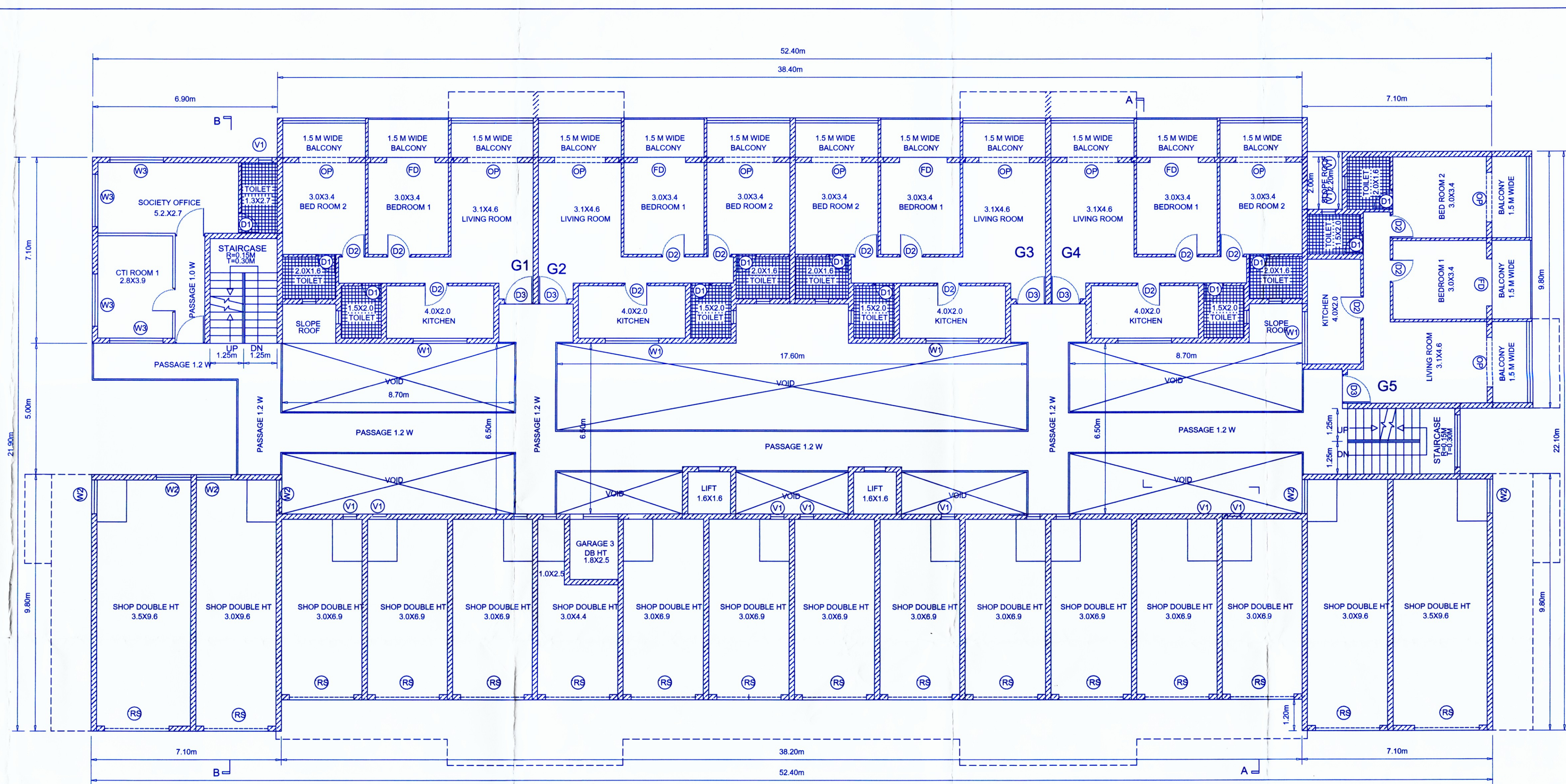
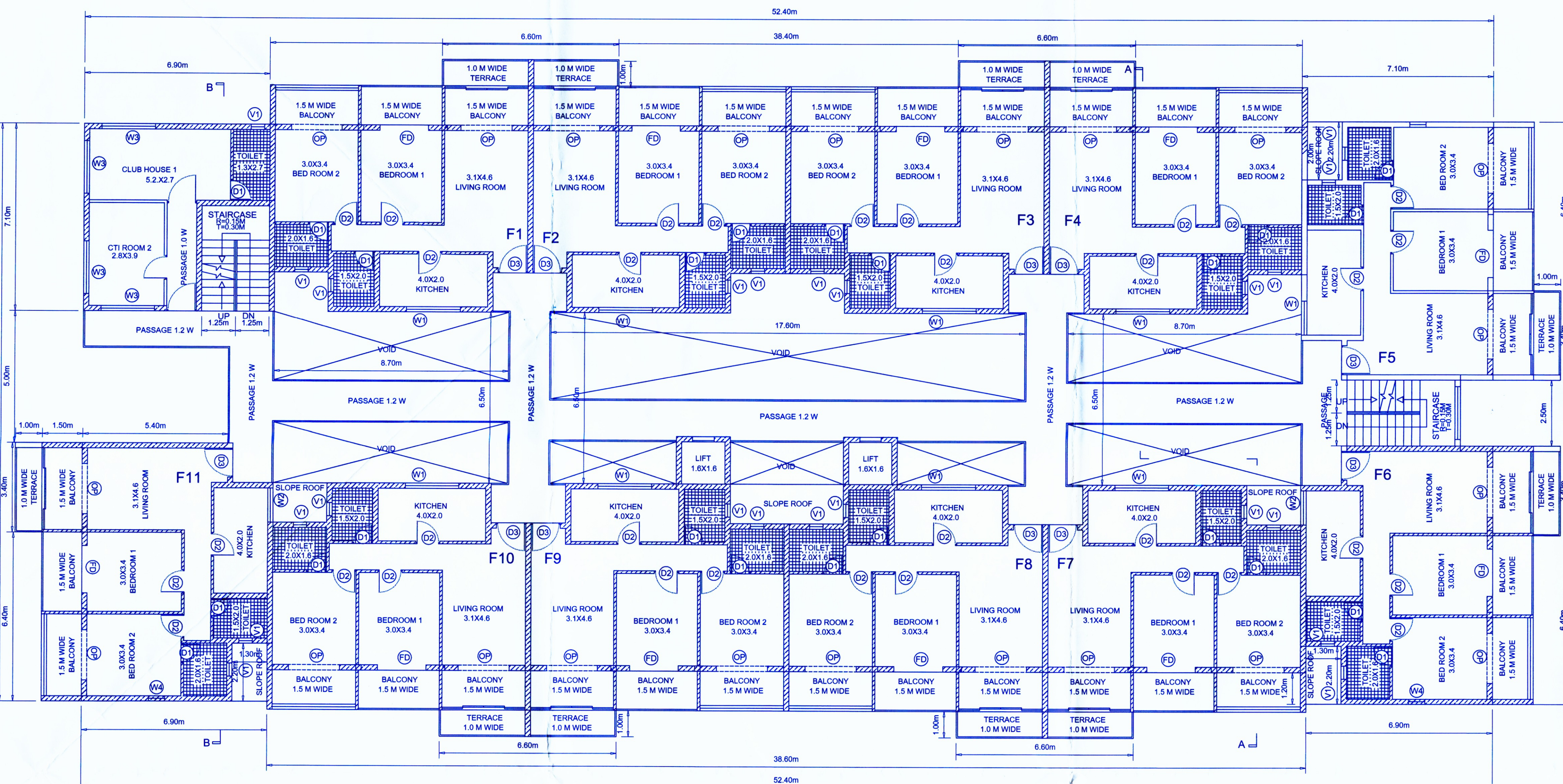


