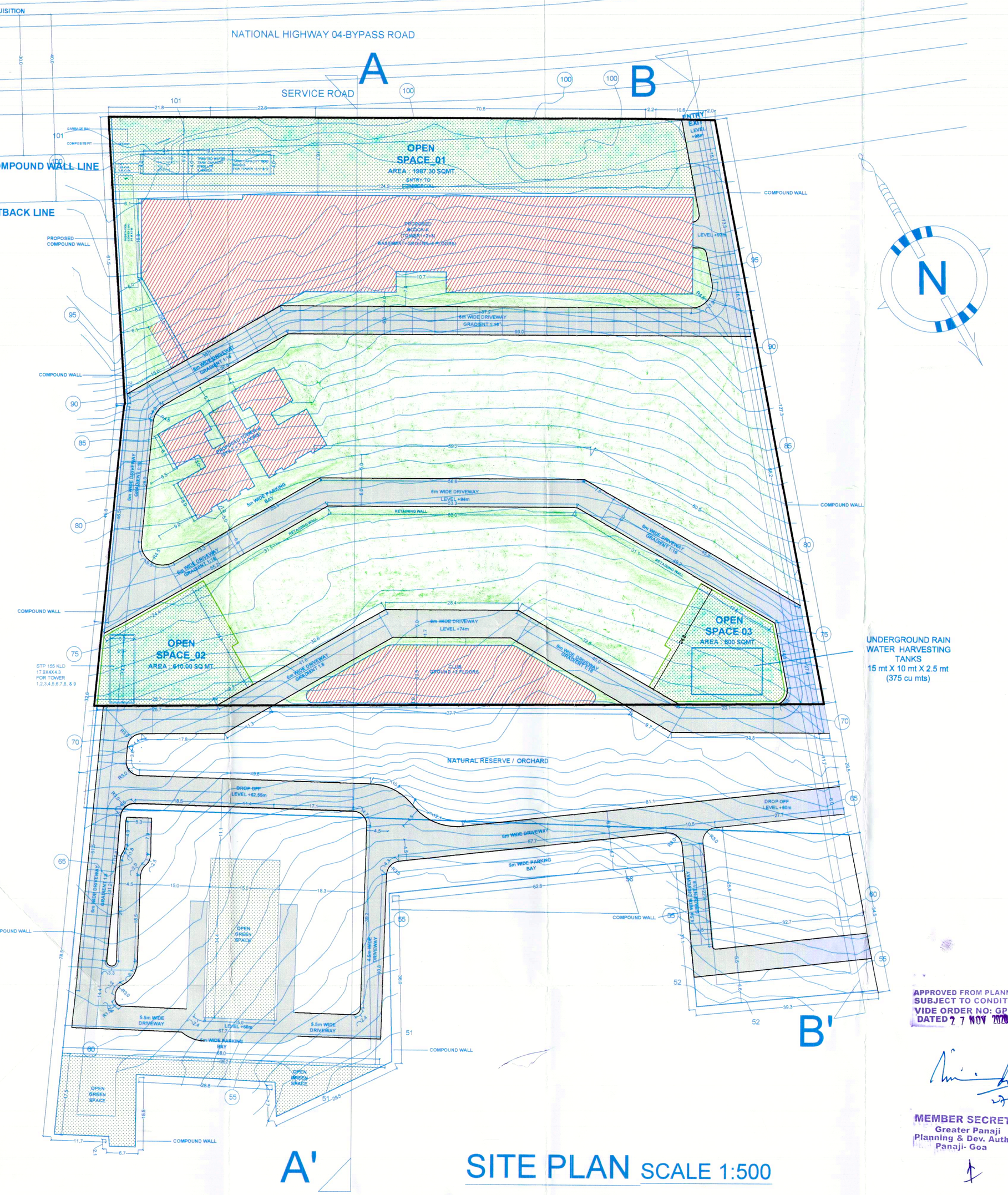
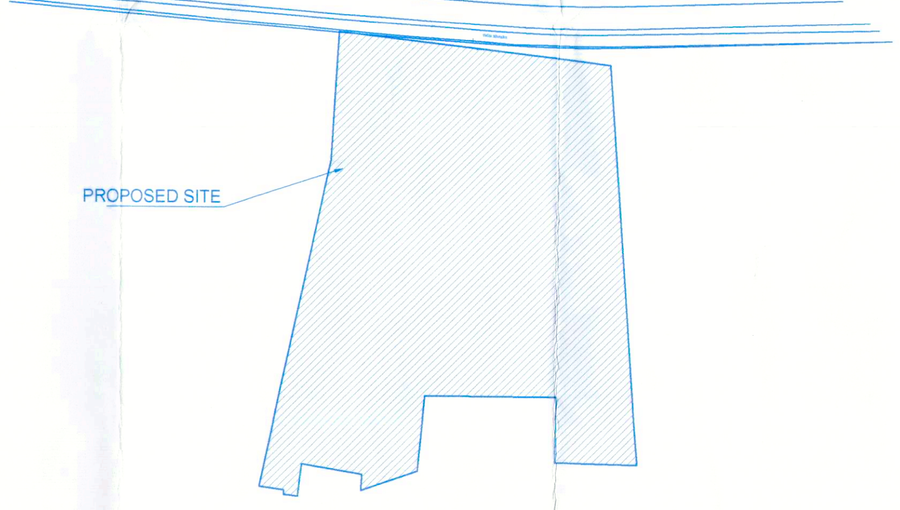


