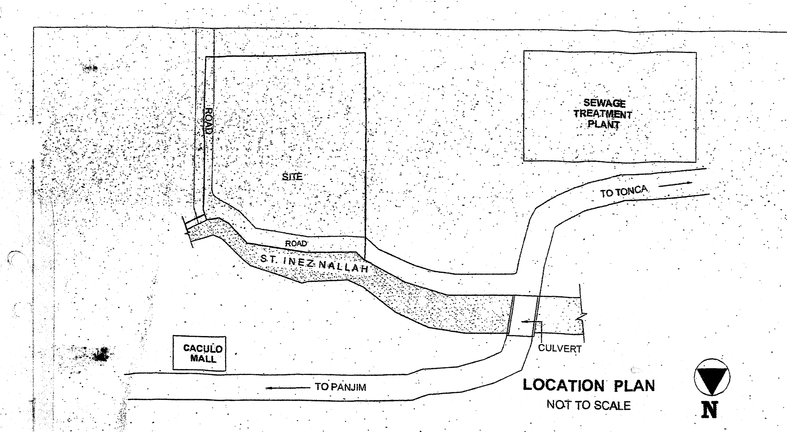
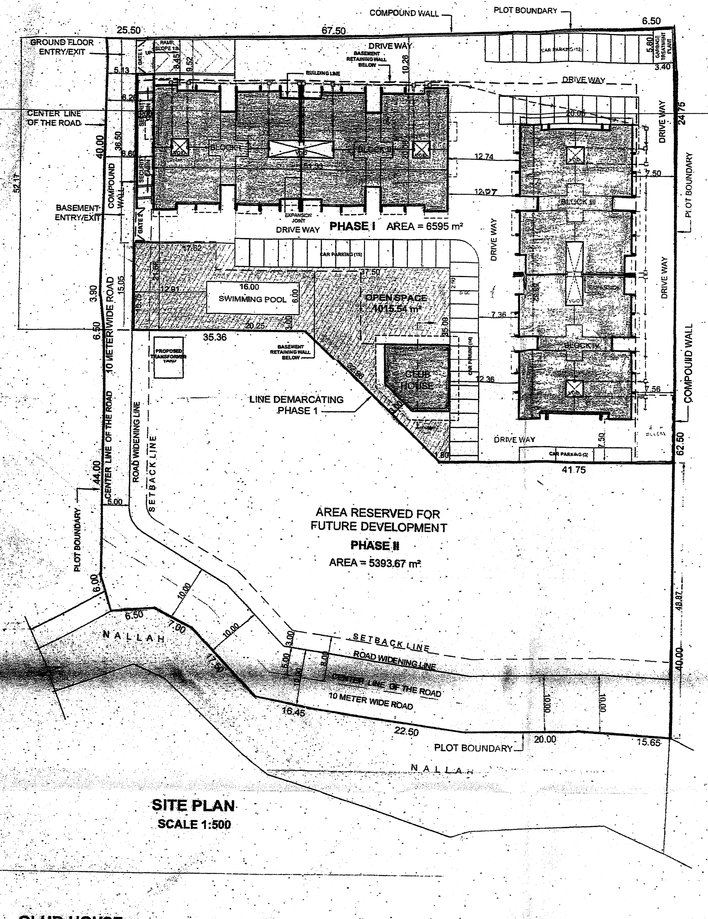


LOCATION PLAN
NOT TO SCALE

N



SITE PLAN
SCALE 1:500

AREA CALCULATION DIAGRAMS

Plans and approved in the meeting held on 22/7/2015 under resolution No. 24/3 subject conditions as per permission No. VP/TCP/Panaji/Misc/116/15 dated 26-10-2015

PETER MARTINS
Secretary
Village Panchayat of Taleigao

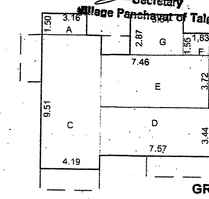
APPROVED FROM PLANNING POINT SUBJECT TO CONDITIONS GIVEN VIDE ORDER No. NG/PDA/ 88/1/2424/15 DATED 7/7/2015

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

N.O.C. to issue Notice to the Contractors vide letter No.: F.DYPAS/11/2/15/ Dt. 11/7/15

