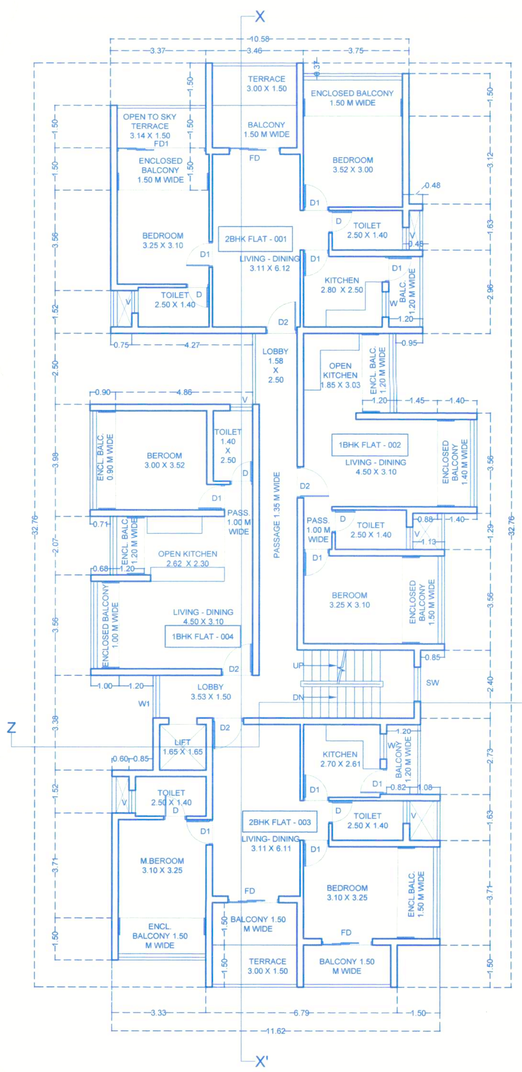
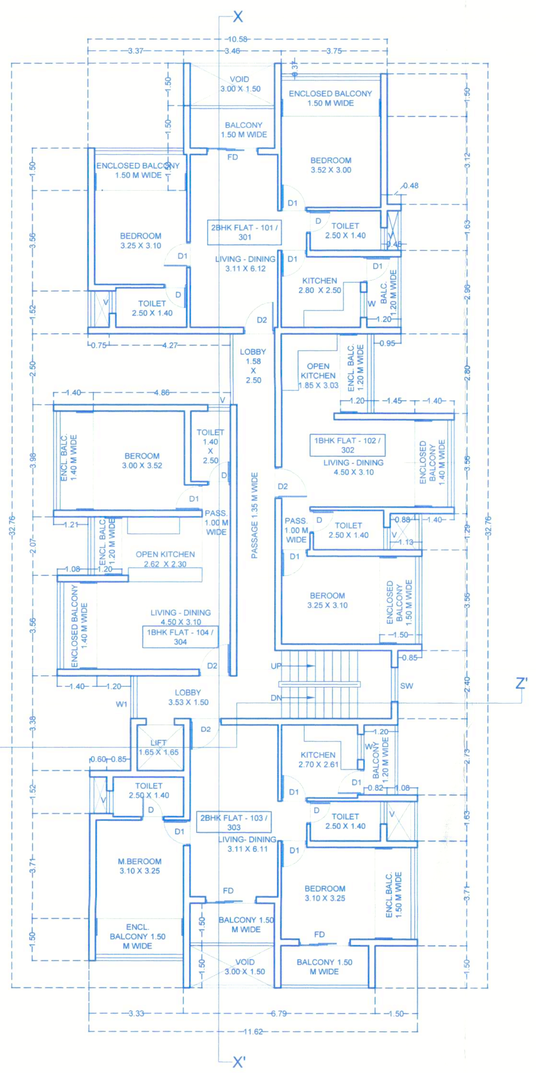
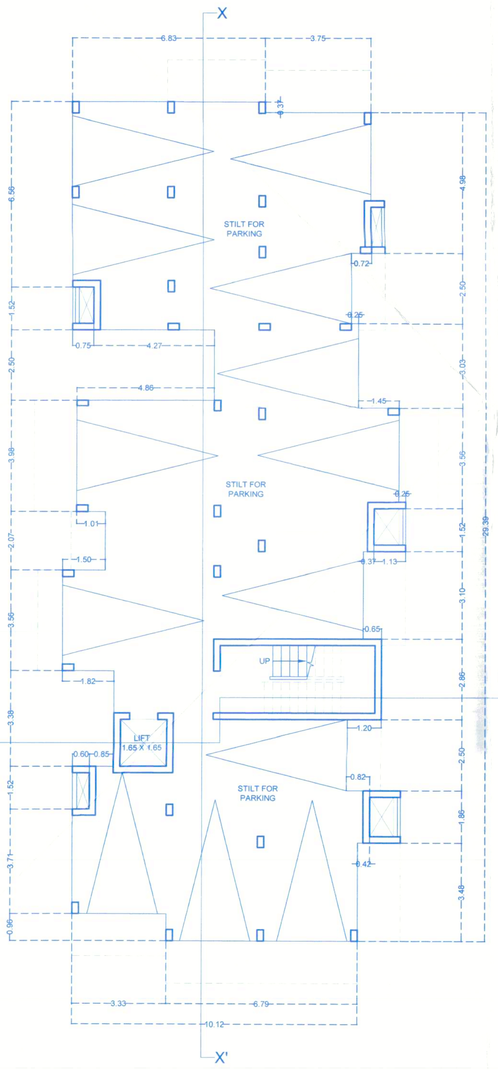


