

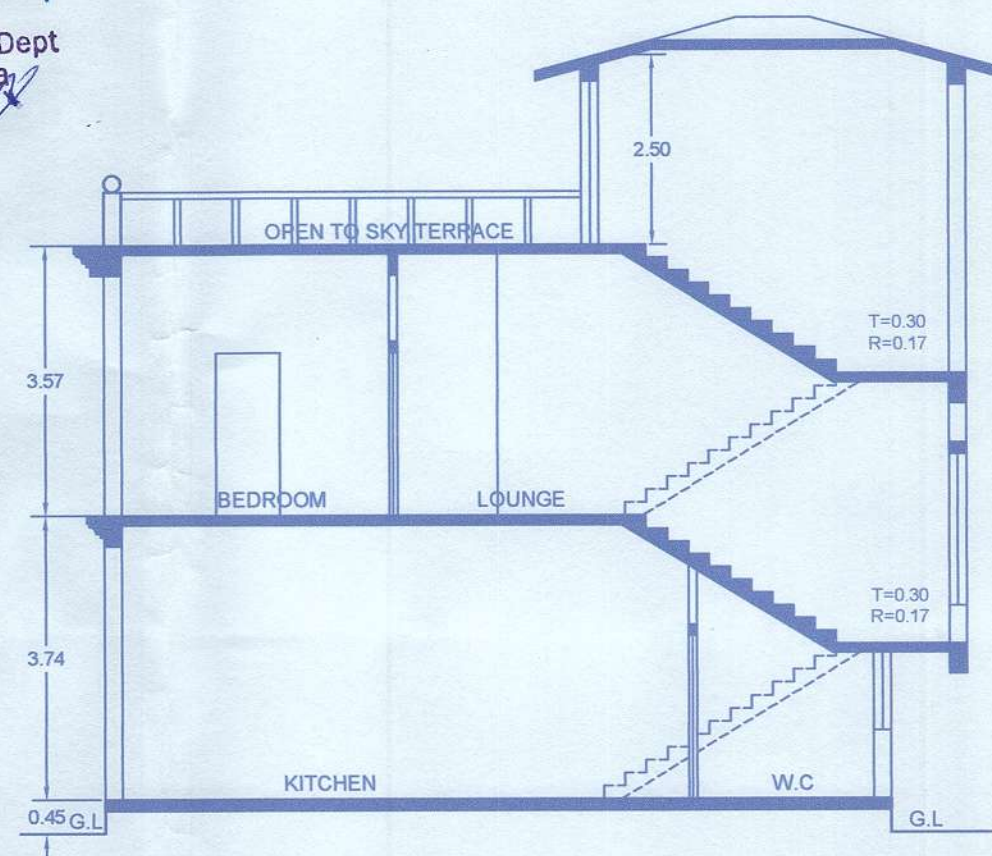
VILLA : 11

Approved With Condition Vide
L. No: TPB/7304/SIO/TP/23/989
dt 29/01/2024

Ashwin Kumar
29/1/2024
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa



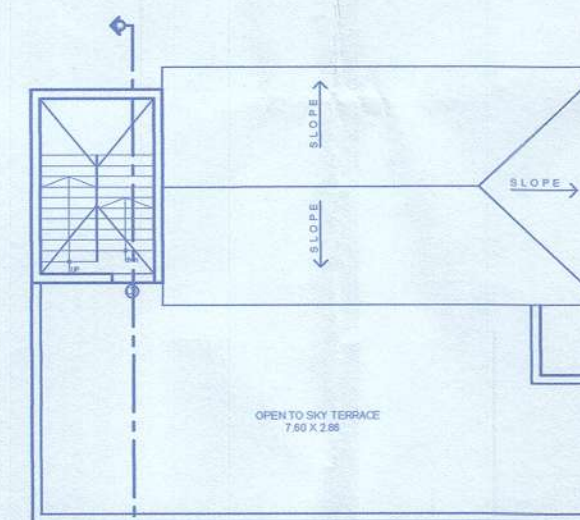
NORTH SIDE ELEVATION
(SCALE:- 1:100)



