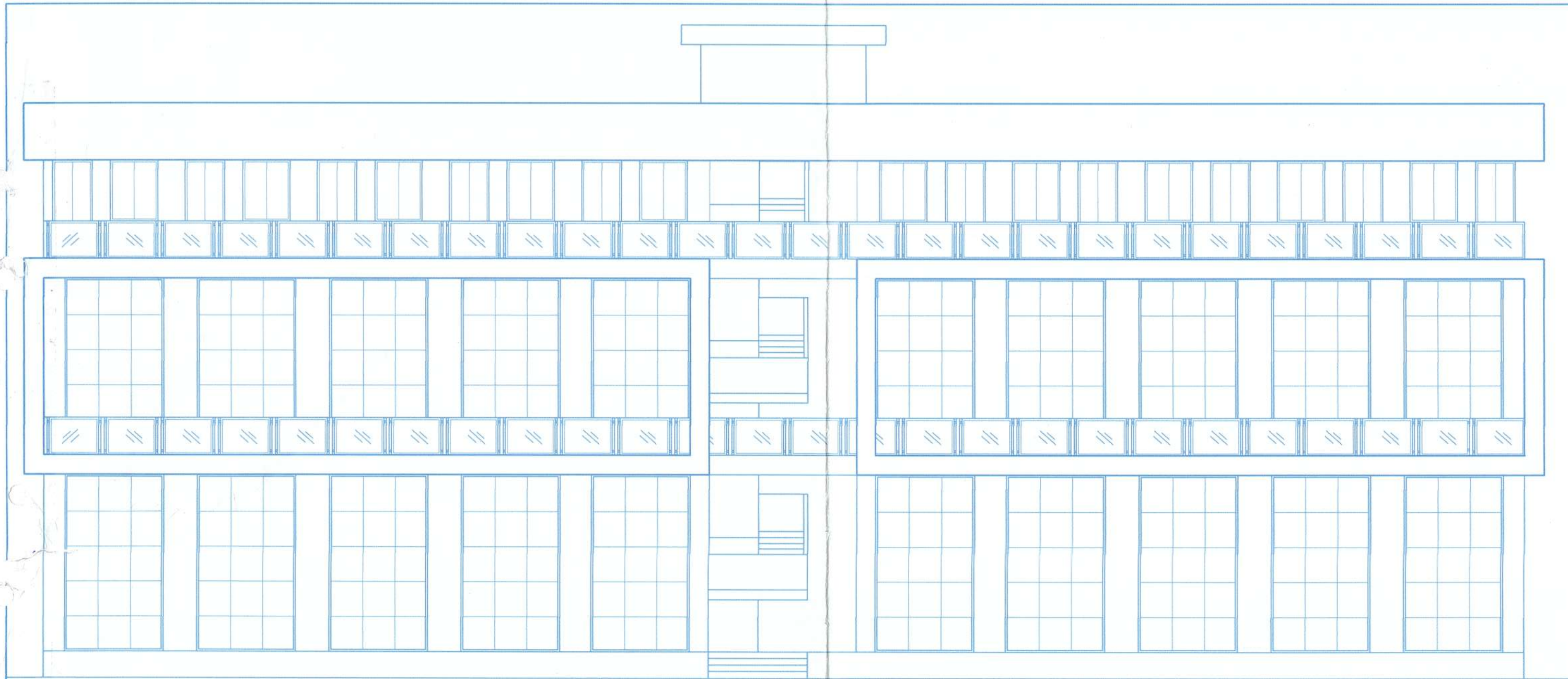
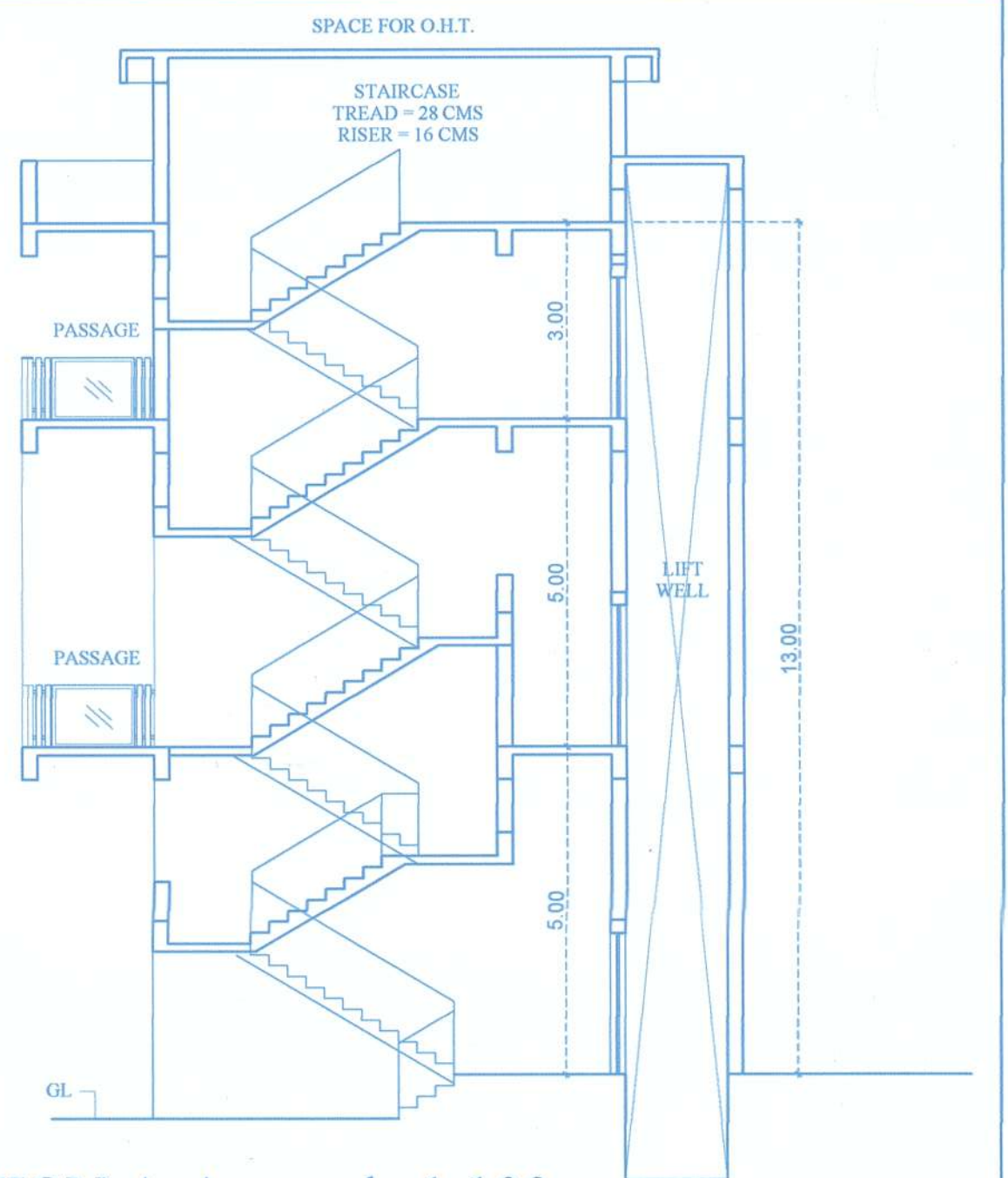
