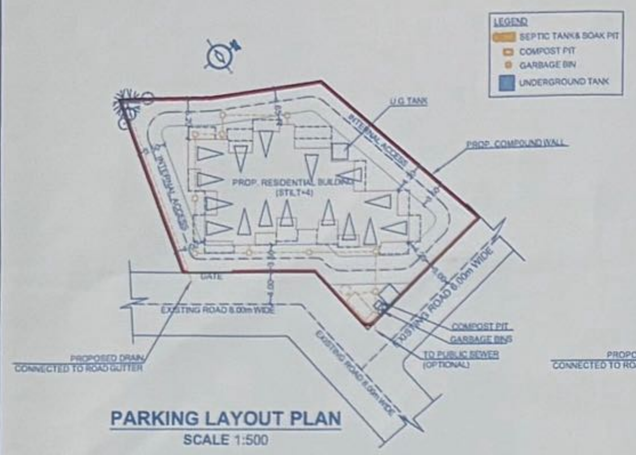
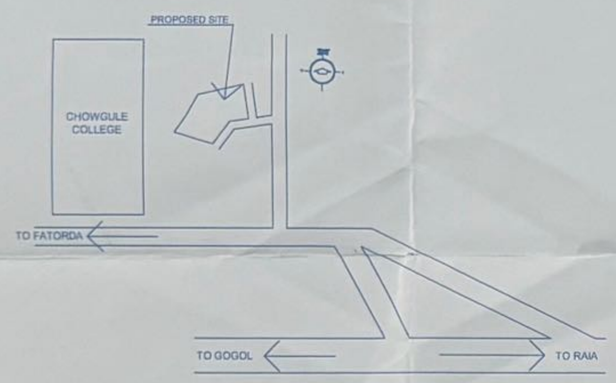
Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/...6831/1663/24-25
.....Dated 06/03/2025

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



PARKING LAYOUT PLAN
SCALE 1:500

SITE PLAN
SCALE 1:500



LOCATION PLAN
NOT TO SCALE

30. Details of areas and use ,floorwise:

Floor % Reference	Use	Total builtup area M2	Open Terrace	Areas free from FAR						Net Floor Area sq.m.	FAR P %
				Stairs.	Balc./ Ver.	Services/ Lobby	Lift	Stilt	Total		
PROPOSED RESIDENTIAL BUILDING											
STILT FLOOR	Stilt	294.45	-	14.78	-	-	3.61	276.06	294.45	0.00	0.00%
FIRST FLOOR	Res.	315.06	35.68	20.59	65.64	11.54	3.61	-	101.38	213.68	24.84%
SECOND FLOOR	Res.	315.06	24.60	20.59	65.64	11.54	3.61	-	101.38	213.68	24.84%
THIRD FLOOR	Res.	315.06	35.68	20.59	65.64	11.54	3.61	-	101.38	213.68	24.84%
FOURTH FLOOR	Res.	315.06	24.60	20.59	65.64	11.54	3.61	-	101.38	213.68	24.84%
TOTAL	Res.	1554.70	120.56	97.14	262.56	46.16	18.05	276.06	376.58	854.72	99.38%
GRAND TOTAL	Res.	1554.70	120.56	97.14	262.56	46.16	18.05	276.06	376.58	854.72	99.38%

31. Parking Details :

PARKING DETAILS	No. of Car Parks / parking area		
FLOOR AREA / NO. OF UNITS	USE	Provided	Required
FAR BETWEEN UPTO 75 SQ.M (16 UNITS)	Res.	16	16
Total	Res	16	16

SETBACKS:

32. Type of zone to which the plot belongs to — Settlement zone

33. Front setback from the center line of road — (4.00+3.50)= 7.50 mts. (3.00+4.25)= 7.25 mts.

34. Side setbacks:
(a) 4.20 mts.
(b) 4.00 mts.

35. Distance between two or more building on the same plot, if any — - mts.

36. Height of the plinth — 0.20 mts.

37. Use to which the building is to be put to floor-wise :

Ground : Stilt Parking
First floor : Residential
Second floor : Residential
Third floor : Residential
Fourth floor : Residential

38. Plot owned by with reference to the ownership certificate of land : M/s RAYCON BUILDERS

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

LENGTH OF THE PROPOSED COMPOUND WALL = 123.15 meters

TOTAL BUILT UP AREA FOR INFRASTRUCTURE TAX:-

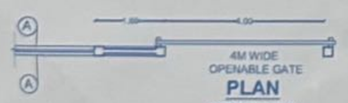
TOTAL S.B.A = 1554.70 SQ.M +120.56 SQ.M (OPEN TERRACE)

AREA STATEMENT

License issued under No.CONSTR/MARGAO/2025-26/234
Subject to the conditions stipulated therein — Dated 16/06/2025
CHIEF OFFICER, MARGAO MUNICIPAL COUNCIL

