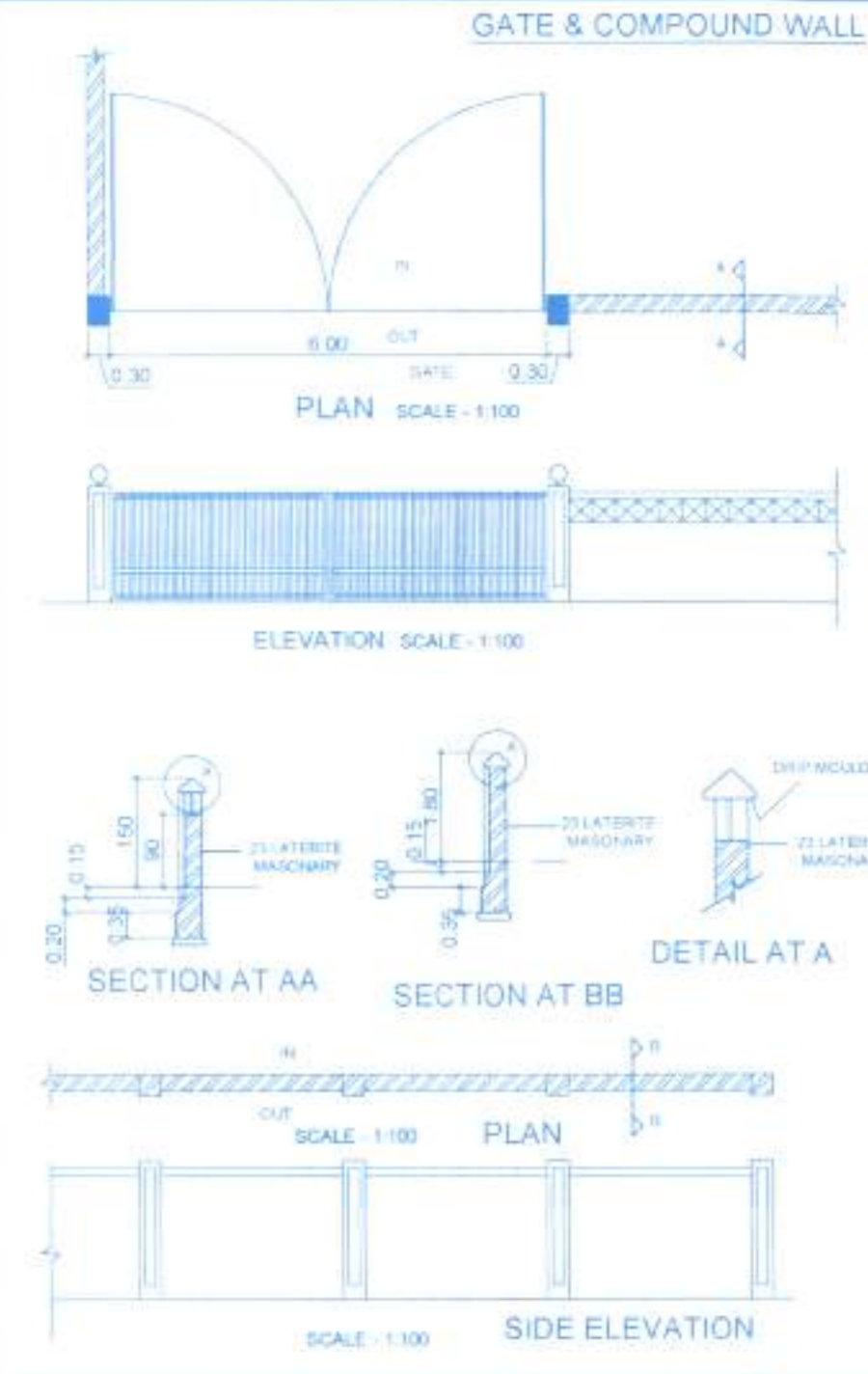




Approved With Condition Vide
L. No: TP/9235/CAN/TP/24/913
dt 09/11/24

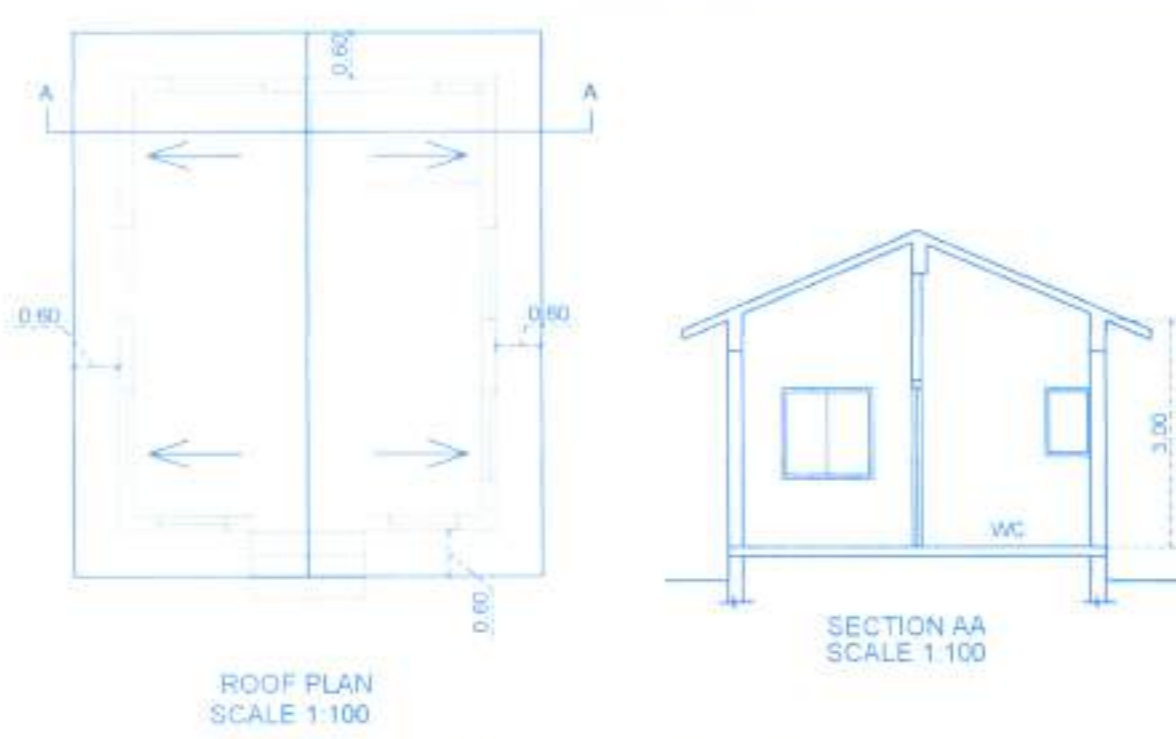
Atman
09/11/2024

Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa, Mapusa

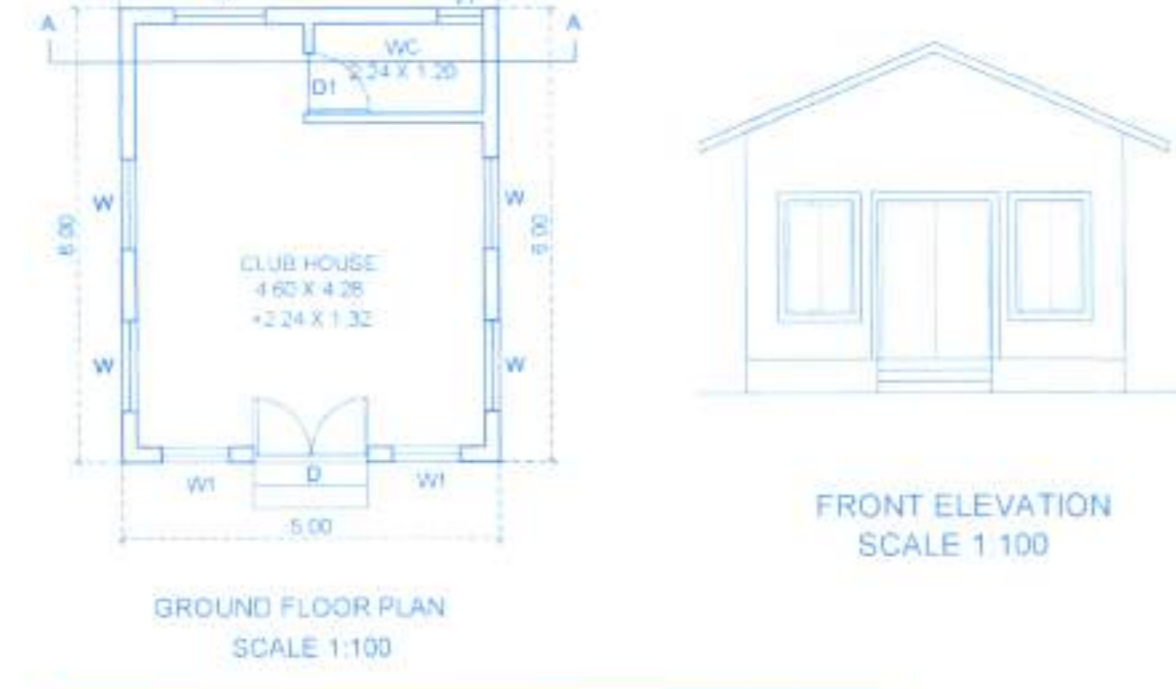


PARKING DETAILS FOR PROPOSED BUILDING					
BUILDING	FLOOR AREA	USE	UNIT	PARKING REQD	PARKING PROV
BUILDING (A)	UP TO 75 SQM	RESIDENTIAL	1BHK 48 Nos	1.00 X 4.00 48 NOS	
BUILDING (B)	UP TO 75 SQM	RESIDENTIAL	1BHK 24 Nos	1 X 2+ 24 NOS	
BUILDING (C)	UP TO 75 SQM	RESIDENTIAL	1BHK 24 Nos	1 X 2+ 24 NOS	
TOTAL				68 NOS	68 NOS

ADDITIONAL FLOOR AREAS FREE OF FAR		
Add @ 7.5% of FL Area = 3505.60.00 X 7.5% = 262.92 sqm		
AREA UTILISED	TELECOM ROOM	16.94 sqm
	WALK IN ROOM	5.43 sqm
	ENTRANCE LOBBY	180.94 sqm
	CLUB HOUSE	30.00 sqm
		213.01 sqm