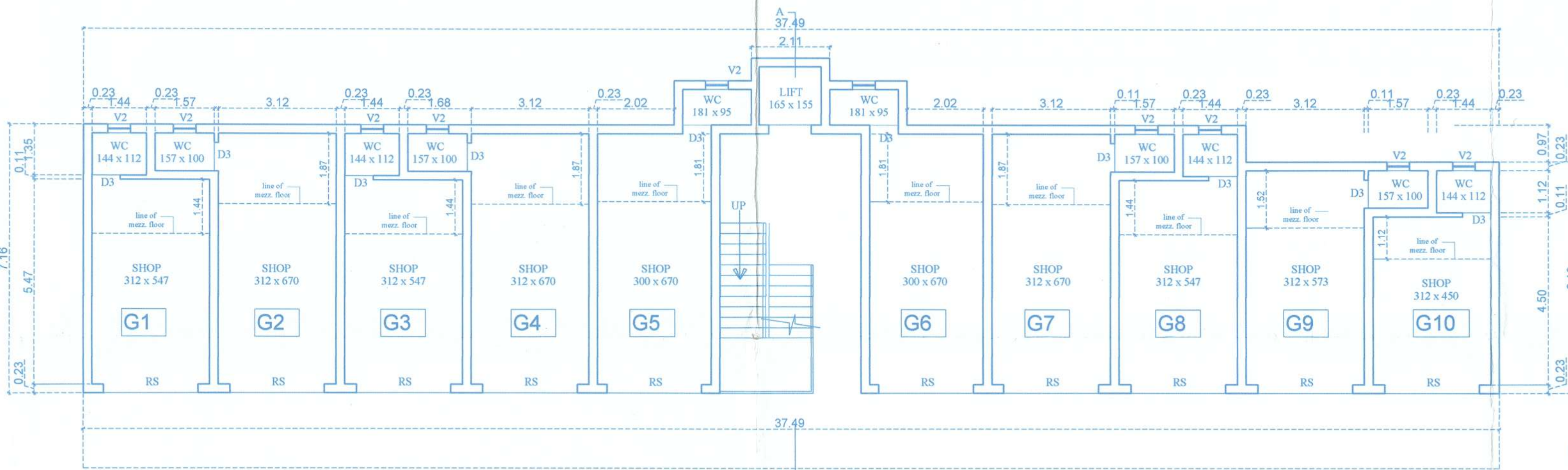




