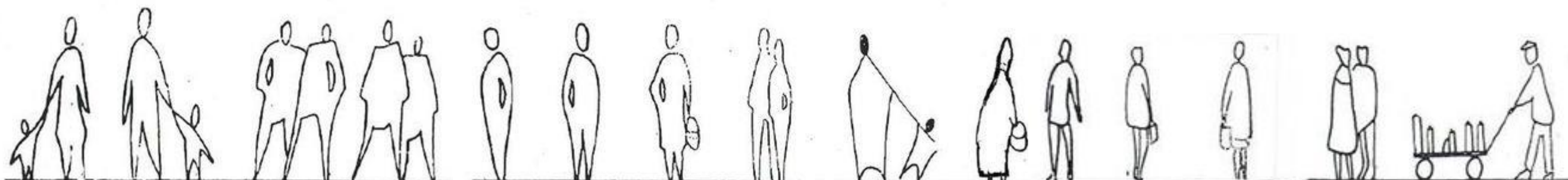


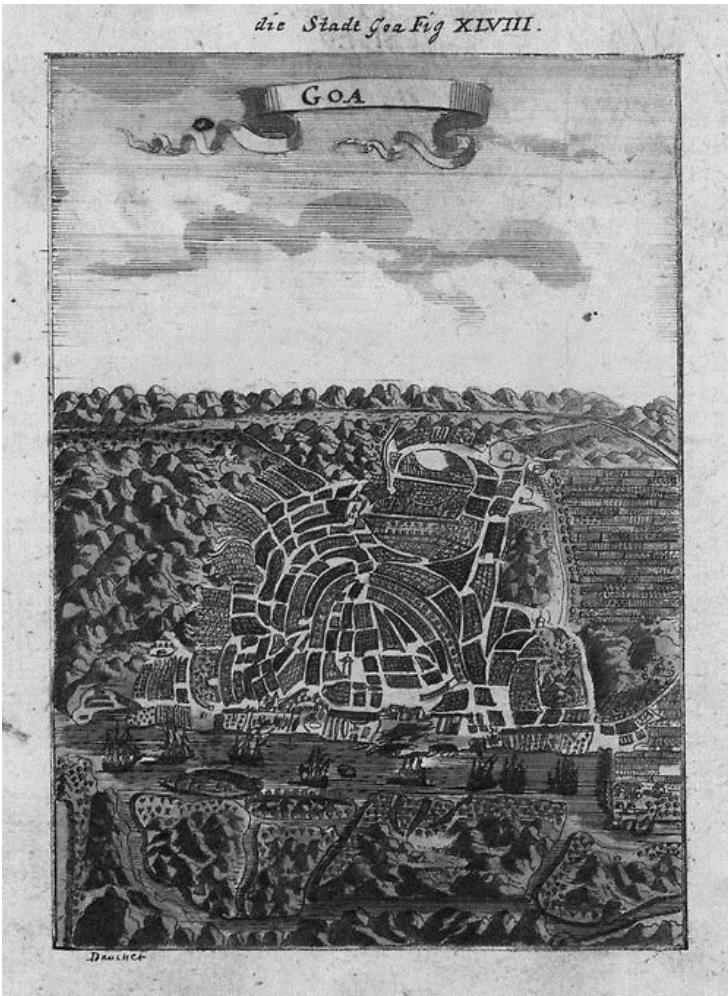
a c a p p e l l a

OXEL, SIOLIM

