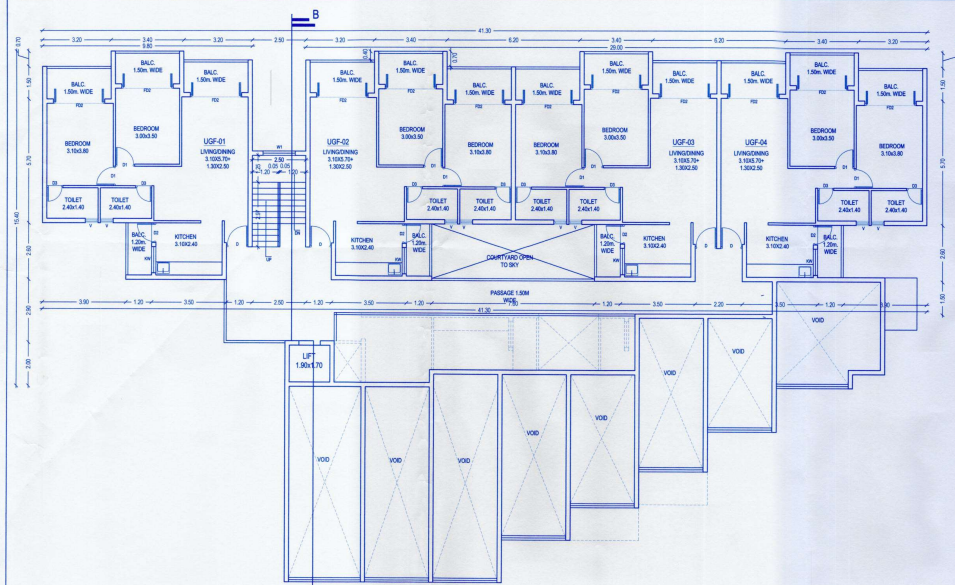
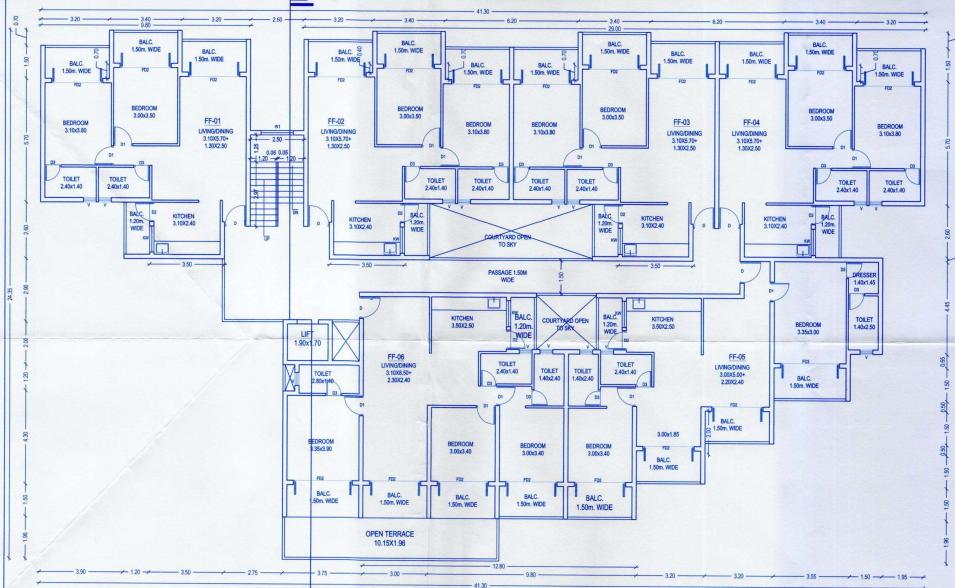
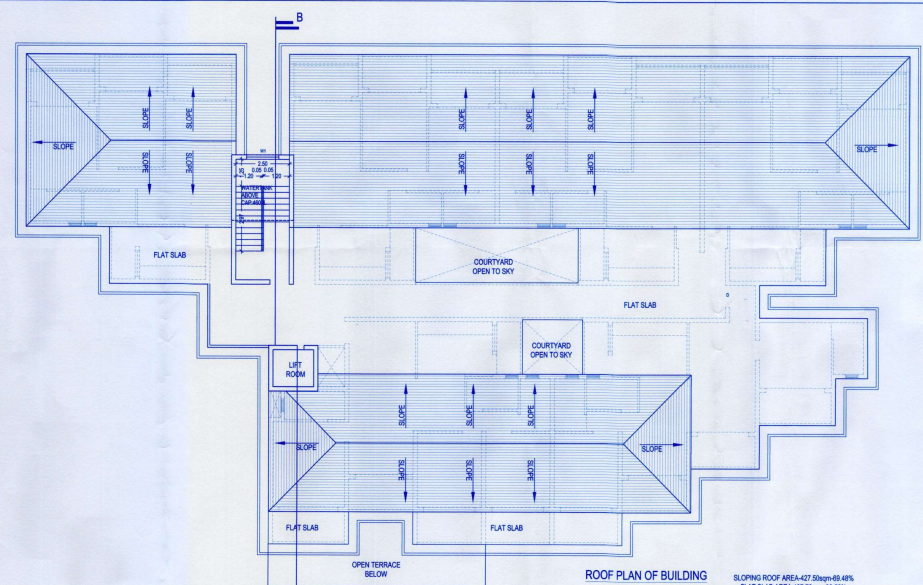




