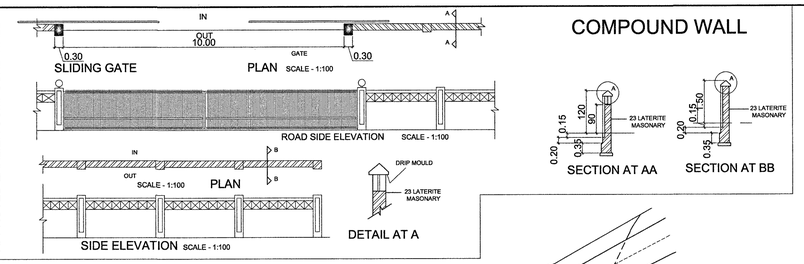
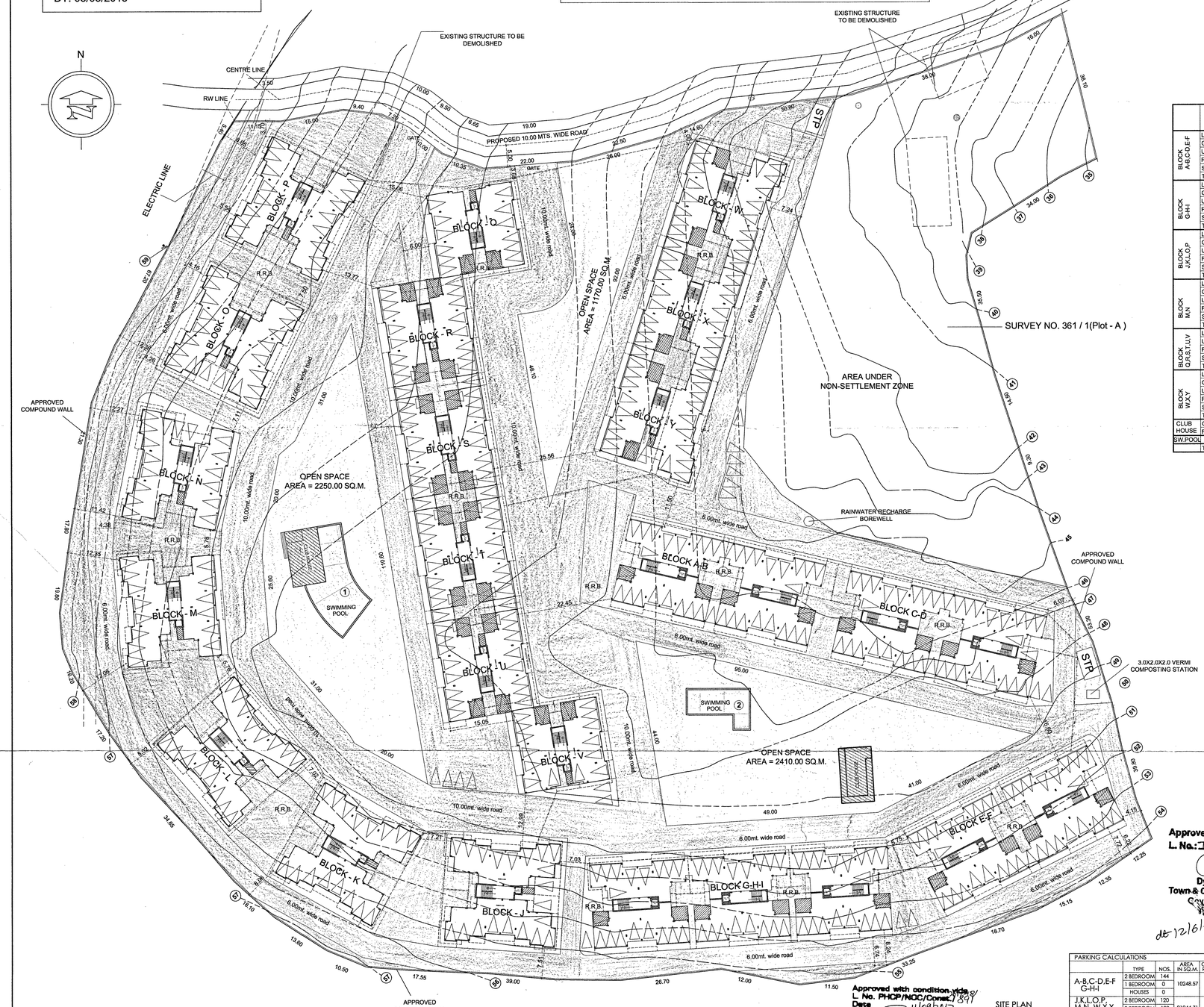
APPROVED EARLIER BUILDINGS A-B,C-D,E-F & G-H-I BUILDINGS,CLUB HOUSE AND COMPOUND WALL APPROVED EARLIER VIDE TECHNICAL CLEARANCE ORDER NO. TPB/797/TCP/14/3582 DT. 10/11/2014