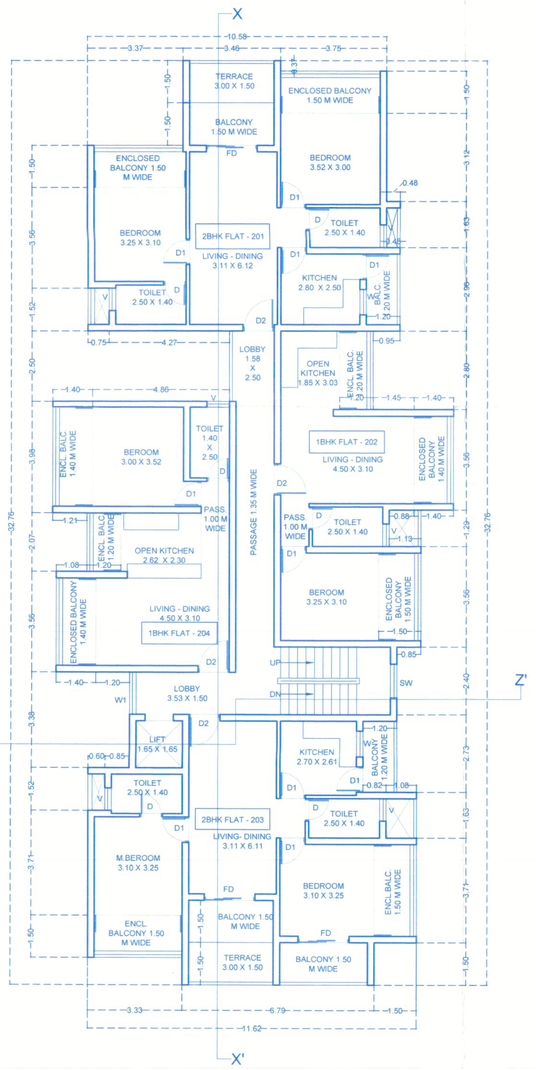
UPPER GROUND FLOOR PLAN (SCALE-1:100)