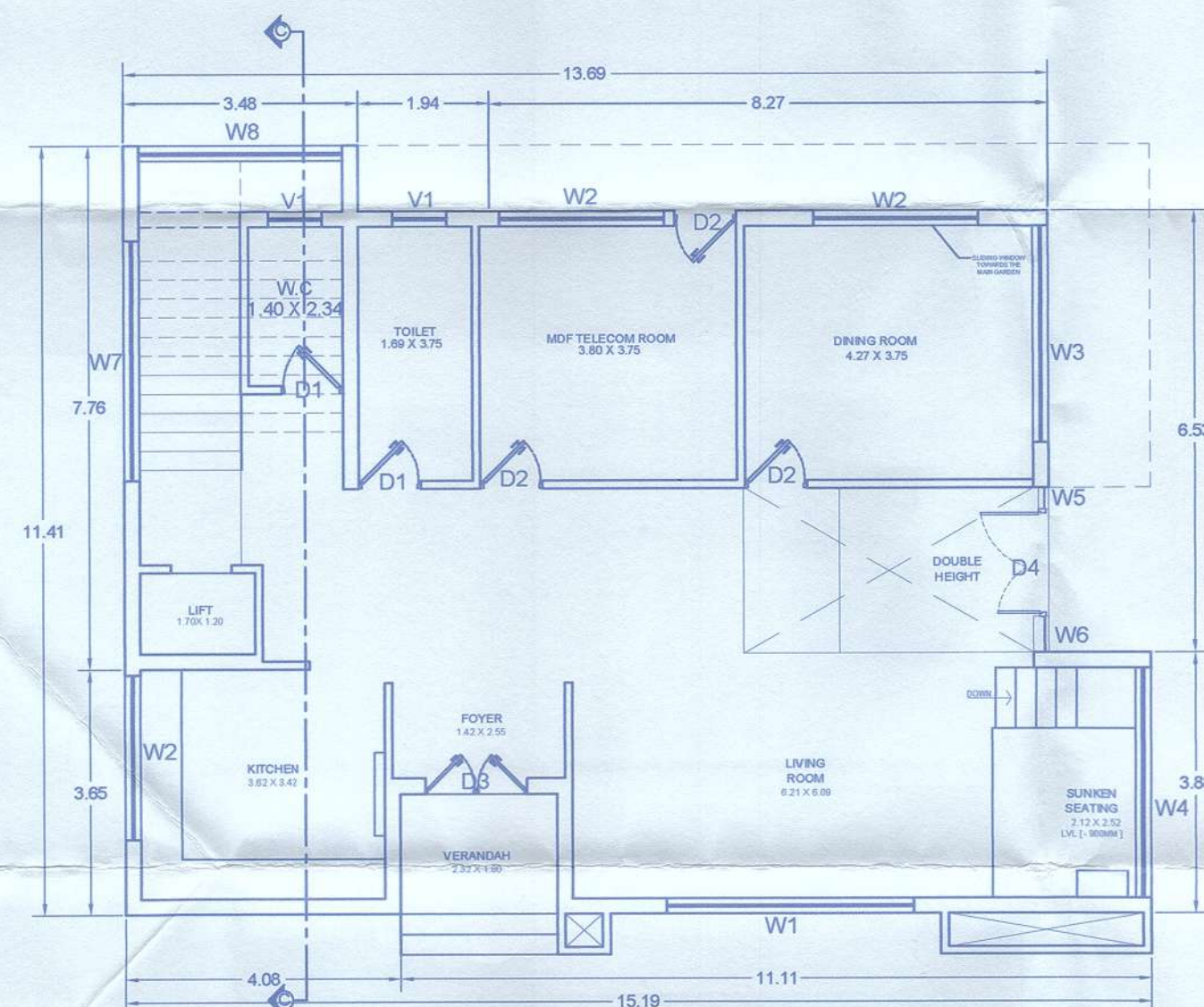
SECTION C-C
(SCALE = 1: 100)