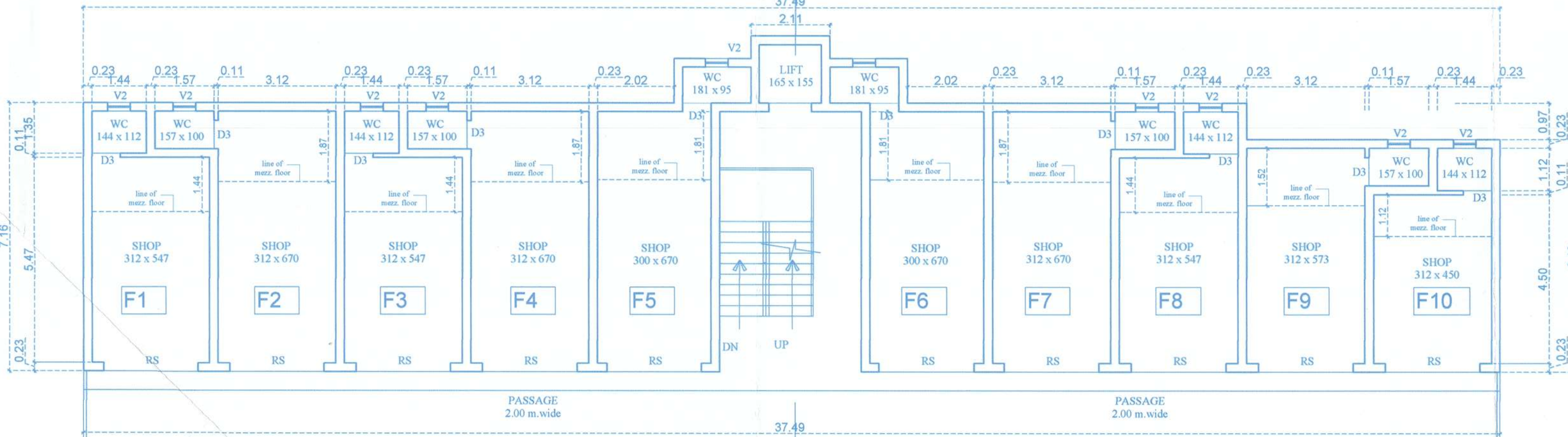
FRONT ELEVATION scale 1:100



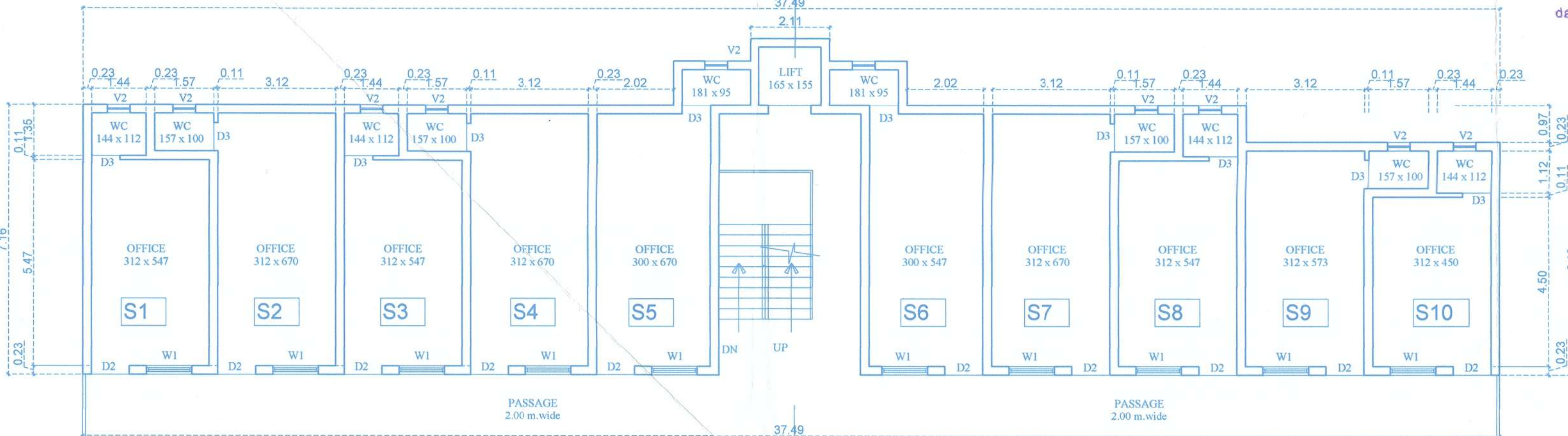
SECTION A-A scale 1:100



