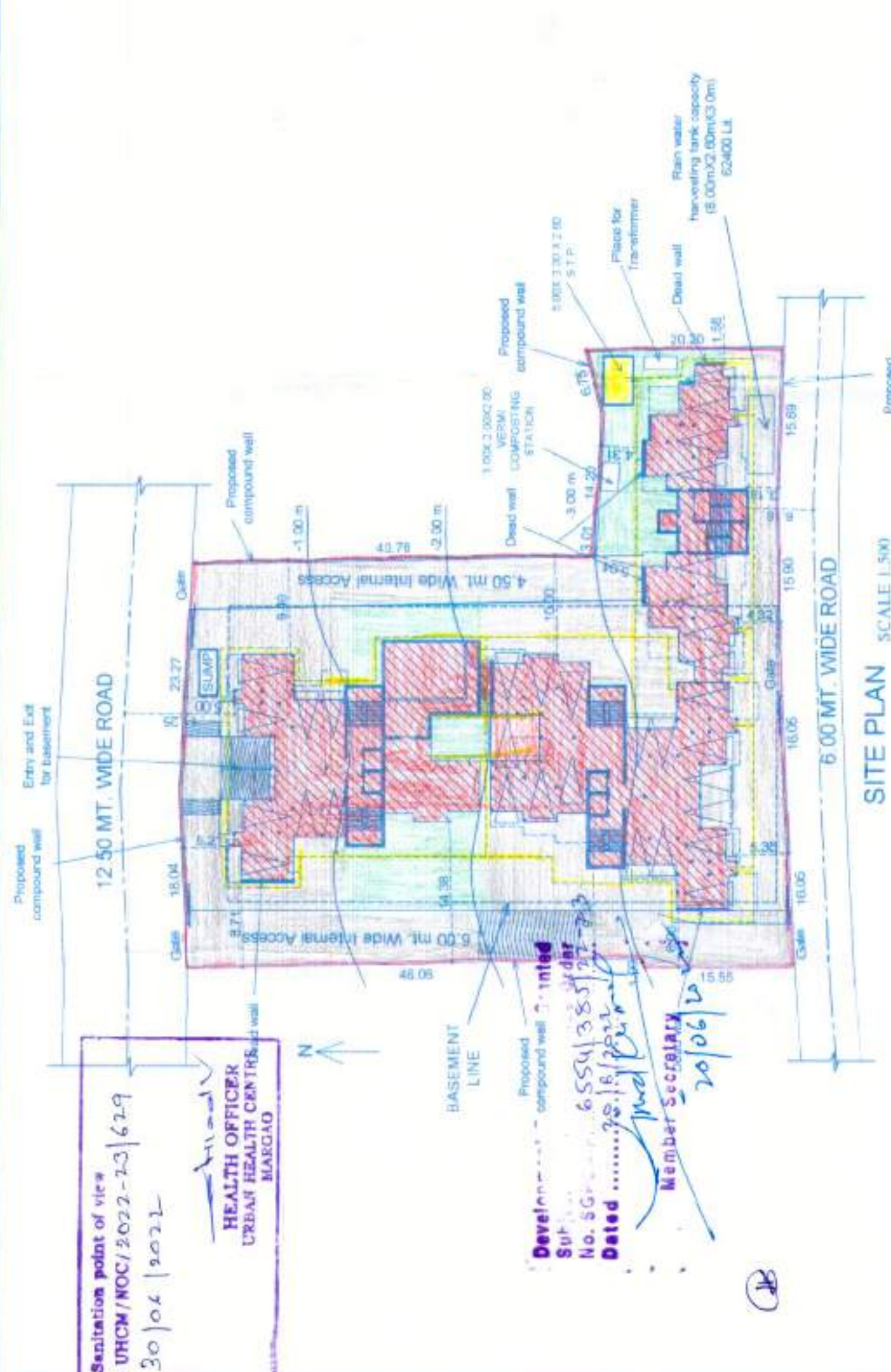


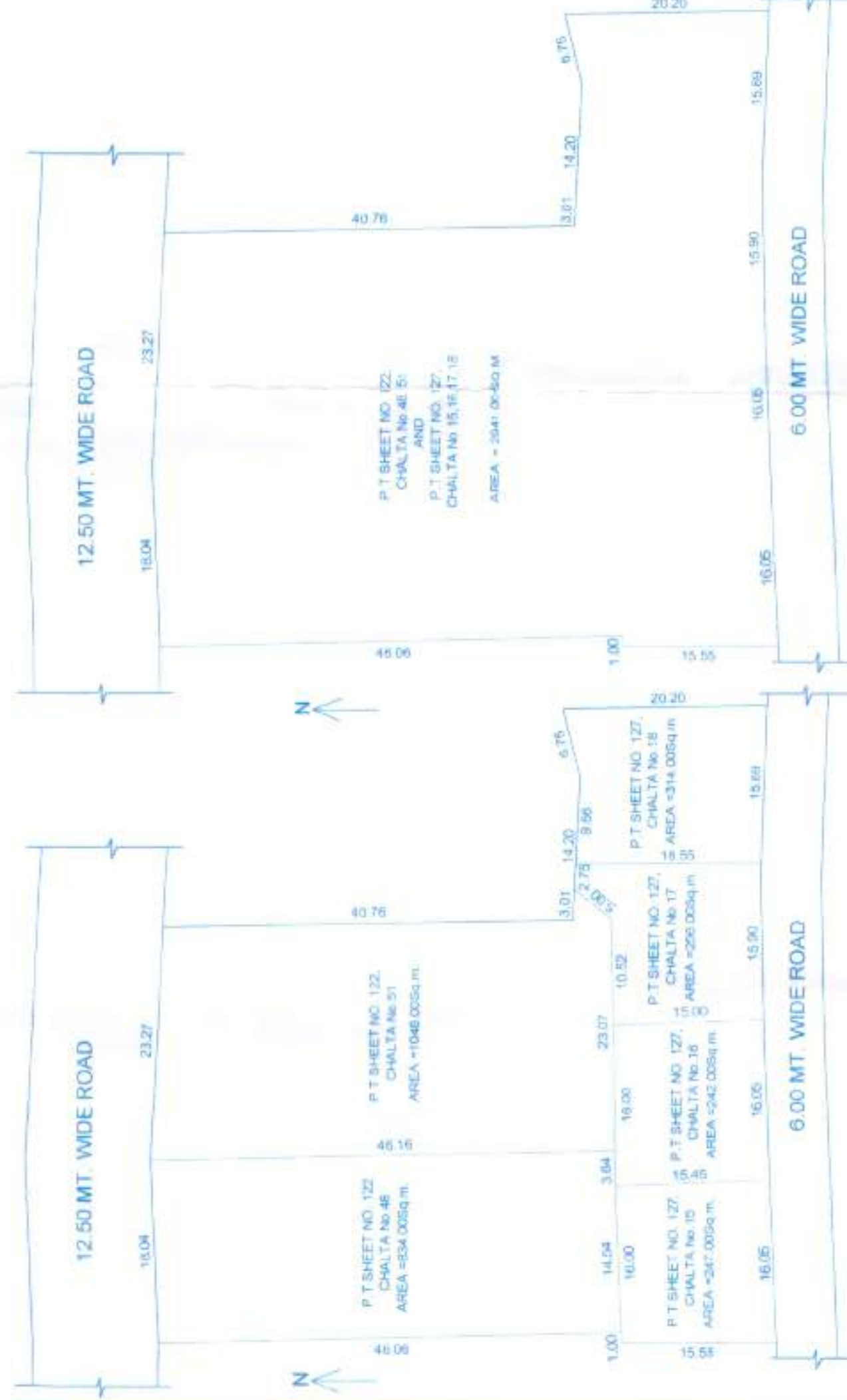
ROC for Sanitation point of view
NOC/No. UHCHM/NOC/2022-23/629
Dated: 30/06/2022

HEALTH OFFICER
URBAN HEALTH CENTRE
MARGAO

Development
Supp
No. 554/385/2022-23
Dated: 28/06/2022
Member Secretary
20/06/2022



SITE PLAN
SCALE 1:500



PLOT BEFORE AMALGAMATION
SITE PLAN SCALE 1:500

PLOT AFTER AMALGAMATION
SITE PLAN SCALE 1:500

FLOOR	AREA	UNIT	PARKING	PROV.
UP TO 75 SQ M	REIDENTIAL	2BHK	1.8 NOS	30 NOS
75 SQ M - 100 SQ M	REIDENTIAL	2BHK + Laundry	1.25 X 40 = 50 NOS	60 NOS
TOTAL			50 NOS	90 NOS

ADDITIONAL FLOOR AREAS FREE OF FAR

Add @ 7.5% of FL Area = 5873.52 X 7.5% = 440.51 sqm

AREA UTILISED ENTRANCE LOBBY

CLUB HOUSE / GYM

130.29 sqm

= 388.88 sqm

Built Up Area - Stilt area - Basement area 12558.32 - 669.37 - 1554.59 = 10334.36m ²
Built Up Area For Infrastructure Tax = 10334.36m ²