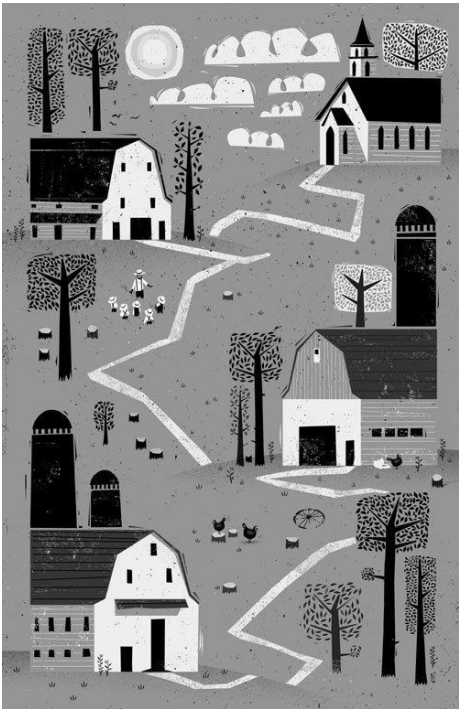


24.08.2024

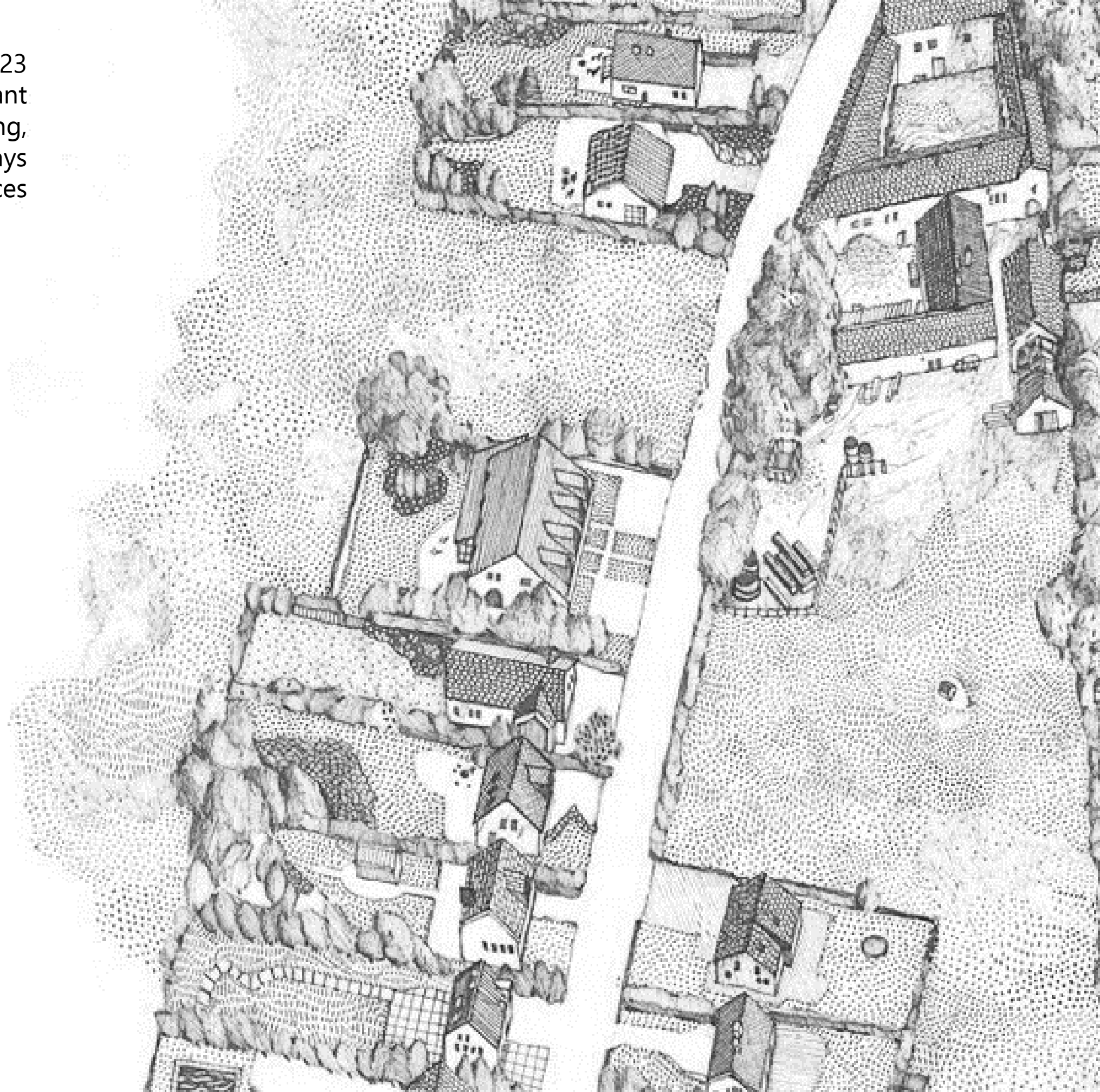
indulgent resort living by rio luxury homes

