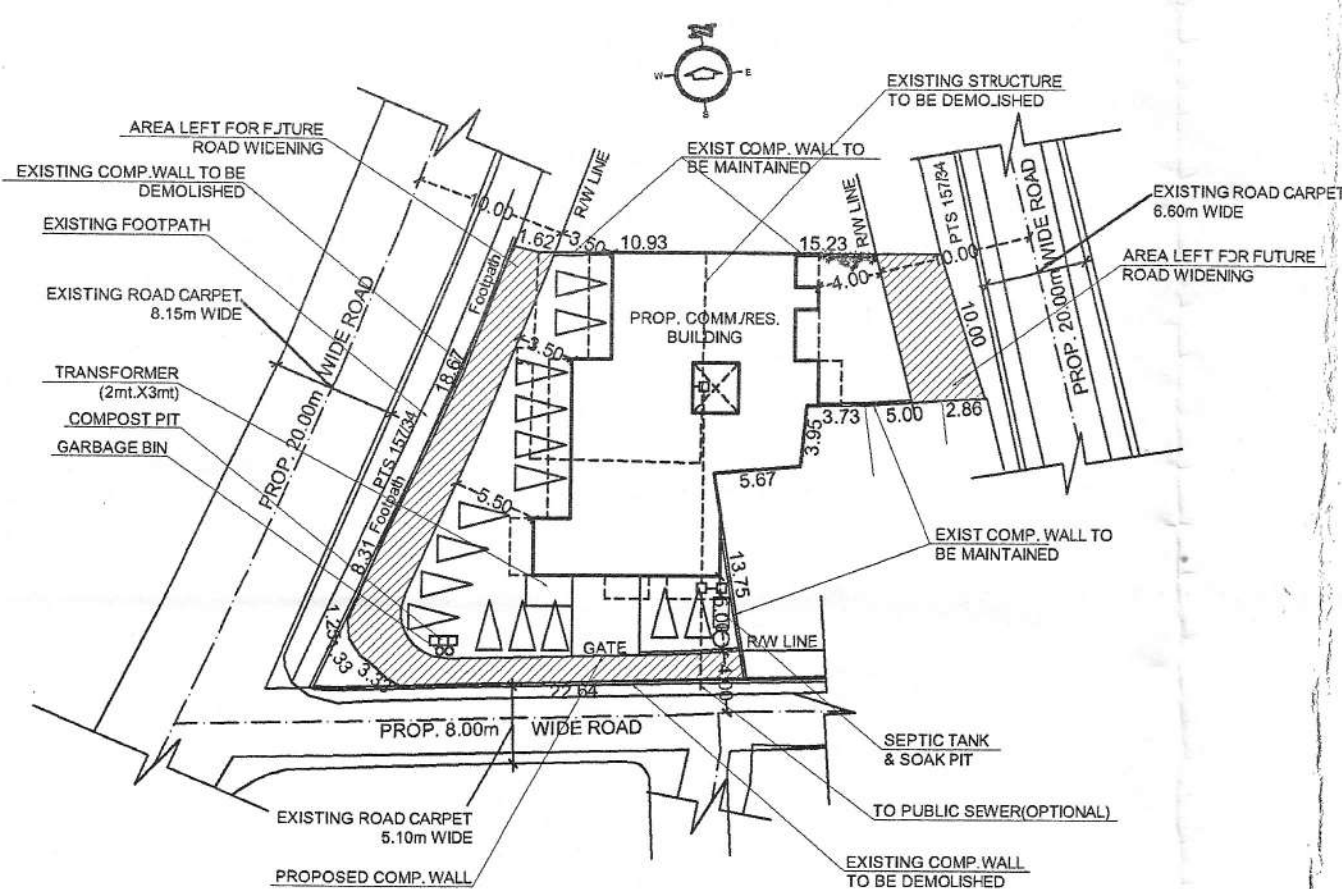
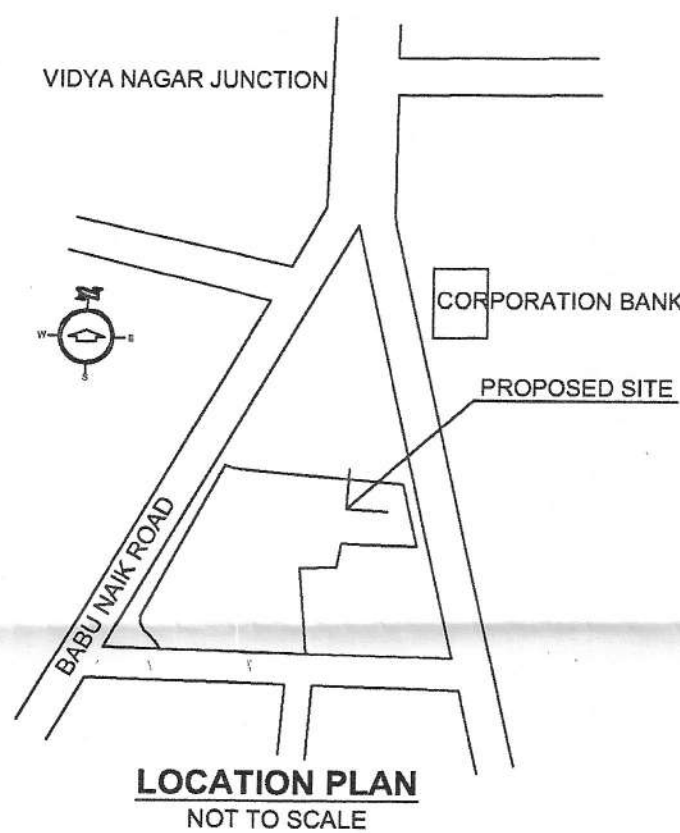