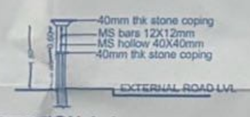
PLOT AREA:		
1. Area of the Plot	Nil	Sq.mts.
2. Deduction for		
(a) Area within road widening	Nil	Sq.mts.
(b) Area reserved for any other use	Nil	Sq.mts.
Total (a+b)	Nil	Sq.mts.
3. Net effective area (1) - (2)	860.00	Sq.mts.
4. Covered area occupied by the existing building, if any	Nil	Sq.mts.
5. Plot coverage of the existing building (in %)	Nil	%
6. Covered area of the existing building that is proposed to be demolished	Nil	Sq.mts.
7. Plot coverage of the existing building that is proposed to to be demolished (in %)	Nil	%
8. Covered area of proposed building	294.46	Sq.mts.
9. Plot coverage of the proposed building (in %)	34.23	%
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	262.56	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/STILT floor	Nil	Sq.mts.
16. Floor area consumed on UPPER GROUND floor	Nil	Sq.mts.
17. Floor area consumed on FIRST floor	213.68	Sq.mts.
18. Floor area consumed on SECOND floor	213.68	Sq.mts.
19. Floor area consumed on THIRD floor	213.68	Sq.mts.
20. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose	Nil	Sq.mts.
Floor area consumed on FOURTH floor	213.68	Sq.mts.
Floor area consumed on FIFTH floor	Nil	
21. Existing floor area to be maintained	Nil	Sq.mts.
22. Total floor area consumed: (13+14+15+16+17+18+19+20+21)	854.72	Sq.mts.
23. Floor area permissible.	860.00	Sq.mts.
24. FAR permissible	100.00	%
25. FAR consumed	99.38	%
26. Mezzanine area	Nil	Sq.mts.
27. Loft area	Nil	Sq.mts.
28. Basement area	Nil	Sq.mts.
29. Garage area	Nil	Sq.mts.
30. Services/Lobby area	46.16	Sq.mts.

PROPOSED COMPOUND WALL AND GATE
SCALE 1:100



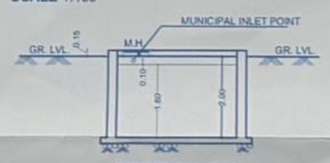
PLAN
SCALE 1:100

FRONT ELEVATION
SCALE 1:100

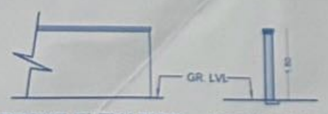


SECTION A-A
SCALE 1:100

U.G TANK
SCALE 1:100



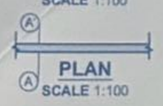
SECTION A-A
SCALE 1:100



FRONT ELEVATION
SCALE 1:100

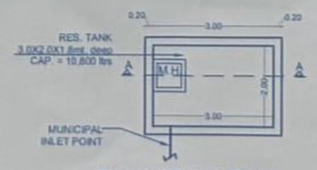
SECTION A-A'
SCALE 1:100

LENGTH OF THE PROPOSED COMPOUND WALL = 123.15 meters



PLAN
SCALE 1:100

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.



PLAN OF U.G TANK
SCALE 1:100

Municipal Engineer
Margao Municipal Council

OWNER'S SIGNATURE :	ARCHITECT'S SIGNATURE :	OWNER: M/s RAYCON BUILDERS
RAYCON BUILDERS Proprietor	VISHWESH VERENKAR ARCHITECT COA NO. CA/2013/59023 TCP REG NO. AR/0039/2013	PROJECT: PROPOSED RESIDENTIAL BUILDING, COMPOUND WALL AND GATE IN PLOT P.T.S NO. 81/CHALTA NO. 63 AT MARGAO, SALCETE-GOA
		P.T.S NO. 81 / CHALTA NO. 63
		DATE: 02/12/2024 — DRG. NO. 01/of 03
		SCALE 1:100,1:500

VISHWESH VERENKAR
ARCHITECTURAL CONSULTANCY FIRM
459/D, Opp. HDFC atm, Nessai road, Davorlim-Goa
9860596959, vishweshverenkar@gmail.com

