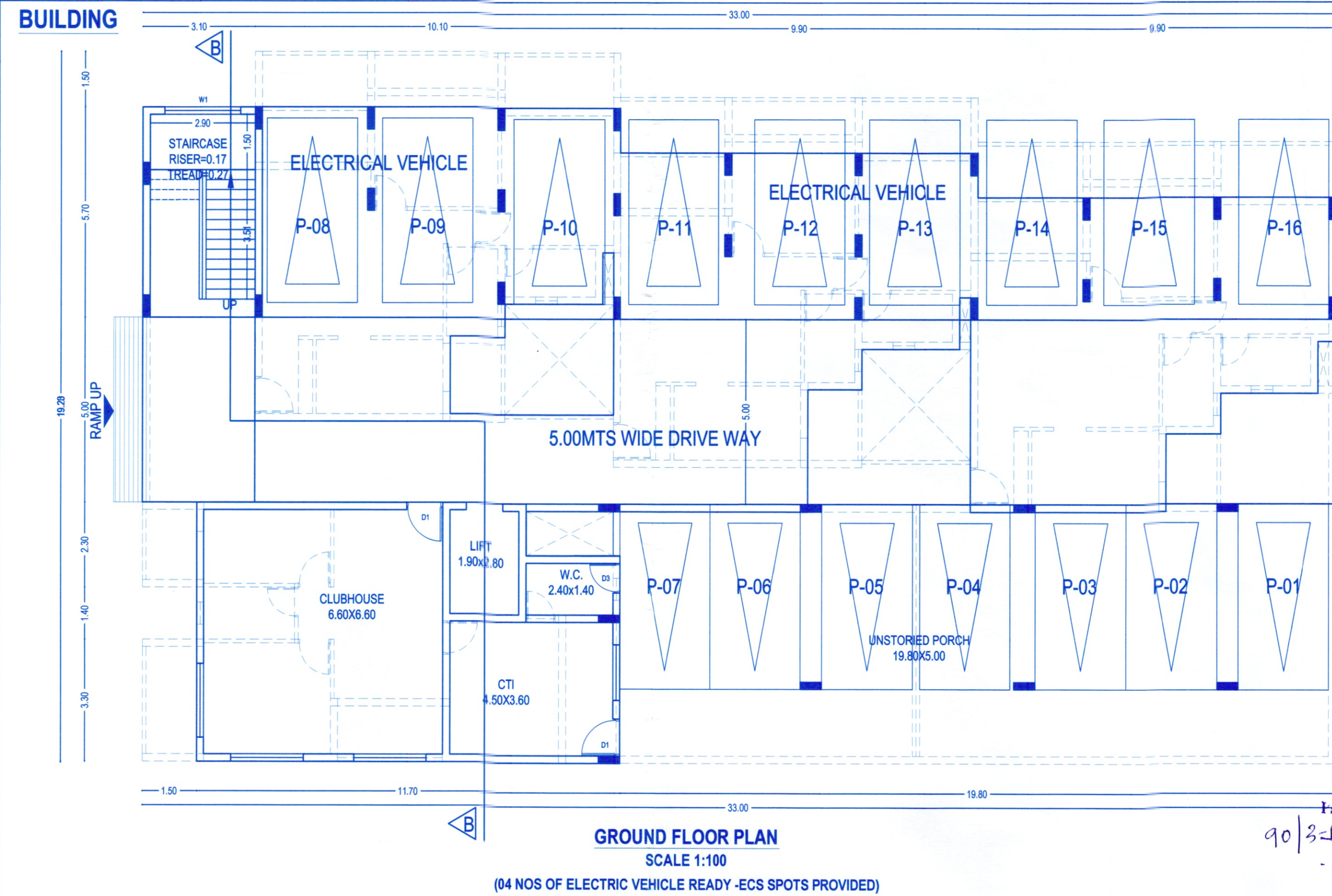
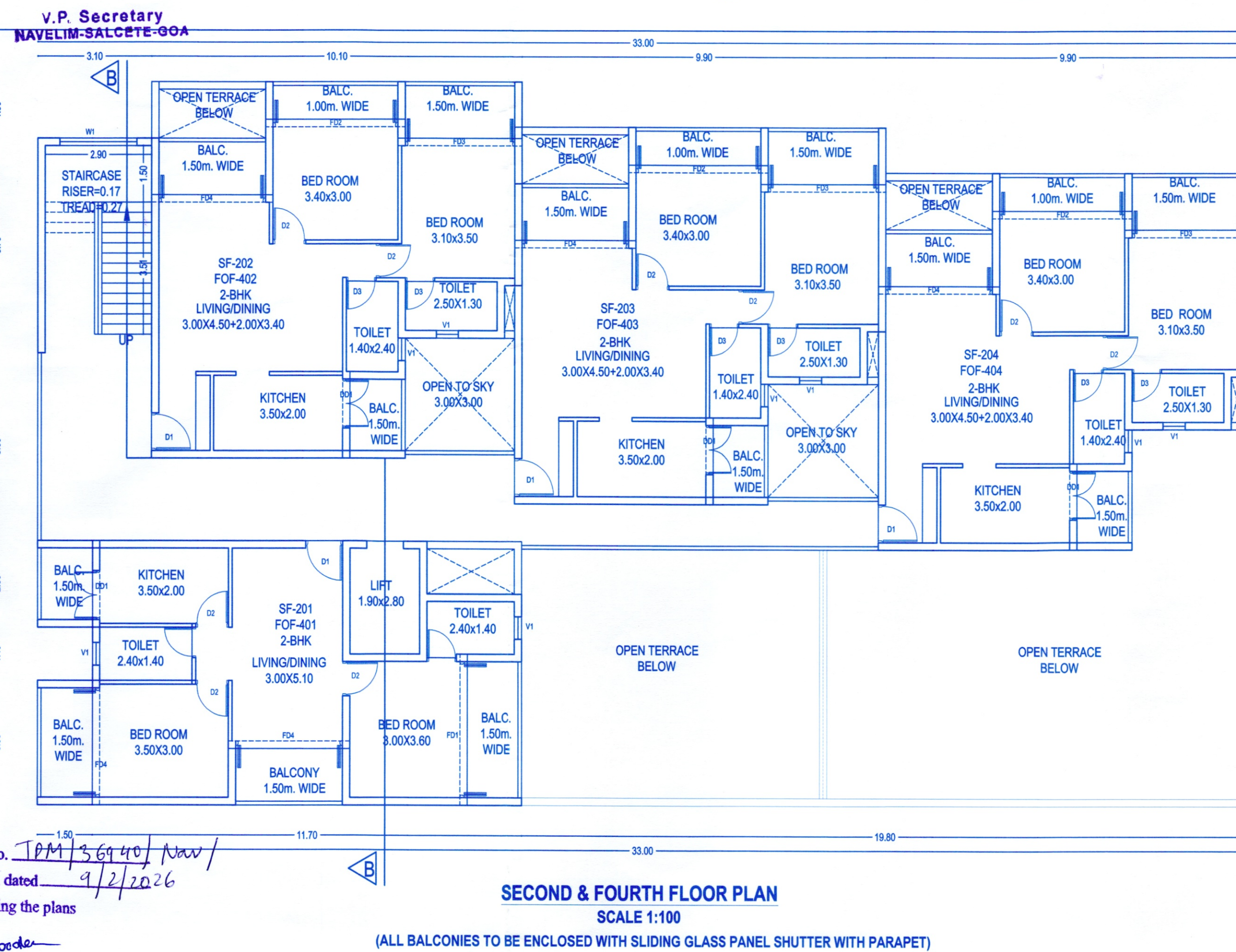


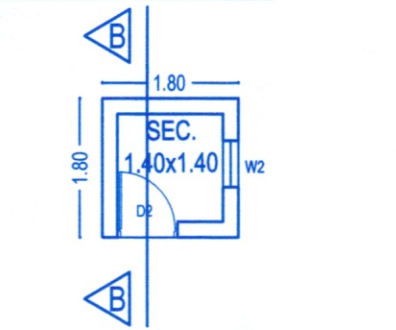


Please check order No. 10M/36940/Nav/90/3-8/2026/1107 dated 9/2/2026 regarding the plans

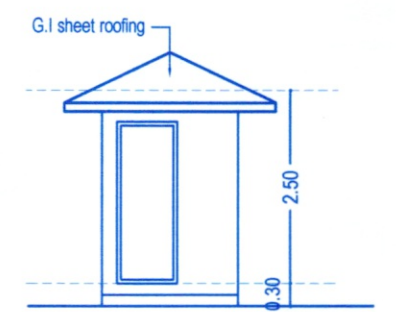
Town Planner
Town & Country Planning Dept.,
South Goa Dist. Office Margao - Goa



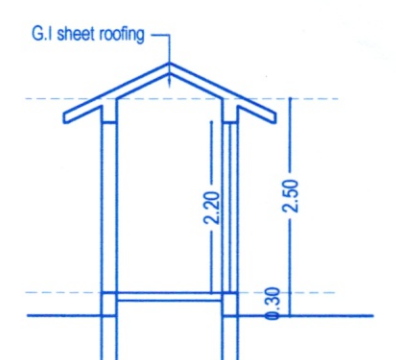
SECURITY CABIN:



