

PLAN SCALE 1:100

AREA SCALE 1:200 A = 22.00 X 8.00 = 176.00

01. AREA OF THE PLOT	17440.00 sq.m
02. DEDUCTION FOR	
a. ROAD/ROAD WIDENING	0.00 sq.m
03. EFFECTIVE AREA OF THE PLOT	17440.00 sq.m
04. WHETHER ANY EXTRA F.A.R IS CLAIMED ON THE BASIC OF ROAD WIDENING / PROPOSED ROAD IF 'YES' STATE	NO
a. AREA OF ROAD WIDENING	0.00 sq.m
b. WHETHER THE LAND HAS BEEN GIFTED TO THE LOCAL BODY	NO
05. AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT	0.00 sq.m
06. AREA OF THE BUILDING TO BE DEMOLISHED	0.00 sq.m
07. COVERED AREA OF THE PROPOSED VILLAS	6644.61 sq.m
08. TOTAL COVERED AREA	6644.61 sq.m
09. TOTAL COVERAGE	38.09 %
10. DETAIL OF AREA AND USE FLOOR WISE	

PROPOSED TYPICAL VILLAS GROUND + FIRST + SECOND & THIRD FLOOR C1 & C2

SOLAR PANELS ON ROOF TOP FOR WATER HEATING ON EACH UNIT

APPROVED COMPOUND WALL VIDE ORDER NO NGPDA/CAN/44/243/ 1142 /2021 DATED 18.11/2021

CONSTRUCTION LICENCE NO VP/32 /11 /2999/ 13 /2021 -2022 DATE 13.01.2022

PROPOSED TYPICAL VILLAS LOWER GROUND + GROUND + FIRST + SECOND + THIRD FLOOR B1, B2 & B3

PROPOSED TENNIS COURT

PROPOSED SWIMMING POOL

175 TREES WILL BE PLANTED IN ENTIRE PROJECT (LOCAL SPECIES)

BASEMENT LINE RAIN WATER HARVESTING PIT

PROPOSED CLUB HOUSE/CAFE ON GROUND FLOOR (above parking floor)

SPACE FOR TRANSFORMER / DG SET

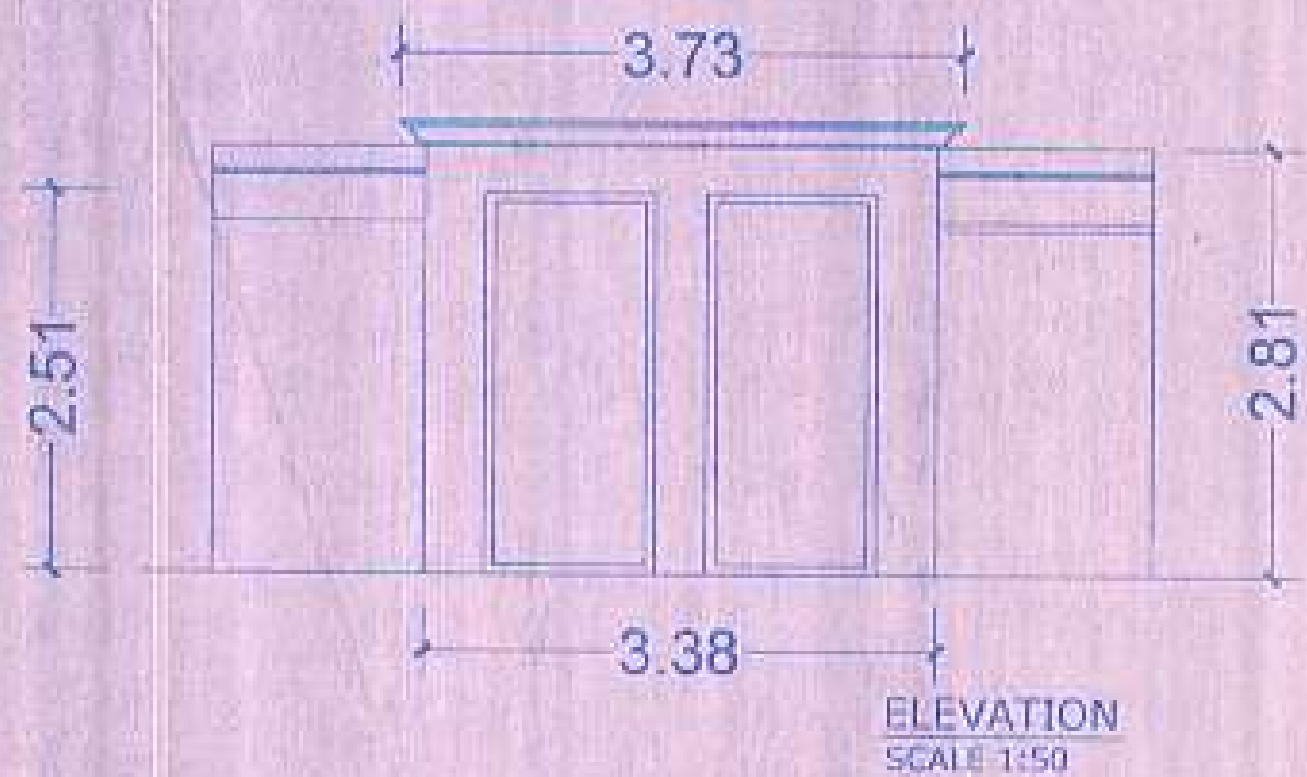
SOLAR PANELS ON ROOF TOP FOR WATER HEATING ON EACH UNIT

