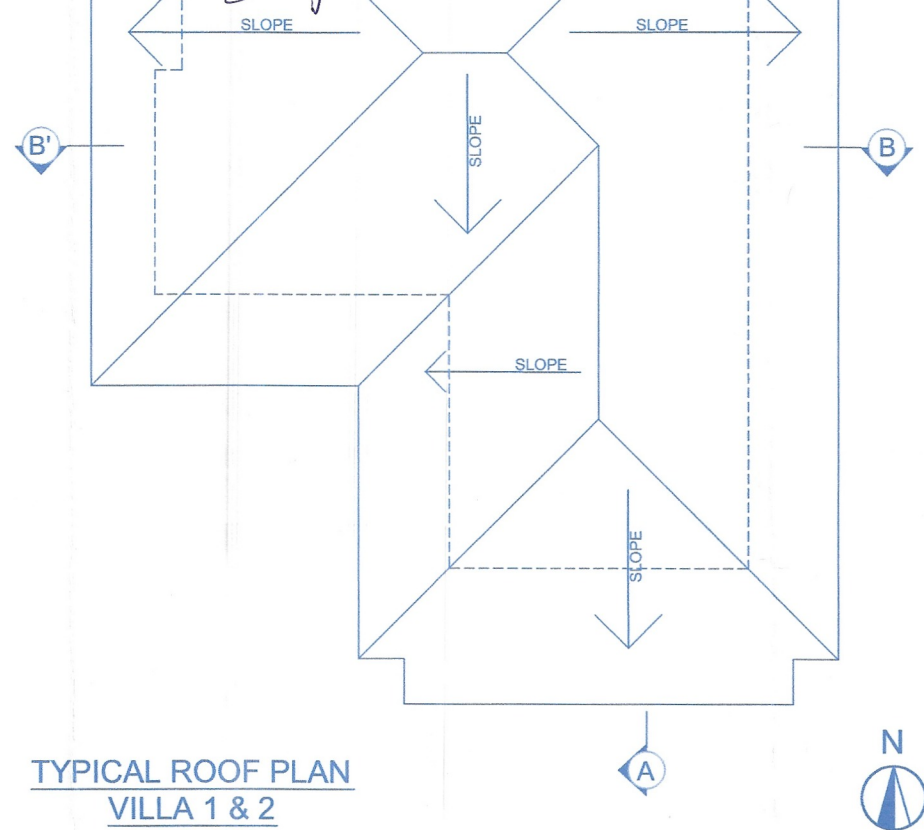


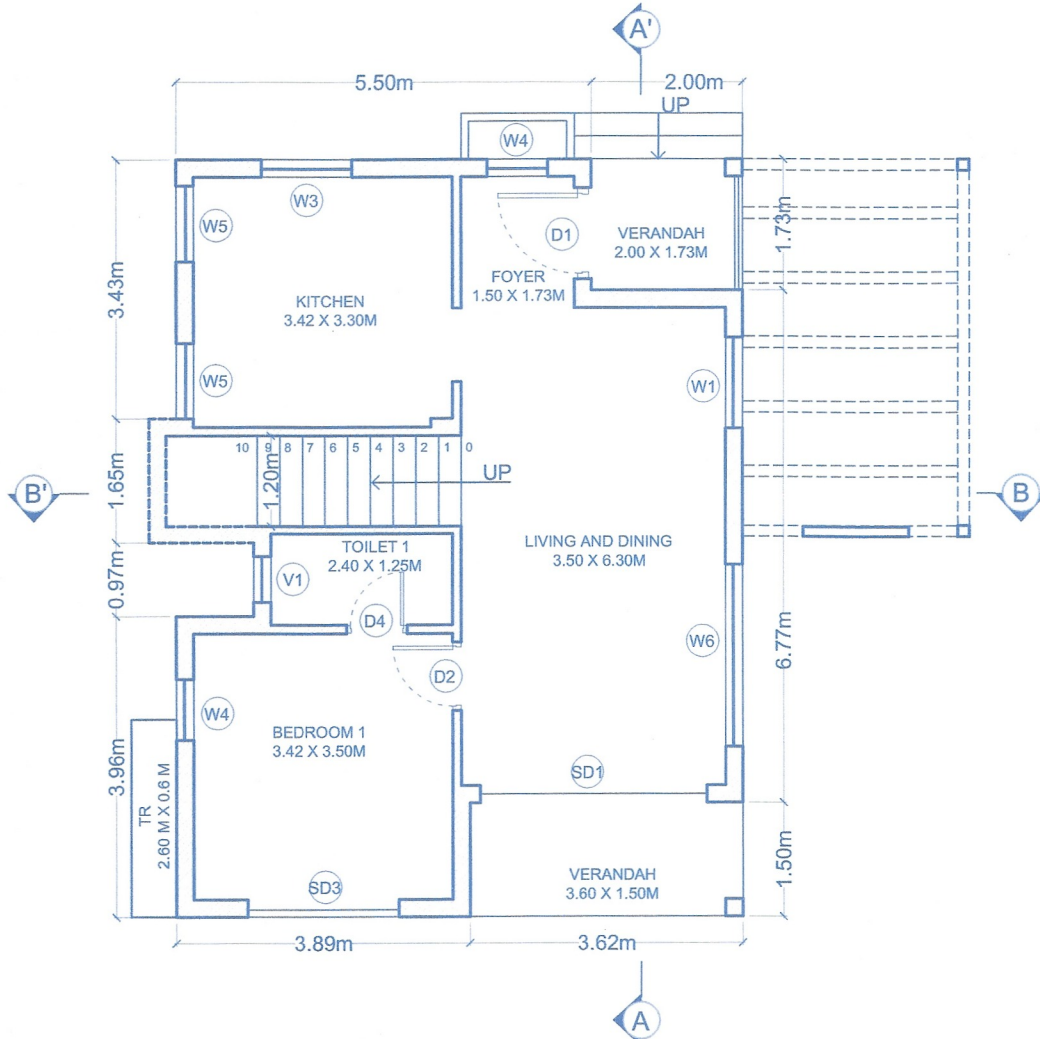
Construction Licence Granted
Approved vide Reg. No. 3(2)
Dated 13/12/2024 Subject to
Condition vide Licence No. CB/41/
2023/2024 Dated 23/12/2024