SCHEDULE OF OPENING

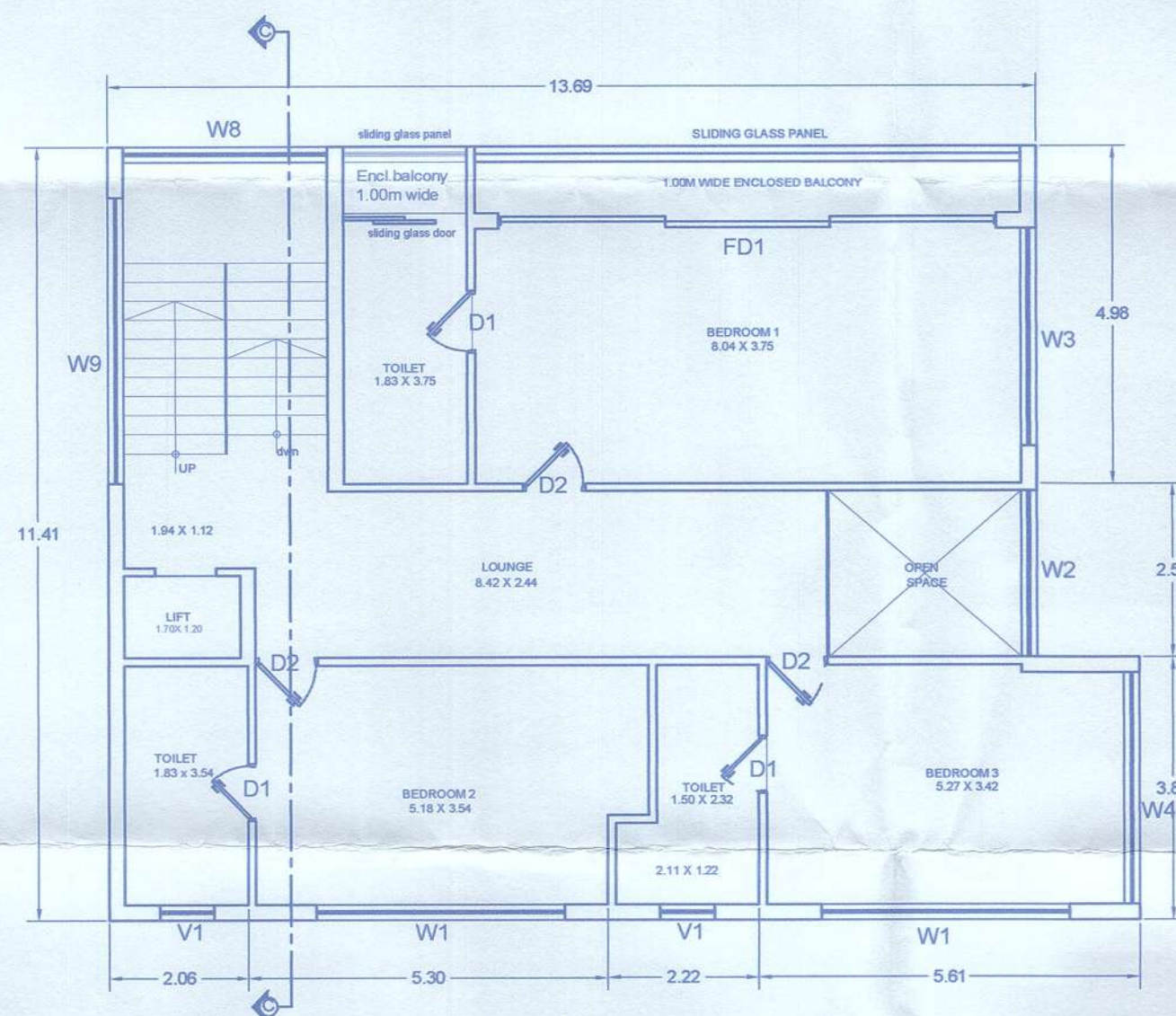
D3	1.50	2.40
D2	0.90	2.40
D1	0.80	2.40
FD1	7.35	2.40
SD1	1.83	2.40
W1	3.66	1.50
W2	2.44	1.50
W3	3.20	1.50
W4	3.42	1.50
W5	0.32	1.50
W6	0.52	1.50
W7	3.54	1.50
W8	3.02	1.50
W9	4.20	1.50
V1	0.60	1.50



ROOF PLAN
(SCALE = 1: 200)



GROUND FLOOR PLAN
(SCALE = 1:100)



FIRST FLOOR PLAN
(SCALE = 1:100)

NOTE :-

1. ALL DRAWINGS ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

Ashwin Kumar

ASHWINIKUMAR PRABHU
ARCHITECT
COA REG. NO: CA/97/21951



NORTH

PROJ. NO.	DRG. NO.	REV. NO.
SA-AR-496/23	SD - 02	---
DATE	DRAWN BY	CKD. BY
19- 10 - 2023	Krupa	ashwin. P

TITLE :

**PROPOSED CONSTRUCTION
OF RESIDENTIAL VILLA - 10(REVISED),
VILLA 11 & SWIMMING POOLS IN
AMALGAMATED PLOT BEARING
SURVEY NOs.271/ 28, 29, 30 . SITUATED
AT SIOLIM , BARDEZ - GOA. FOR
SANCTUARY JV**