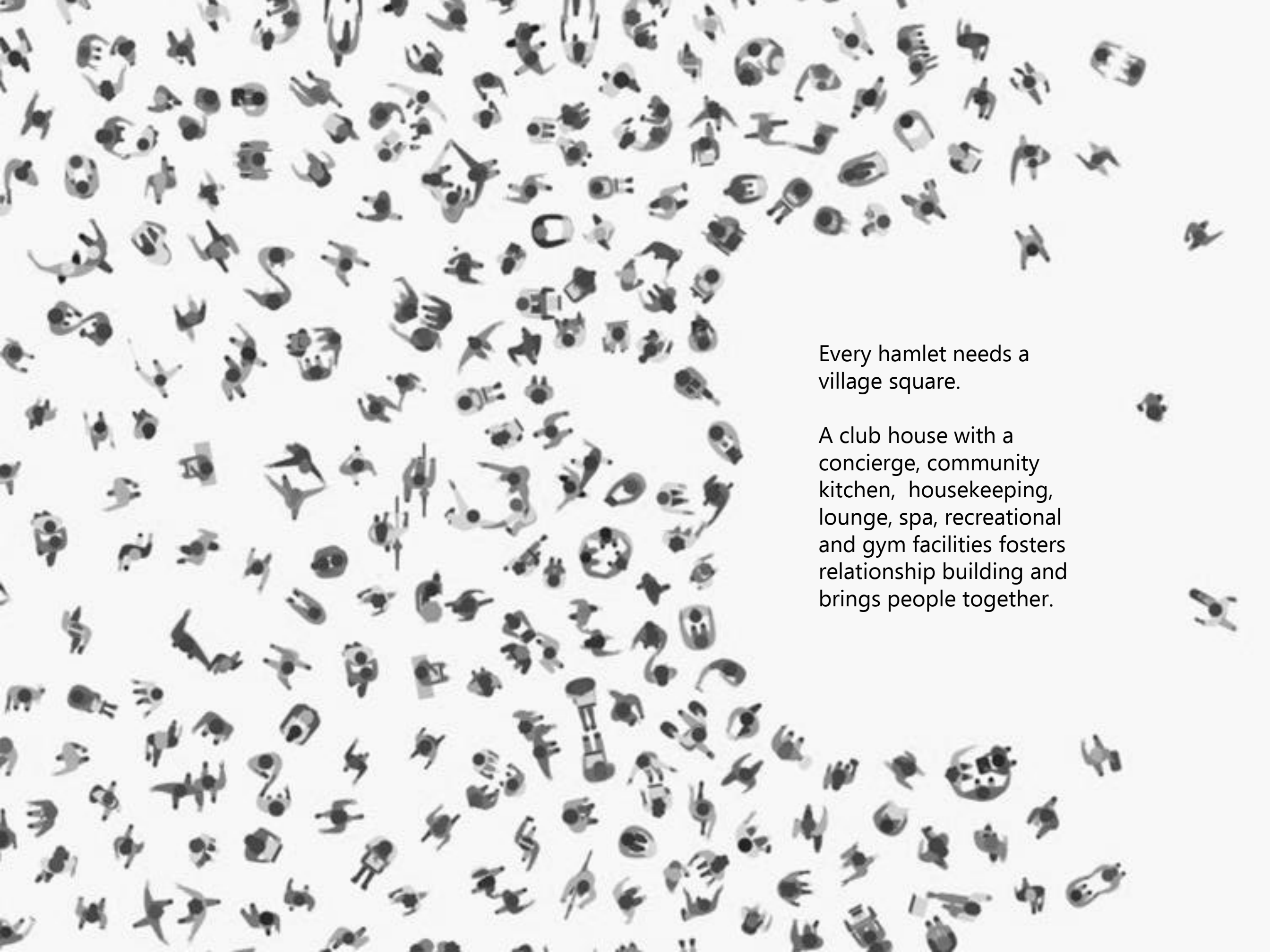


A harkback to the times when we were a community, where neighbours were friends. Quaint, nostalgic and old-world



A community of 23
villas amidst verdant
green surrounding,
trees, shaded walkways
and intimate spaces

