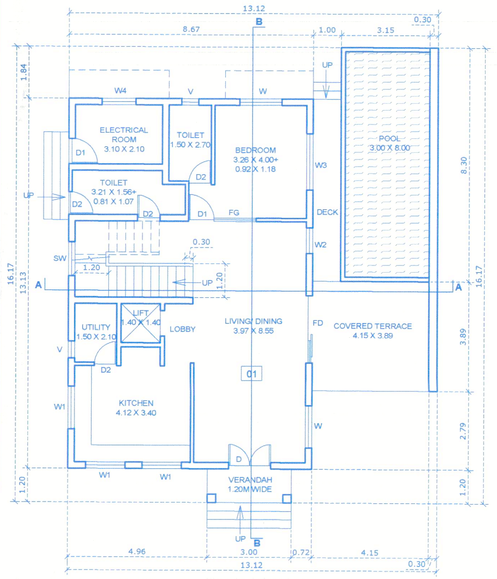
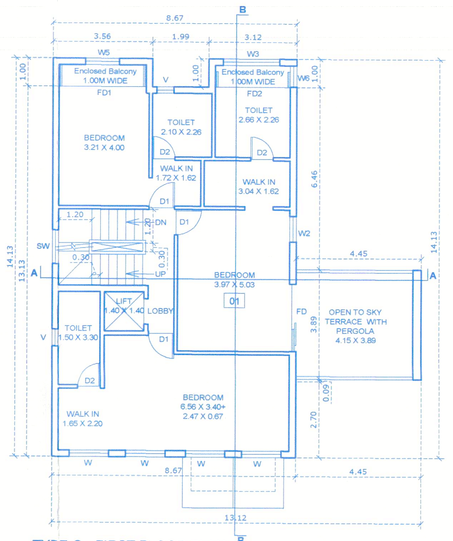
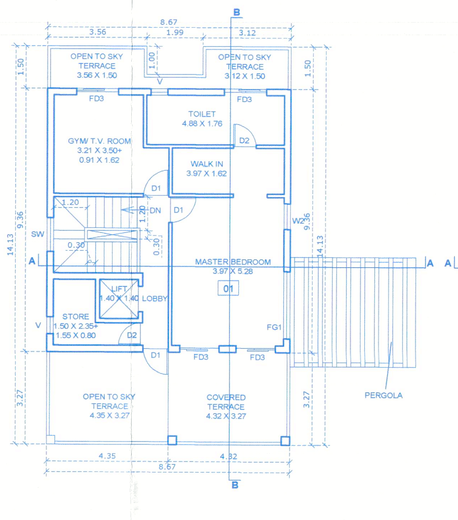
TYPE G (1 No.)



