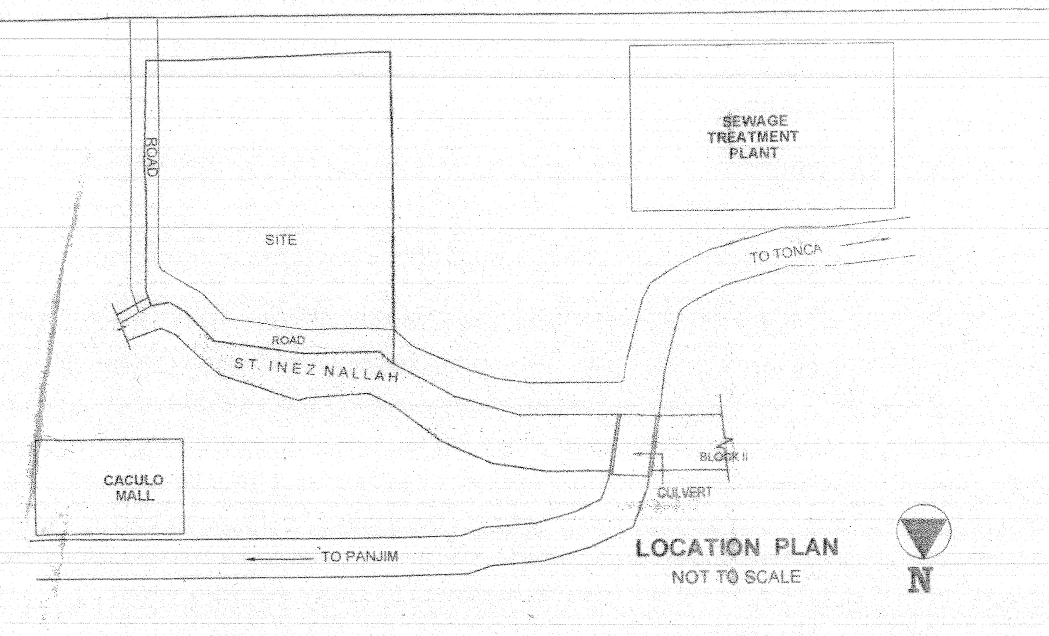
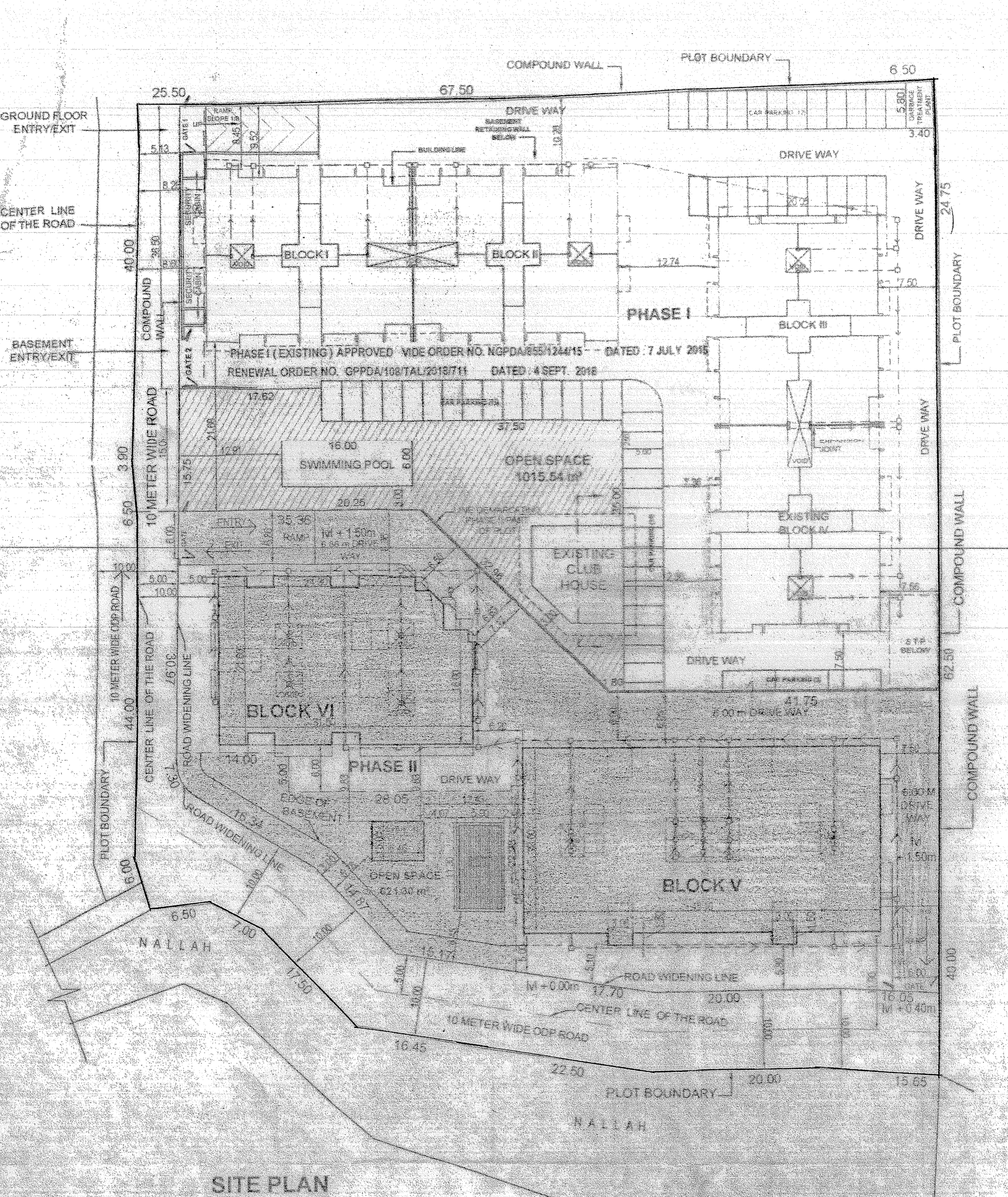