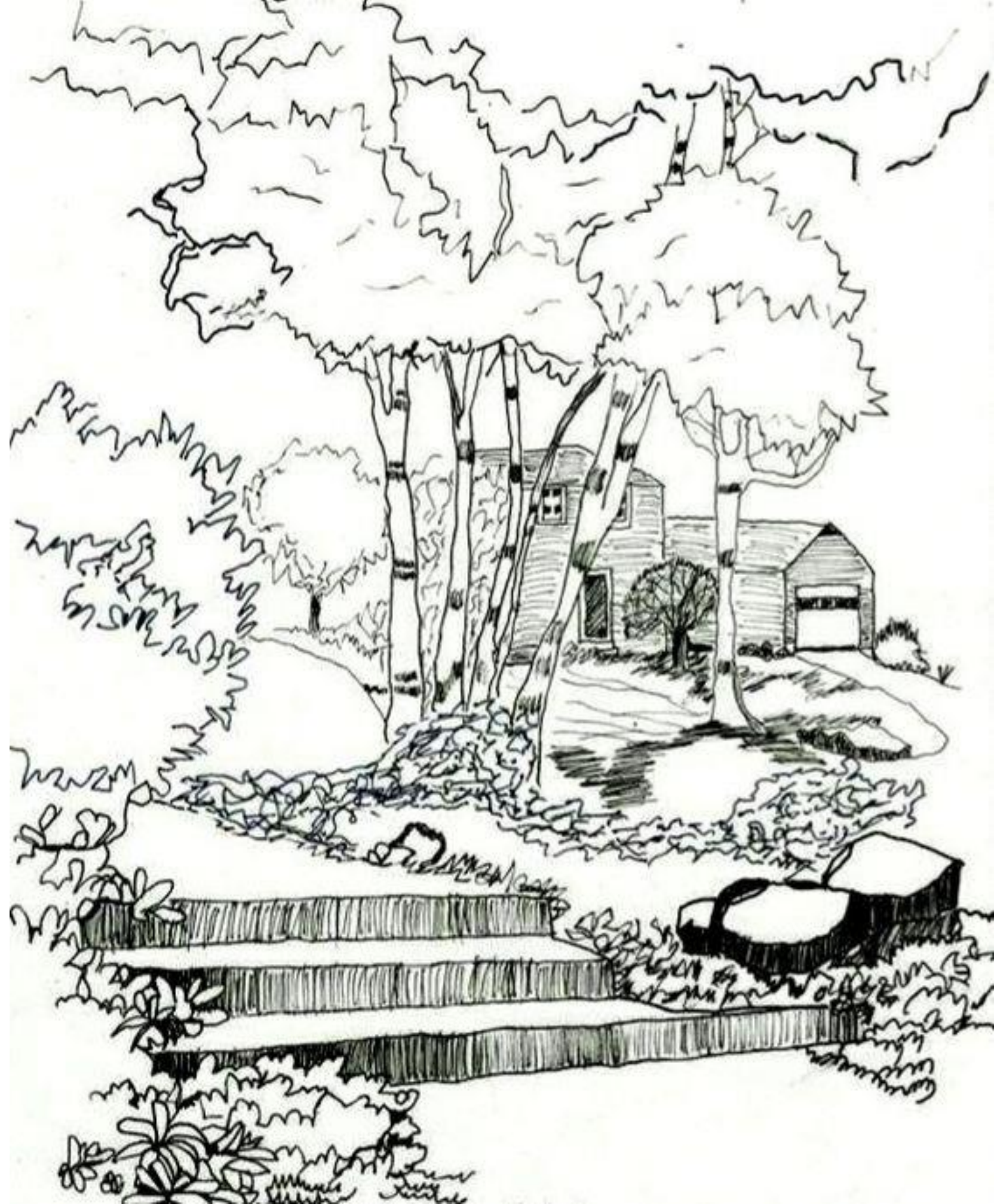




Every hamlet needs a
village square.

A club house with a
concierge, community
kitchen, housekeeping,
lounge, spa, recreational
and gym facilities fosters
relationship building and
brings people together.

Landscape to inculcate
a love for the outdoors
with lush planting of
various tropical plants.

