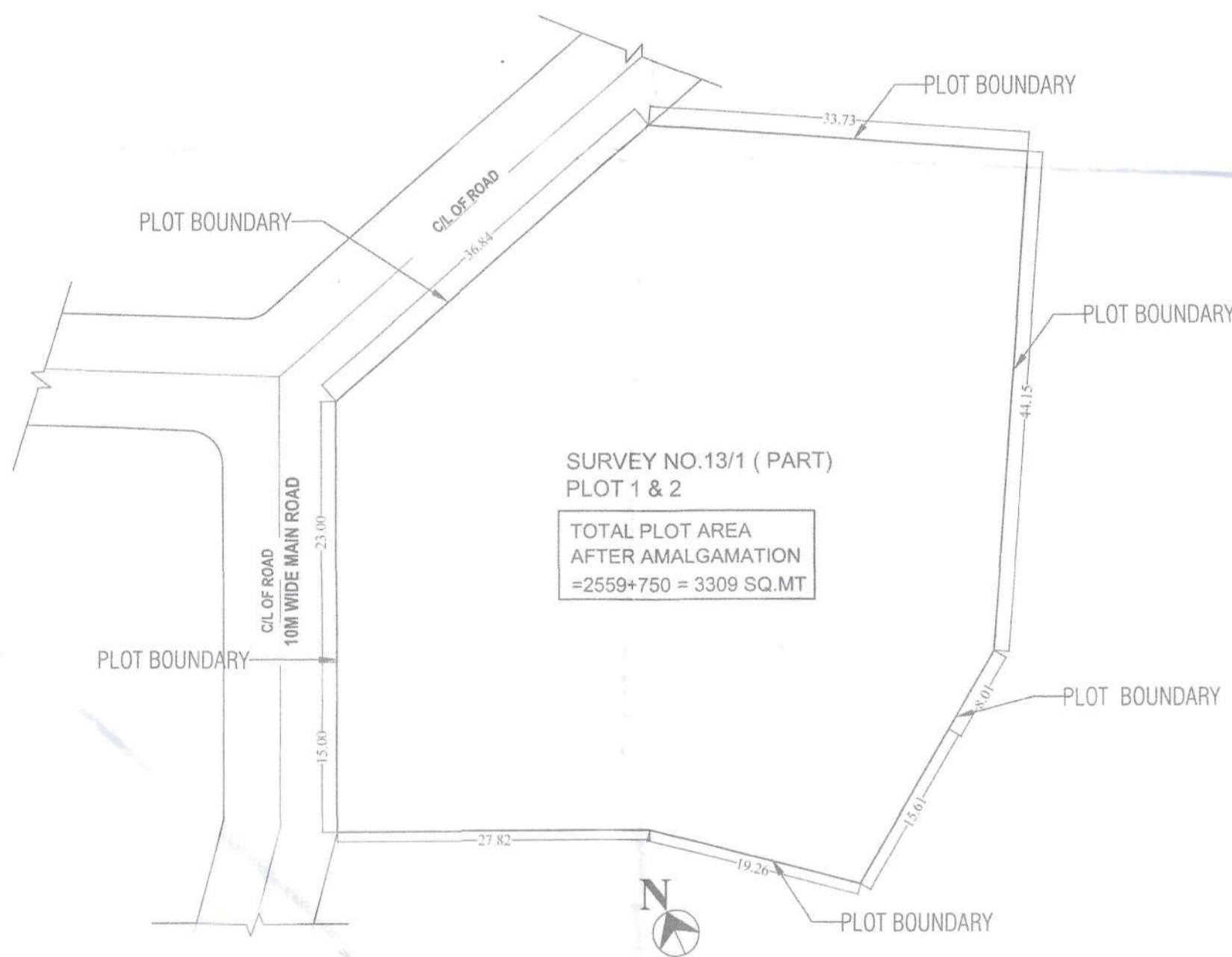


**SITE PLAN BEFORE AMALGAMATION**  
SCALE - 1:500



**SITE PLAN AFTER AMALGAMATION**  
SCALE - 1:500

Please Check Letter No. 19/CT/1802/S-Sanv/13/1  
2024/1033 Date 19/10/2024  
Regarding the Plan

*[Signature]*  
Dy Town Planner  
Office in Charge  
Town & Country Planning Dept.  
Taluka Office: Quepem, Sanguem, Dharbandora  
Quepem - Goa  
Sm

Approved vide Res. no. 413 Dtd. 07/06/2024

*[Signature]*  
SARPANCH  
Village Panchayat Sanvordem  
Sangem goa

*[Signature]*  
SECRETARY  
Village Panchayat Sanvordem  
sangem- Goa.

CLIENT SIGNATURE

*[Blank space for Client Signature]*

ARCHITECT'S SIGNATURE

Dakshath . Kidiyoor  
Architect  
CCA Reg. No. CA/2008/43173  
*[Signature]*  
TCP - GOA, Reg. No. AR/0015/2011

ARCHITECT

DAKSHATH KEDIYOOR  
427, NEAR SHREE KRISHNA TEMPLE, AMBEKHAND,  
REISMAGOS, GOA INDIA. 403114 TEL: 9922022987  
COA Regd. No. CA/2008/43179,  
TCP Regd. No. AR/0015/2011

PROJECT TITLE

PROPOSED AMALGAMATION OF  
PLOT 1 & 2 BEARING SURVEY/  
SUB.DIV. No. 13/1( PART ) SITUATED  
AT VILLAGE SANVORDEM,  
TALUKA SANGUEM - GOA  
FOR-  
M/s. TRICON



SCALE	DATE	SHEET NO.
1:100	30/10/2023	7 OF 7
DRAWING NO.	DEALT BY	PROJECT NO
01	JOTIBA B.	DS/NN/SANV/23/1

SHEET TITLE  
**SUBMISSION DRAWING**

**BLOCK-A AREA STATEMENT FOR RESIDENTIAL & COMMERCIAL BUILDING**

**BUILT-UP AREA SUMMARY**

FLOOR REF.	USE	TOTAL B.U.A IN SQ.MT	PARKING AREA	(FREE OF F.A.R. IN SQ.MT)			NET FLOOR AREA IN SQ.MT
				SERVICE AREA/CLUB HOUSE	BALCONY LOBBY/PASSAGE AREA	LIFT & STAIRCASE AREA	
<b>AREA STATEMENT</b>							
STILT FLOOR / GROUND FLOOR AREA	PARKING / COMMERCIAL	892.01	487.63	100.04	32.19	82.18	189.97
FIRST FLOOR AREA	RESIDENTIAL	1065.26	0.00	0.00	205.82	86.85	772.60
SECOND FLOOR AREA	RESIDENTIAL	1065.26	0.00	0.00	205.82	86.85	772.60
THIRD FLOOR AREA	RESIDENTIAL	623.25	0.00	111.96	141.44	86.85	283.00
<b>TOTAL BUILT-UP AREA</b>		<b>3645.78</b>	<b>487.63</b>	<b>212.00</b>	<b>585.26</b>	<b>342.73</b>	<b>2018.17</b>
PARKING AREA (RESIDENTIAL & COMMERCIAL)		487.63		PERMISSIBLE LOBBY /PASSAGE/BALCONY AREA (30% OF PROPOSED F.A.R.)			605.45
BUILT-UP AREA		3158.16		GRAND TOTALBLOCK - A - F.A.R			2018.17
SWIMMING POOL		105.41		NO.OF CAR PARKING COMMERCIAL ( 189.97/50=3.79 NO.)			4
TOTAL BUILT-UP AREA FOR INFRASTRUCTURE		3263.57		NO.OF CAR PARKING RESIDENTIAL ( 21 X 1 = 21NO.)			21

