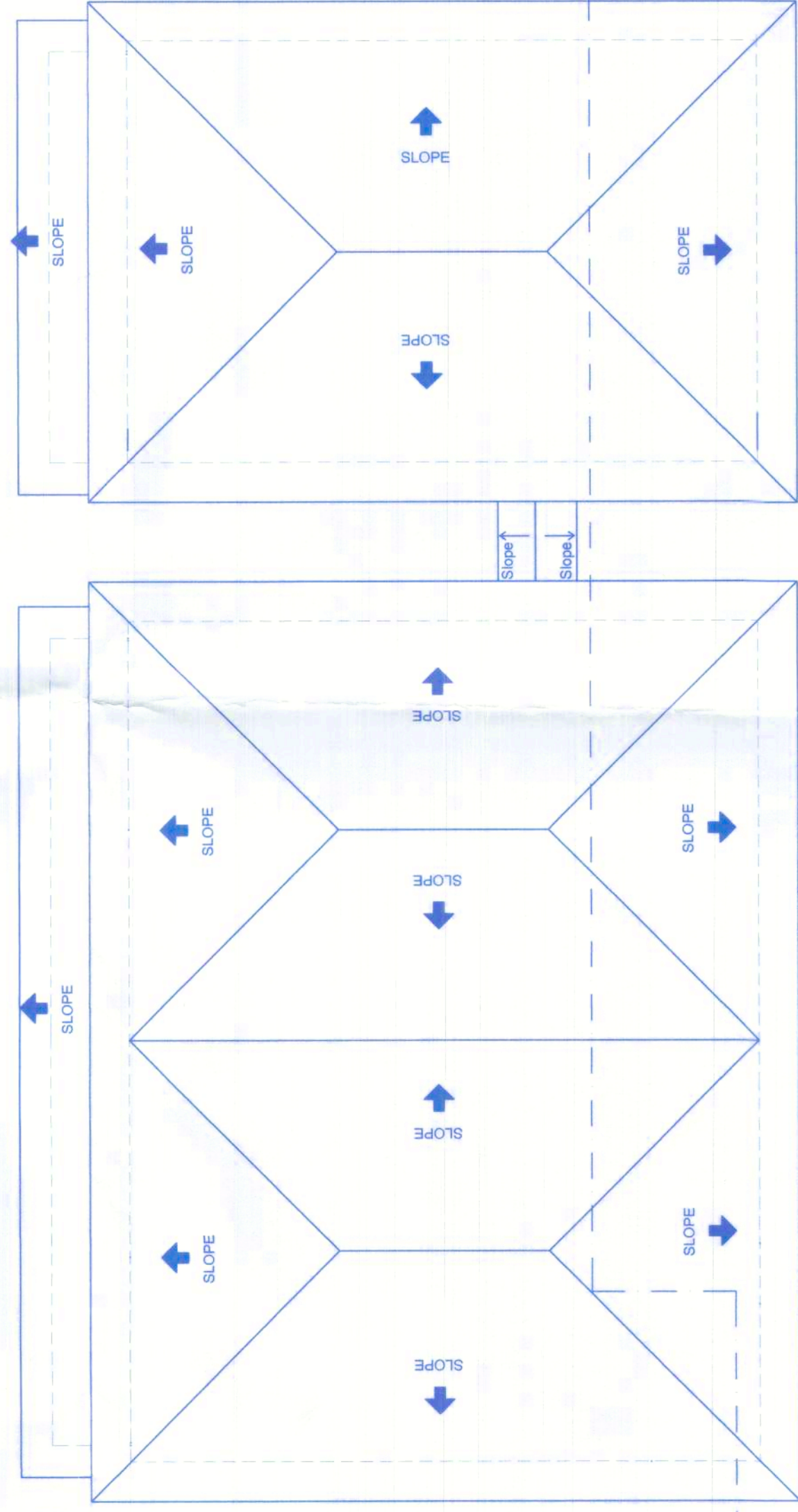
ROW VILLA SECOND FLOOR PLAN (TYPE - C Row Villa - 4A, & 5A & 5B)

SCALE 1:100



ROW VILLA FIRST FLOOR PLAN (TYPE - C Row Villa - 4A, & 5A & 5B)

SCALE 1:100

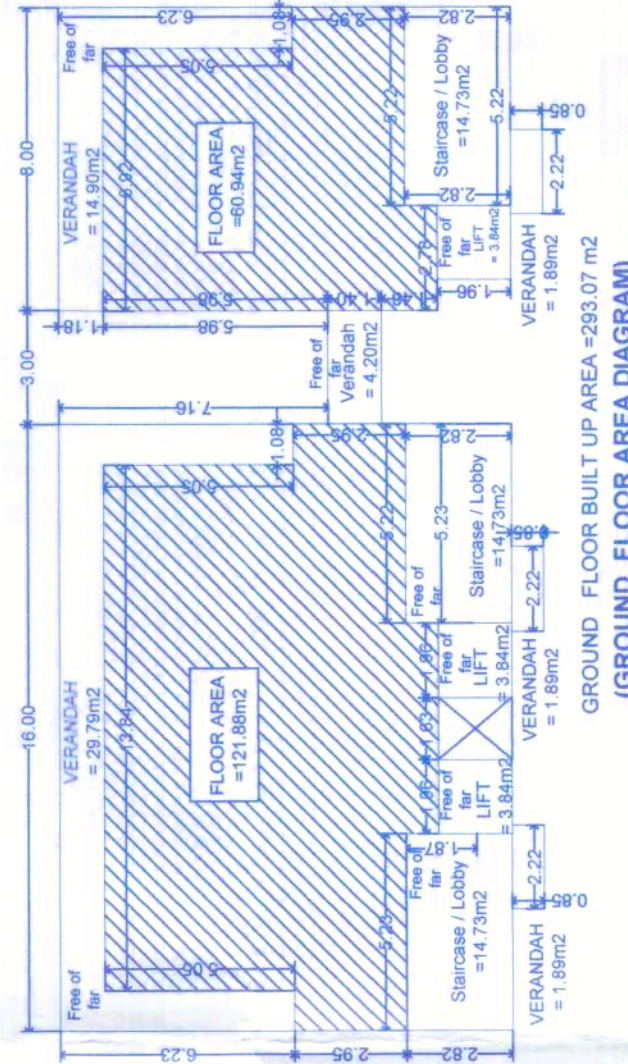


ROW VILLA ROOF PLAN (TYPE - C Row Villa - 4A, & 5A & 5B)

SCALE 1:100

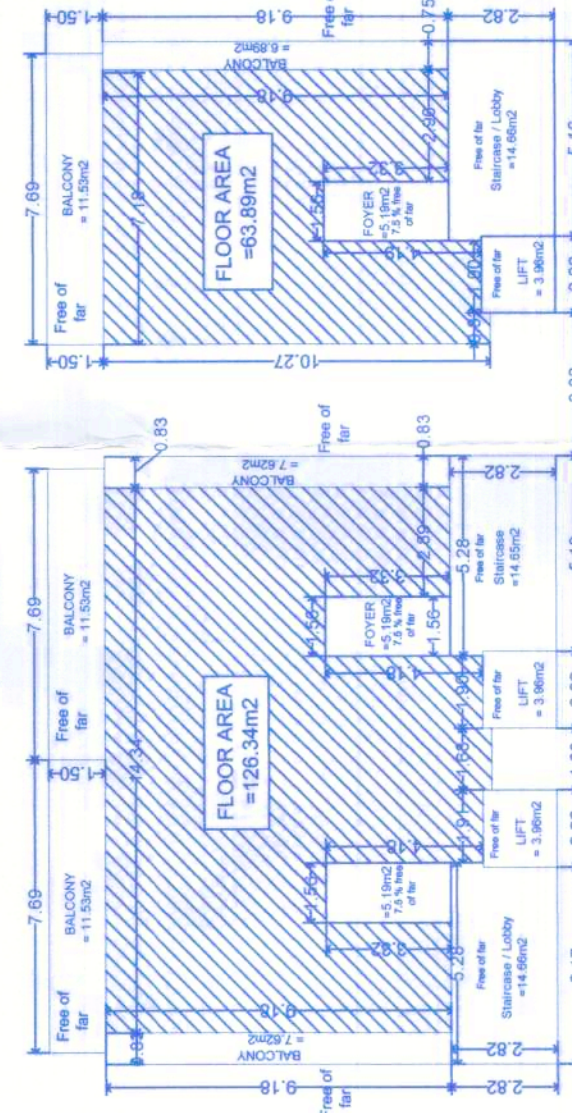
DOOR	OPENING SIZES
D1	1.20 X 3.12 M
D2	0.80 X 2.10 M
D3	0.75 X 2.10 M
D4	1.00 X 2.10 M
SD	7.40 X 2.70 M
SD1	2.81 X 2.10 M
SD2	4.08 X 2.50 M
SD3	1.68 X 2.50 M
SD4	3.53 X 2.50 M
SD5	2.58 X 2.25 M
SD6	4.91 X 2.50 M
FD	3.35 X 2.50 M

WINDOW	OPENING SIZES
W1	1.80 X 1.68 M
W2	2.02 X 1.70 M
W3	1.32 X 1.70 M
W4	0.67 X 1.68 M
W5	0.90 X 1.40 M
W6	0.69 X 1.38 M



