

AREA STATEMENT	
1. Area of Plot	5650 SQ.M
2a. Permissible Covered Area	2240 SQ.M
b. Permissible Coverage	40%
c. Proposed Covered Area:	
(i) TYPE A (6 Villas)	146.7 x 6 = 880.2
(ii) TYPE B (1 villa)	171.76
(iii) TYPE C (1 villa)	140.15
(iv) TYPE D (2 villas)	291.2
(v) TYPE E (1 villa)	74.2
(vi) SECURITY CABIN	8.46
<b>Total</b>	<b>1565.96</b>
d. Permissible Floor Area	2825
e. Proposed Floor Area:	
(i) TYPE A (6 Villas)	242.71 x 6 = 1456.26
(ii) TYPE B (1 villa)	229.64
(iii) TYPE C (1 villa)	221.94
(iv) TYPE D	372.2
(v) TYPE E	181.41
<b>d. Proposed F.A.R</b>	<b>43.5%</b>
4. TOTAL BUILT UP	3551.47
5. Open space required (15%)	847.54
6. Open space provided	855.69 sq.m

SETBACKS AND HEIGHTS	
FRONT SETBACK FROM PLOT BOUNDARY	3.0 M
FRONT SETBACK FROM CENTRELINE OF ROAD	76.17M
SIDE SETBACK (R)	3.42 M
SIDE SETBACK (L)	8.2 M
REAR SETBACK	3.8 M
HT. OF PLINTH	0.45 M
HT. OF BLDG. FROM THE PLINTH (EAVES)	9.0 M
HT. OF BLDG. FROM THE PLINTH (RIDGE)	9.78 M
LENGTH OF THE COMPOUND WALL	335.2 M

OWNER'S SIGNATURE	
M/S ZEPHYR HOLDINGS (P.O.A. Mr. Phane Lob) <i>Phane Lob</i>	
DRG. NO.	DRG. DATE
AS SPECIFIED	30-05-2020

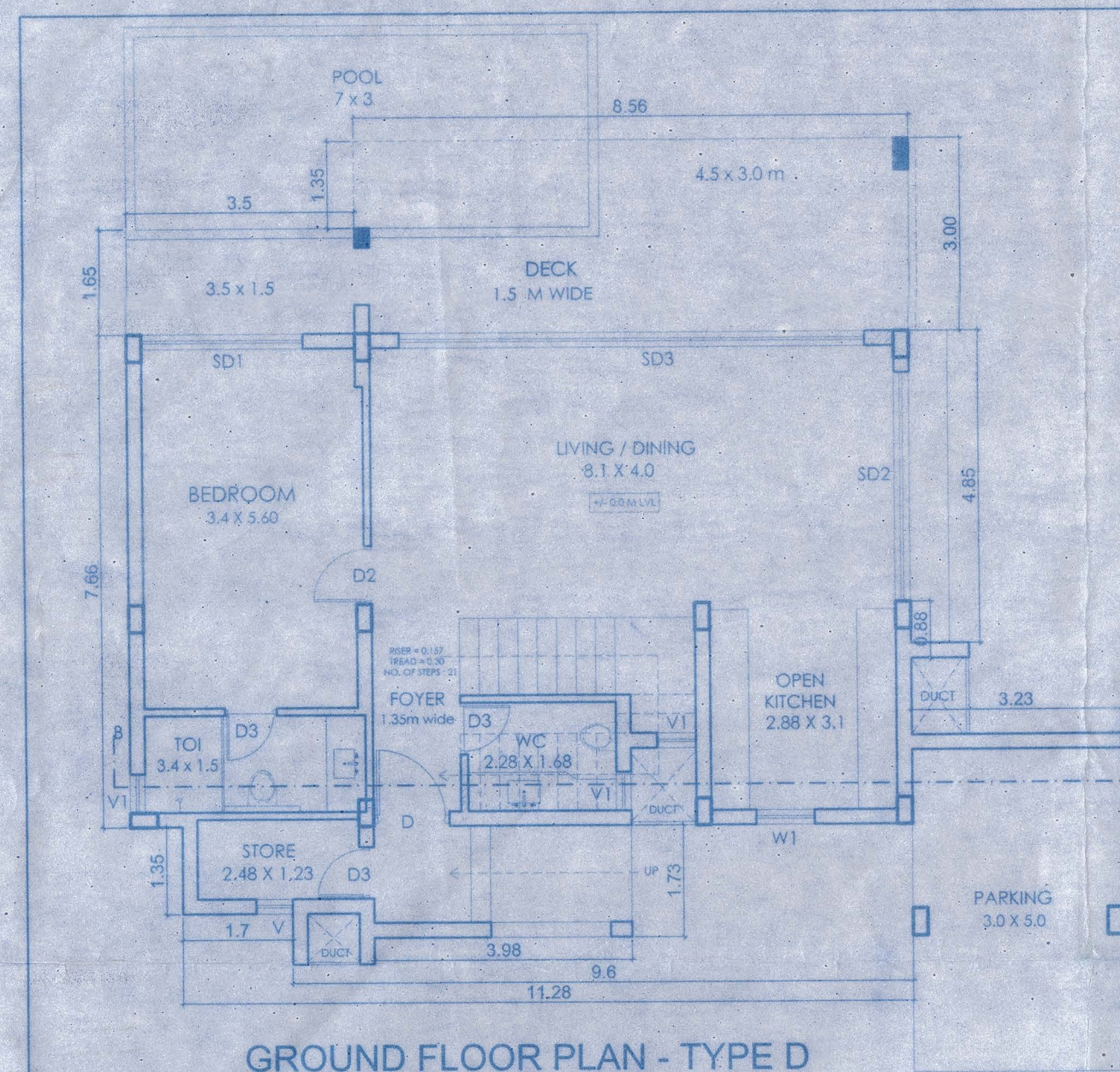
  

ARCHITECT'S SIGNATURE	
ASHWINI SHETTY OFFICE: ANSUL CHIMBERE, SECTION 10, CAPANA LANE, PUNE 411002. REG. NO. 20100010100210	
ARCHITECT:	ASHWINI SHETTY