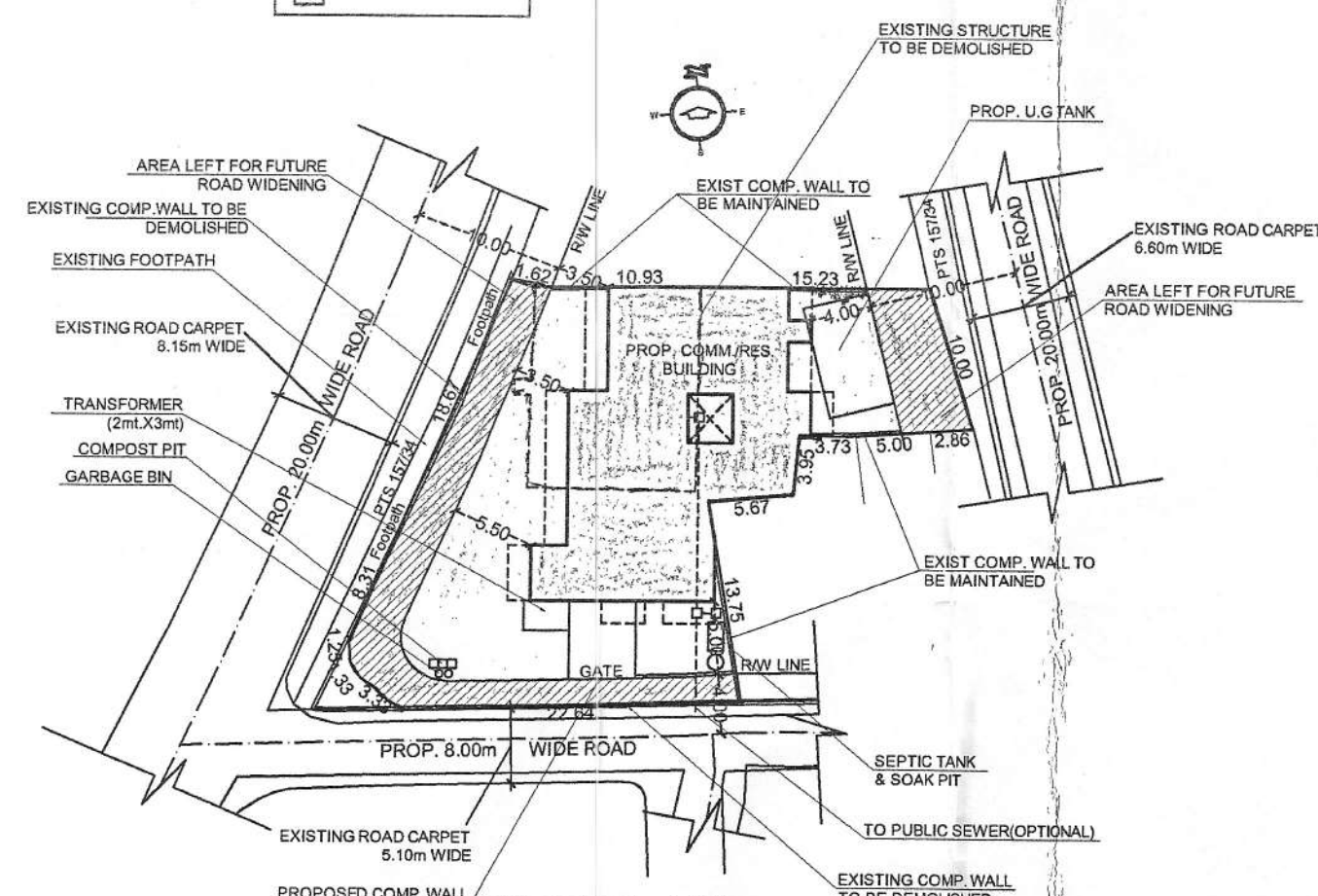


PARKING LAYOUT PLAN
SCALE 1:500



LOCATION PLAN
NOT TO SCALE

SCHEDULE OF OPENINGS-DOORS				
TYPE	SIZE		LINTEL	
	W	HT.		
D1	1.00	2.50	2.50	
D2	0.90	2.20	2.20	
D3	0.75	2.20	2.20	
WD1	2.40	2.20	2.20	
WD2	2.67	2.50	2.50	
SCHEDULE OF OPENINGS-WINDOWS				
TYPE	SIZE		SILL	
	W	HT.		
W1	1.00	1.30	0.90	2.20
W2	1.80	1.30	0.90	2.20
WK1	1.00	1.00	1.20	2.20
WK2	1.80	1.00	1.20	2.20
WS	0.70	1.00	1.20	2.20
SCHEDULE OF OPENINGS-VENTILATOR				
TYPE	SIZE		SILL	
	W	HT.		
V1	0.60	0.70	1.50	2.20



SITE PLAN
SCALE 1:500

30. Details of areas and use, floorwise:

Floor % Reference	Use	Open Terrace	Total builtup area M2	Areas free from FAR					Net Floor Area sq.m.	FAR P %	Additional FAR club house/lobby	Total Floor Area sq.m.	Additio FAR %	
				Stairs.	Balc/ Ver.	Porch	Lift	Stilt						Total
PROPOSED COMM./RES. BUILDING														
STILT FLOOR	parking	-	405.14	21.96	-	-	3.96	379.22	405.14	-	0.00%	-	0.00	0.00%
GROUND FLOOR	comm.	9.90	262.20	26.11	10.95	-	3.96	-	41.02	221.18	29.02%	16.24	237.42	31.15%
FIRST FLOOR	comm.	-	303.75	26.11	59.25	-	3.96	-	89.32	214.43	28.14%	16.24	230.67	30.27%
SECOND FLOOR	Res.	15.45	293.45	26.11	50.10	-	3.96	-	80.17	213.28	27.98%	16.24	229.52	30.12%
THIRD FLOOR	Res.	5.70	293.45	26.11	50.10	-	3.96	-	80.17	213.28	27.98%	16.24	229.52	30.12%
FOURTH FLOOR	Res.	15.45	293.45	26.11	50.10	-	3.96	-	80.17	213.28	27.98%	16.24	229.52	30.12%
FIFTH FLOOR	Res.	5.70	293.45	26.11	50.10	-	3.96	-	80.17	213.28	27.98%	16.24	229.52	30.12%
SIXTH FLOOR	Res.	15.45	293.45	26.11	50.10	-	3.96	-	80.17	213.28	27.98%	16.24	229.52	30.12%
ATTIC FLOOR	Res.	-	63.92	40.14	-	-	4.40	-	44.54	19.38	2.54%	-	19.38	2.54%
TOTAL	comm/ res	67.65	2502.26	244.87	320.70	-	36.08	379.22	980.87	1521.39	199.60%	113.68	1635.07	214.56%
GRAND TOTAL	Comm./ Res.	67.65	2502.26	244.87	320.70	-	36.08	379.22	980.87	1521.39	199.60%	113.68	1635.07	214.56%

31. Parking Details :

PARKING DETAILS		No. of Car Parks / parking area	
FLOOR AREA / NO. OF UNITS	USE	Provided	Required
SHOPS (COMMERCIAL AREA- 565.95 SQ.M, 6 SHOPS, 5 OFFICES)	Comm.	11	11.31
FAR UPTO 75.00 SQ.M (10 UNITS)	Res.	10	10.00
FAR BETWEEN 75-100 SQ.M (5 UNITS)	Res.	7	6.25
Total	Res.	28	27.56

32. Type of zone to which the plot belongs to

SETBACKS:		Commercial zone	
33. Front setback from the center line of road	(10+3.50)= 13.50	mts.	
34. Side setbacks:	(4.00+5.00)= 9.00	mts.	
35. Distance between two or more building on the same plot, if any	0.00	mts.	
36. Height of the plinth	Nil	mts.	
37. Use to which the building is to be put to floor-wise :	0.50	mts.	
(a) Stilt/basement floor :	Parking		
(b) Ground floor :	Commercial		
First floor :	Commercial		
Second floor :	Residential		
Third floor :	Residential		
Fourth floor :	Residential		
Fifth floor :	Residential		
Sixth floor :	Residential		
Attic floor :	Residential		

38. Plot owned by with reference to the ownership certificate of land : TRIDENT REALTORS
39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division.
40. Any other information

PROPOSED LENGTH OF COMPOUND WALL= 56.26 meters

SOCIETY OFFICE/CLUB HOUSE= 19.38 sq.m. (ATTIC FLOOR, IN FAR)

NOTE : 7.50% AREA OF PROPOSED FAR= 114.10 sq.m

ENTRANCE FOYER AREA= 113.68 sq.m

TOTAL AREA IN 7.50%(ENT. FOYER) = 113.68 sq.m

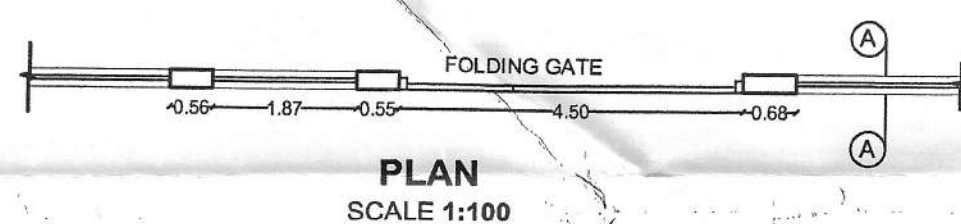
AREA CALCULATION FOR INFRASTRUCTURE TAX :-

TOTAL AREA FOR INFRASTRUCTURE TAX IS 2615.94sq.m+ 67.65sq.m (OPEN TERRACE)

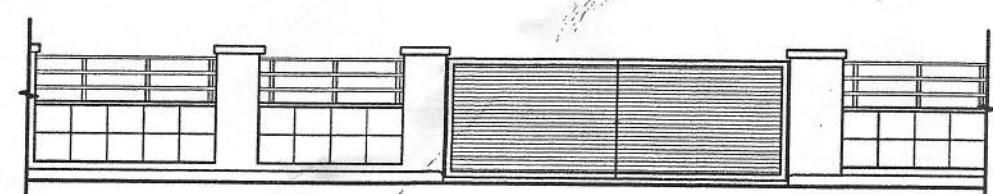
AREA STATEMENT

PLOT AREA:		
1. Area of the Plot	762.00	Sq.mts.
2. Deduction for		
(a) Area within road widening (proposed)	137.35	Sq.mts.
(b) Area reserved for any other use	Nil	Sq.mts.
Total (a+b)	Nil	Sq.mts.
3. Net effective area (1)-(2)	624.65	Sq.mts.
4. Covered area occupied by the existing building, if any	153.42	Sq.mts.
5. Plot coverage of the existing building (in %)	24.56	%
6. Covered area of the existing building that is proposed to be demolished	163.42	Sq.mts.
7. Plot coverage of the existing building that is proposed to be demolished (in %)	24.56	%
8. Covered area of proposed building	249.10	Sq.mts.
9. Plot coverage of the proposed building (in %)	39.87	%
10. Combined covered area of the existing building to be maintained and that of the proposed building	Nil	Sq.mts.
11. Combined plot coverage of the existing building to be maintained and that of the proposed building (in %)	Nil	%
FLOOR AREA:		
12. Balcony area and covered area over footways floorwise and total on all floors	320.70	Sq.mts.
13. Balcony area and covered area over footways floorwise and total on all floors, consumed for FAR purpose	Nil	Sq.mts.
14. Addition of set-back area and/or proposed road for FAR purpose	Nil	Sq.mts.
15. Addition of garage area for FAR purpose	Nil	Sq.mts.
16. Floor area consumed on GROUND floor	221.18	Sq.mts.
17. Floor area consumed on FIRST floor	214.43	Sq.mts.
18. Floor area consumed on SECOND floor	213.28	Sq.mts.
19. Floor area consumed on THIRD floor	213.28	Sq.mts.
20. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose		
Floor area consumed on FOURTH floor	213.28	Sq.mts.
Floor area consumed on FIFTH floor	213.28	Sq.mts.
Floor area consumed on SIXTH floor	19.38	Sq.mts.
Floor area consumed on ATTIC floor	0.00	Sq.mts.
21. Existing floor area to be maintained		
22. Total floor area consumed:	1521.39	Sq.mts.
(13+14+15+16+17+18+19+20+21)		
23. Floor area permissible	1524.00	Sq.mts.
24. FAR permissible	200.00	%
25. FAR consumed	199.60	%
26. Mezzanine area	Nil	Sq.mts.
27. Loft area	Nil	Sq.mts.
28. Basement area	Nil	Sq.mts.
29. Garage area	Nil	Sq.mts.