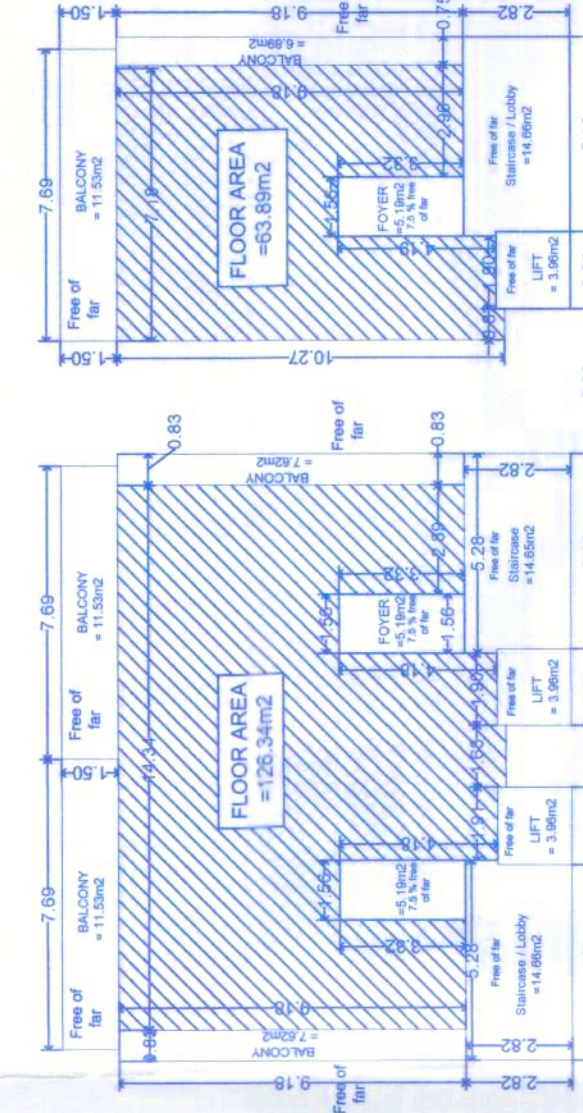
PROPOSED TYPE - C - Row Villa - 4A, 4A & 5B						
Details of Area & Use floor area of Proposed Residential.						
Type - C Row Villa - 4A, 4A & 5B						
FLOOR	USE	TOTAL BUA (SQ.M)	AREA FREE OF PAIR	Net Floor Area (sq.m)		
			STAIRCASE/ LOBBY	BALCONY/ VERANDAH	UFT	
GROUND FLOOR	Residential	293.07	44.19	11.52	54.55	182.81

TYPE - C - Row Villa - 4A, 4A & 5B = (182.81)



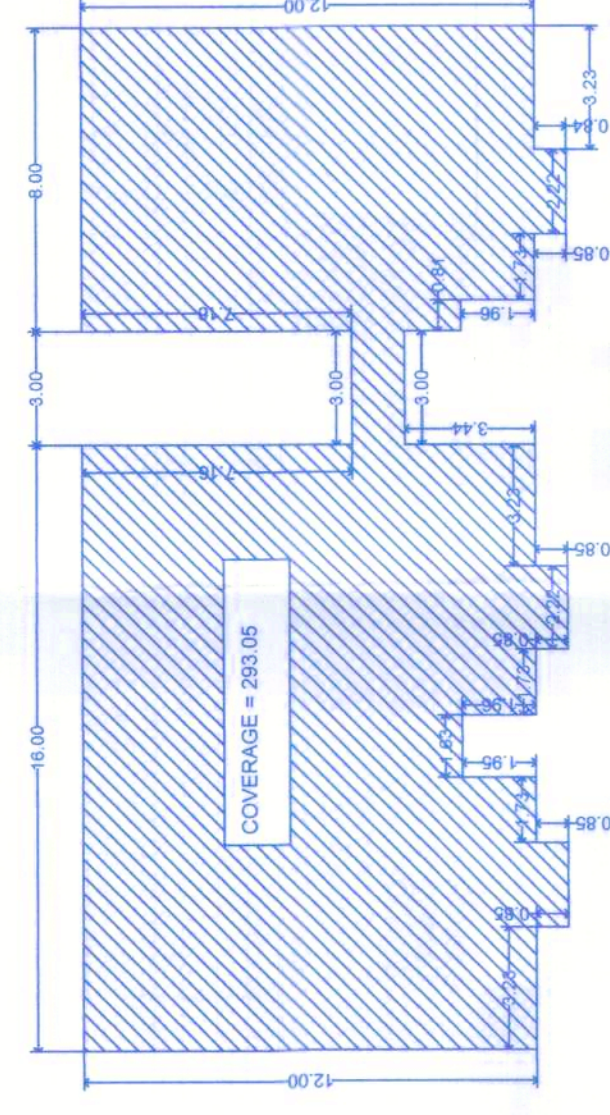
Details of Areas & use for various Proposed Residential TYPE - C, Row Vills - 4A, 5A & 5B						
FLOOR	USE	TOTAL (SQ.M)	Staircase/ Lobby	LIFT	BALCONY	Net Floor Area (M sq)
SECOND FLOOR	Residential	318.33	43.96	1.08	56.7	15.57
						190.22

TYPE - C, Row Vills - 4A, 5A & 5B = 190.22 m²



DETAILS OF FLOOR AREA OF THE PROPOSED DEVELOPMENT						
TYPE - C - ROW VIII - 4A, 4A & 4B						
TYPE - C - ROW VILAS - 4A, 4A & 4B						
FLOOR	USE	TOTAL AREA (SQ.M)	AREA FREE OF FAR		Net Floor Area (M.SQ)	
			Staircase/ Lobby	LIFT	7.5 % Free of far	
FIRST FLOOR	Residential	318.33	43.96	11.88	56.7	15.57
						190.22

TYPE - C - Row VILAS - 4A, 4A & 4B = 190.22 m2



TOTAL COVERED AREA = 150.00 SQ.M

ROW VILLA - 4A, 5A & 5B

(COVERED AREA DIAGRAM)

TITLE:-
REVISED SUBMISSION
PROPOSED CONSTRUCTION OF
RESIDENTIAL TWIN VILLAS ROW VILLA
VILLAMANT, & SWIMMING POOLS ON PLOT
BEARING SURVEY NO 212/12-A AT ASSAGAO
VILLAGE, BARDEZ TALUKA - NORTH GOA.



Approved With Condition Vidy
T.C.O No: 200/1400/Assagao/2025/3 07/20/2025

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

Approved with conditions No. 353
R. No. 201/2025
Signature of Assagao
Village Bardez - Goa.

NAME & ADDRESS ARCHITECT:
KAVA GREENS LLP
At: MELVILLE D'SOUZA,
S/S, SAPANA PARADISE,
NEAR CMM SHOWROOM,
MERCES, GOA.

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

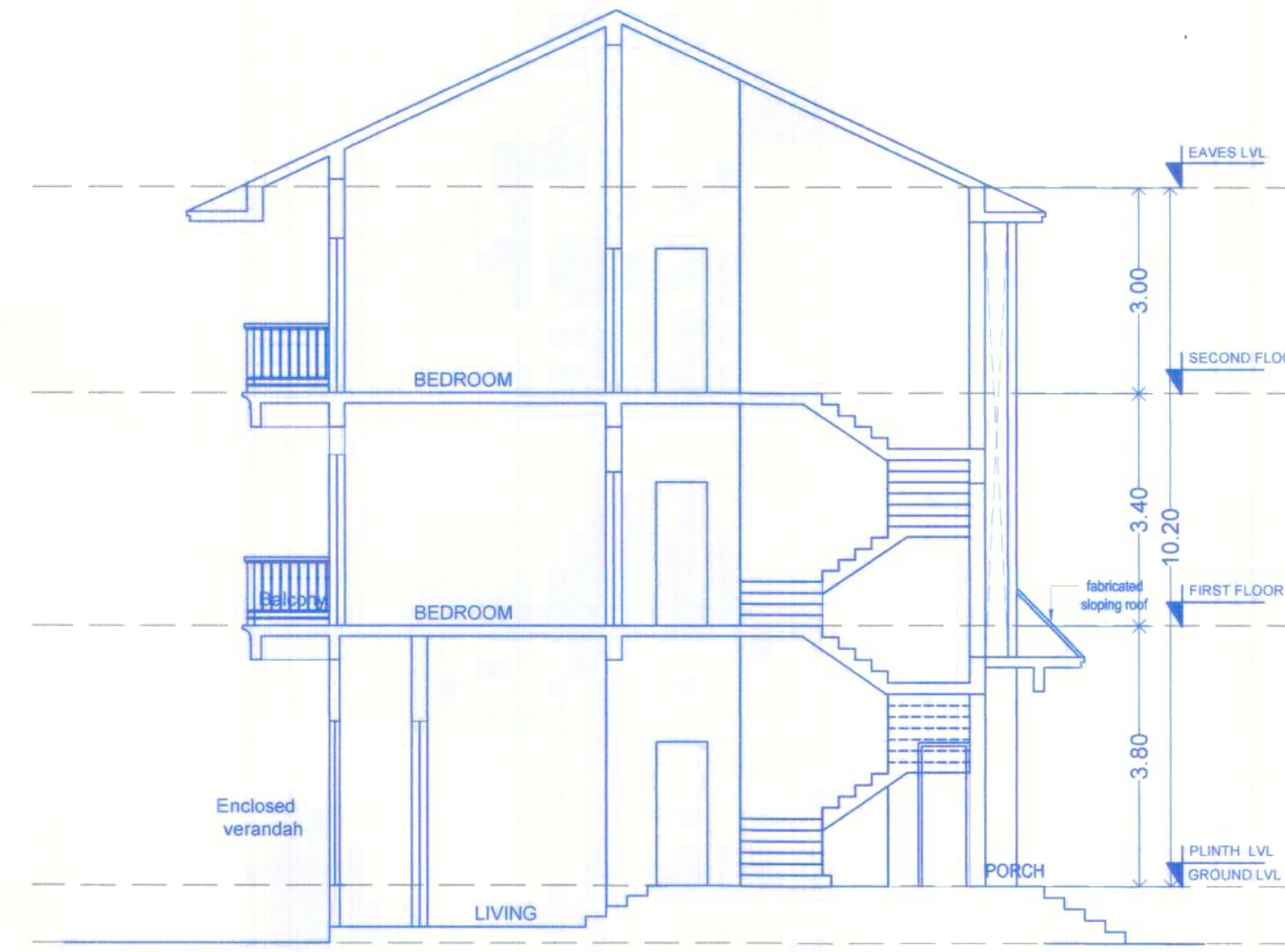
(TYPE - C Row Villa - 4A, & 5A & 5B)

Ref. No. VP/ASS/2025-26/192 Dated : 29-04-2025
Ref No.: TPB/0400/ASSG/TCP-2025/3 0372 Dated: 01 / 04 /2025