SOLAR WATER HEATER / SOLAR ENERGY CAPTURING SYSTEM CALCULATION

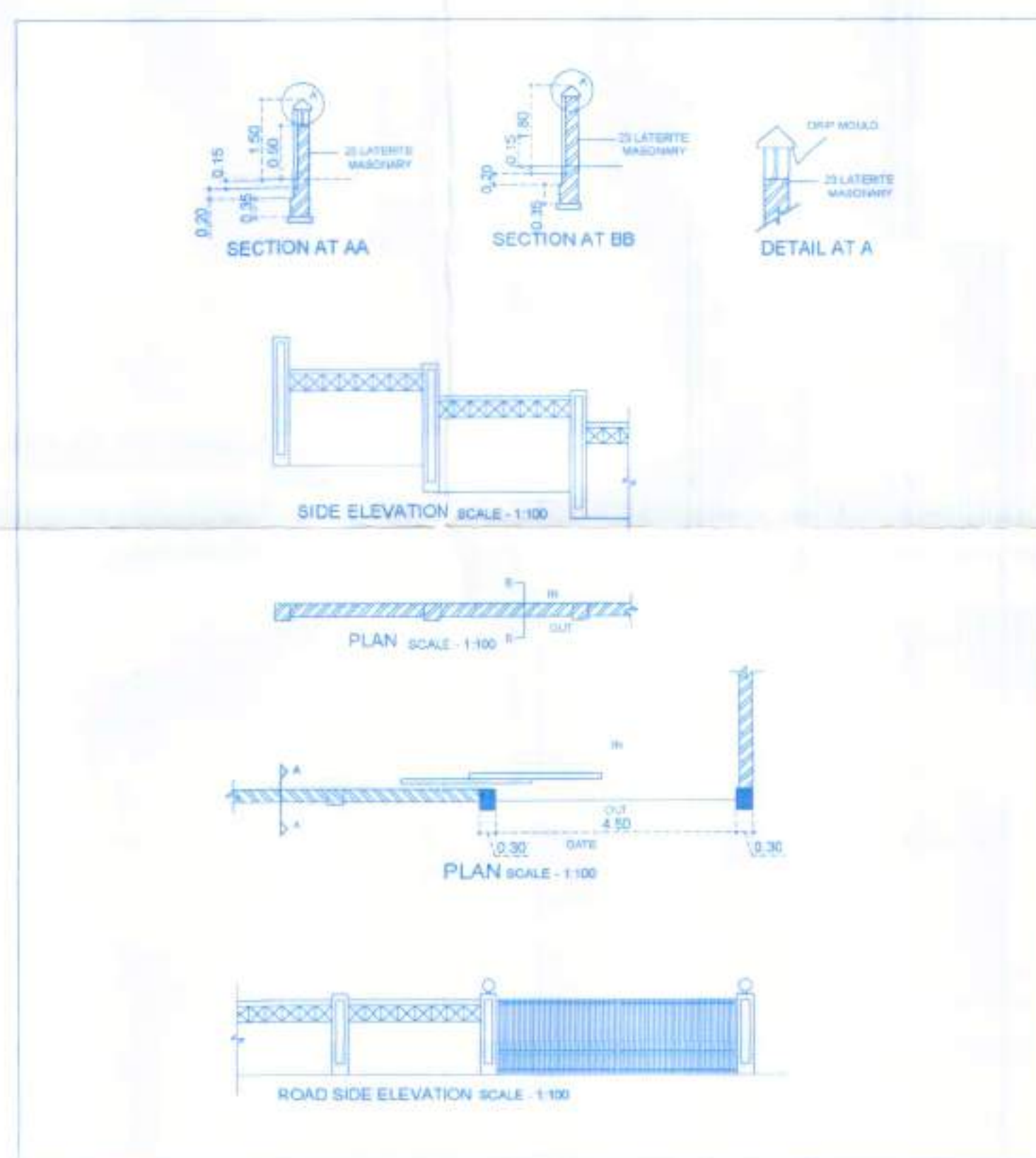
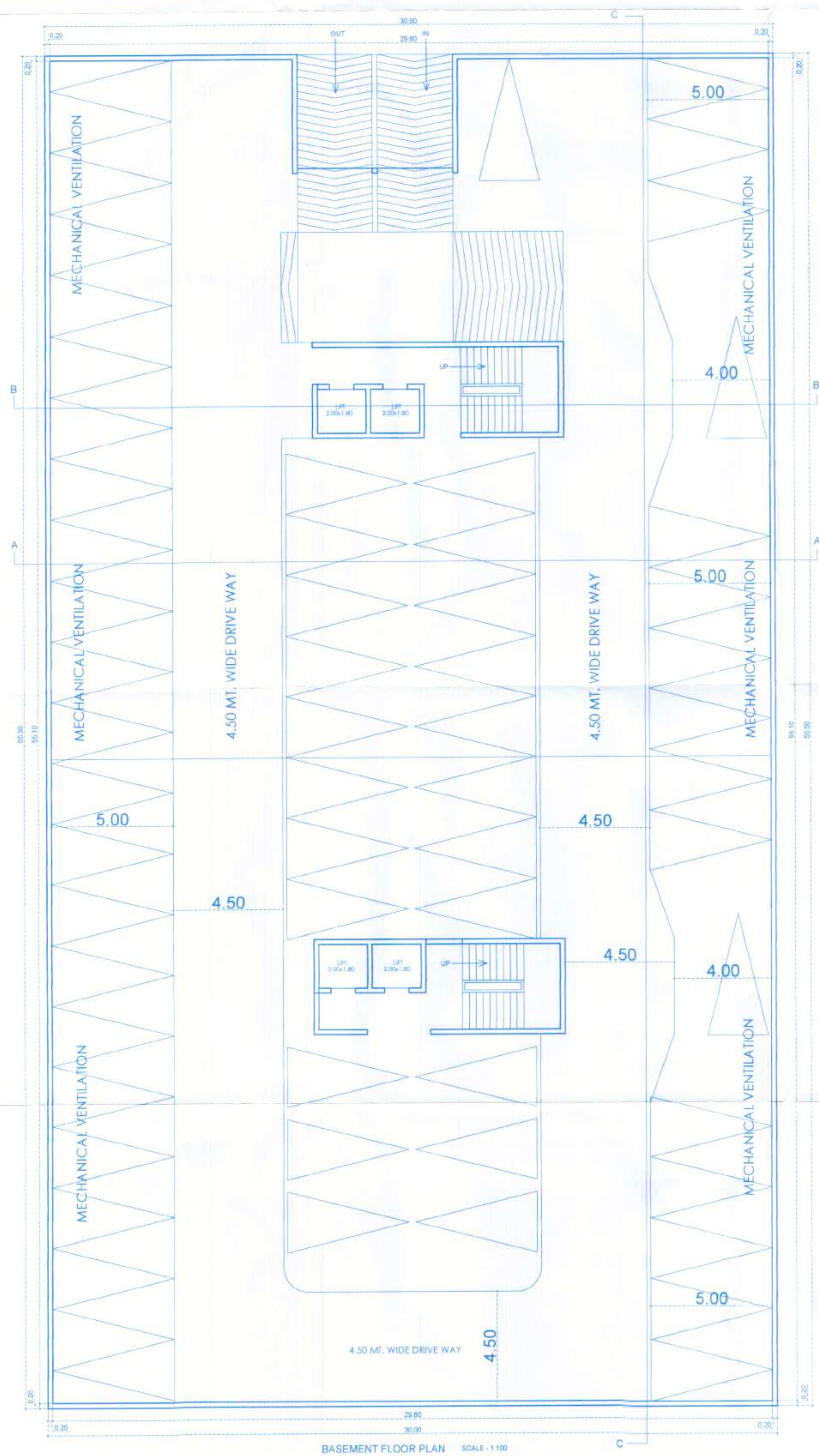
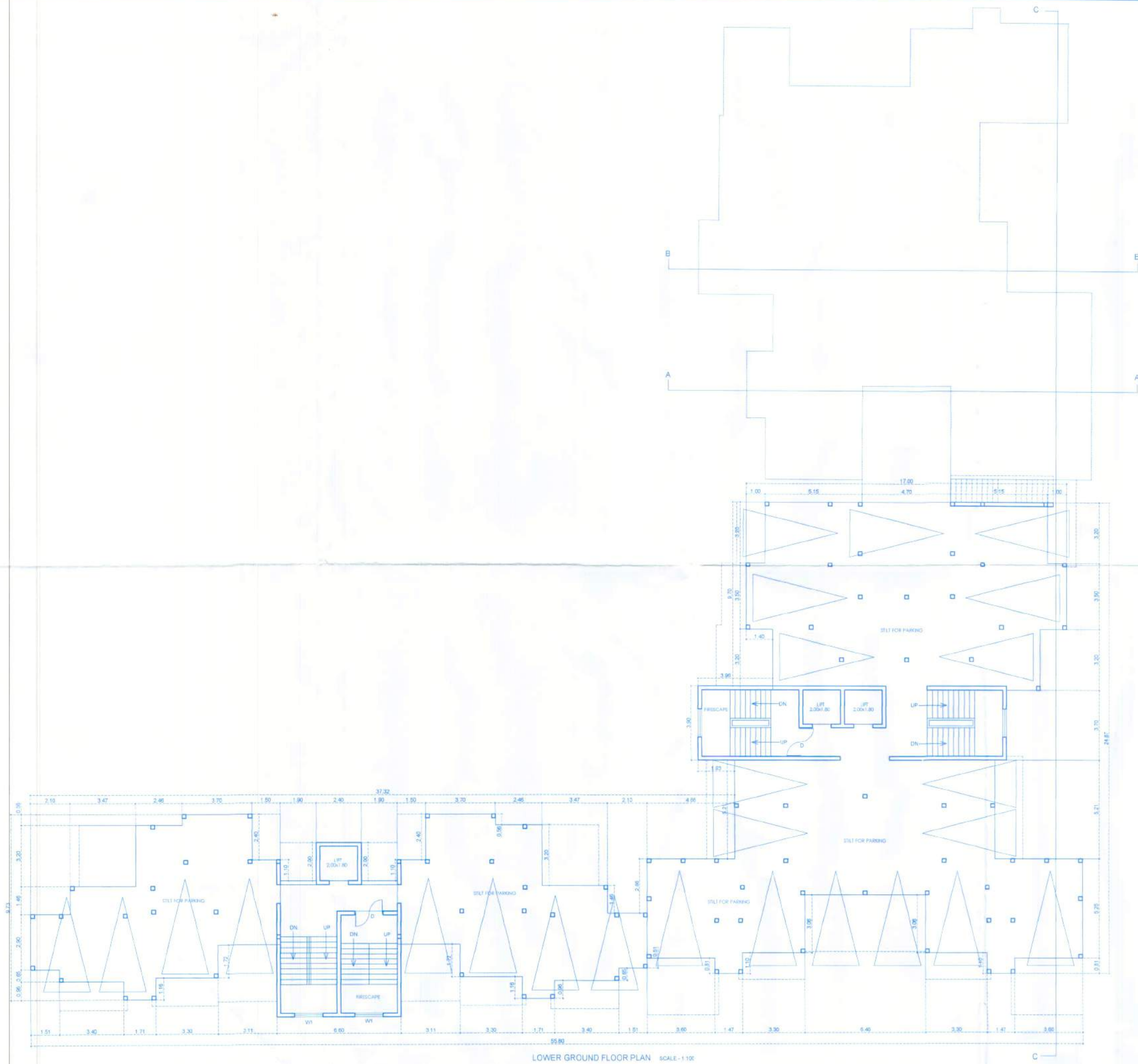
BLDG	No. OF PERSONS	HOT WATER REQUIREMENT	TOTAL REQUIREMENT	PROVISION PROPOSED
30x4 = 120 48x6 = 288	408 Nos	408 Persons @ 10 litres / person = 4080 litres	4080 Litres	4200 Litres