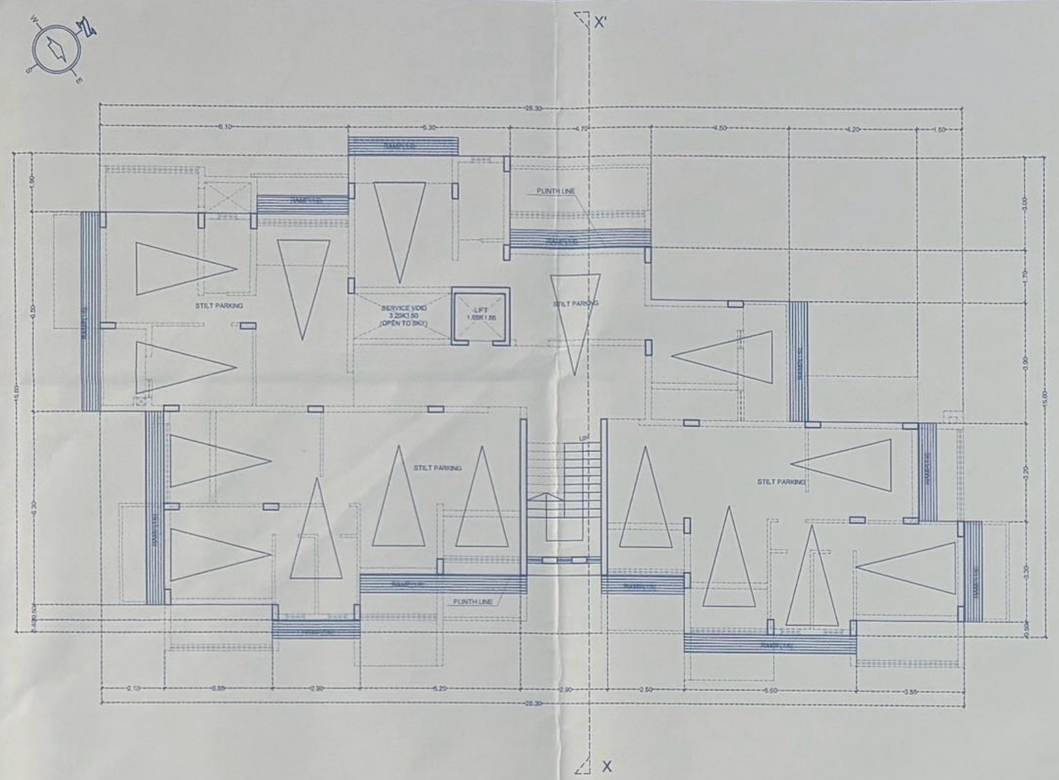
Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/6831/1163/24-25
Dated 06/02/2025

Licence issued under No. 157/CMC/MP/24-25/2025-26/24
Subject to the conditions stipulated therein. Dated 16/06/2025