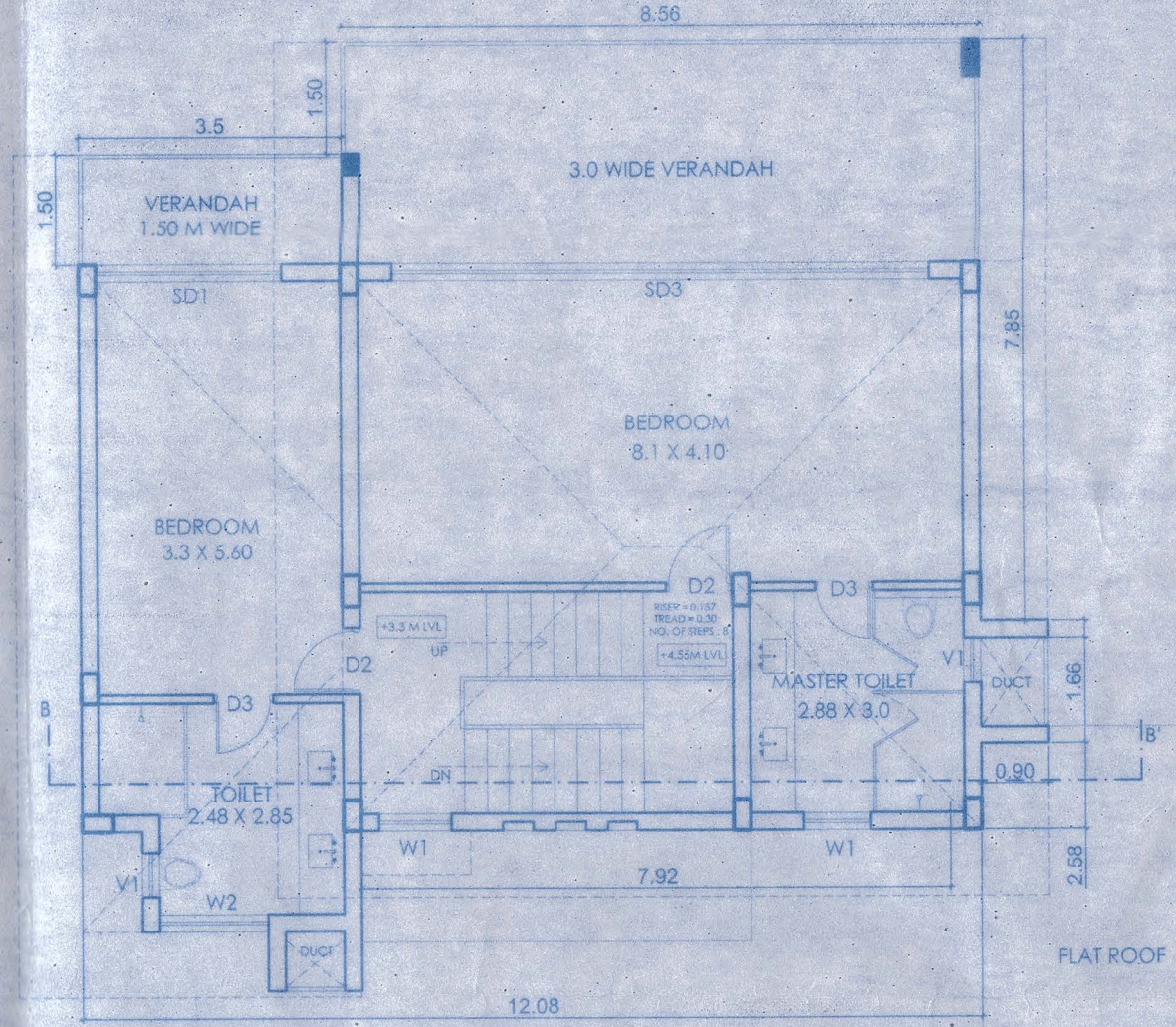
  

Approved with condition vide L. No. 78/B/4/2019/010/10/2019/2020  
 16/01/2020  
 Dr. Town Planner  
 Town & Country Planning Dept.  
 Govt. of Goa, Mapusa.