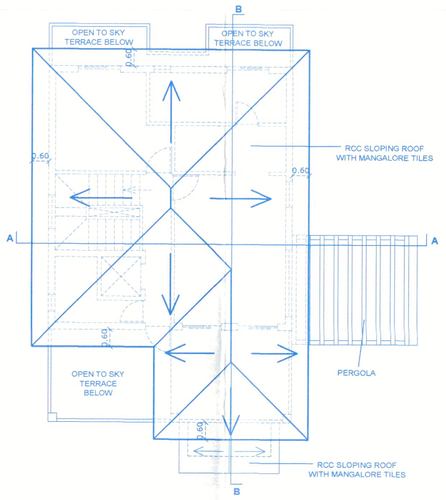
TYPE G - GROUND FLOOR PLAN
SCALE-1:100



TYPE G - FIRST FLOOR PLAN
SCALE-1:100



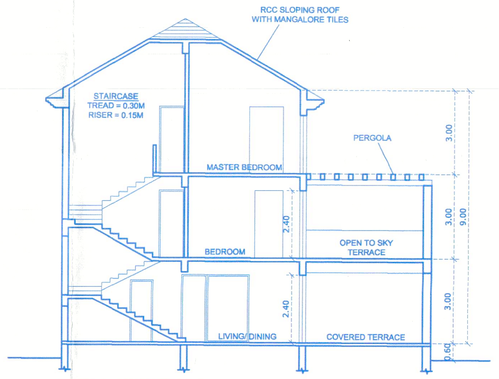
TYPE G - SECOND FLOOR PLAN
SCALE-1:100



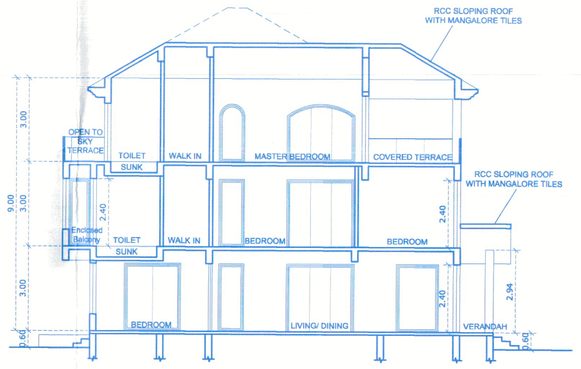
TYPE G - ROOF PLAN
SCALE-1:100

SCHEDULE FOR DOORS AND WINDOWS			
TYPE	SIZE	TYPE	SIZE
D	1.50X2.40	W	1.50X2.40
D1	0.90X2.40	W1	1.50X1.20
D2	0.80X2.40	W2	0.90X2.40
FD	2.40X2.40	W3	2.00X2.40
FD1	3.10X2.40	W4	1.20X1.50
FD3	1.50X2.40	W5	2.40X2.40
FD2	2.66X2.40	W6	0.75X2.40
SW	1.20X1.50	FG	1.50X2.40
		FG1	2.40X2.40
		V	0.60X1.20

TYPE G - FRONT ELEVATION
SCALE-1:100

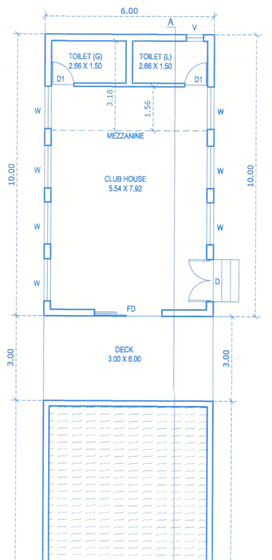


TYPE G - SECTION AA
SCALE-1:100

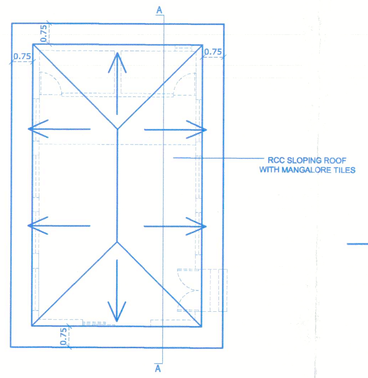


TYPE G - SECTION BB
SCALE-1:100

CLUB HOUSE & SWIMMING POOL (1 No.)



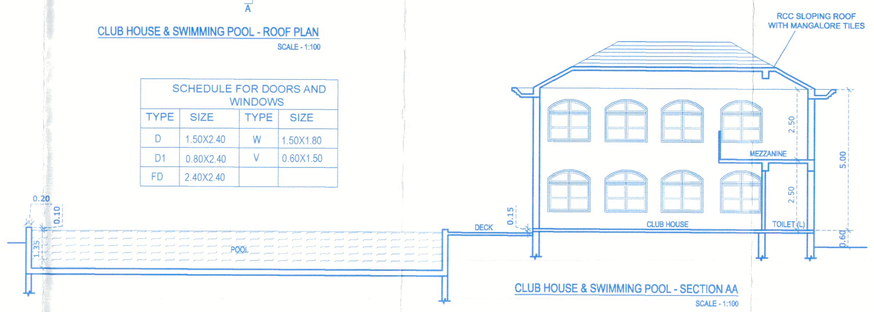
CLUB HOUSE & SWIMMING POOL - GROUND FLOOR PLAN
SCALE - 1:100



CLUB HOUSE & SWIMMING POOL - ROOF PLAN
SCALE - 1:100

SCHEDULE FOR DOORS AND WINDOWS			
TYPE	SIZE	TYPE	SIZE
D	1.50X2.40	W	1.50X1.80
D1	0.80X2.40	V	0.60X1.50
FD	2.40X2.40		

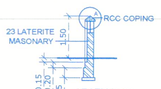
CLUB HOUSE & SWIMMING POOL - FRONT ELEVATION
SCALE - 1:100



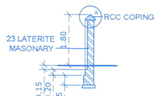
CLUB HOUSE & SWIMMING POOL - SECTION AA
SCALE - 1:100