RAIN WATER HARVESTING PIT

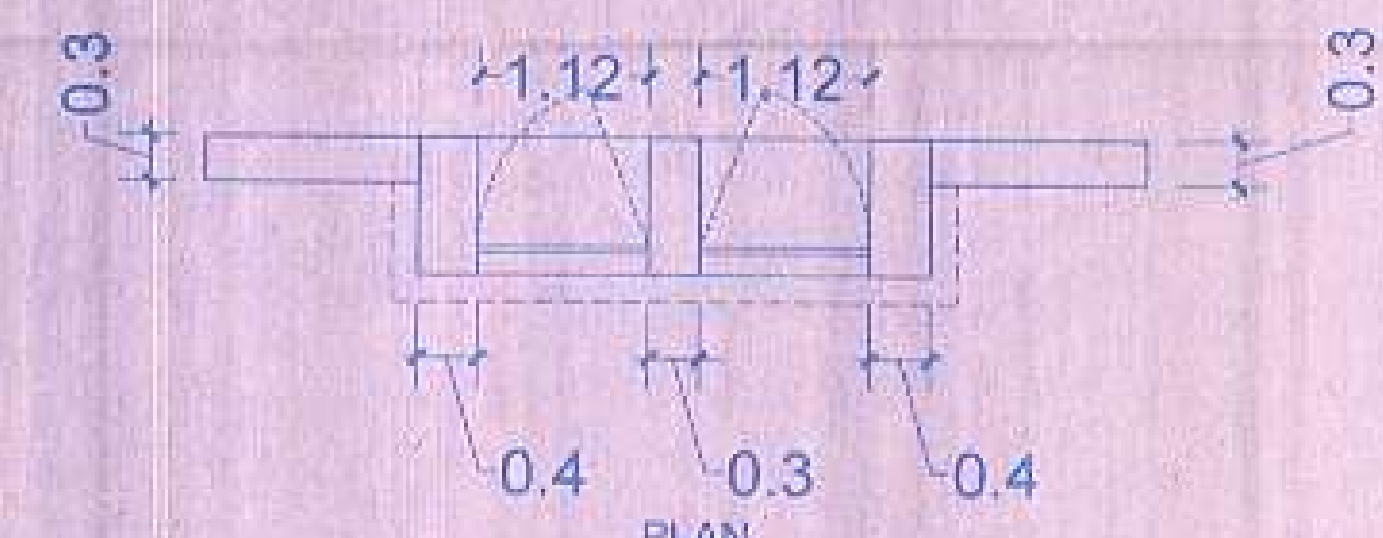
APPROVED COMPOUND WALL

- F.A.R AREA OF (I+II+III) = (I = 9804.08) + (II = 2785.87) + (III = 1347.32) = 13937.27 SQ.MTS
- THEREFORE TOTAL F.A.R CONSUMED = 13937.27 (79.91)
- TOTAL F.A.R PERMISSIBLE = 17440.00 (100)
- LOBBY PERMISSIBLE = 17440.00 X 0.075 = 1308.00
- LOBBY CONSUMED = 623.04 + CLUB HOUSE 126.28 = 749.32
- B.U.A AREA OF (I+II+III) = (I = 12090.52) + (II = 4917.22) + (III = 1907.76) + (CLUB HOUSE = 126.28) + (SECURITY = 6.00) + (POOL 176.00) = 19223.78 SQ.MTS
- THEREFORE TOTAL B.U.A CONSUMED = 19223.78 SQ.MTS
- COVERED AREA (I+II+III) = (I = 290.05 X 13 NOS = 3770.65) + (II = 2127.10 X 01 NOS = 2127.10) + (III = 307.29 X 02 NOS = 614.58) + (CLUB HOUSE + SECURITY CABIN) = 126.28 + 6.00 = 132.28 = TOTAL = 3770.65 + 2127.10 + 614.58 + 132.28 = 6644.61 SQ.MTS = 38.09 %
- THEREFORE TOTAL COVERAGE = 6644.61 SQ.MTS = 38.09 %
- OPEN SPACE REQUIRED = 17440.00 X 0.15 = 2616.00
- OPEN SPACE PROVIDED = 2630.00
- PARKING REQUIRED
 - BLOCK A-1 TO A-13: 1.25 X 26 UNIT = 33 NOS; 2.00 X 26 UNIT = 52 NOS
 - BLOCK B-1, B-2 & B-3: 1.25 X 6 UNIT = 8 NOS; 2.00 X 6 UNIT = 12 NOS
 - BLOCK C1 & C2: 1.25 X 4 UNIT = 5 NOS; 2.00 X 4 UNIT = 8 NOS
 - TOTAL UNITS = 72 NOS
 - SHOP = 523.39 / 50 = 11 NOS
- TOTAL PARKING REQUIRED = 129 NOS
- TOTAL PARKING PROVIDED = 129 NOS
- LOWER GROUND = SINGLE PARKING 28 NOS; DOUBLE PARKING 12 NOS; OFF STREET 89 NOS