COMPOUND WALL & GATE
SCALE 1:100

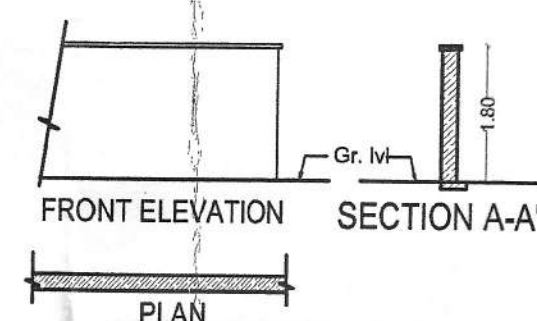


PLAN
SCALE 1:100

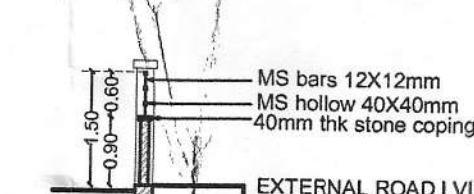


FRONT ELEVATION
SCALE 1:100

PROPOSED LENGTH OF COMPOUND WALL= 56.26 meters

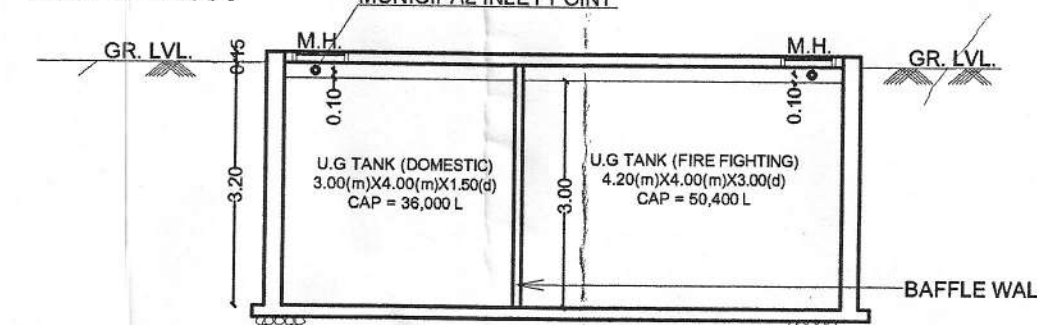


COMPOUND WALL NOTE: HEIGHT OF THE COMPOUND WALL ALONG THE BOUNDARY OTHER THAN ABUTTING ON THE STREET IS TAKEN 1.80MTS AND ALONG THE BOUNDARY ABUTTING ON THE STREET IS TAKEN 1.50MTS.

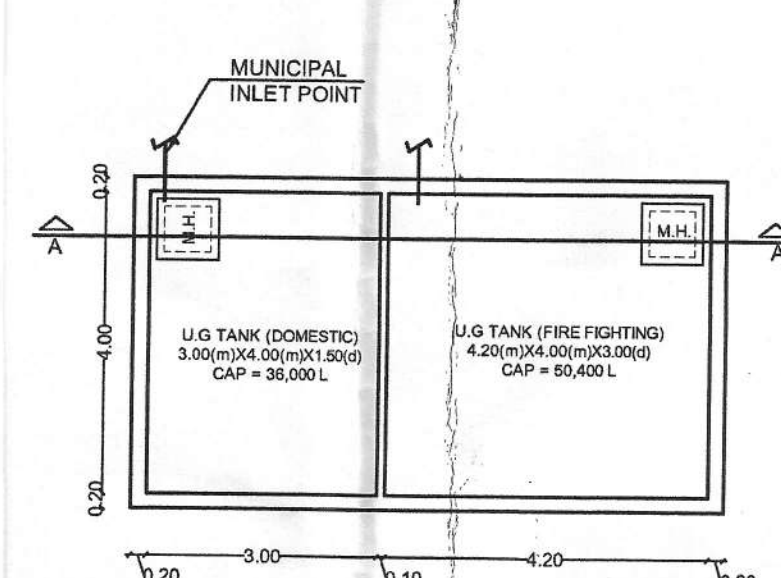


SECTION AA
SCALE 1:100

U.G TANK :



SECTION A-A
SCALE 1:100



PLAN
SCALE 1:100

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/16351/16352/24-25
07.03.2025

Member Secretary
S.G.P.D.A.
MARGAO-GOA

OWNER'S SIGNATURE :

[Signature]

ARCHITECT'S SIGNATURE :

[Signature]
VISHWESH VERENKAR
ARCHITECT
COA NO. CA/2-3/59/23
TCP REG NO. AA/0035/2013

OWNER: TRIDENT REALTORS

PROJECT: PROPOSED COMMERCIAL/RESIDENTIAL BUILDING, COMPOUND WALL AND GATE IN PLOT BEARING P.T.S NO. 172, CHALTA NO. 23 OF MARGAO CITY, SALCETE-GOA

P.T.S NO. 172 / CHALTA NO. 23

DATE: 19/11/2024

DRG. NO.