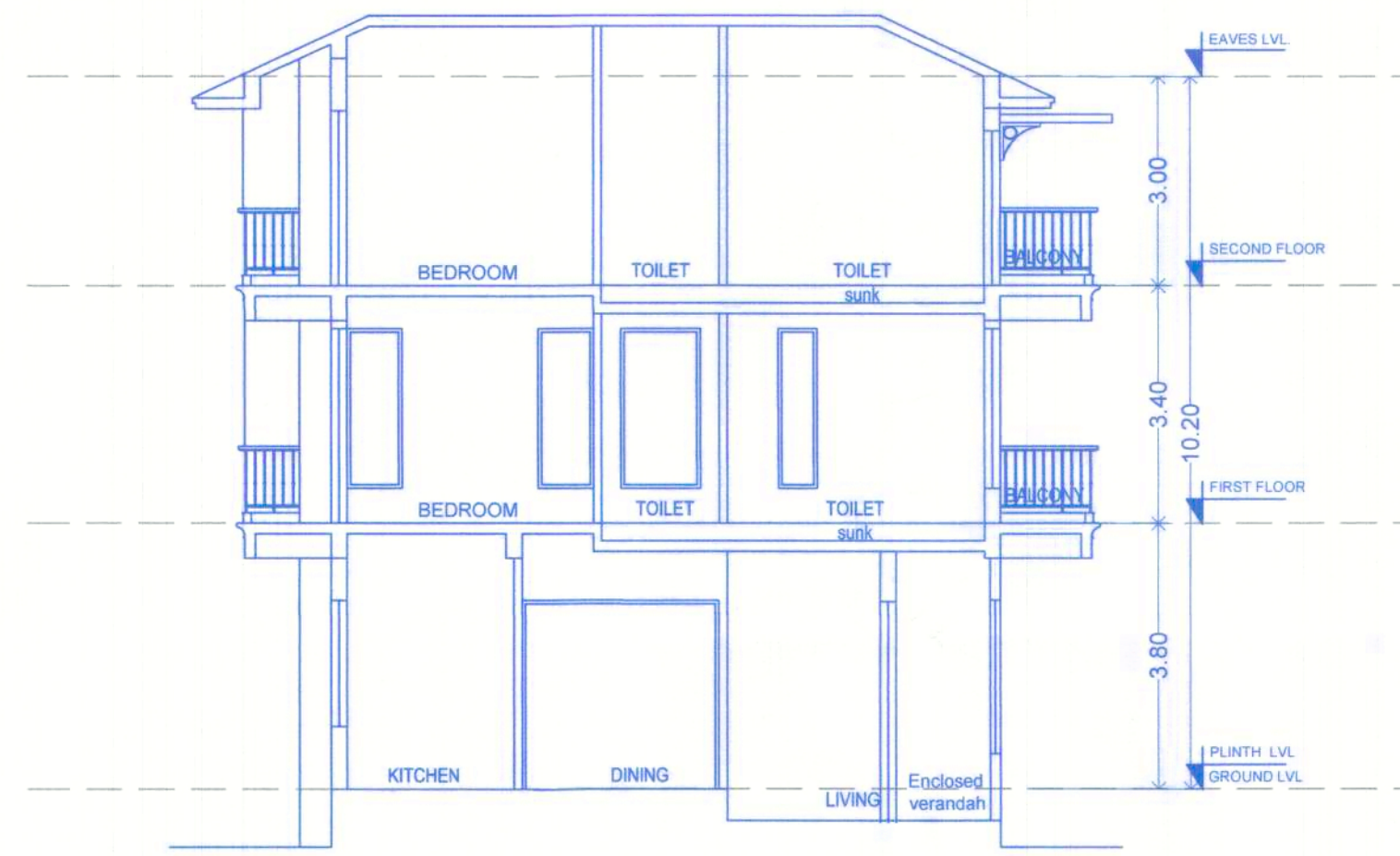
SHEET 5 OF 5



FRONT ELEVATION (TYPE - A Twin Villa - 2A & 2B & 3A & 3B)
SCALE 1:100



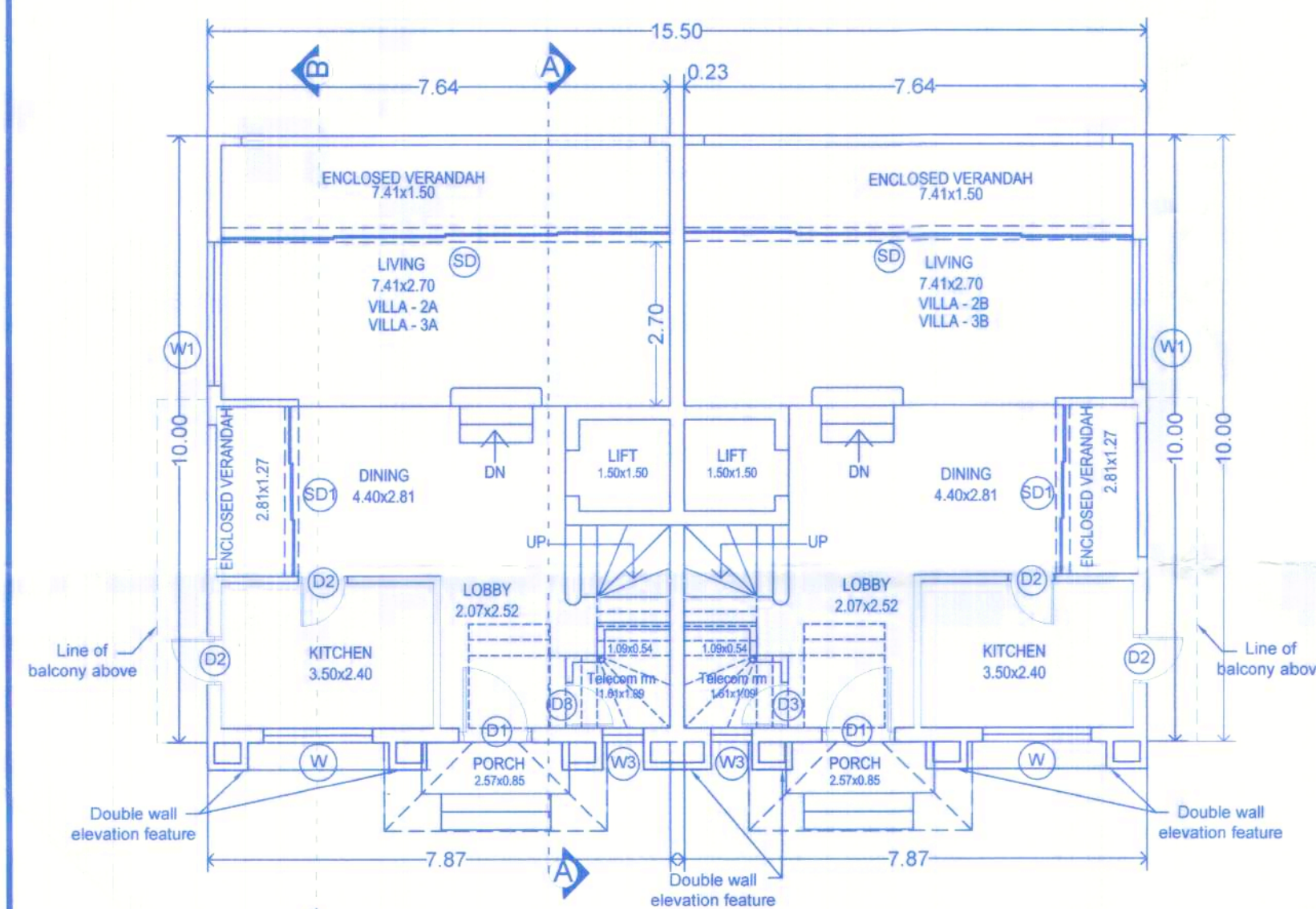
SECTION AA - (TYPE - A Twin Villa - 2A & 2B & 3A & 3B)
SCALE 1:100



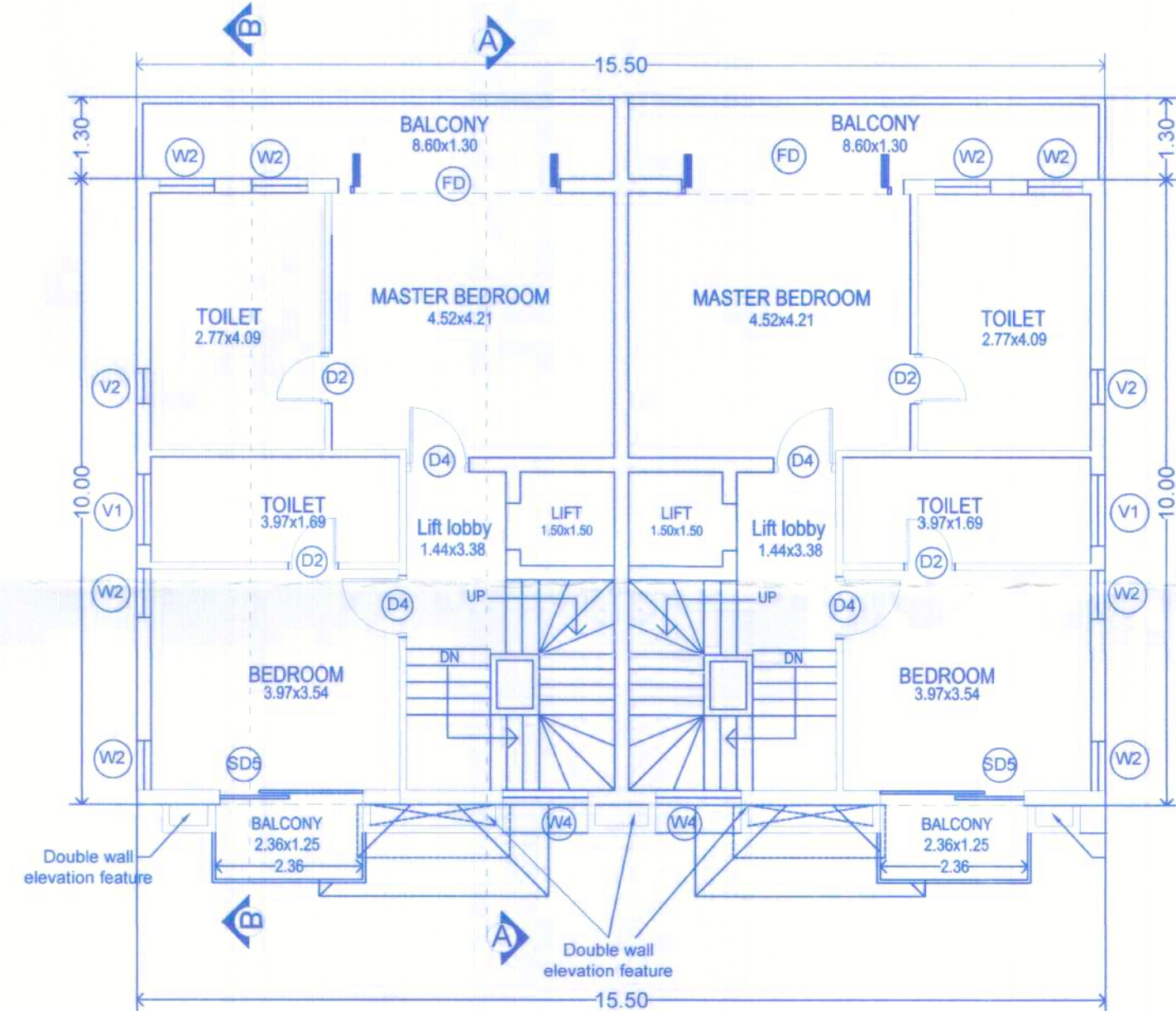
SECTION BB (TYPE - A Twin Villa - 2A & 2B & 3A & 3B)
SCALE 1:100

