

LOCATION PLAN Scale: N.T.S

PARKING DETAIL	REQUIRED NO OF CAR PARK	PROPOSED NO OF CAR PARK
NO OF VILLAS	84 NOS	84 NOS
ADDITIONAL CAR PARK FOR VISITORS	= 08 NOS	

AREA STATISTICS
TOTAL ALLOCATED AREA OF PLOT WITH A-18 B-18-A-18 = 1.41 HA (34.50 AC)
AREA FOR FUTURE DEVELOPMENT (WITHIN 100 M)
AREA FOR FUTURE DEVELOPMENT (OUTSIDE 100 M)
AREA UNDER NO DEVELOPMENT ZONE (SLOPE MORE THAN 25%)
TOTAL AREA FOR DEVELOPMENT = 1.41 HA (34.50 AC)
TOTAL AREA UNDER NO DEVELOPMENT ZONE = 0.10 HA (2.47 AC)
TOTAL AREA FOR DEVELOPMENT = 1.31 HA (32.03 AC)

EXTRACTS FROM AREA FOR DEVELOPMENT
TOTAL AREA FOR DEVELOPMENT = 1.31 HA (32.03 AC)
TOTAL AREA UNDER NO DEVELOPMENT ZONE = 0.10 HA (2.47 AC)
TOTAL AREA FOR DEVELOPMENT = 1.31 HA (32.03 AC)

PERMISSIBLE COVERAGE = 40% = 0.524 HA (12.85 AC) FOR DEVELOPMENT & 40% = 0.041 HA (1.02 AC) FOR FUTURE DEVELOPMENT

REVENUE COVERABLE
BY TRUNK ROADS = 0.34 AC (8.45 AC)
BY LANEWAYS = 0.18 AC (4.50 AC)
TOTAL = 0.52 AC (12.95 AC)

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OPEN SPACE (NET EFFECTIVE OF AREA)	10477.30 (1.15% = 1221.61 SQ.M)
C1 - C8	829.00 SQ. M.
D1 - D23	1093.50 SQ. M.
E1 - E10	896.00 SQ. M.
F1 - F10	3920.00 SQ. M.
G1 - G10	914.00 SQ. M.
H1 - H10	691.00 SQ. M.
I1 - I10	311.00 SQ. M.
J1 - J10	602.00 SQ. M.
K1 - K10	1416.00 SQ. M.
L1 - L10	2140.00 SQ. M.
M1 - M10	1347.00 SQ. M.
N1 - N10	1143.00 SQ. M.
O1 - O10	891.00 SQ. M.
TOTAL	18115.00 SQ. M.

LEGEND:

AREA UNDER NO DEVELOPMENT ZONE (SLOPE MORE THAN 25%)

Area under slope more than 25% 828.49 M2 (c)

Area under slope more than 25% 2886.92 M2 (a)

Area under slope more than 25% 435.85 M2 (b)

AREA FOR FUTURE DEVELOPMENT

SITE PLAN Scale 1:500

BUILT UP AREA	
TOTAL BUILT UP AREA OF ENTRANCE PLAZA, GUARD ROOM & BELL TOWER	= 691.00 M2
TOTAL BUILT UP AREA OF TYPE A	= 542.24 SQ.M X 31 NOS = 16810.44 SQ.M
TOTAL BUILT UP AREA OF TYPE B	= 554.22 SQ.M X 8 NOS = 4433.76 SQ.M
TOTAL BUILT UP AREA OF TYPE C	= 394.36 SQ.M X 8 NOS = 3154.88 SQ.M
TOTAL BUILT UP AREA OF TYPE D	= 844.74 SQ.M X 23 NOS = 19429.02 SQ.M
TOTAL BUILT UP AREA OF TYPE E	= 704.36 SQ.M X 10 NOS = 7043.60 SQ.M
TOTAL BUILT UP AREA CLUB HOUSE	= 801.88 SQ.M
GRAND TOTAL BUILT UP AREA	= 32663.97 SQ.M