UPPER GROUND FLOOR PLAN OF BUILDING



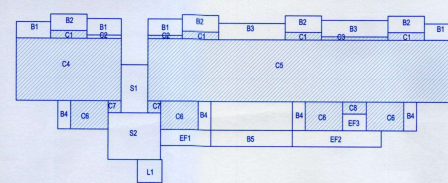
FIRST FLOOR PLAN OF BUILDING



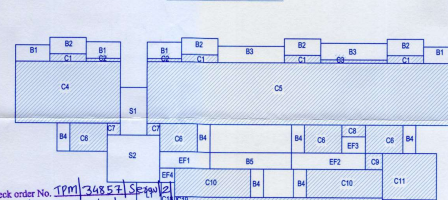
ROOF PLAN OF BUILDING

SLOPING ROOF AREA: 427.50sqm @ 4.4%
FLAT SLAB AREA: 187.70sqm @ 0.55%
TOTAL: 415.20sqm

AREA DIAGRAMS



UPPER GROUND FLOOR



FIRST FLOOR

AREA DIAGRAMS

UPPER GROUND FLOOR

BALCONY:
B1-4X3.20X1.50=19.20
B2-4X3.40X1.50=20.40
B3-2X6.20X1.50=18.60
B4-4X1.20X2.60=10.40
B5-7.80X1.50=11.40
B6-3.50X1.50=5.25
B7-2X3.20X1.50=9.60
B8-16.55X1.50=24.82
TOTAL = 82.68sqm

FIRST FLOOR

BALCONY:
B1-4X3.20X1.50=19.20
B2-4X3.40X1.50=20.40
B3-2X6.20X1.50=18.60
B4-4X1.20X2.60=10.40
B5-7.80X1.50=11.40
B6-3.50X1.50=5.25
B7-2X3.20X1.50=9.60
B8-16.55X1.50=24.82
TOTAL = 128.08sqm

STAIRCASE:

S1-2.50X4.42=11.05
S2-4.90X4.30=21.07
TOTAL = 32.12sqm

LIFT

L1-2.30X2.10=4.83sqm

ENTRANCE FOYER:

EF1-4.70X1.50=7.05
EF2-6.90X1.50=10.35
EF3-2.20X1.50=3.30
EF4-1.40X1.30=1.82
TOTAL = 22.52sqm

OPEN TERRACE

T1-10.15X1.96=19.89sqm

FAR CALCULATION:

C1-4X3.40X3.70=5.82
C2-2X3.20X3.30=1.92
C3-6.20X3.30=1.86
C4-8.80X3.70=5.86
C5-29.90X3.70=105.30
C6-4X3.50X2.60=36.40
C7-2X1.20X1.10=0.64
C8-2.20X1.10=2.42
C9-1.80X1.50=2.70
TOTAL = 275.82sqm

FAR CALCULATION:

C1-4X3.40X3.70=5.82
C2-2X3.20X3.30=1.92
C3-6.20X3.30=1.86
C4-8.80X3.70=5.86
C5-29.90X3.70=105.30
C6-4X3.50X2.60=36.40
C7-2X1.20X1.10=0.64
C8-2.20X1.10=2.42
C9-1.80X1.50=2.70
C10-2X7.10X2.60=36.92
C11-5.00X4.25=21.46
C12-3.20X1.20=3.84
C13-3.75X4.50=16.12
C14-19.20X2.80=53.76
C15-3.55X3.65=12.90
C16-12.50X2.50=31.25
C17-3.20X1.85=5.92
C18-1.40X2.20=3.08
C19-2.20X2.60=5.72
TOTAL = 463.95sqm

OPEN TERRACE

T1-10.15X1.96=19.89sqm

STAIRCASE:

S1-2.50X4.42=11.05
S2-4.90X4.30=21.07
TOTAL = 32.12sqm

LIFT

L1-2.30X2.10=4.83sqm

ENTRANCE FOYER:

EF1-4.70X1.50=7.05
EF2-6.90X1.50=10.35
EF3-2.20X1.50=3.30
TOTAL = 22.80sqm

SCHEDULE OF OPENINGS

TYPE	SIZE
D	1.80 X 2.30
D1	1.80 X 2.30
D2	1.80 X 2.30
D3	1.75X2.25
FD	2.30X3.50
FD1	2.30X3.50
FD2	2.30X3.50
FD3	2.70X3.50
VW	1.20 X 1.35
W	1.80X1.80
W1	1.80X1.80
W2	1.80X1.80
W3	3.00X1.80
V	0.80 X 0.80

OWNER : MRS. VIOLA FERNANDES

PROJECT : REVISED DRAWINGS OF COMMERCIAL & RESIDENTIAL BUILDING, ROWHOUSES, SECURITY CABIN AND COMPOUND WALL AT SERAULIM VILLAGE, SALCETTE, GOA

DATE : 27-03-2025 SURVEY NO. 2, SUB DIV NO 4-B-1

SCALE : 1:100 & 1:500 DRG NO- 763 03

JOB NO- 2461 ENGINEER: UDAY SAWANT

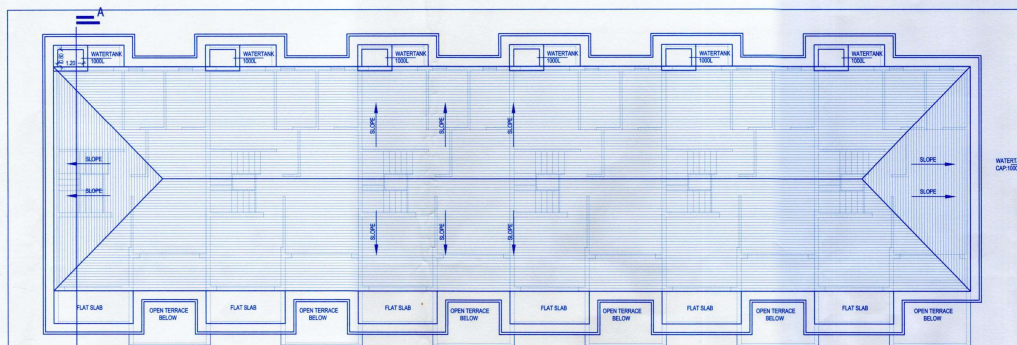
OWNER: Hake Reg. No. ER/0022/2019

SAWANT & ASSOCIATES ARCHITECTS, ENGINEERS, SURVEYORS, INTERIORS, ETC. PUNE, INDIA

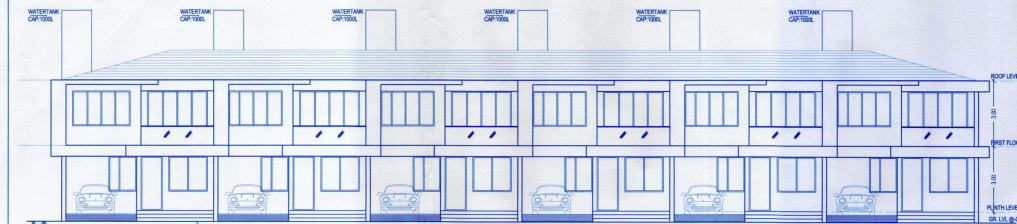
Please check order No. 17M/34857, Serial No. 4-B-1/2025 dated 28/05/2025 regarding the plans