APPROVED EARLIER BUILDINGS J,K,L,M,N,O,P,Q,R,S,T,U,V,W,X & Y BUILDINGS & CLUB HOUSE APPROVED EARLIER VIDE TECHNICAL CLEARANCE ORDER NO. TPB/797/TCP-15/856 DT. 05/03/2015

Passed and Approved
Vide Res. No. 1 dt. 16/6/2017
Subject to the Conditions
Mentioned on the Permission
No. VP/Soc/ — / 716 — / 2017-18
Dated:- 20/6/2017
Secretary
V. P. Socorro

APPROVED EARLIER COMPOUND WALL




SITE PLAN
SCALE 1:500

| BUILDINGS | S No. | No. OF PERSONS | HOT WATER REQUIREMENT | TOTAL REQUIREMENT | PROVISION PROPOSED |
|---|---|---|---|---|---|
| A-B,C-D,E-F G-H-I | 1) | 144x4 =576 | 576 Persons @ 10 litres / person = 5760 litres | 5760 Litres | 6000 Litres |
| J,K,L,O,P, M,N, W,X,Y Q,R,S,T,U,V | 2) | 120x4 =480 120x5 =720 | 1200 Persons @ 10 litres / person = 12000 litres | 12000 Litres | 12500 Litres |

SOLAR WATER HEATER / SOLAR ENERGY CAPTURING SYSTEM CALCULATION

| CALCULATION FOR SEWAGE TREATMENT PLANT AND WASTE MANAGEMENT | | | |
|---|---|---|---|
| S No. | BLDG. | No. OF PERSONS | |
| 1) | A-B,C-D,E-F G-H-I | 144x4 =576 | |
| 2) | J,K,L,O,P, M,N, W,X,Y Q,R,S,T,U,V | 120x4 =480 120x5 =720 | |
| | TOTAL | 1776 Persons | |
| | | TOTAL REQUIREMENT | PROVISION PROPOSED |
| SEWAGE TREATMENT PLANT | | 1776X108 Litres/ Person = 191808 Litres = 192 M³ volume | 7.0M X 3.1M X 3.0M D 65.10 m³ VOLUME<br>8.5M X 4.6M X 3.5M D 136.00 m³ VOLUME |
| SOLID WASTE VERMI COMPOSTING UNIT | | 1776X300 Gms/ Person = 532800 Gms = 533 Kgs./day = 0.2665 m³ volume ( @ 2 Tonnes/m³) Total volume = 0.2665x3x10days = 8.00 m³ | 3.0M X 2.0M X 2.0M D 12.00 m³ volume |