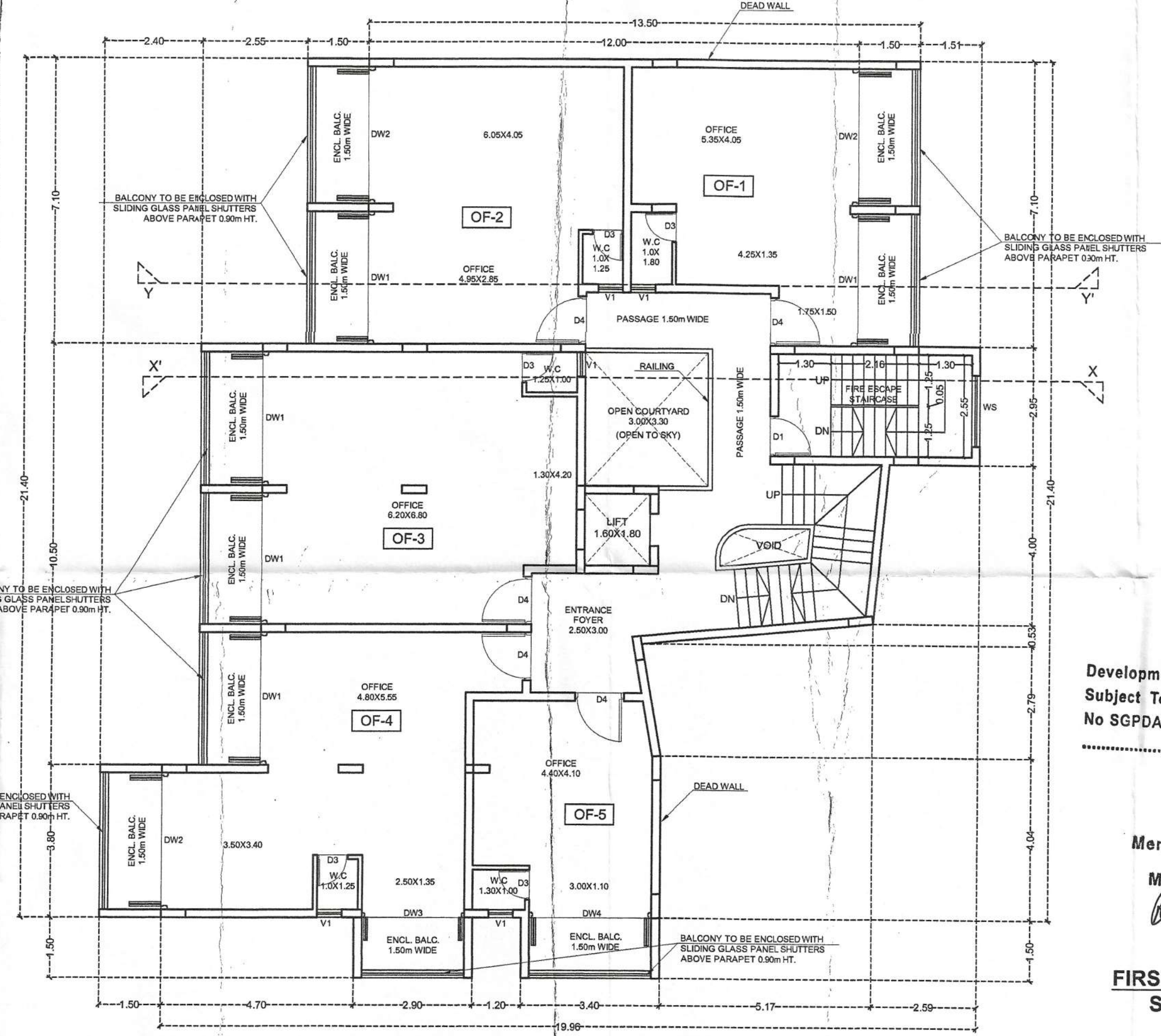
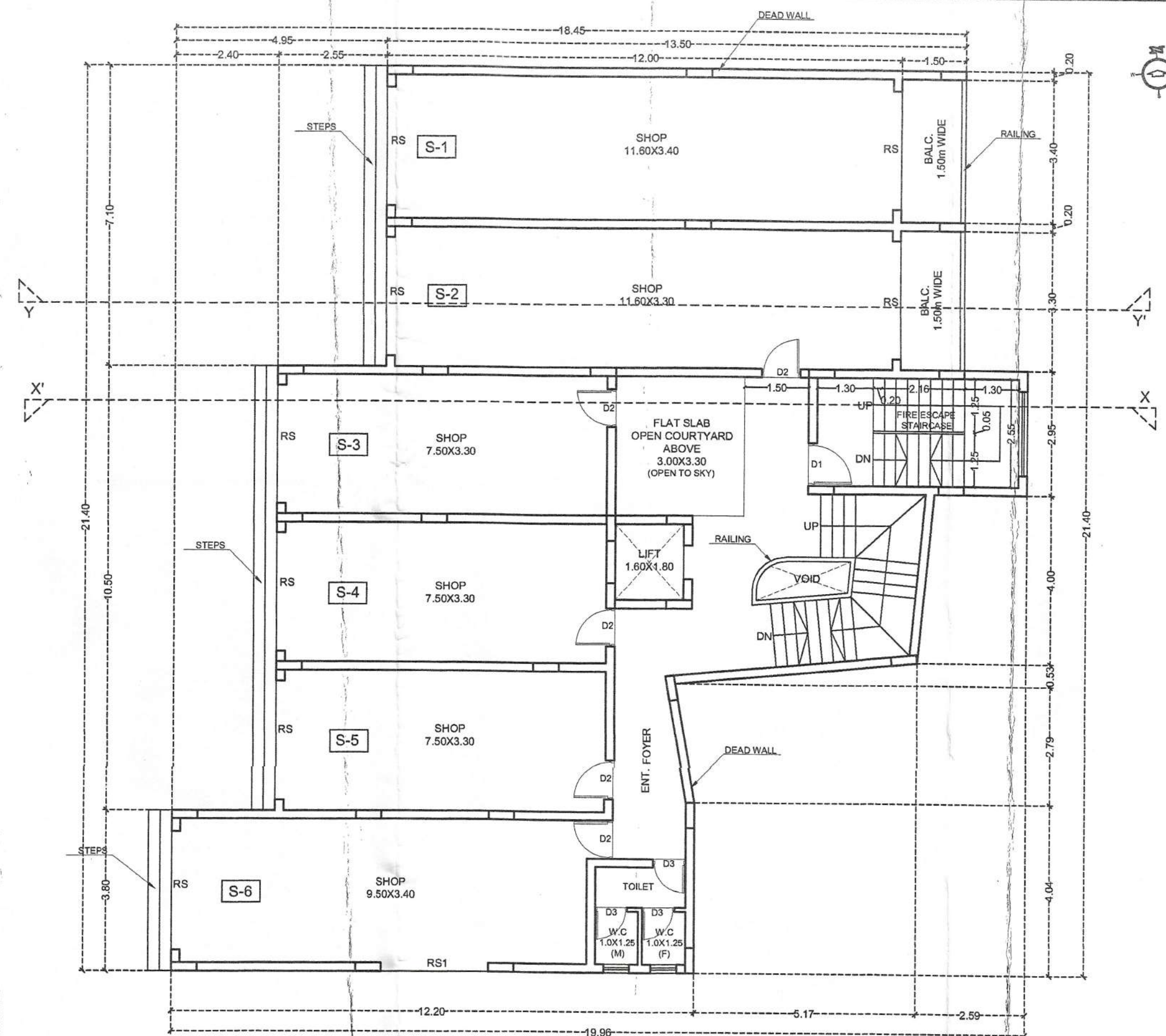
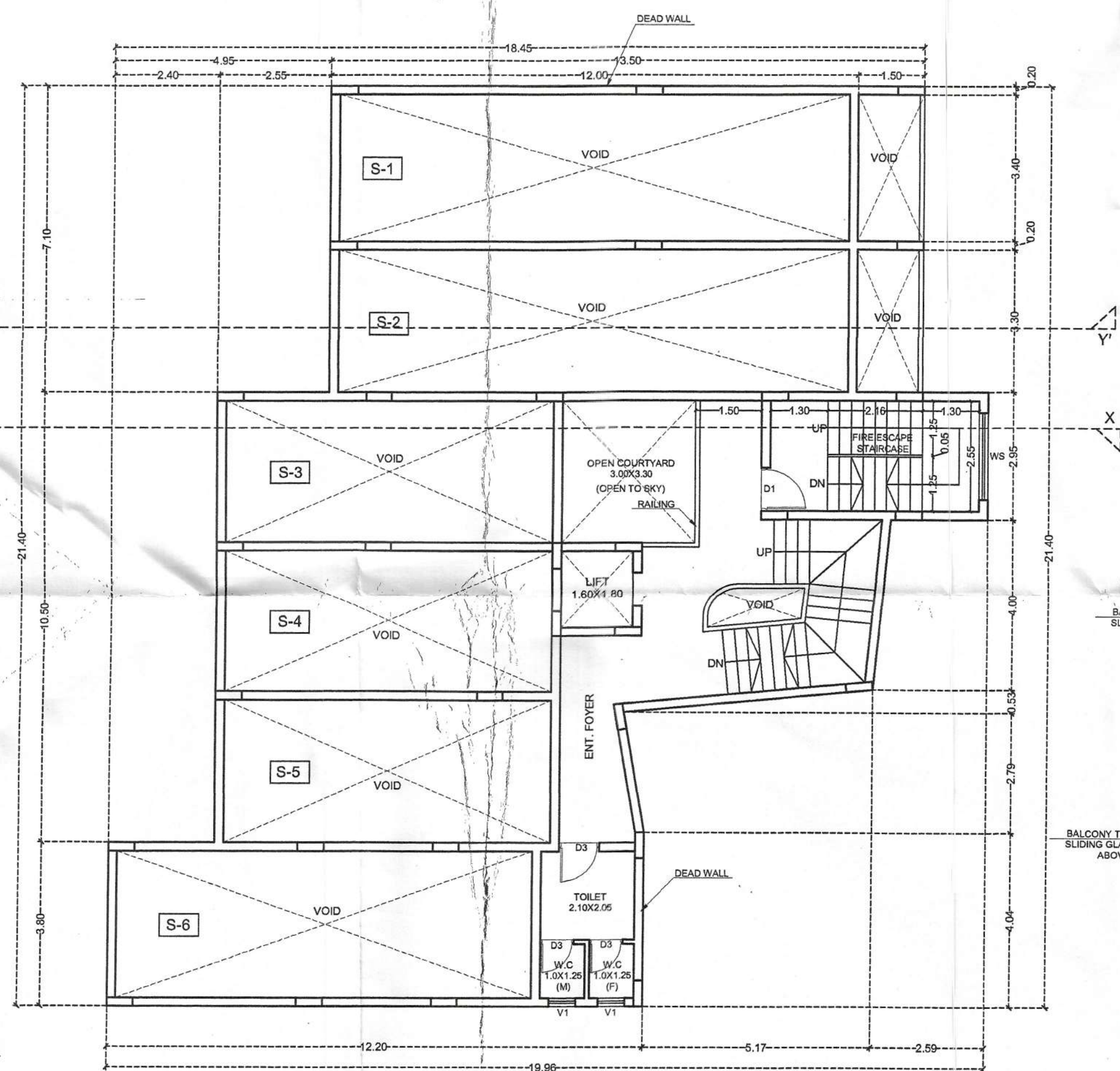
SCALE 1:100, 1:500

01/ of 04

VISHWESH VERENKAR
ARCHITECTURAL CONSULTANCY FIRM
450/D, Opp. HDPC atm, Nessel road, Devolim-Goa
9860596959, vishweshverenkar@gmail.com



INTERMEDIATE FLOOR PLAN
SCALE 1:100



SCHEDULE OF OPENINGS-DOORS			
TYPE	SIZE		LINTEL
	W	HT.	
D1	1.00	2.50	2.50
D2	0.90	2.20	2.20
D3	0.75	2.20	2.20
WD1	2.40	2.20	2.20
WD2	2.67	2.50	2.50

SCHEDULE OF OPENINGS-WINDOWS			
TYPE	SIZE		SILL LINTEL
	W	HT.	
W1	1.00	1.30	0.90 2.20
W2	1.80	1.30	0.90 2.20
WK1	1.00	1.00	1.20 2.20
WK2	1.80	1.00	1.20 2.20
WS	0.70	1.00	1.20 2.20