- A1 - A35 3 BEDROOM VILLA - TYPE A (35 NOS)
- B1 - B8 3 BEDROOM VILLA - TYPE B (08 NOS)
- C1 - C8 3 BEDROOM VILLA - TYPE C (08 NOS)
- D1 - D23 3 BEDROOM VILLA - TYPE D (23 NOS)
- E1 - E10 4 BEDROOM VILLA - TYPE E (10 NOS)

PROJECT: REVISED RESIDENTIAL COMPLEX FOR DELANCO HOME & RESORTS PVT. LTD. & AMALGAMATED PLOT BEARING SURVEY NO. 871-A-2 OF REIS MAGOS VILLAGE OF BARDEZ TALUKA

TITLE: REVISED SITE PLAN
STATUS: REVISED SUBMISSION DRAWING
DATE: 01/08/14
SCALE: 1:500

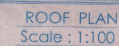
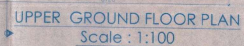
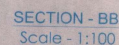
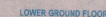
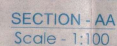
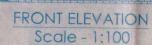
OWNER: DELANCO HOME & RESORTS PVT. LTD. & AMALGAMATED PLOT BEARING SURVEY NO. 871-A-2 OF REIS MAGOS VILLAGE OF BARDEZ TALUKA

ARCHITECT: RITA MODY JOSHI
CHAVALLER BUILDING FLOOR
ST. INEZ PANGLOSS
TEL: 9821035710/982103722

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[illegible]

WINDOWS & SCHEDULES					
S.NO	DESCRIPTION	QTY	UNIT	AMOUNT	LOCATION
LOWEST GROUND FLOOR					
1	2" GLASS	100	SQ.M	2000	WEST SIDE
2	2" GLASS	100	SQ.M	2000	EAST SIDE
3	2" GLASS	100	SQ.M	2000	REAR SIDE
UPPER GROUND FLOOR					
1	2" GLASS	100	SQ.M	2000	WEST SIDE
2	2" GLASS	100	SQ.M	2000	EAST SIDE
3	2" GLASS	100	SQ.M	2000	REAR SIDE
4	2" GLASS	100	SQ.M	2000	FRONT SIDE
5	2" GLASS	100	SQ.M	2000	FRONT SIDE
FIRST FLOOR					
1	2" GLASS	100	SQ.M	2000	WEST SIDE
2	2" GLASS	100	SQ.M	2000	EAST SIDE
3	2" GLASS	100	SQ.M	2000	REAR SIDE
4	2" GLASS	100	SQ.M	2000	FRONT SIDE
5	2" GLASS	100	SQ.M	2000	FRONT SIDE

DOORS SCHEDULES						TOTAL
S.N.C.	POOR CODE	SIZES	UNITS LVL	LOCATION	TOTAL	
LOWER GROUND FLOOR						
1	01	800X2650	2650	SERVANT TOILET	2	
2	02	900X2400	2400	KITCHEN SERVIENT AND UTILITY	2	
3	03A	1000X2400	2400	BEDRM MULTIPURPOSE HALL	1	
4	04	2000X2400	2400	SIDE ENTRY	1	
5	05	3000X2400	2400	LBBY	1	
6	06	3000X2400	2400	BEDRM MULTIPURPOSE HALL	1	

1	01	800X2400	2400	POWDER ROOM	1
2	03	1000X2400	2400	KITCHEN	1
3	FD	3000X2400	2400	DINING/LIVING	2
4	SD	3000X2400	2400	DINING/LIVING	2

FIRST FLOOR PLAN					
1	01	800X2400	2650	TOILET 2.3 & MASTER TOILET	3
2	01a	1000X2400	2650	MASTER BEDROOM	1
3	01b	800X2400	2650	MASTER BED RM/FAMILY RM	2
4	02	1000X2400	2650	BED RM 2&3	2

AREA CONSUMED ON LOWER GROUND FLOOR
(A+C+D+E+H)= 241.70 Sq.m. (COVERAGE)

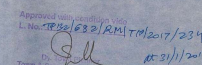
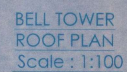
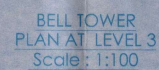
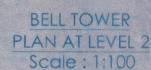
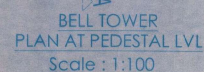
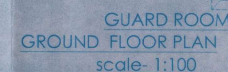
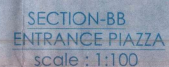
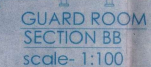
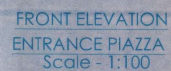
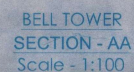
AREA CONSUMED ON LOWER GROUND FLOOR
(A+C+D+E)= 232 Sq.m. (FAR)

AREA CONSUMED ON UPPER GROUND FLOOR
(N+Q+R+S+T+U) = 166.96 Sq.m (COVERAGE)


 DEPT. OF HOUSING & URBAN AFFAIRS
 PVT.LTD & BHAMINI REAL ESTATE
 DEVELOPERS PVT.LTD.
 ARCHITECT
 RITA MODY JOSHI
Rita Mody Joshi

C-6 VALLES BLVD. 2ND FLOOR
 OPUSHENA, ST. INEZ
 PAXIM-GOA
 90300
 TEL. 9326100722

ARCH. RITA MOODY JOSHI
 ARCHITECT
 AR/0043/2040



BUILDING TYPE	FLOOR REF.	USE	SIT FLOOR (G)	VERTICAL (G)	MEZZANINE (G)	STAMP (G)	POOL (G)	LIFT (G)	STAIR (G)	TERRACE (G)	TOTAL FLOOR AREA (G)	MINI (G)	TOTAL AREA (G)
ENTRANCE PLAZA	GROUND FL	RES	(A1-A2-A3-A4-A5-A6-A7)	(A7-A8-A9)							279.62		279.62
GUARD RM	GROUND FL	RES	14.29										14.29
BELL TOWER/LIFT	GROUND FL	RES	20.15										20.15
TOTAL			721.06	54.58									775.64
TOTAL BUILT UP: 639.01 SQ.M													

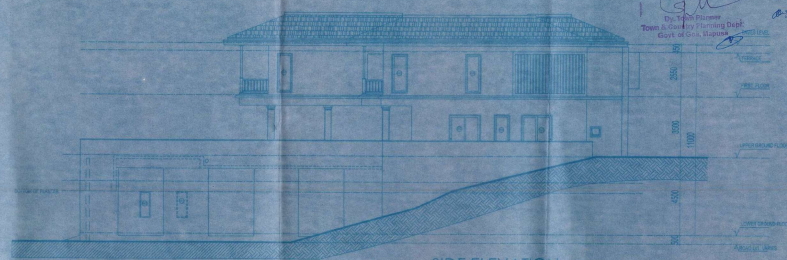


	DATE 15/02/2014	SCALE 1:100
OWNER	DELANCO HOME & RESORTS PVT. LTD. BHIMPAI ROAD ESTATE DEVELOPERS PVT. LTD.	
ARCHITECT	RITA MODY JOSHI G-9 VALSARBE RD, SINDHUR OPP. NARAYAN ST. BLDG. PANOLI-685 400011 TEL: +9181290722	
	ARCHA ARCHITECT ARU02/42/2010	

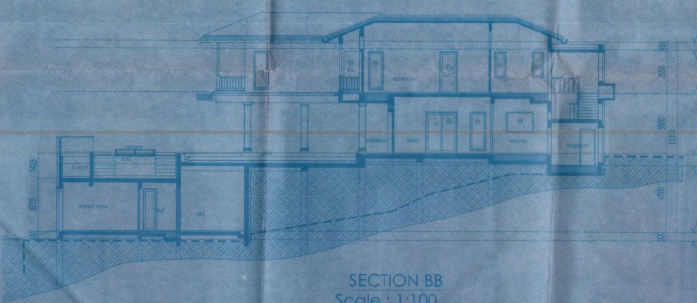
ARCH RITA MOODY JOSHI
ARCHITECT
ARJ0042/2919



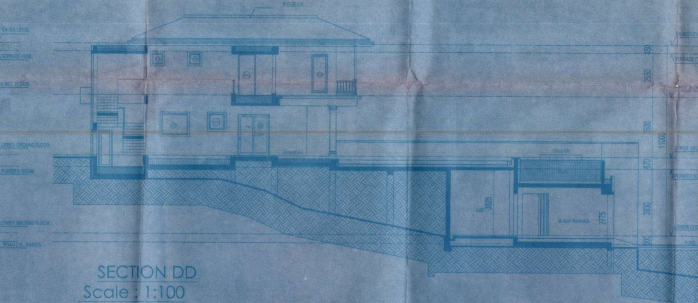
FRONT ELEVATION
 Scale : 1:100



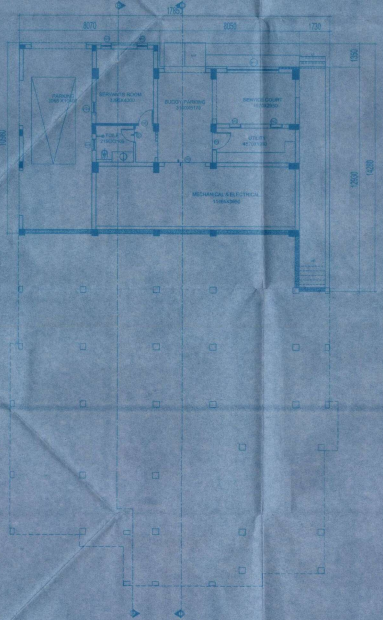
SIDE ELEVATION
 Scale : 1:100



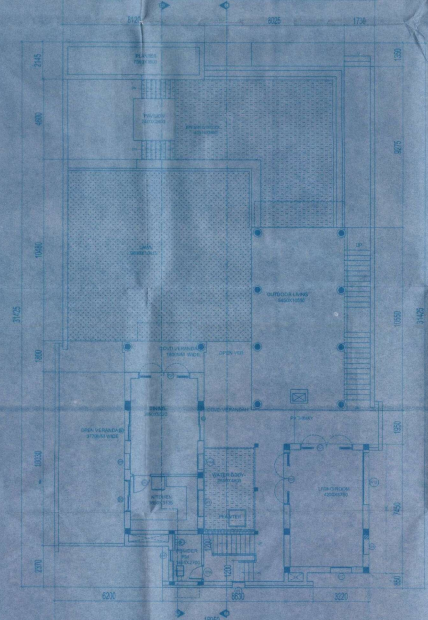
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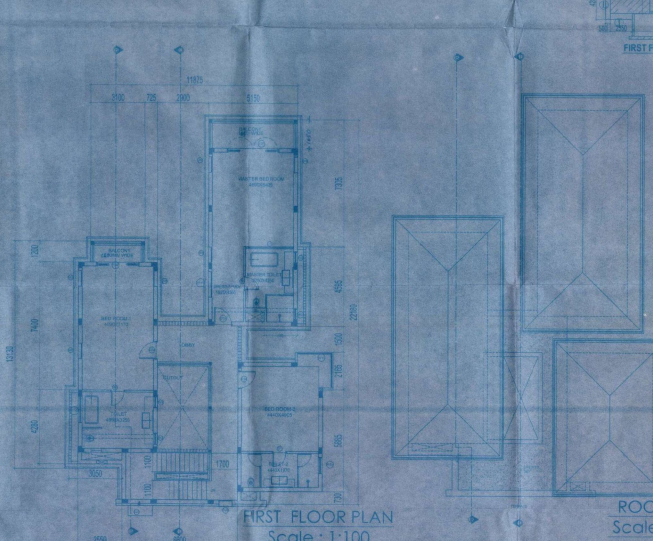
SECTION DD
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LOWER GROUND FLOOR PLAN
 Scale : 1:100



UPPER GROUND FLOOR PLAN
 Scale : 1:100



FIRST FLOOR PLAN
 Scale : 1:100

ROOF PLAN
 Scale : 1:100

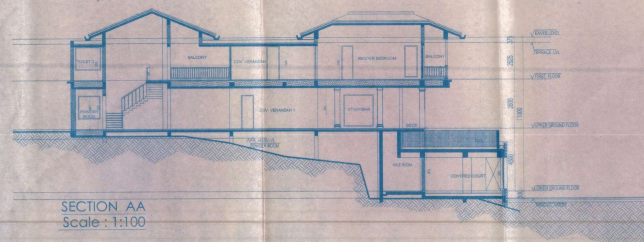
BUILDING TYPE	FLOOR REF	USE	NET FLOOR AREA (sq.m)	VER. AREA (sq.m)	MEZZANINE (sq.m)	STAIRCASE (sq.m)	POOL (sq.m)	LOFT (sq.m)	ATRIUM (sq.m)	TERRACE (sq.m)	EQUIPMENT RM (sq.m)	MISC (sq.m)	TOTAL B.L.A.
LOWER GROUND FL	R1S1	(A+B+C)=165.40 Sq.m											165.40
UPPER GROUND FL	R1S2	(D+E+F+G+H+I+J+K+L)=167.70 Sq.m											167.70
FIRST FL	R1S3	(M+N+O+P+Q+R+S)=163.82 Sq.m											163.82
TOTAL			496.92 Sq.m										496.92



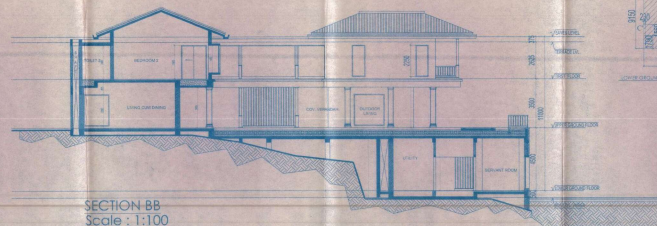
DOOR SCHEDULE	SYMBOL	WIDTH (mm)	LOCATION	TOTAL
DOOR (D)				
1	D1	1000x2000	REAR ENTRY	1
2	D2	1000x2000	REAR ENTRY	1
3	D3	1000x2000	REAR ENTRY	1
4	D4	1000x2000	REAR ENTRY	1
5	D5	1000x2000	REAR ENTRY	1
6	D6	1000x2000	REAR ENTRY	1
7	D7	1000x2000	REAR ENTRY	1
8	D8	1000x2000	REAR ENTRY	1
9	D9	1000x2000	REAR ENTRY	1
10	D10	1000x2000	REAR ENTRY	1
11	D11	1000x2000	REAR ENTRY	1
12	D12	1000x2000	REAR ENTRY	1
13	D13	1000x2000	REAR ENTRY	1
14	D14	1000x2000	REAR ENTRY	1
15	D15	1000x2000	REAR ENTRY	1
16	D16	1000x2000	REAR ENTRY	1
17	D17	1000x2000	REAR ENTRY	1
18	D18	1000x2000	REAR ENTRY	1
19	D19	1000x2000	REAR ENTRY	1
20	D20	1000x2000	REAR ENTRY	1
21	D21	1000x2000	REAR ENTRY	1
22	D22	1000x2000	REAR ENTRY	1
23	D23	1000x2000	REAR ENTRY	1
24	D24	1000x2000	REAR ENTRY	1
25	D25	1000x2000	REAR ENTRY	1
26	D26	1000x2000	REAR ENTRY	1
27	D27	1000x2000	REAR ENTRY	1
28	D28	1000x2000	REAR ENTRY	1
29	D29	1000x2000	REAR ENTRY	1
30	D30	1000x2000	REAR ENTRY	1
31	D31	1000x2000	REAR ENTRY	1
32	D32	1000x2000	REAR ENTRY	1
33	D33	1000x2000	REAR ENTRY	1
34	D34	1000x2000	REAR ENTRY	1
35	D35	1000x2000	REAR ENTRY	1
36	D36	1000x2000	REAR ENTRY	1
37	D37	1000x2000	REAR ENTRY	1
38	D38	1000x2000	REAR ENTRY	1
39	D39	1000x2000	REAR ENTRY	1
40	D40	1000x2000	REAR ENTRY	1
41	D41	1000x2000	REAR ENTRY	1
42	D42	1000x2000	REAR ENTRY	1
43	D43	1000x2000	REAR ENTRY	1
44	D44	1000x2000	REAR ENTRY	1
45	D45	1000x2000	REAR ENTRY	1
46	D46	1000x2000	REAR ENTRY	1
47	D47	1000x2000	REAR ENTRY	1
48	D48	1000x2000	REAR ENTRY	1
49	D49	1000x2000	REAR ENTRY	1
50	D50	1000x2000	REAR ENTRY	1
51	D51	1000x2000	REAR ENTRY	1
52	D52	1000x2000	REAR ENTRY	1
53	D53	1000x2000	REAR ENTRY	1
54	D54	1000x2000	REAR ENTRY	1
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67	D67	1000x2000	REAR ENTRY	1
68	D68	1000x2000	REAR ENTRY	1
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86	D86	1000x2000	REAR ENTRY	1
87	D87	1000x2000	REAR ENTRY	1
88	D88	1000x2000	REAR ENTRY	1
89	D89	1000x2000	REAR ENTRY	1
90	D90	1000x2000	REAR ENTRY	1
91	D91	1000x2000	REAR ENTRY	1
92	D92	1000x2000	REAR ENTRY	1
93	D93	1000x2000	REAR ENTRY	1
94	D94	1000x2000	REAR ENTRY	1
95	D95	1000x2000	REAR ENTRY	1
96	D96	1000x2000	REAR ENTRY	1
97	D97	1000x2000	REAR ENTRY	1
98	D98	1000x2000	REAR ENTRY	1
99	D99	1000x2000	REAR ENTRY	1
100	D100	1000x2000	REAR ENTRY	1

WINDOW SCHEDULE	SYMBOL	WIDTH (mm)	HEIGHT (mm)	LOCATION	TOTAL
WINDOW (W)					
1	W1	1000x1500	1500	REAR ENTRY	1
2	W2	1000x1500	1500	REAR ENTRY	1
3	W3	1000x1500	1500	REAR ENTRY	1
4	W4	1000x1500	1500	REAR ENTRY	1
5	W5	1000x1500	1500	REAR ENTRY	1
6	W6	1000x1500	1500	REAR ENTRY	1
7	W7	1000x1500	1500	REAR ENTRY	1
8	W8	1000x1500	1500	REAR ENTRY	1
9	W9	1000x1500	1500	REAR ENTRY	1
10	W10	1000x1500	1500	REAR ENTRY	1
11	W11	1000x1500	1500	REAR ENTRY	1
12	W12	1000x1500	1500	REAR ENTRY	1
13	W13	1000x1500	1500	REAR ENTRY	1
14	W14	1000x1500	1500	REAR ENTRY	1
15	W15	1000x1500	1500	REAR ENTRY	1
16	W16	1000x1500	1500	REAR ENTRY	1
17	W17	1000x1500	1500	REAR ENTRY	1
18	W18	1000x1500	1500	REAR ENTRY	1
19	W19	1000x1500	1500	REAR ENTRY	1
20	W20	1000x1500	1500	REAR ENTRY	1
21	W21	1000x1500	1500	REAR ENTRY	1
22	W22	1000x1500	1500	REAR ENTRY	1
23	W23	1000x1500	1500	REAR ENTRY	1
24	W24	1000x1500	1500	REAR ENTRY	1
25	W25	1000x1500	1500	REAR ENTRY	1
26	W26	1000x1500	1500	REAR ENTRY	1
27	W27	1000x1500	1500	REAR ENTRY	1
28	W28	1000x1500	1500	REAR ENTRY	1
29	W29	1000x1500	1500	REAR ENTRY	1
30	W30	1000x1500	1500	REAR ENTRY	1
31	W31	1000x1500	1500	REAR ENTRY	1
32	W32	1000x1500	1500	REAR ENTRY	1
33	W33	1000x1500	1500	REAR ENTRY	1
34	W34	1000x1500	1500	REAR ENTRY	1
35	W35	1000x1500	1500	REAR ENTRY	1
36	W36	1000x1500	1500	REAR ENTRY	1
37	W37	1000x1500	1500	REAR ENTRY	1
38	W38	1000x1500	1500	REAR ENTRY	1
39	W39	1000x1500	1500	REAR ENTRY	1
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41	W41	1000x1500	1500	REAR ENTRY	1
42	W42	1000x1500	1500	REAR ENTRY	1
43	W43	1000x1500	1500	REAR ENTRY	1
44	W44	1000x1500	1500	REAR ENTRY	1
45	W45	1000x1500	1500	REAR ENTRY	1
46	W46	1000x1500	1500	REAR ENTRY	1
47	W47	1000x1500	1500	REAR ENTRY	1
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54	W54	1000x1500	1500	REAR ENTRY	1
55	W55	1000x1500	1500	REAR ENTRY	1
56	W56	1000x1500	1500	REAR ENTRY	1
57	W57	1000x1500	1500	REAR ENTRY	1
58	W58	1000x1500	1500	REAR ENTRY	1
59	W59	1000x1500	1500	REAR ENTRY	1
60	W60	1000x1500	1500	REAR ENTRY	1
61	W61	1000x1500	1500	REAR ENTRY	1
62	W62	1000x1500	1500	REAR ENTRY	1
63	W63	1000x1500	1500	REAR ENTRY	1
64	W64	1000x1500	1500	REAR ENTRY	1
65	W65	1000x1500	1500	REAR ENTRY	1
66	W66	1000x1500	1500	REAR ENTRY	1
67	W67	1000x1500	1500	REAR ENTRY	1
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73	W73	1000x1500	1500	REAR ENTRY	1
74	W74	1000x1500	1500	REAR ENTRY	1
75	W75	1000x1500	1500	REAR ENTRY	1
76	W76	1000x1500	1500	REAR ENTRY	1
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78	W78	1000x1500	1500	REAR ENTRY	1
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80	W80	1000x1500	1500	REAR ENTRY	1
81	W81	1000x1500	1500	REAR ENTRY	1
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84	W84	1000x1500	1500	REAR ENTRY	1
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87	W87	1000x1500	1500	REAR ENTRY	1
88	W88	1000x1500	1500	REAR ENTRY	1
89	W89	1000x1500	1500	REAR ENTRY	1
90	W90	1000x1500	1500	REAR ENTRY	1
91	W91	1000x1500	1500	REAR ENTRY	1
92	W92	1000x1500	1500	REAR ENTRY	1
93	W93	1000x1500	1500	REAR ENTRY	1
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95	W95	1000x1500	1500	REAR ENTRY	1
96	W96	1000x1500	1500	REAR ENTRY	1
97	W97	1000x1500	1500	REAR ENTRY	1
98	W98	1000x1500	1500	REAR ENTRY	1
99	W99	1000x1500	1500	REAR ENTRY	1
100	W100	1000x1500	1500	REAR ENTRY	1

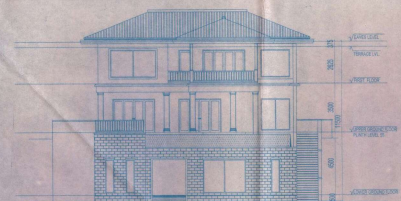
PROJECT:	
DELCO HOME & RESORTS PVT. LTD. & BHAMINI REAL ESTATE DEVELOPERS PVT. LTD.	
NO. 1, KARUNAKRISHN PETH, PANDURANGA ROAD, COVA	
TITILE	
3 BEDROOM VILLA TYPE "C"	
1. FLOOR PLAN	
2. FLOOR PLAN AND ELEVATION PLANS	
3. SECTION PLANS	
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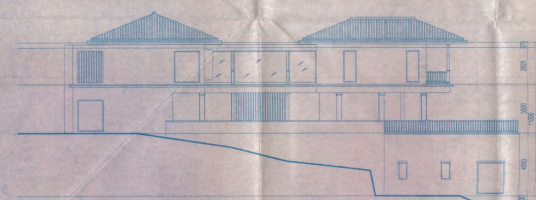
SECTION AA
Scale : 1:100



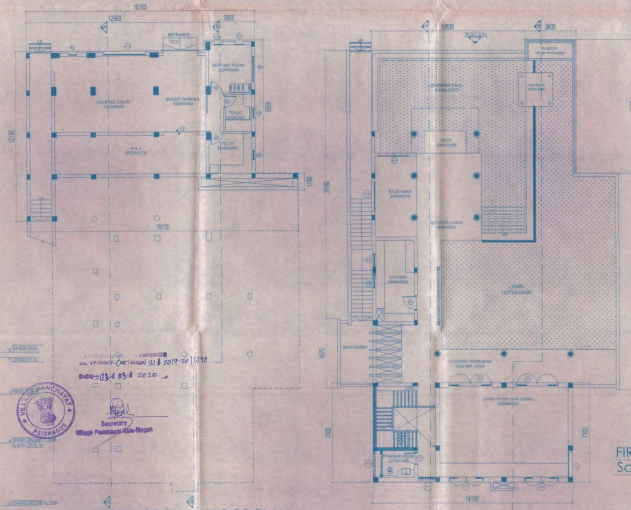
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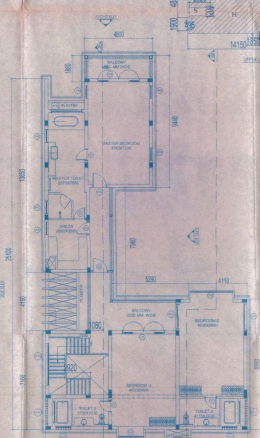
FRONT ELEVATION
Scale : 1:100



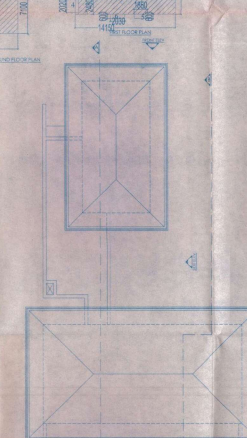
SIDE ELEVATION
Scale : 1:100



LOWER GROUND FLOOR PLAN
Scale : 1:100



FIRST FLOOR PLAN
Scale : 1:100



ROOF PLAN
Scale : 1:100

AREA CONSUMED ON FIRST FLOOR
(C+J+K+L+M+D+Q-2-4-S1) = 178.81 Sq.m.(FAR)

AREA CONSUMED ON ALL FLOORS= 332.09 SQ.M (CONTRACT)
AREA CONSUMED ON ALL FLOORS= 494.04 SQ.M (F.A.R.)

STATUS : REVISED SUBMISSION DRAWING		
DATE :	SCALE :	

ARCHITECT	RITA MODY JOSHI C-4, VALLEY BLDG. 2ND FLOOR OFF SHIRAZ ST. INDY	<i>Rita Mody Joshi</i>
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PANIM - G01A	ARCH RITA MOOY JOSE
803.001	ARCHITECT
TEL 9526160773	AR0043/2010

Approved with _____ vide _____
L. No. TPB2/682/RM/TD/2017/239

Dy. Town Planner
Town & Country Planning Dept.
Govt. of Goa, Mapusa
31/11/2017