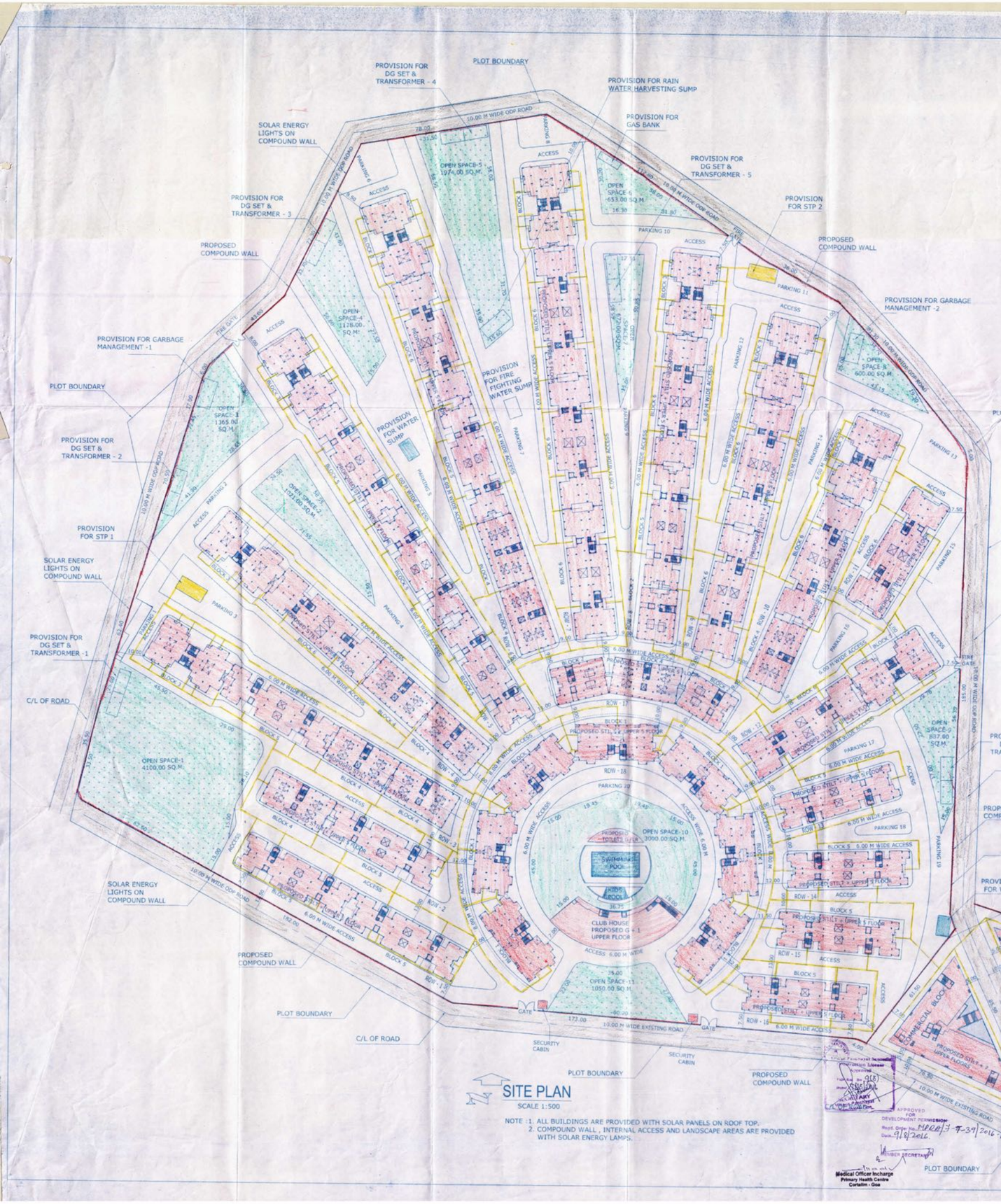

SITE PLAN

SCALE 1:500

NOTE :1. ALL BUILDINGS ARE PROVIDED WITH SOLAR PANELS ON ROOF TOP.
2. COMPOUND WALL , INTERNAL ACCESS AND LANDSCAPE AREAS ARE PROVIDED WITH SOLAR ENERGY LAMPS.

