TYPE - ROW HOUSE(R1,R2,R3,R4)

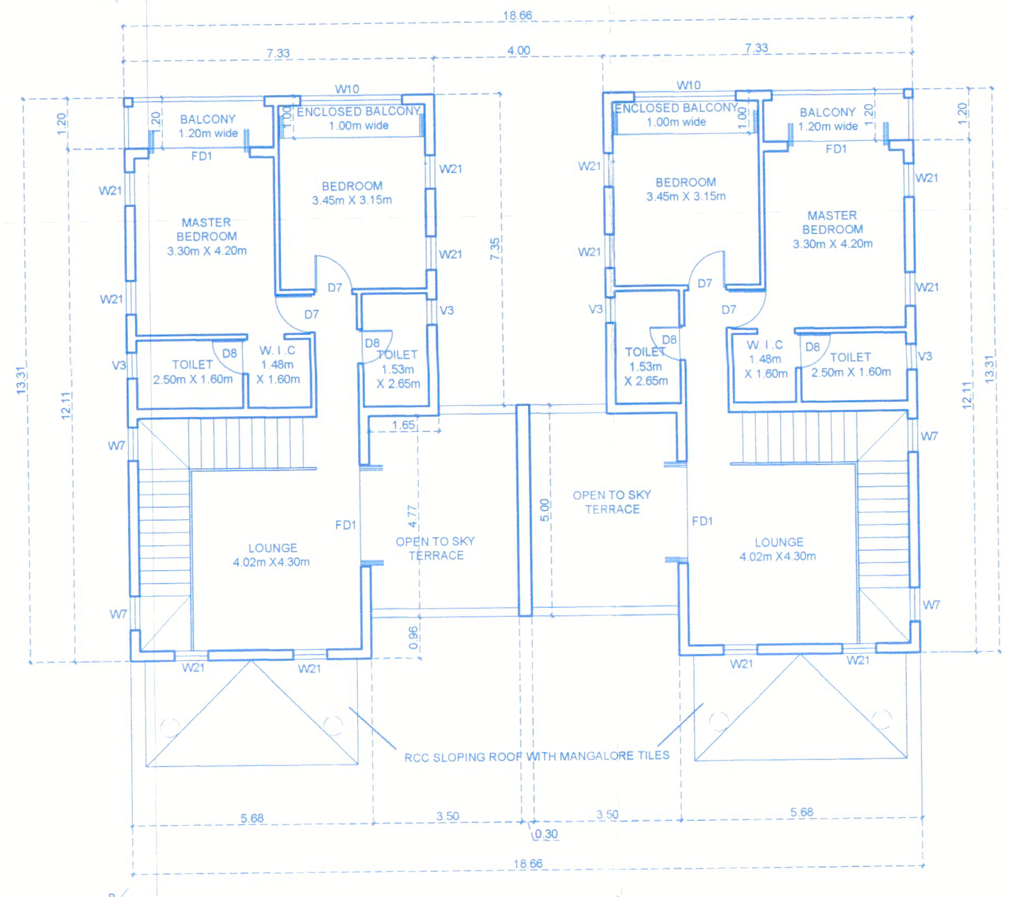
NOC is granted subject to this office Letter No. PWD/SDIV/PHE-N/F.10 /1716/23-24 dated 20/11/2023