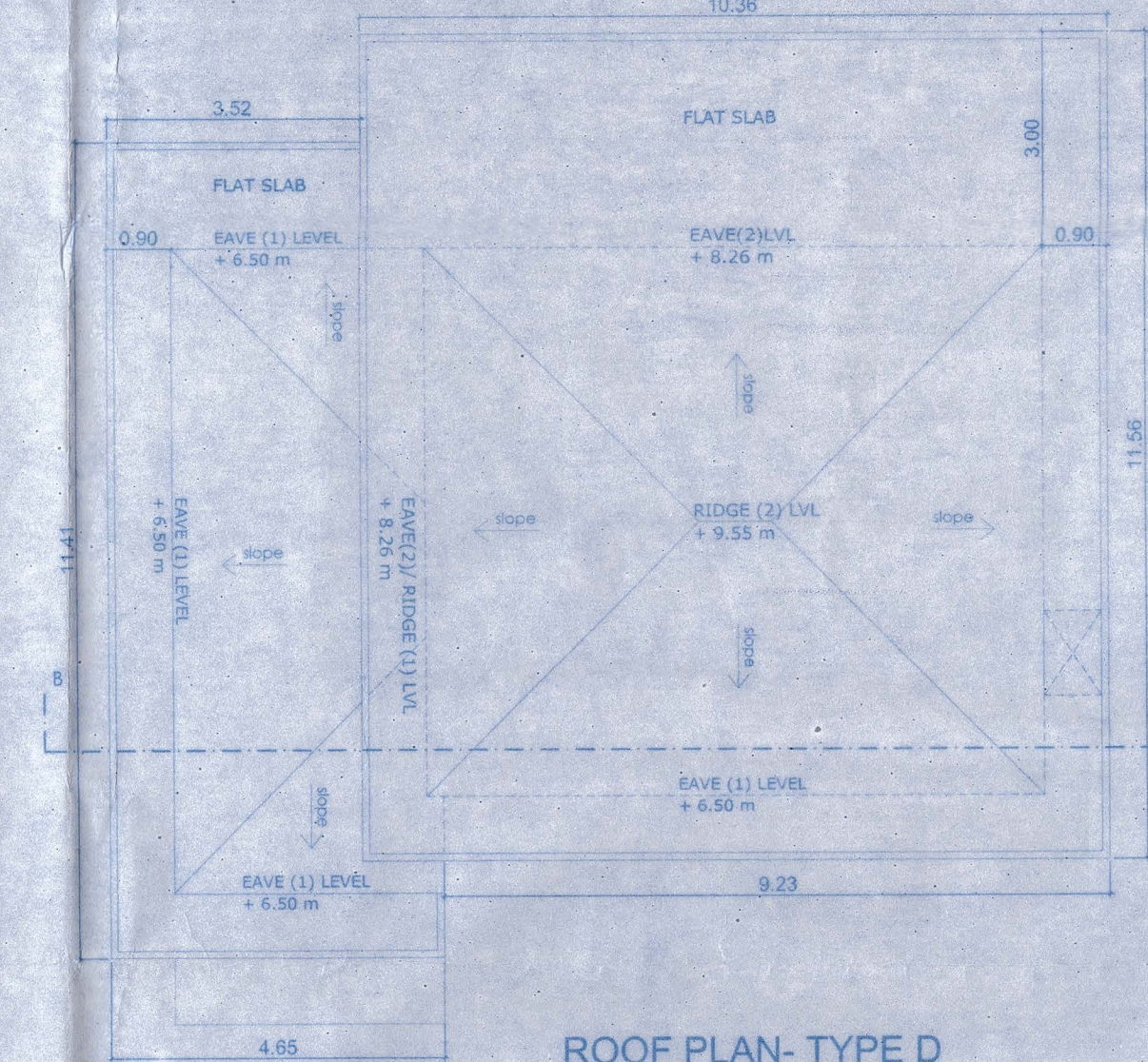




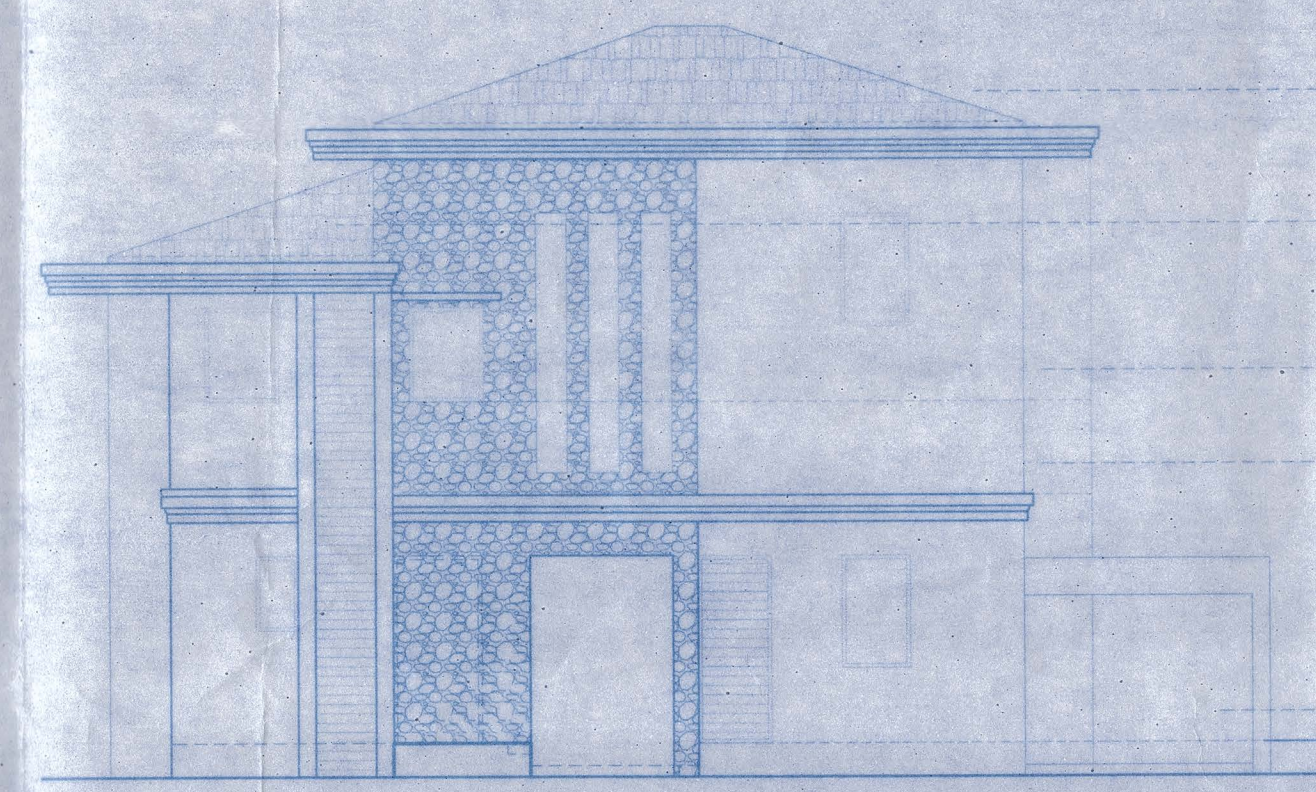
GROUND FLOOR PLAN - TYPE D



FIRST FLOOR PLAN - TYPE D

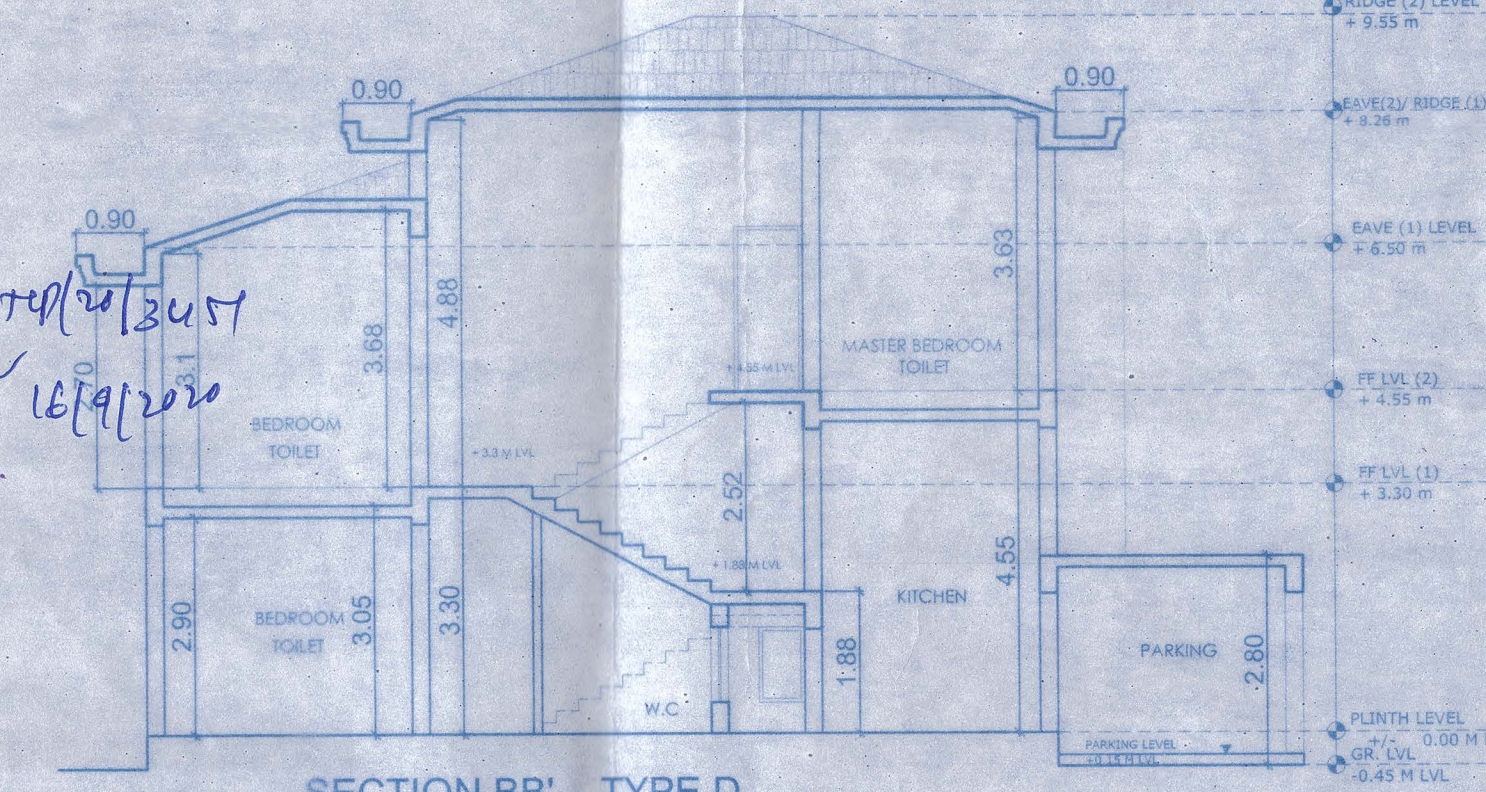


ROOF PLAN - TYPE D

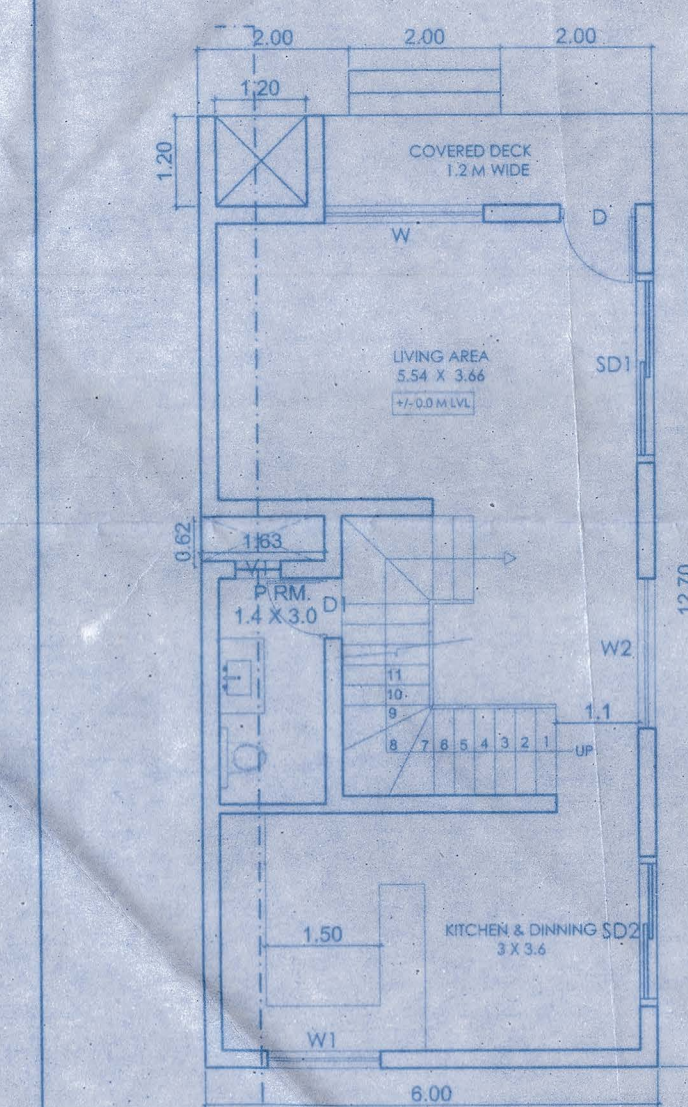


FRONT ELEVATION - TYPE D

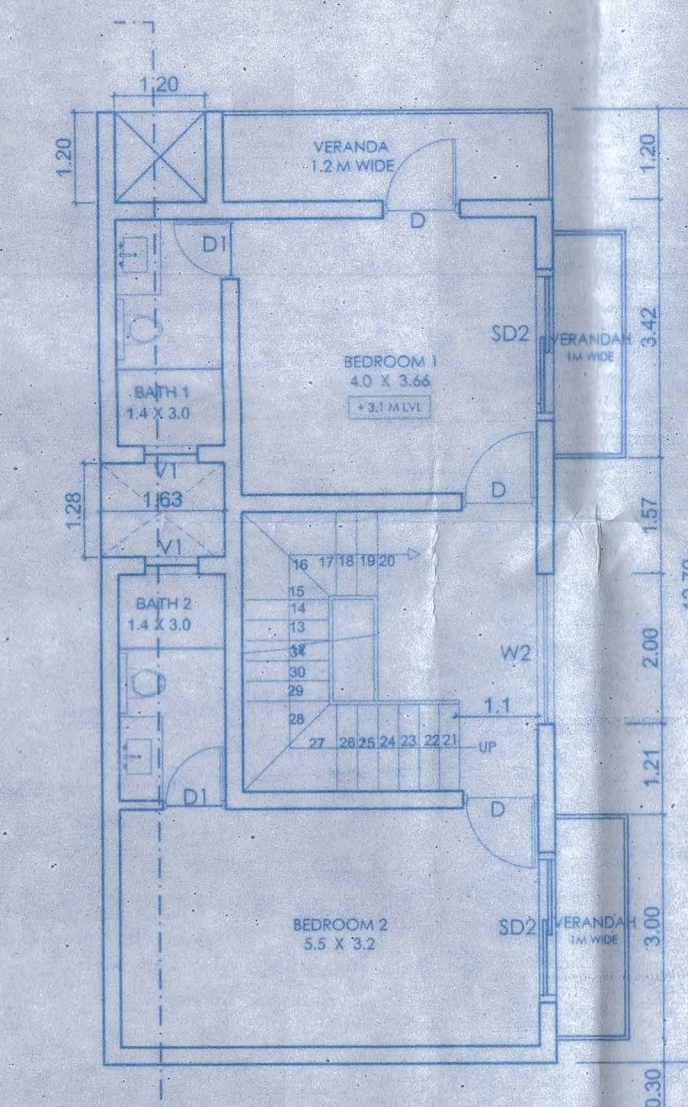
