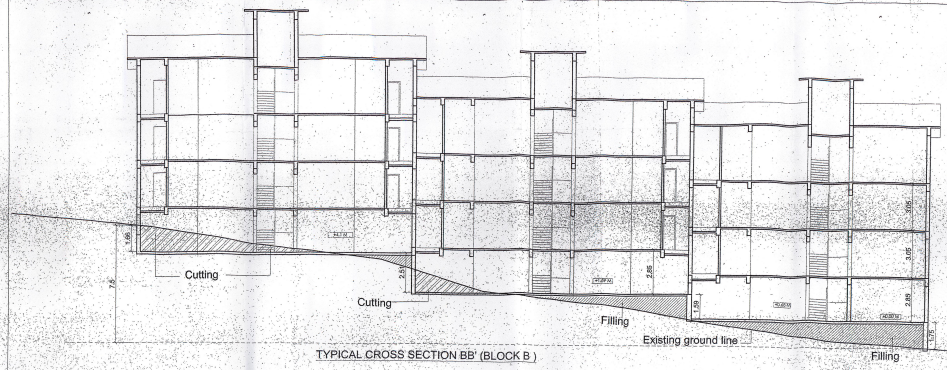


TYPICAL CROSS SECTION BB' (BLOCK B)

STILT FLOOR
AREA FREE OF F.A.R.
A = 7.72 m X 8.33 m = 64.3 sq.m
a = 2.4 m X 7.2m = 17.28 sq.m
=17.28 x3 = 51.84 sq.m
B = 15.2 m X 8.33 m = 126.6 sq.m
C = 15.2 m X 8.33 m = 126.6 sq.m
D = 5.13 m X 8.33 m = 42.71 sq.m
TOTAL AREA FREE OF F.A.R(BLOCK B) = **412.05 sq.m**
Total Covered Area(Block A +B) = 824.10 SQ.M

TYPICAL FL
AREA FREE OF F.A.R.
a = 2.40 x 7.22 = 17.28 x 3 = 51.84 sq.m
b=4.06 x 1.54-0.9 x 2 = 4.45 sq.m
c=3.66 x 1.0 = 3.66 sq.m
d=3.45 x 0.75 = 2.73 sq.m
e=7.09 x 1.0 +7.09 x 2 = 14.2 sq.m
f =2.93 x 0.75 = 2.2 x 4 = 8.8 sq.m
g=5.13 x 1.50 =7.7 sq.m
h=4.10 x 0.75 = 3.0 sq.m
TOTAL AREA FREE OF F.A.R(BLOCK B)
= 122.38 SQ.M X 3 =367.14 SQ.M

AREA INCLUDED IN F.A.R.
E = 7.72 X 8.93 =23.5 SQ.M
F = 15.21 X 8.93 = 105.45 2 = 210.9 SQ.M
G = 5.13 X 8.93= 35.9 SQ.M
H =4.06 X 0.50 = 2.82 X 3 = 10.15 SQ.M
I = 5.13 X 0.50 = 2.56 SQ.M
TOTAL = 313.8 SQ.M X 3 = 938.4 SQ.M
TOTAL BLOCK B AREA IN FAR = 938.4 SQ. M
TOTAL F.A.R(BLOCK A+B) = **1876.86 SQ.M**

AREA STATEMENT IN SQ.M.

FLOOR REF.		GROSS SQ.M.	AREA FREE OF F.A.R. (SQ.M.) PARKING & SERVICES	NON-HABITABLE BALCONY	STAIRCASE	LIFT	TOTAL	NET FLOOR IN F.A.R
STILT FLOOR	BLOCK A	412.05	360.2		33.84	18.00	412.05	
	BLOCK A	412.05	360.2		33.84	18.00	412.05	
	TOTAL	824.1	720.40		67.68	36.00	824.1	
FIRST FLOOR	BLOCK A	435.18		70.54	33.84	18.00	122.38	312.8
	BLOCK B	435.18		70.54	33.84	18.00	122.38	312.8
	TOTAL	870.36		141.08	67.68	36.00	244.76	**625.6**
SECOND FLOOR	BLOCK A	435.18		70.54	33.84	18.00	122.38	312.8
	BLOCK B	435.18		70.54	33.84	18.00	122.38	312.8
	TOTAL	870.36		141.08	67.68	36.00	244.76	**625.6**
THIRD FLOOR	BLOCK A	435.18		70.54	33.84	18.00	122.38	312.8
	BLOCK B	435.18		70.54	33.84	18.00	122.38	312.8
	TOTAL	870.36		141.08	67.68	36.00	244.76	**625.6**
GRAND TOTAL (BLOCK A + BLOCK B)		**3426.18**	**720.40**	**423.24**	**270.72**	**144.00**	**1566.36**	**1876.8**