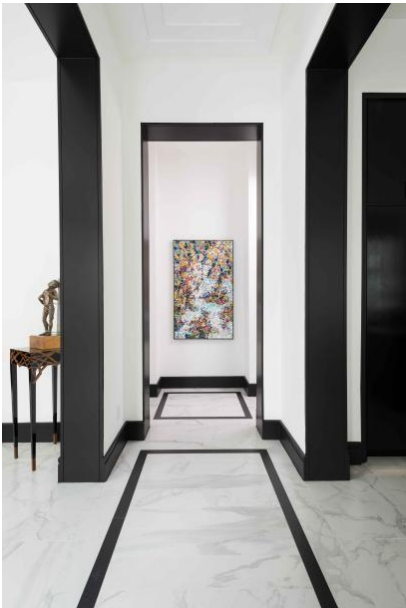
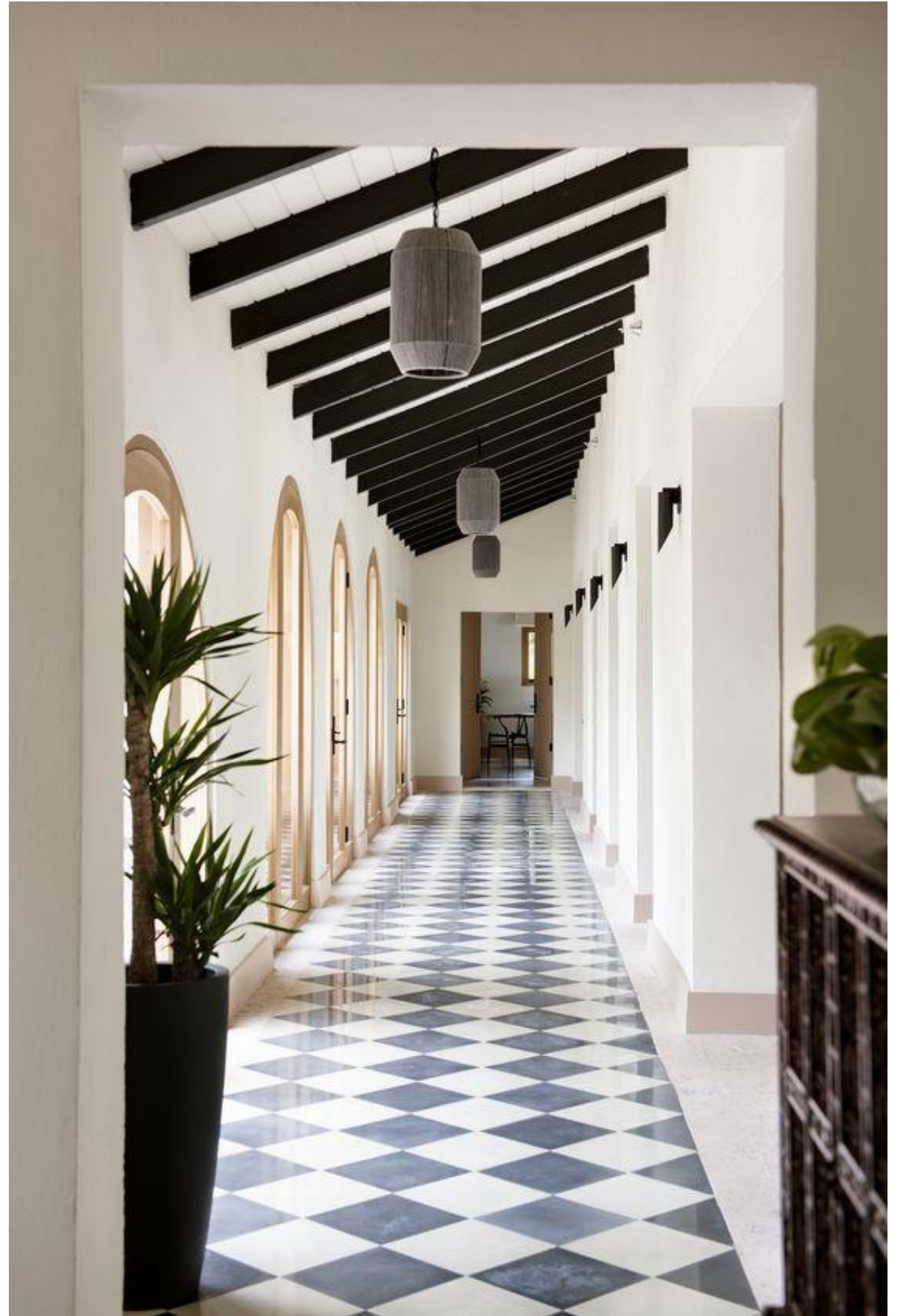




Architecture inspired by Goa, greenery and
old world values.