S.NO	AREA STATEMENT	
1	TOTAL AREA OF THE PLOT	3309.000
	TOTAL AREA OF ROAD WIDENING	0.000
	NET EFFECTIVE AREA	3309.000
	F.A.R PERMISSIBLE ( 80 % )	2647.200
<b>COVERED AREA</b>		
2	PERMISSIBLE COVERAGE AREA (40%)	1323.600
<b>PROPOSED COVERED AREA</b>		
	PROPOSED COVERED AREA - BLOCK - A	861.496
	PROPOSED COVERED AREA - BLOCK - B	299.008
	TOTAL COVERED AREA (BLOCK - A & B )	1160.504
	COVERED AREA CONSUMED	35.071
<b>PROPOSED FLOOR AREA</b>		
<b>PROPOSED BLOCK - A - F.A.R</b>		
	STILT FLOOR/GROUND FLOOR AREA	189.967
	FIRST FLOOR AREA	772.602
	SECOND FLOOR AREA	772.602
	THIRD FLOOR	283.005
	ADDITIONAL FAR ( VER/BALCONY )	
	PROPOSED BLOCK - A - F.A.R	2018.174
<b>PROPOSED BLOCK - B - F.A.R</b>		
	STILT/ GROUND FLOOR AREA	53.94
	FIRST FLOOR AREA	278.538
	SECOND FLOOR AREA	278.538
	ADDITIONAL FAR ( VER/BALCONY )	
	PROPOSED BLOCK - B - F.A.R	611.02
	PROPOSED TOTAL BLOCK - A & B - F.A.R	2629.191
4	FLOOR AREA CONSUMED (F.A.R CONSUMED)	79.456
<b>PROPOSED BUILTUP AREA FOR INFRASTRUCTURE</b>		
	PROPOSED BLOCK - A - COMMERCIAL AREA	189.967
	PROPOSED BLOCK - B - COMMERCIAL AREA	53.941
	TOTAL COMMERCIAL AREA FOR INFRASTRUCTURE	243.908
	PROPOSED BLOCK - A - RESIDENTIAL AREA WITH SWIMMING POOL AREA	3073.60
	PROPOSED BLOCK - B - RESIDENTIAL AREA B	811.46
	TOTAL RESIDENTIAL AREA FOR INFRASTRUCTURE	3885.063
6	FRONT SIDE SETBACK	9.08, 5.02 M
7	SIDE SETBACK	5.23, 4.78, 4.50M
8	HEIGHT OF THE BUILDING	9.00 & 10.90M

**BLOCK-B AREA STATEMENT FOR RESIDENTIAL & COMMERCIAL BUILDING**

**BUILT-UP AREA SUMMARY**

FLOOR REF.	USE	TOTAL B.U.A IN SQ.MT	PARKING AREA	(FREE OF F.A.R. IN SQ.MT)			NET FLOOR AREA IN SQ.MT
				SERVICE AREA	BALCONY LOBBY/PASSAGE AREA	LIFT & STAIRCASE AREA	
<b>AREA STATEMENT</b>							
STILT/GROUND FLOOR AREA	PARKING/COMMERCIAL	312.744	212.878	16.599	9.860	19.467	53.941
FIRST FLOOR AREA	RESIDENTIAL	382.767	0.000	0.000	84.763	19.467	278.538
SECOND FLOOR AREA	RESIDENTIAL	382.767	0.000	0.000	84.763	19.467	278.538
<b>TOTAL BUILT-UP AREA</b>		<b>1078.279</b>	<b>212.878</b>	<b>16.599</b>	<b>179.386</b>	<b>58.400</b>	<b>611.016</b>
PARKING AREA (RESIDENTIAL & COMMERCIAL)		212.878		PERMISSIBLE LOBBY /PASSAGE/BALCONY AREA (30% OF PROPOSED F.A.R.)			183.305
BUILT-UP AREA FOR INFRASTRUCTURE		865.401		GRAND TOTALBLOCK - B - F.A.R			611.016
				NO.OF CAR PARKING COMMERCIAL ( 55.14/50=1 NO.)			1
				NO.OF CAR PARKING RESIDENTIAL ( 10 X 1 = 10NO.)			10

CLIENT SIGNATURE

ARCHITECT'S SIGNATURE

Dakshath . Kidiyoor  
Architect  
CCA Reg. No. CA/2008/4317  
TCP - GOA, Reg. No. AR/0015/2011

ARCHITECT

**DAKSHATH KEDIYOOR**  
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COA Regd. No. CA/2008/43179,  
TCP Regd. No. AR/0015/2011

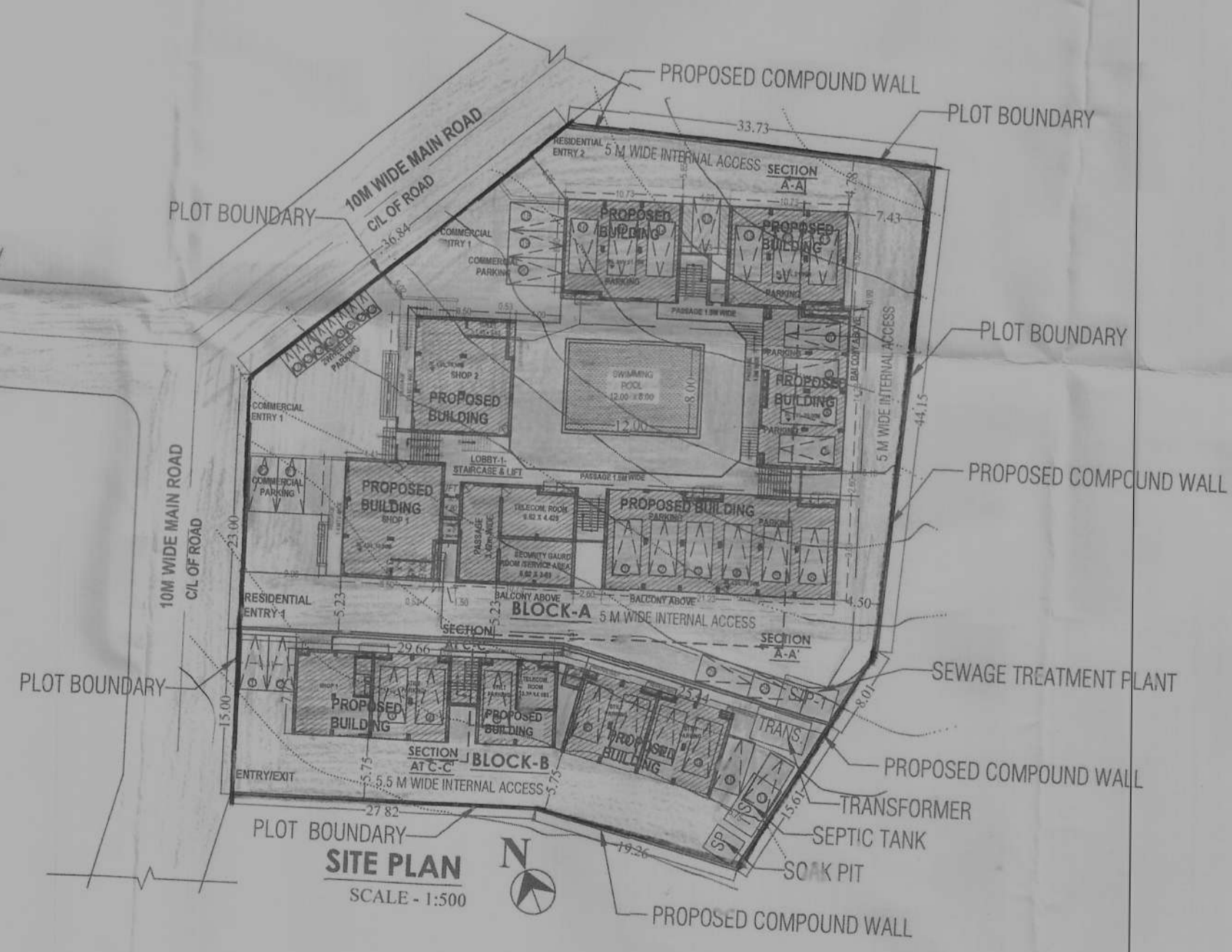
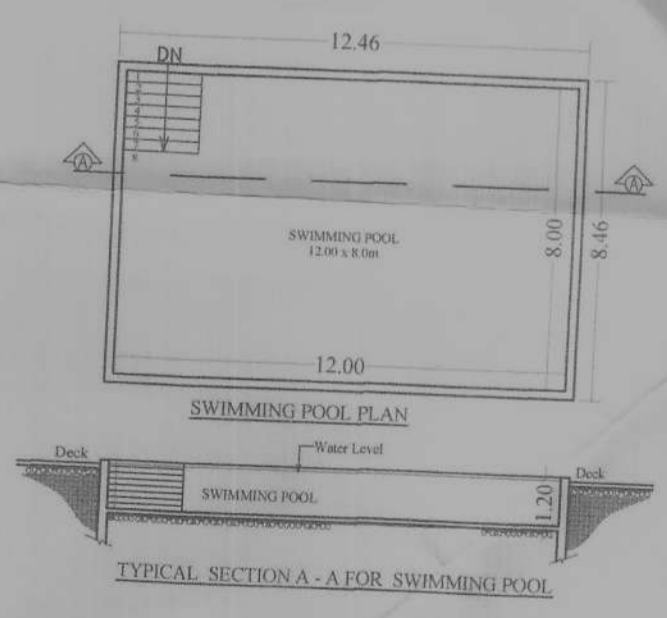
PROJECT TITLE