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

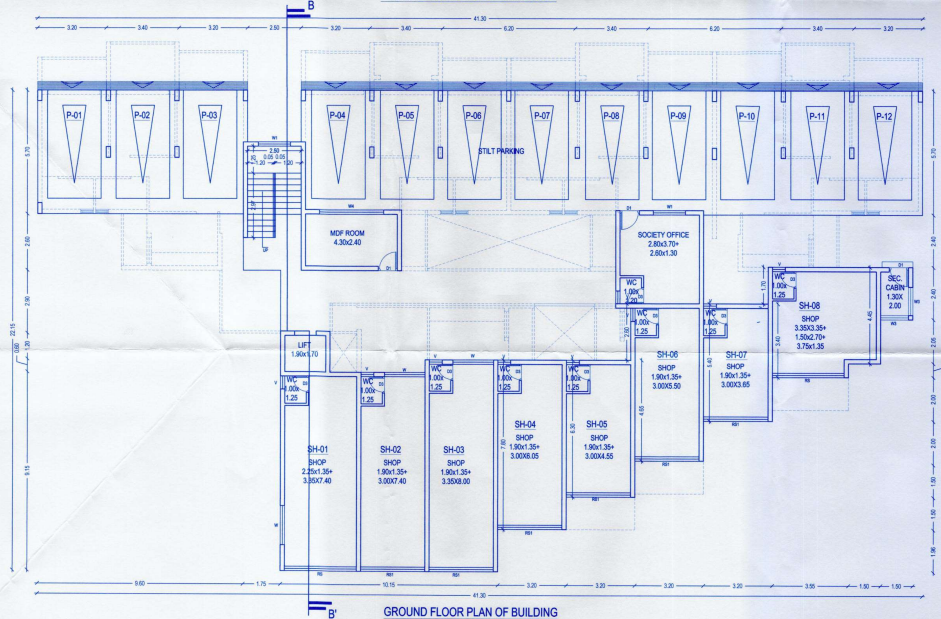




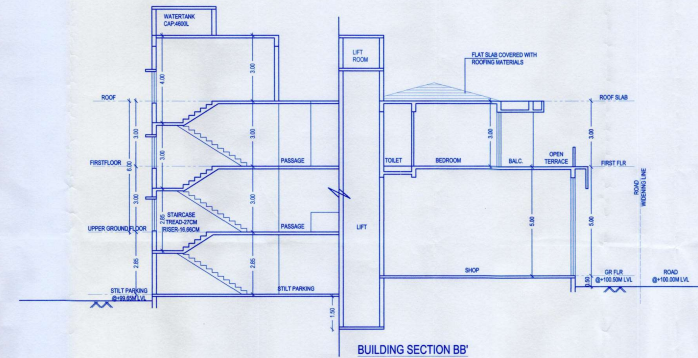
ROOF PLAN ROWHOUSES



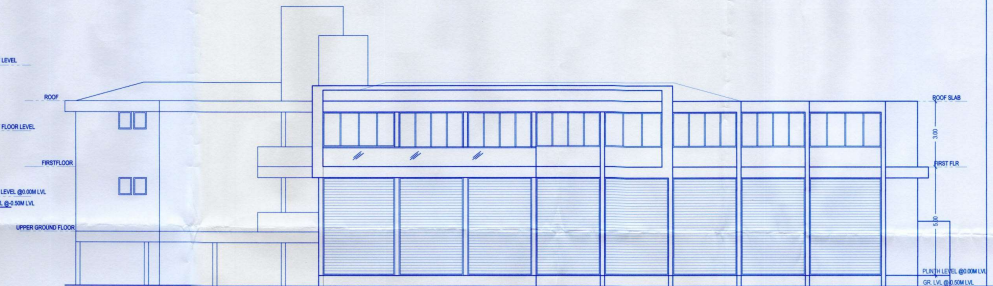
FRONT ELEVATION OF ROWHOUSES



GROUND FLOOR PLAN OF BUILDING

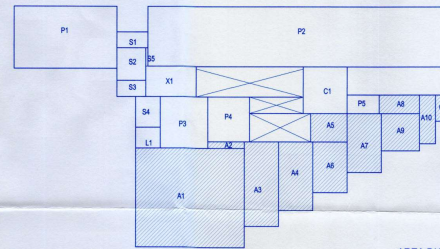


BUILDING SECTION BB'