DOOR	OPENING SIZES
D1	1.20 X 3.12 M
D2	0.80 X 2.10 M
D3	0.75 X 2.10 M
D4	1.00 X 2.10 M
SD	7.40 X 2.70 M
SD1	2.81 X 2.10 M
SD2	4.09 X 2.50 M
SD3	1.68 X 2.50 M
SD4	3.53 X 2.50 M
SD5	2.56 X 2.25 M
SD6	4.91 X 2.50 M
FD	3.35 X 2.50 M

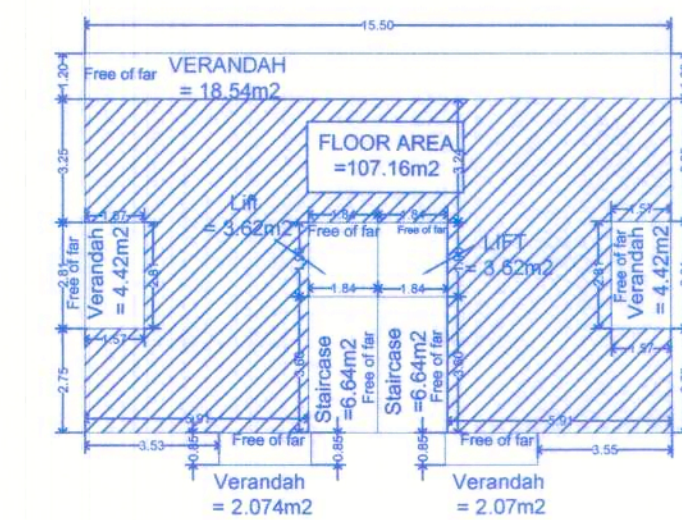
WINDOW	OPENING SIZES
W	1.80 X 1.68 M
W1	2.02 X 1.70 M
W2	1.32 X 1.70 M
W3	0.67 X 1.68 M
W4	0.90 X 1.40 M
W5	0.69 X 1.38 M



GROUND FLOOR PLAN (TYPE - A Twin Villa - 2A & 2B & 3A & 3B)
SCALE 1:100

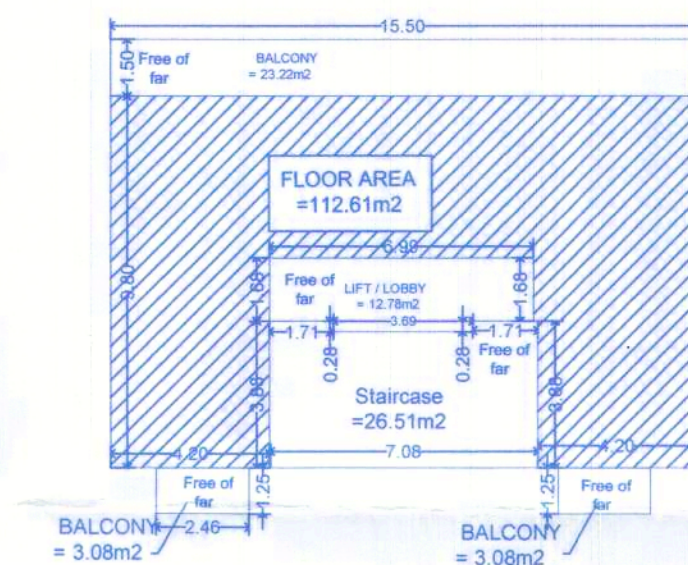


SECOND FLOOR PLAN (TYPE - A Twin Villa - 2A & 2B & 3A & 3B)
SCALE 1:100



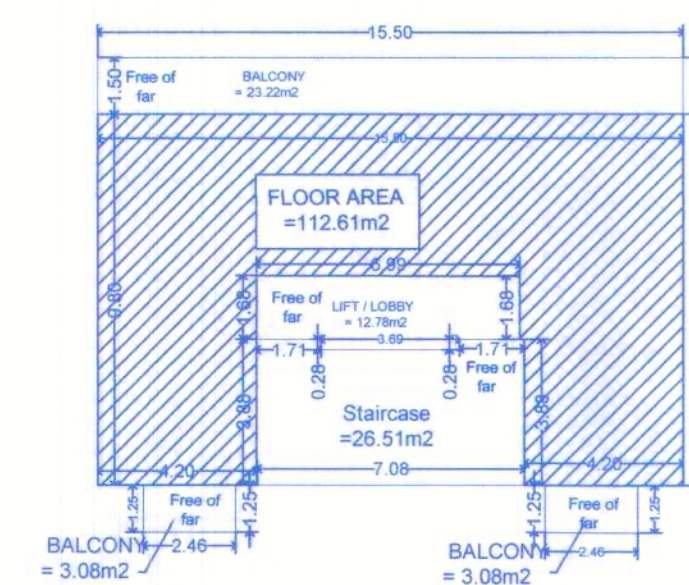
GROUND FLOOR BUILT UP AREA = 159.21 m²
(GROUND FLOOR AREA DIAGRAM)
Proposed Residential TYPE - A Twin Villa - 2A, 2B & 3A & 3B

FLOOR	USE	TOTAL BUA (SQ.M)	STAIRCASE	LIFT	BALCONY	Net Floor Area (M.sq)
GROUND FLOOR	Residential	159.21	13.28	7.24	31.53	107.16
TOTAL FAR = 107.16 X 2 = 214.32 m ²						



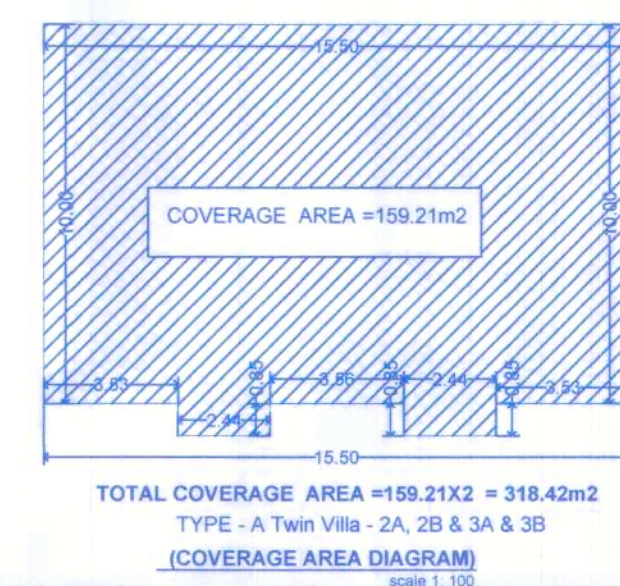
SECOND FLOOR BUILT UP AREA = 181.30 m²
(SECOND FLOOR AREA DIAGRAM)
Proposed Residential TYPE - A Twin Villa - 2A, 2B & 3A & 3B

FLOOR	USE	TOTAL BUA (SQ.M)	STAIRCASE	LIFT	BALCONY	Net Floor Area (M.sq)
SECOND FLOOR	Residential	181.30	26.51	12.78	29.40	112.61
TOTAL FAR = 112.61 X 2 = 225.22 m ²						