AREA DETAILS FLOOR WISE

FLOOR REFERENCE	USE	TOTAL B.U.A. (M ²)	AREA FREE FROM FAR (M ²)				7.5% OF FLOOR AREA		NET FLOOR AREA (M ²)	FAR (%)
			TERRACE	STILT FLOOR	STAIRCASE / LIFT	BASEMENT FLOOR / RAMP	SWIMMING POOL / DECK	LOBBY / CLUB HOUSE / GYM		
BASEMENT FLOOR	PARKING	1620.67	—	—	—	—	—	—	5.83	0.20
GROUND FLOOR	PARKING	617.77	—	—	—	—	—	—	4.59	0.15
GROUND FLOOR	RESIDENTIAL	1149.28	114.90	48.40	176.02	—	—	145.22	398.80	13.56
FIRST FLOOR	RESIDENTIAL	1253.24	208.34	94.16	—	—	—	32.68	747.75	25.425
SECOND FLOOR	RESIDENTIAL	1253.51	208.34	94.44	—	—	—	32.67	747.75	25.425
THIRD FLOOR	RESIDENTIAL	1253.24	208.34	94.16	—	—	—	32.68	747.75	25.425
FOURTH FLOOR	RESIDENTIAL	1253.51	208.34	94.44	—	—	—	32.67	747.75	25.425
FIFTH FLOOR	RESIDENTIAL	1253.24	208.34	94.16	—	—	—	32.68	747.75	25.425
SIXTH FLOOR	RESIDENTIAL	1253.51	208.34	94.44	—	—	—	32.67	747.75	25.425
SEVENTH FLOOR	RESIDENTIAL	1253.24	208.34	94.16	—	—	—	32.68	747.75	25.425
EIGHTH FLOOR	RESIDENTIAL	307.11	63.58	20.64	—	—	—	14.93	236.05	7.62
TOTAL		12558.32	1836.68	738.00	669.37	1554.59	84.41	388.88	8873.52	100.71

AREA STATEMENT

PLOT AREA	AREA STATEMENT
Plot Area of PT Sheet No 122 / Chalta No.48	834.00M ²
Plot Area of PT Sheet No 122 / Chalta No.51	1048.00M ²
Plot Area of PT Sheet No 127 / Chalta No.15	247.00M ²
Plot Area of PT Sheet No 127 / Chalta No.16	242.00M ²
Plot Area of PT Sheet No 127 / Chalta No.17	256.00M ²
Plot Area of PT Sheet No 127 / Chalta No.18	256.00M ²
Licence issued under No. A18/2022-23/2022-23 Subject to the conditions stipulated therein	
TOTAL PLOT AREA	3997.00M ²
AREA IN ROAD WIDENING	0.00M ²
EFFECTIVE PLOT AREA	3997.00M ²
PERMISSIBLE COVERED @40%	1176.40M ²
COVERED AREA	997.99M ²
COVERED CONSUMED	33.93%
BUILT UP AREA	
BASEMENT FLOOR PLAN	1620.67M ²
LOWER GROUND FLOOR PLAN	617.77M ²
UPPER GROUND FLOOR PLAN	1149.28M ²
FIRST FLOOR PLAN	1253.24M ²
SECOND FLOOR PLAN	1253.51M ²
THIRD FLOOR PLAN	1253.24M ²
FOURTH FLOOR PLAN	1253.51M ²
FIFTH FLOOR PLAN	1253.24M ²
SIXTH FLOOR PLAN	1253.51M ²
SEVENTH FLOOR PLAN	1253.24M ²
EIGHTH FLOOR PLAN	307.11M ²
TOTAL BUILT UP AREA	12558.32M ²
FLOOR AREA	
BASEMENT FLOOR PLAN	5.83M ²
LOWER GROUND FLOOR PLAN	4.59M ²
UPPER GROUND FLOOR PLAN	398.80M ²
FIRST FLOOR PLAN	747.75M ²
SECOND FLOOR PLAN	747.75M ²
THIRD FLOOR PLAN	747.75M ²
FOURTH FLOOR PLAN	747.75M ²
FIFTH FLOOR PLAN	747.75M ²
SIXTH FLOOR PLAN	747.75M ²
SEVENTH FLOOR PLAN	747.75M ²
EIGHTH FLOOR PLAN	230.05M ²
TOTAL FLOOR AREA	5873.52M ²
PERMISSIBLE FLOOR AREA 200%	5882.00M ²
FLOOR AREA CONSUMED	199.71
LENGTH OF COMPOUND WALL	252.31 Rmt
2BHK + LAUNDRY	48 NOS
2BHK	30 NOS
NOTE: ALL DIMENSIONS ARE IN MTS. AND CMS.	
OWNER	
ARCHITECT	
SCALE 1:100, 1:200, 1:500	
DRG. NO. 01 / 06	
PROPOSED RESIDENTIAL PROJECT, COMPOUND WALL AND SWIMMING POOL ON AMALGAMATED PLOT BEARING P.T. SHEET No. 122 OF CHALTA Nos 48,51 AND PLOT BEARING P.T. SHEET No. 127 OF CHALTA Nos 15,16,17,18 AT MARGAO, SALCETE, GOA	
# 201-A, SECOND FLOOR, MATHIAS PLAZA, PANJIM - GOA 403001 PH. - 91 832 6455050	
M/S ULYSIS	



License issued under No. 419/2022-25
Subject to the conditions stipulated therein

Development Permission Granted MARGAO MUNICIPAL COUNCIL
Subject To Conditions of No. SGPDA/P/5555/384/22-23
Dated 22/05/2023
Municipal Engineer
Margao Municipal Council

SCHEDULE OF WORKS AND MATERIALS					
ITEM	QTY	UNIT	QTY	UNIT	QTY
D1	1.00	M ²	1.00	M ²	1.00
D2	1.00	M ²	1.00	M ²	1.00
D3	1.00	M ²	1.00	M ²	1.00
D4	1.00	M ²	1.00	M ²	1.00
D5	1.00	M ²	1.00	M ²	1.00
D6	1.00	M ²	1.00	M ²	1.00
D7	1.00	M ²	1.00	M ²	1.00
D8	1.00	M ²	1.00	M ²	1.00
D9	1.00	M ²	1.00	M ²	1.00
D10	1.00	M ²	1.00	M ²	1.00
D11	1.00	M ²	1.00	M ²	1.00
D12	1.00	M ²	1.00	M ²	1.00
D13	1.00	M ²	1.00	M ²	1.00
D14	1.00	M ²	1.00	M ²	1.00
D15	1.00	M ²	1.00	M ²	1.00
D16	1.00	M ²	1.00	M ²	1.00
D17	1.00	M ²	1.00	M ²	1.00
D18	1.00	M ²	1.00	M ²	1.00
D19	1.00	M ²	1.00	M ²	1.00
D20	1.00	M ²	1.00	M ²	1.00
D21	1.00	M ²	1.00	M ²	1.00
D22	1.00	M ²	1.00	M ²	1.00
D23	1.00	M ²	1.00	M ²	1.00
D24	1.00	M ²	1.00	M ²	1.00
D25	1.00	M ²	1.00	M ²	1.00
D26	1.00	M ²	1.00	M ²	1.00
D27	1.00	M ²	1.00	M ²	1.00
D28	1.00	M ²	1.00	M ²	1.00
D29	1.00	M ²	1.00	M ²	1.00
D30	1.00	M ²	1.00	M ²	1.00
D31	1.00	M ²	1.00	M ²	1.00
D32	1.00	M ²	1.00	M ²	1.00
D33	1.00	M ²	1.00	M ²	1.00
D34	1.00	M ²	1.00	M ²	1.00
D35	1.00	M ²	1.00	M ²	1.00
D36	1.00	M ²	1.00	M ²	1.00
D37	1.00	M ²	1.00	M ²	1.00
D38	1.00	M ²	1.00	M ²	1.00
D39	1.00	M ²	1.00	M ²	1.00
D40	1.00	M ²	1.00	M ²	1.00
D41	1.00	M ²	1.00	M ²	1.00
D42	1.00	M ²	1.00	M ²	1.00
D43	1.00	M ²	1.00	M ²	1.00
D44	1.00	M ²	1.00	M ²	1.00
D45	1.00	M ²	1.00	M ²	1.00
D46	1.00	M ²	1.00	M ²	1.00
D47	1.00	M ²	1.00	M ²	1.00
D48	1.00	M ²	1.00	M ²	1.00
D49	1.00	M ²	1.00	M ²	1.00
D50	1.00	M ²	1.00	M ²	1.00
D51	1.00	M ²	1.00	M ²	1.00
D52	1.00	M ²	1.00	M ²	1.00
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D62	1.00	M ²	1.00	M ²	1.00
D63	1.00	M ²	1.00	M ²	1.00
D64	1.00	M ²	1.00	M ²	1.00
D65	1.00	M ²	1.00	M ²	1.00
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D67	1.00	M ²	1.00	M ²	1.00
D68	1.00	M ²	1.00	M ²	1.00
D69	1.00	M ²	1.00	M ²	1.00
D70	1.00	M ²	1.00	M ²	1.00
D71	1.00	M ²	1.00	M ²	1.00
D72	1.00	M ²	1.00	M ²	1.00
D73	1.00	M ²	1.00	M ²	1.00
D74	1.00	M ²	1.00	M ²	1.00
D75	1.00	M ²	1.00	M ²	1.00
D76	1.00	M ²	1.00	M ²	1.00
D77	1.00	M ²	1.00	M ²	1.00
D78	1.00	M ²	1.00	M ²	1.00
D79	1.00	M ²	1.00	M ²	1.00
D80	1.00	M ²	1.00	M ²	1.00
D81	1.00	M ²	1.00	M ²	1.00
D82	1.00	M ²	1.00	M ²	1.00
D83	1.00	M ²	1.00	M ²	1.00
D84	1.00	M ²	1.00	M ²	1.00
D85	1.00	M ²	1.00	M ²	1.00
D86	1.00	M ²	1.00	M ²	1.00
D87	1.00	M ²	1.00	M ²	1.00
D88	1.00	M ²	1.00	M ²	1.00
D89	1.00	M ²	1.00	M ²	1.00
D90	1.00	M ²	1.00	M ²	1.00
D91	1.00	M ²	1.00	M ²	1.00
D92	1.00	M ²	1.00	M ²	1.00
D93	1.00	M ²	1.00	M ²	1.00
D94	1.00	M ²	1.00	M ²	1.00
D95	1.00	M ²	1.00	M ²	1.00
D96	1.00	M ²	1.00	M ²	1.00
D97	1.00	M ²	1.00	M ²	1.00
D98	1.00	M ²	1.00	M ²	1.00
D99	1.00	M ²	1.00	M ²	1.00
D100	1.00	M ²	1.00	M ²	1.00

NOTE: ALL DIMENSIONS ARE IN MTS. AND CMS.