**PROPOSED CONSTRUCTION OF RESIDENTIAL & COMMERCIAL BUILDING, SWIMMING POOL AND COMPOUND WALL ON PLOT NO.1 & 2 BEARING SURVEY /SUB DIV.NO. 13/ 1(PART) SITUATED AT SANVORDEM VILLAGE OF SANGUEM TALUKA - GOA FOR- M/s. TRICON**



SCALE	DATE	SHEET NO.
1:100	30/10/2023	6 OF 7
DRAWING NO.	DEALT BY	PROJECT NO
01	JOTIBA B.	DS/NN/SANV/23/1

SHEET TITLE  
**SUBMISSION DRAWING**



SHEET 1

BLOCK - A

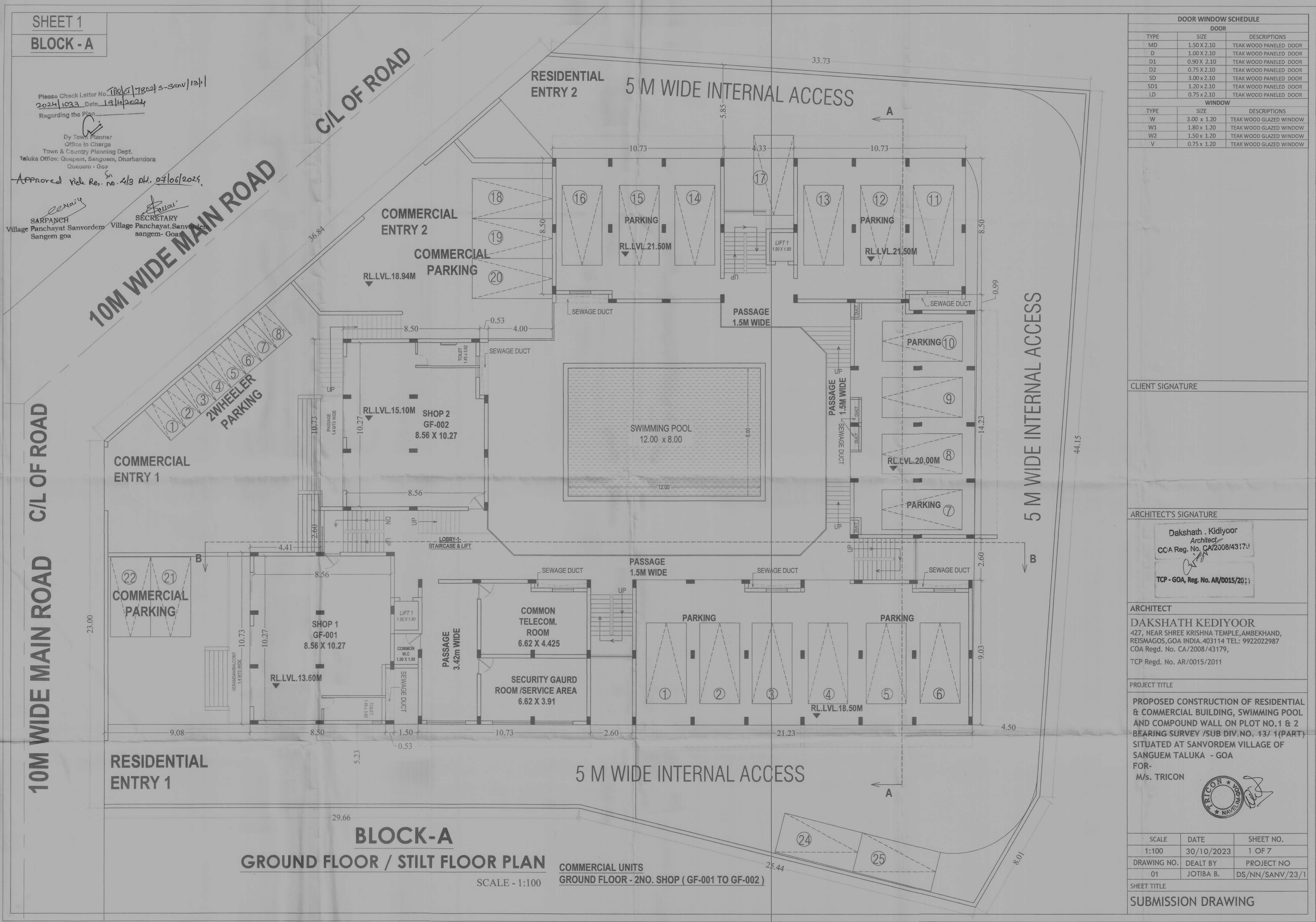
Please Check Letter No. 180/17802/s-gov/12/1  
2024/1033 Date 19/11/2024  
Regarding the Plan

Dy Town Planner  
Office in Charge  
Town & Country Planning Dept.  
Taluka Office: Quepem, Sanguem, Dharbandora  
Quepem - Goa

Approved vide Res. no. 4/3 dt. 07/06/2024

SARPANCH  
Village Panchayat Sanvordem  
Sangem goa

SECRETARY  
Village Panchayat Sanvordem  
sangem - Goa



**BLOCK-A**  
**GROUND FLOOR / STILT FLOOR PLAN**  
SCALE - 1:100

COMMERCIAL UNITS  
GROUND FLOOR - 2NO. SHOP (GF-001 TO GF-002)

DOOR WINDOW SCHEDULE

DOOR		
TYPE	SIZE	DESCRIPTIONS
MD	1.50 X 2.10	TEAK WOOD paneled DOOR
D	1.00 X 2.10	TEAK WOOD paneled DOOR
D1	0.90 X 2.10	TEAK WOOD paneled DOOR
D2	0.75 X 2.10	TEAK WOOD paneled DOOR
SD	3.00 X 2.10	TEAK WOOD paneled DOOR
SD1	1.20 X 2.10	TEAK WOOD paneled DOOR
LD	0.75 X 2.10	TEAK WOOD paneled DOOR
WINDOW		
TYPE	SIZE	DESCRIPTIONS
W	3.00 X 1.20	TEAK WOOD GLAZED WINDOW
W1	1.80 X 1.20	TEAK WOOD GLAZED WINDOW
W2	1.50 X 1.20	TEAK WOOD GLAZED WINDOW
V	0.75 X 1.20	TEAK WOOD GLAZED WINDOW