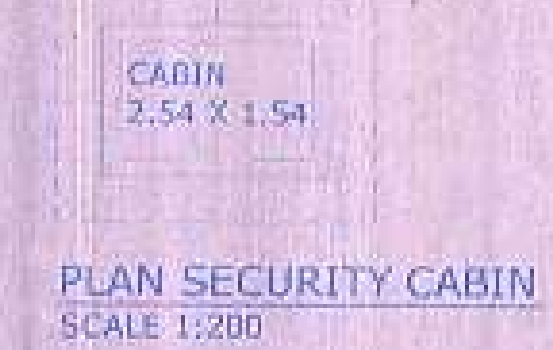
SECTION AA SCALE 1:100



ELEVATION SCALE 1:50

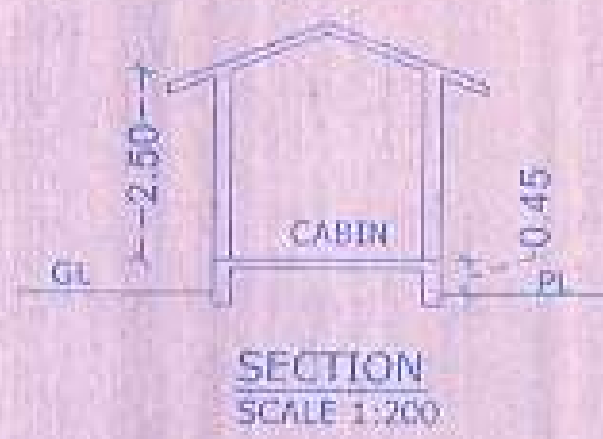


INTERNAL COMPOUND WALL & GATE PLAN SCALE 1:50



PLAN SECURITY CABIN SCALE 1:200

AREA SECURITY CABIN SCALE 1:200



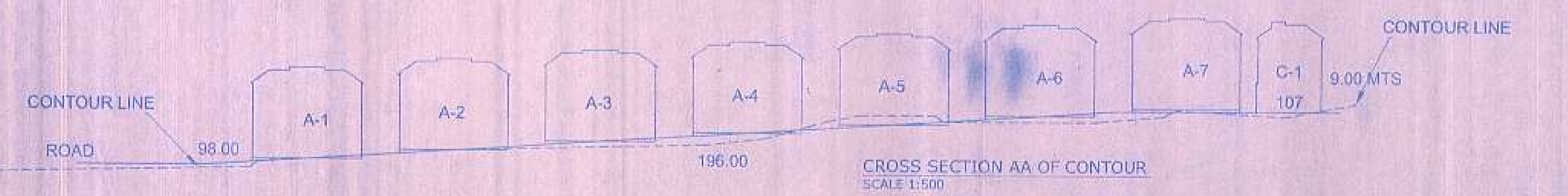
SECTION SCALE 1:200

ELEVATION SCALE 1:200

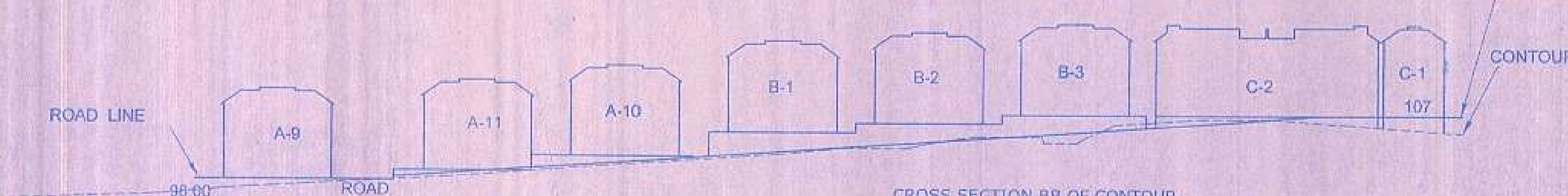
A = 3.00 X 2.00 = 6.00



SITE PLAN SCALE 1:500



CROSS SECTION AA OF CONTOUR SCALE 1:500



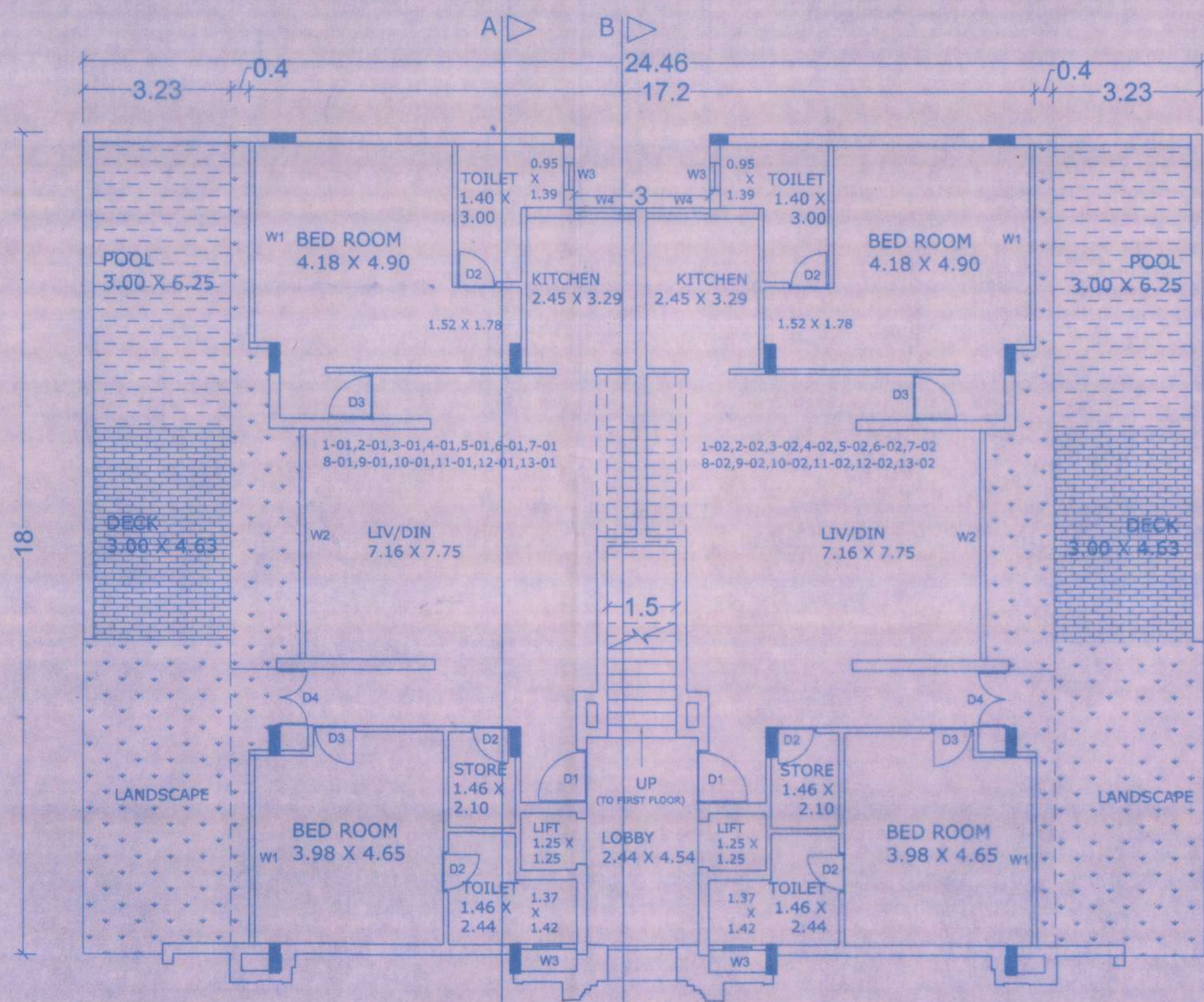
CROSS SECTION BB OF CONTOUR SCALE 1:500

APPROVED FROM PLANNING POINT SUBJECT TO CONDITIONS ON THE VIDE ORDER NO NGPDA/CAN/44/243/1142/2021 DATED 18.11.2021

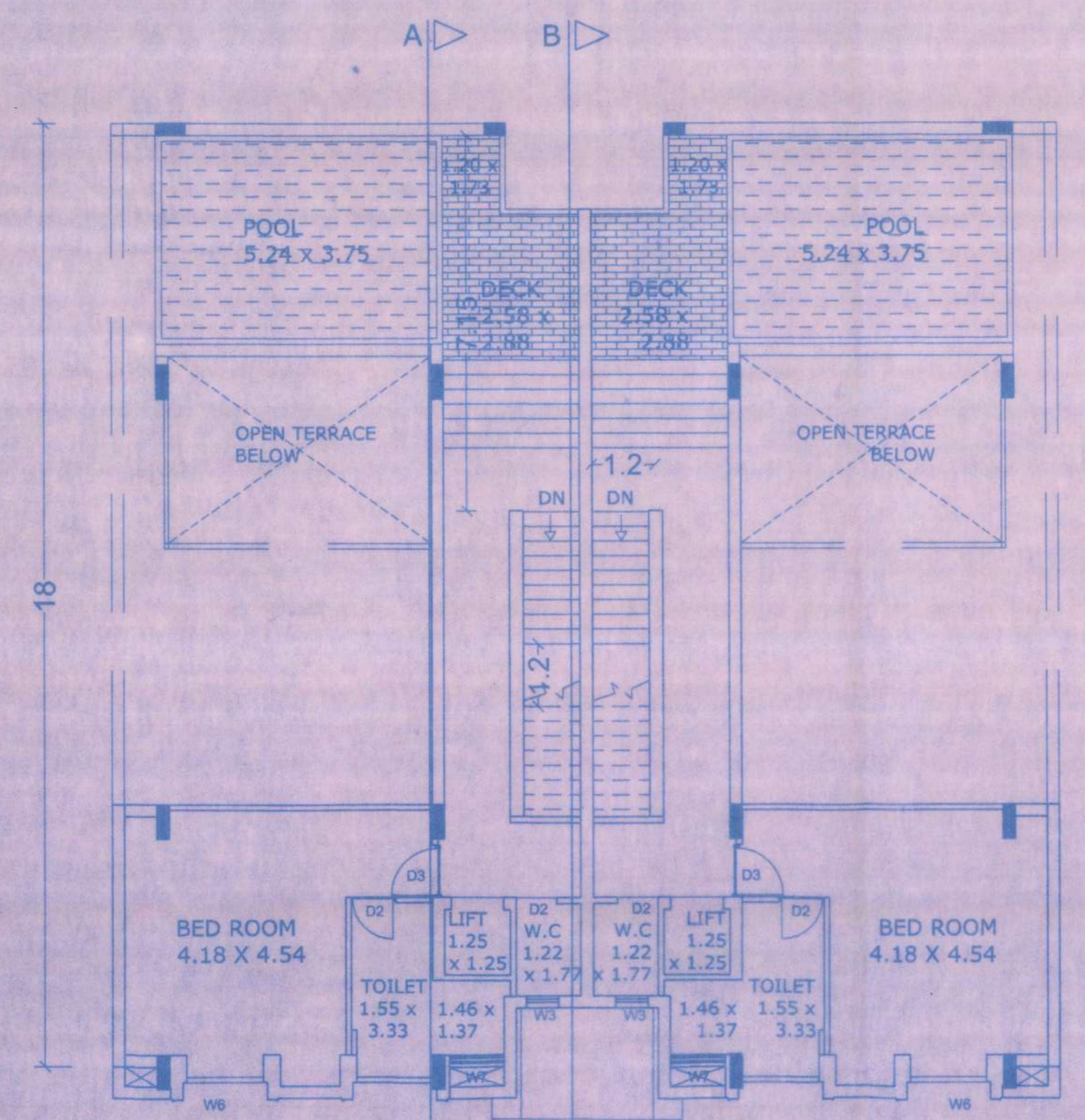
PROJECT PROPOSED RESIDENTIAL VILLAS A1 TO A13, VILLAS B1, B2 & B3 & VILLA C1 & C2, CLUB HOUSE, SWIMMING POOL & SECURITY CABIN IN PLOT B OF LAND BEARING SY NO 207/2 OF CANDOLIM VILLAGE BARDEZ TALUKA GOA.