OWNER

ARCHITECT

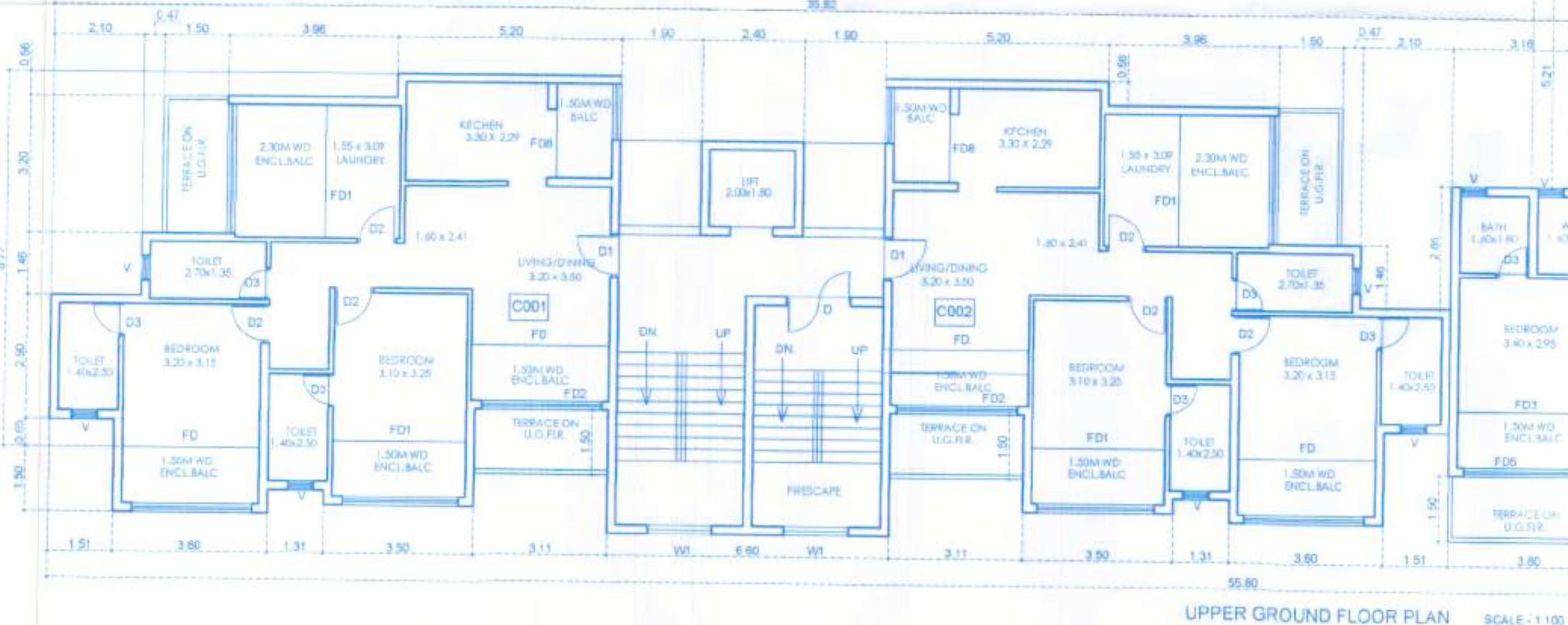
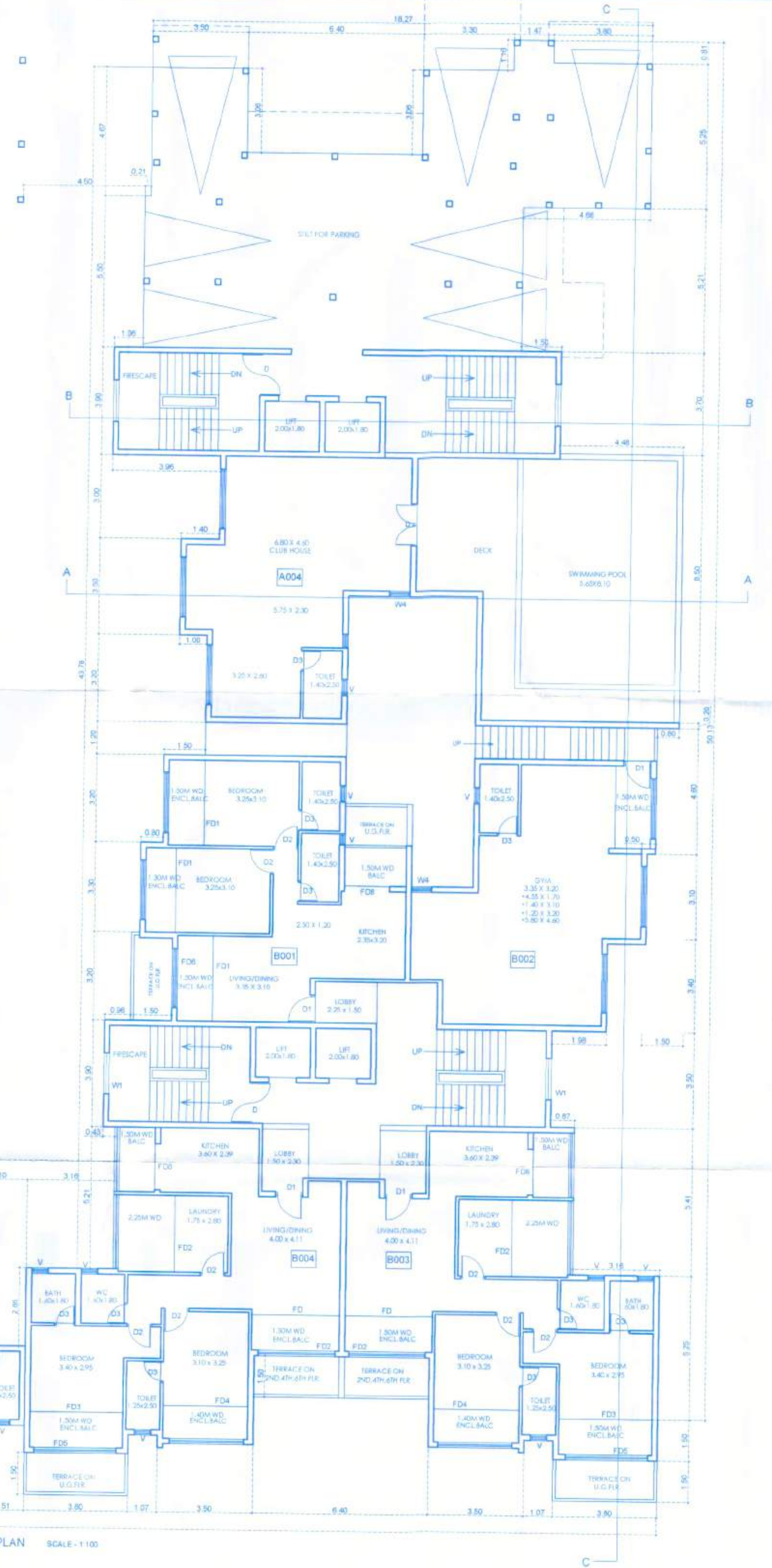
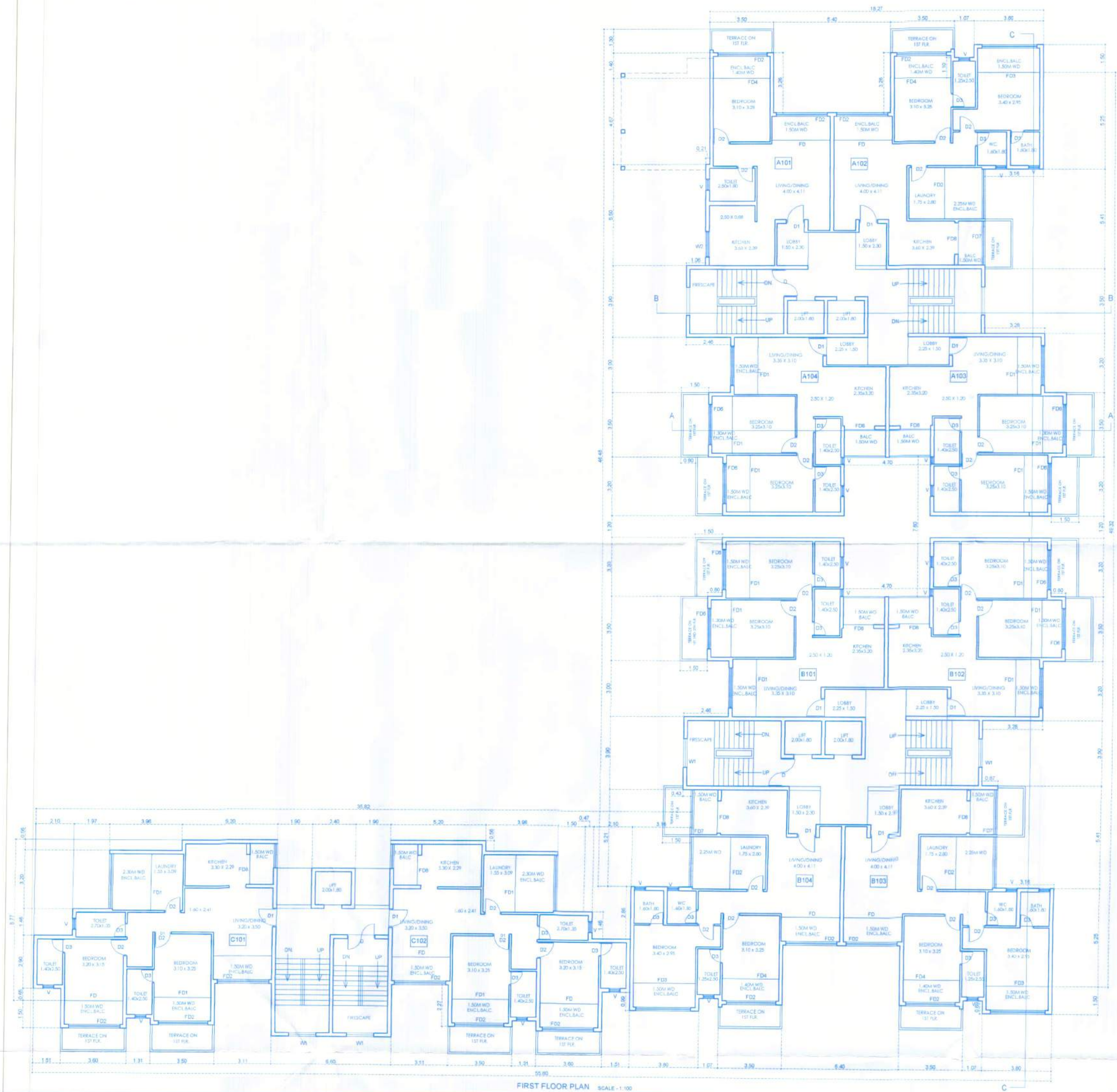
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DRG. NO. 02/06

PROPOSED RESIDENTIAL PROJECT
(COMPOUND WALL AND SWIMMING POOL)
ON AMALGAMATED PLOT BEARING
P.T. SHEET No. 122 OF CHALTA Nos 49,50 AND
PLOT BEARING P.T. SHEET No. 127 OF
CHALTA Nos 11,12,13,14 AT MARGAO,
SALCETE, GOA.