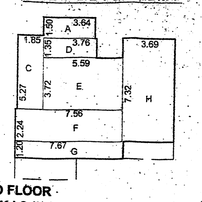
Health Officer
Urban Health Centre, Panaji

TYPE - A/A-r & Am/Am-r



AREA FREE OF FAR		
A	3.16 x 1.50	4.74
C	4.19 x 9.51	39.85
D	7.57 x 3.44	26.04
E	7.46 x 3.72	27.75
F	1.83 x 1.55	2.83
G	3.64 x 2.87	10.44
	FAR	111.65

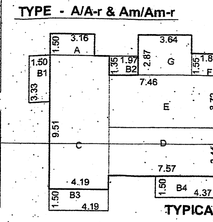
TYPE - B/B-r & Bm/Bm-r



AREA FREE OF FAR		
A	3.64 x 1.50	5.46
C	1.85 x 5.27	9.74
D	3.76 x 1.35	5.07
E	5.59 x 3.72	20.79
F	7.56 x 2.24	16.93
G	7.67 x 1.20	9.20
H	3.69 x 7.32	27.01
	FAR	94.20

GROUND FLOOR
BLOCK I & II

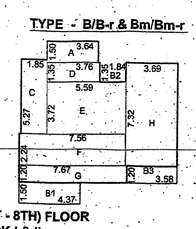
TYPE - A/A-r & Am/Am-r



AREA IN FAR		
A	3.16 x 1.50	4.74
C	4.19 x 9.51	39.85
D	7.57 x 3.44	26.04
E	7.46 x 3.72	27.75
F	1.83 x 1.55	2.83
G	3.64 x 2.87	10.44
	FAR	111.65

AREA FREE OF FAR		
B1	1.50 x 3.33	4.99
B2	1.97 x 1.35	2.66
B3	4.19 x 1.50	6.28
B4	4.37 x 1.50	6.55
	TOTAL	20.48
	BUA	132.13

TYPE - B/B-r & Bm/Bm-r

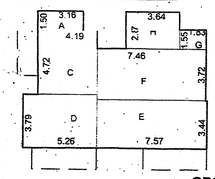


AREA IN FAR		
A	3.64 x 1.50	5.46
C	1.85 x 5.27	9.74
D	3.76 x 1.35	5.07
E	5.59 x 3.72	20.79
F	7.56 x 2.24	16.93
G	7.67 x 1.20	9.20
H	3.69 x 7.32	27.01
	FAR	94.20

AREA FREE OF FAR		
B1	1.50 x 4.37	6.56
B2	1.84 x 1.35	2.48
B3	3.58 x 1.20	4.30
	TOTAL	13.34
	BUA	107.54

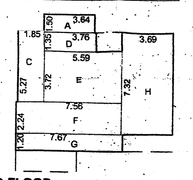
TYPICAL (1ST - 8TH) FLOOR
BLOCK I & II

TYPE - C/C-r & Cm/Cm-r



AREA IN FAR		
A	3.16 x 1.50	4.74
C	4.19 x 4.72	19.77
D	5.26 x 3.79	19.93
E	7.57 x 3.44	26.04
F	7.46 x 3.72	27.75
G	1.83 x 1.55	2.83
H	3.64 x 2.87	10.44
	FAR	111.50

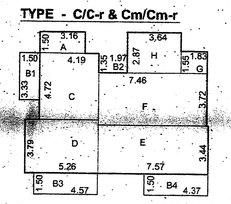
TYPE - B/B-r & Bm/Bm-r



AREA IN FAR		
A	3.64 x 1.50	5.46
C	1.85 x 5.27	9.74
D	3.76 x 1.35	5.07
E	5.59 x 3.72	20.79
F	7.56 x 2.24	16.93
G	7.67 x 1.20	9.20
H	3.69 x 7.32	27.01
	FAR	94.20

GROUND FLOOR
BLOCK III & IV

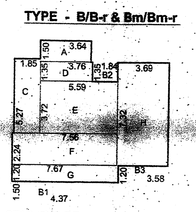
TYPE - C/C-r & Cm/Cm-r



AREA IN FAR		
A	3.16 x 1.50	4.74
C	4.19 x 4.72	19.77
D	5.26 x 3.79	19.93
E	7.57 x 3.44	26.04
F	7.46 x 3.72	27.75
G	1.83 x 1.55	2.83
H	3.64 x 2.87	10.44
	FAR	111.50