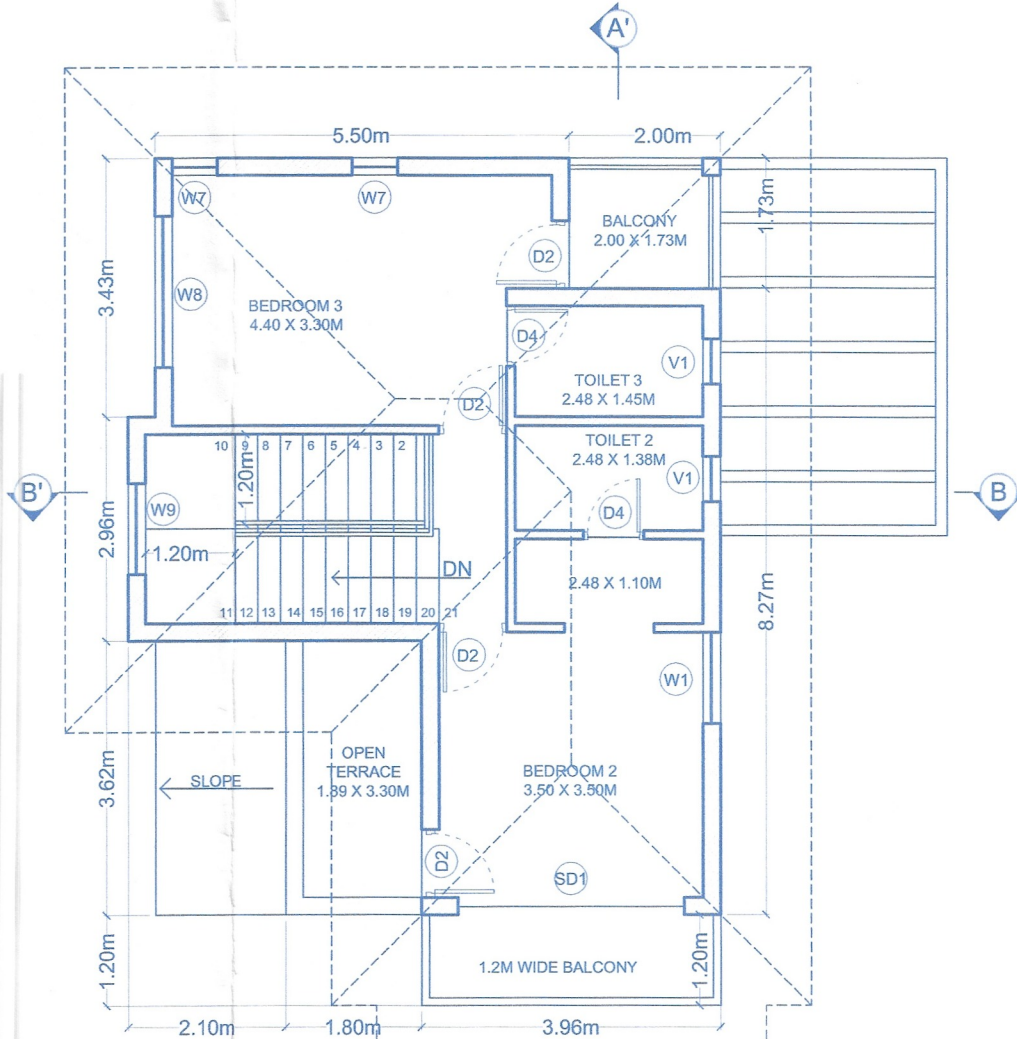
SECRETARY



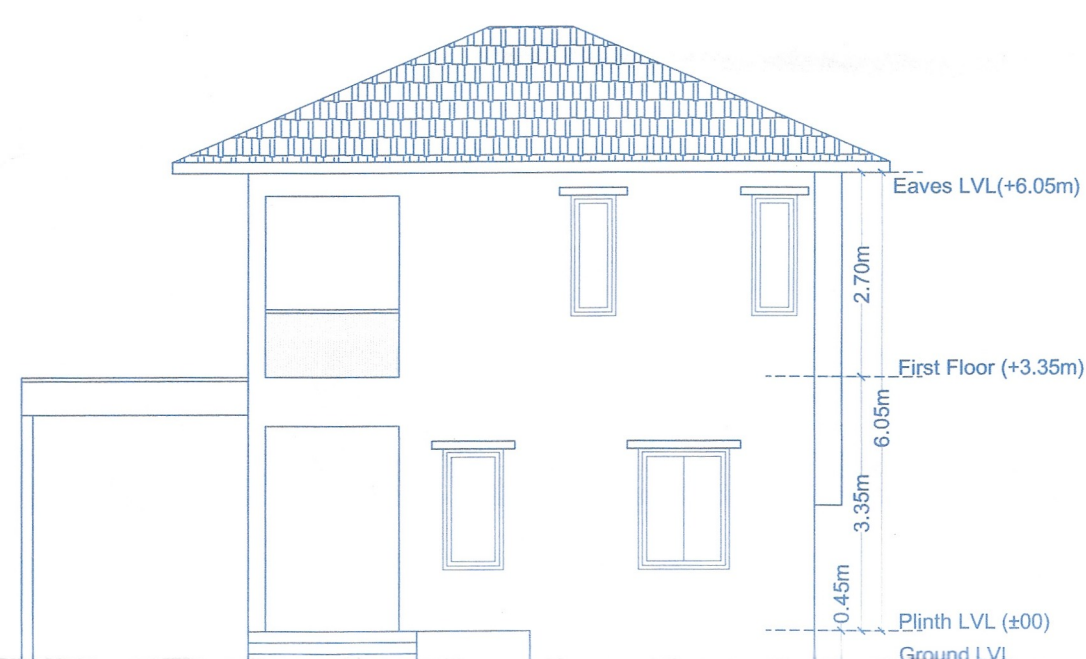
TYPICAL ROOF PLAN
VILLA 1 & 2
SCALE: 1:100



