License issued under No. AL871/2022-23 Dated 28/12/2022
Subject to the conditions mentioned therein

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

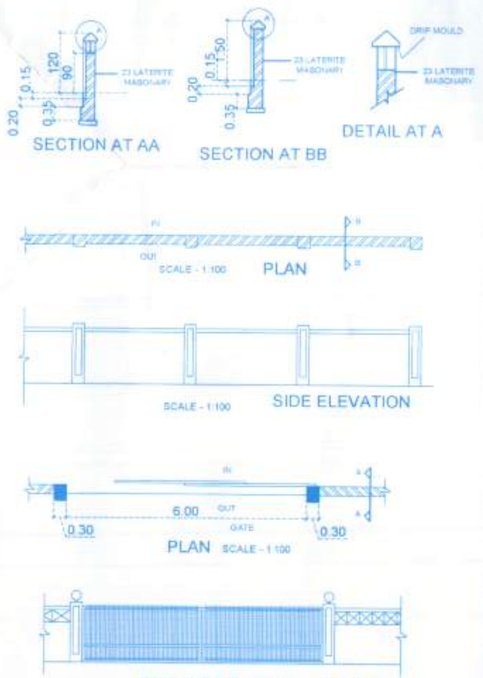
Municipal Engineer
Margao Municipal Council

RAIN WATER HARVESTING TANK CAP.

BLOCK A	5 PERSONS/ 3 BED UNIT x (02) 3BHK = 10 x 200 Ltr. /per. = 2000 Litres 4 PERSONS/ 2 BED UNIT x (36) 2BHK = 144 x 200 Ltr. /per. = 28800 Litres 2 PERSONS/ 1 BED UNIT x (05) 2BHK = 10 x 200 Ltr. /per. = 2000 Litres 2 PERSONS/ STUDIO x (01) 2BHK = 02 x 200 Ltr. /per. = 400 Litres 2 PERSONS/ 1 SHOP x (10) 2BHK = 20 x 200 Ltr. /per. = 4000 Litres REQUIRED = 37200 Litres
BLOCK B	5 PERSONS/ 3 BED UNIT x (02) 3BHK = 10 x 200 Ltr. /per. = 2000 Litres 4 PERSONS/ 2 BED UNIT x (36) 2BHK = 144 x 200 Ltr. /per. = 28800 Litres 2 PERSONS/ 1 BED UNIT x (05) 2BHK = 10 x 200 Ltr. /per. = 2000 Litres 2 PERSONS/ STUDIO x (01) 2BHK = 02 x 200 Ltr. /per. = 400 Litres 2 PERSONS/ 1 SHOP x (10) 2BHK = 20 x 200 Ltr. /per. = 4000 Litres REQUIRED = 37200 Litres
BLOCK C	4 PERSONS/ 2 BED UNIT x (16) 2BHK = 64 x 200 Ltr. /per. = 12800 Litres = 12800 Litres
TOTAL	REQUIRED = 87200 Litres PROVIDED = 91000 Litres

PARKING DETAILS FOR PROPOSED BUILDING

	FLOOR AREA	USE	UNIT	PARKING REQD.	PARKING PROV.
BUILDING (A)	50 SQ.M	SHOP		469.95 = 50 = 9.40 NOS.	
	UP TO 75 SQ.M	RESIDENTIAL	Studio 01 Nos +1BHK 05 Nos + 2BHK 27 Nos	1 X 01 + 1 X 05 + 1 x 27= 33 NOS.	
	75 SQ.M -100 SQ.M	RESIDENTIAL	2BHK 09 Nos	1.25 X 9 = 11.25 NOS.	
	100 SQ.M -150 SQ.M	RESIDENTIAL	3BHK 02 Nos	1.50 X 2 = 3 NOS.	
BUILDING (B)	50 SQ.M	SHOP		469.95 = 50 = 9.40 NOS.	
	UP TO 75 SQ.M	RESIDENTIAL	Studio 01 Nos +1BHK 05 Nos + 2BHK 27 Nos	1 X 01 + 1 X 05 + 1 x 27= 33 NOS.	
	75 SQ.M -100 SQ.M	RESIDENTIAL	2BHK 09 Nos	1.25 X 9 = 11.25 NOS.	
	100 SQ.M -150 SQ.M	RESIDENTIAL	3BHK 02 Nos	1.50 X 2 = 3 NOS.	
BUILDING (C)	75 SQ.M -100 SQ.M	RESIDENTIAL	2BHK 16 Nos	1.25 X 16= 20 NOS.	
TOTAL				133.30 NOS.	134 NOS.



