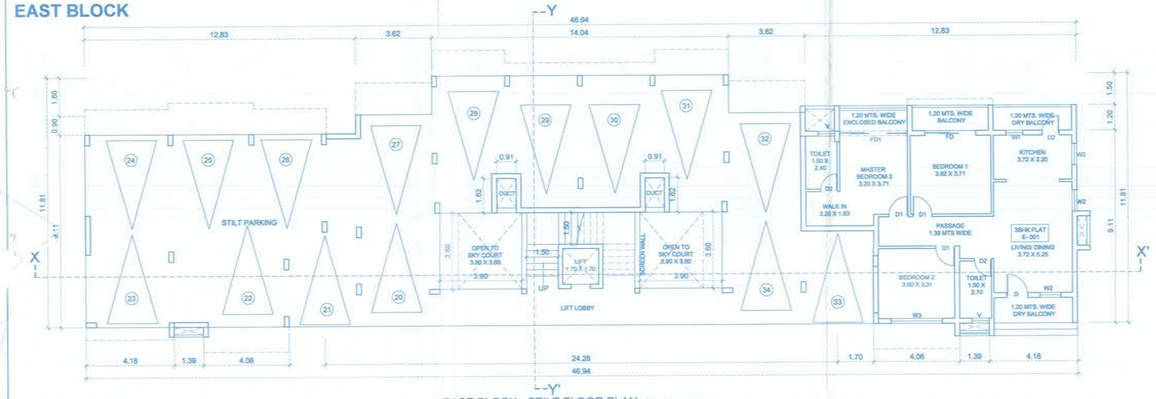
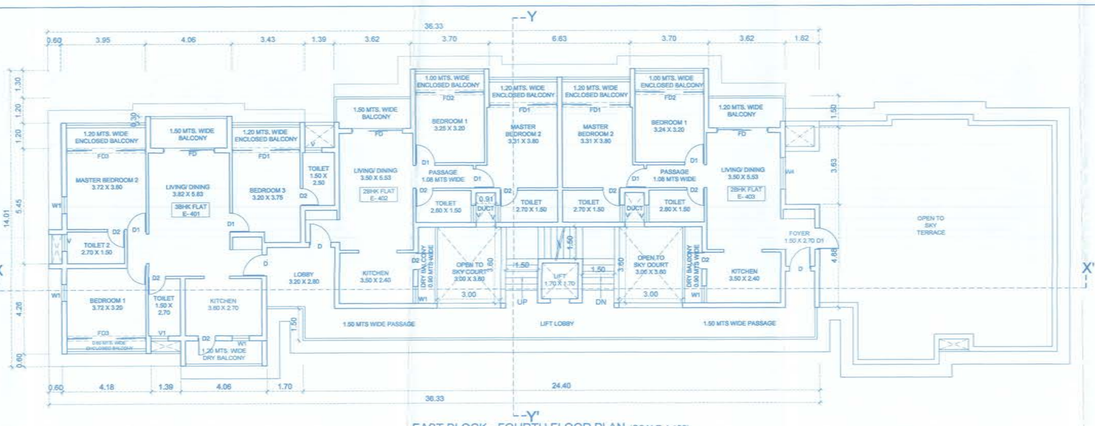
EAST BLOCK