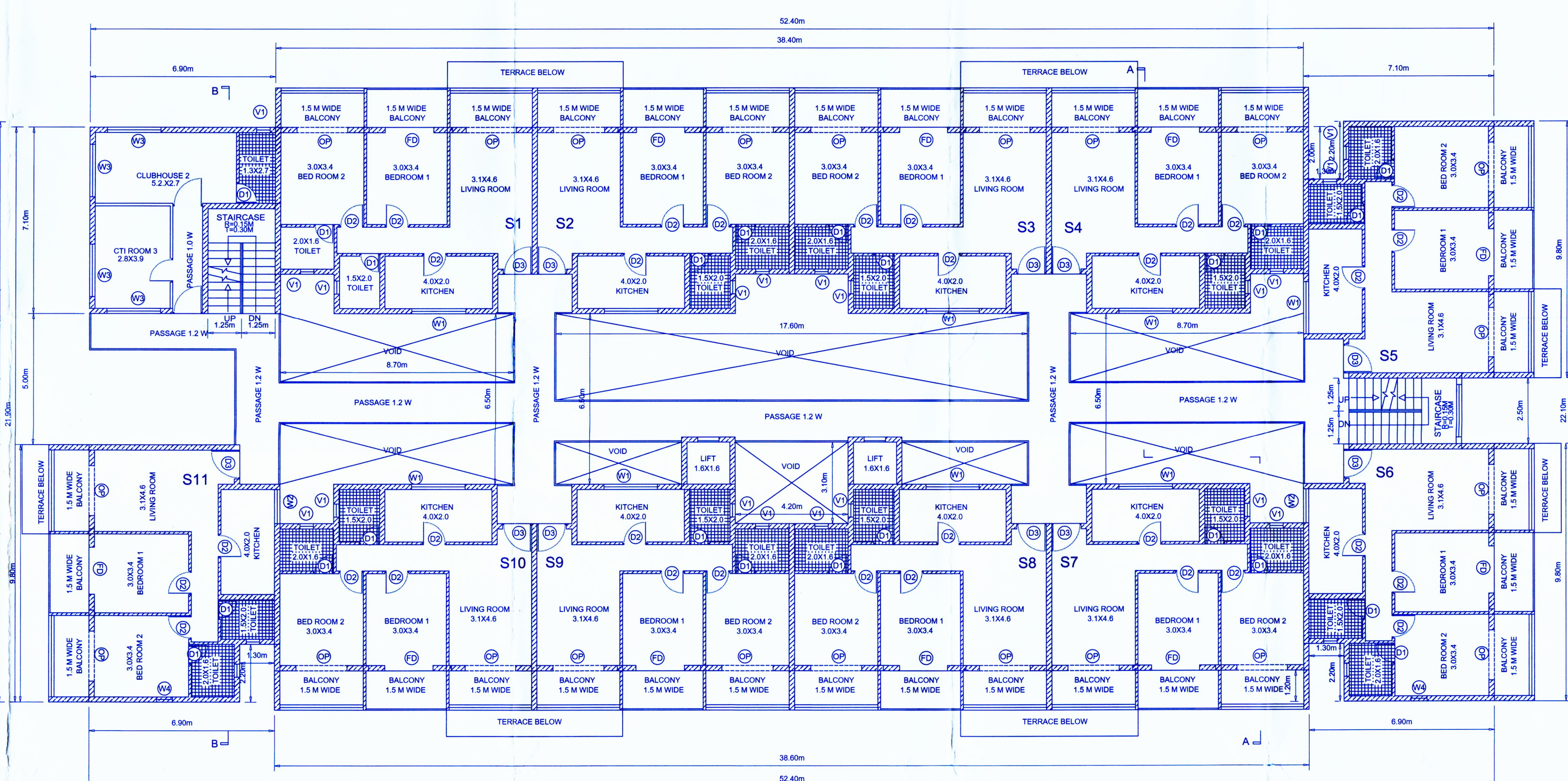
STILT GROUND FLOOR PLAN SCALE 1:100



UPPER GROUND FLOOR PLAN SCALE 1:100



FIRST FLOOR PLAN SCALE 1:100

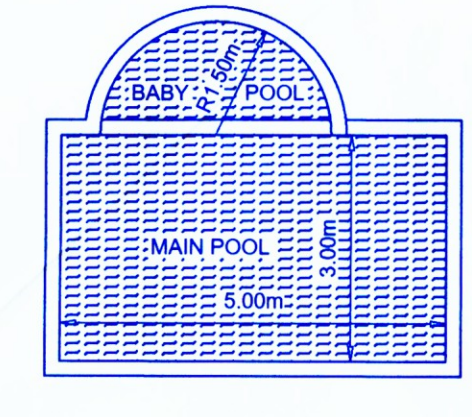


SECOND FLOOR PLAN SCALE 1:100

Approved by V. P. Curtoim
 vide Resolution No. 101/2025
 Of the meeting dt. 28/10/2025
 Subject to conditions cited in the
 construction licence No. VPC/2025/934 Dated: 28/10/2025
 V.P. Secretary
 Curtoim

