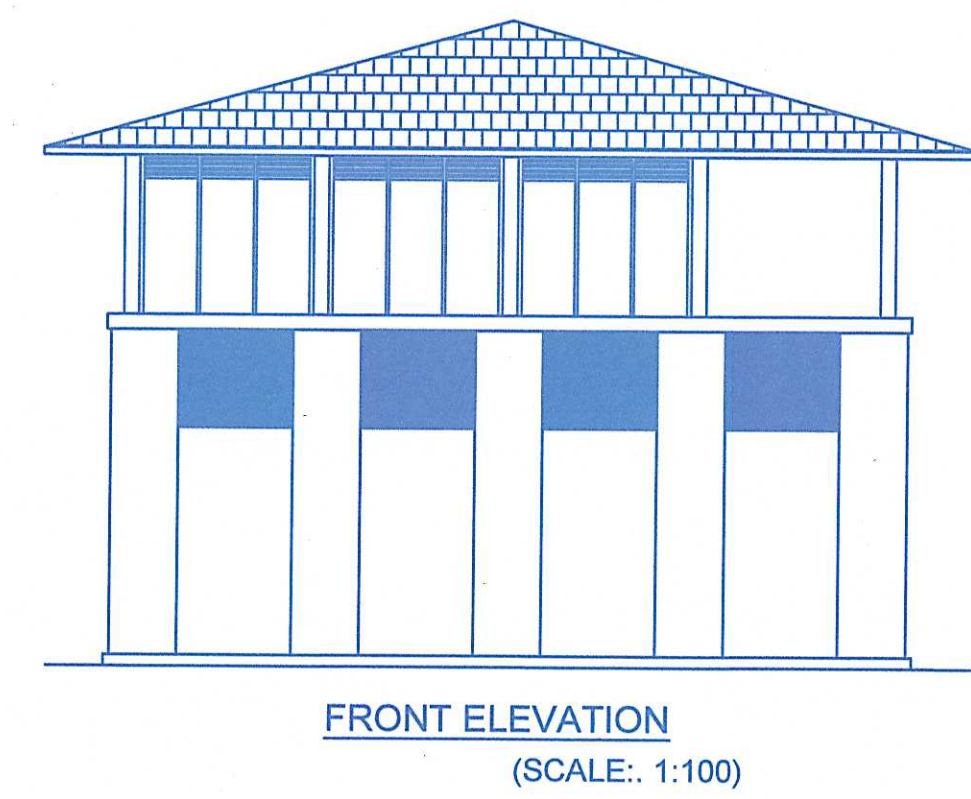
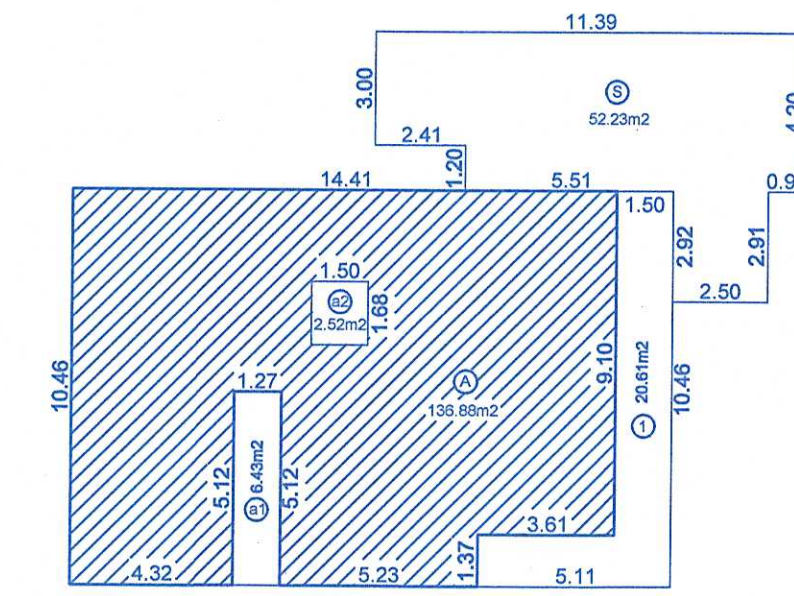


Approved With Condition Vide
T.C.O No: 100/2023/256
10/05/2023
20/01/2025
M. S. S. S.
13/1/2025
Dr. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

VILLA-TYPE-01
VILLA- 02, 03, 04, 09, 10, 11

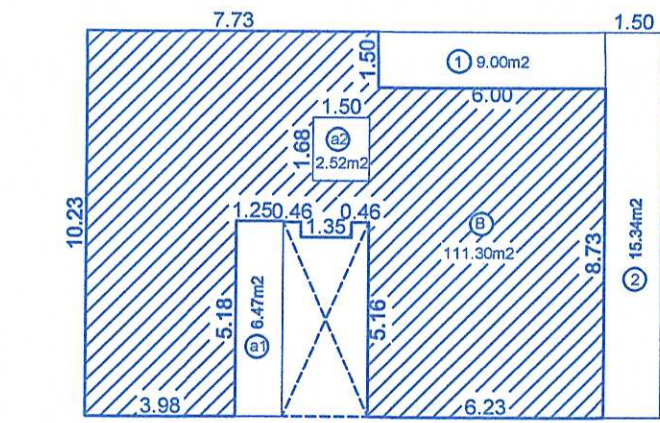


FRONT ELEVATION
(SCALE: 1:100)



GROUND FLOOR AREA DIAGRAM
SCALE: 1:100
AREA CALCULATION GROUND FLOOR
BUILT-UP AREA = 155.44m² (A+B+C+D+E)
DEDUCTION
STAIRCASE = 8.89m² (H+I+J)
BALCONY AREA = 20.81m² (K)
FLOOR AREA = 136.85m² (A)

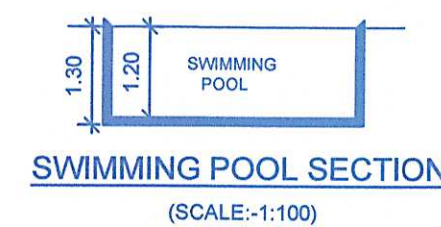
AREA FOR INFRASTRUCTURE TAX = 155.44m² (A+B+C+D+E+J)
SWIMMING POOL AREA = 52.20m² (S)



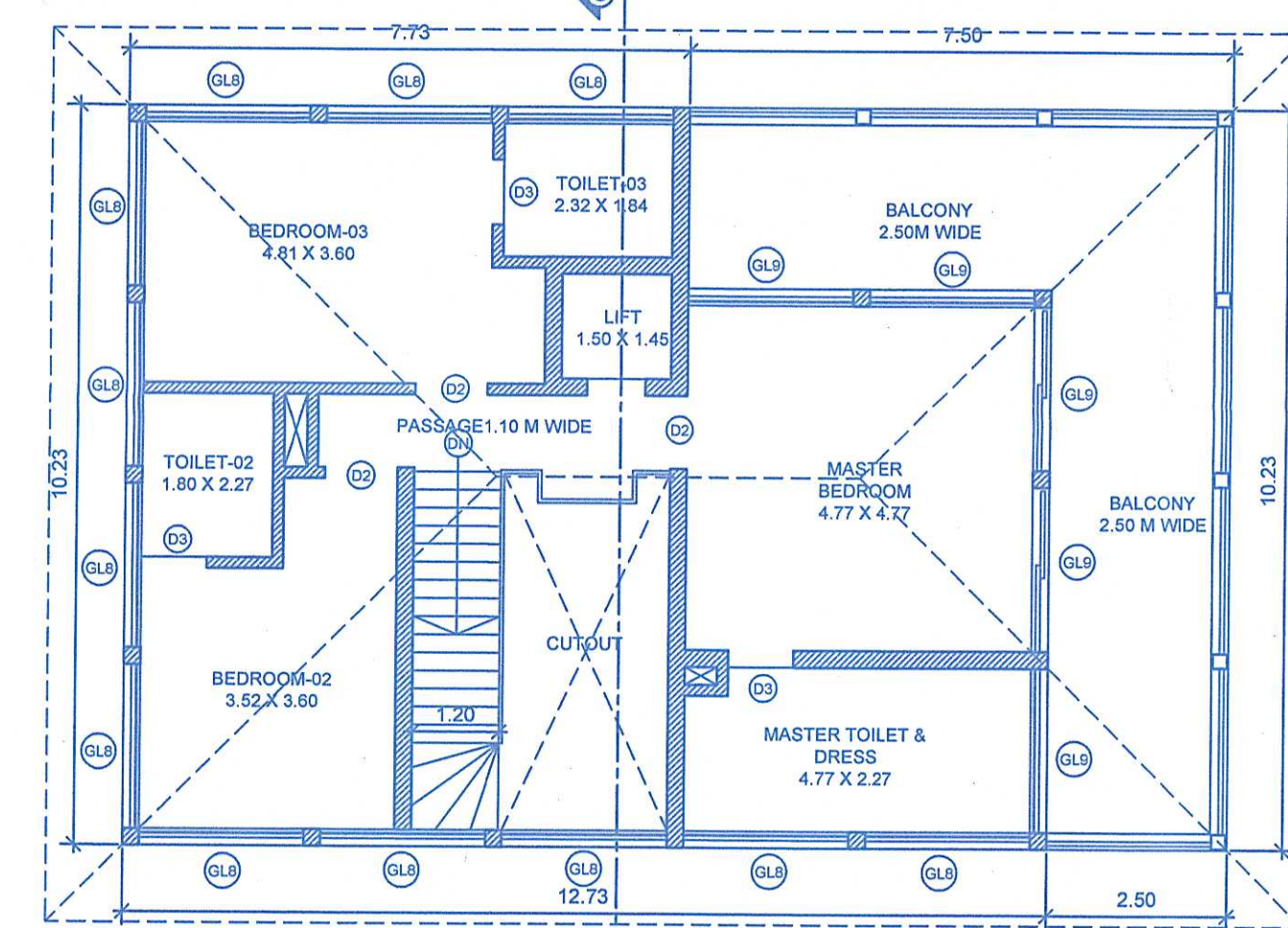
FIRST FLOOR AREA DIAGRAM
SCALE: 1:100
AREA CALCULATION FIRST FLOOR
BUILT-UP AREA = 142.83m² (B+H+I+J+K+L)
DEDUCTION
STAIRCASE = 8.89m² (H+I+J)
BALCONY AREA = 24.24m² (K+L)
FLOOR AREA = 111.30m² (B)

