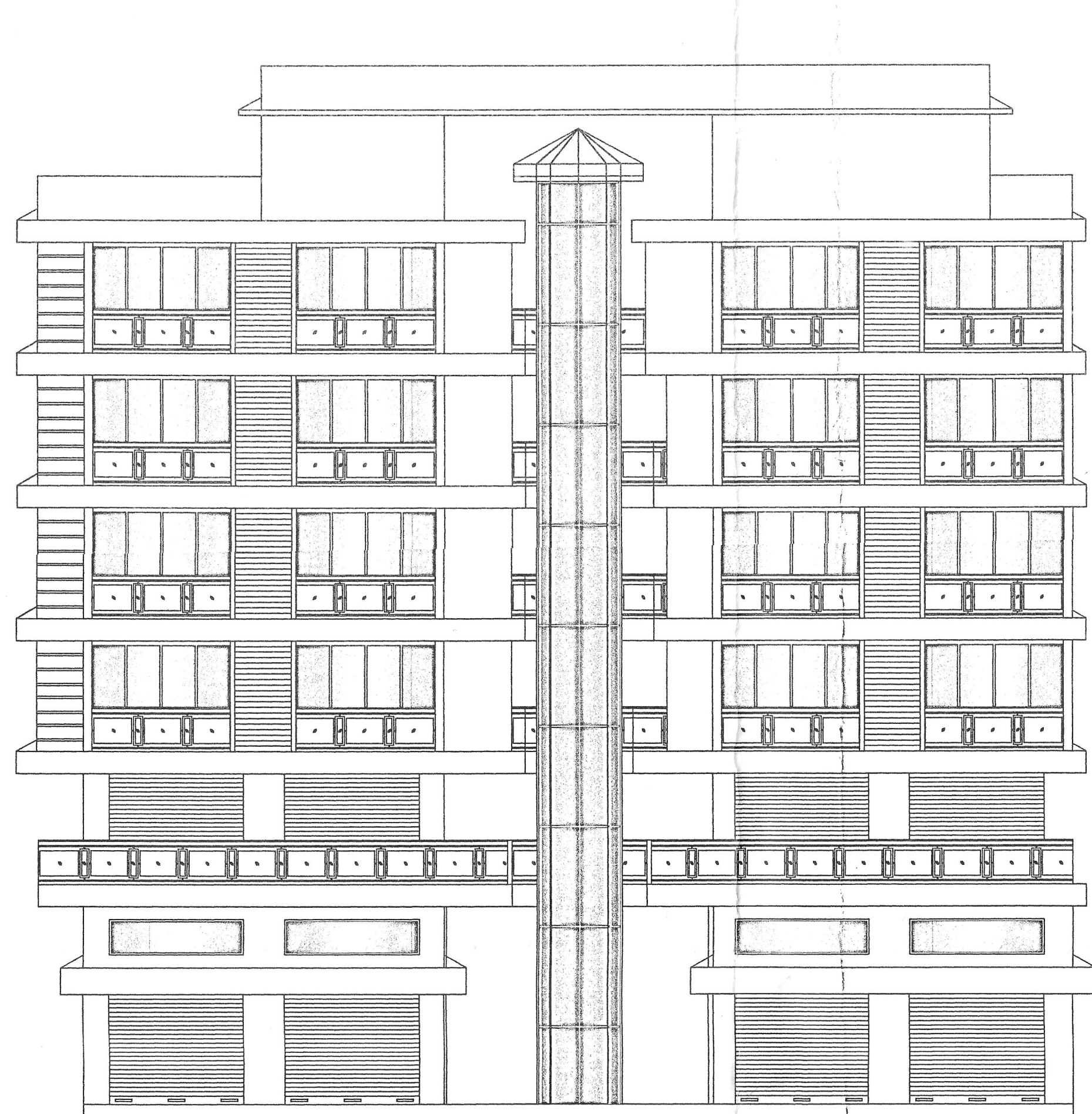
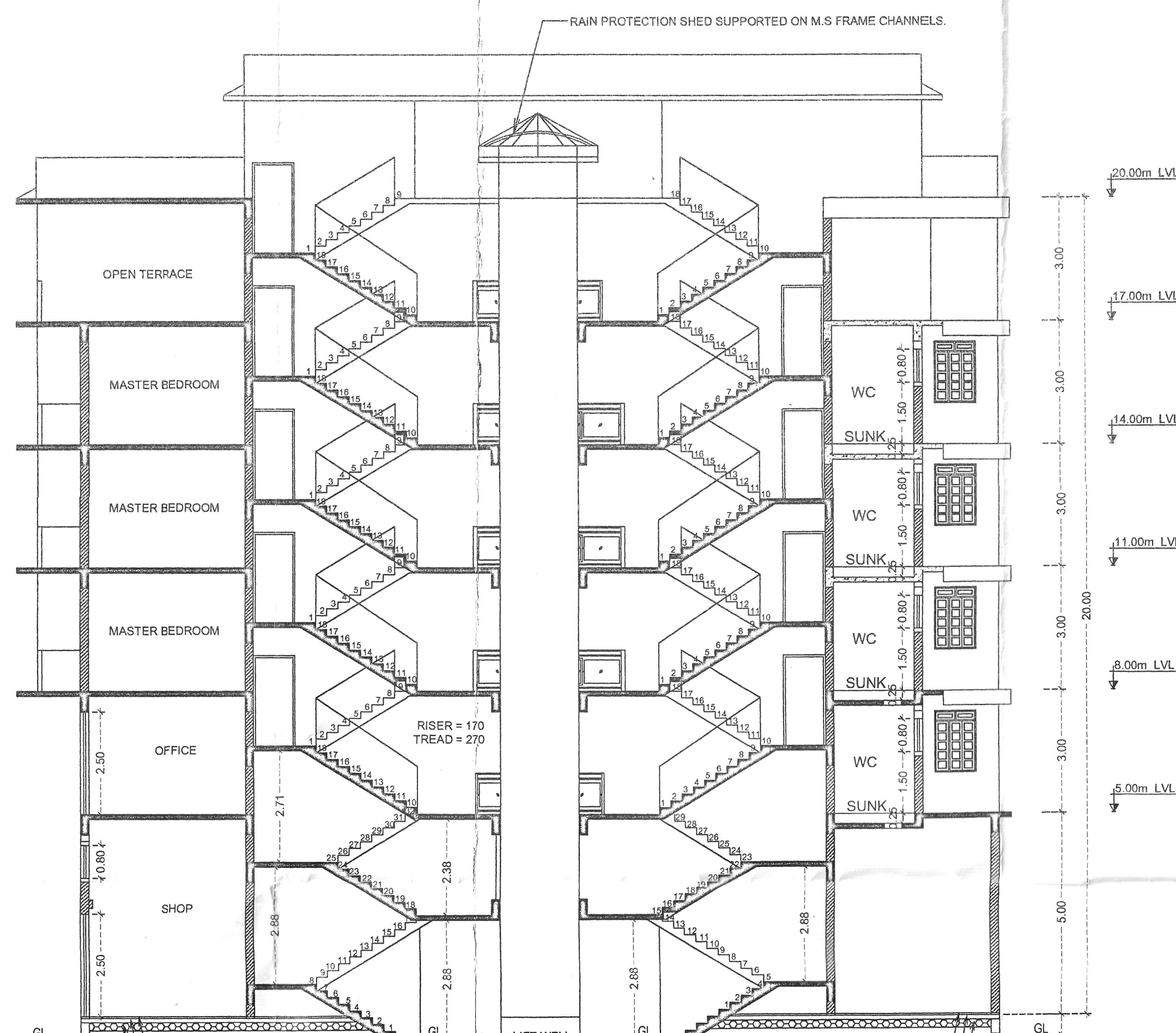
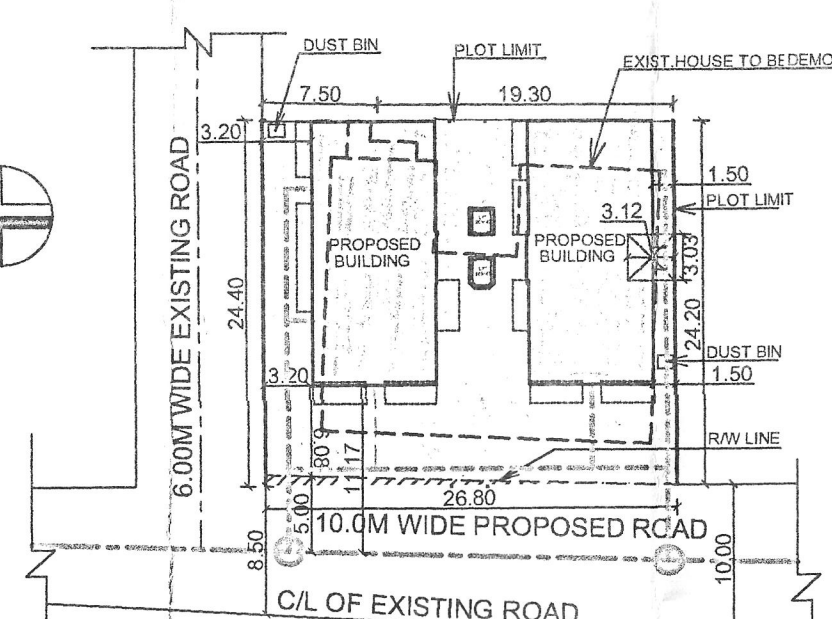




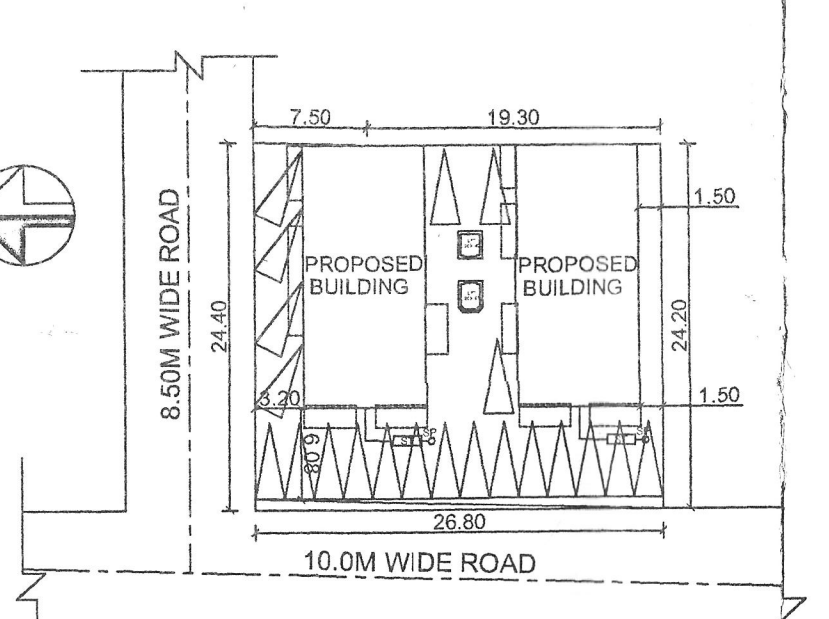
WEST SIDE ELEVATION



SECTION A-A



SITE PLAN  
(SCALE 1:500)



PARKING LAYOUT PLAN  
(SCALE 1:500)

Development Permission is  
Subject to Conditions vide G.O. No. 56/PA/PI/6281/1/2024  
Dated 30.12.2024  
Member Secretary

| AREA STATEMENT                                |                |
|-----------------------------------------------|----------------|
| 01. AREA OF THE PLOT                          | = 673.00 SQM.  |
| 02. AREA OF ROAD WIDENING (26.80 X 0.75/2)    | = 10.05 SQM.   |
| 03. NET EFFECTIVE PLOT AREA                   | = 662.95 SQM.  |
| 04. COVERAGE PERMISSIBLE 40%                  | = 265.18 SQM.  |
| 05. F.A.R. PERMISSIBLE 200%                   | = 1344.29 SQM. |
| 06. COVERED AREA OF PROPOSED BUILDING         | = 285.64 SQM.  |
| 07. PROPOSED GROUND FLOOR (COMMERCIAL)        | = 257.90 SQM.  |
| 08. COVERAGE CONSUMED                         | = 38.90 %      |
| 09. PROPOSED FIRST FLOOR (COMMERCIAL)         | = 251.02 SQM.  |
| 10. PROPOSED SECOND FLOOR (RESIDENTIAL)       | = 246.92 SQM.  |
| 11. PROPOSED THIRD FLOOR (RESIDENTIAL)        | = 246.92 SQM.  |
| 12. PROPOSED FOURTH FLOOR (RESIDENTIAL)       | = 246.92 SQM.  |
| 13. PROPOSED FIFTH FLOOR (RESIDENTIAL)        | = 94.61 SQM.   |
| 14. TOTAL FLOOR AREA CONSUMED                 | = 1344.29 SQM. |
| 15. F.A.R. CONSUMED                           | = 199.70 %     |
| 16. ADDITIONAL 7.5% PERMISSIBLE FLOOR AREA    | = 100.82 SQM.  |
| 17. ADDITIONAL 7.5% FLOOR AREA CONSUMED       | = 99.65 SQM.   |
| 18. AREA OF EXISTING HOUSE (TO BE DEMOLISHED) | = 71.30 SQM.   |
| 19. EXISTING COVERAGE                         | = 10.59 %      |

DETAILS OF AREAS AND USE, FLOOR WISE

| PROPOSED FLOOR AREA | Use   | Total builtup area M2 | Bal. / Ver. | Areas free from FAR | Net Floor Area M2 | FAR    |
|---------------------|-------|-----------------------|-------------|---------------------|-------------------|--------|
| GROUND FLOOR        | com.  | 257.94                | —           | 27.74               | 257.90            | 38.32  |
| FIRST FLOOR         | com.  | 382.91                | 104.15      | 27.74               | 251.02            | 37.29  |
| SECOND FLOOR        | resi. | 352.87                | 64.35       | 41.60               | 246.92            | 36.68  |
| THIRD FLOOR         | resi. | 352.87                | 64.35       | 41.60               | 246.92            | 36.68  |
| FOURTH FLOOR        | resi. | 352.87                | 64.35       | 41.60               | 246.92            | 36.68  |
| FIFTH FLOOR         | resi. | 351.46                | 58.52       | 37.86               | 94.61             | 14.05  |
| TOTAL               |       | 2078.62               | 355.72      | 218.14              | 1344.29           | 199.70 |

| SCHEDULE OF OPENINGS |                  |
|----------------------|------------------|
| DOORS:-              | WINDOWS:-        |
| RS = 3.00 X 2.50     | W1 = 1.20 X 1.50 |
| D1 = 1.00 X 2.20     | W2 = 1.05 X 1.50 |
| D2 = 0.90 X 2.20     | V = 0.40 X 0.60  |
| D3 = 0.80 X 2.20     |                  |

| PARKING DETAILS |               |
|-----------------|---------------|
| FLOOR USE       | FLOOR AREA    |
| GROUND FLOOR    | 257.90 COM.   |
| FIRST FLOOR     | 251.02 COM.   |
| SECOND FLOOR    | 246.92 RESI.  |
| THIRD FLOOR     | 246.92 RESI.  |
| FOURTH FLOOR    | 246.92 RESI.  |
| FIFTH FLOOR     | 94.61 RESI.   |
|                 | 21.33 22 NOS. |

FOR OFFICIAL USE

NOTE:- ALL DIMENSIONS ARE IN METERS, UNLESS OTHERWISE SPECIFIED

DATE: 05/03/2024 SCALE: 1:100 & 1:500

PROPOSED CONSTRUCTION OF COMERCIAL CUM RESIDENTIAL MULTI STOREYED BUILDING

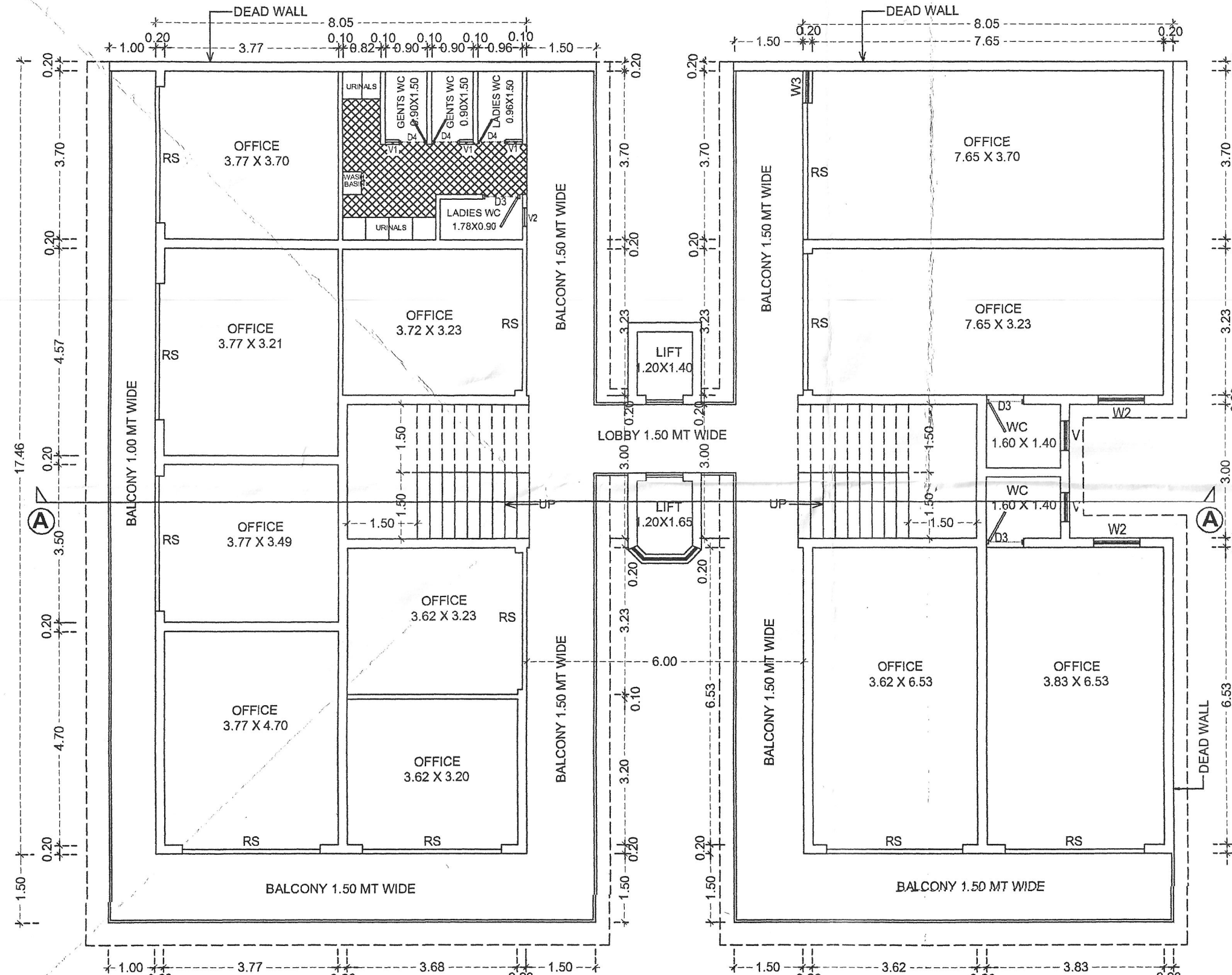
IN THE PROPERTY BEARING CH- NO. 65,66 & 67 OF P.T.S NO.251 AT MALBHAT MARGAO SALTETE

GOA. FOR MR SANDEEP R. ADPAIKAR.

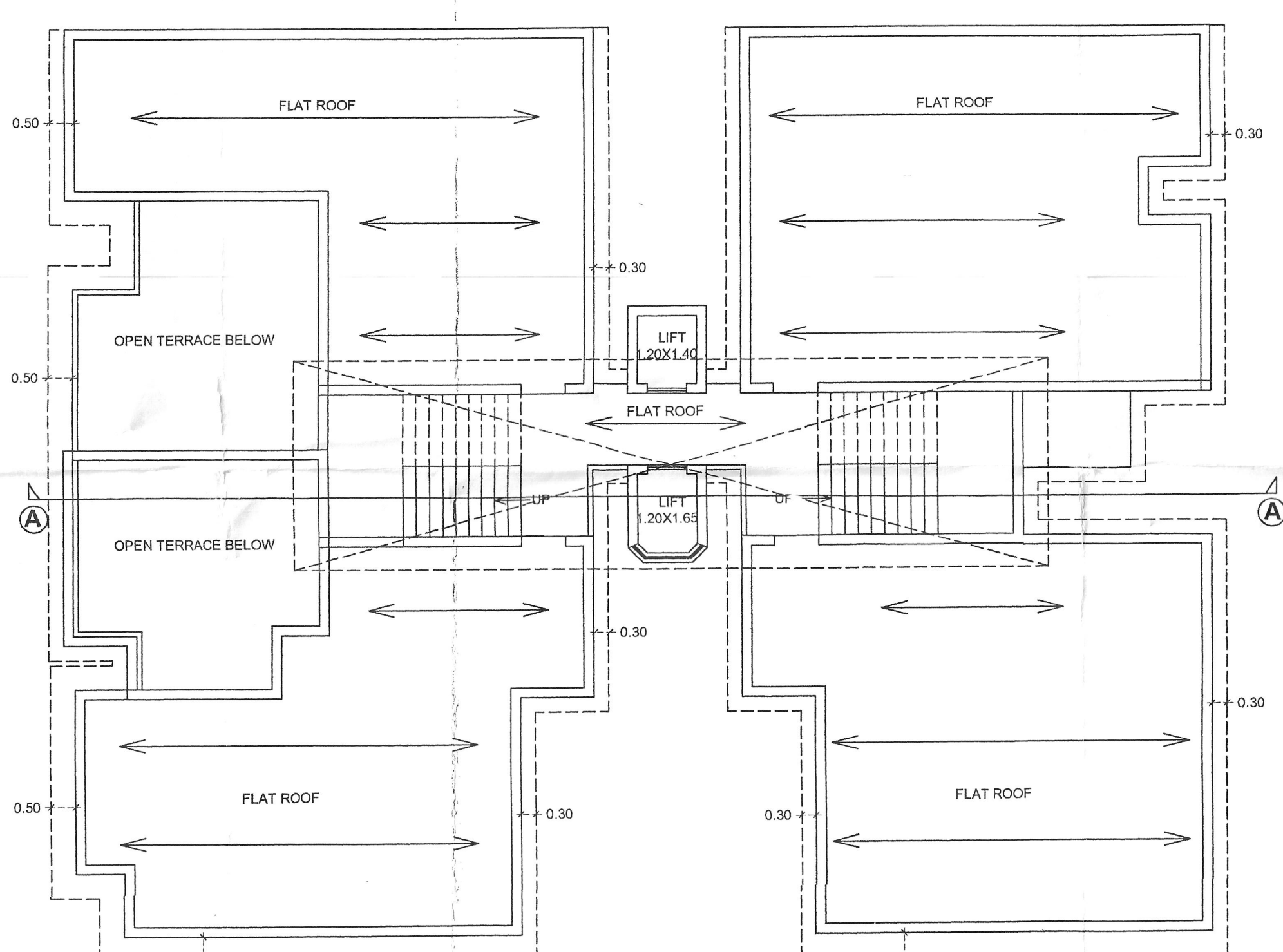
ENGINEER / ARCHITECT

OWNER SIGNATURE

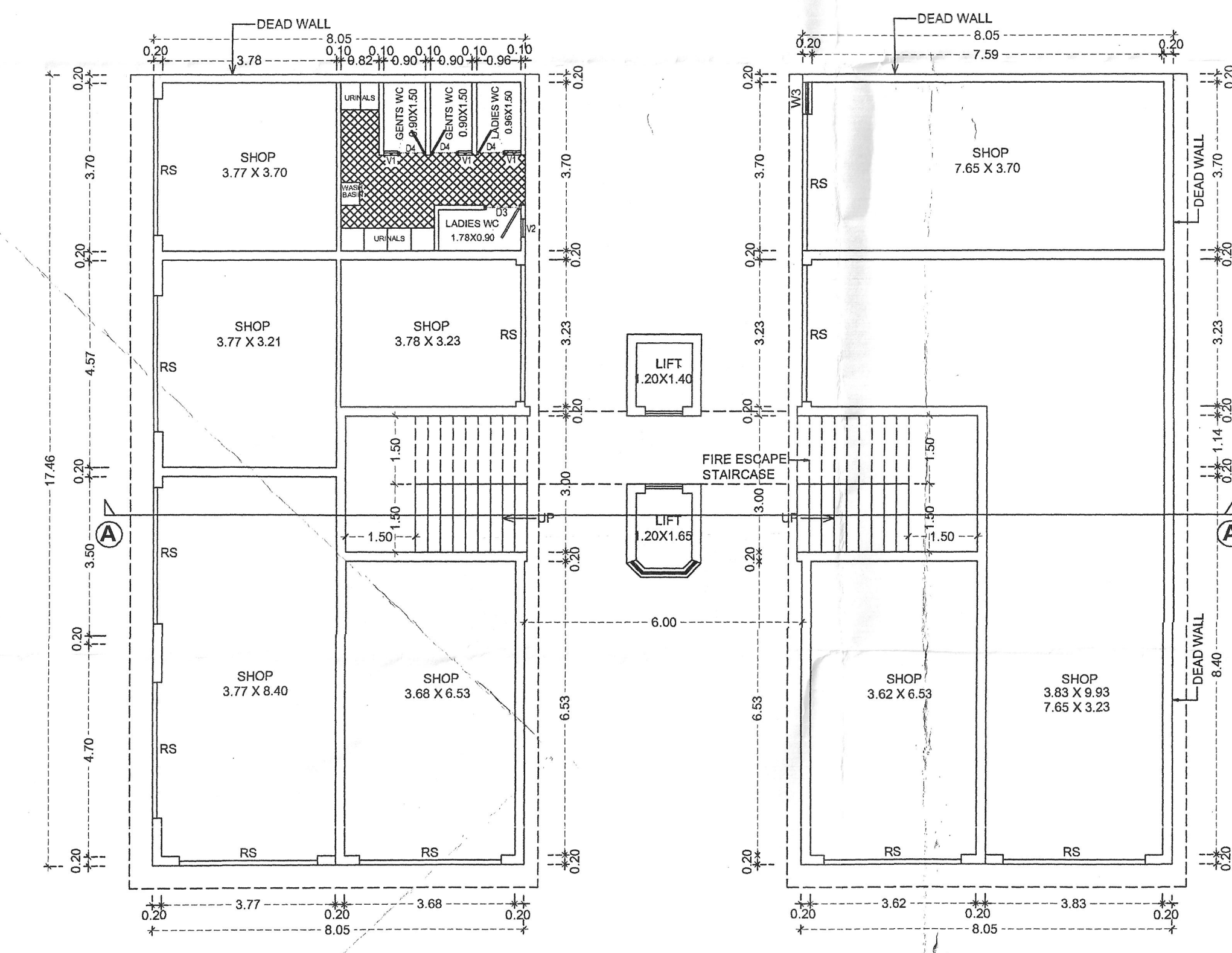
SANDIP R. ADPAIKAR  
B. E. (CIVIL)  
TOWN & COUNTRY PLANNING  
Reg. No: ER/0025/2016  
Shop No. 27, Felicitia (B) Complex,  
Near Baltha Circle, GOVCO,  
MARGAO, SALTETE-GOA