FRONT ELEVATION OF BUILDING

AREA DIAGRAM
SCALE: 1:200



GROUND FLOOR

AREA DIAGRAMS

GROUND FLOOR

PARKING:

STAIRCASE:

LIFT:

SECURITY CABIN:

ADDITIONAL 7.5% FAR

ROOM-SOCIETY

OFFICE+SEC CABIN

OFFICE+SEC CABIN

OFFICE+SEC CABIN

OFFICE+SEC CABIN

OFFICE+SEC CABIN

OFFICE+SEC CABIN

OFFICE+SEC CABIN

OFFICE+SEC CABIN

OFFICE+SEC CABIN

OFFICE+SEC CABIN

OFFICE+SEC CABIN

OFFICE+SEC CABIN

OFFICE+SEC CABIN

FAR CALCULATION:

COVERED AREA:

COVERED AREA

COVERED AREA

COVERED AREA

COVERED AREA

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COVERED AREA

COVERED AREA

COVERED AREA

COVERED AREA

COVERED AREA

SCHEDULE OF OPENINGS

TYPE	SIZE
D	1.00 X 2.00
D1	1.00 X 2.20
D2	1.00 X 2.20
D3	1.75 X 2.20
D4	2.55 X 2.00
D5	2.55 X 2.00
D6	2.55 X 2.00
D7	2.55 X 2.00
D8	2.55 X 2.00
D9	2.55 X 2.00
D10	2.55 X 2.00
D11	2.55 X 2.00
D12	2.55 X 2.00
D13	2.55 X 2.00
D14	2.55 X 2.00
D15	2.55 X 2.00
D16	2.55 X 2.00
D17	2.55 X 2.00
D18	2.55 X 2.00
D19	2.55 X 2.00
D20	2.55 X 2.00
D21	2.55 X 2.00
D22	2.55 X 2.00
D23	2.55 X 2.00
D24	2.55 X 2.00
D25	2.55 X 2.00
D26	2.55 X 2.00
D27	2.55 X 2.00
D28	2.55 X 2.00
D29	2.55 X 2.00
D30	2.55 X 2.00
D31	2.55 X 2.00
D32	2.55 X 2.00
D33	2.55 X 2.00
D34	2.55 X 2.00
D35	2.55 X 2.00
D36	2.55 X 2.00
D37	2.55 X 2.00
D38	2.55 X 2.00
D39	2.55 X 2.00
D40	2.55 X 2.00
D41	2.55 X 2.00
D42	2.55 X 2.00
D43	2.55 X 2.00
D44	2.55 X 2.00
D45	2.55 X 2.00
D46	2.55 X 2.00
D47	2.55 X 2.00
D48	2.55 X 2.00
D49	2.55 X 2.00
D50	2.55 X 2.00
D51	2.55 X 2.00
D52	2.55 X 2.00
D53	2.55 X 2.00
D54	2.55 X 2.00
D55	2.55 X 2.00
D56	2.55 X 2.00
D57	2.55 X 2.00
D58	2.55 X 2.00
D59	2.55 X 2.00
D60	2.55 X 2.00
D61	2.55 X 2.00
D62	2.55 X 2.00
D63	2.55 X 2.00
D64	2.55 X 2.00
D65	2.55 X 2.00
D66	2.55 X 2.00
D67	2.55 X 2.00
D68	2.55 X 2.00
D69	2.55 X 2.00
D70	2.55 X 2.00
D71	2.55 X 2.00
D72	2.55 X 2.00
D73	2.55 X 2.00
D74	2.55 X 2.00
D75	2.55 X 2.00
D76	2.55 X 2.00
D77	2.55 X 2.00
D78	2.55 X 2.00
D79	2.55 X 2.00
D80	2.55 X 2.00
D81	2.55 X 2.00
D82	2.55 X 2.00
D83	2.55 X 2.00
D84	2.55 X 2.00
D85	2.55 X 2.00
D86	2.55 X 2.00
D87	2.55 X 2.00
D88	2.55 X 2.00
D89	2.55 X 2.00
D90	2.55 X 2.00
D91	2.55 X 2.00
D92	2.55 X 2.00
D93	2.55 X 2.00
D94	2.55 X 2.00
D95	2.55 X 2.00
D96	2.55 X 2.00
D97	2.55 X 2.00
D98	2.55 X 2.00
D99	2.55 X 2.00
D100	2.55 X 2.00

OWNER : MRS. VIOLA FERNANDES

PROJECT : REVISED DRAWINGS OF COMMERCIAL & RESIDENTIAL BUILDING, ROWHOUSES, SECURITY CABIN AND COMPOUND WALL AT SERAULIM VILLAGE, SALCETTE, GOA.