LONG SECTION

CROSS SECTION

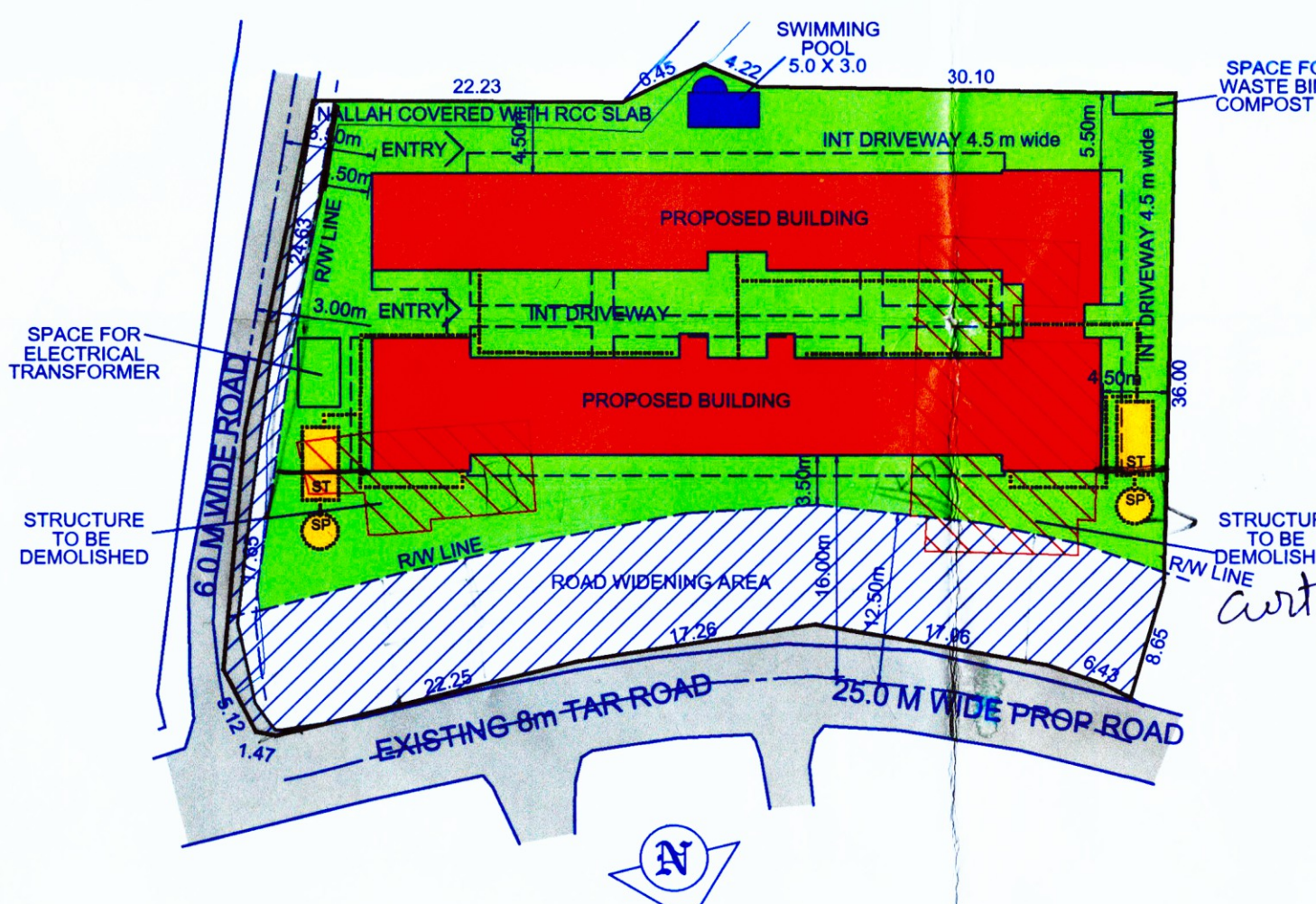


POOL AREA
18.53 sqm

SWIMMING POOL DETAILS SCALE 1:100

LOCATION PLAN

TO CURTOIM TO BONDADO & MARGAO



SITE PLAN SCALE 1:500

FLOORWISE AREA DETAILS											
FLOOR	USE	TOTAL	BLUABLE	PARKING	BALCONY	AREA FREE OF FAN	NET FLOOR AREA	FAR	ADD FLOOR AREA	% OF FAR	
URBTYPE	RESIDUAL	811.87	318.25	0.00	0.00	28.30	0.00	442.86	-	21.77	
UPPER FLOOR	RES	597.50	0.00	0.00	23.97	128.54	0.00	719.01	-	33.89	
1ST FLOOR	RES	1079.28	0.00	1.90	23.97	142.74	35.40	1485.55	-	36.89	
2ND FLOOR	RES	1088.88	0.00	1.90	23.97	142.74	35.40	1485.55	-	36.89	
TOTAL		3478.53	318.25	392.20	23.97	445.32	35.40	3151.82	34.80	138.74	6.45

EXTRA FAR VIDE:
 TPM/36378/Curt/46513/2025/2331
 dt:03-04-2025

SET BACKS:
 FRONT MAINROAD 3.50 M
 SIDE ROAD 3.50 M
 LEFT SIDE 4.50 M
 RIGHT SIDE 4.50 M

PROPOSED RESIDENTIAL BUILDING WITH SHOPS and SWIMMING POOL for
 (1) Mrs. IOONA CONCEICAO e MONIZ
 (2) Miss NADEAN DOMINIQUE ANTONIA MONIZ
 in PLOT BEARING S.No.465/13 of CURTOIRIM VILLAGE SALTETE GOA