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

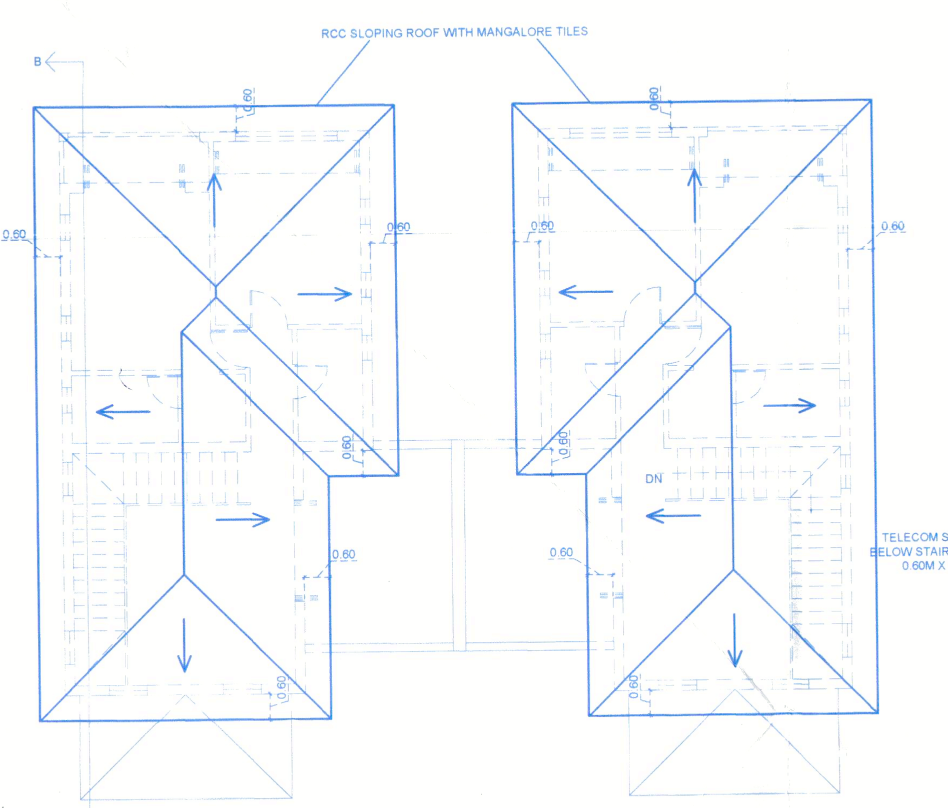
Approved and Passed Vide ... dated 21/12/2023