AREA FOR INFRASTRUCTURE TAX = 144.63m² (B+H+I+J+K+L+M)

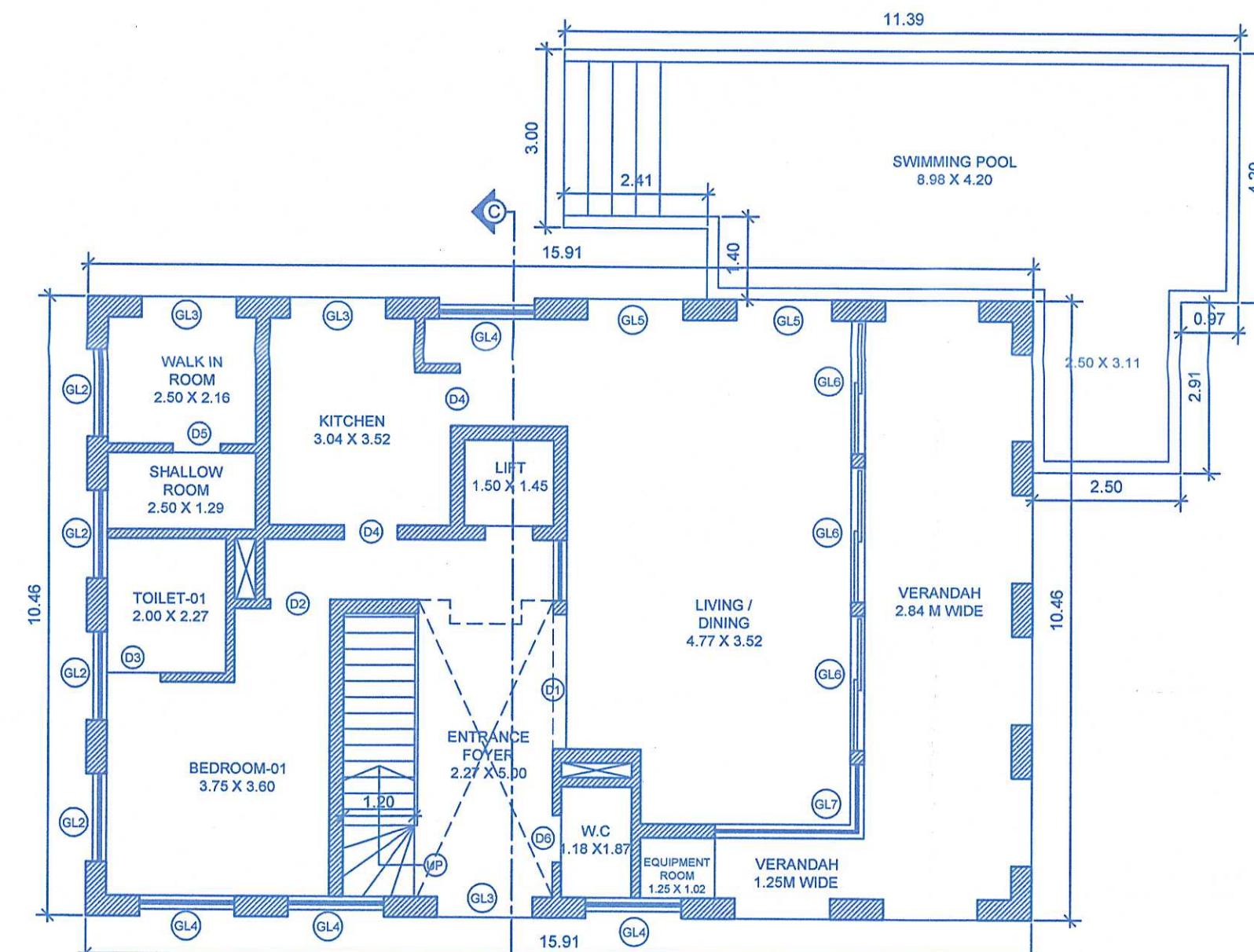
SCHEDULE OF DOORS OPENING					
DOOR NO.	WIDTH	HEIGHT	BILL LVL.	UTIL LVL.	REMARK
G1	1.60	3.00	0.00	3.00	GLAZED DOOR-MAIN ENTRY
G2	1.48	3.00	0.00	3.00	FRED GLAZING
G3	1.60	3.00	0.00	3.00	FRED GLAZING WITH OPENABLE SHUTTER
G4	1.60	2.10	0.00	3.00	FRED GLAZING
G5	1.60	3.00	0.00	3.00	FRED GLAZING OPENABLE SHUTTER
G6	2.27	3.00	0.00	3.00	FRED GLAZING OPENABLE SHUTTER
G7	2.00-1.20	3.00	0.00	3.00	FRED GLAZING WITH OPENABLE SHUTTER
G8	2.27	2.10	0.00	3.00	GLAZED WITH OPENABLE WINDOW
G9	2.27	3.00	0.00	3.00	GLAZED WITH OPENABLE WINDOW
D1	2.27	3.00	0.00	3.00	GLAZED-TO DOOR
D2	1.00	2.40	0.00	2.40	FLUSH DOOR
D3	0.80	2.40	0.00	2.40	FLUSH DOOR BATHROOM
D4	0.80	2.40	0.00	2.40	FLUSH DOOR DOUBLE SWING
D5	0.80	2.40	0.00	2.40	FLUSH DOOR VAULT BATH
D6	1.00	2.40	0.00	2.40	DOUBLE-LEAF - POWDER ROOM



SWIMMING POOL SECTION
(SCALE: 1:100)

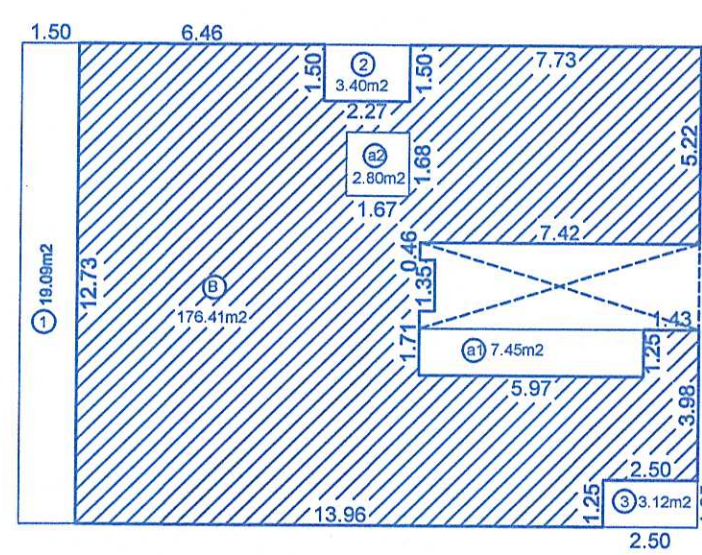


FIRST FLOOR PLAN
(SCALE: 1:100)