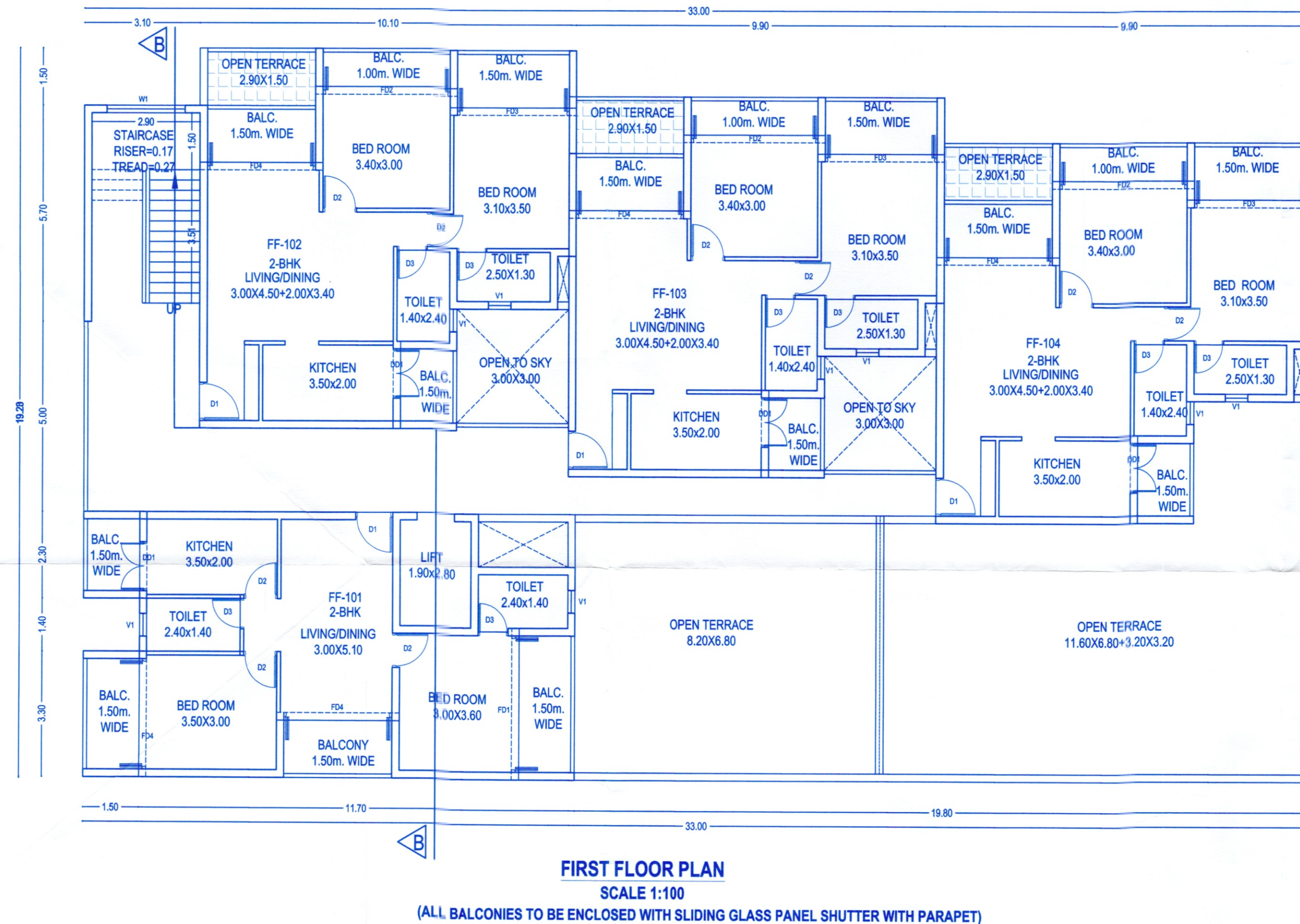
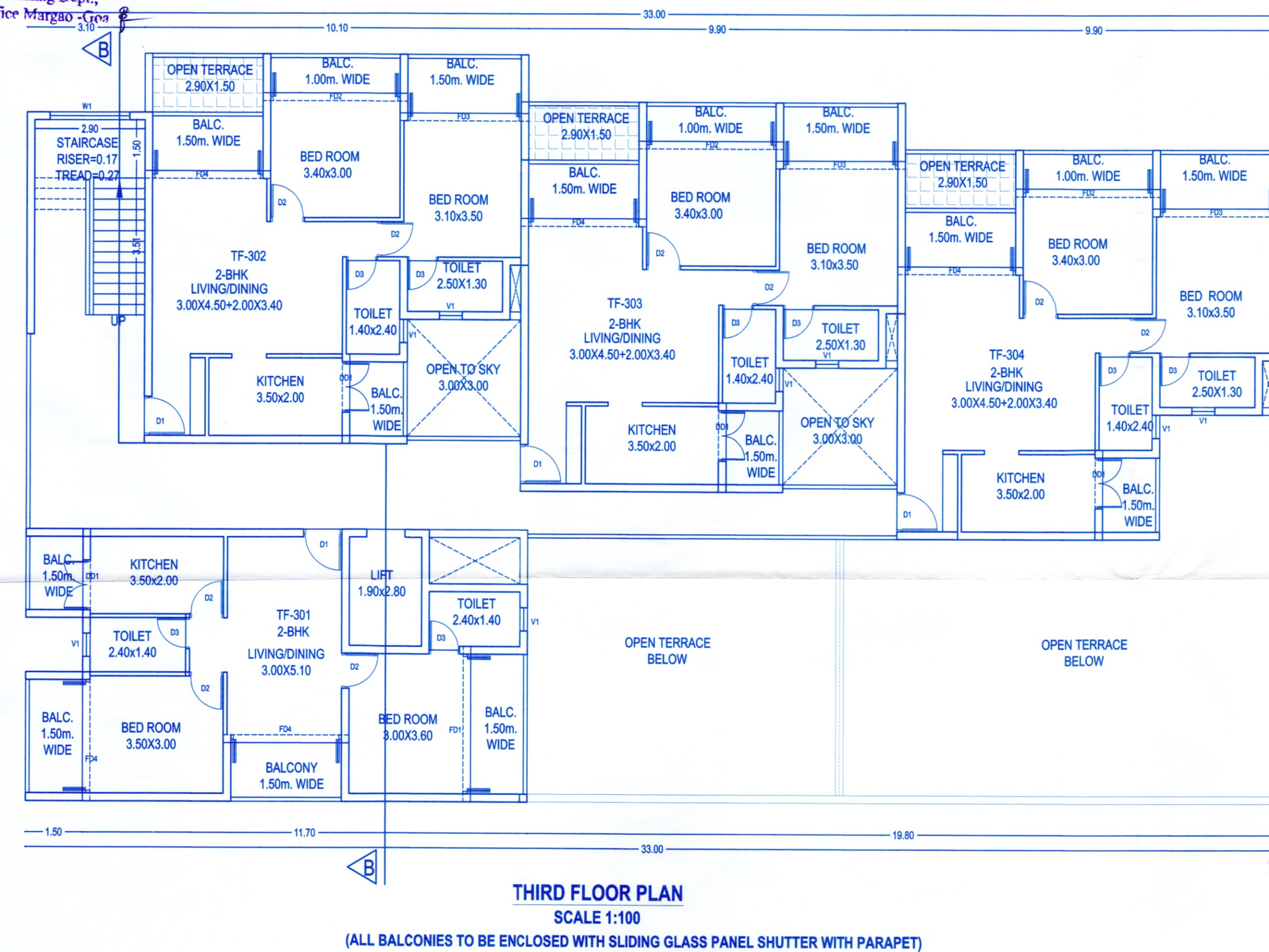
GROUND FLOOR PLAN
SCALE 1:100



FRONT ELEVATION
SCALE 1:100



SECTION B-B
SCALE 1:100



SCHEDULE OF OPENINGS

TYPE	SIZE	TYPE	SIZE
DD1	1.30X2.50	FD1	3.60X2.50
D1	1.00X2.20	FD2	3.40X2.50
D2	0.90X2.20	FD3	3.00X2.50
D3	0.80X2.20	FD4	2.90X2.50
FD0	4.20X2.50	W1	2.00 X 2.00
		V1	0.60 X 1.05

NOTE:
1) ALL BALCONIES TO BE ENCLOSED WITH SLIDING GLASS PANEL SHUTTER WITH PARAPET
OWNER : MR. AJAY SHABI KANOLKAR

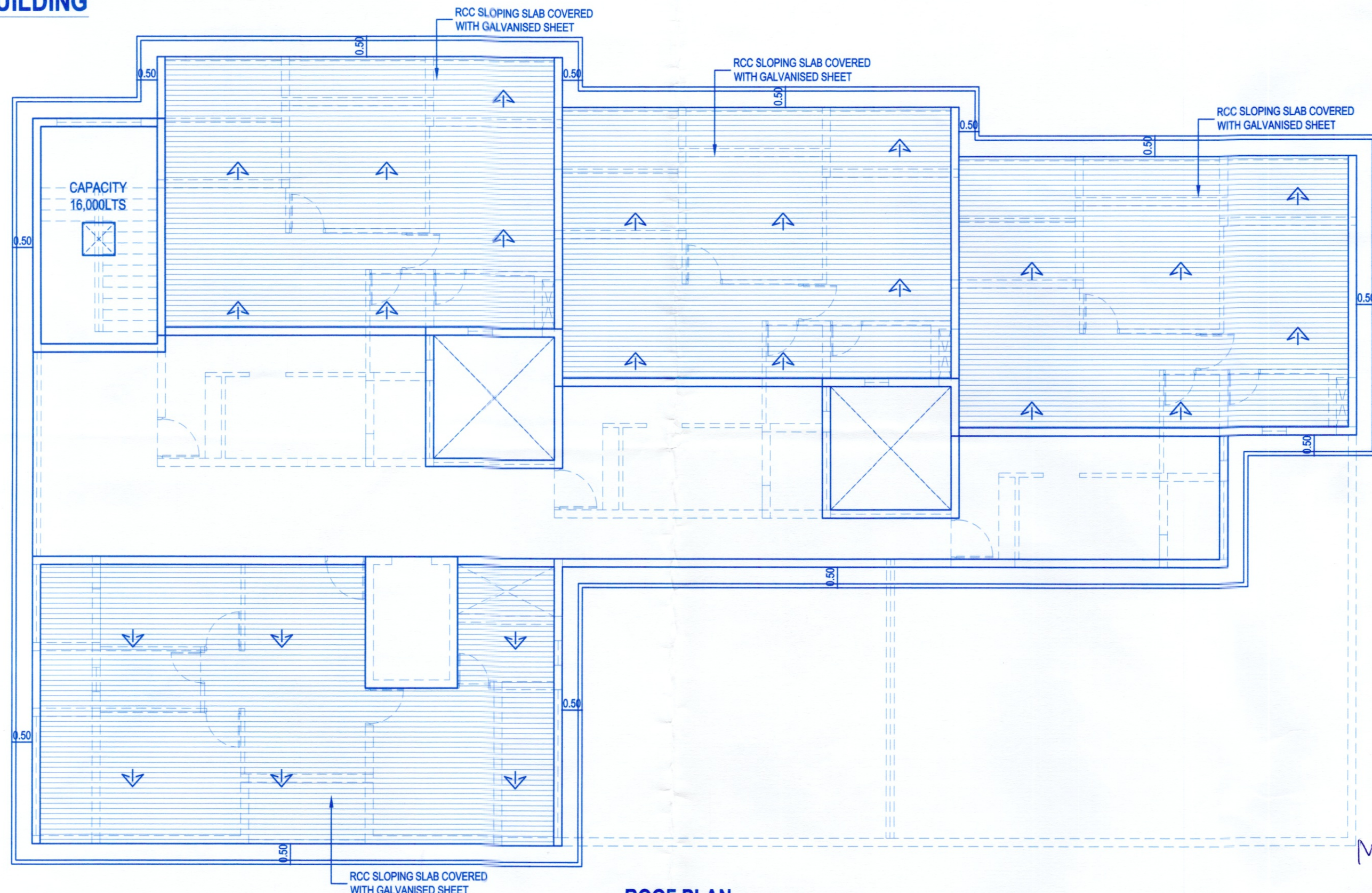
PROJECT : PROPOSED RESIDENTIAL BUILDING, ROW HOUSES, SECURITY CABIN & COMPOUND WALL AT Navelim, Salcete-Goa.