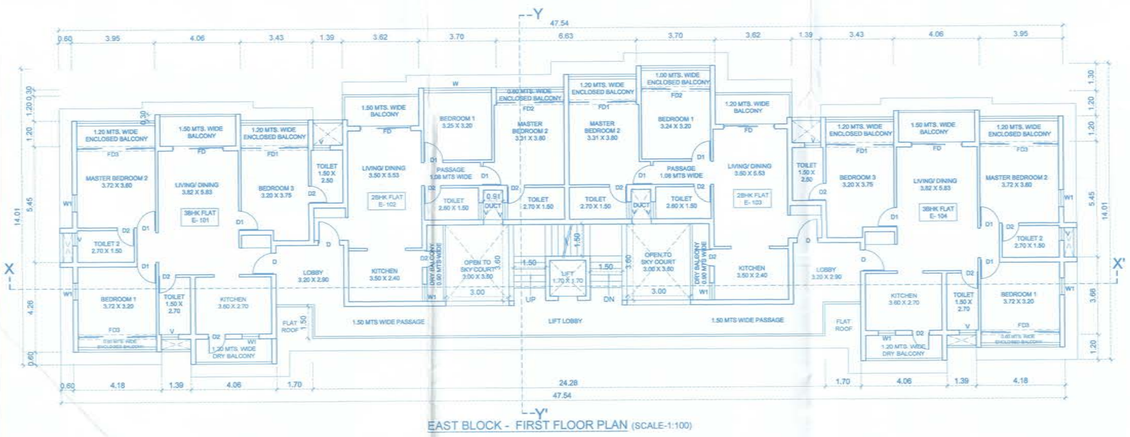


EAST BLOCK - STILT FLOOR PLAN (SCALE-1:100)

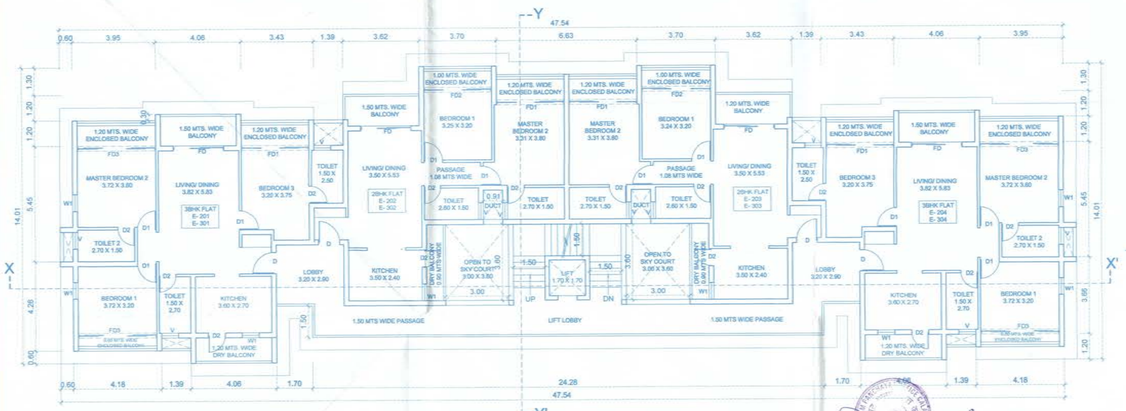


EAST BLOCK - FOURTH FLOOR PLAN (SCALE-1:100)

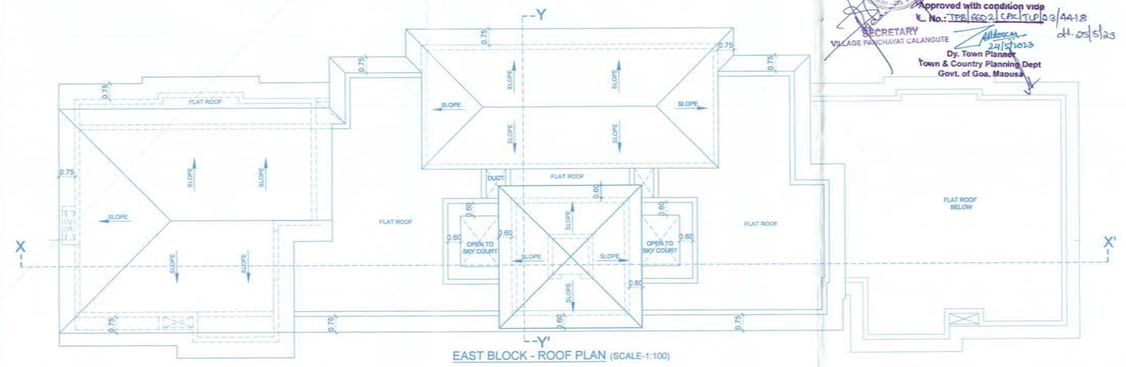
SCHEDULES OF DOOR & WINDOW			
D	1.00 X 2.10	W	3.25 X 1.50
D1	0.90 X 2.10	W1	0.80 X 1.50
D2	0.80 X 2.10	W2	1.00 X 1.50
FD	2.40 X 2.10	W3	2.40 X 1.50
FD1	3.20 X 2.40	V	0.80 X 1.00
FD2	3.25 X 2.40		
FD3	3.72 X 2.40		