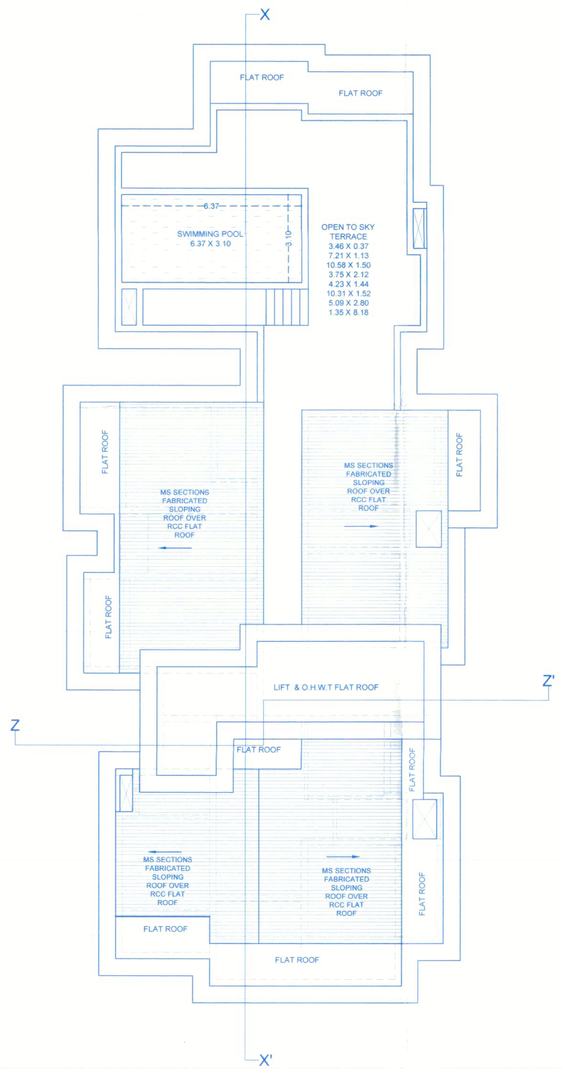
TYPICAL FIRST & THIRD FLOOR PLAN (SCALE-1:100)



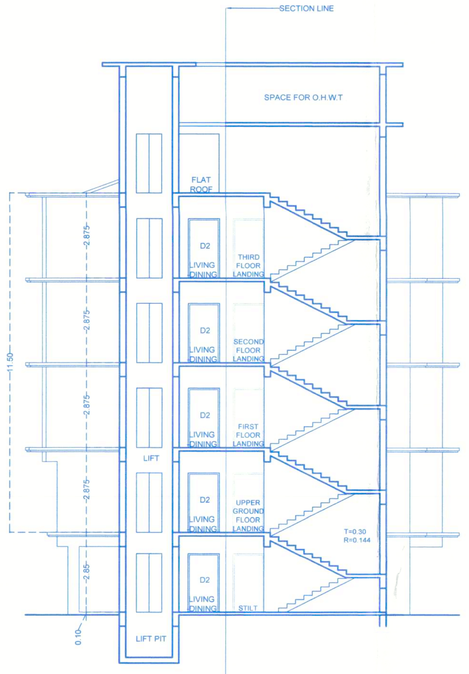
STILT PLAN (SCALE-1:100)



SECOND FLOOR PLAN (SCALE-1:100)

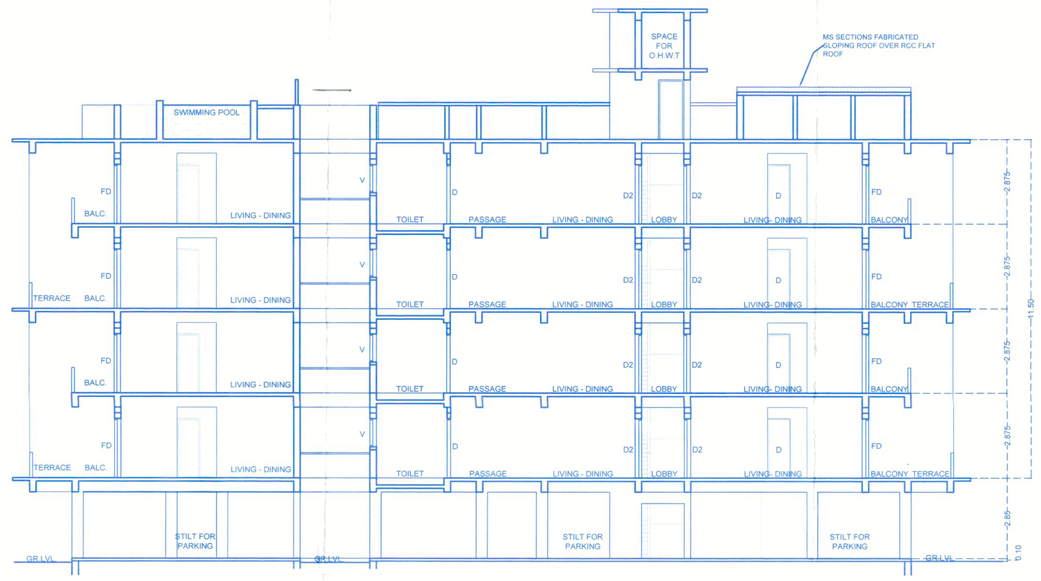


ROOF PLAN (SCALE-1:100)