DATE: 27-03-2025 SURVEY NO. 2, SUB DIV NO. 4-B-1

SCALE: 1:100 & 1:500 DRG. NO. 783 03

JOB NO. 2481 ENGINEER: DAY SAHAIT

OWNER: Yash

REG. NO. ER/052/2010

SAHAWAT & ASSOCIATES

ARCHITECTS, ENGINEERS

INTERIOR DESIGNERS

BAVANA ACADEMY, 1ST FLOOR

POINTE DE LA VILLE, 1ST FLOOR

POINTE DE LA VILLE, 1ST FLOOR

POINTE DE LA VILLE, 1ST FLOOR

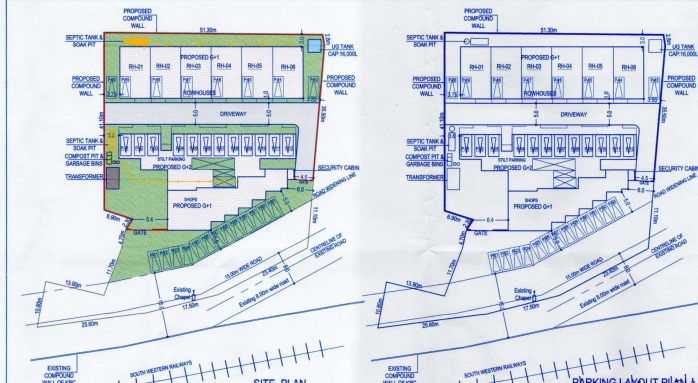
POINTE DE LA VILLE, 1ST FLOOR

POINTE DE LA VILLE, 1ST FLOOR

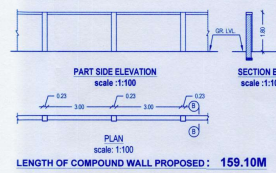
POINTE DE LA VILLE, 1ST FLOOR

POINTE DE LA VILLE, 1ST FLOOR

POINTE DE LA VILLE, 1ST FLOOR



COMPOUND WALL:

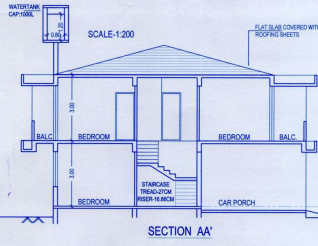


LENGTH OF COMPOUND WALL PROPOSED: 159.10M



Approved proposed construction.
Sub Division prior Licence
No. V.P.
Resolution No.
Meeting Held on

Please check order No. 17/11/2021 dated 28/05/2023 regarding the plans
Town Planning
Town & Country Planning Dept.,
South Goa Dist. Office Margao-Goa



31. Details of areas and use floor wise:											
Floor % Reference	Use	Open Terrace	Total area (sq. m)	Areas free from Floor Area Ratio						NET Floor area	
				Basin	Bar/ Ver	L.R	S.R	Parking	Total	Net floor area (sq. m)	FAR P
PROPOSED ROWHOUSES											
GROUND FLOOR	RES.	---	475.03	---	52.40	---	11.80	64.28	410.77	13.69%	
FIRST FLOOR	RES.	33.10	514.54	---	84.00	---	84.00	430.54	14.30%		
TOTAL		33.10	989.57	---	136.40	---	11.80	148.28	841.31	28.04%	
PROPOSED BUILDING											
GROUND FLOOR	RES + COM	---	520.48	22.46	---	4.37	255.12	281.95	309.74	6.99%	
UPPER GROUND FLOOR	RES.	---	417.75	32.12	82.08	4.83	---	119.03	275.92	9.16%	
FIRST FLOOR	RES.	19.89	651.38	32.12	128.08	4.83	---	155.01	463.85	15.46%	
TOTAL		19.89	1069.23	64.28	210.14	9.66	---	255.12	965.99	31.64%	
PROPOSED SECURITY CABIN											
GROUND FLOOR	RES + COM	---	3.60	---	---	---	---	---	3.60	0.12%	
TOTAL		---	3.60	---	---	---	---	---	3.60	0.12%	
GRAND TOTAL		---	52.99	2584.76	66.70	345.54	14.83	296.96	1794.42	59.81%	