CLIENT: Mr. KIAN SHROFF & Mrs. NICOLE SHROFF REPRESENTED BY P.O.A Mr. ZAKARIA M.F. DARVESH

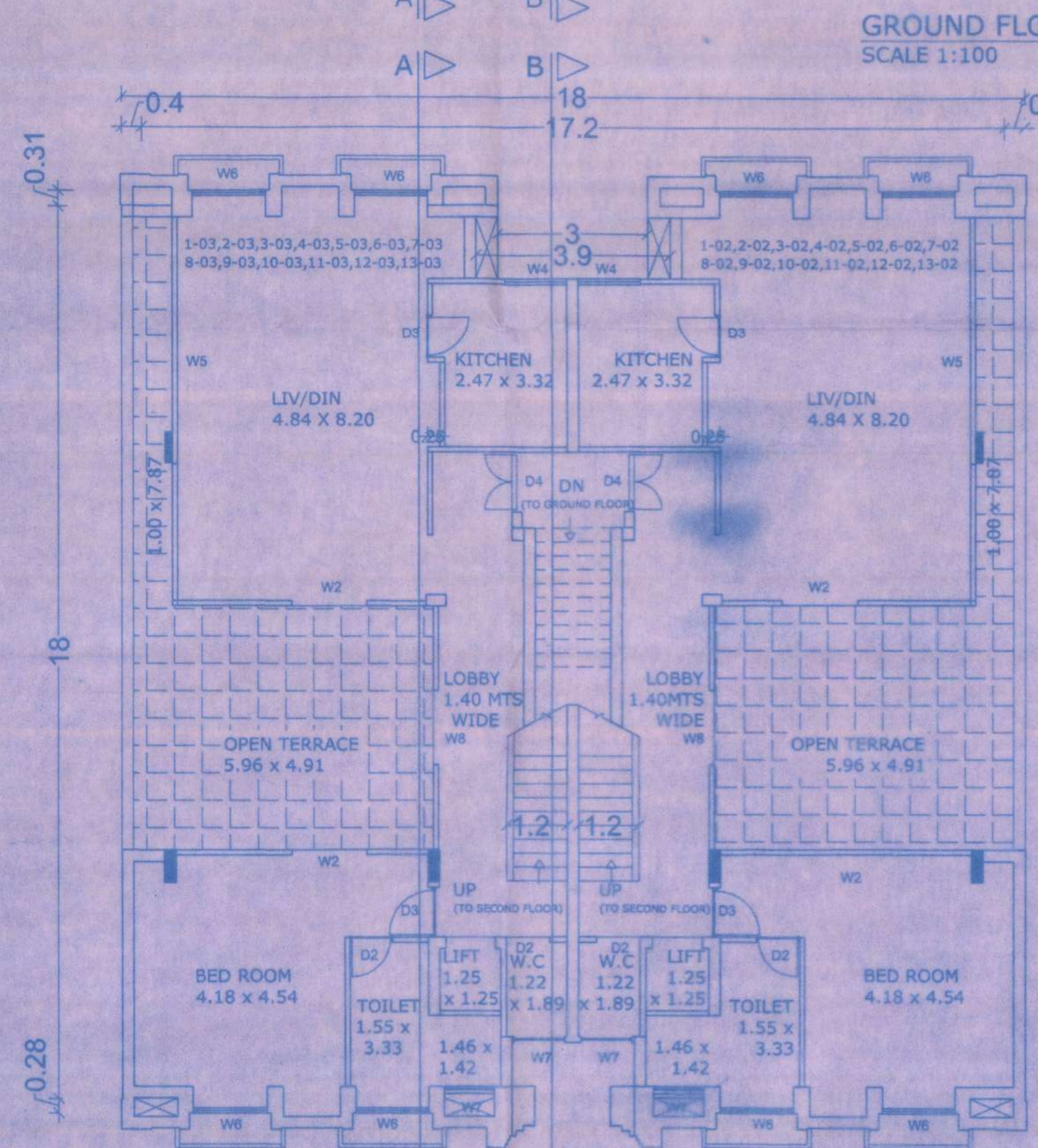
DRAWN BY: FIRDOZ	SCALE AS INDICATED	DRG. NO. SD-06
TITLE: SUBMISSION DRAWING	OWNER SIGNATURE	
ARCHITECT AND INTERIOR DESIGNER: KUNDAN V. PRABHU	ARCHITECT SIGNATURE	
783, PRABHU HOUSE, ALTO - BETIM, PORVORIM, BARDEZ - GOA. TEL: 0832-2413990, M: 09822485141	KUNDAN V. PRABHU ARCHITECT & INTERIOR DESIGNER	