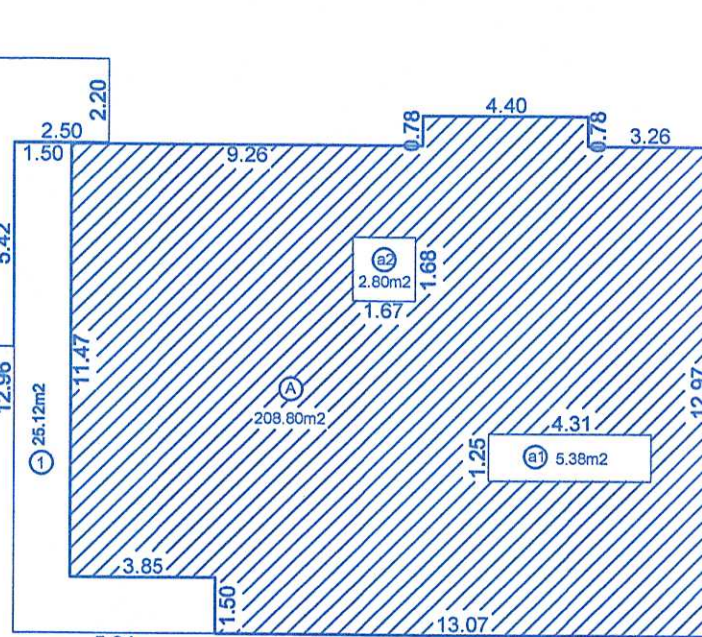


GROUND FLOOR PLAN
(SCALE: 1:100)

VILLA-TYPE-02
VILLA- 07, 08



GROUND FLOOR AREA DIAGRAM
SCALE: 1:100
AREA CALCULATION GROUND FLOOR
BUILT-UP AREA = 212.27m² (A+B+C+D+E+J+K+L)
DEDUCTION
STAIRCASE = 10.28m² (H+I+J)
BALCONY AREA = 25.81m² (K+L)
FLOOR AREA = 176.41m² (B)
AREA FOR INFRASTRUCTURE TAX = 212.27m² (A+B+C+D+E+J+K+L+M)

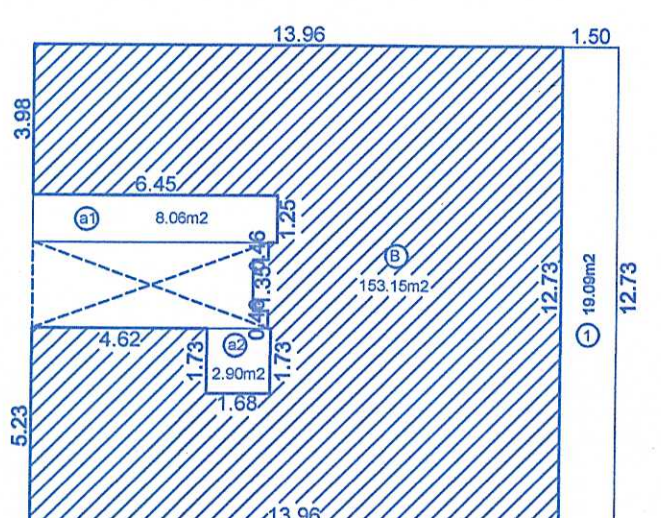


FIRST FLOOR AREA DIAGRAM
SCALE: 1:100
AREA CALCULATION FIRST FLOOR
BUILT-UP AREA = 176.41m² (B+H+I+J+K+L+M)
DEDUCTION
STAIRCASE = 8.19m² (H+I+J)
BALCONY AREA = 25.81m² (K+L)
FLOOR AREA = 208.80m² (A)
AREA FOR INFRASTRUCTURE TAX = 242.10m² (A+B+C+D+E+J+K+L+M)

SWIMMING POOL AREA = 54.80m²

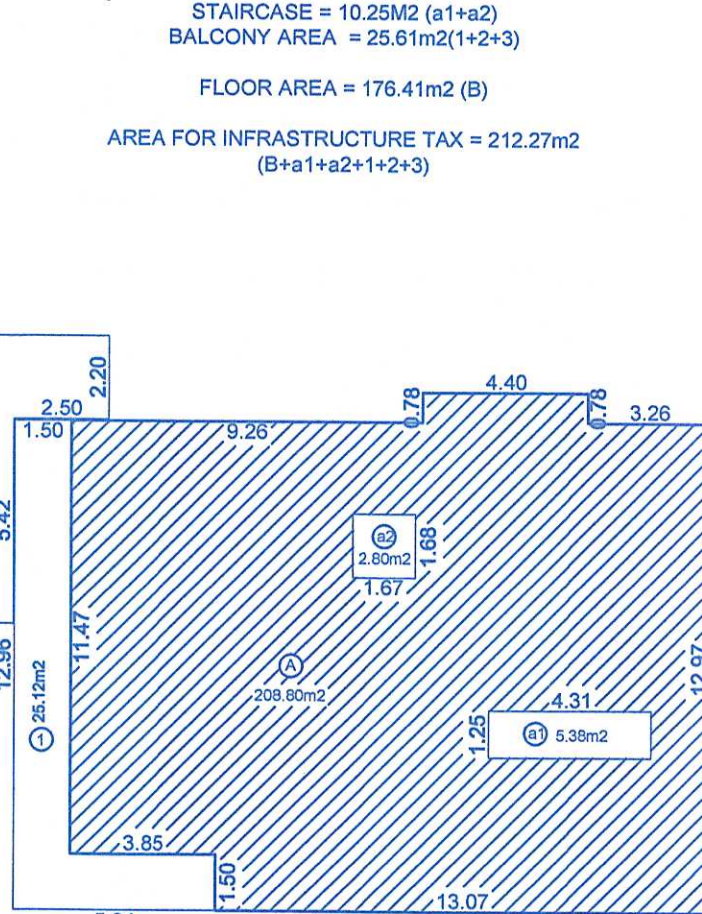
SCHEDULE OF DOORS OPENING					
DOOR NO.	WIDTH	HEIGHT	BILL LVL.	UTIL LVL.	REMARK
G1	1.51	3.00	0.00	3.00	GLAZED DOOR-MAIN ENTRY
G2	1.51	3.00	0.00	3.00	FRED GLAZING
G3	1.60	3.00	0.00	3.00	FRED GLAZING WITH OPENABLE SHUTTER
G4	1.60	2.10	0.00	3.00	FRED GLAZING
G5	1.60	3.00	0.00	3.00	FRED GLAZING OPENABLE SHUTTER
G6	2.27	3.00	0.00	3.00	FRED GLAZING OPENABLE SHUTTER
G7	4.10	3.00	0.00	3.00	FRED GLAZING WITH OPENABLE SHUTTER
G8	2.27	2.10	0.00	3.00	GLAZED WITH OPENABLE WINDOW
G9	2.27	3.00	0.00	3.00	GLAZED WITH OPENABLE WINDOW
D1	2.27	3.00	0.00	3.00	GLAZED-TO DOOR
D2	1.00	2.40	0.00	2.40	FLUSH DOOR
D3	0.80	2.40	0.00	2.40	FLUSH DOOR BATHROOM
D4	0.80	2.40	0.00	2.40	FLUSH DOOR DOUBLE SWING
D5	0.80	2.40	0.00	2.40	FLUSH DOOR VAULT BATH
D6	1.00	2.40	0.00	2.40	DOUBLE-LEAF - POWDER ROOM

GROUND FLOOR AREA DIAGRAM
SCALE: 1:100
AREA CALCULATION GROUND FLOOR
BUILT-UP AREA = 220.87m² (A+B+C+D+E+J+K+L)
DEDUCTION
STAIRCASE = 10.89m² (H+I+J)
BALCONY AREA = 28.78m² (K+L)
FLOOR AREA = 189.87m² (A)
AREA FOR INFRASTRUCTURE TAX = 220.87m² (A+B+C+D+E+J+K+L+M)
SWIMMING POOL AREA = 52.20m² (S)



FIRST FLOOR AREA DIAGRAM
SCALE: 1:100
AREA CALCULATION FIRST FLOOR
BUILT-UP AREA = 182.30m² (B+H+I+J+K+L)
DEDUCTION
STAIRCASE = 10.89m² (H+I+J)
BALCONY AREA = 19.09m² (K)
FLOOR AREA = 152.15m² (B)
AREA FOR INFRASTRUCTURE TAX = 182.30m² (B+H+I+J+K+L+M)