M/S ULYSIS
#201-A, SECOND FLOOR, MATHIAS PLAZA,
PANJIM - GOA 403001
PH. - 91 632 6455050

ULYSIS



Development Permission Granted
Subject to Conditions/Vide Order
No. SGPDA/P/5555/384/22.23
Dated 26/01/2022

Municipal Engineer
MARGAO MUNICIPAL COUNCIL

License issued under No. A/19/2022-25
Subject to the conditions stipulated therein

CHIEF OFFICER
MARGAO MUNICIPAL COUNCIL

Sl. No.	Room	Area (sq. m.)	Volume (cu. m.)
01	1.50x2.10	3.15	0.00
02	1.50x2.10	3.15	0.00
03	1.50x2.10	3.15	0.00
04	1.50x2.10	3.15	0.00
05	1.50x2.10	3.15	0.00
06	1.50x2.10	3.15	0.00
07	1.50x2.10	3.15	0.00
08	1.50x2.10	3.15	0.00
09	1.50x2.10	3.15	0.00
10	1.50x2.10	3.15	0.00
11	1.50x2.10	3.15	0.00
12	1.50x2.10	3.15	0.00
13	1.50x2.10	3.15	0.00
14	1.50x2.10	3.15	0.00
15	1.50x2.10	3.15	0.00
16	1.50x2.10	3.15	0.00
17	1.50x2.10	3.15	0.00
18	1.50x2.10	3.15	0.00
19	1.50x2.10	3.15	0.00
20	1.50x2.10	3.15	0.00

NOTE: ALL DIMENSIONS ARE IN MTS. AND CMS

OWNER

ARCHITECT

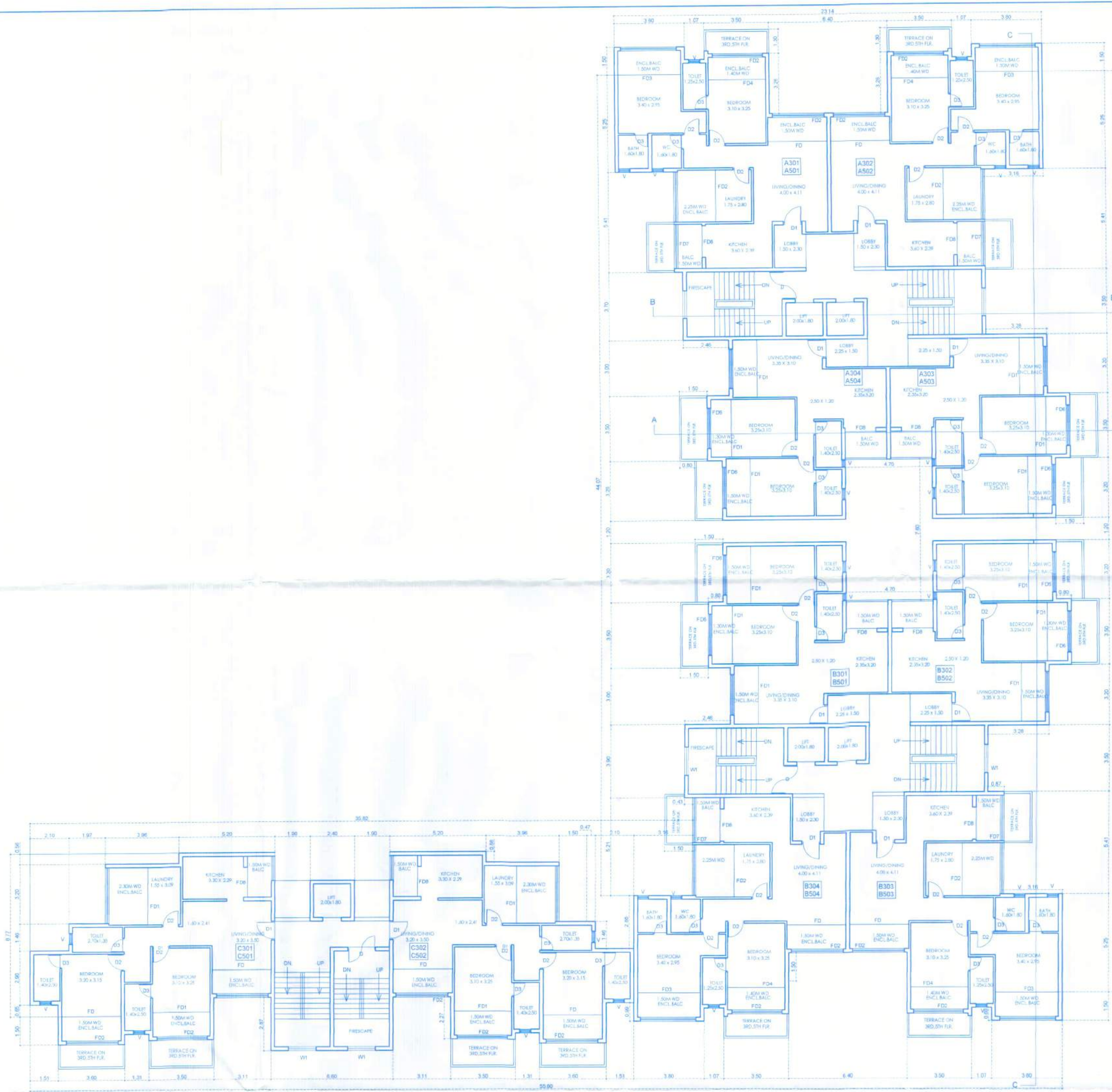
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DRG. NO. 03 / 05

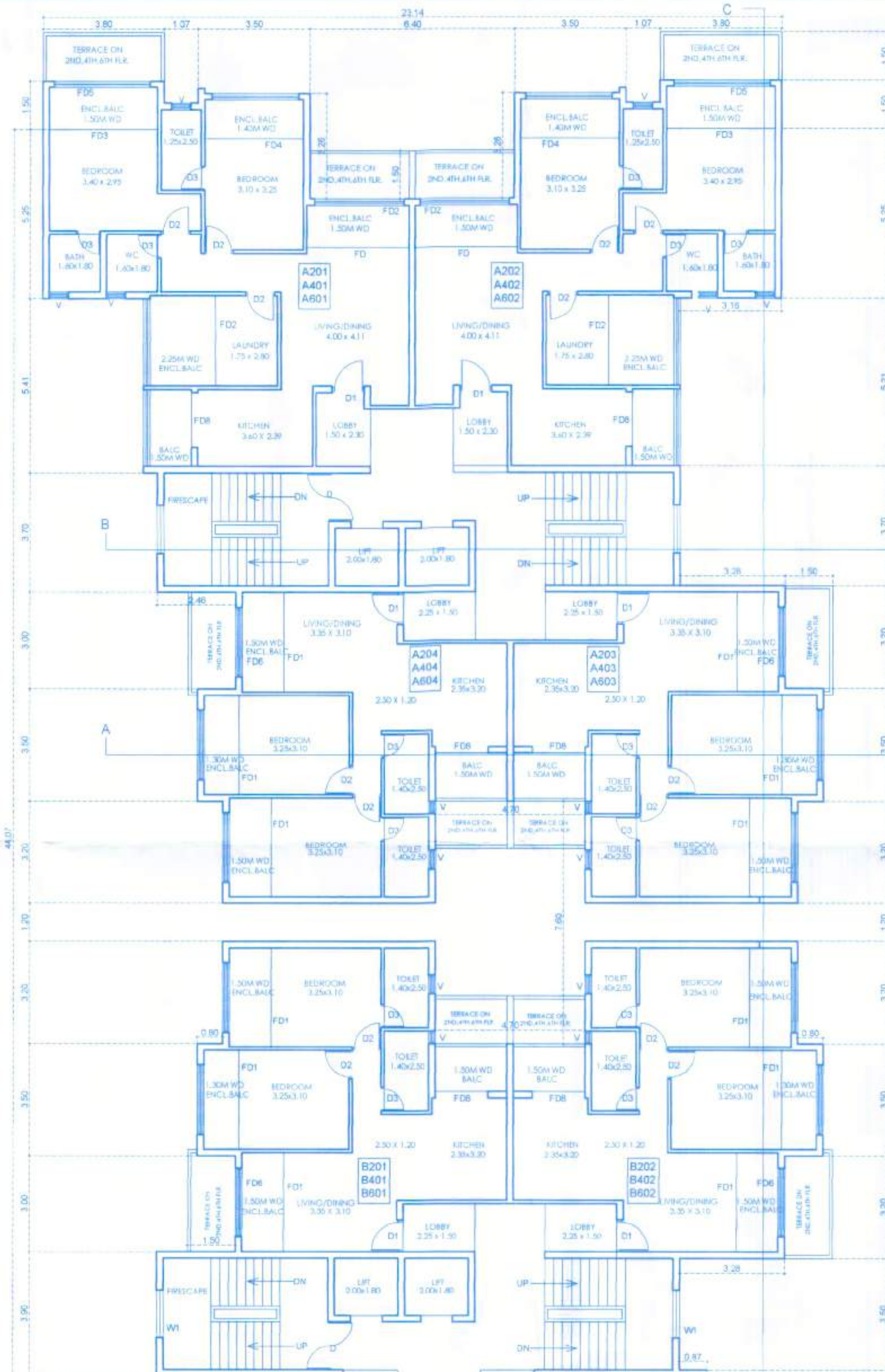
PROPOSED RESIDENTIAL PROJECT
COMPOUND WALL AND SWIMMING POOL
ON AMALGAMATED PLOT BEARING
P.T.SHEET No. 122 OF CHALTA Nos 49,50 AND
PLOT BEARING P.T.SHEET No. 127 OF
CHALTA Nos 11,12,13,14 AT MARGAO,
SALCETE, GOA.