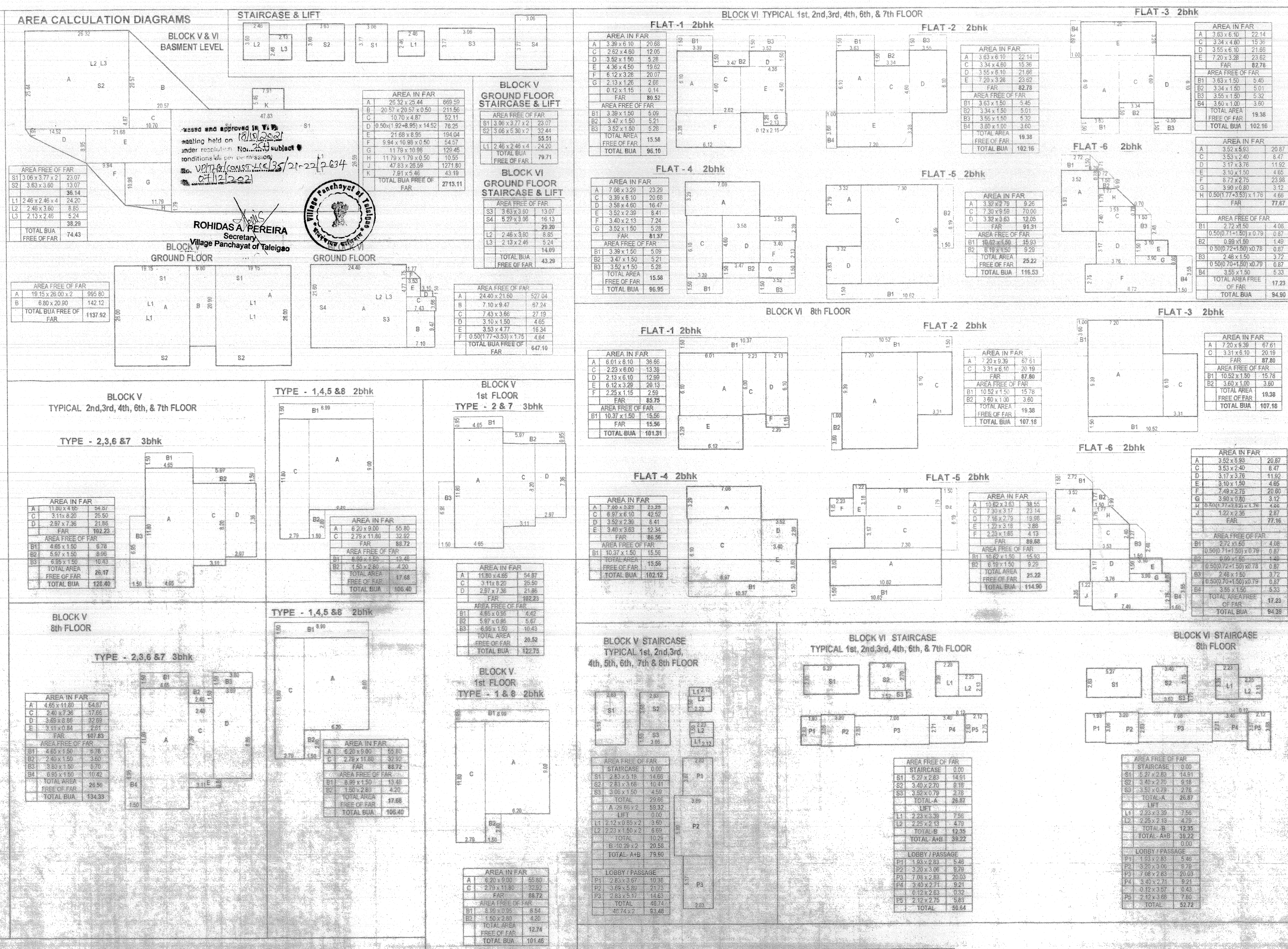