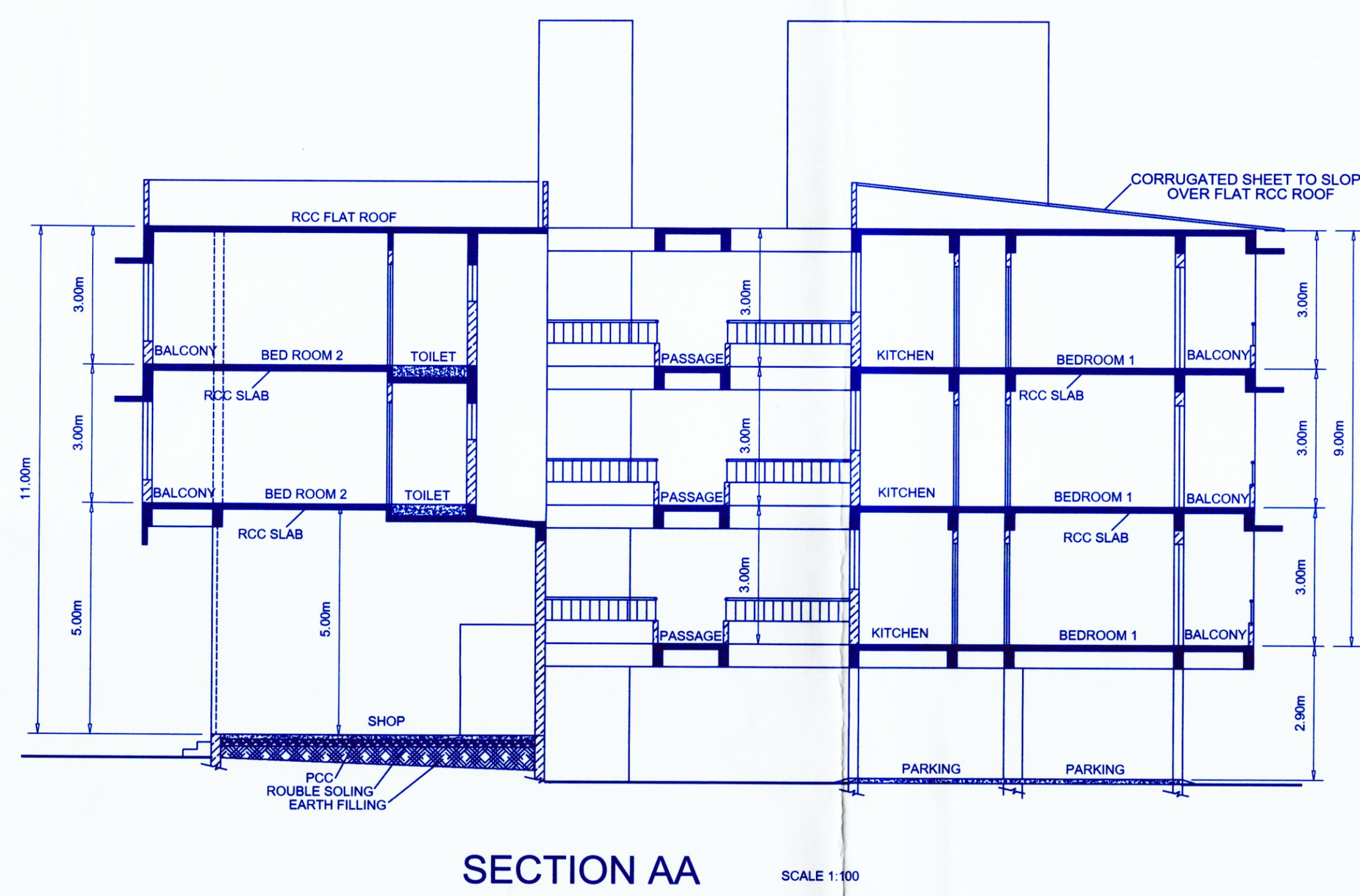
DOOR AND WINDOW SCHEDULE

D1	0.8 X 2.2	FIBER
D2	3.8 X 2.2	WOODEN
D3	1.1 X 2.4	WOODEN
W1	2.0 X 1.3	ALUMINIUM
W2	1.3 X 1.3	ALUMINIUM
W3	2.0 X 1.3	ALUMINIUM
W4	0.8 X 1.3	ALUMINIUM
V1	0.5 X 0.8	ALUMINIUM
RS	ROLLING SHUTTER	
OP	FULL OPENING	
FD	FRENCH DOOR	

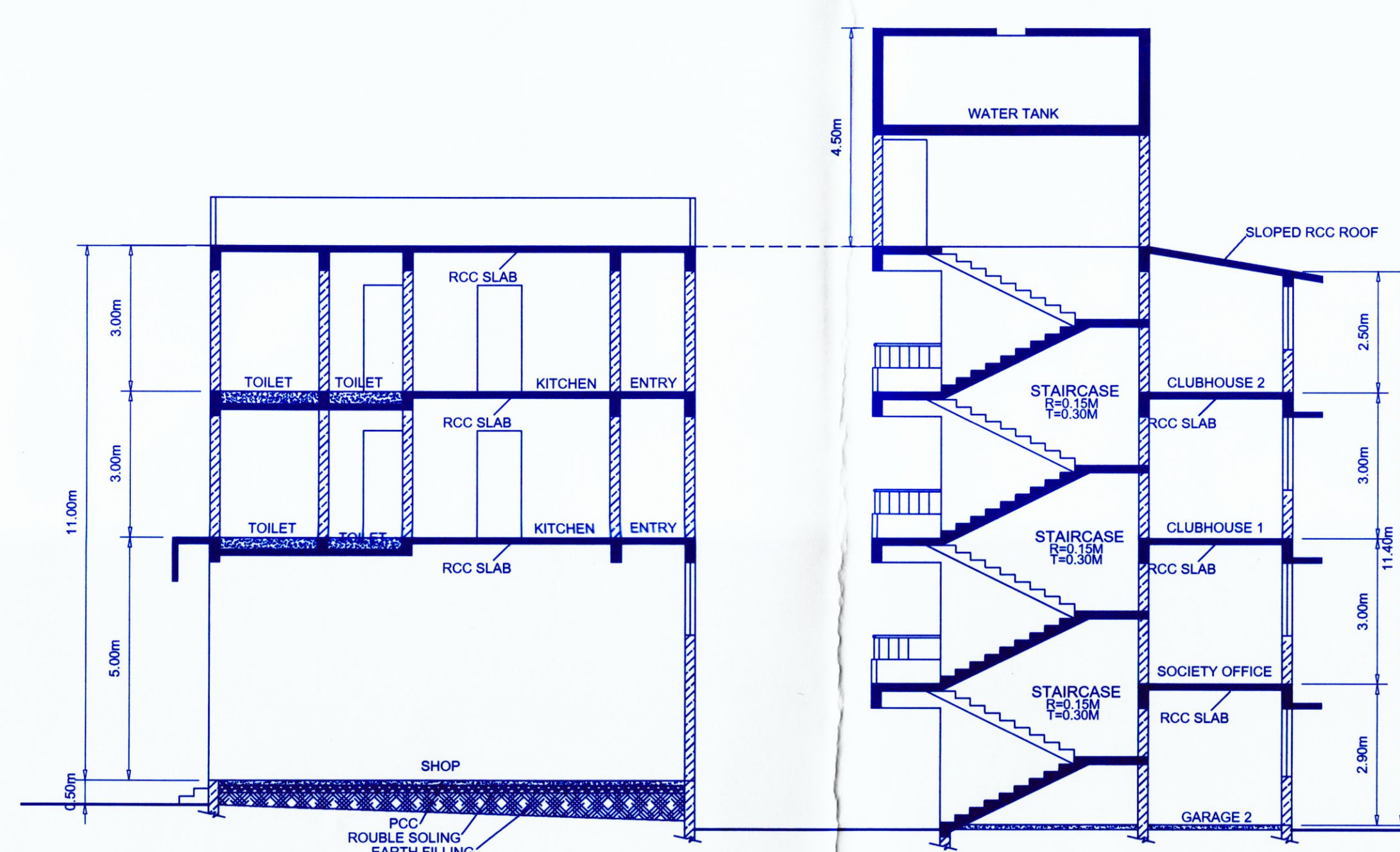
SIGN:
 PROJ No 25-68
 DRG No SB-01-R2
 DATE 2025/04/15
 FILENAME Moniz Maina.dwg
 PRINTED 2025/04/17

Architect Bipin Vernekar
 C-409 Oisa Commercial Arcade, B.Arch.
 SGPDA District Office, Margao Goa 40301
 Regd. No. CA/19/1998-4, SGPDA/R.A/S1/98/99, MMC/ARCH/353,
 T&C/PAR/07/12/010