M/S ULYSIS
#201- A, SECOND FLOOR, MATHIAS PLAZA,
PANJIM - GOA 403001
PH. - 91 832 6455050

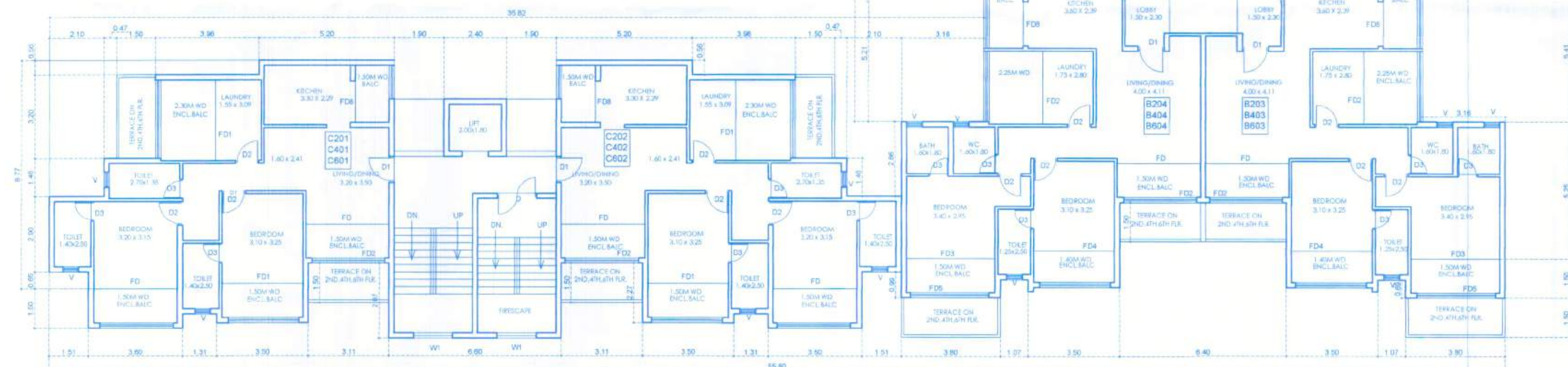
ULYSIS



TYPICAL THIRD AND FIFTH FLOOR PLAN SCALE: 1:100



TYPICAL SECOND, FOURTH & SIXTH FLOOR PLAN SCALE: 1:100



TYPICAL SECOND, FOURTH & SIXTH FLOOR PLAN SCALE: 1:100

Development Permission Granted
Subject to Conditions vide Order
No. SPT/2017/6555/124/22-23
Dated: 28/01/2022
Member Secretary 20/01/2022

License issued under No. A19/2022-23
Subject to the conditions stipulated therein.

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

SUMMARY OF ROOMS AND AREAS			
NO.	ROOM	NO.	AREA
D	1.00X2.10	W1	1.00X1.20
D1	1.00X2.10	W2	1.00X1.20
D2	0.80X2.10	W3	1.00X1.20
D3	0.80X2.10	W4	0.75X0.90
D4	3.20X2.10	V	0.50X0.90
D5	3.20X2.10		
D6	2.80X2.10		
D7	3.40X2.10		
D8	3.00X2.10		
D9	3.00X2.10		
D10	2.20X2.10		
D11	2.80X2.10		
D12	1.80X2.10		

NOTE: ALL DIMENSIONS ARE IN MTS. AND CMS.

OWNER

ARCHITECT

SCALE 1:100, 1:200, 1:500

ORG. NO. 94/06

PROPOSED RESIDENTIAL PROJECT

COMPOUND WALL AND SWIMMING POOL

ON AMALGAMATED PLOT BEARING

P.T. SHEET No. 122 OF CHALTA Nos 49,50 AND

PLOT BEARING P.T. SHEET No. 127 OF

CHALTA Nos 11,12,13,14 AT MARGAO,

SALCETTE, GOA.

