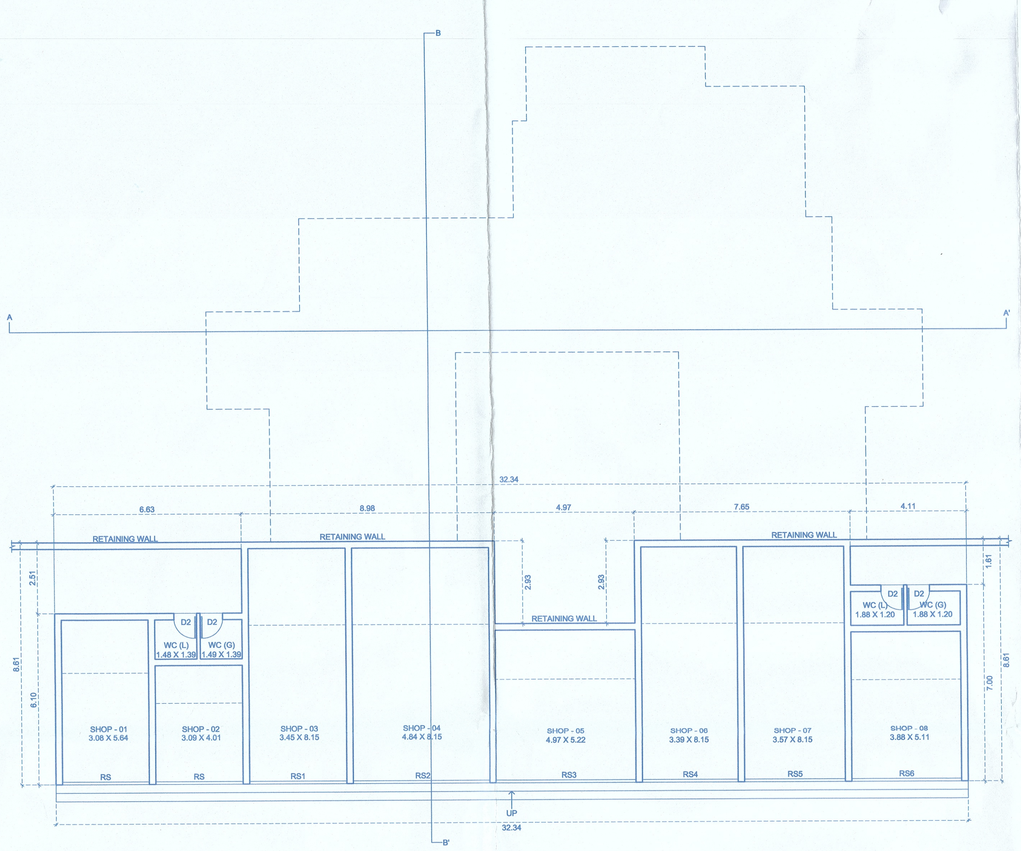
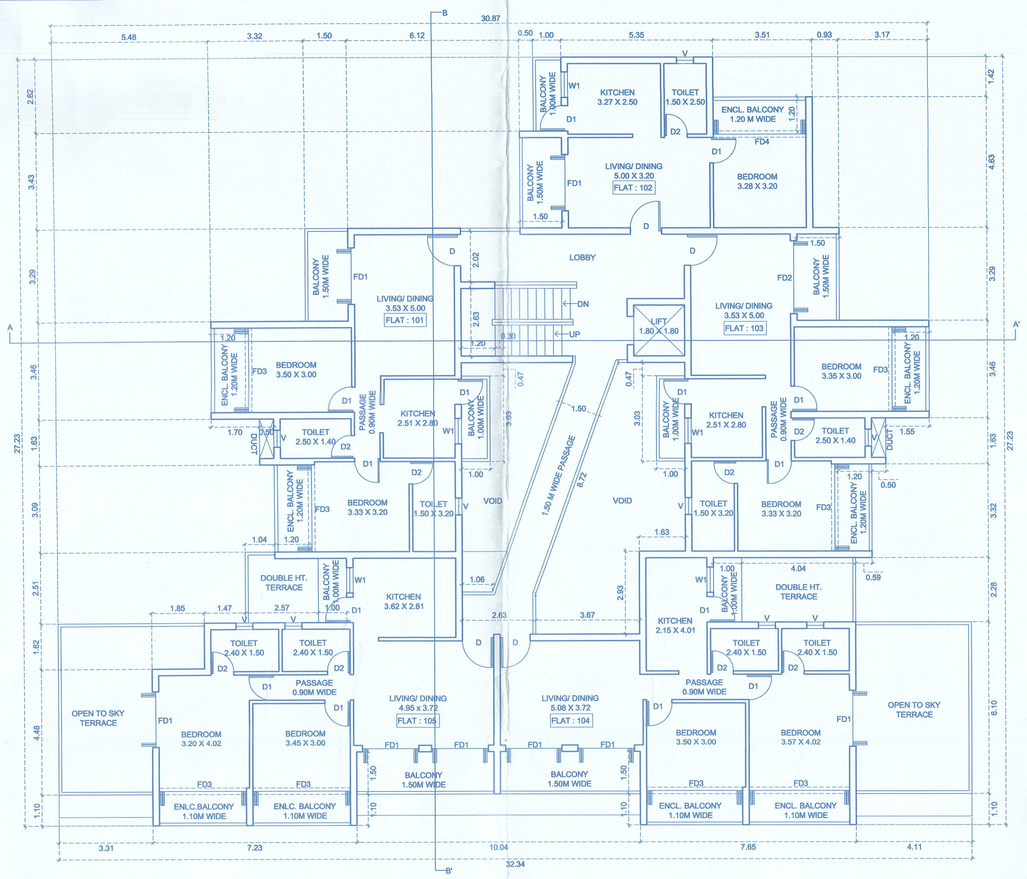