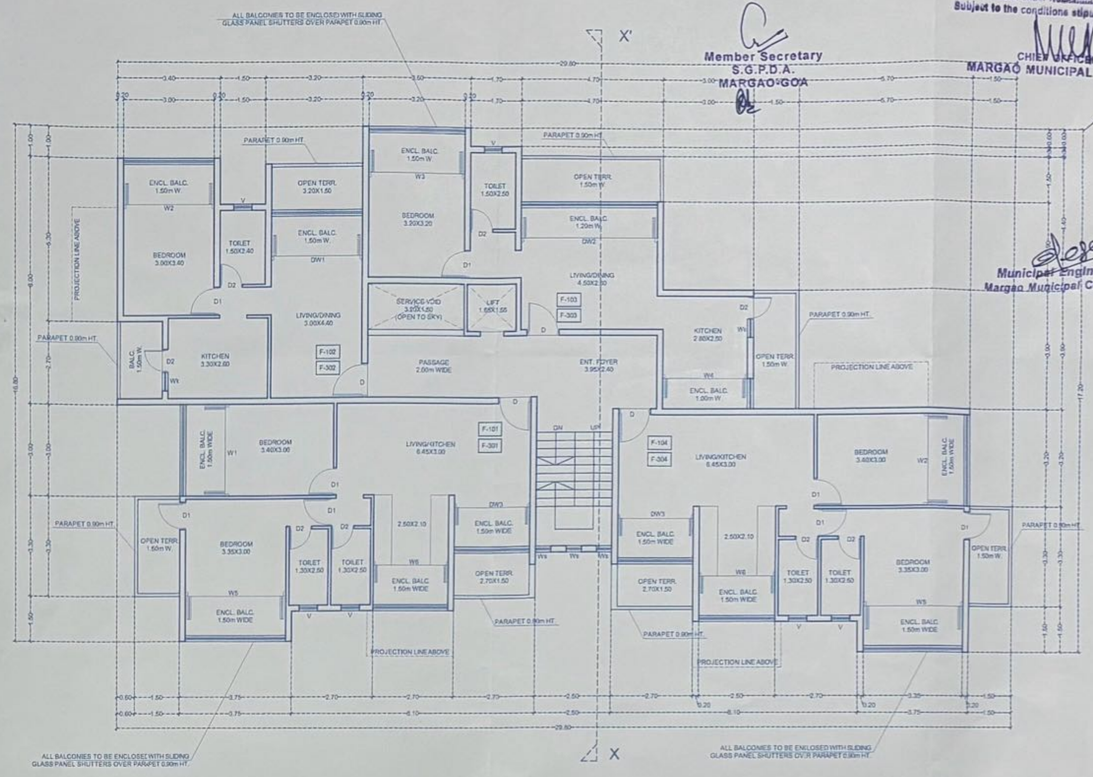
Member Secretary
S.G.P.D.A.
MARGAO-GOA

CHIEF OFFICER
MARGAO MUNICIPAL COUNCIL

Municipal Engineer
Margao Municipal Council



STILT FLOOR PLAN
SCALE 1:100

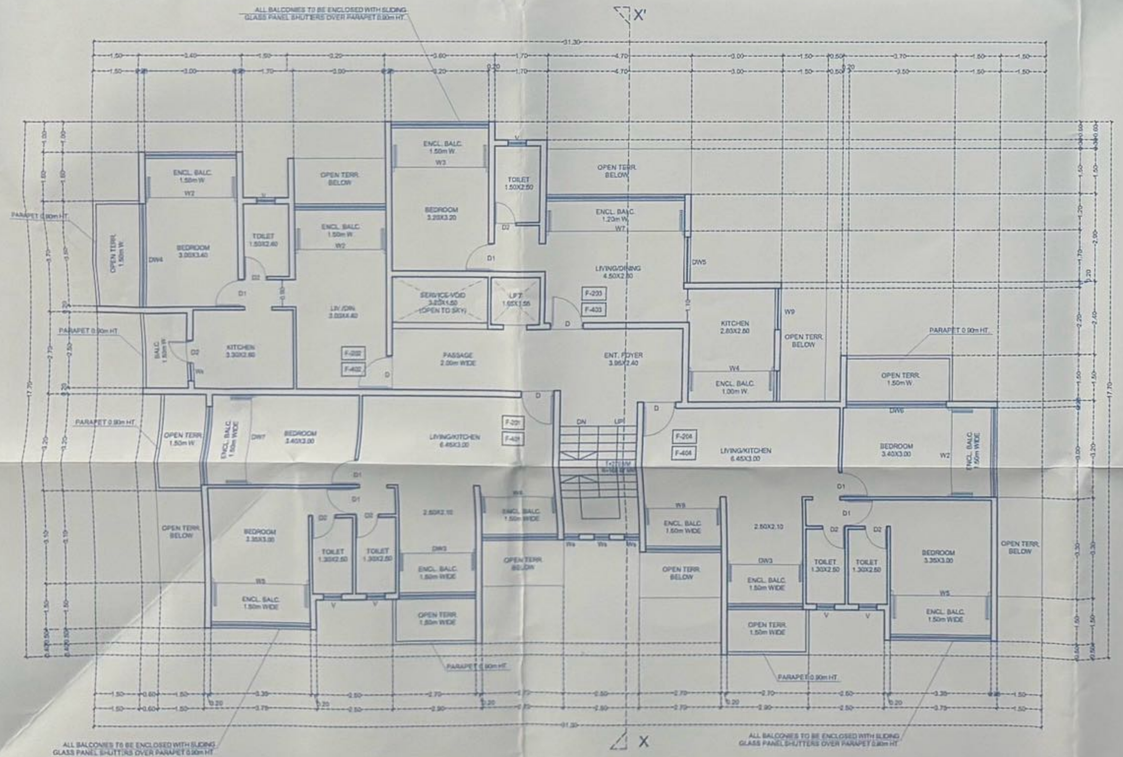


TYPICAL FIRST & THIRD FLOOR PLAN
SCALE 1:100

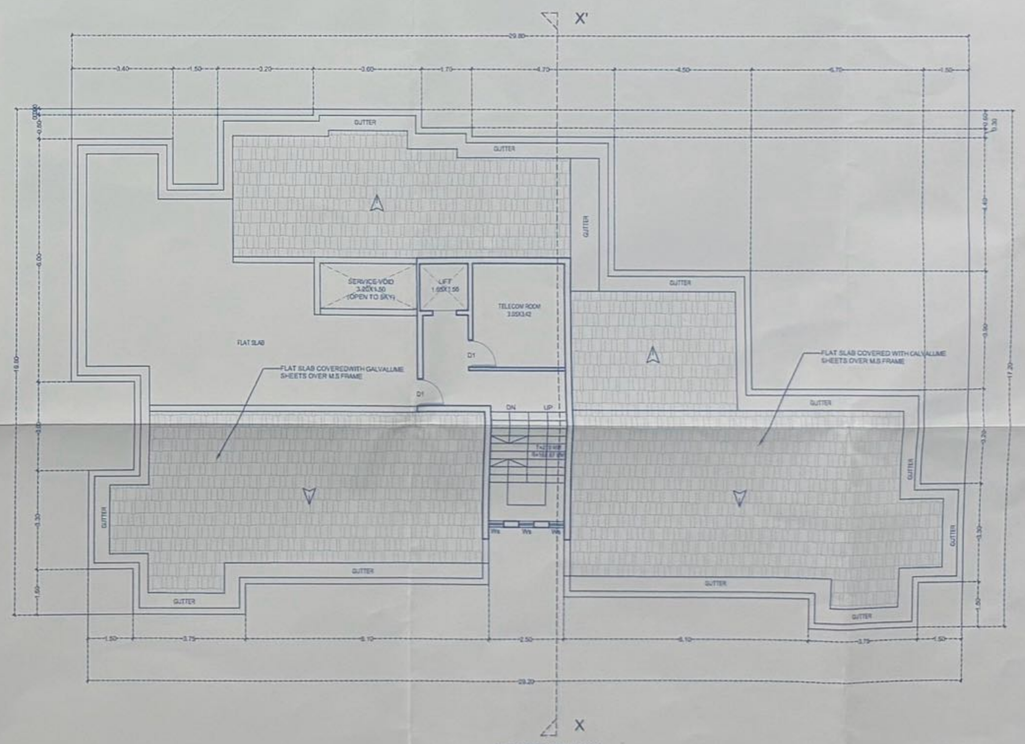
SCHEDULE OF OPENINGS-DOORS			
TYPE	SIZE W	SIZE HT.	LINTEL
D	1.05	2.20	2.20
D1	0.90	2.20	2.20
D2	0.75	2.20	2.20
DW1	3.00	2.50	2.50
DW2	4.50	2.50	2.50
DW3	2.50	2.50	2.50
DW4	3.40	2.50	2.50
DW5	1.50	2.50	2.50
DW6	3.30	2.50	2.50
DW7	2.60	2.50	2.50

SCHEDULE OF OPENINGS-WINDOWS				
TYPE	SIZE W	SIZE HT.	SILL	LINTEL
W1	2.60	1.90	0.60	2.50
W2	3.00	1.90	0.60	2.50
W3	3.20	1.90	0.60	2.50
W4	1.00	1.60	0.90	2.50
W5	3.35	1.90	0.60	2.50
W6	2.50	1.90	0.60	2.50
W7	4.50	1.90	0.60	2.50
W8	2.50	1.90	0.60	2.50
W9	1.35	1.90	0.60	2.50
Ws	0.50	2.50	0.00	2.50
Wk	0.60	1.60	0.90	2.50

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