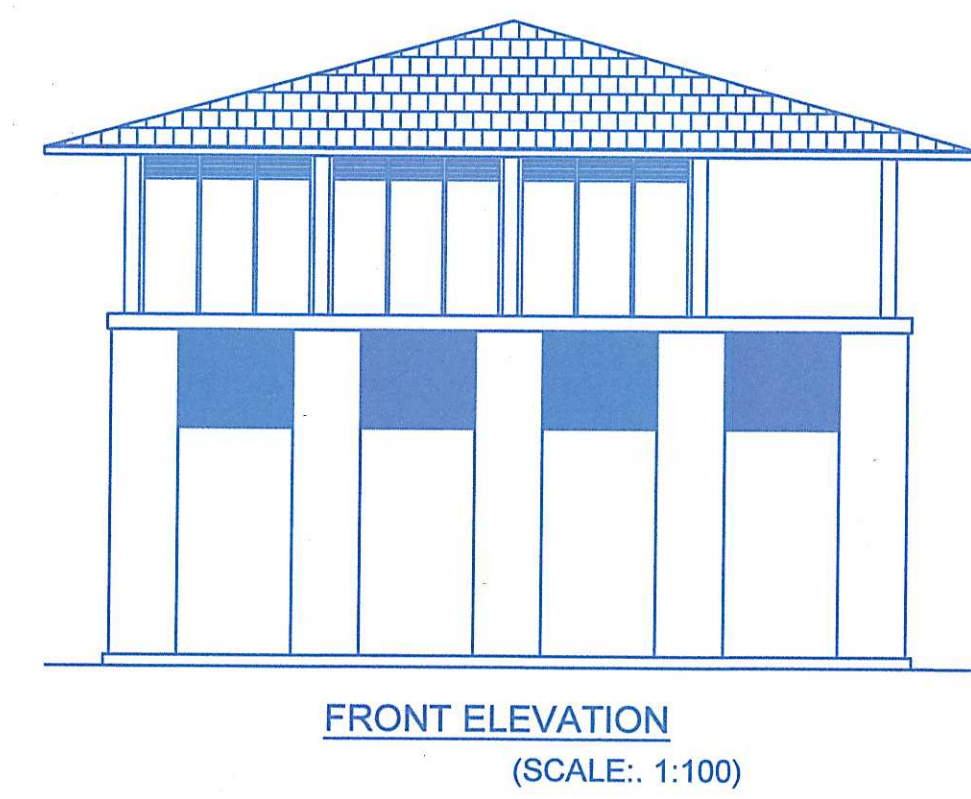
SCHEDULE OF DOORS OPENING					
DOOR NO.	WIDTH	HEIGHT	BILL LVL.	UTIL LVL.	REMARK
G1	1.51	3.00	0.00	3.00	GLAZED DOOR-MAIN ENTRY
G2	1.51	3.00	0.00	3.00	FRED GLAZING
G3	1.60	3.00	0.00	3.00	FRED GLAZING WITH OPENABLE SHUTTER
G4	1.60	2.10	0.00	3.00	FRED GLAZING
G5	1.60	3.00	0.00	3.00	FRED GLAZING OPENABLE SHUTTER
G6	2.27	3.00	0.00	3.00	FRED GLAZING OPENABLE SHUTTER
G7	4.10	3.00	0.00	3.00	FRED GLAZING WITH OPENABLE SHUTTER
G8	2.27	2.10	0.00	3.00	GLAZED WITH OPENABLE WINDOW
G9	2.27	3.00	0.00	3.00	GLAZED WITH OPENABLE WINDOW
G10	1.96	3.00	0.00	3.00	GLAZED WITH OPENABLE WINDOW
D1	2.27	3.00	0.00	3.00	GLAZED-TO DOOR
D2	1.00	2.40	0.00	2.40	FLUSH DOOR
D3	0.80	2.40	0.00	2.40	FLUSH DOOR BATHROOM
D4	0.80	2.40	0.00	2.40	FLUSH DOOR DOUBLE SWING
D5	0.80	2.40	0.00	2.40	FLUSH DOOR VAULT BATH
D6	1.00	2.40	0.00	2.40	DOUBLE-LEAF - POWDER ROOM



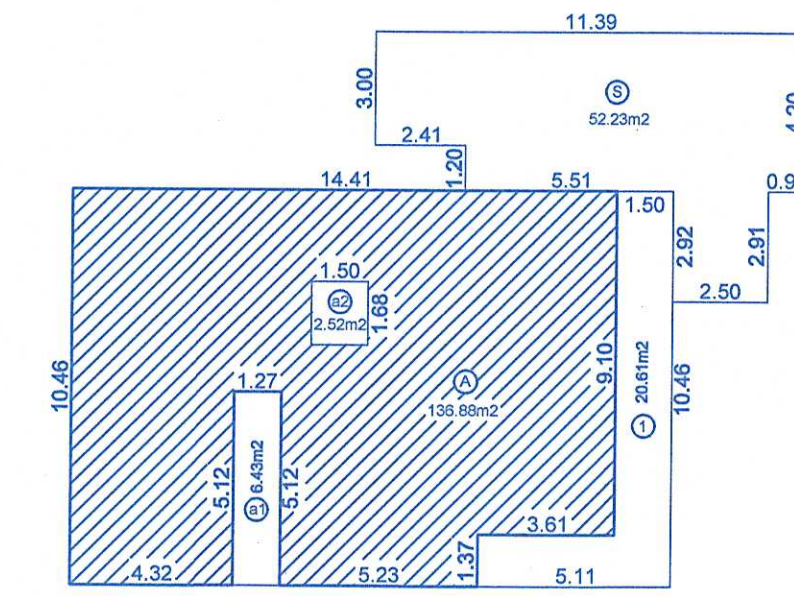
GROUND FLOOR AREA DIAGRAM
SCALE: 1:100
AREA CALCULATION GROUND FLOOR
BUILT-UP AREA = 212.27m² (A+B+C+D+E+J+K+L)
DEDUCTION
STAIRCASE = 10.28m² (H+I+J)
BALCONY AREA = 25.81m² (K+L)
FLOOR AREA = 176.41m² (B)
AREA FOR INFRASTRUCTURE TAX = 212.27m² (A+B+C+D+E+J+K+L+M)

SWIMMING POOL AREA = 54.80m²

VILLA-TYPE-03
VILLA- 01, 05, 06

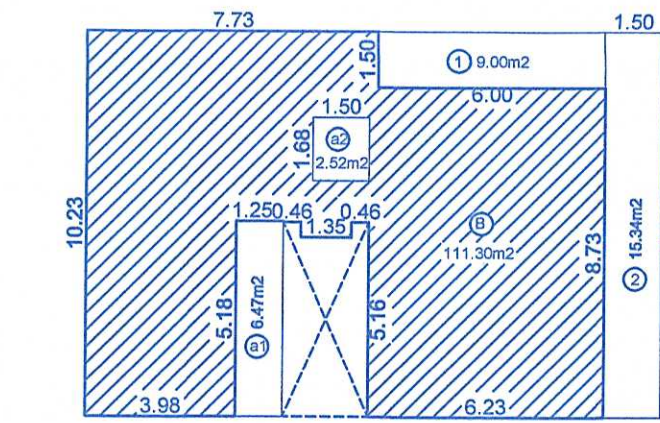


FRONT ELEVATION
(SCALE: 1:100)



GROUND FLOOR AREA DIAGRAM
SCALE: 1:100
AREA CALCULATION GROUND FLOOR
BUILT-UP AREA = 155.44m² (A+B+C+D+E)
DEDUCTION
STAIRCASE = 8.89m² (H+I+J)
BALCONY AREA = 20.81m² (K)
FLOOR AREA = 136.85m² (A)

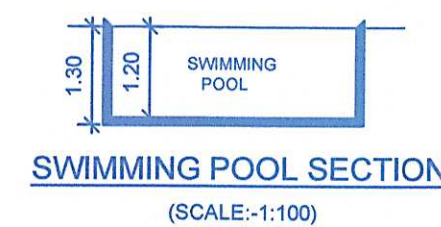
AREA FOR INFRASTRUCTURE TAX = 155.44m² (A+B+C+D+E+J)
SWIMMING POOL AREA = 52.20m² (S)