AREA FREE OF FAR		
B1	1.50 x 3.33	4.99
B2	1.97 x 1.35	2.66
B3	4.57 x 1.50	6.85
B4	4.37 x 1.50	6.55
	TOTAL	21.05
	BUA	132.55

TYPE - B/B-r & Bm/Bm-r

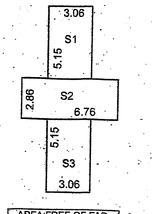


AREA IN FAR		
A	3.64 x 1.50	5.46
C	1.85 x 5.27	9.74
D	3.76 x 1.35	5.07
E	5.59 x 3.72	20.79
F	7.56 x 2.24	16.93
G	7.67 x 1.20	9.20
H	3.69 x 7.32	27.01
	FAR	94.20

AREA FREE OF FAR		
B1	1.50 x 4.37	6.56
B2	1.84 x 1.35	2.48
B3	3.58 x 1.20	4.30
	TOTAL	13.34
	BUA	107.54

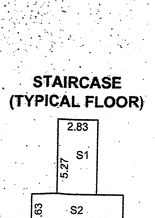
TYPICAL (1ST - 8TH) FLOOR
BLOCK III & IV

STAIRCASE (GROUND FLOOR)



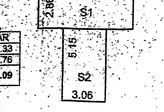
AREA FREE OF FAR		
S1	3.06 x 5.15	15.76
S2	6.76 x 2.86	19.33
S3	3.06 x 5.15	15.76
	TOTAL	50.85

STAIRCASE (TYPICAL FLOOR)



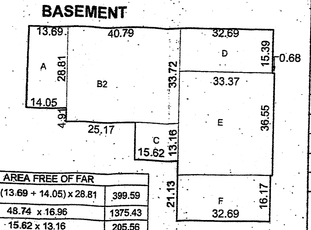
AREA FREE OF FAR		
S1	2.83 x 5.27	14.91
S2	6.53 x 2.63	17.17
S3	2.83 x 5.27	14.91
	TOTAL	46.99

STAIRCASE (BASEMENT)



AREA FREE OF FAR		
S1	6.76 x 2.86	19.33
S2	3.06 x 5.15	15.76
	TOTAL	35.09

BASEMENT



AREA FREE OF FAR		
A	0.5 x (13.69 + 14.05) x 28.81	399.59
B	46.74 x 16.96	1375.43
C	15.62 x 13.16	205.56
D	32.69 x 15.39	503.01
E	33.37 x 36.55	1219.67
F	32.69 x 16.17	528.60
	TOTAL	4231.86

	AREA STATEMENT		AREA (m²)	TOTAL AREA (m²)
1	AREA OF THE PLOT SURVEY NO.112	PHASE I	5595.00	11,088.67
		PHASE II	5393.67	
2	DEDUCTION FOR			
	A. AREA WITHIN ROAD WIDENING (PROPOSED)	PHASE I	275.00	1,094.00
		PHASE II	819.00	
	B. AREA RESERVED FOR PHASE 2 FUTURE DEVELOPMENT			3074.67
	TOTAL (A+B)			4168.67
3	EFFECTIVE AREA OF THE PLOT (1-2)	PHASE I	6320.00	6920.67
4	WHETHER ANY EXTRA FAR IS CLAIMED ON THE BASIS OF ROAD WIDENING / PROPOSED ROAD IF YES STATE			
	A. AREA OF ROAD WIDENING	PHASE I	275.00	
	B. WHETHER THE LAND HAS BEEN GIFTED TO THE LOCAL BODY			
5	AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT			NIL
6	AREA OF THE BUILDING TO BE DEMOLISHED			NIL
7	COVERED AREA OF PROPOSED BUILDING			1987.87
8	TOTAL COVERED AREA (5+7-6)			1987.87
9	TOTAL COVERAGE			31.45 %
10	DETAILS OF AREAS AND USE, FLOORWISE			