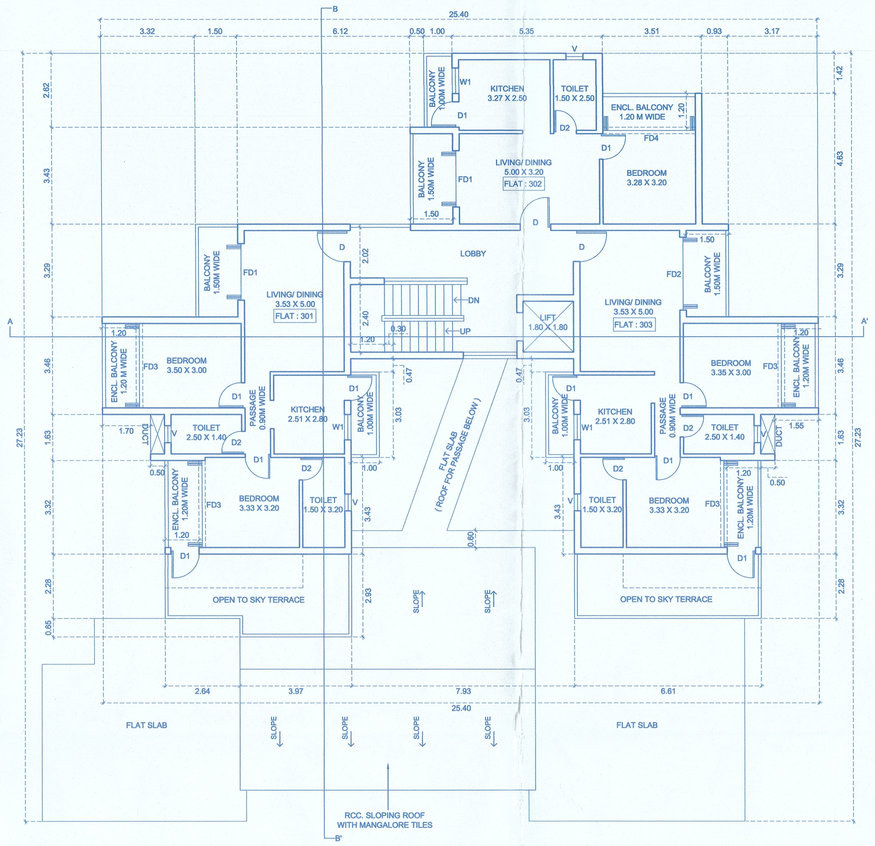