SITE PLAN SCALE 1:500

NOTE : ALL DIMENSIONS ARE IN METER

PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING PROJECT IN PLOT BEARING CHALTA NO.4-C OF P.T.SHEET NO. 17 OF CITY OF PANAJI CITY



LOCATION PLAN
(Not to Scale)

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER NO: GPPDA/323/PNO/775/2020
DATED 27 NOV 2020

MEMBER SECRETARY
Greater Panaji
Planning & Dev. Authority
Panaji- Goa

BLOCK A(TOWER 1+2+3)

FLOOR	USE	OPEN TERRACE	TOTAL BUILT UP AREA(SQ.MT)	AREAS FREE FROM F.A.R. STAIRS	BALCONY (ONLY 1.5 M WIDE)	LIFT	BAS.	TOTAL	NET FLOOR AREA (F.A.R.)	F.A.R. (%)	ADDITIONAL F.A.R. CLUB HOUSE / LOBBY	TOTAL FLOOR AREA (F.A.R.)
BASEMENT	PARKING		2596.71	54.85		35.46	2508.40	2596.71	0.00			0.00
GROUND FLOOR	COMMERCIAL		2596.71	54.85		35.46		90.31	2508.40			2508.40(2470.65 + 37.75)
1st FLOOR	RES.	940.30	1658.09	57.88	126.69	36.00		220.57	1437.52			1437.52
2nd FLOOR	RES.		1658.09	57.88	126.69	36.00		220.57	1437.52			1437.52
3rd FLOOR	RES.		1658.09	57.88	126.69	36.00		220.57	1437.52			1437.52
4th FLOOR	RES.		1658.09	57.88	126.69	36.00		220.57	1437.52			1437.52
5th FLOOR	RES.		1789.84	57.88	155.56	36.00		249.44	1540.40			1540.40
TOTAL		**940.30**	**13619.62**	**399.10**	**662.32**	**250.92**	**2508.40**	**3820.74**	**9798.88**			**9798.88**