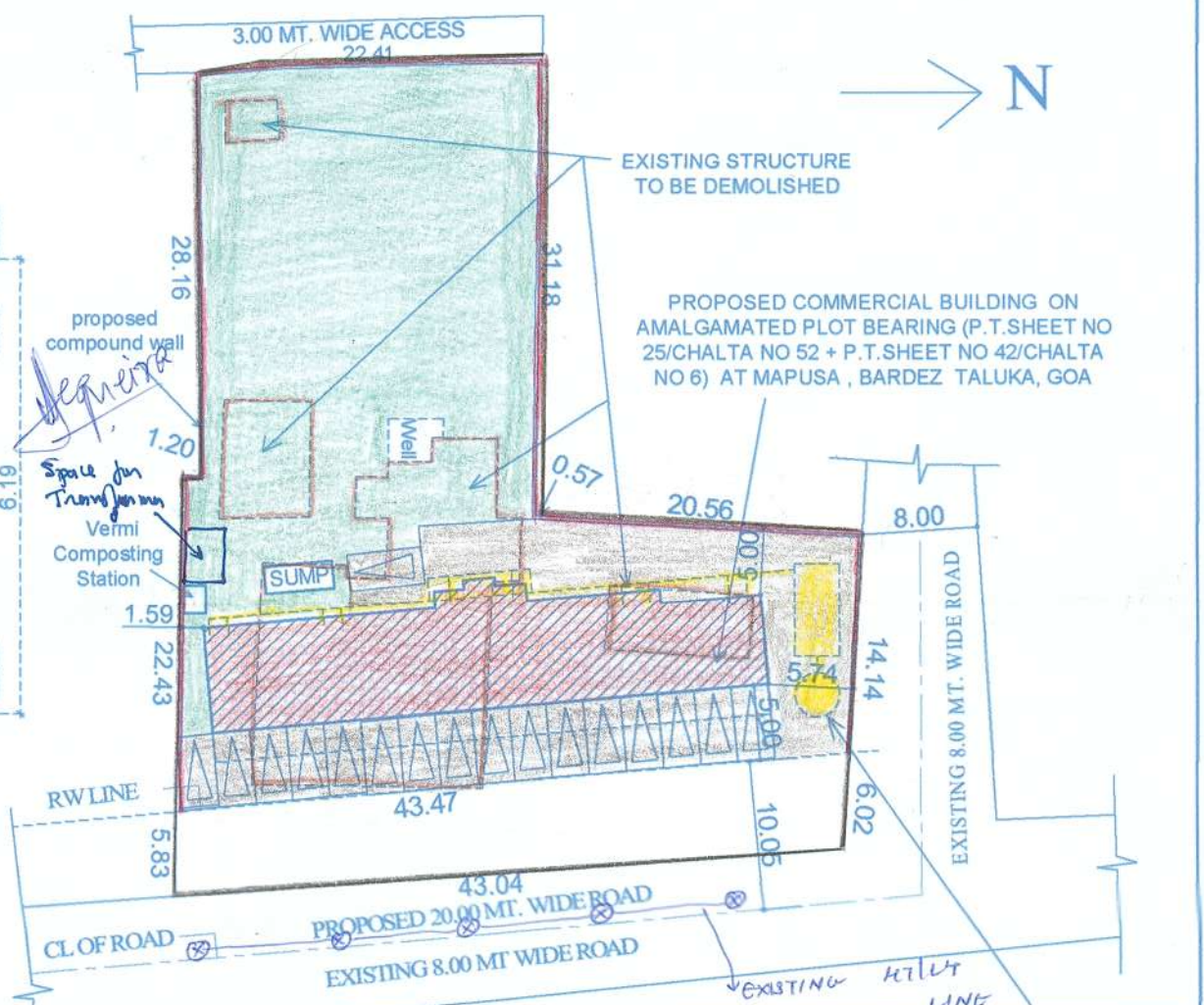
GROUND FLOOR PLAN scale 1:100



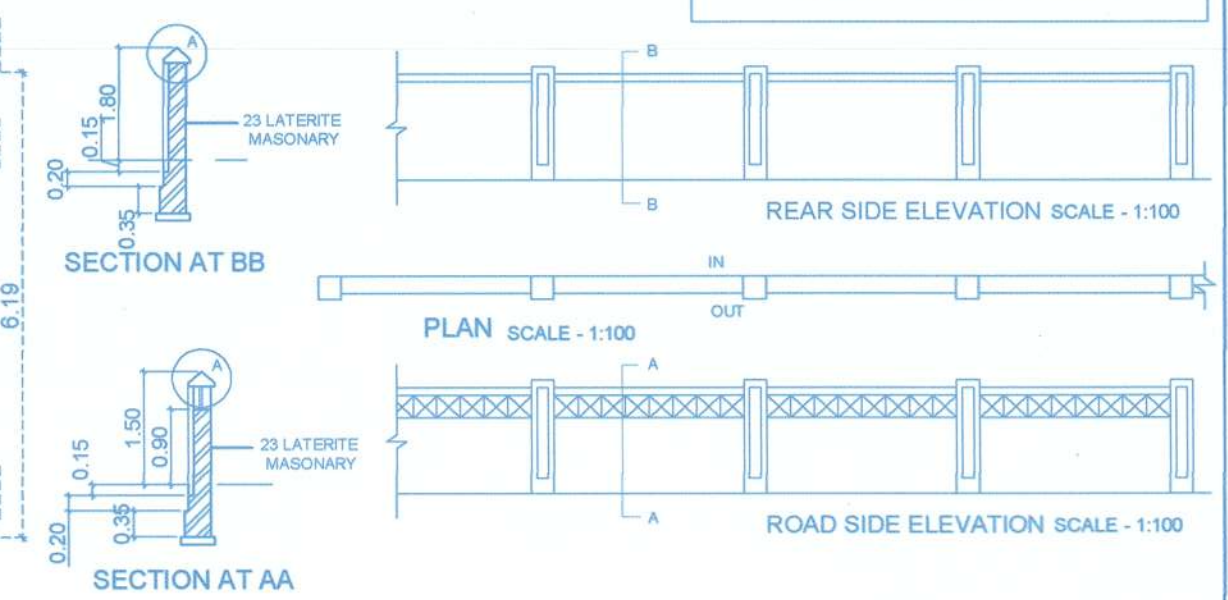
FIRST FLOOR PLAN scale 1:100



SECOND FLOOR PLAN scale 1:100



SITE PLAN scale 1:500



NOC is granted subject to this office
Letter No. PWD/SD/UPHE-PHF.10/335/23-24
dated 28/07/2023

