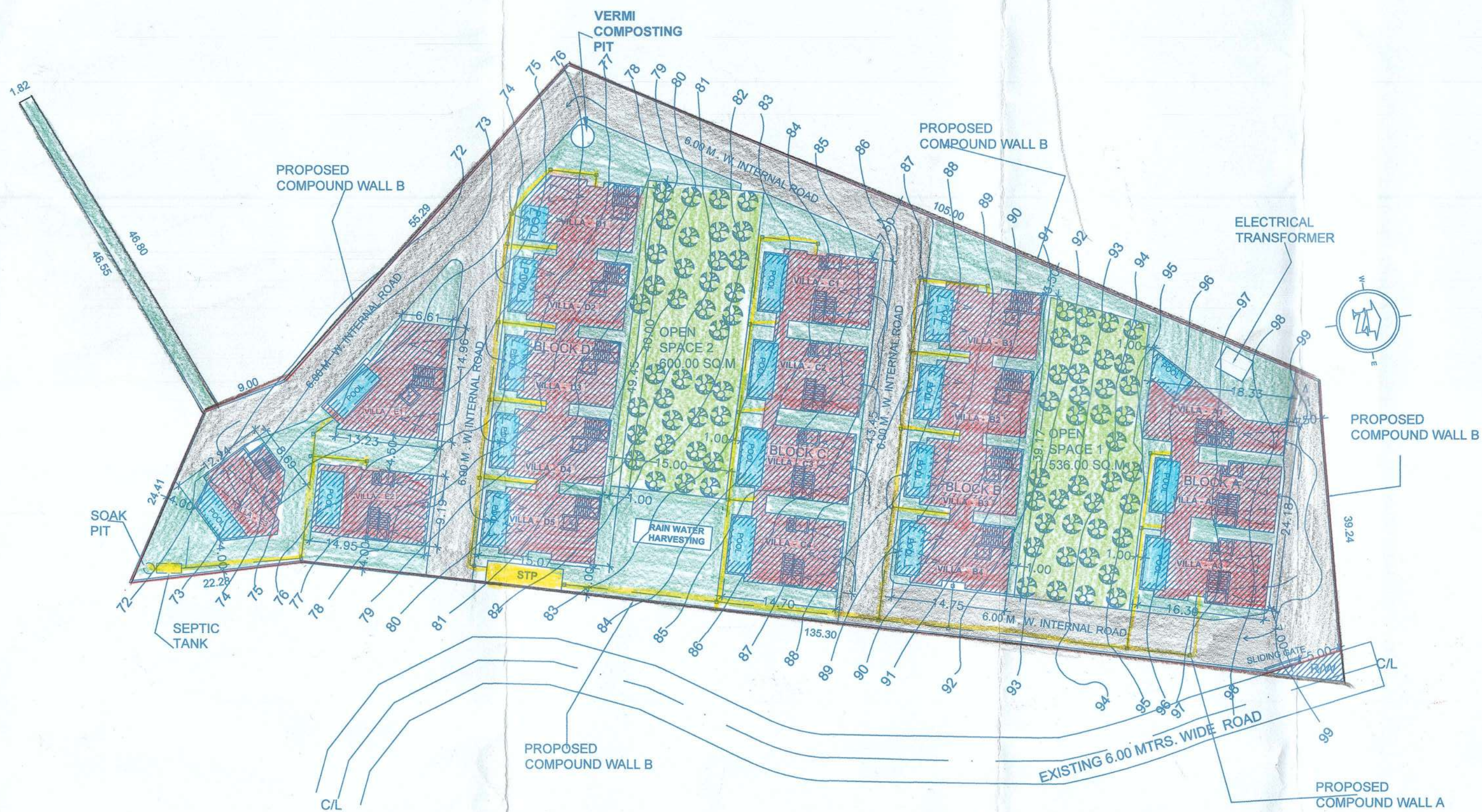




SITE PLAN
SCALE 1:500

CALCULATION FOR INFRASTRUCTURE TAX			
1) ROW VILLA BLOCK A - (TOTAL BUILT UP AREA) = 2664.91 SQ.M			
2) ROW VILLA BLOCK B - (TOTAL BUILT UP AREA) = 1655.19 SQ.M			
3) ROW VILLA BLOCK C - (TOTAL BUILT UP AREA) = 1886.59 SQ.M			
4) ROW VILLA BLOCK D - (TOTAL BUILT UP AREA) = 2064.32 SQ.M			
5) VILLA E 1 - (TOTAL BUILT UP AREA) = 504.11 SQ.M			
6) VILLA E 2 - (TOTAL BUILT UP AREA) = 445.12 SQ.M			
7) VILLA E 3 - (TOTAL BUILT UP AREA) = 319.93 SQ.M			
Total BUA of all Buildings Proposed	7944.35	Sq.mt	
8) SWIMMING POOL - (TOTAL BUILT UP AREA) 386.97 SQ.M.			
TOTAL AREA FOR INFRASTRUCTURE TAX = 8331.32 SQ.M			

TOTAL COVERAGE AREA CALCULATION			
1) ROW VILLA BLOCK A - (TOTAL COVERAGE AREA) = 401.97 SQ.M			
2) ROW VILLA BLOCK B - (TOTAL COVERAGE AREA) = 509.17 SQ.M			
3) ROW VILLA BLOCK C - (TOTAL COVERAGE AREA) = 573.91 SQ.M			
4) ROW VILLA BLOCK D - (TOTAL COVERAGE AREA) = 648.64 SQ.M			
5) VILLA E - 1 - (TOTAL COVERAGE AREA) = 139.19 SQ.M			
6) VILLA E - 2 - (TOTAL COVERAGE AREA) = 135.59 SQ.M			
7) VILLA E - 3 - (TOTAL COVERAGE AREA) = 102.14 SQ.M			
TOTAL COVERAGE AREA of all Buildings Proposed	2510.61	Sq.mt	

PARKING STATEMENT					
PROPOSED	USE	FLOOR AREA (SQ.M.)	NO. OF UNITS (NOS.)	REQUIRED (NOS.)	PROVIDED (NOS.)
ROW VILLA BLOCK - A	RESIDENTIAL	709.17	03	2 X 03 = 06	8
ROW VILLA BLOCK - B	RESIDENTIAL	1140.17	04	2 X 04 = 8	8
ROW VILLA BLOCK - C	RESIDENTIAL	927.82	04	2 X 04 = 8	8
ROW VILLA BLOCK - D	RESIDENTIAL	1416.50	05	2 X 05 = 10	10
VILLA - E 1	RESIDENTIAL	319.20	1	1 X 02 = 2	2
VILLA - E 2	RESIDENTIAL	228.00	1	1 X 02 = 2	2
VILLA - E 3	RESIDENTIAL	193.00	1	1 X 02 = 2	2
TOTAL PARKINGS			19	= 38	38

AREA STATEMENT - 1			
01	Total Area of the plot	7300.00	Sq.mt
02	Deduction For	46.00	
(a)	Area within road widening/Proposed		Sq.mt
(b)	Area reserved for any other use	NIL	Sq.mt
Total (a + b)		NIL	
03	Effective Plot Area (01 - 02)	7254.00	Sq.mt
04	Open space Required (15% of Effective Plot Area)	1088.10	Sq.mt
05	Open space Provided (15.66% of Effective Plot Area)	1136.00	Sq.mt
06	Area occupied by existing building on the plot	0.00	Sq.mt
07	Area of building to be demolished	0.00	Sq.mt
08	Permissible Coverage (40 %)	2901.60	Sq.mt
09	Covered Area of proposed Building	2510.61	Sq.mt
10	Plot Coverage of proposed Building	34.39	Percent
11	Permissible FAR (80 %)	5803.20	Sq.mt
12	Whether any extra Far Claimed	36.80	Sq.mt
13	TOTAL FAR PERMISSIBLE (12 + 13)	5840.00	Sq.mt

14 Details of Area & use floor wise of Proposed ROW VILLA BLOCK A						
FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR			Net Floor Area (M.sq)
			Stair	Balcony	Stilt	
L.G Floor	Res.	281.59	77.34	---	---	204.26
Stilt	Park.	360.86	44.50	---	---	316.36
First Floor	Res.	393.05	62.67	40.62	---	289.76
SEC. Floor	Res.	231.41	---	24.92	---	206.48
Total BUA		1266.91	184.51	65.54	316.36	669.83

15 Details of Area & use floor wise of Proposed ROW VILLA BLOCK B						
FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR			Net Floor Area (M.sq)
			Stair	Balcony	Stilt	
Stilt	Park.	403.20	75.69	---	327.50	---
Ground Floor	Res.	472.39	63.03	43.14	---	366.22
First Floor	Res.	513.63	63.03	68.39	---	382.21
SEC. Floor	Res.	265.96	---	---	---	265.96
Total BUA		1655.18	201.75	111.53	327.50	1014.39

16 Details of Area & use floor wise of Proposed ROW VILLA BLOCK C						
FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR			Net Floor Area (M.sq)
			Stair	Balcony	Stilt	
L.G Floor	Res.	342.94	91.16	---	---	251.78
Stilt	Park.	497.40	64.56	---	432.84	---
First Floor	Res.	536.74	102.52	65.60	---	368.61
SEC. Floor	Res.	309.91	---	24.92	---	284.98
Total BUA		1686.99	258.24	90.52	432.84	905.37

17 Details of Area & use floor wise of Proposed ROW VILLA BLOCK D						
FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR			Net Floor Area (M.sq)
			Stair	Balcony	Stilt	
Stilt	Res.	511.99	66.00	---	425.99	---
U.G Floor	Res.	564.82	64.86	48.99	---	430.97
First Floor	Res.	628.88	77.08	76.37	---	475.43
SEC. Floor	Res.	358.63	---	---	---	358.63
Total BUA		2064.32	247.94	125.36	425.99	1265.03

18 Details of Area & use floor wise of Proposed VILLA E - 1						
FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR			Net Floor Area (M.sq)
			Stair	Balcony	Stilt	
L.G Floor	Res.	106.41	17.28	---	---	89.13
Stilt	Park.	125.96	13.24	---	113.44	---
First Floor	Res.	155.84	12.59	15.39	---	127.86
SEC. Floor	Res.	115.90	---	8.61	---	107.29
Total BUA		504.11	43.11	24.00	113.11	324.28

19 Details of Area & use floor wise of Proposed VILLA E - 2						
FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR			Net Floor Area (M.sq)
			Stair	Balcony	Stilt	
L.G Floor	Res.	88.65	18.01	---	---	70.64
Stilt	Park.	125.73	18.01	---	108.72	---
First Floor	Res.	145.33	10.38	28.32	---	106.62
SEC. Floor	Res.	84.41	---	6.23	---	78.17
Total BUA		445.12	46.40	34.55	108.72	255.43

20 Details of Area & use floor wise of Proposed VILLA E - 3						
FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR			Net Floor Area (M.sq)
			Stair	Balcony	Stilt	
Stilt	Park.	76.30	15.36	---	60.94	---
U.G Floor	Res.	98.92	17.38	15.06	---	66.31
First Floor	Res.	71.99	13.38	---	---	58.61
SEC. Floor	Res.	72.72	---	12.24	---	61.77
Total BUA		319.93	46.12	27.30	60.94	186.69

25	Total Floor Area Consumed	4651.69	Sq.mt
26	TOTAL FAR CONSUMED	63.30	Percent

COMBINED AREA STATEMENT FOR ALL PROPOSED BUILDINGS						
FLOOR	USE	Total BUA (M.sq)	Areas Free of FAR			Net Floor Area (M.sq)
			Stair	Balcony	STILT	
STILT	Park.	2103.15	317.36	---	1785.79	---
Ground Floor	Com.	1955.56	369.06	107.19	---	4490.30
First Floor	Res.	2445.44	341.65	294.69	---	3737.03
SEC. Floor	Res.	1440.20	---	76.92	---	3512.60
Total BUA		7944.35	1028.07	478.80	1785.79	4651.69

SHEET - 1 OF 7

REVISED SUBMISSION FOR
PROPOSED RESIDENTIAL VILLA BLOCKS - A , B , C ,
D, VILLA E1, VILLA E2 AND VILLA E3 COMPOUND
WALL AND SWIMMING POOL, PROPOSED BY M/s
PRIMAVERA REAL ESTATE DEVELOPERS AND MR.
NIKHIL SEN IN PROPERTY BEARING SURVEY NO.
81/9 OF MARRA VILLAGE , BARDEZ TALUKA - GOA.

NAME & ADDRESS ARCHITECT:

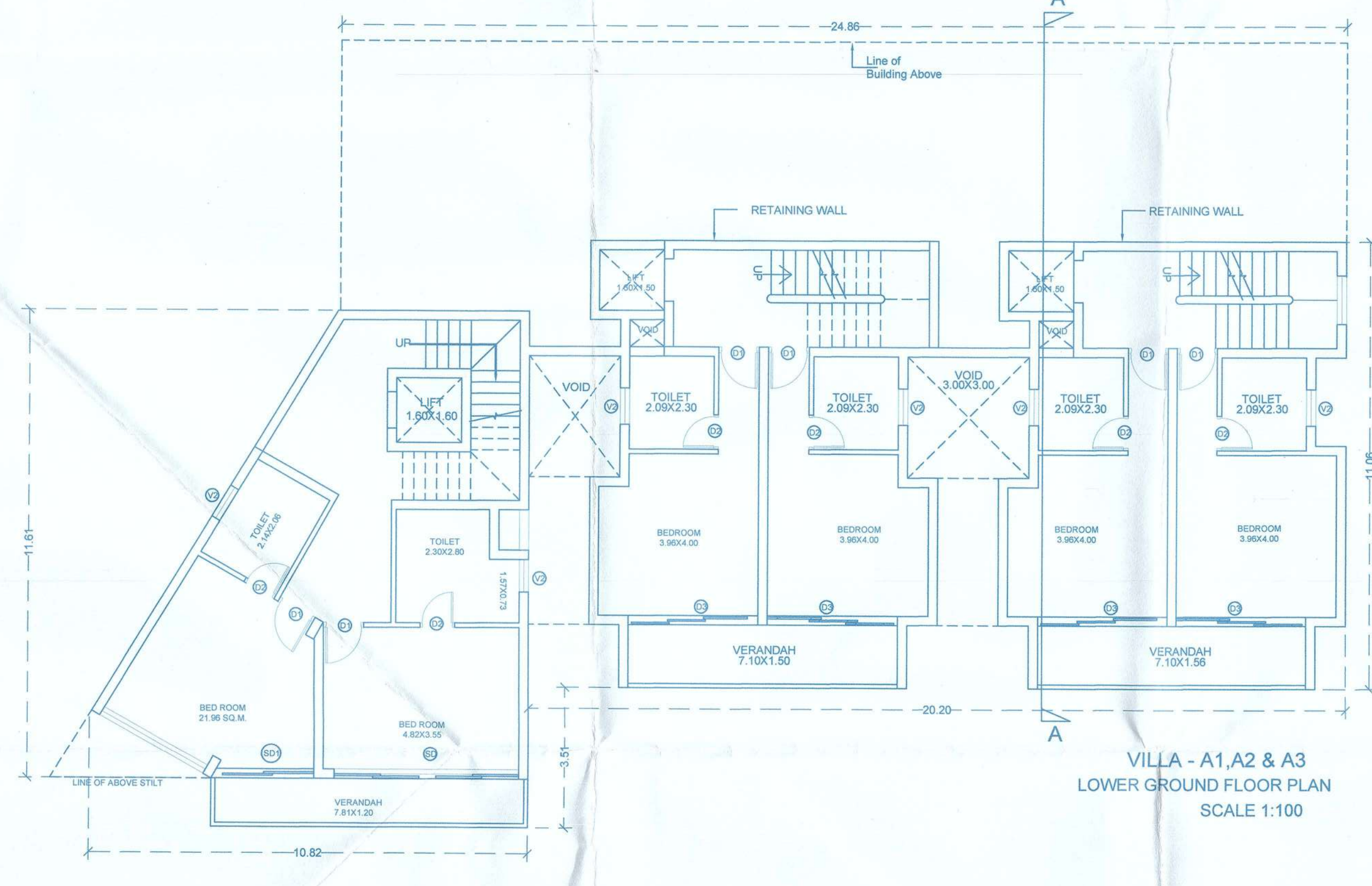
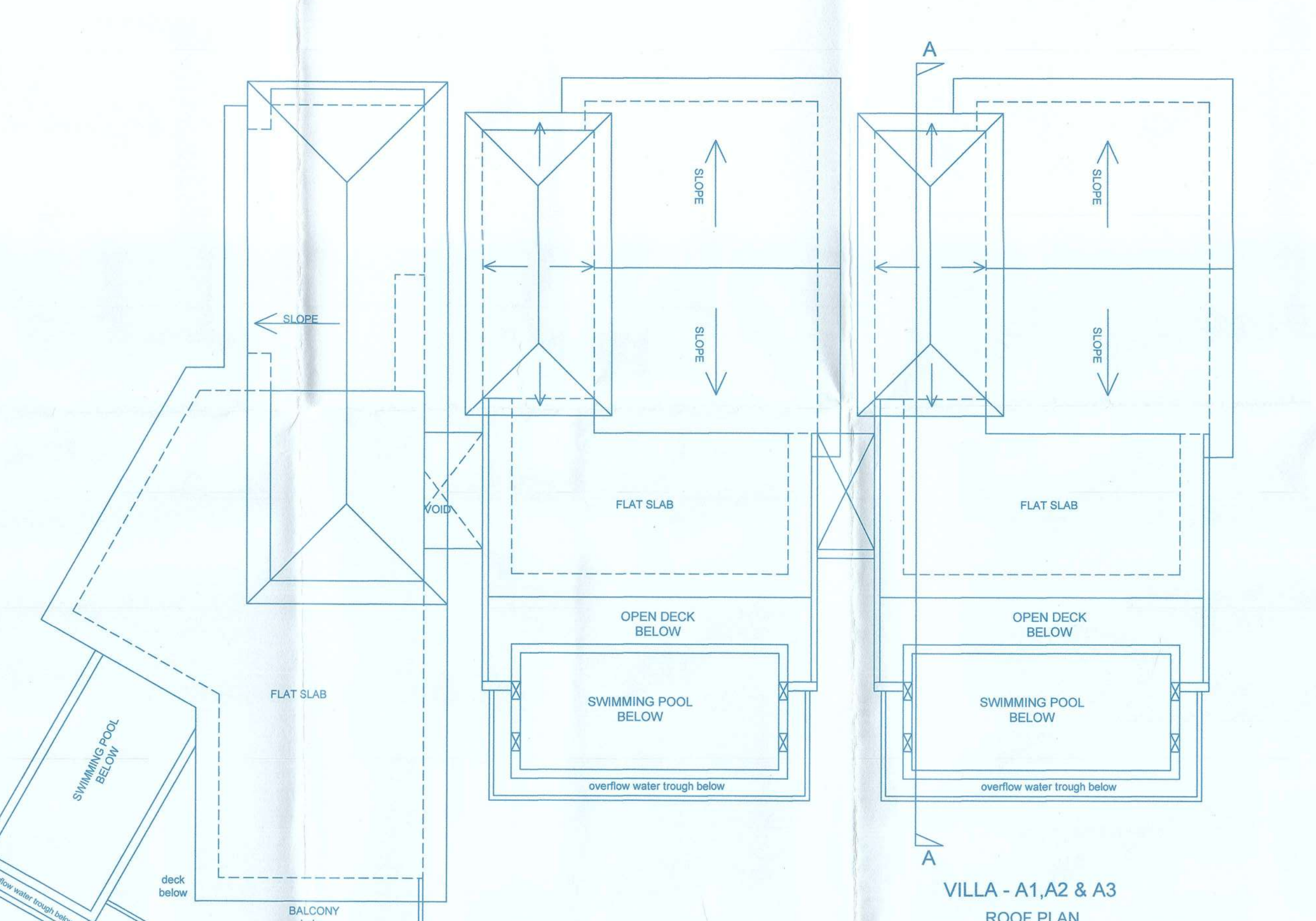
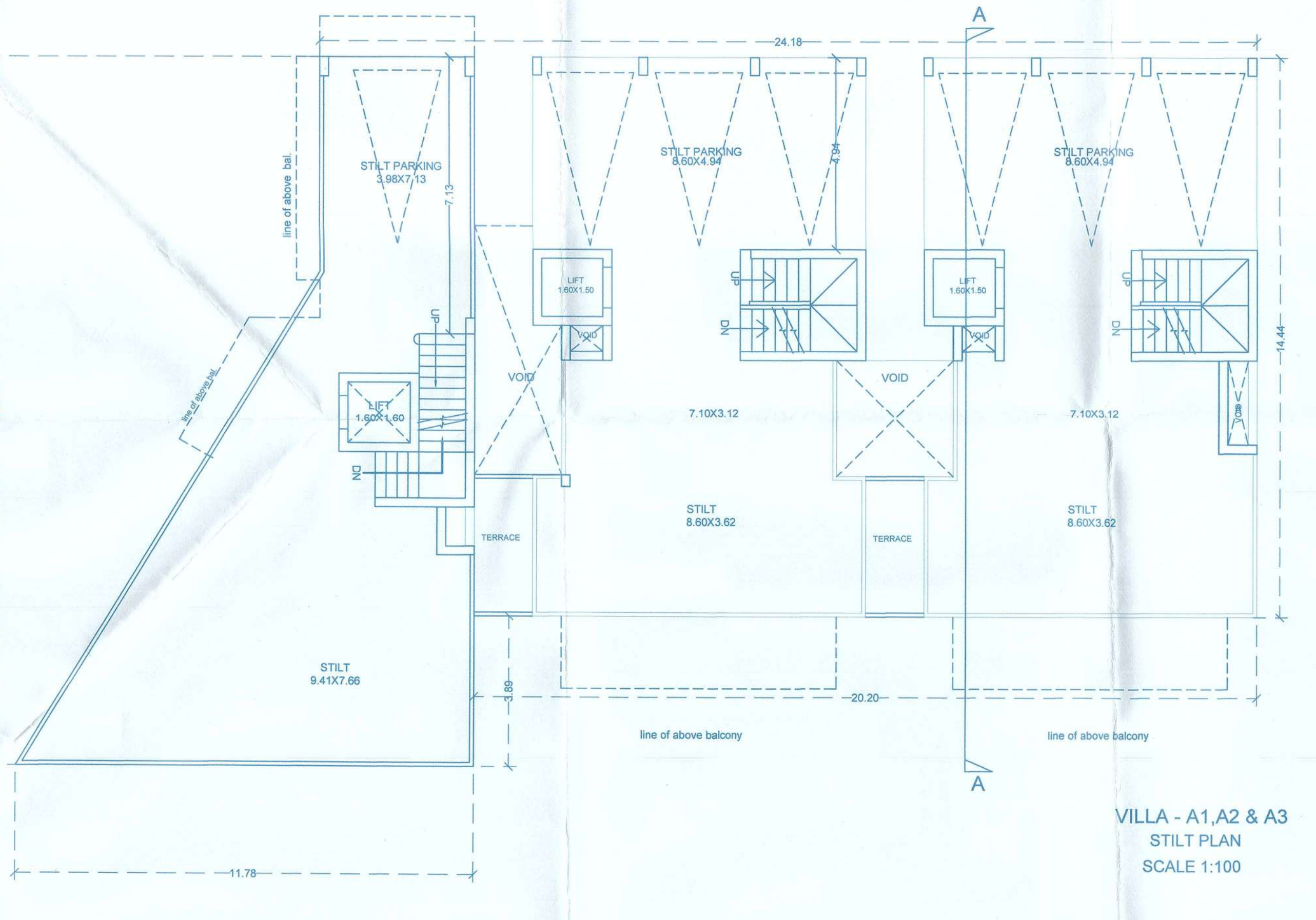
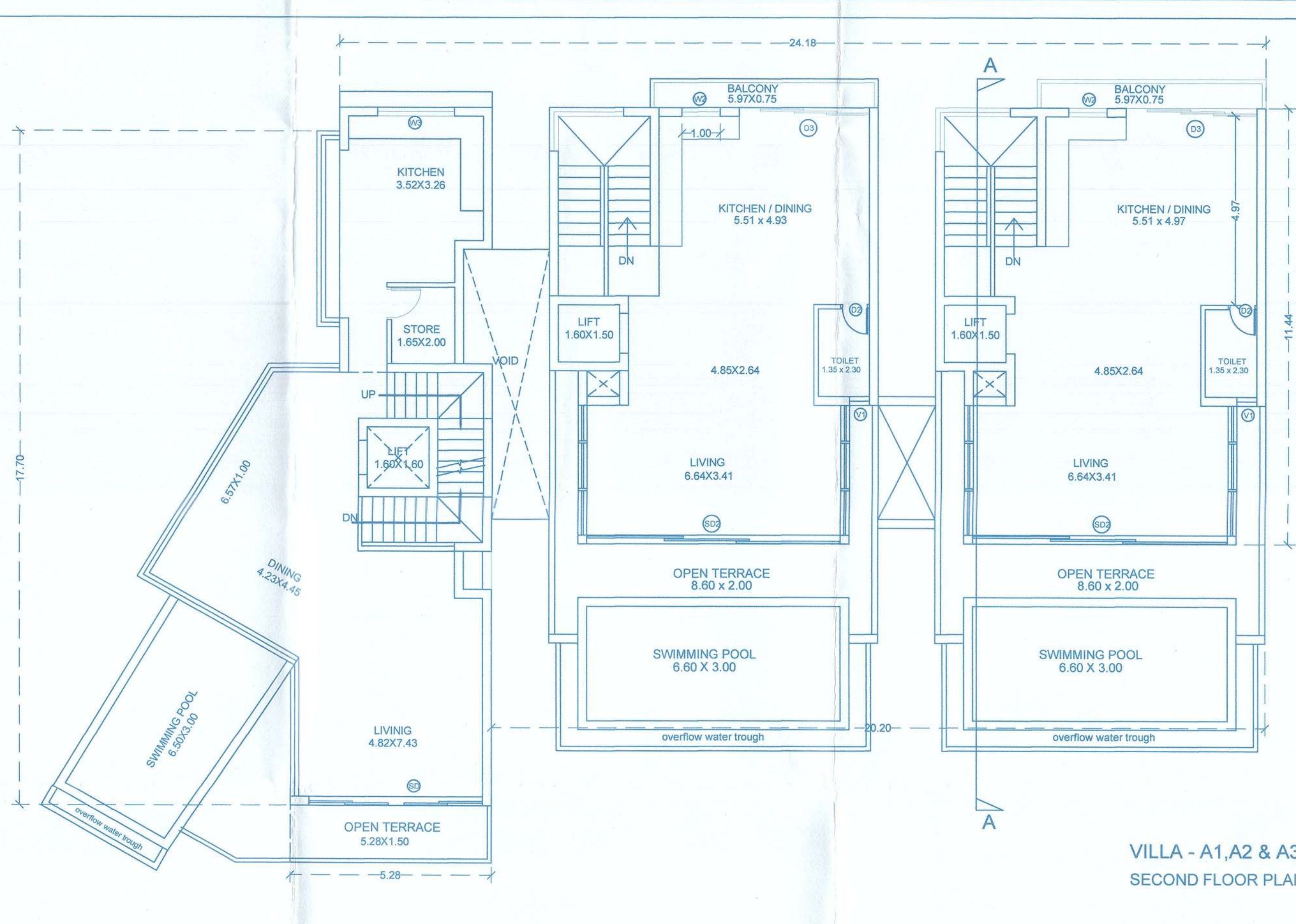
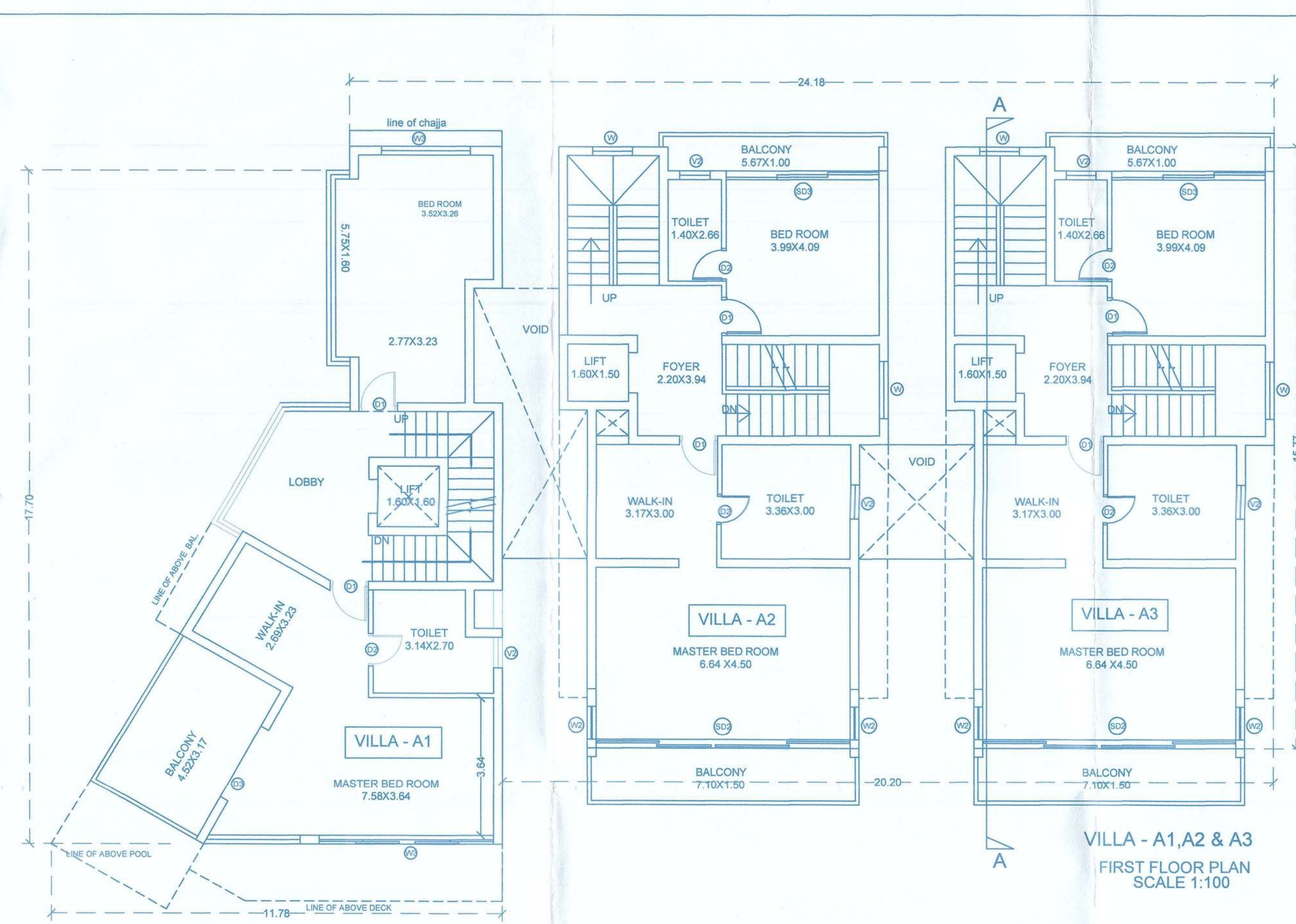
Ar. MELVILLE D'SOUZA,
S/5, SAPANA PARADISE,
NEAR CMM SHOWROOM,
MERCES, GOA.

