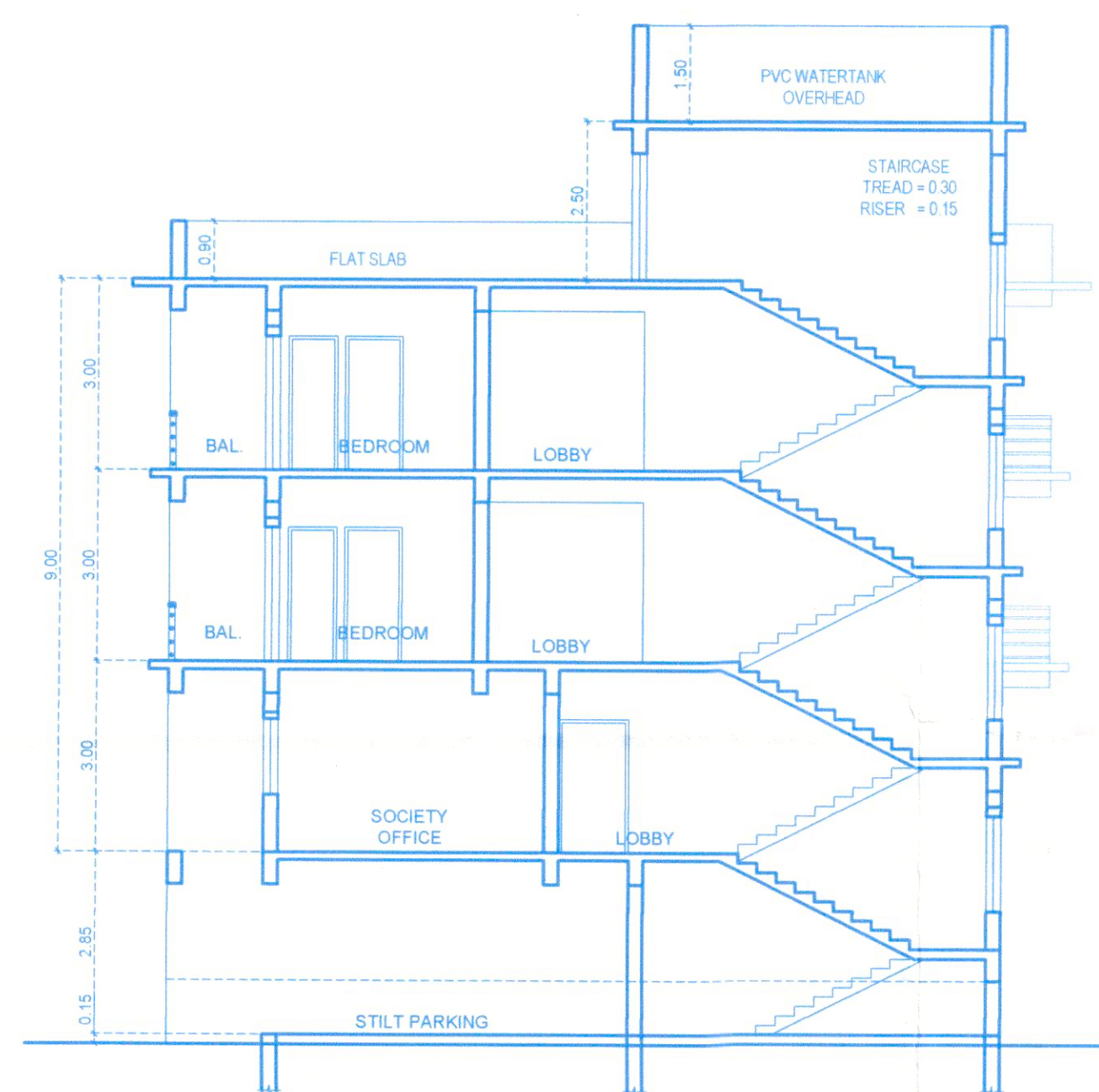


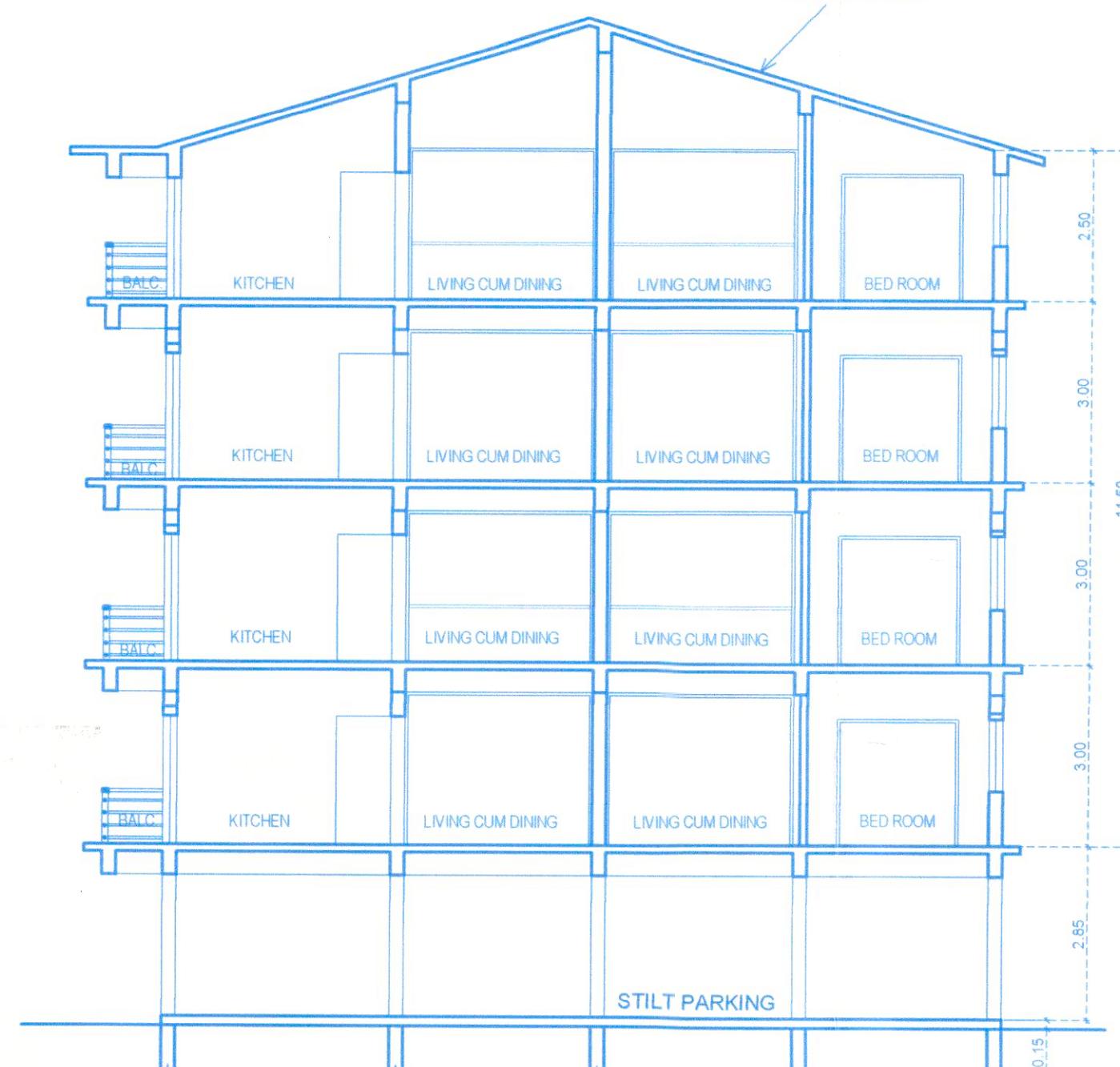
Please Check Letter No. TS/10.779/CH/1/100
2024/1065 dated 26/08/2024
 regarding the Plan.

By, Town Planner,
 Town & Country Planning Dept.
 Govt. of Goa,
 Thowadi, Panaji, Goa

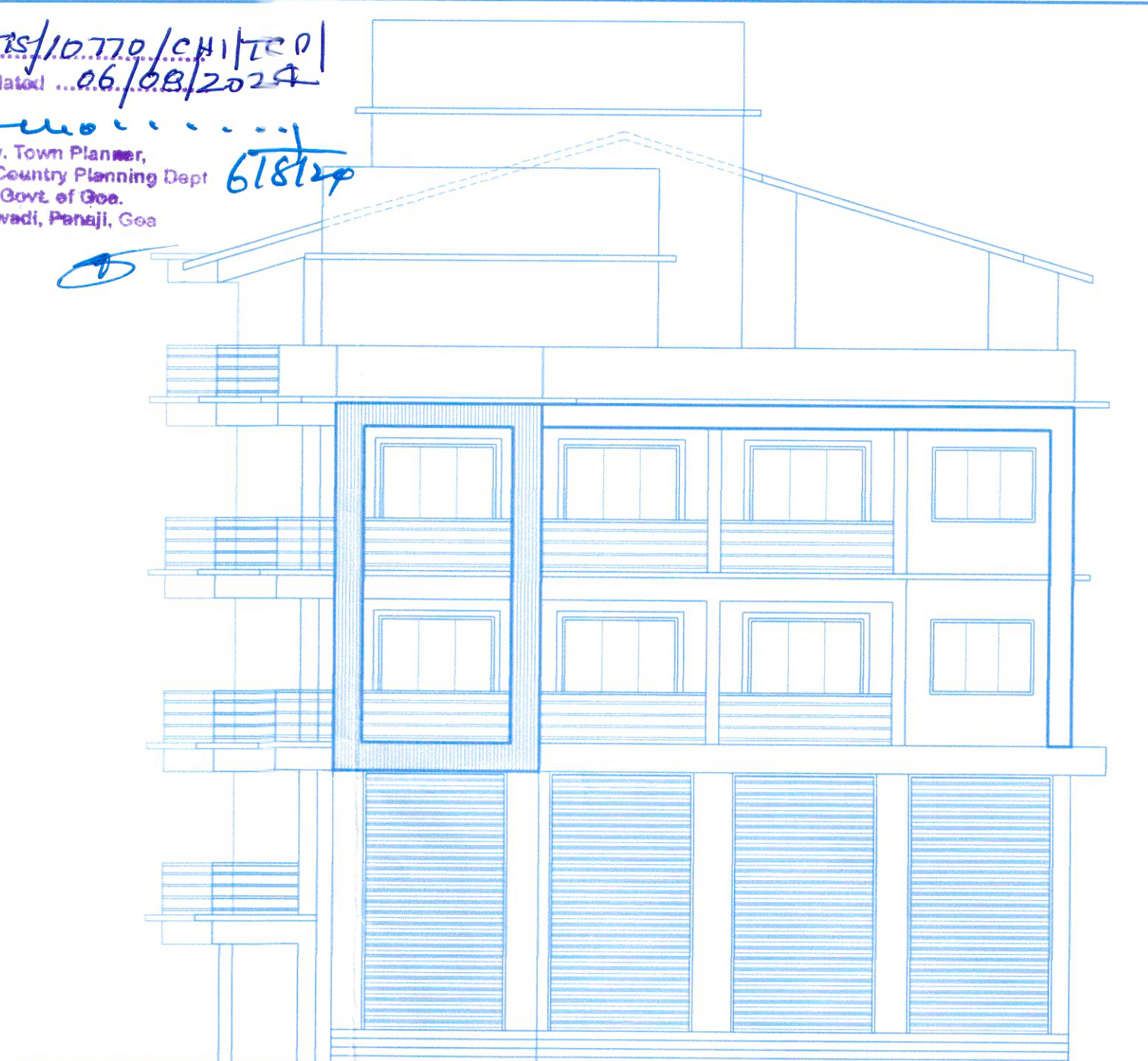
6/8/24



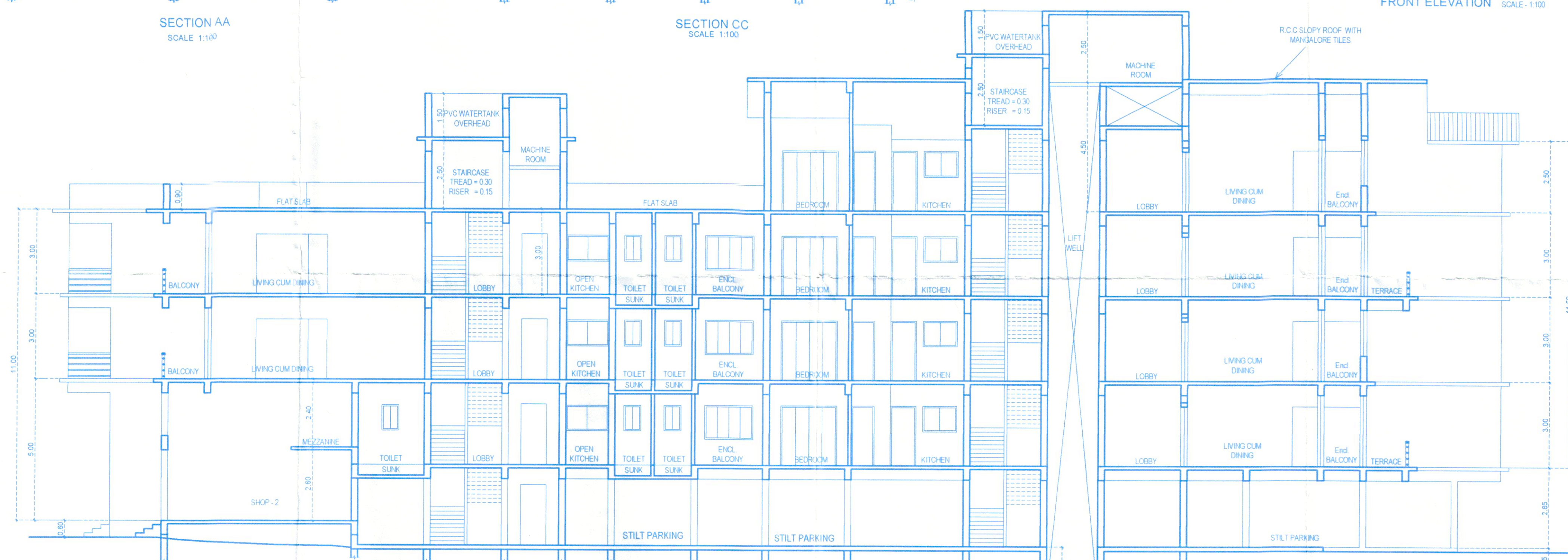
SECTION AA
 SCALE 1:100



SECTION CC
 SCALE 1:100

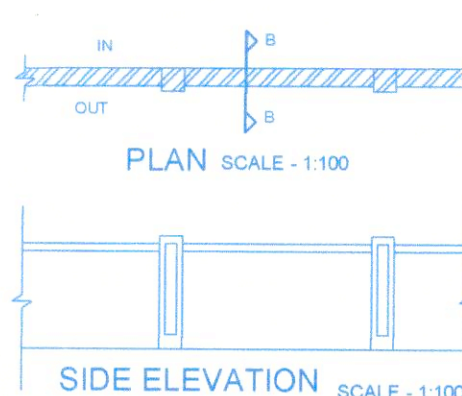
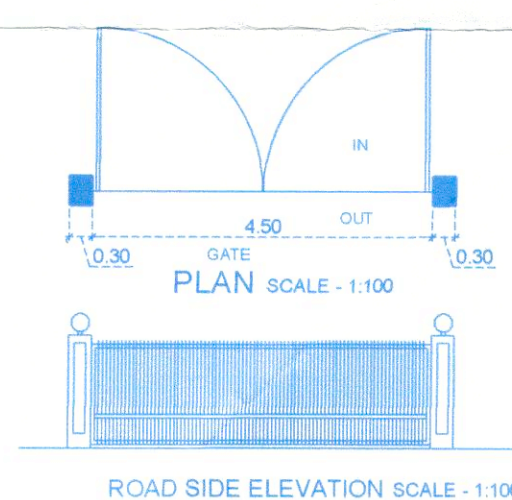