TYPICAL SECOND & FOURTH FLOOR PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100

ARCHITECT'S SIGNATURE :

VISHWESH VERENKAR
ARCHITECT
CA NO. CA/2013/59023
TCP REG NO. AR/0039/2013

OWNER'S SIGNATURE :

RAYCON BUILDERS
Proprietor

OWNER: M/s RAYCON BUILDERS

PROJECT:
PROPOSED RESIDENTIAL BUILDING, COMPOUND WALL AND GATE IN PLOT P.T.S NO. 81/CHALTA NO. 63 AT MARGAO, SALCETE-GOA

P.T.S NO. 81 / CHALTA NO. 63

DATE: 02/12/2024 | DRG. NO. 02/of 03

SCALE 1:100,1:500

VISHWESH VERENKAR
ARCHITECTURAL CONSULTANCY FIRM
456/3, Opp. HDFC atm, Nessai road, Dangalim-Goa
9860596959, vishweshverenkar@gmail.com

AREA CALCULATION: RESIDENTIAL BUILDING

ST1= 8.10X6.50=52.65
ST2= 5.30X4.30=22.79
ST3= 3.40X4.30=14.61
ST4= 3.55X6.30=22.36
ST5= 19.62
ST6= 5.20X5.10=26.52
ST7= 1.90X2.40=4.56
ST8= 25.16
ST9= 2.5X5.10=12.74
ST10= 4.50X3.90=17.55
ST11= 7.65X3.20=24.48
ST12= 5.60X3.80=21.28
ST13= 3.55X3.30=11.71