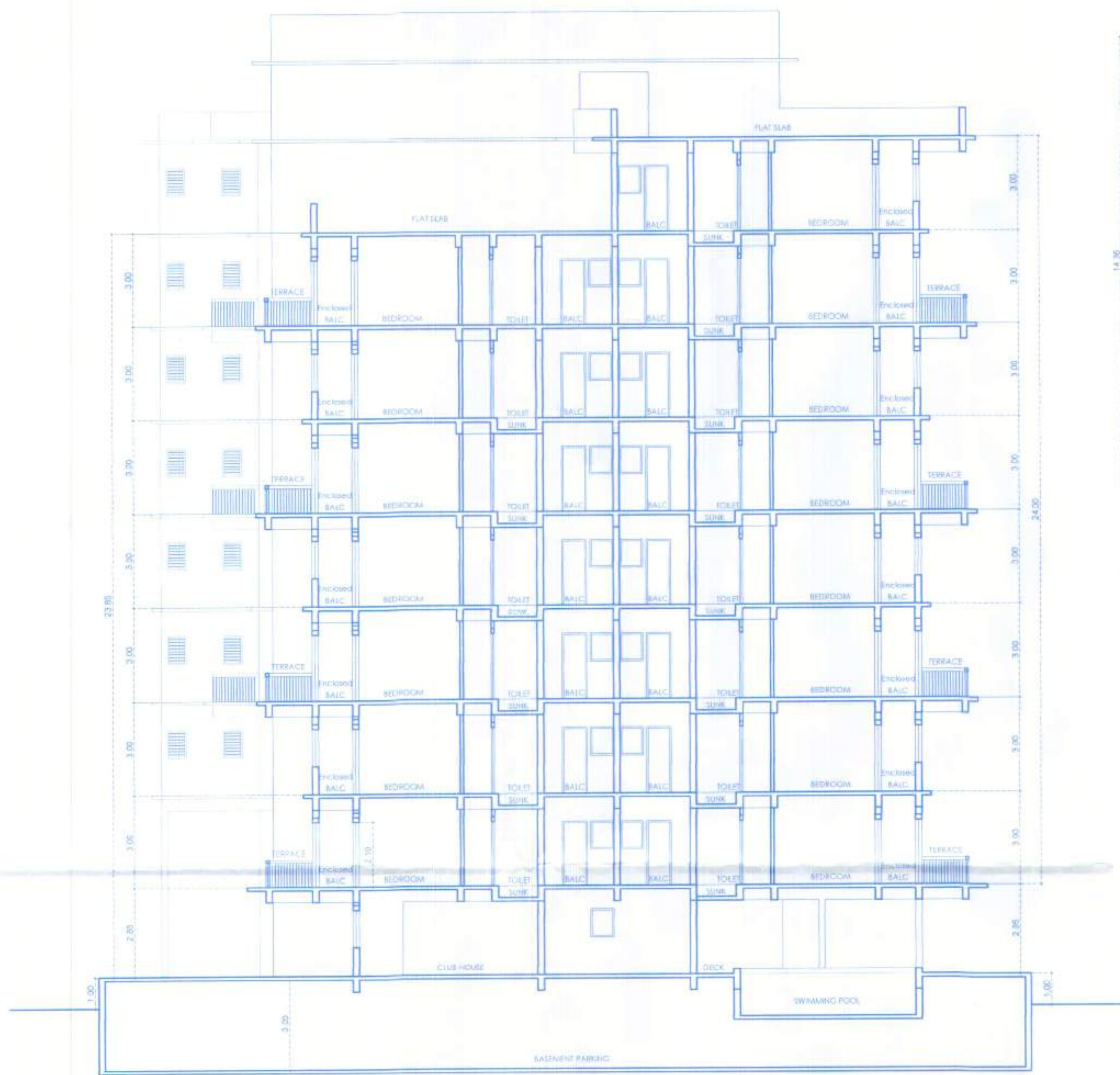
M/S ULYSIS

#201- A, SECOND FLOOR, MATHIAS PLAZA,

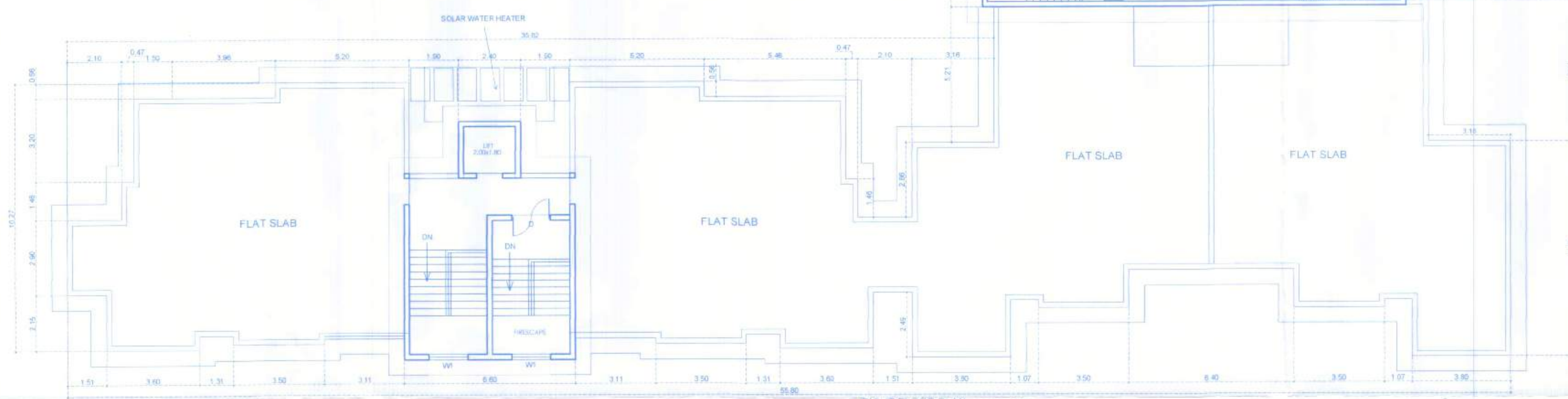
PANJIM - GOA 403001

PH. - 91 832 6455050

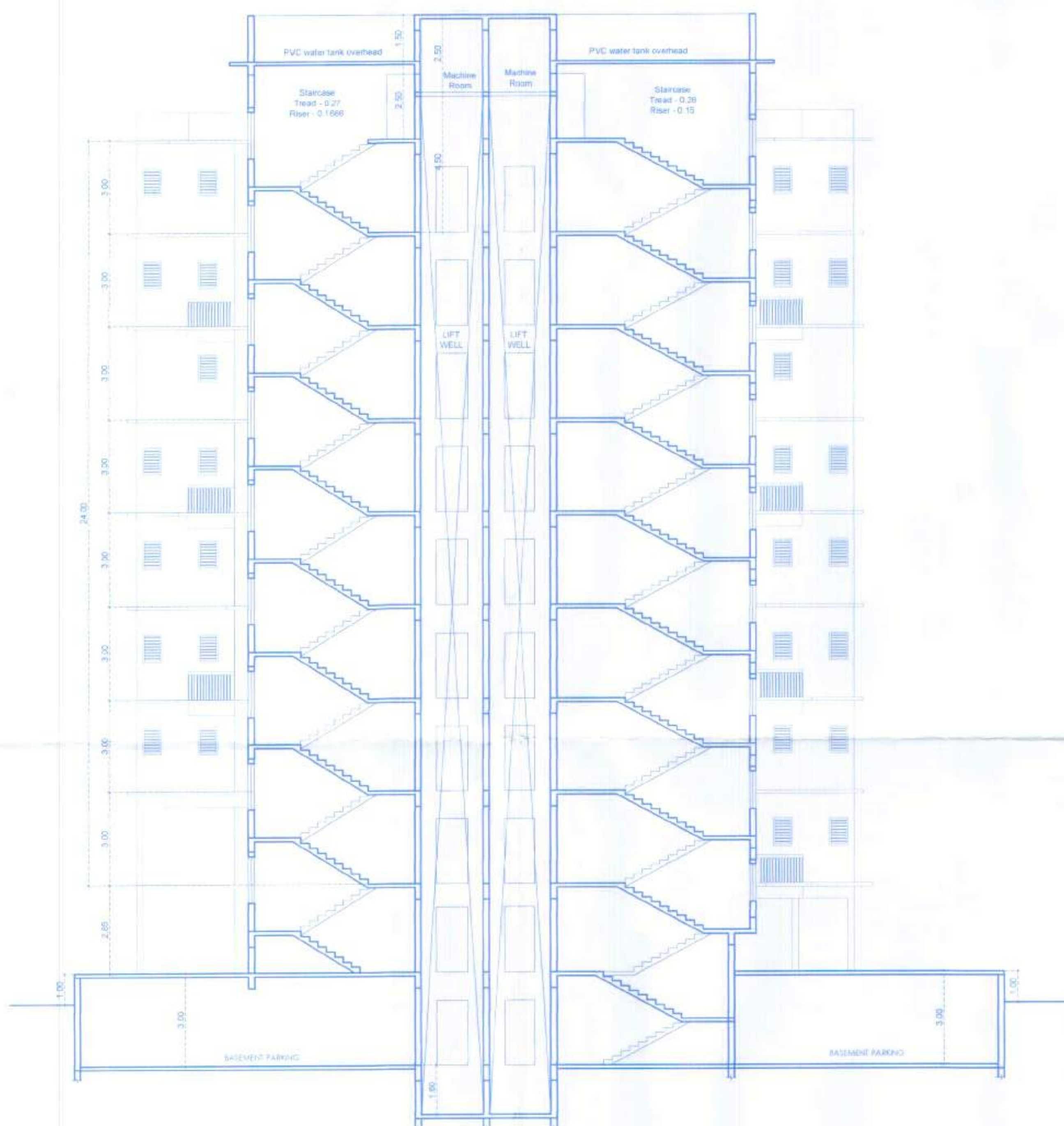
ULYSIS



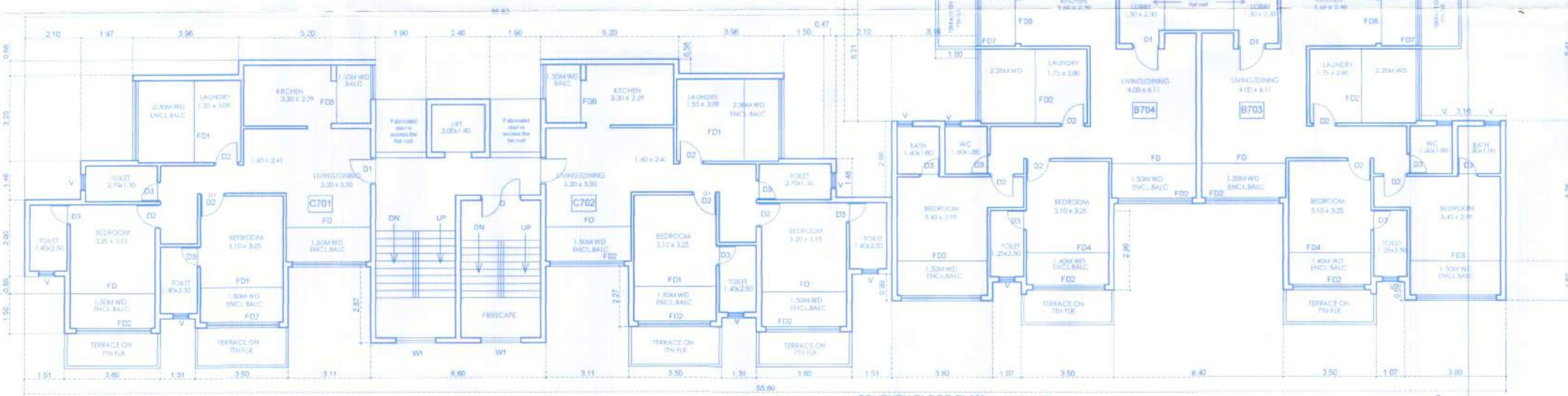
SECTION AT AA SCALE: 1/100



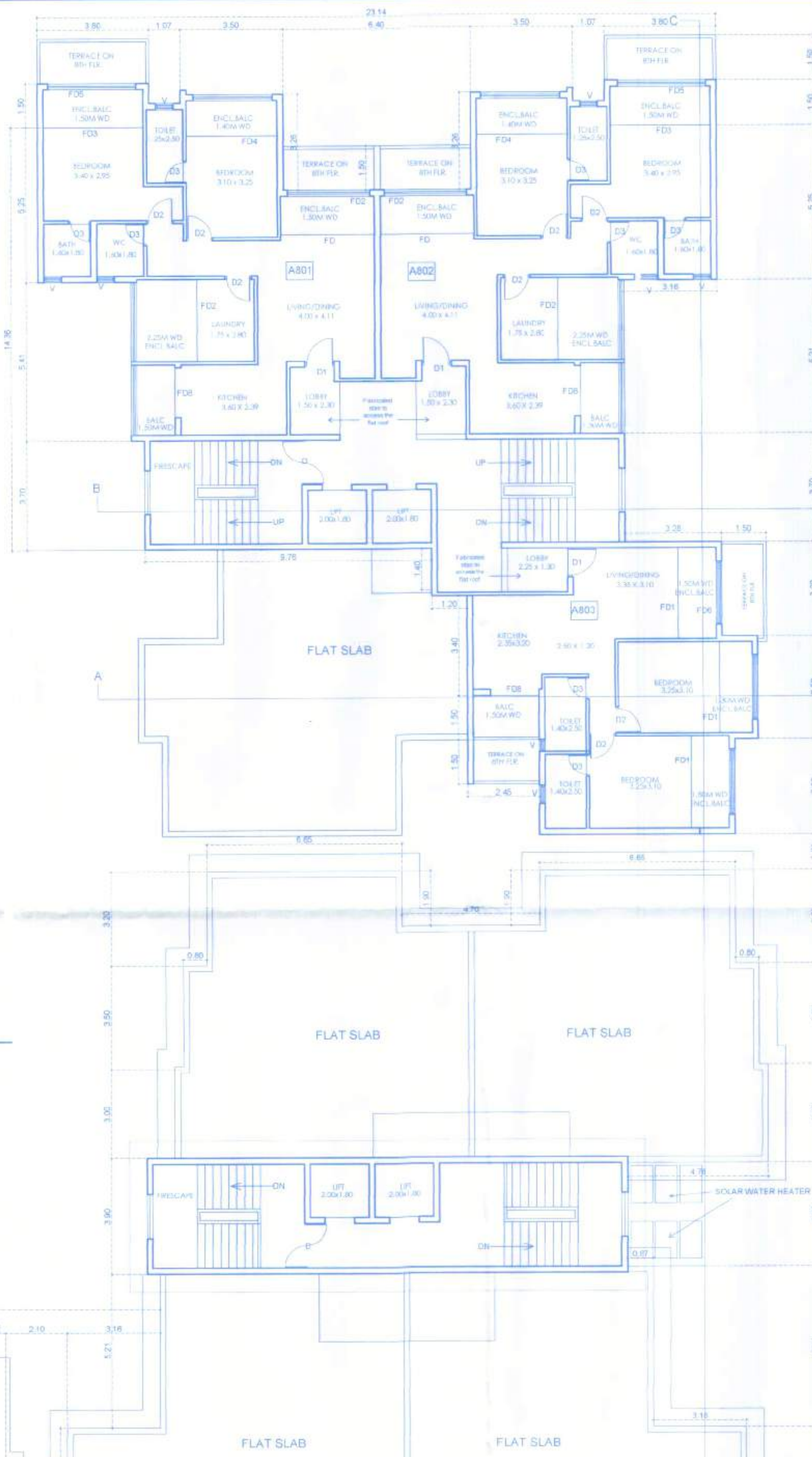
EIGHT FLOOR PLAN SCALE: 1/100



SECTION AT BB SCALE: 1/100



SEVENTH FLOOR PLAN SCALE: 1/100



FLAT SLAB

FLAT SLAB

Development Permission Granted
Subject To Conditions Vide Order
No. SGPDA/PL/555/122/23
Dated 26/09/2022
Member Secretary 20/06/2022

License issued under No. 119/2022-23
Subject to the conditions stipulated therein