GROUND FLOOR PLAN - (SCALE : 1:100)

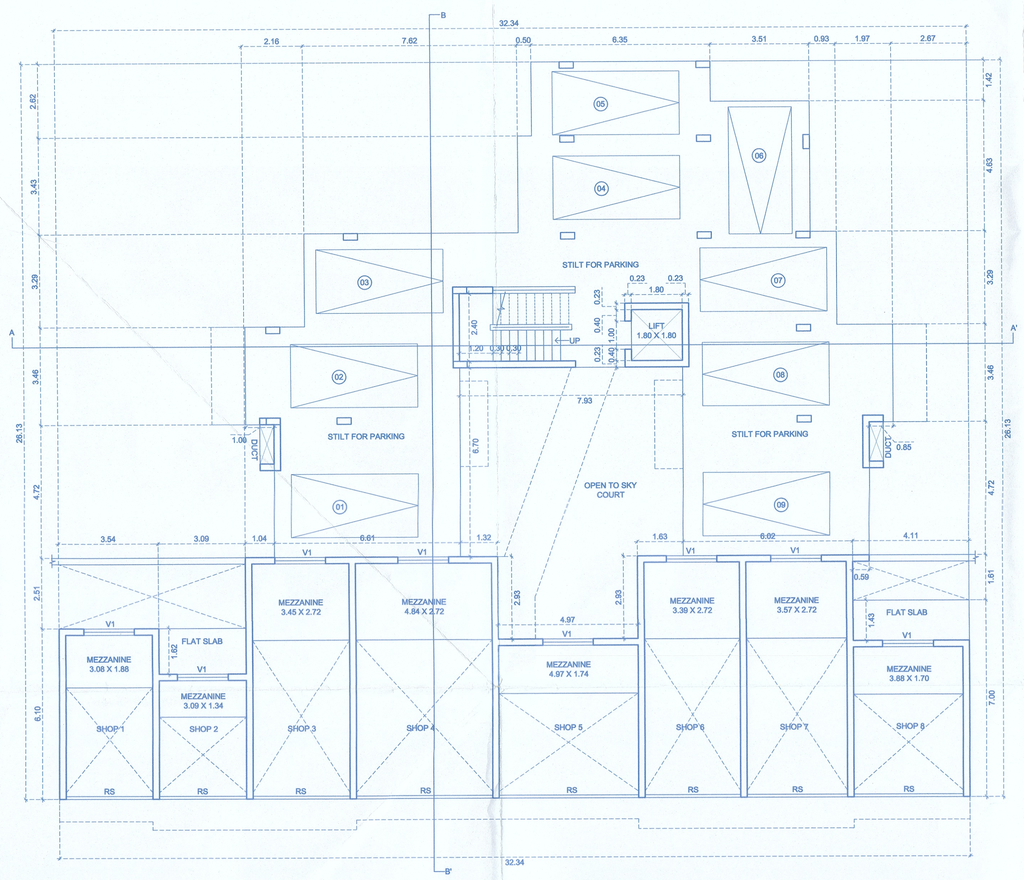


FIRST FLOOR PLAN - (SCALE : 1:100)

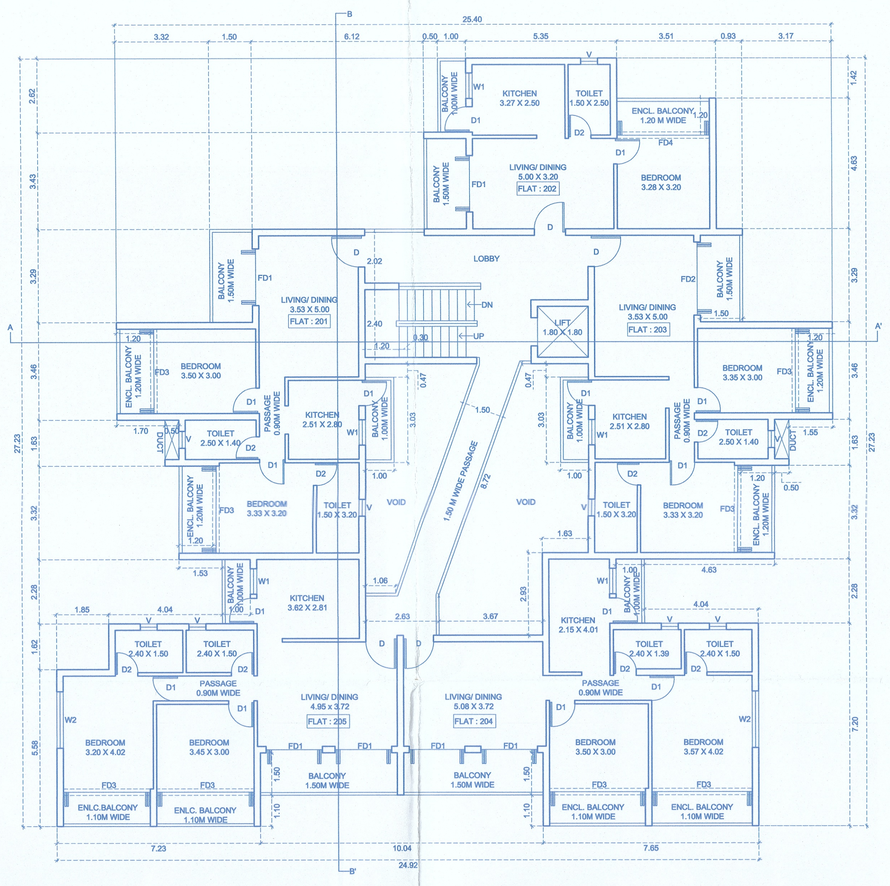


THIRD FLOOR PLAN - (SCALE : 1:100)

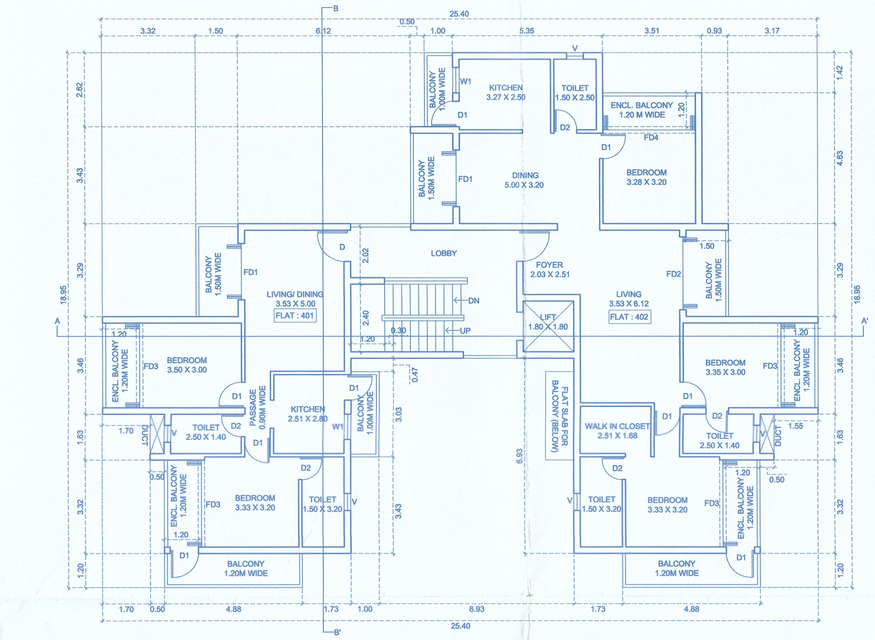
AREA STATEMENT	
PLOT AREA	**2075.00 Sq.M**
AREA IN ROAD	**796.20 Sq.M**
EFFECTIVE PLOT AREA	**1278.80Sq.M**
TOTAL COVERED AREA	**500.64 Sq.M**
PERMISSIBLE COVERAGE @ 40% OF 1278.80 Sq.M.	**511.52 Sq.M**
COVERAGE CONSUMED	**39.15 %**
BUILT UP AREA	
GROUND FLOOR	**240.83 Sq.M**
U.G. / STILT FLOOR	**311.67 Sq.M**
FIRST FLOOR	**522.43 Sq.M**
SECOND FLOOR	**458.86 Sq.M**
THIRD FLOOR	**291.76 Sq.M**
FOURTH FLOOR	**267.73 Sq.M**
TOTAL BUILT UP AREA	**2093.28 Sq.M**
FLOOR AREA	
GROUND FLOOR	**240.83 Sq.M**
U.G / STILT FLOOR	**1.87 Sq.M**
FIRST FLOOR	**330.02 Sq.M**
SECOND FLOOR	**330.02 Sq.M**
THIRD FLOOR	**183.10 Sq.M**
FOUIRTH FLOOR	**187.73 Sq.M**
TOTAL FLOOR AREA	**1273.57 Sq.M**
PERMISSABLE FLOOR AREA	
@ 80 % OF 1278.80 Sq.M.	**1023.04 Sq.M**
@ 25 % OF 1023.04 Sq.M.	**255.76 Sq.M**
TOTAL PERMISSABLE FLOOR AREA	**1278.80 Sq.M**
F.A.R. CONSUMED	**79.67 %**
AREA IN SHOP	**240.83 Sq.M**
PERMISSIBLE 7.5 % AREA FREE OF F.A.R.	**95.91 Sq.M**
PROPOSED 7.5 % AREA FREE OF F.A.R.	**55.49 Sq.M**
BUILT UP AREA FOR INFRASTRUCTURE TAX PURPOSE	**1872.11 Sq.M**
RESIDENTIAL AREA	**1631.28 Sq.M**
COMMERCIAL AREA	**240.83 Sq.M**
LENGTH OF PROPOSED COMPOUND WALL	**95.91 R.M**



