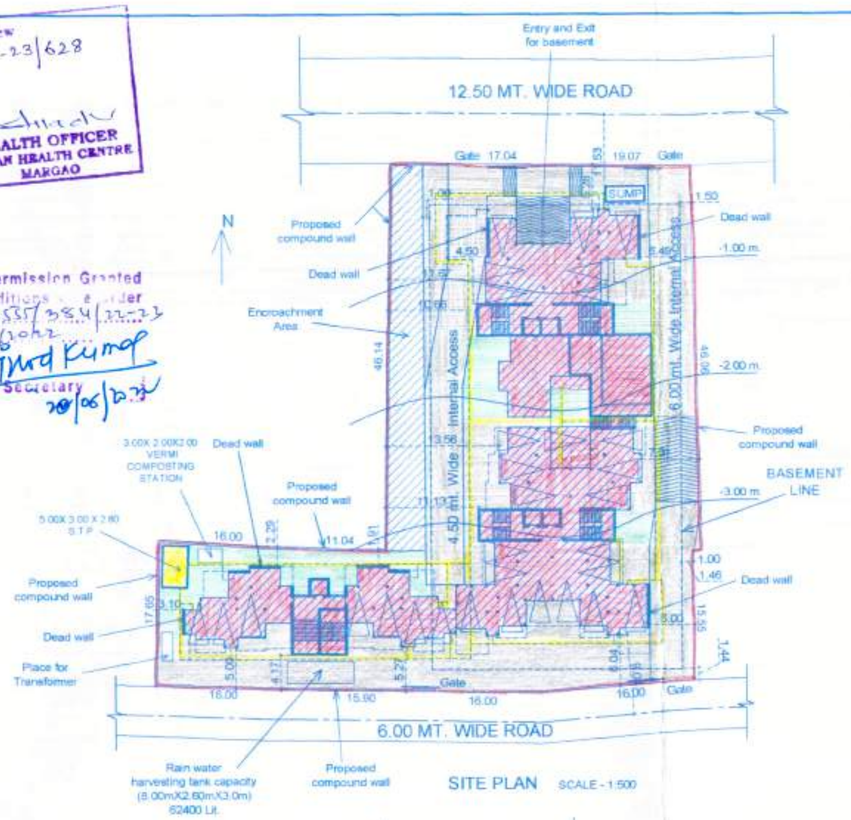
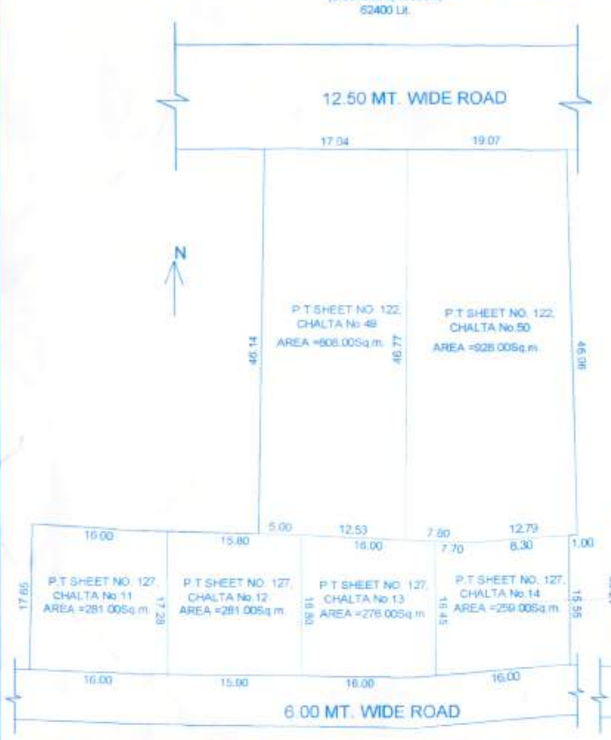
NOC for Sanitation point of view
NOC/No. UHCM/NOC/2022-23/628
Dated: 30/06/22
HEALTH OFFICER
URBAN HEALTH CENTRE
MARGAO