Please check our No. TPM/36378/Curt/46513/2025/2331 dated 03/04/2025 regarding the plans.
 Town & Country Planning Dept.,
 South Goa Dist. Office Margao-Goa

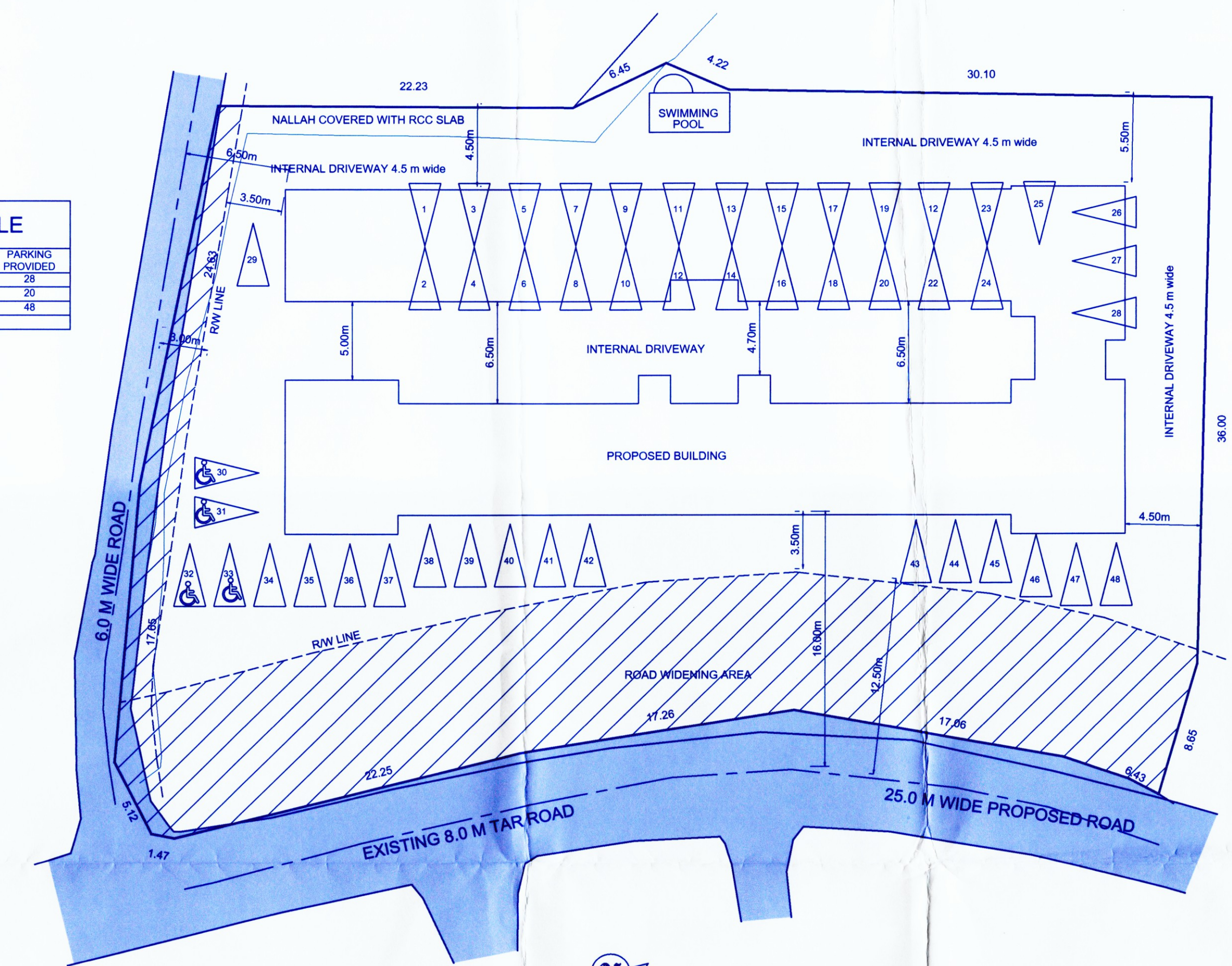


SECTION AA SCALE 1:100



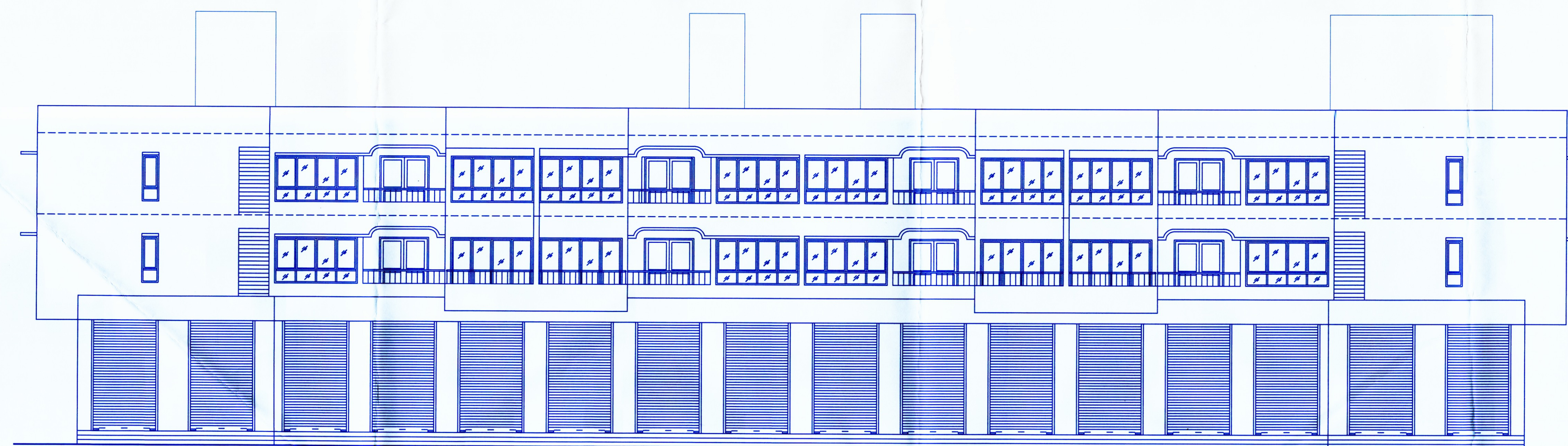
SECTION BB SCALE 1:100

PARKING SCHEDULE			
ITEM	Qty	REQUIRED	PROVIDED
PLATE	27 nos	27	27
ROCKWOOL	448 sqm	448	448
TOTAL		515	515



PARKING PLAN SCALE 1:250

EXTRA FAR VIDE -
TPM/36378/Cur/465/13/2025/2331
dt:03-04-2025



FRONT ELEVATION SCALE 1:100

GROUND/FIRST FLOOR PLAN

FLOOR AREA COMMERCIAL

A= 7.142.802 = 139.16
B= 10.847.10 = 78.88
C= 1.944.8 = 7.28
D= 25.547.10 = 23.72
E= 402.65 (C)

