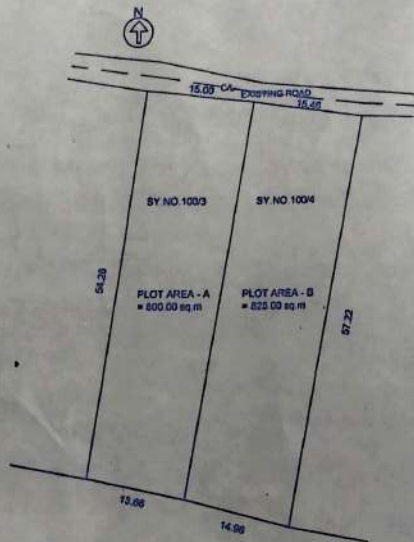
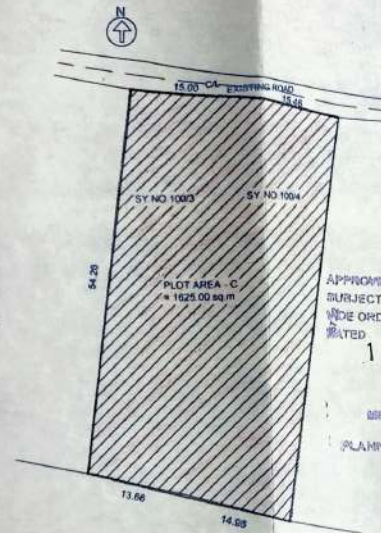




PLAN OF PLOTS BEFORE
AMALGAMATION

AREA OF PLOT (A) = 800M.SQ

AREA OF PLOT (B) = 825M.SQ



PLAN OF PLOTS AFTER AMALGAMATION

AREA OF AMALGAMATED PLOT (C)
= AREA OF PLOT (A) + PLOT (B) = 1625 M.SQ

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
IN ORDER No. NG PDA/CA/HW/623/1113/2021
DATED

12 NOV 2021

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI - GOA

SUBMISSION FOR
PROPOSED AMALGAMATION OF PLOTS BEARING
SURVEY NO. 100 / 3 & 4 AT CALANGUTE VILLAGE,
BARDEZ TALUKA - GOA.

NAME OF THE OWNER:
MR. GAURAV JAIN

SCALE 1:500

SIGNATURE OF
CLIENT

SIGNATURE OF
ARCHITECT:

MR. VILLY D'SOUZA
R/0057.2010

AREA STATEMENT -1

01	Total Area of the plot	1625.00	Sq.mt
02	Deduction For	70.00	
(a)	Area within road widening/Proposed		Sq.mt
(b)	Area reserved for any other use	NIL	Sq.mt
	Total (a + b)	NIL	Sq.mt
03	Effective Plot Area (01 - 02)	1555.00	Sq.mt
04	Area occupied by existing building on the plot	200.29	Sq.mt
05	Area of building to be demolished	200.29	Sq.mt
06	Permissible Coverage (40 %)	622.00	Sq.mt
07	Grounds Area of proposed Building	577.57	Sq.mt
08	Plot Coverage of proposed Building	37.14	Percent
09	Permissible FAR (30 %)	1244.00	Sq.mt
10	Whether any extra Far Claimed	06.00	Sq.mt
11	TOTAL FAR PERMISSIBLE (08 + 09)	1300.00	Sq.mt

11 Details of Area & use floor wise of Proposed BLOCK A - VILLA - 1									
FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR	Star/LR	Balcony	Net Floor Area (M.sq)	Net Floor Area (M.sq)		
Ground Floor	Res.	128.96	10.56	4.53		118.96			
First Floor	Res.	128.22	11.56	16.76		116.74			256.9404 Sq
SEC. Floor	Res.	87.11				87.11			
	Total BUA	335.29	22.15	21.23		295.81			

12 Details of Area & use floor wise of Proposed BLOCK B - VILLA - 2									
FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR	Star/LR	Balcony	Net Floor Area (M.sq)	Net Floor Area (M.sq)		
Ground Floor	Res.	162.74	12.26	7.05		143.65			
First Floor	Res.	174.53	17.63	15.31		141.60			370.70 M.Sq
SEC. Floor	Res.	112.29	16.60	11.05		85.22			
	Total BUA	449.56	45.59	34.02		375.70			