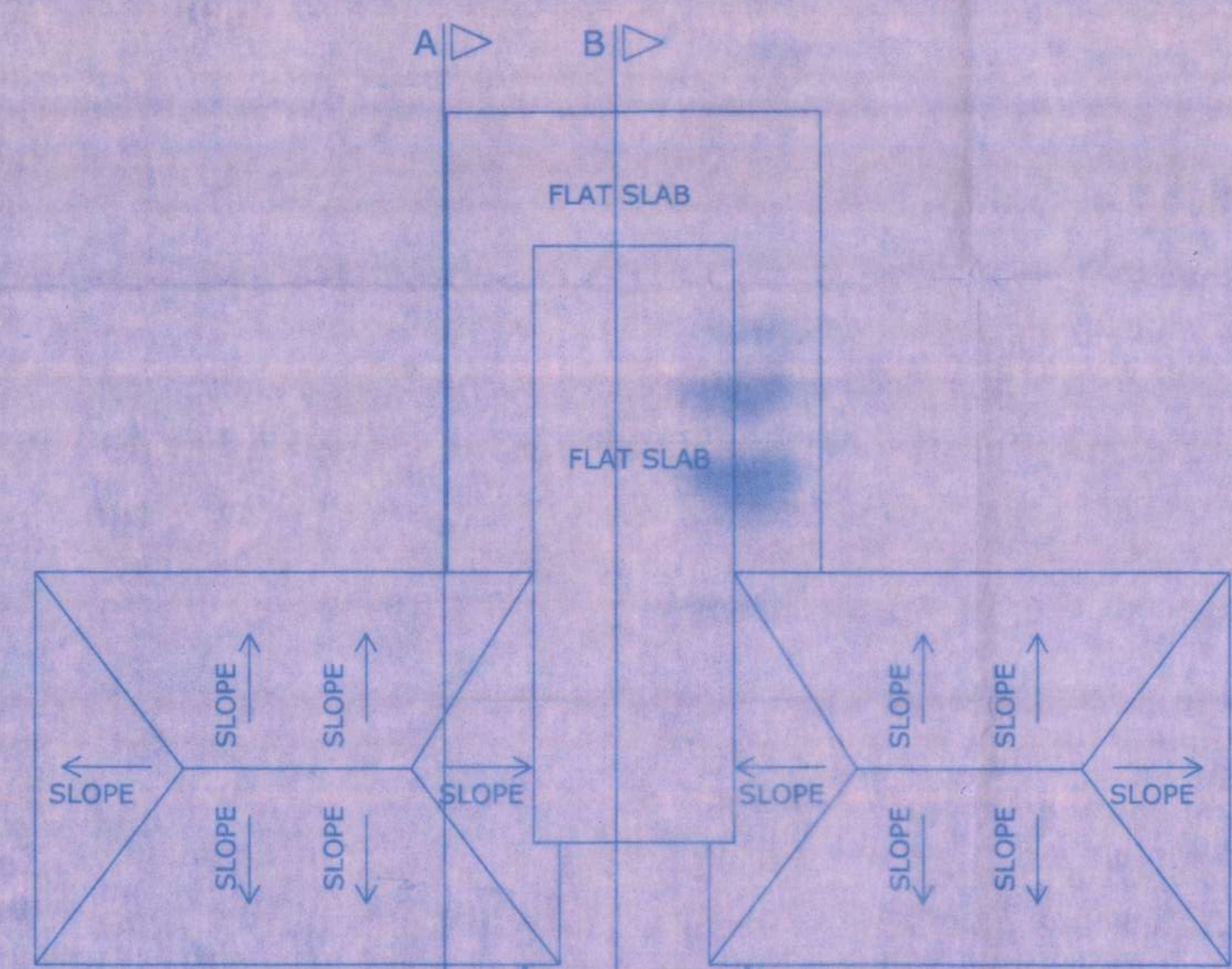
GROUND FLOOR
SCALE 1:100



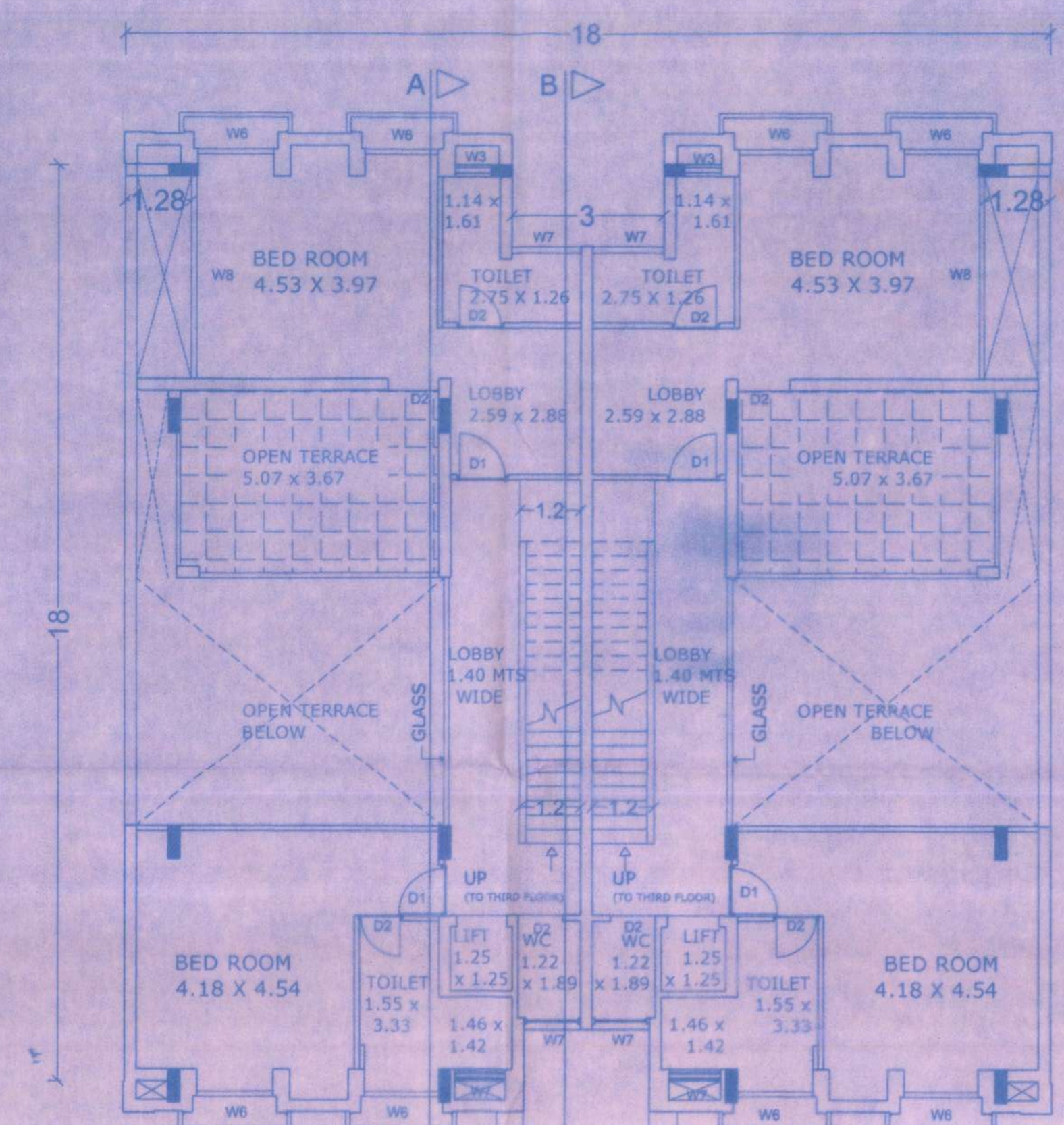
THIRD FLOOR
SCALE 1:100



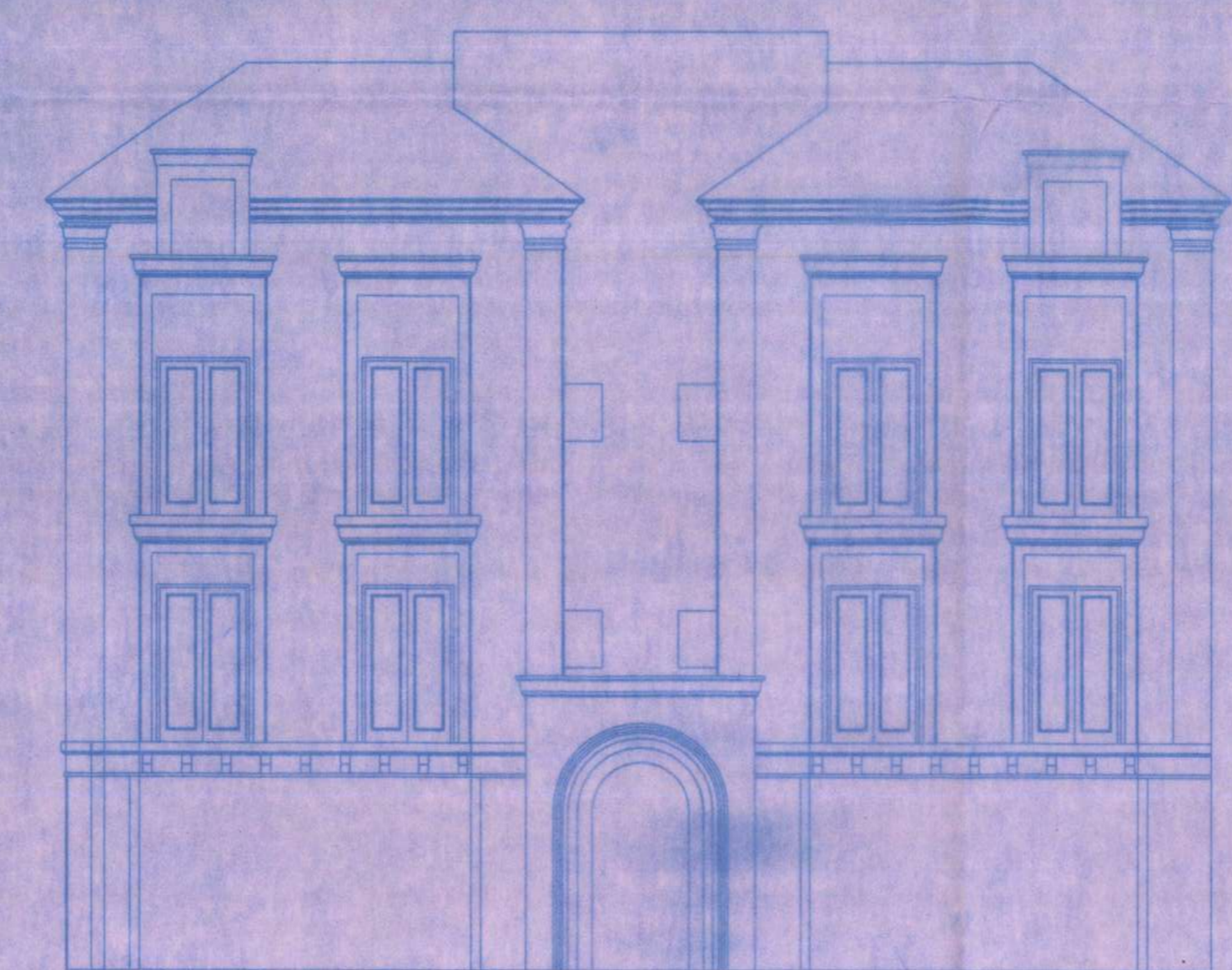
FIRST FLOOR
SCALE 1:100



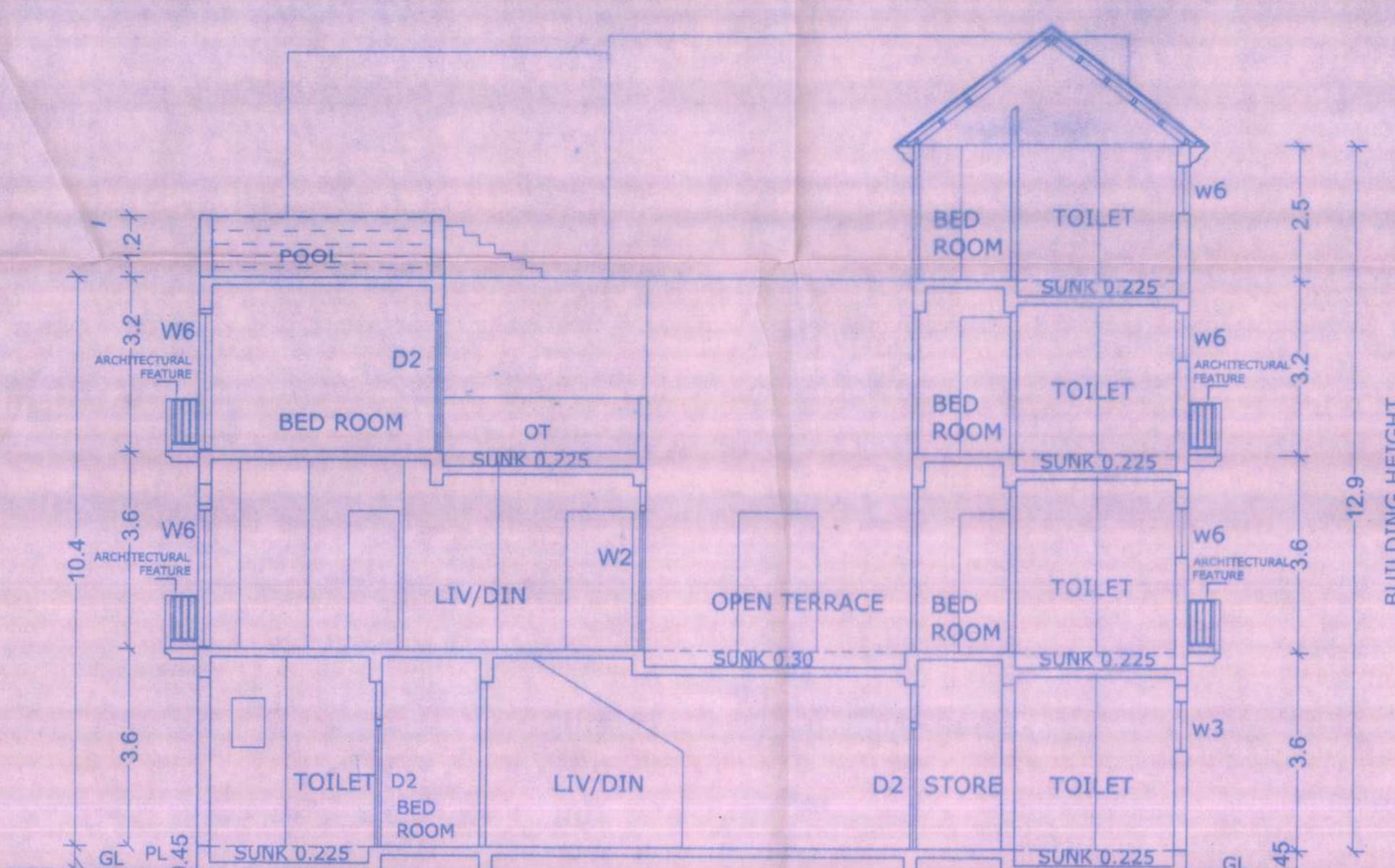
ROOF PLAN
SCALE 1:100



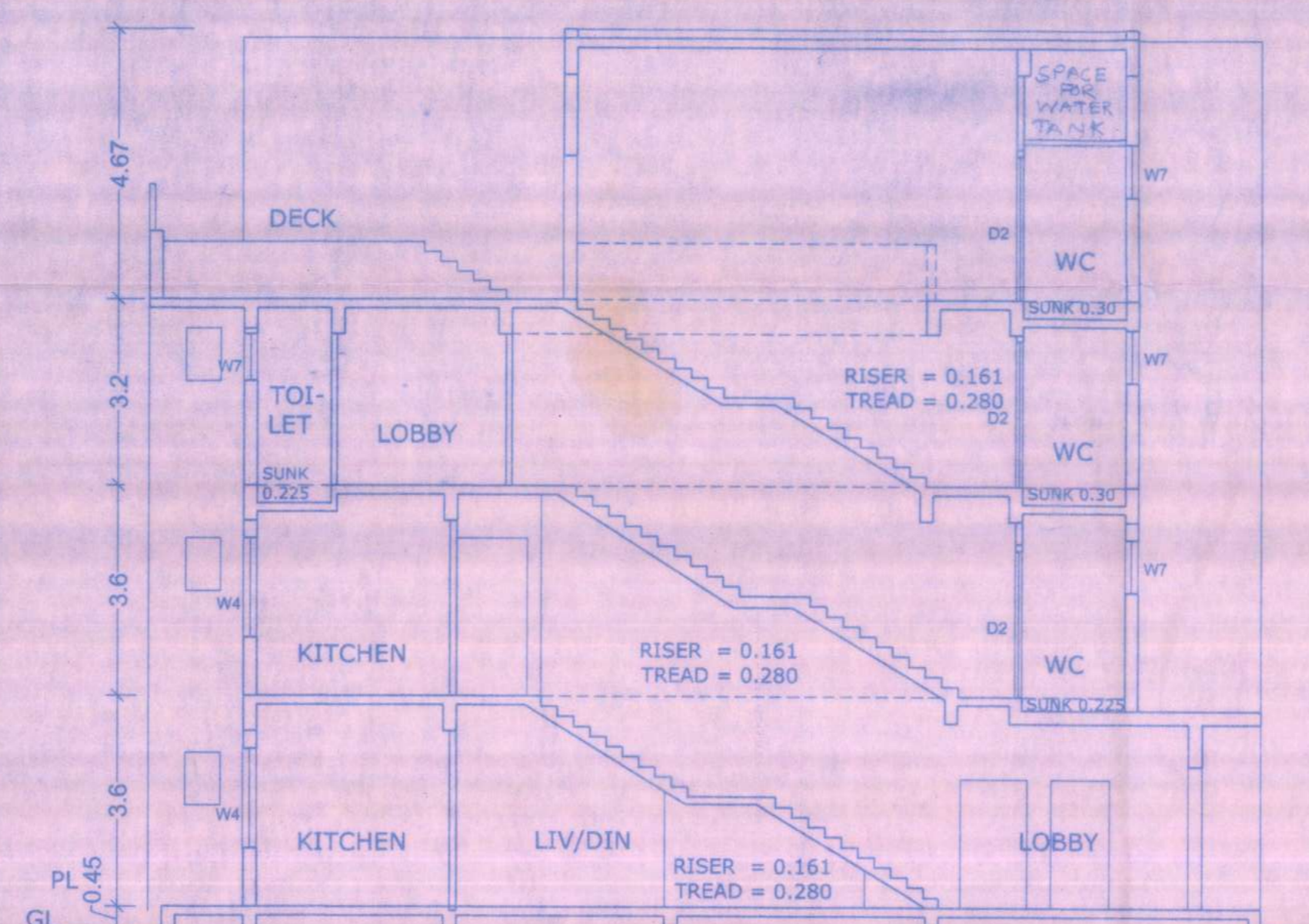
SECOND FLOOR
SCALE 1:100



ELEVATION
SCALE 1:100



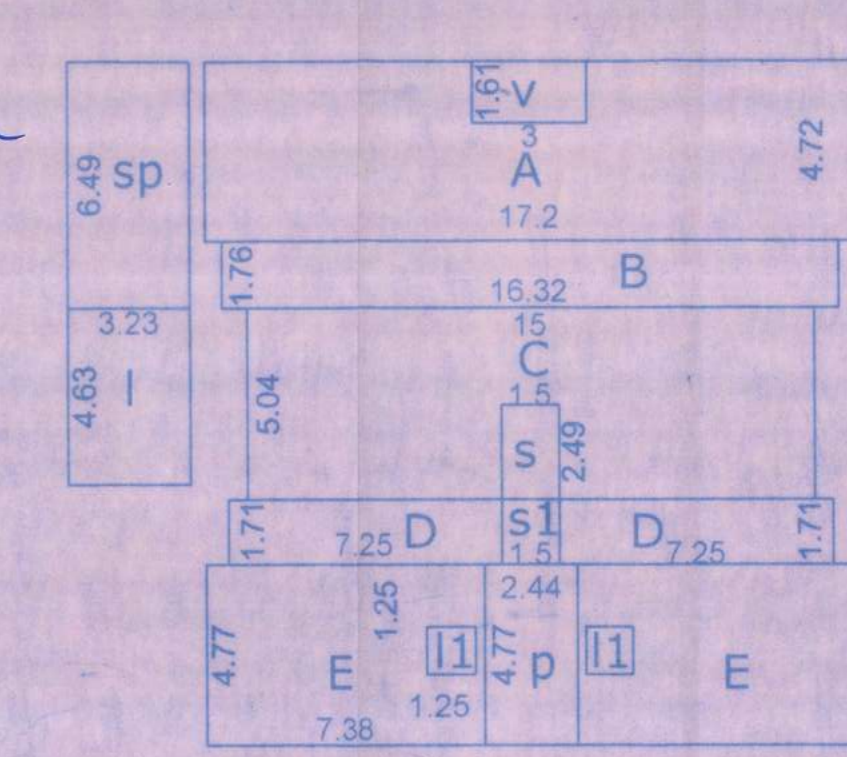
SECTION AA
SCALE 1:100



SECTION BB
SCALE 1:100

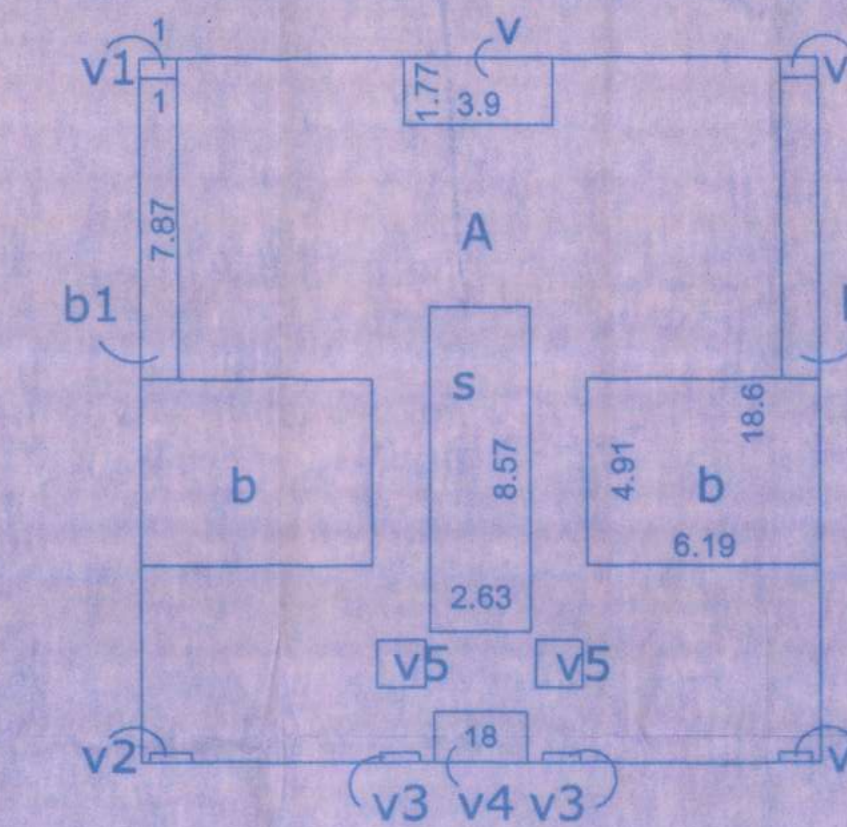
APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER NO. PD/1/64/110/325/1308/2022