S1=2.90X5.10=14.78

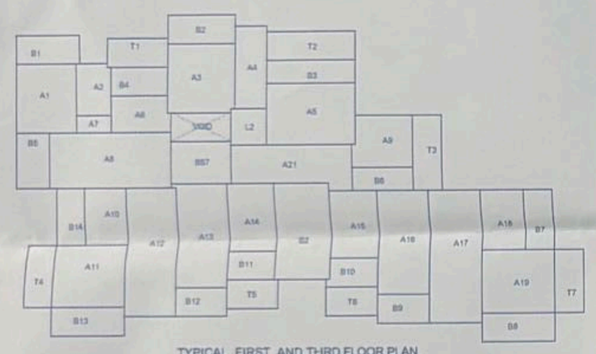
L1=1.90X1.90=3.61

STILT FLOOR PLAN

STILT FLOOR AREA
= ST1+ST2+ST3+ST4+ST5+ST6+ST7+ST8+ST9+ST10+ST11+ST12+ST13(STILT PARKING)
+S1(STAIRS)+L1(LIFT)
= 8.10X6.50+5.30X4.30+3.40X4.30+3.55X6.30+19.62+5.20X5.10+1.90X2.40+25.16+2.5X5.10
+4.50X3.90+7.65X3.20+5.60X3.80+3.55X3.30+(STILT PARKING)+2.75+5.17(STAIRS)+3.61(LIFT)
= 5.22+6.25+0.72+1.02+(PASSAGE)+31.6+14.85+29.48+44.46+15.76(STILT PARKING)
+2.90X5.10(STAIRS)+3.61(LIFT)
= 52.65+22.79+14.61+22.36+19.62+26.52+4.56+25.16+12.74+17.55+24.48+21.28+11.71(STILT PARKING)
+14.78(STAIRS)+3.61(LIFT)
=276.06(STILT PARKING)+14.78(STAIRS)+3.61(LIFT)

COVERED AREA
= ST1+ST2+ST3+ST4+ST5+ST6+ST7+ST8+ST9+ST10+ST11+ST12+ST13(STILT PARKING)
+S1(STAIRS)+L1(LIFT)
= 8.10X6.50+5.30X4.30+3.40X4.30+3.55X6.30+19.62+5.20X5.10+1.90X2.40+25.16+2.5X5.10
+4.50X3.90+7.65X3.20+5.60X3.80+3.55X3.30+(STILT PARKING)+2.75+5.17(STAIRS)+3.61(LIFT)
= 5.22+6.25+0.72+1.02+(PASSAGE)+31.6+14.85+29.48+44.46+15.76(STILT PARKING)
+2.90X5.10(STAIRS)+3.61(LIFT)
= 52.65+22.79+14.61+22.36+19.62+26.52+4.56+25.16+12.74+17.55+24.48+21.28+11.71(STILT PARKING)
+14.78(STAIRS)+3.61(LIFT)
=276.06(STILT PARKING)+14.78(STAIRS)+3.61(LIFT)

THE COVERED AREA OF THE PROPOSED BUILDING IS 294.46 SQ.M



TYPICAL FIRST AND THIRD FLOOR PLAN

FIRST AND THIRD FLOOR AREA
= A1+A2+A3+A4+A5+A6+A7+A8+A9+A10+A1 +A12+A13+A14+A15+A16+A17+A18+A19(FAR)
+B1+B2+B3+B4+B5+B6+B7+B8+B9+B10+B15+B12+B13(BALC.)+A21+A20(PASSAGE)
+S2(STAIRS)+L2(LIFT)+T1+T2+T3+T4+T5+T6+T7(OPEN TERRACE)
= 3.20X3.60+5.08+12.91+1.70X4.30+4.70X3.00+5.90+1.90x0.90+6.60X2.90+8.34+2.25X3.00
+3.75X3.30+2.70X6.80+14.90+ 2.50X3.60+2.50x3.60+2.70X5.50+2.70X7.00+2.25X3.20+3.75X3.30(FAR)
+3.40X1.50+3.60X1.50+4.70X1.20+1.70X4.30+4.70X3.00+3.20X1.50+4.80
+1.90x0.90+6.60X2.90+3.83+2.25X3.00+3.75X3.30+2.70X6.80+2.70X6.80+(BALC.)
+3.20X2.20+13.29(PASSAGE)2.90X5.10(STAIRS)+1.90X1.90(LIFT)+4.80+7.05+5.85+4.94+4.05+4.05+4.94(OPEN TERR.)
+11.52+5.08+12.91+7.31+14.10+5.90+1.70+19.13+8.34+6.75+12.37+18.36+14.90+9.00+9.00+14.85
+18.90+7.20+18.36(FAR)+5.10+5.39+5.64+4.50+4.93+3.84+4.80+5.62+4.05+3.83+3.75+4.04+5.62+4.50(BALC.)
+7.03+13.29(PASSAGE)+14.78(STAIRS)+3.81(LIFT)+4.80+7.05+5.85+4.94+4.05+4.05+4.94(OPEN TERRACE)
=213.68(FAR)+65.64(BALCONY)+14.78(STAIRS)+3.61(LIFT)=35.68(OPEN TERRACE)