SECRETARY V.P. SIRCAIM BARDEZ - GOA

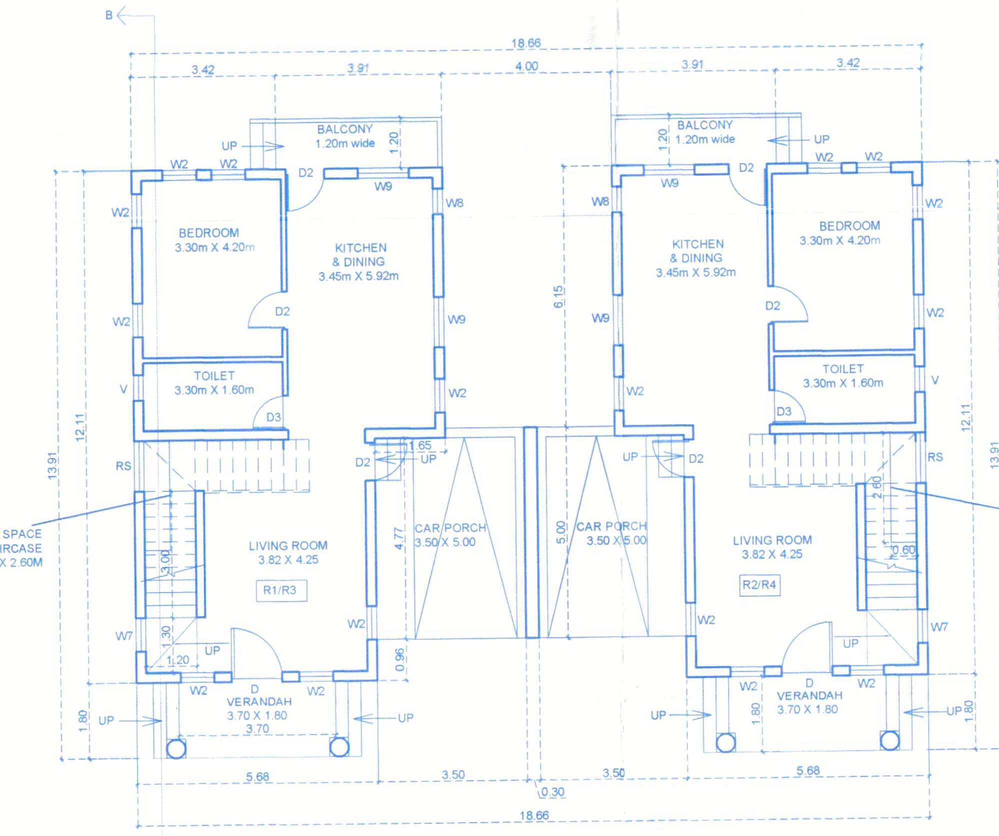
FRONT ELEVATION SCALE - 1:100



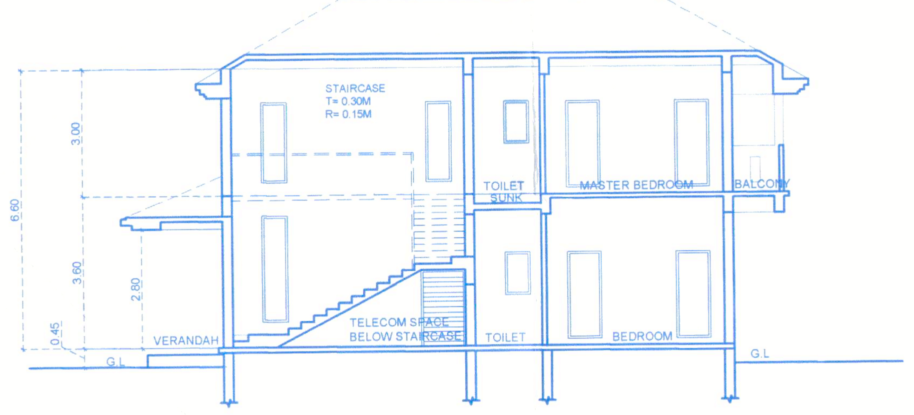
FIRST FLOOR PLAN SCALE - 1:100



ROOF PLAN SCALE - 1:100



GROUND FLOOR PLAN SCALE - 1:100

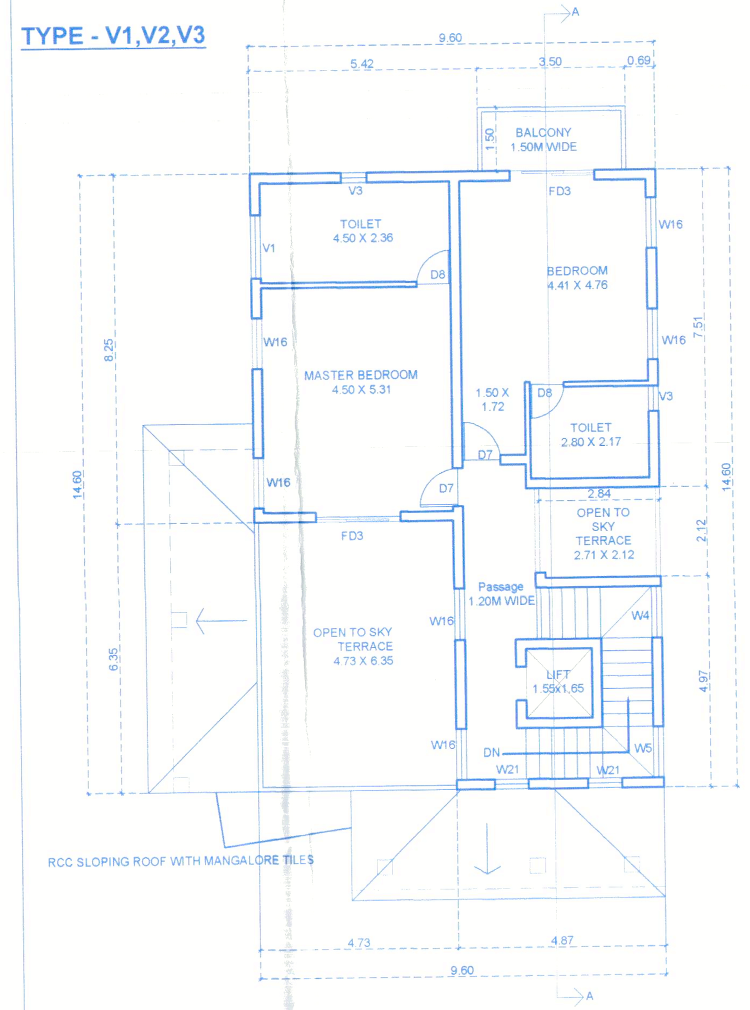