TYPICAL GROUND FLOOR
PLAN FOR VILLA 1 & 2
SCALE: 1:100



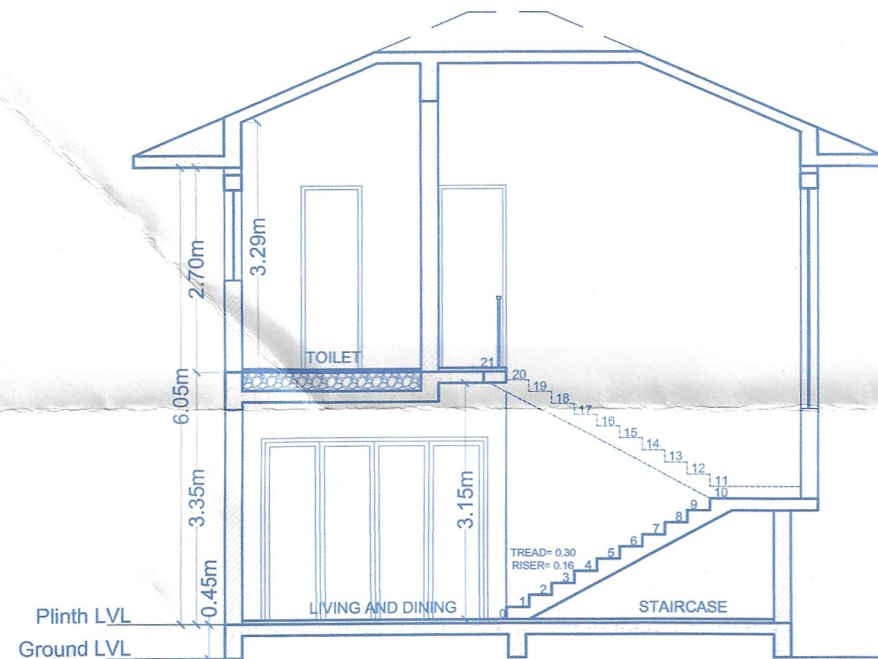
TYPICAL FIRST FLOOR
PLAN FOR VILLA 1 & 2
SCALE: 1:100



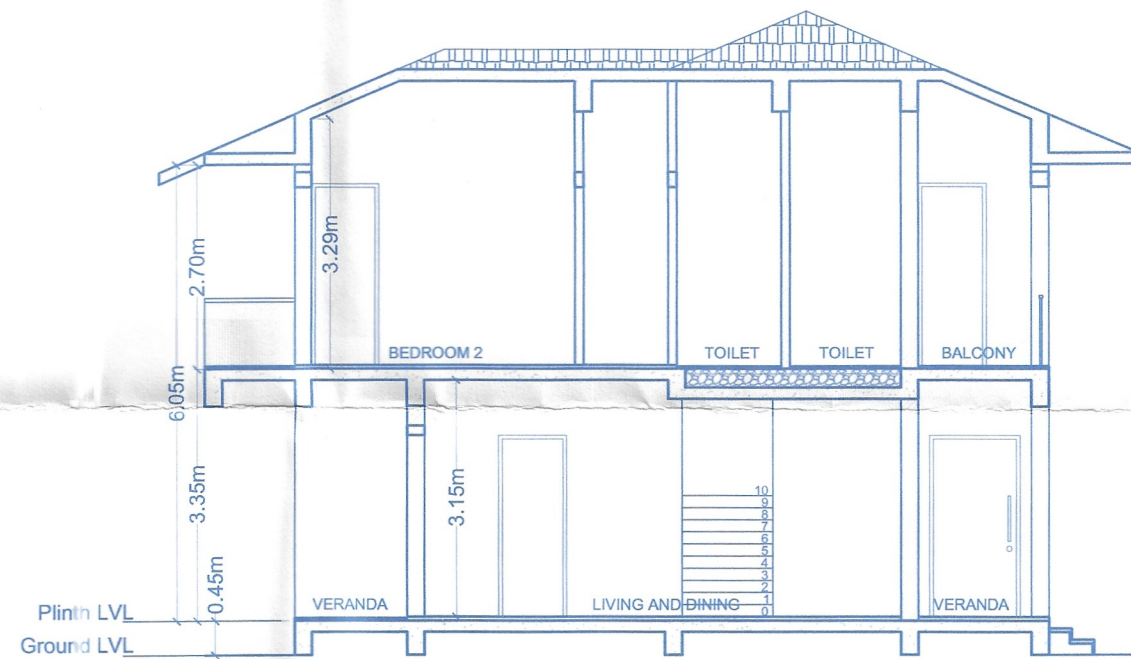
FRONT ELEVATION
SCALE: 1:100



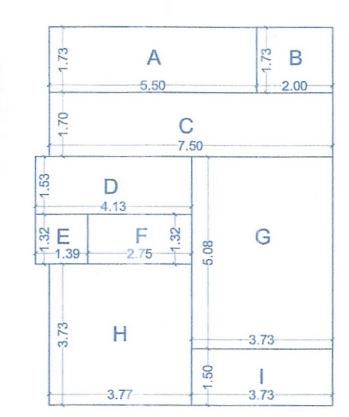
LEFT SIDE ELEVATION
SCALE: 1:100



SECTION BB'
SCALE: 1:100

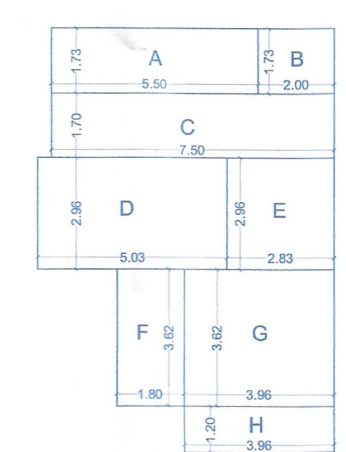


SECTION AA'
SCALE: 1:100



GROUND FLOOR
AREA DIAGRAM
SCALE: 1:200

AREA CALCULATION			
Ground Floor Area Diagram			
A	= 5.50 X 1.73	=	9.51
B	= 2.00 X 1.73	=	3.46
C	= 7.50 X 1.70	=	12.75
D	= 4.13 X 1.53	=	6.32
E	= 1.39 X 1.32	=	1.83
F	= 2.75 X 1.32	=	3.63
G	= 3.73 X 5.08	=	18.95
H	= 3.77 X 3.73	=	14.06
I	= 3.73 X 1.50	=	5.60
Total Built-Up Area:			
A+B+C+D+E+F+G+H+I		=	76.11
Balcony/Veranda:			
B+I		=	9.05
Staircase Area:			
D+E		=	8.15



FIRST FLOOR
AREA DIAGRAM
SCALE: 1:200

AREA CALCULATION			
First Floor Area Diagram			
A	= 5.50 X 1.73	=	9.51
B	= 2.00 X 1.73	=	3.46
C	= 7.50 X 1.70	=	12.75
D	= 5.03 X 2.96	=	14.89
E	= 2.83 X 2.96	=	8.38
F	= 1.80 X 3.62	=	6.52
G	= 3.96 X 3.62	=	14.34
H	= 3.96 X 1.20	=	4.75
Total Built-Up Area:			
A+B+C+D+E+F+G+H		=	74.59
Balcony/Veranda:			
B+H		=	8.21
Staircase Area:			
D		=	14.89
Open Terrace:			
F		=	6.52

- Notes:
1. UNLESS OTHERWISE MENTIONED ALL DIMENSIONS ARE IN M.
 2. DRAWING NOT TO BE SCALED.
 3. DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL, ELECTRICAL AND PLUMBING DRAWINGS.
 4. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE NOTICE OF THE ARCHITECT BEFORE EXECUTION.