ASSISTANT ENGINEER
SUB. DIV. II W.D. & V.H. (P.H.S.-N)
P.W.D. MAPUSA - GOA

AREA STATEMENT				
PLOT AREA	1255.00 + 466.00	=	1721.00	M ²
AREA IN RW	258.00	M ²		
EFFECTIVE PLOT AREA	1463.00	M ²		
COVERED AREA	270.50	M ²		
PERMISSIBLE COVERAGE @ 40%	585.20	M ²		
COVERAGE CONSUMED	18.49	%		
B.U.A. ON GROUND FLOOR	267.94	M ²		
B.U.A. ON MEZZANINE FLOOR (ground floor)	67.67	M ²		
B.U.A. ON FIRST FLOOR	342.92	M ²		
B.U.A. ON MEZZANINE FLOOR (first floor)	67.67	M ²		
B.U.A. ON SECOND FLOOR	342.92	M ²		
TOTAL BUILT UP AREA	1089.13	M ²		
FLOOR AREA ON GROUND FLOOR	254.94	M ²		
FLOOR AREA ON FIRST FLOOR	273.69	M ²		
FLOOR AREA ON SECOND FLOOR	273.69	M ²		
TOTAL FLOOR AREA	802.32	M ²		
F.A.R. PERMISSIBLE @ 200%	3442.00	M ²		
F.A.R. CONSUMED	46.62			

LENGTH OF COMPOUND WALL				
FLOOR REFERENCE	USE	TOTAL BUILT UP AREA	AREA FREE FROM F.A.R.	NET FLOOR AREA
GROUND	COMMERCIAL	325.63	0	325.63
FIRST	COMMERCIAL	432.00	16.34	415.66
SECOND	COMMERCIAL	342.92	16.34	326.58
		1089.13	32.68	1056.45

Built Up Area For Infrastructure Tax = 1089.13 M²
Parking required = 802.32 / 50 = 16.04 nos.
Parking provided = 17 nos.

SCHEDULE FOR OPENINGS				
RS	2.50 X 4.00			
D3	0.75 X 2.15			
V2	0.80 X 1.20			
D2	0.80 X 2.15			
W1	1.20 X 1.20			

DATE - 27-10-2022 SHEET NO. 1/1

SCALE - 1:100, 1:200 & 1:500

ARCHITECT

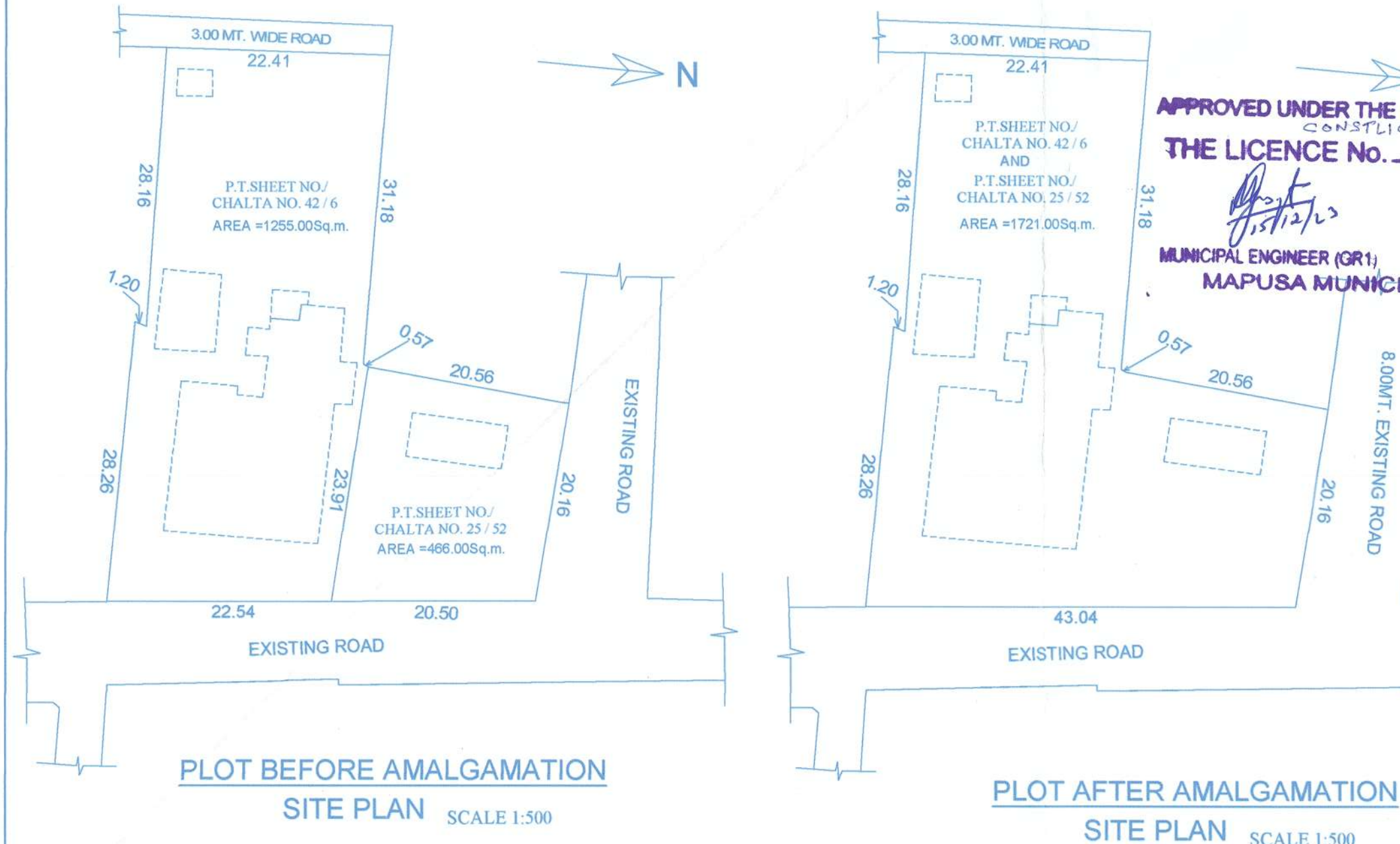
AR. SIDDHARTH D. NAIK
201 - A, MATIAS PLAZA
PANAJI - GOA 403 001
Reg. No : AR/0027/2010