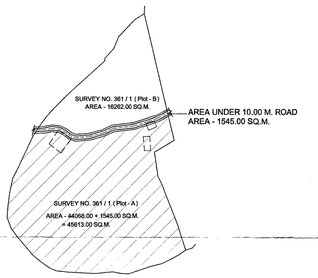
AREAS FREE FROM F.A.R

| | FLOORS | TOTAL BUILT-UP AREA | STILTS | BALCONIES /TERRACES | STAIRS /LIFTS | 7.5% FREE F.A.R. | CLUB HOUSE /POOL | TOTAL | FLOOR AREA |
|---|---|---|---|---|---|---|---|---|---|
| BLOCK A-B,C-D,E-F | LOWER GR. | 1348.41 | 1241.49 | | 98.28 | | | 1339.77 | 8.64 |
| | GROUND | 2510.52 | 1170.66 | 302.28 | 98.28 | 72.72 | | 1643.94 | 866.58 |
| | UPPER GR. | 2652.00 | | 750.12 | 98.28 | 106.74 | | 955.14 | 1696.86 |
| | FIRST | 2502.90 | | 601.02 | 98.28 | 106.74 | | 806.04 | 1696.86 |
| | SECOND | 2502.90 | | 601.02 | 98.28 | 106.74 | | 806.04 | 1696.86 |
| | THIRD | 1308.30 | | 270.72 | 98.28 | 72.72 | | 441.72 | 866.58 |
| BLOCK G-H-I | LOWER GR. | 670.20 | 616.74 | | 49.14 | | | 665.88 | 4.32 |
| | GROUND | 1255.26 | 585.33 | 151.14 | 49.14 | 36.36 | | 821.97 | 433.29 |
| | UPPER GR. | 1326.00 | | 375.06 | 49.14 | 53.37 | | 477.57 | 848.43 |
| | FIRST | 1251.45 | | 300.51 | 49.14 | 53.37 | | 403.02 | 848.43 |
| | SECOND | 1251.45 | | 300.51 | 49.14 | 53.37 | | 403.02 | 848.43 |
| | THIRD | 654.15 | | 135.36 | 49.14 | 36.36 | | 220.86 | 433.29 |
| BLOCK J,K,L,O,P | LOWER GR. | 1179.05 | 1025.05 | | 92.25 | 41.70 | | 1159.00 | 20.05 |
| | GROUND | 2583.05 | 1026.75 | 420.70 | 92.25 | 66.95 | | 1606.65 | 976.40 |
| | UPPER GR. | 2849.95 | | 741.75 | 92.25 | 92.10 | | 926.10 | 1923.85 |
| | FIRST | 2849.95 | | 741.75 | 92.25 | 92.10 | | 926.10 | 1923.85 |
| | SECOND | 2849.95 | | 741.75 | 92.25 | 92.10 | | 926.10 | 1923.85 |
| | THIRD | 1470.75 | | 333.95 | 92.25 | 66.90 | | 493.10 | 977.65 |
| BLOCK M,N | LOWER GR. | 406.46 | 344.86 | | 36.90 | 16.68 | | 398.44 | 8.02 |
| | GROUND | 906.12 | 410.72 | 115.52 | 42.02 | 26.76 | | 595.02 | 311.10 |
| | UPPER GR. | 1013.20 | | 249.14 | 36.90 | 36.84 | | 322.88 | 690.32 |
| | FIRST | 1013.20 | | 249.14 | 36.90 | 36.84 | | 322.88 | 690.32 |
| | SECOND | 1013.20 | | 249.14 | 36.90 | 36.84 | | 322.88 | 690.32 |
| | THIRD | 588.28 | | 133.60 | 36.90 | 26.76 | | 197.26 | 391.02 |
| BLOCK Q,R,S,T,U,V | LOWER GR. | 2575.36 | 2379.38 | | 110.70 | 50.04 | | 2540.12 | 35.24 |
| | UPPER GR. | 3024.24 | | 1083.02 | 110.70 | 110.52 | | 1304.24 | 1720.00 |
| | FIRST | 2513.42 | | 572.20 | 110.70 | 110.52 | | 793.42 | 1720.00 |
| | SECOND | 2639.42 | | 698.20 | 110.70 | 110.52 | | 919.42 | 1720.00 |
| | THIRD | 2513.42 | | 572.20 | 110.70 | 110.52 | | 793.42 | 1720.00 |
| BLOCK W,X,Y | LOWER GR. | 678.98 | 586.58 | | 55.35 | 25.02 | | 666.95 | 12.03 |
| | GROUND | 1440.44 | 551.63 | 292.28 | 55.35 | 40.14 | | 939.40 | 501.04 |
| | UPPER GR. | 1552.83 | | 498.95 | 55.35 | 55.27 | | 609.57 | 943.26 |
| | FIRST | 1465.66 | | 411.78 | 55.35 | 55.27 | | 522.40 | 943.26 |
| | SECOND | 1466.26 | | 412.38 | 55.35 | 55.27 | | 523.00 | 943.26 |
| | THIRD | 708.32 | | 152.96 | 55.35 | 40.14 | | 248.45 | 459.87 |
| CLUB HOUSE | GROUND | 205.92 | | | | | 205.92 | 205.92 | |
| | FIRST | 170.04 | | | | | 170.04 | 170.04 | |
| SW.POOL | | 326.63 | | | | | 326.63 | 326.63 | |
| | TOTAL | 59237.64 | 9939.19 | 12458.15 | 2550.14 | 2094.29 | 702.59 | 27744.36 | 31493.28 |

APPROVED EARLIER
AREA FOR INFRASTRUCTURE TAX
B.U.A. - STILT
= 57539.61 - 9340.39
= 48199.22 SQ.M.

REVISED AREA
AREA FOR INFRASTRUCTURE TAX
B.U.A. - STILT
= 59237.64 - 9939.19
= 49298.45 SQ.M.