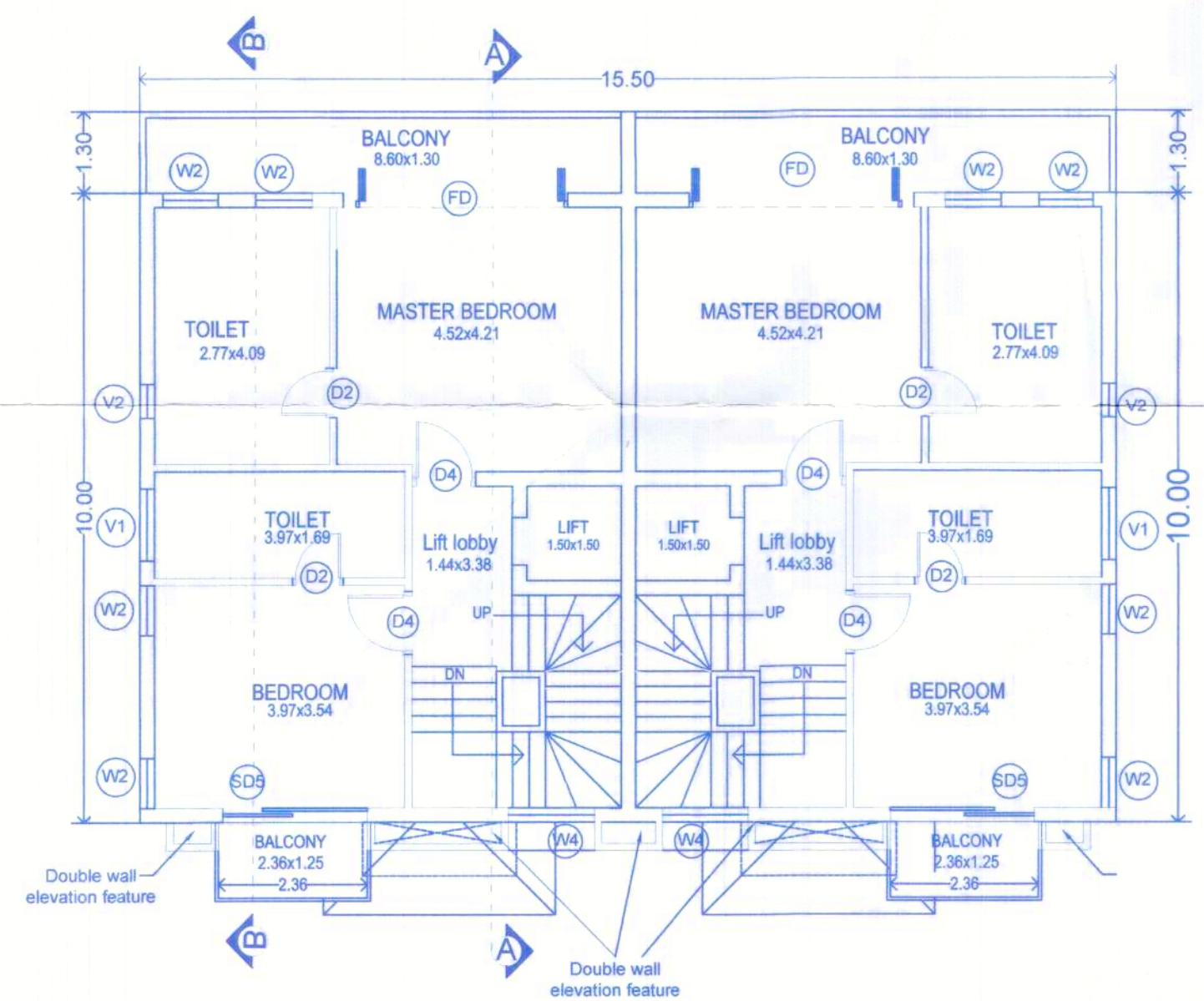


FIRST FLOOR BUILT UP AREA = 181.30 m²
(FIRST FLOOR AREA DIAGRAM)
Proposed Residential TYPE - A Twin Villa - 2A, 2B & 3A & 3B

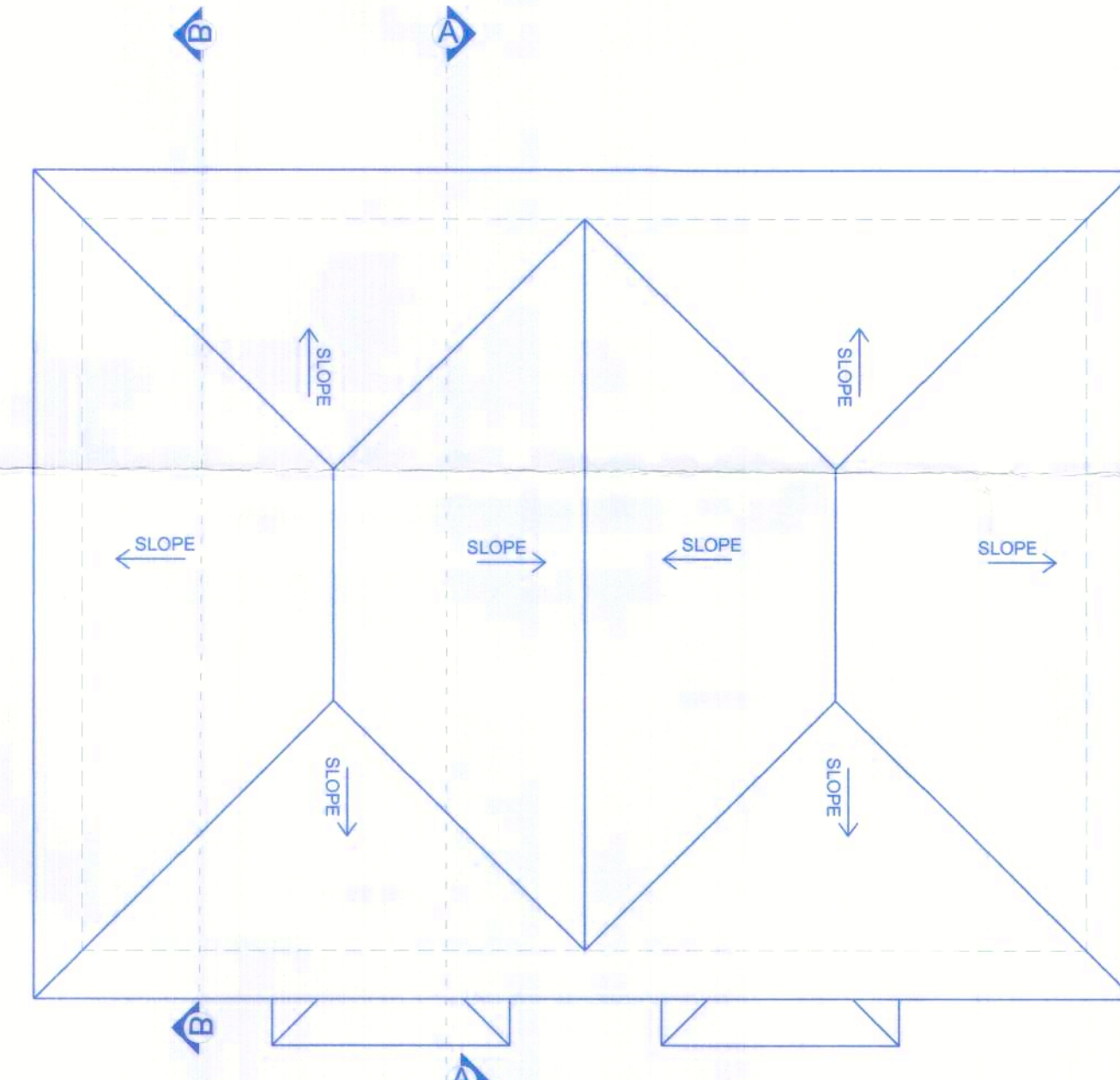
FLOOR	USE	TOTAL BUA (SQ.M)	STAIRCASE	LIFT	BALCONY	Net Floor Area (M.sq)
FIRST FLOOR	Residential	181.30	26.51	12.78	29.40	112.61
TOTAL FAR = 112.61 X 2 = 225.22						



COVERAGE AREA = 159.21 m²
(COVERAGE AREA DIAGRAM)
SCALE 1:100



FIRST FLOOR PLAN (TYPE - A Twin Villa - 2A & 2B & 3A & 3B)
SCALE 1:100



ROOF PLAN (TYPE - A Twin Villa - 2A, 2B & 3A, 3B)
SCALE 1:100

Approved With Condition Vile
T.C.O. No: TPB/10400/ASSG/TCP-26/653
Dt. 20/01/2026
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

(TYPE - A Twin Villa - 2A & 2B & 3A & 3B)

Ref. No. VP/ASS/2025-26/192 Dated : 29-04-2025
Ref No.: TPB/10400/ASSG/TCP-2025/3 0372 Dated: 01 / 04 /2025

TITLE:-
REVISED SUBMISSION
PROPOSED CONSTRUCTION OF
RESIDENTIAL TWIN VILLAS, ROW VILLA
VILLAMENT, SWIMMING POOLS & COMPOUND
WALL ON PLOT BEARING SURVEY NO.212 /12-A
AT ASSAGAO VILLAGE, BARDEZ TALUKA
- NORTH GOA.

NAME OF THE OWNER:

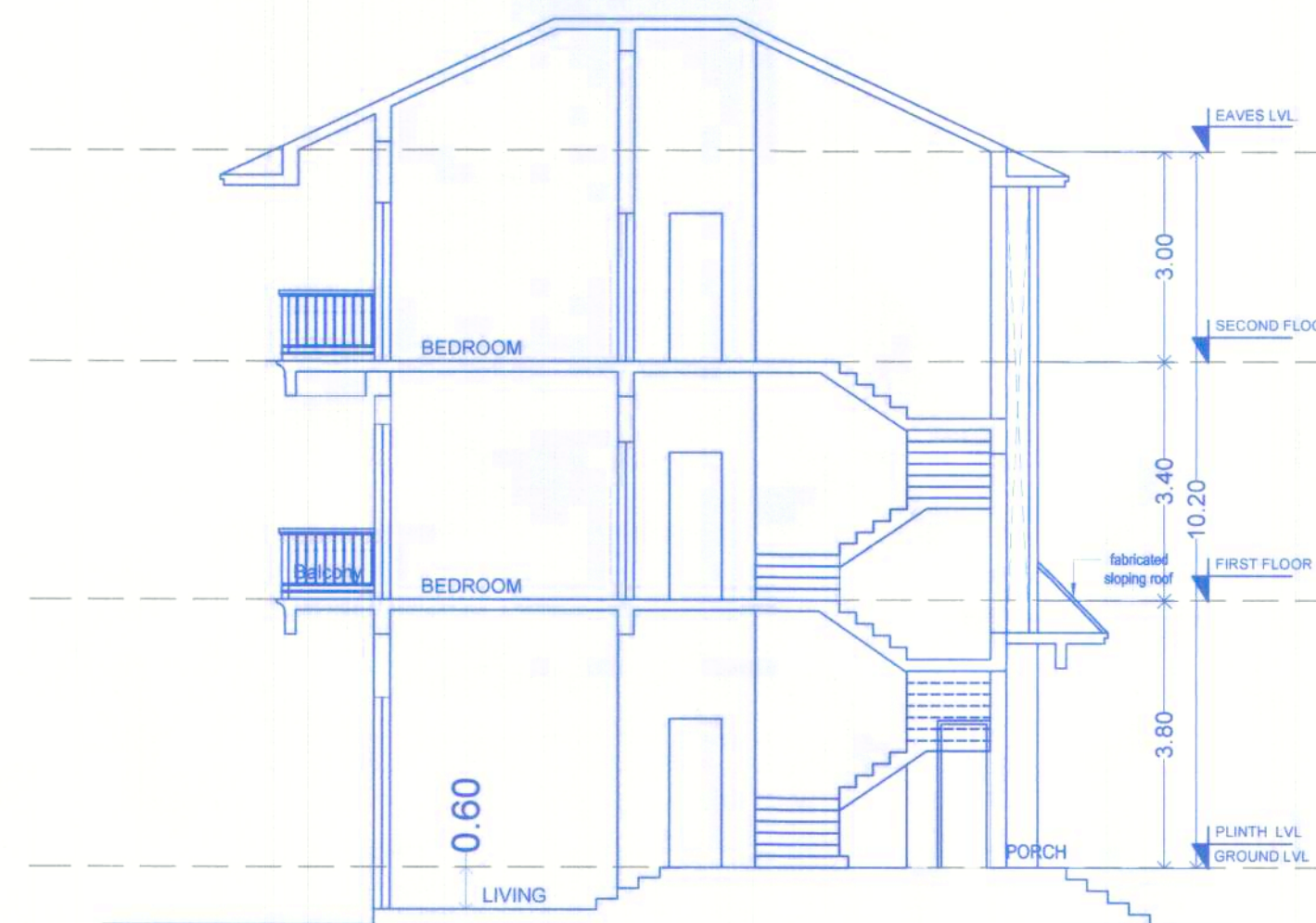
KAVA GREENS LLP

NAME & ADDRESS ARCHITECT:
Ar. MELVILLE D'SOUZA,
S/5, SAPANA PARADISE,
NEAR CMM SHOWROOM,
MERCES, GOA.

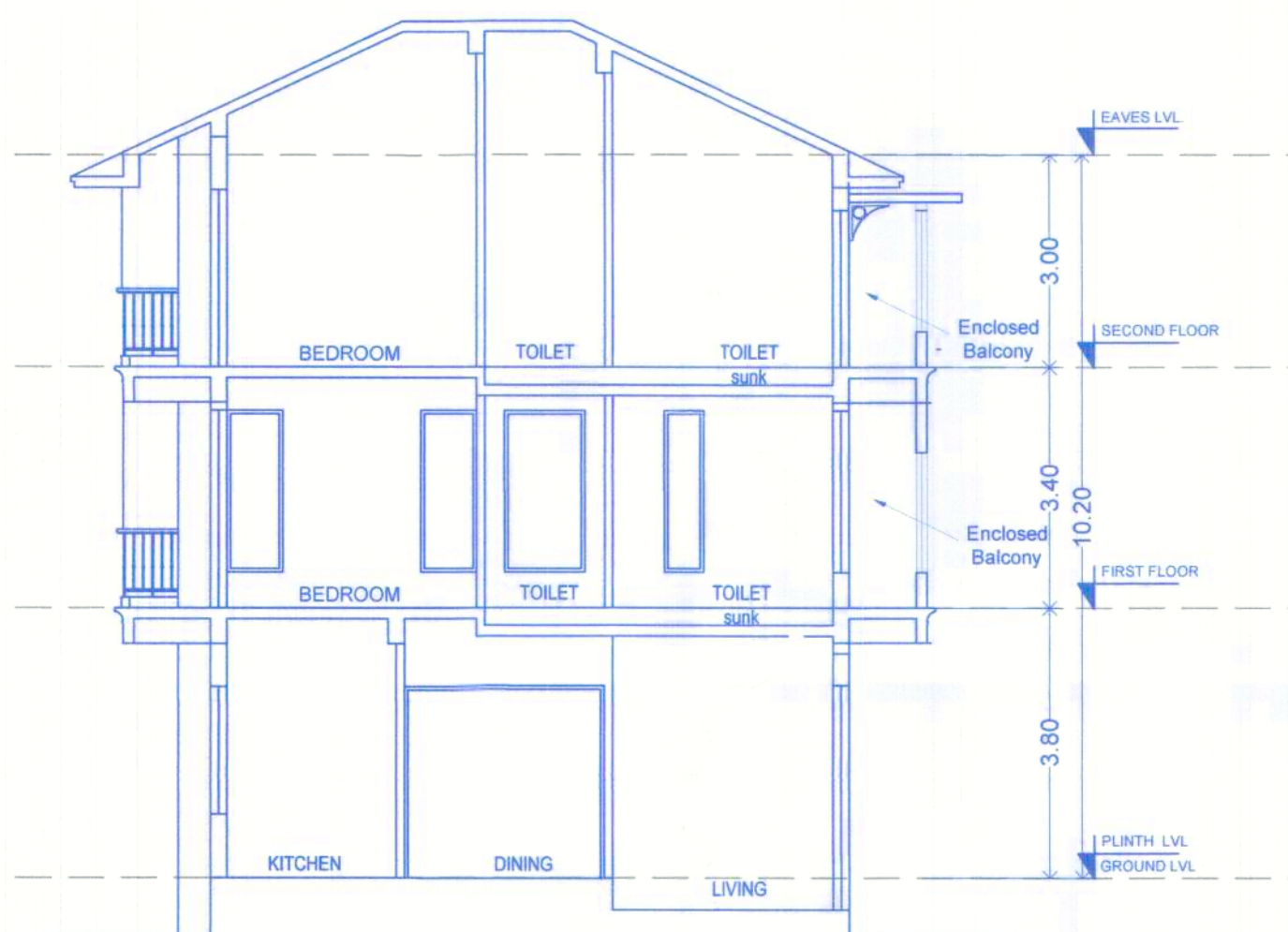
SIGNATURE OF OWNER	SIGNATURE OF ARCHITECT
P.O. A (MELVILLE D'SOUZA) Name & Signature of Owner	AR. MELVILLE D'SOUZA AR/0057/2010
SCALE 1:100	SHEET 3 OF 5
DATE :06-11-2025	



FRONT ELEVATION (TYPE - A Twin Villa - 1A & 1B)
SCALE 1:100



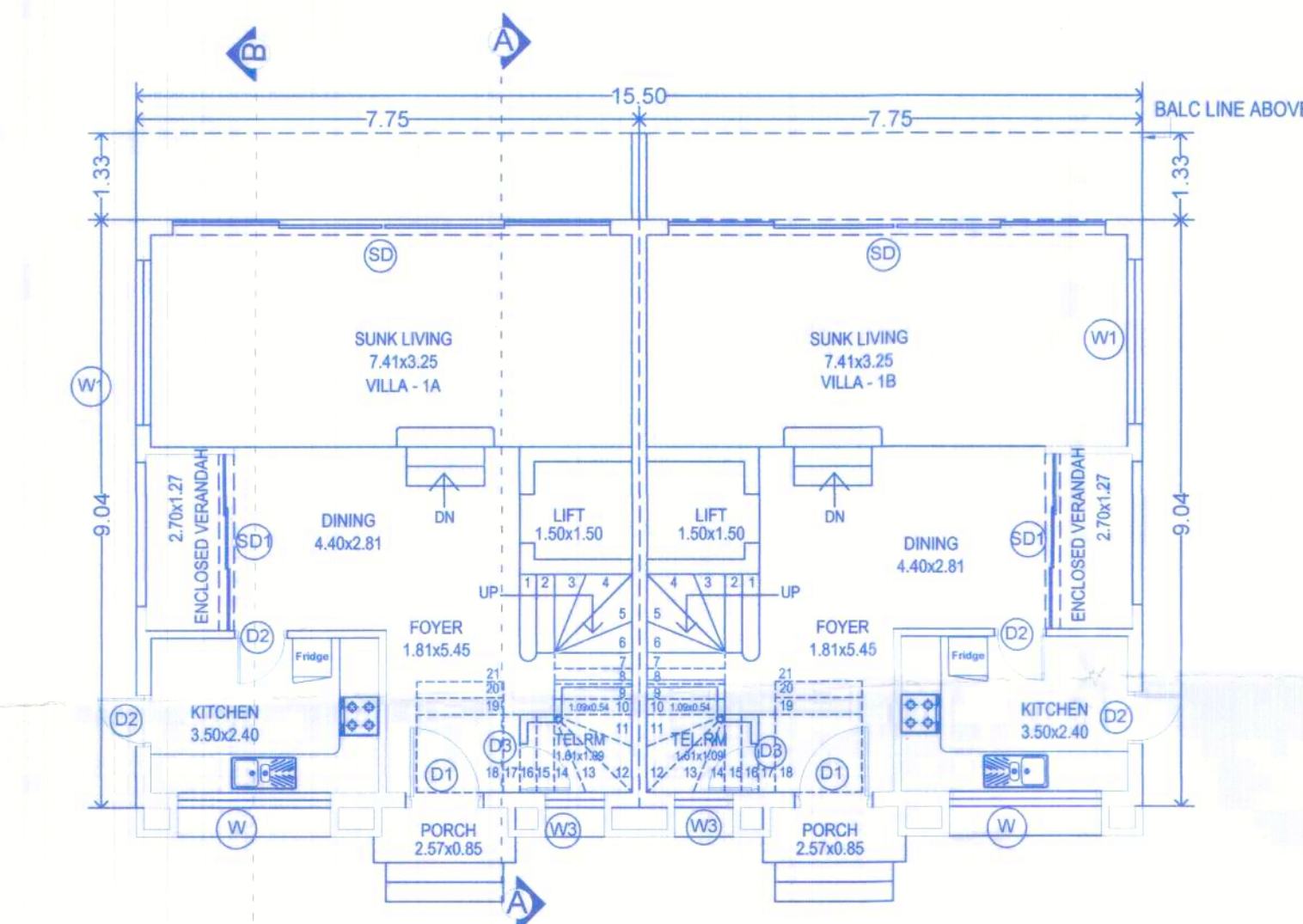
SECTION AA (TYPE - A Twin Villa - 1A & 1B)
SCALE 1:100