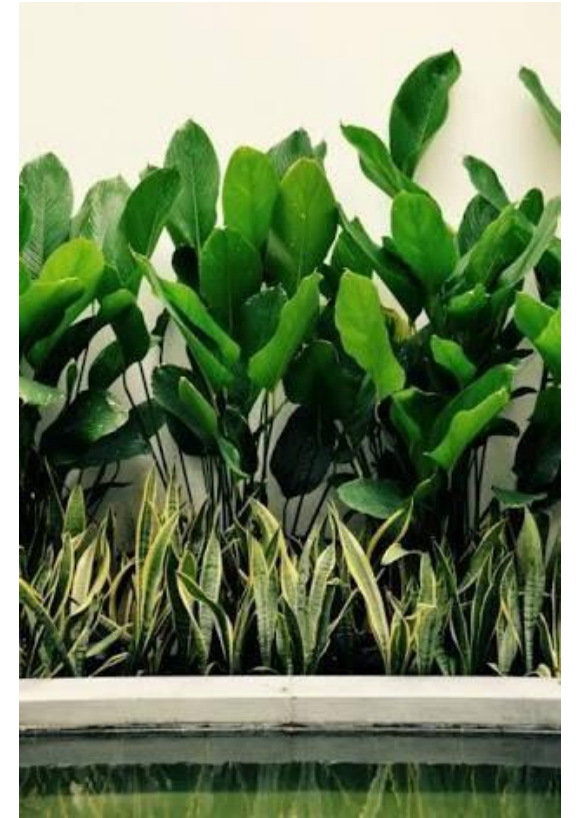
R E C E P T I O N A N D C L U B H O U S E