UPPER GROUND FLOOR / STILT PLAN - (SCALE : 1:100)



SECOND FLOOR PLAN - (SCALE : 1:100)



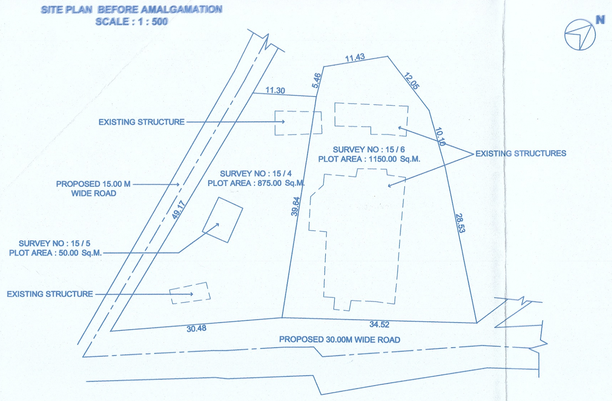
FOURTH FLOOR PLAN - (SCALE : 1:100)

Approved with Condition
No. PHC/MOC/OCHS/187
Dated 05/06/2020
Medical Officer (IC)
Primary Health Centre
Colvale

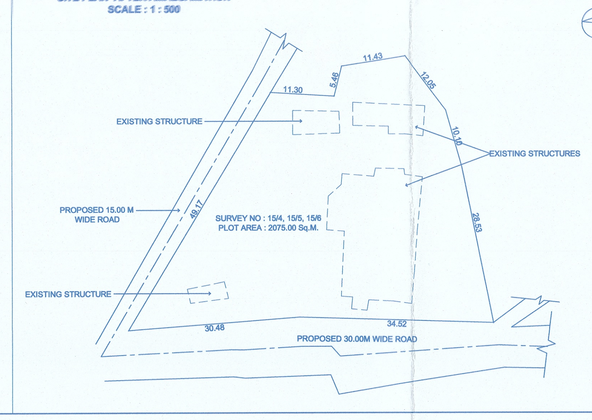
Approved with condition vide
L. No. TPB/530/TVTM/24/1395
dt 20/3/2020
Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Mapusa

Approved Vide Renal No. 21(1)
Dated ....17-08-2020.....
Permission issued Vide Licence No.
V. P. TVTM. 8 /20-21/667
Date 20/08/2020
Mr. DHIRAJ GOVEKAR
SECRETARY
V. P. Tivim
VILLAGE PANCHAYAT TIVIM BARDEZ GOA