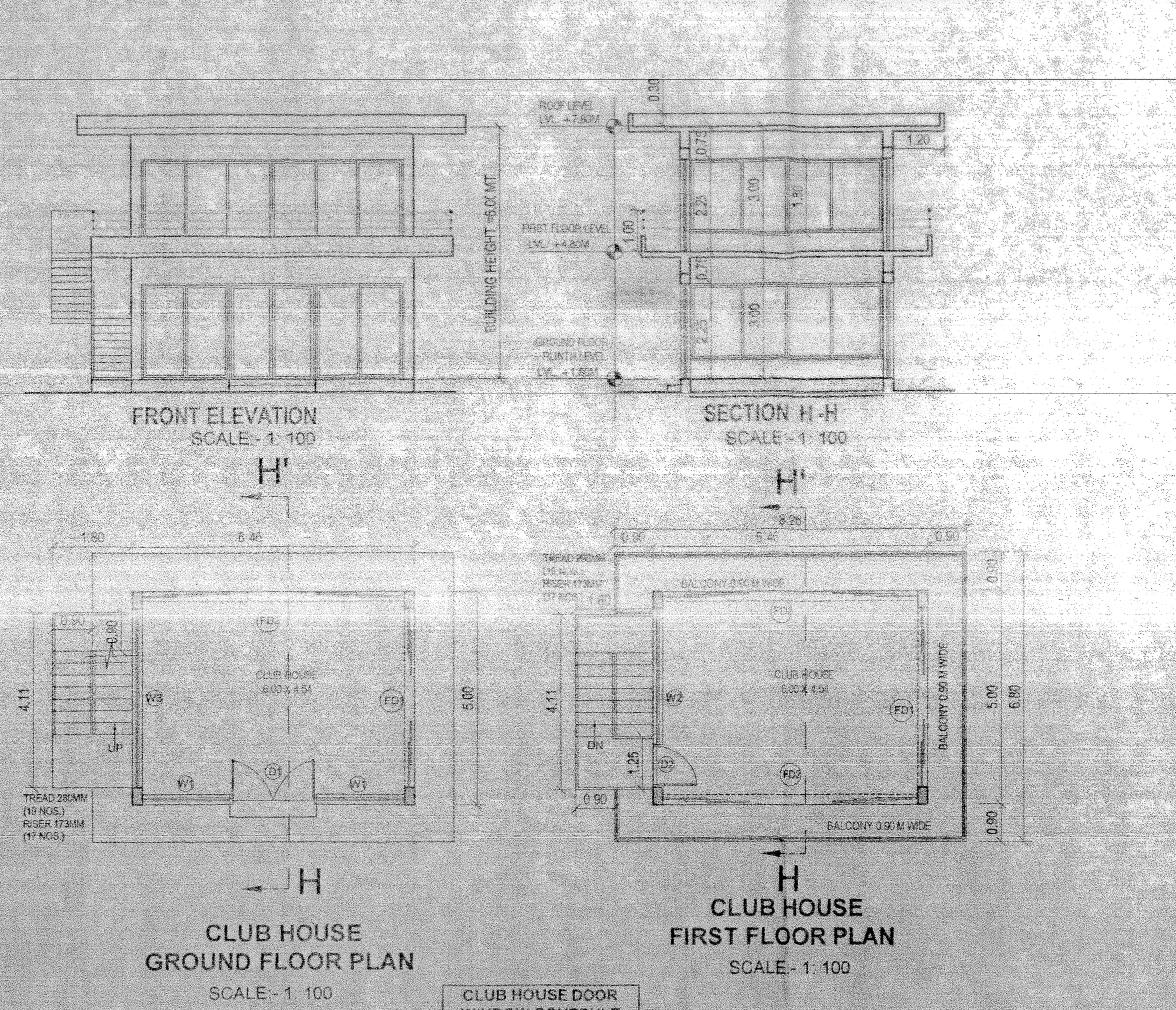




Passed and approved in V.P. meeting held on 18/10/2021 under resolution No. 25(3) subject to conditions as per