SHEET TITLE: SITE PLAN, AREA STATEMENT, GATE AND COMPOUND WALL PLAN

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

AR. MELVILLE D'SOUZA
AR/0087/2010



DOOR SCHEDULE

DOOR	OPENING SIZE(WxH)
D1	800 X 2100
D2	800 X 2100
D3	800 X 2100
D4	800 X 2100
D5	800 X 2100
D6	800 X 2100
D7	800 X 2100
D8	800 X 2100
D9	800 X 2100
D10	800 X 2100

WINDOW SCHEDULE

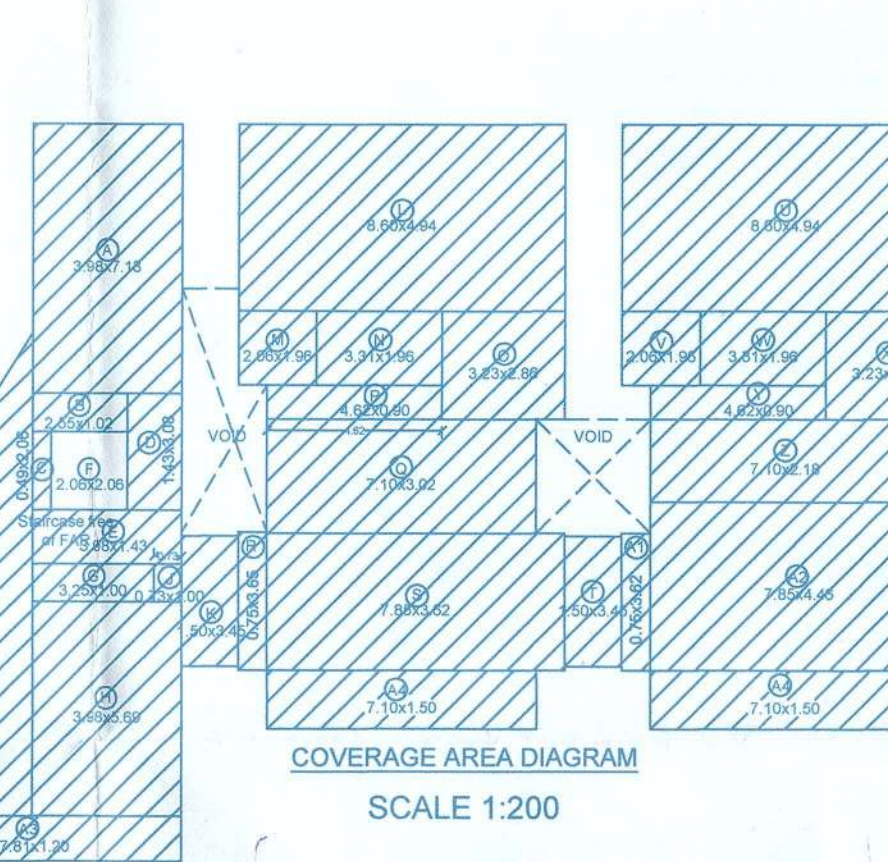
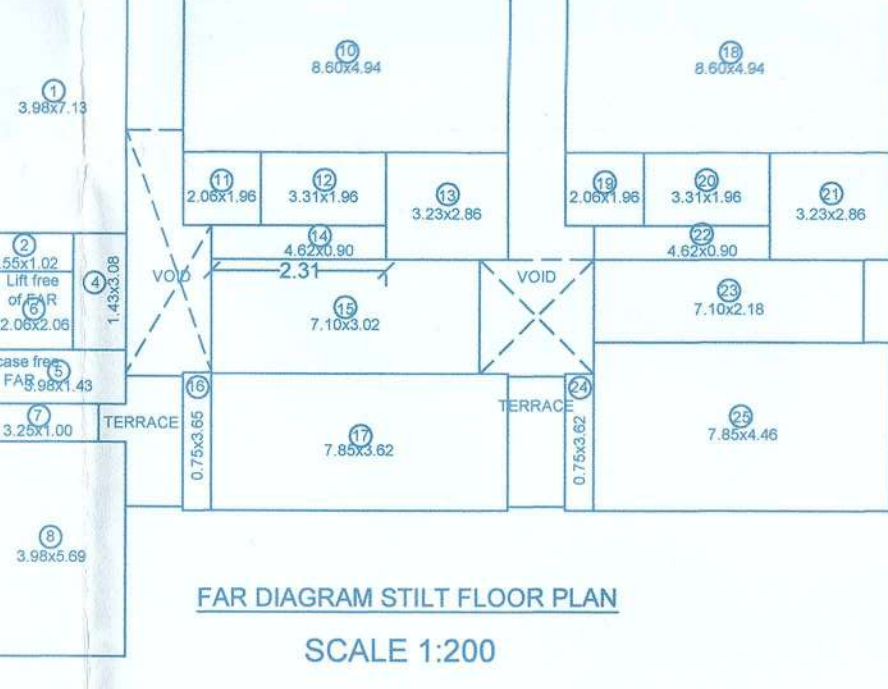
WINDOW	OPENING SIZE(WxH)
W1	1100 X 1100
W2	1100 X 1100
W3	1100 X 1100
W4	1100 X 1100
W5	1100 X 1100
W6	1100 X 1100
W7	1100 X 1100
W8	1100 X 1100
W9	1100 X 1100
W10	1100 X 1100

FAR CALCULATION - (ROW VILLA A) SECOND FLOOR

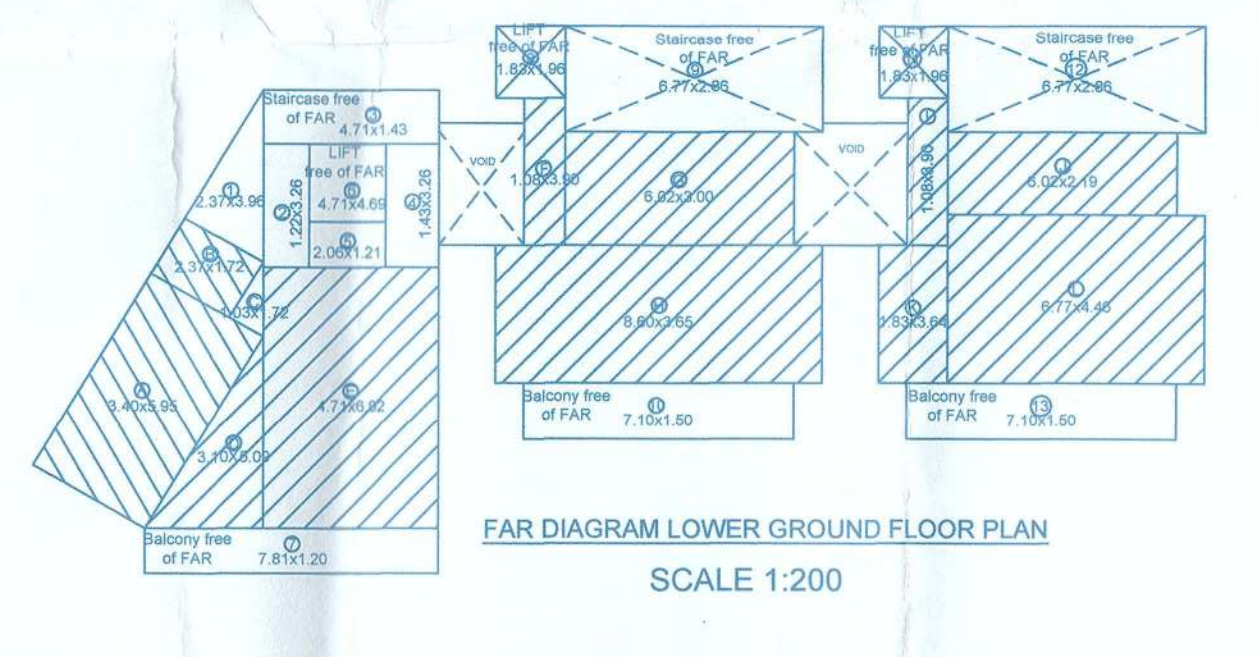
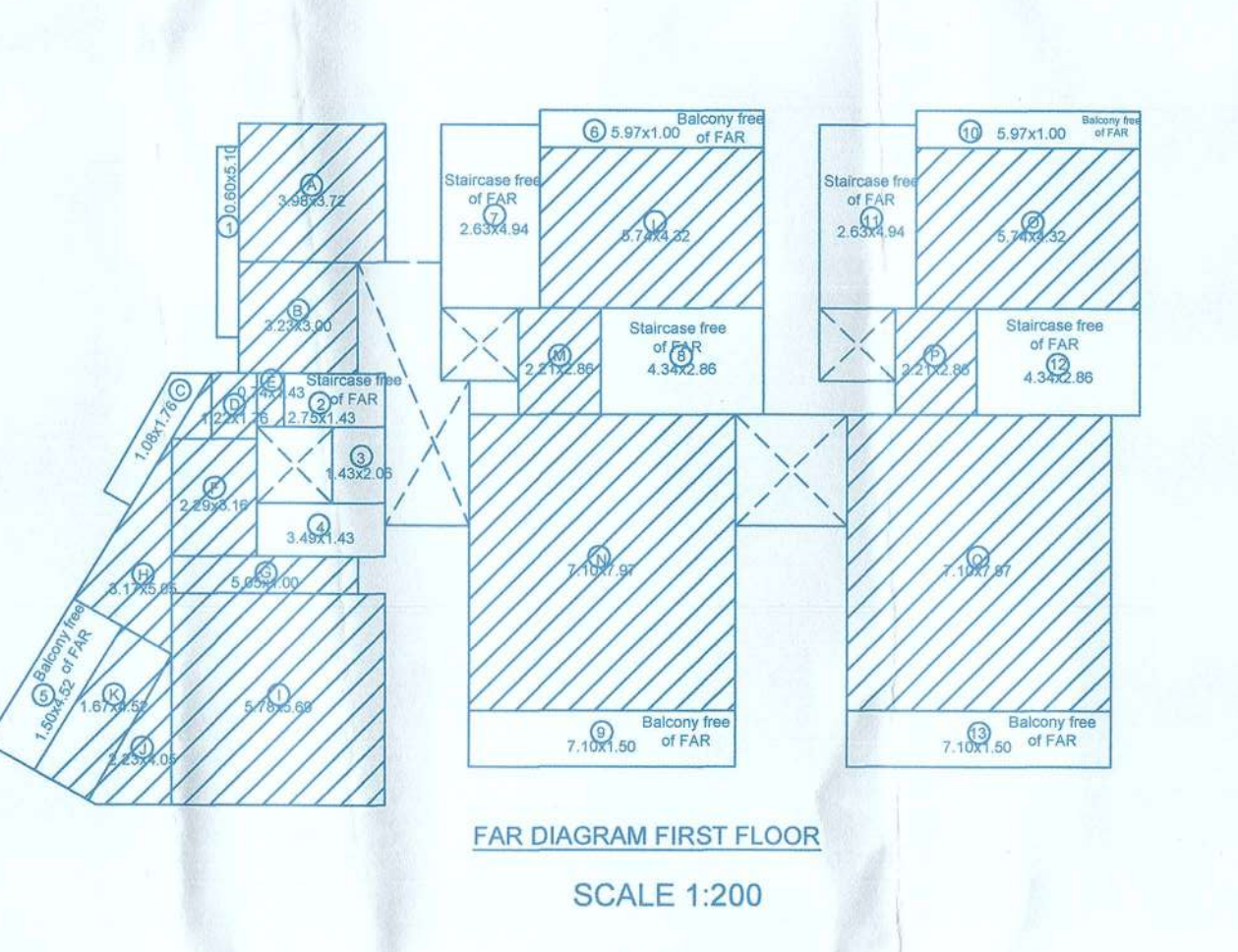
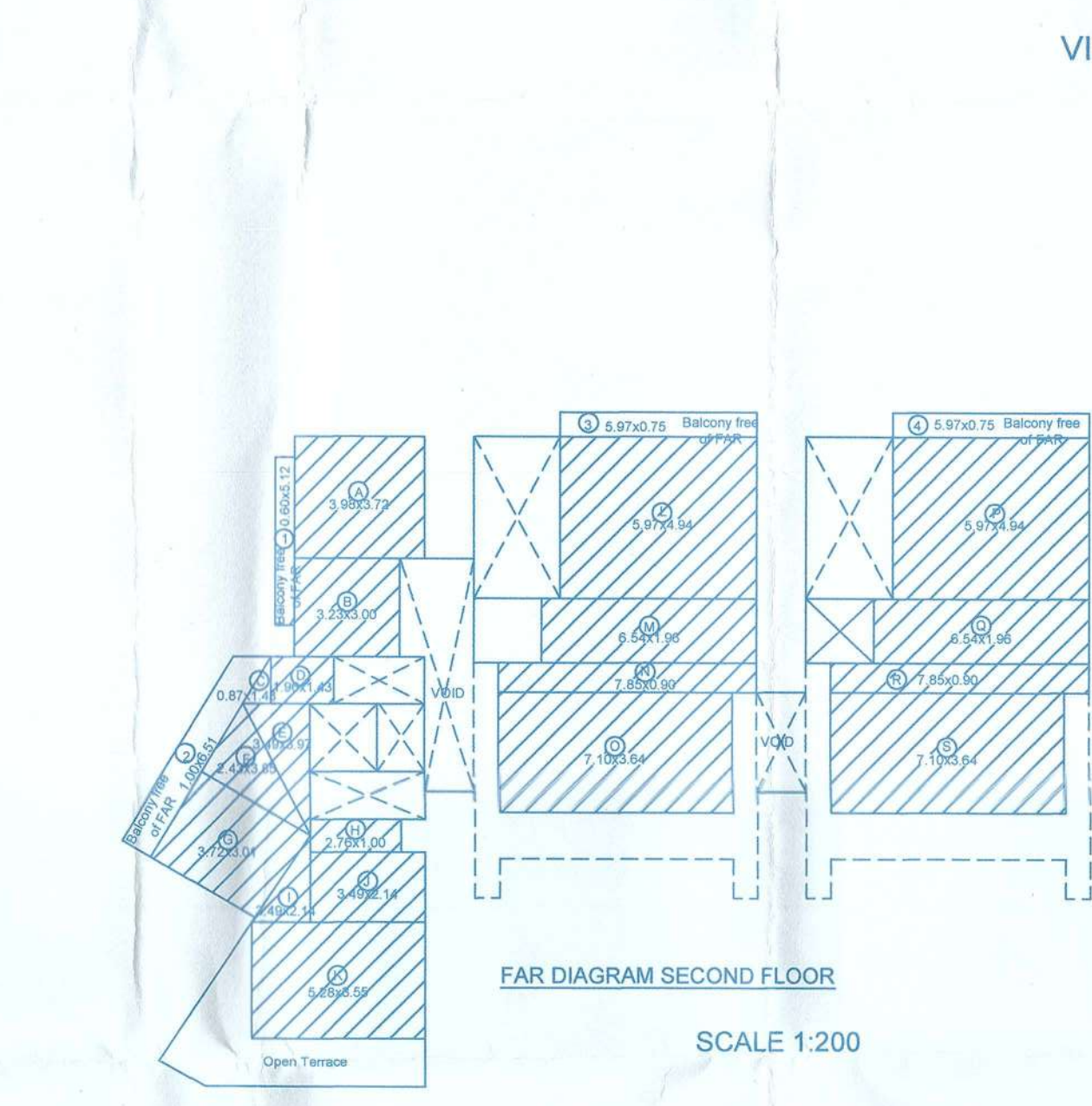
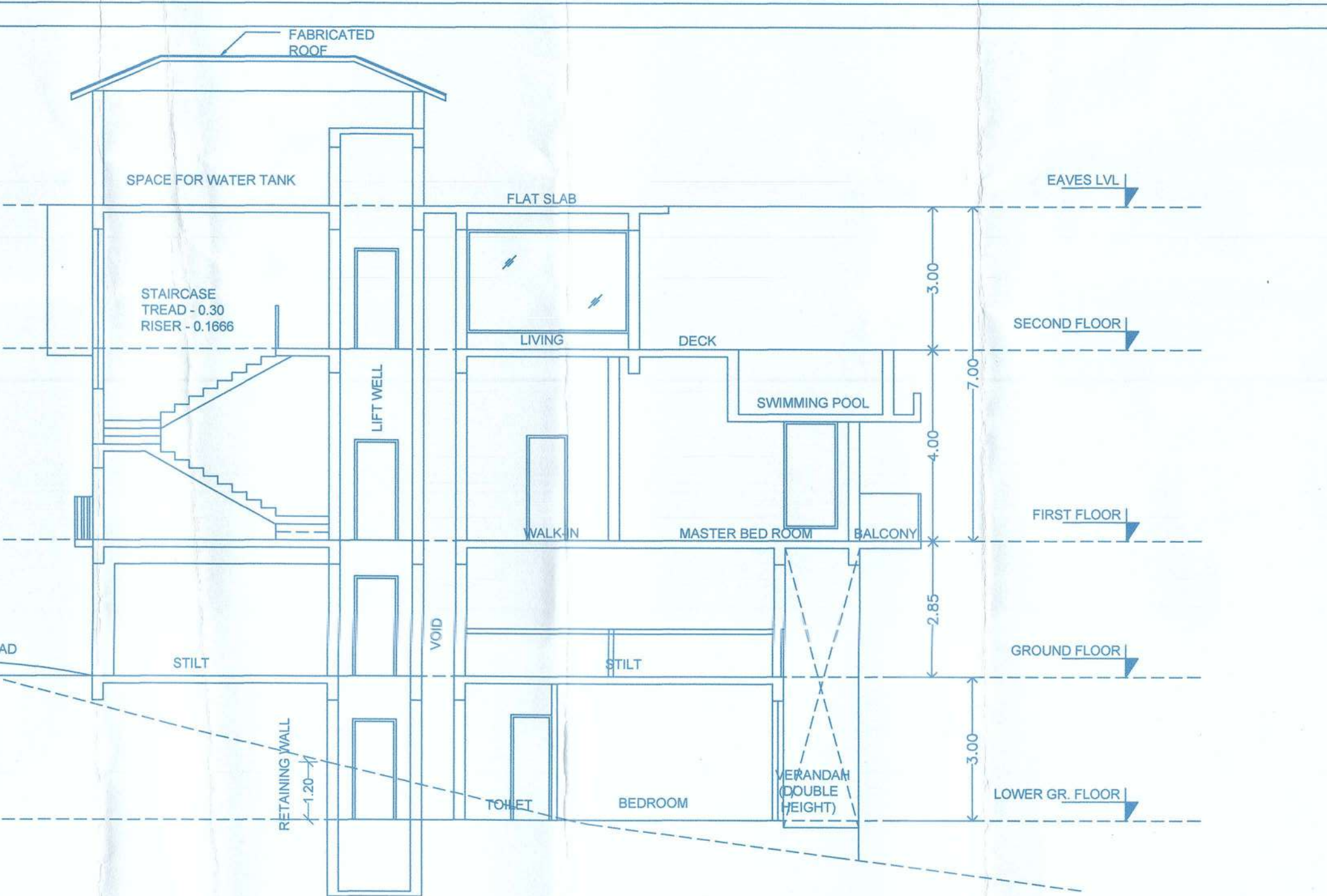
SR. NO.	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
1	3.98	3.72	1.00	1.00	14.81
2	3.23	3.00	1.00	1.00	9.69
3	0.87	1.43	0.50	1.00	0.62
4	1.95	1.43	1.00	1.00	2.80
5	3.49	3.97	0.50	1.00	6.93
6	2.43	3.85	0.50	1.00	4.68
7	3.72	3.01	1.00	1.00	11.20
8	2.78	1.00	1.00	1.00	2.78
9	3.49	2.14	0.50	1.00	3.73
10	3.49	2.14	1.00	1.00	7.47
11	6.28	3.55	1.00	1.00	18.74
12	5.97	4.94	1.00	1.00	29.48
13	6.54	1.99	1.00	1.00	12.82
14	7.85	0.90	1.00	1.00	7.07
15	7.10	3.64	1.00	1.00	25.94
16	5.97	4.94	1.00	1.00	29.48
17	6.54	1.99	1.00	1.00	12.82
18	7.85	0.90	1.00	1.00	7.07
19	7.10	3.64	1.00	1.00	25.94
20	1.00	5.12	1.00	1.00	5.12
21	1.00	5.12	1.00	1.00	5.12
22	4.57	0.75	1.00	1.00	4.48
23	4.57	0.75	1.00	1.00	4.48
TOTAL					292.41

FAR CALCULATION - (ROW VILLA A) STILT FLOOR

SR. NO.	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
1	3.98	7.13	1.00	1.00	28.38
2	2.55	1.02	1.00	1.00	2.60
3	0.48	2.06	1.00	1.00	1.01
4	1.43	3.98	1.00	1.00	4.46
5	3.98	1.43	1.00	1.00	5.69
6	2.06	2.06	1.00	1.00	4.24
7	3.25	1.00	1.00	1.00	3.25
8	3.98	5.89	1.00	1.00	22.95
9	7.81	12.81	0.50	1.00	50.05
10	8.80	4.94	1.00	1.00	42.48
11	2.06	1.95	1.00	1.00	4.04
12	3.31	1.95	1.00	1.00	6.49
13	3.25	2.89	1.00	1.00	9.34
14	4.62	0.90	1.00	1.00	4.16
15	7.10	3.62	1.00	1.00	21.44
16	0.75	3.85	1.00	1.00	2.74
17	7.85	3.62	1.00	1.00	28.42
18	8.60	4.94	1.00	1.00	42.48
19	2.06	1.95	1.00	1.00	4.04
20	3.31	1.95	1.00	1.00	6.49
21	3.25	2.89	1.00	1.00	9.34
22	4.62	0.90	1.00	1.00	4.16
23	7.10	2.18	1.00	1.00	15.48
24	0.75	3.62	1.00	1.00	2.72
25	7.85	4.48	1.00	1.00	35.01
TOTAL					360.88



APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/CAN/04/2015/154/2015
DATED 20 APR 2022
MEMBER SECRETARY
PLANNING & DEV. AUTHORITY
PANAJI - GOA



VILLA - A1, A2 & A3
SECTION AA
SCALE 1:100

FAR CALCULATION - (ROW VILLA A) FIRST FLOOR

SR. NO.	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
1	3.98	3.72	1.00	1.00	14.81
2	3.23	3.00	1.00	1.00	9.69
3	0.87	1.43	0.50	1.00	0.62
4	1.95	1.43	1.00	1.00	2.80
5	3.49	3.97	0.50	1.00	6.93
6	2.43	3.85	0.50	1.00	4.68
7	3.72	3.01	1.00	1.00	11.20
8	2.78	1.00	1.00	1.00	2.78
9	3.49	2.14	0.50	1.00	3.73
10	3.49	2.14	1.00	1.00	7.47
11	6.28	3.55	1.00	1.00	18.74
12	5.97	4.94	1.00	1.00	29.48
13	6.54	1.99	1.00	1.00	12.82
14	7.85	0.90	1.00	1.00	7.07
15	7.10	3.64	1.00	1.00	25.94
16	5.97	4.94	1.00	1.00	29.48
17	6.54	1.99	1.00	1.00	12.82
18	7.85	0.90	1.00	1.00	7.07
19	7.10	3.64	1.00	1.00	25.94
20	1.00	5.12	1.00	1.00	5.12
21	1.00	5.12	1.00	1.00	5.12
22	4.57	0.75	1.00	1.00	4.48
23	4.57	0.75	1.00	1.00	4.48
TOTAL					292.41

FAR CALCULATION - (ROW VILLA A) LOWER GROUND FLOOR

SR. NO.	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
1	0.60	1.00	1.00	1.00	0.60
2	2.75	1.43	1.00	1.00	3.93
3	1.43	2.06	1.00	1.00	2.95
4	3.49	1.43	1.00	1.00	4.99
5	1.50	4.92	1.00	1.00	6.78
6	5.97	1.00	1.00	1.00	5.97
7	2.43	4.94	1.00	1.00	12.41
8	4.34	2.86	1.00	1.00	12.41
9	7.10	1.50	1.00	1.00	10.65
10	5.97	1.00	1.00	1.00	5.97
11	2.63	4.94	1.00	1.00	12.99
12	4.34	2.86	1.00	1.00	12.41
13	7.10	1.50	1.00	1.00	10.65
TOTAL					360.84

SHEET - 2 OF 7
REVISED SUBMISSION FOR
PROPOSED RESIDENTIAL ROW VILLA BLOCKS - A , B ,
C, D, VILLA E1, VILLA E2 AND VILLA E3, COMPOUND
WALL AND SWIMMING POOL, PROPOSED BY
M/S PRIMAVERA REAL ESTATE DEVELOPERS AND
MR. NIKHIL SEN IN PROPERTY BEARING SURVEY
NO. 81/9 OF MARRA VILLAGE, BARDEZ TALUKA - GOA.

NAME & ADDRESS ARCHITECT:
Ar. MELVILLE D'SOUZA,
S/5, SAPANA PARADISE,
NEAR CMM SHOWROOM,
MERGES, GOA.

SHEET TITLE:
PLANS, ELEVATION AND SECTION
OF ROW VILLA BLOCK A

SIGNATURE OF OWNER

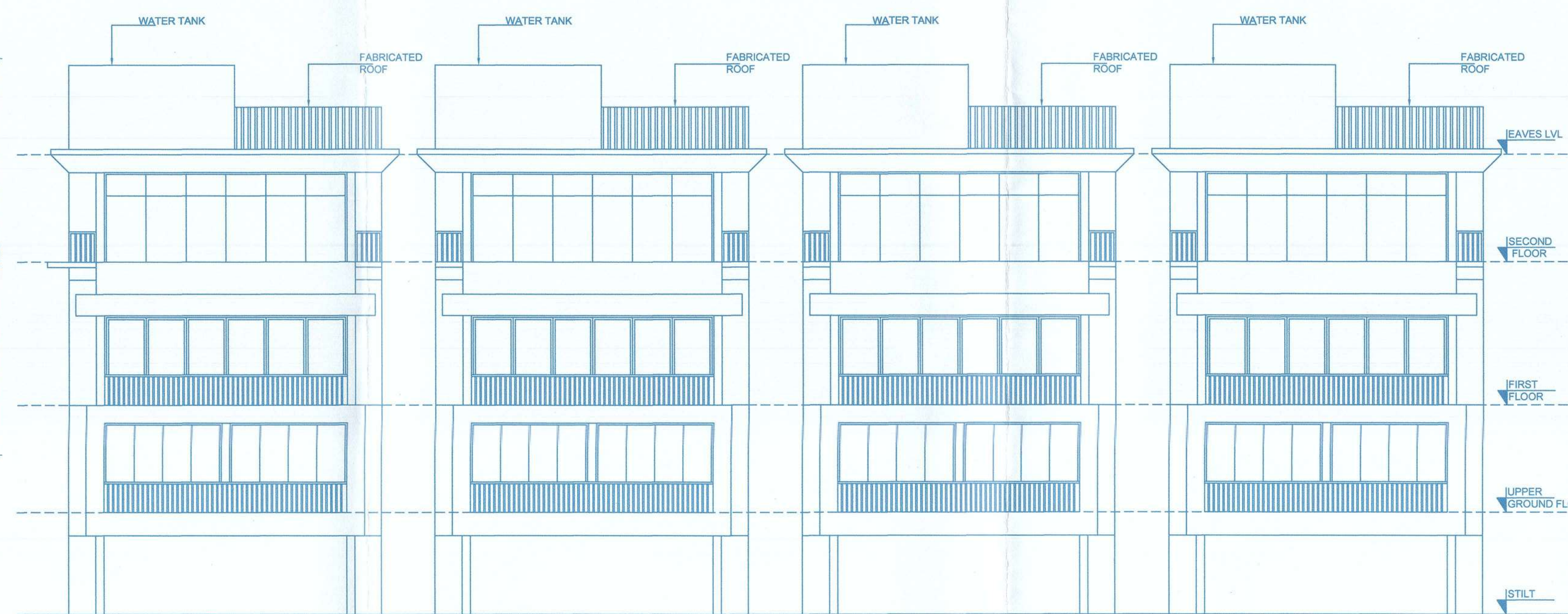
SIGNATURE OF ARCHITECT

AR. MELVILLE D'SOUZA
AR/008/2010

ROW VILLA BLOCK - A

approving sp letter no. V. P. 32/13/469/0/2012-2013
dated...
LOURENCO RIBEIRO
SECRETARY
VILLAGE PANCHAYAT CANDOIMA
BARDEZ - GOA

