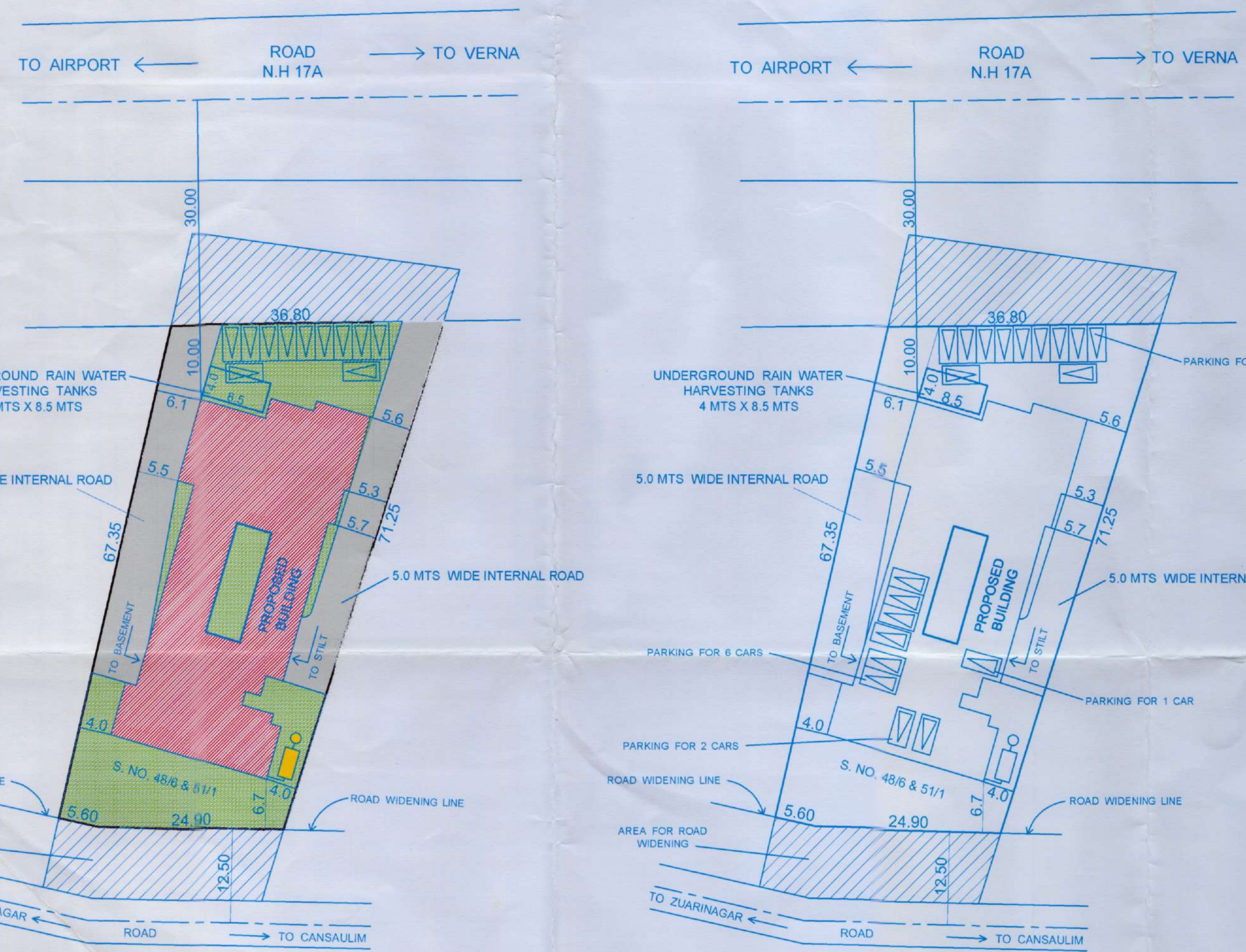


PERMISSION GRANTED WIDE CONSTRUCTION  
 LICENCE NO. VPV/12023-2024/161  
 No. 210 dt. 15/09/2023  
 SECRETARY  
 V.P. VELSAO V. PALE - ISSORCIMA



Please Check Letter No. S.H. 11583/Pale-S1/48/6/  
 2023/1442 dated. 07/09/2023  
 regarding the plans

Town Planner  
 Town & Country Planning Dept  
 Mormugao Taluka Office  
 Govt. of Goa  
 Vasco-da-Gama Gos



SITE PLAN SCALE 1:500

PARKING LAYOUT SCALE 1:500

△ INDICATES CAR PARKING SIZE OF CAR PARKING AREA : 2.5 M X 5.0 M  
 NOTE : ALL DIMENSIONS ARE IN METERS

# AREA STATEMENT

## PLOT AREA :

- Area of the Plot (Survey No.48/6 & 51/1) 2907.00 Sq. Mts
- Deduction for:
  - (a) Area within road widening/ Right of Way. 635.00 Sq. Mts
  - (b) Area Reserved for any other Purpose 0 Sq. Mts
  - Total (a+b) 0 Sq. Mts
- Net effective area (1) - (2) 2272.00 Sq. Mts
- Covered area occupied by the existing building, if any 0 Sq. Mts
- Plot coverage of the existing building (in %) 0 %
- Covered area of the existing building that is proposed to be demolished 0 Sq. Mts
- Plot coverage of the existing building that is proposed to be demolished (in %) 0 %
- Covered area of proposed building 895.08 Sq. Mts
- Plot coverage of the proposed building (in %) 39.39 %
- Combined covered area of the existing building to be maintained and that of the proposed building 895.08 Sq. Mts
- Combined plot coverage of the existing building to be maintained and that of the proposed building (in %) 39.39 %