AREA FOR INFRASTRUCTURE TAX = 48199.22 - 49298.45
= 1099.23 SQ.M.




TOTAL PLOT AREA OF 361 / 1 = 61875.00 SQ.M.
PLAN SHOWING NATURAL SUB- DIVISION DUE TO ROAD
NOT TO SCALE

| PARKING CALCULATIONS | | | | | |
|---|---|---|---|---|---|
| | TYPE | NOS. | AREA IN SQ.M. | CAR PARK REQUIRED | CAR PARK PROVIDED |
| A-B,C-D,E-F G-H-I | 2 BEDROOM | 144 | 10248.57 | 144 | 148 |
| | 1 BEDROOM | 0 | | | |
| | HOUSES | 0 | | | |
| J,K,L,O,P, M,N, W,X,Y Q,R,S,T,U,V | 2 BEDROOM | 120 | 21244.71 | 240 | 240 |
| | 3 BEDROOM | 120 | | | |
| | HOUSES | 0 | | | |

Approved with condition vide
L. No.: TPB/797/TCP/17/1682
Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Mapusa
dt: 12/6/2017

Approved with condition vide
L. No. PHCP/NOC/Const./1891
Date 11/09/2017
Medical Officer I/C
Primary Health Centre, Porvorim

## AREA STATEMENT

| | |
|---|---|
| AREA OF THE PLOT S.NO. 361/1 | 61875.00 M² |
| AREA OF THE PLOT A OF PLOT S.NO. 361/1 | 45613.00 M² |
| AREA OF THE PLOT B OF PLOT S.NO. 361/1 | 16262.00 M² |