PARKING DETAILS FOR PROPOSED PROJECT				
S No.	BLDG.	USE	PARKING REQUIRED	PARKING PROVIDED
1)	TYPE A (6 Nos.)	RESIDENTIAL	6 X 2 = 12 Nos.	12 Nos.
2)	TYPE B (5 Nos.)	RESIDENTIAL	5 X 1 = 05 Nos.	05 Nos.
3)	TYPE C (1 No.)	RESIDENTIAL	1 X 1 = 01 No.	01 Nos.
4)	TYPE D (1 No.)	RESIDENTIAL	1 X 1 = 01 No.	01 Nos.
5)	TYPE E (1 No.)	RESIDENTIAL	1 X 1 = 01 No.	01 Nos.
6)	TYPE F (3 No.)	RESIDENTIAL	3 X 2 = 06 No.	06 Nos.
7)	TYPE G (1 No.)	RESIDENTIAL	1 X 1 = 01 No.	01 Nos.
			27 Nos.	27 Nos.

DETAIL AT 'A' SCALE-1:50

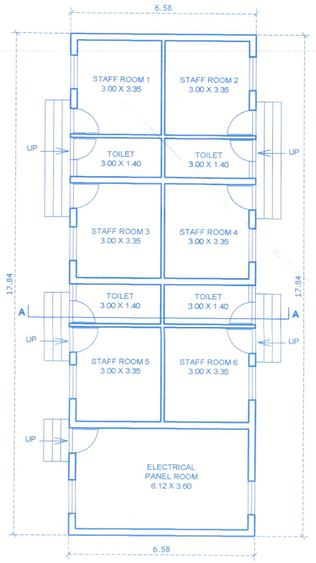


SECTION XX
SCALE-1:100

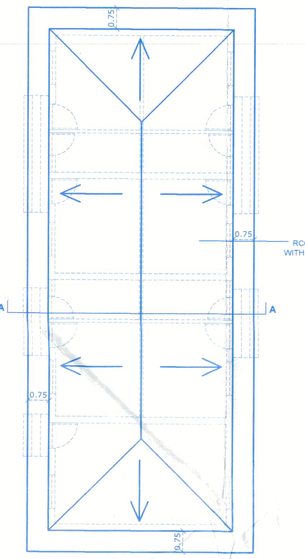


SECTION YY
SCALE-1:100

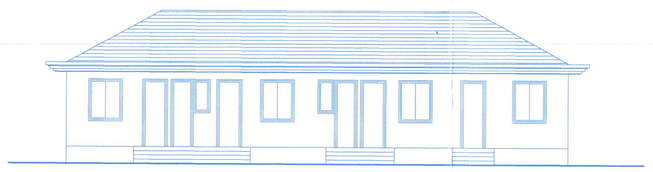
UTILITY BLOCK (1 No.)



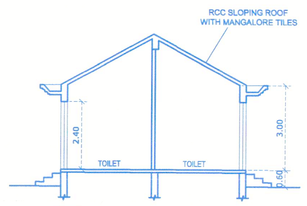
UTILITY BLOCK - GROUND FLOOR PLAN
SCALE-1:100



UTILITY BLOCK - ROOF PLAN
SCALE-1:100



UTILITY BLOCK - FRONT ELEVATION
SCALE-1:100

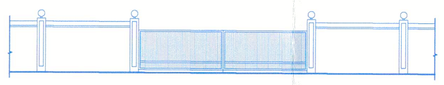


UTILITY BLOCK - SECTION AA
SCALE-1:100

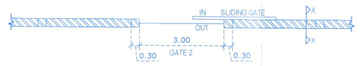
SCHEDULE FOR DOORS AND WINDOWS			
TYPE	SIZE	TYPE	SIZE
D1	0.90X2.40	W	1.20X1.50
D2	0.80X2.40	V	0.60X1.20