DATE: 20 SEP 2022
MEMBER SECRETARY
NORTH - 2A
PLANNING & DEV. AUTHORITY
PANAJI - GOA

GROUND FLOOR
SCALE 1:200



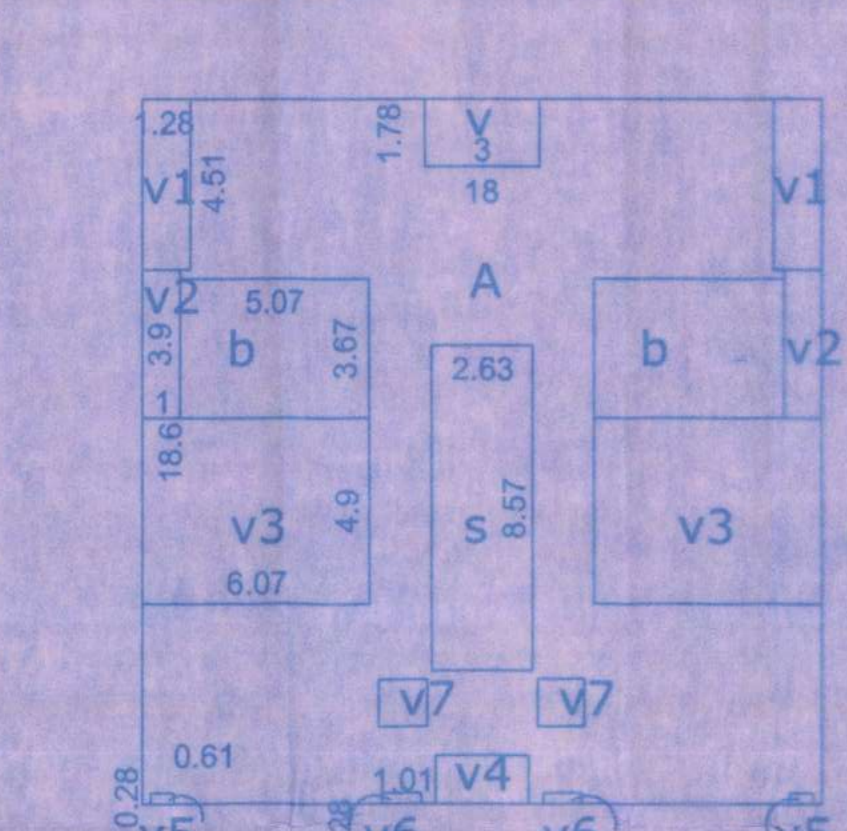
A	= 17.20 x 4.72	= 81.18
V	= 3.00 x 1.61	= 4.83.....void
A-V		= 76.35
B	= 16.32 x 1.76	= 28.72
C	= 15.00 x 5.04	= 75.60
S	= 1.50 x 2.49	= 3.73.....stair
C-S		= 71.87
D	= 7.25 x 1.71 x 2	= 24.79
S1	= 1.50 x 1.71	= 2.56.....stair
E	= 7.38 x 4.77 x 2	= 70.40
I1	= 1.25 x 1.25 x 2	= 3.12.....lift
E-I1		= 67.28
sp	= 3.23 x 6.49 x 2	= 41.92.....pool
I	= 3.23 x 4.63 x 2	= 29.90
p	= 2.44 x 4.77	= 11.63.....lobby
TOTAL F.A.R		= 269.01
TOTAL STAIR		= 6.29