SECTION ZZ' (SCALE-1:100)

FRONT ELEVATION (SCALE-1:100)



SECTION XX' (SCALE-1:100)

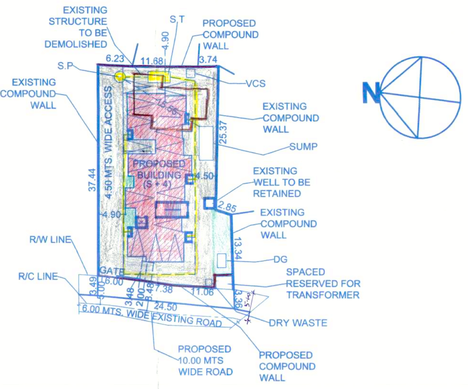
SCHEDULE OF DOORS & WINDOWS			
D	0.80 X 2.10	SW	1.20 X 1.50
D1	0.90 X 2.10	V	0.60 X 1.00
D2	1.10 X 2.10	W	0.90 X 1.00
FD	1.80 X 2.10	W1	1.50 X 1.50
FD1	3.14 X 2.10		

PARKING DETAILS			
FLOOR AREA	USE	PARKING REQD.	PARKING PROV.
UPTO 75 SQ.M.	RESIDENTIAL	01 X 16 NOS. = 16 NOS.	16 NOS.
TOTAL		16 NOS.	16 NOS.

AREA DETAILS FLOOR-WISE

FLOOR REFERENCE	USE	TOTAL B.U.A. (SQ.M.)	AREAS FREE FROM FAR (SQ.M.) BALCONY	LIFT	STAIRCASE	LOBBY	STILT	TERRACE	SWIMMING POOL	NET FLOOR AREA (SQ.M.)	FAR (%)
STILT	PARKING	285.68	------	2.72	16.99	------	264.24	------	------	1.73	0.18
UPPER GROUND FLOOR	RESIDENTIAL	338.33	66.50	------	13.70	9.59	------	14.71	------	233.83	24.93
FIRST FLOOR	RESIDENTIAL	327.03	69.91	------	13.70	9.59	------	------	------	233.83	24.93
SECOND FLOOR	RESIDENTIAL	336.68	69.91	------	13.70	9.59	------	9.65	------	233.83	24.93
THIRD FLOOR	RESIDENTIAL	327.03	69.91	------	13.70	9.59	------	------	------	233.83	24.93
ROOF FLOOR	RESIDENTIAL	104.61	------	------	------	------	------	80.30	24.31	------	------
TOTAL OF B.U.A		1719.36	276.23	2.72	71.79	38.36	264.24	104.66	24.31	937.05	99.90

TOTAL B.U AREA FOR INFRASTRUCTURE TAX = TOTAL B.U.A OF BUILDING - STILT AREA = 1719.36 - 264.24 = 1455.12 SQ.M.



SITE PLAN (SCALE-1:500)