permission No. VP/TLG/CONST-LIC/35/21-22/2634 dt. 01/12/2021

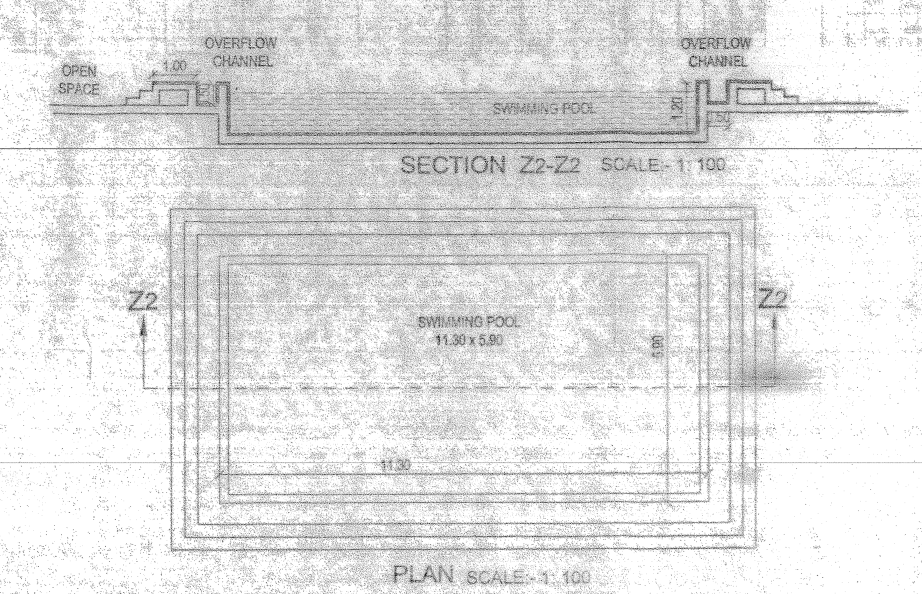
ROHIDAS A. PEREIRA
Secretary
Village Panchayat of Taleigao