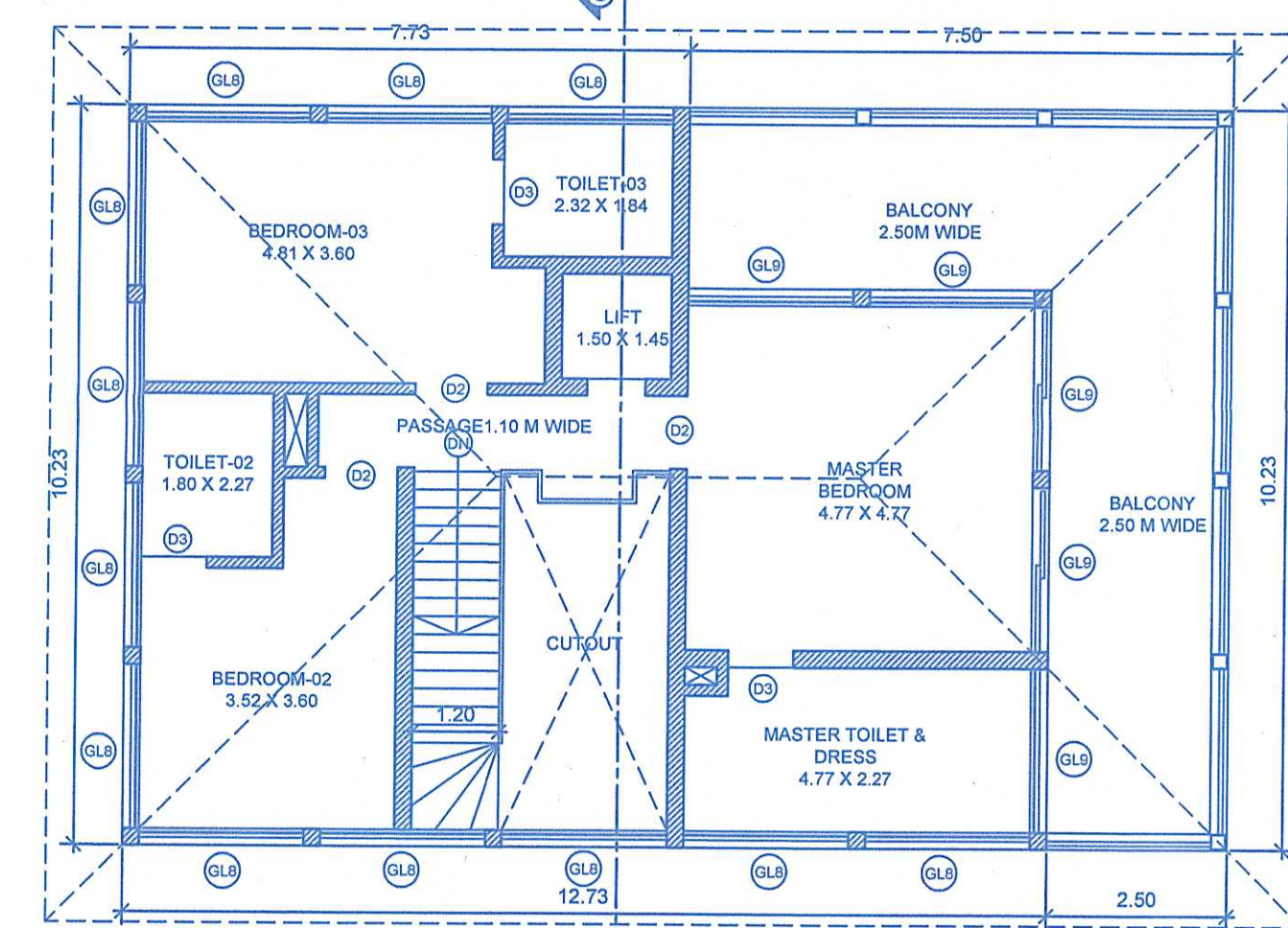
FIRST FLOOR AREA DIAGRAM
SCALE: 1:100
AREA CALCULATION FIRST FLOOR
BUILT-UP AREA = 142.83m² (B+H+I+J+K+L)
DEDUCTION
STAIRCASE = 8.89m² (H+I+J)
BALCONY AREA = 24.24m² (K+L)
FLOOR AREA = 111.30m² (B)

AREA FOR INFRASTRUCTURE TAX = 144.63m² (B+H+I+J+K+L+M)

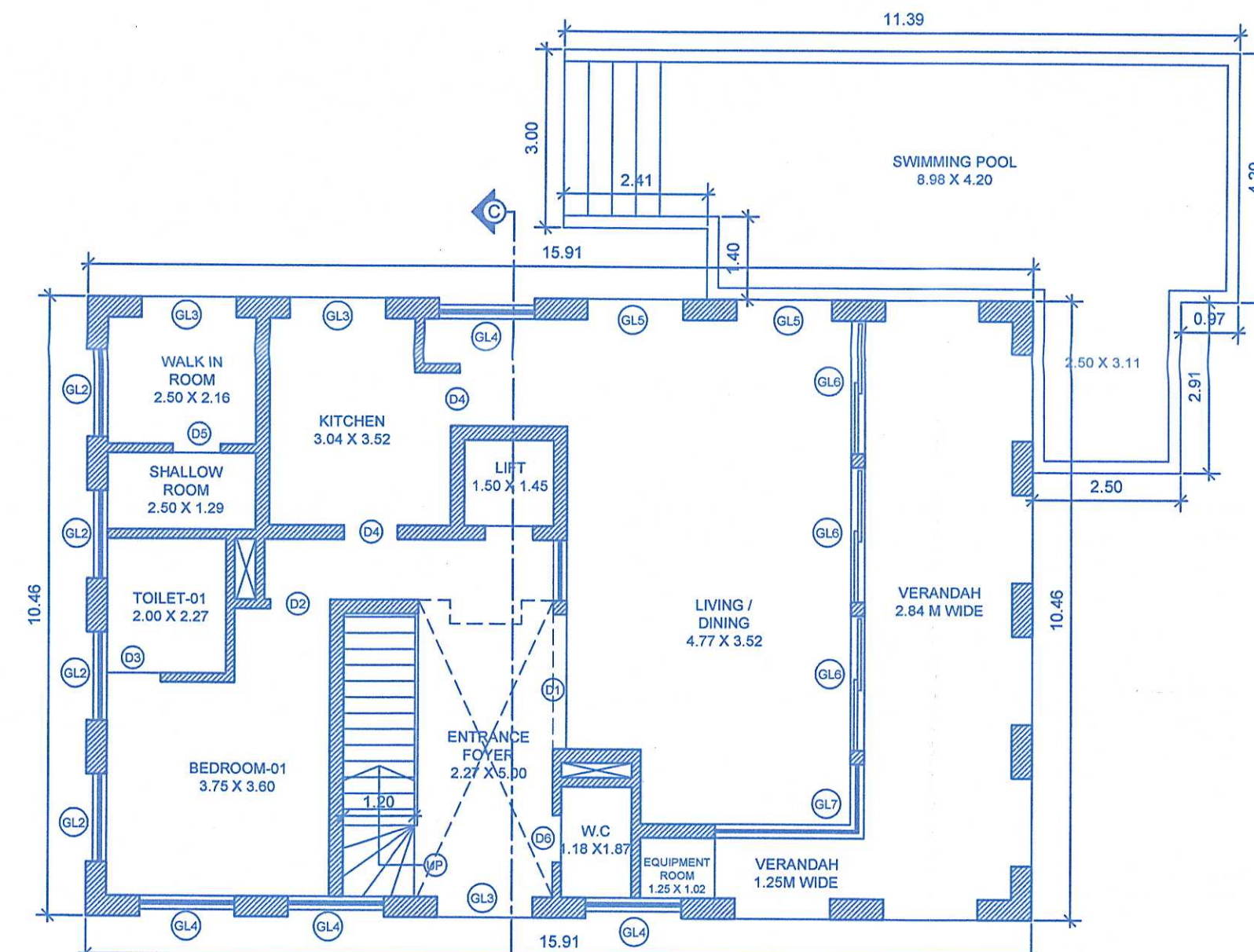
SCHEDULE OF DOORS OPENING					
DOOR NO.	WIDTH	HEIGHT	BILL LVL.	UTIL LVL.	REMARK
G1	1.60	3.00	0.00	3.00	GLAZED DOOR-MAIN ENTRY
G2	1.48	3.00	0.00	3.00	FRED GLAZING
G3	1.60	3.00	0.00	3.00	FRED GLAZING WITH OPENABLE SHUTTER
G4	1.60	2.10	0.00	3.00	FRED GLAZING
G5	1.60	3.00	0.00	3.00	FRED GLAZING OPENABLE SHUTTER
G6	2.27	3.00	0.00	3.00	FRED GLAZING OPENABLE SHUTTER
G7	2.00-1.20	3.00	0.00	3.00	FRED GLAZING WITH OPENABLE SHUTTER
G8	2.27	2.10	0.00	3.00	GLAZED WITH OPENABLE WINDOW
G9	2.27	3.00	0.00	3.00	GLAZED WITH OPENABLE WINDOW
D1	2.27	3.00	0.00	3.00	GLAZED-TO DOOR
D2	1.00	2.40	0.00	2.40	FLUSH DOOR
D3	0.80	2.40	0.00	2.40	FLUSH DOOR BATHROOM
D4	0.80	2.40	0.00	2.40	FLUSH DOOR DOUBLE SWING
D5	0.80	2.40	0.00	2.40	FLUSH DOOR VAULT BATH
D6	1.00	2.40	0.00	2.40	DOUBLE-LEAF - POWDER ROOM



SWIMMING POOL SECTION
(SCALE: 1:100)



FIRST FLOOR PLAN
(SCALE: 1:100)



GROUND FLOOR PLAN
(SCALE: 1:100)