EAST BLOCK - FIRST FLOOR PLAN (SCALE-1:100)



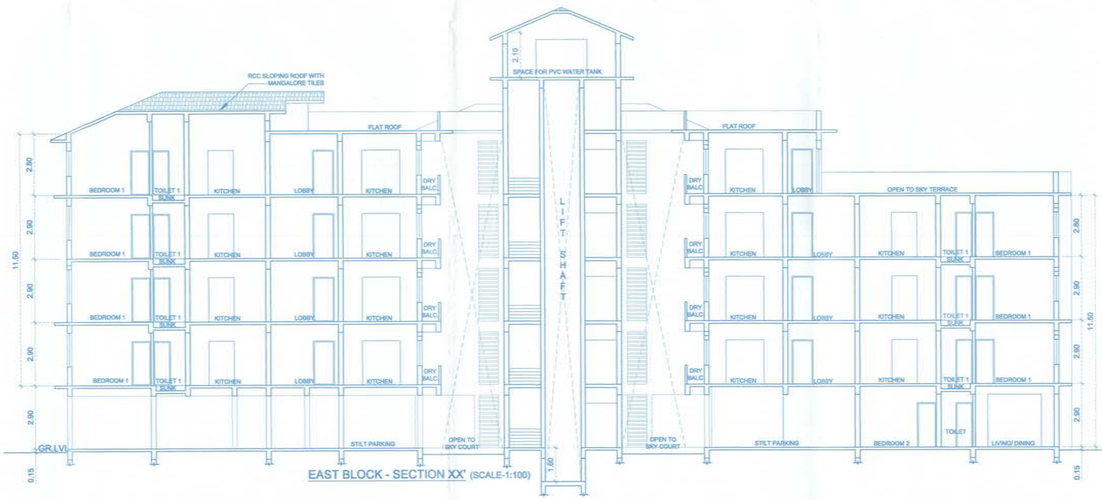
EAST BLOCK - TYPICAL SECOND & THIRD FLOOR PLAN (SCALE-1:100)



EAST BLOCK - ROOF PLAN (SCALE-1:100)

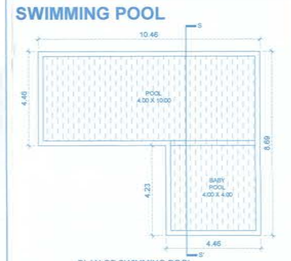
Approved with condition vide
L. No.: TPB/ 660/2/ CR/ TCP/ 03/ 4418
dt. 05/5/23
SECRETARY
VILLAGE PANCHAYAT CALANGUTE
24/5/2023
Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa. Mapusa

EAST BLOCK - FRONT ELEVATION (SCALE-1:100)

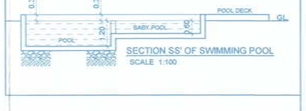


EAST BLOCK - SECTION XX' (SCALE-1:100)