SCHEDULES OF DOOR & WINDOW			
D	1.50 X 2.10	W	1.20 X 1.50
D1	0.80 X 2.10	W1	0.90 X 1.50
		V1	0.60 X 0.90



Built Up Area - Stilt area
6686.68 - 889.56 = 5797.12m²

Built Up Area For Infrastructure Tax = 5797.12m²

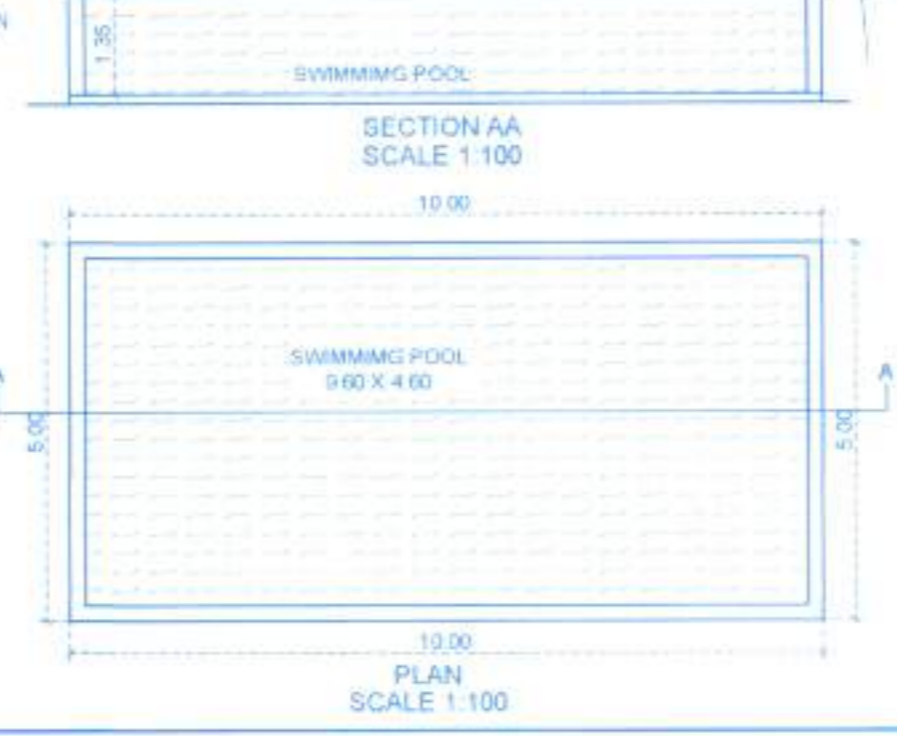
AREA STATEMENT	
PLOT AREA	4425.00 M ²
AREA IN RW	110.25 M ²
EFFECTIVE PLOT AREA	4314.75 M ²
COVERED AREA	1080.26 M ²
PERMISSIBLE COVERAGE @ 40%	1725.90 M ²
COVERAGE CONSUMED	25.03 %
BLOCK A	
B.U.A. ON STILT FLOOR	538.01 M ²
B.U.A. ON GROUND FLOOR	700.69 M ²
B.U.A. ON FIRST FLOOR	734.49 M ²
B.U.A. ON SECOND FLOOR	700.69 M ²
B.U.A. ON THIRD FLOOR	734.49 M ²
	3408.37 M ²
BLOCK B	
B.U.A. ON STILT FLOOR	250.63 M ²
B.U.A. ON GROUND FLOOR	347.68 M ²
B.U.A. ON FIRST FLOOR	337.12 M ²
B.U.A. ON SECOND FLOOR	347.68 M ²
B.U.A. ON THIRD FLOOR	337.12 M ²
	1620.23 M ²
BLOCK C	
B.U.A. ON STILT FLOOR	261.62 M ²
B.U.A. ON GROUND FLOOR	342.05 M ²
B.U.A. ON FIRST FLOOR	316.18 M ²
B.U.A. ON SECOND FLOOR	342.05 M ²
B.U.A. ON THIRD FLOOR	316.18 M ²
	1578.08 M ²
CLUB HOUSE	
B.U.A. ON GROUND FLOOR	30.00 M ²
SWIMMING POOL	50.00 M ²
TOTAL B.U.A.	= 6686.68 M²
BLOCK A	
FLOOR AREA ON STILT FLOOR	2.88 M ²
FLOOR AREA ON UPPER GROUND FLOOR	446.34 M ²
FLOOR AREA ON FIRST FLOOR	446.34 M ²
FLOOR AREA ON SECOND FLOOR	446.34 M ²
FLOOR AREA ON THIRD FLOOR	446.34 M ²
	1788.24 M ²
BLOCK B	
FLOOR AREA ON STILT FLOOR	2.88 M ²
FLOOR AREA ON UPPER GROUND FLOOR	220.35 M ²
FLOOR AREA ON FIRST FLOOR	220.35 M ²
FLOOR AREA ON SECOND FLOOR	220.35 M ²
FLOOR AREA ON THIRD FLOOR	220.35 M ²
	884.28 M ²
BLOCK C	
FLOOR AREA ON STILT FLOOR	1.44 M ²
FLOOR AREA ON UPPER GROUND FLOOR	207.91 M ²
FLOOR AREA ON FIRST FLOOR	207.91 M ²
FLOOR AREA ON SECOND FLOOR	207.91 M ²
FLOOR AREA ON THIRD FLOOR	207.91 M ²
	833.08 M ²
TOTAL FLOOR AREA	3505.60M²
F.A.R. PERMISSIBLE @ 80%	3540.00 M ²
F.A.R. CONSUMED	79.23 %
7.5% FREE F.A.R. PERMISSIBLE	262.92M ²
OPEN SPACE REQUIRED	647.21M ²
OPEN SPACE PROVIDED	661.58M ²
LENGTH OF COMPOUND WALL	421.88RN. MT
EXISTING STRUCTURE TO BE DEMOLISHED	90.23M ²
DATE - 25/09/2023	01/04
NOTE : ALL DIMENSION ARE IN CMS. & MTS.	
ARCHITECT	
AR. SIDDHANTH D. NAIK 201 - A, MATHIAS PLAZA PANJIM - GOA 403 001 Reg. No : AR/0027/2011	
OWNER - M/s Devashri Nirman LLP	
PROPOSED RESIDENTIAL BUILDING BLOCK A, BLOCK B, BLOCK C, CLUB HOUSE, SWIMMING POOL AND COMPOUND WALL ON AMALGAMATED PLOT BEARING SURVEY NO:-24-B AND 41/D AT CANDOLIM VILLAGE BARDEZ TALUKA, GOA.	
SCALE - 1:100 & 1:500	
M/S ULYSIS ARCHITECTURAL INTERIOR & LANDSCAPE CONSULTANTS # 201 - A, SECOND FLOOR, MATHIAS PLAZA, PANJIM - GOA 403001 PH. - 91 832 2421950	

CALCULATION FOR SEWAGE TREATMENT PLANT AND WASTE MANAGEMENT

S No.	BLDG.	No. OF PERSONS
1)	BLOCK - A	40x2 = 80 Nos
2)	BLOCK - B	24x2 = 48 Nos
3)	BLOCK - C	24x2 = 48 Nos
4)	CLUB HOUSE	STAFF = 02 Nos.
TOTAL		178 Nos.

	TOTAL REQUIREMENT	PROVISION PROPOSED
SEWAGE TREATMENT PLANT	178X135 Litres/ Person = 24030 Litres = 25M ³ volume	5 CM X 3.0M X 2 M D 30.00 m ³ VOLUME
SOLID WASTE VERMI COMPOSTING UNIT	178X300 Gms/ Person = 53400 Gms. = 54 Kgs/day = 0.027 m ³ volume (@ 2 Tanneshr) Total volume = 0.027x365days = 0.91 m ³	2.00 m ³ volume

RAIN WATER HARVESTING TANK CAP.		
BLOCK A	2 PERSONS/ 1 BED UNIT x (40) 2BHK = 80 x 200 Ltr. /per. = 16000 Litres	REQUIRED = 16000 Litres
BLOCK B	2 PERSONS/ 1 BED UNIT x (24) 2BHK = 48 x 200 Ltr. /per. = 9600 Litres	REQUIRED = 9600 Litres
BLOCK C	2 PERSONS/ 1 BED UNIT x (24) 2BHK = 48 x 200 Ltr. /per. = 9600 Litres	REQUIRED = 9600 Litres
TOTAL	TANK CAPACITY 5.5 X 3 X 2.5 = 41.25	REQUIRED = 35200 Litres PROVIDED = 41250 Litres

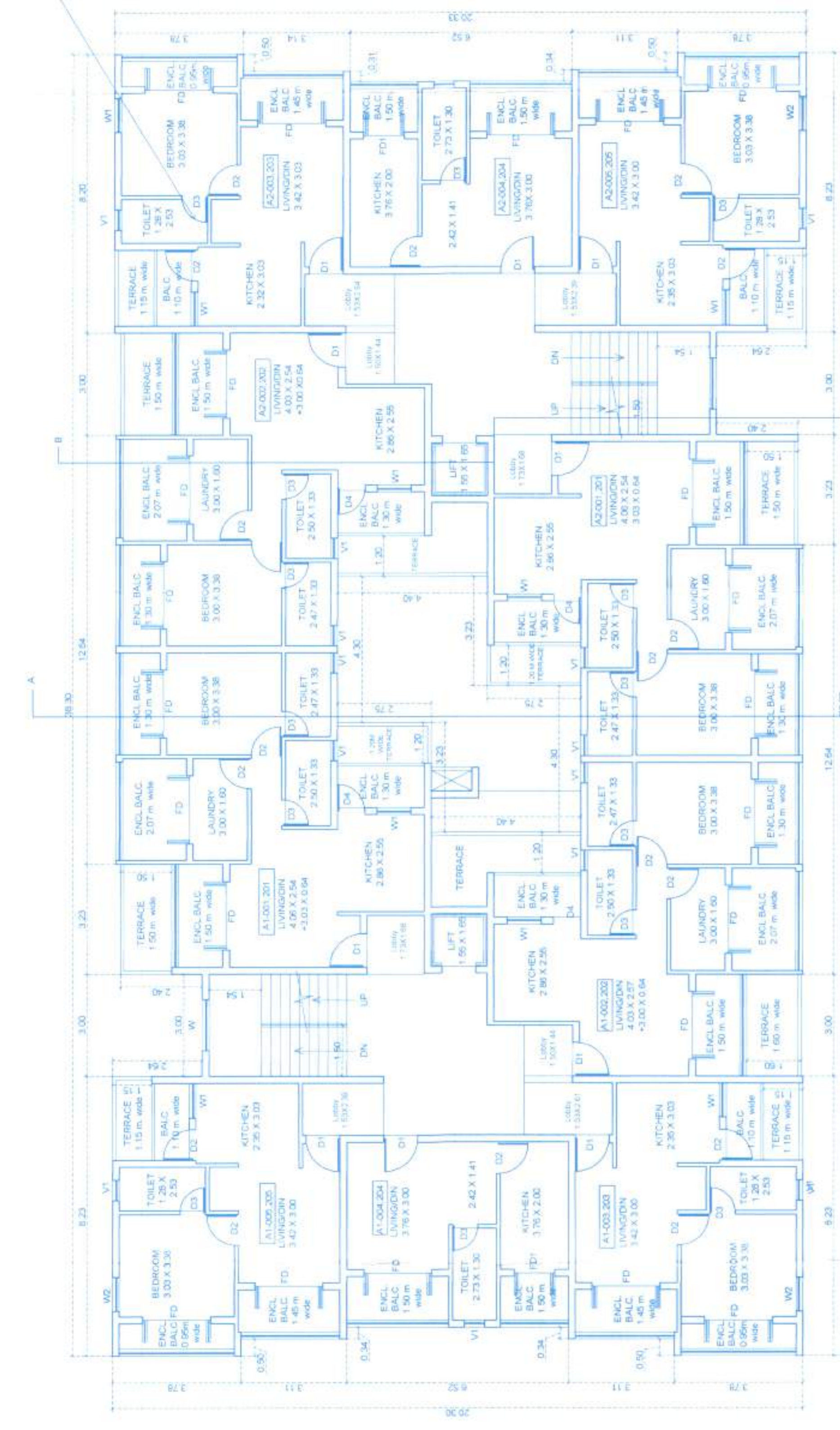


NO. OF APARTMENTS	
BLOCK - A	
1BHK + LAUNDRY	16Nos
1BHK	16Nos
STUDIO	8Nos
BLOCK - B	
1BHK + LAUNDRY	16Nos
STUDIO	8Nos
BLOCK - C	
1BHK + LAUNDRY	16Nos
STUDIO	8Nos

AREA DETAILS FLOOR-WISE										
FLOOR REFERENCE	USE	TOTAL B.U.A. (M ²)	AREAS FREE FROM FAR (M ²)					7.5% OF FLOOR AREA Club house / Lobby / Telecom Room	NET FLOOR AREA (M ²)	FAR (%)
			SWIMMING POOL	BALCONY VERANDAH	STILT/ FLOORS	STAIRCASE / LIFT	OPEN TERRACE			
BLOCK A										
STILT FLOOR	PARKING	538.01			458.43	59.76		16.94	2.88	0.06
UPPER GR. FLOOR	RESIDENTIAL	700.69		126.27		50.49	50.65	25.91	446.34	10.09
FIRST FLOOR	RESIDENTIAL	734.49		126.27		50.49	84.48	25.91	446.34	10.09
SECOND FLOOR	RESIDENTIAL	700.69		126.27		50.49	50.68	25.91	446.34	10.09
THIRD FLOOR	RESIDENTIAL	734.49		126.27		50.49	84.48	25.91	446.34	10.09
BLOCK B										
STILT FLOOR	PARKING	250.63			208.74	36.43		2.58	2.88	0.06
UPPER GR. FLOOR	RESIDENTIAL	347.68		65.60		29.16	32.57		220.35	4.98
FIRST FLOOR	RESIDENTIAL	337.12		65.60		29.16	22.01		220.35	4.98
SECOND FLOOR	RESIDENTIAL	347.68		65.60		29.16	32.57		220.35	4.98
THIRD FLOOR	RESIDENTIAL	337.12		65.60		29.16	22.01		220.35	4.98
BLOCK C										
STILT FLOOR	PARKING	261.62			222.39	34.94		2.85	1.44	0.03
UPPER GR. FLOOR	RESIDENTIAL	342.05		51.91		32.27	36.71	13.25	207.91	4.70
FIRST FLOOR	RESIDENTIAL	316.18		51.91		32.27	10.84	13.25	207.91	4.70
SECOND FLOOR	RESIDENTIAL	342.05		51.91		32.27	36.71	13.25	207.91	4.70
THIRD FLOOR	RESIDENTIAL	316.18		51.91		32.27	10.84	13.25	207.91	4.70
CLUB HOUSE										
GROUND FLOOR	RESIDENTIAL	30.00							30.00	
SWIMMING POOL										
GROUND	RESIDENTIAL	50.00	50.00							
TOTAL		6686.68	50.00	975.12	889.56	578.81	474.58	213.01	3505.60	79.23

SOLAR WATER HEATER / SOLAR ENERGY CAPTUREING SYSTEM CALCULATION					
S No.	BLDG.	No. OF PERSONS	HOT WATER REQUIREMENT	TOTAL REQUIREMENT	PROVISION PROPOSED
1)	BLOCK - A	40x2 = 80 Nos.	80 Persons @ 10 litres / person = 800 litres	800 Litres	1000 Litres
2)	BLOCK - B	24x2 = 48 Nos.	48 Persons @ 10 litres / person = 480 litres	480 Litres	800 Litres
3)	BLOCK - C	24x2 = 48 Nos.	48 Persons @ 10 litres / person = 480 litres	480 Litres	800 Litres