SECTION -BB SCALE - 1:100

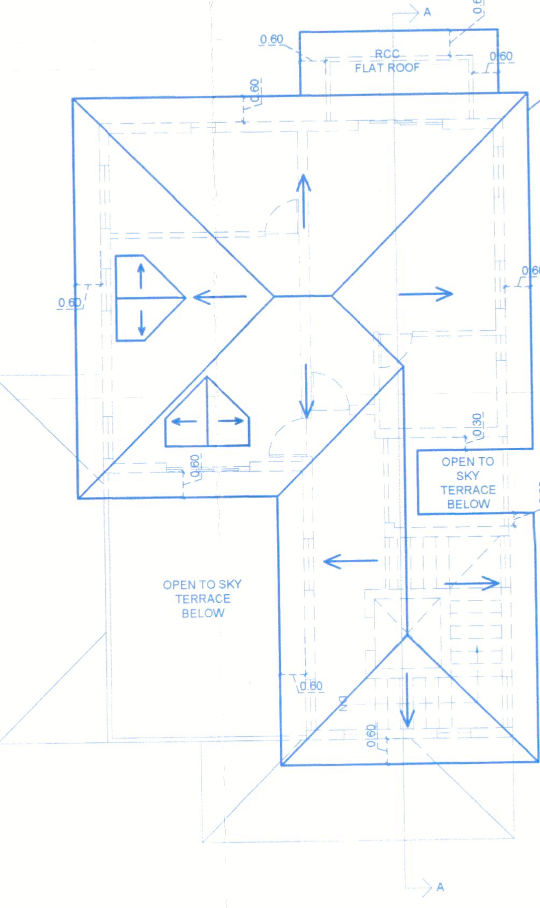
TYPE - V1,V2,V3

Approval Subject to N.O.C. vide Letter No. AED/MAP/ASAM/23-24/TECH/... dt. 08/11/2023

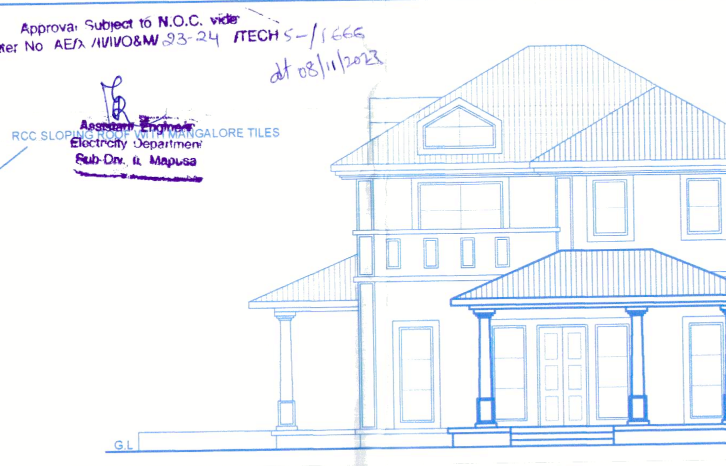
Assistant Engineer Electricity Department Sub Dn. II, Mapusa