PROJECT ARCHITECT

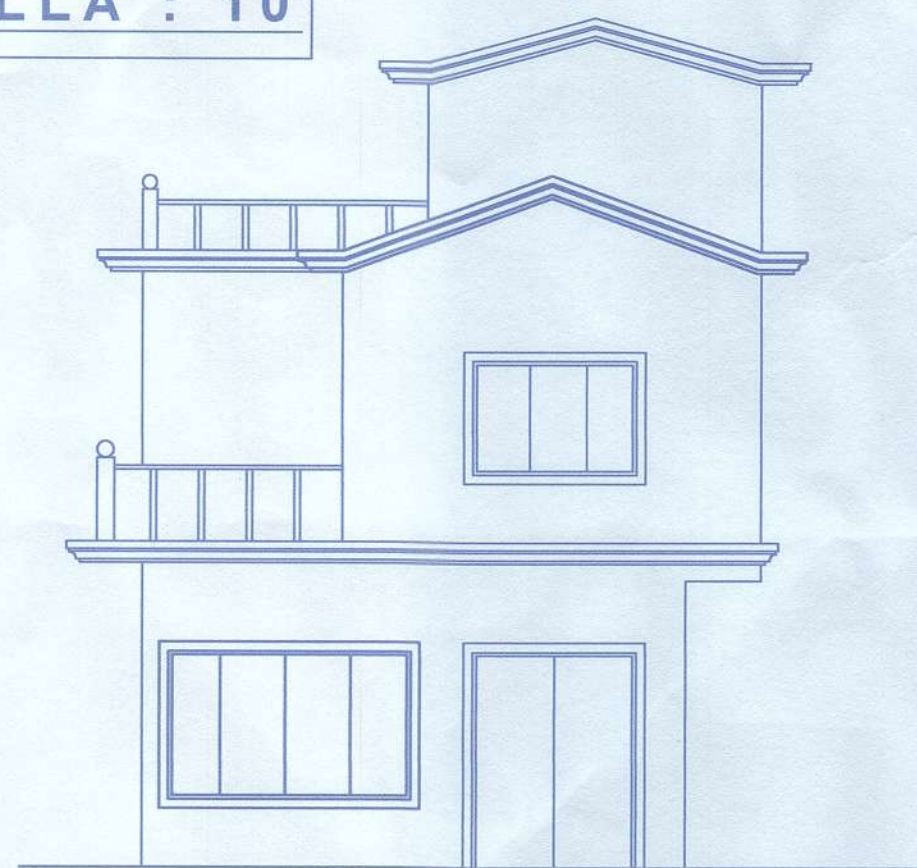
ASHWINIKUMAR PRABHU



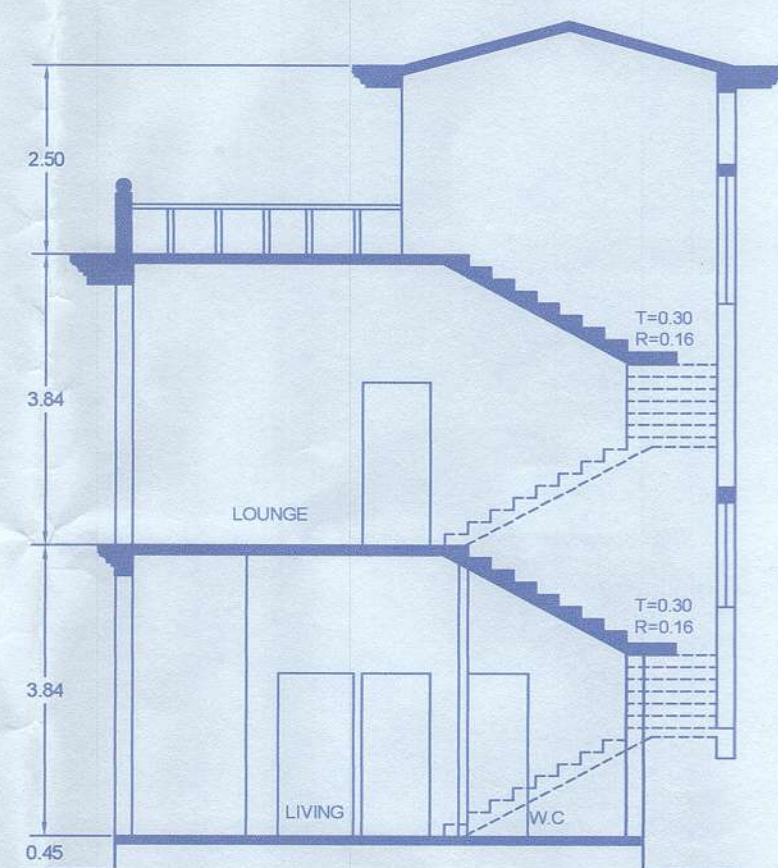
studio Arche'type
architecture + interiors

Office No-2,First Floor,Alcon chambers,D.B road,Panajim,Goa-INDIA
Ph.no-0091-0832-2421800. E-mail-studioarchetype@gmail.com