FRONT ELEVATION SCALE 1:100

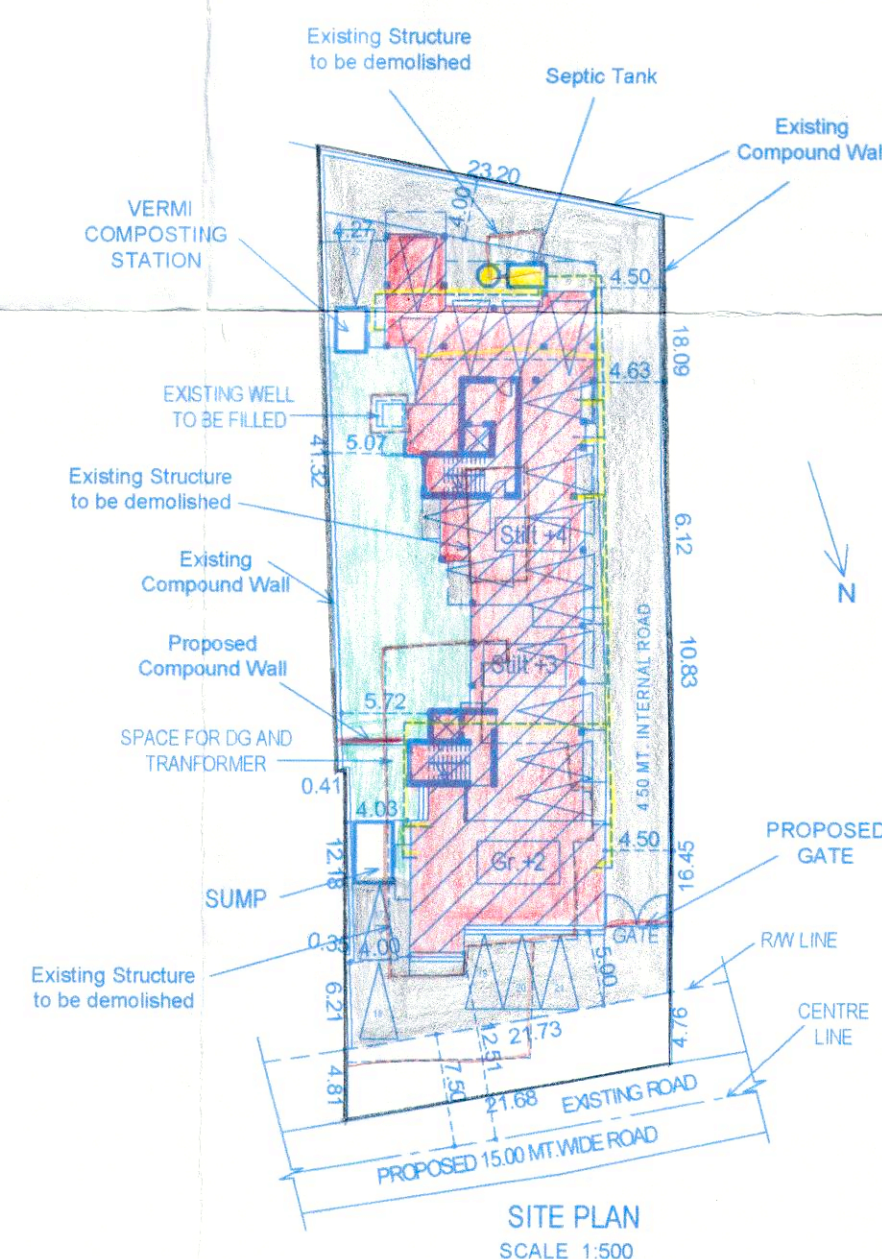


SECTION BB
 SCALE 1:100

COMPOUND WALL



SECTION AT BB



TYPE	SIZE	TYPE	SIZE
D1	1.10X2.10	W	1.20X1.20
D2	0.90X2.10	W1	1.50X1.20
D3	0.80X2.10	W2	1.20X0.90
FD	3.52X2.50	W3	0.90X0.90
FD1	3.00X2.10	W4	1.50X0.90
FD2	2.65X2.10	W5	2.00X0.90
FD3	3.09X2.50	W6	1.80X1.20
FD4	2.00X2.10	V	0.60X0.90
FD5	2.40X2.10	V1	2.50X1.50
FD6	2.33X2.10	V2	0.90X0.90
RS	2.50X2.50		

FLOOR AREA	USE	UNIT	PARKING REQD	PARKING PROV.
50 SQ.M.	SHOP		102.06 X 50 = 2.04 NOS	
UP TO 75 SQ.M.	RESIDENTIAL	2BHK 12 Nos	1 X 12 = 12 NOS	
	RESIDENTIAL	1BHK 07 Nos	1 X 07 = 07 NOS	
TOTAL			21.04 NOS	22 NOS

AREA DETAILS FLOOR WISE

FLOOR REFERENCE	USE	TOTAL B.U.A. (M²)	AREA FREE FROM FAR (M²)						NET FLOOR AREA (M²)	FAR (%)
			BALCONY	MEZZANINE	STILT FLOOR	STAIRCASE / LIFT	TERRACE	7.5% OF FLOOR AREA Lobby, Telecom room		
STILT FLOOR	Parking / Commercial	460.77	—	—	282.12	60.86	—	11.99	105.80	7.99
U.GROUND FLOOR	Residential / Commercial	450.51	71.51	26.97	—	39.29	9.72	42.22	260.80	19.71
FIRST FLOOR	RESIDENTIAL	532.50	101.17	—	—	38.33	—	18.35	374.65	28.32
SECOND FLOOR	RESIDENTIAL	542.22	101.17	—	—	38.33	9.72	18.35	374.65	28.32
THIRD FLOOR	RESIDENTIAL	290.55	57.00	—	—	19.48	—	7.34	206.73	15.63
TOTAL		2276.55	330.85	26.97	282.12	196.29	19.44	98.25	1322.63	99.97