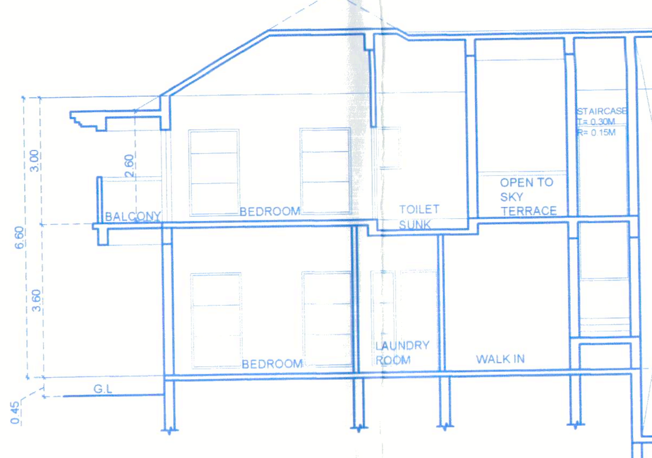
FIRST FLOOR PLAN SCALE - 1:100



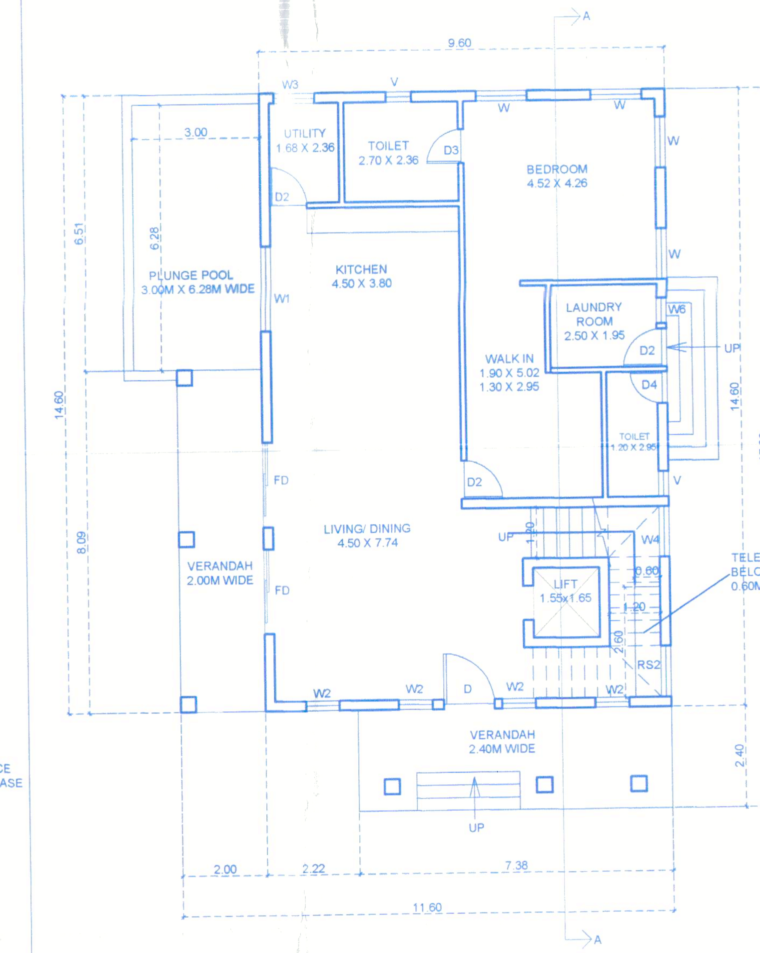
ROOF PLAN SCALE - 1:100



FRONT ELEVATION SCALE - 1:100

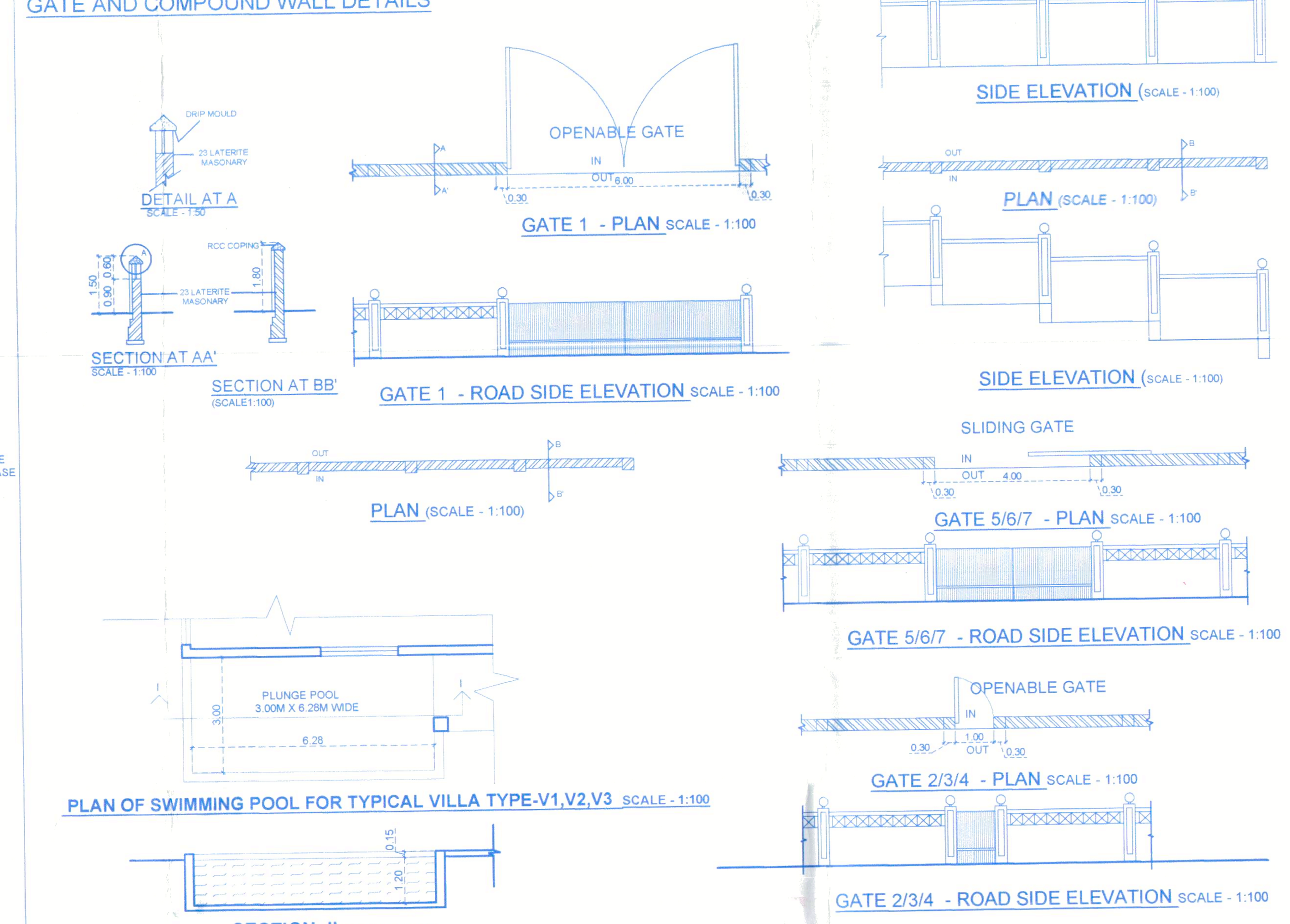


SECTION -AA SCALE - 1:100



GROUND FLOOR PLAN SCALE - 1:100

GATE AND COMPOUND WALL DETAILS



SCHEDULES OF DOOR & WINDOW			
D	1.20 X 2.40	W7	0.80 X 1.90
D1	1.50 X 2.40	W8	0.60 X 1.50
D2	0.90 X 2.40	W9	1.20 X 1.50
D3	0.80 X 2.40	W10	2.40 X 2.05
D4	0.75 X 2.40	W11	0.80 X 2.05
D5	0.90 X 2.00	W12	1.10 X 1.90
D6	0.90 X 2.20	W13	1.40 X 1.90
D7	0.90 X 2.20	W14	1.40 X 2.10
D8	0.80 X 2.20	W15	1.10 X 2.10
FD	2.00 X 2.40	W16	1.20 X 2.05
FD1	2.40 X 2.20	W17	3.00 X 2.00
FD2	2.40 X 2.00	W18	2.00 X 2.00
FD3	2.00 X 2.20	W19	1.20 X 2.00
RS	1.05 X 1.80	W20	1.80 X 2.85
RS2	1.20 X 2.40	W21	1.80 X 2.05
W	1.20 X 2.25	V	0.60 X 1.20
W1	2.00 X 1.50	V1	1.50 X 1.20
W2	0.80 X 2.25	V2	1.20 X 1.20
W3	1.00 X 1.50	V3	0.60 X 1.00
W4	1.20 X 3.70	FG	1.50 X 2.20
W5	1.20 X 2.35		
W6	0.60 X 2.25		

