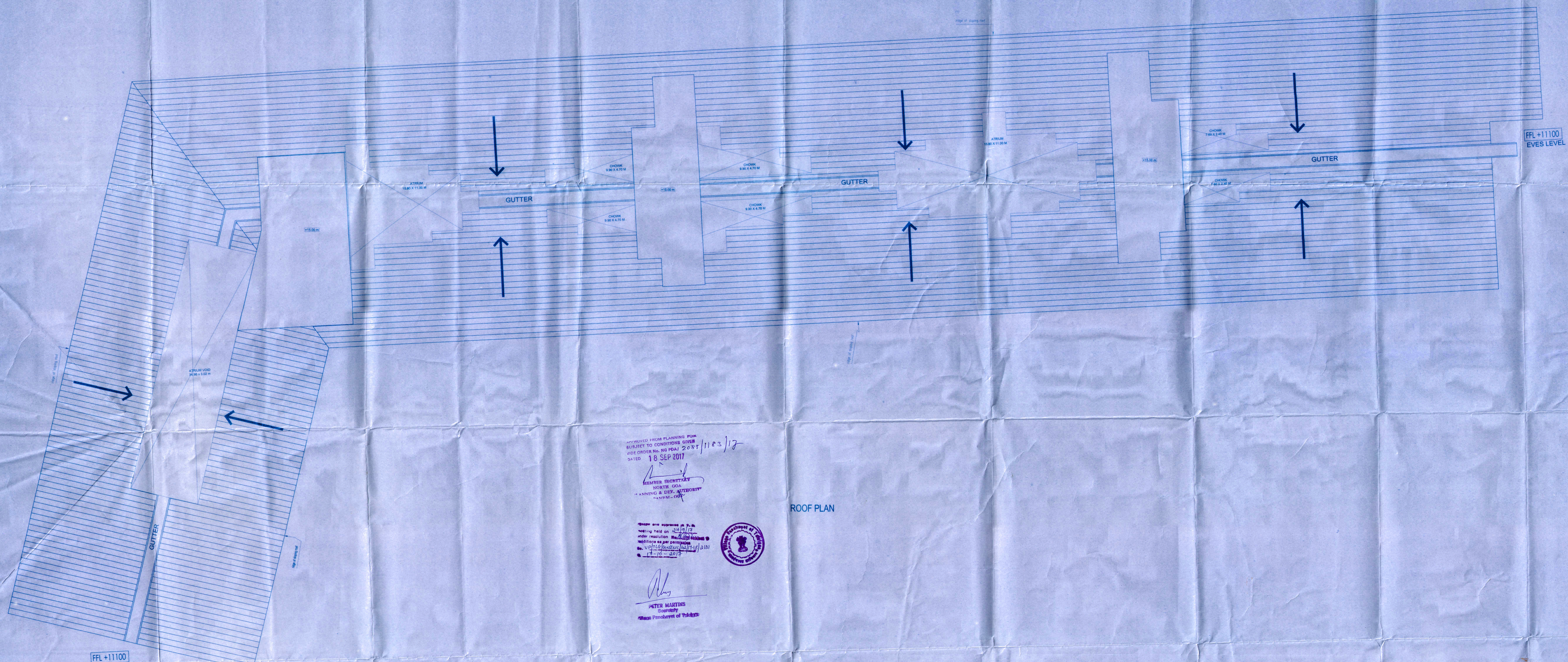
roof plan (2)



APPROVED FROM PLANNING POA
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/ 2688/1183/17
DATED 18 SEP 2017
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM-GOA

Plans are approved in the
meeting held on 29/9/17
under resolution No. 4 (iii) Subject to
conditions as per permission
No. UD/TCP/Bardez/Aq[718]/2181
14-10-2017

PETER MARTINS
Secretary
Village Panchayat of Taleigao

ROOF PLAN

ARCHITECTURE	PROJECT SIGNATURE	PROJECT TITLE	OWNER REPRESENTATIVE	SCALE 1:50
FERNANDO VELHO PANJIM, GOA, INDIA.[C.O.A. 2000/378] TEL: +91 9823702199 EMAIL: fernandovelho@gmail.com	SIGNATURE / DENIED SIGN DATE ISSUED 21/06/2017	PROPSOED CONSTRUCTION OF RESIDENTIAL AND COMMERCIAL BUILDING ON SURVEY NO 292/1 TALEIGAO BELONGING TO ASHVEM SPA AND RESORTS PVT LTD. PROJECT LOCATION: TALEIGAO, TISWADI, GOA, INDIA	ASHVEM SPA & RESORTS PVT LTD DRAWN BY: IV CHECKED BY: FV REVISION	N 1

FERNANDO DIAS VELHO
B.Arch. | CA | 2000 | 37002
T.C.P. GM. | 4228 | 2010
Prof. Doctoral Awards Bodies Regd.
Panaji, Goa, India.

Conditions mentioned in the letter
No. 1 UDA/C-1241/NG/127, 1185 & 1423
Dated 13/10/17

Member Secretary
North Planning & Development Authority
Panaji

ARCHITECT OF:
PRAMOD UDHO
PHONE: 020A 2060796
TEL: +91 8237799
EMAIL: himpoodarch@gmail.com

OWNER DETAILS
ASHVEM SPA & RESORTS PVT LTD

SCALE 1:100

SR.NO.	DESCRIPTION	REMARK
1		

PROJECT TITLE
PROPOSED CONSTRUCTION OF RESIDENTIAL AND COMMERCIAL BUILDING ON SURVEY NO 282/1 TALUKA

DRAWING TITLE
BASEMENT FLOOR PLAN, GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, SECTION, ELEVATION, TERRACE FLOOR PLAN, SITE PLAN, TERRACE DRAIN PLAN

PERMISSION FROM PLANNING PAN
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER NO. NO PAN/ 2262/ 1183/17
DATED 18 SEP 2017
MEMBER SECRETARY
NORTH GOA
P & DEV. AUTHORITY
PANJIM - GOA

BASEMENT PLAN

FFL-3000

7500

3705

MAIN STAIRCASE 1

FIRE STAIRCASE 1

LIFT/SERVICE 2.00 X 4.20 M

MAIN STAIRCASE 2

FIRE STAIRCASE 2

LIFT/SERVICE 2.00 X 4.20 M

MAIN STAIRCASE 3

FIRE STAIRCASE 3

LIFT/SERVICE 2.00 X 4.20 M

MAIN STAIRCASE 4

FIRE STAIRCASE 4

LIFT/SERVICE 2.00 X 4.20 M

RAMP UP

BASEMENT 20.10 X 32.20 M SQ.MTS

BASEMENT 18.35 X 40.00 M SQ.CMTS

GROUND FLOOR PLAN

RAMP

RAMP

FFL +/-0000

FFL +/-600

RAMP DN.

PAVEMENT
2.39 X 114.08 M

SHOP
5.00 X 6.40

SHOP
7.00 X 13.23

SHOP
7.37 X 10.83

SHOP
6.47 X 10.83

SHOP
7.03 X 12.39

SHOP
4.77 X 6.40

SHOP
4.17 X 6.40

SHOP
2.90 X 12.33

RETAIL
7.23 x 11.62 m

ATRIUM
15.80 X 11.08 M

VOID
2.59 X 2.56 M

LOBBY 2
5.66 X 4.42 M

MAIN STAIRCASE 2

FIRE STAIRCASE 2

LIFT 2

VOID
5.61 X 2.45 M

ATRIUM
15.80 X 11.08 M

LOBBY 1
5.66 X 4.42 M

MAIN STAIRCASE 1

FIRE STAIRCASE 1

LIFT 3

MASTER BEDROOM
2.80 x4.20 m

ROOM 2
3.20 x 3.10 m

ROOM 1
3.20 x 3.10 m

LIVING & DINING
3.40 x7.20 m
91.63 SQM
UNIT 1

SHOP 3
26.70 X 7.30 M
LEVEL +/-0000

ROOM 1
3.20 x 3.10 m

ROOM 2
3.20 x 3.10 m

MASTER BEDROOM
2.80 x4.20 m

CORRIDOR
8.67 x 1.00 m

KITCHEN
2.50
2.90 m

CORRIDOR
8.67 x 1.00 m

KITCHEN
2.50
2.90 m

TOILET
2.40 x 1.05 m

TOILET
2.40 x 2.01 m

2.10 X 4.30

2.57 X 7.30

2.37 X 7.30

1.60 X 7.30

PARKING
FFL +/-600
33 CARS

AHU ROOM
4.78 x 4.72 m

SHAFT FOR AIR HANDLING UNIT

FIRE STAIRCASE

MALE TOILET
5.78 x 3.66 m

FEMALE TOILET
5.78 x 4.88m

FEMALE TOILET
5.66 X 3.05m

1.50 M. WIDE PASSAGE

1.50 M. WIDE PASSAGE

SHOP
6.60 x 40.86 m

SHOP
6.00 x 27.00 m

ATRIUM
6.00 x 27.00 m

SHOP
6.45 x 10.23 m

SHOP
4.77 X 3.46

SHOP
10.24 X 5.83

SHOP
12.30 x 5.80 m

PAVEMENT
2.39 X 114.08 M

FFL +/-0000

FFL +/-0000

FFL +/-0000

FFL +/-0000

DS

DS

DS

DS

APPROVED FROM PLANNING FOR
SUBJECT TO CONDITIONS GIVEN
IDS OFFICE NO. TPBO POA/ 262/11837/17
DATED 18 SEP 2017
MEMBER SECRETARY
NORTH GOA PLANNING & DEVELOPMENT AUTHORITY

Panchayat Seal

PETER MARTINS
Secretary
Village Panchayat of Taleigao

Date : 16/10/2017

Chairman

ARCHITECTURE
FERNANDO VELHO
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EMAIL. fernandodiasvelho@gmail.com

FERNANDO DIAS VELHO
C.O.A. | 06 | 2006 | 0788 |
T.C.P. | AR | 0858 | 2016 |
H.NO. PANAJIL BUILDING, ALTINHO, PANAJI, GOA, INDIA, 403001

OWNER SIGNATURE
for Gomes

ARCHITECT SIGNATURE / SEAL
FERNANDO VELHO

PROJECT TITLE
PROPOSED CONSTRUCTION OF RESIDENTIAL AND COMMERCIAL BUILDING ON SURVEY NO 292/1 TALEIGAO

RE-PROPOSED TO ASHVEM SPA AND RESORTS PVT LTD.
PROJECT LOCATION TALEIGAO, TISWADI, GOA, INDIA

OWNER'S REPRESENTATIVE
ASHVEM SPA & RESORTS PVT LTD

DRAWN BY: PV | CHECKED BY: PV | REVISION:

SCALE 1:500
N

ARCHITECT
FRANCISCO VILHO
PANAJI GOA 403 612 E-MAIL GOA 2430788
TEL +91 8237270 EMAIL francisvilho@yahoo.com

FERNANDO DIAS VELHO
C.A./ I.C.A. | 2368 2748/
1127 ANIL BHAN 2384
PANAJI - GOA - INDIA - 403001

OWNER'S SIGNATURE
ASHVEM SPA & RESORTS PVT LTD

PLOT NO	SURVEY NO	CITY SURVEY NO	VILLAGE
29	1		TALEIGAO

SHEET NO	TOTAL SHEETS	SCALE
1	1	AS NOTED

PROPOSED CONSTRUCTION OF RESIDENTIAL AND COMMERCIAL BUILDING ON SURVEY NO 29/1 AT TALEIGAO

PROJECT DESCRIPTION
PROPOSED SOUTHSIDE SERVICE RD. DUE TO 30' WIDE ROAD

PROJECT TITLE
PROPOSED CONSTRUCTION TALEIGAO TISWADI GOA INDIA

DATE 31/08/2017

JOINT SIGNATURE

Approved from Planning Plan
subject to conditions given
vide order No. MS NOA/ 22-28/11 82/17
Date 1/8 SEP 2018
Sphere Secretary
North Goa
Planning & Dev. Authority
Panaji-Goa

Village Panchayat of Taleigao
Secretary
Sarita Mathias

Date 15/10/2018

Approved
Village Panchayat of Taleigao
Sarpanch
Sarita Mathias

Date 15/10/2018

FIRST FLOOR PLAN

GROUND FLOOR PLAN

SCALE 1:100

1.50M WIDE PASSAGE

LOBBY

LIFT

LIFT

LIFT

TALEIGAO CEMETERY

TALEIGAO CHURCH

SITE SURVEY 292/1

N

LOCATION PLAN

SECTION THROUGH FRONT COMPOUND WALL
1:100

MAIN GATE COMPOUND WALL ELEVATION
1:100

DETAILS OF AREAS AND USE FLOOR/WISE

FLOOR (%) REFERENCE	USE	TOTAL B.U.A M2	AREA FREE FROM F.A.R (7.5 %)LOBBY/PASSAGE STAIRS/ LIFT	BAL.		STILT	NET FLOOR AREA M2	F . A . R
BASEMENT	PARK.	2166.17	----	----	----	----		
GROUND FLOOR	COM./ RES.	2364.83	181.25	----	194.47	596.49	1392.62	3432.62 / 58.79 %
FIRST FLOOR	RES.	2648.79	181.25	246.00	181.55		2040.00	
TOTAL		7179.79	362.50	246.00	376.02	596.49	3432.62	

AREA FOR ASSESMENT FOR INFRASTRUCTURE TAX= TOTAL B.U.A= ----7179.79 M2
RAMP AREA = ----284.00 M2
TOTAL B.U.A= ----6895.79 M2
DEDUCT BASEMENT= ----2166.17 M2
DEDUCT STILT= ----596.49 M2
TOTAL INFRASTRUCTURE TAX PAYABLE = ----4701.13M2

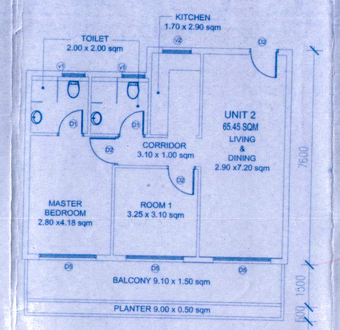
TOTAL B.U.A PROPOSED FOR COMMERCIAL USE= 1155.16 M2 (48.85% OF GROUND AREA)

DOOR & WINDOW SCHEDULE

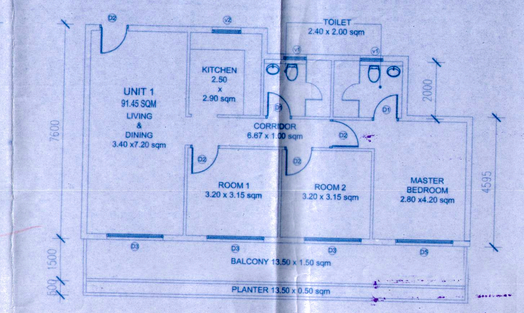
NO.	DOOR / WINDOW	HEIGHT (m)	WIDTH (m)	DESCRIPTION
1	D1	2.10	0.90	SINGLE LEAF HINGED DOOR
2	D2	2.10	1.00	SINGLE LEAF HINGED DOOR
3	D3	2.10	2.00	SLIDING DOOR
4	D4	2.10	2.00	DOUBLE LEAF HINGED DOOR
5	D5	2.10	2.85	SLIDING DOOR
6	W1	2.10	2.00	FIXED WINDOW
7	W2	2.10	10.50	FIXED WINDOW
8	W3	2.10	2.40	FIXED WINDOW
9	V1	1.00	1.00	TOP HUNG WINDOW
10	V2	1.00	2.00	TOP HUNG WINDOW

AREA STATEMENT

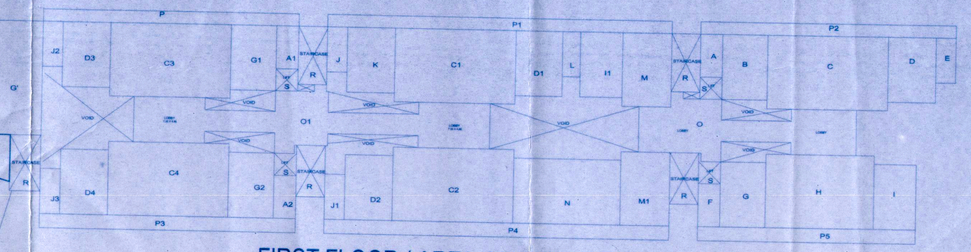
1	AREA OF THE PLOT	6949.00M2
2	AREA AQUIRED FOR R/W	1110.00M2
3	AREA UNDER R/W	336.00M2
4	NET EFFECTIVE AREA	5503.00M2
5	PERMISSIBLE COVERAGE	40% [2201.20M2]
6	PERMISSIBLE COVERAGE	50% [2751.50M2]
7	PROPOSED COVERAGE	2364.83 m2 [42.97%]
8	PERMISSIBLE AREA FOR F.A.R	80 % [4671.20 M2]
9	PROPOSED AREA FOR F.A.R	3432.62 M2 [58.79 %]
10	PROPOSED ATRIUM AREA	331.00 M2 [15.56 %]
11	PROPOSED OPEN AREA	875 M2 [15.00 %]
12	REQUIRED OPEN SPACE AREA	525 M2 [15.00 %]



UNIT 2 [2 BEDROOM UNIT]



UNIT 1 [3 BEDROOM UNIT]



FIRST FLOOR (AREA CALCULATION)
SCALE 1:300

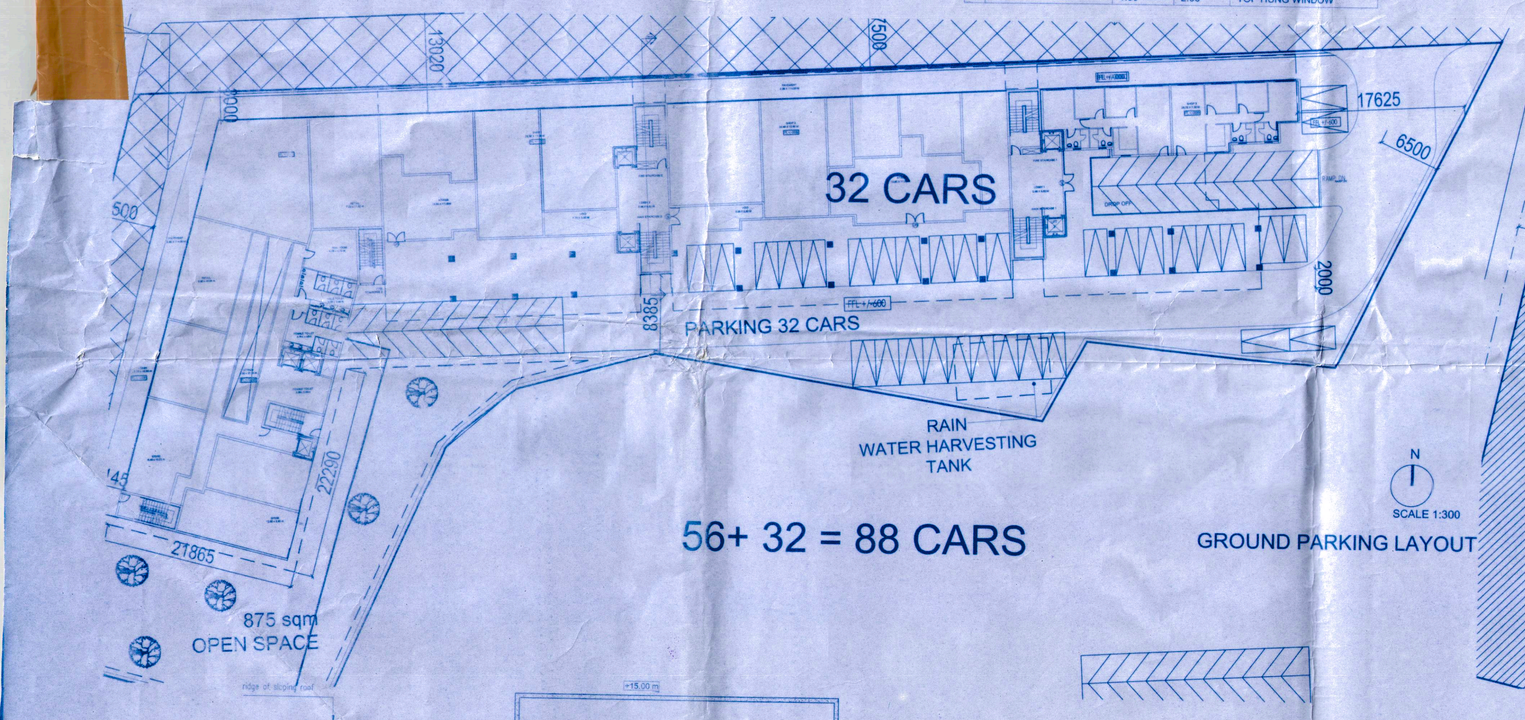
AREA CALCULATION

A =2.33 X 4.53 X 3 = 31.66 M2
B =4.77 X 6.86 = 32.72 M2
C =12.69 X 7.76 X 5 = 492.37 M2
D = 5.00 X 6.86 X 5 = 171.50 M2
E = 2.10 X 4.76 = 9.99 M2
F = 2.33 X 4.53 = 10.55 M2
G = 4.77 X 6.86 X 3 = 98.16 M2
H = 11.39 X 7.76 = 88.38 M2
I = 4.40 X 6.86 X 2 = 60.36 M2
J = 2.10 X 4.76 X 4 = 39.98 M2
K = 5.00 X 6.86 = 34.30 M2
L = 1.87 X 4.76 = 8.90 M2
M = 5.16 X 7.76 X 2 = 80.08 M2
N = 11.27 X 6.86 = 77.31 M2
O = 144.47 M2
O1 = 98.91 M2 (LOBBY)
P,P1,P2= 26.89 + 36.22 + 26.89 = (90 X 1.30) = 117.00 M2 (BALCONY)
P3,P4,P5=26.89 + 36.22 + 22.89 = (86 X 1.50) = 129.00 M2 (BALCONY)
R = 147.00 M2 (STAIRCASE)
S = 34.25 M2 (LIFT)

A' = 12.43 X 5.46 = 67.86 M2
B' = 10.70 X 5.80 = 62.06 M2
C' = 5.37 X 3.00 = 16.11 M2
D' 6.60 X 26.90 = 177.54 M2
E' = 6.26 X 8.70 = 54.46 M2
F' = 10.19 X 12.00 = 122.28 M2
G' = 8.56 X 12.05 = 103.14 M2
H' = 90.86 M2 (PASSAGE)
H'1 = 6.26 X4.06 =25.22 M2 (LOBBY)
H'2 = 22.37 M2 (LOBBY)

TOTAL COVERED AREA = 2648.79 M2 (FIRST FLOOR)

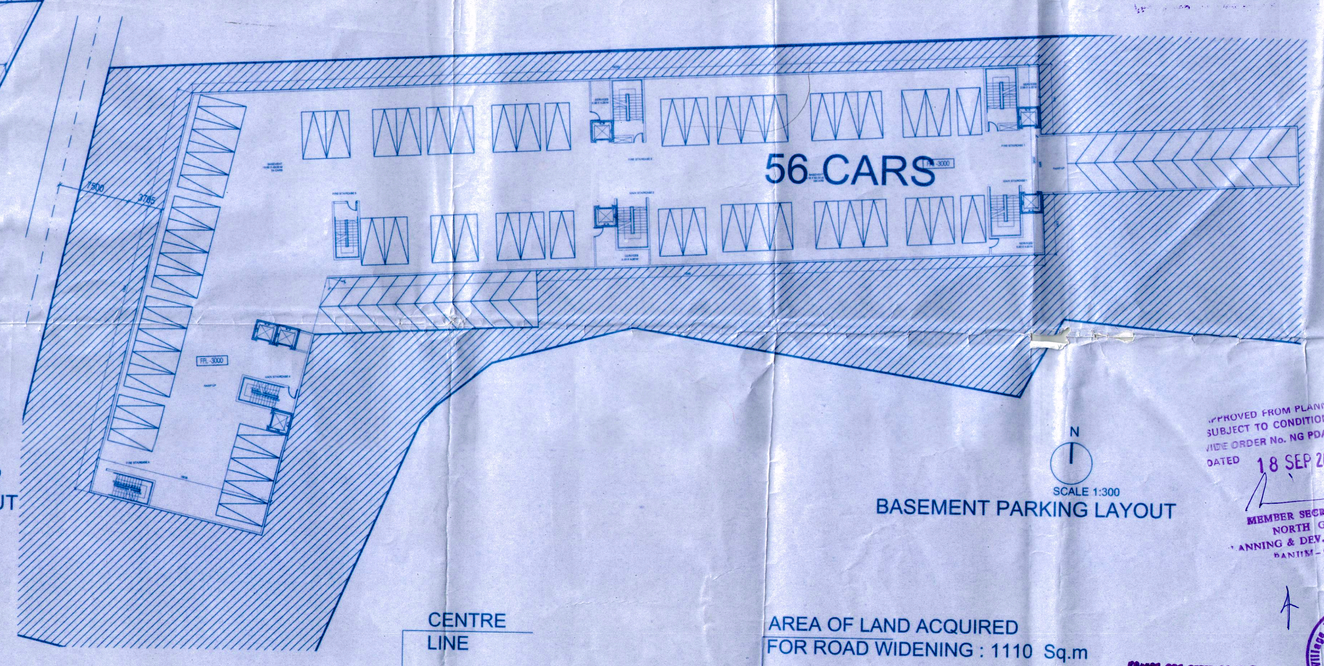
FIRST FLOOR PLAN 1:300



56+ 32 = 88 CARS

GROUND PARKING LAYOUT

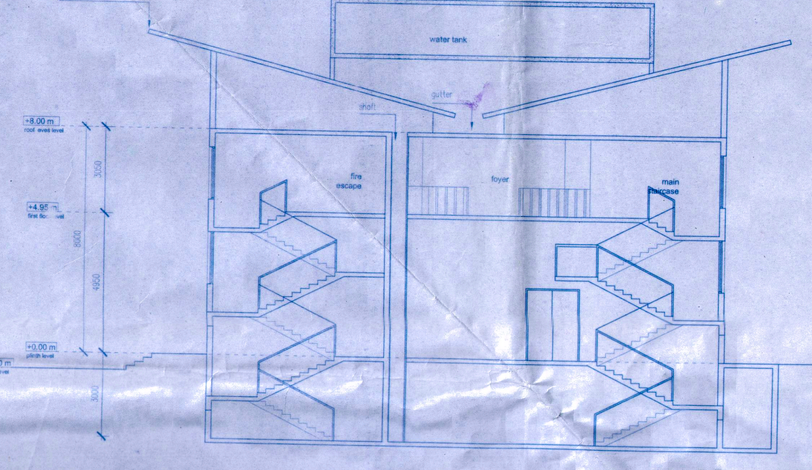
N
SCALE 1:300



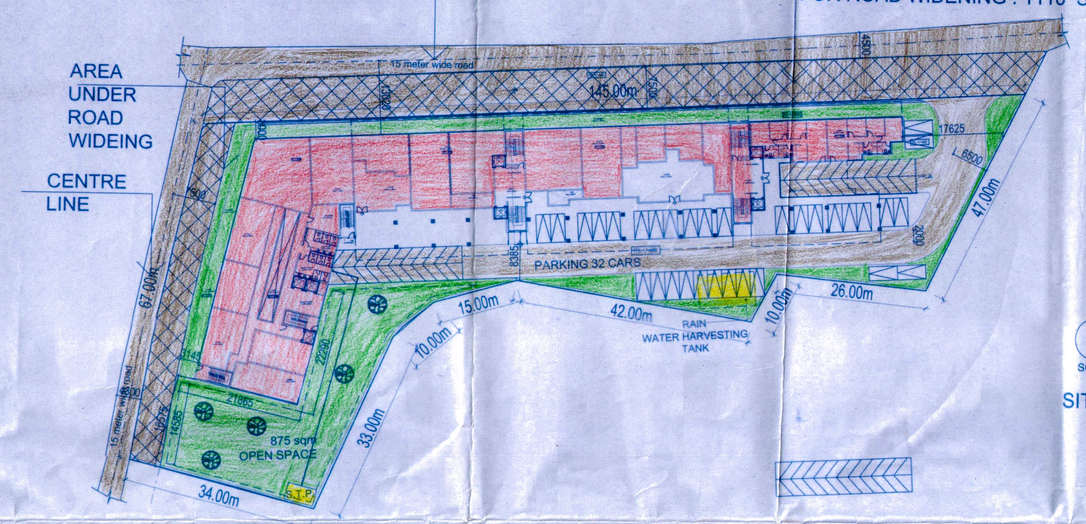
N
SCALE 1:300

BASEMENT PARKING LAYOUT

APPROVED FROM PLANNING Point
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG/PDA/ 2008/11883/17
DATED 18 SEP 2017
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM - GOA



SECTION AA
SCALE 1:100



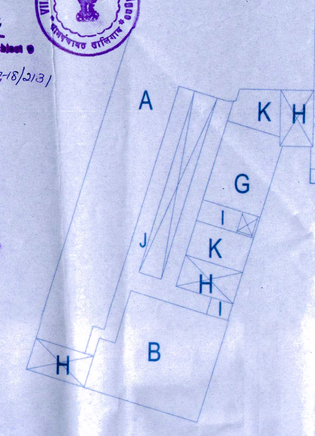
AREA OF LAND ACQUIRED FOR ROAD WIDENING : 1110 Sq.m

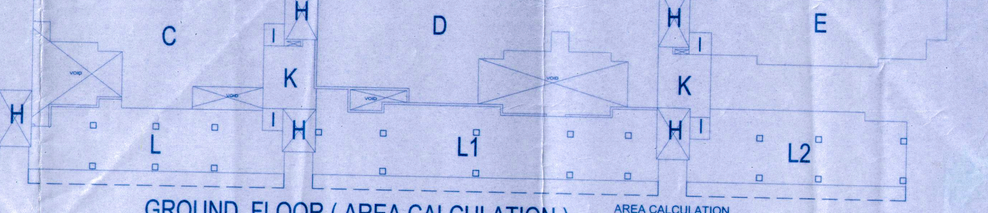
N
SCALE 1:500

SITE PLAN

Passed and approved as per the resolution passed in the meeting held on 27/9/17 under resolution No. 27/9/17/Item No.8/Exhibit 9 conditions as per permission No. NG/PDA/ 2008/11883/17 dated 18/9/2017

PETER MARTINS
Secretary
Village Panchayat of Taleigao





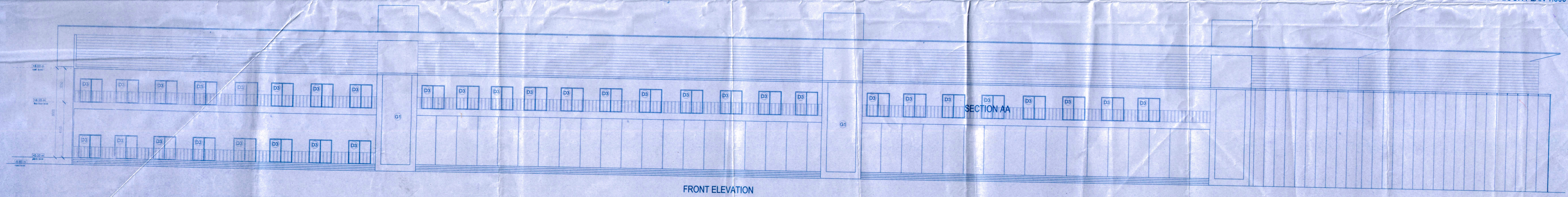
GROUND FLOOR (AREA CALCULATION)
SCALE 1:300

AREA CALCULATION

A =421.23 M2
B =130.00M2
C =258.63 M2
D = 345.30 M2
E = 183.00 M2
G = 8.70 X 6.26 = 54.46 M2
H = 147.00 M2 (STAIRCASE)
I = 34.25 M2 (LIFT)
J = 101.47 M2 (PASSAGE)
K = 93.00 M2 (LOBBY)
L = 169.59 M2 (STILT)
L1 = 261.30 M2 (STILT)
L2 = 165.60 M2 (STILT)

TOTAL COVERED AREA = 2364.83 M2 (STILT)

GROUND FLOOR PLAN 1:300



FRONT ELEVATION
SCALE 1:100

FERNANDO DIAS VELHO
C.O.A. | CA | 2006 | 37662
T.C.P. | AP | 0038 | 2016
191, BHAKTAL SAHAKAR HOUSING SOCY. PANAJI, GOA. 403001.
ARCHITECTURE
INTERIOR DESIGN
TOWN PLANNING
VASTU CONSULTANCY
FERNANDO VELHO
PLANNING GOA, INDIA (C.O.A. 2006/37662)
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ARCHITECTURE
INTERIOR DESIGN
TOWN PLANNING
VASTU CONSULTANCY

OWNER SIGNATURE
For Ashvem

AUTHORISH SIGNATURE / TENDER HOLDER
DATE ISSUED: 21/06/2017

Project title
PROPOSED CONSTRUCTION OF RESIDENTIAL AND COMMERCIAL BUILDING ON SURVEY NO 292/1 TALEIGAO
BELONGING TO ASHVEM SPA AND RESORTS PVT LTD.
PROJECT LOCATION: TALEIGAO, TISWADI GOA INDIA.

OWNER REPRESENTATIVE
ASHVEM SPA & RESORTS PVT LTD

SCALE 1:00
N

DRAWN BY: PV
CHECKED BY: PV
REVISION