SETBACKS AND HEIGHTS

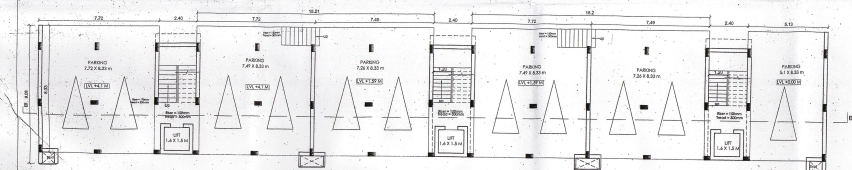
FRONT SETBACK FROM PLOT BOUNDARY=	5.00 M
FRONT SETBACK FROM= CENTRELINE OF ROAD	10.40 M
SIDE SETBACK (R)=	6.00 M
SIDE SETBACK (L)=	6.00 M
REAR SETBACK =	178.3 M
HT. OF PLINTH =	2.85 M
HT. OF BLDG. FROM THE PLINTH(EAVES)=	9.05M.
HT. OF BLDG. FROM THE PLINTH(RIDGE)=	11.10 M
LENGTH OF PROPOSED COMPOUND WALL=	167.8M

AREA STATEMENT

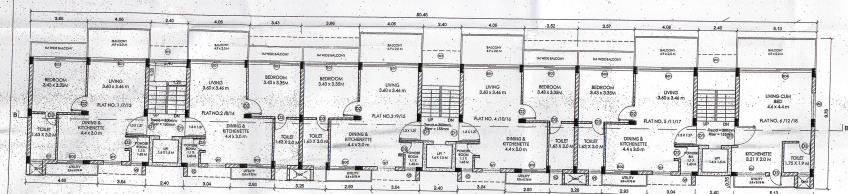
1	Area of Plot	11575.0 sq.m
2	Area Under NDZ	8978.0 sq.m
2	Area Under Settlement	2477.00 sq.m
3	Road Widening Area	122.84 sq.m
4	Net Plot Area	2354.72 sq.m
5	Permissible Coverage	40%
6	Permissible Covered Area	941.6 sq.m
7	Proposed Covered Area	824.10 sq.m
8	Proposed Coverage	34.9%
9	Permissible F.A.R	80%
10	Permissible Floor Area	Area on plot x max FAR 2354.72 x 80% = 1883.77 sq.m
11	Proposed Floor Area	1876.86 sq.m
12	Proposed F.A.R	79.7%
13	Clubhouse floor area	
13a	Ground floor area	43.5 sq.m
13b	First floor area	88.38 sq.m
		131.88 sq.m

SCHEDULE OF OPENINGS (BLOCK A AND B)

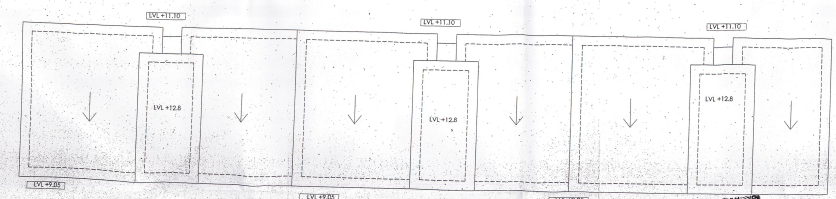
TYPE	SIZE	SILL HT.	LINTEL HT.	NO.
W1	1.15 x 1.20	0.6	2.40	30 nos
W2	1.7 x 1.80	0.6	2.40	18 nos.
W3	2.4 x 1.80	0.6	2.40	18 nos.
W4	1.78 x 1.40	1.0	2.40	18 nos.
V1	0.71 X 1.0	1.50	2.40	12 nos
V2	0.80 X 1.0	1.50	2.40	48 nos
SD1	3.60 x 2.40	------	2.40	30 nos
SD2	1.68 x 2.40	------	2.40	30 nos
SD3	3.43 x 2.40	------	2.40	6 nos
SD4	4.67 x 2.40	------	2.40	6 nos
D1	1.0 x 2.20	------	2.20	36 nos
D2	0.90x 2.20	------	2.20	30 nos
D3	0.8 x 2.20	------	2.20	66 nos
D4	0.6 x 2.20	------	2.20	18 nos