CLIENT SIGNATURE

ARCHITECT'S SIGNATURE

Dakshath . Kidiyoor  
Architect  
CCA Reg. No. CA/2008/43173  
TCP - GOA, Reg. No. AR/0015/2011

ARCHITECT

**DAKSHATH KEDIYOOR**  
427, NEAR SHREE KRISHNA TEMPLE, AMBEKHAND,  
REISMAGOS, GOA INDIA. 403114 TEL: 9922022987  
COA Regd. No. CA/2008/43179,  
TCP Regd. No. AR/0015/2011

PROJECT TITLE

PROPOSED CONSTRUCTION OF RESIDENTIAL  
& COMMERCIAL BUILDING, SWIMMING POOL  
AND COMPOUND WALL ON PLOT NO.1 & 2  
BEARING SURVEY /SUB DIV. NO. 13/ 1(PART)  
SITUATED AT SANVORDEM VILLAGE OF  
SANGUEM TALUKA - GOA  
FOR-  
M/s. TRICON



SCALE	DATE	SHEET NO.
1:100	30/10/2023	1 OF 7
DRAWING NO.	DEALT BY	PROJECT NO
01	JOTIBA B.	DS/NN/SANV/23/1

SHEET TITLE  
**SUBMISSION DRAWING**

Presented to the Local Planning Committee  
 13/11/2023  
 Regarding the proposed

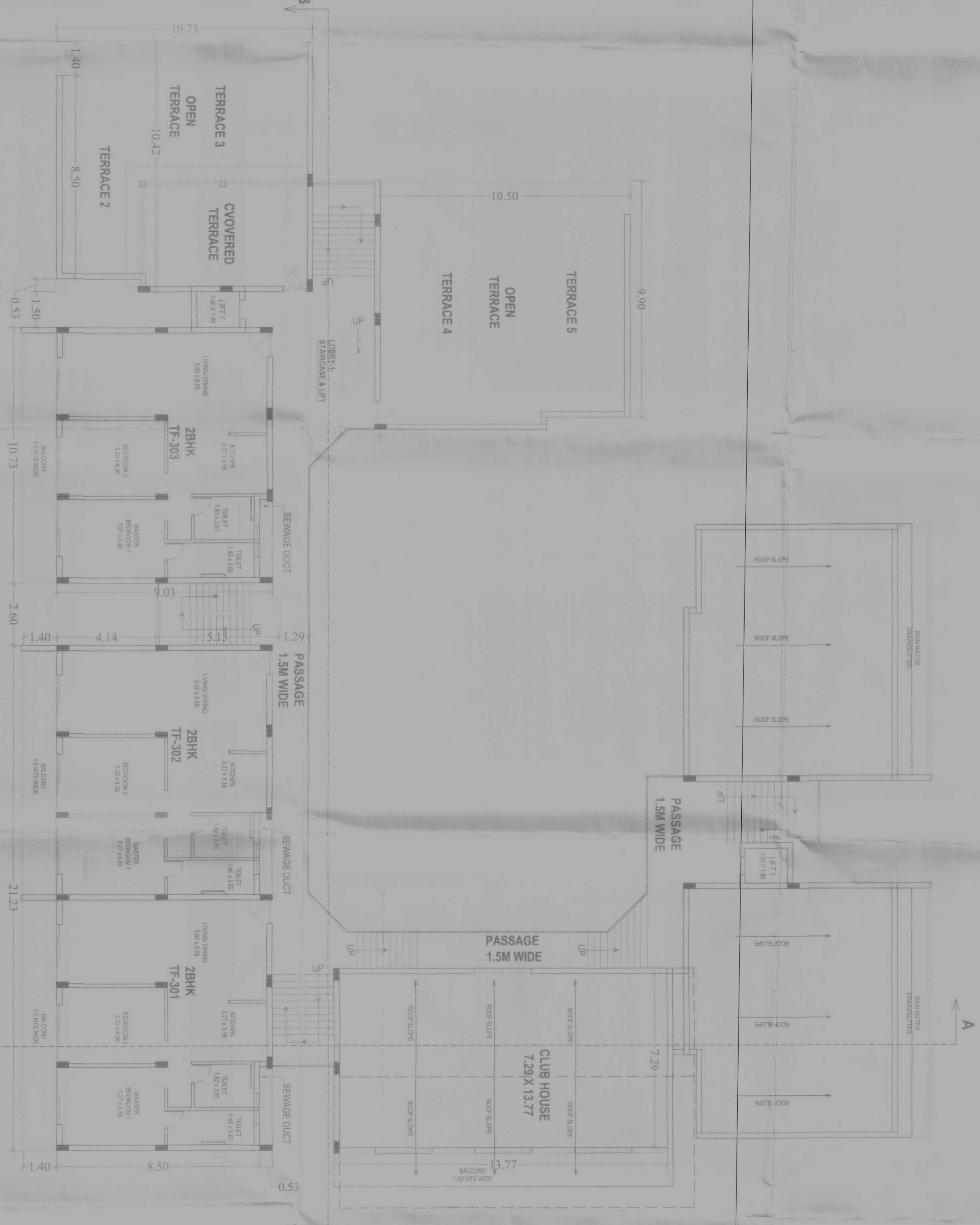
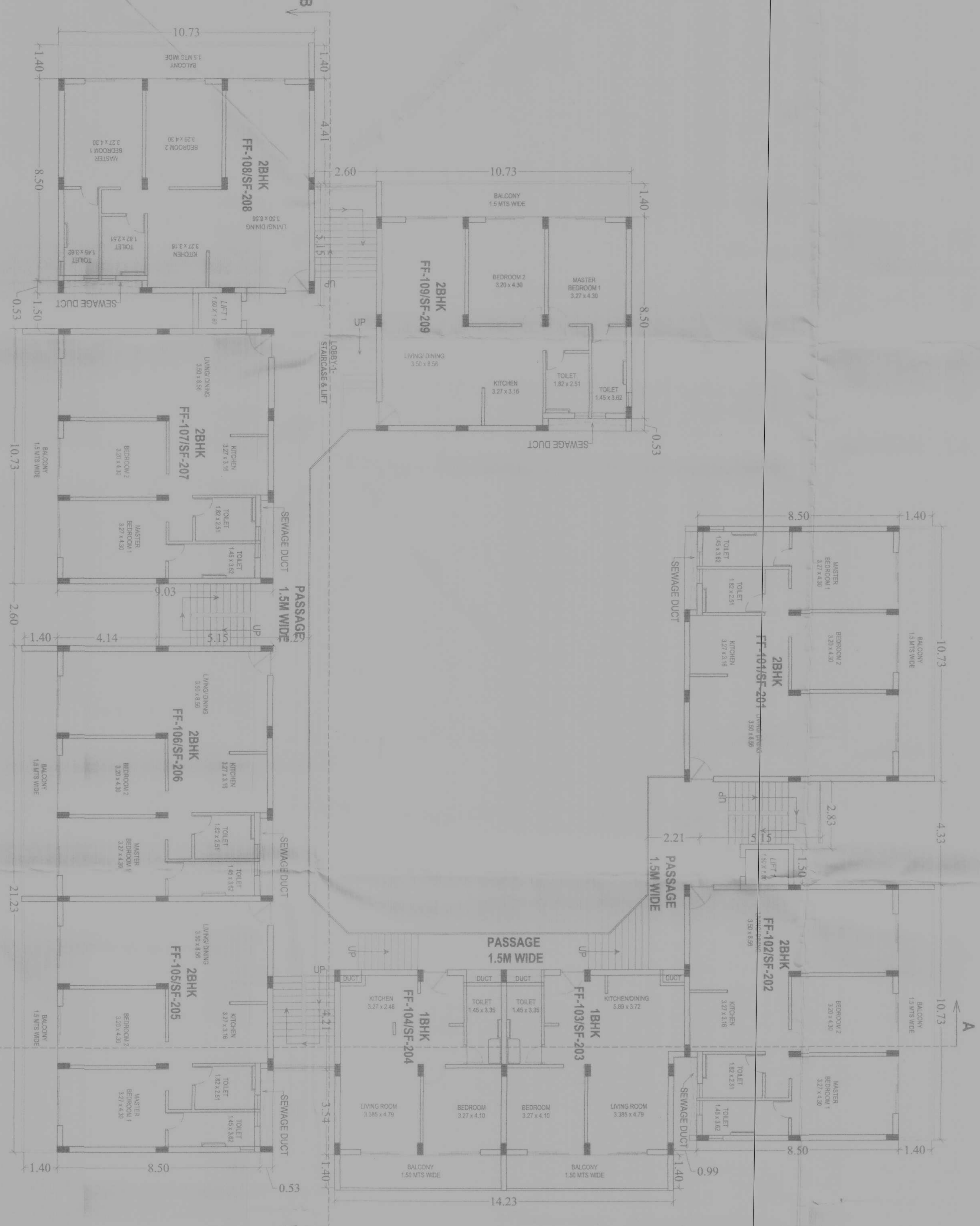
By: Frank Kariyapper  
 Town & Country Planning Dept.  
 Taluk Office, Oduappan, Sanganem, District: Kollam  
 Quorum - 05/05

