

SITE PLAN
SCALE - 1:500



COMPOUND WALL DETAILS

AREA STATEMENT	
AREA OF THE PLOT	3905.90 SQMT
AREA IN ROAD WIDENING	18.00 SQMT
EFFECTIVE AREA OF PLOT	**3883.90 SQMT**
PERMISSIBLE COVERED AREA 40 %	1557.56 SQMT
PROPOSED COVERED AREA	
WEST BLOCK	440.89 SQMT
EAST BLOCK	432.65 SQMT
TOTAL COVERED AREA	874.54 SQMT
PROPOSED COVERAGE	39.52 %
BUILT UP AREA	
WEST BLOCK	
FIRST FLOOR	440.89 SQMT
FIRST FLOOR	576.00 SQMT
SECOND FLOOR	509.00 SQMT
THIRD FLOOR	509.00 SQMT
FOURTH FLOOR	508.06 SQMT
EAST BLOCK	
STILT/GROUND FLOOR	453.65 SQMT
FIRST FLOOR	560.69 SQMT
SECOND FLOOR	556.31 SQMT
THIRD FLOOR	556.31 SQMT
FOURTH FLOOR	378.82 SQMT
SWIMMING POOL	65.32 SQMT
TOTAL BUILT UP AREA	**4877.39 SQMT**
BUILT UP AREA FOR INFRASTRUCTURE TAX PURPOSES	
TOTAL BUILT UP AREA	**4877.39 SQMT**
DEDUCTIONS	
STILT AREA	**718.85 SQMT**
TOTAL AREA	**4158.54 SQMT**
FLOOR AREA	
WEST BLOCK	
STILT FLOOR	1.32 SQMT
FIRST FLOOR	556.69 SQMT
SECOND FLOOR	516.69 SQMT
THIRD FLOOR	556.69 SQMT
FOURTH FLOOR	556.69 SQMT
EAST BLOCK	
STILT/GROUND FLOOR	104.32 SQMT
FIRST FLOOR	556.04 SQMT
SECOND FLOOR	556.04 SQMT
THIRD FLOOR	556.69 SQMT
FOURTH FLOOR	556.01 SQMT
TOTAL FLOOR AREA	**3961.29 SQMT**
PERMISSIBLE F.A.R.	
100 % OF 3905.90 SQMT	3905.90 SQMT
80 % OF 255.00 SQMT	102.00 SQMT
10 % OF 23.65 SQMT	2.65 SQMT
TOTAL PERMISSIBLE F.AR.	4062.24 SQMT
TOTAL F.A.R CONSUMED	**100% +80 %+ 35.76%**
PERMISSIBLE AREA FREE OF F.A.R. 7.55 % OF 2901.58 SQMT	314.40 SQMT
AREA UTILIZED IN FACE OF FAR (5.17 %)	**147.84 SQMT**
NO OF UNITS	
2 BHK FLAT	16 NOS.
3 BHK FLAT	16 NOS.

DATE - 18-01-2023

SCALE - 1:100 & 1:500 DWG - 01/02

ARCHITECT

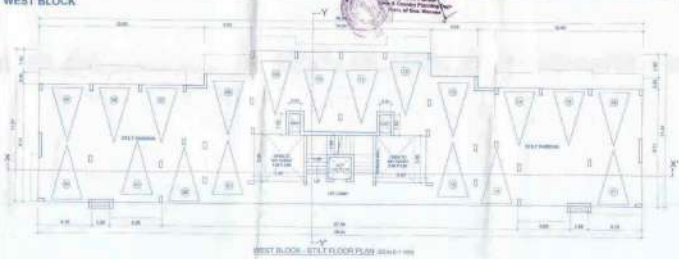
OWNER

NOTE : ALL DIMENSION ARE IN CMS. & MTS.

REVISED HOTEL BUILDING TO RESIDENTIAL BUILDINGS (WEST & EAST BLOCK), COMPOUND WALL & SWIMMING POOL ON PLOT BEARING SURVEY NO.19/1B DIVISION NO. 2/80/15-A AT CALANGUTE VILLAGE, BARDEZ TALUKA GOA FOR (M/S BALDANNA DEVELOPERS PVT LTD.)

M/S ULYSIS
201 - A,SECOND FLOOR, MATHIAS PLAZA, PANJIM - GOA 403001
PH. - 91 832 2421600

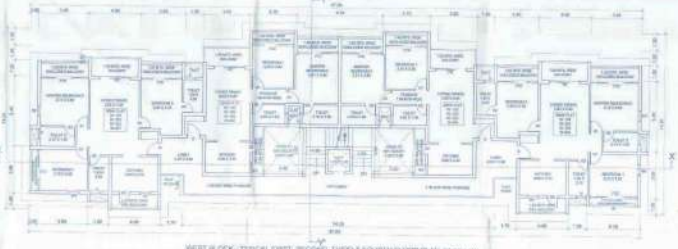
WEST BLOCK



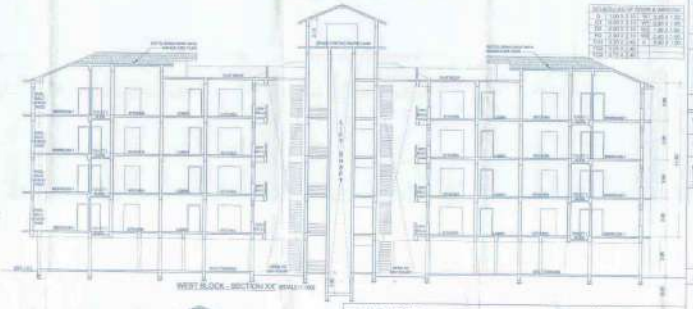
WEST BLOCK - STILT FLOOR PLAN



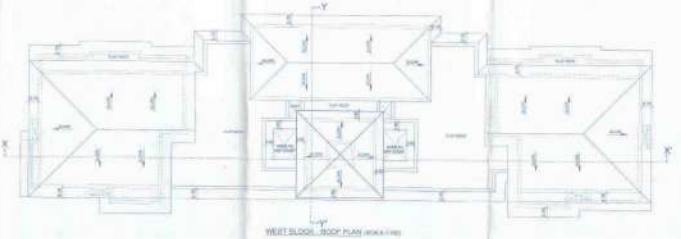
WEST BLOCK - FRONT ELEVATION



WEST BLOCK - TYPICAL FIRST, SECOND, THIRD & FOURTH FLOOR PLAN



WEST BLOCK - SECTION XX'

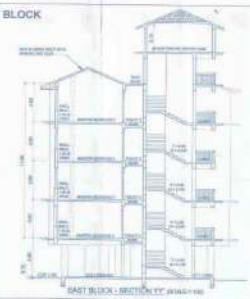


WEST BLOCK - ROOF PLAN



WEST BLOCK - SECTION YY'

EAST BLOCK



EAST BLOCK - SECTION YY'