APPROVED FOR DEVELOPMENT PERMISSION
Regd. Order No. PARA/T-39/2016-77/583
Date: 9/8/2016.
MEMBER SECRETARY
Medical Officer Incharge
Primary Health Centre
Cortalim - Goa

1.AREA OF THE PLOT ..... = 128925.00 sq.m
2.AREA UNDER SETTLEMENT S1 ZONE..... = 118795.00 sq.m
3.AREA UNDER COMMERCIAL C1 ZONE..... = 10130.00 sq.m

SETTLEMENT ZONE S1
1. AREA FOR DEVELOPMENT UNDER SETTLEMENT ZONE S1
PLOT AREA ..... = 118795.00 sq.m
a) AREA UNDER ODP ROAD ..... = 7563.00 sq.m
b) AREA UNDER EXISTING ROAD..... = 1750.00 sq.m
c) EFFECTIVE PLOT AREA..... = 109482.00 sq.m
d) ALLOWABLE COVERAGE..... , = 40% 109482 ..... = 43792.80 sq.m
e) AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT..... = 0.00 sq.m
f) AREA OF THE BUILDING TO BE DEMOLISH..... = 0.00 sq.m
g) COVERED AREA OF THE PROPOSED BUILDING..... = 30249.60 sq.m
h) TOTAL COVERED AREA..... = 30249.60 sq.m
i) TOTAL COVERAGE..... = 27.62%
j)ALLOWABLE F.A.R (100)..... = 118795.00 sq.m

2.AREA UNDER COMMERCIAL ZONE..... = 10130.00 sq.m
a).AREA UNDER ODP ROAD..... = 1050.00 sq.m
b).AREA UNDER EXISTING ROAD..... = 950.00 sq.m
c)EFFECTIVE PLOT AREA..... = 8130.00 sq.m
d).ALLOWABLE COVERAGE..... , = 40%8130... = 3252.00 sq.m
e)AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT..... = 0.00 sq.m
f)AREA OF THE BUILDING TO BE DEMOLISH..... = 0.00 sq.m
g)COVERED AREA OF THE PROPOSED BUILDING..... = 3038.53 sq.m
h)TOTAL COVERED AREA..... = 3038.53 sq.m
i)TOTAL COVERAGE..... = 37.37 %
j)ALLOWABLE F.A.R (200)..... = 20260.00 sq.m

AREA STATEMENT

FLOOR (%) REFERENCE A	USE	TOTAL BUILT UP AREA(m2)	PARK/ RAMP	AREA FREE OF F.A.R. 2.5% PWD DEDUC. LOBBY /SER.	STAIRS/ LIFT	BALCOT LEDGE/	TOTAL	PROPOSED NET FLOOR AREA (m2)	TOTAL COVERAGE
COMMERCIAL BLOCK									
STILT FLOOR	PAR/SHOP	1419.52	552.09	139.37	158.68	154.57	1004.71	414.81	1106.65
FIRST FLOOR	COM.	1263.92	—	—	116.38	—	116.38	1147.54	
SECOND FLOOR	RES.	1000.83	—	—	83.52	69.24	152.76	848.17	
THIRD FLOOR	RES.	1000.51	—	—	83.52	68.82	152.34	848.17	
FOURTH FLOOR	RES.	1000.51	—	—	83.52	68.82	152.34	848.17	
FIFTH FLOOR	RES.	1000.51	—	—	83.52	68.82	152.34	848.17	
SIXTH FLOOR	RES.	1000.51	—	—	83.52	68.82	152.34	848.17	
SEVENTH FLOOR	RES.	1000.51	—	—	83.52	68.82	152.34	848.17	
	TOTAL	8686.92		139.37				6651.37	
HOTEL BLOCK									
BASEMENT FLOOR	PAR/SER.	3242.00	2989.03	124.58	128.39	—	3242.00	—	1931.88
STILT/GROUND FLOOR	PAR/SHOP	4849.37	3878.98	214.09	181.91	133.00	4407.98	441.39	
FIRST FLOOR	HOTEL	2179.16		153.04	164.35	—	317.39	1861.77	
SECOND FLOOR	HOTEL	1868.53		—	129.61	131.09	324.05	1607.83	
THIRD FLOOR	HOTEL	1868.53		—	129.61	131.09	260.70	1607.83	
FOURTH FLOOR	HOTEL	1868.53		—	129.61	131.09	260.70	1607.83	
FIFTH FLOOR	HOTEL	1868.53		—	129.61	131.09	260.70	1607.83	
SIXTH FLOOR	HOTEL	1868.53		—	129.61	131.09	260.70	1607.83	
SEVENTH FLOOR	HOTEL	1868.53		—	129.61	131.09	260.70	1607.83	
	TOTAL	21481.71		491.71				11950.14	
	TOTAL	30168.63		631.08				18601.51	3038.53