OWNER

MR. NESTOR THOMAS SEQUEIRA POA HOLDER FOR
1.MR. IVOR MARIA FERREIRA
2.MRS. ANITA FERREIRA NEE MOHINDRA

NOTE : ALL DIMENSION ARE IN CMS. & MTS.
PROPOSED COMMERCIAL BUILDING ON
AMALGAMATED PLOT BEARING (P.T.SHEET NO
25/CHALTA NO 52 + P.T.SHEET NO 42/CHALTA
NO 6) AT MAPUSA, BARDEZ TALUKA, GOA

M/S ULYSIS
#201 - A, SECOND FLOOR, MATIAS PLAZA,
PANAJI - GOA 403001
PH. - 91 832 2421950
e-mail: ulysis@ulysis.com



PLOT BEFORE AMALGAMATION
SITE PLAN SCALE 1:500

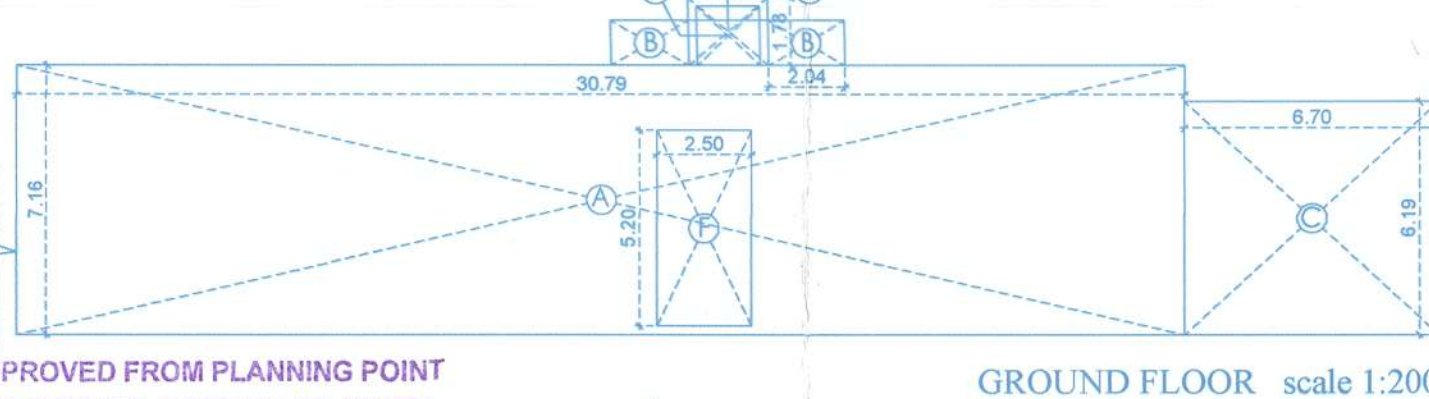
PLOT AFTER AMALGAMATION
SITE PLAN SCALE 1:500