SCHEDULE OF OPENINGS-VENTILATOR			
TYPE	SIZE		SILL LINTEL
	W	HT.	
V1	0.60	0.70	1.50 2.20

OWNER'S SIGNATURE :

[Signature]

ARCHITECT'S SIGNATURE :

[Signature]
VISHWESH VERENKAR
ARCHITECT
C/A NO. CA/2013/59023
TCP REG NO. AR/0039/2013

OWNER: TRIDENT REALTORS

PROJECT: PROPOSED COMMERCIAL/RESIDENTIAL
BUILDING, COMPOUND WALL AND GATE IN PLOT
BEARING P.T.S NO. 172, CHALTA NO. 23 OF MARGAO
CITY, SALTETE-GOIA

P.T.S NO. 172 / CHALTA NO. 23

DATE: 19/11/2024

DRG. NO. 02/04

SCALE 1:100, 1:500

VISHWESH VERENKAR
ARCHITECTURAL CONSULTANCY FIRM
450/3, Opp. HPC 4th, Nasser road, Devolim-Goa
9860596959, vishweshverenkar@gmail.com

Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/5851/1632/24-25
07.10.2025

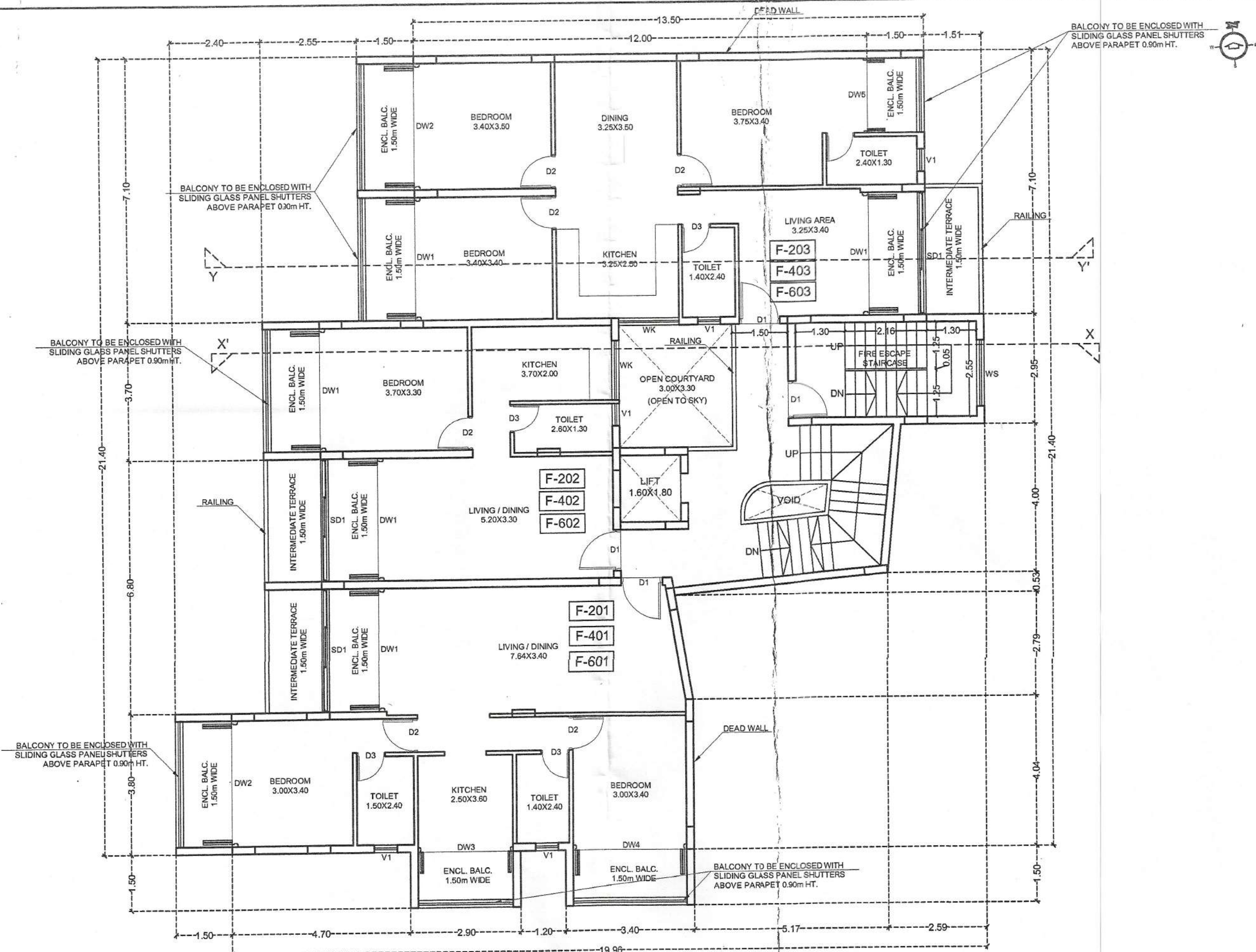
Member Secretary
S.G.P.D.A.
MARGAO-GOIA

FIRST FLOOR PLAN
SCALE 1:100

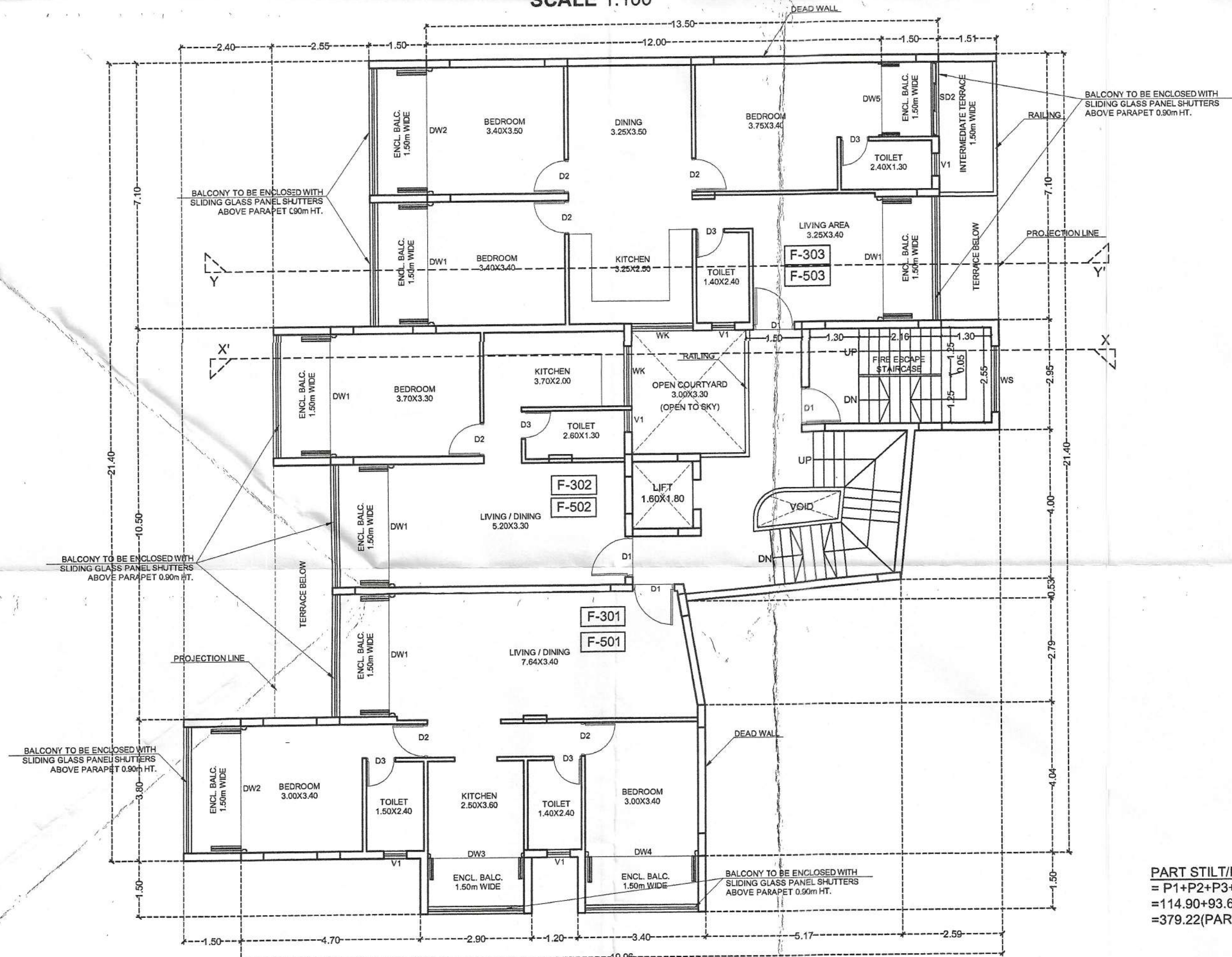
Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/5851/1612/24-25
07.03.2025