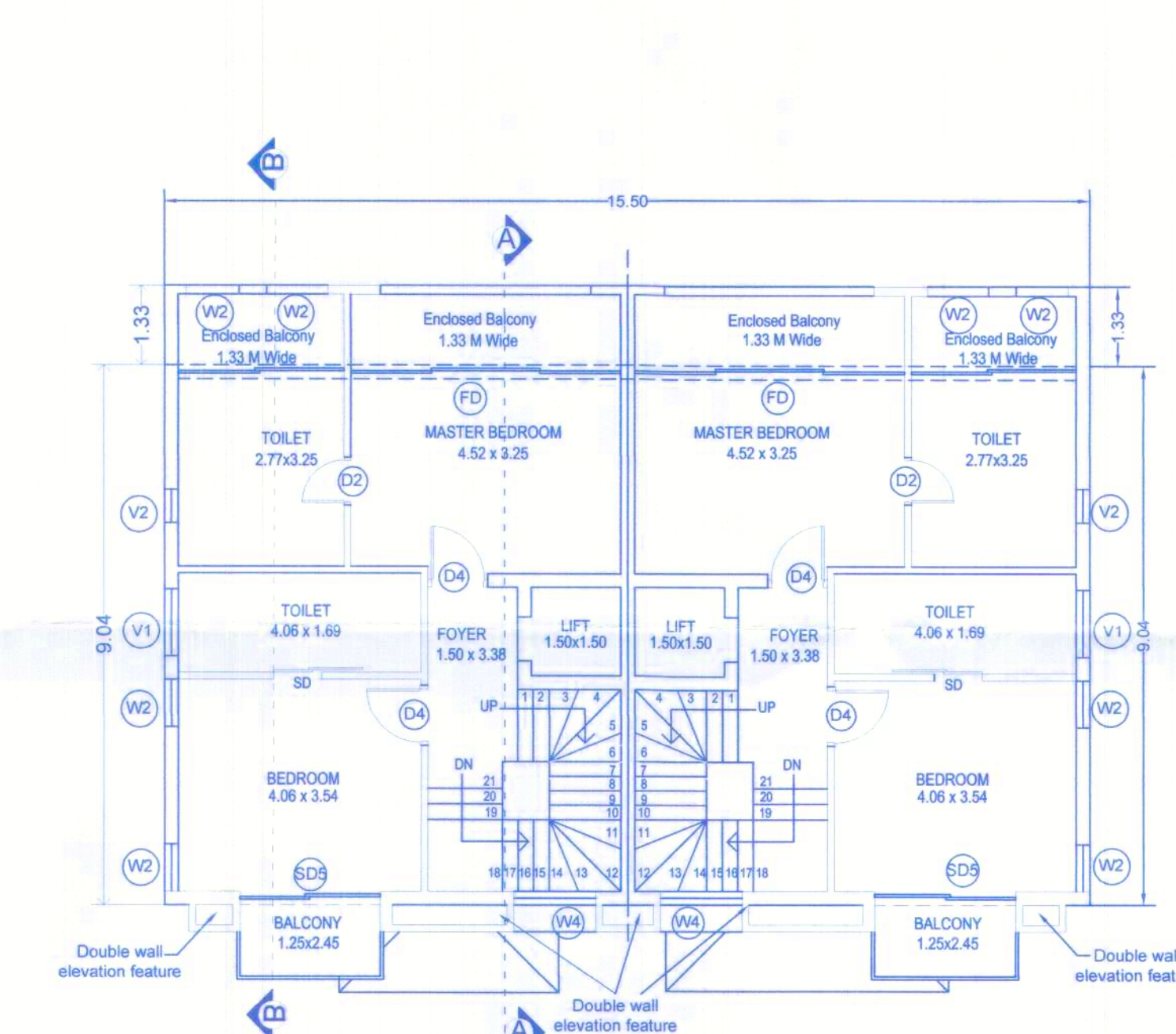
TWIN VILLA SECTION - BB
SCALE 1:100

DOOR	OPENING SIZES
D1	1.20 X 3.12 M
D2	0.80 X 2.10 M
D3	0.75 X 2.10 M
D4	1.00 X 2.10 M
SD	7.40 X 2.70 M
SD1	2.81 X 2.10 M
SD2	4.09 X 2.50 M
SD3	1.68 X 2.50 M
SD4	3.53 X 2.50 M
SD5	2.56 X 2.25 M
SD6	4.91 X 2.50 M
FD	3.35 X 2.50 M

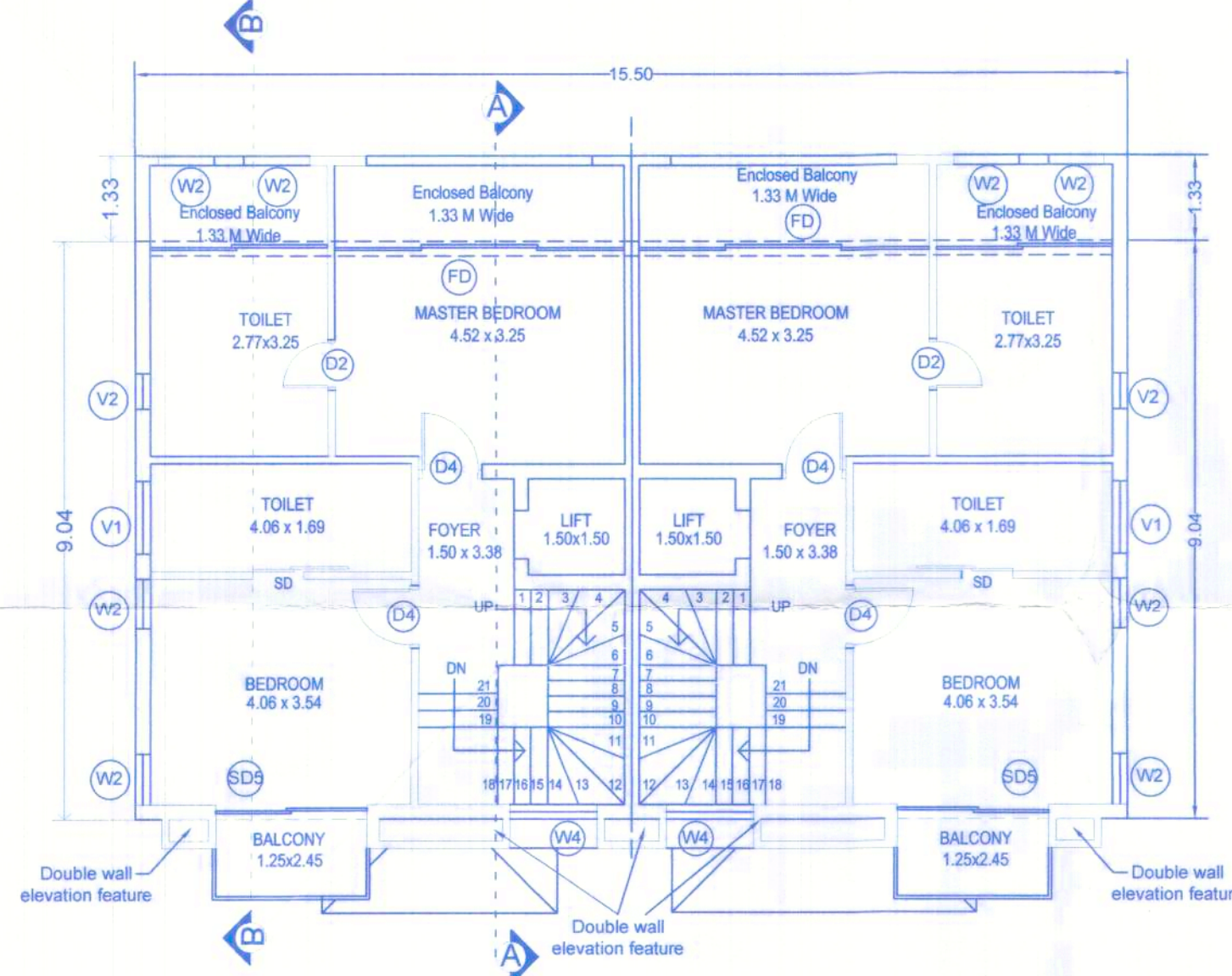
WINDOW	OPENING SIZES
W	1.80 X 1.68 M
W1	2.02 X 1.70 M
W2	1.32 X 1.70 M
W3	0.67 X 1.68 M
W4	0.90 X 1.40 M
W5	0.69 X 1.38 M