AREA STATEMENT OF THE PLOT A OF PLOT S.NO. 361/1

| | |
|---|---|
| PLOT AREA | 45613.00 M² |
| PLOT AREA UNDER SETTLEMENT ZONE | 39882.00 M² |
| PLOT AREA NOT UNDER SETTLEMENT ZONE | 5731.00 M² |
| AREA IN ROAD & R/W IN SETTLEMENT ZONE | 1123.00 M² |
| AREA IN ROAD & R/W NOT UNDER SETTLEMENT ZONE | 422.00 M² |
| TOTAL AREA IN R.W. | 1545.00 M² |
| NET PLOT AREA UNDER SETTLEMENT ZONE | 38759.00 M² |
| NET PLOT AREA NOT UNDER SETTLEMENT ZONE | 5309.00 M² |
| PERMISSIBLE COVERAGE @ 40% FOR SETTLEMENT ZONE (40% OF 38759.00) | 15503.60 M² |
| F.A.R. PERMISSIBLE = (80% OF 39882.00) | 31905.60 M² |
| COVERED AREA OF BUILDINGS (addition+exist.) | |
| BUILDINGS A-B,C-D,E-F 49.70+732.35= 782.05 X 3 | 2346.15 M² |
| BUILDING G-H-I 74.55+1094.52= 1169.07 M² | |
| TYPE 1 (BLOCK J,K,L,O,P) 445.52X5 | 2227.60 M² |
| TYPE 2 (BLOCK M,N) 413.08X2 | 826.16 M² |
| TYPE 3 (BLOCK Q,R,S,T,U,V) 288.58+2286.78= | 2575.36 M² |
| TYPE 4 (BLOCK W,X,Y) 86.57+1203.69= | 1290.26 M² |
| CLUB HOUSE | 205.92 M² |
| TOTAL COVERED AREA (addition+exist.) | 10640.52 M² |
| COVERAGE CONSUMED | 27.45 % |
| BUILT UP AREA | |
| BUILDINGS A-B,C-D,E-F (addition+exist.) | |
| B.U.A. ON LOWER GR. FLOOR 449.47 X 3 = | 1348.41 M² |
| B.U.A. ON GROUND FLOOR 49.70+787.14 = 836.84 X 3 = | 2510.52 M² |
| B.U.A. ON U. GROUND FLOOR 49.70+834.30 = 884.00 X 3 = | 2652.00 M² |
| B.U.A. ON FIRST FLOOR 834.30 X 3 = | 2502.90 M² |
| B.U.A. ON SECOND FLOOR 834.30 X 3 = | 2502.90 M² |
| B.U.A. ON THIRD FLOOR 436.10 X 3 = | 1308.30 M² |
| BUILDING G-H-I (addition+exist.) | |
| B.U.A. ON LOWER GR. FLOOR | 670.20 M² |
| B.U.A. ON GROUND FLOOR 74.55+1180.71 = | 1255.26 M² |
| B.U.A. ON UPPER GROUND FLOOR 74.55+1251.45 = | 1326.00 M² |
| B.U.A. ON FIRST FLOOR | 1251.45 M² |
| B.U.A. ON SECOND FLOOR | 1251.45 M² |
| B.U.A. ON THIRD FLOOR | 654.15 M² |
| TYPE 1 (BLOCK J,K,L,O,P) (addition+exist.) | |
| B.U.A. ON LOWER GR. FLOOR 235.81 X 5 = | 1179.05 M² |
| B.U.A. ON GROUND FLOOR 4.28+512.33 = 516.61 X 5 = | 2583.05 M² |
| B.U.A. ON U. GROUND FLOOR 4.28+565.71 = 569.99 X 5 = | 2849.95 M² |
| B.U.A. ON FIRST FLOOR 4.28+565.71 = 569.99 X 5 = | 2849.95 M² |
| B.U.A. ON SECOND FLOOR 4.28+565.71 = 569.99 X 5 = | 2849.95 M² |
| B.U.A. ON THIRD FLOOR 294.15 X 5 = | 1470.75 M² |
| TYPE 2 (BLOCK M,N) (addition+exist.) | |
| B.U.A. ON LOWER GR. FLOOR 203.23 X 2 = | 406.46 M² |
| B.U.A. ON GROUND FLOOR 4.28+448.78 = 453.06 X 2 = | 906.12 M² |
| B.U.A. ON U. GROUND FLOOR 4.28+502.32 = 506.60 X 2 = | 1013.20 M² |
| B.U.A. ON FIRST FLOOR 4.28+502.32 = 506.60 X 2 = | 1013.20 M² |
| B.U.A. ON SECOND FLOOR 4.28+502.32 = 506.60 X 2 = | 1013.20 M² |
| B.U.A. ON THIRD FLOOR 294.14 X 2 = | 588.28 M² |
| TYPE 3 (BLOCK Q,R,S,T,U,V) | |
| B.U.A. ON LOWER GR. FLOOR 288.58+2286.78 = | 2575.36 M² |
| B.U.A. ON UPPER GROUND FLOOR 314.24+2710.00 = | 3024.24 M² |
| B.U.A. ON FIRST FLOOR 25.66+2487.76 = | 2513.42 M² |
| B.U.A. ON SECOND FLOOR 25.66+2613.76 = | 2639.42 M² |
| B.U.A. ON THIRD FLOOR 25.66+2487.76 = | 2513.42 M² |
| TYPE 4 (BLOCK W,X,Y) | |
| B.U.A. ON LOWER GR. FLOOR | 678.98 M² |
| B.U.A. ON GROUND FLOOR 99.40+1341.04 = | 1440.44 M² |
| B.U.A. ON UPPER GROUND FLOOR 99.40+1453.43 = | 1552.83 M² |
| B.U.A. ON FIRST FLOOR 12.83+1452.83 = | 1465.66 M² |
| B.U.A. ON SECOND FLOOR 12.83+1453.43 = | 1466.26 M² |