AREA DETAILS FLOOR-WISE

FLOOR REFERENCE	USE	TOTAL B.U.A (M²)	AREAS FREE FROM FAR (M²) BALCONY VERANDAH	STILT / BASEMENT FLOORS	STAIRCASE / LIFT	MEZZANINE	OPEN TERRACE	SWIMMING POOL	7.5% OF FLOOR AREA Club house / Lobby/ Society office	NET FLOOR AREA (M²)	FAR (%)
BLOCK A											
GROUND FLOOR	COMERCIAL/PARKING	622.55	--------	205.69	51.96	--------	--------		--------	364.90	8.73
UPPER GROUND FLOOR	RESIDENTIAL	485.03	57.80	--------	47.23	108.04	34.26		28.71	208.99	5.00
FIRST FLOOR	RESIDENTIAL	720.08	127.43	--------	46.08	--------	47.06		39.89	459.62	10.99
SECOND FLOOR	RESIDENTIAL	681.72	127.20	--------	46.08	--------	8.93		39.89	459.62	10.99
THIRD FLOOR	RESIDENTIAL	677.41	126.31	--------	46.03	--------	10.80		39.89	454.38	10.87
FOURTH FLOOR	RESIDENTIAL	675.53	126.31	--------	46.03	--------	8.92		39.89	454.38	10.87
FIFTH FLOOR	RESIDENTIAL	674.29	122.41	--------	46.03	--------	10.80		39.89	455.16	10.88
SIXTH FLOOR	RESIDENTIAL	729.49	129.14	--------	46.03	--------	60.07		39.89	454.36	10.86
SEVENTH FLOOR	RESIDENTIAL	411.10	62.60	--------	51.02	--------	41.08		29.61	226.79	5.42
BLOCK B											
GROUND FLOOR	COMMERCIAL/PARKING	622.55	--------	205.69	51.96	--------	--------		--------	364.90	8.73
UPPER GROUND FLOOR	RESIDENTIAL	485.03	57.80	--------	47.23	108.04	34.26		28.71	208.99	5.00
FIRST FLOOR	RESIDENTIAL	720.08	127.43	--------	46.08	--------	47.06		39.89	459.62	10.99
SECOND FLOOR	RESIDENTIAL	681.72	127.20	--------	46.08	--------	8.93		39.89	459.62	10.99
THIRD FLOOR	RESIDENTIAL	677.41	126.31	--------	46.03	--------	10.80		39.89	454.38	10.87
FOURTH FLOOR	RESIDENTIAL	675.53	126.31	--------	46.03	--------	8.92		39.89	454.38	10.87
FIFTH FLOOR	RESIDENTIAL	674.29	122.41	--------	46.03	--------	10.80		39.89	455.16	10.88
SIXTH FLOOR	RESIDENTIAL	729.49	129.14	--------	46.03	--------	60.07		39.89	454.36	10.86
SEVENTH FLOOR	RESIDENTIAL	411.10	62.60	--------	51.02	--------	41.08		29.61	226.79	5.42
BLOCK C											
STILT FLOOR	PARKING	200.09	--------	156.90	41.47	--------	--------		--------	1.72	0.04
UPPER GROUND FLOOR	RESIDENTIAL	286.22	47.45	--------	47.59	--------	33.01		--------	158.17	3.78
FIRST FLOOR	RESIDENTIAL	272.13	47.45	--------	47.59	--------	18.92		--------	158.17	3.78
SECOND FLOOR	RESIDENTIAL	286.22	47.45	--------	47.59	--------	33.01		--------	158.17	3.78
THIRD FLOOR	RESIDENTIAL	272.13	47.45	--------	47.59	--------	18.92		--------	158.17	3.78
FOURTH FLOOR	RESIDENTIAL	286.22	47.45	--------	47.59	--------	33.01		--------	158.17	3.78
FIFTH FLOOR	RESIDENTIAL	272.13	47.45	--------	47.59	--------	18.92		--------	158.17	3.78
SIXTH FLOOR	RESIDENTIAL	286.22	47.45	--------	47.59	--------	33.01		--------	158.17	3.78
SEVENTH FLOOR	RESIDENTIAL	272.13	47.45	--------	47.59	--------	18.92		--------	158.17	3.78
CLUB HOUSE											
STILT FLOOR	PARKING	45.50	--------	31.00	14.50	--------	--------		--------	--------	--------
UPPER GROUND FLOOR	RESIDENTIAL	45.50	--------	--------	14.50	--------	--------		31.00	--------	--------
BLOCK A,B,C& CLUB HOUSE (BASEMENT)											
BASEMENT FLOOR	PARKING	3205.83	--------	3102.58	95.43	--------	--------		--------	7.82	0.17
SWIMMING POOL											
GROUND FLOOR	POOL	35.26	--------			--------	--------	35.26	--------	--------	--------
TOTAL		17119.98	2138.00	3701.86	1399.60	216.08	651.56	35.26	626.32	8351.30	199.69

ADDITIONAL FLOOR AREAS FREE OF FAR

Add @ 7.5%of FL Area= 8352.62 X 7.5% = 626.44 sqm

AREA UTILISED	Lobby	595.32 sqm
	Club house	31.00 sqm
	TOTAL	= 626.32 sqm(7.49%)

Built Up Area - Stilt area - Basement area
17119.98 - 599.28 - 3102.58 = 13418.12m²

Shop area
Built Up Area For Infrastructure Tax 939.86M² + 12478.26M² = 13418.12 M²
Commercial Residential

SITEPLAN SCALE - 1:500

AREA STATEMENT

FLOOR AREA		
BLOCK A		
BASEMENT FLOOR	3.05	Sqm
GROUND FLOOR	364.90	Sqm
UPPER GROUND FLOOR	208.99	Sqm
FIRST FLOOR	459.62	Sqm
SECOND FLOOR	459.62	Sqm
THIRD FLOOR	454.38	Sqm
FOURTH FLOOR	454.38	Sqm
FIFTH FLOOR	455.16	Sqm
SIXTH FLOOR	454.36	Sqm
SEVENTH FLOOR	226.79	Sqm
BLOCK B		
BASEMENT FLOOR	3.05	Sqm
GROUND FLOOR	364.90	Sqm
UPPER GROUND FLOOR	208.99	Sqm
FIRST FLOOR	459.62	Sqm
SECOND FLOOR	459.62	Sqm
THIRD FLOOR	454.38	Sqm
FOURTH FLOOR	454.38	Sqm
FIFTH FLOOR	455.16	Sqm
SIXTH FLOOR	454.36	Sqm
SEVENTH FLOOR	226.79	Sqm
BLOCK C		
BASEMENT FLOOR	1.72	Sqm
STILT FLOOR	1.72	Sqm
UPPER GROUND FLOOR	158.17	Sqm
FIRST FLOOR	158.17	Sqm
SECOND FLOOR	158.17	Sqm
THIRD FLOOR	158.17	Sqm
FOURTH FLOOR	158.17	Sqm
FIFTH FLOOR	158.17	Sqm
SIXTH FLOOR	158.17	Sqm
SEVENTH FLOOR	158.17	Sqm
TOTAL FLOOR AREA	8351.30	Sqm
PERMISSIBLE FLOOR AREA 200 %	8364.00	Sqm
FLOOR AREA CONSUMED	199.69	%
LENGTH OF COMPOUND WALL	186.93	Rmt

	Block A	Block B	Block C	TOTAL
3 BHK	03	03	—	06
2 BHK + laundry	08	08	16	32
2 BHK	29	29	—	58
1 BHK	05	05	—	10
STUDIO	01	01	—	02
SHOPS	10	10	—	20
TOTAL	56	56	16	128

NUMBER OF APARTMENTS ---------- 108
NUMBER OF SHOPS ---------- 20

Development Permission Granted
Subject To Conditions/Vide Order
No. SCPDA/P/6586/1280/Rev-23
Dated 30/11/2023
Member Secretary

AREA OF THE PLOT (BY SURVEY)	4182.00	Sqm
AREA DEDUCTED IN ROAD WIDENING	418.46	Sqm
NET EFFECTIVE PLOT AREA	3763.54	Sqm
PERMISSIBLE COVERED AREA 40 %	1505.41	Sqm
COVERED AREA		
BLOCK A	622.55	Sqm
BLOCK B	622.55	Sqm
BLOCK C	200.09	Sqm
CLUB HOUSE	45.50	Sqm
TOTAL COVERED AREA	1490.69	Sqm
COVERAGE CONSUMED	39.61	%
BUILT UP AREA		
BLOCK A		
GROUND FLOOR	622.55	Sqm
UPPER GROUND FLOOR	485.03	Sqm
FIRST FLOOR	720.08	Sqm
SECOND FLOOR	681.72	Sqm
THIRD FLOOR	677.41	Sqm
FOURTH FLOOR	675.53	Sqm
FIFTH FLOOR	674.29	Sqm
SIXTH FLOOR	729.49	Sqm
SEVENTH FLOOR	411.10	Sqm
BLOCK B		
GROUND FLOOR	622.55	Sqm
UPPER GROUND FLOOR	485.03	Sqm
FIRST FLOOR	720.08	Sqm
SECOND FLOOR	681.72	Sqm
THIRD FLOOR	677.41	Sqm
FOURTH FLOOR	675.53	Sqm
FIFTH FLOOR	674.29	Sqm
SIXTH FLOOR	729.49	Sqm
SEVENTH FLOOR	411.10	Sqm
BLOCK C		
STILT FLOOR	200.09	Sqm
UPPER GROUND FLOOR	286.22	Sqm
FIRST FLOOR	272.13	Sqm
SECOND FLOOR	286.22	Sqm
THIRD FLOOR	272.13	Sqm
FOURTH FLOOR	286.22	Sqm
FIFTH FLOOR	272.13	Sqm
SIXTH FLOOR	286.22	Sqm
SEVENTH FLOOR	272.13	Sqm
CLUB HOUSE		
STILT FLOOR	45.50	Sqm
UPPER GROUND FLOOR	45.50	Sqm
BLOCK A , B , C & CLUB HOUSE BASEMENT FLOOR	3205.83	Sqm
SWIMMING POOL	35.26	Sqm
TOTAL BUILT UP AREA	17119.98	Sqm

DATE : 04-10-22

NOTE : ALL DIMENSIONS ARE IN MTS. AND CMS.

OWNER

THE JANATA CO-OP. HOUSING SOCIETY LTD. Reg. No. H.S.G. 1/-68/GOA-21-12-75

ARCHITECT

Ar. SIDDHARTH D. NAIK
201 – A, MATHIAS PLAZA
PANAJI – GOA 403 001
Reg. No : AR/0027/2010

REDEVELOPMENT OF EXISTING JANATA HOUSING SOCIETY ALONG WITH THE PROPOSAL OF SWIMMING POOL , CLUB HOUSE AND THE COMPOUND WALL ON PLOT BEARING P.T.SHEET No. 221 OF CHALTA Nos 17 AT MARGAO, SALCETE, GOA.

SCALE 1:100,1:200,1:500 DRG. NO. 01 / 07

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