Approved with condition vide L. No. 1472/ANJ/19/2017  
 Dy. Town Planner  
 Town & Country Planning Dept.  
 Govt. of Goa, Mapusa



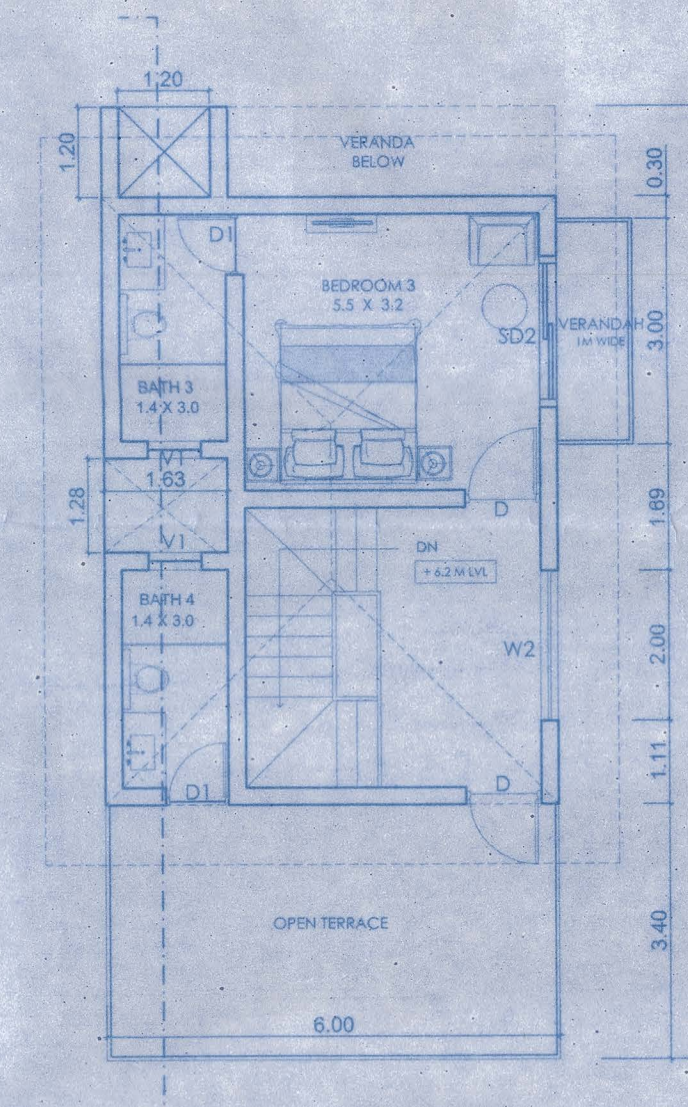
SECTION BB' - TYPE D



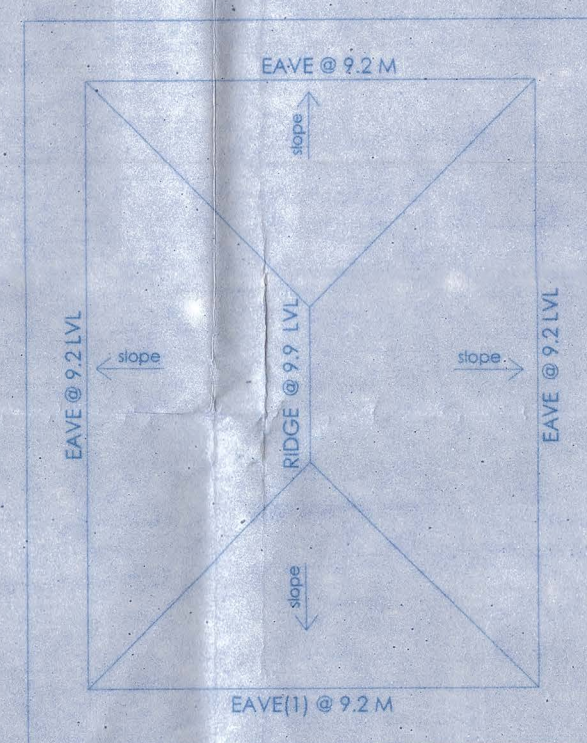
GROUND FLOOR PLAN - TYPE E (1:100)