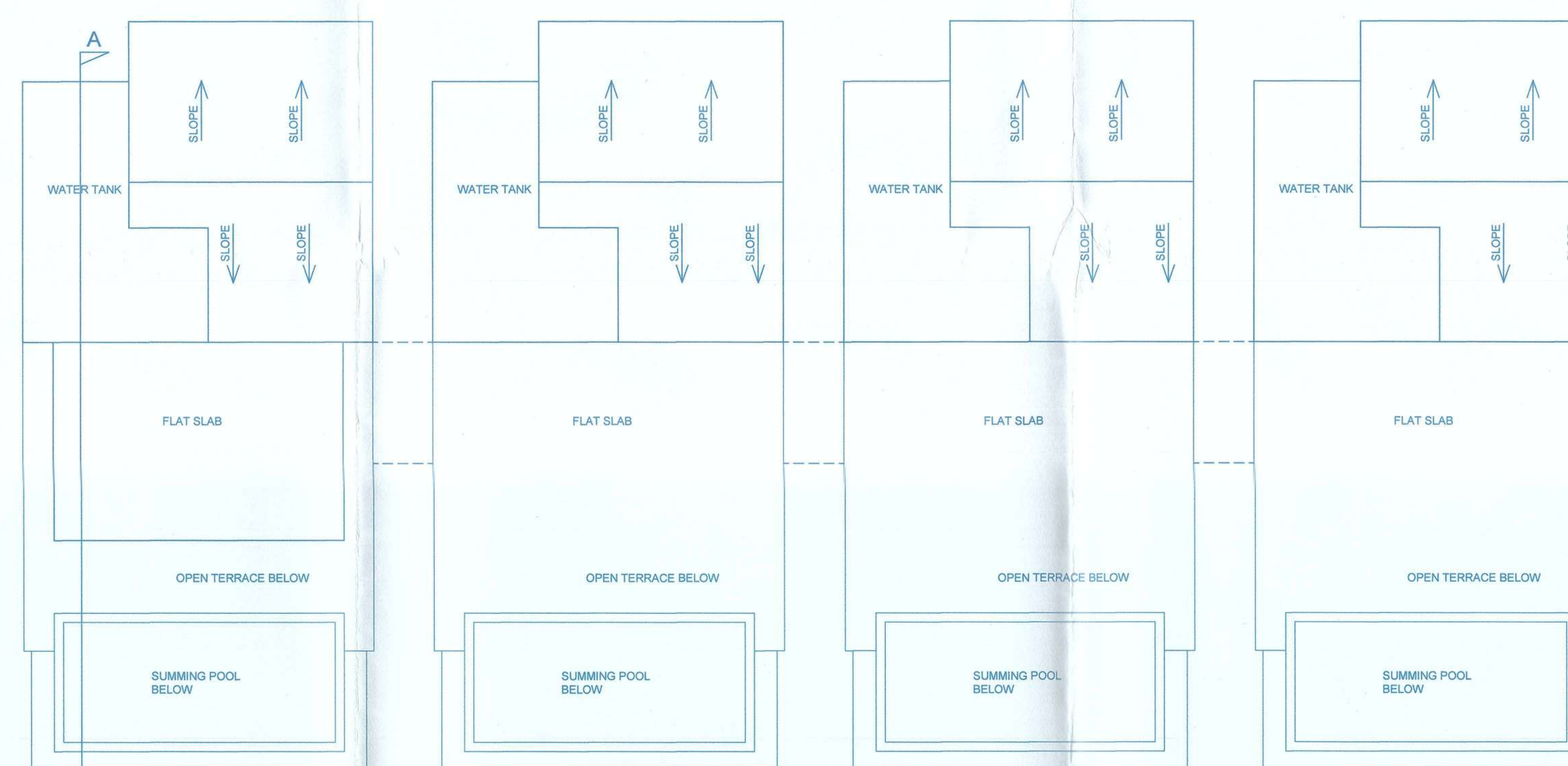




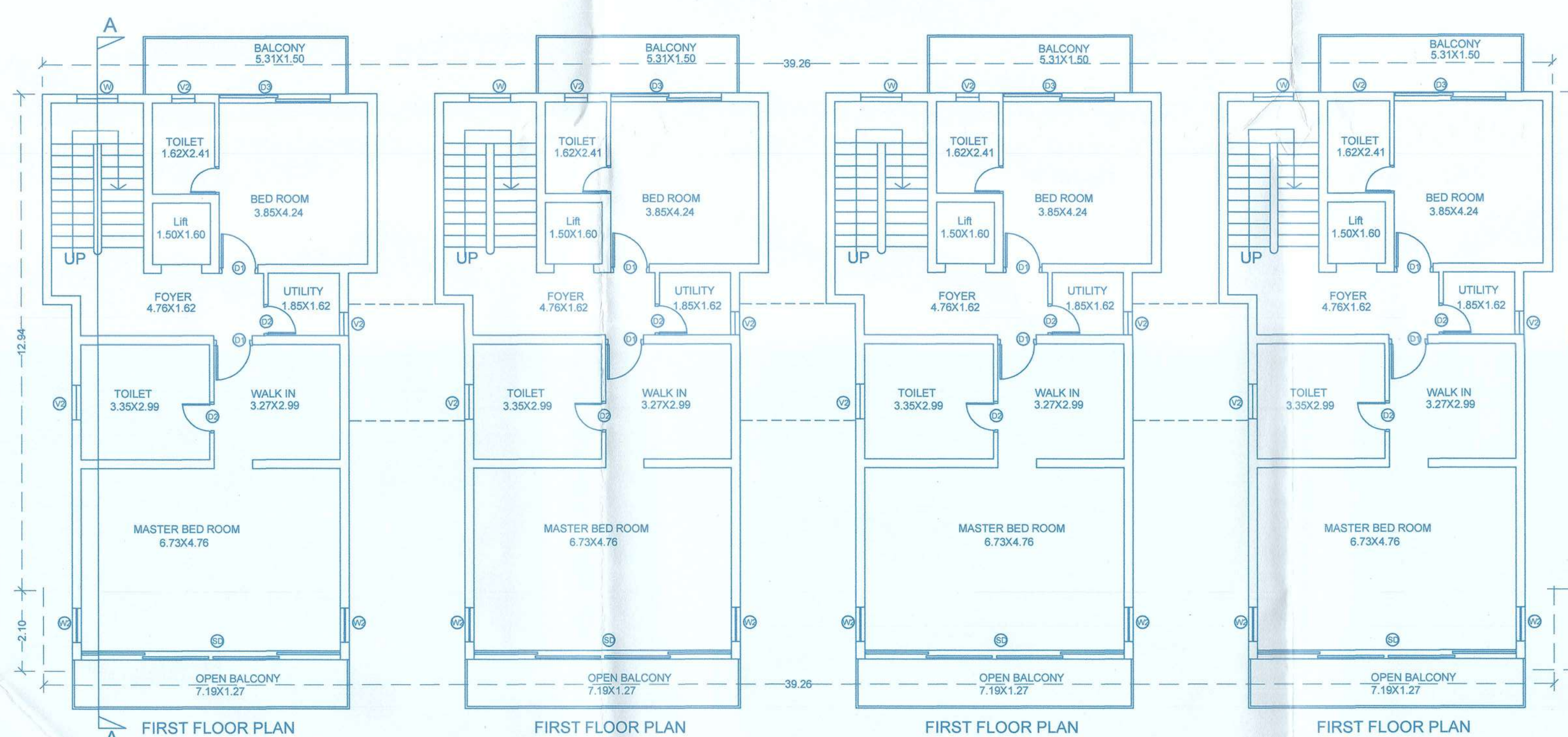
DOOR SCHEDULE	
DOOR	OPENING SIZE(mm)
D1	1020 X 2250
D2	850 X 2100
D3	3500 X 2500
SD	7230X 2500
SD1	4.30 X 2500
SD2	3300 X 2500

WINDOW SCHEDULE	
WIND.	OPENING SIZE(m)
W	1200 X 1500
W1	1100 X 1000
W2	1000 X 1800
V1	600 X 900
V2	600 X 900

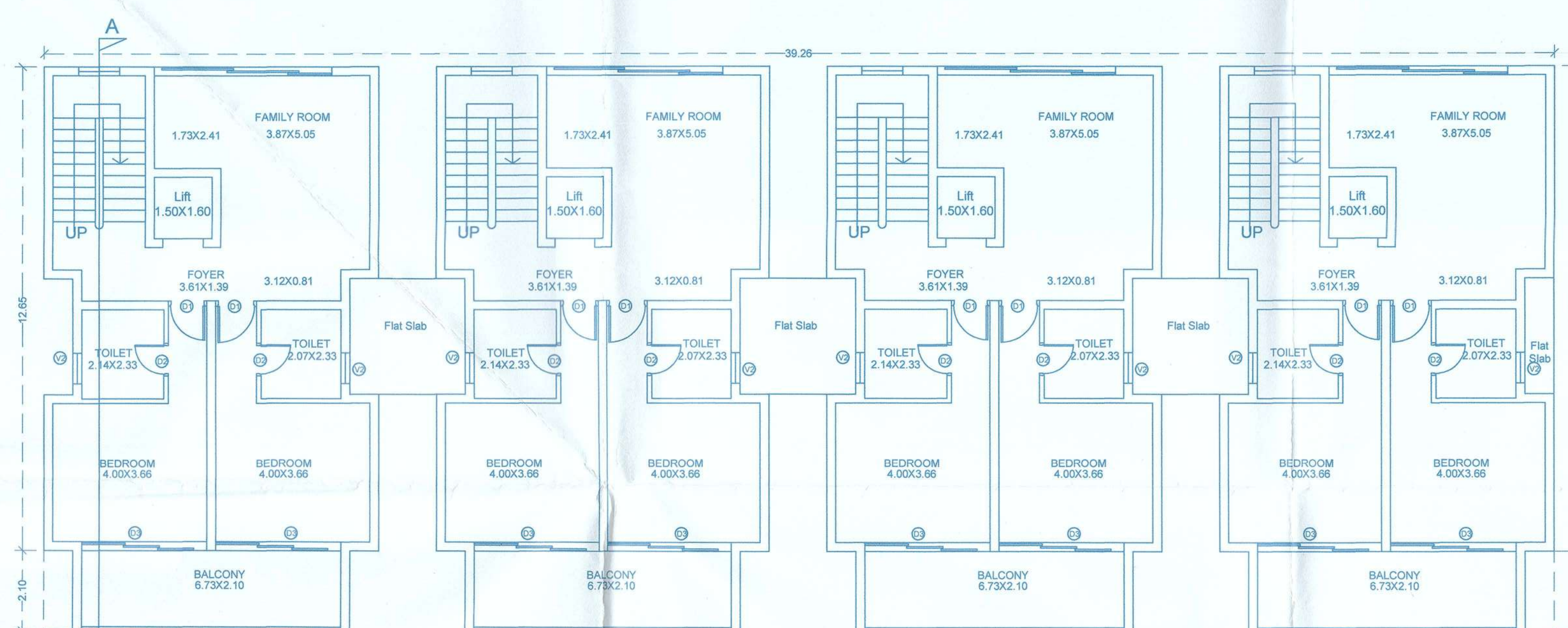
SECOND FLOOR PLAN



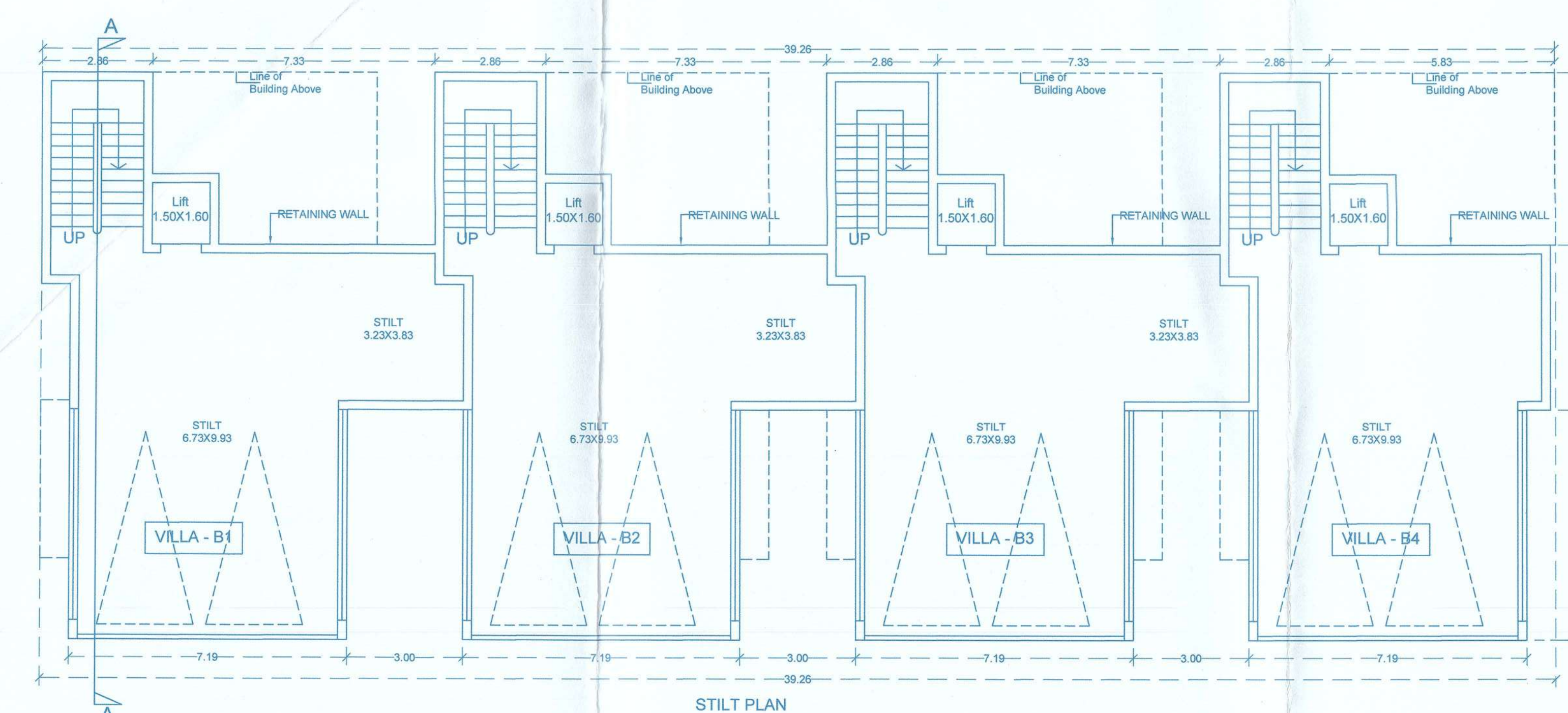
ROOF PLAN



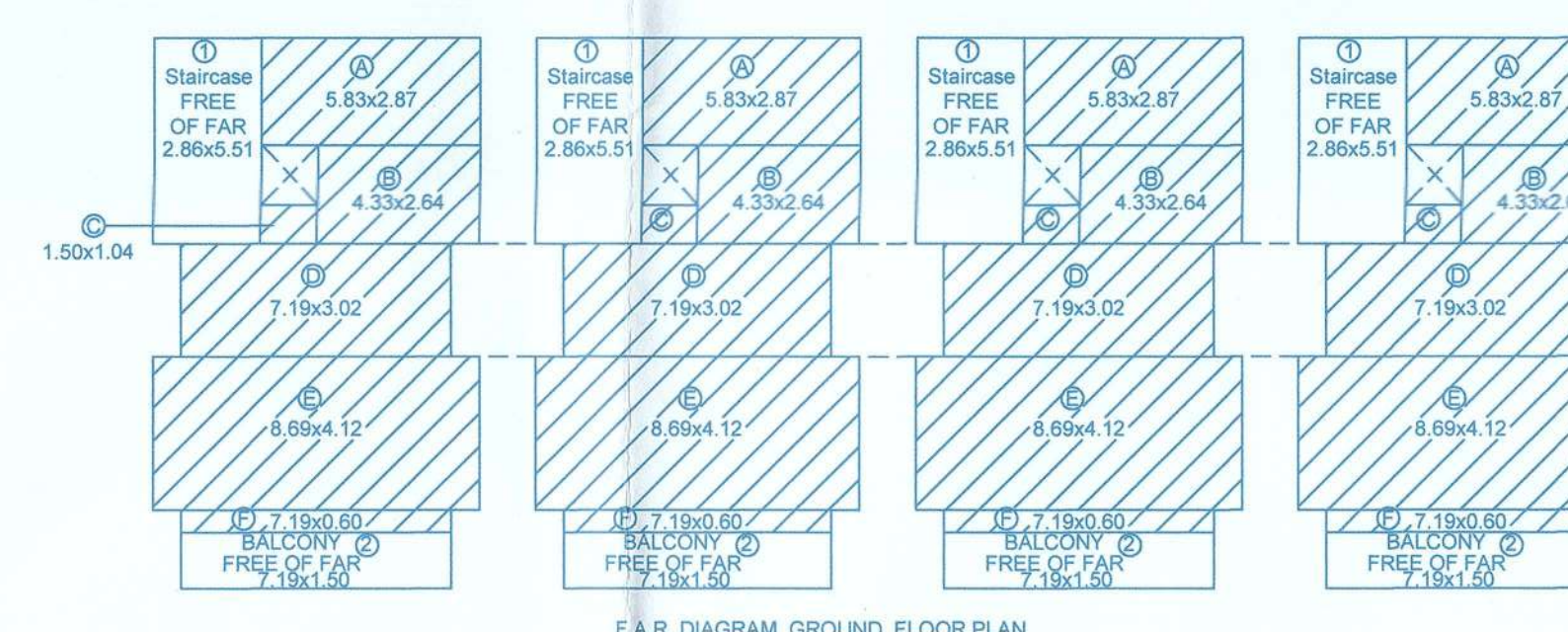
FIRST FLOOR PLAN



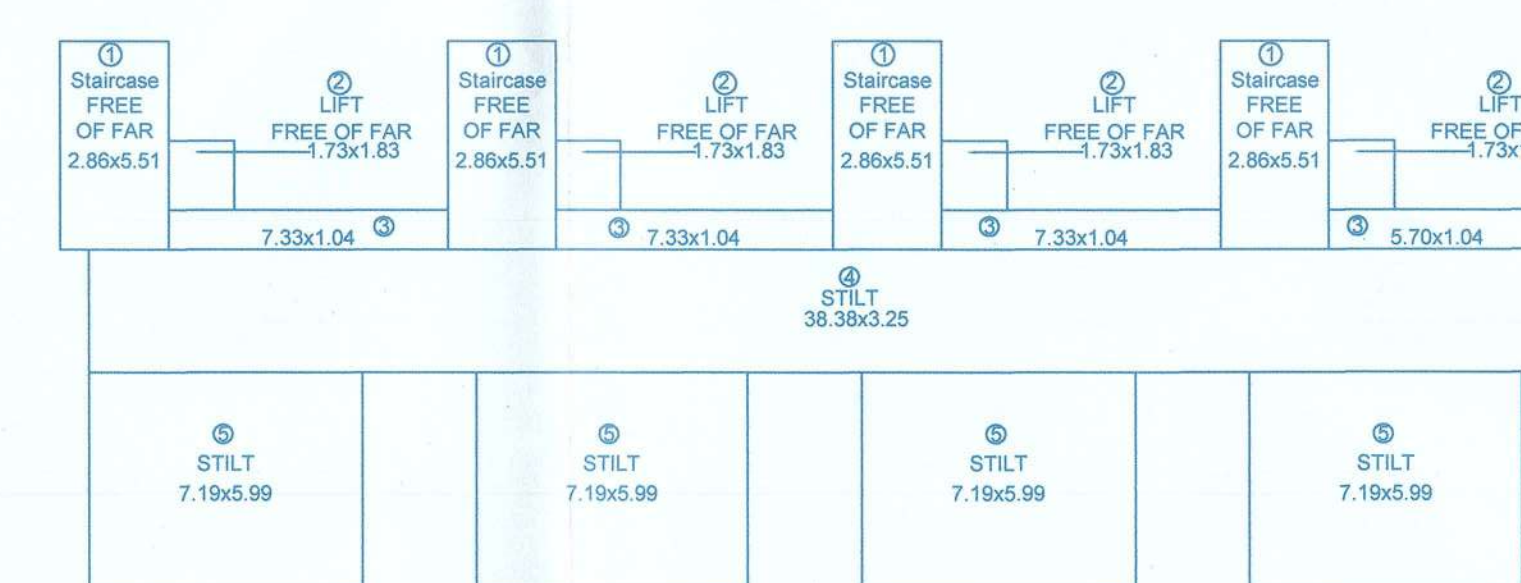
GROUND FLOOR PLAN



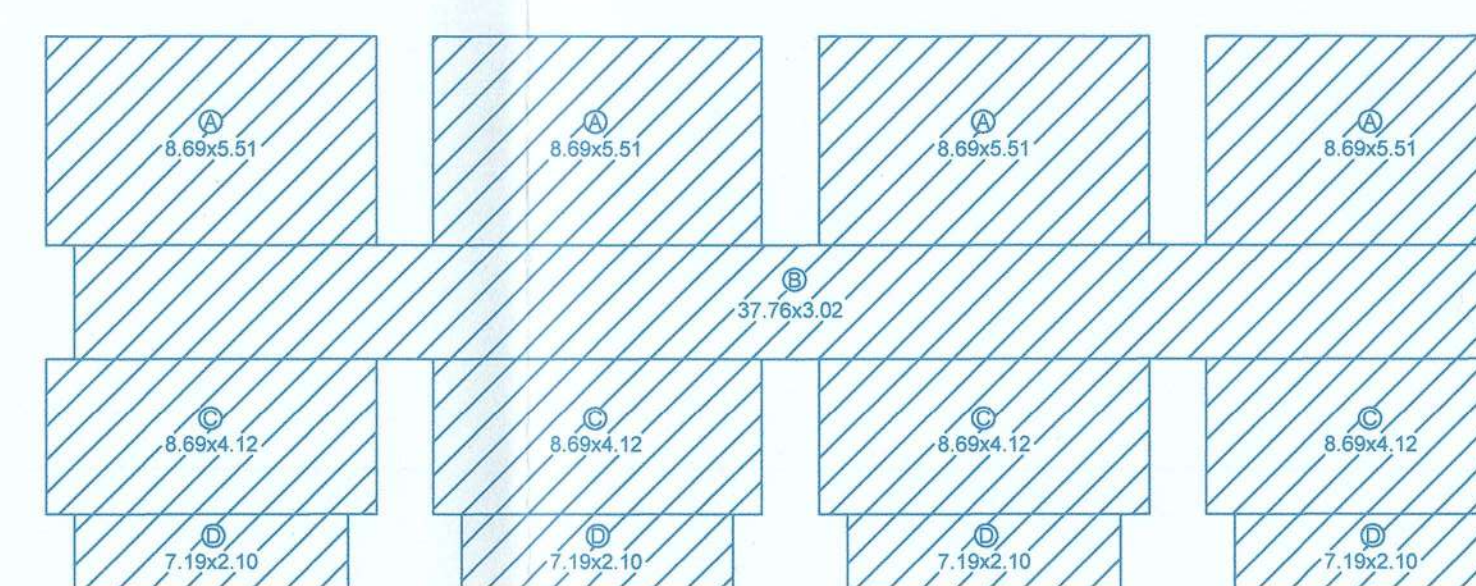
STILT PLAN



F.A.R. DIAGRAM GROUND FLOOR PLAN
ROW VILLA BLOCK - B
SCALE 1 : 200



F.A.R. DIAGRAM STILT PLAN
ROW VILLA BLOCK - B
SCALE 1 : 200



COVERED AREA DIAGRAM
ROW/VILLA BLOCK - B
SCALE 1 : 200

FAR CALCULATION - GROUND FLOOR					
SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	5.83	2.87	1.00	4.00	66.93
B	4.33	2.64	1.00	4.00	45.72
C	1.50	1.04	1.00	4.00	6.24
D	7.19	3.02	1.00	4.00	86.68
E	8.69	4.12	1.00	4.00	143.2
F	7.19	0.80	1.00	4.00	17.28
1	2.86	5.51	1.00	4.00	63.03
2	7.19	1.50	1.00	4.00	43.14
TOTAL					472.99

FAR CALCULATOR - STILT FLOOR					
SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
1	2.86	5.51	1.00	4.00	63.3
2	1.73	1.83	1.00	4.00	12.6
3	7.33	1.04	1.00	4.00	30.4
4	38.38	3.25	1.00	1.00	124.
5	7.19	5.99	1.00	4.00	172.
TOTAL					403.

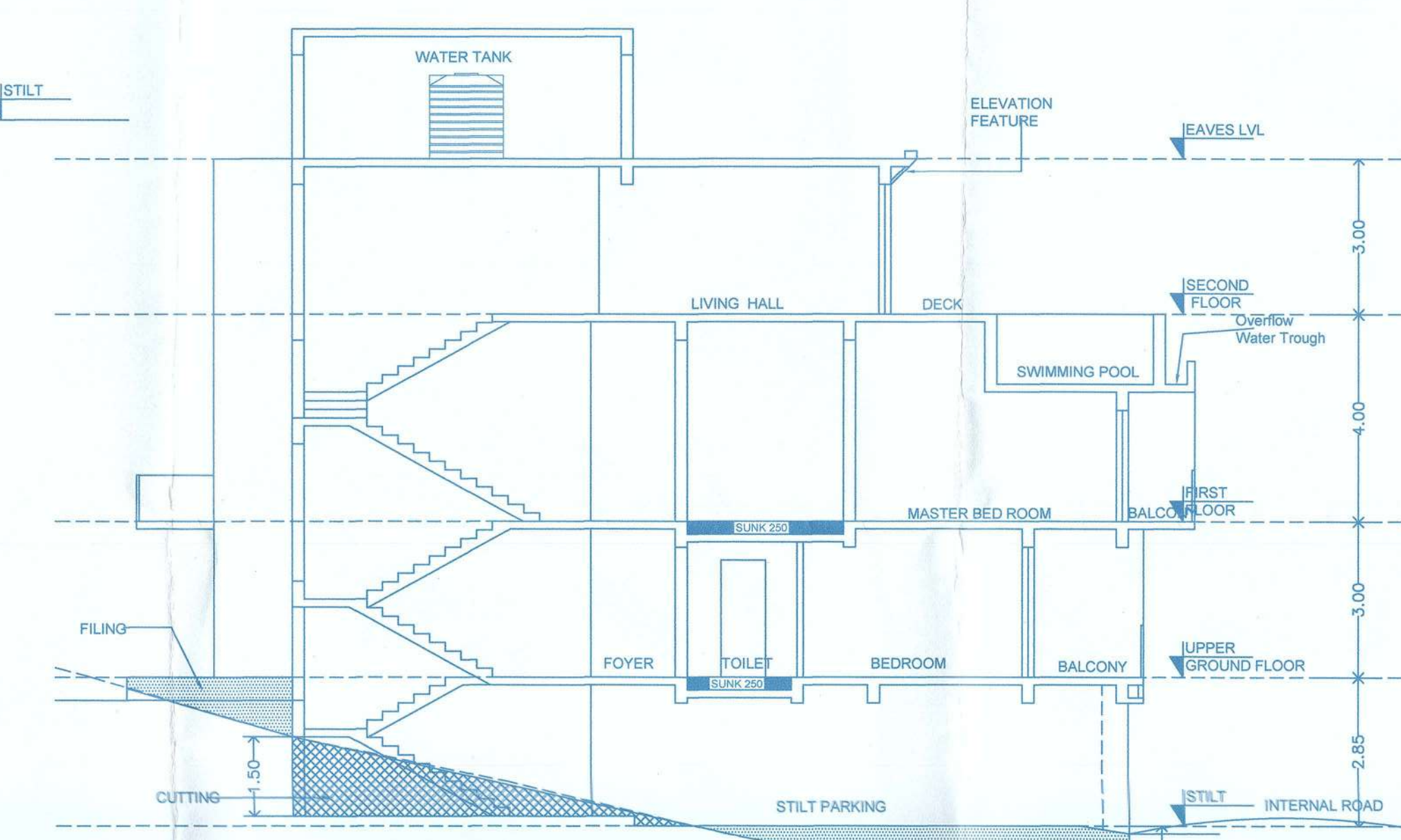
COVERAGE AREA					
SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	8.89	5.51	1.00	4.00	191.53
B	37.76	3.02	1.00	1.00	114.04
C	8.89	4.12	1.00	4.00	143.21
D	7.19	2.10	1.00	4.00	60.40
TOTAL					509.17

FAR CALCULATION - FIRST FLOOR						
SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL	
A	5.83	2.87	1.00	4.00	66.93	
B	4.33	1.83	1.00	4.00	31.70	
C	1.50	1.04	1.00	4.00	6.24	
D	3.58	0.81	1.00	4.00	11.60	
E	7.19	9.24	1.00	4.00	265.74	
1	2.86	5.51	1.00	4.00	63.03	
2	5.31	1.50	1.00	4.00	31.86	
3	7.19	1.27	1.00	4.00	36.33	
TOTAL					515.63	

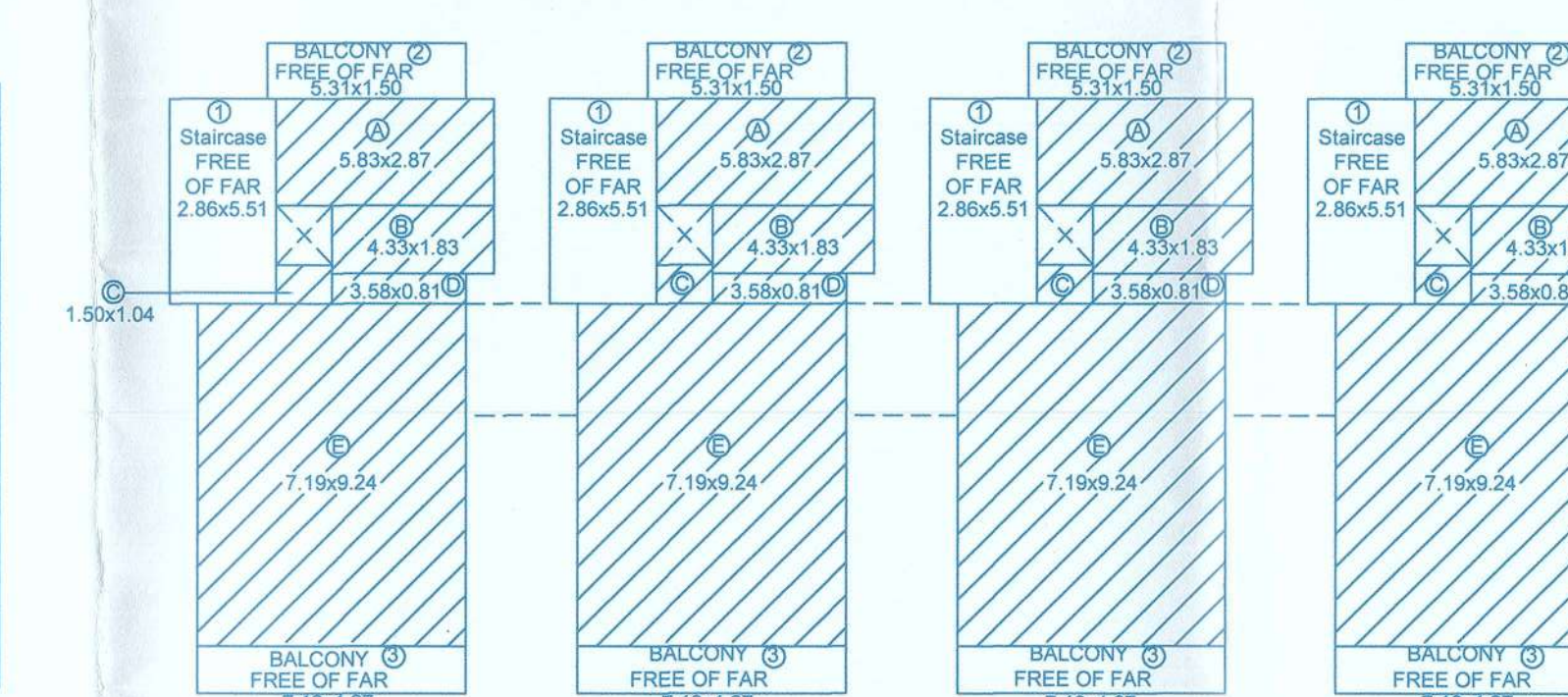
SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	5.05	1.50	1.00	4.00	36.30
B	5.83	1.49	1.00	4.00	34.70
C	5.60	1.39	1.00	4.00	31.10
D	4.10	2.64	1.00	4.00	43.30
E	1.50	1.04	1.00	4.00	6.24
F	7.19	3.97	1.00	4.00	114.10
TOTAL					285.60

FAR CALCULATOR - STILT FLOOR					
SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
1	2.86	5.51	1.00	4.00	63.3
2	1.73	1.83	1.00	4.00	12.6
3	7.33	1.04	1.00	4.00	30.4
4	38.38	3.25	1.00	1.00	124.7
5	7.19	5.99	1.00	4.00	172.0
TOTAL					403.0

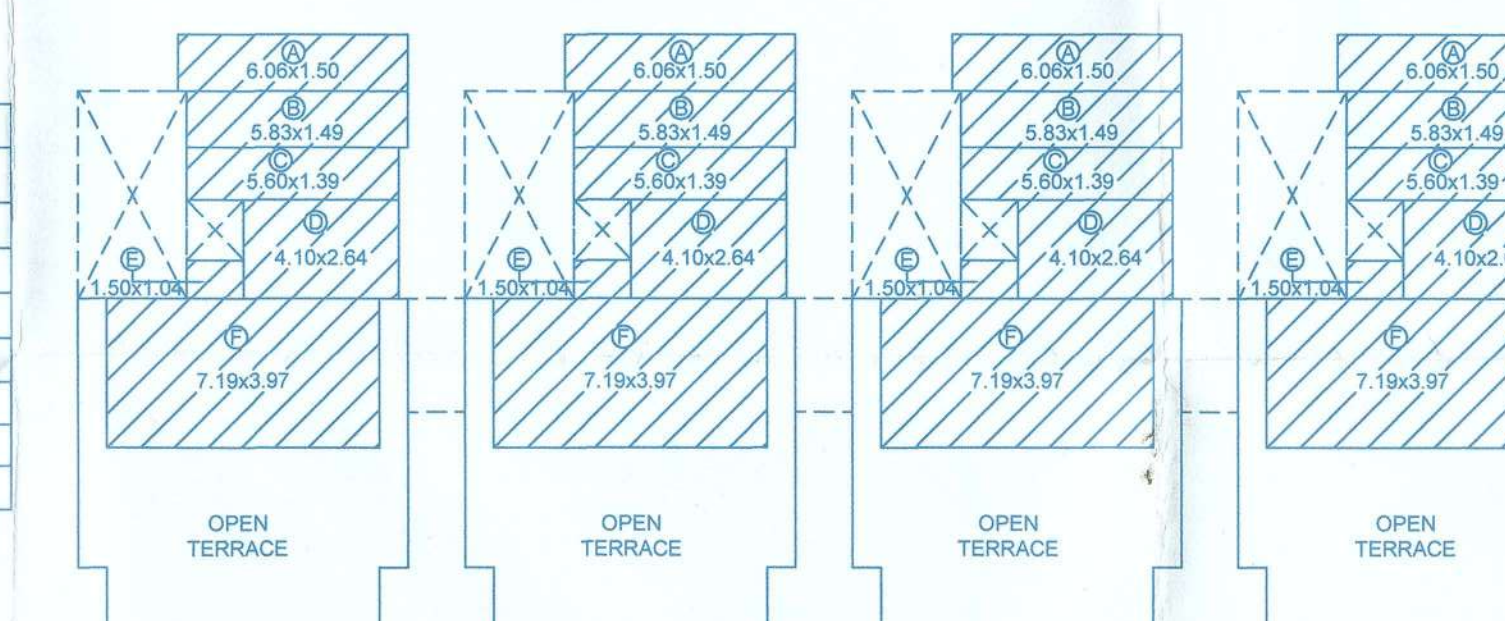
COVERAGE AREA					
SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	8.89	5.51	1.00	4.00	191.53
B	37.76	3.02	1.00	1.00	114.04
C	8.89	4.12	1.00	4.00	143.21
D	7.19	2.10	1.00	4.00	60.40
TOTAL					509.17



SECTION - AA



F.A.R. DIAGRAM FIRST FLOOR PLAN
ROW VILLA BLOCK - B
SCALE 1 : 200



F.A.R. DIAGRAM SECOND FLOOR PLAN
ROW VILLA BLOCK - R
SCALE 1:200

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/ EN/44/126/154 / 2022
DATED 12 APR 2022

14/20 25-
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY

SHEET - 3 OF 7

REVISED SUBMISSION FOR
PROPOSED RESIDENTIAL ROW VILLA BLOCKS - A , B
C, D, VILLA E1, VILLA E2 AND VILLA E3, COMPOUND
WALL AND SWIMMING POOL, PROPOSED BY
M/s PRIMAVERA REAL ESTATE DEVELOPERS AND
MR. NIKHIL SEN IN PROPERTY BEARING SURVEY
NO. 81/9 OF MARRA VILLAGE, BARDEZ TALUKA - GOA.

