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Issued and approved in the P.B. meeting held on 13/11/14 under resolution No. 25 subject to conditions as per permission No. VP/TNG/Const. Lic/69/14-15/2483 dt. 27/02/15

PETER MARTINS
Secretary
Village Panchayat of Taleigao

Village Panchayat of Taleigao

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/290/1266/2014
DATED 29 SEP 2014.

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

N. O. C is issued subject to the Conditions stipulated vide letter No.: UHC/P/[illegible]/14-2015/3007 Dated: 25/10/2014

Health Officer
Urban Health Centre, Panaji

AREA STATEMENT IN SQ MTS

ZONE C2

1. AREA OF THE PLOT – 10371.00 Sq.mts
2. DEDUCTION FOR
   a) AREA WITHIN ROAD WIDENING / PROPOSED 2075.00 SMT
   b) AREA RETAINED BY OWNER NIL
   (TOTAL (a + b) 2075.00 SMT
3. EFFECTIVE AREA OF PLOT (01) 8296.00sq. mts.
4. PERMISIBLE FAR – 1.50
   8296.00 X 1.5 = 12444.00 SMT
   2075.00 X 1.5 = 3112.50 SMT
   15556.50 SMT
5. EXISTING F.A.R
   BLOCK – 1 F.A.R AREA 5510.23 SMT
   BLOCK – 2 F.A.R AREA 2909.38 SMT
   BLOCK – 3 F.A.R AREA 1010.91 SMT
   9430.52 SMT
   PROPOSED F.A.R
   BLOCK – 4 F.A.R AREA 5806.30 SMT
   BLOCK – 5 F.A.R AREA 269.07 SMT
   TOTAL OF EXISTING & PROPOSED F.A.R 15505.89 SMT
   F.A.R ACHIEVED IN % = 149.51
6. WHETHER ANY EXTRA FAR IS CLAIMED ON THE BASIS OF ROAD WIDENINING /PROPOSED ROAD IF "YES" STATE
   a) AREA OF ROAD WIDENING 2075.00 SMT
   b) WHETHER THE LAND HAS BEEN GIFTED TO THE LOCAL BODY YES
7. AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT 574.00 SMT
8. AREA OF THE BUILDING TO BE DEMOLISHED 574.00 SMT
9. OPEN SPACE REQUIRED 1244.40 SMT (15%)
10. PERMISSIBLE COVERAGE = 40 % (3318.40 SMT)
11. TOTAL EXISTING COVERAGE
    BLOCK 1, 2 & 3 – 1715.85 SMT
12. TOTAL PROPOSED COVERAGE
    BLOCK 4 – 1054.98 SMT
    BLOCK 5 296.97 SMT
    TOTAL – 1351.95 SMT
13. COVERAGE ACHEIVED IN % $\frac{3068.42}{8296.00}$ X 100 = 36.99%
    (BLOCK-1+BLOCK-2+BLOCK-3 BLOCK-4+BLOCK-5)
14. OPEN SPACES
    A – CHILDREN'S PLAY AREA 517.28 SMT
    B – CHILDREN'S PLAY AREA 192.96 SMT
    C – OPEN SPACE AREA 534.76 SMT
    15% OPEN SPACE 1245.00 SMT (15.007%)
15. COMPOUND WALL DETAILS:
    TOTAL PROPOSED COMPOUND WALL LENGTH: 202.40 MTS
    HEIGHT OF COMPOUND WALL : 1.80 MTS
16. DETAILS AREA AND USE, FLOOR WISE

BLOCK – 4

FLOOR % REFERENCE	USE	TOTAL BUILT UP AREA SQM	AREAS FREE FROM FAR			TOTAL DEDUCTIONS AREA SQM	NET FLOOR AREA FAR (SQM)
			BALCONY/ TERRACE	PARKING AREA	STAIRCASE /LIFT		
BASEMENT	PARKING	2634.12	--	2597.54	36.58	2634.12	0.00
STILT/ GROUND	PARKING	1054.98	--	1030.18	24.80	1054.98	0.00
UPPER GROUND	APARTMENTS	996.28	142.44	--	29.74	172.18	824.10
FIRST	APARTMENTS	1107.32	205.60	--	29.74	235.34	871.98
SECOND	APARTMENTS	1107.32	205.60	--	29.74	235.34	871.98
THIRD	APARTMENTS	1107.32	205.60	--	29.74	235.34	871.98
FOURTH	APARTMENTS	1107.32	205.60	--	29.74	235.34	871.98
FIFTH	APARTMENTS	1107.32	205.60	--	29.74	235.34	871.98
SIXTH	APARTMENTS	595.25	99.13	--	29.74	128.87	466.38
ATTIC	APARTMENTS	185.66	-	--	29.74	29.74	155.92
TOTAL		11002.89	1269.57	3627.72	299.30	5196.59	5806.30