FLOOR AREA RESIDENTIAL

G= 2.841.8 = 4.50
H= 5.743.1 = 11.07
I= 4.444.0 = 17.60
J= 17.241.1 = 11.07
K= 17.241.1 = 11.07
L= 7.142.8 = 28.40
M= 3.865.8 = 20.88
TOTAL FLOOR AREA = 445.65 (R)

PARKING

N= 17.241.1 = 24.15
O= 17.241.1 = 24.15
P= 7.142.8 = 28.40
Q= 3.865.8 = 20.88
TOTAL = 97.58 (R)

STAIRCASE

R= 4.442.0 = 7.80
S= 2.544.0 = 10.00
T= 1.944.8 = 7.80
TOTAL = 26.20 (R)

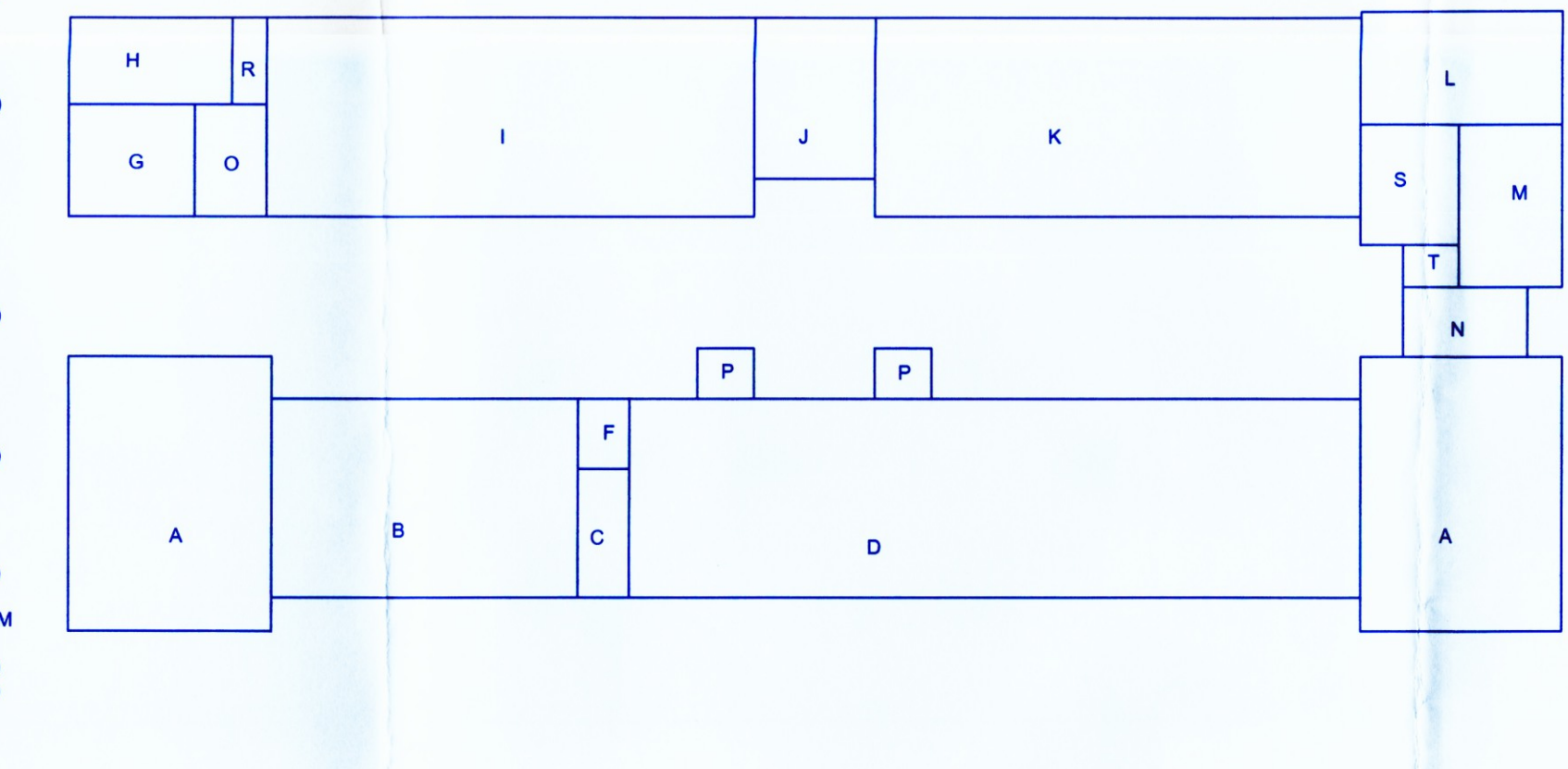
ADD ELECTRICAL ROOM

U= 1.243.10 = 3.72
V= 1.243.10 = 3.72
W= 2.041.5 = 21.77 (R)

BUA TOTAL = 611.87 SQM

COVERED AREA COMM 405.68 (C)

COVERED AREA RESI 405.99 (R)



UPPER GROUND FLOOR PLAN

FLOOR AREA

A= 38.841.5 = 216.18
B= 6.104.54 = 36.60
C= 5.862.3 = 12.32
D= 6.943.6 = 24.84
E= 1.142.5 = 17.75
F= 5.841.5 = 6.50
TOTAL = 91.07

BALCONY

G= 38.841.5 = 67.80
H= 9.841.5 = 15.20
TOTAL = 83.00

STAIRCASE

I= 2.542.5 = 6.25
J= 2.741.5 = 4.05
K= 5.441.4 = 7.56
L= 5.841.5 = 6.50
M= 8.741.62 = 27.84
N= 1.842.52 = 20.88
O= 2.841.54 = 16.80
P= 17.841.8 = 28.16
Q= 0.241.84 = 1.28
R= 1.841.5 = 6.00
S= 4.442.5 = 11.00
TOTAL = 129.94