SWIMMING POOL



PLAN OF SWIMMING POOL
SCALE 1:100



SECTION SS' OF SWIMMING POOL
SCALE 1:100

DATE - 16-03-2023

SCALE - 1:100 DWG - 02/02

ARCHITECT

Ar. SIDDHARTH D. NAIK
201 – A, MATHIAS PLAZA
PANAJI – GOA 403 001
Reg. No : ARI/0027/2010

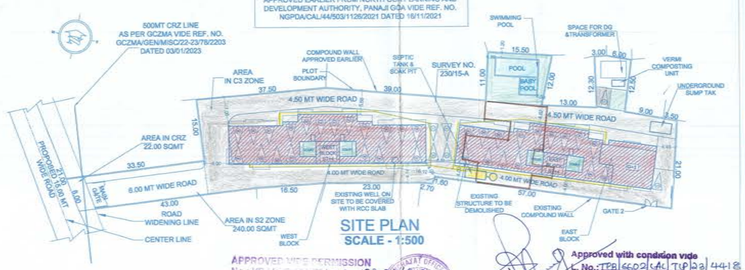
OWNER

NOTE : ALL DIMENSION ARE IN CMS. & MTS.

REVISED HOTEL BUILDING TO RESIDENTIAL BUILDINGS (WEST & EAST BLOCK), COMPOUND WALL & SWIMMING POOL ON PLOT BEARING SURVEY NO./SUB DIVISION NO. 230/15-A AT CALANGUTE VILLAGE, BARDEZ TALUKA GOA FOR (M/S SALDANHA DEVELOPERS PVT.LTD.)

M/S ULYSIS
ARCHITECTURAL INTERIOR & LANDSCAPE CONSULTANTS
#.201 - A,SECOND FLOOR, MATHIAS PLAZA,
PANJIM - GOA 403001
PH. - 91 832 2421950
e-mail : ulysis.goa@gmail.com

HOTEL BUILDING, COMPOUND WALL AND SWIMMING POOL APPROVED EARLIER FROM NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY, PANAJI GOA VIDE REF. NO. NGPDA/CAL/44/503/1126/2021 DATED 15/11/2021



SITE PLAN
SCALE - 1:500

APPROVED VIDE PERMISSION
No : VP/CR/ 151/Bldg.L 103-20/2019
Date : 11/08/23

SECRETARY
VILLAGE PANCHAYAT CALANGUTE

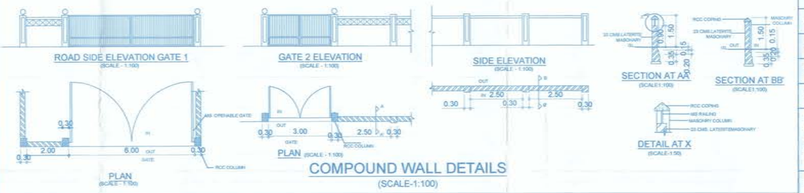
Approved with condition vide
L. No.:TPB/6602/CAL/TIP(S)/ 4418
Dt. 25/8/23

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

	AREA DETAILS FLOOR WISE										
	FLOOR REFERENCE	USE	TOTAL B.U.A. (M²)	AREA FREE FROM FAR (M²)					NET FLOOR AREA (M²)	FAR (%)	
				BALCONY/ PARKING	STILT PARKING	STAIRCASE/ LIFT / LOBBY	7.5% OF FLOOR AREA	SWIMMING POOL		100 % (2663.00)	80 % (240.00)	33 % (22.00)
WEST BLOCK	STILT FLOOR	PARKING	440.99	———	411.36	28.11	———	———	1.52	0.06	———	———
	FIRST FLOOR	RESIDENTIAL	506.00	105.53	———	25.22	18.56	———	356.69	13.39	———	———
	SECOND FLOOR	RESIDENTIAL	506.00	105.53	———	25.22	18.56	———	356.69	13.39	———	———
	THIRD FLOOR	RESIDENTIAL	506.00	105.53	———	25.22	18.56	———	356.69	13.39	———	———
	FOURTH FLOOR	RESIDENTIAL	506.00	105.53	———	25.22	18.56	———	356.69	13.39	———	———
EAST BLOCK	STILT/ GROUND FLOOR	RESIDENTIAL/ PARKING	453.65	13.73	307.49	28.11	———	———	104.32	3.92	———	———
	FIRST FLOOR	RESIDENTIAL	500.69	100.22	———	25.22	18.56	———	356.69	13.39	———	———
	SECOND FLOOR	RESIDENTIAL	506.31	105.84	———	25.22	18.56	———	356.69	13.39	———	———
	THIRD FLOOR	RESIDENTIAL	506.31	105.84	———	25.22	18.56	———	356.69	13.39	———	———
	FOURTH FLOOR	RESIDENTIAL	379.82	77.67	———	25.22	17.92	———	259.01	2.29	80.00	30.36
SWIMMING POOL		RESIDENTIAL	65.52	———	———	———	———	65.52	———	———	———	———
TOTAL			4877.29	825.42	718.85	257.96	147.84	65.52	2861.68	100 %	80 %	30.36 %

