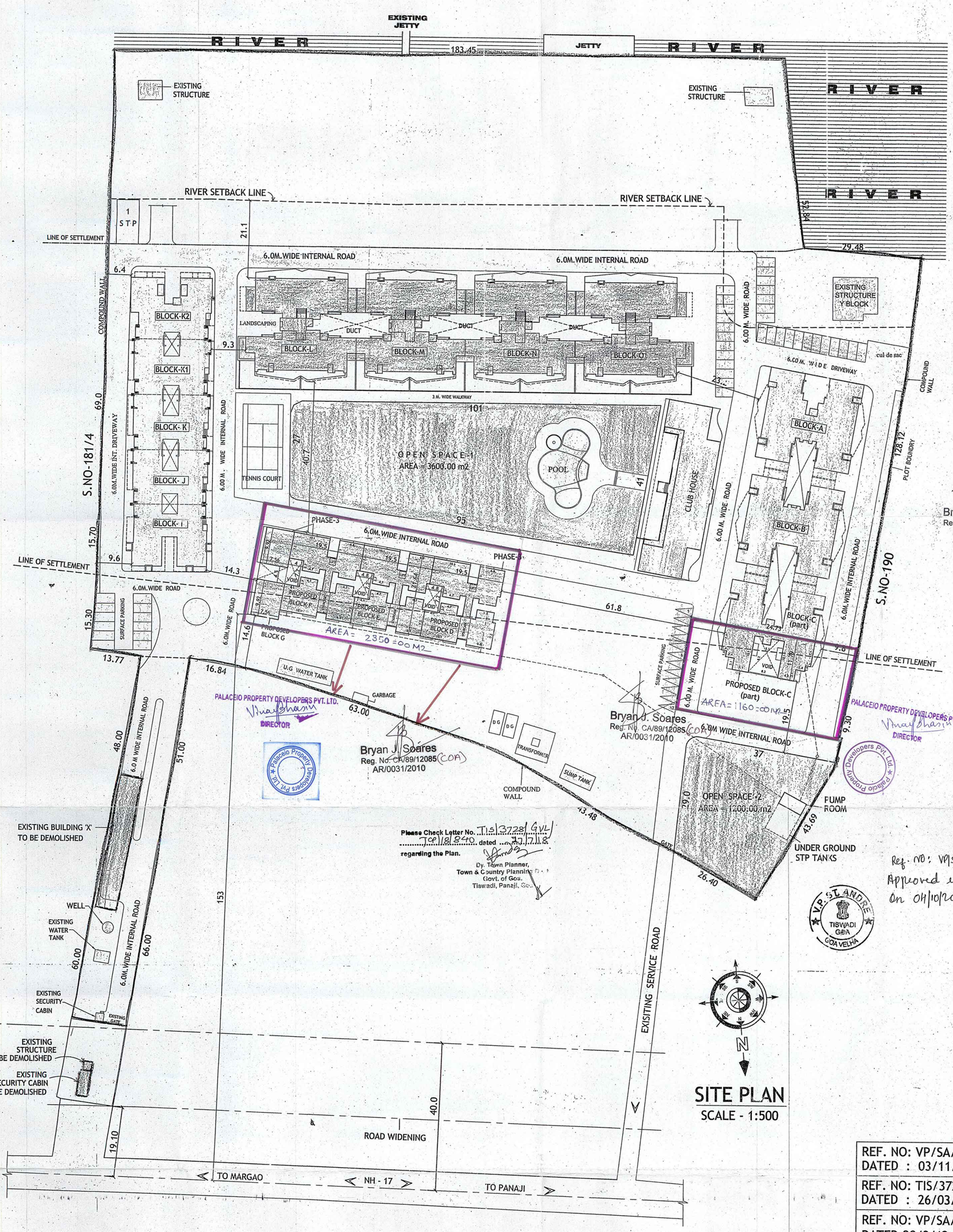
N.O.C. is issued subject to the Condition Stipulated in the letter No. UHCP/DHS/NOC/20 -20 | 1992
Dated 9.11.17
Health Officer
Urban Health Centre Panaji

DWG NO - 1/4



Please Check Letter No. TIS/3728/GVL/TCP/18/840 dated 27/7/18 regarding the Plan.
Dy. Town Planner, Town & Country Planning, Govt. of Goa, Tiswadi, Panaji, Goa.

Bryan J. Soares
Reg. No. CA/89/12085 (COA)
AR/0031/2010

PALACIO PROPERTY DEVELOPERS PVT. LTD.
DIRECTOR

Ref. NO: VP/SA/TIS/2018-19/470 dt. 09/10/2018
Approved in the fortnightly meeting held on 04/10/2018 vide res. no. 3.
V.P. Secretary
V. P. St. Andre (Goa Velha)
Tiswadi-Goa.

V.P. ST. ANDRE TISWADI GOA GOA VELHA

SITE PLAN
SCALE - 1:500

AREA STATEMENT :-

a	AREA OF THE PLOT	41,240.00 m2	
b	AREA FOR ROAD WIDENING	Nil	
c	AREA UNDER ORCHARD ZONE (Y)	10,600.00 m2	
d	EFFECTIVE PLOT AREA (a-b-c)	30,640.00 m2	
e	OPEN SPACE REQUIRED (15%)	4596.00 m2	
f	OPEN SPACE PROPOSED (3600+1200)	4800.00 m2	
g	PERMISSIBLE COVERED AREA (dx40%)	12,256.00 m2	
h	AREA UNDER PHASE-1	23,640.00 m2	
i	PERMISSIBLE COVERAGE phase-1	9,456.00 m2	40%
j	PERMISIBLE F.A.R phase-1	18,912.00 m2	80%
k	APPROVED COVERED AREA	6020.88 m2	25.46%
l	APPROVED F.A.R	18,901.70 m2	79.95%
m	EXISTING STRUCTURE (X) TO BE DEMOLISHED	(-) 384.60 m2	
n	NET F.A.R IN PHASE-1 (18901.70 - 384.60)	18,517.10 m2	78.32%
o	BALANCE F.A.R AVAILABLE IN PHASE-1	394.90 m2	
p	AREA UNDER PHASE-2	7,000.00 m2	
q	PERMISSIBLE COVERED AREA phase-2	2,800.00 m2	40%
r	PROPOSED COVERED AREA	1,400.03 m2	20%
s	PERMISIBLE F.A.R PHASE-2	3,500.00 m2	50%
t	BALANCE F.A.R AVAILABLE IN PHASE-1	394.90 m2	
u	TOTAL PERMISSIBLE FLOOR AREA	3,894.90 m2	
v	CONSUMED FLOOR AREA	3,892.40 m2	

Plot Area for RERA Registration

Bryan J. Soares
Reg. No. CA/89/12085 (COA)
AR/0031/2010

PALACIO PROPERTY DEVELOPERS PVT. LTD.
DIRECTOR

CAR PARKING STATEMENT :-

BLOCK C(part) = 8 flats = 8 cars
BLOCK D = 16 flats = 16 cars
BLOCK E = 16 flats = 16 cars
BLOCK F = 16 flats = 16 cars
BLOCK G = 150.0/50 = 3 cars
PARKING REQUIRED = 59 cars

PARKING PROVIDED = 68 cars
(stilt parking = 56 cars)
(surface parking = 12 cars)

AREA STATEMENT :-

TYPE	F.A.R (m2)	B.U.AREA (m2)	COVERED AREA (m2)
BLOCK C (part)	632.00	949.38	171.14
BLOCK D	1036.80	1729.47	359.63
BLOCK E	1036.80	1729.47	359.63
BLOCK F	1036.80	1729.47	359.63
BLOCK G	150.00	150.00	150.00
TOTAL	3892.40	6287.79	1400.03

LEGEND :-
- EXISTING STRUCTURE WITH OCCUPANCY.
- APPROVED STRUCTURE UNDER CONSTRUCTION.
- PROPOSED STRUCTURE.

REF. NO: VP/SA/TIS/2017-18/791
DATED : 03/11/2017
REF. NO: TIS/3728/GVL/TCP/13/541
DATED : 26/03/13
REF. NO: VP/SA/2011-12/1616
DATED:29/3/12
REF. NO: TIS/3728/GVL/TCP/11/1089
DATED: 07/7/11
REF. NO: TIS/3728/GVL/TCP/10/373
DATED:05.03.10
REF. NO: VP/SA/2010-11/226
DATED:08.06.10
REF. NO: VP/SA/06-07/248 DATED: 28.07.2006
REF. NO: TIS/3728/GVL/06/6/2 DATED: 26.06.2006

SITE PLAN

PROJECT:
PROPOSED REVISION ON PLOT BEARING S.NO. 181/1 (PART), 181/2, 181/3, 181/5 (PART), 182/7, 183/9, 180/1 (PART), 180/2 (PART) SITUATED WITHIN THE VILLAGE PANCHAYAT OF GOA VELHA, GOA.

OWNER:
PALACIO PROPERTY DEVELOPERS PVT.LTD

DRN BY: S.A	DRGS: SITE PLAN AREA STATEMENT
CKD BY: B.S	
JOB NO : 334 / 05	
DATED : 09.11.17	SCALE: 1:500

ARCHITECT's SIGNATURE : Bryan J. Soares Reg. No. CA/89/12085 AR/0031/2010
CLIENT's SIGNATURE :

ARCHITECTS:
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G-1, VIKAS BUILDING,
18TH JUNE ROAD,
PANJIM, GOA.
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