DOOR WINDOW SCHEDULE		
TYPE	DESCRIPTION IN M	LINTEL
D1	1.20M X 2.40M	2.40 M
D2	0.90M X 2.40M	2.40 M
D3	0.75M X 2.40M	2.40 M
D4	0.80M X 2.40M	2.40 M
SD1	3.00M X 2.40M	2.40 M
SD2	4.60M X 2.40M	2.40 M
SD3	2.00M X 2.40M	2.40 M
W1	1.20M X 1.50M	2.40 M
W2	0.90M X 1.50M	2.40 M
W3	1.20M X 1.20M	2.40 M
W4	0.80M X 1.50M	2.40 M
W5	1.00M X 1.20M	2.40 M
W6	2.40M X 1.50M	2.40 M
W7	0.60M X 1.50M	2.40 M
W8	2.00M X 1.50M	2.40 M
W9	1.20M X 3.00M	2.40 M
W10	3.00M X 1.50M	2.40 M
V1	0.60M X 1.20M	2.40 M

Please check order No. TPM/23796/Benaolim/24/1-3/
2021/8977 dated 26/12/2023

regarding the plans

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

Drawn by:	Date:
CHINMAY	04/10/2023
Scale:	Revision No.:
AS MENTIONED	

Project:
REVISED PROJECT FOR VILLAS, COMPOUND WALL &
GATE ON PLOT BEARING SURVEY NO. 241/1-J OF
BENAULIM VILLAGE, SALCETE TALUKA, GOA.