## FLOOR AREA :

- Balcony area and covered area over footways floorwise and total on all floors ( Free From F.A.R ) 526.84 Sq. Mts
- Balcony area and covered area over footways floorwise and total on all floors, consumed for FAR purpose 0 Sq. Mts
- Addition of set-back area and/or proposed road for FAR purpose 0 Sq. Mts
- Addition of garage area for FAR purpose 0 Sq. Mts
- Floor area consumed on GROUND Floor 443.55 Sq. Mts
- Floor area consumed on FIRST Floor 302.75 Sq. Mts
- Floor area consumed on SECOND Floor 611.98 Sq. Mts
- Floor area consumed on THIRD Floor 611.98 Sq. Mts
- Floor area consumed on any other floor or floors and any other area consumed for FAR purpose 302.73 Sq. Mts
- Existing floor area to be maintained 0 Sq. Mts
- Total floor area consumed : (13+14+15+16+17+18+19+20+21) 2272.99 Sq. Mts
- Floor area permissible 2320.37 Sq. Mts
- FAR permissible 79.82 %
- FAR consumed 78.19 %
- Mezzanine area 0 Sq. Mts
- Loft area 0 Sq. Mts
- Basement area 975.80 Sq. Mts
- Garage area 0 Sq. Mts

## 30. Details of areas and use, floorwise :

FLOOR	BUILT UP AREA M <sup>2</sup>	AREA NOT COUNTED TOWARDS COMPUTATION OF FLOOR AREA					FLOOR AREA M <sup>2</sup>
		PARKING	BALCONY	STAIRCASE	LIFT	LOBBY	
BASEMENT FLOOR	975.80	939.85	0	29.33	6.62	0	0
GROUND FLOOR	895.08	411.09	0	29.84	5.84	4.76	443.55
FIRST FLOOR	444.75	0	84.10	28.51	5.84	23.55	302.75
SECOND FLOOR	878.67	0	181.83	28.51	6.20	50.15	611.98
THIRD FLOOR	877.81	0	181.83	28.51	6.20	49.29	611.98
FOURTH FLOOR	423.64	0	79.08	14.70	3.31	23.82	302.73
TOTAL	4495.75	1350.94	526.84	159.40	34.01	151.57	2272.99

## 31. Parking Details :

Use	No. of Car Parks/ Parking Area			
	Area/Number Of Units	Floor Area	Required	Provided
Residential	24 Units	2272.99	32	32
Commercial	11 Shops	443.40	11	11
		Total	43	43

32. Type of Zone to Which the Plot Belongs to S2 ZONE (VP2)

## SETBACKS :

- Front setback from the center line of road (30.00 + 10.00) = 40.00 Mts
- Side setbacks:
  - (a) 4.00 Mts
  - (b) 5.30 Mts
- Distance between two or more building on the same plot, if any Not Applicable
- Height of the plinth 0.35 Mts
- Use to which the building is to be put to floor-wise :
  - BASEMENT : PARKING
  - GROUND FLOOR : PARKING & COMMERCIAL
  - FIRST FLOOR TO FOURTH FLOOR : RESIDENTIAL

38. Plot owned by with reference to the ownership certificate of land :  
 S.J.CONSTRUCTIONS & OTHERS

39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division. : N.A.

40. Any other information :

REVISED RESIDENTIAL & COMMERCIAL PROJECT IN PLOT BEARING SURVEY NOS. 48/6 & 51/1 OF VILLAGE PALE, MORMUGAO - GOA. FOR S. J. CONSTRUCTIONS & OTHERS.

OWNER'S SIGNATURE :

**OWNERS**  
 S. J. CONSTRUCTIONS & OTHERS.  
 PLOT NO. S - 150, PHASE III B,  
 VERNA INDUSTRIAL ESTATE,  
 VERNA, SALCETE - GOA.

ARCHITECT'S SIGNATURE :

**GAUTAM V. DESAI**  
 ARCHITECT  
 Regd. No. CA/2001/27339  
 4, SAPANA SUNSHINE,  
 MADEL, MARGAO-GOA. 403601

**GAUTAM DESAI**  
 M.ARCH, M.VAL, F.I.I.A, F.I.V, M.R.I.C.S  
 ARCHITECT, CHARTERED SURVEYOR,  
 GOVT. REGISTERED VALUER  
 C.O.A. REGD. NO :CA/2001/27339  
 TCPD REGD NO: AR/0051/2010  
 4,SAPANA SUNSHINE, MADEL,  
 MARGAO - GOA, 403601.