A1= 3.20X3.60=11.52
A2= 5.08
A3=12.91
A4= 1.70X4.30=7.31
A5= 4.70X3.00=14.10
A6= 5.90
A7= 1.90x0.90=1.70
A8= 6.60X2.90=19.13
A9= 8.34
A10= 2.25X3.00=6.75
A11= 3.75X3.30=12.37
A12= 2.70X6.80=18.36
A13=14.90
A14= 2.50X3.60=9.00
A15= 2.50x3.60=9.00
A16= 2.70X5.50=14.85
A17= 2.70X7.00=18.90
A18= 2.25X3.20=7.20
A19= 3.75X3.30=18.36
A20= 3.20X2.20=7.03
A21=13.29

B1= 3.40X1.50=5.10
B2= 3.60X1.50=5.39
B3=4.70X1.20=5.64
B4= 1.70X4.30=4.50
B5= 4.70X3.00=4.93
B6= 3.20X1.50=3.84
B7= 4.80
B8= 1.90x0.90=5.62
B9= 6.60X2.90=4.05
B10= 3.83
B11= 2.25X3.00=3.75
B12= 3.75X3.30=4.04
B13= 2.70X6.80=5.62
B14= 2.70X6.80=4.50

T1= 3.20X1.50=4.80
T2= 4.70X1.50=7.05
T3= 1.50X3.90=5.85
T4= 1.50X3.30=4.94
T5= 2.70X1.50=4.05
T6= 2.70X1.50=4.05
T7= 1.50X3.30=4.94

S2=2.90X5.10=14.78

L2=1.90X1.90=3.61

TYPICAL SECOND & FOURTH FLOOR PLAN

SECOND AND FOURTH FLOOR AREA
= A22+A23+A24+A25+A26+A2 +A28+A29+A30+A31+A32-A33+A34+A35+A36+A37+A38+A39+A40(FAR)
+B15+B16+B17+B18+B19+B20+B21+B22+B23+B24+B25+B26+B27+B28(BALC.)+A41+A42(PASSAGE)
+S3(STAIRS)+L3(LIFT)+T8+T9+T10+T11+T12(OPEN TERRACE)
= 3.20X3.60+5.08+12.91+1.70X4.30+4.70X3.00+5.90+1.90x0.90+6.60X2.90+8.34+2.25X3.00
+3.75X3.30+2.70X6.80+14.90+ 2.50X3.60+2.50x3.60+2.70X5.50+2.70X7.00+2.25X3.20+3.75X3.30(FAR)
+3.40X1.50+3.60X1.50+4.70X1.20+1.70X4.30+4.70X3.00+3.20X1.50+4.80
+1.90x0.90+6.60X2.90+3.83+2.25X3.00+3.75X3.30+2.70X6.80+2.70X6.80+(BALC.)
+3.20X2.20+13.29(PASSAGE)2.90X5.10(STAIRS)+1.90X1.90(LIFT)1.50X3.70+1.50X3.220+2.90X1.50
+2.90X1.50+2.90X1.50(OPEN TERR.)
+11.52+5.08+12.91+7.31+14.10+5.90+1.70+19.13+8.34+6.75+12.37+18.36+14.90+9.00+9.00+14.85
+18.90+7.20+18.36(FAR)+5.10+5.39+5.64+4.50+4.93+3.84+4.80+5.62+4.05+3.83+3.75+4.04+5.62+4.50(BALC.)
+7.03+13.29(PASSAGE)+14.78(STAIRS)+3.81(LIFT)+5.55+4.80+4.35+5.55(OPEN TERRACE)
=213.68(FAR)+65.64(BALCON)14.78(STAIRS)+3.81(LIFT)+24.60(OPEN TERRACE)

A22= 3.20X3.60=11.52
A23= 5.08
A24=12.91
A25= 1.70X4.30=7.31
A26= 4.70X3.00=14.10
A27= 5.90
A28= 1.90x0.90=1.70
A29= 6.60X2.90=19.13
A30= 8.34
A31= 2.25X3.00=6.75
A32= 3.75X3.30=12.37
A33= 2.70X6.80=18.36
A34=14.90
A35= 2.50X3.60=9.00
A36= 2.50x3.60=9.00
A37= 2.70X5.50=14.85
A38= 2.70X7.00=18.90
A39= 2.25X3.20=7.20
A40= 3.75X3.30=18.36
A41= 3.20X2.20=7.03
A42=13.29

B15= 3.40X1.50=5.10
B16= 3.60X1.50=5.39
B17=4.70X1.20=5.64
B18= 1.70X4.30=4.50
B19= 4.70X3.00=4.93
B20= 3.20X1.50=3.84
B21= 4.80
B22= 1.90x0.90=5.62
B23= 6.60X2.90=4.05
B24= 3.83
B25= 2.25X3.00=3.75
B26= 3.75X3.30=4.04
B27= 2.70X6.80=5.62
B28= 2.70X6.80=4.50