TOTAL LIFT		= 3.12
TOTAL LOBBY		= 11.63
TOTAL POOL		= 41.92
TOTAL B.U.A		= 331.97
TOTAL COVERAGE		= 331.97 - 41.92 = 290.05

FIRST FLOOR
SCALE 1:200



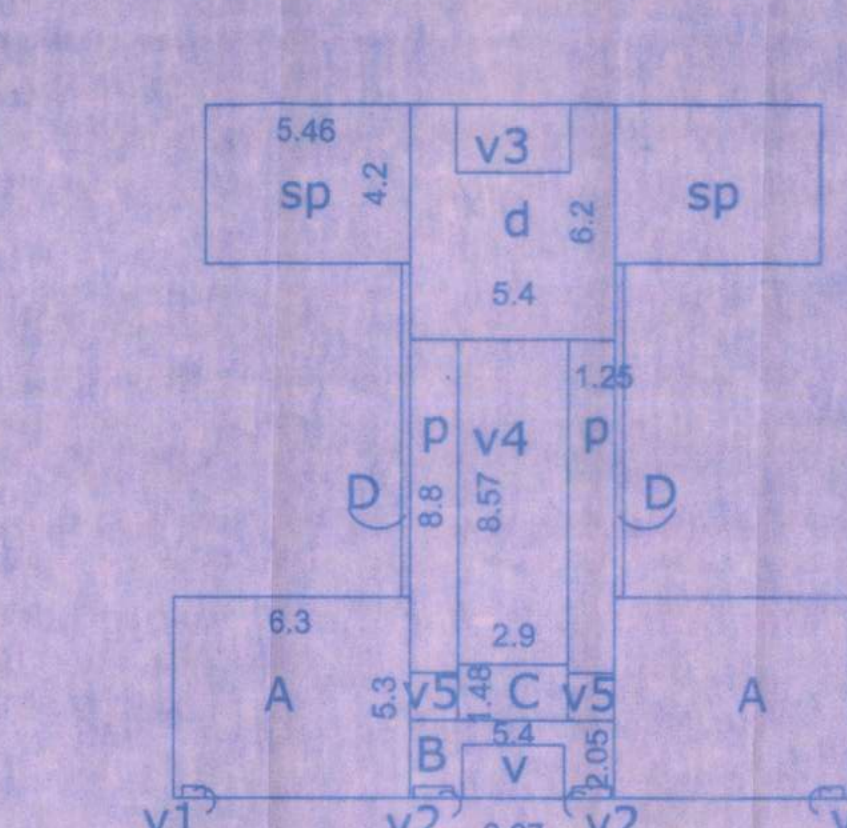
A	= 18.00 x 18.60	= 334.80
V	= 3.90 x 1.77	= 6.90.....void
V1	= 1.00 x 0.53 x 2	= 1.06
V2	= 1.10 x 0.28 x 2	= 0.61
V3	= 1.00 x 0.28 x 2	= 0.56
V4	= 2.44 x 1.42	= 3.46
b	= 6.19 x 4.91 x 2	= 60.78
b1	= 1.00 x 7.87 x 2	= 15.74
V5	= 1.25 x 1.25 x 2	= 3.12
s	= 2.63 x 8.57	= 22.53.....stair
A-V-V1-V2-V3-V4-b-b1-V5-s		= 220.04
TOTAL F.A.R		= 220.04
TOTAL STAIR		= 22.53
TOTAL B.U.A		= 242.57