COMMERCIAL :

BLOCK 5

FLOOR % REFERENCE	USE	TOTAL BUILT UP AREA SQM	AREAS FREE FROM FAR(SQM)			TOTAL DEDUCTIONS AREA (SQM)	NET FLOOR AREA FAR (SQM)
			BALCONY	PARKING AREA/ADD. F.A.R	STAIRCASE /LIFT		
BASEMENT	PARKING	449.03	--	420.62	28.41	449.03	0.00
GROUND	COMMERCIAL	296.97	--	--	27.90	27.90	269.07
UPPER GROUND	SOC. OFFICE	321.45	55.20	225.45	40.80	321.45	--
TOTAL		1067.45	55.20	646.07	97.11	798.38	269.07

F.A.R. AREA 5806.30 SMT + 269.07 SMT = 6075.37 SMT

17. ADDITIONAL F.A.R

ADDITIONAL F.A.R PERMISSIBLE= 7.5% OF TOTAL F.A.R
= 7.5% X (15505.89)
= 1162.94 sqm

BLOCK – 4

FLOOR % REFERENCE	USE	TOTAL BUILT UP AREA SQM
STILT FLOOR	SERVICES	25.89
UPPER GROUND	ENTRANCE LOBBY	58.70
FIRST	ENTRANCE LOBBY	58.70
SECOND	ENTRANCE LOBBY	58.70
THIRD	ENTRANCE LOBBY	58.70
FOURTH	ENTRANCE LOBBY	58.70
FIFTH	ENTRANCE LOBBY	58.70
SIXTH	ENTRANCE LOBBY	58.70
TOTAL		436.79

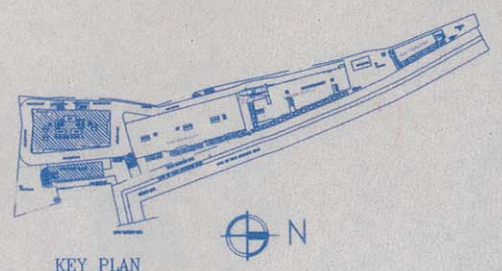
BLOCK – 5

FLOOR % REFERENCE	USE	TOTAL BUILT UP AREA SQM
UPPER GROUND	SOC. OFFICE	321.45
TOTAL		321.45

ADDITIONAL F.A.R ACHIEVED= 436.79+321.45=758.24 SQM

18. PARKING DETAILS.

RESIDENTIAL UNIT AREA		NO. OF UNITS	PARKING REQUIRED/ UNIT	TOTAL PARKING REQUIRED	NO. OF CAR PARKS PROVIDED	
A 3BHK	213.29 SMT	6	2	12	FLOOR	
A' 3BHK	195.10 SMT	6	2	12	BASEMENT	72 NOS.
B 3BHK	108.00 SMT	6	1.5	9	STILT	38 NOS.
B' 3BHK	119.79 SMT	6	1.5	9	OPEN	5 NOS.
C 3BHK	107.92 SMT	6	1.5	9	TOTAL	115 NOS.
C' 3BHK	111.52 SMT	6	1.5	9		
B1 3BHK + STUDY	136.04 SMT	1	1.5	1.5		
B1' 4BHK	162.84 SMT	1	2	2		
C1 4BHK	166.50 SMT	1	2	2		
C1' 4BHK	152.94 SMT	1	2	2		
TOTAL		40		68		
COMMERCIAL AREA SQM.	274.17 SMT	1	6	6		
TOTAL REQUIRED PARKING				72 NOS		



KEY PLAN

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

SACHIN G. DUKLE
Reg. No. ER/0077/2011

TITLE :

BLOCK–4/5
SITE PLAN, LOCATION PLAN & COMPOUND WALL DETAIL

DRG. NO : 01

DATE: 23–JULY–2013 | SCALE: 1:500, 1:50

SUBJECT OF DRAWING
SANCTION DRAWING

PROJECT
REVISED RESIDENTIAL CUM COMMERCIAL PROJECT FOR M/S.DUKLE CONSTRUCTIONS ON CHALTA NO:1&2 AND SURVEY NO 116/1, 117/1, 118/1 OF VILLAGE TALEIGAO OF PT SHEET NO:121/A AT CITY SURVEY, PANAJI, FOR MR.FRANCISCO BRANCO

ARCHITECTS

TEAM-2

302,EMBASSY CHAMBERS,
5,VITTAL MALLYA ROAD,
BANGALORE – 560 001

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