CHIEF OFFICER
MARGAO MUNICIPAL COUNCIL

SCHEDULE OF SETBACKS			
Nos.	Size	Nos.	Size
D1	1.50x2.10	W1	1.50x1.50
D2	1.10x2.10	W2	1.40x0.90
D3	0.90x2.10	W3	1.10x0.90
D4	0.90x1.50	W4	0.70x0.90
D5	0.90x1.50	W5	0.60x0.90
D6	0.90x1.50	W6	0.60x0.90
D7	0.90x1.50	W7	0.60x0.90
D8	0.90x1.50	W8	0.60x0.90
D9	0.90x1.50	W9	0.60x0.90
D10	0.90x1.50	W10	0.60x0.90
D11	0.90x1.50	W11	0.60x0.90
D12	0.90x1.50	W12	0.60x0.90
D13	0.90x1.50	W13	0.60x0.90
D14	0.90x1.50	W14	0.60x0.90
D15	0.90x1.50	W15	0.60x0.90
D16	0.90x1.50	W16	0.60x0.90
D17	0.90x1.50	W17	0.60x0.90
D18	0.90x1.50	W18	0.60x0.90
D19	0.90x1.50	W19	0.60x0.90
D20	0.90x1.50	W20	0.60x0.90

NOTE: ALL DIMENSIONS ARE IN MTS. AND CMS

OWNER

ARCHITECT

Mr. SUDHAKAR P. LALME
201-A, BASTIA PLAZA
PANJIM - GOA 403001
Reg. No. 189/2021/2015

SCALE: 1/100, 1/200, 1/500 DRG. NO. 05/06

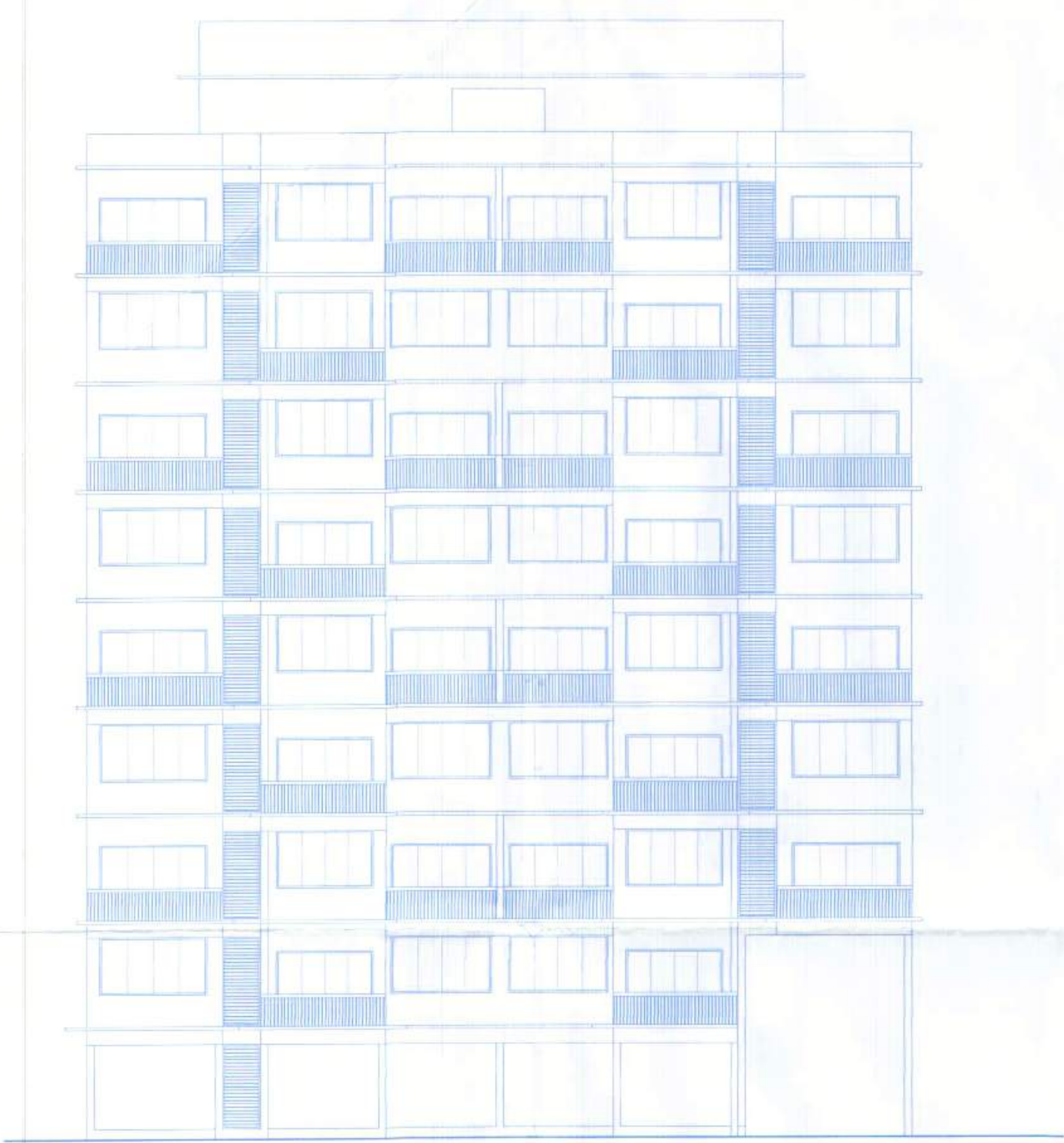
PROPOSED RESIDENTIAL PROJECT
COMPOUND WALL AND SWIMMING POOL
ON AMALGAMATED PLOT BEARING
P.T. SHEET No. 122 OF CHALTA Nos. 49.50 AND
PLOT BEARING P.T. SHEET No. 127 OF
CHALTA Nos. 11, 12, 13, 14 AT MARGAO,
SALCETE, GOA.

M/S ULYSIS
#201-A, SECOND FLOOR, MATHIAS PLAZA,
PANJIM - GOA 403001
PH. - 91 832 6455050

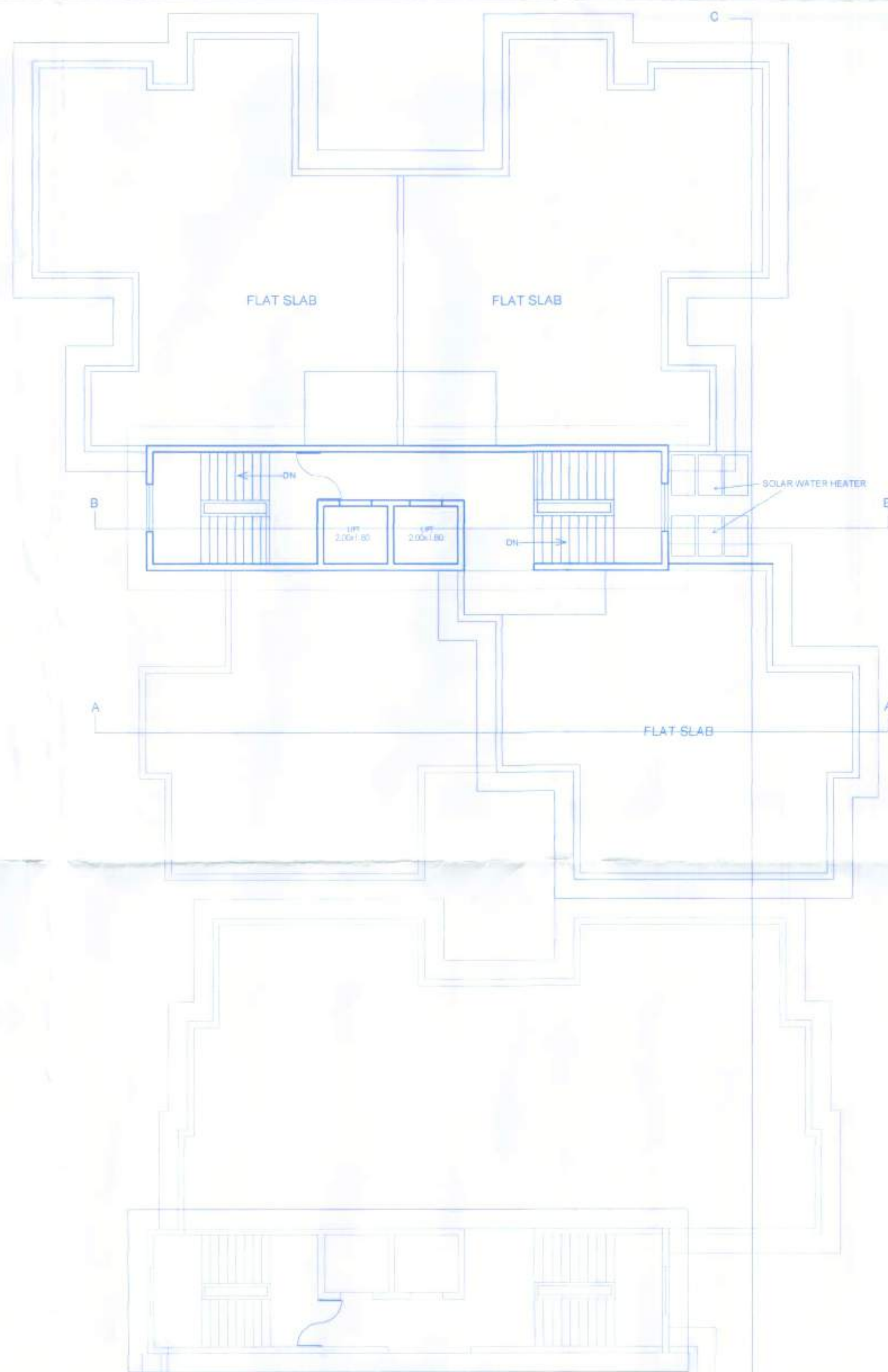
ULYSIS



SECTION AT CC SCALE 1:100



ELEVATION SCALE 1:100



ROOF PLAN SCALE 1:100

Development Permission Granted
Subject To Conditions Visa Order
No. SGPDA/P/1633/2022-23
Dated 10/06/2022
Member Secretary

Licence issued under No. A/19/2022-23
Order 20/06/2022
Subject to the conditions stipulated therein

CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

NOTE - ALL DIMENSIONS ARE IN MTS. AND CMS.

OWNER

ARCHITECT

MR. SUDHAKAR D. NAIK
REG. NO. 403/2010
REG. NO. AR/002720/10

Municipal Engineer
MARGAO MUNICIPAL COUNCIL

SCALE 1:100 1:200 1:500 DRG NO. 06/06

PROPOSED RESIDENTIAL PROJECT
, COMPOUND WALL AND SWIMMING POOL
ON AMALGAMATED PLOT BEARING
P.T.SHEET No. 122 OF CHALTA Nos 49,50 AND
PLOT BEARING P.T.SHEET No. 127 OF
CHALTA Nos 11,12,13,14 AT MARGAO,
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ULYSIS