NAME & ADDRESS ARCHITECT:

Ar. MELVILLE D'SOUZA,
S/5, SAPANA PARADISE,
NEAR CMM SHOWROOM,
MERCES, GOA.

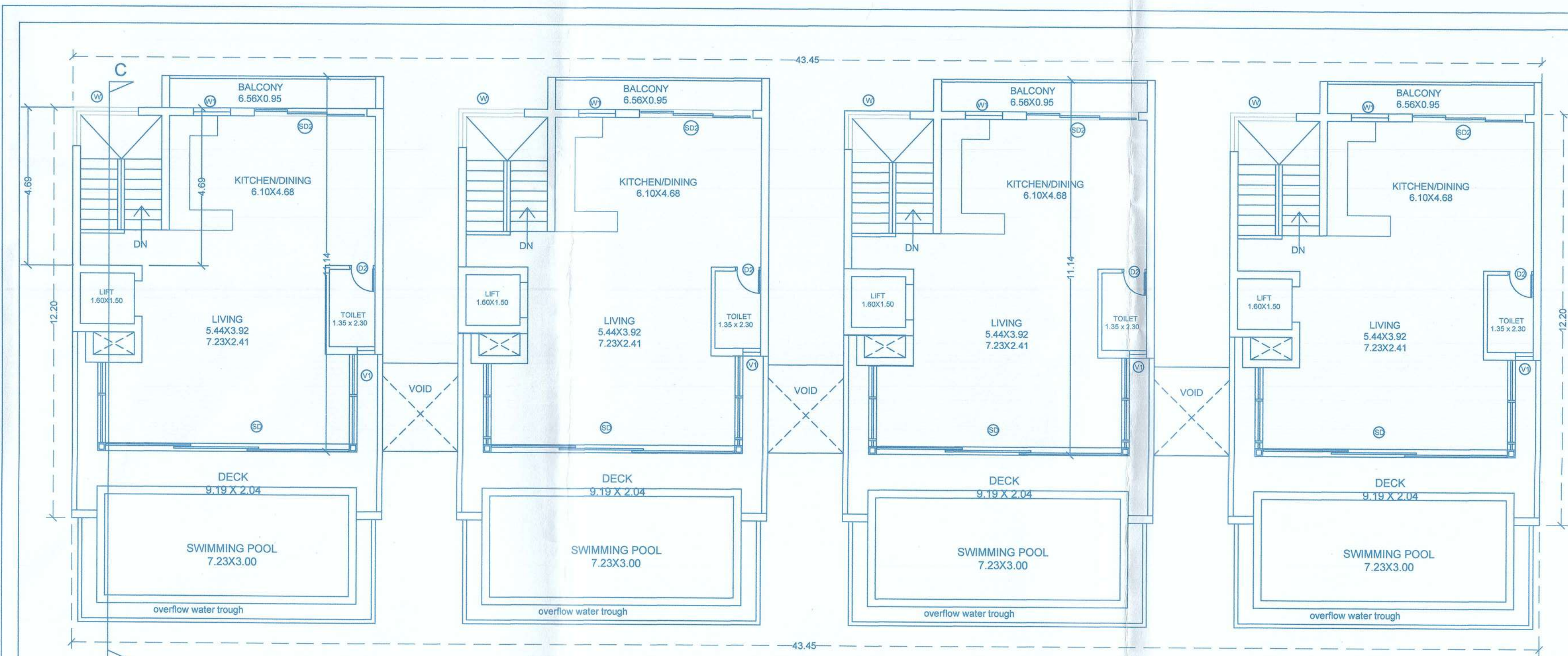
SHEET TITLE:
PLANS, ELEVATION AND SECTION
OF ROW VILLA BLOCK B

SIGNATURE OF OWNER

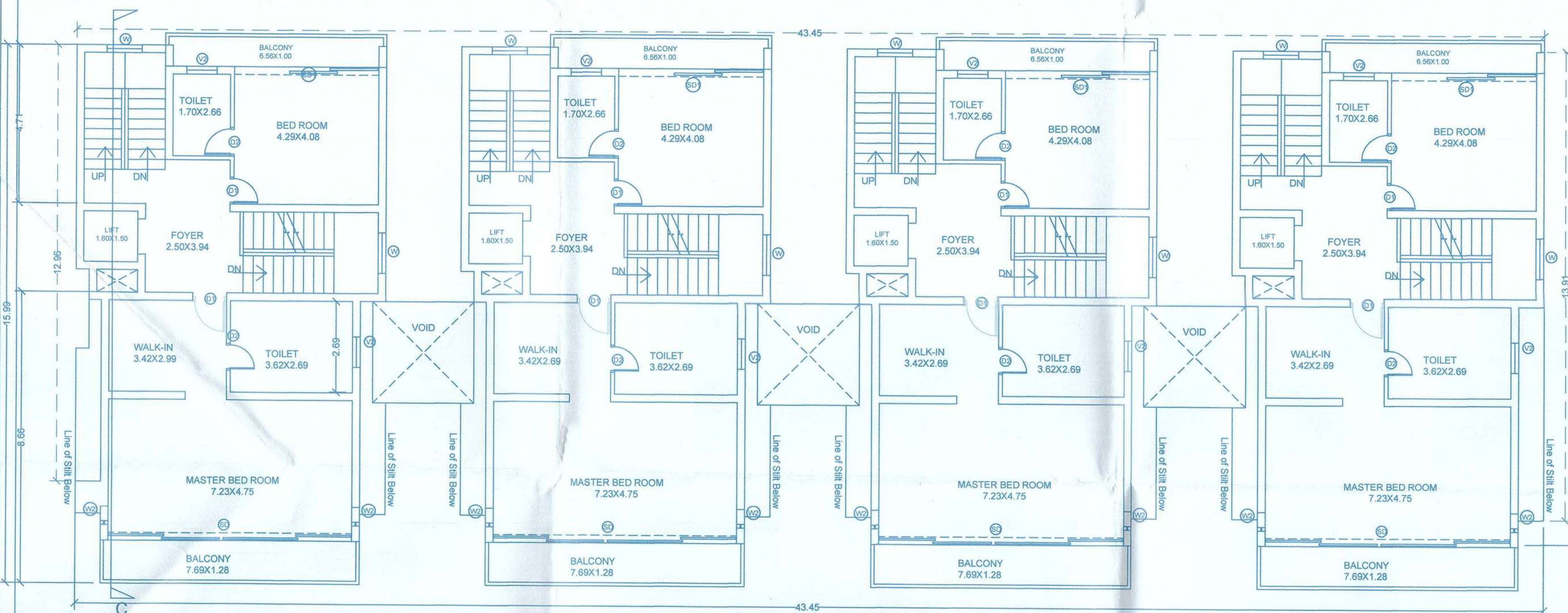
SIGNATURE OF _____

ARCHITECT
AR. MELVILLE M. SOUZA
AR/0057/2010

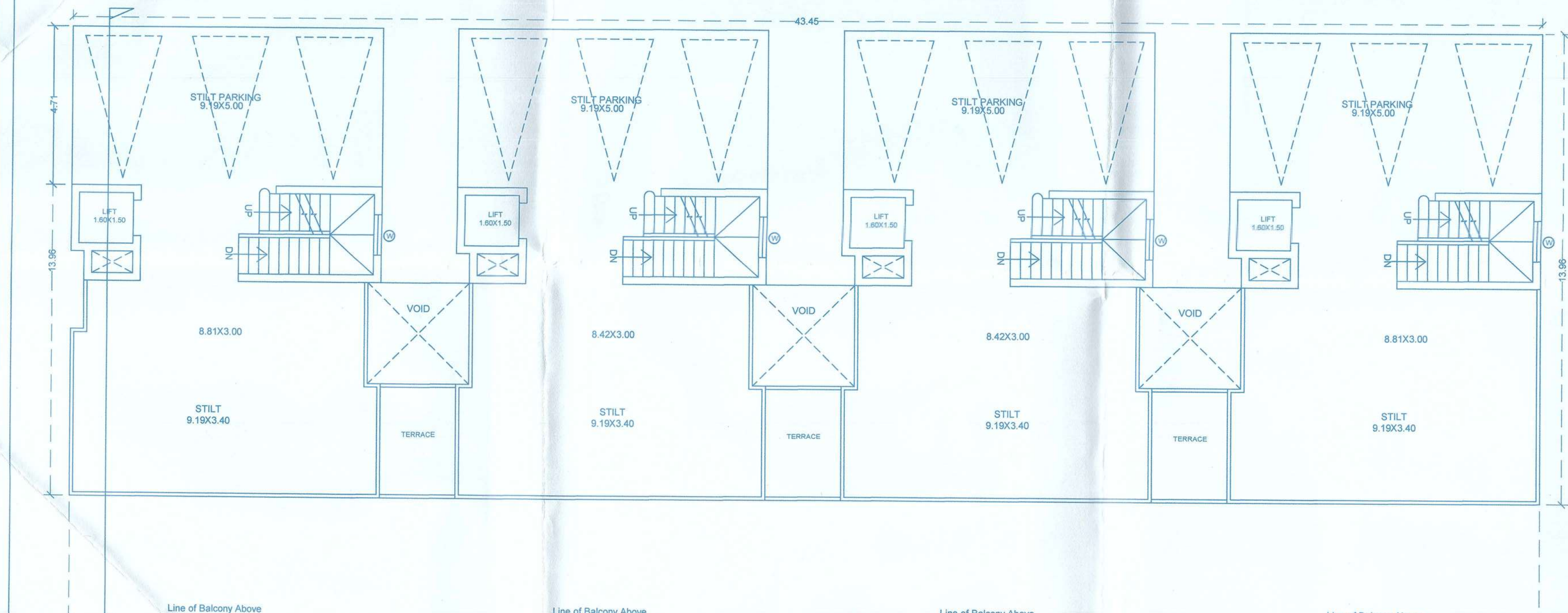
ROW VILLA BLOCK - B



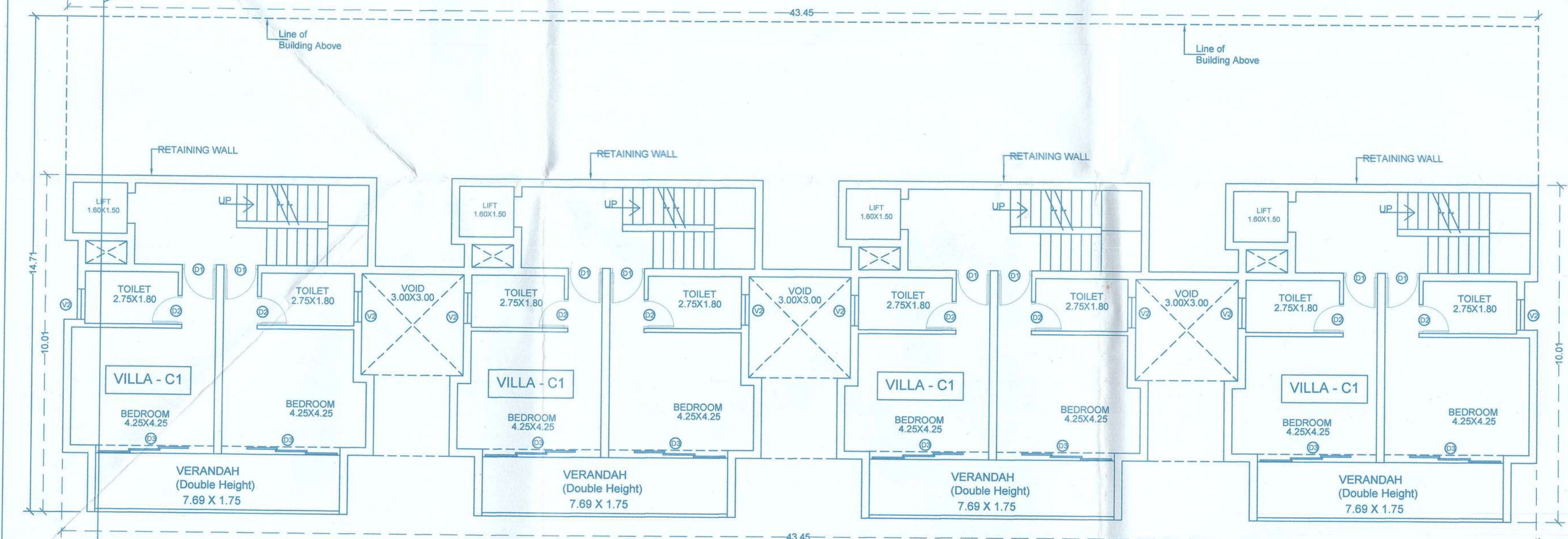
VILLA - C1 TO C4
SECOND FLOOR PLAN



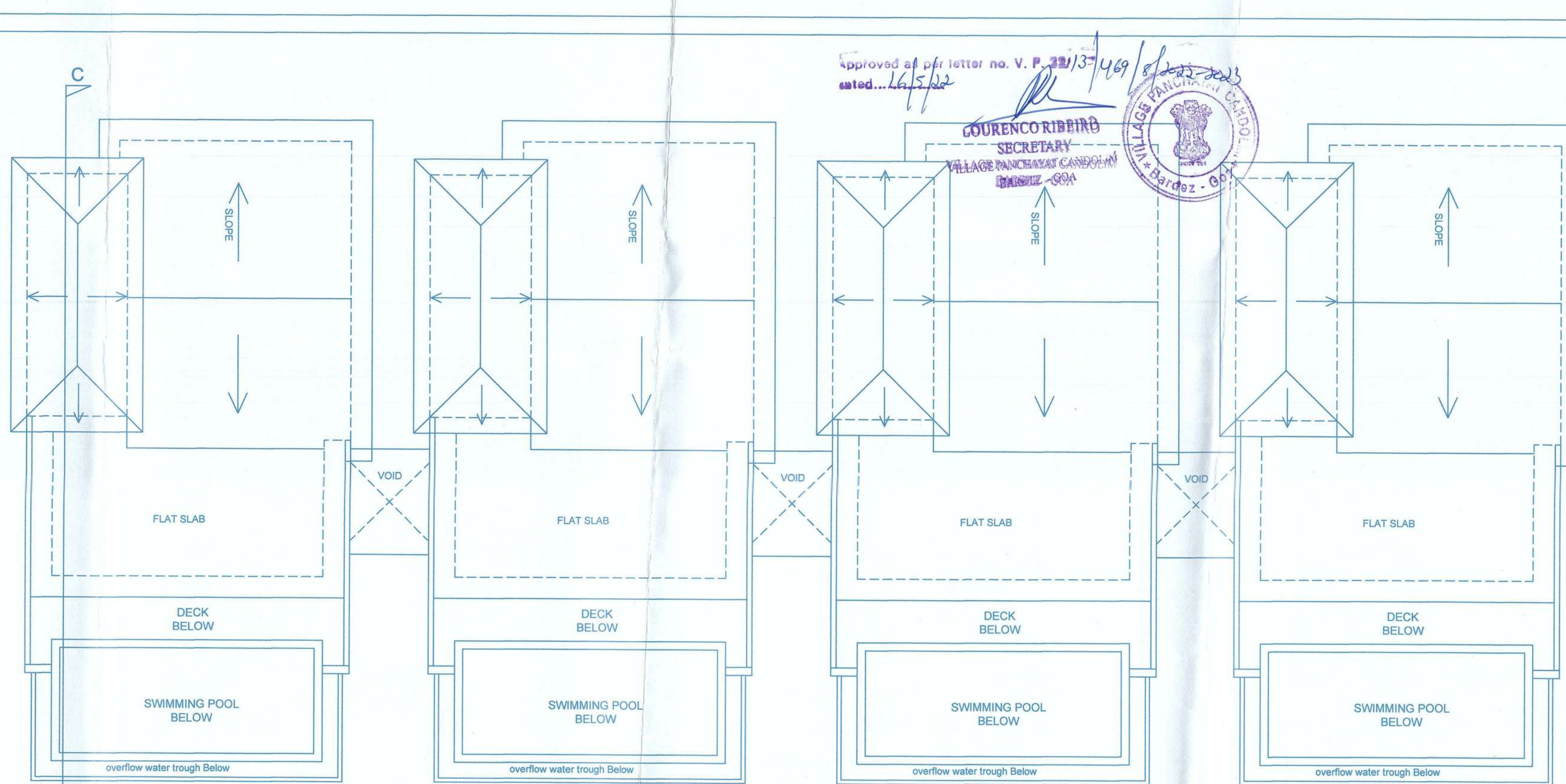
VILLA - C1 TO C4
FIRST FLOOR PLAN



VILLA - C1 TO C4
STILT FLOOR PLAN



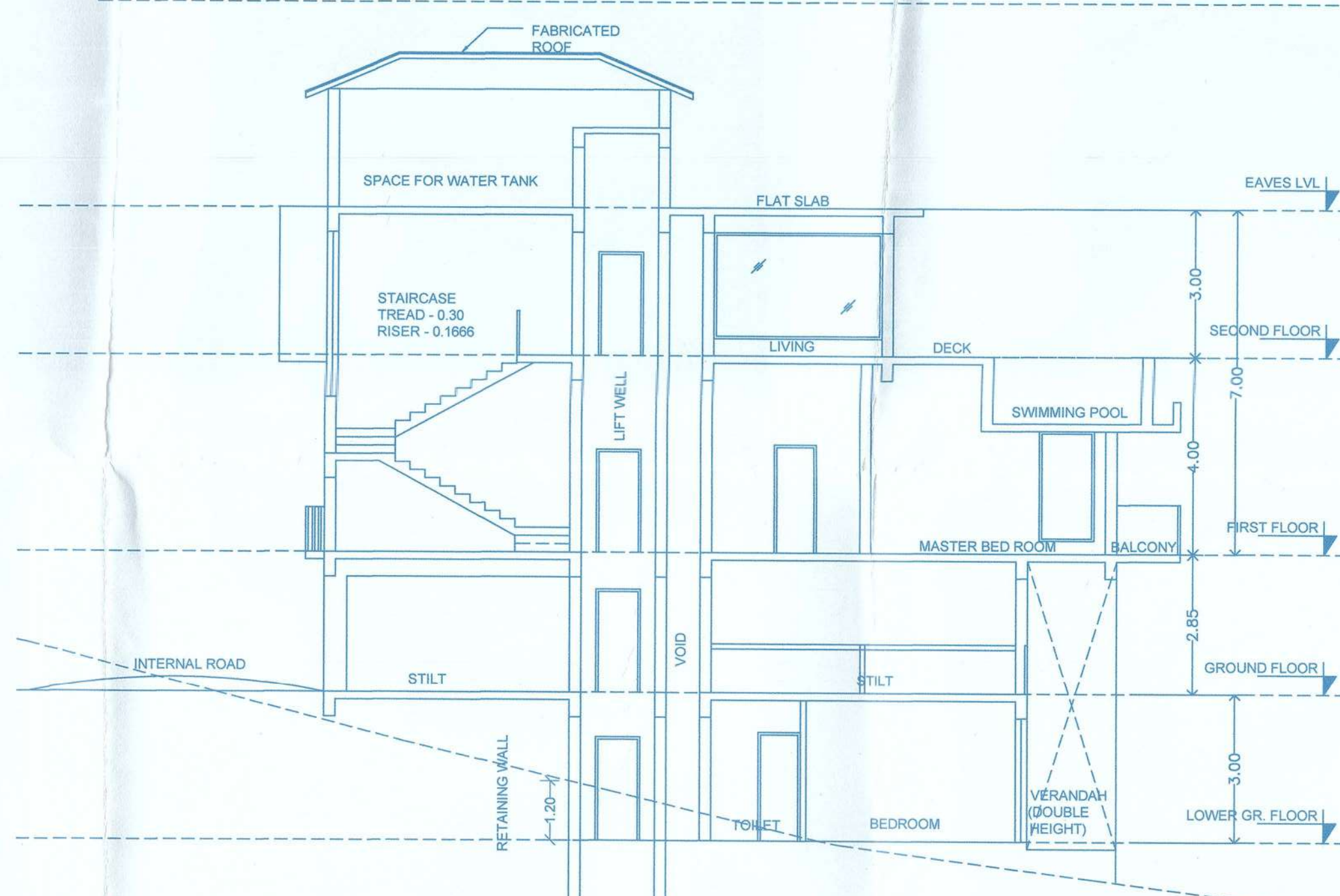
VILLA - C1 TO C4
LOWER GROUND FLOOR PLAN



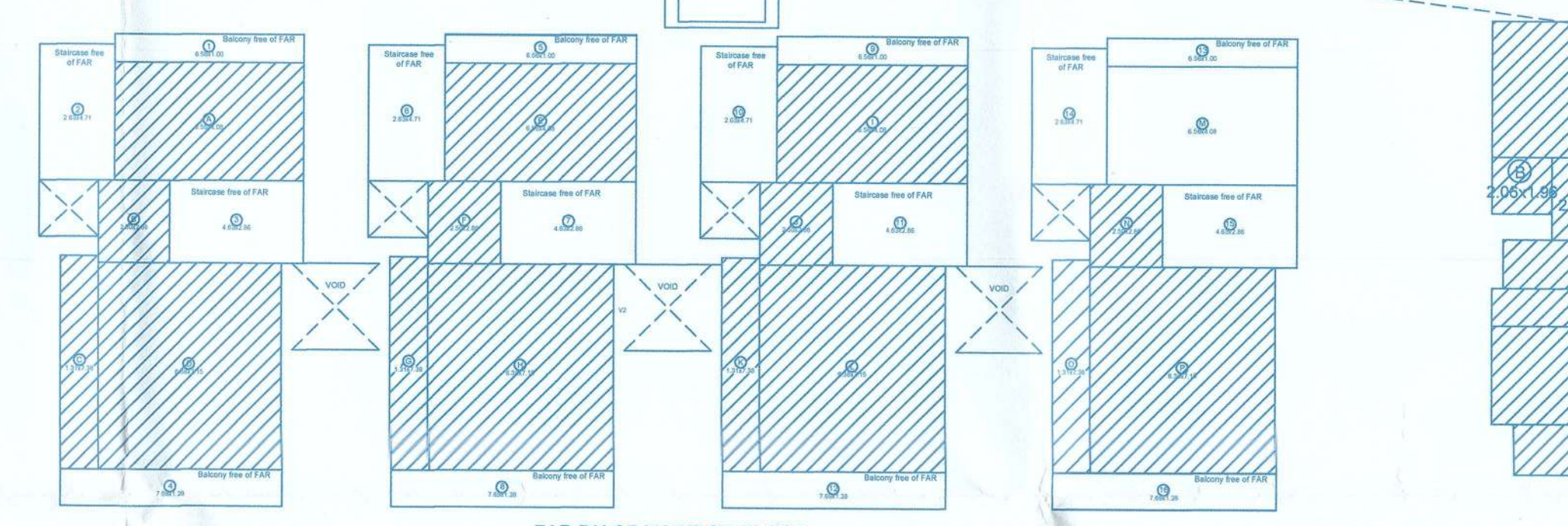
FRONT ELEVATION



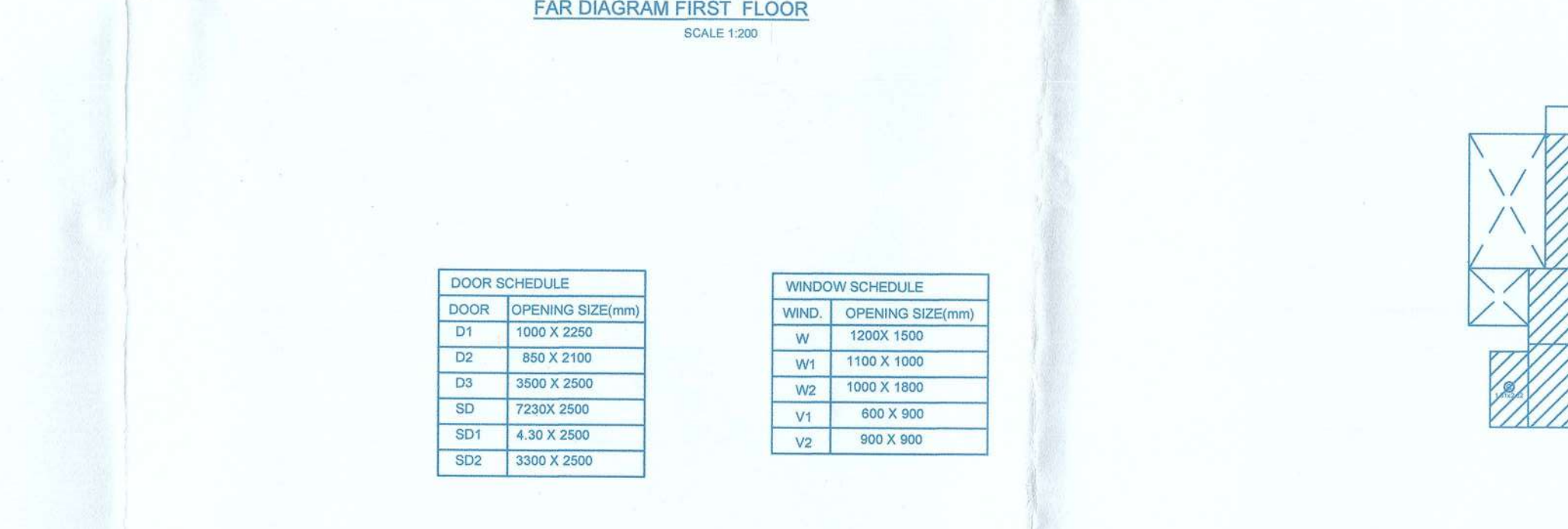
VILLA - C1 TO C4
ROOF PLAN



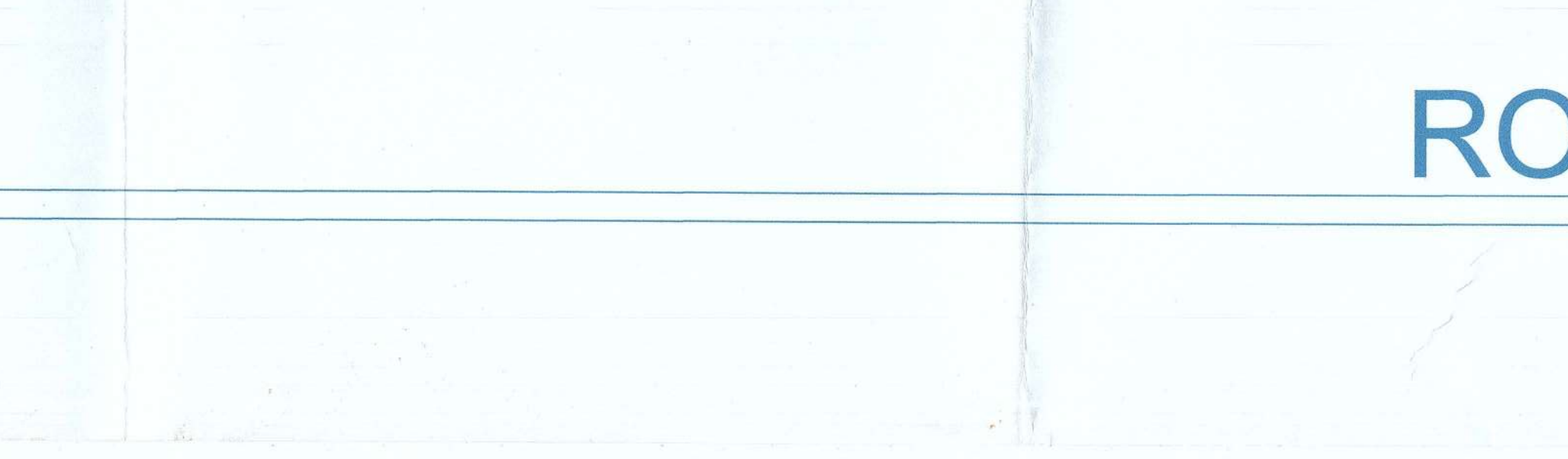
SECTION C-C



FAR DIAGRAM FIRST FLOOR



FAR DIAGRAM LOWER GROUND FLOOR



FAR DIAGRAM SECOND FLOOR

SR.NO.	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	9.19	4.71	1.00	1.00	43.28
B	2.06	1.96	1.00	1.00	4.04
C	2.90	2.86	1.00	1.00	8.29
D	4.23	2.86	1.00	1.00	12.10
E	8.42	3.00	1.00	1.00	25.26
F	8.81	1.32	1.00	1.00	11.63
G	9.19	3.40	1.00	1.00	31.25
H	2.23	3.39	1.00	1.00	7.58
I	9.19	4.71	1.00	1.00	43.28
J	2.06	1.96	1.00	1.00	4.04
K	2.90	2.86	1.00	1.00	8.29
L	4.23	2.86	1.00	1.00	12.10
M	8.42	3.00	1.00	1.00	25.26
N	9.19	3.40	1.00	1.00	31.25
O	2.23	3.39	1.00	1.00	7.58
P	9.19	4.71	1.00	1.00	43.28
Q	2.06	1.96	1.00	1.00	4.04
R	2.90	2.86	1.00	1.00	8.29
S	4.23	2.86	1.00	1.00	12.10
T	8.42	3.00	1.00	1.00	25.26
U	9.19	3.40	1.00	1.00	31.25
V	2.23	3.39	1.00	1.00	7.58
W	9.19	4.71	1.00	1.00	43.28
X	2.06	1.96	1.00	1.00	4.04
Y	2.90	2.86	1.00	1.00	8.29
Z	4.23	2.86	1.00	1.00	12.10
A1	8.42	3.00	1.00	1.00	25.26
A2	9.19	3.40	1.00	1.00	31.25
A3	7.89	1.75	1.00	4.00	53.83
TOTAL					573.91