TOWER 4

FLOOR	USE	OPEN TERRACE	TOTAL BUILT UP AREA(SQ.MT)	AREAS FREE FROM F.A.R. STAIRS	BALCONY (ONLY 1.5 M WIDE)	LIFT.	STILT	TOTAL	NET FLOOR AREA (F.A.R.)	F.A.R. (%)	ADDITIONAL F.A.R CLUB HOUSE / LOBBY	TOTAL FLOOR AREA (F.A.R.)
STILT FLOOR	STILT(PARKING)		496.51	14.80		12.00	469.71	496.51	0.00			0.00
1st FLOOR	RES.		496.51	14.80	37.48	12.00		64.28	432.23			432.23
2nd FLOOR	RES.		496.51	14.80	37.48	12.00		64.28	432.23			432.23
3rd FLOOR	RES.		496.51	14.80	37.48	12.00		64.28	432.23			432.23
4th FLOOR	RES.		496.51	14.80	37.48	12.00		64.28	432.23			432.23
5th FLOOR	RES.		496.51	14.80	37.48	12.00		64.28	432.23			432.23
6th FLOOR	RES.		496.51	14.80	37.48	12.00		64.28	432.23			432.23
7th FLOOR	RES.		537.53	14.80	46.84	12.00		73.64	463.89			463.89
TOTAL			**4013.10**	**118.40**	**271.72**	**84.00**	**469.71**	**937.83**	**3067.27**			**3067.27**

SECURITY CABIN

FLOOR	USE	OPEN TERRACE	TOTAL BUILT UP AREA(SQ.MT)	AREAS FREE FROM F.A.R. STAIRS	BALCONY (ONLY 1.5 M WIDE)	LIFT.	STILT	TOTAL	NET FLOOR AREA (F.A.R.)	F.A.R. (%)	ADDITIONAL F.A.R CLUB HOUSE / LOBBY	TOTAL FLOOR AREA (F.A.R.)
GROUND FLOOR	RES.		6.25									6.25
TOTAL			**6.25**						**6.25**			**6.25**

CLUB HOUSE

FLOOR	USE	OPEN TERRACE	TOTAL BUILT UP AREA(SQ.MT)	STAIRS	BALCONY (ONLY 1.5 M WIDE)	LIFT.	STILT	TOTAL	NET FLOOR AREA	F.A.R.	TOTAL FLOOR AREA
GR. FLOOR(L-1)	CLUB		531.946	18.44		13.20		31.73			0.00
1st FLOOR(L-2)	CLUB	273.55	531.946	18.44		13.20		31.73			0.00
2nd FLOOR(L-3)	CLUB		147.00	18.44		13.20		31.73			0.00
TOTAL		273.55	**1347.822**	**55.32**		**39.87**		**95.19**			0.00
GRAND TOTAL		**975.55**	**10986.79**	**572.82**	**934.04**	**374.79**	**469.71**	**4863.76**	**12862.40**		**12862.40**

BASEMENT - 2508.40

AREA OF SWIMMING POOL

SWIMMING POOL TOTAL AREA = 176.10 SQ.MT.

OPEN AREA

REQUIRED 15% OF C2 ZONE AREA = 2631 sq.m.
PROPOSED OPEN AREA = 3097.30 sq.m.

TOTAL F.A.R. OF COMMERCIAL = 2470.65 SQ.MT.
TOTAL F.A.R. OF RESIDENTIAL = 10391.75 SQ.MT
TOTAL F.A.R. ACHIEVED = 12862.40 SQ.MT.

PLOT AREA:

1.	TOTAL Area of the Plot 27324.00sq.m. (a) C2 zone- 17540 SQ.MT.	17540	Sq.mts
2.	Deduction for (a) Area within road widening (proposed)	--	Sq.mts
	(b) Area reserved for any other use	--	Sq.mts
	Total (a+b)	--	Sq.mts
3.	Net effective area (1)-(2)	17540	Sq.mts
4.	Covered area occupied by the existing building,if any	--	Sq.mts
5.	Plot coverage of the existing building(in %)	--	%
6.	Covered area of the existing building that is proposed to be demolished	--	Sq.mts
7.	Plot coverage of the existing building that is proposed to to be demolished (in %)	--	%
8.	Covered area of proposed building	2633.416	Sq.mts
9.	Plot coverage of the proposed building (in %)	13.29	%
10.	Combined covered area of the existing building to be maintained and that of the proposed building	2633.416	Sq.mts
11.	Combined plot coverage of the existing building to be maintained and that of the proposed building(in %)	13.29	%

Municipal Engineer (Cat. I)
Corporation of the City of Panaji

FLOOR AREA:

12.	Balcony area and covered area over footways floorwise and total on all floors	934.04	Sq.mts
13.	Balcony area and covered area over footways floorwise and total on all floors,consumed for FAR purpose	--	Sq.mts
14.	Addition of set-back area and/or proposed road for FAR purpose	--	Sq.mts
15.	Addition of garage area for FAR purpose	--	Sq.mts
16.	Floor area consumed on Basement Floor	--	Sq.mts
17.	Floor area consumed on Stilt Floor	--	Sq.mts
18.	Floor area consumed on Ground Floor	2514.65	Sq.mts
19.	Floor area consumed on first Floor	1869.75	Sq.mts
20.	Floor area consumed on second floor	1869.75	Sq.mts
21.	Floor area consumed on third floor	1869.75	Sq.mts
22.	Floor area consumed on fourth floor	1869.75	Sq.mts
23.	Floor area consumed on fifth floor	1972.63	Sq.mts
24.	Floor area consumed on sixth floor	432.23	Sq.mts
25.	Floor area consumed on seventh floor	463.89	Sq.mts
26.	Existing floor area to be maintained	0.00	Sq.mts
27.	Total floor area consumed: (17+18+19+20+21+22+23+24)	12862.40	Sq.mts
28.	Floor area permissible (a) C2 zone- 1.50 =26310 sq.mt.	26310.00	Sq.mts
29.	FAR permissible	150.00	%
30.	FAR consumed	47.07	%
31.	Mezzanine area	--	Sq.mts
32.	Loft area	--	Sq.mts
33.	Basement area	--	Sq.mts
34.	Garage area	--	Sq.mts

35. Parking Details :

PARKING DETAILS			No. of Car Parks/ parking area	
FLOOR AREA/NO. OF UNITS		USE	Provided	Required
2470.65 sqm.	(TOWER 1+2+3)	Comm.	49	49.41
10391.75 sqm. 87 UNITS	(TOWER 1+2+3+4)	Res	139	138.55
Total		Comm/Res.	188	187.96

36. Type of zone to which the plot belongs to — COMMERCIAL ZONE C2

SETBACKS:

37.	Front setback from the center line of road From plot boundary	AS PER PLAN 46.00	mts.
38.	Side setbacks:		
(a)	Side	6.00	mts.
(b)	Rear	3.5.00	mts.
39.	Distance between two or more building on the same plot, if any	AS PER PLAN	mts.
40.	Height of the plinth	0.00	mts.

41. Use to which the building is to be put to floor-wise :
BASEMENT FLOOR - PARKING
STILT FLOOR - PARKING
GROUND FLOOR - COMMERCIAL
FIRST FLOOR -RESIDENTIAL
SECOND FLOOR -RESIDENTIAL
THIRD FLOOR -RESIDENTIAL
FOURTH FLOOR -RESIDENTIAL
FIFTH FLOOR -RESIDENTIAL
SIXTH FLOOR -RESIDENTIAL
SEVENTH FLOOR -RESIDENTIAL

42. Plot owned by with reference to the ownership certificate of land — SIR BIOTECH INDIA LTD.

43. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division.

44. Any other information

OWNER'S SIGNATURE :

For SIR BIOTECH INDIA LTD
(AUTHORISED SIGNATORY)

OWNER
SIR BIOTECH INDIA LTD.
PLOT NO. N - 50, PHASE IV,
VERNA INDUSTRIAL ESTATE,
VERNA - GOA, 403722.

ARCHITECT'S SIGNATURE :

GAUTAM V. DESAI
ARCHITECT
Regd. No. CA/2001/27339
4, SAPANA SUNSHINE,
MADEL, MARGAO - GOA. 403601

GAUTAM DESAI
M.ARCH, M.VAL, A.I.I.A, F.I.V , M.R.I.C.S
ARCHITECT , CHARTERED SURVEYOR,
GOVT. REGISTERED VALUER
C.O.A. REGD. NO :CA/2001/27339
TCPD REGD NO: AR/0051/2010
4,SAPANA SUNSHINE , MADEL,
MARGAO - GOA, 403601.