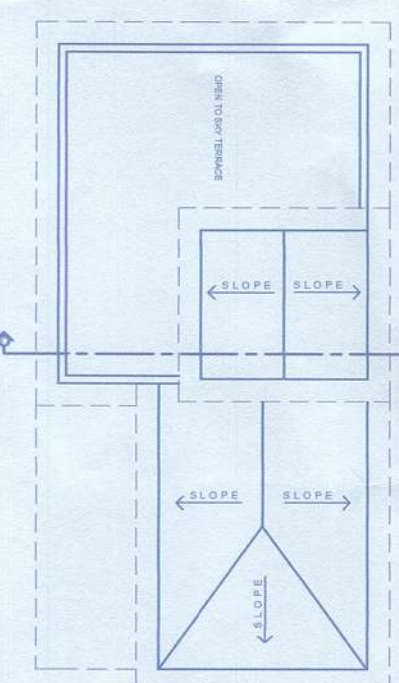
VILLA : 10



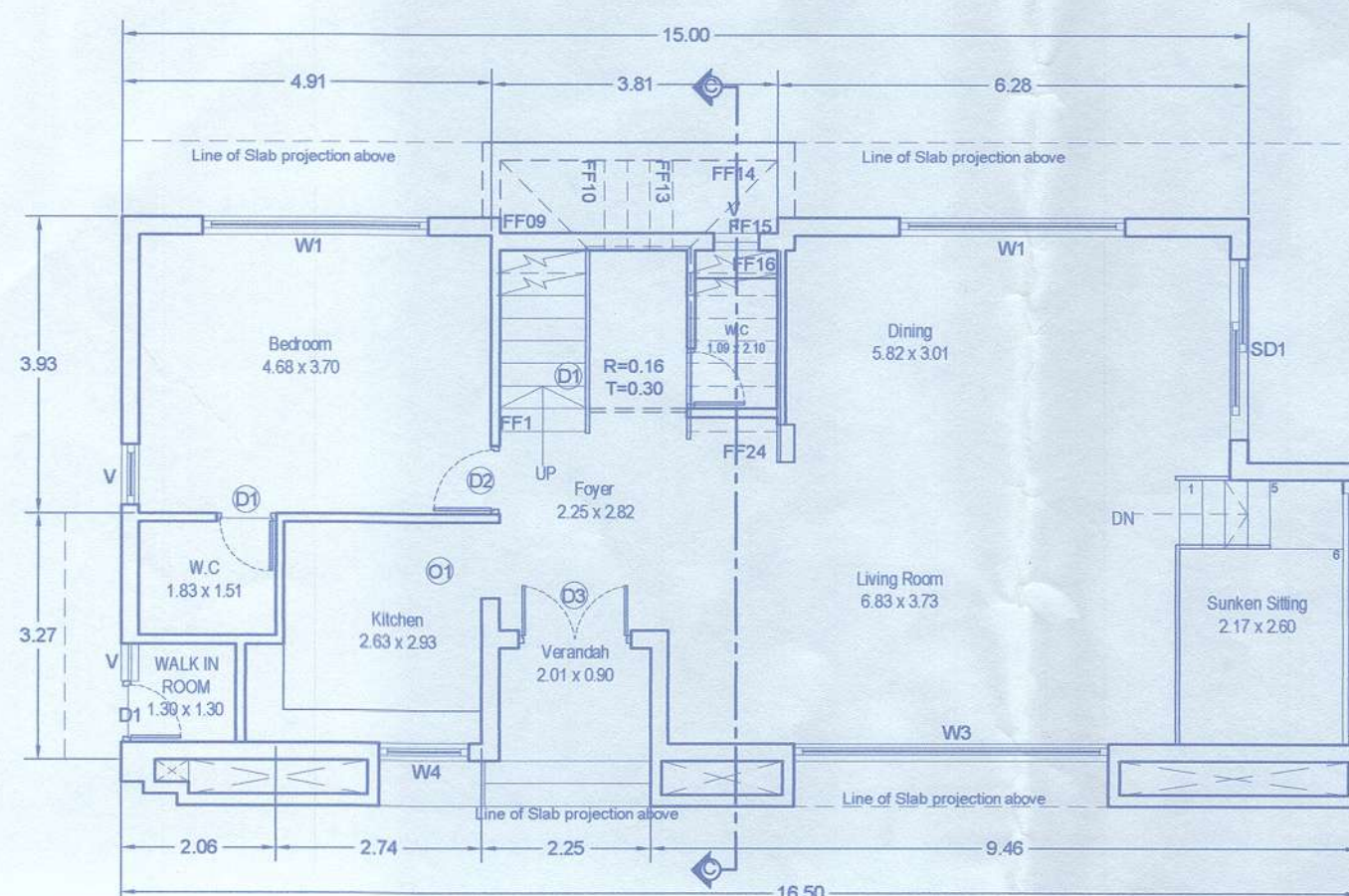
NORTH SIDE ELEVATION
(SCALE:- 1:100)