REFERENCE	USE	TOTAL BUILT UP AREA	AREA FREE OF F.A.R. BASEMENT &STILT PARKING	STAIRCASES	BALCONIES/ TERRACES	TOTAL	NET FLOOR AREA(SQ.M)	F.A.R.
PHASE I	RESIDENTIAL	22055.98	5947.58	1847.44	1091.36	8886.38	13169.60	13169.60/6595 =199.69 %
	CLUB HOUSE	263.58	-	-	-	-	-	
	SWIMMING POOL	128.00	-	-	-	-	-	
	-	22447.56	-	-	-	-	-	

BUILT UP AREA EXCLUDING BASEMENT & GROUND FLOOR STILT PARKING = 22055.98 - 5947.58 = 16108.40 m²

PROPOSED F.A.R. AREA 13169.60 m² < EXISTING APPROVED F.A.R. AREA 21837.64 m²

OPEN SPACE AREA STATEMENT

OPEN SPACE FOR PHASE I	1015.54 SQM.	1015.54/6320 = 16.07%

PHASE I PARKING STATEMENT

TYPE	NOS.	USE	CAR PARKING DETAILS REQUIRED		PROVIDED	LOCATION
2 BHK APTS.	64	RESIDENTIAL	(< 100 m²) x 1.25	80	194	BASEMENT & GROUND FLOOR.
3 BHK APTS.	64	RESIDENTIAL	(< 125 m²) x 1.50	96		
			TOTAL	176		
VISITORS PARKING PROVIDED				18		

AREA FREE OF F.A.R. FOR INFRASTRUCTURAL FACILITIES

GARBAGE TREATMENT PLANT	19.70 m²	778.53 / 13169.60 = 5.91 %
STAIRCASE LOBBY AREA	485.12 m²	
CLUB HOUSE AREA	263.58 m²	
ELECTRICAL ROOM	10.13 m²	
TOTAL AREA	778.53 m²	

FLOOR REFERENCE		USE	TOTAL BUILT UP AREA	AREA FREE OF F.A.R. STILT PARKING	STAIRCASES	BALCONIES	TOTAL	NET FLOOR AREA (SQ.M)
BLOCK I	GROUND FLOOR	RESI. PARKING	465.85	415.00	50.85	0.00	465.85	0.00
	FIRST FLOOR	RESI.	492.51	0.00	46.99	33.82	80.81	411.70
	SECOND FLOOR	RESI.	492.51	0.00	46.99	33.82	80.81	411.70
	THIRD FLOOR	RESI.	492.51	0.00	46.99	33.82	80.81	411.70
	FOURTH FLOOR	RESI.	492.51	0.00	46.99	33.82	80.81	411.70
	FIFTH FLOOR	RESI.	492.51	0.00	46.99	33.82	80.81	411.70
	SIXTH FLOOR	RESI.	492.51	0.00	46.99	33.82	80.81	411.70
	SEVENTH FLOOR	RESI.	492.51	0.00	46.99	33.82	80.81	411.70
	EIGHTH FLOOR	RESI.	492.51	0.00	46.99	33.82	80.81	411.70
SUB TOTAL 'I'			4406.93	415.00	426.77	270.56	1112.33	3293.60

FLOOR REFERENCE		USE	TOTAL BUILT UP AREA	AREA FREE OF F.A.R. STILT PARKING	STAIRCASES	BALCONIES	TOTAL	NET FLOOR AREA (SQ.M)
BLOCK II	GROUND FLOOR	RESI. PARKING	465.85	415.00	50.85	0.00	465.85	0.00
	FIRST FLOOR	RESI.	492.51	0.00	46.99	33.82	80.81	411.70
	SECOND FLOOR	RESI.	492.51	0.00	46.99	33.82	80.81	411.70
	THIRD FLOOR	RESI.	492.51	0.00	46.99	33.82	80.81	411.70
	FOURTH FLOOR	RESI.	492.51	0.00	46.99	33.82	80.81	411.70
	FIFTH FLOOR	RESI.	492.51	0.00	46.99	33.82	80.81	411.70
	SIXTH FLOOR	RESI.	492.51	0.00	46.99	33.82	80.81	411.70
	SEVENTH FLOOR	RESI.	492.51	0.00	46.99	33.82	80.81	411.70
	EIGHTH FLOOR	RESI.	492.51	0.00	46.99	33.82	80.81	411.70
SUB TOTAL 'I'			4405.93	415.00	426.77	270.56	1112.33	3293.60