Approved by: Mr. Ais. Abdul Wahab

SARATHI  
 Village Panchayat Samudayam  
 Sanganem - Goa

SARATHI  
 Village Panchayat Samudayam  
 Sanganem - Goa

SHEET 2  
 BLOCK - A



DOOR WINDOW SCHEDULE

TYPE	SIZE	DESCRIPTION
M10	1.50 x 2.10	TEAK WOOD PANELLED DOOR
D1	1.00 x 2.10	TEAK WOOD PANELLED DOOR
D11	0.90 x 2.10	TEAK WOOD PANELLED DOOR
S0	3.00 x 2.10	TEAK WOOD PANELLED DOOR
S01	1.20 x 2.10	TEAK WOOD PANELLED DOOR
LD	0.75 x 2.10	TEAK WOOD PANELLED DOOR
TYPE	SIZE	DESCRIPTION
W1	3.00 x 1.20	TEAK WOOD GLAZED WINDOW
W11	1.80 x 1.20	TEAK WOOD GLAZED WINDOW
W2	1.50 x 1.20	TEAK WOOD GLAZED WINDOW
V	0.75 x 1.20	TEAK WOOD GLAZED WINDOW

CLIENT SIGNATURE

ARCHITECT'S SIGNATURE



ARCHITECT  
**DAKSATH KEDIYOOR**  
 407 NEAR SHREE KRISHNA TEMPLE AMBEGHAND  
 RESIDENCES, GOA (INDIA) - 403114 TEL: 9922022878  
 TCP Regd. No. AR/0015/2011

PROJECT TITLE  
 PROPOSED CONSTRUCTION OF RESIDENTIAL & COMMERCIAL BUILDING, SWIMMING POOL AND COMPOUND WALL ON PLOT NO. 1 & 2 BEARING SURVEY / SUB DIV. NO. 13 / 1(PART) SITUATED AT SANGIEM TALUKA - GOA FOR - M/S. TRICON

SCALE DATE SHEET NO.  
 1:100 30/10/2023 2 OF 7  
 DRAWING NO. DEALT BY PROJECT NO.  
 01 JOTIBA B. DS/NN/SANV/23/1  
 SHEET TITLE  
 SUBMISSION DRAWING

TYPICAL FLOOR FIRST & SECOND FLOOR PLAN  
 BLOCK - A  
 SCALE - 1:100  
 RESIDENTIAL UNITS  
 FIRST FLOOR - 7NO. 2BHK & 2NO. 1BHK (FF-101 TO FF-109)  
 SECOND FLOOR - 7NO. 2BHK & 2NO. 1BHK (SF-201 TO SF-209)

THIRD FLOOR & ROOF PLAN  
 BLOCK - A  
 SCALE - 1:100  
 RESIDENTIAL UNITS  
 THIRD FLOOR - 3NO. 2BHK (TF-301 TO TF-303)

SHEET 3  
BLOCK - A & B

Please Check Letter No. REG/ST/1802/S-SAN/13/1  
2024/1033 Date 19/11/2024  
Regarding the Plan

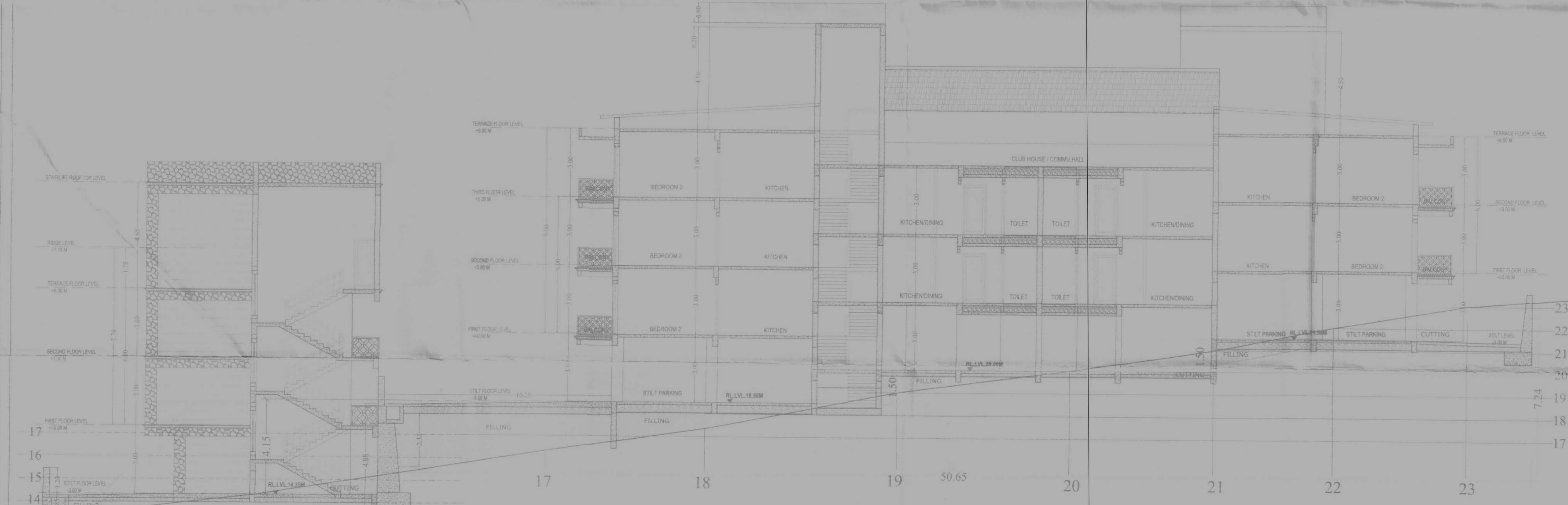
Dy Town Planner  
Office in Charge  
Town & Country Planning Dept.  
Taluka Office: Quepem, Sanguem, Dharbandora  
Goa - Goa



**BLOCK-A**  
**SECTIONAL ELEVATION AT - B-B'**  
SCALE - 1:100

SARPANCH  
Village Panchayat Sanvordem  
Sangem goa

SECRETARY  
Village Panchayat Sanvordem  
sangem- Goa.