GATE & COMPOUND WALL DETAILS

PLAN SCALE-1:100

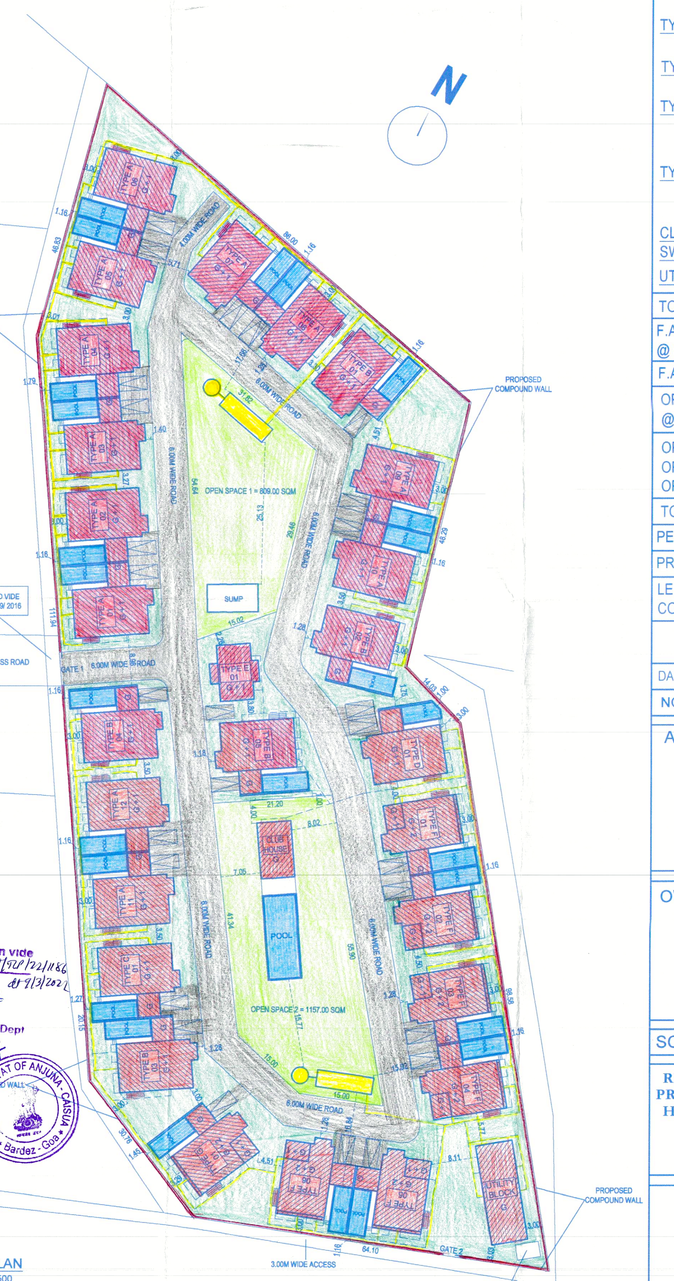


ROAD SIDE ELEVATION SCALE-1:100



PLAN SCALE-1:100

ROAD SIDE ELEVATION SCALE-1:100



SITE PLAN
SCALE-1:500

Approved with condition vide L. No.: DP/21094/ANJ/TCP-19/6193 dt 24/12/2019
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa
Permission granted under No. VP/ANJ - CAI / 183 Dated 19/5/2022
SECRETARY
V. P. ANJUNA - CAISUA
VILLAGE PANCHAYAT OF ANJUNA - CAISUA Bardez - Goa

Built Up Area For Infrastructure Tax = Built up area - Stilt area
= 9193.04 M²

APPROVED EARLIER BY
1) TOWN & COUNTRY PLANNING DEPT. MAPUSA - GOA VIDE REF. NO. DB/ 21094/ ANJ/ TCP-19/ 6193 DATED 24-12-2019
2) VILLAGE PANCHAYAT OF ANJUNA - CAISUA VIDE CONSTRUCTION LICENSE NO. VO/ ANJ-CAI/ 2017-2018/ 81

