



APPROVED EARLIER BY NGPDA VIDE ORDER NO : NGPDA/M/1599/39/2017 DATED 4 / 04 / 2017

APPROVED FROM PLANNING BOARD SUBJECT TO CONDITIONS GIVEN VIDE ORDER No. NS PDA/ 15/599/ 2235/2018 DATED 20 FEB 2018

MEMBER SECRETARY NORTH GOA PLANNING & DEV. AUTHORITY PANJIM - GOA

AREA DETAILS FLOOR-WISE FOR PROPOSED BUILDING

FLOOR REFERENCE	USE	TOTAL B.U.A (SQ.M)	BALCONY/PASSAGE	STAIRCASE / LEFT LOBBY	STILT PARKING	SWIMMING POOL	DECK	TERRACE	NET FLOOR AREA (SQ.M)	FAR (%)
STILT FLOOR	PARKING	423.15	109.95	309.95					3.25	0.19%
UPPER GROUND FLOOR	RESIDENTIAL	427.62	40.88	87.98					299.06	17.27%
FIRST FLOOR	RESIDENTIAL	476.54	89.50	87.98					299.06	17.27%
SECOND FLOOR	RESIDENTIAL	476.54	89.50	87.98					299.06	17.27%
THIRD FLOOR	RESIDENTIAL	476.54	89.50	87.98					299.06	17.27%
FOURTH FLOOR	RESIDENTIAL	476.54	89.50	87.98					299.06	17.27%
OPEN TO SKY TERRACE		4.02						4.02		
POOL		30.57				30.57				
DECK		19.75					19.75			
GROUND FLOOR	RESIDENTIAL	140.88	13.08	11.12					118.47	6.71%
FIRST FLOOR	RESIDENTIAL	153.30	31.54	9.47					112.29	6.47%
TOTAL		3105.25	443.21	570.44	309.95	30.57	19.75	4.02	1727.31	99.72%

Built Up Area For Infrastructure Tax = Built Up Area - Stilt Area = 3105.25 - 309.95 = 2795.30 m²

PARKING DETAILS FOR PROPOSED BUILDING

FLOOR AREA	USE	PARKING REQD.	PARKING PROV.
UPTO 75 SQ.M.	RESIDENTIAL	25 NOS.	
ABOVE 150 SQ.M.	RESIDENTIAL	2X1 NOS.	
TOTAL		27 NOS.	28 NOS.

SOLAR WATER HEATER / SOLAR ENERGY CAPTURING SYSTEM CALCULATION

BUILDING NO. OF PERSONS	HOT WATER REQUIREMENT	TOTAL REQUIREMENT	PROVISION PROVIDED
1 BHK UNITS 10 X 2 = 20 Nos.	20 Persons @ 10 Litres/person = 200 Litres	200 Litres	400 Litres
2 BHK UNITS 15 X 4 = 60 Nos.	60 Persons @ 10 Litres/person = 600 Litres	600 Litres	1000 Litres
4 BHK VILLA 8 X 1 = 8 Nos.	8 Persons @ 10 Litres/person = 80 Litres	80 Litres	200 Litres

CALCULATION FOR SOLID WASTE MANAGEMENT

Category	Approx. Generation Max.	Quantity
Total Solid Waste from Residential complex (88 Population)	0.3 Kg / Person / day	About 26.40 Kg/day
Biodegradable Waste	60 % of Total Solid waste	About 15.84 Kg/day
Non Biodegradable Waste	40 % of Total Solid waste	About 10.56 Kg/day

TOTAL REQUIREMENTS: 60 X 800 Gms/Person = 26400 Gms = 26.4 Kg/day
 SOLID WASTE VERMI COMPOSTING UNIT = 0.013 Cum. Volume @ 2 Tonnes/Cum. = Total Volume = 0.013 X 2 X 10days = 0.326 Cum.

AREA STATEMENT

AREA OF THE PLOT	1727.00 SQMT
AREA IN ROAD WIDENING	101.20 SQMT
EFFECTIVE AREA OF PLOT	1630.80 SQMT
PERMISSIBLE COVERED AREA 40%	652.32 SQMT
PROPOSED COVERED AREA	
BUILDING	423.15 SQMT
VILLA	140.68 SQMT
TOTAL	563.83 SQMT
PROPOSED COVERAGE	34.57 %
BUILT UP AREA	
BUILDING	423.15 SQMT
STILT FLOOR	427.62 SQMT
UPPER GROUND FLOOR	476.54 SQMT
FIRST FLOOR	476.54 SQMT
SECOND FLOOR	476.54 SQMT
THIRD FLOOR	476.54 SQMT
FOURTH FLOOR	476.54 SQMT
AREA IN SWIMMING POOL	30.57 SQMT
AREA IN DECK	19.75 SQMT
AREA IN OPEN TO SKY TERRACE	4.02 SQMT
VILLA	
GROUND FLOOR	140.68 SQMT
FIRST FLOOR	153.30 SQMT
TOTAL BUILT UP AREA	3105.25 SQMT
BUILT UP AREA FOR INFRASTRUCTURE TAX	3105.25 SQMT
BUILT UP AREA DEDUCTION STILT AREA	309.95 SQMT
TOTAL	2795.30 SQMT

FLOOR AREA

BUILDING	
STILT FLOOR	3.25 SQMT
UPPER GROUND FLOOR	299.06 SQMT
FIRST FLOOR	299.06 SQMT
SECOND FLOOR	299.06 SQMT
THIRD FLOOR	299.06 SQMT
FOURTH FLOOR	299.06 SQMT
VILLA	
GROUND FLOOR	116.47 SQMT
FIRST FLOOR	112.29 SQMT
TOTAL FLOOR AREA	1727.31 SQMT
PERMISSIBLE F.A.R 100 %	1732.00 SQMT
TOTAL F.A.R CONSUMED	99.72 %
LENGTH OF PROPOSED COMPOUND WALL	211.55 SQMT

APPROVED UNDER THE CONDITIONS THE LICENCE No. 05/24/15/18

DATE : 13 / 11 / 2017

DRG. - 01 / 02

SCALE - 1:100 & 1:500

ARCHITECT

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

OWNER

D.S. Patil

NOTE : ALL DIMENSION ARE IN CMS. & MTS.

REVISION OF PROPOSED RESIDENTIAL BUILDING AND VILLA ON PLOT BEARING P.T. SHEET NO. 132, SURVEY NO./SUB-DIVISION NO.1/23 AT MAPUSA CITY, BARDEZ TALUKA GOA.

M/S ULYSIS

ARCHITECTURAL INTERIORS & LANDSCAPE CONSULTANTS

#.201 - A, SECOND FLOOR, MATHIAS PLAZA, PANJIM - GOA 403001

PH. - 91 832 2421950

e-mail : ulysis.goa@gmail.com