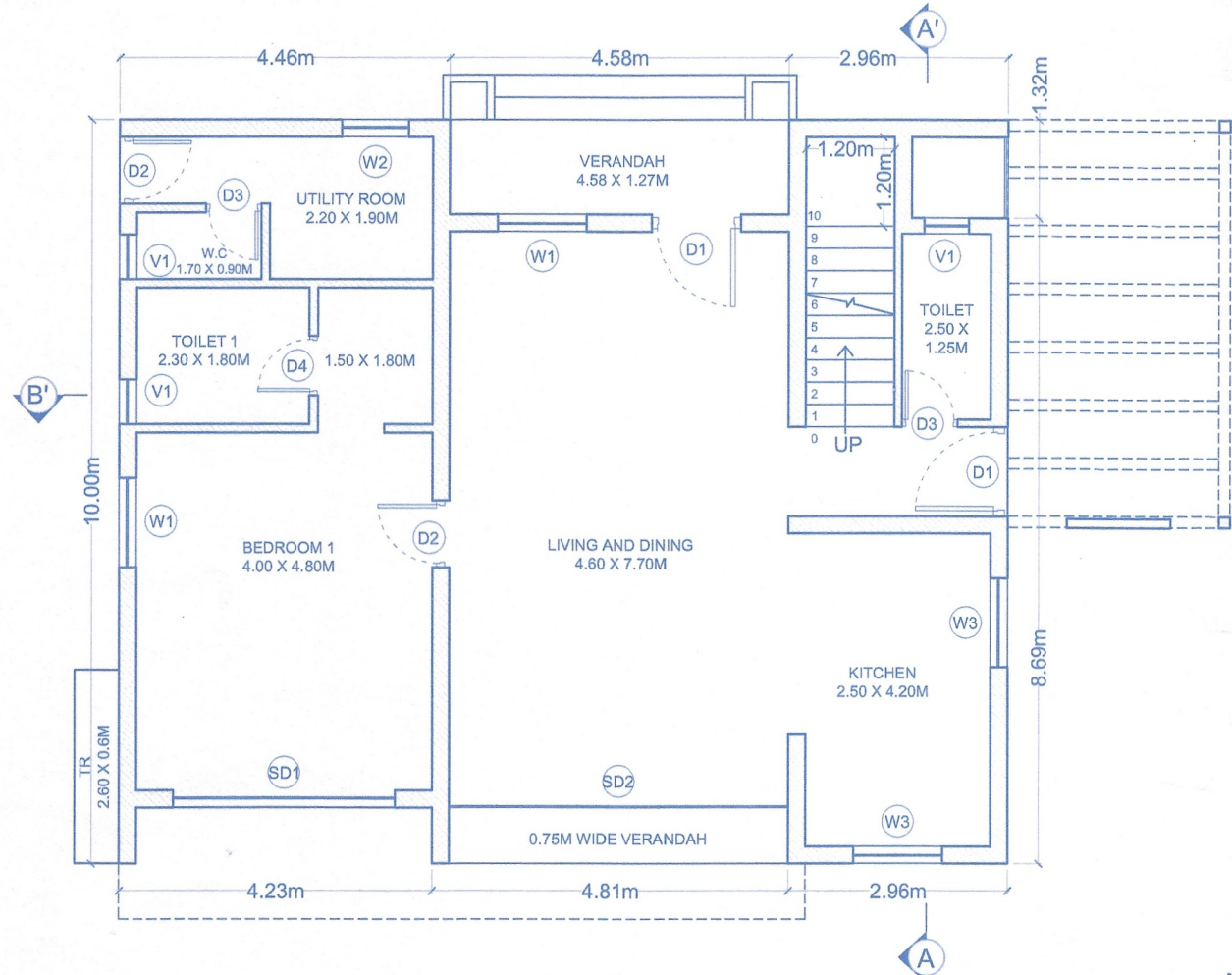
Sheet:
VILLA 01 & VILLA 02

SITE PLAN, FLOOR PLANS, ELEVATIONS, SECTIONS,
AREA CALCULATION, AREA DIAGRAM

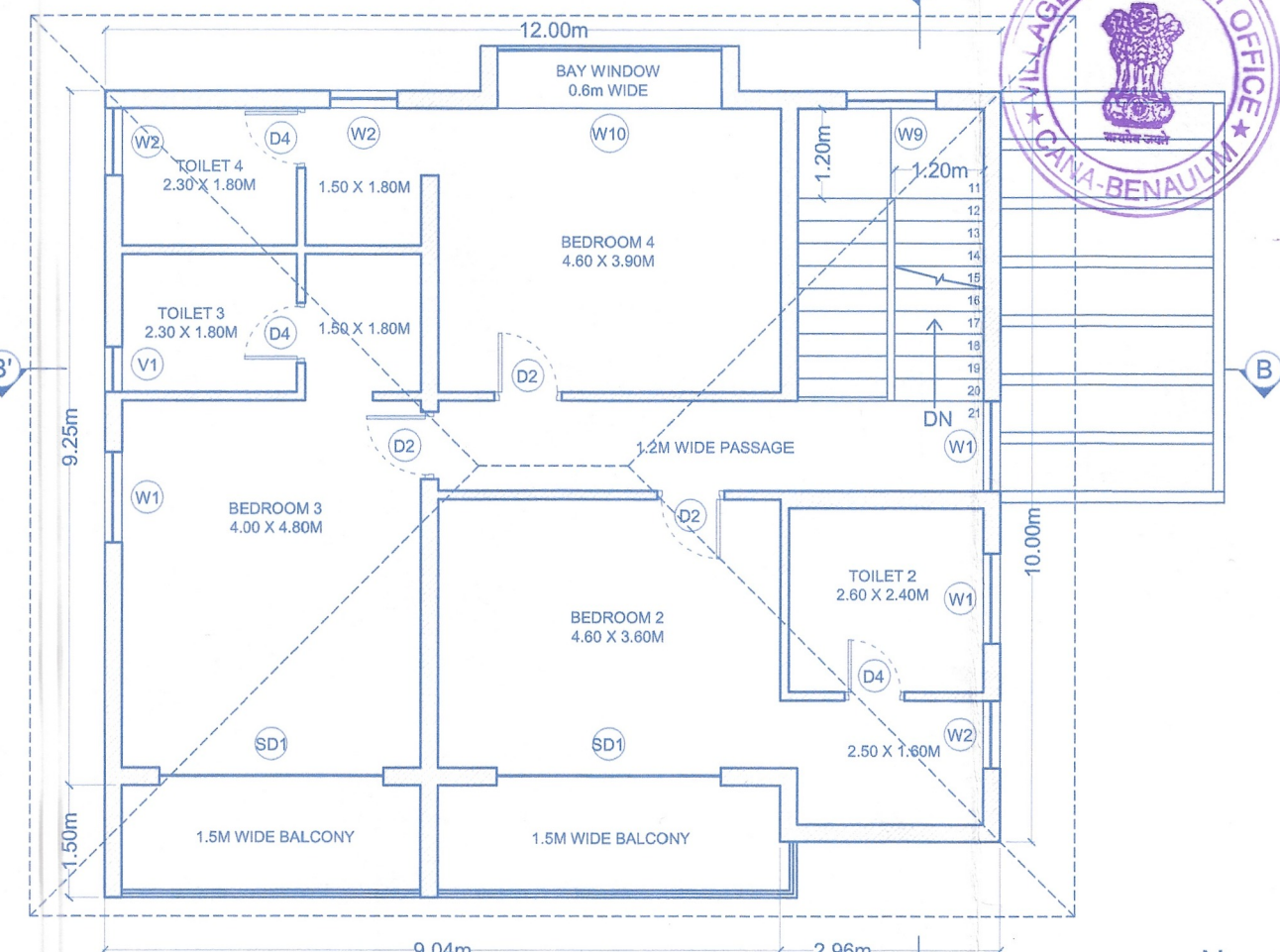
Client:
NANU ESTATES PRIVATE LIMITED

Architect:
Anup Gadgil
B.Arch., M. Arch. (UD) CA/2002/30264
PWD/ARCH-277/2003/AR/0030/2010

OCHRE DESIGN GROUP
Architects | Urban designers
FF-2, First Floor, Khrishna Kunj, CHOEM Road
Next to Amrekarnath Temple,
Alto-Porvorim, Bardez - Goa, 403521



TYPICAL GROUND FLOOR
PLAN FOR VILLA 3 & 4
SCALE: 1:100



TYPICAL FIRST FLOOR
PLAN FOR VILLA 3 & 4
SCALE: 1:100

Construction Licence Granted Plan
Approved vide Reg. No. 3(2)
Dated 12/12/2024 Subject to
Condition vide Licence No. VPC/161/
2023 / 2024 Dated 2/3/2024

SECRETARY

TYPICAL ROOF PLAN
FOR VILLA 3 & 4
SCALE: 1:100

Notes:

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3. DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT STRUCTURAL, ELECTRICAL AND PLUMBING DRAWINGS.
4. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE NOTICE OF THE ARCHITECT BEFORE EXECUTION.

DOOR WINDOW SCHEDULE		
TYPE	DESCRIPTION IN M	LINTEL
D1	1.20M X 2.40M	2.40 M
D2	0.90M X 2.40M	2.40 M
D3	0.75M X 2.40M	2.40 M
D4	0.80M X 2.40M	2.40 M
SD1	3.00M X 2.40M	2.40 M
SD2	4.60M X 2.40M	2.40 M
SD3	2.00M X 2.40M	2.40 M
W1	1.20M X 1.50M	2.40 M
W2	0.90M X 1.50M	2.40 M
W3	1.20M X 1.20M	2.40 M
W4	0.80M X 1.50M	2.40 M
W5	1.00M X 1.20M	2.40 M
W6	2.40M X 1.50M	2.40 M
W7	0.60M X 1.50M	2.40 M
W8	2.00M X 1.50M	2.40 M
W9	1.20M X 3.00M	2.40 M
W10	3.00M X 1.50M	2.40 M
V1	0.60M X 1.20M	2.40 M