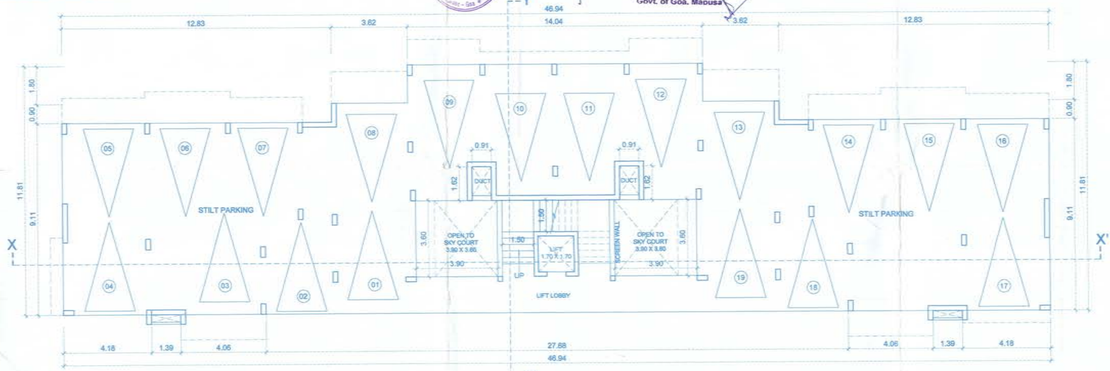
BUILT UP AREA FOR THE PURPOSE OF INFRASTRUCTURE TAX = **4877.29 SQM- 718.85 SQMT = 4158.44 SQMT**

PARKING DETAILS FOR PROPOSED BUILDING			
FLOOR AREA	USE	PARKING REQD.	PARKING PROV.
UPTO 75 SQ.M	RESIDENTIAL	16 NOS.	
100 - 150 SQ.M	RESIDENTIAL	1.50 X 16 UNITS = 24 NOS	
TOTAL		40 NOS.	40 NOS.

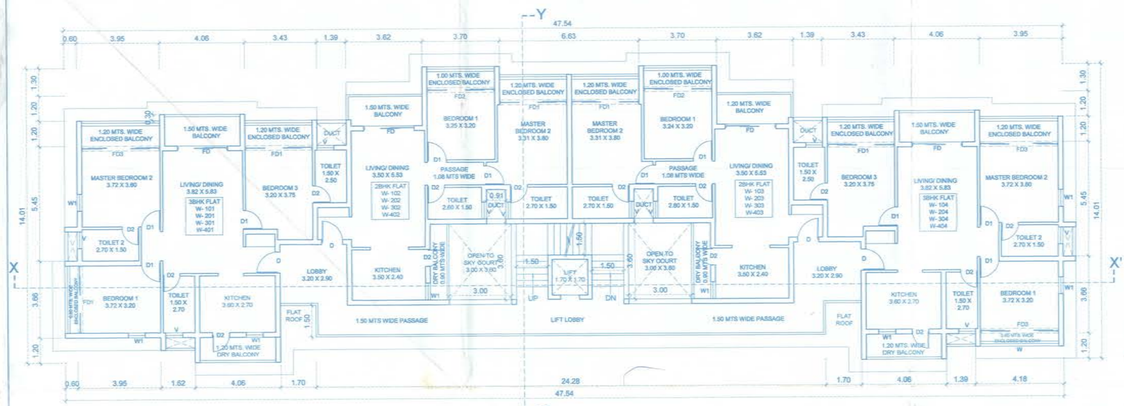


COMPOUND WALL DETAILS
(SCALE-1:100)