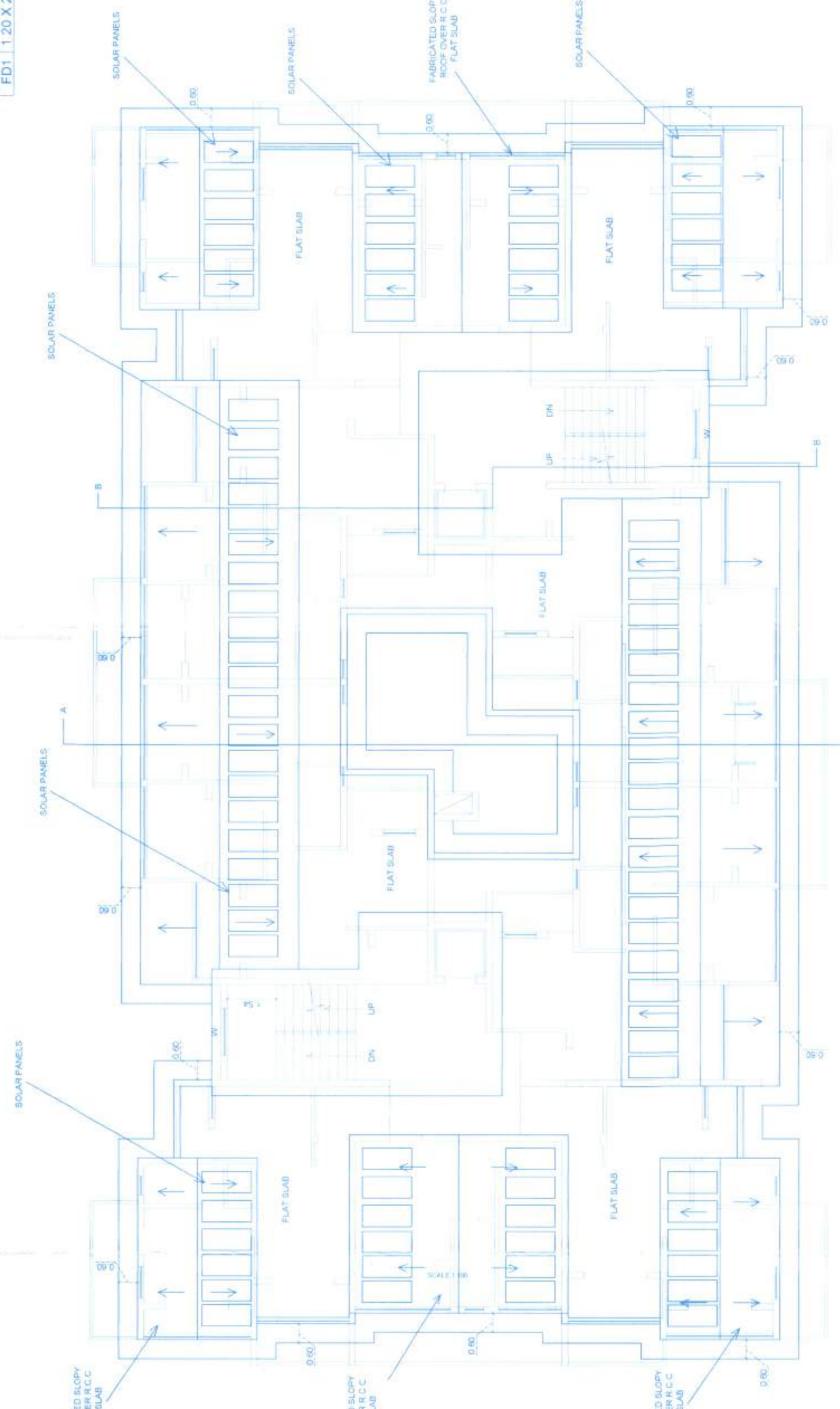
APPOINTMENT SCHEDULES WITH DIMENSIONS AND WEIGHTS
 1. Slab thickness 150mm
 2. Wall thickness 200mm
 3. Column diameter 150mm
 4. Column spacing 3000mm
 5. Beam depth 200mm
 6. Beam spacing 3000mm
 7. Floor finish 100mm
 8. Ceiling height 2.40m
 9. Stair width 1000mm
 10. Stair rise 150mm
 11. Stair run 300mm
 12. Handrail height 900mm
 13. Balustrade height 1050mm
 14. Glass panel height 1800mm
 15. Glass panel width 1000mm
 16. Glass panel thickness 12mm
 17. Glass panel weight 15kg/m²
 18. Glass panel area 10.00m²
 19. Glass panel volume 0.15m³
 20. Glass panel cost 150.00



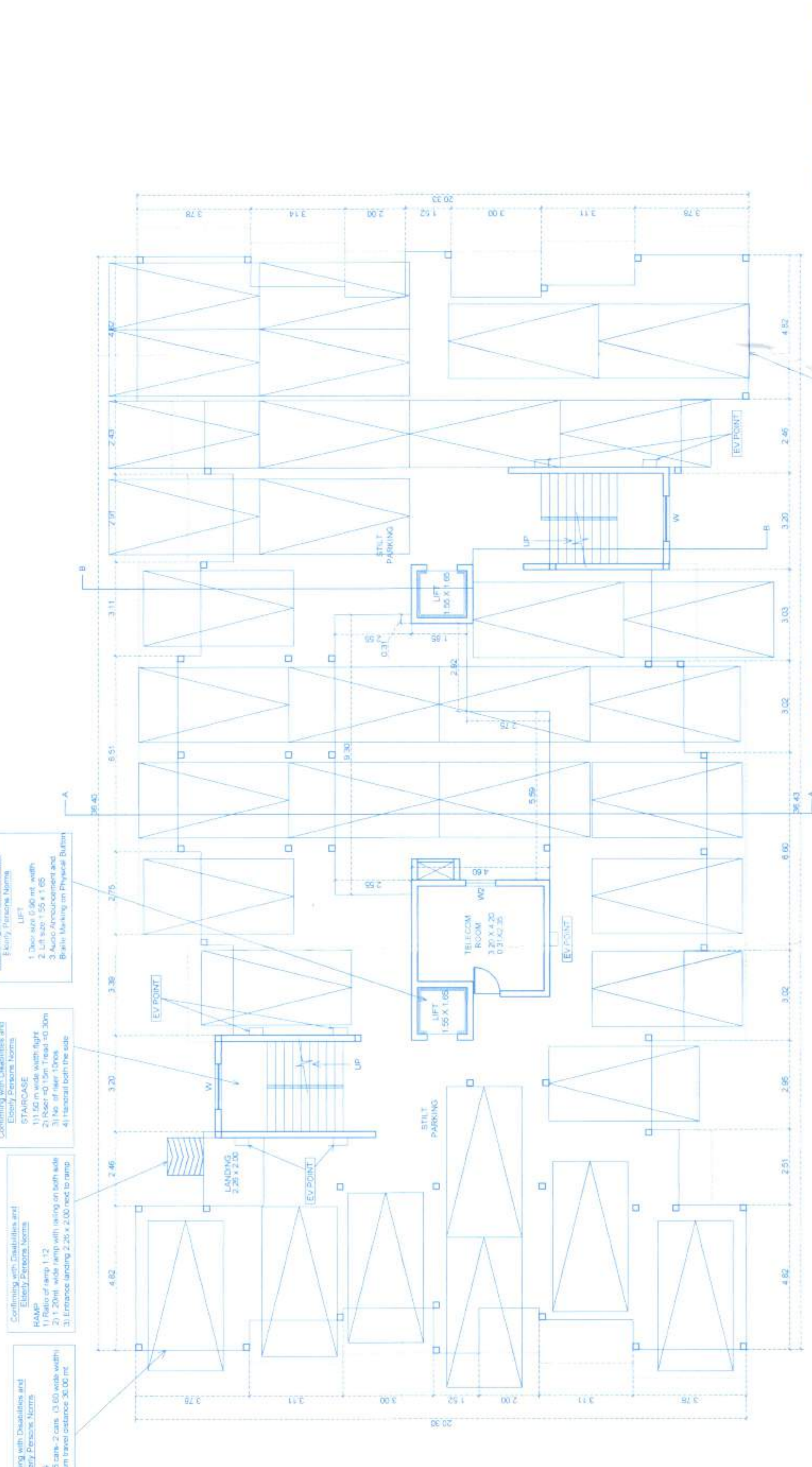
(BLOCK - A)

SCHEDULES OF DOORS & WINDOWS	
D1	1.00 X 2.10 W 1.50 X 1.20
D2	0.90 X 2.10 W 1.00 X 0.90
D3	0.90 X 2.10 W 1.00 X 0.90
D4	0.90 X 2.10 W 1.00 X 0.90
D5	0.90 X 2.10 W 1.00 X 0.90
D6	0.90 X 2.10 W 1.00 X 0.90
D7	0.90 X 2.10 W 1.00 X 0.90
D8	0.90 X 2.10 W 1.00 X 0.90
D9	0.90 X 2.10 W 1.00 X 0.90
D10	0.90 X 2.10 W 1.00 X 0.90
D11	0.90 X 2.10 W 1.00 X 0.90
D12	0.90 X 2.10 W 1.00 X 0.90
D13	0.90 X 2.10 W 1.00 X 0.90
D14	0.90 X 2.10 W 1.00 X 0.90
D15	0.90 X 2.10 W 1.00 X 0.90
D16	0.90 X 2.10 W 1.00 X 0.90
D17	0.90 X 2.10 W 1.00 X 0.90
D18	0.90 X 2.10 W 1.00 X 0.90
D19	0.90 X 2.10 W 1.00 X 0.90
D20	0.90 X 2.10 W 1.00 X 0.90
D21	0.90 X 2.10 W 1.00 X 0.90
D22	0.90 X 2.10 W 1.00 X 0.90
D23	0.90 X 2.10 W 1.00 X 0.90
D24	0.90 X 2.10 W 1.00 X 0.90
D25	0.90 X 2.10 W 1.00 X 0.90
D26	0.90 X 2.10 W 1.00 X 0.90
D27	0.90 X 2.10 W 1.00 X 0.90
D28	0.90 X 2.10 W 1.00 X 0.90
D29	0.90 X 2.10 W 1.00 X 0.90
D30	0.90 X 2.10 W 1.00 X 0.90
D31	0.90 X 2.10 W 1.00 X 0.90
D32	0.90 X 2.10 W 1.00 X 0.90
D33	0.90 X 2.10 W 1.00 X 0.90
D34	0.90 X 2.10 W 1.00 X 0.90
D35	0.90 X 2.10 W 1.00 X 0.90
D36	0.90 X 2.10 W 1.00 X 0.90
D37	0.90 X 2.10 W 1.00 X 0.90
D38	0.90 X 2.10 W 1.00 X 0.90
D39	0.90 X 2.10 W 1.00 X 0.90
D40	0.90 X 2.10 W 1.00 X 0.90
D41	0.90 X 2.10 W 1.00 X 0.90
D42	0.90 X 2.10 W 1.00 X 0.90
D43	0.90 X 2.10 W 1.00 X 0.90
D44	0.90 X 2.10 W 1.00 X 0.90
D45	0.90 X 2.10 W 1.00 X 0.90
D46	0.90 X 2.10 W 1.00 X 0.90
D47	0.90 X 2.10 W 1.00 X 0.90
D48	0.90 X 2.10 W 1.00 X 0.90
D49	0.90 X 2.10 W 1.00 X 0.90
D50	0.90 X 2.10 W 1.00 X 0.90
D51	0.90 X 2.10 W 1.00 X 0.90
D52	0.90 X 2.10 W 1.00 X 0.90
D53	0.90 X 2.10 W 1.00 X 0.90
D54	0.90 X 2.10 W 1.00 X 0.90
D55	0.90 X 2.10 W 1.00 X 0.90
D56	0.90 X 2.10 W 1.00 X 0.90
D57	0.90 X 2.10 W 1.00 X 0.90
D58	0.90 X 2.10 W 1.00 X 0.90
D59	0.90 X 2.10 W 1.00 X 0.90
D60	0.90 X 2.10 W 1.00 X 0.90
D61	0.90 X 2.10 W 1.00 X 0.90
D62	0.90 X 2.10 W 1.00 X 0.90
D63	0.90 X 2.10 W 1.00 X 0.90
D64	0.90 X 2.10 W 1.00 X 0.90
D65	0.90 X 2.10 W 1.00 X 0.90
D66	0.90 X 2.10 W 1.00 X 0.90
D67	0.90 X 2.10 W 1.00 X 0.90
D68	0.90 X 2.10 W 1.00 X 0.90
D69	0.90 X 2.10 W 1.00 X 0.90
D70	0.90 X 2.10 W 1.00 X 0.90
D71	0.90 X 2.10 W 1.00 X 0.90
D72	0.90 X 2.10 W 1.00 X 0.90
D73	0.90 X 2.10 W 1.00 X 0.90
D74	0.90 X 2.10 W 1.00 X 0.90
D75	0.90 X 2.10 W 1.00 X 0.90
D76	0.90 X 2.10 W 1.00 X 0.90
D77	0.90 X 2.10 W 1.00 X 0.90
D78	0.90 X 2.10 W 1.00 X 0.90
D79	0.90 X 2.10 W 1.00 X 0.90
D80	0.90 X 2.10 W 1.00 X 0.90
D81	0.90 X 2.10 W 1.00 X 0.90
D82	0.90 X 2.10 W 1.00 X 0.90
D83	0.90 X 2.10 W 1.00 X 0.90
D84	0.90 X 2.10 W 1.00 X 0.90
D85	0.90 X 2.10 W 1.00 X 0.90
D86	0.90 X 2.10 W 1.00 X 0.90
D87	0.90 X 2.10 W 1.00 X 0.90
D88	0.90 X 2.10 W 1.00 X 0.90
D89	0.90 X 2.10 W 1.00 X 0.90
D90	0.90 X 2.10 W 1.00 X 0.90
D91	0.90 X 2.10 W 1.00 X 0.90
D92	0.90 X 2.10 W 1.00 X 0.90
D93	0.90 X 2.10 W 1.00 X 0.90
D94	0.90 X 2.10 W 1.00 X 0.90
D95	0.90 X 2.10 W 1.00 X 0.90
D96	0.90 X 2.10 W 1.00 X 0.90
D97	0.90 X 2.10 W 1.00 X 0.90
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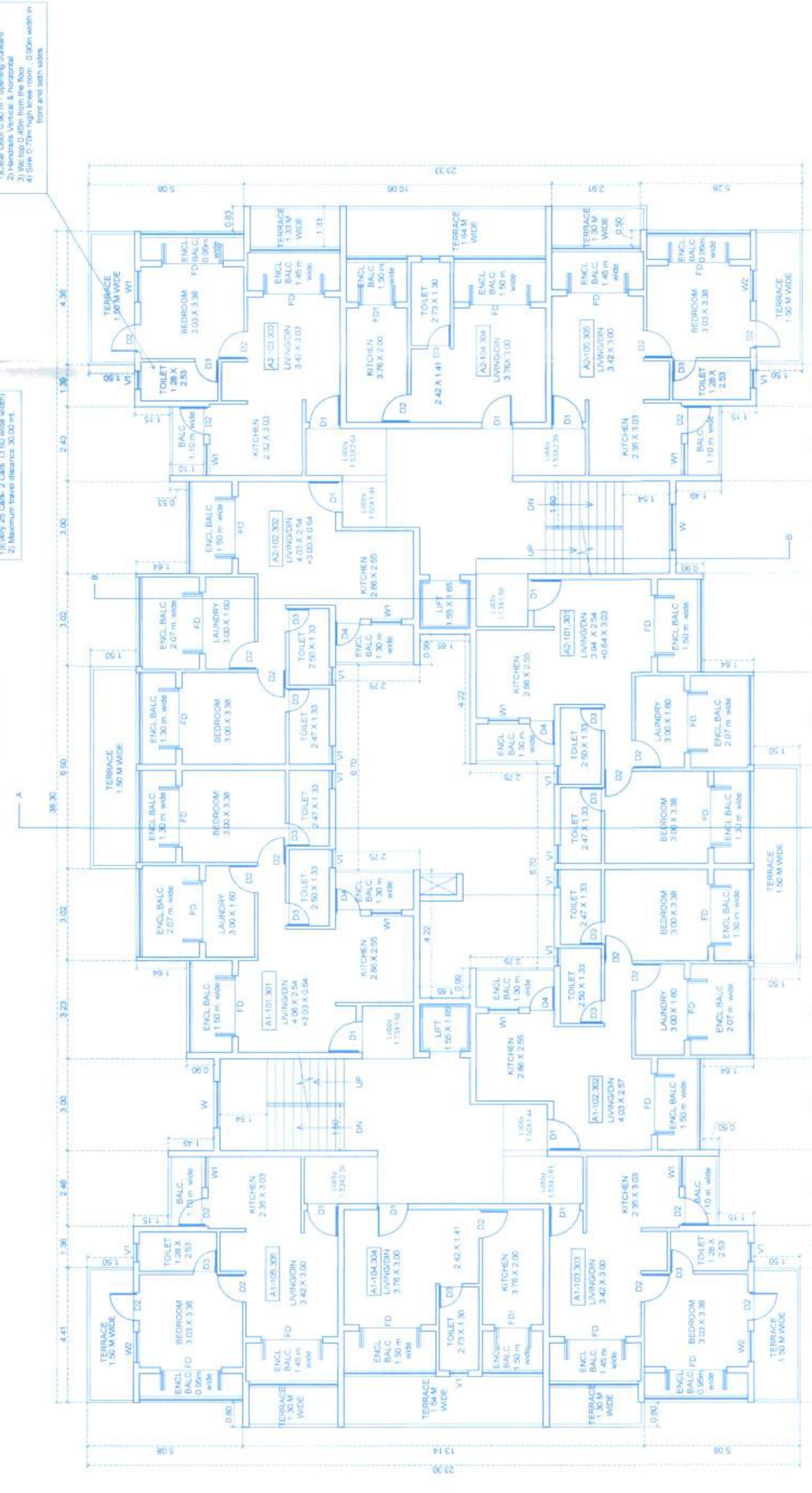
TYPICAL UPPER GROUND SECOND FLOOR PLAN
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 (BLOCK - A)