FLOOR REFERENCE		USE	TOTAL BUILT UP AREA	AREA FREE OF F.A.R. STILT PARKING	STAIRCASES	BALCONIES	TOTAL	NET FLOOR AREA (SQ.M)
BLOCK III	GROUND FLOOR	RESI. PARKING	465.43	414.58	50.85	0.00	465.43	0.00
	FIRST FLOOR	RESI.	492.78	0.00	46.99	34.39	81.38	411.40
	SECOND FLOOR	RESI.	492.78	0.00	46.99	34.39	81.38	411.40
	THIRD FLOOR	RESI.	492.78	0.00	46.99	34.39	81.38	411.40
	FOURTH FLOOR	RESI.	492.78	0.00	46.99	34.39	81.38	411.40
	FIFTH FLOOR	RESI.	492.78	0.00	46.99	34.39	81.38	411.40
	SIXTH FLOOR	RESI.	492.78	0.00	46.99	34.39	81.38	411.40
	SEVENTH FLOOR	RESI.	492.78	0.00	46.99	34.39	81.38	411.40
	EIGHTH FLOOR	RESI.	492.78	0.00	46.99	34.39	81.38	411.40
SUB TOTAL 'I'			4407.57	414.58	426.77	275.12	1116.47	3291.20

FLOOR REFERENCE		USE	TOTAL BUILT UP AREA	AREA FREE OF F.A.R. STILT PARKING	STAIRCASES	BALCONIES	TOTAL	NET FLOOR AREA (SQ.M)
BLOCK IV	GROUND FLOOR	RESI. PARKING	463.84	412.99	50.85	0.00	463.84	0.00
	FIRST FLOOR	RESI.	492.78	0.00	46.99	34.39	81.38	411.40
	SECOND FLOOR	RESI.	492.78	0.00	46.99	34.39	81.38	411.40
	THIRD FLOOR	RESI.	492.78	0.00	46.99	34.39	81.38	411.40
	FOURTH FLOOR	RESI.	492.78	0.00	46.99	34.39	81.38	411.40
	FIFTH FLOOR	RESI.	492.78	0.00	46.99	34.39	81.38	411.40
	SIXTH FLOOR	RESI.	492.78	0.00	46.99	34.39	81.38	411.40
	SEVENTH FLOOR	RESI.	492.78	0.00	46.99	34.39	81.38	411.40
	EIGHTH FLOOR	RESI.	492.78	0.00	46.99	34.39	81.38	411.40
SUB TOTAL 'I'			4406.08	412.99	426.77	275.12	1114.88	3291.20

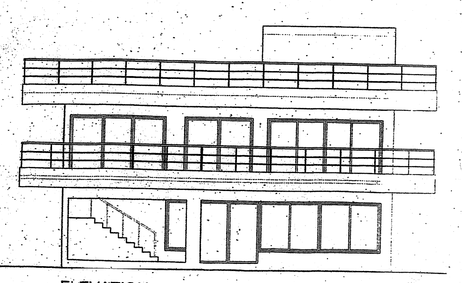
FLOOR REFERENCE		USE	TOTAL BUILT UP AREA	AREA FREE OF F.A.R. STILT PARKING	STAIRCASES	BALCONIES	TOTAL	NET FLOOR AREA (SQ.M)
PHASE 1 BLOCKS I - IV	BASEMENT	PARKING & SERVICES	4231.86	4091.50	140.36	0.00	4231.86	0.00
	GROUND FLOOR	PARKING	2059.45	1856.08	203.40	0.00	2059.45	0.00
	FIRST FLOOR	RESI.	1970.56	0.00	157.96	136.42	324.38	1646.20
	SECOND FLOOR	RESI.	1970.56	0.00	157.96	136.42	324.38	1646.20
	THIRD FLOOR	RESI.	1970.56	0.00	157.96	136.42	324.38	1646.20
	FOURTH FLOOR	RESI.	1970.56	0.00	157.96	136.42	324.38	1646.20
	FIFTH FLOOR	RESI.	1970.56	0.00	157.96	136.42	324.38	1646.20
	SIXTH FLOOR	RESI.	1970.56	0.00	157.96	136.42	324.38	1646.20
	SEVENTH FLOOR	RESI.	1970.56	0.00	157.96	136.42	324.38	1646.20
	EIGHTH FLOOR	RESI.	1970.56	0.00	157.96	136.42	324.38	1646.20
SUB TOTAL			22055.98	5947.58	1847.44	1091.36	8886.38	13169.60