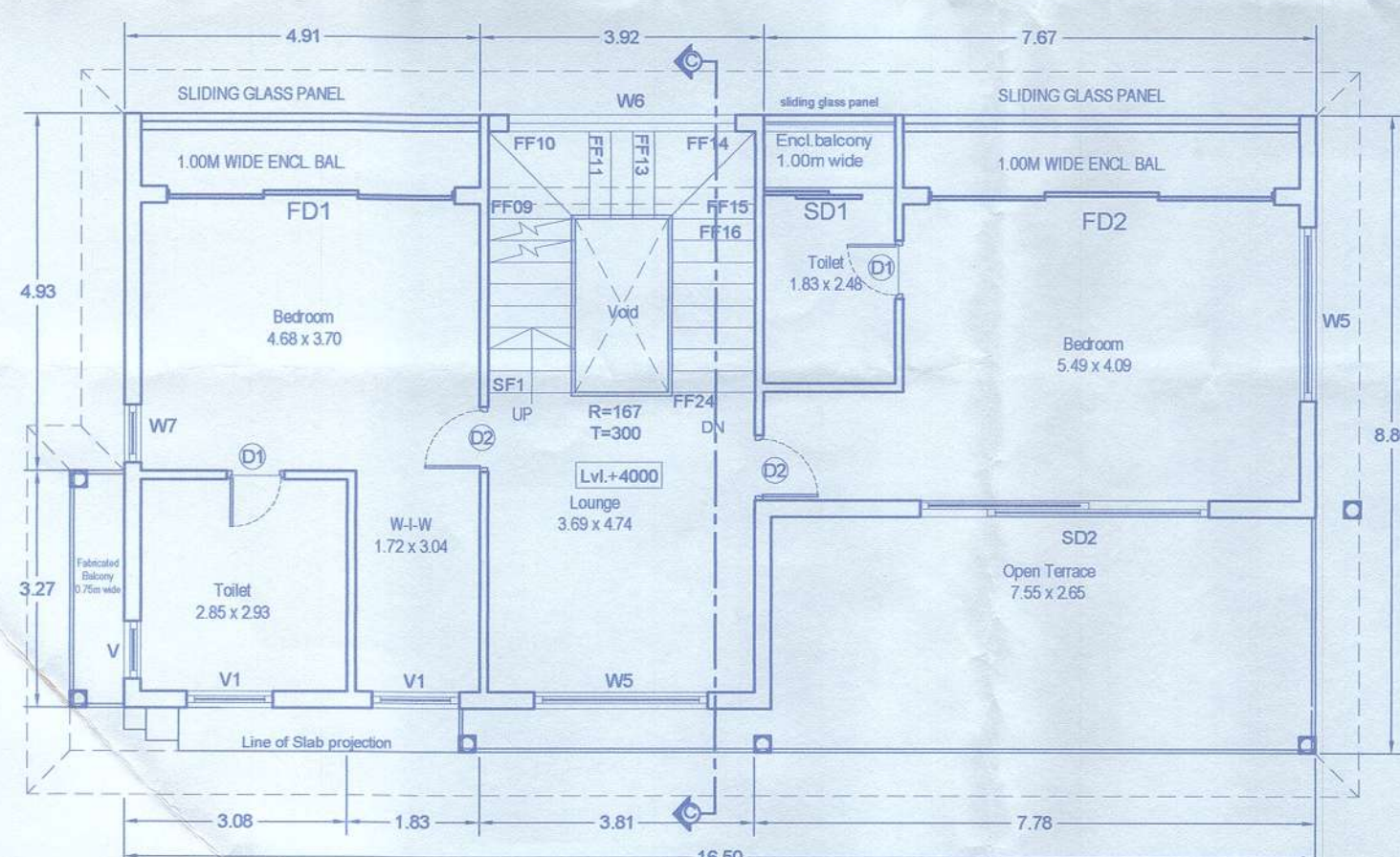
SECTION - CC
(SCALE = 1: 100)



ROOF PLAN
(SCALE = 1: 200)