Member Secretary
S.G.P.D.A.
MARGAO-GOIA

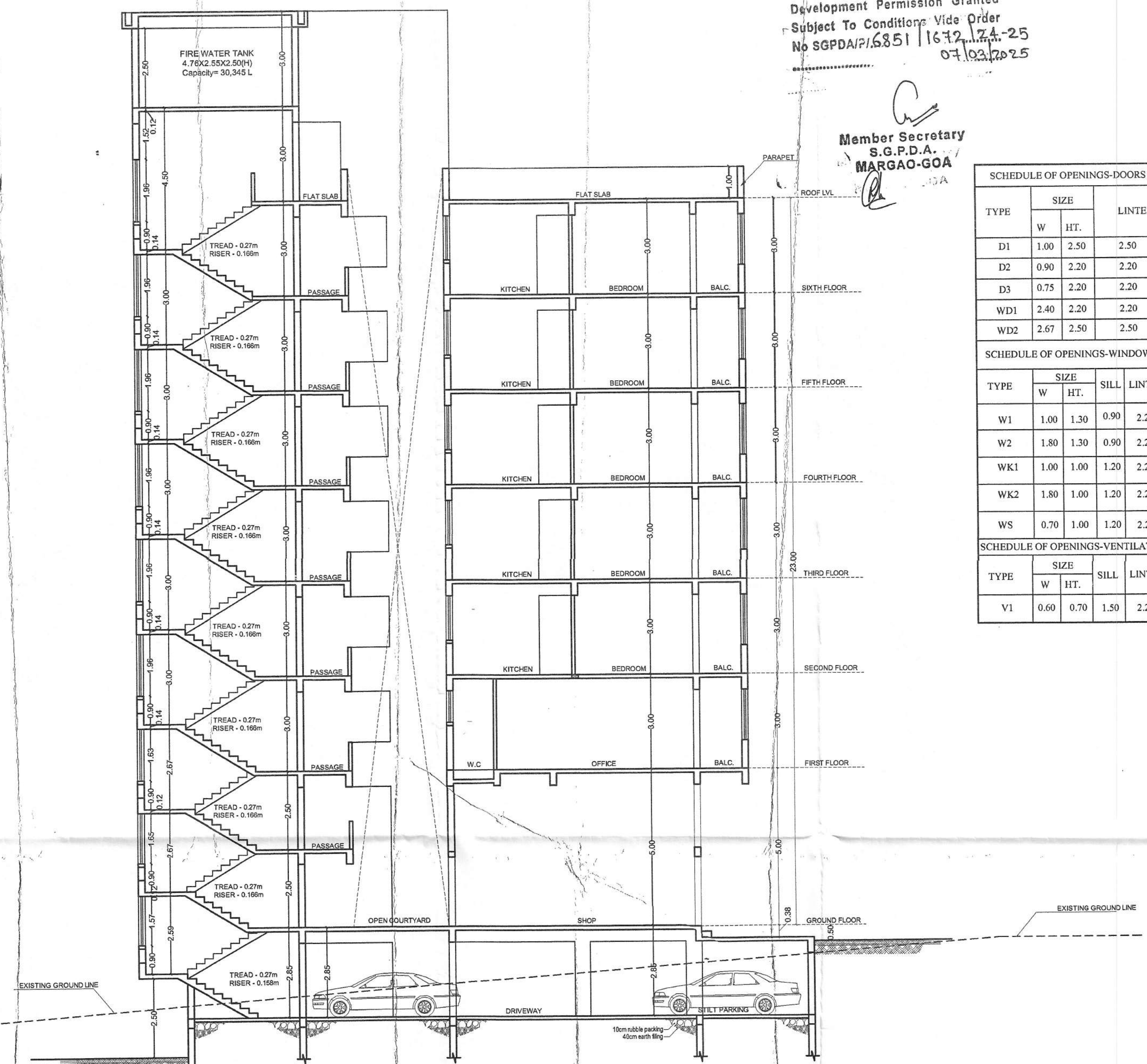
SCHEDULE OF OPENINGS-DOORS			
TYPE	W	HT.	LINTEL
D1	1.00	2.50	2.50
D2	0.90	2.20	2.20
D3	0.75	2.20	2.20
WD1	2.40	2.20	2.20
WD2	2.67	2.50	2.50
SCHEDULE OF OPENINGS-WINDOWS			
TYPE	W	HT.	SILL LINTEL
W1	1.00	1.30	0.90 2.20
W2	1.80	1.30	0.90 2.20
WK1	1.00	1.00	1.20 2.20
WK2	1.80	1.00	1.20 2.20
WS	0.70	1.00	1.20 2.20
SCHEDULE OF OPENINGS-VENTILATOR			
TYPE	W	HT.	SILL LINTEL
V1	0.60	0.70	1.50 2.20



TYPICAL SECOND, FOURTH AND SIXTH PLAN
SCALE 1:100



TYPICAL THIRD AND FIFTH PLAN
SCALE 1:100



SECTION X-X'
SCALE 1:100

AREA CALCULATION: PROPOSED BUILDING

PART STILT/PART BASEMENT FLOOR AREA
= P1+P2+P3+P4+P5+P6+P7+P8(PARKING)+L1(LIFT)+S1+S2+S3+S4+S5(STAIRS)
= 114.90+93.62+43.13+96.08+3.12+2.23+16.24+9.90(PARKING)+3.96(LIFT)+6.24+1.23+4.16+10.03+0.30(STAIRS)
= 379.22(PARKING)+3.96(LIFT)+21.96(STAIRS)

GROUND FLOOR AREA
= A1+A2+A3+A4+A5+A6(FAR)+B1(BALCONY)+L1(LIFT)+S1+S2+S3+S4+S5(STAIRS)+F1(ENT. FOYER)+T1(OPEN TERRACE)
= 37.96+48.54+82.95+46.36+3.12+2.23(FAR)+10.95(BALC.)+3.96(LIFT)+6.24+1.23+4.16+10.03+4.45(STAIRS)+16.24(ENT. FOYER)+9.90(OPEN TERRACE)
= 221.18(FAR)+10.95(BALC.)+3.96(LIFT)+26.11(STAIRS)+16.24(ENT. FOYER)+9.90(OPEN TERRACE)

P1=15.74X7.30=114.90
P2=9.09X10.30=93.62
P3=11.35X3.80=43.13
P4=8.98X21.40=96.08
P5= 3.12
P6= 2.23
P7= 16.24
P8=3.00X3.30=9.90
L1=1.80X2.20=3.96
S1=3.47X1.80=6.24
S2=1.82X0.68=1.23
S3=2.60X1.60=4.16
S4=3.85X2.75=10.03
S5=1.50X0.20=0.30

A1= 5.35X7.10=37.98
A2=6.65X7.30=48.54
A3=7.90X10.50=82.95
A4=12.20X3.80=46.36
A5= 3.12
A6= 2.23
B1=1.50X7.30=10.95
L1=1.80X2.20=3.96
S1=3.47X1.80=6.24
S2=1.82X0.68=1.23
S3=2.60X1.60=4.16
S4=3.85X2.75=10.03
S5=1.51X2.95=4.45
F1= 16.24
T1=3.00X3.30=9.90

OWNER'S SIGNATURE:

[Signature]

ARCHITECT'S SIGNATURE:

[Signature]
VISHWESH VERENKAR
ARCHITECT
C/OA NO. CA/2013/50023
TCP REG NO. AR/0039/2013

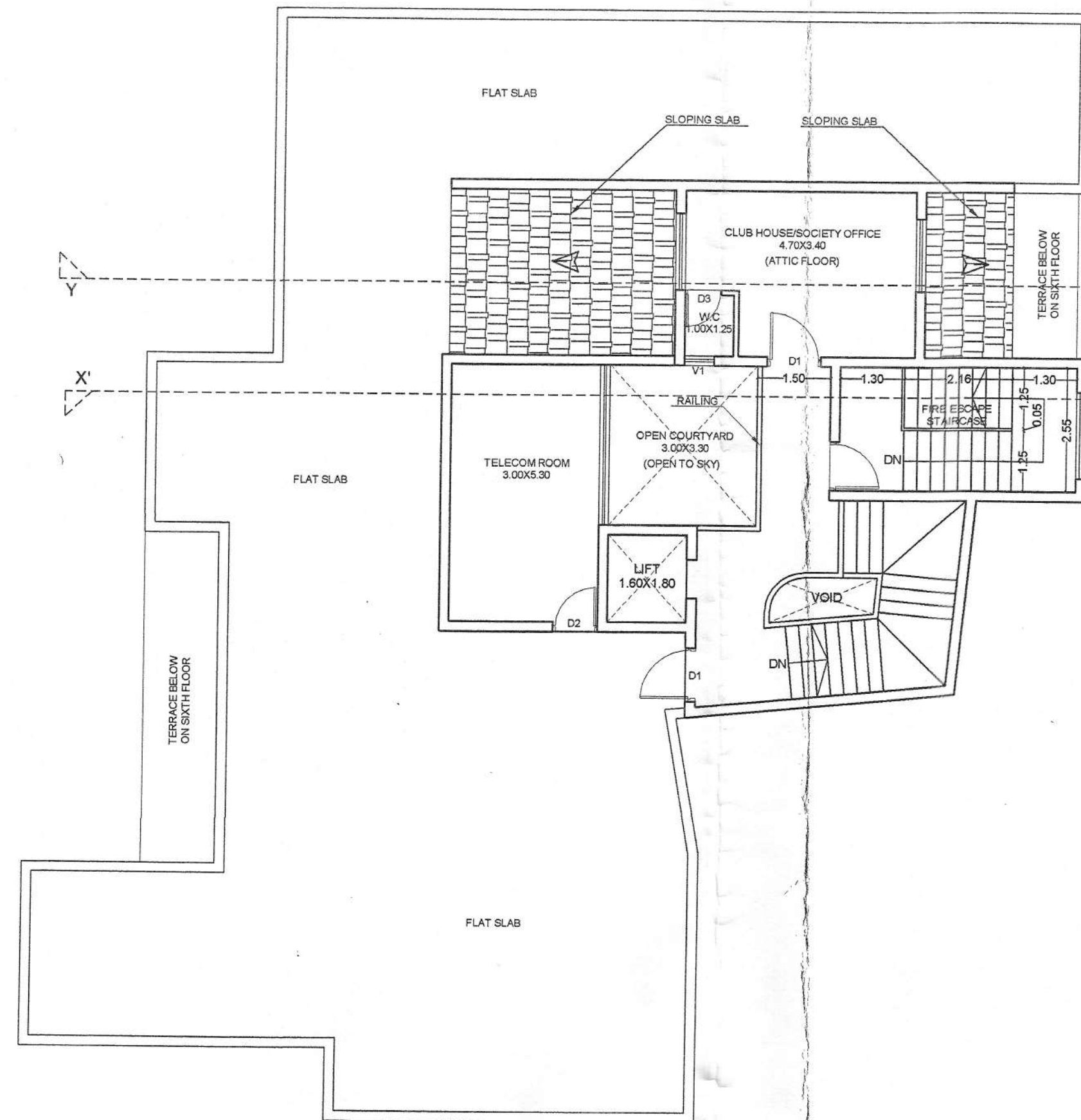
OWNER: TRIDENT REALTORS

PROJECT: PROPOSED COMMERCIAL/RESIDENTIAL BUILDING, COMPOUND WALL AND GATE IN PLOT BEARING P.T.S NO. 172, CHALTA NO. 23 OF MARGAO CITY, SALGOTE-GOIA
P.T.S NO. 172 / CHALTA NO. 23
DATE: 19/11/2024 DRG. NO. 03/04
SCALE 1:100, 1:500
VISHWESH VERENKAR
ARCHITECTURAL CONSULTANCY FIRM
450/0, Opp. HOFIC atm, Nessel road, Davorlim-Goa
9860596959, vishweshverenkar@gmail.com

AREA CALCULATION: PROPOSED BUILDING

Development Permission Granted
Subject to Conditions vide Order
No SGPDA/PI/5851/16/2.24.25
07.03.2025

Member Secretary
S.G.P.D.A.
MARGAO-GOA



FIRST FLOOR AREA
= A1+A2+3+A4+A5+A6(FAR)+B1+B2+B3+B4+B5+B6+B7(BALCONY)+S1+S2+S3+S4+S5(STAIRS)+L1(LIFT)+F1(ENT. FOYER)
= 37.98+41.79+82.95+46.36+3.12+2.23(FAR)+10.95+10.65+15.75+5.70+4.35+5.10+6.75(BALCONY)+6.24+1.23+4.16+10.03+4.45(STAIRS)+3.96(LIFT)+16.24(ENT. FOYER)
= 214.43(FAR)+59.25(BALC.)+26.11(STAIRS)+3.96(LIFT)+16.24(ENT. FOYER)

COVERED AREA
= 223.48(FAR)+26.11(STAIRS)+3.96(LIFT)+4.45(S5)
= 249.10

THE COVERED AREA OF THE PROPOSED BUILDING IS 249.10 SQ.M

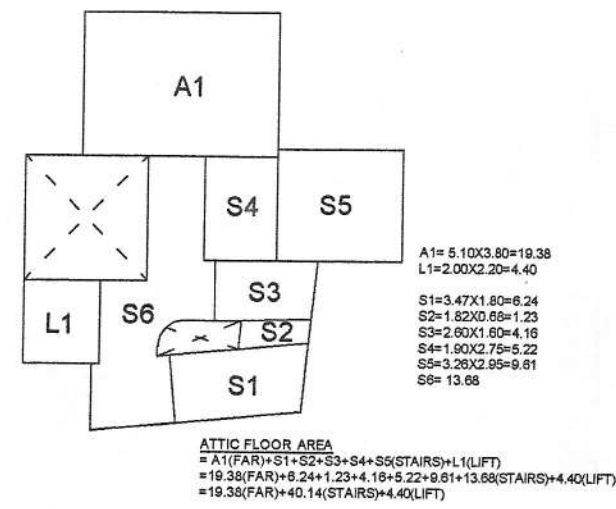
A1= 5.35X7.10=37.98
A2-B7=6.65X7.30=48.54-6.75=41.79
A3=7.90X10.50=82.95
A4=12.20X3.80=46.36
A5= 3.12
A6= 2.23

B1=1.50X7.30=10.95
B2=1.50X7.10=10.65
B3=1.50X10.50=15.75
B4=1.50X3.80=5.70
B5=2.90X1.50=4.35
B6=3.40X1.50=5.10
B7=4.50X1.50=6.75

L1=1.80X2.20=3.96
S1=3.47X1.80=6.24
S2=1.82X0.68=1.23
S3=2.60X1.60=4.16
S4=3.65X2.75=10.03
S5=1.51X2.95=4.45

F1= 16.24

ROOF PLAN / ATTIC FLOOR PLAN
SCALE 1:100



A1= 5.35X7.10=37.98
A2-B7=6.65X7.30=48.54
A3-B8=7.90X10.50=82.95-10.20=72.75
A4=12.20X3.80=46.36
A5= 3.39
A6= 2.34
A7=1.50X1.60=1.92

B1=1.50X2.20=3.30
B2=1.50X7.10=10.65
B3=1.50X3.70=5.55
B4=1.50X3.80=5.70
B5=2.90X1.50=4.35
B6=3.40X1.50=5.10
B7=1.50X3.50=5.25
B8=1.50X6.80=10.20

L1=1.80X2.20=3.96
S1=3.47X1.80=6.24
S2=1.82X0.68=1.23
S3=2.60X1.60=4.16
S4=3.65X2.75=10.03
S5=1.51X2.95=4.45

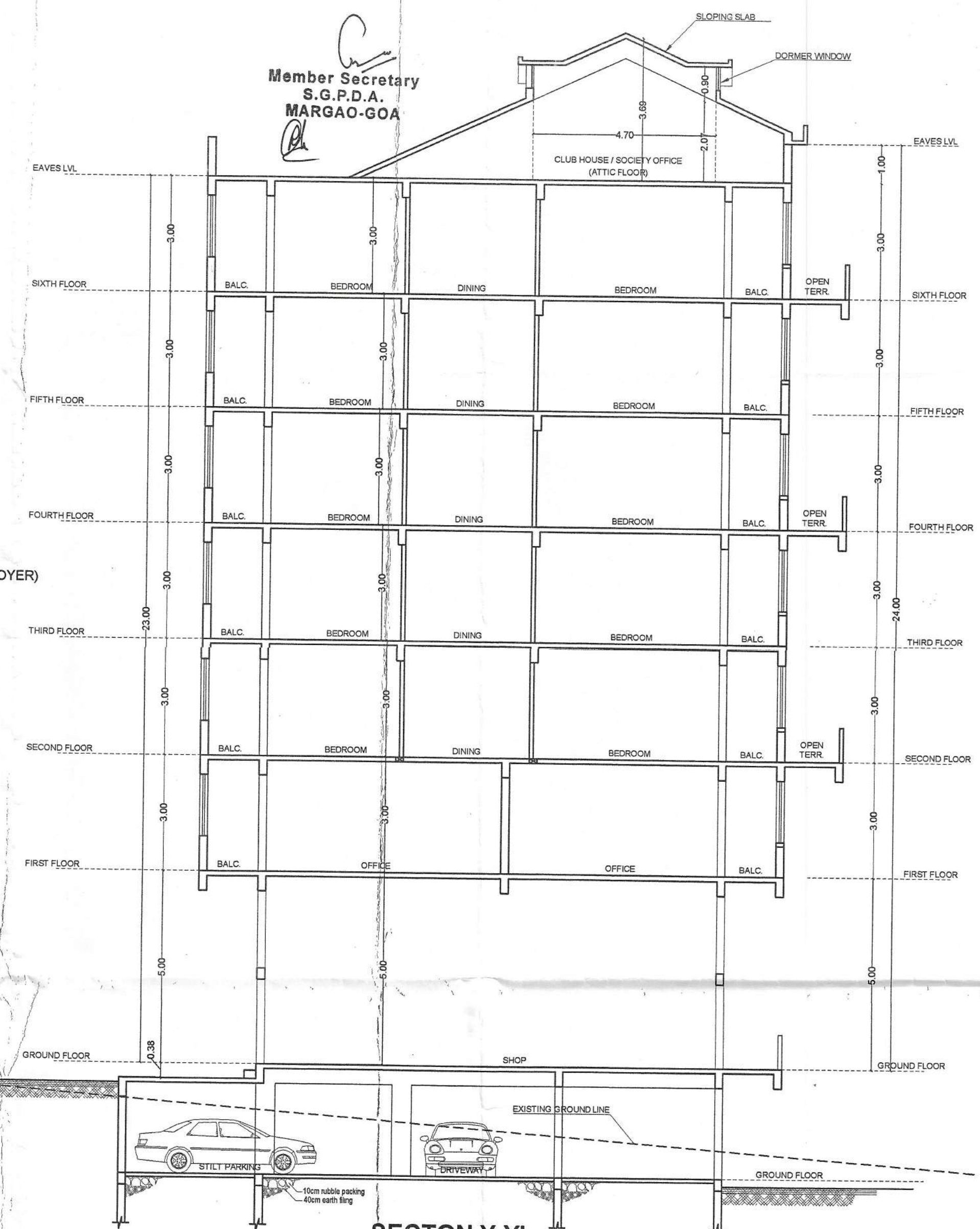
F1= 16.24
T1=1.50X6.80=10.20
T2=1.50X3.50=5.25