SY. NO. 90 SUB. DIV. 3-B
SCALE - 1:100, 1:200 & 1:500
DRG. NO- 802/ 02
OWNER:
DATE : 24.11.2025
JOB NO- 2540

ENGINEER:
UDAY SAWANT
B.E.(CIVIL)
Reg. No. ER/0022/2010

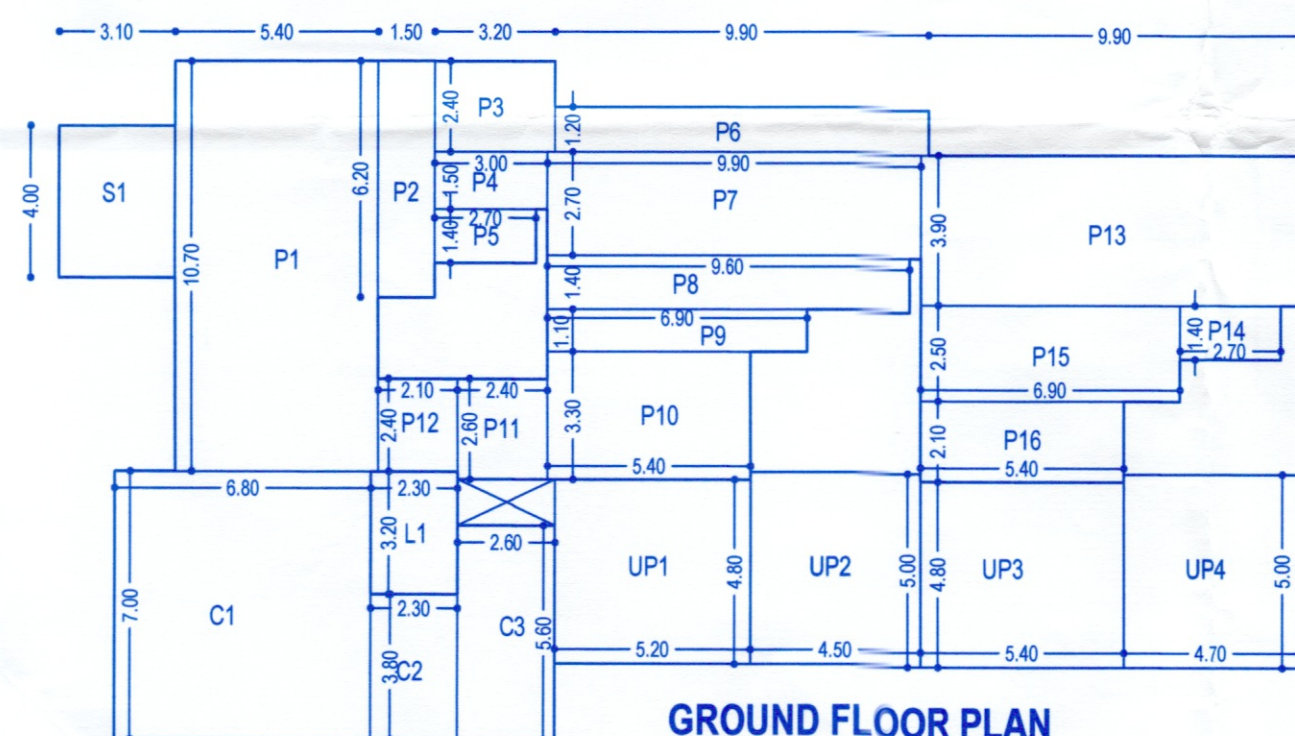
SAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
INTERIOR DESIGNERS
SAPANA ARCADE, 1ST FLOOR
MALBHAT, MARGAO -GOA.
PHONE NO.(0): 2736693