NOTE: APPROVED EARLIER BY NGPDA VIDE ORDER REF. NO. NGPDA /M / 1923 / 802 / 2022 DATED 8TH JULY 2022

AREA STATEMENT	
AREA OF PLOT	938.00 SQ.M.
AREA IN R/W	80.00 SQ.M.
EFFECTIVE PLOT AREA	858.00 SQ.M.
PROPOSED COVERED AREA	285.68 SQ.M.
COVERAGE CONSUMED	33.30 %
PERMISSIBLE COVERED AREA (40% OF 858.00 SQ.M.)	343.20 SQ.M.
PROPOSED BUILT- UP AREA :	
STILT	285.68 SQ.M.
UPPER GROUND FLOOR	338.33 SQ.M.
FIRST FLOOR	327.03 SQ.M.
SECOND FLOOR	336.68 SQ.M.
THIRD FLOOR	327.03 SQ.M.
ROOF PLAN	104.61 SQ.M.
TOTAL PROPOSED B.U.A	1719.36 SQ.M.
PROPOSED FLOOR AREA:	
STILT	1.73 SQ.M.
UPPER GROUND FLOOR	233.83 SQ.M.
FIRST FLOOR	233.83 SQ.M.
SECOND FLOOR	233.83 SQ.M.
THIRD FLOOR	233.83 SQ.M.
TOTAL PROPOSED FLOOR AREA	937.05 SQ.M.
PERMISSIBLE FLOOR AREA (100% OF 938.00 SQ.M.)	938.00 SQ.M.
PROPOSED F.A.R	99.90 %
PERMISSIBLE F.A.R	100 %
PERMISSIBLE AREA FREE OF F.A.R 7.5% OF 937.05 SQ.M.	70.28 SQ.M.
AREA UTILIZED IN LOBBY:	
UPPER GROUND FLOOR	9.59 SQ.M.
FIRST FLOOR	9.59 SQ.M.
SECOND FLOOR	9.59 SQ.M.
THIRD FLOOR	9.59 SQ.M.
TOTAL LOBBY AREA (4.09%)	38.36 SQ.M.
LENGTH OF PROPOSED COMPOUND WALL	46.09 R.MTS.
NUMBER OF FLATS:	
2BHK -FLATS	8 NOS.
1BHK -FLATS	8 NOS.

TOTAL B.U AREA FOR INFRASTRUCTURE TAX = TOTAL B.U.A OF BUILDING - STILT AREA = 1719.36 - 264.24 = 1455.12 SQ.M.

Approved subject to N. O. C. from Water Res. & Electricity Dept. vide letter No. AE-II/W&P/ dated 03/11/22 1622

Sub-Divisional Engineer Elect. Sub-Div. I (U), O&M Electricity Department Mapusa-Goa

APPROVED FROM PLANNING POINT SUBJECT TO CONDITIONS GIVEN VIDE ORDER No. NG PDA / 93/1023/1849/2022 DATED 17 NOV 2022

MEMBER SECRETARY NORTH GOA PLANNING & DEV. AUTHORITY PANAJI - GOA

NOC is granted subject to this office Letter No. PWD/SDII/PHE-NIF.10/469/22-23 dated 15/11/22

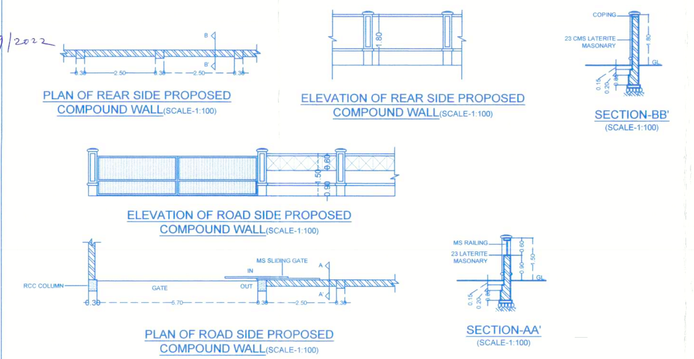
ASSISTANT ENGINEER SUB. DIV. II W. D. XVII (PHE-N) P.W.D. MAPUSA - GOA

REVISED

APPROVED UNDER THE CONDITIONS 56 THE LICENCE No. 12 Dt. 02/12/2022

JUNIOR ENGINEER (GR1) MAPUSA MUNICIPAL COUNCIL

CHIEF OFFICER



COMPOUND WALL DETAILS (SCALE-1:100)

ARCHITECT:

Ar. SIDDHARTH D. NAIK
201 - A, MATHIAS PLAZA
PANAJI – GOA 403 001
Reg. No : AR/0027/2010

OWNER:

MR. CASMIRO CHARLES MARIO LOBO

DATE - 12 / 10 / 2022

SCALE - 1:100, 1:500

REVISED PLANS OF RESIDENTIAL BUILDING & COMPOUND WALL IN PLOT BEARING P.T. SHEET/ SUR. NO. / SUB- DIV. NO.27 / 5 / 3 AT MAPUSA CITY OF BARDEZ TALUKA - GOA

M/S ULYSIS
ARCHITECTURAL INTERIOR & LANDSCAPE CONSULTANTS
#.201 - A,SECOND FLOOR, MATHIAS PLAZA,
PANJIM - GOA 403001
PH. - 91 832 2421950

ULYSIS