Please check order No. TPM/23794/Benaulim/241/1-3
2021/8977 dated 26/12/2023

regarding the plans

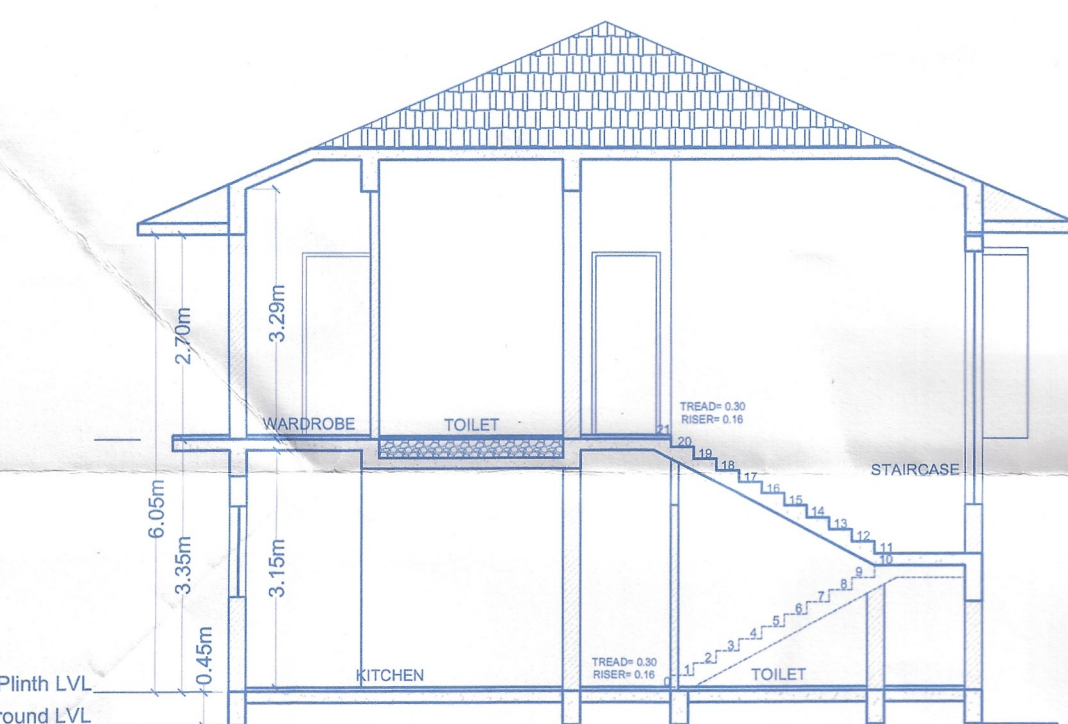
Town Planner
Town & Country Planning Dept.,
South Goa Dist. Office Margao - Goa