BUILDING

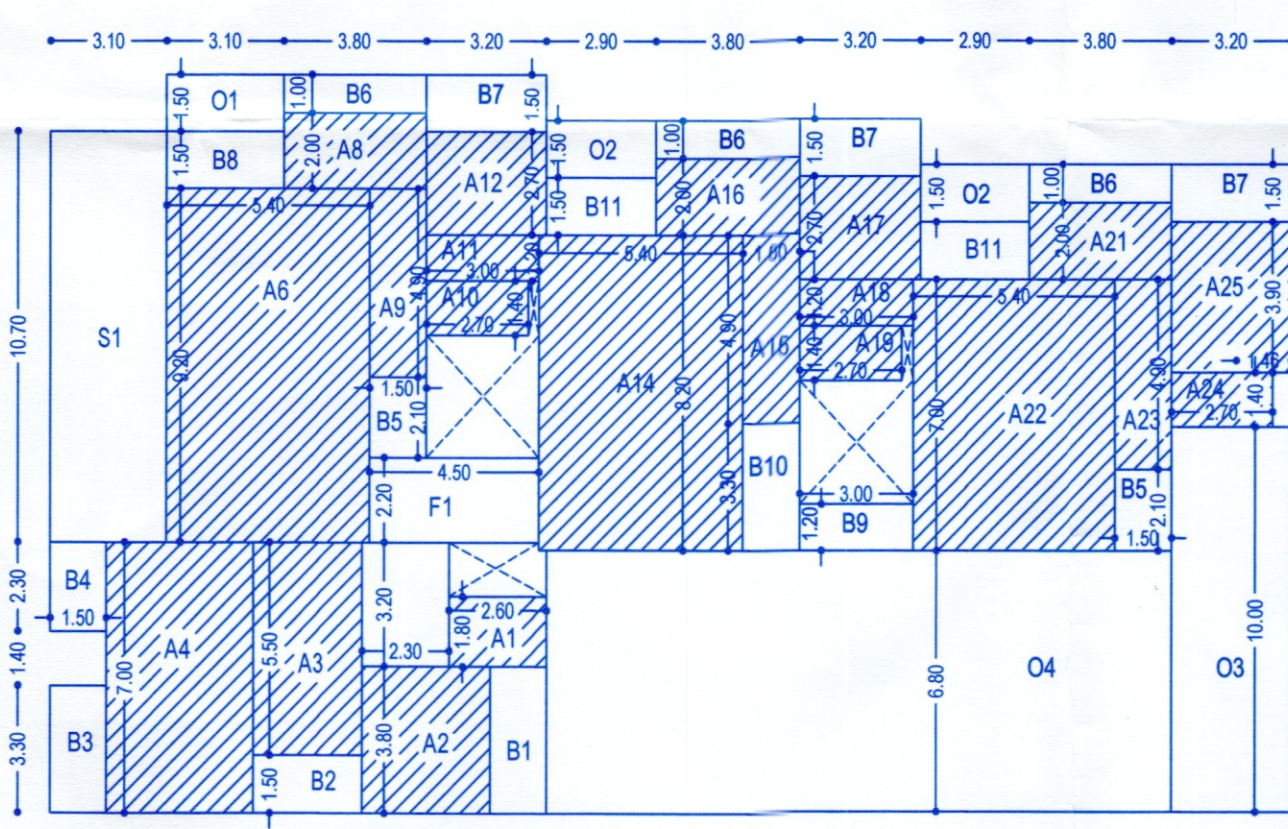
ROOF PLAN
SCALE 1:100

AREA CALCULATION

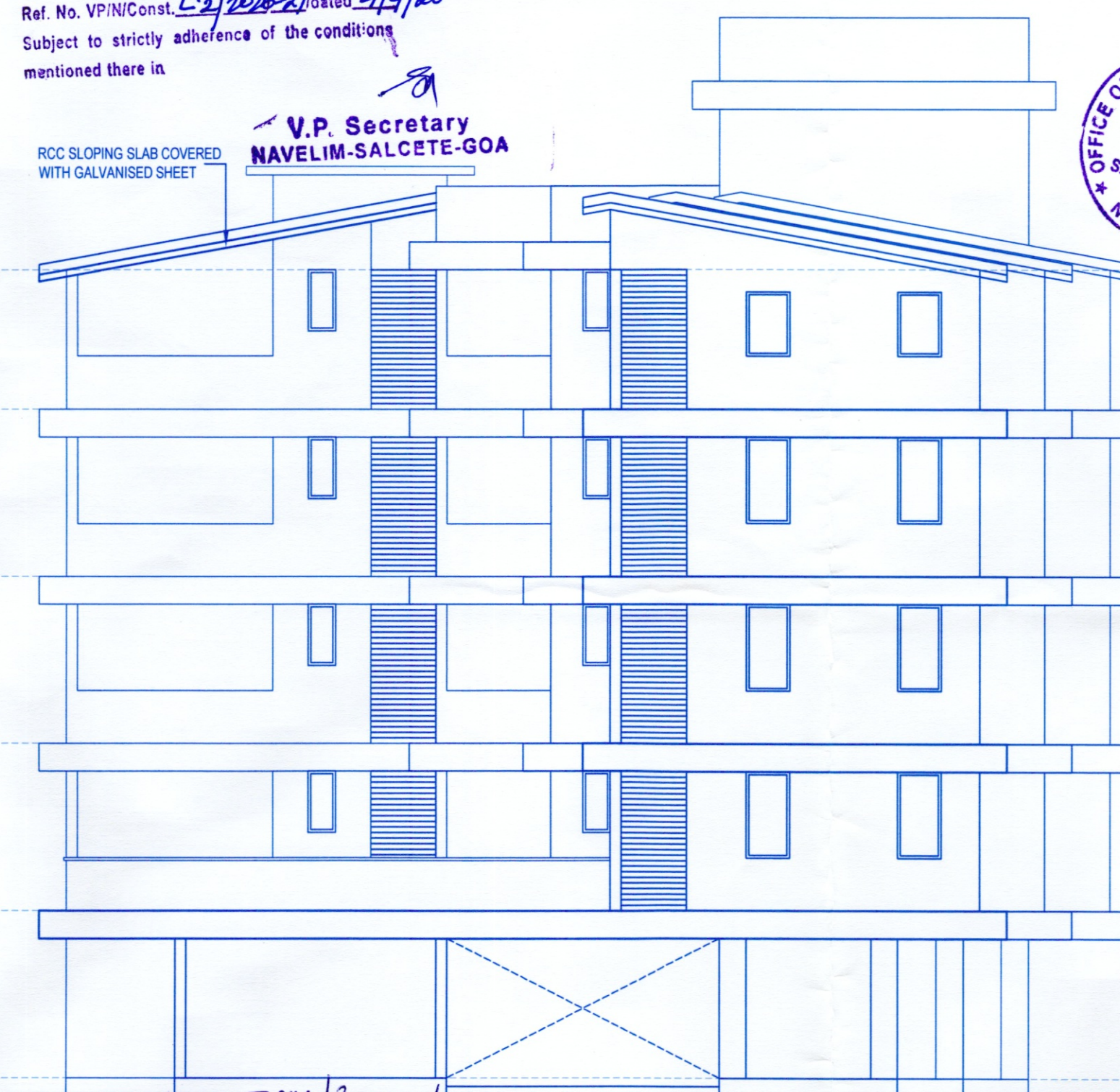
BUILDING

GROUND FLOOR PLAN
SCALE 1:200

CLUBHOUSE		STILT		BUA	
C1 = 6.80X7.00	=47.60 SQ. MTS.	P1 = 5.40X10.70	=57.78 SQ. MTS.		
C2 = 2.30X3.80	=8.74 SQ. MTS.	P2 = 1.50X6.20	=9.30 SQ. MTS.		
C3 = 2.60X5.60	=14.56 SQ. MTS.	P3 = 3.20X2.40	=7.68 SQ. MTS.		
TOTAL	=70.90 SQ. MTS.	P4 = 3.00X1.50	=4.50 SQ. MTS.		
		P5 = 2.70X1.40	=3.78 SQ. MTS.		
		P6 = 9.90X1.20	=11.88 SQ. MTS.		
		P7 = 9.90X2.70	=26.73 SQ. MTS.		
		P8 = 9.60X1.40	=13.44 SQ. MTS.		
		P9 = 6.90X1.10	=7.59 SQ. MTS.		
		P10 = 5.40X3.30	=17.82 SQ. MTS.		
		P11 = 2.40X2.60	=6.24 SQ. MTS.		
		P12 = 2.10X2.40	=5.04 SQ. MTS.		
		P13 = 9.90X3.90	=38.81 SQ. MTS.		
		P14 = 2.70X1.40	=3.78 SQ. MTS.		
		P15 = 6.90X2.50	=17.25 SQ. MTS.		
		P16 = 5.40X2.10	=11.34 SQ. MTS.		
		TOTAL	=242.76 SQ. MTS.		
LIFT					
L1 = 2.30X3.20	=7.36 SQ. MTS.				
TOTAL	=7.36 SQ. MTS.				
STAIRCASE					
S1 = 3.10X4.00	=12.40 SQ. MTS.				
TOTAL	=12.40 SQ. MTS.				
UNSTORIED PORCH					
UP1 = 5.20X4.80	=24.96 SQ. MTS.				
UP2 = 4.50X5.00	=22.50 SQ. MTS.				
UP3 = 5.40X4.80	=25.92 SQ. MTS.				
UP4 = 4.70X5.00	=23.50 SQ. MTS.				
TOTAL	=96.88 SQ. MTS.				
COVERAGE					
= CLUB+LIFT+STAIR+STILT					
= 70.90+7.36+12.40+242.76					
= 333.42 SQ. MTS.					

TYPICAL FIRST, SECOND & THIRD FLOOR PLAN
SCALE 1:200

SECURITY			
S1 = 1.80X1.80	=3.24 SQ. MTS.		
TOTAL	=3.24 SQ. MTS.		
COVERAGE			
= BUILDING+CLUSTER+SECURITY			
= 333.42+316.96+3.24			
= 653.62 SQ. MTS.			

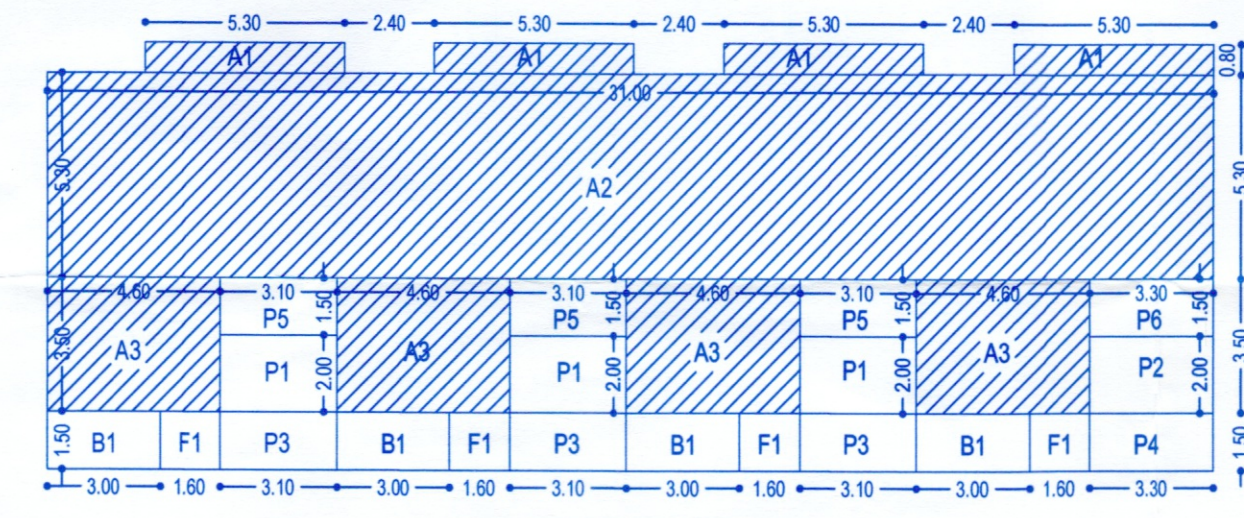
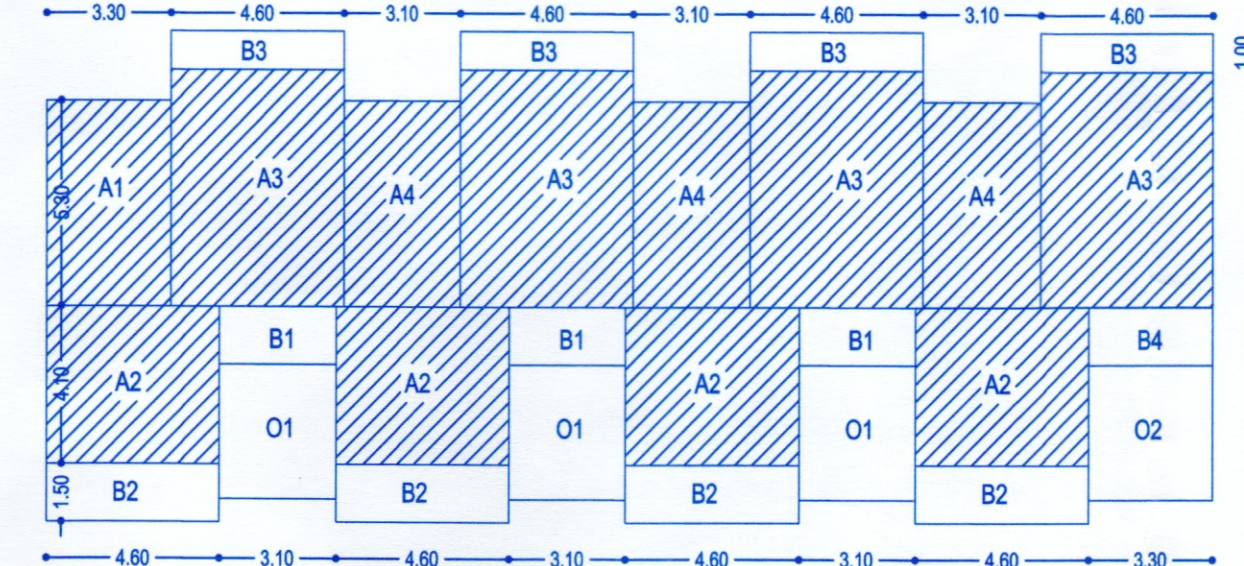
FRONT ELEVATION
SCALE 1:100FRONT ELEVATION
SCALE 1:100V.P. Secretary
NAVELIM-SALCETE-GOA

Const. Plans approved as per Res. No. 1180/2024 dated 11/11/2024 and 3/2024 dated 11/11/2024
Of meeting No. 1180/2024 dated 11/11/2024 and 3/2024 dated 11/11/2024
granted Construction License under
Ref. No. VP/IN/Const. 1180/2024 dated 11/11/2024
Subject to strictly adherence of the conditions
mentioned there in.