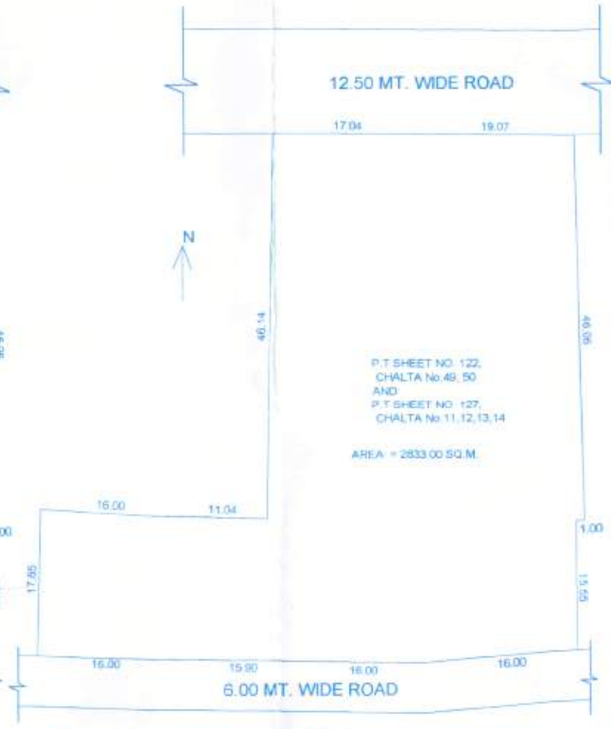
Development Permission Granted
Subject To Conditions ... order
No. SGPDA/P/6557/384/2022-23
Dated ...30/6/2022...
Member Secretary
30/06/2022



SITE PLAN SCALE - 1:500



PLOT BEFORE AMALGAMATION SITE PLAN
SCALE 1:500



PLOT AFTER AMALGAMATION SITE PLAN
SCALE 1:500

PARKING DETAILS FOR PROPOSED BUILDING				
FLOOR AREA	USE	UNIT	PARKING REQD.	PARKING PROV.
UP TO 75 SQ.M.	RESIDENTIAL	1BHK 01 Nos	1 X 01= 01 NOS.	
UP TO 75 SQ.M.	RESIDENTIAL	2BHK 30 Nos	1 X 30= 30 NOS	
75 SQ.M. -100 SQ.M.	RESIDENTIAL	2BHK + laundry 47 Nos	1.25 X 47 = 58.75 NOS	
TOTAL			89.75 NOS.	93 NOS

Built Up Area - Stilt area - Basement area
12144.31 - 605.28 - 1554.58 = 9984.45m²

Built Up Area For Infrastructure Tax = 9984.45M²

ADDITIONAL FLOOR AREAS FREE OF FAR

Add @ 7.5%of FL.Area= 5655.63 X 7.5%		= 424.17 sqm
AREA UTILISED	ENTRANCE LOBBY	234.14 sqm
	CLUB HOUSE / GYM	127.17 sqm
	TOTAL	= 361.31 sqm

SOLAR WATER HEATER / SOLAR ENERGY CAPTUREING SYSTEM CALCULATION

BLDG.	No. OF PERSONS	HOT WATER REQUIREMENT	TOTAL REQUIREMENT	PROVISION PROPOSED
	01x2 = 02 30x4 = 120 47x6 = 282 — 404 Nos.	404 Persons @ 10 litres / person = 4040 litres	4040 Litres	4200 Litres

AREA DETAILS FLOOR WISE

FLOOR REFERENCE	USE	TOTAL B.U.A. (M²)	AREA FREE FROM FAR (M²)						7.5% OF FLOOR AREA	NET FLOOR AREA (M²)	FAR (%)
			BALCONY	TERRACES	STILT FLOOR	STAIRCASE / LIFT	BASEMENT FLOOR/ RAMP	SWIMMING POOL / DECK	LOBBY/CLUB HOUSE/GYM		
BASEMENT FLOOR	PARKING	1619.28	—	—	—	58.87	1554.58	—	—	5.83	0.21
L. GROUND FLOOR	PARKING	575.97	—	—	459.53	111.85	—	—	—	4.59	0.16
U. GROUND FLOOR	RESIDENTIAL	1088.39	114.74	46.16	145.75	172.37	—	83.84	139.01	384.40	13.58
FIRST FLOOR	RESIDENTIAL	1171.97	195.10	90.32	—	161.12	—	—	30.09	696.76	24.59
SECOND FLOOR	RESIDENTIAL	1216.86	208.27	93.87	—	161.12	—	—	30.09	723.51	25.54
THIRD FLOOR	RESIDENTIAL	1217.36	208.27	94.37	—	161.12	—	—	30.09	723.51	25.54
FOURTH FLOOR	RESIDENTIAL	1216.86	208.27	93.87	—	161.12	—	—	30.09	723.51	25.54
FIFTH FLOOR	RESIDENTIAL	1217.36	208.27	94.37	—	161.12	—	—	30.09	723.51	25.54
SIXTH FLOOR	RESIDENTIAL	1216.86	208.27	93.87	—	161.12	—	—	30.09	723.51	25.54
SEVENTH FLOOR	RESIDENTIAL	1217.36	208.27	84.32	—	161.12	—	—	30.09	723.51	25.54
EIGHT FLOOR	RESIDENTIAL	386.04	63.57	29.53	—	58.28	—	—	11.67	222.99	7.88
TOTAL		12144.31	1623.03	732.73	605.28	1529.21	1554.58	83.84	361.31	5655.63	199.66