32. AREA FOR INFRASTRUCTURE TAX

33. LENGTH OF PROPOSED COMPOUND WALL: 159.10m

34. Type of zone to which the plot belongs to: Settlement zone

35. Front setback from the center line of road: 7.50+0.00 mts

36. Side setbacks: 4.50+3.50 mts

(a) Right Side: 4.50+3.50 mts

(b) Left Side: 3.50+3.75 mts

37. Distance between two or more building on the same plot: 0.30+0.30 mts

38. Height of the plot: 3.00 mts

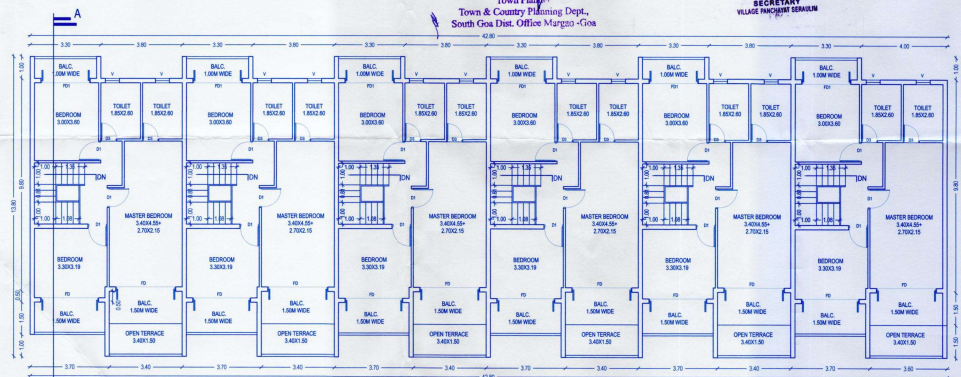
39. Use to which the building is to be put to floor-wise: COMMERCIAL/RESIDENTIAL

40. Reference number and date of approval of sub-division of land: Ref No. 17/11/2021 dated 28/05/2023

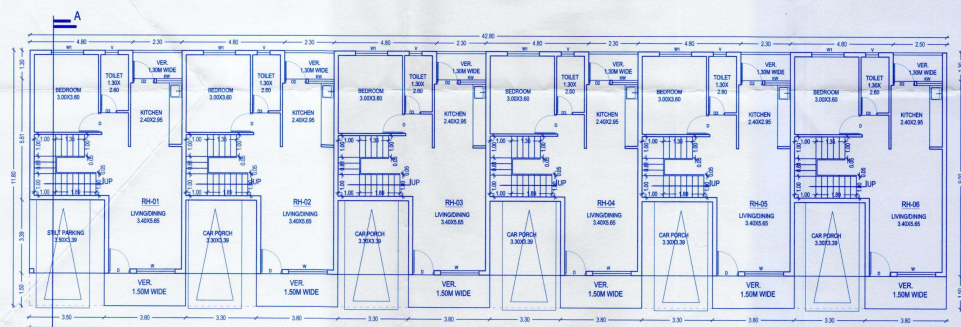
41. Any other information: Ref No. 17/11/2021 dated 28/05/2023

AREA STATEMENT

Plot Area:	Area (sq. m)	Area (%)
1. Area of the Plot	3000.00	0.00 %
2. Deduction for:		
(a) Area within road widening	441.00	0.00 %
(b) Area reserved for any other use	441.00	0.00 %
3. Total (a+b)	882.00	0.00 %
4. Net effective area (1-2)	2118.00	0.00 %
5. Covered area occupied by the existing building if any	0.00	0.00 %
6. Plot coverage of the existing building(s)	0.00	0.00 %
7. Covered area of the existing building that is proposed to be demolished	0.00	0.00 %
8. Plot coverage of the existing building that is proposed to be demolished	0.00	0.00 %
9. Covered area of proposed building	960.29	0.00 %
10. Plot coverage of the proposed building (in %)	38.75	0.00 %
11. Combined covered area of the existing building to be maintained and that of the proposed building	960.29	0.00 %
12. Combined plot coverage of the existing building to be maintained and that of the proposed building (in %)	38.75	0.00 %