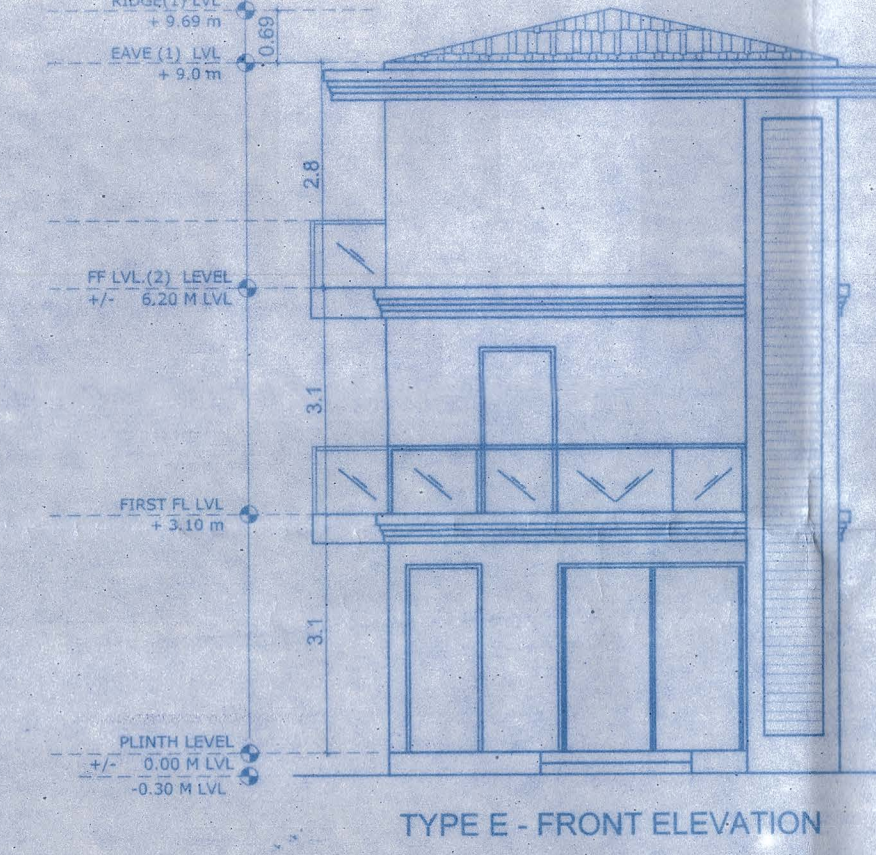
FIRST FLOOR PLAN - TYPE E (1:100)



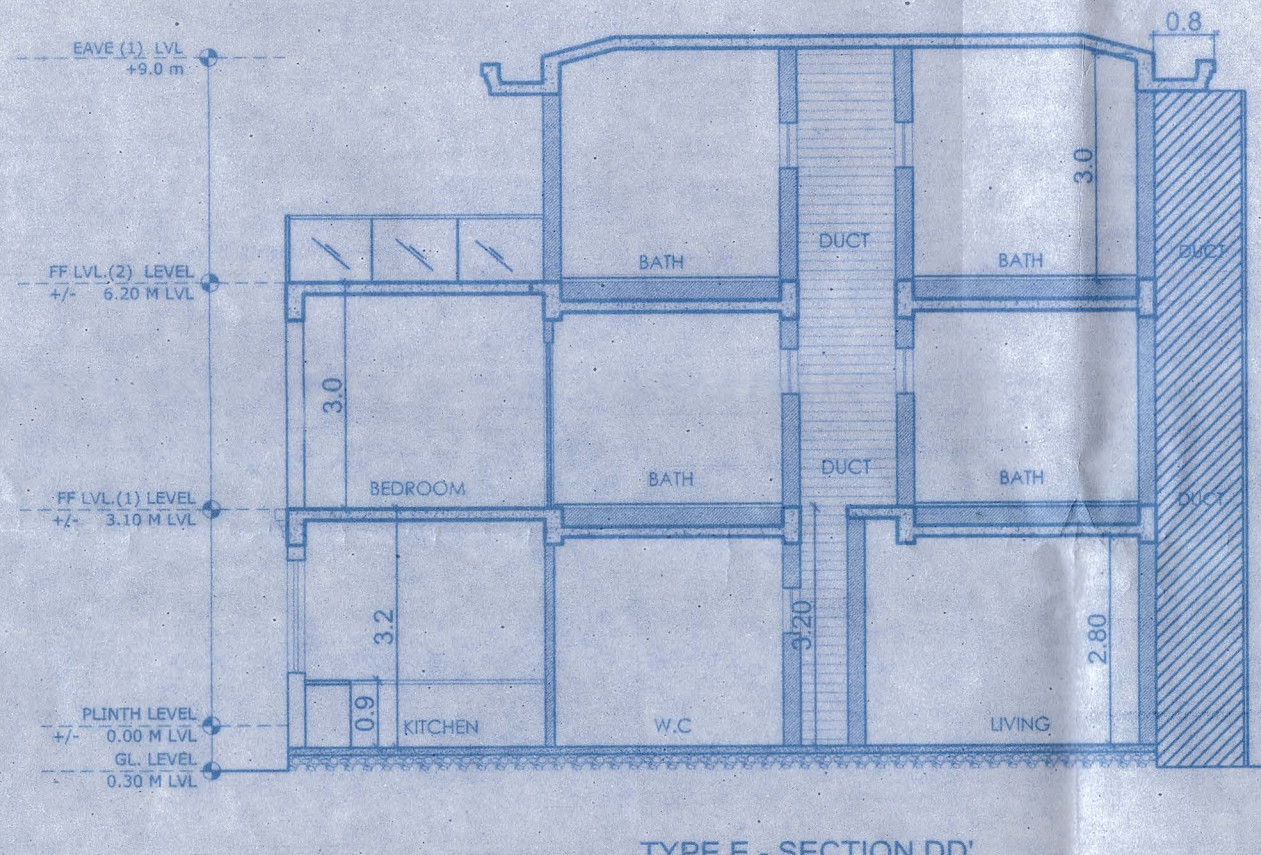
SECOND FLOOR PLAN - TYPE E (1:100)



ROOF PLAN - TYPE E (1:100)



TYPE E - FRONT ELEVATION



TYPE E - SECTION DD'

FLOOR	GROSS	AREA FREE OF F.A.R. (in sq.m)				TOTAL	NET FLOOR AREA
		PARKING	PASSAGE/ BAL & TERRACE	STAIRCASE & LIFT	SERVICES		
TYPE A	GROUND FLOOR	146.7 x 6 = 880.2	16.89 x 6 = 101.34	15.75 x 6 = 94.5	9.31 x 6 = 55.86	4135.5 x 6 = 24813	104.75 x 6 = 628.5
	FIRST FLOOR	133.95 x 6 = 803.7	---	19.94 x 6 = 119.64	17.05 x 6 = 102.3	37.0 x 6 = 222	96.99 x 6 = 581.94
	SECOND FLOOR	85 x 6 = 510	---	28.2 x 6 = 169.2	17.8 x 6 = 106.8	44 x 6 = 264	111 x 6 = 666
	TOTAL	365.65 x 6 = 2193.9	16.89 x 6 = 101.34	61.89 x 6 = 371.34	44.16 x 6 = 264.96	122.95 x 6 = 737.7	237.71 x 6 = 1426.26
TYPE B	GROUND FLOOR	171.76	16.15	15.75	9.31	41.21	130.55
	FIRST FLOOR	138.03	---	19.94	17	36.94	99.09
	TOTAL	309.79	16.15	35.69	26.31	78.15	229.64
TYPE C	GROUND FLOOR	140.15	18.0	7.44	6.74	29.18	110.97
	FIRST FLOOR	140.15	---	22.44	6.74	29.18	110.97
	TOTAL	280.3	18.0	29.88	13.48	58.36	221.94
TYPE D	GROUND FLOOR	145.8 x 2 = 291.2	16.95 x 2 = 33.9	25 x 2 = 50	9.64 x 2 = 19.28	51.59 x 2 = 103.18	84.01 x 2 = 168.02
	FIRST FLOOR	127.45 x 2 = 254.9	---	18.12 x 2 = 36.24	17.26 x 2 = 34.52	35.39 x 2 = 70.78	52.07 x 2 = 104.14
	TOTAL	273.05 x 2 = 546.1	16.95 x 2 = 33.9	43.12 x 2 = 86.24	26.9 x 2 = 53.8	86.97 x 2 = 173.94	136.1 x 2 = 272.2
TYPE E	GROUND FLOOR	74.2	---	5.2	---	1.01	6.21
	FIRST FLOOR	80.19	---	11.2	---	2.08	13.28
	SECOND FLOOR	68.99	---	20.4	---	2.08	22.48
	TOTAL	223.38	---	36.8	---	5.17	41.97
TOTAL (FOR VILLAS)		3591.47	166.38	559.95	358.55	5.17	1090.06