**SECTION AT - C-C'**  
SCALE - 1:100

**BLOCK-A & BLOCK - B**  
**SECTION AT - A-A'**  
SCALE - 1: 00

CLIENT SIGNATURE



ARCHITECT'S SIGNATURE

TCP - GOA, Reg. No. AR/0015/2011  
Dakshath Kediyoor  
Architect  
CCA Reg. No. CA/2008/43173

ARCHITECT

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427, NEAR SHREE KRISHNA TEMPLE, AMBEKHAND,  
REISMAGOS, GOA INDIA. 403114 TEL: 9922022987  
COA Regd. No. CA/2008/43179,  
TCP Regd. No. AR/0015/2011

PROJECT TITLE

PROPOSED CONSTRUCTION OF RESIDENTIAL  
& COMMERCIAL BUILDING, SWIMMING POOL  
AND COMPOUND WALL ON PLOT NO. 1 & 2  
BEARING SURVEY /SUB DIV. NO. 13/ 1(PART)  
SITUATED AT SANVORDEM VILLAGE OF  
SANGUEM TALUKA - GOA  
FOR-  
M/S. TRICON

*DKS*

SCALE	DATE	SHEET NO.
1:100	30/10/2023	3 OF 7
DRAWING NO.	DEALT BY	PROJECT NO
01	JOTIBA B.	DS/NN/SANV/23/1

SHEET TITLE  
**SUBMISSION DRAWING**

SHEET 4  
BLOCK - A

Please Check Letter No. TR/ET/1802/S- Gov/19/1/  
2024/1093 Date 19/11/2024  
Regarding the Plan

Dy Town Planner  
Office in Charge  
Town & Country Planning Dept.  
Taluka Office: Quepem, Sanguem, Charbandora  
Quepem - Goa



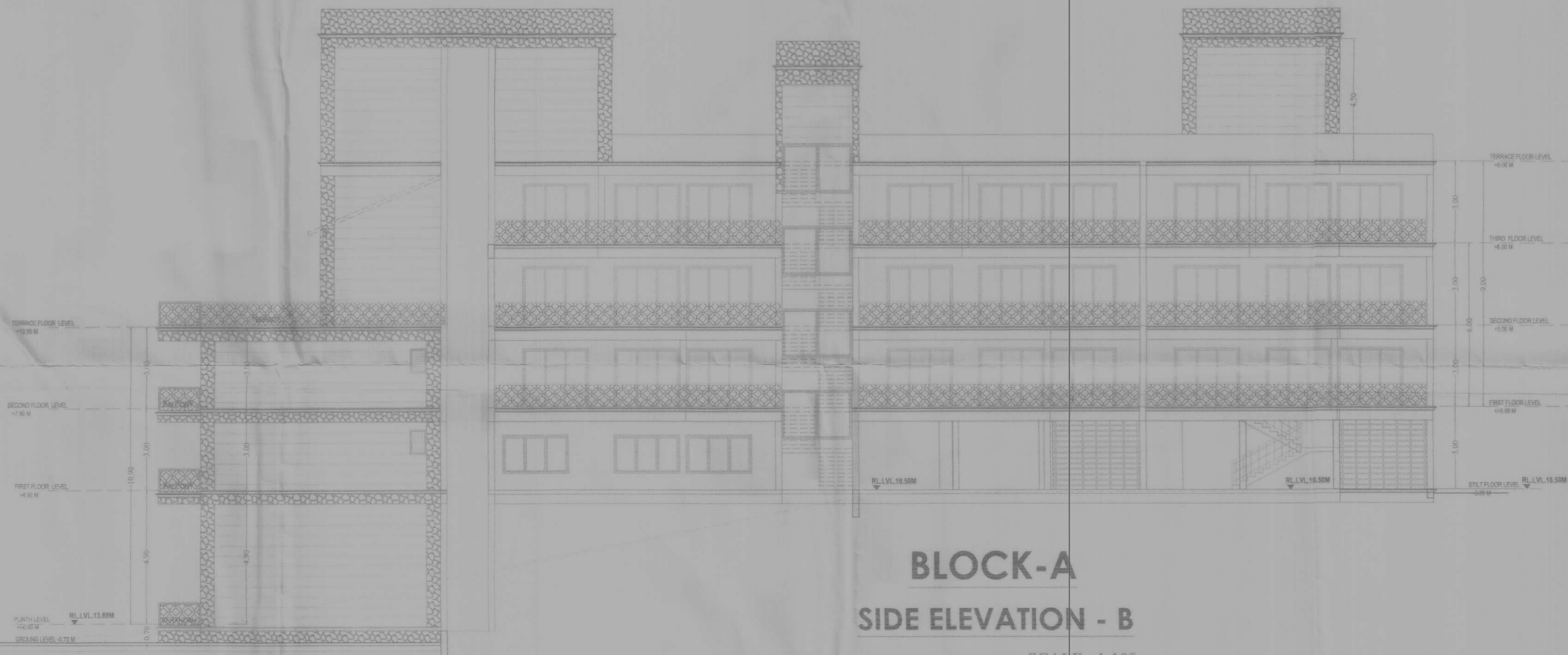
Approved vide Res no 418 Dtd 07/08/2024.

*Penally*  
SARPANCH  
Village Panchayat Sanvordem  
Sangem goa

*J. J. J.*  
SECRETARY  
Village Panchayat Sanvordem  
sangem- Goa.

**BLOCK-A  
FRONT ELEVATION - A**

SCALE - 1:100



**BLOCK-A  
SIDE ELEVATION - B**

SCALE - 1:100

CLIENT SIGNATURE



ARCHITECT'S SIGNATURE

Dakshath . Kidiyoor  
Architect  
CCA Reg. No. AR/2008/43173  
TCP - GOA, Reg. No. AR/0015/2011

ARCHITECT

DAKSHATH KEDIYOOR  
427, NEAR SHREE KRISHNA TEMPLE, AMBEKHAND,  
REISMAGOS, GOA INDIA. 403114 TEL: 9922022987  
COA Regd. No. CA/2008/43179,  
TCP Regd. No. AR/0015/2011

PROJECT TITLE

PROPOSED CONSTRUCTION OF RESIDENTIAL  
& COMMERCIAL BUILDING, SWIMMING POOL  
AND COMPOUND WALL ON PLOT NO. 1 & 2  
BEARING SURVEY /SUB DIV.NO. 13/ 1(PART)  
SITUATED AT SANVORDEM VILLAGE OF  
SANGUEM TALUKA - GOA  
FOR-  
M/s. TRICON