CLUB HOUSE

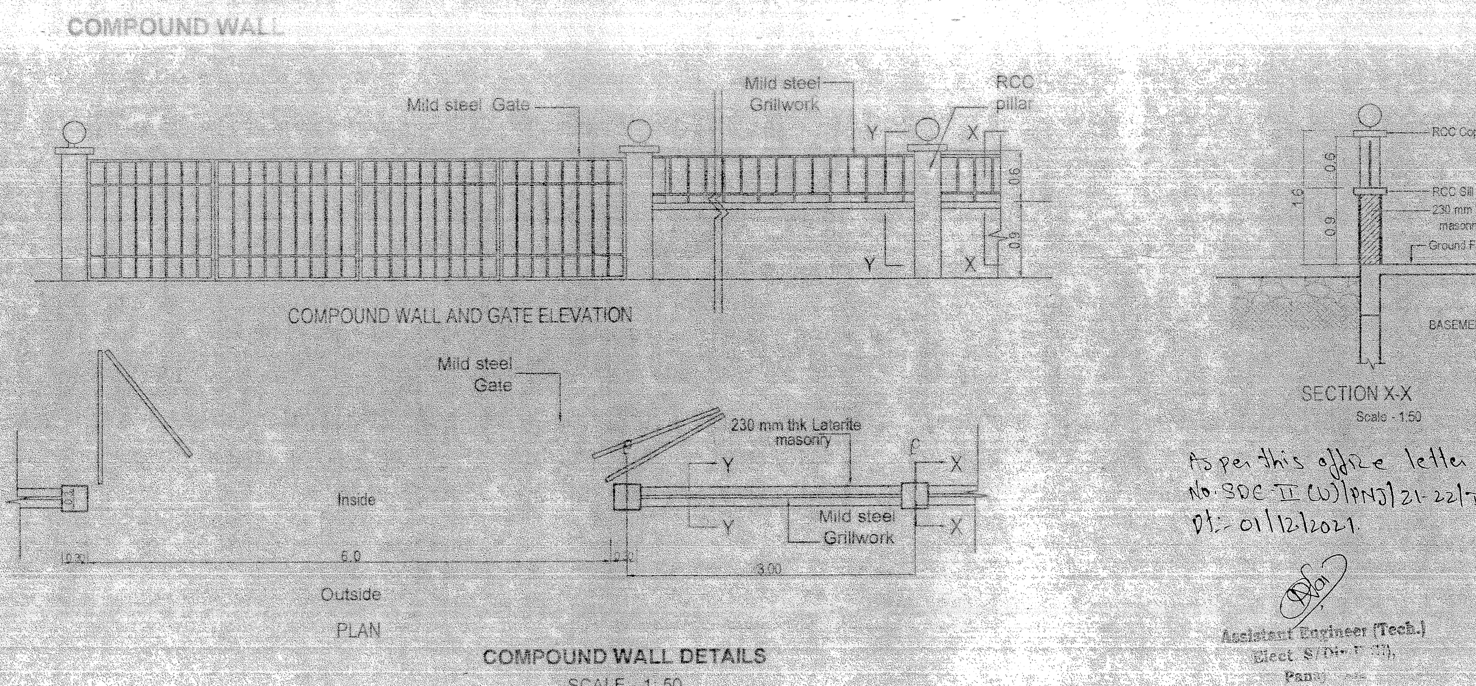


CLUB HOUSE DOOR WINDOW SCHEDULE	
TYPE	DIMENSIONS
W1	2.00 x 2.26
W2	3.20 x 1.80
W3	4.20 x 1.80
D1	2.00 x 2.25
D2	1.00 x 2.25
FD1	4.20 x 2.25
FD2	6.00 x 2.25

CLUB HOUSE AREA FOR INFRASTRUCTURAL		
GROUND FLOOR	6.46 x 5.00	32.30
FIRST FLOOR	6.46 x 5.00	32.30
STAIRCASE	4.11 x 1.80	7.40
	TOTAL	72.00



COMPOUND WALL



As per this office letter No. SDE II (W) (PWD)/21-22/Tech-46/1870 Dt: 01/12/2021

Assistant Engineer (Tech.)
Elect. S/Div. I..., Panaji

COVERED AREA CALCULATION

BLOCKS	USE	COVERED AREA
BLOCK V	RESI	1137.92
BLOCK VI	RESI	647.10
CLUB HOUSE	RECR	39.70
TOTAL		1824.72

BIFURCATION OF AREAS FAR / FREE OF FAR			
LOBBY & PASSAGE	BUILT UP AREA PER FLOOR	AREA INCLUDED IN FAR	AREA FREE OF FAR AS IN TABLE VI
BLOCK V	93.48	52.00	41.48
x 8 FLOORS	-	416.00	331.84
		0.00	0.00
BLOCK VI	50.64	23.30	27.34
X 7 FLOORS	-	163.10	191.38
EIGHT FLOOR		21.22	29.42
x 8 FLOORS	-	184.32	220.80
TOTAL FOR BLOCK V & VI			552.64