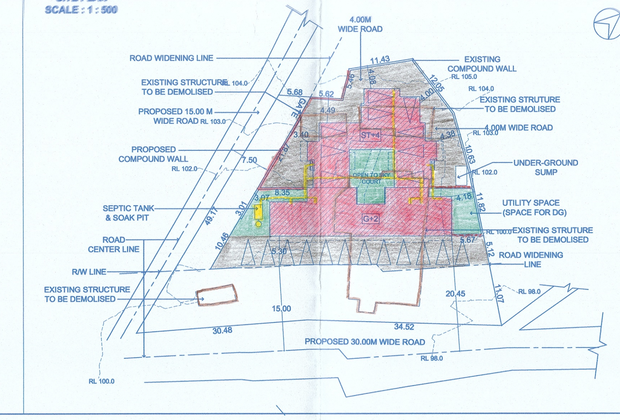
SITE PLAN BEFORE AMALGAMATION
SCALE : 1 : 500



SITE PLAN AFTER AMALGAMATION
SCALE : 1 : 500



SITE PLAN
SCALE : 1 : 500



PARKING CALCULATION			
	SIZE	REQ.	PROV.
FLOOR AREA UPTO 75 SQ.M			--
14	RESIDENTIAL	14 NOS.	14 NOS.
FLOOR AREA MORE THAN 100 SQ.M UPTO 150 SQ.M			
01	RESIDENTIAL	1.5 NOS.	02 NOS.
AREA IN SHOP / 50			
240.83 / 50 = 4.82 ~ 5	COMMERCIAL	5 NOS.	05 NOS.
	TOTAL	20.50 NOS.	21 NOS.

DOOR WINDOW SCHEDULE					
TYPE	SIZE	TYPE	SIZE	TYPE	SIZE
D	1.10 X 2.10	FD3	3.00 X 2.85	RS	3.08 X 2.85
D1	0.80 X 2.10	FD4	3.28 X 2.85	RS 1	3.45 X 2.85
D2	0.80 X 2.10			RS 2	4.84 X 2.85
		V	0.60 X 1.00	RS 3	4.99 X 2.85
FD	3.00 X 2.10	V1	1.80 X 1.00	RS 4	3.39 X 2.85
FD1	2.00 X 2.10	W1	0.90 X 1.10	RS 5	3.57 X 2.85
FD2	2.55 X 2.10	W2	2.00 X 1.50	RS 6	3.86 X 2.85

AREA DETAILS FLOOR-WISE											
FLOOR REFERENCE	USE	TOTAL B.U.A (M²)	AREAS FREE FROM FAR (M²)						NET FLOOR AREA (M²)	FAR (%)
			BALCONY / PASSAGE	STILT PARKING	AREA IN MEZZANINE	DOUBLE HT. TERRACE	OPEN TO SKY TERRACE	7.5% FREE OF F.A.R.	STAIRCASE / LOBBY		
BLOCK A											
GROUND FLOOR	COMMERCIAL	240.83	———	———	———	———	———	———	———	240.83	15.07 %
STILT FLOOR	PARKING / COMMERCIAL	311.67	———	221.17	66.65	———	———	———	21.98	1.87	0.11 %
FIRST FLOOR	RESIDENTIAL	522.43	96.94	———	———	15.31	48.26	15.03	16.87	330.02	20.65 %
SECOND FLOOR	RESIDENTIAL	458.86	96.94	———	———	———	———	15.03	16.87	330.02	20.65 %
THIRD FLOOR	RESIDENTIAL	291.76	44.03	———	———	———	32.73	15.03	16.87	183.10	11.45 %
FOURTH FLOOR	RESIDENTIAL	267.73	52.73	———	———	———	———	10.40	16.87	187.73	11.74 %
	TOTAL	2093.28	290.64	221.17	66.65	15.31	80.99	55.49	89.46	1273.57	79.67%

BUILT UP AREA FOR INFRASTRUCTURE TAX PURPOSE = 2093.28 - 221.17 = 1872.11 Sq.M.

ARCHITECT :

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

OWNER :

DATE : 29 / 10 / 2019 DRG.NO. 01/02

SCALE : 1 : 100 & 1: 500 MTS.

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING & COMPOUND WALL ON AMALGAMATED PLOT BEARING SURVEY No.- 15 /4, 15 /5, 15 /6, AT THIVIM 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