*DK*

SCALE	DATE	SHEET NO.
1:100	30/10/2023	4 OF 7
DRAWING NO.	DEALT BY	PROJECT NO
01	JOTIBA B.	DS/NN/SANY/23/1

SHEET TITLE

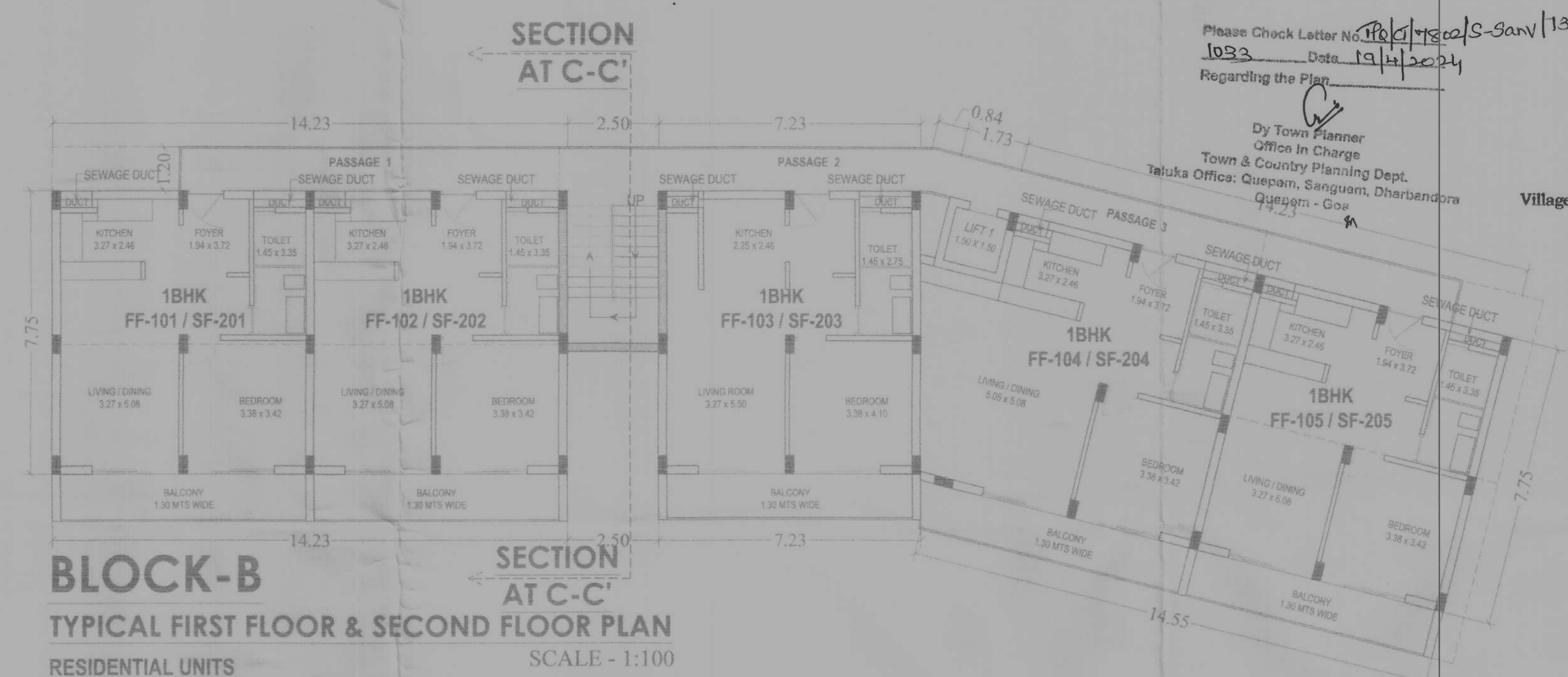
SUBMISSION DRAWING

Please Check Letter No. 1033 Date 19/11/2024 Approved vide Res. no 4/3 dt. 07/06/2024  
Regarding the Plan

Dy Town Planner  
Office In Charge  
Town & Country Planning Dept.  
Taluka Office: Quepem, Sanguem, Dharwad  
Goa

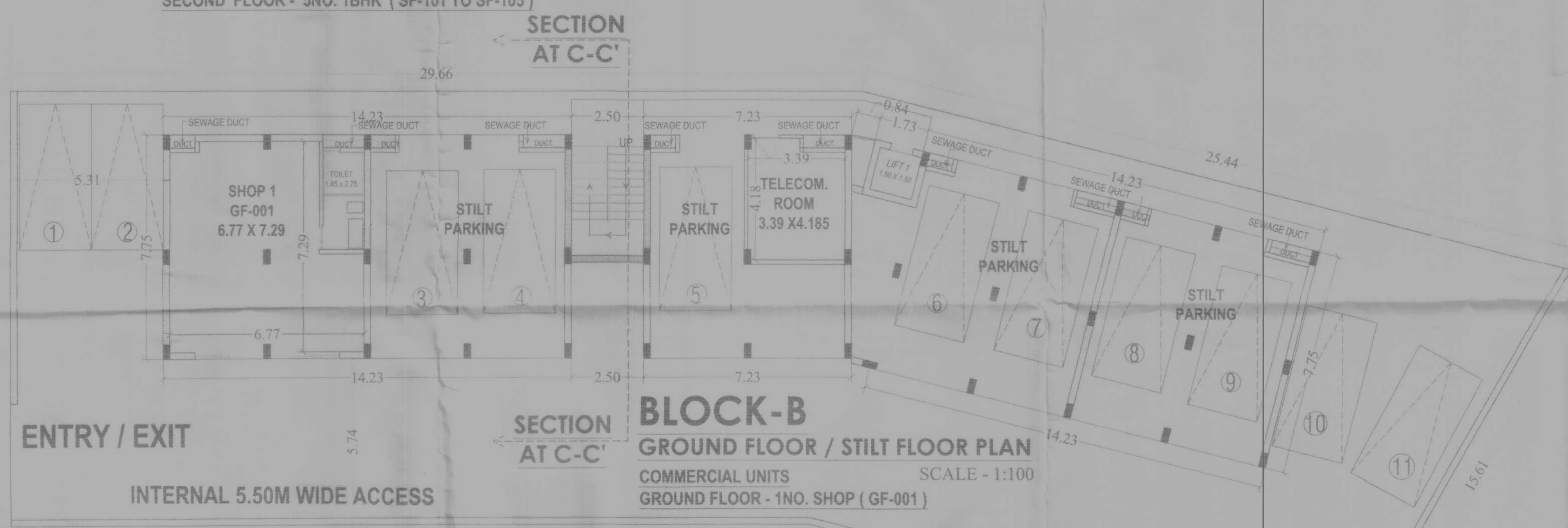
SARPANCH  
Village Panchayat Sanvordem  
Sangem goa

SECRETARY  
Village Panchayat Sanvordem  
sangem- Goa.