SR.NO.	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	6.56	4.69	1.00	1.00	30.77
B	7.13	2.61	1.00	1.00	18.61
C	1.31	2.62	1.00	1.00	3.43
D	6.38	2.86	1.00	1.00	18.44
E	6.56	4.69	1.00	1.00	30.77
F	7.13	2.61	1.00	1.00	18.61
G	1.31	2.62	1.00	1.00	3.43
H	6.38	2.86	1.00	1.00	18.44
I	6.56	4.69	1.00	1.00	30.77
J	7.13	2.61	1.00	1.00	18.61
K	1.31	2.62	1.00	1.00	3.43
L	6.38	2.86	1.00	1.00	18.44
M	6.56	4.69	1.00	1.00	30.77
N	7.13	2.61	1.00	1.00	18.61
O	1.31	2.62	1.00	1.00	3.43
P	6.38	2.86	1.00	1.00	18.44
Q	6.56	4.69	1.00	1.00	30.77
R	7.13	2.61	1.00	1.00	18.61
S	1.31	2.62	1.00	1.00	3.43
TOTAL					303.68

SR.NO.	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
1	9.19	4.71	1.00	1.00	43.28
2	2.06	1.96	1.00	1.00	4.04
3	2.90	2.86	1.00	1.00	8.29
4	4.23	2.86	1.00	1.00	12.10
5	8.42	3.00	1.00	1.00	25.26
6	8.81	1.32	1.00	1.00	11.63
7	9.19	3.40	1.00	1.00	31.25
8	9.19	4.71	1.00	1.00	43.28
9	2.06	1.96	1.00	1.00	4.04
10	2.90	2.86	1.00	1.00	8.29
11	4.23	2.86	1.00	1.00	12.10
12	8.42	3.00	1.00	1.00	25.26
13	9.19	3.40	1.00	1.00	31.25
14	9.19	4.71	1.00	1.00	43.28
15	2.06	1.96	1.00	1.00	4.04
16	2.90	2.86	1.00	1.00	8.29
17	4.23	2.86	1.00	1.00	12.10
18	8.42	3.00	1.00	1.00	25.26
19	9.19	3.40	1.00	1.00	31.25
20	9.19	4.71	1.00	1.00	43.28
21	2.06	1.96	1.00	1.00	4.04
22	2.90	2.86	1.00	1.00	8.29
23	4.23	2.86	1.00	1.00	12.10
24	8.42	3.00	1.00	1.00	25.26
25	9.19	3.40	1.00	1.00	31.25
TOTAL					497.40

SR.NO.	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	6.56	4.69	1.00	1.00	30.77
B	7.13	2.61	1.00	1.00	18.61
C	1.31	2.62	1.00	1.00	3.43
D	6.38	2.86	1.00	1.00	18.44
E	6.56	4.69	1.00	1.00	30.77
F	7.13	2.61	1.00	1.00	18.61
G	1.31	2.62	1.00	1.00	3.43
H	6.38	2.86	1.00	1.00	18.44
I	6.56	4.69	1.00	1.00	30.77
J	7.13	2.61	1.00	1.00	18.61
K	1.31	2.62	1.00	1.00	3.43
L	6.38	2.86	1.00	1.00	18.44
M	6.56	4.69	1.00	1.00	30.77
N	7.13	2.61	1.00	1.00	18.61
O	1.31	2.62	1.00	1.00	3.43
P	6.38	2.86	1.00	1.00	18.44
Q	6.56	4.69	1.00	1.00	30.77
R	7.13	2.61	1.00	1.00	18.61
S	1.31	2.62	1.00	1.00	3.43
TOTAL					303.68

SR.NO.	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	8.80	0.23	1.00	1.00	2.02
B	8.42	1.44	1.00	1.00	12.12
C	8.80	1.96	1.00	1.00	13.73
D	9.19	2.40	1.00	1.00	22.06
E	7.89	0.25	1.00	1.00	1.92
F	8.80	0.23	1.00	1.00	2.02
G	8.42	3.00	1.00	1.00	25.26
H	9.19	2.40	1.00	1.00	22.06
I	7.89	0.25	1.00	1.00	1.92
J	8.80	0.23	1.00	1.00	2.02
K	8.42	3.00	1.00	1.00	25.26
L	9.19	2.40	1.00	1.00	22.06
M	7.89	0.25	1.00	1.00	1.92
N	8.80	0.23	1.00	1.00	2.02
O	8.42	3.00	1.00	1.00	25.26
P	9.19	2.40	1.00	1.00	22.06
Q	7.89	0.25	1.00	1.00	1.92
R	7.89	1.90	1.00	4.00	46.14
1	2.06	1.96	1.00	1.00	4.04
2	7.13	2.63	1.00	1.00	19.75
3	2.06	1.96	1.00	1.00	4.04
4	7.13	2.63	1.00	1.00	19.75
5	2.06	1.96	1.00	1.00	4.04
6	7.13	2.63	1.00	1.00	19.75
7	2.06	1.96	1.00	1.00	4.04
8	7.13	2.63	1.00	1.00	19.75
9	2.06	1.96	1.00	1.00	4.04
10	2.06	1.96	1.00	1.00	4.04
11	7.13	2.63	1.00	1.00	19.75
TOTAL					340.94

SHEET - 4 OF 7

REVISED SUBMISSION FOR
PROPOSED RESIDENTIAL FOR
VILLA BLOCKS - A, B,
C, D, VILLA E1, VILLA E2 AND VILLA E3, COMPOUND
WALL AND SWIMMING POOL, PROPOSED BY
M/s PRIMAVERA REAL ESTATE DEVELOPERS AND
MR. NIKHIL SEN IN PROPERTY BEARING SURVEY
NO. 81/9 OF MARRA VILLAGE, BARDEZ TALUKA - GOA.

NAME & ADDRESS ARCHITECT:
Ar. MELVILLE D'SOUZA,
S/S, SAPANA PARADISE,
NEAR CMM SHOWROOM,
MERCES, GOA.

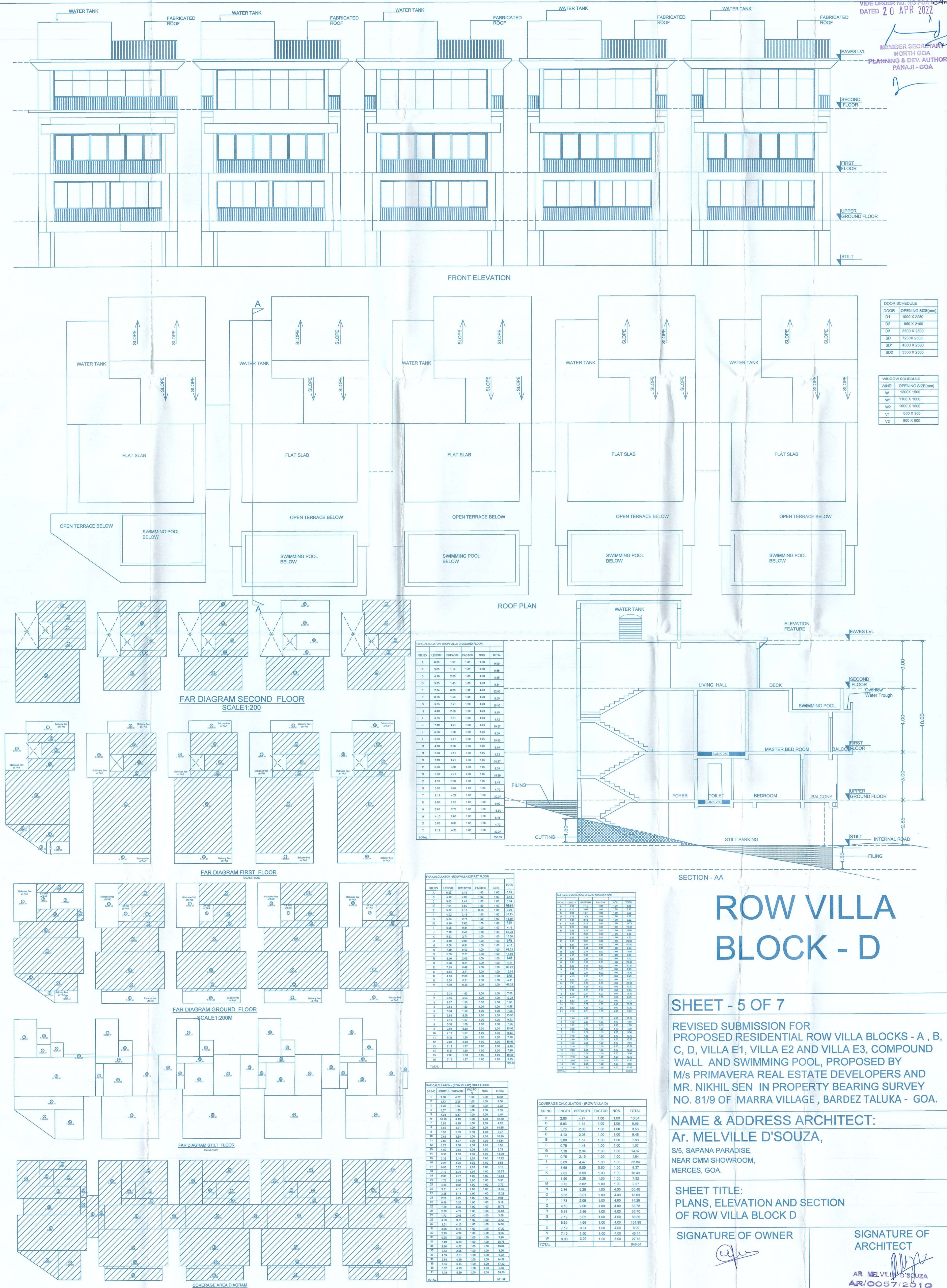
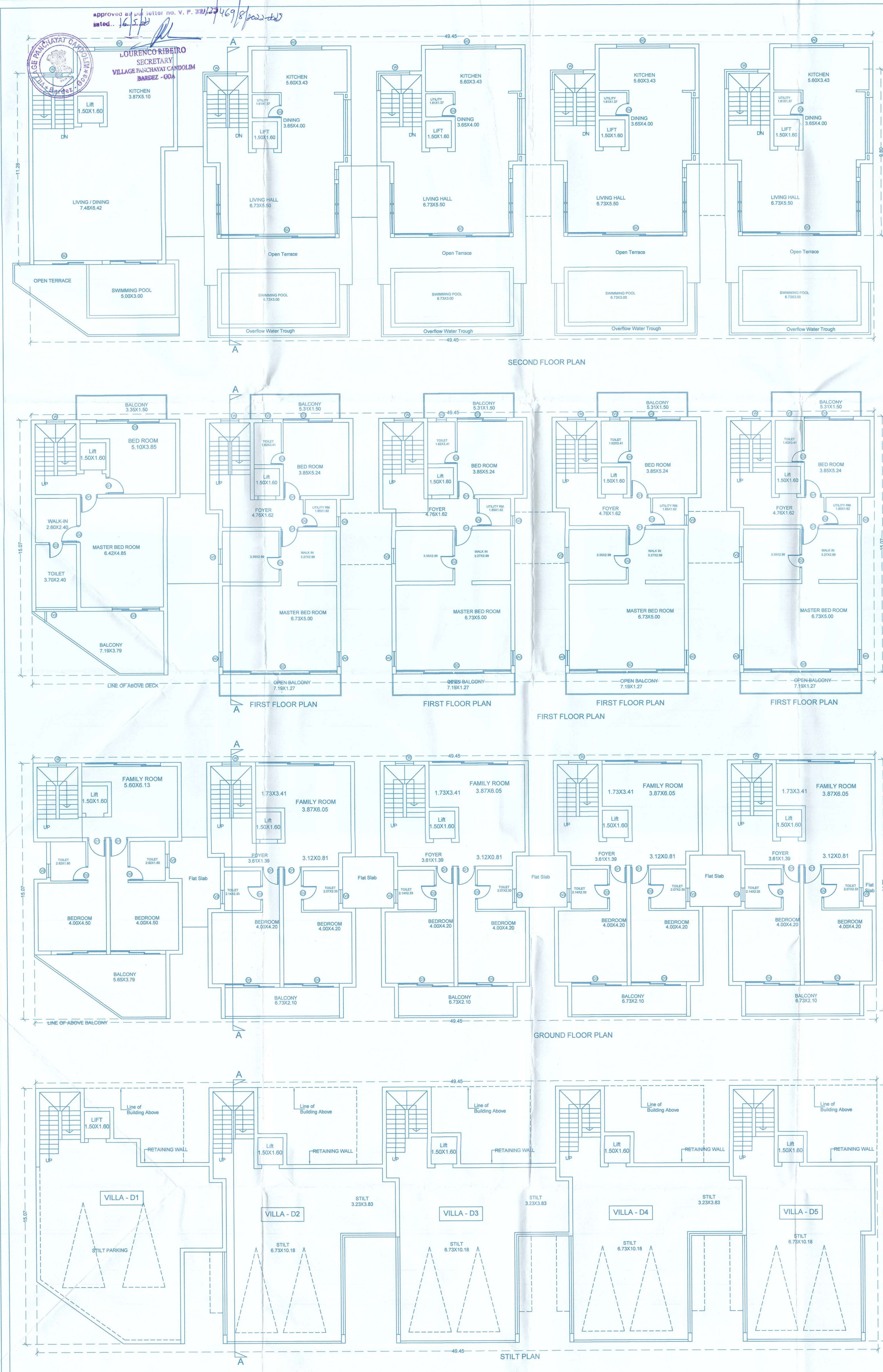
SHEET TITLE:
PLANS, ELEVATION AND SECTION
OF ROW VILLA BLOCK C

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

AR. MELVILLE D'SOUZA
AR/067/2019

ROW VILLA BLOCK - C



ROW VILLA BLOCK - D

SHEET - 5 OF 7

REVISED SUBMISSION FOR
PROPOSED RESIDENTIAL ROW VILLA BLOCKS - A, B,
C, D, VILLA E1, VILLA E2 AND VILLA E3, COMPOUND
WALL AND SWIMMING POOL, PROPOSED BY
M/s PRIMAVERA REAL ESTATE DEVELOPERS AND
MR. NIKHIL SEN IN PROPERTY BEARING SURVEY
NO. 81/9 OF MARRA VILLAGE, BARDEZ TALUKA - GOA.

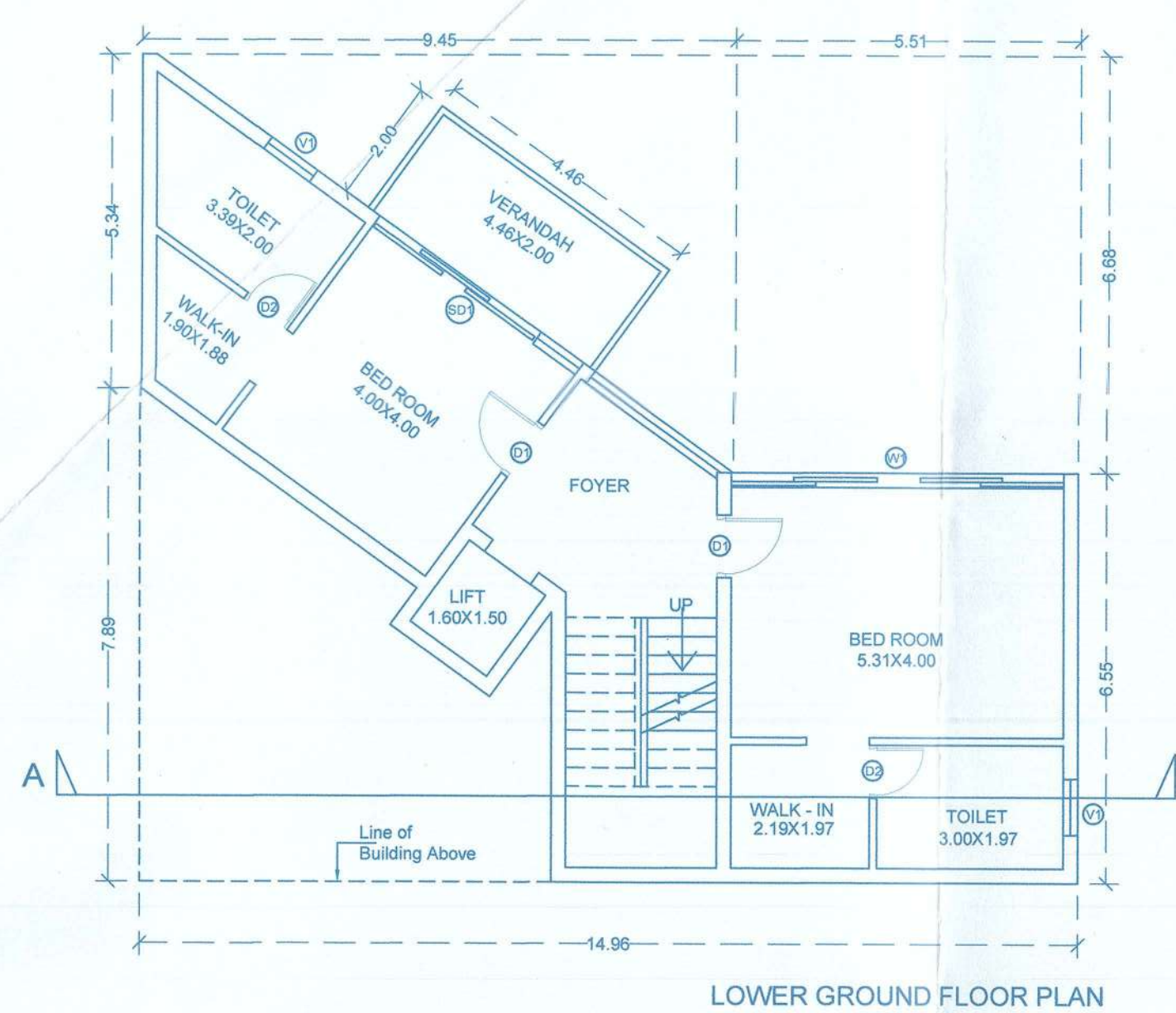
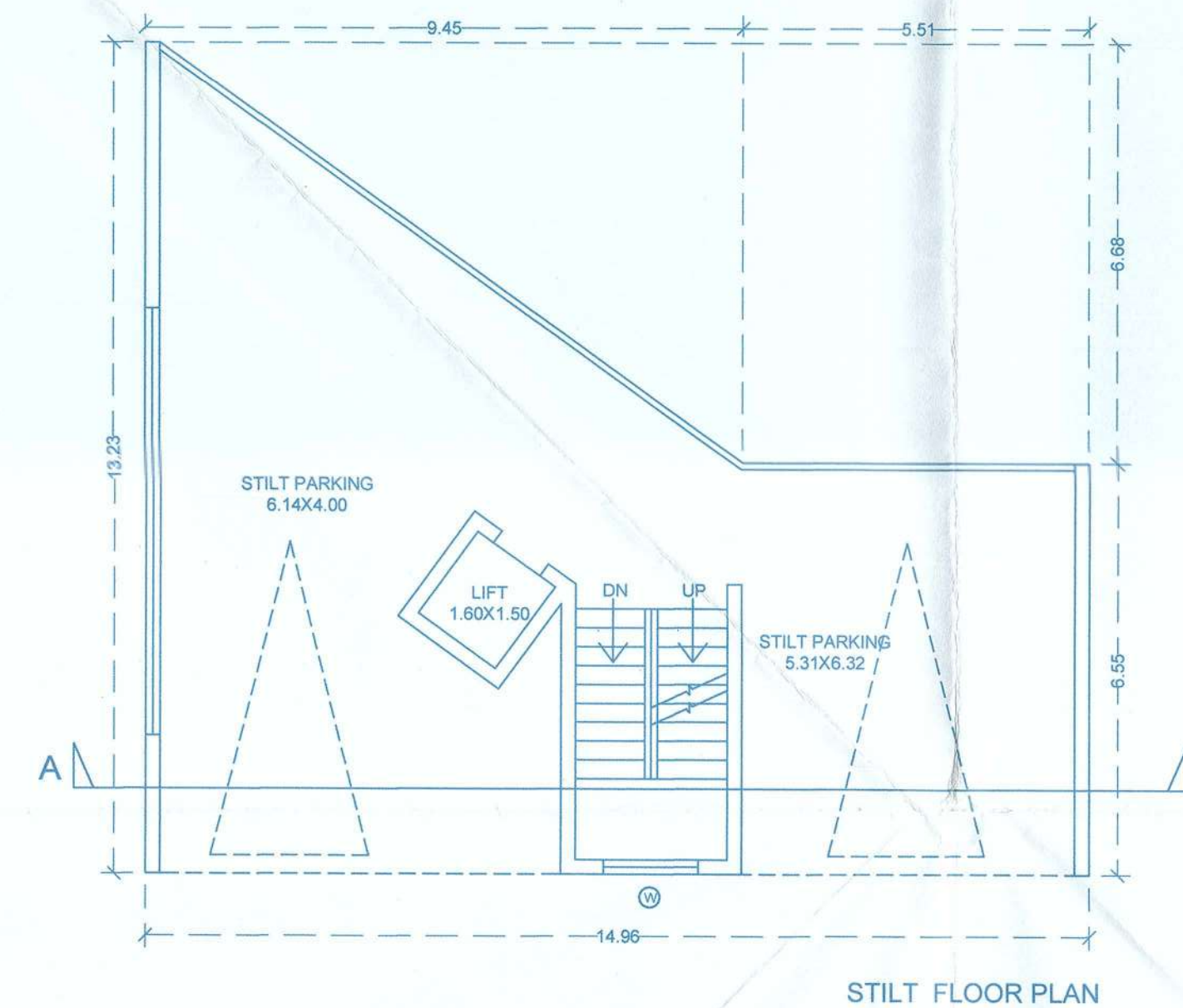
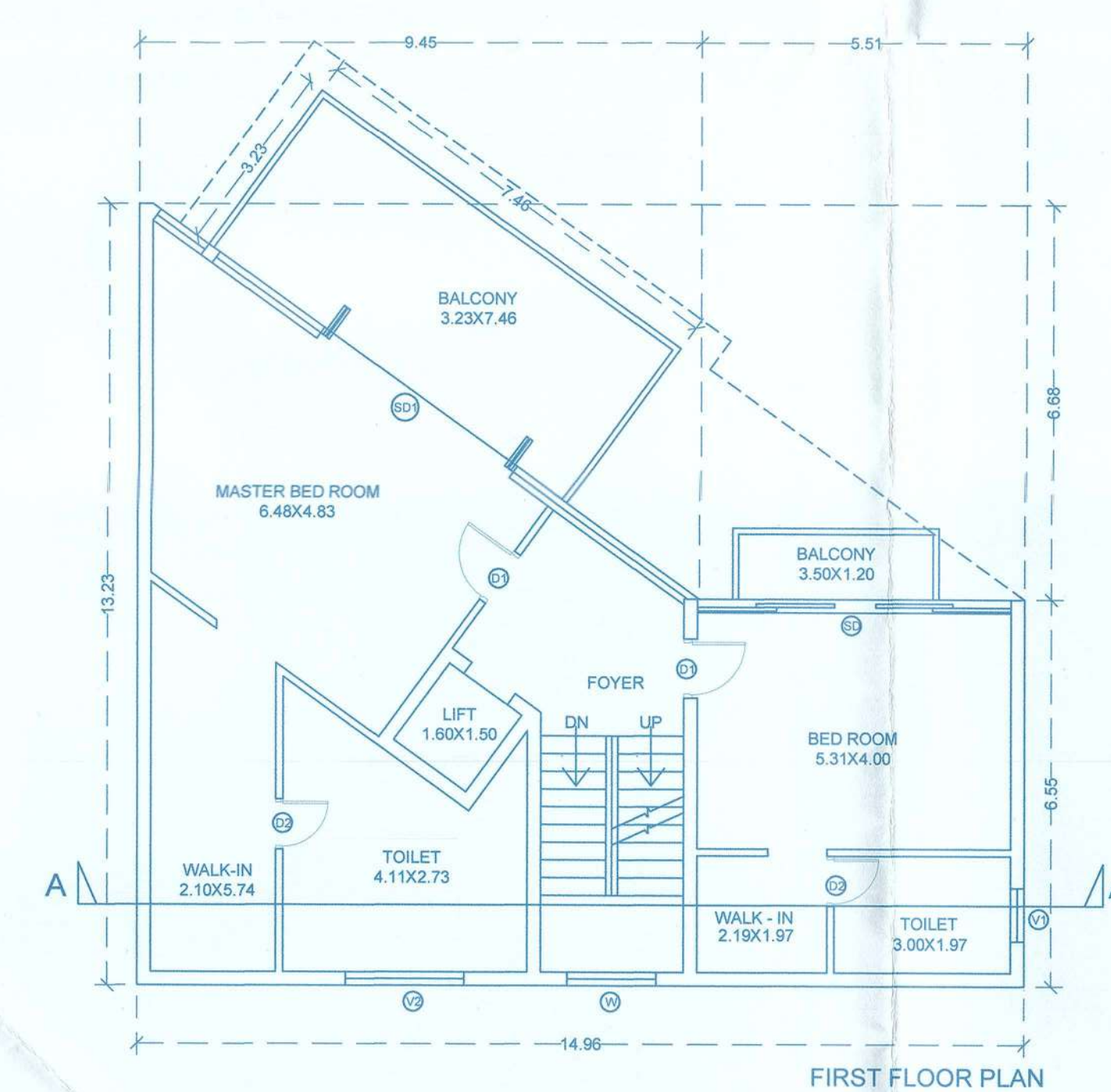
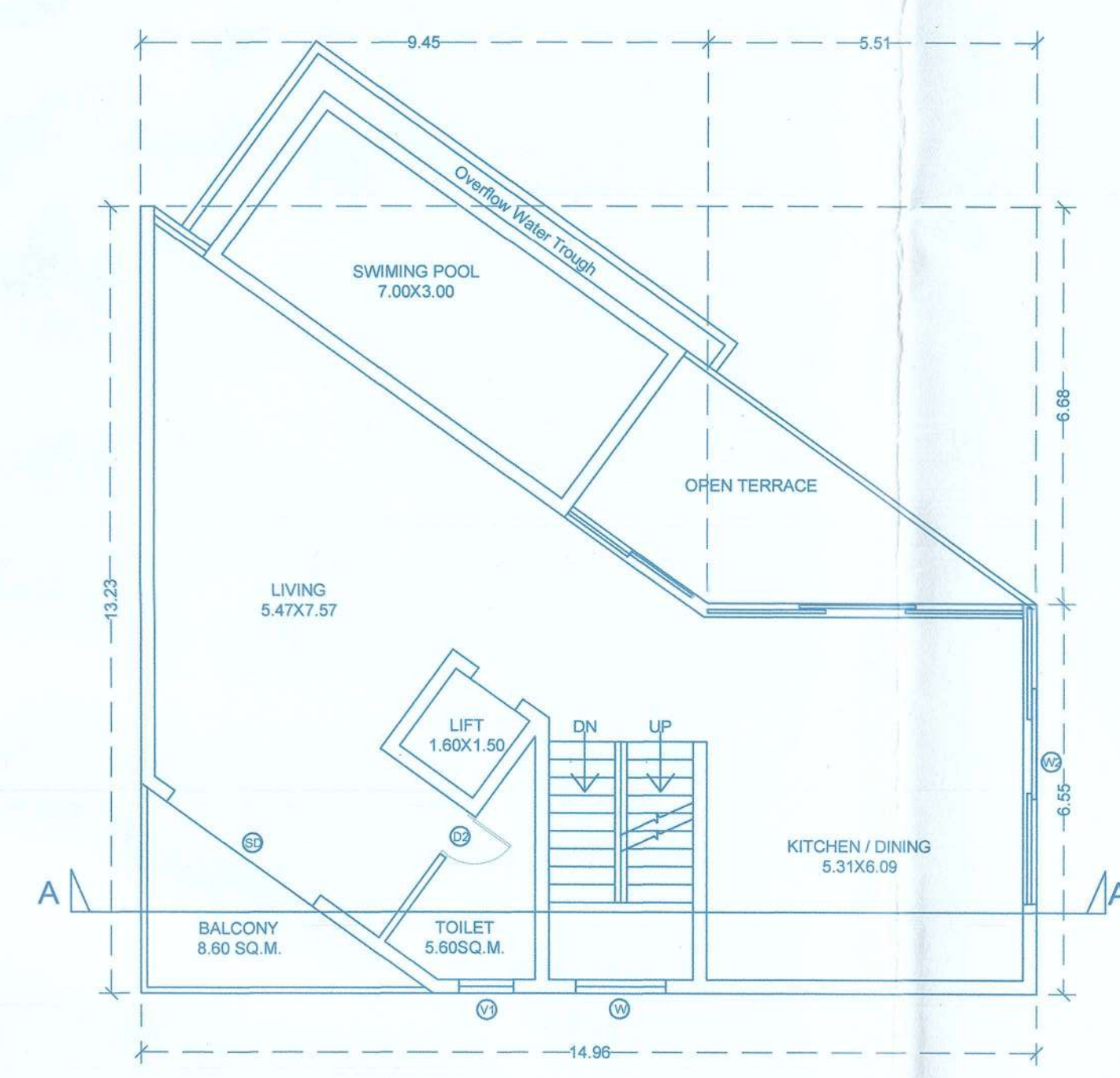
NAME & ADDRESS ARCHITECT:
Ar. MELVILLE D'SOUZA,
S/S, SAPANA PARADISE,
NEAR CMM SHOWROOM,
MERCEDES, GOA.