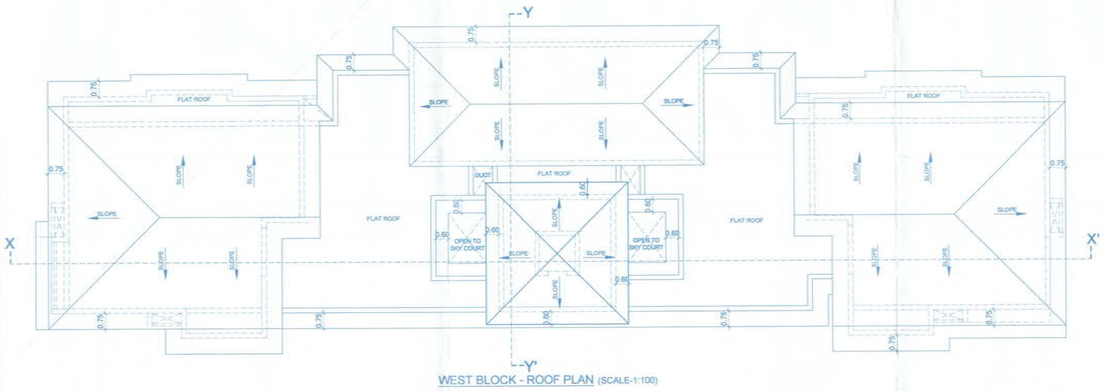
WEST BLOCK



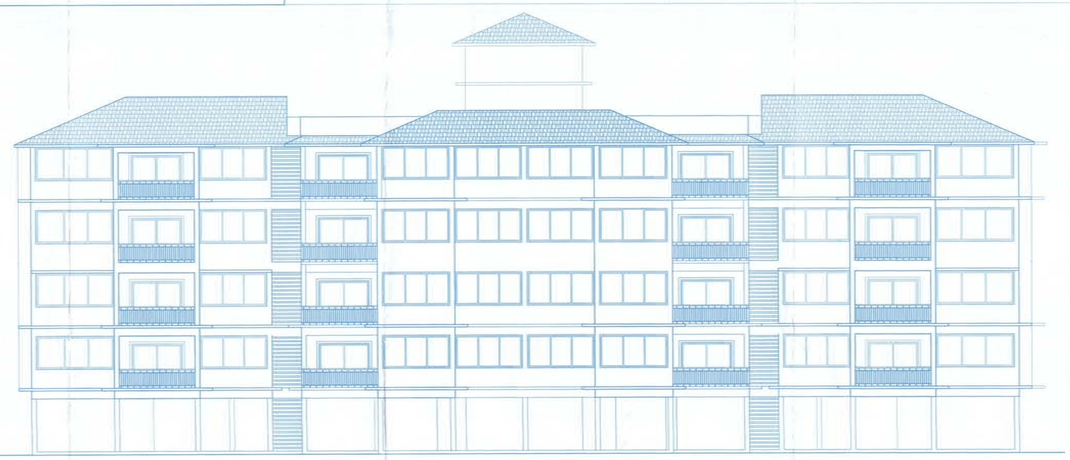
WEST BLOCK - STILT FLOOR PLAN (SCALE-1:100)