T8= 1.50X3.70=5.55
T9= 1.50X3.20=4.80
T10= 2.90X1.50=4.35
T11= 2.90X1.50=4.35
T12= 2.90X1.50=5.55

S3=2.90X5.10=14.78

L3=1.90X1.90=3.61

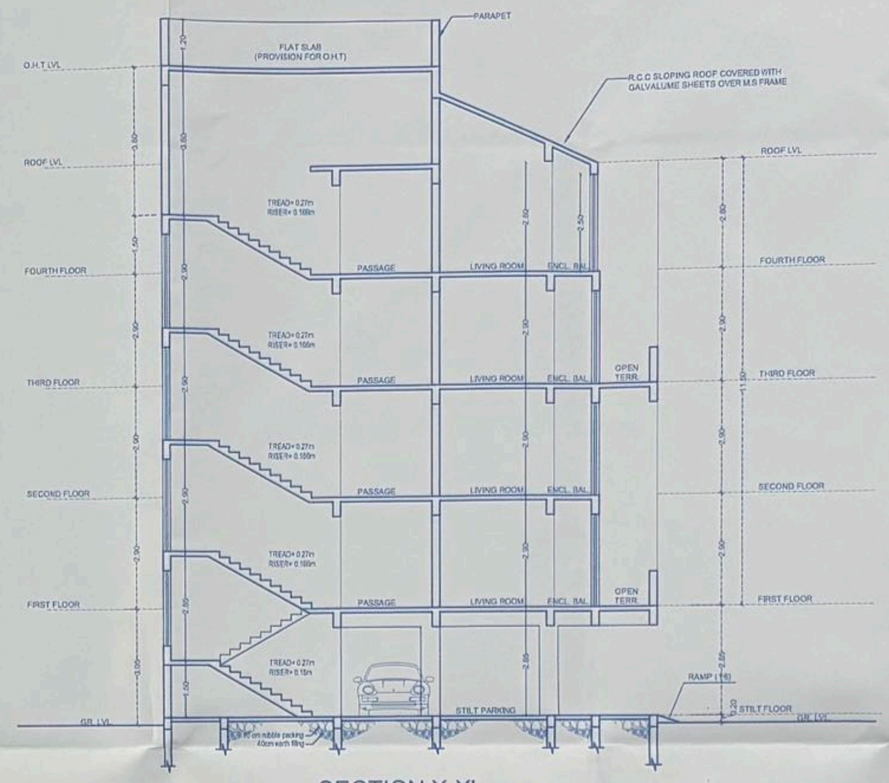
Development Permission Granted
Subject To Conditions Vide Order
No SGPDA/P/.6831/1663/24-25
.....Dated 06/03/2025

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

License issued under No CONSTRUC/MARGAO/2025-26/24
Subject to the conditions stipulated therein Dated 16/06/2025

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

Municipal Engineer
Margao Municipal Council



SECTION X-X'
SCALE 1:100

FRONT ELEVATION
SCALE 1:100

SCHEDULE OF OPENINGS-DOORS

TYPE	SIZE		LINTEL
	1.05	2.20	2.20
	0.90	2.20	2.20
	.75	2.20	2.20
	1.00	2.50	2.50
DW2	4.50	2.50	2.50
DW3	2.50	2.50	2.50
DW4	3.40	2.50	2.50
DW5	1.50	2.50	2.50
DW6	3.30	2.50	2.50
DW7	2.60	2.50	2.50

SCHEDULE OF OPENINGS-WINDOWS

TYPE	SIZE		SILL	LINTEL
	W	HT.		
W1	2.60	1.90	0.60	2.50
W2	3.00	1.90	0.60	2.50
W3	3.20	1.90	0.60	2.50
W4	1.00	1.60	0.90	2.50
W5	3.35	1.90	0.60	2.50
W6	2.50	1.90	0.60	2.50
W7	4.50	1.90	0.60	2.50
W8	2.50	1.90	0.60	2.50
W9	1.35	1.90	0.60	2.50
Ws	0.50	2.50	0.00	2.50
Wk	0.60	1.60	0.90	2.50

SCHEDULE OF OPENINGS-VENTILATOR

TYPE	SIZE		SILL	LINTEL
	W	HT.		
V	0.60	0.70	1.50	2.20

ARCHITECT'S SIGNATURE :

VISHWESH VERENKAR
ARCHITECT
COA NO. CA/2013/59023
TCP REG NO. AR/0039/2013

OWNER'S SIGNATURE :

RAYCON BUILDERS
Proprietor

OWNER: M/s RAYCON BUILDERS

PROJECT:
PROPOSED RESIDENTIAL BUILDING, COMPOUND WALL AND GATE IN PLOT P.T.S NO. 81/CHALTA NO. 63 AT MARGAO, SALCETE-GOA

P.T.S NO. 81 / CHALTA NO. 63

DATE: 02/12/2024 | DRG. NO. 03 / of 03

SCALE 1:100,1:500

VISHWESH VERENKAR
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