PROPOSED FIRST FLOOR PLAN  
SCALE 1:100

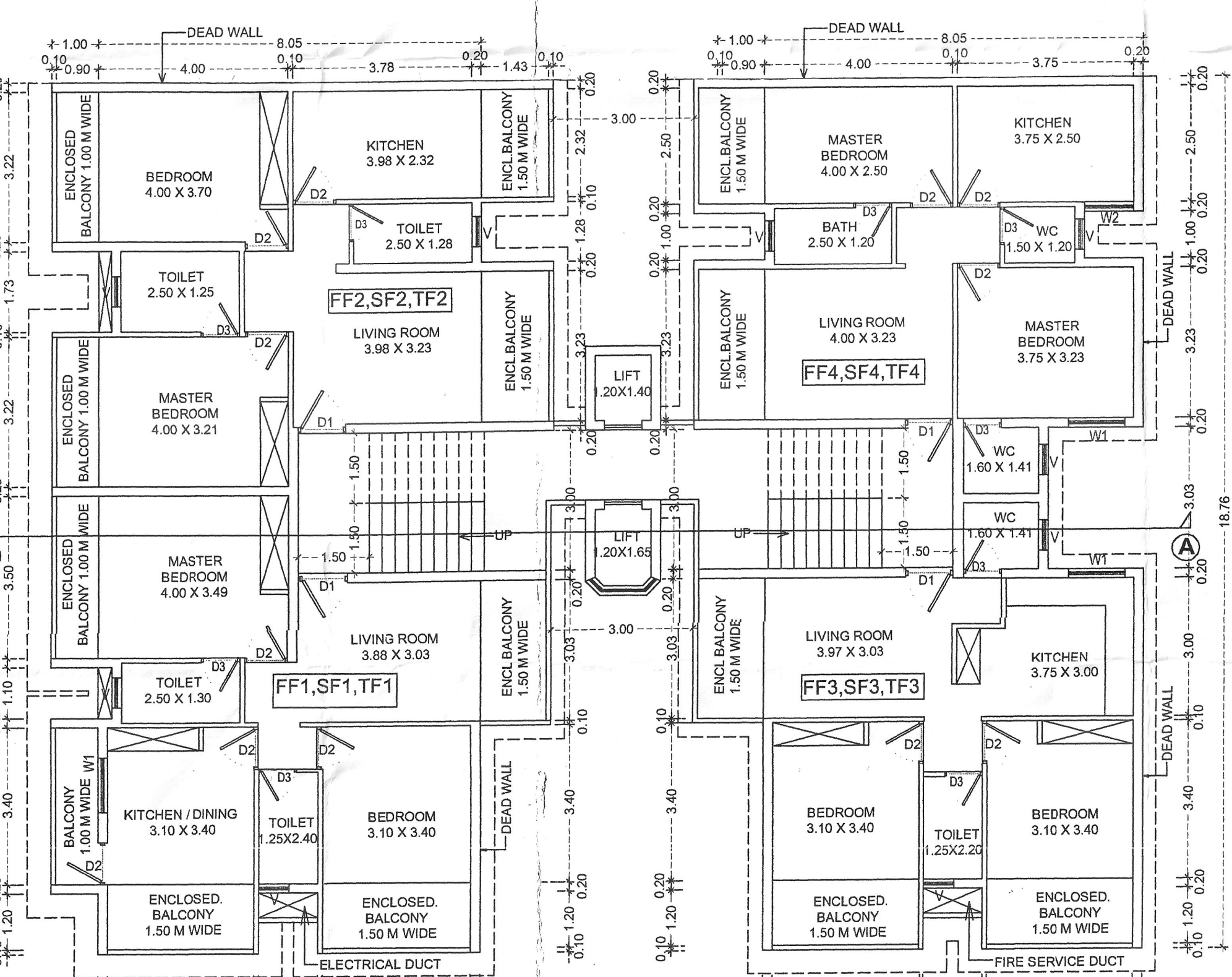


ROOF FLOOR PLAN  
SCALE 1:100

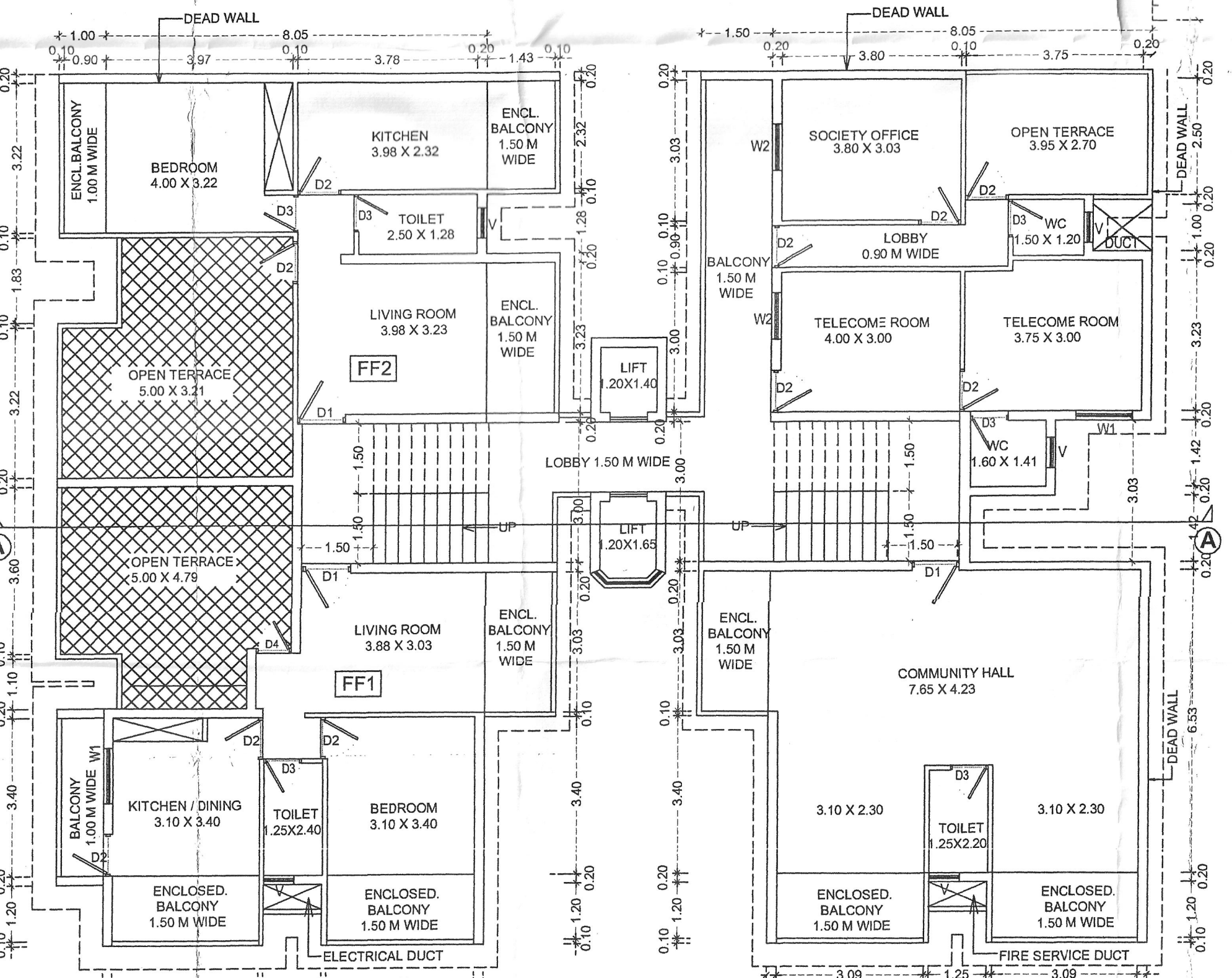


PROPOSED GROUND FLOOR PLAN  
SCALE 1:100

NOTE:- ALL BALCONY'S ENCLOSED WITH ALUMINIUM FRAME SHUTTERS OVER 0.90 CMS PARAPET WALL ACCEPT KITCHEN BALCONY'S



PROPOSED SECOND, THIRD & FOURTH FLOOR PLAN (TYPICAL)  
SCALE 1:100



FIFTH FLOOR PLAN  
SCALE 1:100