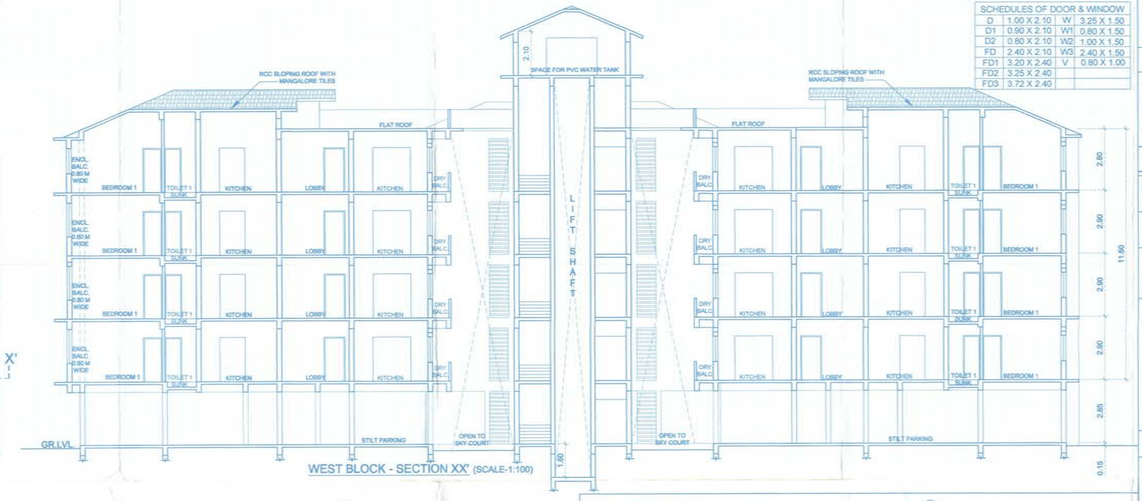
WEST BLOCK - TYPICAL FIRST, SECOND, THIRD & FOURTH FLOOR PLAN (SCALE-1:100)



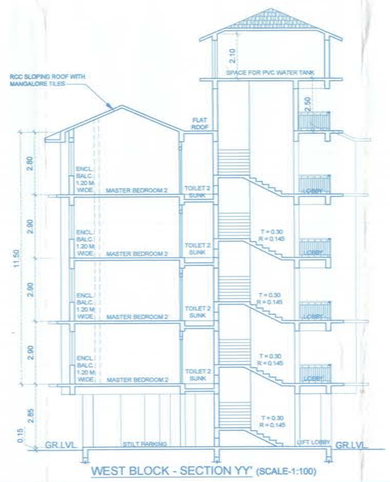
WEST BLOCK - ROOF PLAN (SCALE-1:100)



WEST BLOCK - FRONT ELEVATION (SCALE-1:100)

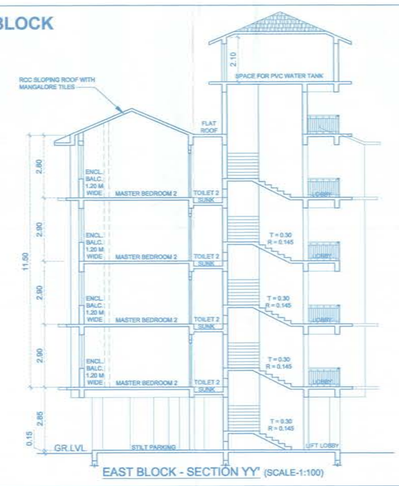


WEST BLOCK - SECTION XX' (SCALE-1:100)



WEST BLOCK - SECTION YY' (SCALE-1:100)

EAST BLOCK



EAST BLOCK - SECTION YY' (SCALE-1:100)

SCHEDULES OF DOOR & WINDOW			
D	1.00 X 2.10	W	3.25 X 1.50
D1	0.90 X 2.10	W1	0.80 X 1.50
D2	0.80 X 2.10	W2	1.00 X 1.50
FD	2.40 X 2.10	W3	2.40 X 1.50
FD1	3.20 X 2.40	V	0.80 X 1.00
FD2	3.25 X 2.40		
FD3	3.72 X 2.40		