CTRM CLUB HOUSE

U= 4.447.10 = 31.24
V= 2.543.1 = 7.75
TOTAL = 38.99

BUA TOTAL = 557.50 SQM

AREA STATEMENT

TOTAL AREA OF THE PROPERTY = 2725.00 SQM

AREA COVERED BY ROAD IN PLOT = 38.00 SQM

ROAD WIDENING AREA = 657.00 SQM

TOTAL ROAD WIDENING AREA = 695.00 SQM

NET EFFECTIVE AREA = 2030.00 SQM

PERMISSIBLE COVERAGE = 40.00 %

PERMISSIBLE FAR = 81.00 %

PERMISSIBLE COVERED AREA = 812.00 SQM

PERMISSIBLE FLOOR AREA [2030 x 0.9] = 2283.75 SQM

EXISTING COVERED AREA = 380.00 SQM

COVERED AREA DEMOLISHED = 380.00 SQM

PROPOSED COVERED AREA COMM = 405.68 SQM

PROPOSED COVERED AREA RESI = 405.99 SQM

PROPOSED COVERED AREA TOTAL = 811.67 SQM

PROPOSED COVERAGE = 39.99 %

EXISTING BU AREA = 380.00 SQM

BU AREA DEMOLISHED = 380.00 SQM

PROPOSED GR B.U. AREA = 811.67 SQM

PROPOSED UP GR B.U. AREA = 557.50 SQM

PROPOSED 1ST FL B.U. AREA = 1036.68 SQM

PROPOSED 2ND FL B.U. AREA = 1036.68 SQM

TOTAL BUILT UP AREA = 3479.33 SQM

DEDUCTIONS

GR/STILT FL PARKING = 316.25 SQM

STAIR/LIFT/PASS = 28.20 SQM

ELEC/CTI = 21.77 SQM

TOTAL = 366.22 SQM

UP GR FL BALCONY = 72.60 SQM

STAIR/LIFT/PASS = 129.94 SQM

CLUB OFFICE = 39.99 SQM

TOTAL = 241.43 SQM

1ST FLOOR BALCONY = 159.90 SQM

STAIR/LIFT/PASS = 142.70 SQM

CLUB HOUSE = 38.99 SQM

TOTAL = 341.63 SQM

2ND FLOOR BALCONY = 159.90 SQM

STAIR/LIFT/PASS = 142.70 SQM

CLUB HOUSE = 38.99 SQM

TERRACE = 36.80 SQM

TOTAL = 378.23 SQM

TOTAL DEDUCTIONS = 1327.51 SQM

EXISTING FLOOR AREA = 380.00 SQM

FLOOR AREA DEMOLISHED = 380.00 SQM

PROPOSED GR FLOOR AREA = 445.65 SQM

PROPOSED UPPER GR FL AREA = 316.07 SQM

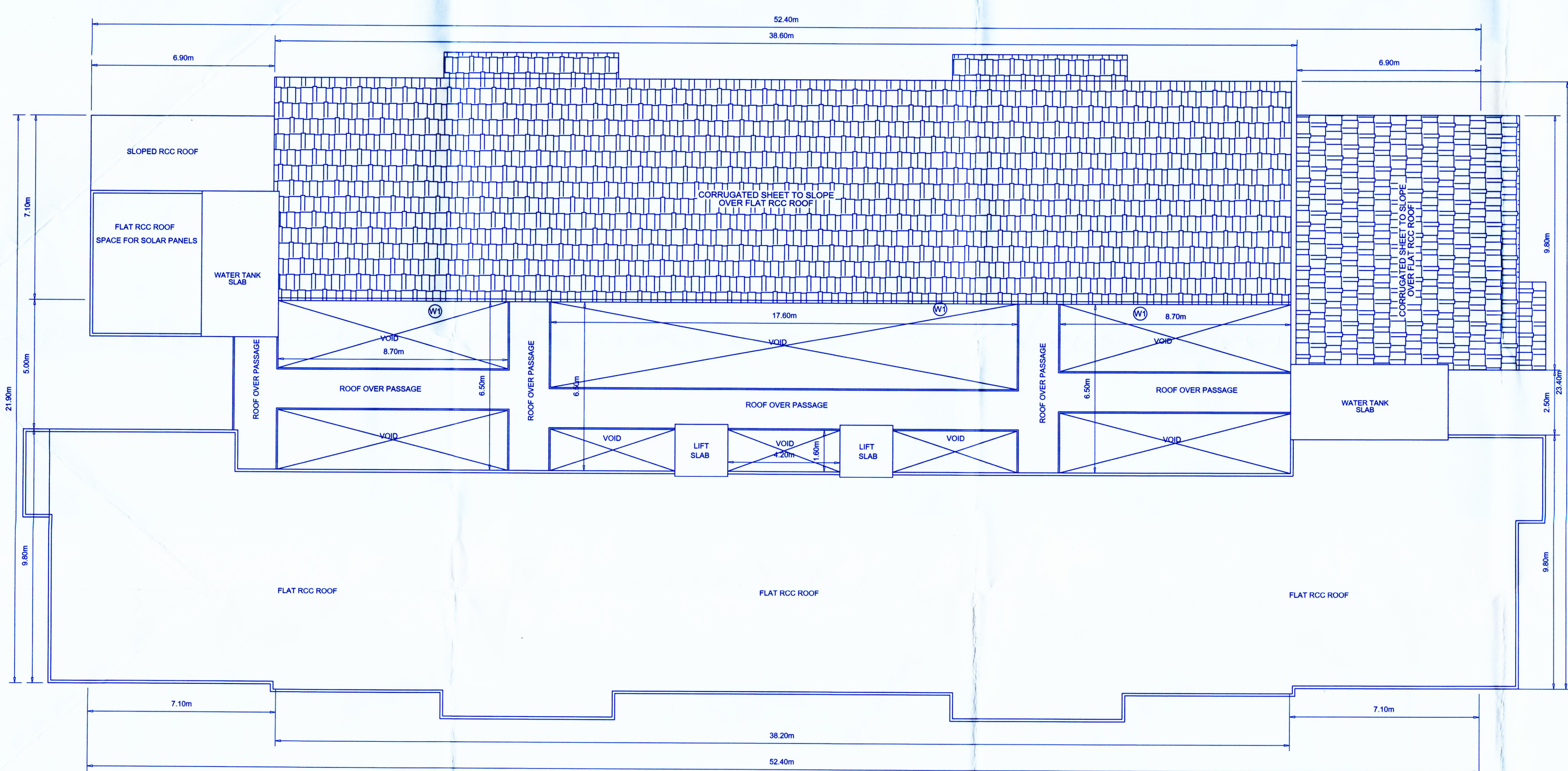
PROPOSED 1ST FLOOR AREA = 695.05 SQM

PROPOSED 2ND FLOOR AREA = 695.05 SQM

PROPOSED TOTAL FLOOR AREA = 2151.82 SQM

PROPOSED ABOVE PERMISSIBLE = 629.32 SQM

TOTAL PROPOSED FAR = 84.80 %



ROOF PLAN SCALE 1:100

Approved by V.P. Curtorim
vide Resolution No. 25/18/2025
Of the meeting dt. 25/11/2025
Subject to conditions cited in
construction license
No. VPC2025-434 Date: 25/11/2025

V.P. Curtorim
Secretary

Please check order No. TPM/36378/Cur/465/13/2025/2331
14/6/19/2025/19/2025/20/25/25
regarding the plans