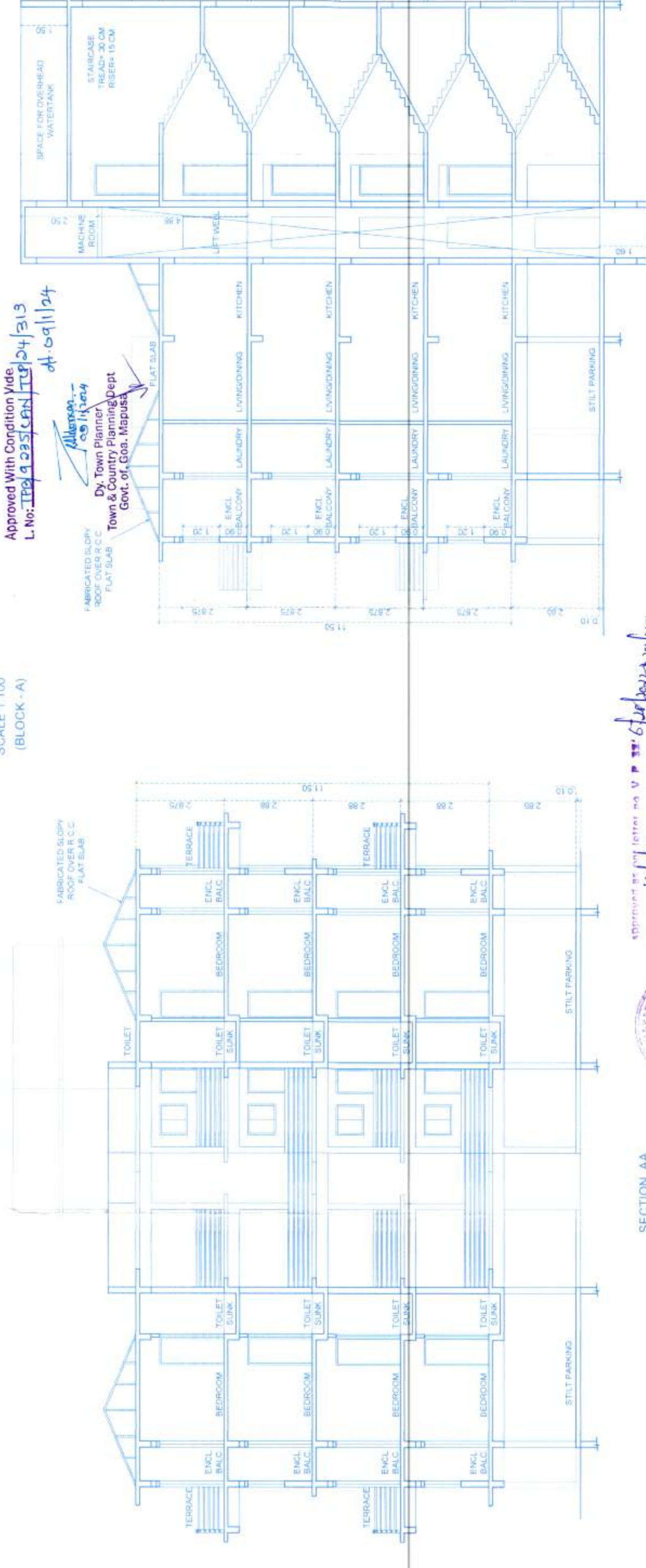
TYPICAL FIRST FLOOR THIRD FLOOR PLAN
 SCALE 1:100
 (BLOCK - A)



STILT FLOOR PLAN
 SCALE 1:100
 (BLOCK - A)



FRONT ELEVATION
 SCALE 1:100
 (BLOCK - A)



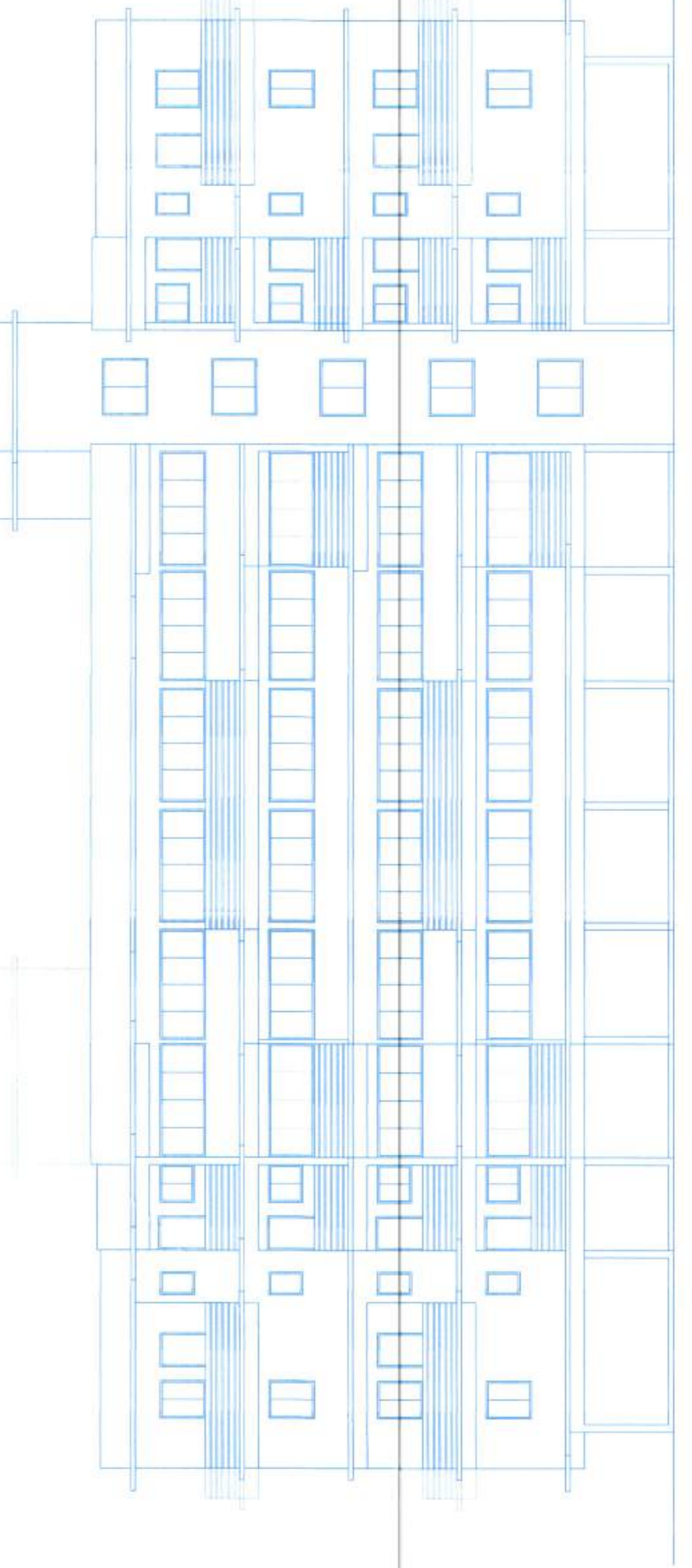
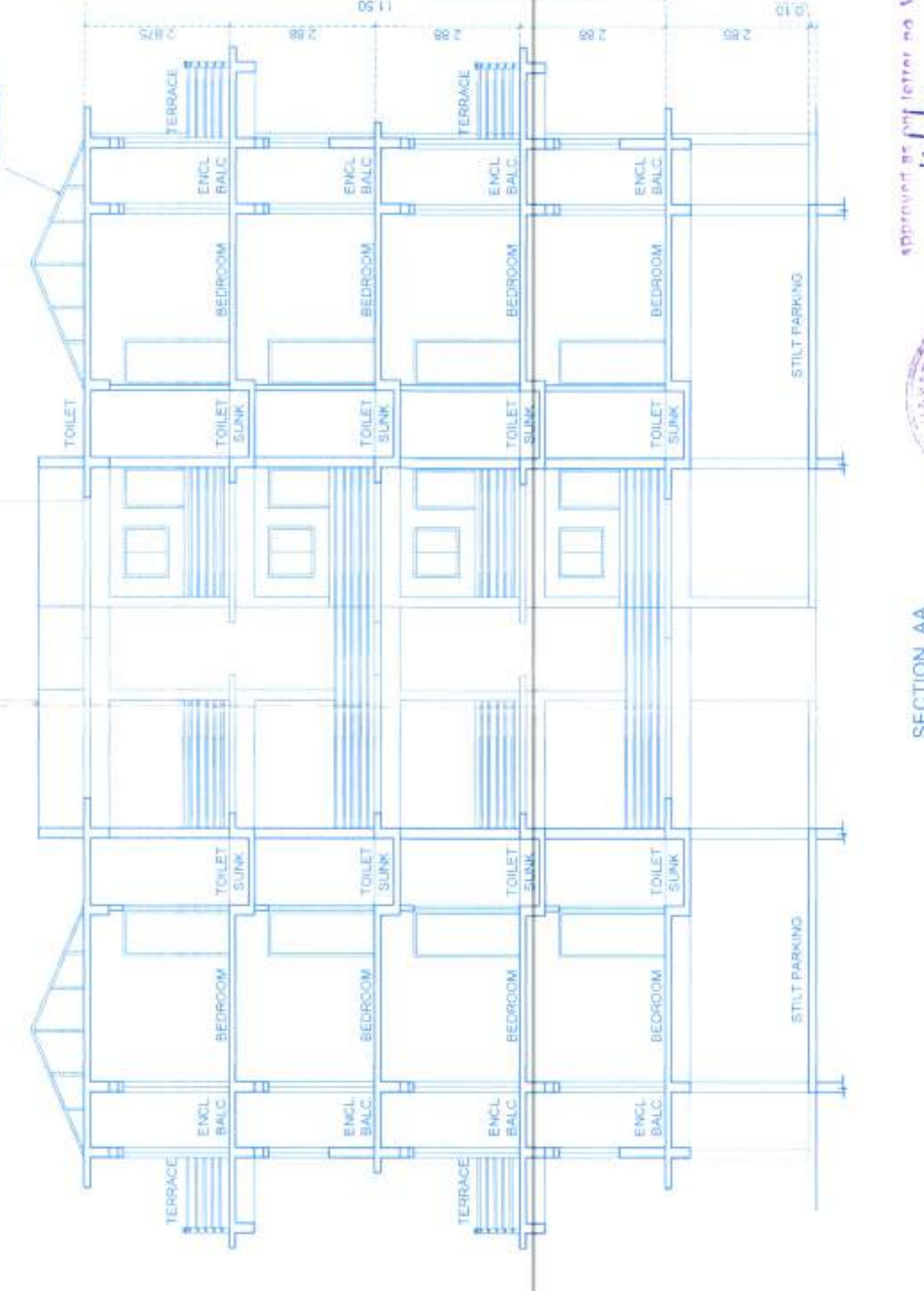
SECTION AA
 SCALE 1:100
 (BLOCK - A)