| B.U.A. ON THIRD FLOOR | 708.32 M² |
| CLUB HOUSE | |
| B.U.A. ON GROUND FLOOR | 205.92 M² |
| B.U.A. ON FIRST FLOOR | 170.04 M² |
| SWIMMING POOL | 1 = 215.12 M² |
| | 2 = 111.51 M² |
| TOTAL B.U.A. (addition+exist.) 1798.03+57439.61 = | 59237.64 M² |
| FLOOR AREA | |
| BUILDINGS A-B,C-D,E-F | |
| FLOOR AREA ON LOWER GR. FLOOR 2.88 X 3 = | 8.64 M² |
| FLOOR AREA ON GROUND FLOOR 288.86 X 3 = | 866.58 M² |
| FLOOR AREA ON UPPER GROUND FLOOR 565.62 X 3 = | 1696.86 M² |
| FLOOR AREA ON FIRST FLOOR 565.62 X 3 = | 1696.86 M² |
| FLOOR AREA ON SECOND FLOOR 565.62 X 3 = | 1696.86 M² |
| FLOOR AREA ON THIRD FLOOR 288.86 X 3 = | 866.58 M² |
| BUILDING G-H-I | |
| FLOOR AREA ON LOWER GR. FLOOR = | 4.32 M² |
| FLOOR AREA ON GROUND FLOOR = | 433.29 M² |
| FLOOR AREA ON UPPER GROUND FLOOR = | 848.43 M² |
| FLOOR AREA ON FIRST FLOOR = | 848.43 M² |
| FLOOR AREA ON SECOND FLOOR = | 848.43 M² |
| FLOOR AREA ON THIRD FLOOR = | 433.29 M² |
| TYPE 1 (BLOCK J,K,L,O,P) | |
| FLOOR AREA ON LOWER GR. FLOOR 4.01 X 5 = | 20.05 M² |
| FLOOR AREA ON GROUND FLOOR 195.28 X 5 = | 976.40 M² |
| FLOOR AREA ON UPPER GROUND FLOOR 384.77 X 5 = | 1923.85 M² |
| FLOOR AREA ON FIRST FLOOR 384.77 X 5 = | 1923.85 M² |
| FLOOR AREA ON SECOND FLOOR 384.77 X 5 = | 1923.85 M² |
| FLOOR AREA ON THIRD FLOOR 195.53 X 5 = | 977.65 M² |
| TYPE 2 (BLOCK M,N) | |
| FLOOR AREA ON LOWER GR. FLOOR 4.01 X 2 = | 8.02 M² |
| FLOOR AREA ON GROUND FLOOR 155.55 X 2 = | 311.10 M² |
| FLOOR AREA ON UPPER GROUND FLOOR 345.16 X 2 = | 690.32 M² |
| FLOOR AREA ON FIRST FLOOR 345.16 X 2 = | 690.32 M² |
| FLOOR AREA ON SECOND FLOOR 345.16 X 2 = | 690.32 M² |
| FLOOR AREA ON THIRD FLOOR 195.51 X 2 = | 391.02 M² |
| TYPE 3 (BLOCK Q,R,S,T,U,V) | |
| FLOOR AREA ON LOWER GR. FLOOR | 35.24 M² |
| FLOOR AREA ON UPPER GROUND FLOOR | 1720.00 M² |
| FLOOR AREA ON FIRST FLOOR | 1720.00 M² |
| FLOOR AREA ON SECOND FLOOR | 1720.00 M² |
| FLOOR AREA ON THIRD FLOOR | 1720.00 M² |
| TYPE 4 (BLOCK W,X,Y) | |
| FLOOR AREA ON LOWER GR. FLOOR | 12.03 M² |
| FLOOR AREA ON GROUND FLOOR | 501.04 M² |
| FLOOR AREA ON UPPER GROUND FLOOR | 943.26 M² |
| FLOOR AREA ON FIRST FLOOR | 943.26 M² |
| FLOOR AREA ON SECOND FLOOR | 943.26 M² |
| FLOOR AREA ON THIRD FLOOR | 459.87 M² |
| TOTAL FLOOR AREA (APPROVED EARLIER) | 31493.28 M² |
| F.A.R. CONSUMED = 31493.28 / 39882.00 | 78.97 |
| ADDITIONAL FLOOR AREAS FREE OF FAR | |
| @ 7.5%of FL.Area = 31493.28 X 7.5% = 2361.99 sqm | |
| AREA UTILISED | |
| LOBBY AREA = | 2094.26 M² |
| CLUB HOUSE (ground floor) = | 139.90 M² |
| CLUB HOUSE (first floor) = | 109.39 M² |
| TOTAL AREA = | 2343.55 M² |
| TOTAL FREE AREA OF THE FLOOR AREA CONSUMED = | 7.44 |
| OPEN SPACE REQUIRED (15% OF 38759) | 5813.85 M² |
| OPEN SPACE PROVIDED (2410 + 1170 + 2250) | 5830.00 M² |

NOTE : ALL DIMENSION ARE IN CMS. & MTS.

OWNER
MR. MICHAEL PINTO DE ANDRADE AND OTHERS

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

SCALE - 1:100 , 1:200 & 1:500 SHEET NO. - 1/10

REVISION OF SWIMMING POOL, ADDITION OF BALCONY & STILT IN RESIDENTIAL BUILDINGS A-B,C-D,E-F,G-H-I, J,K,L,M,N,O,P,Q,R,S,T,U,V,W,X,Y, CLUB HOUSE ON PLOT BEARING SURVEY No 361/1 (PLOT - A) AT SOCORRO VILLAGE , BARDEZ TALUKA , GOA .


M/S ULYSIS
ARCHITECTURAL INTERIOR & LANDSCAPE CONSULTANTS
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