13 Details of Area & use floor wise of Proposed VILLA - 3 (BLOCK - B)									
FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR	Star/LR	Balcony	Net Floor Area (M.sq)	Net Floor Area (M.sq)		
Ground Floor	Res.	157.64	11.81	7.05		138.78			
First Floor	Res.	145.86	17.03	15.91		130.35			343.34 M.Sq
SEC. Floor	Res.	109.80	16.00	11.05		86.81			
	Total BUA	413.21	44.84	34.02		355.94			

14 Details of Area & use floor wise of Proposed VILLA - 4									
FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR	Star/LR	Balcony	Net Floor Area (M.sq)	Net Floor Area (M.sq)		
Ground Floor	Res.	131.30	14.49	5.94		114.67			
First Floor	Res.	138.54	14.97	15.49		108.09			282.21 M.Sq
SEC. Floor	Res.	59.45				59.45			
	Total BUA	329.29	29.46	17.43		282.21			

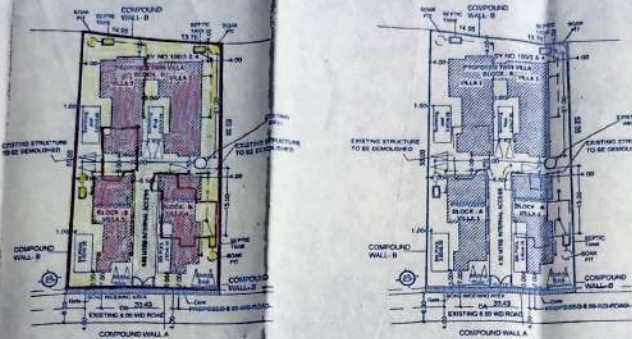
15	Total Floor Area Consumed	1283.09	Sq.mt
16	TOTAL FAR CONSUMED	79.57	Percent
17	TOTAL AREA FOR INFRASTRUCTURE TAX	1636.15	Sq.mt

CALCULATION FOR INFRASTRUCTURE TAX

- VILLA - 1 (TOTAL BUILT UP AREA) = 335.29 SQ.M
- VILLA - 2 (TOTAL BUILT UP AREA) = 449.56 SQ.M
- VILLA - 3 (TOTAL BUILT UP AREA) = 425.21 SQ.M
- VILLA - 4 (TOTAL BUILT UP AREA) = 329.29 SQ.M
- SWIMMING POOL (TOTAL BUILT UP AREA) = 17.45 SQ.M
- TOTAL AREA FOR INFRASTRUCTURE TAX = 1636.15 SQ.M

PARKING STATEMENT

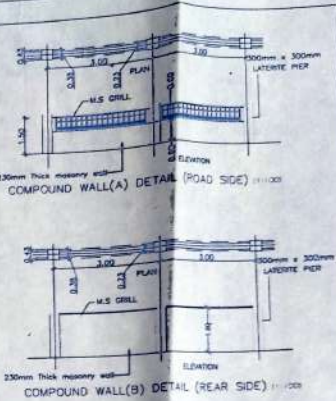
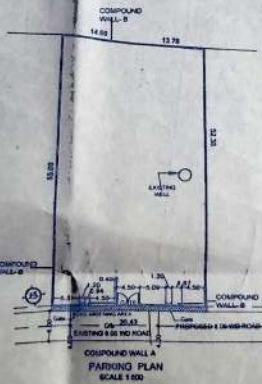
FLOOR/AREA	USE	No. Of Units	REQUIRED	PROVIDED
1283.09	RESIDENTIAL	4	8	8



SITE PLAN SHOWING SITE BOUNDARY AND COMPOUND WALL SCALE 1:500

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VISE ORDER No. NO PDAI/CAL/HA/629/1113/2021
DATED 12 NOV 2021

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI - GOA



TOTAL LENGTH OF COMPOUND WALL
168.52 METERS



SHEET - 1

SUBMISSION FOR PROPOSED VILLAS, COMPOUND WALL AND SWIMMING POOLS FOR PROJECT VEERAS RAJ ESTATE ON AMALGAMATED PLOT BEARING Sy No 100/3 AND 4 - AT CALANGUTE VILLAGE OF BARDEZ TALUKA - NORTH GOA

NAME OF THE OWNER
MR GAURAV JAIN

NAME & ADDRESS ARCHITECT:
Ar. MELVILLE D'SOUZA,
95, SARANA PRASAD,
NEAR CHB SHOWROOM,
MUNICIPAL GOA

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

[Signature]

[Signature]
12 NOV 2021