AREA STATEMENT	
AREA OF THE PLOT	2925.00 SQMT
AREA IN ROAD WIDENING	32.00 SQMT
EFFECTIVE AREA OF PLOT	**2893.00 SQMT**
PERMISSIBLE COVERED AREA 40 %	1157.20 SQMT
PROPOSED COVERED AREA	
WEST BLOCK	440.99 SQMT
EAST BLOCK	453.65 SQMT
TOTAL COVERED AREA	894.64 SQMT
PROPOSED COVERAGE	30.92 %
BUILT UP AREA	
WEST BLOCK	
STILT FLOOR	440.99 SQMT
FIRST FLOOR	506.00 SQMT
SECOND FLOOR	506.00 SQMT
THIRD FLOOR	506.00 SQMT
FOURTH FLOOR	506.00 SQMT
EAST BLOCK	
STILT/GROUND FLOOR	453.65 SQMT
FIRST FLOOR	500.69 SQMT
SECOND FLOOR	506.31 SQMT
THIRD FLOOR	506.31 SQMT
FOURTH FLOOR	379.82 SQMT
SWIMMING POOL	65.52 SQMT
TOTAL BUILT UP AREA	**4877.29 SQMT**
BUILT UP AREA FOR INFRASTRUCTURE TAX PURPOSE	
TOTAL BUILT UP AREA	**4877.29 SQMT**
DEDUCTIONS	
STILT AREA	**718.85 SQMT**
TOTAL AREA	**4158.44 SQMT**
FLOOR AREA	
WEST BLOCK	
STILT FLOOR	1.52 SQMT
FIRST FLOOR	356.69 SQMT
SECOND FLOOR	356.69 SQMT
THIRD FLOOR	356.69 SQMT
FOURTH FLOOR	356.69 SQMT
EAST BLOCK	
STILT/GROUND FLOOR	104.32 SQMT
FIRST FLOOR	356.69 SQMT
SECOND FLOOR	356.69 SQMT
THIRD FLOOR	356.69 SQMT
FOURTH FLOOR	259.01 SQMT
TOTAL FLOOR AREA	**2861.68 SQMT**
PERMISSIBLE F.A.R	
100 % OF 2663.00 SQMT	2663.00 SQMT
80 % OF 240.00 SQMT	192.00 SQMT
33 % OF 22.00 SQMT	7.26 SQMT
TOTAL PERMISSIBLE FAR	2862.26 SQMT
TOTAL F.A.R CONSUMED	**100%+80 %+30.36%**
PERMISSIBLE AREA FREE OF F.A.R 7.50 % OF 2861.68 SQMT	214.63 SQMT.
AREA UTILIZED IN FREE OF FAR (5.17 %)	**147.84 SQMT**
NO OF UNITS	
2 BHK FLAT	16 NOS.
3 BHK FLAT	16 NOS.

DATE - 16-03-2023

SCALE - 1:100 & 1:500 **DWG - 01/02**

ARCHITECT

AR. SIDDESH D. NAIK
201 – A, MATHIAS PLAZA
PANAJI – GOA 403 001
Reg. No : AR/0027/2010

OWNER

NOTE : ALL DIMENSION ARE IN CMS. & MTS.

REVISED HOTEL BUILDING TO RESIDENTIAL BUILDINGS (WEST & EAST BLOCK), COMPOUND WALL & SWIMMING POOL ON PLOT BEARING SURVEY NO./SUB DIVISION NO. 230/15-A AT CALANGUTE VILLAGE, BARDEZ TALUKA GOA FOR (M/S SALDANHA DEVELOPERS PVT.LTD.)

M/S ULYSIS
ARCHITECTURAL INTERIOR & LANDSCAPE CONSULTANTS
#.201 - A,SECOND FLOOR, MATHIAS PLAZA,
PANJIM - GOA 403001
PH. - 91 832 2421950
e-mail : ulysis.goa@gmail.com