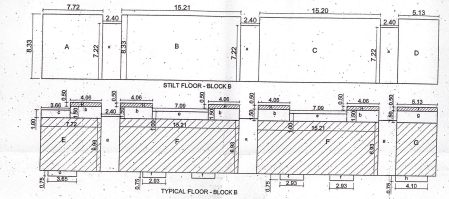
STILT FLOOR PLAN - BLOCK B



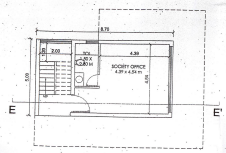
TYPICAL FIRST , SECOND & THIRD FLOOR PLAN-BLOCK B



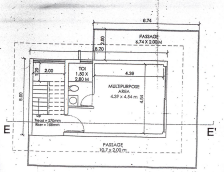
ROOF PLAN - BLOCK B



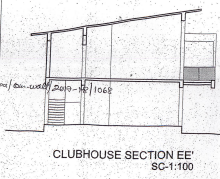
TYPICAL AREA CALCULATION - BLOCK B



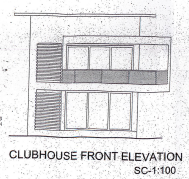
CLUBHOUSE GROUND FLOOR PLAN
SC-1:100



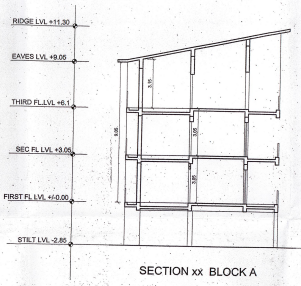
CLUBHOUSE FIRST FLOOR PLAN
SC-1:100



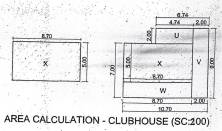
CLUBHOUSE SECTION EE'
SC-1:100



CLUBHOUSE FRONT ELEVATION
SC-1:100

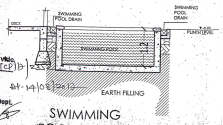


SECTION xx BLOCK A

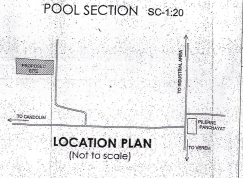


AREA CALCULATION - CLUBHOUSE (SC:200)

AREA CALCULATION OF THE CLUB HOUSE
FREE OF F.A.R
GROUND FLOOR = X =8.70 X 5.0 = 43.5 SQ.M
FIRST FLOOR = X = 8.70 X 5.0 = 43.5 SQ.M
U = 4.74 X 2.0 = 9.48 SQ.M
V = 2 X 9 = 18 SQ.M
W = 8.70 X 2 = 17.4 SQ.M
TOTAL = 88.38
TOTAL AREA FREE OF F.A.R = 131.88

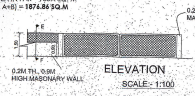


SWIMMING POOL SECTION SC-1:20

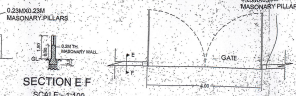


LOCATION PLAN
(Not to scale)

COMPOUND WALL PLAN
SCALE:- 1:100



ELEVATION
SCALE:- 1:100



SECTION E F
SCALE:- 1:100

PROJECT:

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING, CLUBHOUSE & SWIMMING POOL & COMPOUND WALL ON PLOT BEARING SURVEY NO 97 / 5 AT MARRA, PILERNE, BARDEZ- GOA

CLIENT M/S ZEPHYR HOLDINGS, VIVEK KAMAL SETH, MR. RAMESH GHULE

M/ Pierre Lobo
P.O.A.

DRG:
SUBMISSION DRAWING

DRG. NO. 01

SCALE:- 1:100

DATE:- 11.09.2017

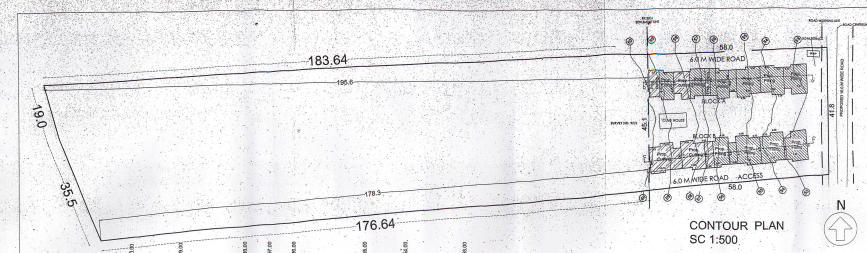
ARCHITECT'S SIGNATURE :

ASHWINI SHETTY
OFFICE No. 2
LANDSCAPE SHIRE
SECOND FLOOR
CARANZALEM - 403002
REG. No.:- CA/ 1611/ 2007
DATE:- 26/09/2017

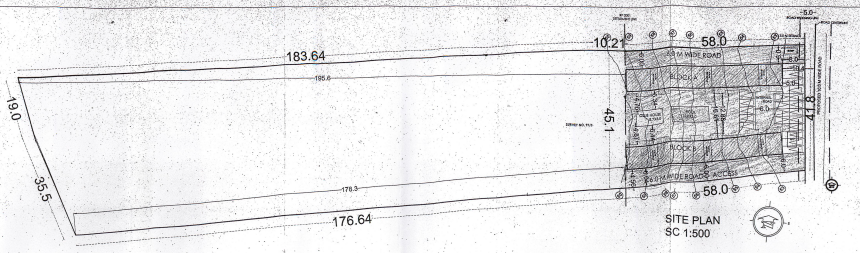
ARCHITECT:
ASHWINI SHETTY
LANDSCAPE SHIRE, SECOND FLOOR CARANZALEM
PH. 9822127188

Approved with condition vide L. No.:- TPB/ 4495 (cp) Dt. 14/05/2018

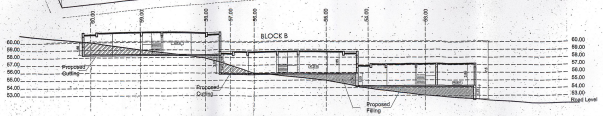
Dy. Chief Planner
Town & Country Planning Dept.
Govt. of Goa, Mapusa