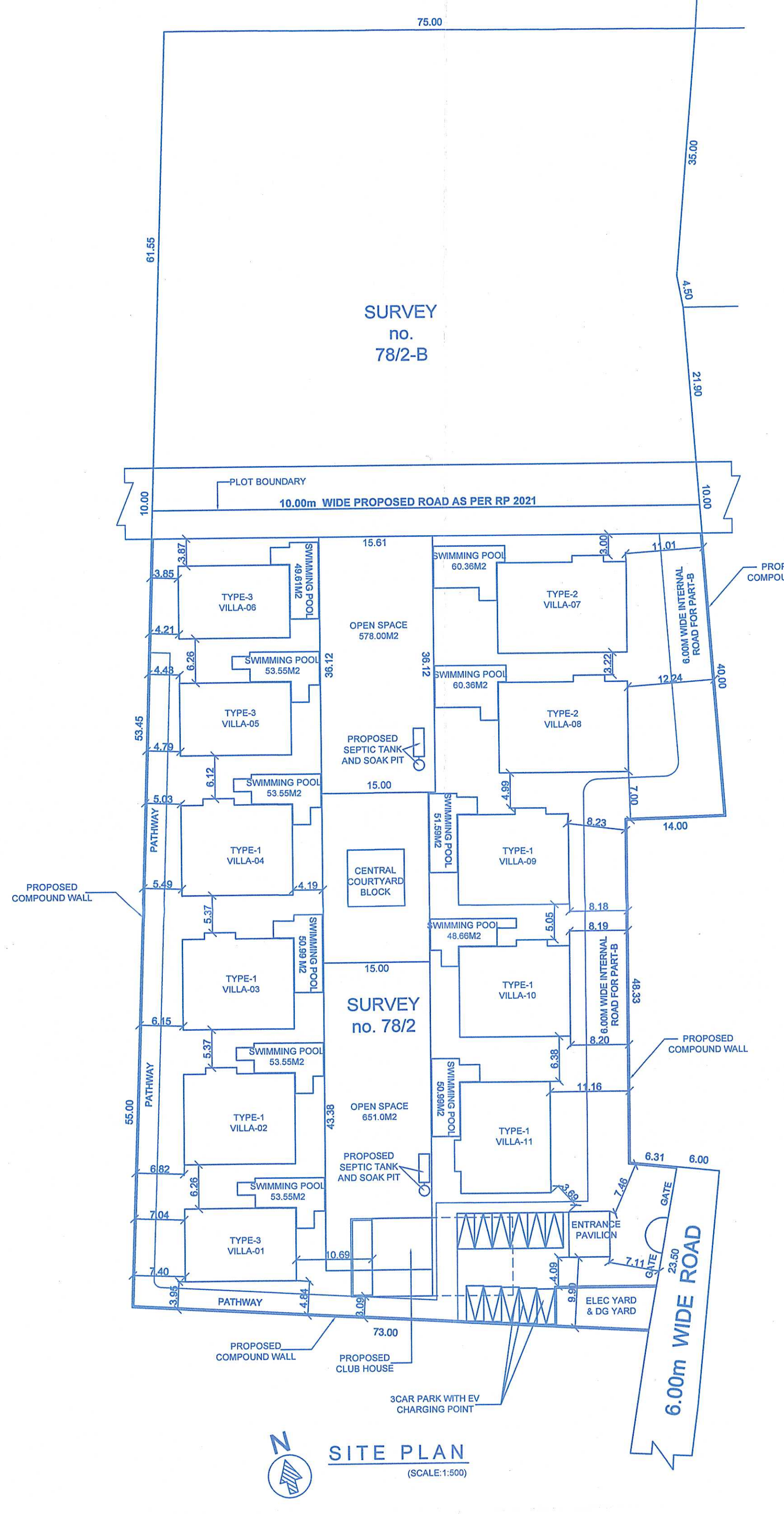
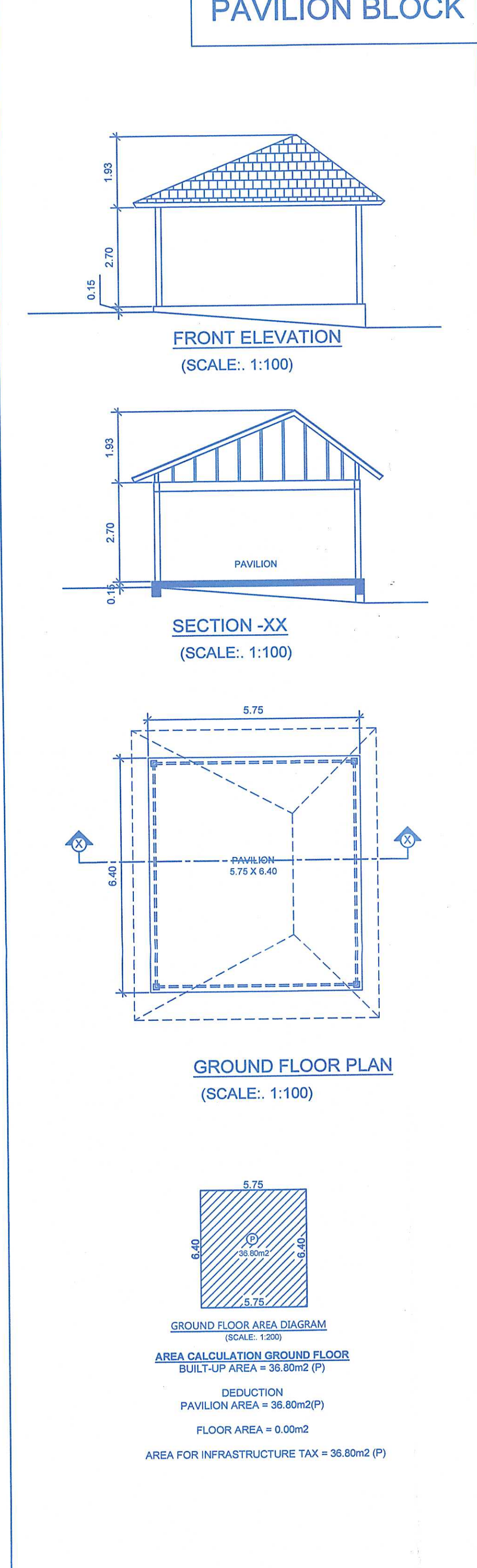
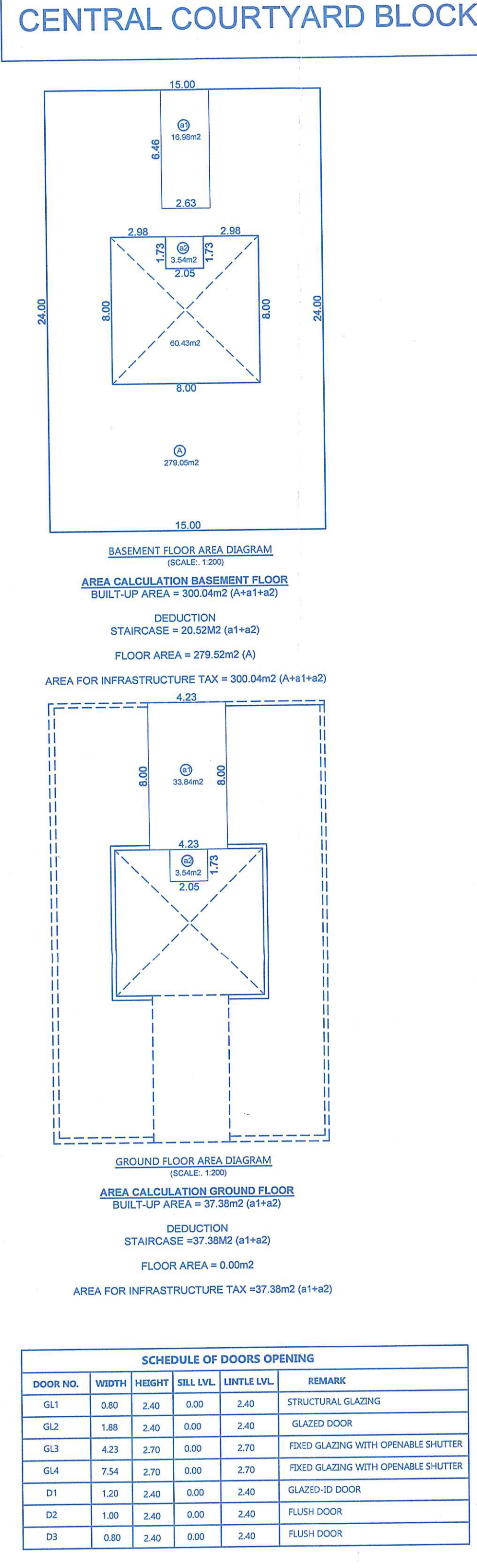
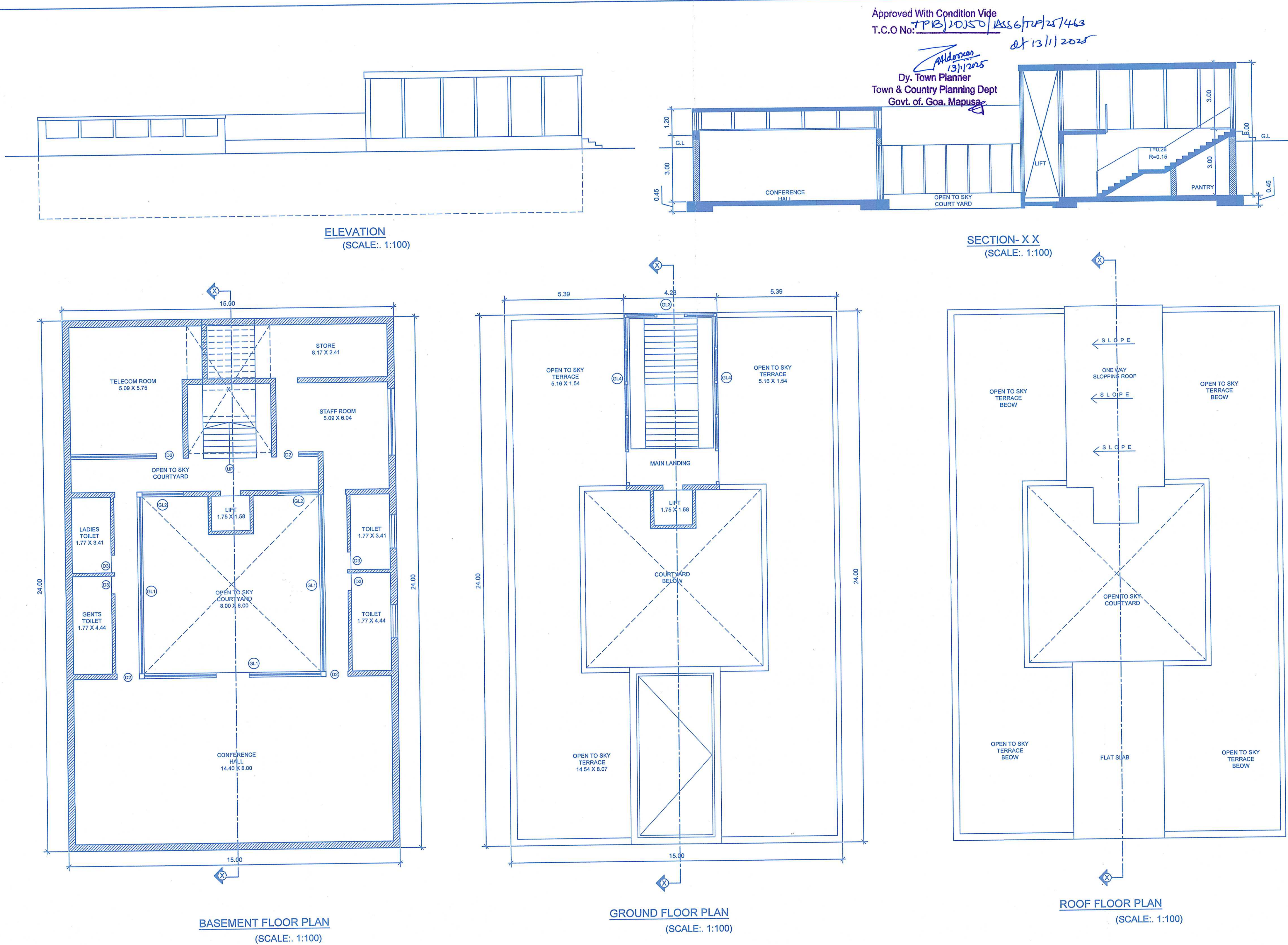
NOTE :-
1. ALL DRAWING ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