SHEET TITLE:
PLANS, ELEVATION AND SECTION
OF ROW VILLA BLOCK D

SIGNATURE OF OWNER

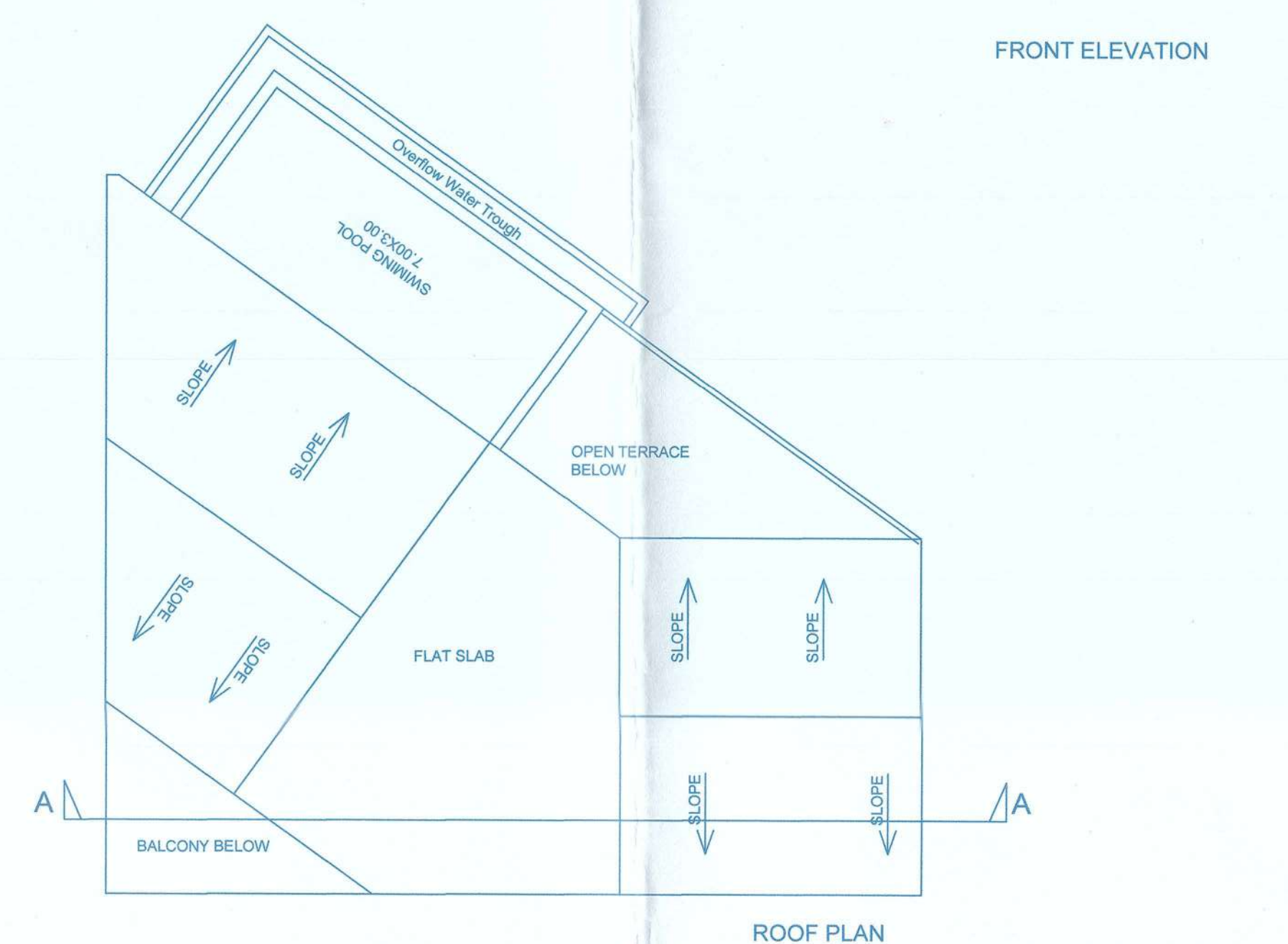
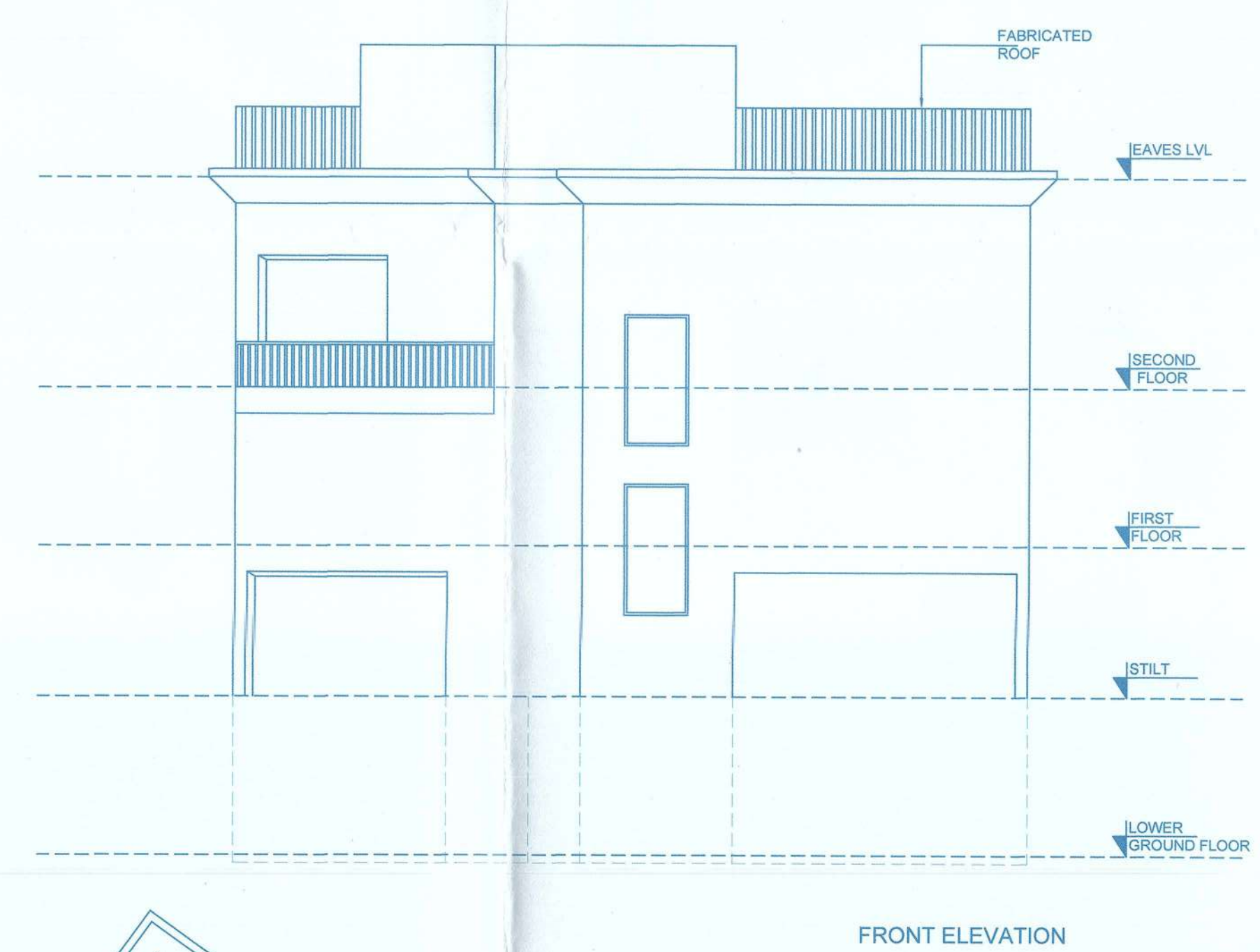
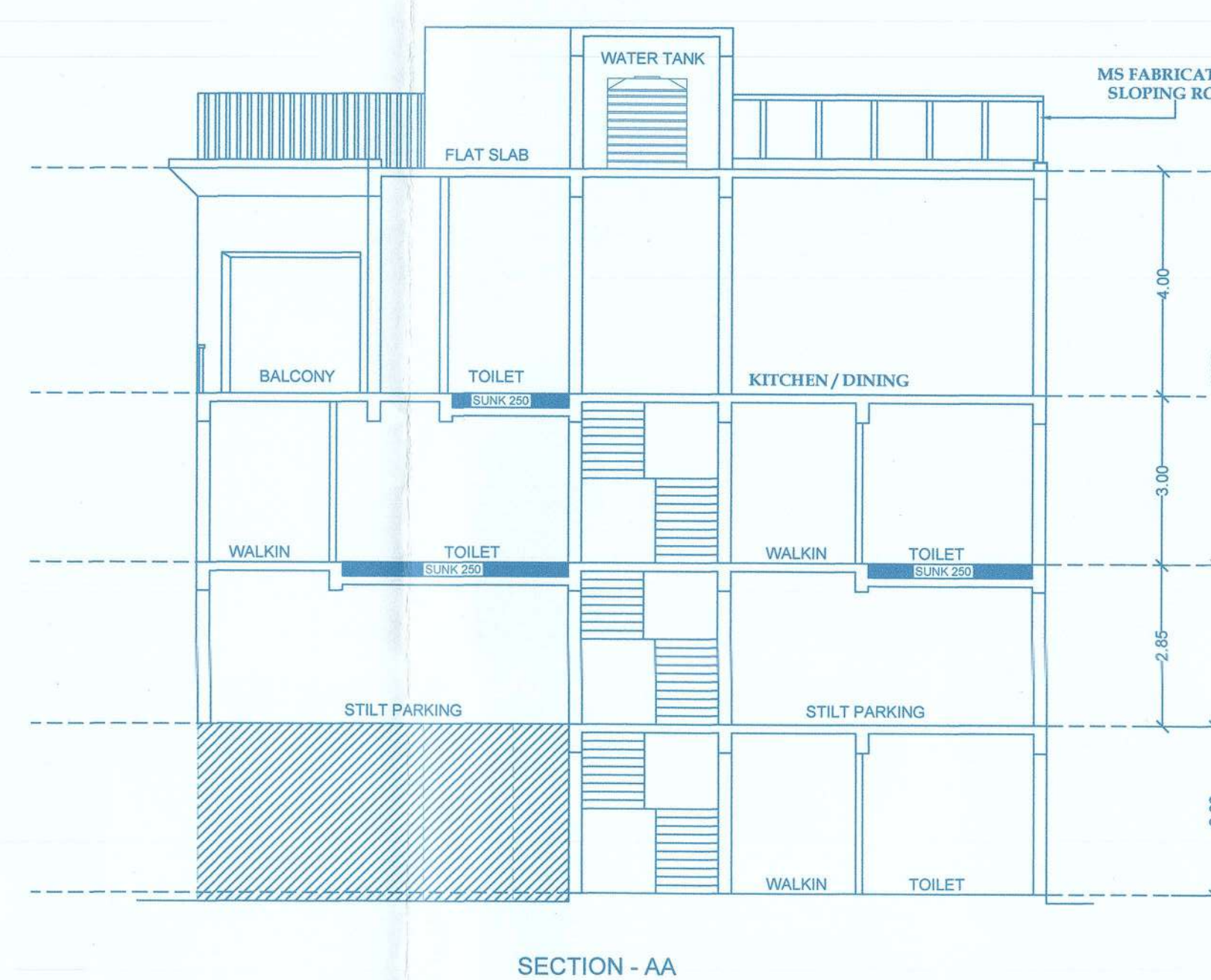
SIGNATURE OF ARCHITECT

Ar. MELVILLE D'SOUZA
AR/0057/2019



DOOR SCHEDULE	
DOOR	OPENING SIZE(mm)
D1	1000 X 2250
D2	850 X 2100
SD	3000X 2500
SD1	4000 X 2500
SD2	3300 X 2500

WINDOW SCHEDULE	
WIND.	OPENING SIZE[mm]
W	1500X 1500
W1	5300 X 1000
W2	4.80 X 1800
V1	500 X 1000
V2	2000X 1000



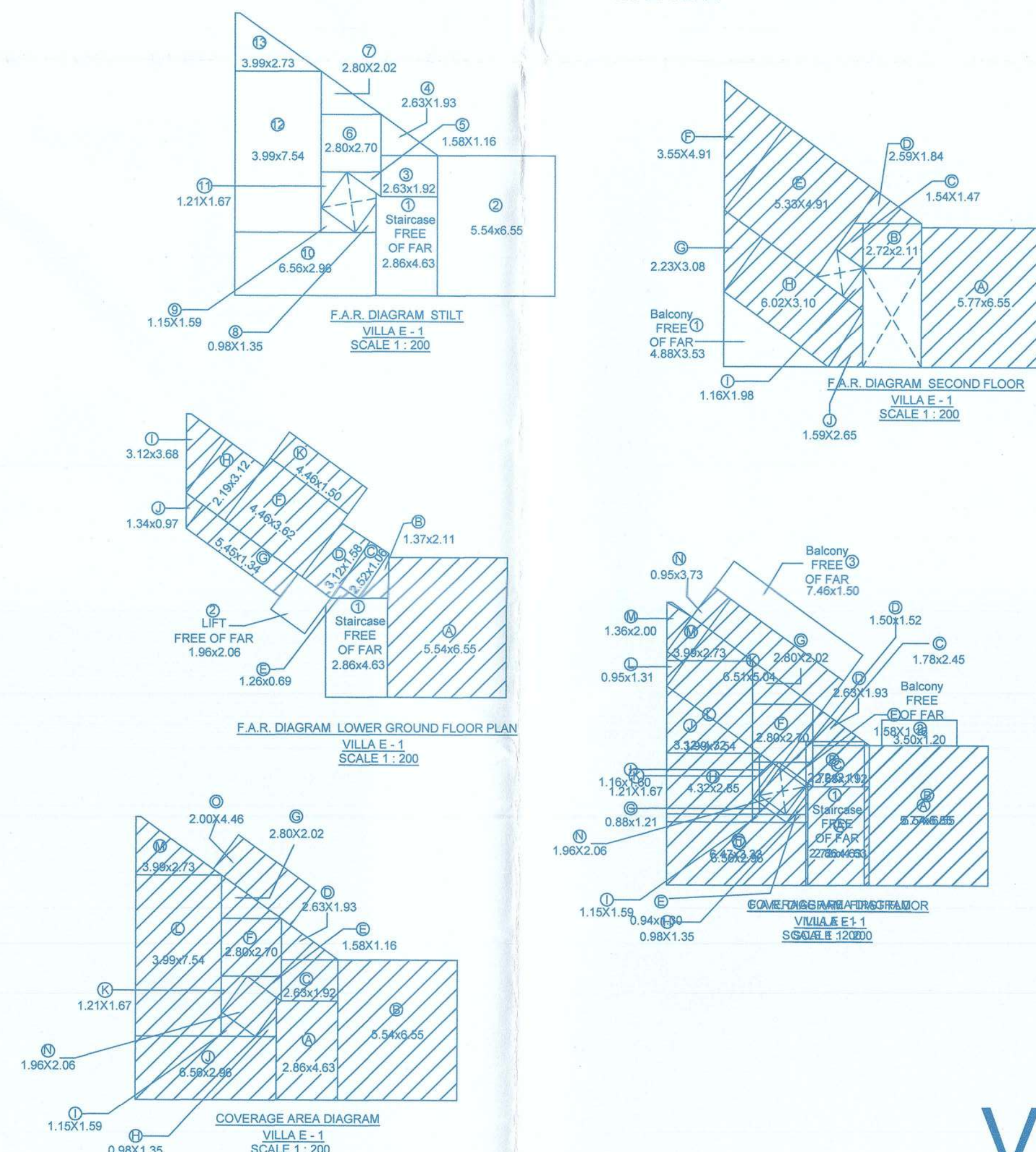
FAR CALCULATION - STILT FLOOR					
SRNO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
1	2.85	4.63	1.00	1.00	13.24
2	6.54	0.95	1.00	1.00	36.29
3	2.63	1.92	1.00	1.00	5.05
4	2.63	1.93	0.50	1.00	2.54
5	1.58	1.16	0.50	1.00	0.92
6	2.80	2.70	1.00	1.00	7.56
7	2.80	2.02	0.50	1.00	2.83
8	0.98	1.35	0.50	1.00	0.66
9	1.15	1.59	0.50	1.00	0.91
10	6.56	1.67	1.00	1.00	19.41
11	1.21	2.96	0.50	1.00	1.02
12	3.59	7.74	1.00	1.00	30.08
13	3.59	2.73	0.50	1.00	5.45
TOTAL					126.08

FAR CALCULATION - LOWER GROUND FLOOR					
SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	5.64	6.65	1.00	1.00	36.21
B	1.37	2.11	0.50	1.00	1.45
C	2.52	1.05	1.00	1.00	2.67
D	3.12	1.58	1.00	1.00	4.93
E	1.26	0.69	0.50	1.00	0.43
F	4.46	3.62	1.00	1.00	16.10
G	5.45	1.34	1.00	1.00	7.30
H	2.19	3.12	1.00	1.00	6.83
I	3.12	3.68	0.50	1.00	5.74
J	1.34	0.97	0.50	1.00	0.65
K	4.46	1.50	1.00	1.00	6.69
L	2.86	4.63	1.00	1.00	13.24
TOTAL	2.89	2.06	1.00	1.00	4.04
					106.4

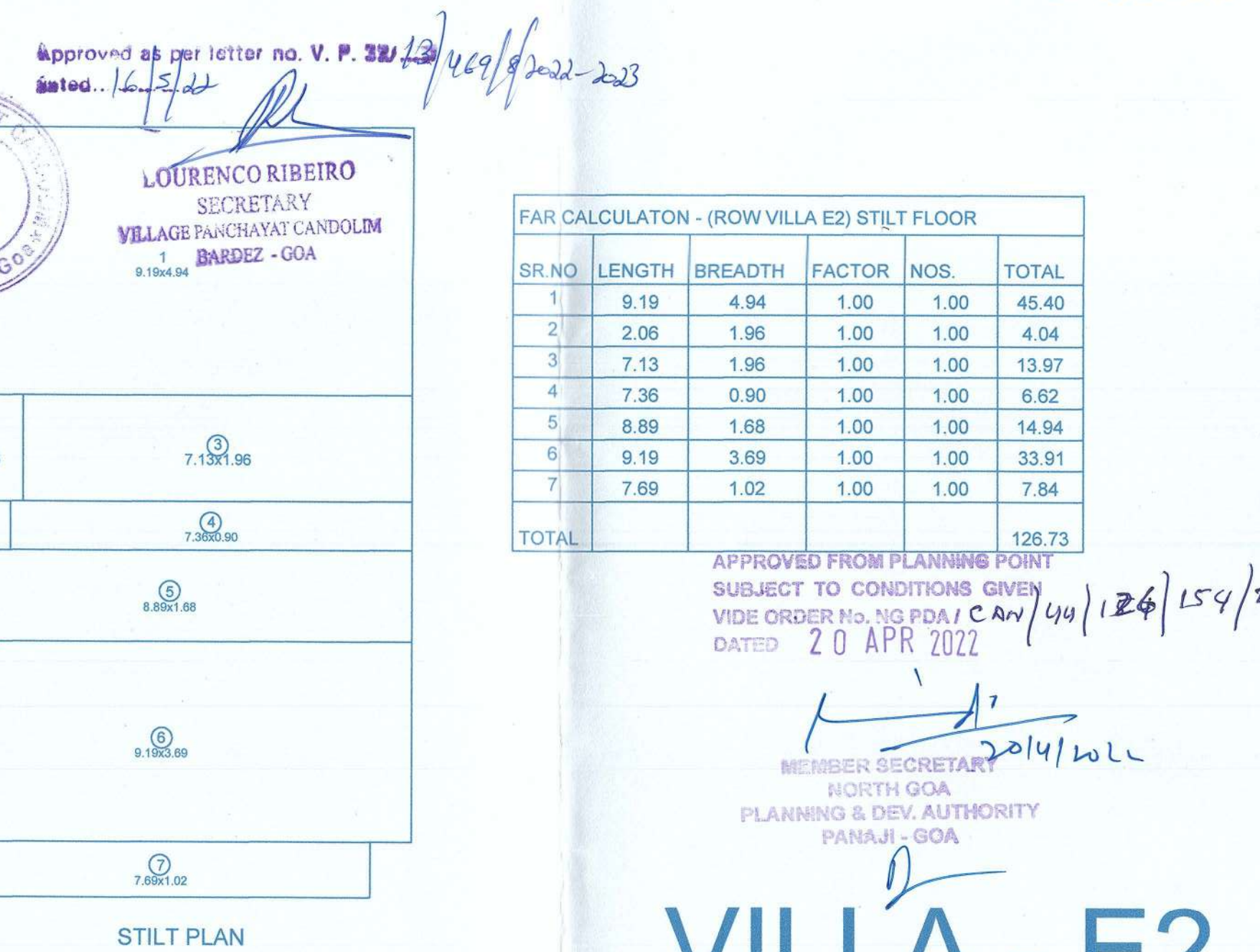
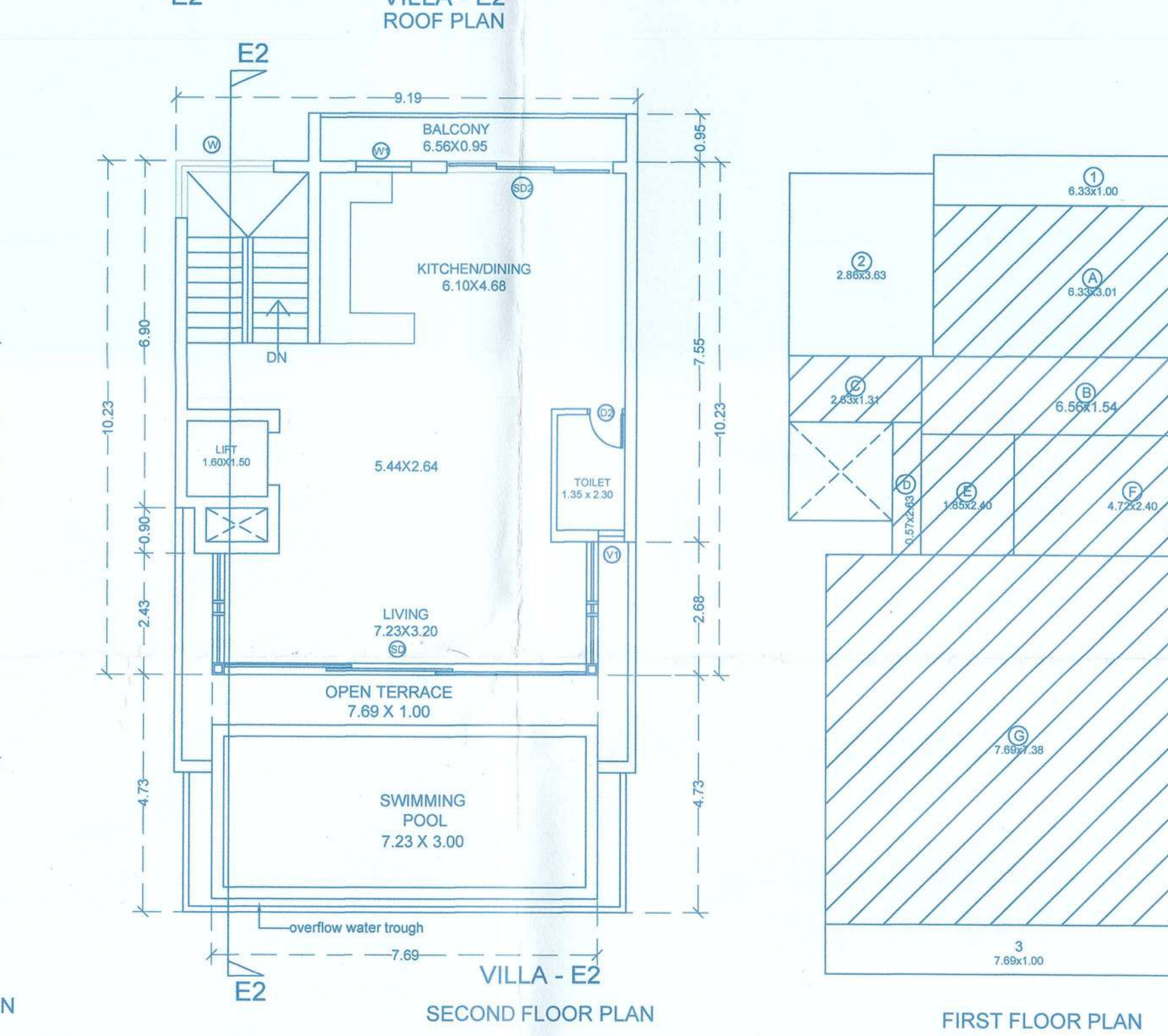
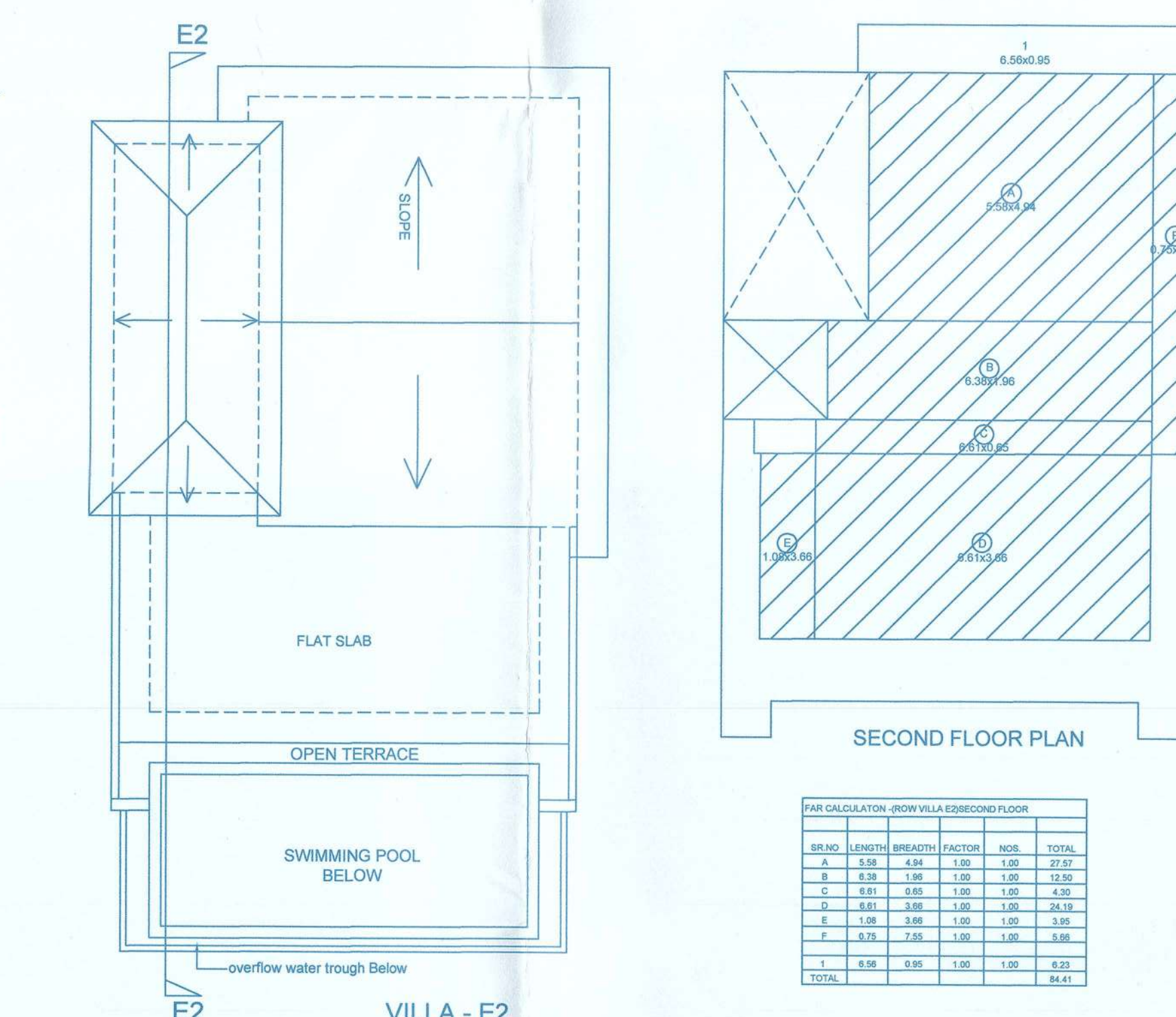
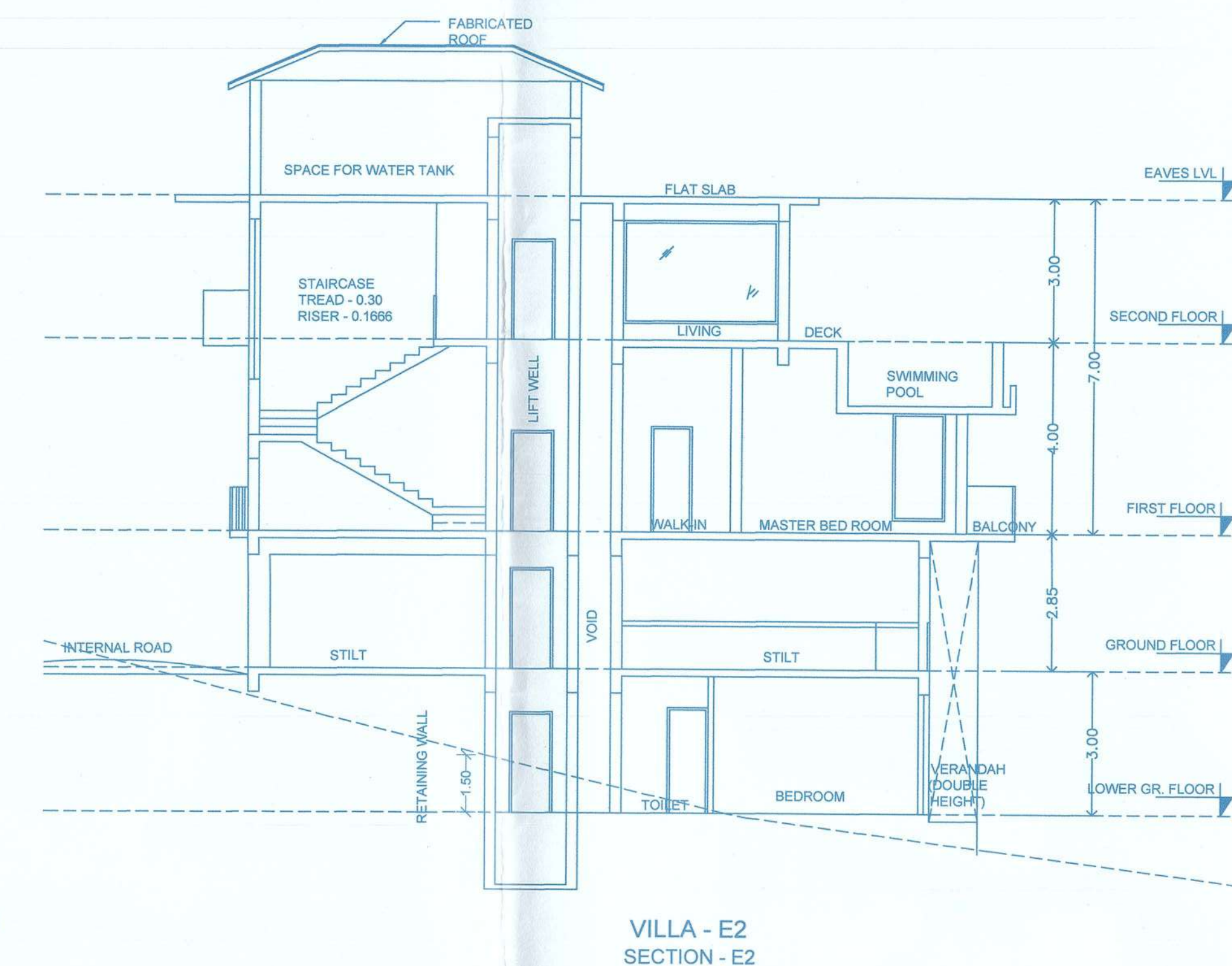
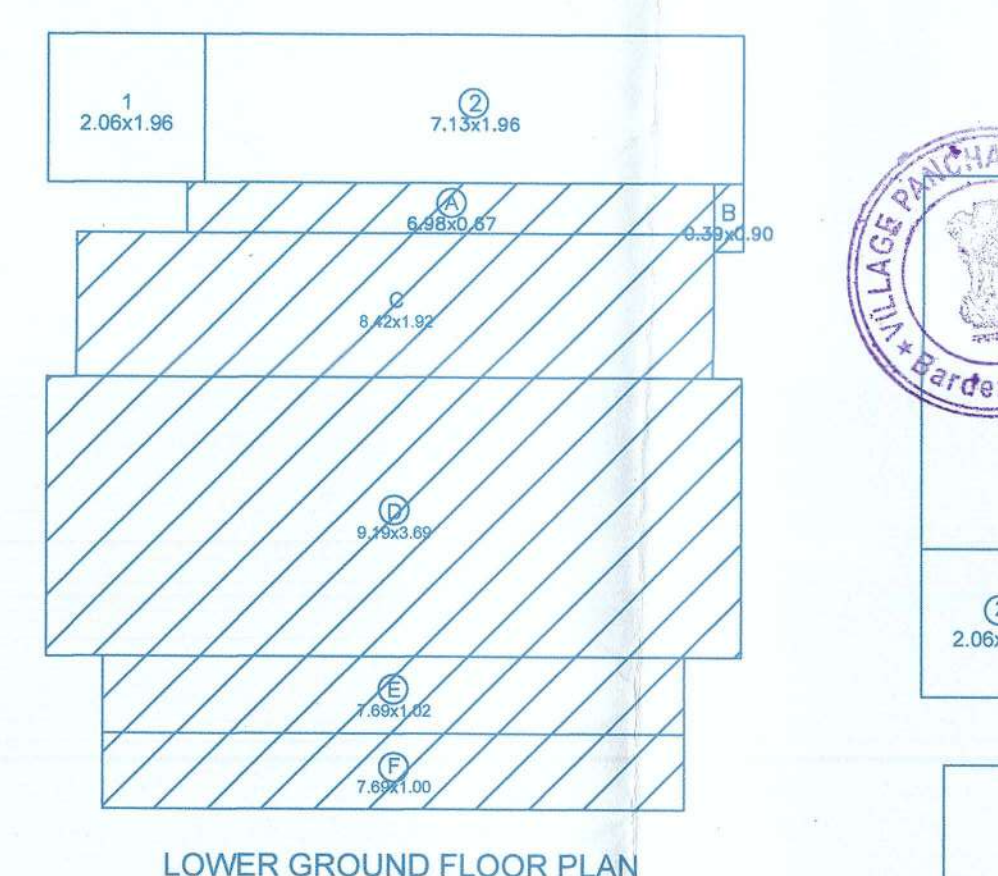
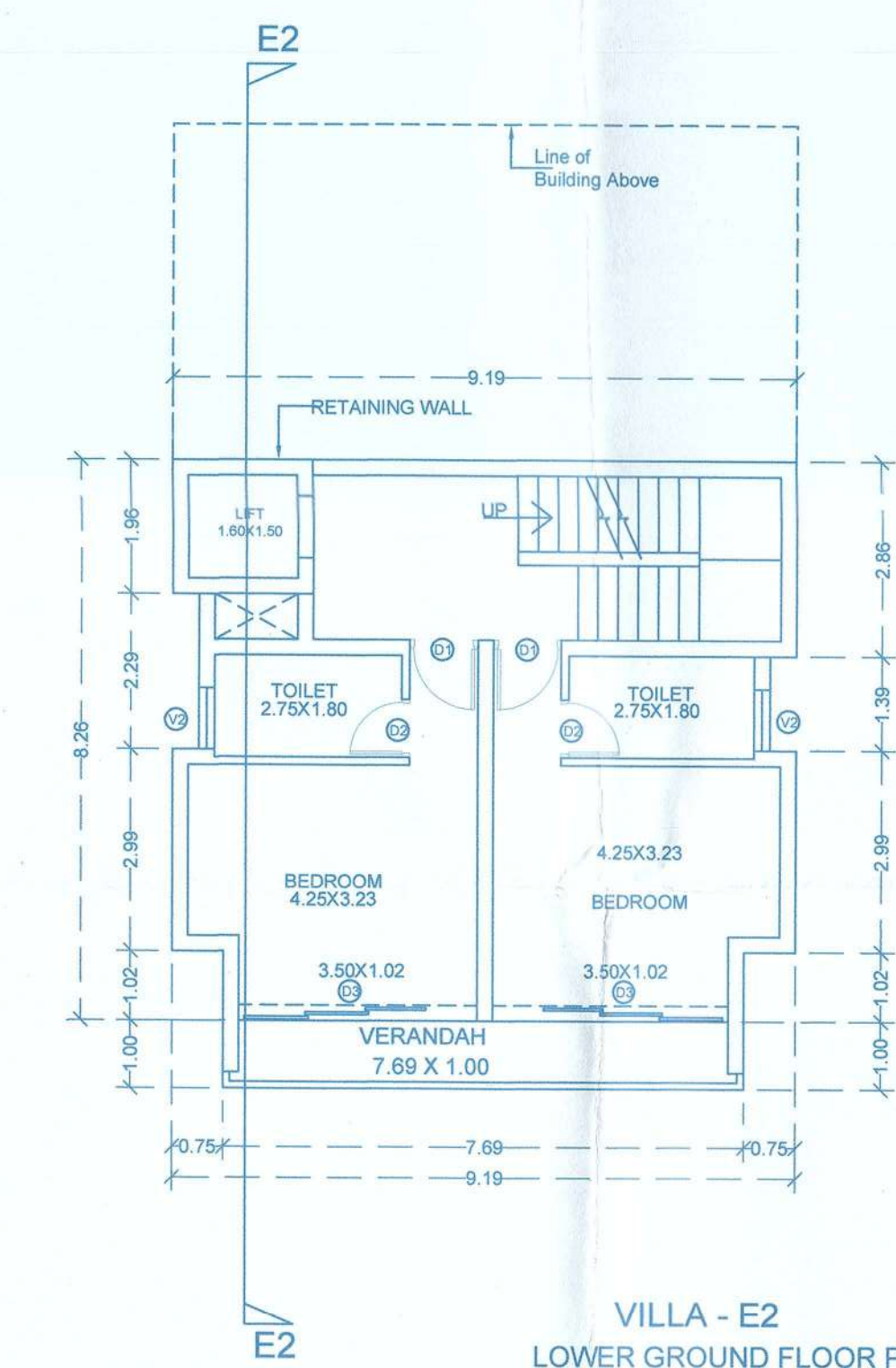
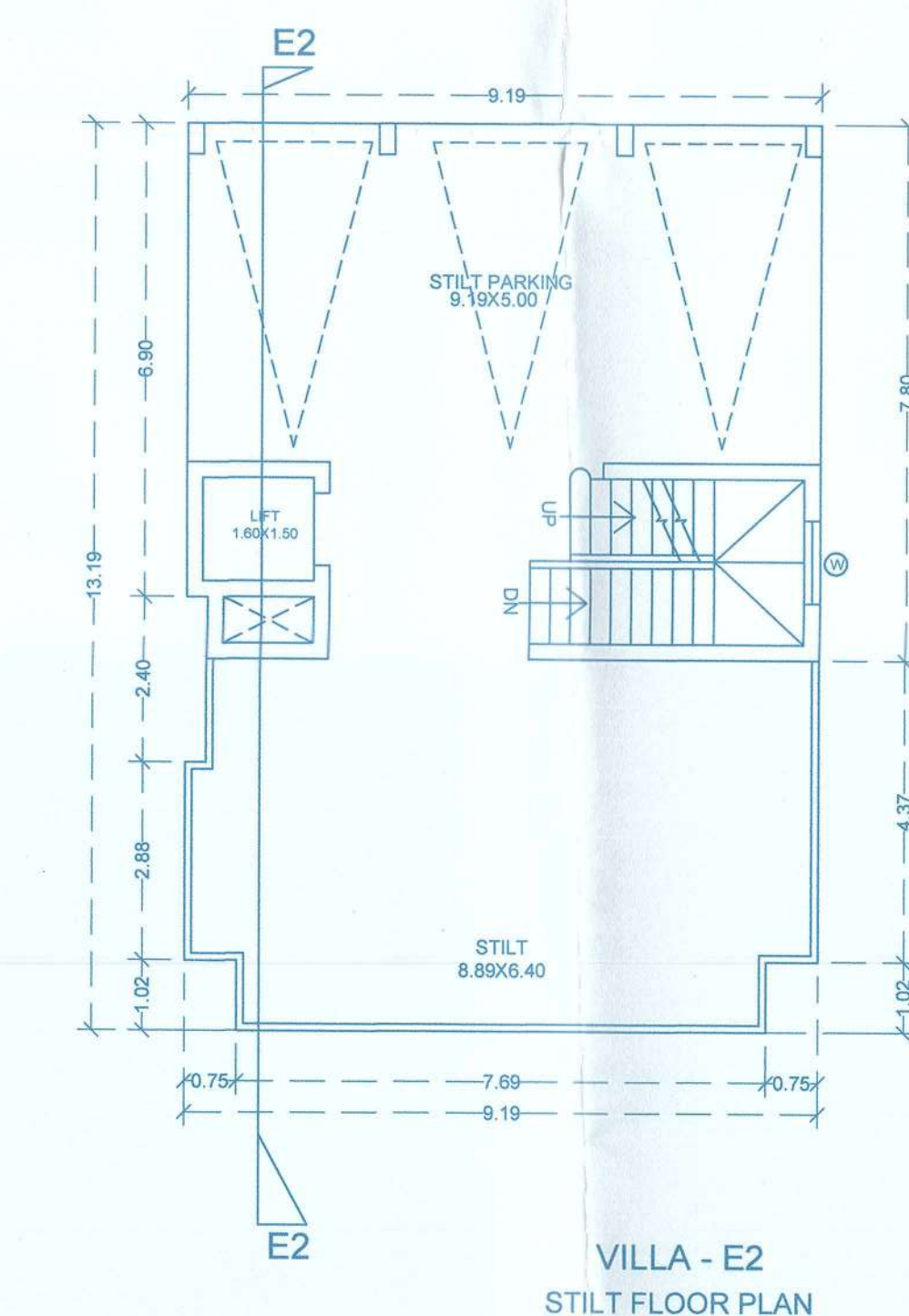
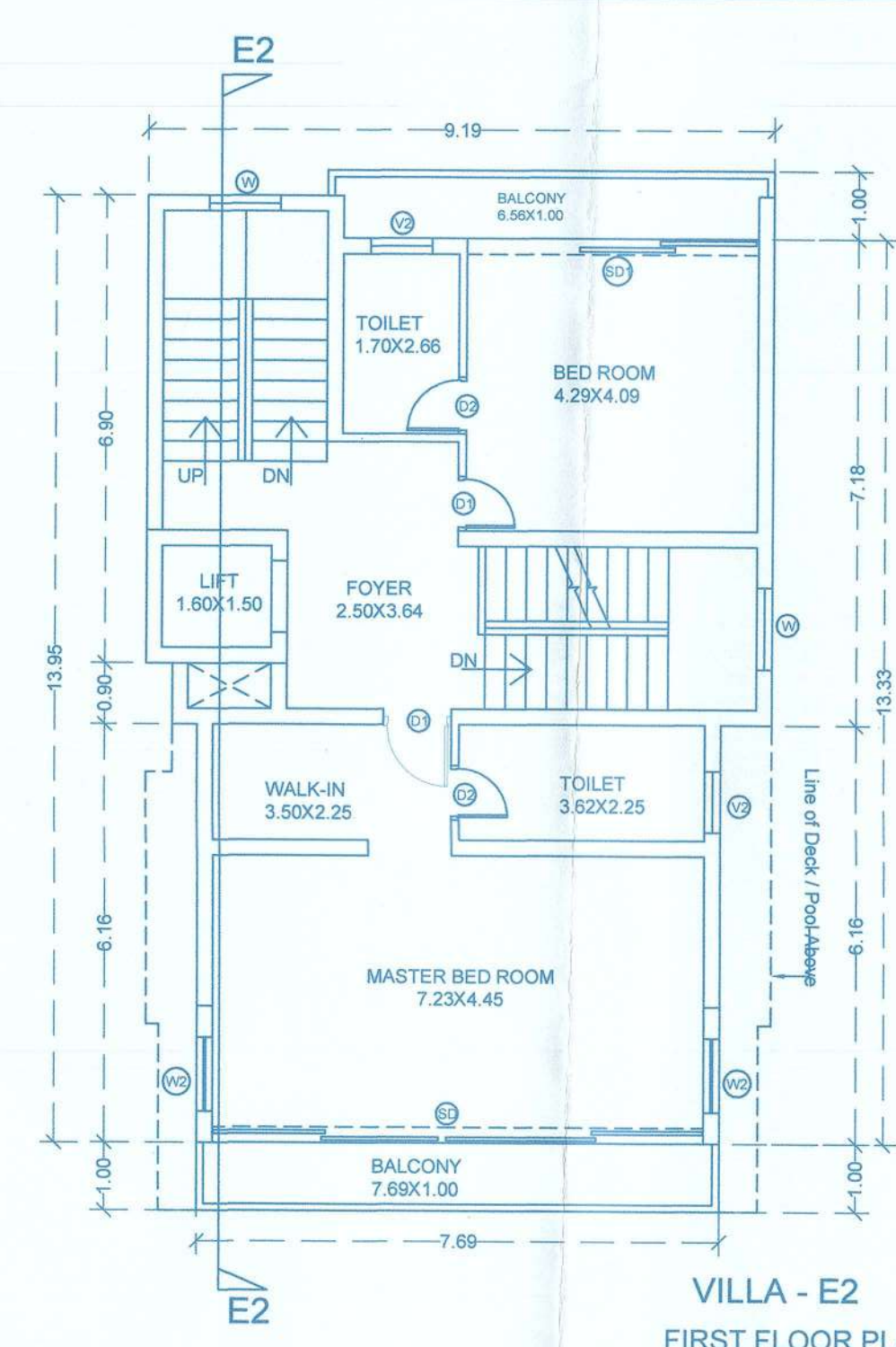
FAR CALCULATION - FIRST FLOOR				
S/RNO	LENGTH	BREADTH	FACTOR	TOTAL
A	5.77	0.55	1.00	37.78
B	2.72	2.11	1.00	5.74
C	1.73	2.45	2.18	2.18
D	1.50	1.52	0.50	1.14
E	0.94	1.30	0.50	0.61
F	0.87	3.33	1.00	21.58
G	0.85	1.21	0.50	0.53
H	4.32	2.85	1.00	12.31
I	1.18	1.60	0.50	0.93
J	1.32	4.32	0.50	0.74
K	0.50	8.50	0.20	0.81
L	0.95	1.31	0.50	1.02
M	1.32	2.00	0.50	1.36
N	0.65	3.73	1.00	0.54
O	1.27	4.63	1.00	12.65
P	3.50	1.20	1.00	4.20
Q	3.74	1.50	1.00	11.10
TOTAL				69.46