SECTION BB
 SCALE 1:100
 (BLOCK - A)

Approved With Correction No. 24/3/13
 L.No. 100/2013/24/3/13
 Dt. 10/01/2014
 Dr. T. Venkatesh
 Town Planning Officer
 Govt. of Goa, Panaji

APPROVED WITH CORRECTION NO. 24/3/13
 L.No. 100/2013/24/3/13
 Dt. 10/01/2014
 Dr. T. Venkatesh
 Town Planning Officer
 Govt. of Goa, Panaji

ROOF PLAN
 SCALE 1:100
 (BLOCK - A)



FRONT ELEVATION
 SCALE 1:100
 (BLOCK - A)

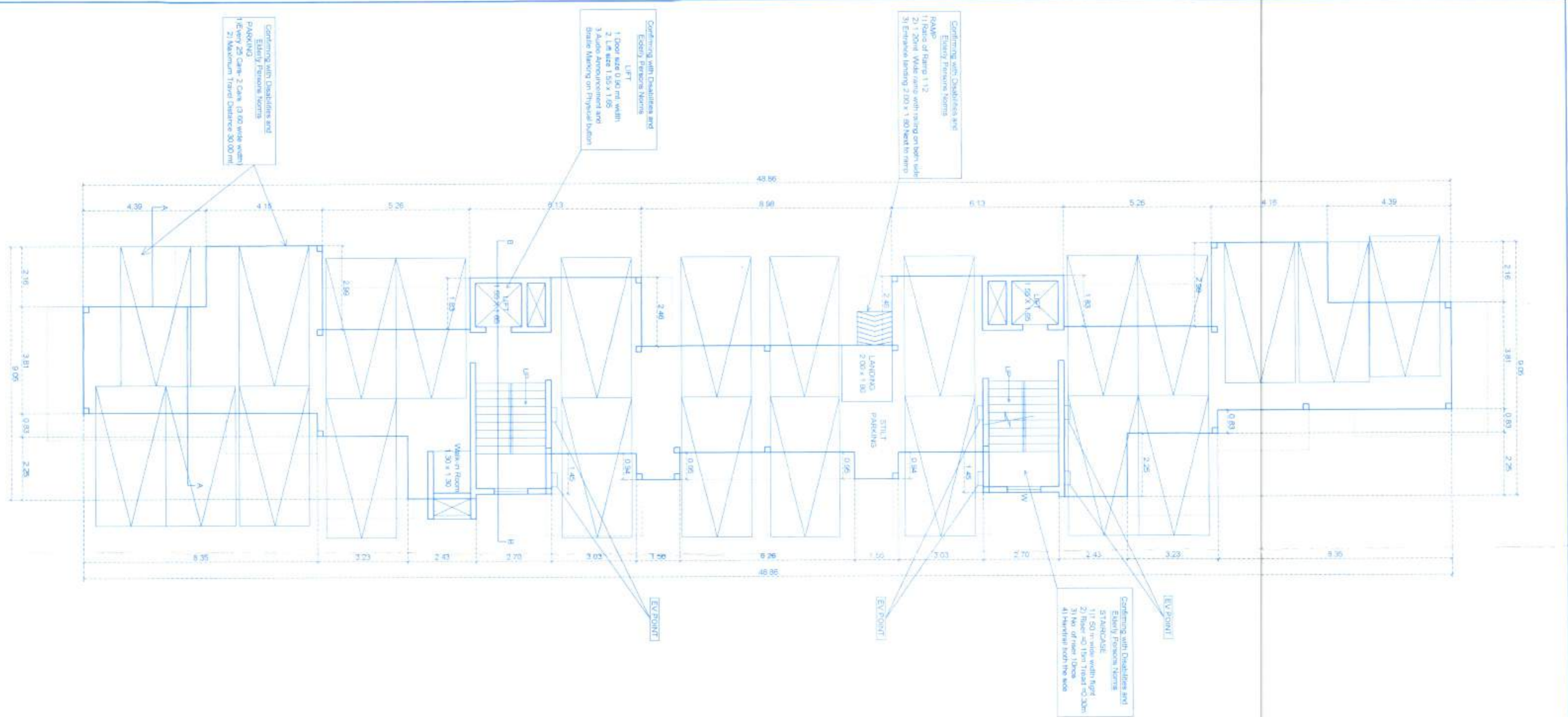
DATE: 25/05/2023
 NOTE: ALL DIMENSIONS ARE IN CM. & MTS.
 ARCHITECT: 02/04
 OWNER: M/s. Divyashri Nirmal LLP
 PROJECT: PROPOSED RESIDENTIAL BUILDING BLOCK A, AND COMPOUND WALL ON AMALGAMATED PLOT BEARING SURVEY No-24-B AND 41D AT CANDOLIM VILLAGE BARBET TALUKA, GOA.
 SCALE: 1:100 & 1:500
 MIS ULYSIS
 ARCHITECTURAL INTERIOR LANDSCAPE CONSULTANTS
 # 201 - A SECOND FLOOR, MATHIAS PLAZA,
 PANJIM - GOA-403001
 PH - 91 852 5421950

APPROVED WITH CORRECTION NO. 24/3/13
 L.No. 100/2013/24/3/13
 Dt. 10/01/2014
 Dr. T. Venkatesh
 Town Planning Officer
 Govt. of Goa, Panaji

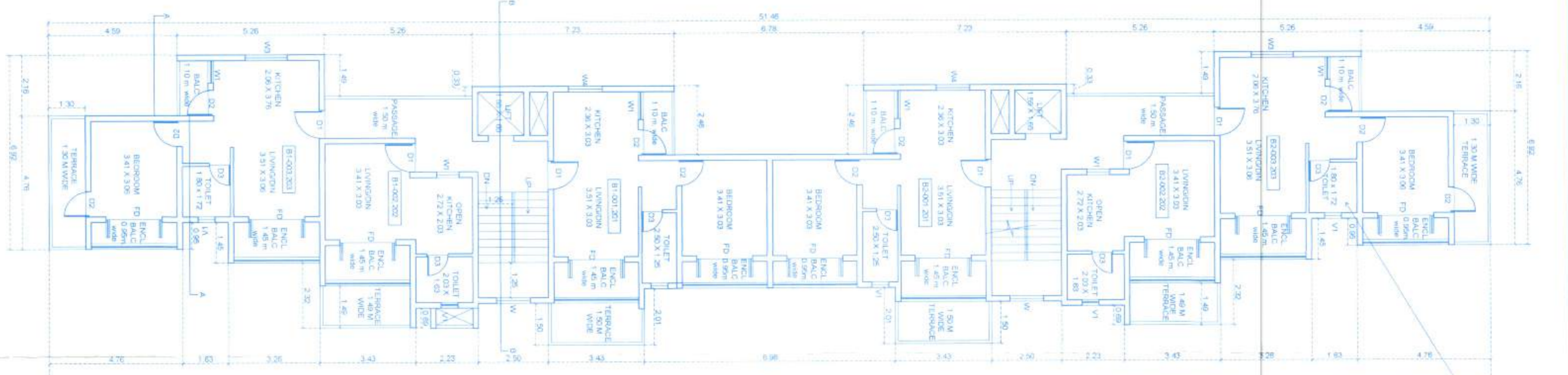


SECTION AA
 SCALE 1:100
 (BLOCK - A)

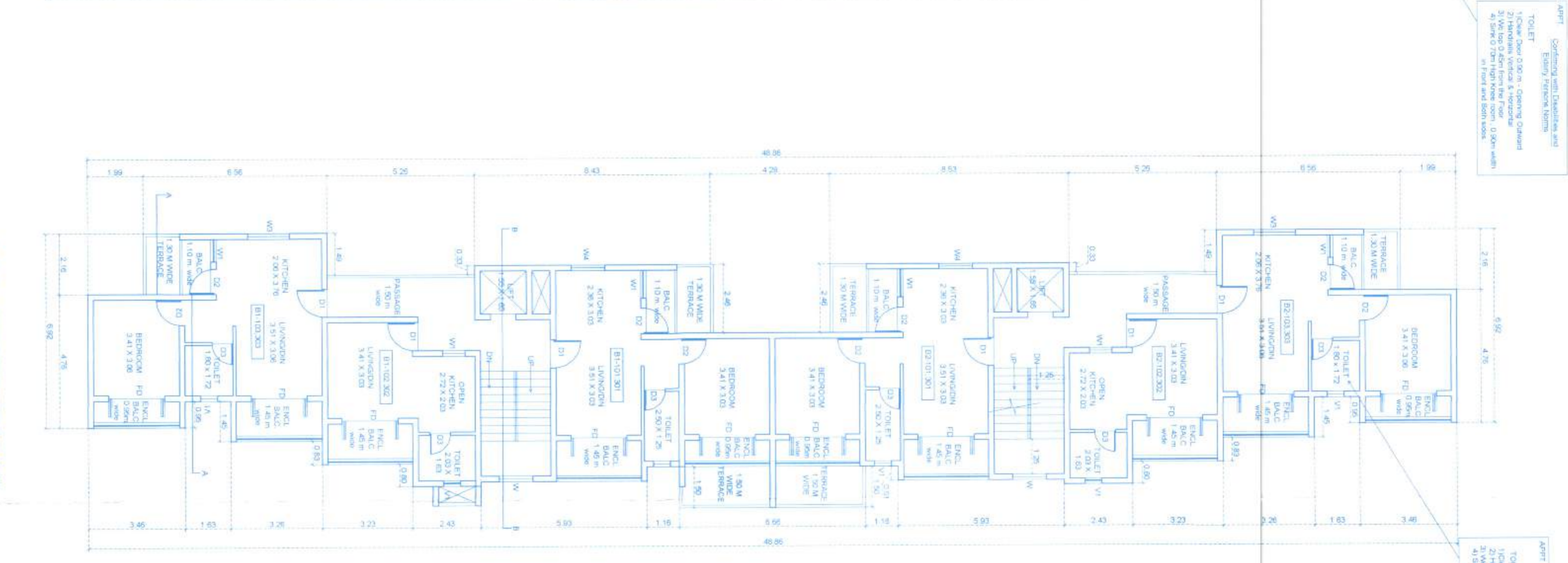
SECTION BB
 SCALE 1:100
 (BLOCK - A)



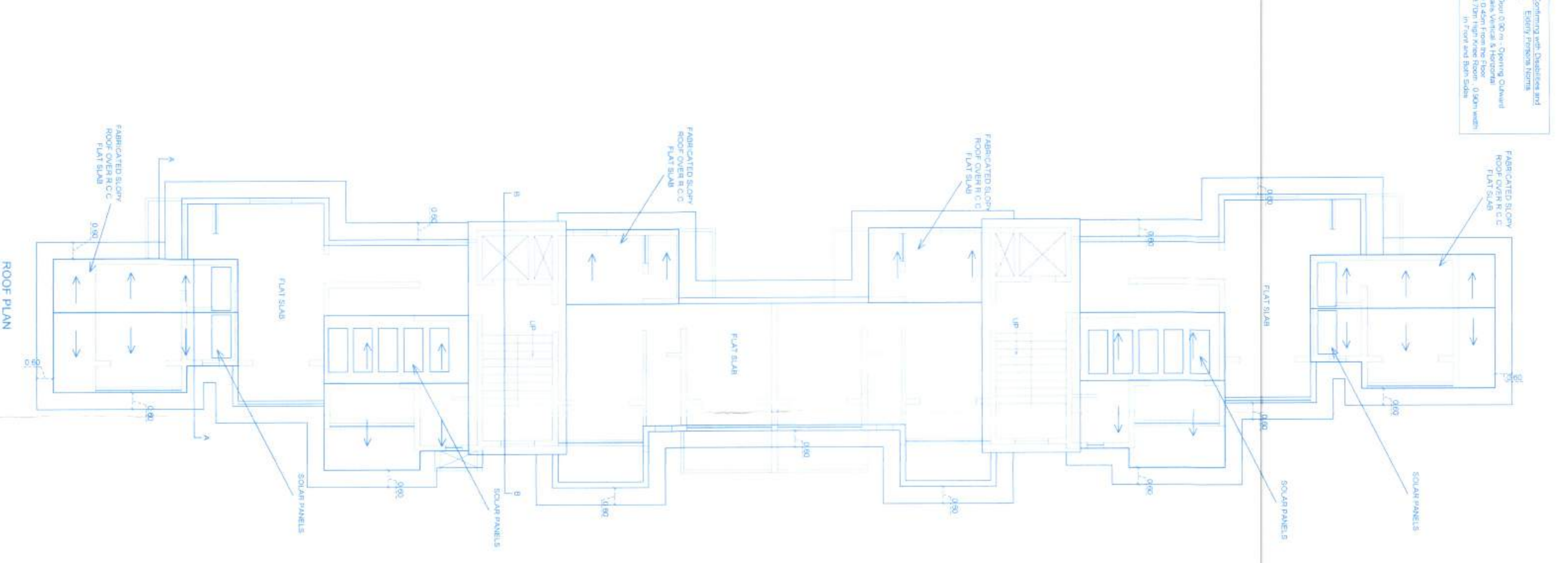
STILT FLOOR PLAN
SCALE 1:100
(BLOCK - B)



TYPICAL UPPER SECOND FLOOR PLAN
SCALE 1:100
(BLOCK - B)



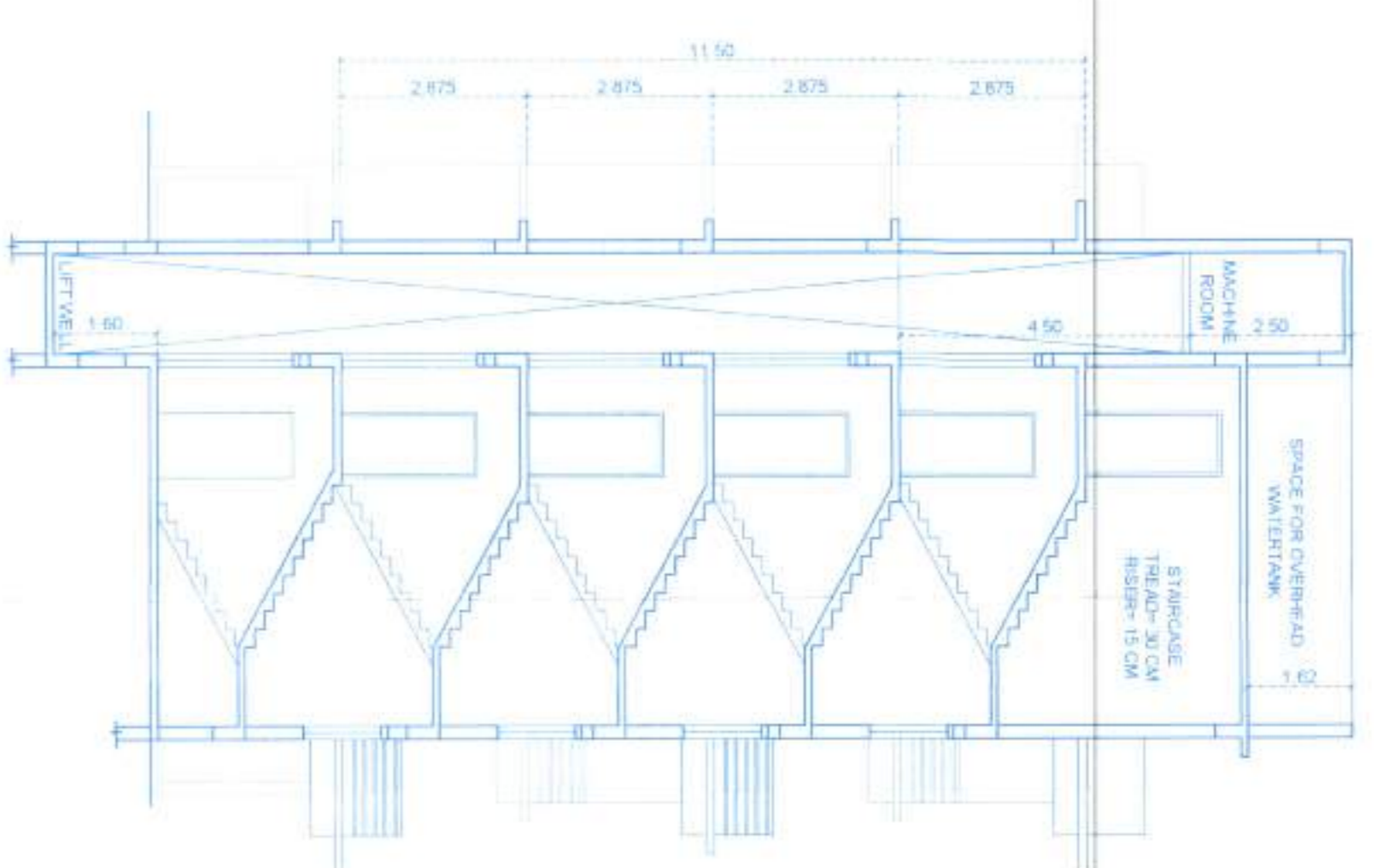
TYPICAL FIRST FLOOR SECOND FLOOR PLAN
SCALE 1:100
(BLOCK - B)



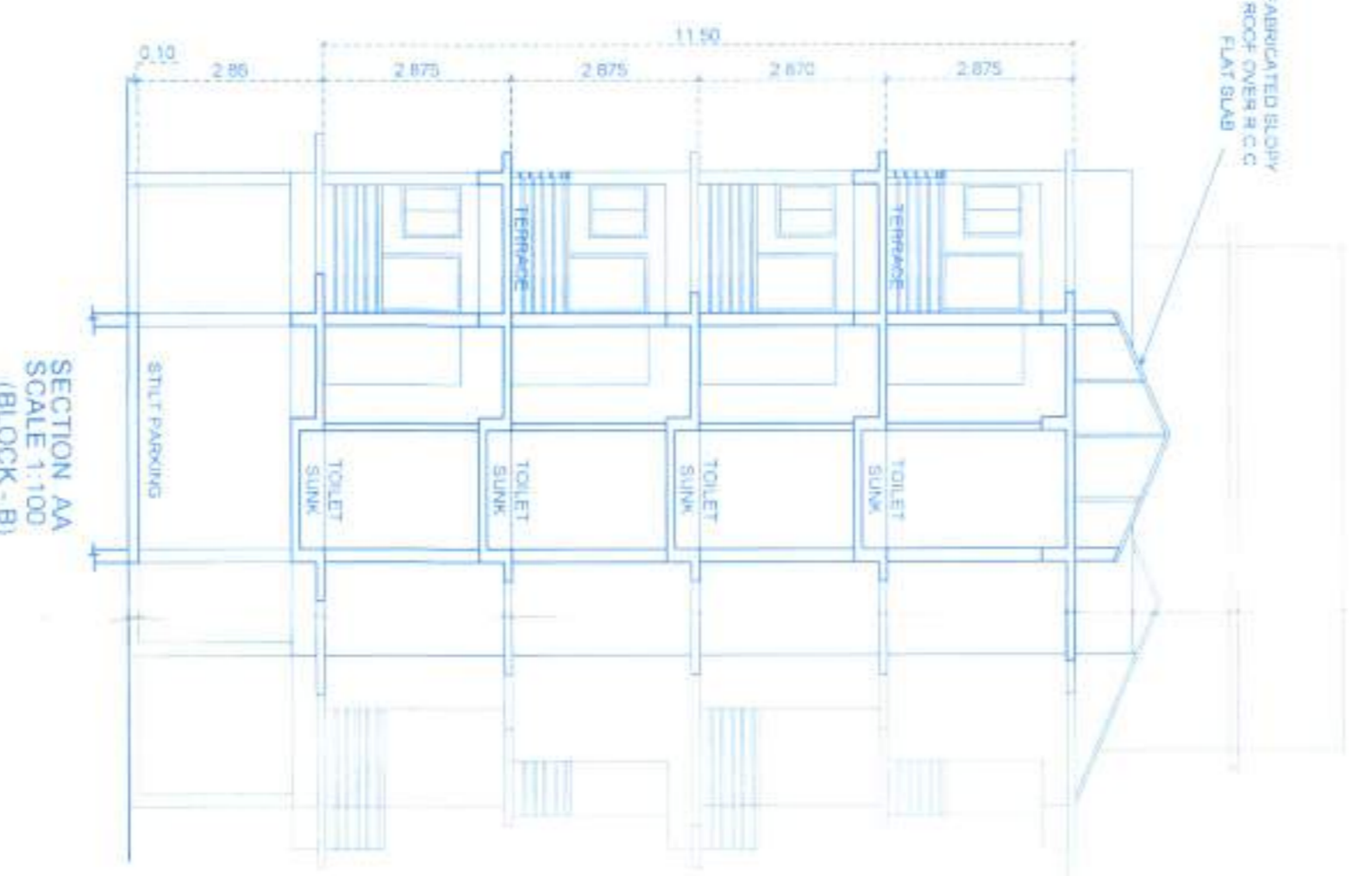
ROOF PLAN
SCALE 1:100
(BLOCK - B)

SCHEDULES OF DOOR & WINDOW

DT	1.00 X 2.10	W	1.20 X 1.20
D2	0.90 X 2.10	W	0.60 X 0.90
D3	0.80 X 2.10	W	1.50 X 0.90
FD1	2.00 X 2.10	W	1.20 X 0.90
FD1	1.20 X 2.10	W	0.60 X 0.90



SECTION EA
(BLOCK - B)



SECTION AA
(BLOCK - B)



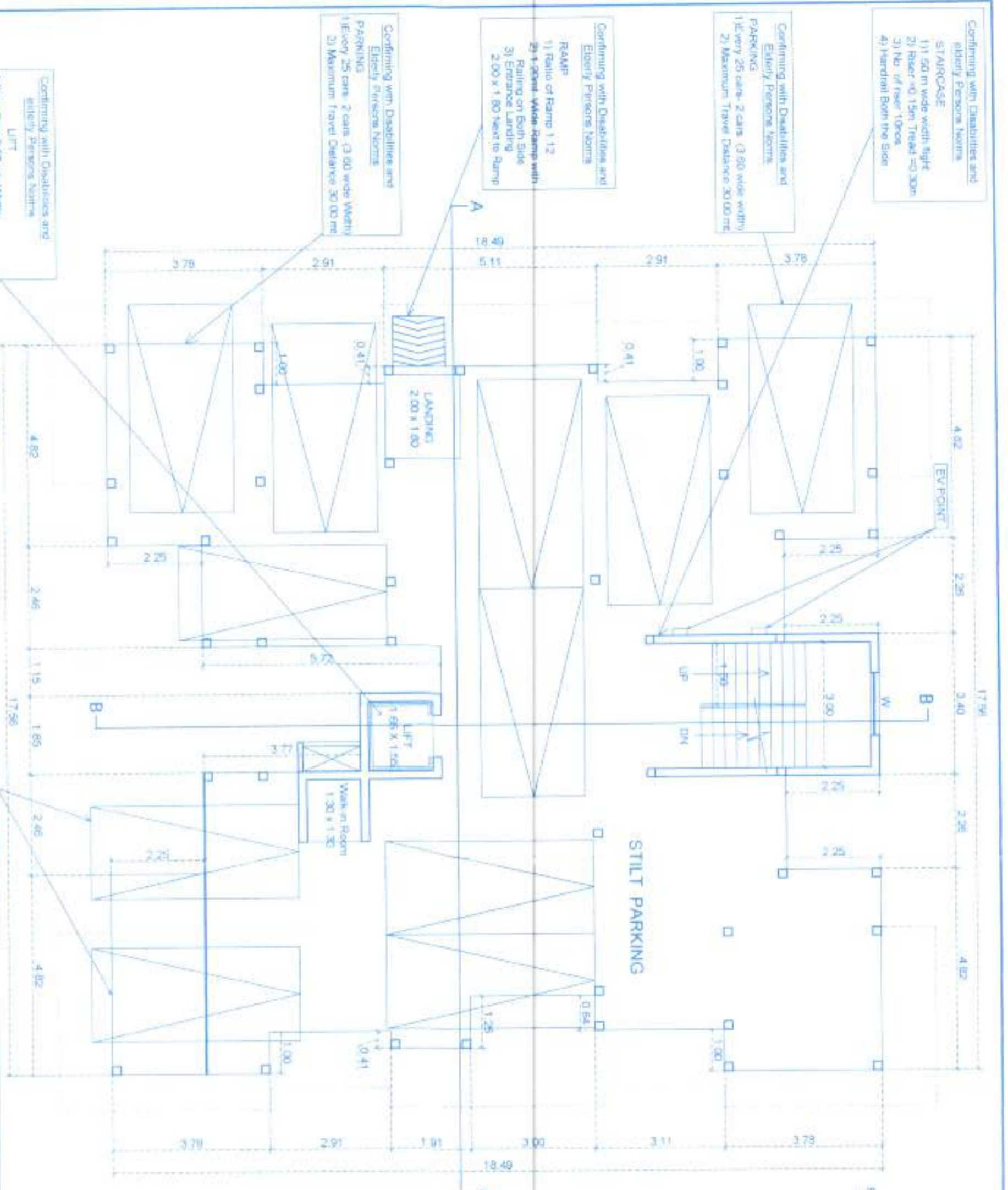
Approved with Condition vide
L.No: 7272/2023/Gen/17/2024
Date: 04/11/24

Approved with Condition vide
L.No: 7272/2023/Gen/17/2024
Date: 04/11/24

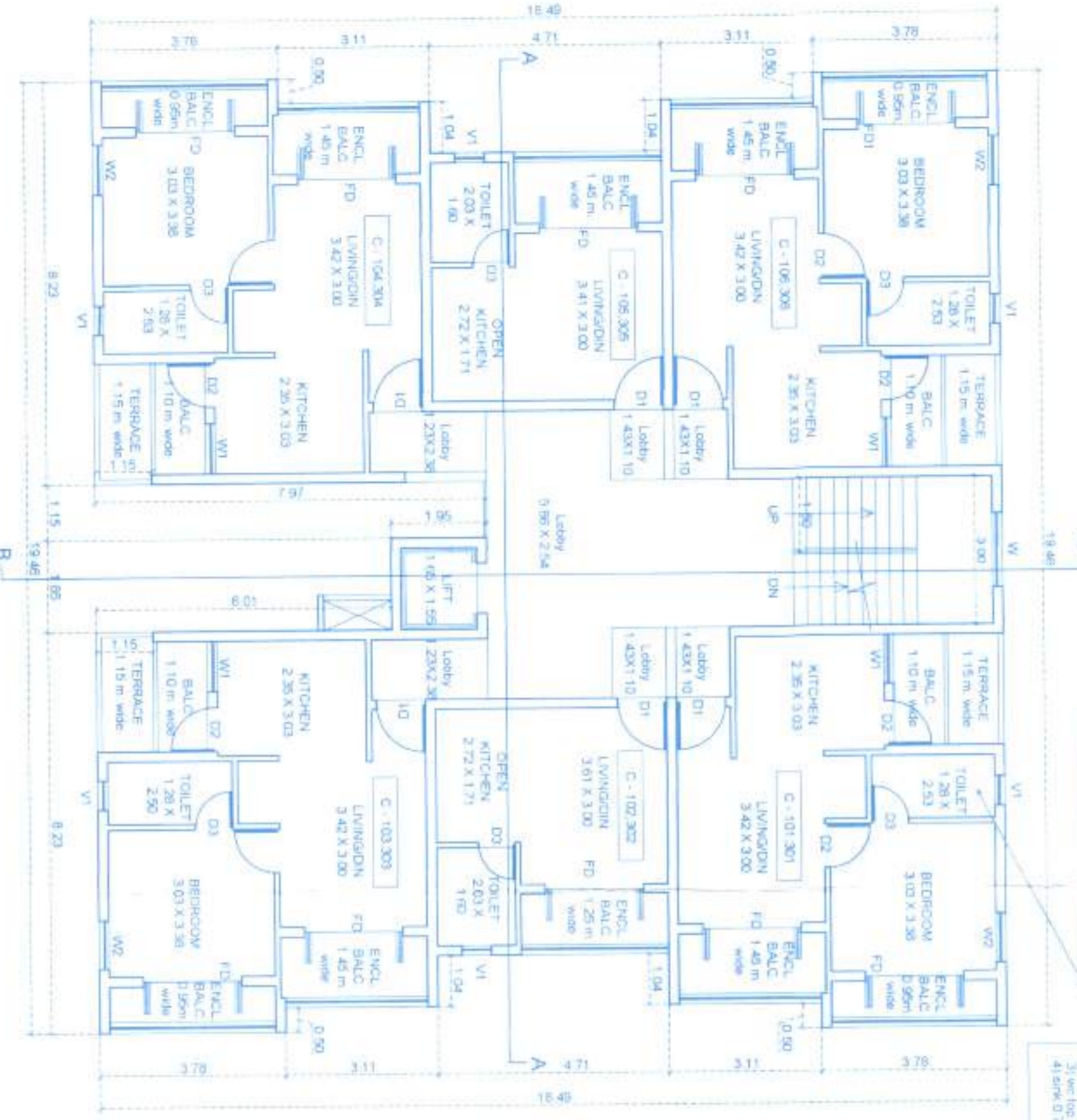
DATE: 25/09/2023
NOTE: ALL DIMENSIONS ARE IN CM & MTS
ARCHITECT
M/S U L YSIS
No. 201/A, KANNIYASAR
PALANI - 624 401
Reg. No: 246002/2017



OWNER: M/s. Dhanraj Nirmal LLP
PROPOSED RESIDENTIAL BUILDING BLOCK A, WOOD AND COMPOUND WALL ON AMALGAMATED PLOT BEARING SURVEY NO: 24/4 AND 410 AT CANDOLM VILAGE BARDEZ TALUKA, COA.
SCALE: 1:100 & 1:160
M/S U L YSIS
ARCHITECTURAL, INTERIOR & LANDSCAPE CONSULTANTS
201 - A SECOND FLOOR, MATIAS PLAZA
PALANI - COA 403001
PH - 91 852 2421950



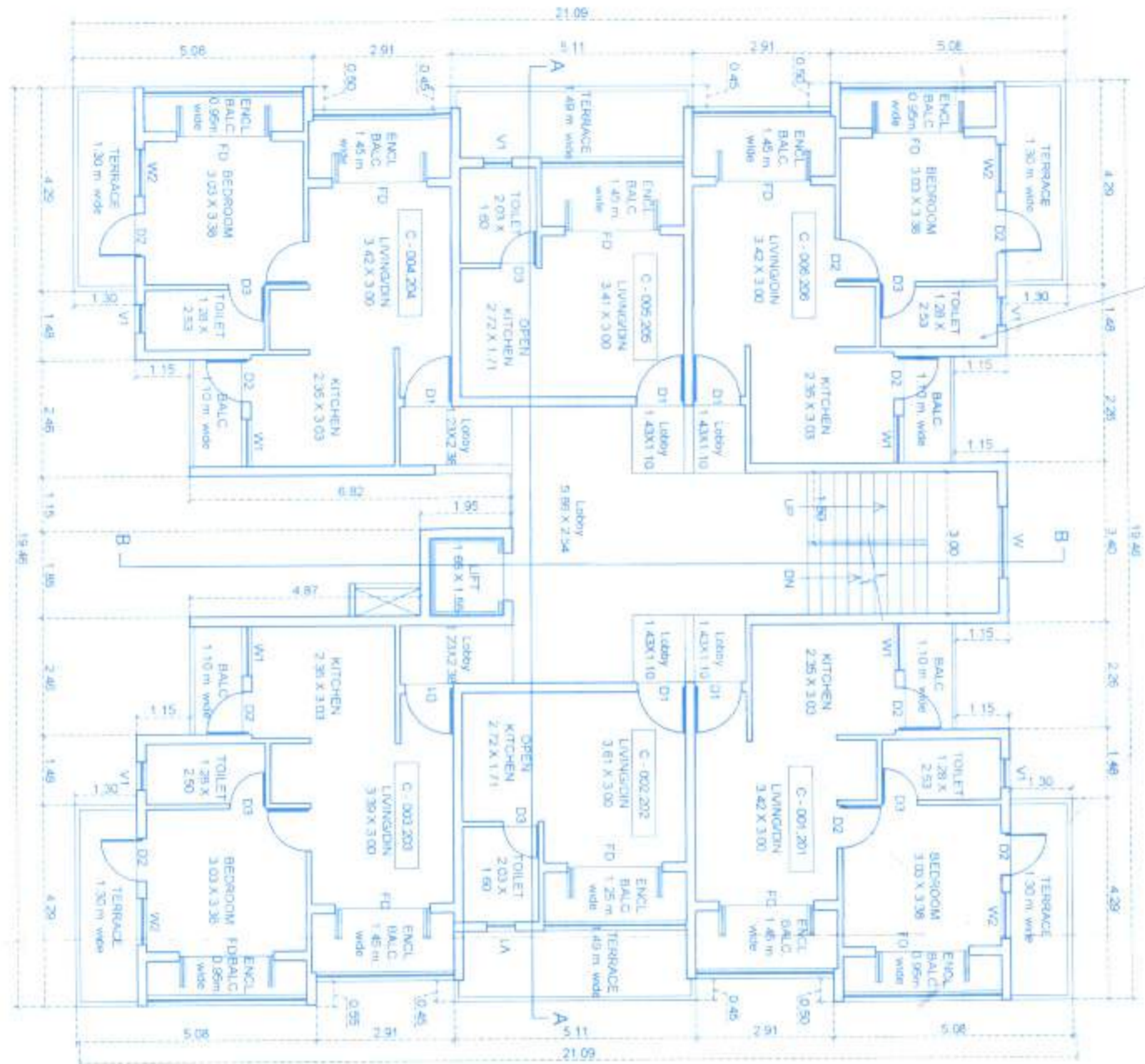
STILT FLOOR PLAN
SCALE 1:100
(BLOCK - C)



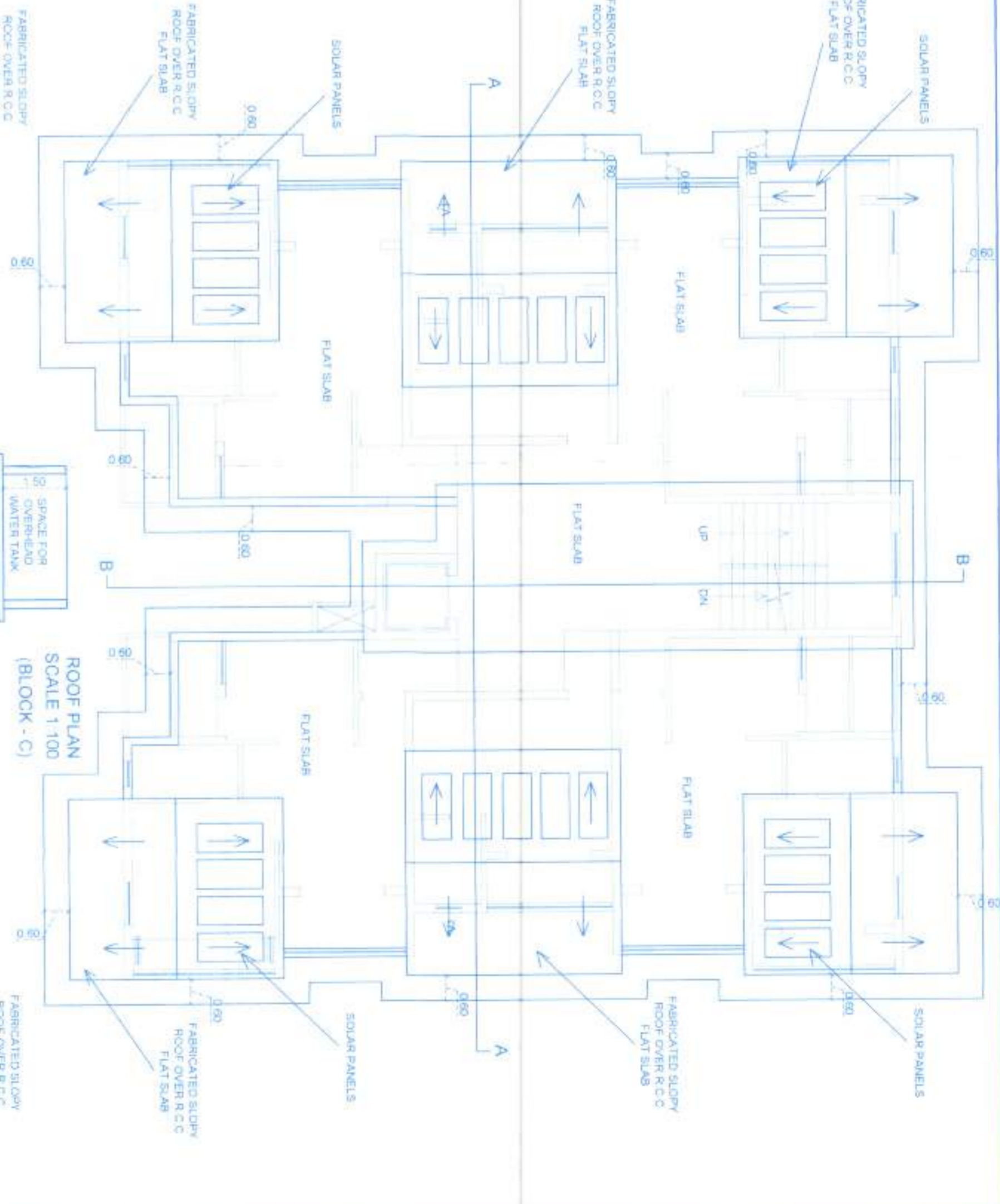
TYPICAL FIRST FLOOR THIRD FLOOR PLAN
SCALE 1:100
(BLOCK - C)