FLOOR REFERENCE		USE	TOTAL BUILT UP AREA	AREA FREE OF F.A.R.: STILT PARKING	STAIRCASES/ LIFT	LOBBY /PASSAGE	BALCONIES	TOTAL	NET FLOOR AREA (A+B)	AREA IN FAR (A)	PASSAGE & LOBBY AREA IN FAR (B)
BLOCK V	GROUND FLOOR	RESI PARKING	1137.92	1058.21	79.71	0.00	0.00	1137.92	0.00	0.00	0.00
	FIRST FLOOR	RESI	1091.28	0.00	79.90	41.48	154.10	275.48	815.80	763.80	52.00
	SECOND FLOOR	RESI	1112.46	0.00	79.90	41.48	175.28	296.66	815.80	763.80	52.00
	THIRD FLOOR	RESI	1112.46	0.00	79.90	41.48	175.28	296.66	815.80	763.80	52.00
	FOURTH FLOOR	RESI	1112.46	0.00	79.90	41.48	175.28	296.66	815.80	763.80	52.00
	FIFTH FLOOR	RESI	1112.46	0.00	79.90	41.48	175.28	296.66	815.80	763.80	52.00
	SIXTH FLOOR	RESI	1112.46	0.00	79.90	41.48	175.28	296.66	815.80	763.80	52.00
	SEVENTH FLOOR	RESI	1112.46	0.00	79.90	41.48	175.28	296.66	815.80	763.80	52.00
	EIGHTH FLOOR	RESI	1134.88	0.00	79.90	41.48	175.28	296.66	838.20	786.20	52.00
SUB TOTAL 'I'			10038.82	1058.21	718.91	331.84	1381.06	3490.02	6548.80	6132.80	416.00

FLOOR REFERENCE		USE	TOTAL BUILT UP AREA	AREA FREE OF F.A.R.: STILT PARKING	STAIRCASES/ LIFT	LOBBY /PASSAGE	BALCONIES	TOTAL	NET FLOOR AREA (A+B)	AREA IN FAR (A)	PASSAGE & LOBBY AREA IN FAR (B)
BLOCK VI	GROUND FLOOR	RESI PARKING	647.10	603.81	43.29	0.00	0.00	647.10	0.00	0.00	0.00
	FIRST FLOOR	RESI	698.66	0.00	39.22	27.34	112.37	178.94	519.73	496.43	23.30
	SECOND FLOOR	RESI	699.66	0.00	39.22	27.34	112.37	178.93	519.73	496.43	23.30
	THIRD FLOOR	RESI	698.66	0.00	39.22	27.34	112.37	178.93	519.73	496.43	23.30
	FOURTH FLOOR	RESI	698.66	0.00	39.22	27.34	112.37	178.93	519.73	496.43	23.30
	FIFTH FLOOR	RESI	698.66	0.00	39.22	27.34	112.37	178.93	519.73	496.43	23.30
	SIXTH FLOOR	RESI	698.66	0.00	39.22	27.34	112.37	178.93	519.73	496.43	23.30
	SEVENTH FLOOR	RESI	699.66	0.00	39.22	27.34	112.37	178.93	519.73	496.43	23.30
	EIGHTH FLOOR	RESI	718.97	0.00	39.22	29.42	112.28	180.92	538.05	514.75	23.30
SUB TOTAL 'II'			6256.69	603.81	357.05	220.80	898.87	2080.53	4176.16	3989.76	186.40
TOTAL OF BLOCK V & BLOCK VI			0.00	0.00	0.00	552.64	0.00	0.00	0.00	0.00	602.40