FAR CALCULATION - SECOND FLOOR					
SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	5.77	6.55	1.00	1.00	37.75
B	2.72	2.11	1.00	1.00	5.74
C	1.54	1.47	0.50	1.00	1.13
D	2.59	1.84	0.50	1.00	2.38
E	5.33	4.91	1.00	1.00	26.17
F	3.55	4.91	0.50	1.00	8.72
G	2.23	3.08	0.50	1.00	3.43
H	6.02	3.10	1.00	1.00	18.66
I	1.16	1.98	0.50	1.00	1.15
J	1.59	2.65	0.50	1.00	2.11
TOTAL	4.86	3.53	0.50	1.00	8.61
TOTAL					115.90

COVERAGE AREA CALCULATIONS					
SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	2.98	4.63	1.00	1.00	13.24
B	5.54	6.55	1.00	1.00	36.29
C	2.63	1.92	1.00	1.00	5.05
D	2.63	1.93	0.50	1.00	2.54
E	1.58	1.16	0.50	1.00	0.92
F	2.80	2.70	1.00	1.00	7.56
G	2.80	2.02	0.50	1.00	2.83
H	0.98	1.35	0.50	1.00	0.66
I	1.15	1.59	0.50	1.00	0.91
J	6.95	2.68	1.00	1.00	19.42
K	1.21	1.62	0.50	1.00	1.01
L	3.99	7.54	1.00	1.00	30.08
M	3.99	2.73	0.50	1.00	5.45
N	1.96	2.06	1.00	1.00	4.04
O	2.00	4.60	1.00	1.00	9.20
TOTAL					159.99

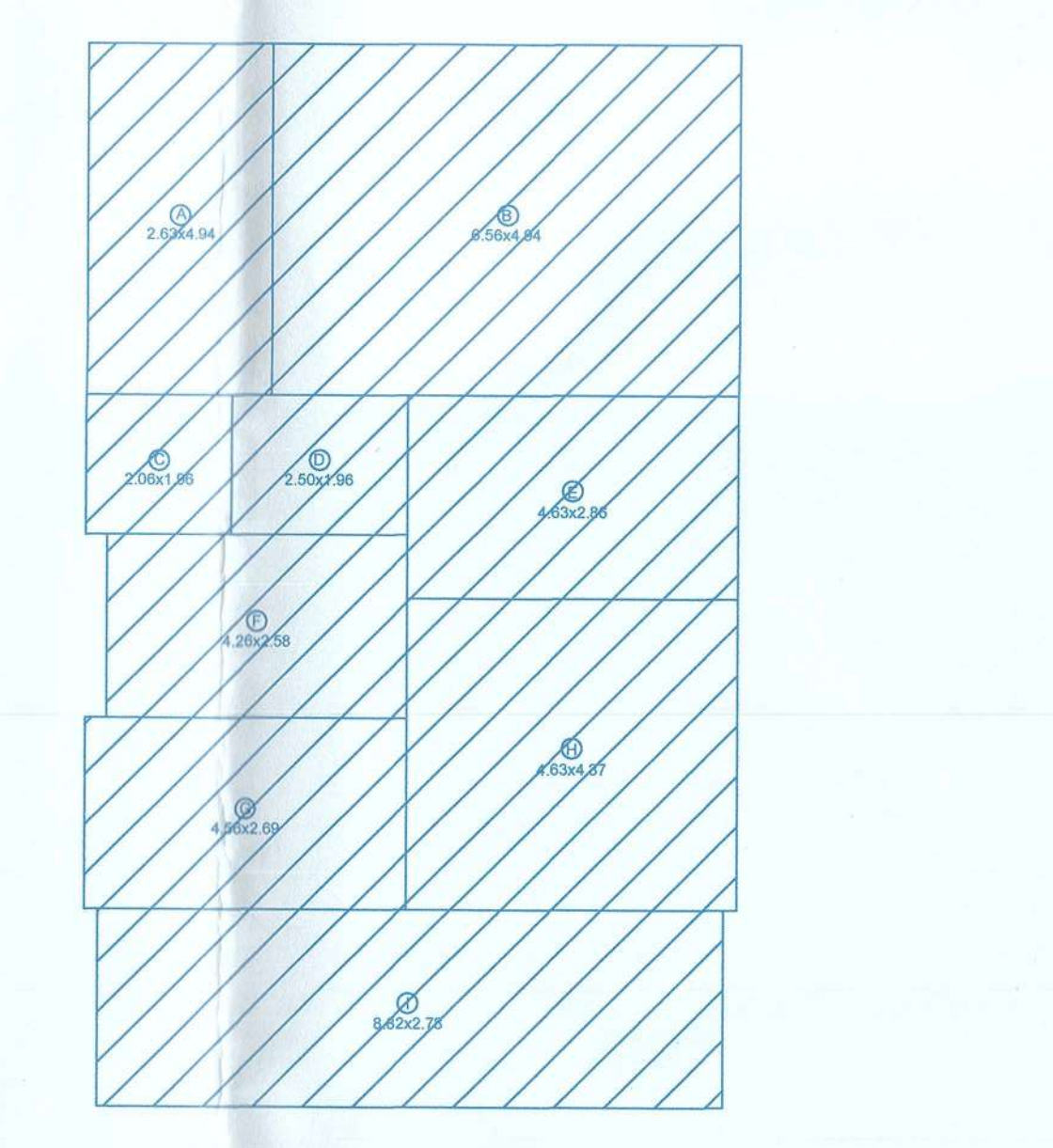
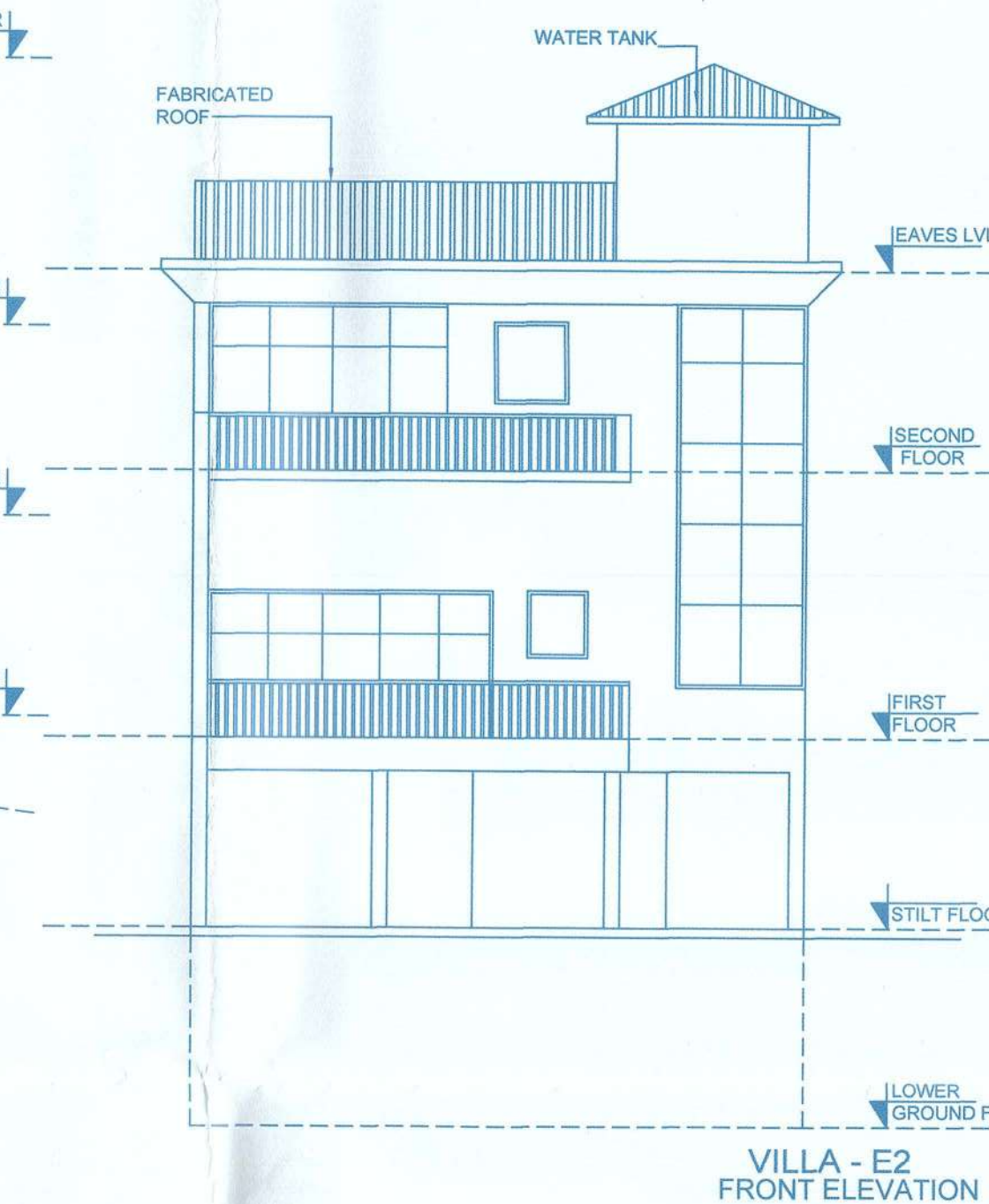


VILLA - E1



DOOR SCHEDULE	
DOOR	OPENING SIZE (mm)
D1	1000 X 2250
D2	850 X 2100
D3	3500 X 2500
SD	7230X 2500
SD1	4.30 X 2500
SD2	3300 X 2500

WINDOW SCHEDULE	
WIND.	OPENING SIZE(mm)
W	1200X 1500
W1	1100 X 1000
W2	1000 X 1800
V1	600 X 900
V2	500 X 900



FAR CALCULATION -(ROW VILLA E2)FIRST FLOOR					
SR NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	6.33	1.01	1.00	1.00	19.05
B	6.56	1.54	1.00	1.00	10.10
C	2.63	1.31	1.00	1.00	3.45
D	0.57	2.63	1.00	1.00	1.50
E	1.85	2.40	1.00	1.00	4.44
F	4.72	2.40	1.00	1.00	11.33
G	7.69	7.38	1.00	1.00	66.75
1	6.33	1.00	1.00	1.00	6.33
2	2.86	3.63	1.00	1.00	10.38
3	7.69	2.86	1.00	1.00	21.99
TOTAL					145.33

SHEET - 6 OF 7

REVISED SUBMISSION FOR
PROPOSED RESIDENTIAL ROW VILLA BLOCKS - A , B ,
C, D, VILLA E1, VILLA E2 AND VILLA E3, COMPOUND
WALL AND SWIMMING POOL, PROPOSED BY
M/s PRIMAVERA REAL ESTATE DEVELOPERS AND
MR. NIKHIL SEN IN PROPERTY BEARING SURVEY
NO. 81/9 OF MARRA VILLAGE , BARDEZ TALUKA - GOA.

NAME & ADDRESS ARCHITECT:

Ar. MELVILLE D'SOUZA,

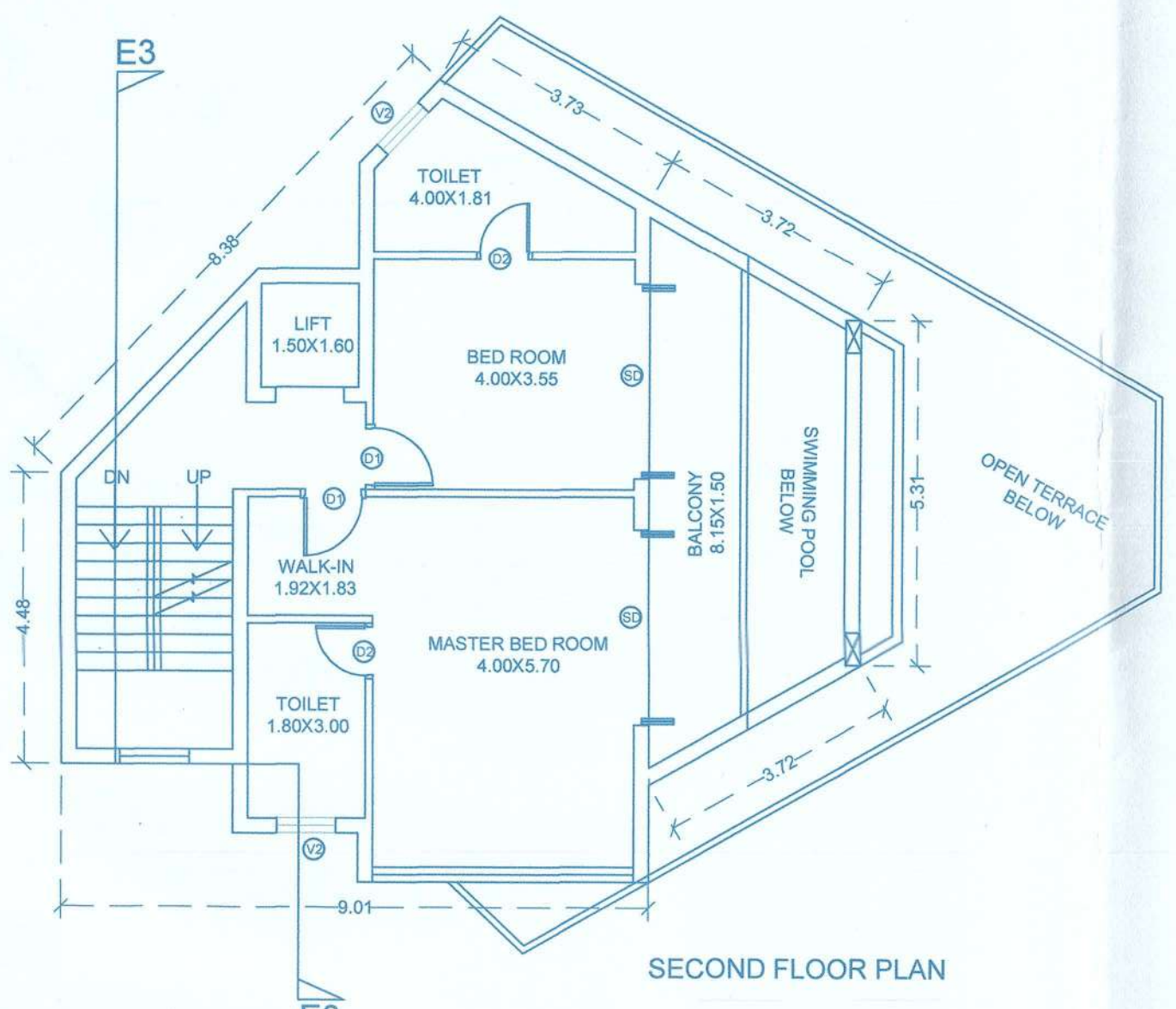
S/5, SAPANA PARADISE,
NEAR CMM SHOWROOM,
MERCES, GOA.