MEZZANINE FLOOR				
A	1.44	X	1.23	= 1.77
B	3.12	X	1.44	= 4.49
C	3.12	X	1.87	= 5.83
D	1.68	X	1.00	= 1.68
E	3.00	X	1.81	= 5.43
F	0.75	X	1.18	= 0.89
G	1.06	X	0.95	= 1.01
H	3.12	X	1.52	= 4.74
I	1.68	X	1.00	= 1.68
J	1.44	X	1.23	= 1.77
K	3.12	X	1.12	= 3.49

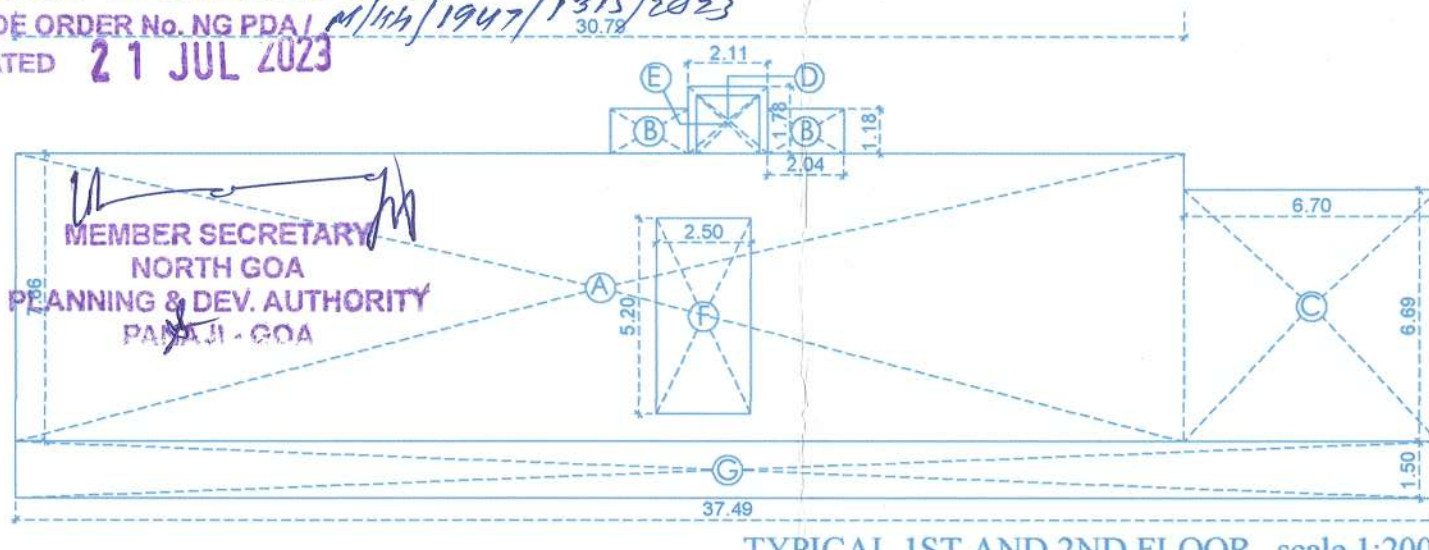
BUILT UP AREA = A+B+C+D+E+F+G+H+I+J+K = 67.67 SQ.M.

TYPICAL 1ST AND 2ND FLOOR				
A	30.79	X	7.66	= 235.85
B	2.04	X	1.18	= 2.41
C	6.70	X	6.19	= 41.47
D	2.11	X	1.78	= 3.76
E	1.65	X	1.55	= 2.56
F	2.50	X	5.20	= 13.00
G	37.49	X	1.50	= 56.24

FLOOR AREA = A+B+C+D+E-F = 254.94 sq.m.
BUILT UP AREA = A+B+C+D+E = 267.94 sq.m.
COVERAGE = A+B+C+D = 270.50 sq.m.



GROUND FLOOR scale 1:200



TYPICAL 1ST AND 2ND FLOOR scale 1:200

Approved subject to this office
No. AE-111/2023
dated 07/10/2023

Sub-Divisional Engineer
Elect. Sub-Div. I (U), O&M
Electricity Department
Mapusa-Goa