OWNER'S SIGNATURE
ARCHITECT/ ENGINEER'S SIGNATURE

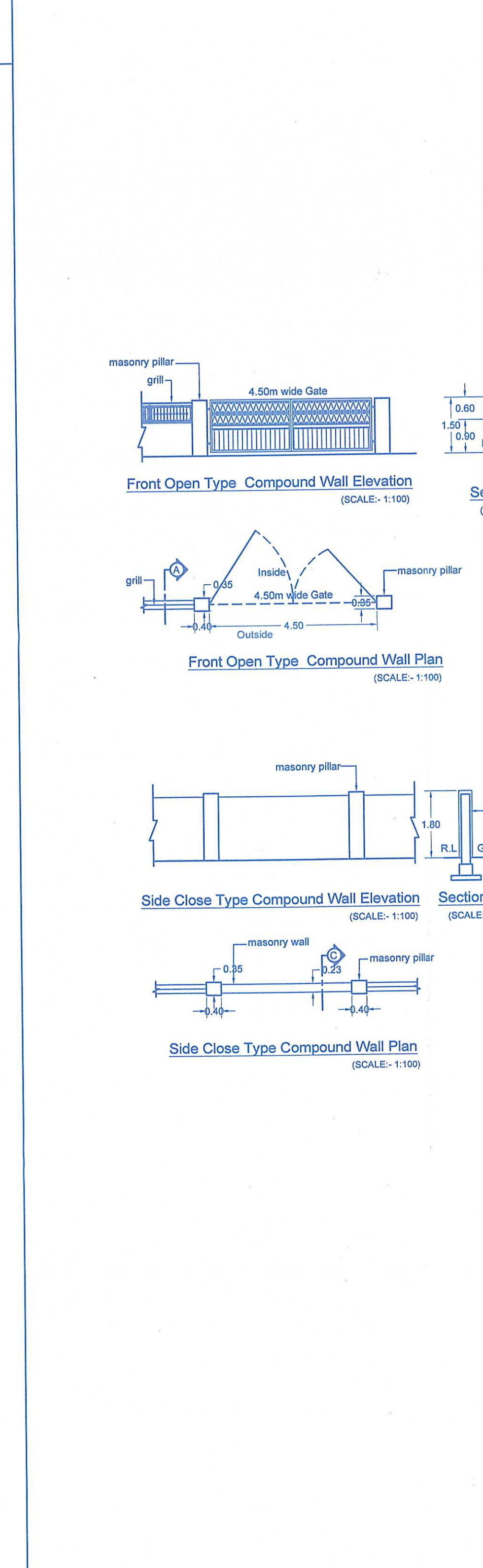
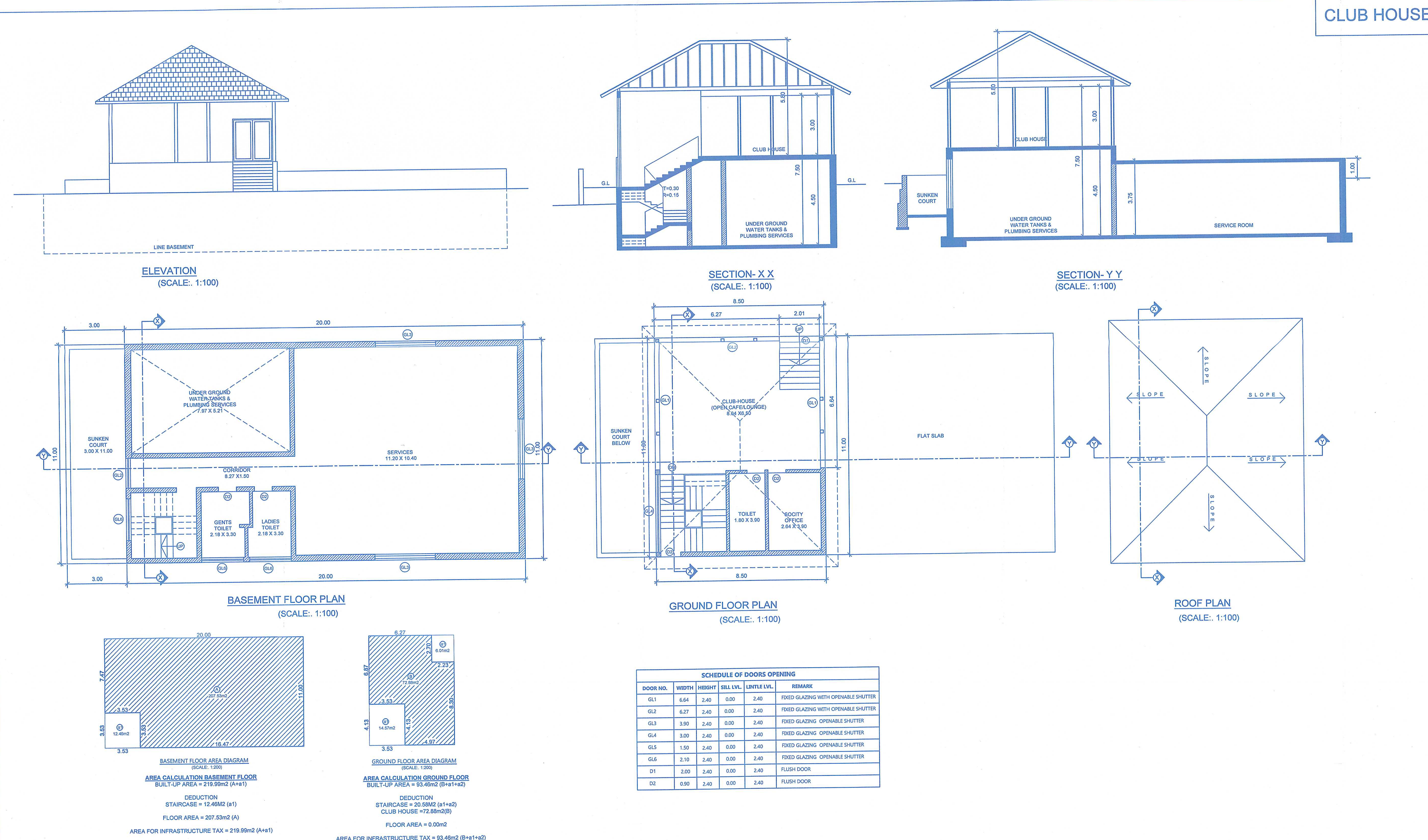
OWNERS NAME :- BRIGHTSHAPE TOWNSHIP PRIVATE LIMITED