AREA STATEMENT

PLOT AREA	
Plot Area of PT Sheet No 122 / Chalta No.49	808.00M²
Plot Area of PT Sheet No 122 / Chalta No.50	928.00M²
Plot Area of PT Sheet No 127 / Chalta No.11	281.00M²
Plot Area of PT Sheet No 127 / Chalta No.12	281.00M²
Plot Area of PT Sheet No 127 / Chalta No.13	276.00M²
Plot Area of PT Sheet No 127 / Chalta No.14	259.00M²
TOTAL PLOT AREA	2833.00M²
AREA IN ROAD WIDENING	0.00M²
EFFECTIVE PLOT AREA	2833.00M²
PERMISSIBLE COVERED @40%	1133.20M²
COVERED AREA	940.12M²
COVERAGE CONSUMED	33.18%

License issued under No. 419/2022-23 Dated 20/07/2022
Subject to the conditions stipulated therein
CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

BUILT UP AREA	
BASEMENT FLOOR PLAN	1619.28M²
LOWER GROUND FLOOR PLAN	575.97M²
UPPER GROUND FLOOR PLAN	1088.39M²
FIRST FLOOR PLAN	1171.97M²
SECOND FLOOR PLAN	1216.86M²
THIRD FLOOR PLAN	1217.36M²
FOURTH FLOOR PLAN	1216.86M²
FIFTH FLOOR PLAN	1217.36M²
SIXTH FLOOR PLAN	1216.86M²
SEVENTH FLOOR PLAN	1217.36M²
EIGHT FLOOR PLAN	386.04M²
TOTAL BUILT UP AREA	12144.31M²

Municipal Engineer
Margao Municipal Council

FLOOR AREA	
BASEMENT FLOOR PLAN	5.83M²
LOWER GROUND FLOOR PLAN	4.59M²
UPPER GROUND FLOOR PLAN	384.40M²
FIRST FLOOR PLAN	696.76M²
SECOND FLOOR PLAN	723.51M²
THIRD FLOOR PLAN	723.51M²
FOURTH FLOOR PLAN	723.51M²
FIFTH FLOOR PLAN	723.51M²
SIXTH FLOOR PLAN	723.51M²
SEVENTH FLOOR PLAN	723.51M²
EIGHT FLOOR PLAN	222.99M²
TOTAL FLOOR AREA	5655.63M²
PERMISSIBLE FLOOR AREA 200%	5666.00M²
FLOOR AREA CONSUMED	199.66
LENGTH OF COMPOUND WALL	253.99 Rmt
2BHK+ LAUNDRY	47 NOS.
2BHK	30 NOS.
1BHK	01 NOS.

NOTE : ALL DIMENSIONS ARE IN MTS. AND CMS.

OWNER
DEVASHRI NIRMAN LLP
PANAJI GOA

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 DRG. NO. 01 / 06

PROPOSED RESIDENTIAL PROJECT, COMPOUND WALL AND SWIMMING POOL ON AMALGAMATED PLOT BEARING P.T.SHEET No. 122 OF CHALTA Nos 49,50 AND PLOT BEARING P.T.SHEET No. 127 OF CHALTA Nos 11,12,13,14 AT MARGAO, SALCETE, GOA.

M/S ULYSIS
#.201- A, SECOND FLOOR, MATHIAS PLAZA,
PANJIM - GOA 403001
PH. - 91 832 6455050
ULYSIS