SCHEDULE OF OPENINGS (TYPE A)

TYPE	SIZE	SILL HT.	LINTEL HT.	NO.S
D	1.2 x 2.40	---	2.4	1 no.
D1	1.0 x 2.40	---	2.4	1 no.
D2	0.80 x 2.40	---	2.4	5 nos.
D3	0.80 x 2.40	---	2.4	3 nos.
W1	0.80 x 1.40	1.0	2.4	2 nos.
W2	1.0 x 1.40	1.0	2.4	4 nos.
W3	2.5 x 1.40	1.0	2.4	1 no.
SD1	2.50 x 2.40	---	2.4	1 no.
SD2	4.50 x 2.40	---	2.4	2 nos.
SD3	7.5 x 2.40	---	2.4	1 no.
SD4	8.50 x 2.40	---	2.4	1 no.
SD5	3.0 x 2.40	---	2.4	1 no.
V1	0.60 x 1.0	1.4	2.4	1 no.
V2	0.80 x 1.0	1.4	2.4	4 nos.
V3	0.80 x 1.0	1.4	2.4	4 nos.

SCHEDULE OF OPENINGS (TYPE B)

TYPE	SIZE	SILL HT.	LINTEL HT.	NO.S
D	1.2 x 2.40	---	2.4	1 no.
D1	1.0 x 2.40	---	2.4	1 no.
D2	0.80 x 2.40	---	2.4	2 no.
D3	0.80 x 2.40	---	2.4	8 nos.
W1	0.80 x 1.40	1.0	2.4	2 nos.
W2	1.0 x 1.40	1.0	2.4	2 nos.
SD1	2.50 x 2.40	---	2.4	1 no.
SD2	4.50 x 2.40	---	2.4	3 no.
SD3	7.50 x 2.40	---	2.4	1 no.
SD4	6.50 x 2.40	---	2.4	1 no.
V1	0.60 x 1.0	1.4	2.4	4 nos.
V2	0.80 x 1.0	1.4	2.4	3 nos.

SCHEDULE OF OPENINGS (TYPE C)

TYPE	SIZE	SILL HT.	LINTEL HT.	NO.S
D	2.0 x 2.40	---	2.4	1 no.
D1	1.0 x 2.40	---	2.4	4 no.
D2	0.80 x 2.40	---	2.4	2 no.
D3	0.80 x 2.40	---	2.4	2 no.
D4	0.75 x 2.40	---	2.4	1 no.
W1	0.80 x 1.40	1.0	2.4	1 no.
W2	1.0 x 1.40	1.0	2.4	5 no.
W3	1.2 x 1.40	1.0	2.4	1 no.
W4	1.5 x 1.40	1.0	2.4	2 no.
SD1	2.00 x 2.40	---	2.4	1 no.
SD2	4.50 x 2.40	---	2.4	2 no.
V1	0.60 x 1.0	1.4	2.4	5 no.
V2	0.80 x 1.0	1.4	2.4	1 no.

SCHEDULE OF OPENINGS (TYPE D)

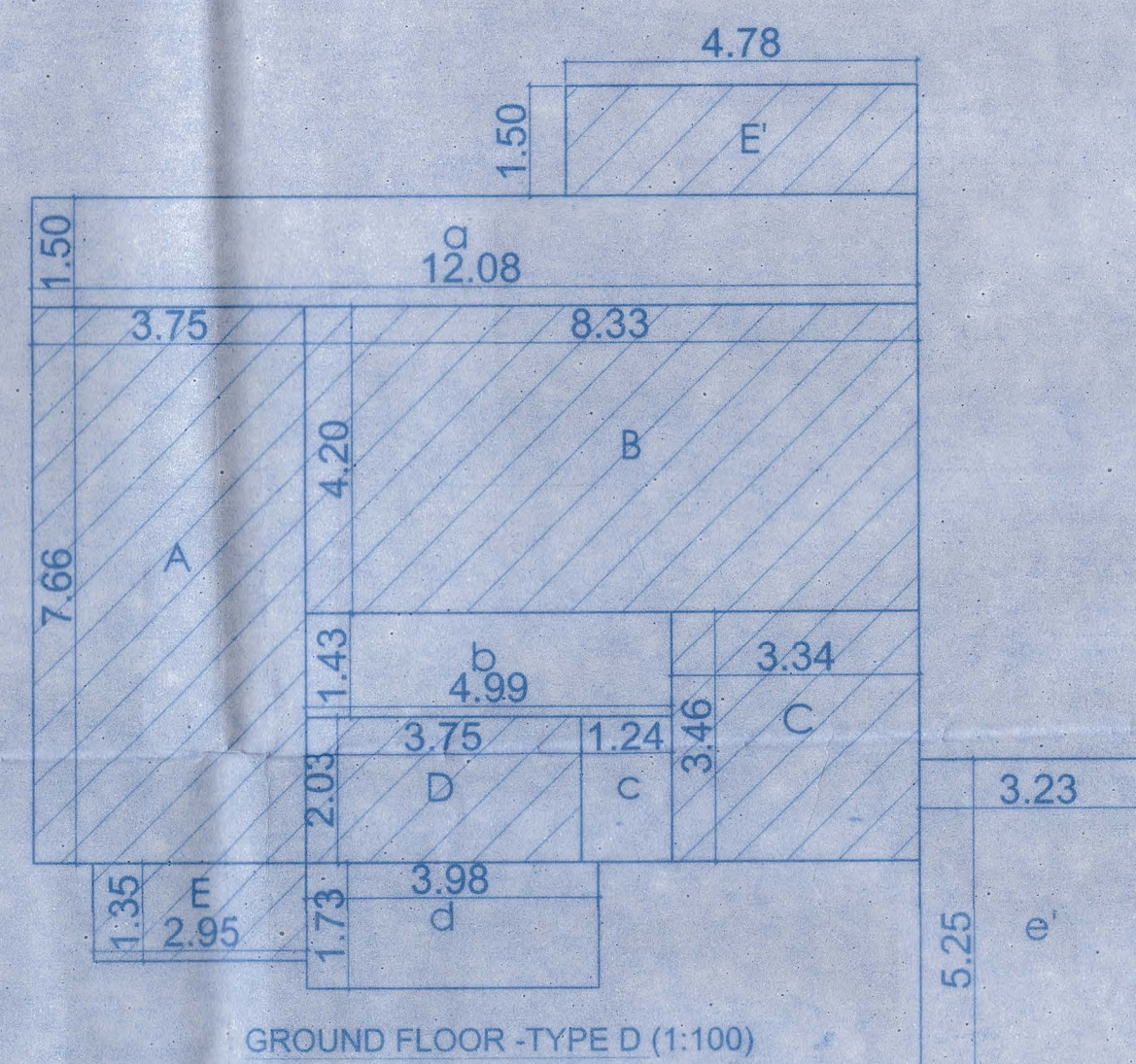
TYPE	SIZE	SILL HT.	LINTEL HT.	NO.S
D	1.2 x 2.40	---	2.4	1 no.
D1	1.0 x 2.40	---	2.4	1 no.
D2	0.80 x 2.40	---	2.4	3 no.
D3	0.80 x 2.40	---	2.4	5 nos.
W1	0.90 x 1.40	1.0	2.4	3 no.
W2	1.5 x 1.20	1.2	2.4	1 no.
SD1	2.50 x 2.40	---	2.4	2 no.
SD2	3.55 x 2.40	---	2.4	1 no.
SD3	7.2 x 2.40	---	2.4	2 no.
V	0.50 x 1.0	1.4	2.4	1 no.
V1	0.60 x 1.0	1.4	2.4	5 no.