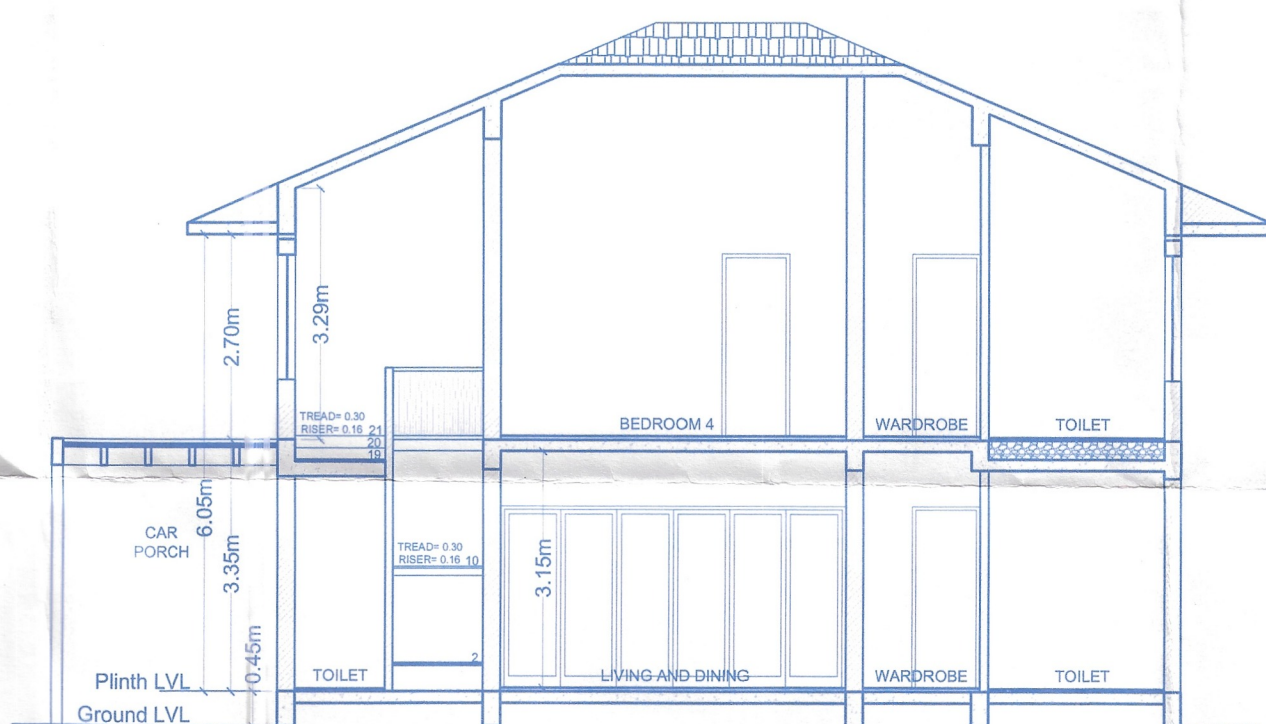
FRONT ELEVATION
SCALE: 1:100



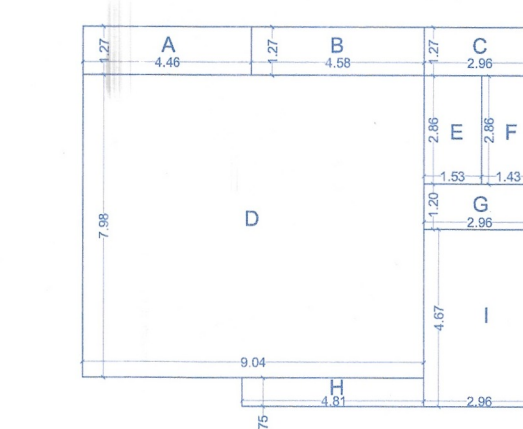
REAR ELEVATION
SCALE: 1:100



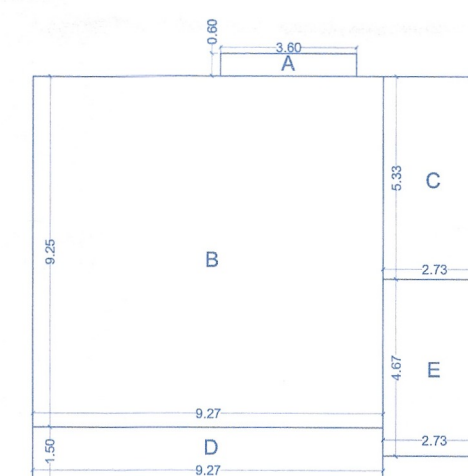
SECTION AA'
SCALE: 1:100



SECTION BB'
SCALE: 1:100



GROUND FLOOR
AREA DIAGRAM
SCALE: 1:200

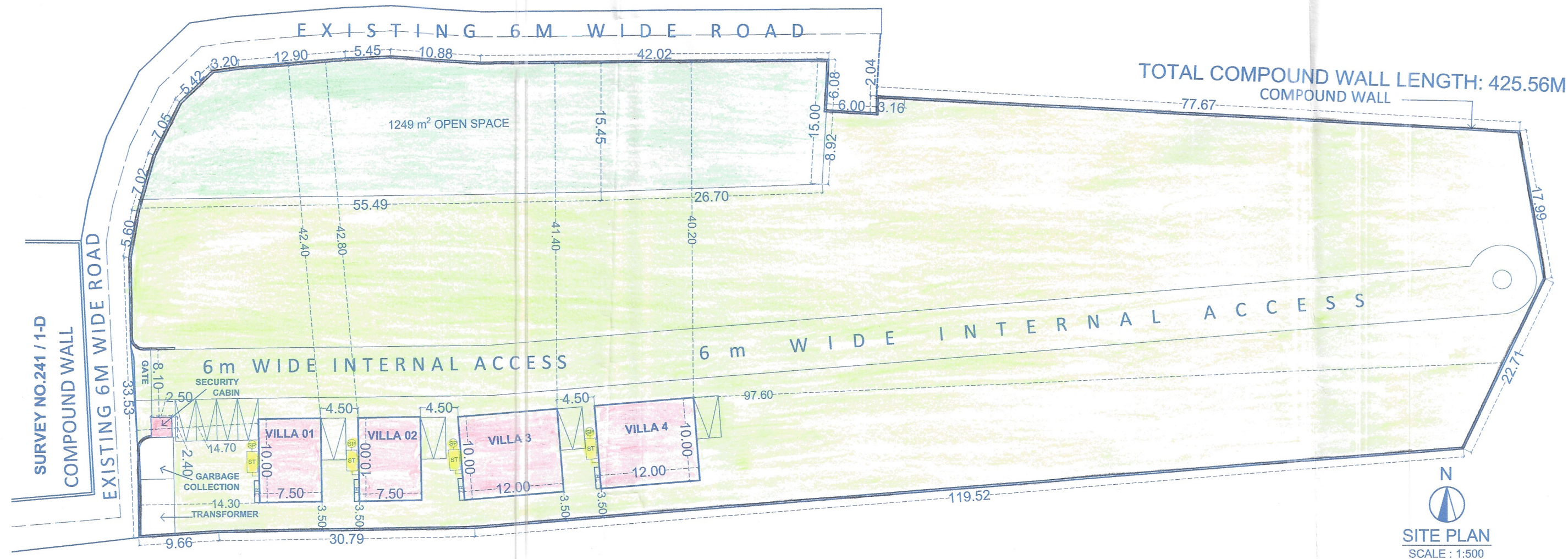
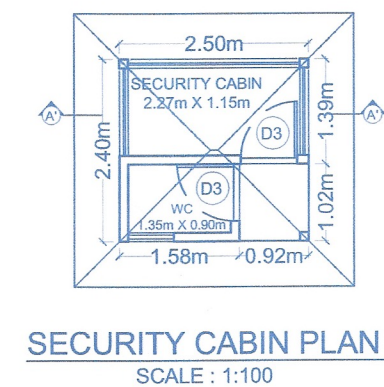
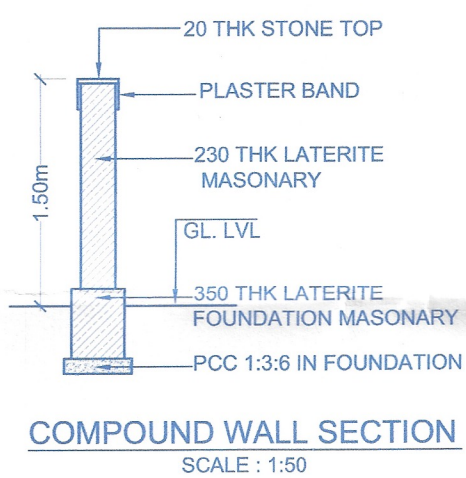
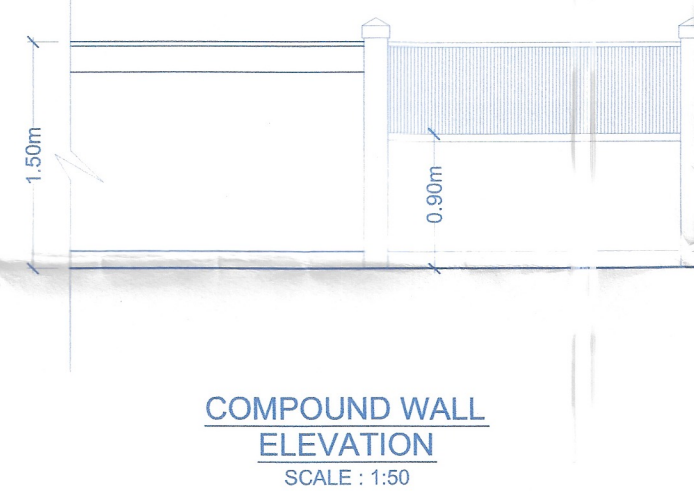
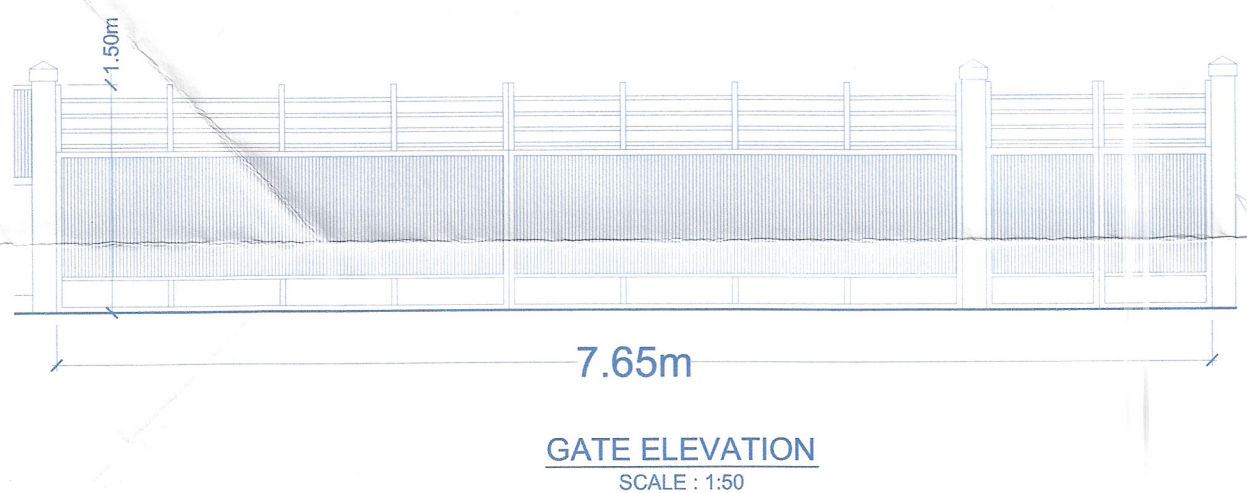