COVERED AREA CALCULATION

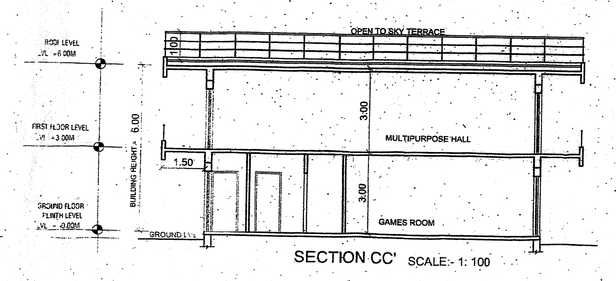
BLOCKS	USE	COVERED AREA
BLOCK I	RESI.	464.20
BLOCK II	RESI.	464.20
BLOCK III	RESI.	463.84
BLOCK IV	RESI.	463.84
CLUB HOUSE	RECR.	131.79
TOTAL		1987.87

EXISTING APPROVALS :-
a.) HOTEL CUM HOSPITAL & COMMERCIAL BUILDING APPROVED VIDE ORDER NO. NGPDA/855/1406 DATED: 20 AUG 2009
b.) INFRASTRUCTURE TAX PAID AS PER ORDER NO. NGPDA/855/1612/2011 DATED 14 SEP 2011
c.) RENEWAL OF DEVELOPMENT PERMISSION VIDE ORDER NO. NGPDA/855/2376/2011 DATED: 5 DEC 2011
d.) SECOND RENEWAL OF DEVELOPMENT PERMISSION VIDE ORDER NO. NGPDA/855/115/14 DATED 22-09-2014
e.) APPROVAL FOR CONSTRUCTION VIDE LICENCE NO. VP/TLG/CONST-LIC/169/08-09/451 DATED: 20-03-2009
f.) VP/TLG/CONST-LIC/35/13-14/879 DATED 18-07-2013