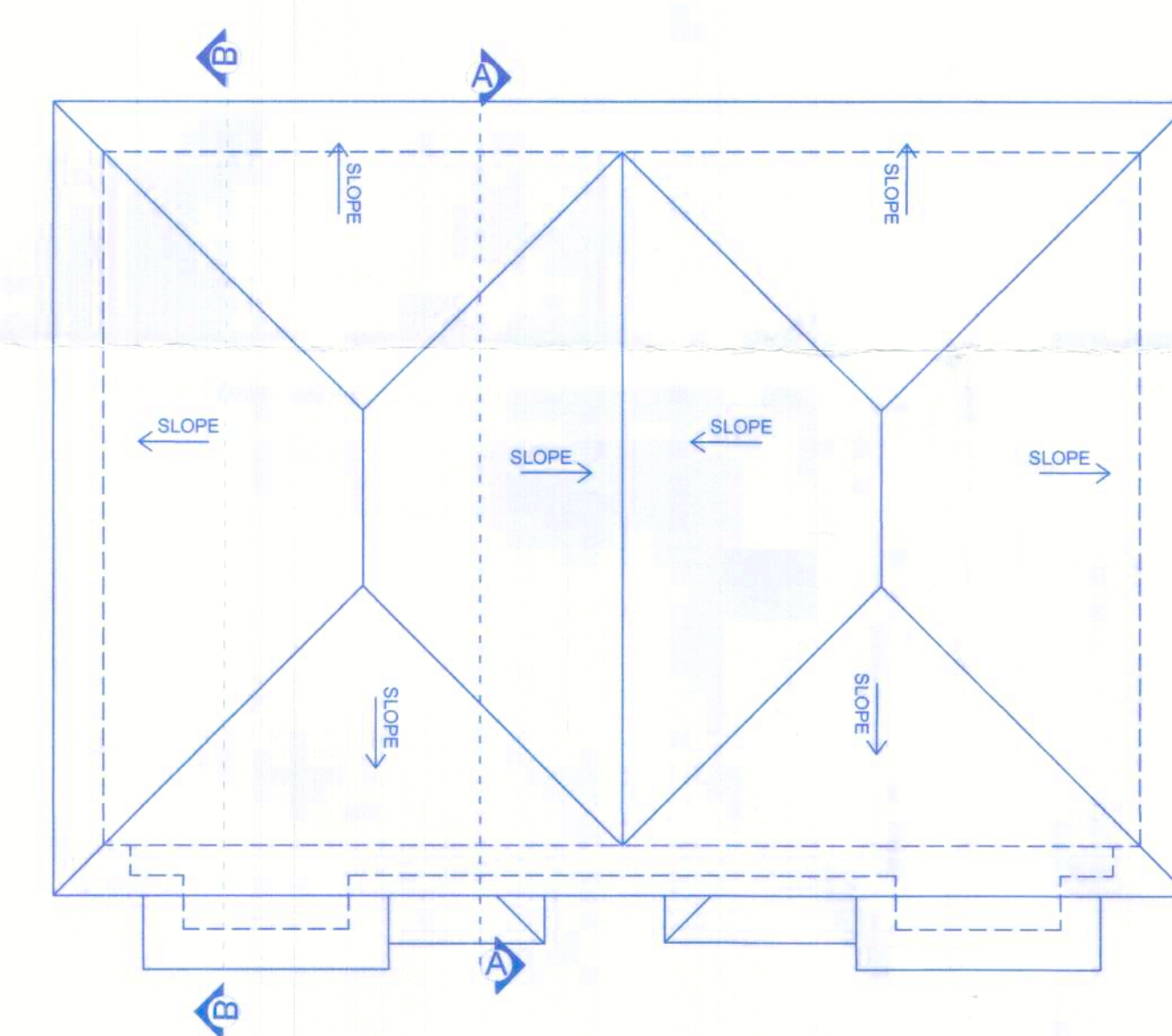
TWIN VILLA GROUND FLOOR PLAN (TYPE - A Twin Villa - 1A & 1B)
SCALE 1:100



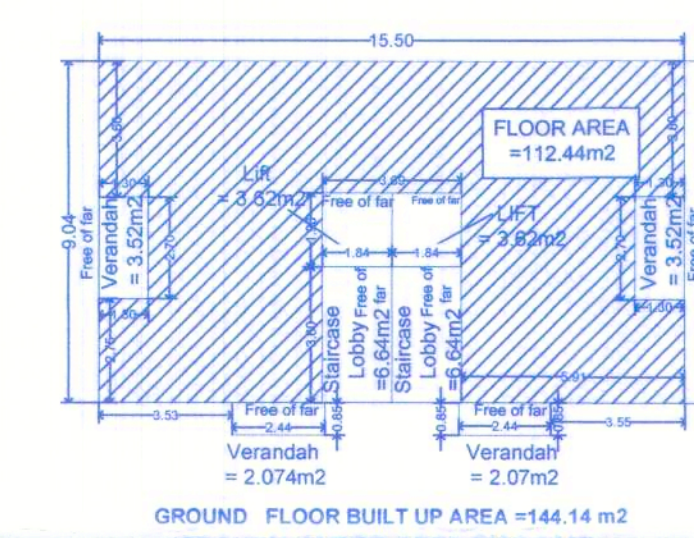
TWIN VILLA SECOND FLOOR PLAN (TYPE - A Twin Villa - 1A & 1B)
SCALE 1:100



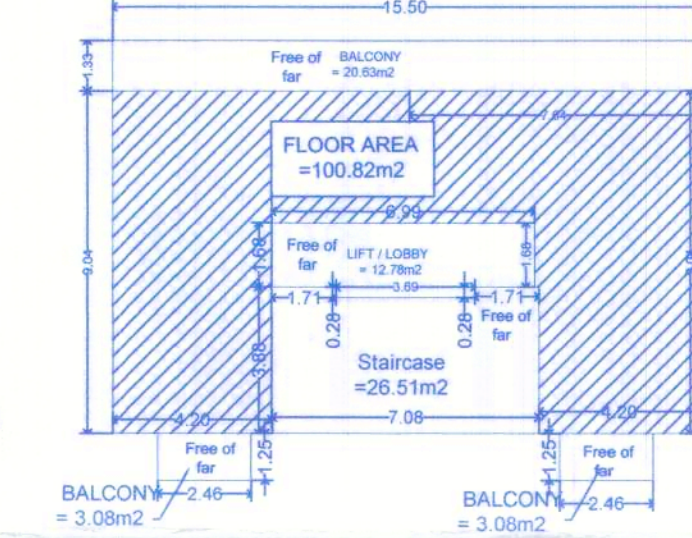
TWIN VILLA FIRST FLOOR PLAN (TYPE - A Twin Villa - 1A & 1B)
SCALE 1:100



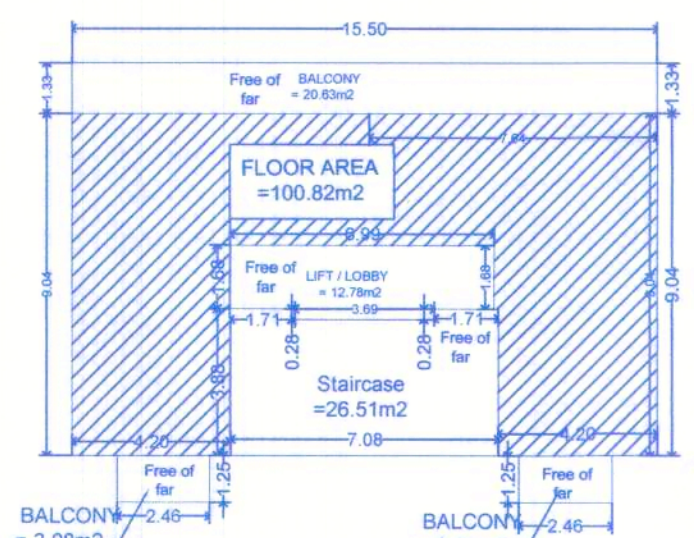
TWIN VILLA ROOF PLAN (TYPE - A Twin Villa - 1A & 1B)
SCALE 1:100



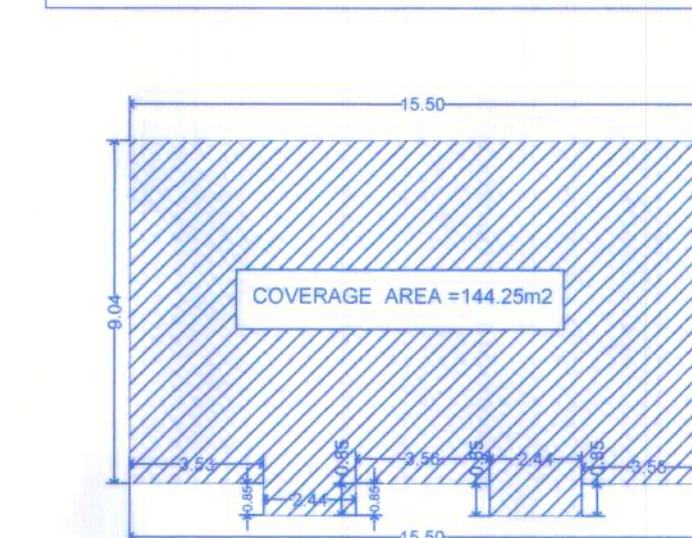
FLOOR	USE	TOTAL BUA (SQ.M)	STAIRCASE	LIFT	BALCONY	Net Floor Area (M.sq)
GROUND FLOOR	Residential	144.14	13.28	7.24	11.18	112.44
TOTAL FAR = 112.44 X 1 = 112.44 m2						



FLOOR	USE	TOTAL BUA (SQ.M)	STAIRCASE	LIFT	BALCONY	Net Floor Area (M.sq)
SECOND FLOOR	Residential	166.90	26.51	12.78	26.79	100.82
TOTAL FAR = 100.82						



FLOOR	USE	TOTAL BUA (SQ.M)	STAIRCASE	LIFT	BALCONY	Net Floor Area (M.sq)
FIRST FLOOR	Residential	166.90	26.51	12.78	26.79	100.82
TOTAL FAR = 100.82						



FLOOR	USE	TOTAL BUA (SQ.M)	STAIRCASE	LIFT	BALCONY	Net Floor Area (M.sq)
COVERAGE AREA	Residential	144.25	13.28	7.24	11.18	112.44
TOTAL FAR = 112.44 X 1 = 112.44 m2						

Approved With Condition Vide
T.C.O No: TPB/10400/ASSG/TCP-26/653
dt. 20/01/26
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

(TYPE - A Twin Villa - 1A & 1B)

Ref. No. VP/ASS/2025-26/192 Dated : 29-04-2025
Ref No.: TPB/10400/ASSG/TCP-2025/3 0372 Dated: 01 / 04 /2025

TITLE:- REVISED SUBMISSION PROPOSED CONSTRUCTION OF RESIDENTIAL TWIN VILLAS ,ROW VILLA VILLAMENT , & SWIMMING POOLS & COMPOUND WALL ON PLOT BEARING SURVEY NO.212 /12-A AT ASSAGAO VILLAGE, BARDEZ TALUKA - NORTH GOA.	
NAME OF THE OWNER: KAVA GREENS LLP	
NAME & ADDRESS ARCHITECT: Ar. MELVILLE D'SOUZA, S/5, SAPANA PARADISE, NEAR CMM SHOWROOM, MERCES, GOA.	
SIGNATURE OF OWNER	SIGNATURE OF ARCHITECT
P.O. A (MELVILLE D'SOUZA) Name & Signature of Owner	AR/0057/2010
SCALE 1:100	SHEET 2 OF 5
DATE :06-11-2025	