SHEET TITLE:
PLANS, ELEVATION AND SECTION
OF VILLA E1 AND E2

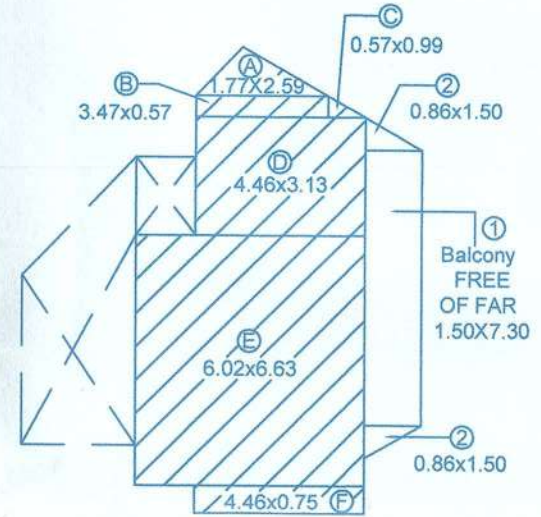
SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

AR. MELVILLE D'SOUZA
AR/0037/2010

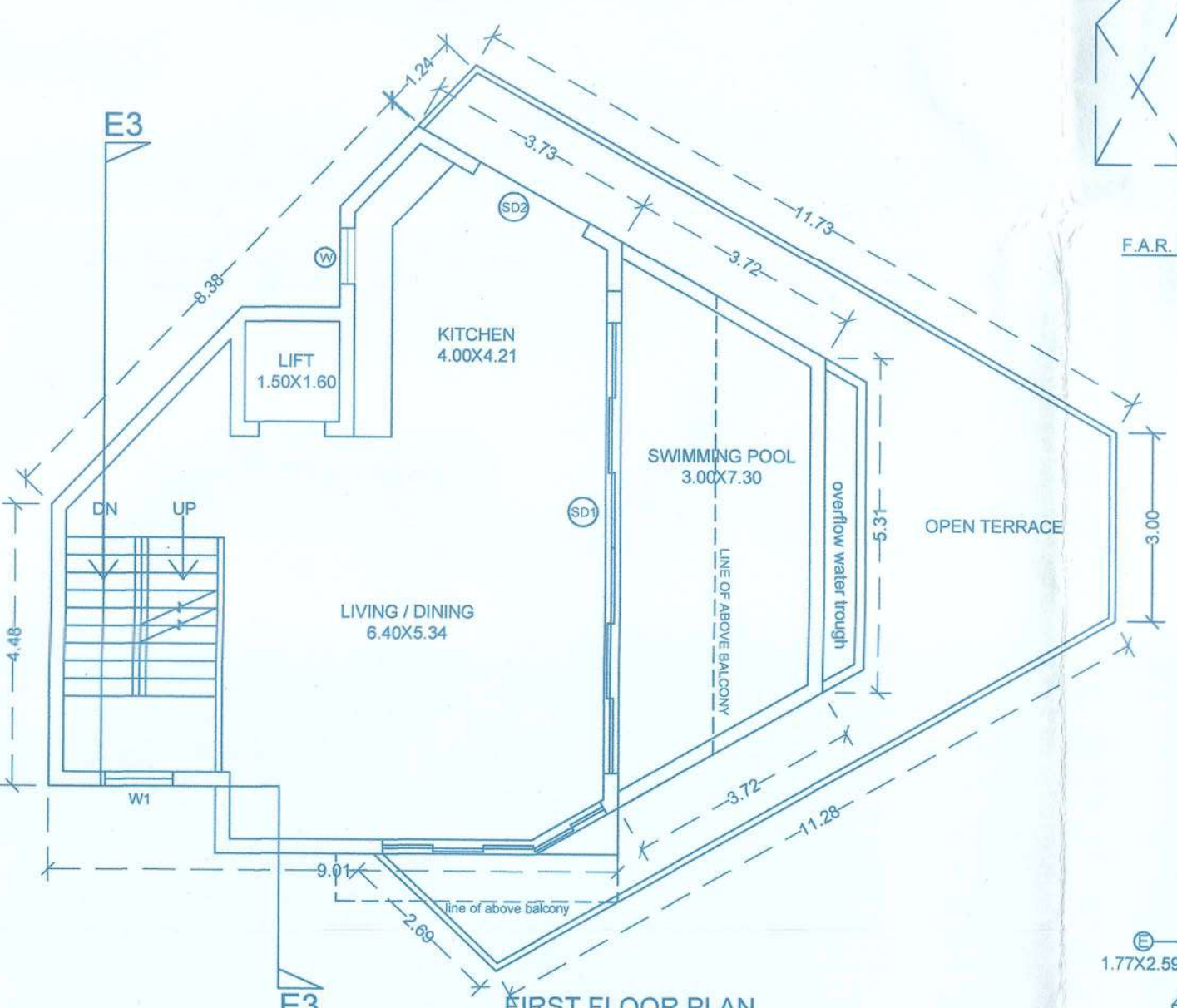


SECOND FLOOR PLAN

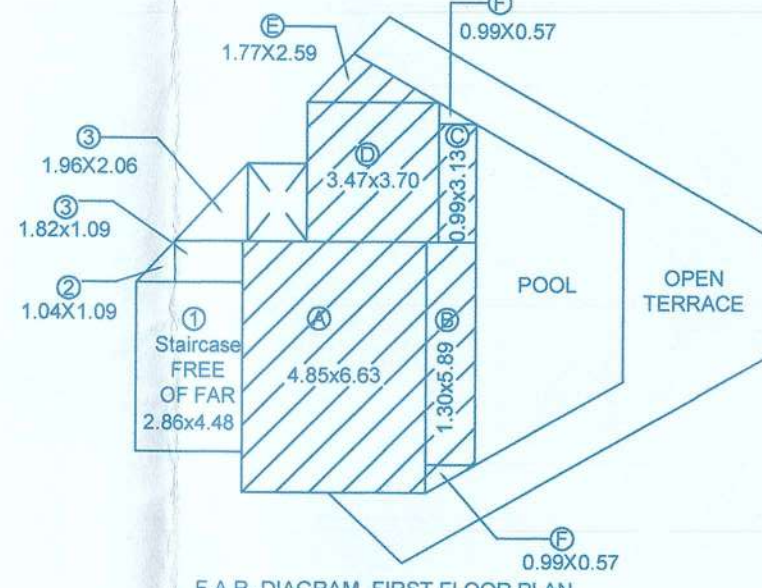


F.A.R. DIAGRAM SECOND FLOOR PLAN
VILLA E-3
SCALE 1:200

SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	1.77	2.59	0.50	1.00	2.29
B	3.47	0.57	1.00	1.00	1.98
C	0.57	0.99	0.50	1.00	0.28
D	4.46	3.13	1.00	1.00	13.96
E	6.02	6.63	1.00	1.00	39.91
F	4.46	0.75	1.00	1.00	3.35
1	1.50	7.30	1.00	1.00	10.95
2	0.86	1.50	0.50	2.00	1.29
TOTAL					72.72

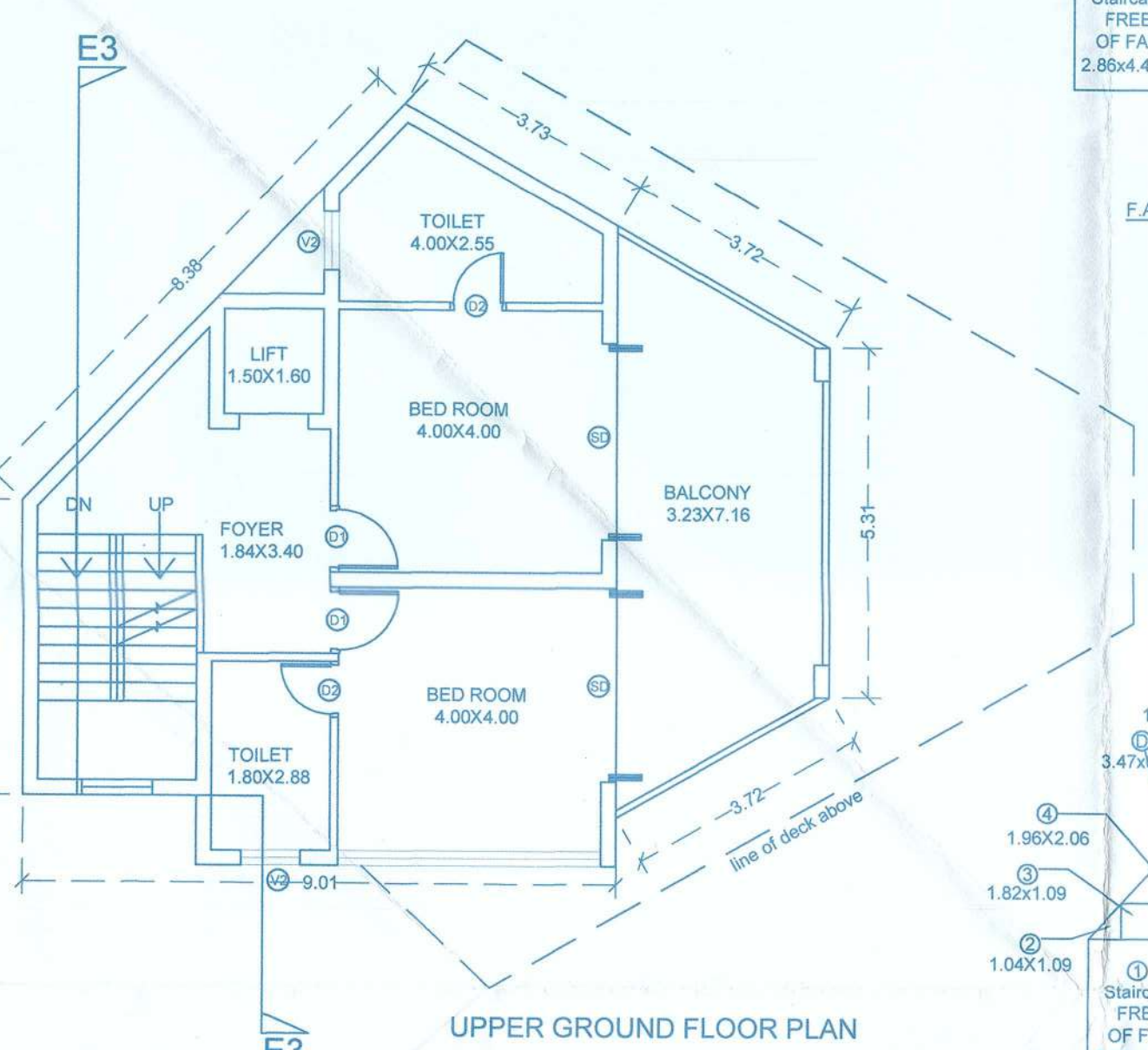


FIRST FLOOR PLAN

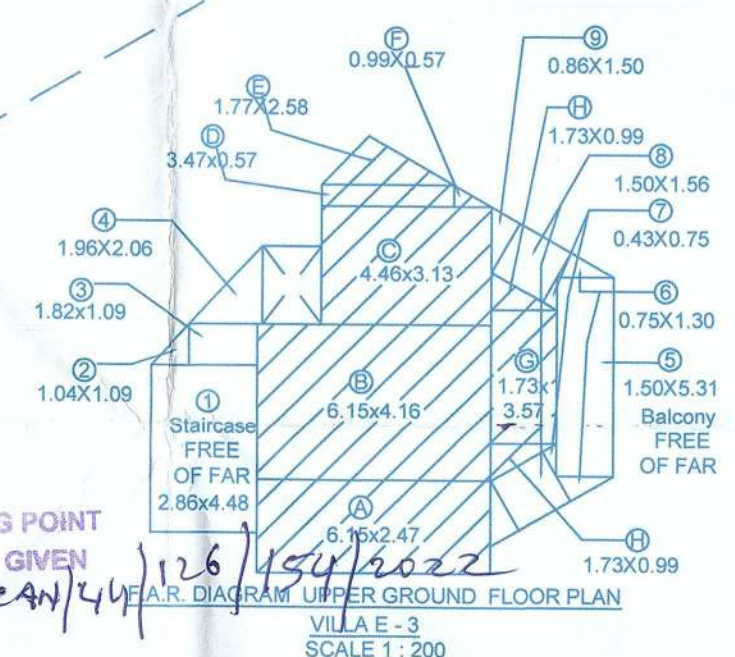


F.A.R. DIAGRAM FIRST FLOOR PLAN
VILLA E-3
SCALE 1:200

SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	4.85	6.63	1.00	1.00	32.16
B	1.30	5.89	1.00	1.00	7.66
C	0.99	3.13	1.00	1.00	3.10
D	3.47	3.70	1.00	1.00	12.84
E	1.77	2.59	0.50	1.00	2.29
F	0.99	0.57	0.50	2.00	0.56
1	2.86	4.48	1.00	1.00	12.81
2	1.04	1.09	0.50	1.00	0.57
3	1.82	1.09	1.00	1.00	1.98
4	1.96	2.06	0.50	1.00	2.02
TOTAL					71.99

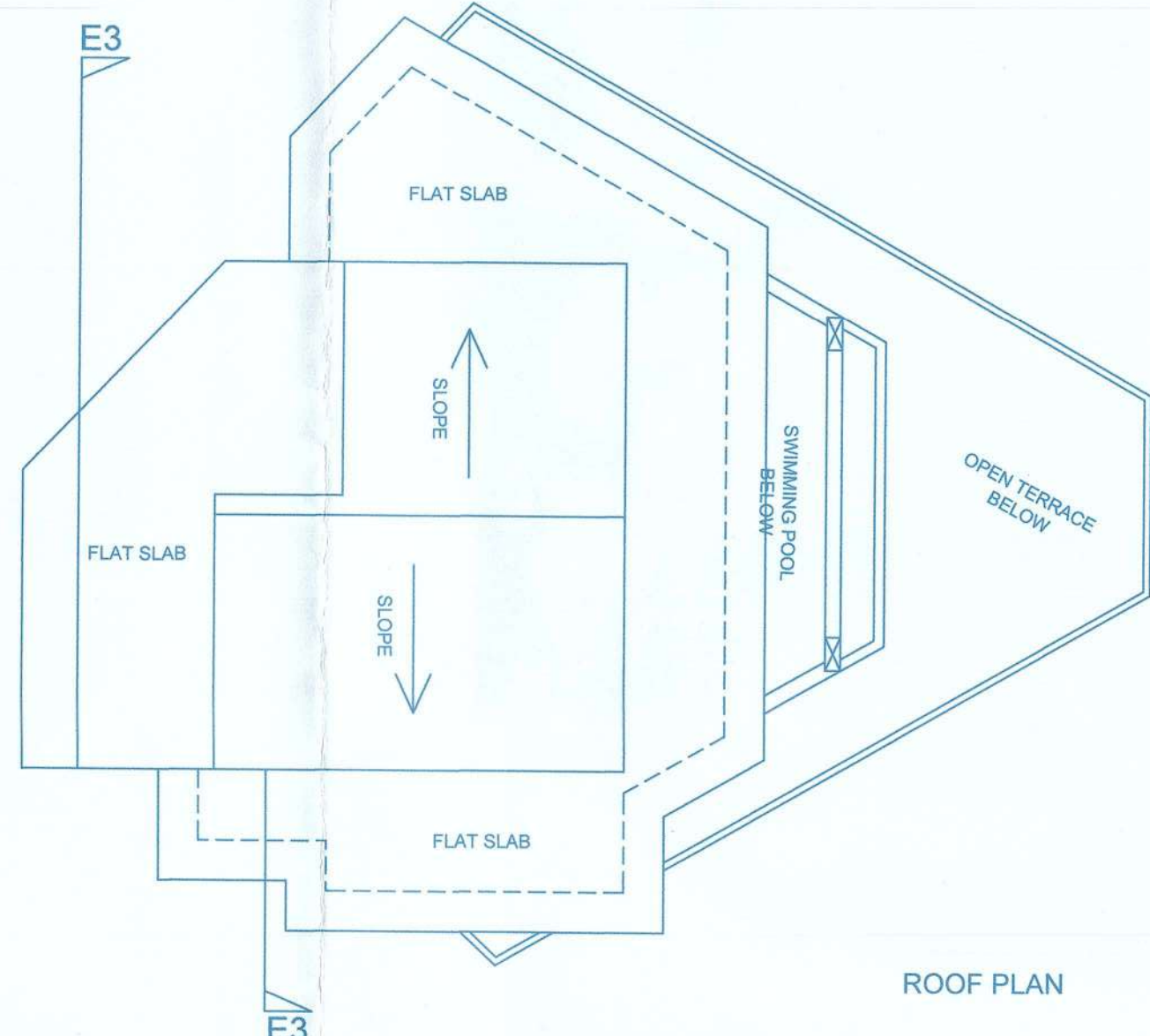


UPPER GROUND FLOOR PLAN

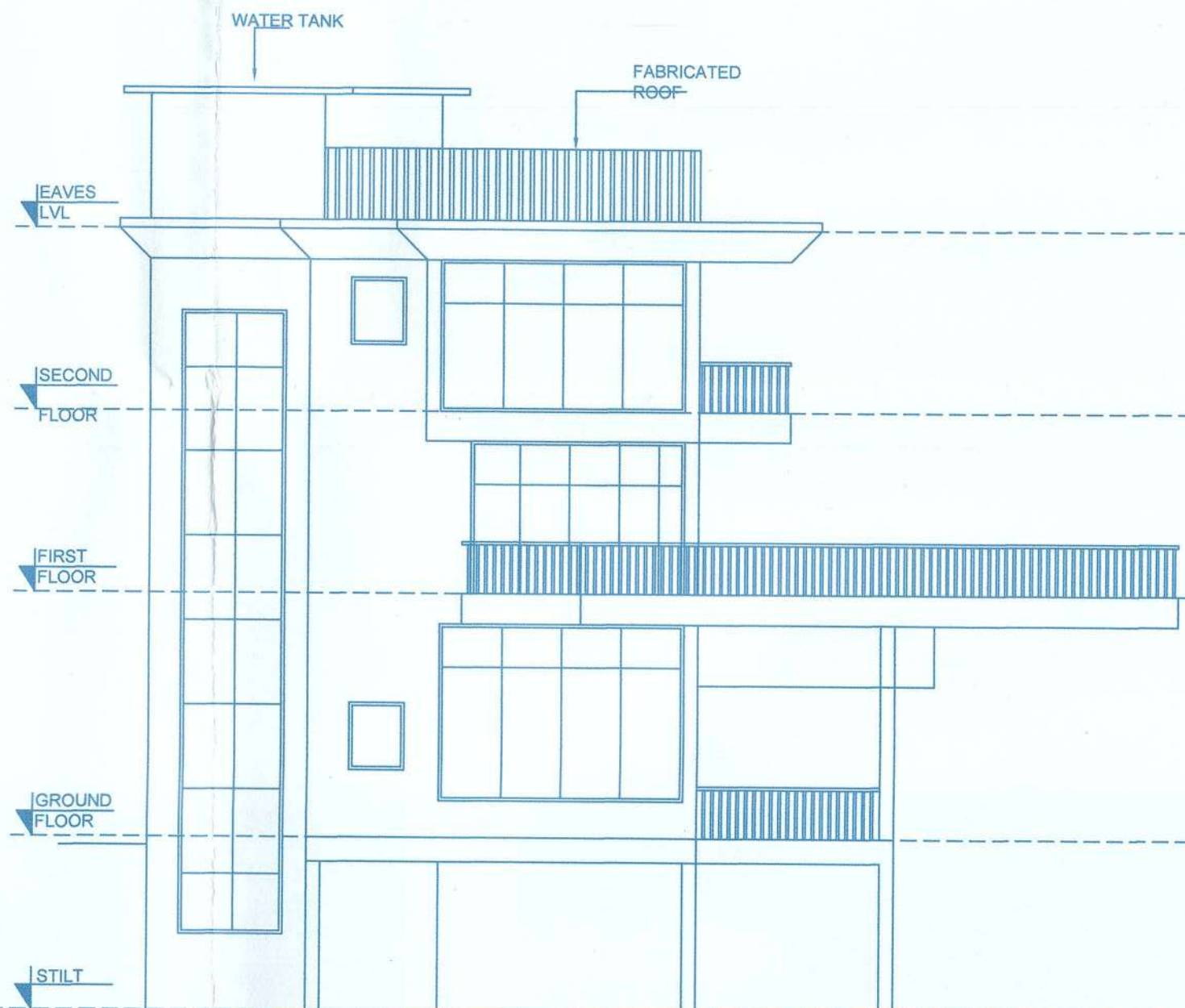


F.A.R. DIAGRAM UPPER GROUND FLOOR PLAN
VILLA E-3
SCALE 1:200

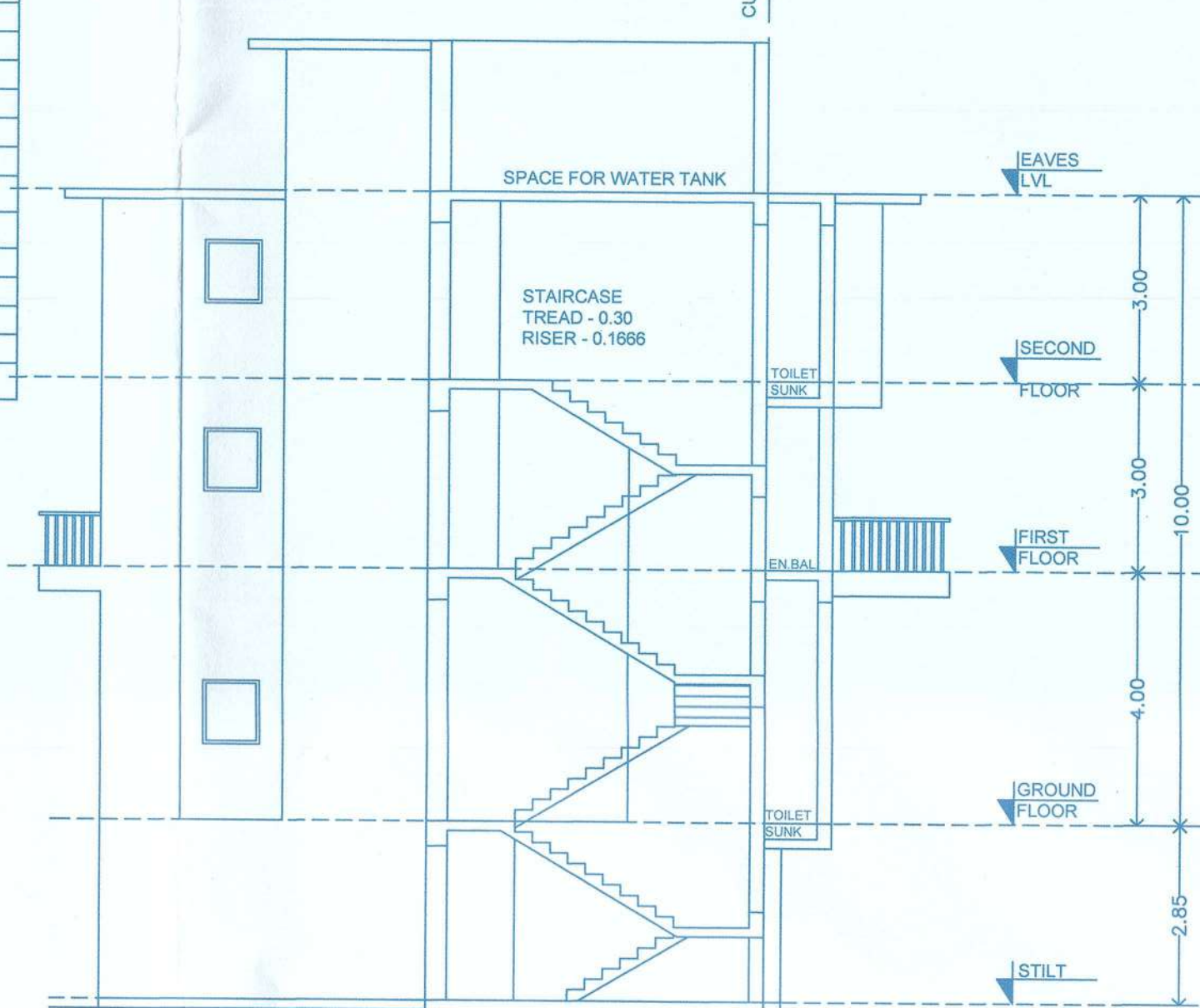
SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	6.15	2.47	1.00	1.00	15.19
B	6.15	4.16	1.00	1.00	25.58
C	4.46	3.13	1.00	1.00	13.96
D	3.47	0.57	1.00	1.00	1.98
E	1.77	2.58	0.50	1.00	2.28
F	0.99	0.57	0.50	1.00	0.28
G	1.73	3.57	1.00	1.00	6.18
H	1.73	0.99	0.50	1.00	0.86
1	2.86	4.48	1.00	1.00	12.81
2	1.04	1.09	0.50	1.00	0.57
3	1.82	1.09	1.00	1.00	1.98
4	1.96	2.06	0.50	1.00	2.02
5	1.50	5.31	1.00	1.00	7.96
6	0.75	1.30	0.50	2.00	0.98
7	0.43	0.75	0.50	2.00	0.32
8	1.50	1.56	1.00	2.00	4.68
9	0.86	1.50	0.50	2.00	1.29
TOTAL					98.92



ROOF PLAN



FRONT ELEVATION



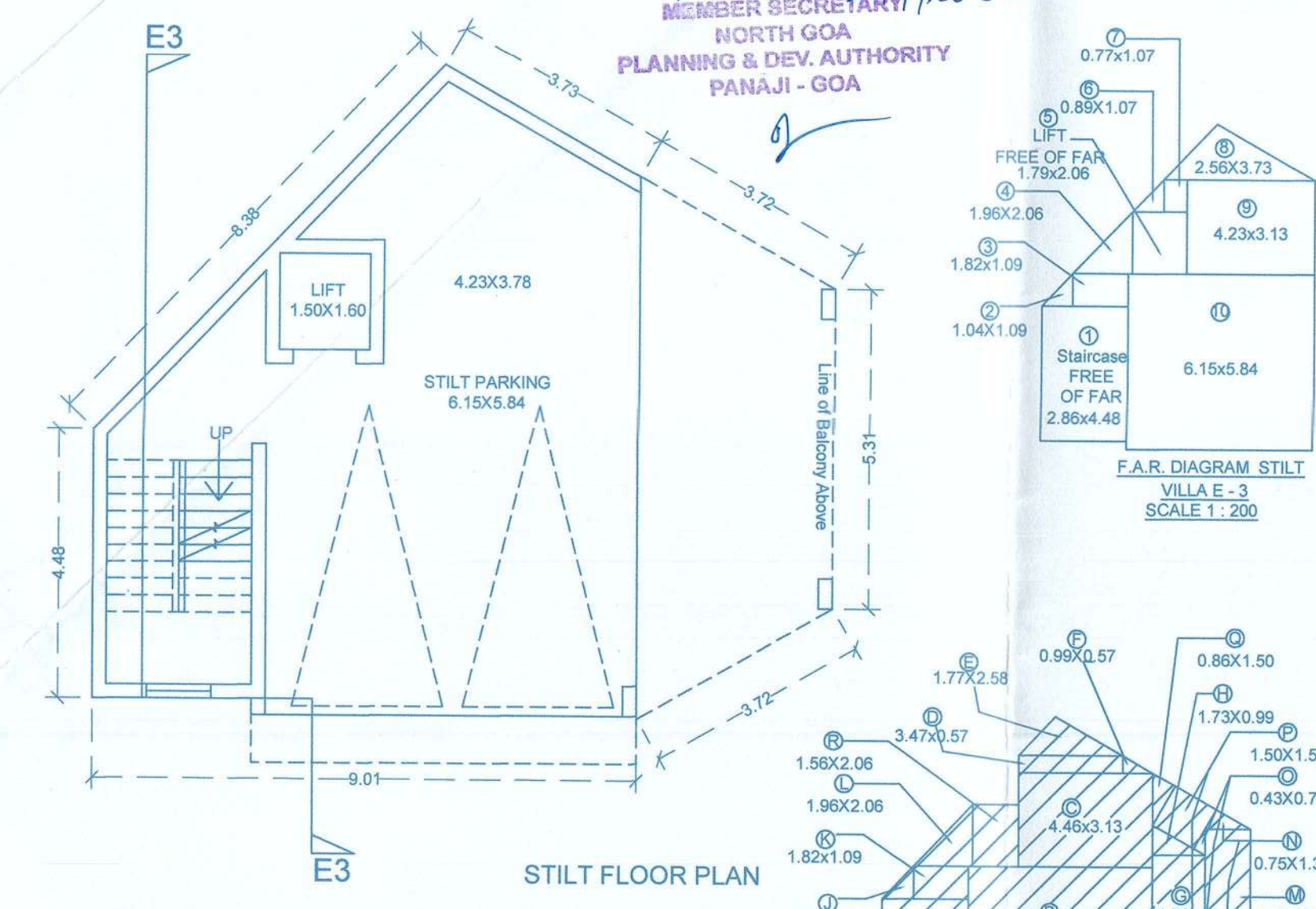
SECTION E3

DOOR	OPENING SIZE(mm)
D1	1000 X 2250
D2	850 X 2100
D3	3500 X 2500
D4	3500 X 2500
D5	7500 X 2500
D6	2000 X 2500
D7	4000 X 2500

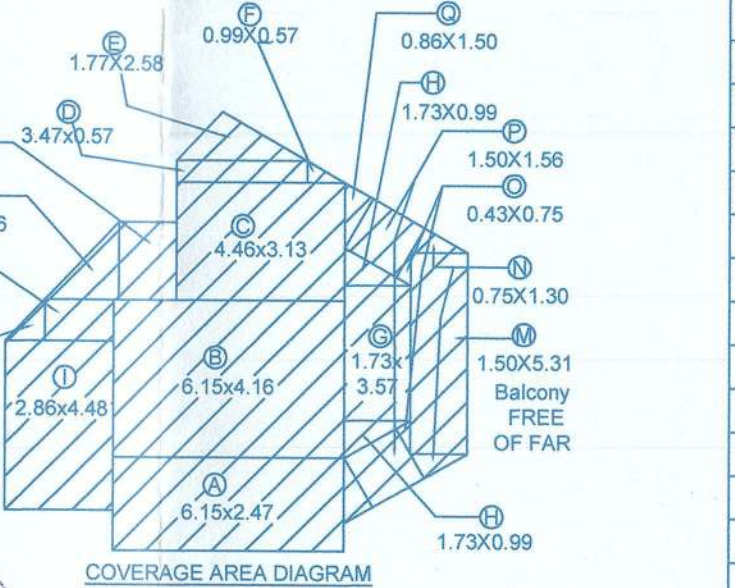
WIND.	OPENING SIZE(mm)
W1	1000X 1200
W2	1200 X 1500
W3	800 X 900

SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
1	2.86	4.48	1.00	1.00	12.81
2	1.04	1.09	0.50	1.00	0.57
3	1.82	1.09	1.00	1.00	1.98
4	1.96	2.06	0.50	1.00	2.02
5	1.79	2.06	1.00	1.00	3.69
6	0.89	1.07	0.50	1.00	0.48
7	0.77	1.07	1.00	1.00	0.82
8	2.56	3.73	0.50	1.00	4.77
9	4.23	3.13	1.00	1.00	13.24
10	6.15	5.84	1.00	1.00	35.92
TOTAL					76.30

SR.NO	LENGTH	BREADTH	FACTOR	NOS.	TOTAL
A	6.15	2.47	1.00	1.00	15.19
B	6.15	4.16	1.00	1.00	25.58
C	4.46	3.13	1.00	1.00	13.96
D	3.47	0.57	1.00	1.00	1.98
E	1.77	2.58	0.50	1.00	2.28
F	0.99	0.57	0.50	1.00	0.28
G	1.73	3.57	1.00	1.00	6.18
H	1.73	0.99	0.50	1.00	0.86
I	2.86	4.48	1.00	1.00	12.81
J	1.04	1.09	0.50	1.00	0.57
K	1.82	1.09	1.00	1.00	1.98
L	1.96	2.06	0.50	1.00	2.02
M	1.50	5.31	1.00	1.00	7.96
N	0.75	1.30	0.50	2.00	0.98
O	0.43	0.75	0.50	2.00	0.32
P	1.50	1.56	1.00	2.00	4.68
Q	0.86	1.50	0.50	2.00	1.29
R	1.56	2.06	1.00	1.00	3.21
TOTAL					102.14



STILT FLOOR PLAN



F.A.R. DIAGRAM STILT FLOOR PLAN
VILLA E-3
SCALE 1:200

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA / 126 / 154 / 2022
DATED 20 APR 2022
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI - GOA

approved as per letter no. V. P. 32 / 124 / 154 / 2022
dated 16.12.2021
LOURENCO CARREIRO
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI - GOA

VILLA - E3

SHEET - 7 OF 7

REVISED SUBMISSION FOR
PROPOSED RESIDENTIAL ROW VILLA BLOCKS - A , B ,
C, D, VILLA E1, VILLA E2 AND VILLA E3, COMPOUND
WALL AND SWIMMING POOL, PROPOSED BY
M/s PRIMAVERA REAL ESTATE DEVELOPERS AND
MR. NIKHIL SEN IN PROPERTY BEARING SURVEY
NO. 81/9 OF MARRA VILLAGE , BARDEZ TALUKA - GOA.

NAME & ADDRESS ARCHITECT:

Ar. MELVILLE D'SOUZA,
S/5, SAPANA PARADISE,
NEAR CMM SHOWROOM,
MERCES, GOA.

SHEET TITLE: PLANS, ELEVATION AND SECTION OF VILLA E3

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

Ar. MELVILLE D'SOUZA
APR 0087 2010