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

FIRST FLOOR PLAN

FLOOR AREA

A= 38.841.5 = 432.32
B= 6.104.54 = 73.20
C= 6.942.3 = 36.96
D= 6.943.6 = 24.84
E= 7.142.8 = 17.75
F= 5.841.5 = 25.20
G= 6.944.82 = 63.46
H= 7.141.82 = 21.20
TOTAL = 665.05

BALCONY

I= 38.841.5 = 115.80
J= 9.841.5 = 15.20
TOTAL = 131.00

STAIRCASE

K= 2.542.5 = 6.25
L= 2.741.5 = 4.05
M= 5.441.4 = 7.56
N= 5.841.5 = 6.50
O= 8.741.62 = 27.84
P= 1.842.52 = 20.88
Q= 2.841.54 = 16.80
R= 17.841.8 = 28.16
S= 0.241.84 = 1.28
T= 1.841.5 = 6.00
TOTAL = 142.74

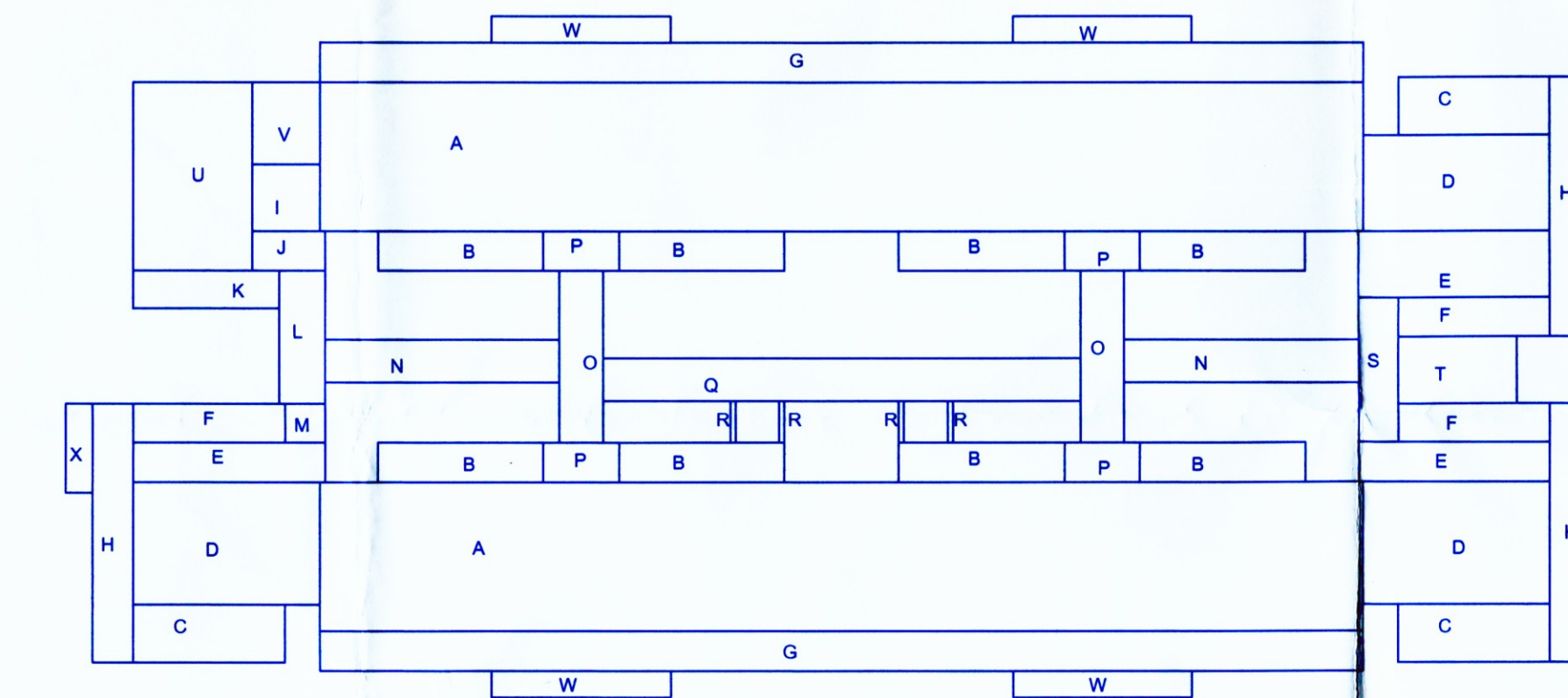
CTRM CLUB HOUSE

U= 4.447.10 = 31.24
V= 2.543.1 = 7.75
TOTAL = 38.99

TERRACE

W= 6.641.84 = 26.40
X= 1.243.10 = 3.72
TOTAL = 30.12

BUA TOTAL = 1073.28 SQM



SECOND FLOOR PLAN

FLOOR AREA

A= 38.841.5 = 432.32
B= 6.104.54 = 73.20
C= 6.942.3 = 36.96
D= 6.943.6 = 24.84
E= 7.142.8 = 17.75
F= 5.841.5 = 25.20
G= 6.944.82 = 63.46
H= 7.141.82 = 21.20
TOTAL = 695.05

BALCONY

I= 38.841.5 = 115.80
J= 9.841.5 = 15.20
TOTAL = 131.00

STAIRCASE

K= 2.542.5 = 6.25
L= 2.741.5 = 4.05
M= 5.441.4 = 7.56
N= 5.841.5 = 6.50
O= 8.741.62 = 27.84
P= 1.842.52 = 20.88
Q= 2.841.54 = 16.80
R= 17.841.8 = 28.16
S= 0.241.84 = 1.28
T= 1.841.5 = 6.00
TOTAL = 142.74

CTRM CLUB HOUSE

U= 4.447.10 = 31.24
V= 2.543.1 = 7.75
TOTAL = 38.99

BUA TOTAL = 1036.68 SQM

PROPOSED RESIDENTIAL BUILDING WITH SHOPS AND SWIMMING POOL for
(1) Mrs. JOANA CONCEICAO e MONIZ
(2) Miss NADIA DOMINIQUE ANTONIA MONIZ
in PLOT BEARING S.No.465/13 OF CURTORM VILLAGE SANCLETE GOA

I. Concedido

SIGN:

PROJ No : 25-68
DRG No : SB-02-R2
DATE : 2025/04/15
FILENAME : Moniz Maina.dwg
PRINTED : 2025/04/17

Architect Bipin Vornagar
C-409/Oisa Commercial Arcade, B.Arch.
SOPD/Archit/ops, Margao Goa (41502),
Regd nos. CA/94/16984, SGPD/A/RA/51/98-99; MMC/ARCH/353;
T&C/AR/0071/2010

C-409 Oisa Commercial Arcade SGPDA Market opls Margao Goa 403601
ph:2710110 mob:9326190270 email: vrnarch-office@yaboo.com