2. FAR CONSUMED ..... = 183.62
3.OPEN SPACE REQUIRED 15%(8130)..... = 1219.50 sq.m
4.OPEN SPACE PROVIDED..... = 1250.00 sq.m
5. LENGTH OF THE COMPOUND WALL..... = 1455.00 R.M

OPEN SPACE OF RESIDENTIAL	
NAME OF OPEN SPACE	AREA (SQ.M)
1	4100.00
2	1021.00
3	1365.00
4	1178.00
5	1974.00
6	653.00
7	672.00
8	600.00
9	837.00
10	3000.00
11	1050.00
TOTAL	16450.00

AREA STATEMENT

BLOCK NO	TOTAL UNITS	FLOOR (%) REFERENCE A	USE	TOTAL BUILT UP AREA(m2)	PARK/ RAMP	AREA FREE OF F.A.R. 2.5% PWD DEDUC. LOBBY /SER.	STAIRS/ LIFT	BALCOT LEDGE/ POOL	TOTAL	PROPOSED NET FLOOR AREA (m2)	TOTAL COVERAGE
RESIDENTIAL BLOCKS											
1	7	STILT FLOOR	PAR/SER.	510.49	387.43	70.25	37.20	—	494.86	15.61	510.49
		FIRST FLOOR	RES.	431.65	—	—	34.72	32.14	66.86	364.79	
		SECOND FLOOR	RES.	431.65	—	—	34.72	32.14	66.86	364.79	
		THIRD FLOOR	RES.	431.65	—	—	34.72	32.14	66.86	364.79	
		FOURTH FLOOR	RES.	431.65	—	—	34.72	32.14	66.86	364.79	
		FIFTH FLOOR	RES.	431.65	—	—	34.72	32.14	66.86	364.79	
		TOTAL		2668.74		70.25				1839.56	
TOTAL	7			18681.18		491.75				12876.92	3573.43
2	3	STILT FLOOR	PAR/SER.	323.15	264.12	34.39	24.64	—	323.15	—	323.15
		FIRST FLOOR	RES.	302.93	—	—	21.83	31.92	53.75	249.18	
		SECOND FLOOR	RES.	297.63	—	—	21.83	26.62	48.45	249.18	
		THIRD FLOOR	RES.	297.63	—	—	21.83	26.62	48.45	249.18	
		FOURTH FLOOR	RES.	297.63	—	—	21.83	26.62	48.45	249.18	
		FIFTH FLOOR	RES.	297.63	—	—	21.83	26.62	48.45	249.18	
		TOTAL		1816.60		34.39				1245.90	
TOTAL				5449.80		103.17				3737.70	
CONNECTING PASSAGE FOR BLOCK 2 ON ALL FIVE FLOORS											
ROW- 9	BLOCK 2 - BLOCK 5			37.50		37.50					
ROW- 17	BLOCK 2 - BLOCK 4			22.50		22.50					
ROW- 17	BLOCK 4 - BLOCK 2			22.50		22.50					
TOTAL				5532.30		185.67				3737.70	969.45
3	9	STILT FLOOR	PAR/SER.	514.24	421.16	47.55	45.53	—	514.24	—	514.24
		FIRST FLOOR	RES.	499.83	—	—	37.80	32.90	70.70	429.13	
		SECOND FLOOR	RES.	499.83	—	—	37.80	32.90	70.70	429.13	
		THIRD FLOOR	RES.	499.83	—	—	37.80	32.90	70.70	429.13	
		FOURTH FLOOR	RES.	511.52	—	—	37.80	32.90	70.70	440.82	
		FIFTH FLOOR	RES.	511.52	—	—	37.80	32.90	70.70	440.82	
		TOTAL		3036.77		47.55				2169.03	
TOTAL	9			27330.93		427.95				19521.27	4628.16
4	9	STILT FLOOR	PAR/SER.	396.30	334.20	30.44	31.66	—	396.30	—	396.30
		FIRST FLOOR	RES.	392.15	—	—	22.00	41.86	63.86	328.29	
		SECOND FLOOR	RES.	392.15	—	—	22.00	41.86	63.86	328.29	