I	AREA STATEMENT	PHASE I AREA (m²)	PHASE II AREA (m²)	TOTAL AREA (m²)
1	AREA OF THE PLOT SURVEY NO.112	6595.00	5393.67	11,988.67
2	DEDUCTION FOR			
	A. AREA WITHIN ROAD WIDENING /PROPOSED	275.00	1319.00	1,594.00
	B. AREA RESERVED FOR			
	TOTAL (A+B)	275.00	1319.00	1,594.00
3	EFFECTIVE AREA OF THE PLOT (1-2)	6320.00	4074.67	10394.67
4	WHETHER ANY EXTRA FAR IS CLAIMED ON THE BASIS OF ROAD WIDENING / PROPOSED ROAD IF YES STATE			
	A. AREA OF ROAD WIDENING	275.00	1319.00	1,594.00
	B. WHETHER THE LAND HAS BEEN GIFTED TO THE LOCAL BODY			
5	AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT	1987.87	NIL	1987.87
6	AREA OF THE BUILDING TO BE DEMOLISHED	NIL	NIL	NIL
7	COVERED AREA OF PROPOSED BUILDING	NIL	1862.68	1862.68
8	TOTAL COVERED AREA (5+7-6)	1987.87	1862.68	3850.55
9	TOTAL COVERAGE			37.04%
10				

II DETAILS OF AREAS AND USE, FLOOR WISE

REFERENCE	USE	TOTAL BUILT UP AREA	BASEMENT &STILT PARKING	STAIRCASES/ LIFT	LOBBY/ PASSAGE	BALCONIES/ TERRACES	TOTAL	NET FLOOR AREA (SQ.M)	F.A.R
PHASE I (EXISTING)	RESIDENTIAL	23147.34	5947.58	1847.44	0.00	2182.72	9977.74	13169.60	13169.60 /006595 =199.69 %
	CLUB HOUSE	263.58	-	-	-	-	263.58	-	
	SWIMMING POOL	128.00	-	-	-	-	128.00	-	
	PHASE - I TOTAL	23538.92	5947.58	1847.44	0.00	2182.72	10369.32	13169.60	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	
PHASE II (PROPOSED)	RESIDENTIAL	19008.62	4300.70	1150.39	552.64	2279.93	8283.66	10724.96	10724.96/5393.67 =198.84 %
	CLUB HOUSE	103.26	-	-	-	-	103.26	-	
	SWIMMING POOL	66.67	-	-	-	-	66.67	-	
	PHASE-II TOTAL	19178.55	4300.70	1150.39	552.64	2279.93	8453.59	10724.96	
	GRAND TOTAL	42717.47	10248.28	2997.83	552.64	4462.65	18822.91	23894.56	23894.56/11988.67 = 199.31%
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	

III	OPEN SPACE AREA STATEMENT	
OPEN SPACE FOR PHASE I (EXISTING)	1015.54 SQM.	1015.54/6320 = 16.07%
OPEN SPACE FOR PHASE II (PROPOSED)	621.20 SQM.	621.20/4074.67 = 15.25%
TOTAL OPEN SPACE FOR PHASE I &II	1636.74 SQM.	1636.74/10394.67 = 15.75%

IV PHASE I (EXISTING) PARKING STATEMENT

TYPE	NOS.	USE	CAR PARKING DETAILS: REQUIRED	PROVIDED	LOCATION
2 & 3BHK APTS.	108	RESIDENTIAL	169	194	BASEMENT & GROUND FLOOR

V PHASE II (PROPOSED) PARKING STATEMENT

TYPE	NOS.	USE	CAR PARKING DETAILS: REQUIRED		PROVIDED	LOCATION
2 BHK APTS.	98	RESIDENTIAL	(< 100 m²) x 1.25	122	159	BASEMENT & GROUND FLOOR
3 BHK APTS.	14	RESIDENTIAL	(< 125 m²) x 1.50	26		
			TOTAL	148		

VI AREA FOR INFRASTRUCTURAL FACILITIES

			TOTAL AREA FREE OF FAR
LOBBY & PASSAGE (BALANCE)	552.64	m²	758.64 / 10724.96 = 7.07%
CLUB HOUSE	72.00	m²	758.64 m² < 809.05 m²
ELECTRICAL ROOM	42.68	m²	(PERMISSIBLE 7.50% of 10787.34)
PUMP ROOM	28.46	m²	
GENERATOR ROOM	28.59	m²	
SOCIETY OFFICE	34.27	m²	
TOTAL AREA	758.64	m²	