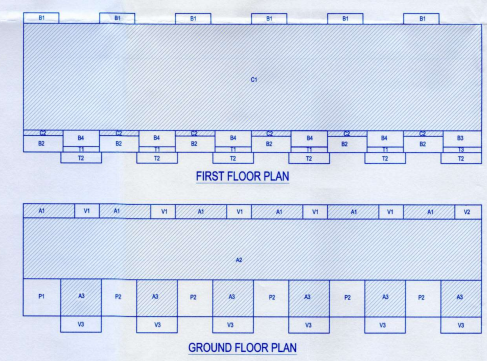


FIRST FLOOR PLAN - ROWHOUSES



GROUND FLOOR PLAN - ROWHOUSES

AREA DIAGRAMS



AREA DIAGRAMS

GROUND FLOOR VERANDAH:
V1-5X2 30X1 30=14.95
V2-2 50X1 30=3.25
V3-6X3 80X1 50=34.20
TOTAL = 52.40sqm

PARKING:
P1(silt parking)-3.50x3.39=11.86
P2(porch)-5x3.30x3.39=55.93
TOTAL = 67.79sqm

FAR CALCULATION:
A1-6X4 80X1 30=37.44
A2-42 80X5 61=240.11
A3-8X3 80X1 50=5.40
A4-5X3 30X3 39=55.93(porch)
TOTAL = 410.77sqm

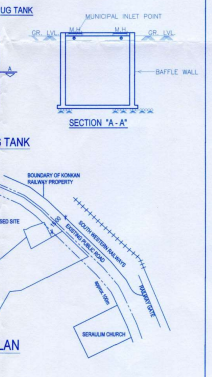
COVERAGE:
=VERANDAH + FAR + SILT PARKING
=52.40+410.77+11.86
=475.03sqm

Resolution No. 17/11/2021 dated 28/05/2023
Meeting Held on 28/05/2023

FIRST FLOOR BALCONY:
B1-6X3 30X1 00=19.80
B2-6X3 70X1 50=33.30
B3-3 80X1 50=5.40
B4-5X3 80X1 50=25.50
TOTAL = 64.00sqm

FAR CALCULATION:
C1-42 80X9 80=419.44
C2-6X3 70X0 50=11.10
TOTAL = 430.54sqm

OPEN TERRACE:
T1-5X3 40X0 50=8.50
T2-6X3 80X1 00=22.80
T3-3 80X0 50=1.80
TOTAL = 33.10sqm



KEY PLAN

SCHEDULE OF OPENINGS

TYPE	SIZE
D	1.50 X 2.50
D1	1.50 X 2.50
D2	1.50 X 2.50
D3	1.75 X 2.50
FD	2.50 X 2.50
FD1	2.50 X 2.50
FD2	2.50 X 2.50
KW	1.20 X 1.35
W	1.80 X 1.80
W1	1.50 X 1.80
W2	1.50 X 1.80
W3	3.00 X 1.80
V	0.80 X 0.80

OWNER: MRS. VIOLA FERNANDES

PROJECT: REVISED DRAWINGS OF COMMERCIAL & RESIDENTIAL BUILDING, ROWHOUSES, SECURITY CABIN AND COMPOUND WALL AT SERULIM VILLAGE, SALCETTE, GOA.

DATE: 27-03-2025

SCALE: 1:150 & 1:500

DRG NO: 763

JOB NO: 2461

ENGINEER: UDAY SAWANT

OWNER: UDAY SAWANT

Reg. No. ER/0022/2019

SAWANT & ASSOCIATES

ARCHITECTS, ENGINEERS, INTERIOR DESIGNERS

ARCHITECTS, ENGINEERS, INTERIOR DESIGNERS

PHONE NO. 94201 97494



NOTE: ALL BALCONIES TO BE ENCLOSED WITH GLASS ABOVE PARAPET LEVEL.