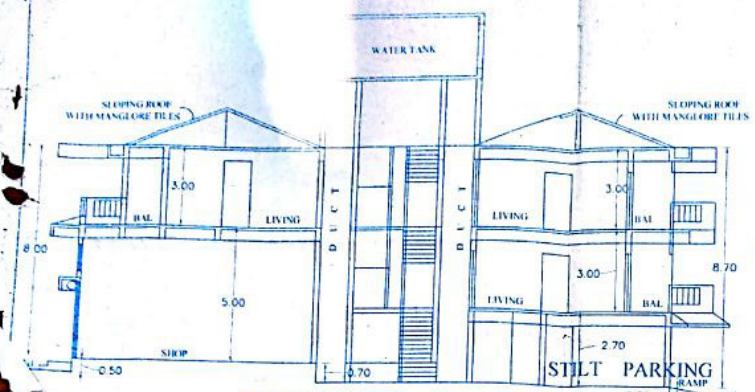


SECTION AT A-A

SCALE 1:100

FRONT ELEVATION OF COMPOUND WALL

PLAN OF COMPOUND WALL 1:100

FRONT ELEVATION OF COMPOUND WALL

PLAN OF COMPOUND WALL 1:100

SECTION AT A-A 1:100

AREA STATEMENTS

AREA OF THE PLOT		2823.00 sq m
AREA IN R/W		294.31 sq m
NET EFFECTIVE AREA OF THE PLOT		2528.69 sq m
PERMISSIBLE COVERAGE AREA	40.00 %	
PERMISSIBLE COVERED AREA		1011.47 sq m
COVERED AREA OF PROPOSED BUILDING		1010.79 sq m
TOTAL COVERAGE	39.97%	
PERMISSIBLE FLOOR AREA		1693.80 sq m
PROPOSED FLOOR AREA		1680.56 sq m
PERMISSIBLE F A R	60	
FLOOR AREA RATIO	59.54%	
EXISTING STRUCTURE TO DEMOLISHED AREA		450.00 sq m
BUILDING		
SHOP AREA		505.33 Sq m
UPPER GROUND FLOOR AREA		386.95 Sq m
FIRST FLOOR AREA		788.57 Sq m
TOTAL FLOOR AREA		1680.85 sq m
TOTAL FLOOR AREA BLDG	1680.85 sq m	
TOTAL BALCONY AREA	283.10 sq m	
TOTAL STAIRCASE AREA	327.30 sq m	
STILT AREA	277.58 sq m	
OPEN TERRACE	85.82 sq m	
TOTAL FLOOR AREA	2654.65 sq m	
LENGTH OF COMPOUND WALL	143.41 RM	

7.5 OF THE PLOT AREA PROPOSED

USE FOR INFRASTRUCTURE FACILITIES USE 107.25 sq m

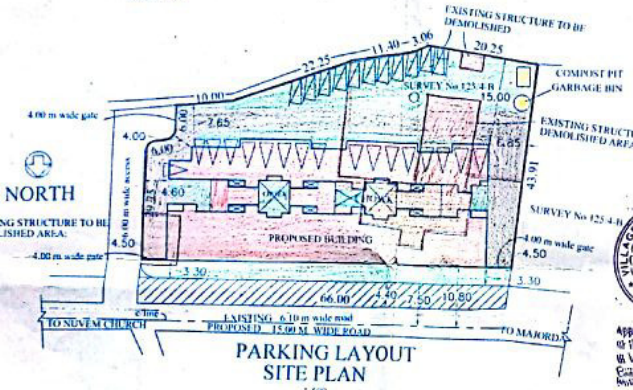
CLUB HOUSE & SOCIETY OFFICE, ELECTRICAL BOARD & GYMNASIUM

NOTES

PLOT BOUNDRY SHOWN IN BLACK
OPEN SPACE SHOWN IN GREEN
PROPOSED CONSTRUCTION SHOWN IN RED
DRAINAGE SHOWN IN YELLOW
PROPOSED COMPOUND WALL SHOWN IN PINK
EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN BROWN

SCHEDULE OF DOORS & WINDOWS

D1 1.00X2.50 FD 2.20X2.20
D2 0.80X2.50 W3 1.00X1.20
RS 3.00X3.00 W1 1.50X1.20
W2 0.60X0.60

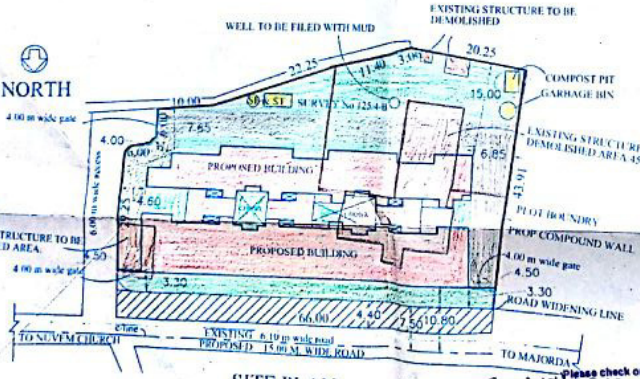


PARKING LAYOUT
SITE PLAN

1:500

Approved by the Panchayat in letter No. VP/NUV/B/2/2017-18/20 dated 16/09/17

Secretary
Village Panchayat Nuvem



SITE PLAN

1:500

DETAILS OF AREAS AND USE FLOORWISE

FLOOR AREA REFERANCE	USE	TOTAL BUILT UP AREA M2	AREA FREE FROM F A R				NET FLOOR AREA	F A R
			BAL	STILT	STAIR	OT		
STILT SHOP	STILT SHOP	892.53	-	277.58	109.62		505.33	
UPPER GR	RESIDENTIAL	611.09	95.92	-	109.62	18.60	386.95	
FIRST FR	RESIDENTIAL	1151.03	187.18	-	108.00	67.22	788.57	
TOTAL	RESI	2654.65	283.10	277.58	327.30	85.82	1680.85	

PARKING DETAILS

FLOOR AREA	USE	No OF CAR PARKS/PARKING AREA	
		PROVIDED	REQUIRED
1680.56	RESI	28	27

Please check order no. DOP/29514/NUV/125/4-B/2017/2352 dated 31/08/2017 regarding the plans

Town Planner
Town & Country Planning Dept.
South Goa Dist. Office, Margao-Goa.

Chief Officer I/C
Primary Health Centre,
Loutulim

PROPOSED RESIDENTIAL BUILDING
AT NUVEM VILLAGE IN SALCETE TALUKA.
IN PROPERTY BEARING SURVEY No.125/ 4-B FOR ROYAL DEVELOPERS

For ROYAL DEVELOPERS

PARTNER'S

NITIN G. BABSHET
B E (CIVIL)
T C P Regd. No. ER/0045/2011

Sapana Legacy, 4th Floor,
Flat No. 22,
Behind Costa Factory,
Aquem, Margao - Goa. 403601