AREA DETAILS FLOOR-WISE

	FLOOR REFERENCE	USE	TOTAL B.U.A (M²)	AREAS FREE FROM FAR(M²): BALCONY/ PASSAGE/ VERANDAH/ COVERED TERRACE	STAIRCASE/ LIFT/ LOBBY	OPEN TO SKY TERRACE	DECK	SWIMMING POOL	MEZZANINE	7.5% FREE FAR	NET FLOOR AREA (M²)	FAR (50%)
TYPE A (6 Nos.)	GROUND FLOOR	RESIDENTIAL	335.98 X 06 Nos. = 2015.88	7.20 X 06 Nos. = 43.20	20.32 X 06 Nos. = 121.92	——	12.92 X 06 Nos. = 77.52	54.78 X 06 Nos. = 328.68	——	——	240.76 X 06 Nos. = 1444.56	11.03%
	FIRST FLOOR	RESIDENTIAL	273.32 X 06 Nos. = 1639.92	13.36 X 06 Nos. = 80.16	22.41 X 06 Nos. = 134.46	33.36 X 06 Nos. = 200.16	——	——	——	——	204.19 X 06 Nos. = 1225.14	9.35%
TYPE B (5 Nos.)	GROUND FLOOR	RESIDENTIAL	169.80 X 05 Nos. = 849.00	3.60 X 05 Nos. = 18.00	10.16 X 05 Nos. = 50.80	——	6.46 X 05 Nos. = 32.30	28.64 X 05 Nos. = 143.20	——	——	120.94 X 05 Nos. = 604.70	4.62%
	FIRST FLOOR	RESIDENTIAL	137.27 X 05 Nos. = 686.35	6.68 X 05 Nos. = 33.40	11.20 X 05 Nos. = 56.00	17.31 X 05 Nos. = 86.55	——	——	——	——	102.08 X 05 Nos. = 510.40	3.90%
TYPE C (1 No.)	GROUND FLOOR	RESIDENTIAL	169.80	3.60	10.16	——	6.46	28.64	——	——	120.94	0.92%
	FIRST FLOOR	RESIDENTIAL	137.27	6.68	11.20	17.31	——	——	——	——	102.08	0.79%
TYPE D (1 No.)	GROUND FLOOR	RESIDENTIAL	164.38	3.60	10.16	——	6.46	23.22	——	——	120.94	0.92%
	FIRST FLOOR	RESIDENTIAL	137.27	6.68	11.20	17.31	——	——	——	——	102.08	0.79%
TYPE E (1 No.)	GROUND FLOOR	RESIDENTIAL	69.91	5.40	10.94	——	——	——	——	——	53.57	0.42%
	FIRST FLOOR	RESIDENTIAL	73.18	4.52	19.06	8.64	——	——	——	——	40.96	0.31%
TYPE F (3 Nos.)	GROUND FLOOR	RESIDENTIAL	335.98 X 03 Nos. = 1007.94	7.20 X 03 Nos. = 21.60	27.04 X 03 Nos. = 81.12	——	12.92 X 03 Nos. = 38.76	54.78 X 03 Nos. = 164.34	——	——	234.04 X 03 Nos. = 702.12	5.36%
	FIRST FLOOR	RESIDENTIAL	269.40 X 03 Nos. = 808.20	13.36 X 03 Nos. = 40.08	25.40 X 03 Nos. = 76.20	33.36 X 03 Nos. = 100.08	——	——	——	——	197.28 X 03 Nos. = 591.84	4.51%
	SECOND FLOOR	RESIDENTIAL	235.99 X 03 Nos. = 707.97	——	25.40 X 03 Nos. = 76.20	50.47 X 03 Nos. = 151.41	——	——	——	——	160.12 X 03 Nos. = 480.36	3.66%
TYPE G (1 No.)	GROUND FLOOR	RESIDENTIAL	169.77	3.60	13.52	——	6.46	28.63	——	——	117.56	0.89%
	FIRST FLOOR	RESIDENTIAL	135.25	6.68	12.69	17.26	——	——	——	——	98.62	0.75%
	SECOND FLOOR	RESIDENTIAL	117.96	——	12.69	25.23	——	——	——	——	80.04	0.61%
CLUB HOUSE & SWIMMING POOL (1 No.)	GROUND FLOOR		168.00	——	——	——	18.00	90.00	——	——	60.00	0.45%
	MEZZANINE FLOOR	——	17.61	——	——	——	——	——	17.61	——	——	——
UTILITY BLOCK (1 No.)	GROUND FLOOR	UTILITY	117.38	——	——	——	——	——	——	25.20	92.18	0.70%
		TOTAL	9193.04	277.20	708.32	623.95	185.96	806.71	17.61	25.20	6548.09	49.98%