SCHEDULE OF OPENINGS (TYPE E)

TYPE	SIZE	SILL HT.	LINTEL HT.	NO.S
D	1.0 x 2.40	---	2.4	5 nos.
D1	0.80 x 2.40	---	2.4	5 nos.
W	2.1 x 1.40	1.0	2.4	1 no.
W1	1.5 x 1.40	1.0	2.4	1 no.
W2	2.0 x 1.40	1.0	2.4	3 no.
SD1	2.50 x 2.40	---	2.4	1 no.
SD2	2.0 x 2.40	---	2.4	4 no.
V	0.60 x 1.0	1.4	2.4	5 no.

SCHEDULE OF OPENINGS (CLUB HOUSE)

TYPE	SIZE	SILL HT.	LINTEL HT.	NO.S
D	1.0 x 2.20	---	2.2	2 nos.
D2	0.80 x 2.20	---	2.2	1 no.
W6	3.0 x 1.75	0.45	2.2	2 nos.
W7	1.2 x 1.75	0.45	2.2	2 nos.
SD6	5.0 x 2.2	---	2.2	2 nos.
V1	0.80 x 0.8	---	2.2	3 nos.

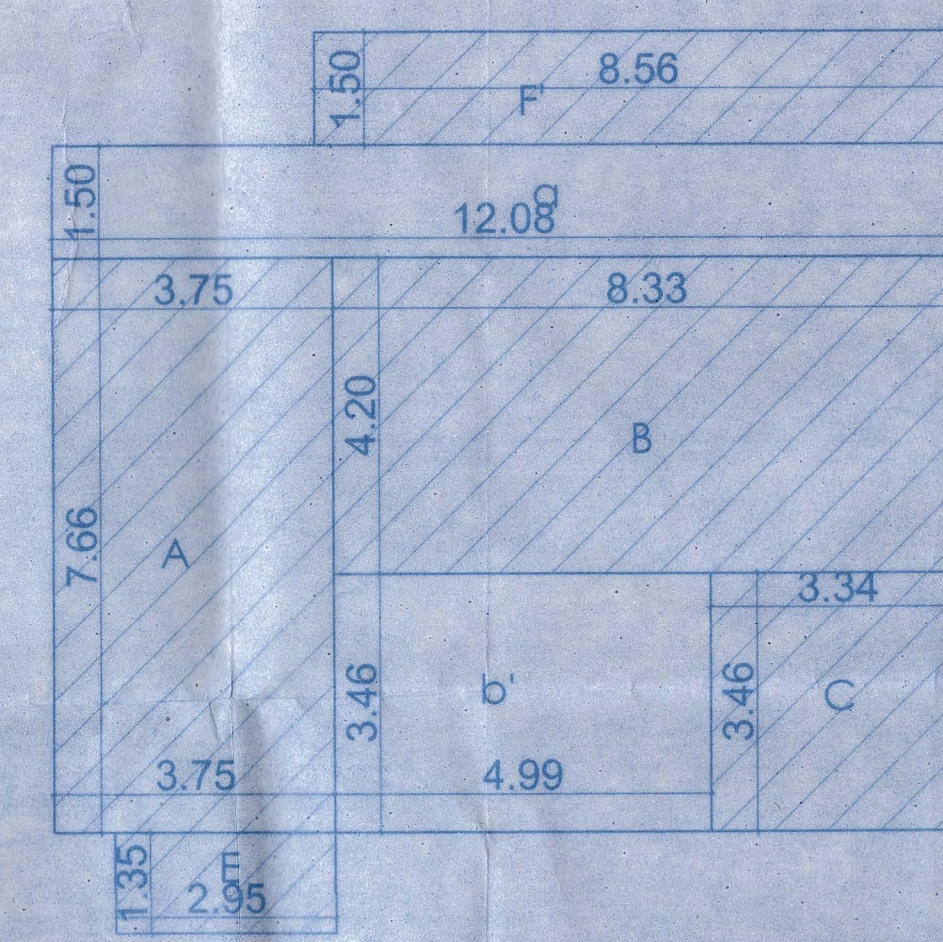


GROUND FLOOR - TYPE D (1:100)

AREA CALCULATION FOR VILLA TYPE D

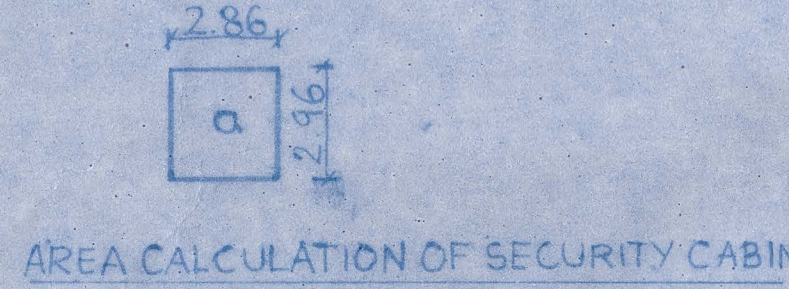
GROUND FLOOR  
 Area inclusive of the F.A.R  
 A = 3.75 X 7.66 = 28.72 sq.m  
 B = 8.33 X 4.20 = 34.98 sq.m  
 C = 3.34 X 3.46 = 11.55 sq.m  
 D = 3.75 x 2.03 = 7.61 sq.m  
 E = 2.95 x 1.35 = 3.98 sq.m  
 F = 4.78 x 1.50 = 7.17 sq.m  
 94.01 sq.m

Area Exclusive of F.A.R  
 a = 4.99 x 1.43 = 7.13 sq.m  
 b = 1.24 x 2.03 = 2.51 sq.m  
 c = 3.23 x 5.25 = 16.95 sq.m  
 51.59 sq.m  
 TOTAL = 145.6 sq.m  
 Covered Area of Villa Type D = 145.6 sq.m  
 X2 = 291.2



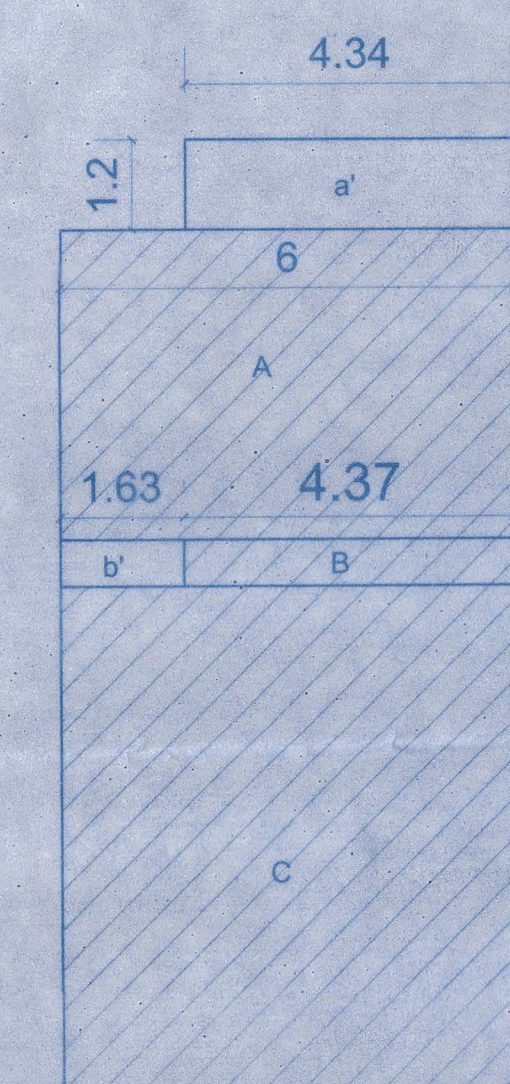
FIRST FLOOR - TYPE D (1:100)