TELECOM SPACE FORSMALLER BUILDING AREA LESS THAN 465 SQM		
TYPE	AREA	PROVIDED
V1/V2/V3	209.90	2.16 SQM
R1/R2/R3/R4	270.61	2.16 SQM

PARKING DETAILS FOR PROPOSED PROJECT

S No.	BLDG.	USE	PARKING REQUIRED	PARKING PROVIDED
1)	TYPE V1/V2/V3 (3 Nos.)	RESIDENTIAL	3 X 1 = 03 Nos.	03 Nos.
2)	TYPE R1/R2/R3/R4 (4 Nos.)	RESIDENTIAL	4 X 1 = 04 Nos.	04 Nos.
3)	TYPE V1 (2 No.)	RESIDENTIAL	2 X 1 = 02 No.	02 Nos.
			9 Nos.	9 Nos.

AREA DETAILS FLOOR-WISE

	FLOOR REFERENCE	USE	TOTAL B.U.A (M²)	AREAS FREE FROM FAR(M²): BALCONY/ PASSAGE/ VERANDAH	STAIRCASE/ LIFT/ LOBBY	OPEN TO SKY TERRACE	SWIMMING POOL/JACUZZI	CAR PORCH	BASEMENT PARKING	7.5% FREE FAR	NET FLOOR AREA (M²)	FAR (50%)
TYPE -V1 (3 Nos.)	GROUND FLOOR	RESIDENTIAL	195.20 X 03 Nos. = 585.60	23.21 X 03 Nos. = 69.63	16.91 X 03 Nos. = 50.73	———	21.31 X 03 Nos. = 63.93	———	———	2.16 X 3 =6.48	131.61 X 03 Nos. = 394.83	5.71%
	FIRST FLOOR	RESIDENTIAL	142.86 X 03 Nos. = 428.58	8.78 X 03 Nos. = 26.34	19.52 X 03 Nos. = 58.56	36.27 X 03 Nos. = 108.81	———	———	———	———	78.29 X 03 Nos. = 234.87	3.40%
ROW HOUSE (2 Nos.)	GROUND FLOOR	RESIDENTIAL	217.07 X 02 Nos. = 434.14	20.48 X 02 Nos. = 40.96	20.32 X 02 Nos. = 40.64	———	———	35.74 X 2 =71.48	———	4.32 X 2 =8.64	136.21 X 02 Nos. = 272.42	3.94%
	FIRST FLOOR	RESIDENTIAL	211.96 X 02 Nos. = 423.92	16.07 X 02 Nos. = 32.14	25.75 X 02 Nos. = 51.50	35.74 X 02 Nos. = 71.48	———	———	———	———	134.40 X 02 Nos. = 268.80	3.89%
TYPE -V2A (2 No.)	BASEMENT FLOOR	PARKING	100.05 X 02 Nos. = 200.10	———	20.30 X 02 Nos. = 40.60	———	———	———	68.85 X 2=137.70	9.21X 2 = 18.42	1.69 X 02 Nos. = 3.38	0.05%
	GROUND FLOOR	RESIDENTIAL	171.20 X 02 Nos. = 342.40	28.11 X 02 Nos. = 56.22	21.97 X 02 Nos. = 43.94	———	———	———	———	———	121.12 X 02 Nos. = 242.24	3.50%
	FIRST FLOOR	RESIDENTIAL	171.85 X 02 Nos. = 343.70	34.67 X 02 Nos. = 69.34	18.83 X 02 Nos. = 37.66	9.88 X 02 Nos. = 19.76	———	———	———	———	108.47 X 02 Nos. = 216.94	3.14%
	SECOND FLOOR	RESIDENTIAL	123.97 X 02 Nos. = 247.94	4.63 X 02 Nos. = 9.26	19.95 X 02 Nos. = 39.90	38.55 X 02 Nos. = 77.10	24.66 X 02 Nos. = 49.32	———	———	———	36.18 X 02 Nos. = 72.36	1.05%
CLUB HOUSE (1 No.)	GROUND FLOOR	———	27.04	———	———	———	———	———	———	27.04	———	———
TOTAL			3033.42	303.89	363.53	277.15	113.25	71.48	137.70	60.58	1705.84	24.68%