Please check order No. 1180/2024 dated 11/11/2024
regarding the plans

Town Planner
Town & Country Planning Dept.,
South Goa Dist. Office Margao - Goa

ROWHOUSE

GROUND FLOOR PLAN
SCALE 1:200FIRST FLOOR PLAN
SCALE 1:200

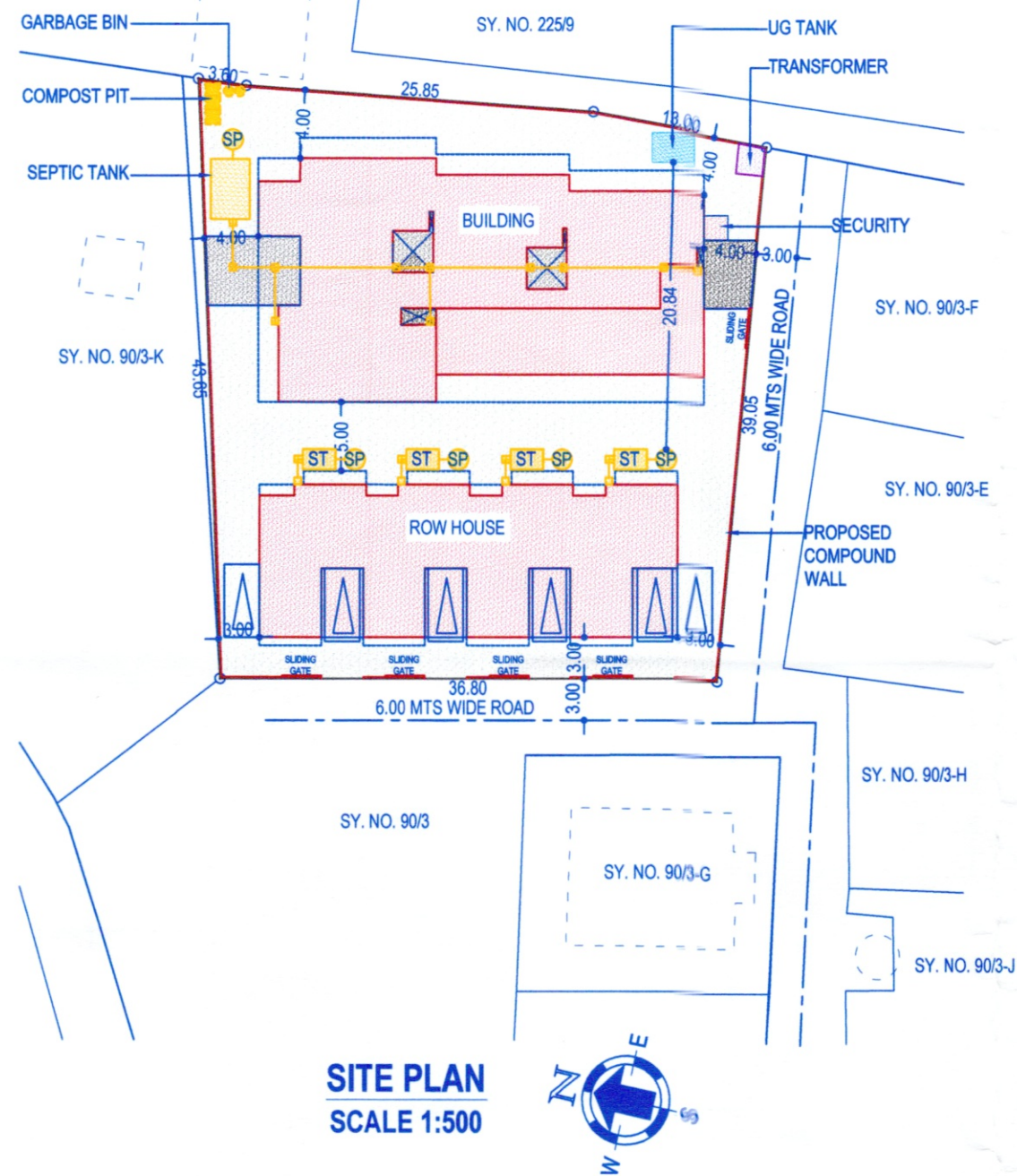
FAR			
4A1 = 4X5.30X0.80	=16.96 SQ. MTS.		
4A2 = 3X1.00X5.30	=15.90 SQ. MTS.		
4A3 = 4X4.60X5.30	=97.44 SQ. MTS.		
TOTAL	=129.30 SQ. MTS.		
BALCONY			
4B1 = 4X3.00X1.50	=18.00 SQ. MTS.		
TOTAL	=18.00 SQ. MTS.		
FOYER			
4F1 = 4X1.60X1.50	=9.60 SQ. MTS.		
TOTAL	=9.60 SQ. MTS.		
COVERAGE			
= FAR+BAL+FOYER+PORCH			
= 129.30+18.00+9.60+63.00			
= 319.90 SQ. MTS.			
PORCH			
3P1 = 3X3.10X2.00	=18.60 SQ. MTS.		
3P2 = 3X3.10X1.50	=13.95 SQ. MTS.		
3P3 = 3X3.10X1.50	=13.95 SQ. MTS.		
3P4 = 3X3.10X1.50	=13.95 SQ. MTS.		
3P5 = 3X3.10X1.50	=13.95 SQ. MTS.		
3P6 = 3X3.10X1.50	=13.95 SQ. MTS.		
TOTAL	=63.00 SQ. MTS.		
BUA			
= FAR+BAL+FOYER+PORCH			
= 129.30+18.00+9.60+63.00			
= 319.90 SQ. MTS.			
OPEN TERRACE			
3O1 = 3X3.10X3.50	=32.55 SQ. MTS.		
3O2 = 3X3.10X3.50	=32.55 SQ. MTS.		
TOTAL	=65.10 SQ. MTS.		
BUA			
= FAR+BAL			
= 129.30+18.00			
= 147.30 SQ. MTS.			

NOTE:
1) ALL BALCONIES TO BE ENCLOSED WITH SLIDING GLASS PANEL SHUTTER WITH PARAPET
OWNER : MR. AJAY SHABI KANOLKAR
PROJECT : PROPOSED RESIDENTIAL BUILDING, ROW HOUSES, SECURITY CABIN & COMPOUND WALL AT NAVEILIM, SALCETE-GOA.

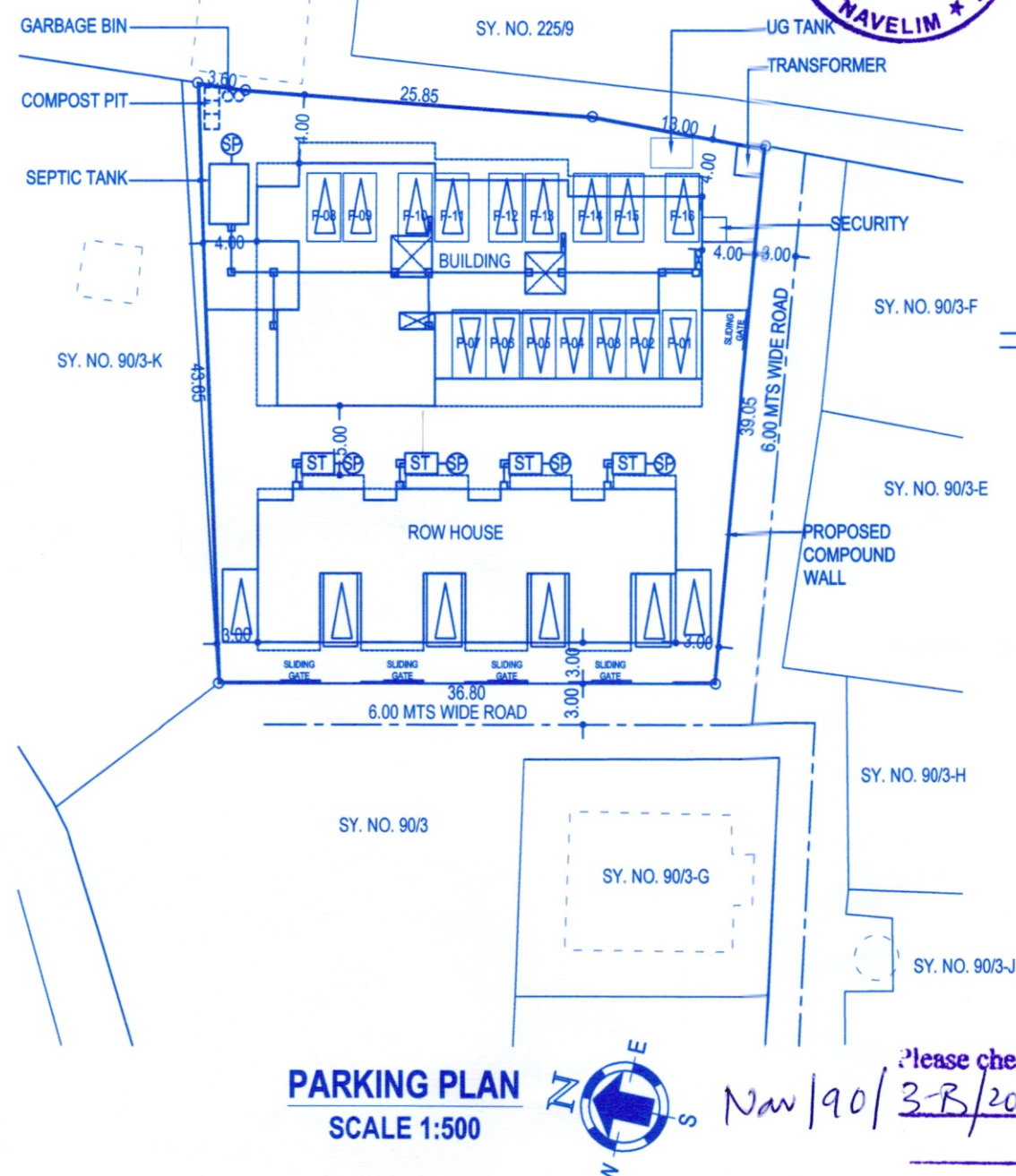
SY. NO. 90 SUB. DIV. 3-B
SCALE - 1:100, 1:200 & 1:500
DATE : 24.11.2025
DRG. NO- 802 / 03
JOB NO- 2540
OWNER:

ENGINEER:
UDAY SAWANT
B.E.(CIVIL)
Reg. No. ER/0022/2010

SAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
INTERIOR DESIGNERS
SAPANA ARCADE, 1ST FLOOR
MALBHAT, MARGAO - GOA.
PHONE NO. (0) 2736693

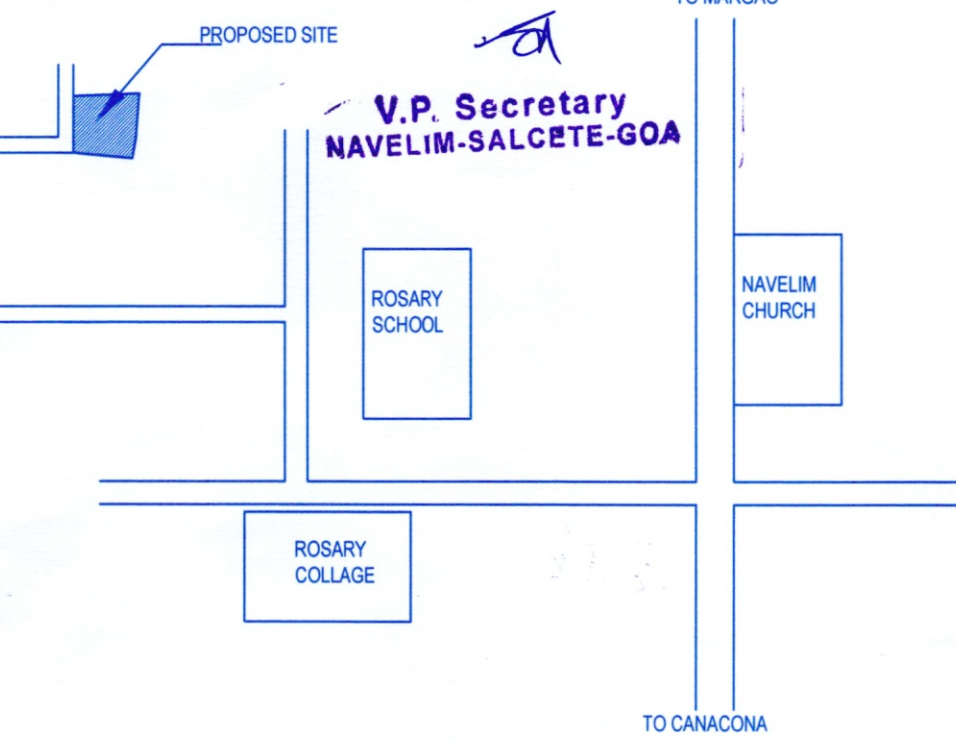


SITE PLAN
SCALE 1:500



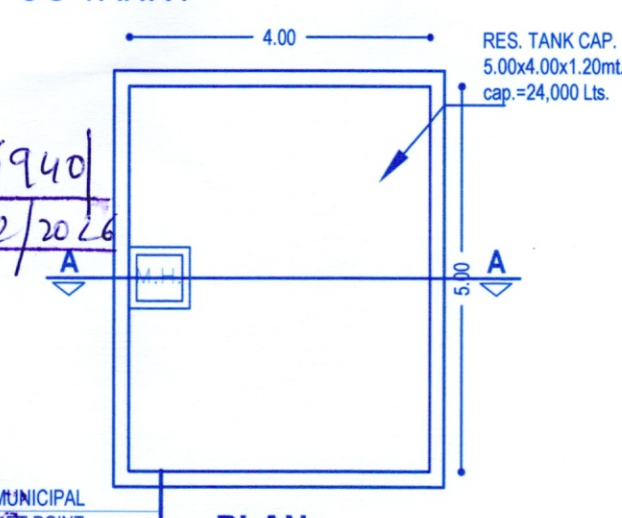
PARKING PLAN
SCALE 1:500

Const. Plans approved as per Res No. 3/2026/2 dated 14/1/26
Of meeting No. 3/2026/2 dated 14/1/26
Re: No. VP/IN/Const. 14/2026 dated 14/1/26
Subject to strictly adherence of the conditions mentioned there in.



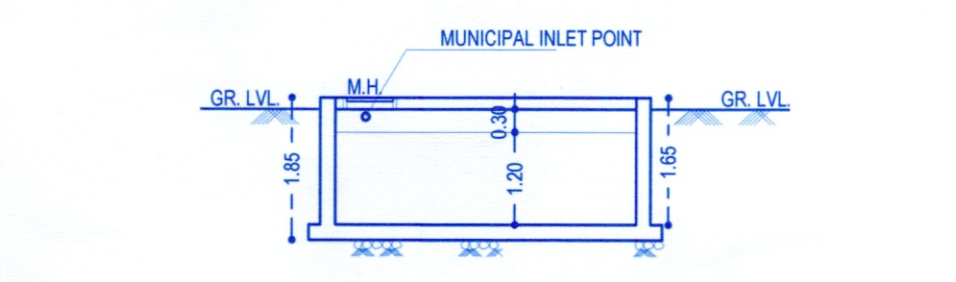
LOCATION PLAN
NOT TO SCALE

UG TANK:



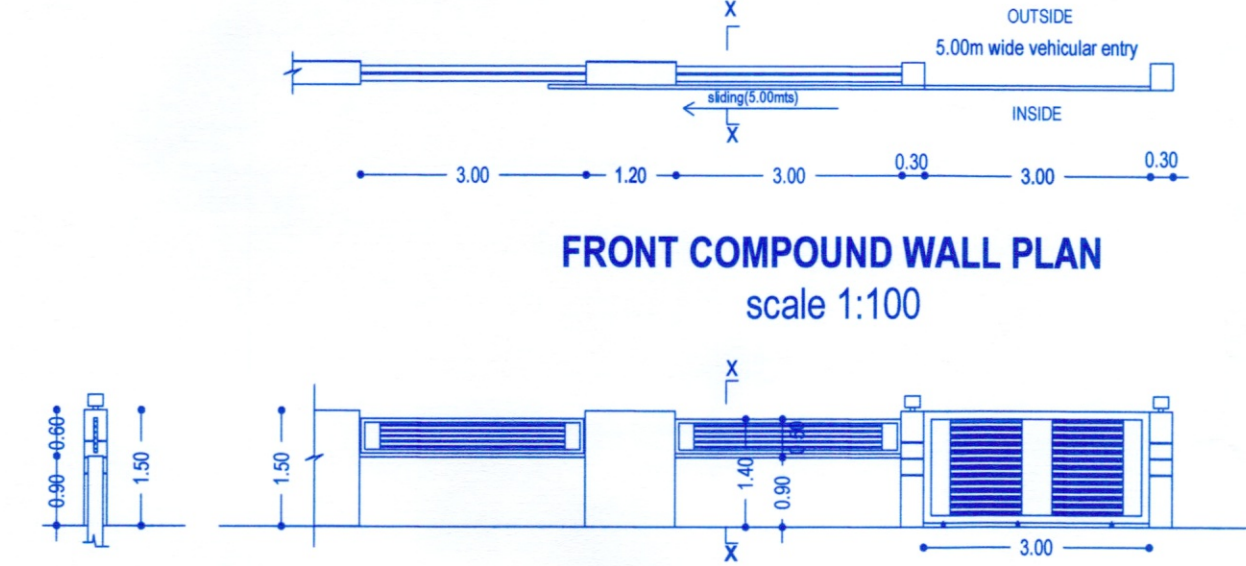
PLAN
SCALE 1:100

Please check order No. Tpm/36940
dated 9/2/2026 regarding the plans



SECTION A-A
SCALE 1:100

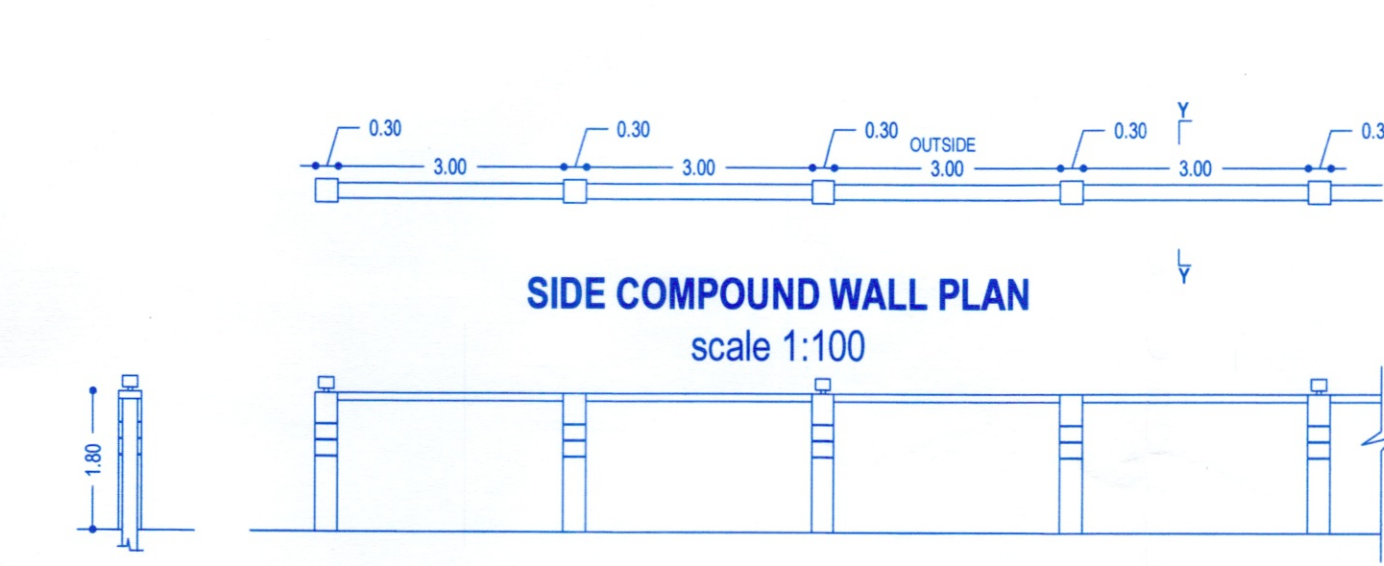
LENGTH OF COMPOUND WALL = 162.00RMT.