VII	FLOOR REFERENCE	USE	TOTAL BUILT UP AREA	AREA FREE OF F.A.R.: BASEMENT & STILT PARKING	STAIRCASES & LIFT	LOBBY/ PASSAGE	BALCONIES	TOTAL	NET FLOOR AREA (SQ.M)
PHASE 2 BLOCKS V - VI	BASEMENT	PARKING & SERVICES	2713.11	2638.68	74.43	0.00	0.00	2713.11	0.00
	GROUND	PARKING	1785.02	1662.02	123.00	0.00	0.00	1785.02	0.00
	FIRST	RESI	1789.94	0.00	119.12	68.82	266.47	454.41	1335.53
	SECOND	RESI	1811.12	0.00	119.12	68.82	287.65	475.59	1335.53
	THIRD	RESI	1811.12	0.00	119.12	68.82	287.65	475.59	1335.53
	FOURTH	RESI	1811.12	0.00	119.12	68.82	287.65	475.59	1335.53
	FIFTH	RESI	1811.12	0.00	119.12	68.82	287.65	475.59	1335.53
	SIXTH	RESI	1811.12	0.00	119.12	68.82	287.65	475.59	1335.53
	SEVENTH	RESI	1811.12	0.00	119.12	68.82	287.65	475.59	1335.53
	EIGHTH	RESI	1853.83	0.00	119.12	70.90	287.56	477.58	1376.25
SUB TOTAL			19008.62	4300.70	1150.39	552.64	2279.93	8283.66	10724.96

EXISTING APPROVALS :-

a.) HOTEL CUM HOSPITAL & COMMERCIAL BUILDING APPROVED VIDE ORDER NO. NGPDA/855/1406 DATED: 20 AUG 2008

b.) APPROVAL FOR CONSTRUCTION VIDE LICENCE NO. VP/TLG/CONST-LIC/169/08-09/4511 DATED: 20-03-2009

c.) INFRASTRUCTURE TAX PAID AS PER ORDER NO. NGPDA/855/1612/2011 DATED 14 SEP 2011

d.) RENEWAL OF DEVELOPMENT PERMISSION VIDE ORDER NO. NGPDA/855/2376/2011 DATED: 5 DEC 2011

e.) VP/TLG/CONST-LIC/35/13-14/870 DATED 16-07-2013

f.) SECOND RENEWAL OF DEVELOPMENT PERMISSION VIDE ORDER NO. NGPDA/855/1151/14 DATED 22-09-2014

g.) NGPDA ORDER NGPDA/855/1244/2015 DATED: 7 JULY 2015

h.) VP/TLG/CONST-LIC/44/15-16/1877 DATED 26-10-2015

i.) RENEWAL OF DEVELOPMENT PERMISSION VIDE ORDER NO. GPPDA/108/TAL/2018/711 DATED: 04 -09 2018

NOTE :-
ALL DIMENSIONS IN METERS UNLESS OTHERWISE STATED.

ARCHITECT SIGNATURE

ANDREW N. FERNANDES
ARCHITECT
CA/82/7022,
AR/0692/2010

APPROVED FROM PLANNING POINT SUBJECT TO CONDITIONS GIVEN VIDE ORDER NO: GPPDA/108/TAL/586/2021
DATED 16 SEP 2021

MEMBER SECRETARY
Greater Panaji Planning & Dev. Authority
Panaji- Goa

Approved with conditions vide No. PHC/Chimbel/... Date: 22-7-21

Medical Officer I/C
Primary Health Centre
Chimbel

ANDREW N. FERNANDES
NO.9, 2ND FLR, MEERA BLDG, OFF V. DEMPO RD, ST. INEZ, PANJIM GOA-403001
CA/82/7022, AR/0692/2010, NGPDA/ARCH/062

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT (PHASE II)
IN SURVEY NO.112/ 1&2 (PART),
AT TALEIGAO,TALUKA TISWADI - GOA.

OWNER
ALCON CONSTRUCTIONS (GOA) PVT.LTD.
Sukerkar Mansion, First Floor, M.G. Road, Panaji, Goa 403 001

OWNER'S SIGNATURE

ALCON CONSTRUCTIONS (GOA) PVT. LTD.

DWG. TITLE
PHASE II
SITE PLAN, LOCATION PLAN, AREA STATEMENT, AREA CALCULATION COMPOUND WALL, SWIMMING POOL & CLUB HOUSE DETAILS

SCALE	REV. NO.	DWG. NO.
AS INDICATED		ALC/E2
DRWN	CKD. BY	SD- 01
08.02.21		