SCHEDULES OF DOOR & WINDOW

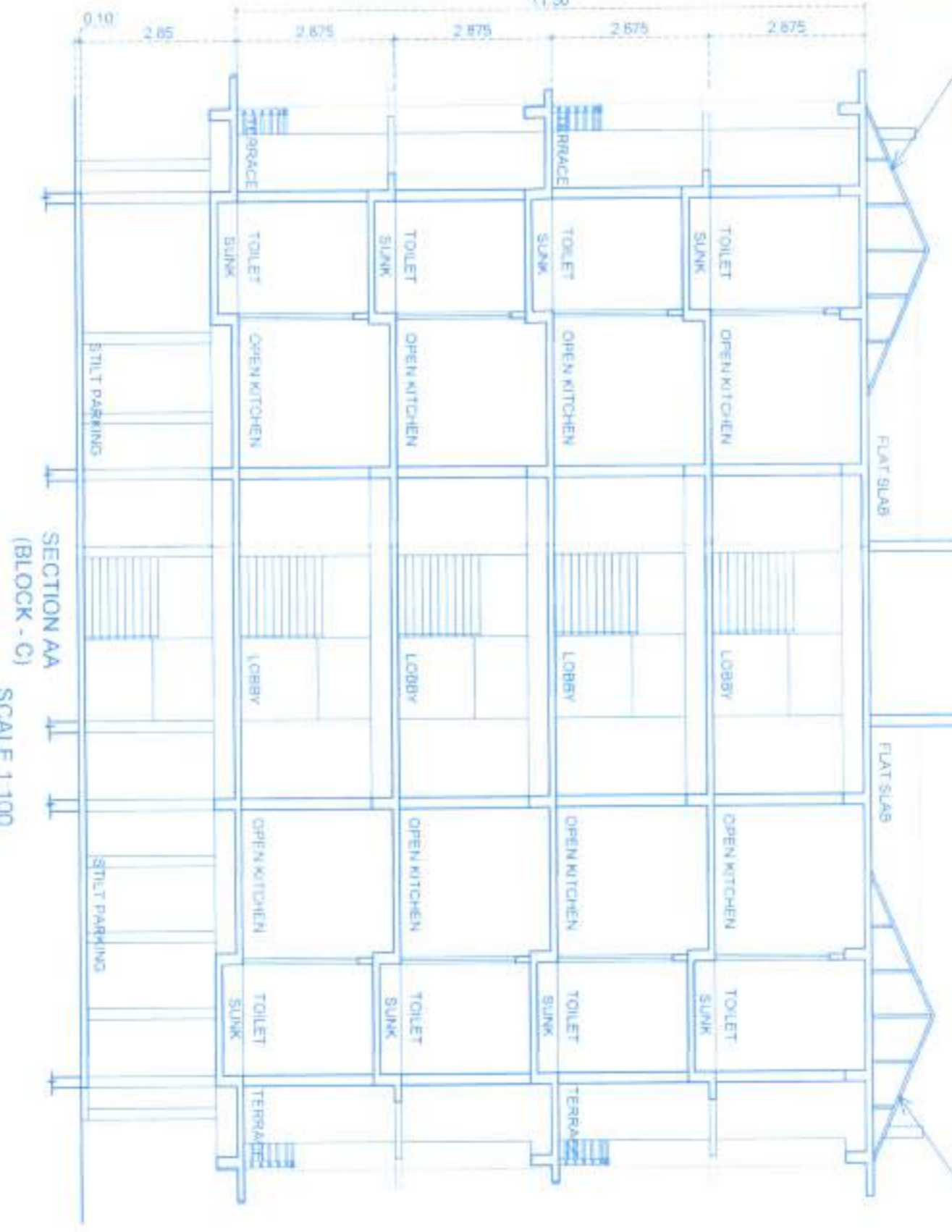
D1	1.00 X 2.10	W	1.50 X 1.20
D2	0.90 X 2.10	WT	1.00 X 0.90
D3	0.75 X 2.10	WZ	1.00 X 1.20
D4	0.80 X 2.10	V1	0.50 X 0.90
FD	2.00 X 2.10		



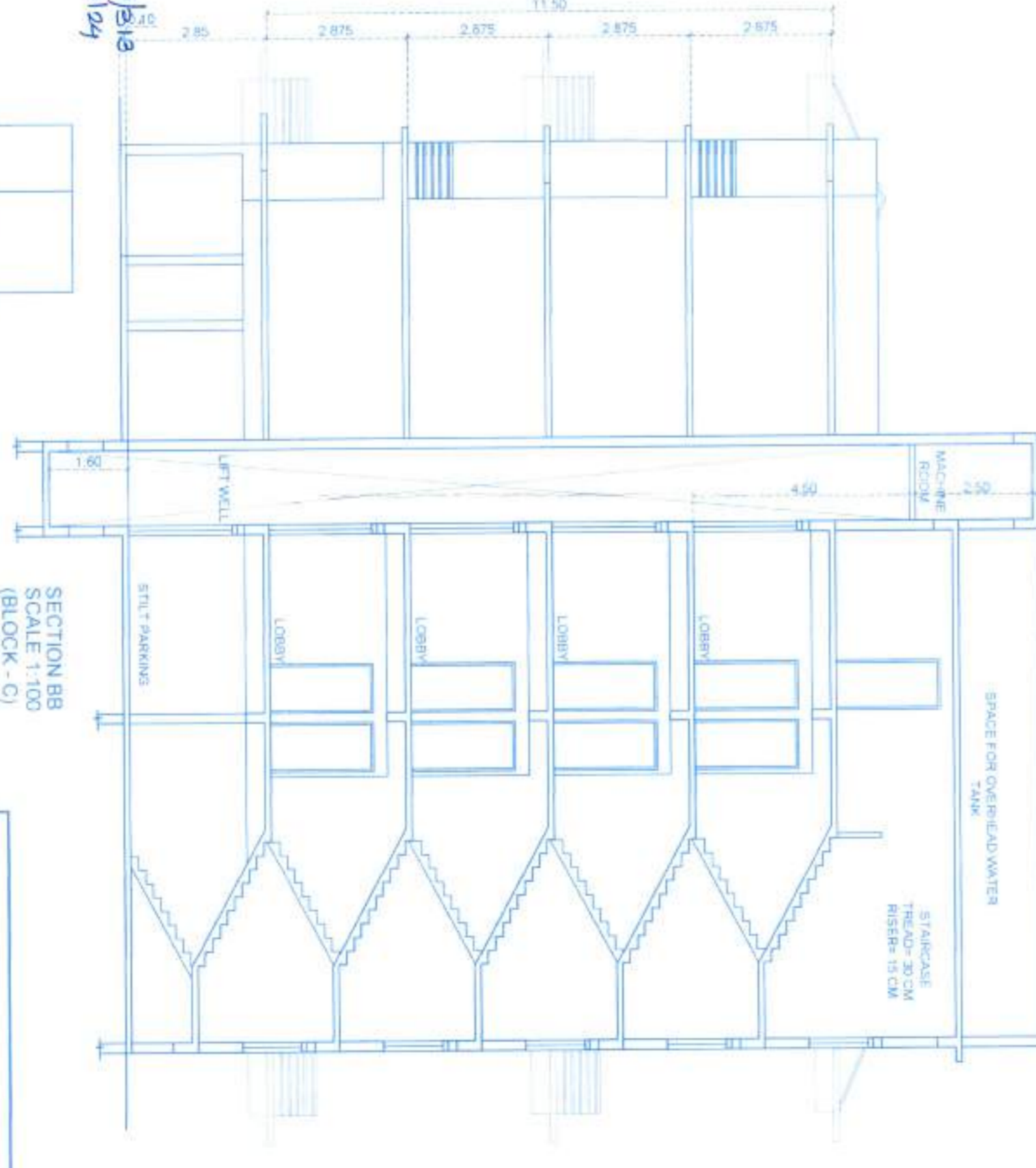
TYPICAL UPPER SECOND FLOOR PLAN
SCALE 1:100
(BLOCK - C)



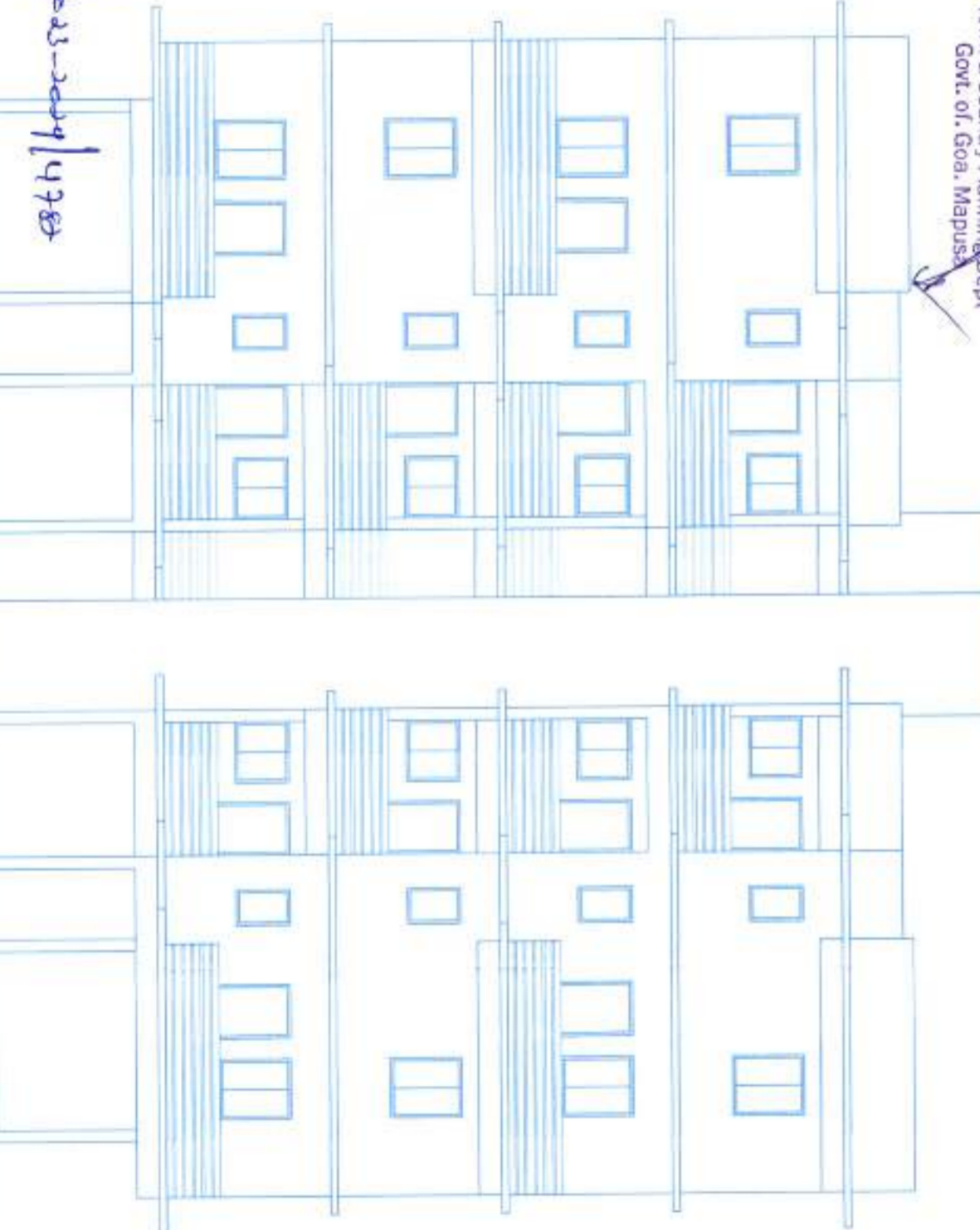
ROOF PLAN
SCALE 1:100
(BLOCK - C)



SECTION AA
SCALE 1:100
(BLOCK - C)



SECTION BB
SCALE 1:100
(BLOCK - C)



FRONT ELEVATION
SCALE 1:100
(BLOCK - C)

Approved With Condition Vide
L No: PEG 25/16/1/14/2024
dt 09/11/24
9/11/24
Dy. Town Planning Dept
Town & Country Planning Dept
Govt. of Goa, Mapusa



DATE - 25/09/2023
NOTE: ALL DIMENSION ARE IN CMS. & MTS
ARCHITECT
PAC. ENGINEER TILID NAIK
REG. NO. 14448/2015/PLA/ZA
PANAJI-GOIAERT/01
REG. NO. 14448/2015/PLA/ZA
OWNER - Mrs. Divyashri Nimani LLP
PROPOSED RESIDENTIAL BUILDING BLOCK A,
BLOCK B, BLOCK C, CLUB HOUSE, SWIMMING POOL
AND COMPOUND WALL ON AN M/LGAMATED PLOT
BEARING SURVEY NO.-24/B AND 4TH AT CANDOLIM
VILLAGE BARDEZ TALUVA, GOA.
SCALE - 1:100 & 1:500

M/S ULYSIS
ARCHITECTURAL INTERIOR & LANDSCAPE CONSULTANTS
201 - A SECOND FLOOR, MATTHIAS PLAZA,
PANJIM - GOA 403001
PH - 91 832 2421950