		THIRD FLOOR	RES.	392.15	—	—	22.00	41.86	63.86	328.29	
		FOURTH FLOOR	RES.	392.15	—	—	22.00	41.86	63.86	328.29	
		FIFTH FLOOR	RES.	392.15	—	—	22.00	41.86	63.86	328.29	
		TOTAL		2357.05		30.44				1641.45	
TOTAL	9			21213.45		273.96				14773.05	
CONNECTING PASSAGE FOR BLOCK 4 ON ALL FIVE FLOORS											
ROW- 2	BLOCK 5 - BLOCK 4			37.50		37.50					
ROW- 10	BLOCK 4 - BLOCK 6			12.67		12.67					
TOTAL				21263.62		324.13				14773.05	3566.73
5	13	STILT FLOOR	PAR/SER.	602.00	473.70	67.17	47.90	—	588.77	13.23	602.00
		FIRST FLOOR	RES.	587.16	—	—	47.90	51.76	99.66	487.50	
		SECOND FLOOR	RES.	587.16	—	—	47.90	51.76	99.66	487.50	
		THIRD FLOOR	RES.	587.16	—	—	47.90	51.76	99.66	487.50	
		FOURTH FLOOR	RES.	587.16	—	—	47.90	51.76	99.66	487.50	
		FIFTH FLOOR	RES.	587.16	—	—	47.90	51.76	99.66	487.50	
		TOTAL		3537.80		67.17				2450.73	
TOTAL	13			45991.40		873.21				31859.49	7626.00
6	11	STILT FLOOR	PAR/SER.	807.53	724.01	24.08	42.30	—	790.39	17.14	807.53
		FIRST FLOOR	RES.	735.37	—	—	41.80	74.61	116.41	618.96	
		SECOND FLOOR	RES.	735.37	—	—	41.80	74.61	116.41	618.96	
		THIRD FLOOR	RES.	735.37	—	—	41.80	74.61	116.41	618.96	
		FOURTH FLOOR	RES.	735.37	—	—	41.80	74.61	116.41	618.96	
		FIFTH FLOOR	RES.	735.37	—	—	41.80	74.61	116.41	618.96	
		TOTAL		4484.38			251.30	348.70	1369.93	3111.94	
TOTAL	11			49328.18		264.68				34231.54	8882.83
SWIMMING POOL/CLUB HOUSE											
—	01	POOL /DECK/TOILETS	POOL	540.72	—	—	—	509.28	31.44	31.44	
		GROUND FLOOR	RES.	771.59	—	771.59	—	—	—	—	771.59
		FIRST FLOOR	RES.	702.59	—	702.59	—	702.59	—	—	—
TOTAL AREA				2014.90		1474.18				31.44	803.03
SECURITY CABIN											
—	02	SECURITY CABIN		25.36	—	25.36	—	—	25.36	—	—
TOTAL AREA				170167.87		4067.13				117031.21	30249.60

2. FAR CONSUMED ..... = 98.51
3.OPEN SPACE REQUIRED 15%(109482.00)..... = 16422.30 sq.m
a)OPEN SPACE PROVIDED..... = 16450.00 sq.m

PROJECT : PROPOSED RESIDENTIAL, COMMERCIAL & HOTEL DEVELOPMENT IN SY.NO.198 OF SANCOALE VILLAGE, MORMUGAO-TALUKA,GOA.

CLIENT: TRINITAS REALTORS INDIA LLP

DRAWN BY : FIRDOZ | SCALE AS NOTED | DRG NO: SD-20

TITLE
SUBMISSION DRAWING
SITE PLAN

OWNER SIGN

KUNDAN V. PRABHU
ARCHITECT AND INTERIOR DESIGNER
783, PRABHU HOUSE
ALTO - BETIM, PORVORIM, BARDEZ - GOA.
TEL.: 2413990
e-mail : kundanvprabhu@gmail.com

ARCHITECT SIGN

20.07.2016

KUNDAN V. PRABHU
Regd. No. A/116
ARCHITECT & INTERIOR DESIGNER
CA/96/7236
AP/97/2010