CLUB HOUSE

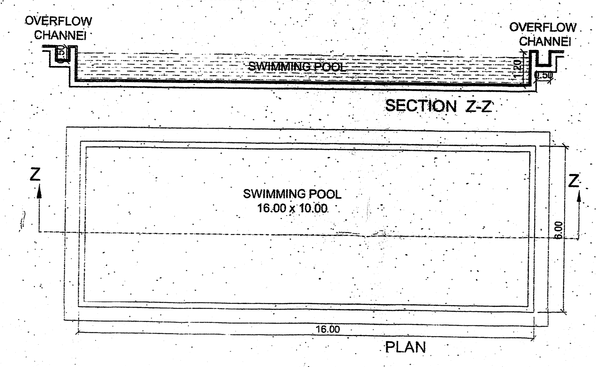


ELEVATION SCALE:- 1: 100

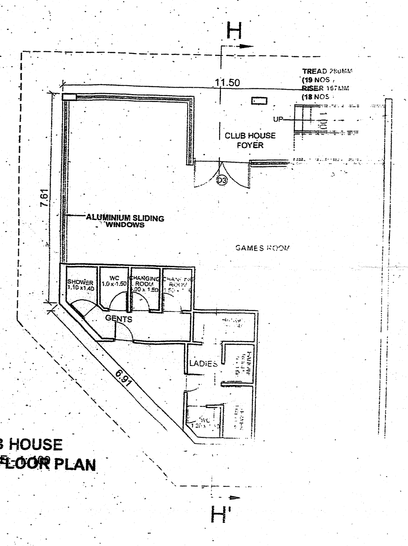


SECTION CC' SCALE:- 1: 100

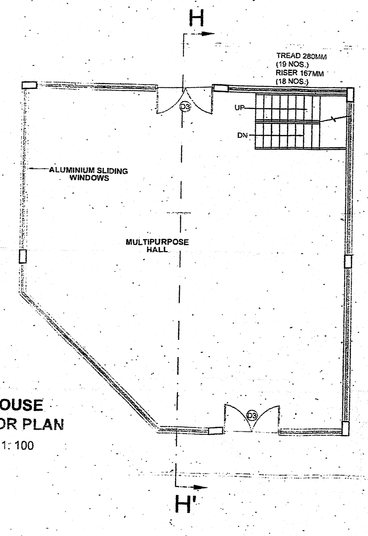
SWIMMING POOL



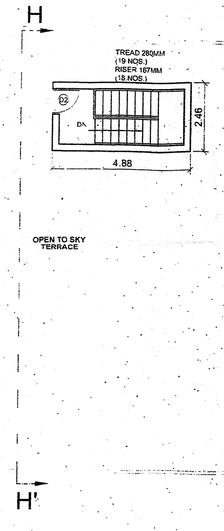
PLAN



CLUB HOUSE
GROUND FLOOR PLAN



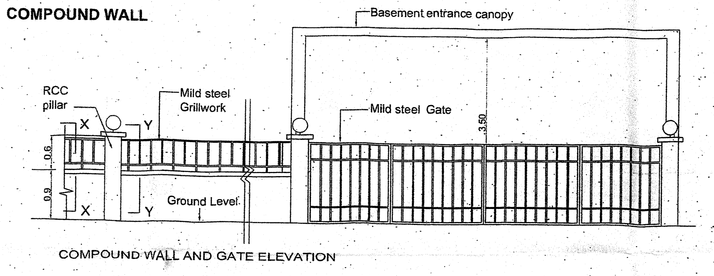
CLUB HOUSE
FIRST FLOOR PLAN
SCALE:- 1: 100



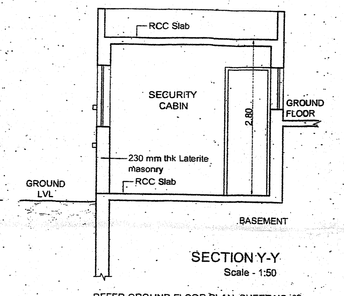
CLUB HOUSE
TERRACE PLAN
SCALE:- 1. 100

CLUB HOUSE DOOR WINDOW SCHEDULE	
TYPE	DIMENSIONS
W1	5.55 x 1.80
W2	6.49 x 1.80
W3	4.90 x 1.80
W4	7.53 x 1.80
W5	4.00 x 1.80
D1	0.70 x 2.20
D2	0.80 x 2.20
D3	2.00 x 2.20

COMPOUND WALL

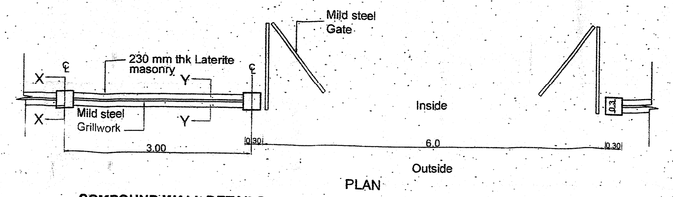


COMPOUND WALL AND GATE ELEVATION



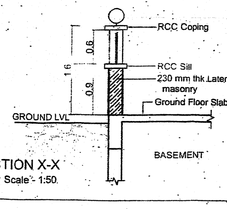
SECTION Y-Y
Scale - 1:50

REFER GROUND FLOOR PLAN, SHEET NO. 03.



PLAN

COMPOUND WALL DETAILS
SCALE:- 1: 50



SECTION X-X
Scale - 1:50

NOTE :-
ALL DIMENSIONS IN METERS UNLESS OTHERWISE STATED.

ARCHITECT SIGNATURE
ANDREW N. FERNANDES
ARCHITECT
CA/82/7022.
AR/0092/2010

ARCHITECT
ANDREW . N. FERNANDES
NO.9, 2ND FLR, MEERA BLDG., OFF V. DEMPO RD., ST. INEZ, PANJIM -GOA-403001.
TEL : 9822100946
CA/82/7022
AR/0092/2010
NGPDA/ARCH/152

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AS REVISION OF APPROVED PROJECT COMPRISING HOSPITAL.CUM HOTEL & COMMERCIAL DEVELOPMENT IN SURVEY NO.112/ 1&2 (PART), AT TALEIGAO,TALUKA TISWADI - GOA .

REFER NOTE 2 (ABOVE)

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

OWNER'S SIGNATURE

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

AS INDICATED	REV. NO.	DRWG. NO.
DRN BY	CKD. BY	AHT SD- 01
DATE 15.04.15		