FIRST FLOOR
AREA DIAGRAM
SCALE: 1:200

AREA CALCULATION			
Ground Floor Area Diagram			
A	= 4.46 X 1.27	= 5.66	
B	= 4.58 X 1.27	= 5.82	
C	= 2.96 X 1.27	= 3.76	
D	= 9.04 X 7.98	= 72.14	
E	= 1.53 X 2.86	= 4.38	
F	= 1.43 X 2.86	= 4.09	
G	= 2.96 X 1.20	= 3.55	
H	= 4.81 X 0.75	= 3.61	
I	= 2.96 X 4.67	= 13.82	
Total Built-Up Area:			
A+B+C+D+E+F+G+H+I	=	116.83	
Balcony/Veranda:			
B+H	=	9.42	
Staircase Area:			
C+E+G	=	11.69	

AREA CALCULATION			
Second Floor Area Diagram			
A	= 3.60 X 0.60	= 2.16	
B	= 9.27 X 9.25	= 85.75	
C	= 2.73 X 5.33	= 14.55	
D	= 2.73 X 4.67	= 12.75	
E	= 9.27 X 1.50	= 13.91	
Total Built-Up Area:			
A+B+C+D+E	=	129.11	
Balcony:			
A+D	=	14.91	
Staircase & Lift Area:			
C	=	14.55	

Drawn by:	Date:
CHINMAY	04/10/2023
Scale:	Revision No.:
AS MENTIONED	
Project: REVISED PROJECT FOR VILLAS, COMPOUND WALL & GATE ON PLOT BEARING SURVEY NO. 241/1-J OF BENLAULIM VILLAGE, SALCETE TALUKA, GOA.	
Sheet: VILLA 03 & VILLA04	
SITE PLAN, FLOOR PLANS, ELEVATIONS, SECTIONS, AREA CALCULATION, AREA DIAGRAM	
Client: NANU ESTATES PRIVATE LIMITED	
Architect: Anup Gadgil B.Arch., M. Arch. (UD) CA / 2002 / 30264 PWD / ARCH - 277 / 2003 AR / 0030 / 2010	
OCHRE DESIGN GROUP Architects Urban designers FF-2, First Floor, Krishna Kunj, CHOGM Road Next to Amrekarnath Temple, Alto-Porvorim, Bardez - Goa, 403521	



AREA STATEMENT:

- Area of the plot : 7879.00 sq. mts.
- Deduction for road : NIL
- (a) Area within road widening / proposed : NIL
- (b) Area reserved for any other use : NIL
- Effective area of plot (1 - 2) : 7879.00 sq. mts.
- Permissible Coverage : 40%
- Covered area of the proposed building : 385.88 sq. mts.
- Total Coverage : 4.89%
- Details of area and use, floor wise

floor (%) Reference A	Villas	Use	Total Built up Area	Area free from FAR			Net Floor Area	FAR %
				Bal./ Vern.	Stairs/ lift	Terrace		
GROUND FLOOR	Villa 1	Residential	76.11	9.05	8.15	NIL	58.91	
	Villa 2	Residential	76.11	9.05	8.15	NIL	58.91	
	Villa 3	Residential	116.83	9.42	11.69	NIL	95.72	
	Villa 4	Residential	116.83	9.42	11.69	NIL	95.72	
	Security Cabin		6.00					
TOTAL			391.88	36.94	39.68	NIL	309.26	3.93
FIRST FLOOR	Villa 1	Residential	74.59	8.21	14.89	6.52	44.97	
	Villa 2	Residential	74.59	8.21	14.89	6.52	44.97	
	Villa 3	Residential	129.11	14.91	14.55	NIL	99.65	
	Villa 4	Residential	129.11	14.91	14.55	NIL	99.65	
	TOTAL		407.40	46.24	58.88	13.04	289.24	3.67
GRAND TOTAL			799.28	83.18	98.56	13.04	598.50	7.60

- Permissible Floor area : 3939.50 sq.mts
- Proposed Floor area : 598.50 sq.mts

- Permissible FAR : 50%
- Proposed FAR : 7.60%

10. Parking details.

Floor Area	Use	No. of car parks/parking area	
		provided	required
598.50	Residential	8	8

12. Open Space Area: 1249 sq.mts

Notes:

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Construction Licence Granted Plan
Approved vide Reg. No. 3(3)
Dated 2/2/2024 Subject to.....
Condition vide Licence No. VPCB/41/
2023/2024 Dated 2/3/2024

[Signature]
SECRETARY

Plan check order No. TPR/23796/Benaulim/24/1-5
2021/8977 dated 26/12/2023
regarding the plans

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

Drawn by:	Date:
CHINMAY	04/10/2023
Scale:	Revision No.:
AS MENTIONED	

Project:
REVISED PROJECT FOR VILLAS, COMPOUND WALL &
GATE ON PLOT BEARING SURVEY NO. 241/1-J OF
BENALIM VILLAGE, SALCETE TALUKA, GOA.

Sheet:
SITE PLAN, PLAN SHOWING ACCESS TO PLOT,
LOCATION PLAN, COMPOUND WALL DETAILS, AREA
STATEMENT

Client:
NANU ESTATES PRIVATE LIMITED

Architect:
[Signature]
Anup Gadgil
B.Arch., M. Arch. (UD) CA / 2002 / 30264
PWD / ARCH - 277 / 2003 / AR / 0030 / 2010

OCHRE DESIGN GROUP
Architects | Urban designers
FF-2, First Floor, Khirishna Kunj, CHOGM Road
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