Built Up Area - Stilt area
 2276.55 - 282.12 = 1994.43m²

Shop area
 Built Up Area For Infrastructure Tax 102.06M² + 1892.37M² = 1994.43 M²
 Commercial Residential

ADDITIONAL FLOOR AREAS FREE OF FAR

Add @ 7.5% of FL Area = 1322.63 X 7.5% = 99.19 sqm

USED IN 7.5% AREA

Lobby / society office 86.26 sqm
 Telecom Room 11.99 sqm
 98.25 sqm (7.42%)

AREA STATEMENT

PLOT AREA	1323.00 M²
AREA IN ROAD WIDENING	100.00 M²
EFFECTIVE PLOT AREA	1223.00 M²
COVERED AREA	460.77 M²
PERMISSIBLE COVERAGE @ 40%	489.20 M²
COVERAGE CONSUMED	37.67 %
B.U.A. ON GROUND / STILT FLOOR	460.77M²
B.U.A. ON UPPER GROUND / MEZZANINE FLOOR	450.51 M²
B.U.A. ON FIRST FLOOR	532.50 M²
B.U.A. ON SECOND FLOOR	542.22 M²
B.U.A. ON THIRD FLOOR	290.55 M²
TOTAL B.U.A.	2276.55 M²
FLOOR AREA GROUND / STILT FLOOR	105.80 M²
FLOOR AREA ON UPPER GROUND FLOOR	260.80 M²
FLOOR AREA ON FIRST FLOOR	374.65 M²
FLOOR AREA ON SECOND FLOOR	374.65 M²
FLOOR AREA ON THIRD FLOOR	206.73 M²
TOTAL FLOOR AREA	1322.63 M²
F.A.R. PERMISSIBLE @ 80%	1058.40 M²
ADDITIONAL F.A.R. @ 20%	264.60 M²
TOTAL F.A.R. 100%	1323.00 M²
F.A.R. CONSUMED (80.00%)	1058.40M²
ADDITIONAL F.A.R. CONSUMED (19.97%)	264.23M²
TOTAL F.A.R. CONSUMED (99.97%)	1322.63M²
SHOP AREA	102.06 M²
LENGTH OF COMPOUND WALL	8.82 Rmt.

2bhk ————— 12 Nos.
 1bhk ————— 07 Nos.
 shop ————— 04 Nos.

PERMISSIBLE SHOP AREA

@ 50% of Covered Area = 460.82 X 50% = 230.41 sqm

AREA UTILISED

Shop Area consumed = 102.06 sqm (22.14%)

DATE:13/02/2024

SHEET NO. - 1/3

SCALE - 1:100, 1:200 & 1:500

ARCHITECT

AR. SIDDHARTH D. NAIK
 201 - A, MATHIAS PLAZA
 PANAJI - GOA 403 001
 Reg. No - AR/0027/2011

OWNER

NOTE : ALL DIMENSION ARE IN CMS. & MTS.

PROPOSED RESIDENTIAL CUM COMMERCIAL
 BUILDING AND COMPOUND WALL ON 'PLOT'
 BEARING SURVEY No / SUB DIVISION No.8/3 AT
 CHIMBEL VILLAGE, TISWADI TALUKA GOA.

M/S ULYSIS

ARCHITECTURAL INTERIORS & LANDSCAPE CONSULTANTS
 # 201 - A, SECOND FLOOR, MATHIAS PLAZA,
 PANJIM - GOA 403001
 PH. - 91 832 2421950
 e-mail : ulysis_goa@gmail.com

Please Check Letter No. 15/1079/C.H.I.T.C.P.2024
16.65 dated 06/08/2024
regarding the Plan. Amended
By: Town Planner,
Town & Country Planning Dept.
Govt. of Goa.
Tiswadi, Panaji, Goa.
6/8/24

DATE:13/02/2024 SHEET NO. - 3/3

SCALE - 1:100, 1:200 & 1:500

ARCHITECT
AR. SIDDHARTH D. NAIK
201 - A, MATHIAS PLAZA,
PANAJI - GOA 403 001
Reg. No: AR/0027/2019

OWNER



NOTE : ALL DIMENSION ARE IN CMS. & MTS.

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