FRONT COMPOUND WALL PLAN
scale 1:100

SECTION XX

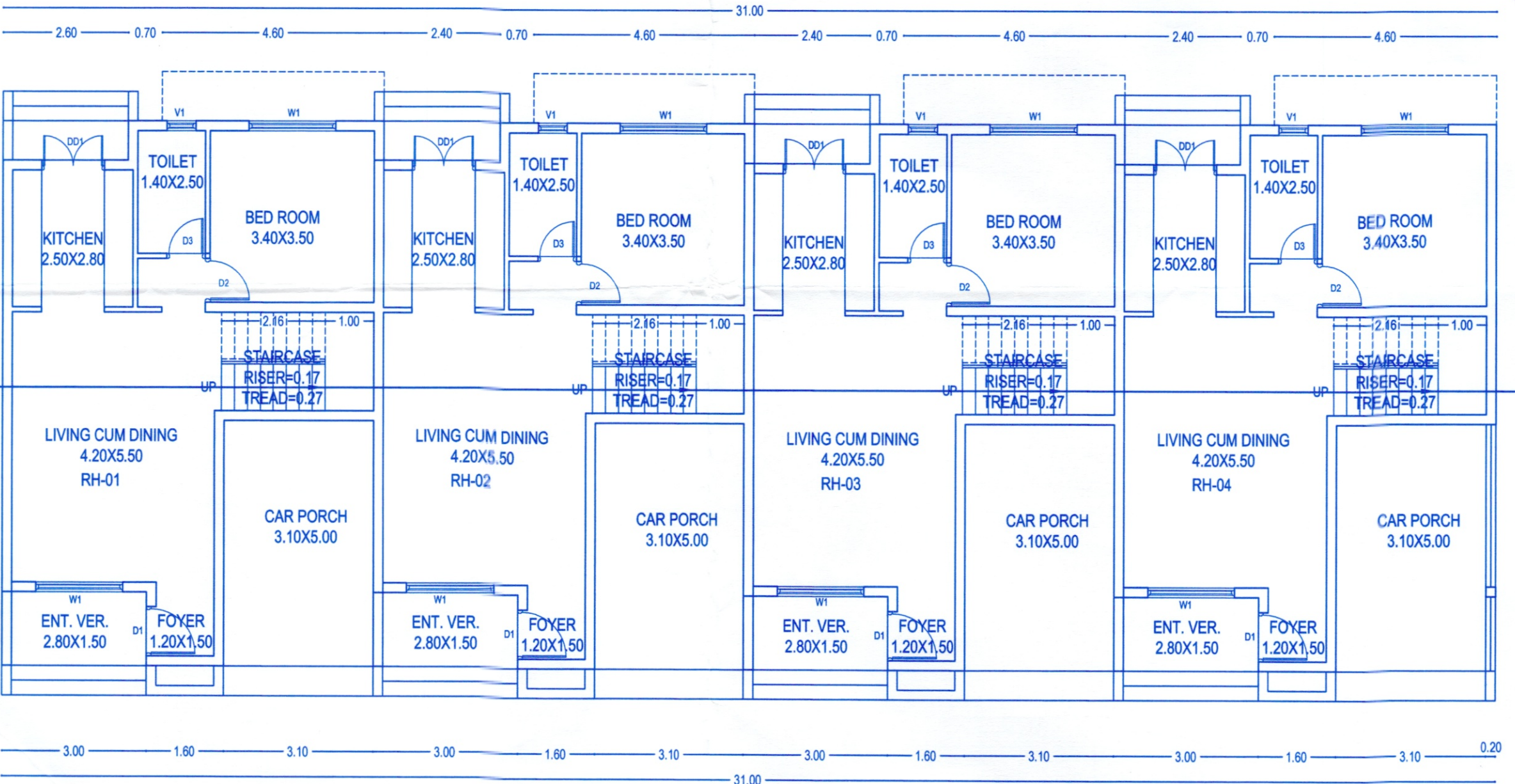
FRONT COMPOUND WALL ELEVATION
scale 1:100