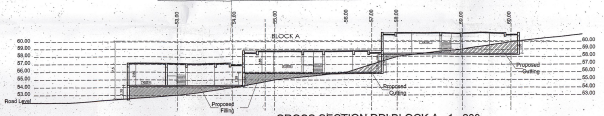
CONTOUR PLAN
SC 1:500



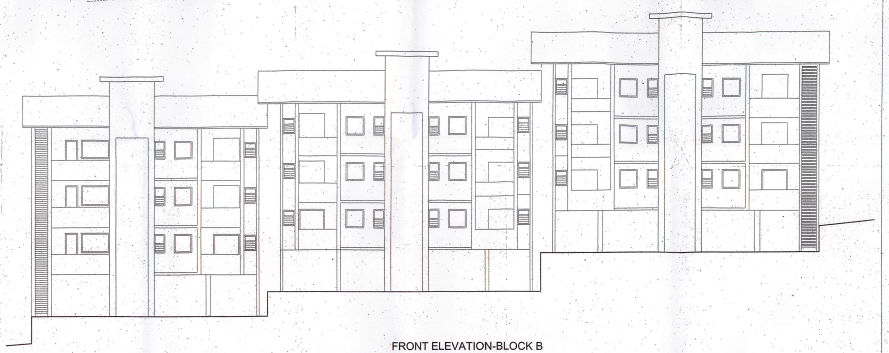
SITE PLAN
SC 1:500



CROSS SECTION CC' BLOCK B 1 : 200

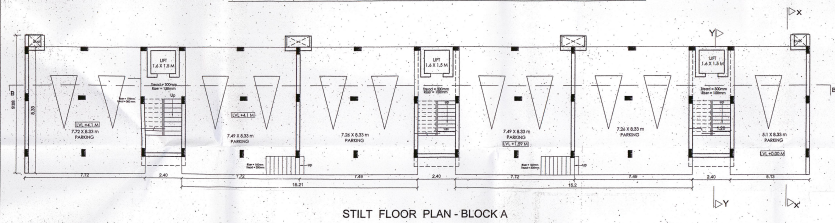


CROSS SECTION DD' BLOCK A 1 : 200

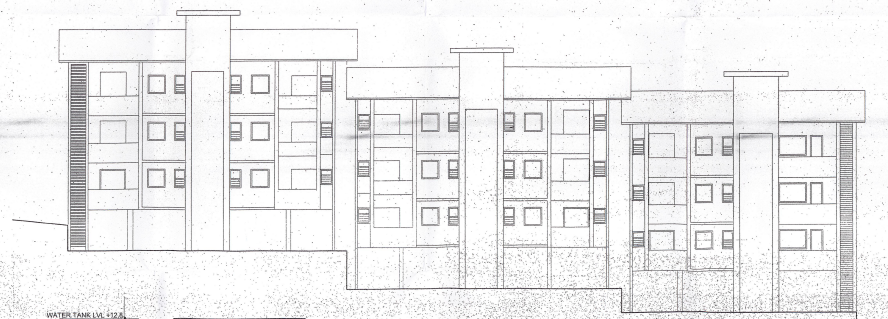


FRONT ELEVATION-BLOCK B

ROAD

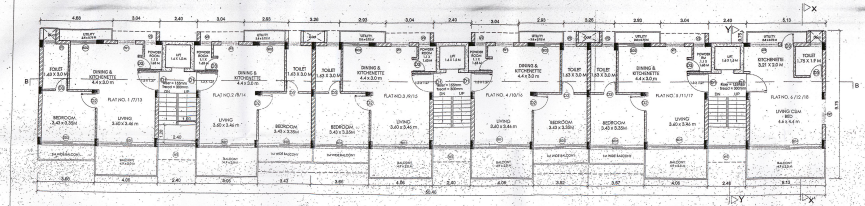


STILT FLOOR PLAN - BLOCK A

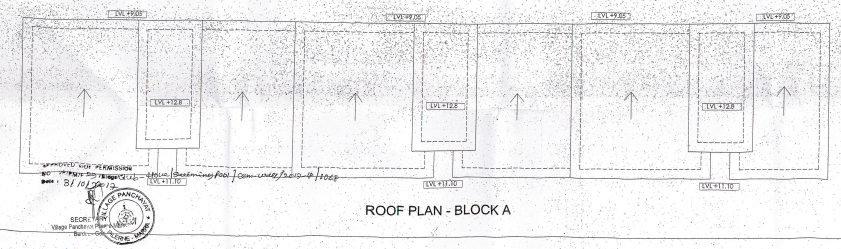


FRONT ELEVATION-BLOCK A

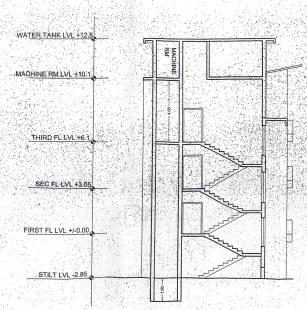
ROAD



TYPICAL FIRST , SECOND & THIRD FLOOR PLAN-BLOCK A



ROOF PLAN - BLOCK A



SECTION AA BLOCK A

Approved vide condition vide L. No.: TPD/BARDEZ/TP/3732 Dt: 14/08/2017

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

Approved vide condition vide L. No.: TPD/BARDEZ/TP/3732 Dt: 14/08/2017

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

Approved vide condition vide L. No.: PNC/NOC-Cons./126/2013/1062 Dated: 26/9/2013

Village Panchayat Secretary
Village Panchayat Office
Primary Health Centre
Candolim - Goa

Approved vide condition vide L. No.: 775/ARS/TP/2/13/2832 Dated: 31/10/2013

SECRETARY
Village Panchayat Office
Bardez - Goa

PROJECT:
PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING CLUBHOUSE & SWIMMING POOL & COMPOUND WALL ON PLOT BEARING SURVEY NO 97 / 5 AT MARRA, PILERNE, BARDEZ, GOA

CLIENT: M/S ZEPHYR HOLDINGS, VIVEK KAMAL SETH, MR. RAMESH GHULE

M/ Pierre Lobo
F.C.A.

DRG: SUBMISSION DRAWING
DRG. NO.: 02
SCALE: 1:500
DATE: 11.09.2017

ARCHITECT'S SIGNATURE:

ASHWINI SHETTY
OFFICE: No.3
LANDSCAPE-G+UP3
GROUND FLOOR
SURVACEM-1+1=100
ARCHITECTS No.[illegible]
ASHWINI SHETTY M.(Ar)(Pol)D
LANDSCAPE SHIRE, SECOND FLOOR CARANZALEM
PH: 9823121186