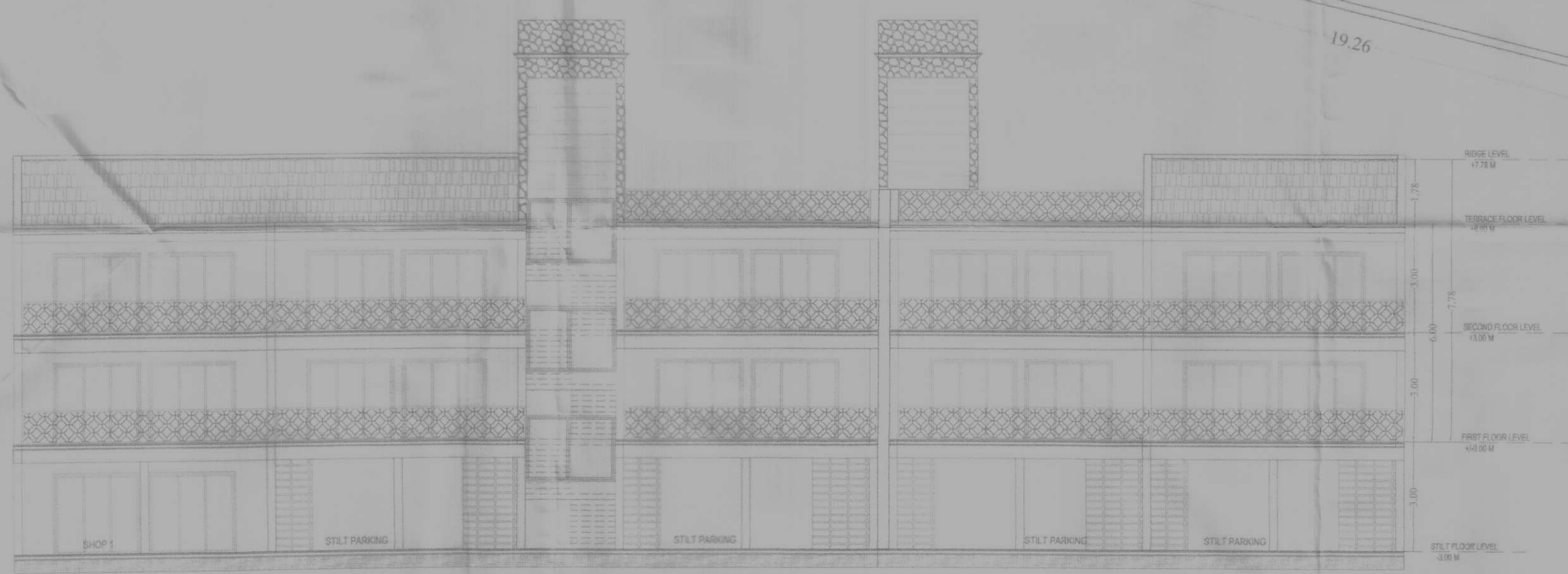


**BLOCK-B**  
TYPICAL FIRST FLOOR & SECOND FLOOR PLAN  
RESIDENTIAL UNITS  
FIRST FLOOR - 5NO. 1BHK ( FF-101 TO FF-105 )  
SECOND FLOOR - 5NO. 1BHK ( SF-101 TO SF-105 )  
SCALE - 1:100

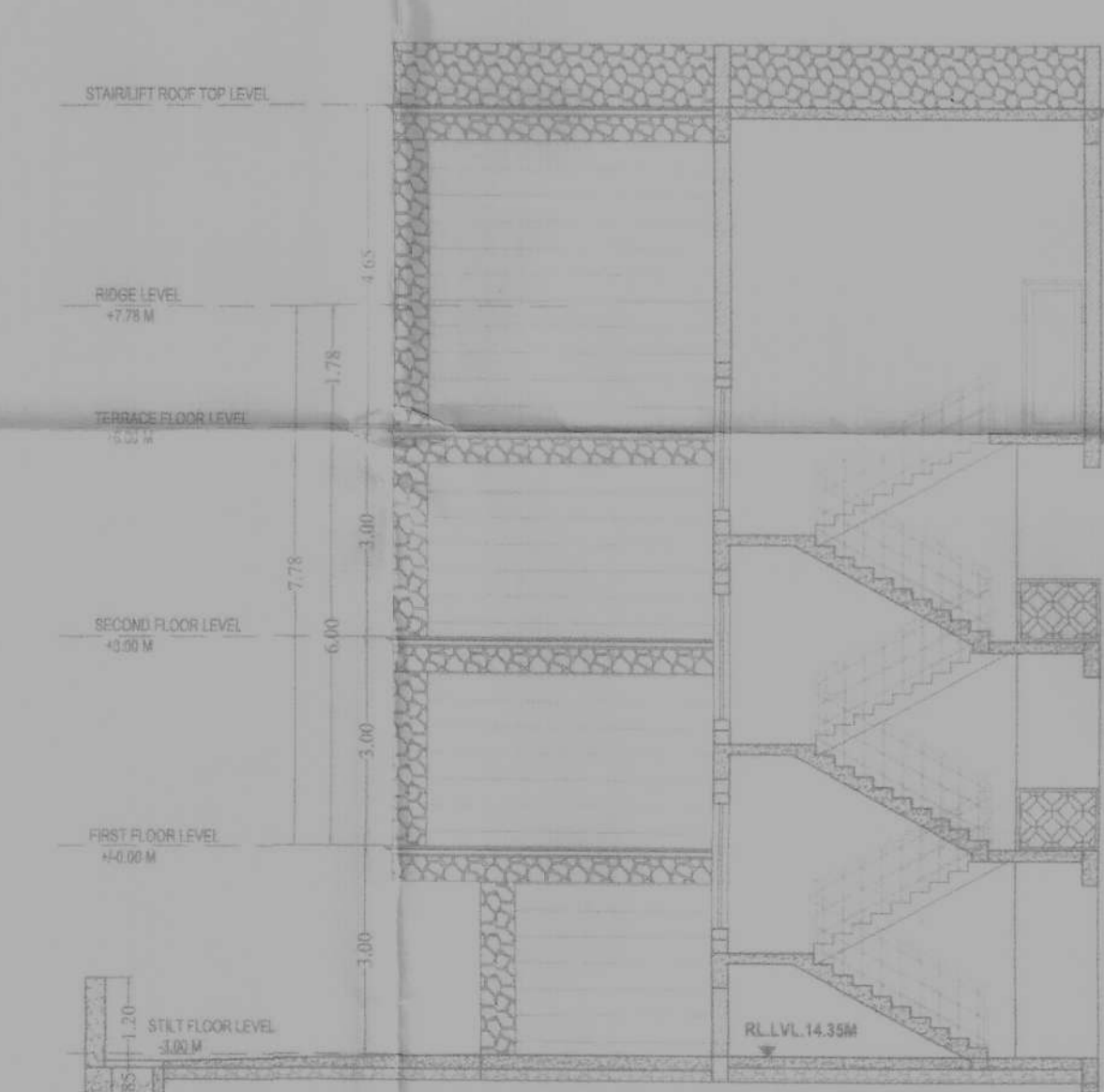
DOOR WINDOW SCHEDULE		
DOOR		
TYPE	SIZE	DESCRIPTIONS
MD	1.50 x 2.10	TEAK WOOD PANELED DOOR
D	1.00 x 2.10	TEAK WOOD PANELED DOOR
D1	0.90 x 2.10	TEAK WOOD PANELED DOOR
D2	0.75 x 2.10	TEAK WOOD PANELED DOOR
SD	3.00 x 2.10	TEAK WOOD PANELED DOOR
SD1	1.20 x 2.10	TEAK WOOD PANELED DOOR
LD	0.75 x 2.10	TEAK WOOD PANELED DOOR
WINDOW		
TYPE	SIZE	DESCRIPTIONS
W	3.00 x 1.20	TEAK WOOD GLAZED WINDOW
W1	1.80 x 1.20	TEAK WOOD GLAZED WINDOW
W2	1.50 x 1.20	TEAK WOOD GLAZED WINDOW
V	0.75 x 1.20	TEAK WOOD GLAZED WINDOW



**BLOCK-B**  
GROUND FLOOR / STILT FLOOR PLAN  
COMMERCIAL UNITS  
GROUND FLOOR - 1NO. SHOP ( GF-001 )  
SCALE - 1:100



**BLOCK-B**  
SIDE ELEVATION - C  
SCALE - 1:100



**SECTION AT - C-C'**  
**BLOCK-B**  
SCALE - 1:100

CLIENT SIGNATURE



ARCHITECT'S SIGNATURE

TCP - GOA, Reg. No. AR/0015/2011  
Dakshath Kidlyoor  
Architect  
CCA Reg. No. CA/2008/43179

ARCHITECT

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PROJECT TITLE

PROPOSED CONSTRUCTION OF RESIDENTIAL & COMMERCIAL BUILDING, SWIMMING POOL AND COMPOUND WALL ON PLOT NO.1 & 2 BEARING SURVEY /SUB DIV.NO. 13/ 1(PART) SITUATED AT SANVORDEM VILLAGE OF SANGUEM TALUKA - GOA

FOR-  
M/s. TRICON

SCALE	DATE	SHEET NO.
1:100	30/10/2023	5 OF 7
DRAWING NO.	DEALT BY	PROJECT NO
01	JOTIBA B.	DS/NN/SANV/23/1

SHEET TITLE  
SUBMISSION DRAWING