TITLE:
PROPOSED RESIDENTIAL VILLAS TYPE-1 VILLA-02, 03, 04, 09, 10, 11, TYPE-2 VILLA-07, 08, TYPE-3 VILLA-01, 05, 06, CLUB-HOUSE, CENTRAL COURTYARD BLOCK, PAVILION BLOCK, SWIMMING POOLS AND COMPOUND WALL IN LAND BEARING SURVEY NO. 78/2 SITUATED AT ASSAGAO VILLAGE OF BARDEZ TALUKA.

SCALE: 1:100, 1:200, 1:500
DRAWN BY: M. de Souza
DATE: 27/09/2024
SHEET NO. 1 OF 2



AREA STATEMENT		
AREA OF PLOT	8500.00	M2
AREA UNDER ROAD WIDENING	310.00	M2
NET EFFECTIVE AREA OF PLOT	8190.00	M2
OPEN SPACE REQUIRED 15% OF EFFECTIVE PLOT AREA	1228.50	M2
OPEN SPACE PROVIDED	1234.90	M2
COVERED AREA OF TYPE-3 VILLA-01	166.44	M2
COVERED AREA OF TYPE-1 VILLA-02	209.57	M2
COVERED AREA OF TYPE-1 VILLA-03	209.57	M2
COVERED AREA OF TYPE-1 VILLA-04	209.57	M2
COVERED AREA OF TYPE-3 VILLA-05	166.44	M2
COVERED AREA OF TYPE-3 VILLA-06	166.44	M2
COVERED AREA OF TYPE-2 VILLA-07	242.10	M2
COVERED AREA OF TYPE-2 VILLA-08	242.10	M2
COVERED AREA OF TYPE-1 VILLA-09	209.57	M2
COVERED AREA OF TYPE-1 VILLA-10	209.57	M2
COVERED AREA OF TYPE-1 VILLA-11	209.57	M2
CENTRAL COURTYARD BLOCK	300.04	M2
CLUB-HOUSE	93.46	M2
PAVILION BLOCK	36.80	M2
TOTAL COVERED AREA PROPOSED	2671.24	M2
COVERAGE CONSUMED	32.62	%
COVERAGE PERMISSIBLE	40.00	%
FLOOR AREA		
BASEMENT FLOOR	487.05	M2
GROUND FLOOR	1847.46	M2
FIRST FLOOR	1605.62	M2
TOTAL FLOOR AREA CONSUMED	3940.13	M2
F.A.R. CONSUMED	46.35	
FLOOR AREA PERMISSIBLE	5100.00	M2
F.A.R. PERMISSIBLE	60.00	
AREA PERMISSIBLE FOR CLUB-HOUSE (7.5% OF PROPOSED FLOOR AREA)	295.51	
AREA CONSUMED FOR CLUB-HOUSE (1.85% OF PROPOSED FLOOR AREA)	72.88	
AREA CALCULATION FOR INFRASTRUCTURE TAX		
BUILT-UP AREA	4886.24	M2
SWIMMING POOL AREA	586.76	M2
TOTAL BUILT-UP AREA	5473.00	M2
LENGTH OF COMPOUND WALL	391.09	M2



DETAIL OF AREAS AND USES FLOOR WISE						
FLOOR REFERENCE	USE	BUILT-UP AREA	STAIR	CLUB HOUSE	NET FLOOR AREA	F.A.R.
TYPE-3 VILLA -01						
GROUND FLOOR	RESI	166.44	8.95	20.61	0.00	136.88
FIRST FLOOR	RESI	144.63	8.99	24.34	0.00	111.30
TYPE-1 VILLA -02						
GROUND FLOOR	RESI	209.57	10.91	28.79	0.00	169.87
FIRST FLOOR	RESI	183.20	10.96	19.09	0.00	153.15
TYPE-1 VILLA -03						
GROUND FLOOR	RESI	209.57	10.91	28.79	0.00	169.87
FIRST FLOOR	RESI	183.20	10.96	19.09	0.00	153.15
TYPE-1 VILLA -04						
GROUND FLOOR	RESI	209.57	10.91	28.79	0.00	169.87
FIRST FLOOR	RESI	183.20	10.96	19.09	0.00	153.15
TYPE-3 VILLA -05						
GROUND FLOOR	RESI	166.44	8.95	20.61	0.00	136.88
FIRST FLOOR	RESI	144.63	8.99	24.34	0.00	111.30
TYPE-3 VILLA -06						
GROUND FLOOR	RESI	166.44	8.95	20.61	0.00	136.88
FIRST FLOOR	RESI	144.63	8.99	24.34	0.00	111.30
TYPE-2 VILLA -07						
GROUND FLOOR	RESI	242.10	8.18	25.12	0.00	208.80
FIRST FLOOR	RESI	212.27	10.25	25.61	0.00	176.41
TYPE-2 VILLA -08						
GROUND FLOOR	RESI	242.10	8.18	25.12	0.00	208.80
FIRST FLOOR	RESI	212.27	10.25	25.61	0.00	176.41
TYPE-1 VILLA -09						
GROUND FLOOR	RESI	209.57	10.91	28.79	0.00	169.87
FIRST FLOOR	RESI	183.20	10.96	19.09	0.00	153.15
TYPE-1 VILLA -10						
GROUND FLOOR	RESI	209.57	10.91	28.79	0.00	169.87
FIRST FLOOR	RESI	183.20	10.96	19.09	0.00	153.15
TYPE-1 VILLA -11						
GROUND FLOOR	RESI	209.57	10.91	28.79	0.00	169.87
FIRST FLOOR	RESI	183.20	10.96	19.09	0.00	153.15
CENTRAL COURTYARD						
BASEMENT FLOOR		300.04	20.52	0.00	0.00	279.52
GROUND FLOOR		37.38	37.38	0.00	0.00	0.00
CLUB HOUSE						
BASEMENT FLOOR		219.99	12.46	0.00	0.00	207.53
GROUND FLOOR		93.46	20.50	0.00	72.88	0.00
PAVILION BLOCK						
BASEMENT FLOOR		36.80	0.00	0.00	0.00	36.80
TOTAL	RESI	4886.24	312.84	523.59	72.88	3976.93

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

OWNER'S SIGNATURE _____ ARCHITECT/ ENGINEER

OWNERS NAME :- BRIGHTSHAPE TOWNSHIP PRIVATE LIMITED

TITLE: _____

PROPOSED RESIDENTIAL VILLAS TYPE-1 VILLA-02, 03, 04, 09, 10, 11, TYPE-2 VILLA-07, 08, TYPE-3 VILLA-01, 05, 06, CLUB-HOUSE, CENTRAL COURTYARD BLOCK, PAVILION BLOCK, SWIMMING POOLS AND COMPOUND WALL IN LAND BEARING SURVEY NO. 78/2 SITUATED AT ASSAGAO VILLAGE OF BARDEZ TALUKA.

SCALE: 1:100, 1:200, 1:500 DRAWN BY: M de Souza DATE: 27/09/2024 SHEET NO. 1 OF 2

AUXILIO RODRIGUES
Reg. No. PWD/ENGR. 25842
Dangal, Assagao,
Bardez, Goa 403 002