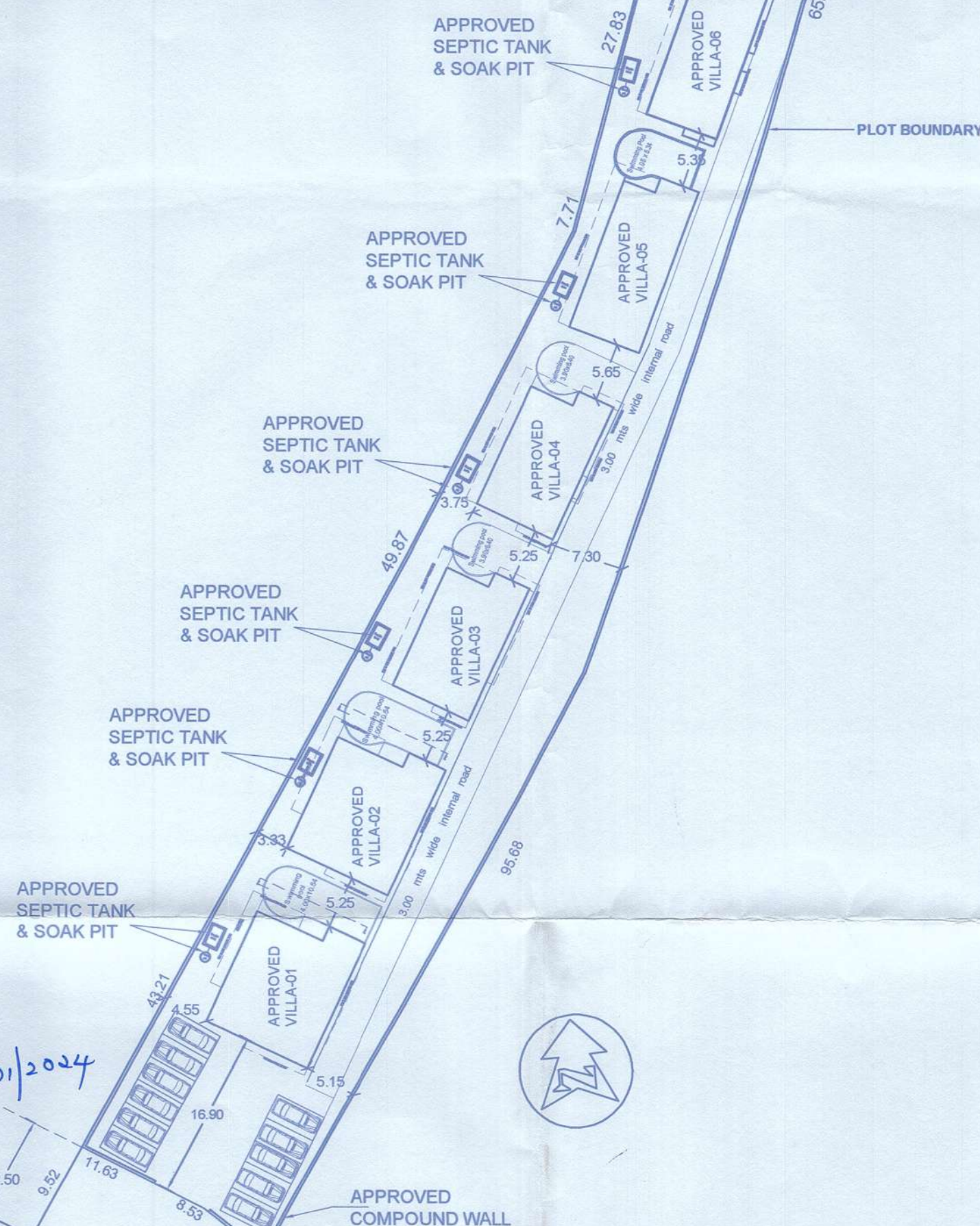
GROUND FLOOR PLAN
(SCALE = 1:100)



FIRST FLOOR PLAN
(SCALE = 1:100)

SCHEDULE OF OPENING

D3	1.50	2.40
D2	0.90	2.40
D1	0.80	2.40
FD1	3.98	2.40
FD2	4.80	2.40
SD1	1.83	2.40
SD2	4.00	2.40
W1	3.00	1.50
W2	3.33	1.50
W3	4.20	1.50
W4	1.20	1.50
W5	2.40	1.50
W6	3.15	1.50
W7	0.80	1.50
V	0.80	1.50
V1	1.20	1.50



SITE PLAN
(SCALE:1:500)