FIRST FLOOR - TYPE D  
 Area inclusive of the F.A.R  
 A = 3.75 X 7.66 = 28.72 sq.m  
 B = 8.33 X 4.20 = 34.98 sq.m  
 C = 3.34 X 3.46 = 11.55 sq.m  
 D = 3.75 x 1.35 = 5.06 sq.m  
 E = 2.95 x 1.35 = 3.98 sq.m  
 F = 8.56 X 1.50 = 12.84 sq.m  
 92.07 sq.m  
 Area Exclusive of F.A.R  
 a = 12.08 x 1.50 = 18.12 sq.m  
 b = 4.99 x 3.46 = 17.26 sq.m  
 35.38 sq.m  
 TOTAL = 127.45 sq.m



AREA CALCULATION OF SECURITY CABIN

Area Exclusive of F.A.R  
 a = 2.86 x 2.96 = 8.46 sq.m  
 Covered Area of security cabin = 8.46 sq.m



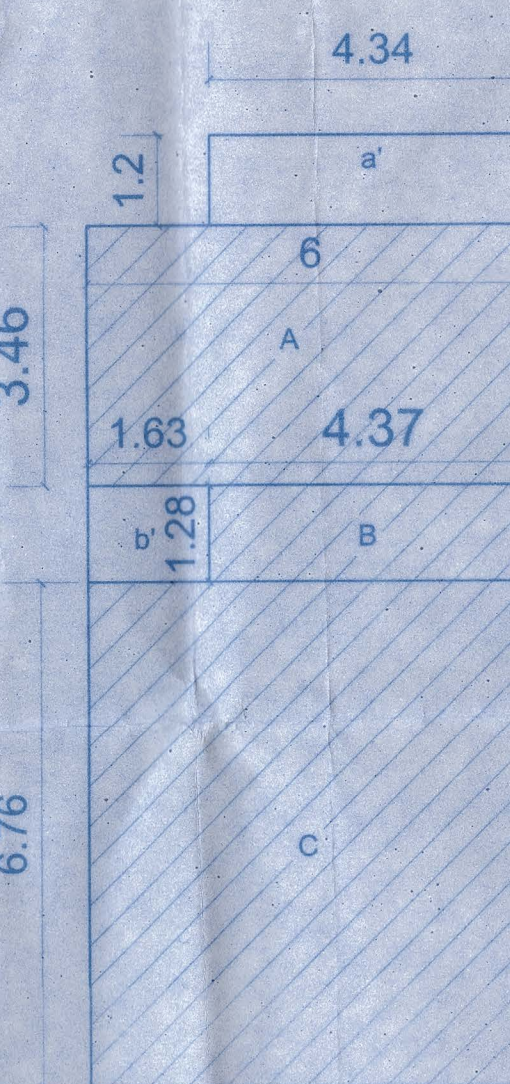
GROUND FLOOR - TYPE E (1:100)

AREA CALCULATION FOR VILLA TYPE E

GROUND FLOOR  
 Area inclusive of the F.A.R  
 A = 6.0 X 4.12 = 24.72 sq.m  
 B = 4.37 x 0.62 = 2.7 sq.m  
 C = 6.0 X 6.76 = 40.56 sq.m  
 67.98 Sq. m.

Area Exclusive of F.A.R

a' = 4.34 x 1.20 = 5.20 sq.m  
 b' = 1.63 X 0.62 = 1.01 sq.m  
 6.2 sq.m  
 TOTAL = 74.2 sq.m



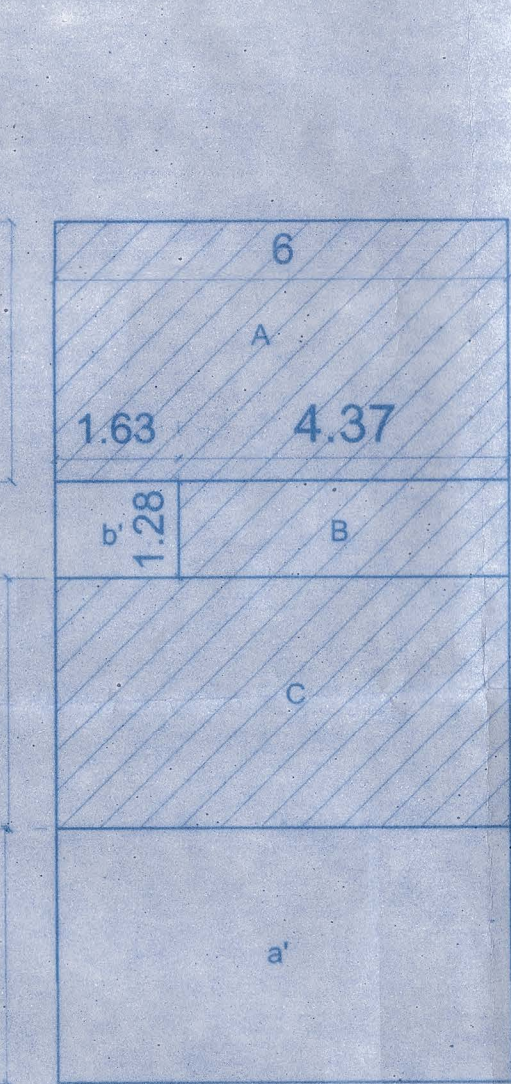
FIRST FLOOR - TYPE E (1:100)

AREA CALCULATION FOR VILLA TYPE E

FIRST FLOOR  
 Area inclusive of the F.A.R  
 A = 6.0 X 3.46 = 20.76 sq.m  
 B = 4.37 x 1.28 = 5.59 sq.m  
 C = 6.0 X 6.76 = 40.56 sq.m  
 66.91 sq. m.

Area Exclusive of F.A.R

a' = 4.34 x 1.20 = 5.20 sq.m  
 b' = 1.63 X 1.28 = 2.08 sq.m  
 c' = 1.0 x 3.0 = 3.0 sq.m  
 d' = 1.0 x 3.0 = 3.0 sq.m  
 13.28 sq.m  
 TOTAL = 80.19 sq.m



FIRST FLOOR - TYPE E (1:100)

AREA CALCULATION FOR VILLA TYPE E

FIRST FLOOR  
 Area inclusive of the F.A.R  
 A = 6.0 X 3.46 = 20.76 sq.m  
 B = 4.37 x 1.28 = 5.59 sq.m  
 C = 6.0 X 3.36 = 20.16 sq.m  
 46.51 sq. m.

Area Exclusive of F.A.R

a' = 6.0 x 3.4 = 20.4 sq.m  
 b' = 1.63 X 1.28 = 2.08 sq.m  
 22.48 sq.m  
 TOTAL = 68.99 sq.m



Permission granted under No. VP/ANJ - CA/16107 Dated 22/10/2020  
 SECRETARY  
 V. P. ANJUNA - CA/SUA

HEALTH OFFICER  
 PRIMARY HEALTH CENTER  
 STOLIM

PROPOSED RESIDENTIAL VILLAS AND COMPOUND WALL ON PLOT BEARING SURVEY NO. 5196 AT ANJUNA BARDEZ - GOA FOR M/S ZEPHYR HOLDINGS

OWNERS SIGNATURE  
 M/S ZEPHYR HOLDINGS  
 (P/O A. Mr. Pierre Lobbo)

ORG. SUBMISSION DRAWING  
 SCALE: AS SPECIFIED

DRG. NO. 92  
 DATE: 20-05-2020

ARCHITECT'S SIGNATURE:  
 ASHWINI SHETTY  
 OFFICE: LANDSCAPE SHIRE  
 SECOND FLOOR  
 CARANZALEM  
 REG. NO. 100102010  
 ARCHITECT: ASHWINI SHETTY  
 LANDSCAPE SHIRE, SECOND FLOOR  
 CARANZALEM  
 PIN: 562127160

REMARKS: