

SITE PLAN 1:500



LEGEND	
	PLOT BOUNDARY
	EXISTING BUILDING TO BE DEMOLISHED
	PROPOSED CONSTRUCTION
	OPEN SPACE
	DRAINAGE/ SEWERAGE LINE
	EV CHARGING POINTS

Approved With Condition vide
L. No: TPB/7601/PLC/TCP/29/571
dt. 16/11/24

Dr. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

PROJECT:

PROPOSED RESIDENTIAL AND COMMERCIAL
PROJECT FOR M/S COSME COSTA
CONSTRUCTIONS PVT LTD ON PLOT BEARING
SURVEY NO 59/1 OF PILERNE VILLAGE,
BARDEZ, GOA

1. GROSS AREA OF THE PLOT = 11550 SQM
2. AREA GONE IN ROAD WIDENING = 137 SQM
3. EFFECTIVE PLOT AREA = 11413 SQM
4. PERMISSIBLE FLOOR AREA 11413X.8 = 9130.40 SQM
5. ADDITIONAL F.A.R (DUE TO ROAD WIDENING) = 137X0.8=109.6SQM
6. TOTAL FLOOR AREA ALLOWED
= 9130.40+109.60 = 9240.00SQM
7. TOTAL FLOOR AREA OF ALL BLOCKS =
COMMERCIAL BLOCK+A+B+(C+D)
= 2158.13+1819.20+1658.12+3316.24
= 8951.69 SQM
8. PERMISSIBLE COVERAGE: 11413X0.40 = 4565.20 SQM
9. COVERAGE OF THE PROJECT =
1285.02+699.78+656.89+1632.99+112.50=4387.18
10. PERMISSIBLE FLOOR AREA FOR COMMERCIAL
50% of 4387.18 = 2193.59 SQM
11. PROPOSED FLOOR AREA OF COMMERCIAL BLOCK
= 2158.13 SQM
12. OPENSACE TO BE PROVIDED@15% OF EFF PLOT AREA
= 0.15X11425 = 1713.5 SQM
13. OPENSACE PROVIDED IN TWO PARCELS
= 2X32X27 = 1728 SQM

Architect: Studio13,
architecture and urban design, Goa

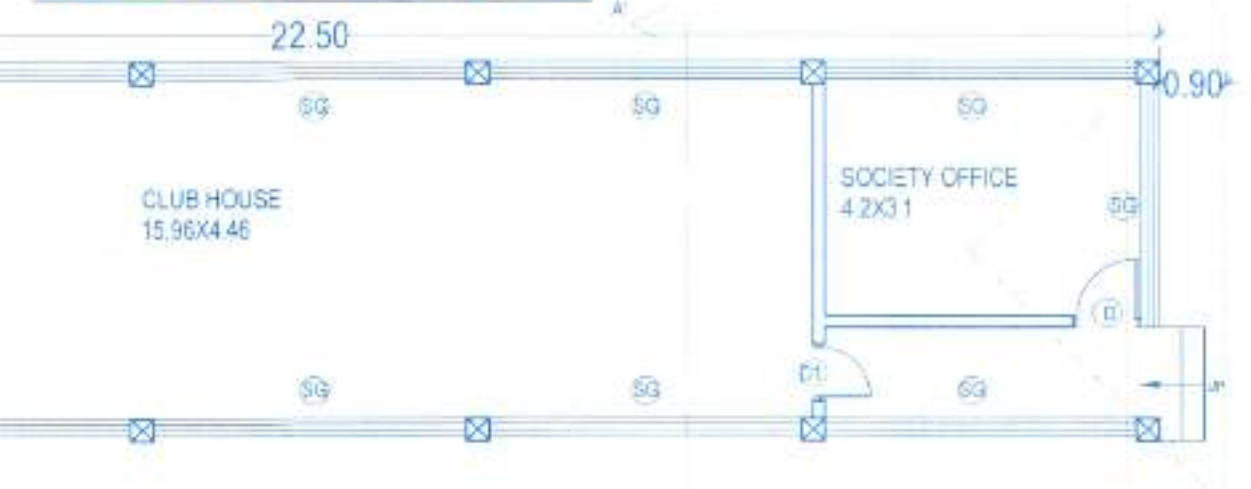
Structural engineer: Viraj Paraz Goa

ARCHITECT OWNER

Dr. Pushkaraj Karakat
TCP Reg. No : AR10143/2014
For Cosme Costa Construction Pvt. Ltd
Director

STUDIO 13
architecture and urban design
Flat 'C' Villa 6, Paradise on Earth
PDA Colony, Alto-Porvorim,
Bardez, Goa - 403521

ELEVATION OF CLUB HOUSE



PLAN OF THE CLUB HOUSE



AREA DIAGRAM OF CLUBHOUSE



SCHEDULE OF OPENINGS FOR CLUB HOUSE			
TYPE	WIDTH	HEIGHT	Nos
D	0.75	2.4	32
D1	0.90	3.0	02
V	0.60	0.9	01
SG	1.41	3.0	11

NORTH

AREA CHART FOR COMMERCIAL BLOCK

FLOOR	GROSS TOTAL BUILT AREA SQM	AREA FREE OF F.A.R (SQM)					NET FLOOR AREA (SQM)
		BALCONY	STAIRS + LIFT + ESC	DUCT	LOBBY	PORCH	
BASEMENT	1906.41	—	38.68	4.79	11.85	—	1854.10
GROUND FLOOR	1078.25	44.45	113.53	4.79	11.85	—	903.64
FIRST FLOOR	1327.84	148.17	113.53	4.79	11.85	158.13	908.05
SECOND FLOOR	464.49	26.18	65.23	4.79	11.85	—	346.45
TOTAL	4769.98	218.79	314.28	19.14	47.41	158.13	2158.13

AREA CHART FOR BLOCK "A"

FLOOR	GROSS TOTAL BUILT AREA SQM	AREA FREE OF F.A.R (SQM)					NET FLOOR AREA (SQM)
		BALCONY	STAIRS + LIFT	DUCT	LOBBY	PARKING	
STILT	659.38	—	25.58	2.64	—	671.17	—
FIRST FLOOR	605.28	88.54	25.58	16.01	21.82	—	453.34
SECOND FLOOR	615.36	99.54	25.58	9.25	21.82	—	459.17
THIRD FLOOR	605.29	88.54	25.58	16.01	21.82	—	453.34
FOURTH FLOOR	605.29	88.54	25.58	16.01	21.82	—	453.34
TOTAL	3130.60	365.16	127.88	59.92	87.28	671.17	1819.20

AREA CHART FOR BLOCK "B"

FLOOR	GROSS TOTAL BUILT AREA SQM	AREA FREE OF F.A.R (SQM)					NET FLOOR AREA (SQM)
		BALCONY	STAIRS + LIFT	DUCT	LOBBY	PARKING	
STILT	656.89	—	21.31	2.64	—	635.58	—
FIRST FLOOR	574.15	100.23	21.31	6.00	32.08	—	414.53
SECOND FLOOR	574.15	100.23	21.31	6.00	32.08	—	414.53
THIRD FLOOR	574.15	100.23	21.31	6.00	32.08	—	414.53
FOURTH FLOOR	574.15	100.23	21.31	6.00	32.08	—	414.53
TOTAL	2953.48	400.92	106.55	24.00	128.32	635.58	1658.12

AREA CHART FOR BLOCK "C+D"

FLOOR	GROSS TOTAL BUILT AREA SQM	AREA FREE OF F.A.R (SQM)					NET FLOOR AREA (SQM)
		BALCONY	STAIRS + LIFT	DUCT	LOBBY	PORCH	
BASEMENT	1480.95	—	42.62	—	—	—	1438.33
STILT	1502.41	—	42.62	—	—	188.64	1271.15
FIRST FLOOR	1148.30	200.46	42.62	12.00	94.16	—	829.06
SECOND FLOOR	1148.30	200.46	42.62	12.00	94.16	—	829.06
THIRD FLOOR	1148.30	200.46	42.62	12.00	94.16	—	829.06
FOURTH FLOOR	1148.30	200.46	42.62	12.00	94.16	—	829.06
TOTAL	7576.55	801.84	265.72	48.00	266.64	188.64	3316.24



MR. PETER MARTINS
V.P. SECRETARY
PILERNE - MARRA
BARDEZ - GOA

APPROVED FOR PERMISSIBLE
90% V.P. P. 17 (Bldg) Residential / Commercial Project - Bardez - 27/08/24
Date: 17/11/2024

FLOOR	GROSS TOTAL BUILT AREA SQM	AREA FREE OF F.A.R (SQM)				NET FLOOR AREA (SQM)
		BALCONY	STAIRS + LIFT	LOBBY	CLUB	
GROUND FLOOR	112.60	—	—	—	112.50	0.00 SQM

LOBBY AND CLUB AREA CALCULATION	
COMMERCIAL BLOCK	47.41
BLOCK A	67.28
BLOCK B	128.32
BLOCK C + D	256.64
CLUB HOUSE	112.5 SQMT
TOTAL	632.14 SQMT < 7.5% of F.A.R

COVERED AREA CALCULATION	
COMMERCIAL BLOCK	1285.02
BLOCK A	699.78
BLOCK B	656.89
BLOCK C + D	1632.99
CLUB HOUSE	112.5
TOTAL COVERED AREA	4387.18