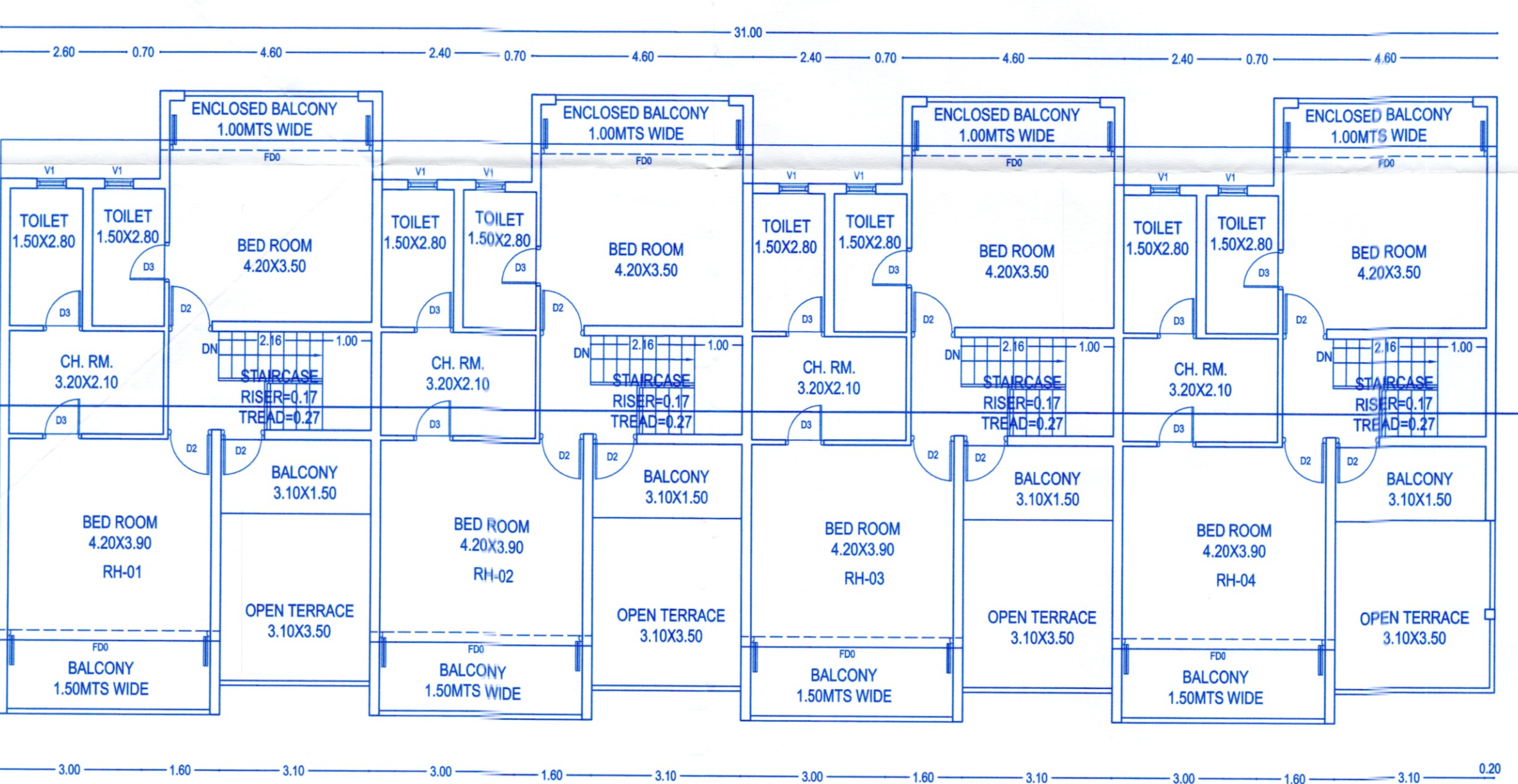
SIDE COMPOUND WALL PLAN
scale 1:100

SECTION YY

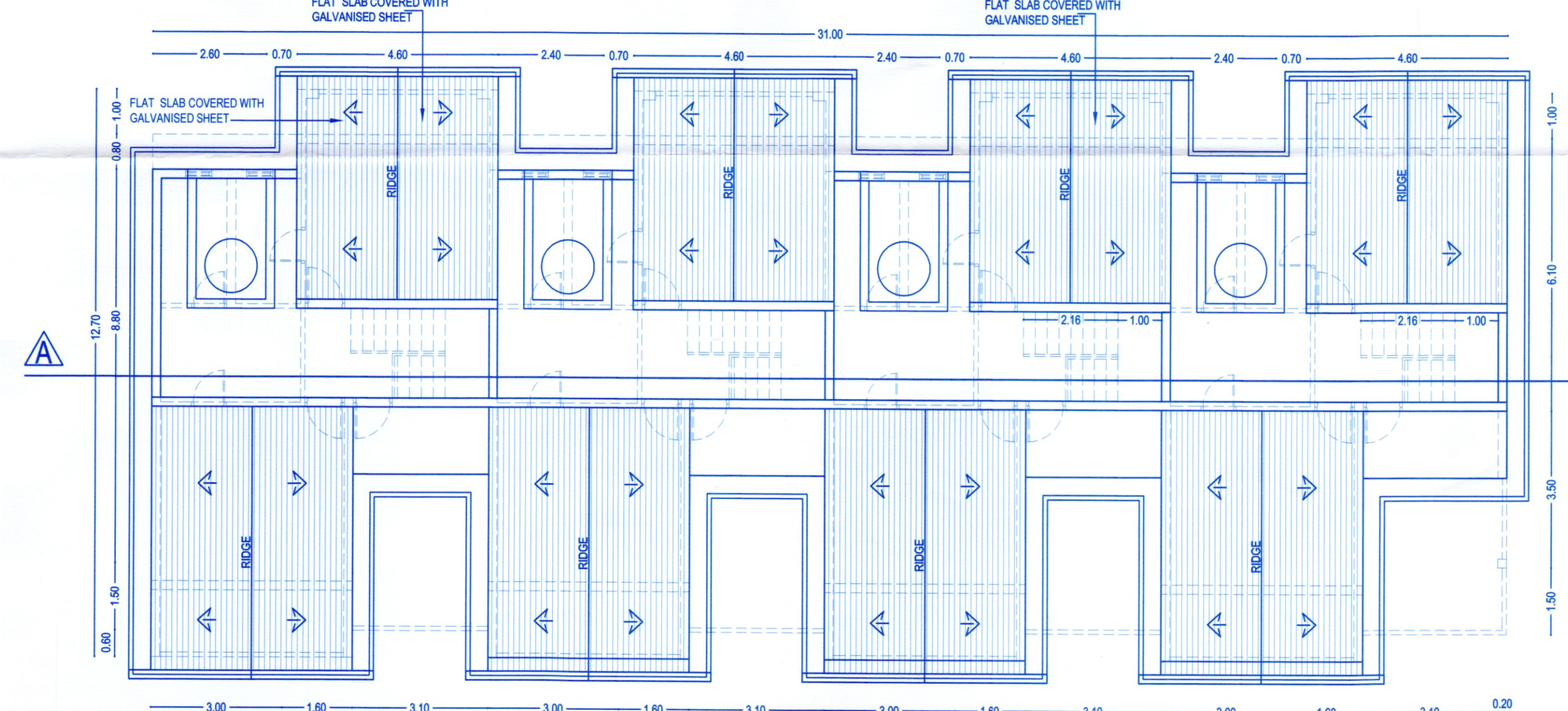
SIDE COMPOUND WALL ELEVATION
scale 1:100



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100

Details of areas and use, floorwise:												
Floor % Reference	Use	Open Terrace	Total builtup area M2	Areas free from FAR						NET FAR		
				Stairs	Bal / Ver	Lift	Base Salt	Ramp Un. porch	Ent. Foyer/ CCTV CTI	Total	Net Floor Area sq.m.	F P %
PROPOSED BUILDING												
GROUND FLOOR	PARK/RES	-	430.28	12.40	-	7.36	242.76	96.86	70.90	430.28	0.00	0.0
FIRST FLOOR	RES	158.23	408.64	33.17	72.45	7.36	-	-	9.90	122.88	285.76	17.37
SECOND FLOOR	RES	-	408.64	33.17	72.45	7.36	-	-	9.90	122.88	285.76	17.37
THRD FLOOR	RES	13.35	408.64	33.17	72.45	7.36	-	-	9.90	122.88	285.76	17.37
FOURTH FLOOR	RES	-	408.64	33.17	72.45	7.36	-	-	9.90	122.88	285.76	17.37
TOTAL	PARK/ RES	171.58	2064.84	145.08	289.80	36.80	242.76	96.86	110.50	921.80	1143.04	69.49
PROPOSED ROW HOUSES												
GROUND FLOOR	PARK/RES	-	361.06	-	18.00	-	-	63.00	9.60	90.60	270.46	16.44
FIRST FLOOR	RES	44.10	319.36	-	64.90	-	-	-	-	64.90	254.46	15.47
TOTAL	PARK/ RES	44.10	680.42	-	82.90	-	-	63.00	9.60	155.50	524.92	31.91
PROPOSED SECURITY												
GROUND FLOOR	RES	-	3.24	-	-	-	-	-	-	3.24	0.2	0.2
TOTAL	PARK/ RES	-	3.24	-	-	-	-	-	-	3.24	0.2	0.2
GRAND TOTAL												
			215.68	2748.50	145.08	372.70	36.80	242.76	159.86	120.10	1077.30	101.59
AREA FOR INFRASTRUCTURE TAX=2748.50 sq. mts.-242.76sq. mts.(STILT)=2505.74sq. mts.+215.68 sq. mts.(O.T.)												
PARKING DETAILS												
				No. of Car Parking/ parking area								
FLOOR AREA/NO. OF UNITS				USE		Provided		Required				
FAR upto 75 sqm. (2 BHK FLATS-16 NOS)				Res.		16		16				
FAR upto 150sqm. (2 ROW HOUSE -04 NOS)				Res.		06		06				
TOTAL				Res.		22		22				
33. Type of zone to which the plot belongs to SETTLEMENT zone												
SETBACKS:												
34. Front setback from the center line of road						3.00+3.00=6.00		mts.				
						3.00+4.00=7.00		mts.				
35. Side setbacks:												
(a) Left Side						3.00, 4.00		mts.				
(b) Right Side						3.00, 4.00		mts.				
36. Distance between two or more building on the same plot, if any						0.00		mts.				
37. Height of the plinth						0.30, 0.45		mts.				
38. Use to which the building is to be put to floor-wise :						Ground floor : Parking/Residential						
						First floor : Residential						
						Second floor : Residential						
						Third floor : Residential						
						Fourth floor : Residential						
39. Plot owned by with reference to the ownership certificate of land :						MR. AJAY SHABI KANOLKAR						
40. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division.												
41. Any other information												

AREA STATEMENT			
PLOT AREA:			
1. Area of the Plot	1645.00	Sq.mts.	
2. Deduction for:			
(a) Area under existing road	0.00	Sq.mts.	
(b) Area reserved for any other use	-	Sq.mts.	
Total (a+b)	0.00	Sq.mts.	
3. Net effective area (1)-(2)	1645.00	Sq.mts.	
4. Covered area occupied by the existing building, if any	0.00	Sq.mts.	
5. Plot coverage of the existing building(in%)	0.00	%	
6. Covered area of the existing building that is proposed to be demolished	0.00	Sq.mts.	
7. Plot coverage of the existing building that is proposed to be demolished (in %)	0.00	%	
8. Covered area of proposed building	653.62	Sq.mts.	
9. Plot coverage of the proposed building (in %)	39.73	%	
10. Combined covered area of the existing building to be maintained and that of the proposed building	653.62	Sq.mts.	
11. Combined plot coverage of the existing building to be maintained and that of the proposed building(in %)	39.73	%	
FLOOR AREA:			
12. Balcony area and covered area over footways floorwise and total on all floors	372.70	Sq.mts.	
13. Balcony area and covered area over footways floorwise and total on all floors, consumed for FAR purpose	-	Sq.mts.	
14. Addition of set-back area and/or proposed road for FAR purpose	-	Sq.mts.	
15. Addition of garage area for FAR purpose	-	Sq.mts.	
16. Floor area consumed on Ground floor	273.70	Sq.mts.	
17. Floor area consumed on First floor	540.22	Sq.mts.	
18. Floor area consumed on Second floor	285.76	Sq.mts.	
19. Floor area consumed on Third floor	285.76	Sq.mts.	
20. Floor area consumed on Fourth floor	285.76	Sq.mts.	
21. Floor area consumed on Fifth floor	0.00	Sq.mts.	
22. Floor area consumed on Sixth floor	0.00	Sq.mts.	
23. Existing floor area to be maintained	0.00	Sq.mts.	
24. Total floor area consumed: (13+14+15+16+17+18+19+20+21)	1671.20	Sq.mts.	
25. Floor area permissible	987.00	Sq.mts.	
26. FAR permissible	60.00	%	
27. FAR consumed	101.59	%	
28. Mezzanine area	-	Sq.mts.	
29. Loft area	-	Sq.mts.	
30. Basement area	-	Sq.mts.	
31. Garage area	-	Sq.mts.	

SCHEDULE OF OPENINGS			
TYPE	SIZE	TYPE	SIZE
DD1	1.30X2.50	FD1	3.60X2.50
D1	1.00X2.20	FD2	3.40X2.50
D2	0.90X2.20	FD3	3.00X2.50
D3	0.80X2.20	FD4	2.90X2.50
FD0	4.20X2.50	W1	2.00 X 2.00
		V1	0.60 X 1.05

NOTE:
1) ALL BALCONIES TO BE ENCLOSED WITH SLIDING GLASS PANEL SHUTTER WITH PARAPET
OWNER : MR. AJAY SHABI KANOLKAR

PROJECT : PROPOSED RESIDENTIAL BUILDING, ROW HOUSES, SECURITY CABIN & COMPOUND WALL AT NAVELIM, SALCETE-GOA.

SY. NO. 90 SUB. DIV. 3-B
SCALE - 1:100, 1:200 & 1:500
DATE : 24.11.2025
DRG. NO- 802/ 01
JOB NO- 2540
OWNER:

ENGINEER:
UDAY SAWANT
B.E.(CIVIL)
Reg. No. ER/0022/2010

SAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
INTERIOR DESIGNERS
SAPANA ARCADE, 1ST FLOOR
MALBHAT, MARGAD - GOA.
PHONE NO.(O): 2736693