SECOND FLOOR
SCALE 1:200



A	= 18.00 x 18.60	= 334.80
V	= 3.00 x 1.78	= 5.34.....void
V1	= 1.28 x 4.51 x 2	= 11.54
V2	= 1.00 x 3.90 x 2	= 7.80
V3	= 6.07 x 4.91 x 2	= 59.60
V4	= 2.44 x 1.29	= 3.14
V5	= 0.61 x 0.28 x 2	= 0.34
V6	= 1.00 x 0.28 x 2	= 0.56
V7	= 1.25 x 1.25 x 2	= 3.12.....void
s	= 2.63 x 8.57	= 22.53.....stair
b	= 5.07 x 3.67 x 2	= 37.22
A-V-V1-V2-V3-V4-V5-V6-V7-s-b		= 183.62
TOTAL F.A.R		= 183.62
TOTAL STAIR		= 22.53
TOTAL B.U.A		= 206.15

THIRD FLOOR
SCALE 1:200



A	= 6.30 x 5.30 x 2	= 66.78
V1	= 0.61 x 0.28 x 2	= 0.34.....void
A-V1		= 66.44
B	= 5.40 x 2.05	= 11.07
V	= 2.67 x 1.42	= 3.79.....void
V2	= 0.28 x 1.00 x 2	= 0.56.....void
B-V-V2		= 6.72
C	= 2.90 x 1.48	= 4.29
D	= 8.80 x 0.23 x 2	= 4.04
p	= 1.25 x 8.80 x 2	= 22.00.....lobby
sp	= 5.46 x 4.20 x 2	= 45.86.....pool
f	= 5.40 x 6.20	= 33.48
V3	= 1.63 x 3.00	= 4.89.....void
d-V3		= 28.59
V4	= 2.90 x 8.57	= 24.85.....void
V5	= 1.25 x 1.25 x 2	= 3.12.....void
TOTAL F.A.R		= 61.49
TOTAL LOBBY		= 22.00
TOTAL POOL		= 45.86
TOTAL B.U.A		= 149.35

PROJECT. PROPOSED RESIDENTIAL VILLAS A1 TO A13, VILLAS B1, B2 & B3 & VILLA C1 & C2, CLUB HOUSE, SWIMMING POOL & SECURITY CABIN IN PLOT B OF LAND BEARING SY NO 207/2 OF CANDOLIM VILLAGE BARDEZ TALUKA GOA.

CLIENT. Mr. KIAN SHROFF & Mrs. NICOLE SHROFF
REPRESENTED BY P.O.A Mr. ZAKARIA M.F. DARVESH.

DRAWN BY: FIRDOZ	SCALE AS INDICATED	DRG. NO. SD-01
TITLE SUBMISSION DRAWING	OWNER SIGNATURE	
KUNDAN V. PRABHU ARCHITECT AND INTERIOR DESIGNER	ARCHITECT SIGNATURE	
783, PRABHU HOUSE ALTO - BETIM, PORVORIM, BARDEZ - GOA TEL. 0832-2413990, M.09822485141	KUNDAN V. PRABHU B.NO. 111A ARCHITECT & INTERIOR DESIGNER CAN/1738 AN/0732010	

PROPOSED TYPICAL VILLAS
GROUND + FIRST + SECOND & THIRD FLOOR
C1 & C2

SOLAR PANELS ON ROOF TOP
FOR WATER HEATING
ON EACH UNIT

APPROVED
COMPOUND WALL
VIDE ORDER NO NGPDA/CAN/44/243/ 1142 /2021
DATED 18.11/2021

CONSTRUCTION LICENCE NO VP/32 /11 /2999/ 13 /2021 -2022
DATE 13.01.2022

AREA SHOWING
PHASE - 2 = 8,940.00 Sq.M.

PROPOSED TYPICAL VILLAS
LOWER GROUND + GROUND + FIRST+SECOND+THIRD FLOOR
B1, B2 & B3

PROPOSED TENNIS COURT

PROPOSED SWIMMING POOL

175 TRESS WILL BE PLANTED IN ENTIRE
PROJECT (LOCAL SPECIES)

BASEMENT LINE

RAIN WATER HARVESTING PIT

PROPOSED CLUB HOUSE/CAFE ON
GROUND FLOOR (above parking floor)

SPACE FOR TRANSFORMER / DG SET

HATCH AREA SHOWING
PHASE - 1, AREA = 8,500.00 Sq.M.

VILLAS UNDER PHASE 1	AREA FOR F.A.R. Sq.M.	TOTAL PLOT AREA Sq.M.	PLOT AREA UNDER PHASE 1 (PROPORTIONATE TO THE F.A.R. CONSUMED BY 9 VILLAS) Sq.M.	PLOT AREA UNDER PHASE 2 Sq.M.
VILLA A1	754.16	17,440.00	8,500.00	8,940.00
VILLA A2	754.16			
VILLA A3	754.16			
VILLA A4	754.16			
VILLA A5	754.16			
VILLA A10	754.16			
VILLA A11	754.16			
VILLA A12	754.16			
VILLA A13	754.16			
TOTAL	6787.44			

SOLAR PANELS ON ROOF TOP
FOR WATER HEATING
ON EACH UNIT

RAIN WATER HARVESTING PIT

APPROVED
COMPOUND WALL

ENTRY/EXIT

EXISTING GATE

STP

SECURITY CABIN

GARBAGE COLLECTION /
SEGREGATION

RAIN WATER
HARVESTING TANK

EXISTING ROAD 10.00 M. WIDE

EXISTING ROAD 6.00 M. WIDE

42.00

24.00

TO CANDOLIM

TO CHURCH

SITE PLAN SHOWING PART PROPOSED
DEVELOPMENT (PHASE - 1)

SCALE 1:500

PROJECT: PROPOSED RESIDENTIAL VILLAS
A1 TO A13, VILLAS B1, B2 & B3 & VILLA C1 &
C2 , CLUB HOUSE , SWIMMING POOL &
SECURITY CABIN IN PLOT B OF LAND
BEARING SY NO 207 /2 OF CANDOLIM
VILLAGE BARDEZ TALUKA GOA.

CLIENT. Mr. KIAN SHROFF &
Mrs. NICOLE SHROFF
REPRESENTED BY P.O.A Mr. ZAKARIA
M.F.DARVESH.

DRAWN BY: FIRDOZ

TITLE.
SUBMISSION DRAWING

SCALE AS INDICATED DRG. NO SD-06

OWNER SIGNATURE



ARCHITECT SIGNATURE.

KUNDAN V. PRABHU
Arch., A.I.I.A.
ARCHITECT & INTERIOR DESIGNER
CA/94/17396
AR/0073/2010

KUNDAN V. PRABHU
ARCHITECT AND INTERIOR DESIGNER

783, PRABHU HOUSE
ALTO - BETIM , PORVORIM , BARDEZ - GOA.
TEL.:0832-2413990 , M:09822485141