AREA STATEMENT

PLOT AREA	13100.00 sqm
AREA IN ROAD WIDENING	0.00 sqm
EFFECTIVE PLOT AREA	13100.00 sqm
COVERED AREA	
TYPE A - 268.28 sqm X 06 =	1609.68 sqm
TYPE B - 134.70 sqm X 05 =	673.50 sqm
TYPE C - 134.70 sqm X 01 =	134.70 sqm
TYPE D - 134.70 sqm X 01 =	134.70 sqm
TYPE E - 69.91 sqm X 01 =	69.91 sqm
TYPE F - 268.28 sqm X 03 =	804.84 sqm
TYPE G - 134.68 sqm X 01 =	134.68 sqm
CLUB HOUSE & SWIMMING POOL =	60.00 sqm
UTILITY BLOCK - 25.40 X 01 =	117.38 sqm
TOTAL COVERED AREA	3739.39 sqm
PERMISSIBLE COVERAGE @40% OF 13100.00 sqm	5240.00 sqm
COVERAGE CONSUMED	28.54 %
BUILT UP AREA	
TYPE A - GROUND FLOOR - 335.98 X 06 =	2015.88 sqm
FIRST FLOOR - 273.32 X 06 =	1639.92 sqm
TYPE B - GROUND FLOOR - 169.80 X 05 =	849.00 sqm
FIRST FLOOR - 137.27 X 05 =	686.35 sqm
TYPE C - GROUND FLOOR -169.80 X 01 =	169.80 sqm
FIRST FLOOR -137.27 X 01 =	137.27 sqm
TYPE D - GROUND FLOOR -164.38 X 01 =	164.38 sqm
FIRST FLOOR -137.27 X 01 =	137.27 sqm
TYPE E - GROUND FLOOR - 69.91 X 01 =	69.91 sqm
FIRST FLOOR - 73.18 X 01 =	73.18 sqm
TYPE F - GROUND FLOOR - 335.98 X 03 =	1007.94 sqm
FIRST FLOOR - 269.40 X 03 =	808.20 sqm
SECOND FLOOR - 235.99 X 03 =	707.97 sqm
TYPE G - GROUND FLOOR - 169.77 X 01 =	169.77 sqm
FIRST FLOOR - 135.25 X 01 =	135.25 sqm
SECOND FLOOR - 117.96 X 01 =	117.96 sqm
CLUB HOUSE & SWIMMING POOL - GROUND FLOOR =	168.00 sqm
MEZZANINE FLOOR =	17.61 sqm
UTILITY BLOCK - GROUND FLOOR =	117.38 sqm
TOTAL BUILT UP AREA	9193.04 sqm
FLOOR AREA	
TYPE A - GROUND FLOOR - 240.76 X 06 =	1444.56 sqm
FIRST FLOOR - 204.19 X 06 =	1225.14 sqm
TYPE B - GROUND FLOOR - 120.94 X 05 =	604.70 sqm
FIRST FLOOR - 102.08 X 05 =	510.40 sqm
TYPE C - GROUND FLOOR - 120.94 X 01 =	120.94 sqm
FIRST FLOOR - 102.08 X 01 =	102.08 sqm
TYPE D - GROUND FLOOR -120.94 X 01 =	120.94 sqm
FIRST FLOOR - 102.08 X 01 =	102.08 sqm
TYPE E - GROUND FLOOR - 53.57 X 01 =	53.57 sqm
FIRST FLOOR - 40.96 X 01 =	40.96 sqm
TYPE F - GROUND FLOOR - 234.04 X 03 =	702.12 sqm
FIRST FLOOR - 197.28 X 03 =	591.84 sqm
SECOND FLOOR - 160.12 X 03 =	480.36 sqm
TYPE G - GROUND FLOOR - 117.56 X 01 =	117.56 sqm
FIRST FLOOR - 98.62 X 01 =	98.62 sqm
SECOND FLOOR - 80.04 X 01 =	80.04 sqm
CLUB HOUSE & SWIMMING POOL - GROUND FLOOR =	60.00 sqm
UTILITY BLOCK - GROUND FLOOR =	92.18 sqm
TOTAL FLOOR AREA	6548.09 sqm
F.A.R. PERMISSIBLE @ 50% OF 13100.00 sqm	6550.00 sqm
F.A.R. CONSUMED	49.98 %
OPEN SPACE REQUIRED @15% of 13100 sqm	1965.00 sqm
OPEN SPACE PROVIDED	
OPEN SPACE 1	809.00 sqm
OPEN SPACE 2	1157.00 sqm
TOTAL OPEN SPACE PROVIDED	1966.00 sqm
PERMISSIBLE 7.5% FREE FAR	491.25 sqm
PROPOSED 7.5% FREE FAR	25.20 sqm
LENGTH OF PROPOSED COMPOUND WALL	520.68 m

DATE - 02-03-2022 | 01/03

NOTE : ALL DIMENSION ARE IN MTS/CM.

ARCHITECT

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

OWNERS

M/S CLASSIC HOMES

SCALE - 1:100 & 1:500

REVISION OF PROJECT FROM RESORT TO PROPOSED VILLAS, SWIMMING POOL, CLUB HOUSE, UTILITY & COMPOUND WALL ON PLOT BEARING SURVEY No.- 255/2 AT ANJUNA VILLAGE , BARDEZ TALUKA , GOA .

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