Built Up Area For Infrastructure Tax = Built up area = 3033.42M²

SITE PLAN SCALE - 1:500

Approved with conditions vide L. No. TPB/.../SIR/TCP/23/.../... dt. 5/10/23

Dy. Town Planner Town & Country Planning Dept Govt. of Goa, Mapusa

AREA STATEMENT

PLOT AREA	8450.00 sqm
AREA IN NON SETTLEMENT	1540.00 sqm
AREA IN SETTLEMENT	6910.00 sqm
AREA IN ROAD WIDENING	177.00 sqm
NET EFFECTIVE PLOT AREA(6910.00- 177.00)	6733.00 sqm
COVERED AREA TYPE(V1,V2,V3) - 195.20 sqm X 03 = ROW HOUSE(R1,R2,R3,R4)- 217.07 sqm X 02 = TYPE V2A - 171.20 sqm X 02 = CLUB HOUSE =	 585.60 sqm 434.14 sqm 342.40 sqm 27.04 sqm
TOTAL COVERED AREA	1389.18 sqm
PERMISSIBLE COVERAGE @40% OF 6733.00 sqm	2693.20 sqm
COVERAGE CONSUMED	20.63 %
BUILT UP AREA TYPE -(V1,V2,V3)-GROUND FLOOR-195.20 X 03= FIRST FLOOR - 142.86 X 03 = ROW HOUSE (R1,R2,R3,R4) -GROUND FLOOR -217.07 X 02 = FIRST FLOOR - 211.96 X 02 = TYPE V2A - BASEMENT FLOOR -100.05 X 02 = GROUND FLOOR -171.20 X 02 = FIRST FLOOR -171.85 X 02 = SECOND FLOOR -123.97 X 02 = CLUB HOUSE - GROUND FLOOR =	 585.60 sqm 428.58 sqm 434.14 sqm 423.92 sqm 200.10 sqm 342.40 sqm 343.70 sqm 247.94 sqm 27.04 sqm
TOTAL BUILT UP AREA	3033.42 sqm
FLOOR AREA TYPE(V1,V2,V3) -GROUND FLOOR -131.61 X 03= FIRST FLOOR - 78.29 X 03 = ROW HOUSE (R1,R2,R3,R4) - GROUND FLOOR - 136.21 X 02 = FIRST FLOOR - 134.40 X 02 = TYPE V2A - BASEMENT FLOOR - 1.69 X 02 = GROUND FLOOR -121.12 X 02 = FIRST FLOOR -108.47 X 02 = SECOND FLOOR -36.18 X 02 =	 394.83 sqm 234.87 sqm 272.42 sqm 268.80 sqm 3.38 sqm 242.24 sqm 216.94 sqm 72.36 sqm
TOTAL FLOOR AREA	1705.84 sqm
F.A.R. PERMISSIBLE @ 60% OF 6910.00 sqm	4146.00 sqm
F.A.R. CONSUMED	24.68 %
OPEN SPACE REQUIRED @15% of 6733.00 sqm	1009.95 sqm
OPEN SPACE PROVIDED OPEN SPACE 1 OPEN SPACE 2	 560.94 sqm 546.92 sqm
TOTAL OPEN SPACE PROVIDED(16.45%)	1107.86 sqm
PERMISSIBLE 7.5% FREE FAR	127.93 sqm
PROPOSED 7.5% FREE FAR	60.58 sqm
LENGTH OF PROPOSED COMPOUND WALL	379.61 Rmt

DATE -04/08/2023

NOTE : ALL DIMENSION ARE IN MTS/CM. DRG.NO.- 1/2

ARCHITECT

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

OWNERS

M/S. JEWEL CORPORATION
PARTNER

SCALE - 1:100 & 1:500

PROPOSED RESIDENTIAL PROJECT, CLUBHOUSE,COMPOUND WALL & SWIMMING POOL ON PLOT BEARING SURVEY NO. 70 /13 AT SIRCAIM VILLAGE, BARDEZ TALUKA , GOA.

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