FRONT ELEVATION (WEST SIDE)
SCALE 1:100



THIRD AND FIFTH FLOOR AREA

= A1+A2+3+A4+A5+A6+A7(FAR)+B1+B2+B3+B4+B5+B6+B7+B8(BALC.)+S1+S2+S3+S4+S5(STAIRS)+L1(LIFT)+F1(ENT. FOYER)+T1(OPEN TERRACE)
= 37.98+48.54+72.75+46.36+3.39+2.34+1.92(FAR)+3.30+10.65+5.55+5.70+4.35+5.10+5.25+10.20(BALC.)+6.24+1.23+4.16+10.03+4.45(STAIRS)+3.96(LIFT)+16.24(ENT. FOYER)+10.20+5.70(OPEN TERRACE)
= 213.28(FAR)+50.10(BALC.)+26.11(STAIRS)+3.96(LIFT)+16.24(ENT. FOYER)+5.70(OPEN TERRACE)



SECTION Y-Y'
SCALE 1:100

A1= 5.35X7.10=37.98
A2-B7=6.65X7.30=48.54
A3-B8=7.90X10.50=82.95-10.20=72.75
A4=12.20X3.80=46.36
A5= 3.39
A6= 2.34
A7=1.50X1.60=1.92

B1=1.50X2.20=3.30
B2=1.50X7.10=10.65
B3=1.50X3.70=5.55
B4=1.50X3.80=5.70
B5=2.90X1.50=4.35
B6=3.40X1.50=5.10
B7=1.50X3.50=5.25
B8=1.50X6.80=10.20

L1=1.80X2.20=3.96
S1=3.47X1.80=6.24
S2=1.82X0.68=1.23
S3=2.60X1.60=4.16
S4=3.65X2.75=10.03
S5=1.51X2.95=4.45

F1= 16.24

T1=1.50X3.80=5.70

OWNER'S SIGNATURE :

[Signature]

ARCHITECT'S SIGNATURE :

[Signature]
VISHWESH VERENIKAR
ARCHITECT
COA NO. CA/20/3/59023
TCP REG NO. AR/0039/2013

OWNER: TRIDENT REALTORS

PROJECT: PROPOSED COMMERCIAL/RESIDENTIAL
BUILDING, COMPOUND WALL AND GATE IN PLOT
BEARING P.T.S NO. 172, CHALTA NO. 23 OF MARGAO
CITY, SALCETE-GOA

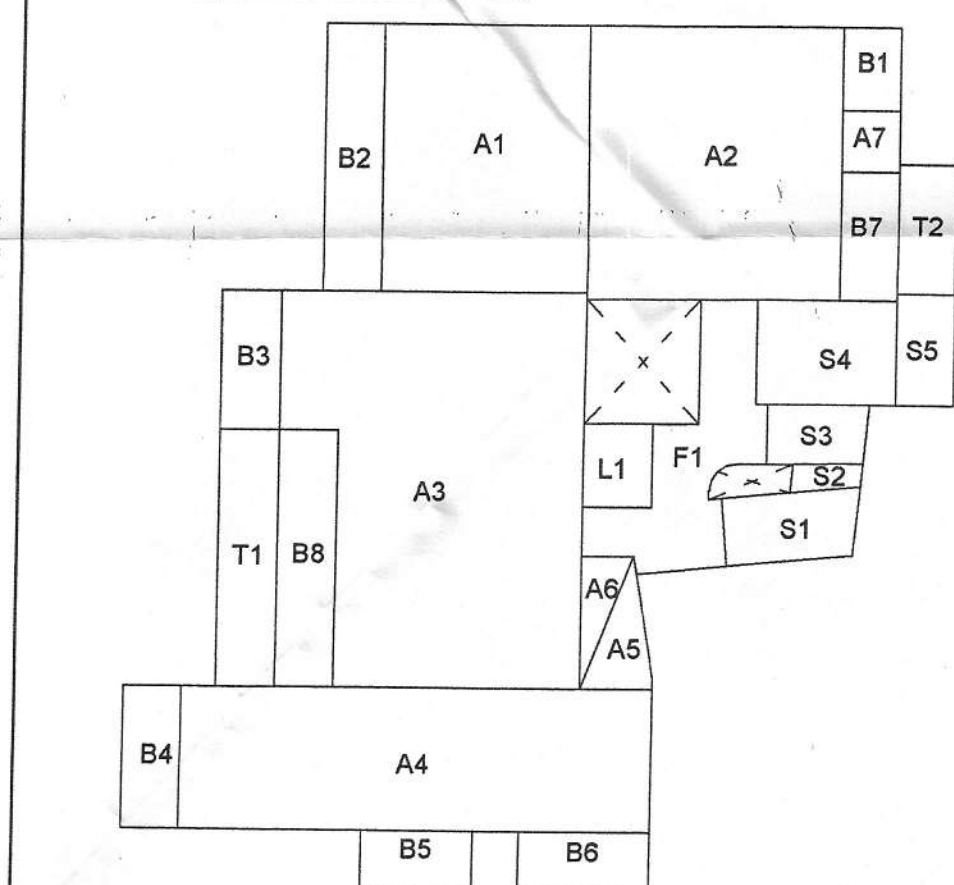
P.T.S NO. 172 / CHALTA NO. 23

DATE: 19/11/2024 DRG. NO.

SCALE 1:100, 1:500

VISHWESH VERENIKAR
ARCHITECTURAL CONSULTANCY PVT. LTD.
456/D, Opp. HDFC atm, Resal road, Davelim-goa
9860596959, vishweshverenikar@gmail.com

SCHEDULE OF OPENINGS-DOORS			
TYPE	SIZE	W	HT.
D1	1.00	2.50	2.50
D2	0.90	2.20	2.20
D3	0.75	2.20	2.20
WD1	2.40	2.20	2.20
WD2	2.67	2.50	2.50
SCHEDULE OF OPENINGS-WINDOWS			
TYPE	SIZE	W	HT.
W1	1.00	1.30	0.90
W2	1.80	1.30	0.90
WK1	1.00	1.00	1.20
WK2	1.80	1.00	1.20
WS	0.70	1.00	1.20
SCHEDULE OF OPENINGS-VENTILATOR			
TYPE	SIZE	W	HT.
V1	0.60	0.70	1.50



SECOND, FOURTH & SIXTH FLOOR AREA
= A1+A2+3+A4+A5+A6+A7(FAR)+B1+B2+B3+B4+B5+B6+B7+B8(BALC.)+S1+S2+S3+S4+S5(STAIRS)+L1(LIFT)+F1(ENT. FOYER)+T1+T2(OPEN TERRACE)
= 37.98+48.54+72.75+46.36+3.39+2.34+1.92(FAR)+3.30+10.65+5.55+5.70+4.35+5.10+5.25+10.20(BALC.)+6.24+1.23+4.16+10.03+4.45(STAIRS)+3.96(LIFT)+16.24(ENT. FOYER)+10.20+5.70(OPEN TERRACE)
= 213.28(FAR)+50.10(BALC.)+26.11(STAIRS)+3.96(LIFT)+16.24(ENT. FOYER)+15.45(OPEN TERRACE)