PREVIOUS APPROVED DETAILS		
TOTAL AREA OF AMALGAMATED PLOT	4425.00	M2
AREA UNDER 10.00M WIDE PROP. ROAD AS PER RP 2021	20.00	M2
AREA UNDER NATURAL COVER OVERLAPPING WITH NDS	708.00	M2
AREA UNDER SETTLEMENT ZONE	3697.00	
AREA UNDER ROAD WIDENING	198.00	M2
NET EFFECTIVE AREA OF PLOT (3697.00 - 198.00)	3499.00	M2
APPROVED COVERED AREA		
TYPICAL VILLA - 01 & 02 (142.60 X 2)	285.20	M2
TYPICAL VILLA - 03, 04, 07 (112.86 X 3)	451.44	M2
TYPICAL VILLA - 05, 06, 08, 09 (117.47 X 4)	469.88	M2
VILLA - 10	67.03	
TOTAL COVERED AREA	1273.55	M2
COVERAGE CONSUMED	36.40	%
COVERAGE PERMISSIBLE	40.00	%
FLOOR AREA		
GROUND FLOORS	961.39	M2
FIRST FLOORS	944.11	M2
FLOOR AREA CONSUMED	1905.50	M2
F.A.R CONSUMED	51.54	
FLOOR AREA PERMISSIBLE	2218.20	M2
F.A.R PERMISSIBLE	60.00	
AREA CALCULATION FOR INFRASTRUCTURE TAX		
APPROVED BUILT-UP AREA	2430.91	M2
SWIMMING POOLS AREA	260.13	M2
TOTAL APPROVED BUILT UP AREA	2691.04	M2

Approved With Condition Vide
L. No: 100/7304/SIO/CP/22/755 at 29/01/2024
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

DETAIL OF AREA USED FLOOR WISE							
FLOOR REFERENCE	USE	BUILT-UP AREA	DEDUCTION				NET FLOOR AREA
			STAIR	BALC.	O.T	VOID	
VILLA - 10							
GROUND FLOORS	RESI	113.96	6.08	3.02	---	---	104.86
FIRST FLOORS	RESI	142.43	11.71	12.80	27.13	3.16	87.63
VILLA - 11							
GROUND FLOORS	RESI	151.85	20.47	4.18	---	---	127.20
FIRST FLOORS	RESI	162.07	17.23	10.21	---	6.92	127.71
TOTAL		570.31	55.49	30.21	27.13	10.08	447.40

AREA STATEMENT		
TOTAL AREA OF AMALGAMATED PLOT	4425.00	M2
AREA UNDER 10.00M WIDE PROP. ROAD AS PER RP 2021	20.00	M2
AREA UNDER NATURAL COVER OVERLAPPING WITH NDS	220.00	M2
AREA UNDER SETTLEMENT ZONE	4185.00	M2
AREA UNDER ROAD WIDENING	198.00	M2
NET EFFECTIVE AREA OF PLOT (4185.00 - 198.00)	3987.00	M2
EXISTING COVERED AREA	1273.55	M2
PROPOSED COVERED AREA (256.22-67.03)	189.19	M2
TOTAL COVERED AREA	1462.74	M2
COVERAGE CONSUMED	36.68	%
COVERAGE PERMISSIBLE	40.00	%

AREA CALCULATION FOR INFRASTRUCTURE TAX		
PREVIOUS APPROVED AREA OF VILLA - 10 (67.03 + 61.78)	128.81	M2
PREVIOUS APPROVED AREA OF SWIMMING POOLS	23.82	M2
PROP. BUILT UP AREA (570.31 - 128.81)	441.50	M2
PROP. SWIMMING POOL AREA (62.28 - 23.82)	38.46	M2
TOTAL INFRASTRUCTURE TAX AREA	479.96	M2

PREVIOUSLY APPROVED VIDE
NGPDA ORDER REF. NO : TPB/7304/SIO/CP/22/755 DATE: 17/02/2022

NOTE :-
1. ALL DRAWINGS ARE AT 1:100 SCALE UNLESS MENTIONED OTHERWISE
2. ALL DIMENSIONS ARE IN METERS

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

ASHWINIKUMAR PRABHU
ARCHITECT
COA REG. NO: CA/972/1951

	PROJ. NO.	DRG. NO.	REV. NO.
	SA-AR-496/23	SD - 01	---
	DATE	DRAWN BY	CKD. BY
NORTH	19-10 - 2023	Krupa	ashwin. P

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AT SIOLIM , BARDEZ - GOA.
FOR SANCTUARY JV

PROJECT ARCHITECT

ASHWINIKUMAR PRABHU



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architecture + interiors

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Ph.no-0091-0832-2421800. E-mail-studioarchetype@gmail.com