A R C H I T E C T U R A L I M A G E R Y



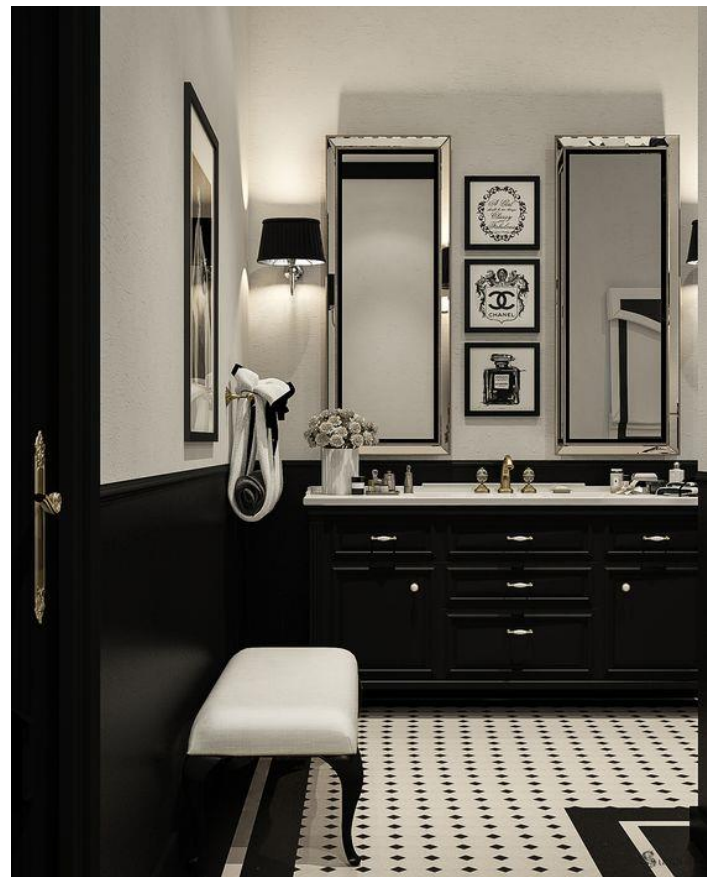
A R C H I T E C T U R A L I M A G E R Y



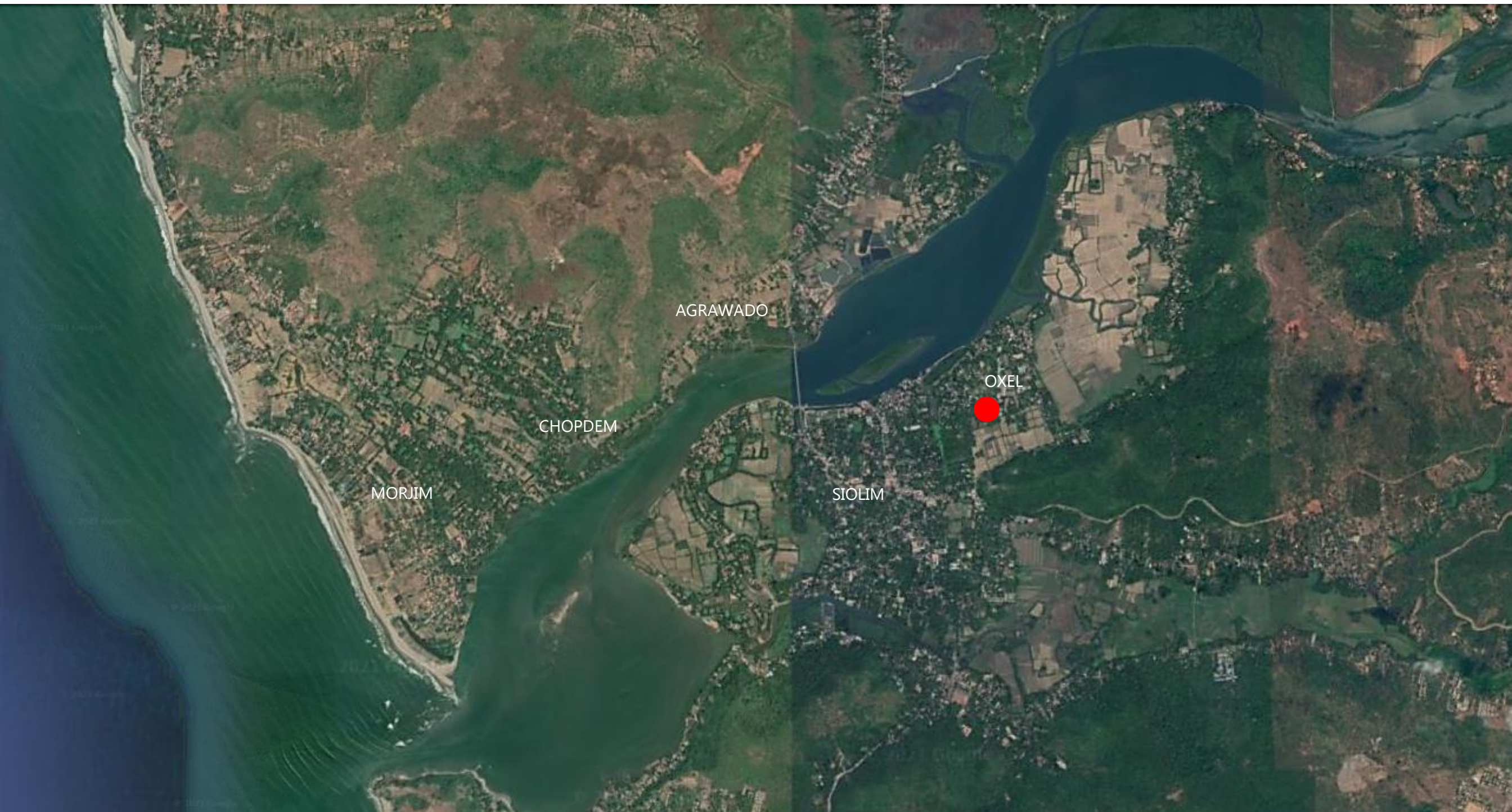
L A N D S C A P E I M A G E R Y



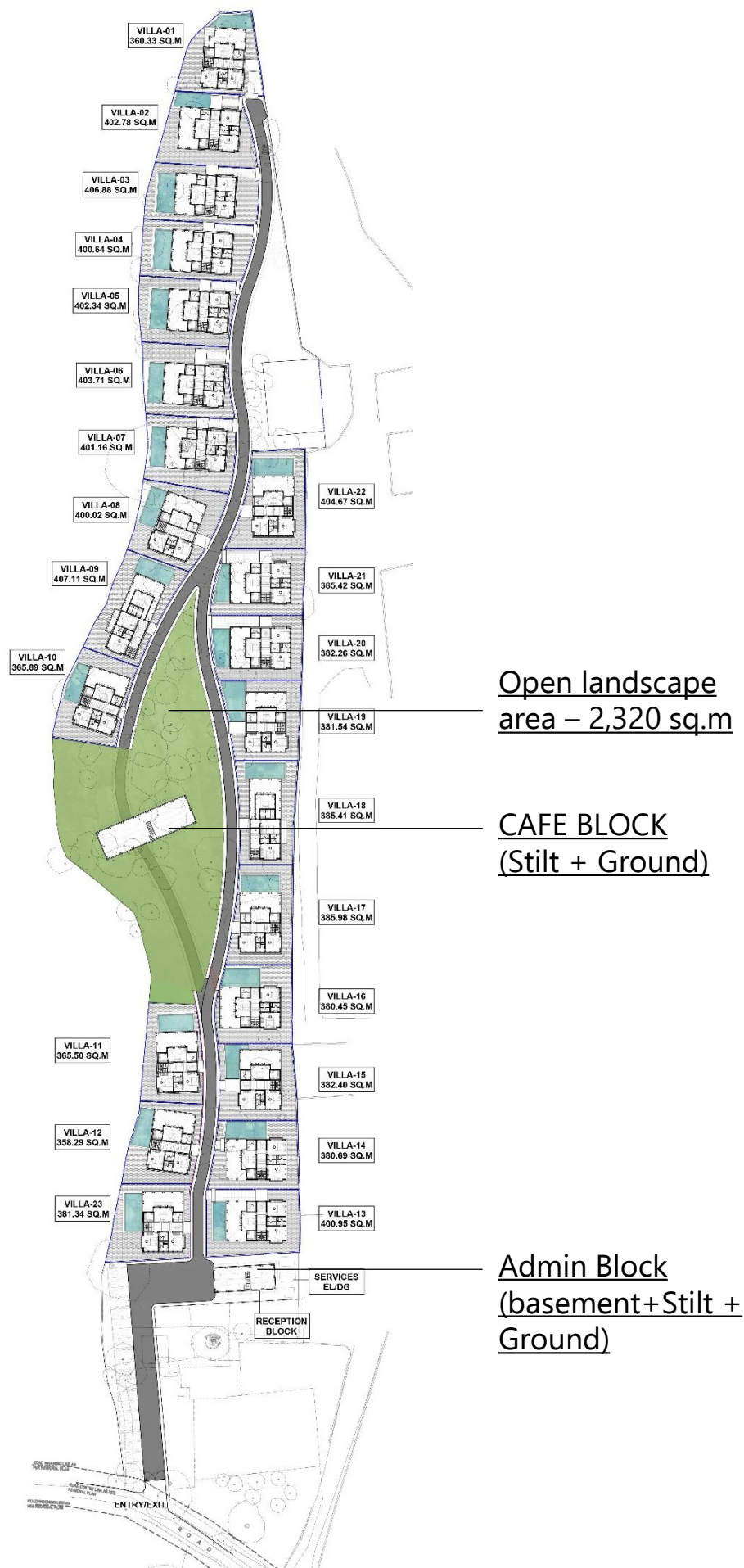
I N T E R I O R I M A G E R Y



INTERIOR IMAGERY



LOCATION



Project Brief:

- Villas
23 villas (4 BHK)
- Reception Block
 - Concierge, Gym, Spa
 - Staff Rooms & change
 - Site Services rooms
- Landscape/recreational open area – 2,320 sq.m (1/2 acre) with
- Recreational Block
 - Lounge & Bar with Kitchen
 - Indoor games/pool tables

S I T E P L A N



GROUND FLOOR



FIRST FLOOR



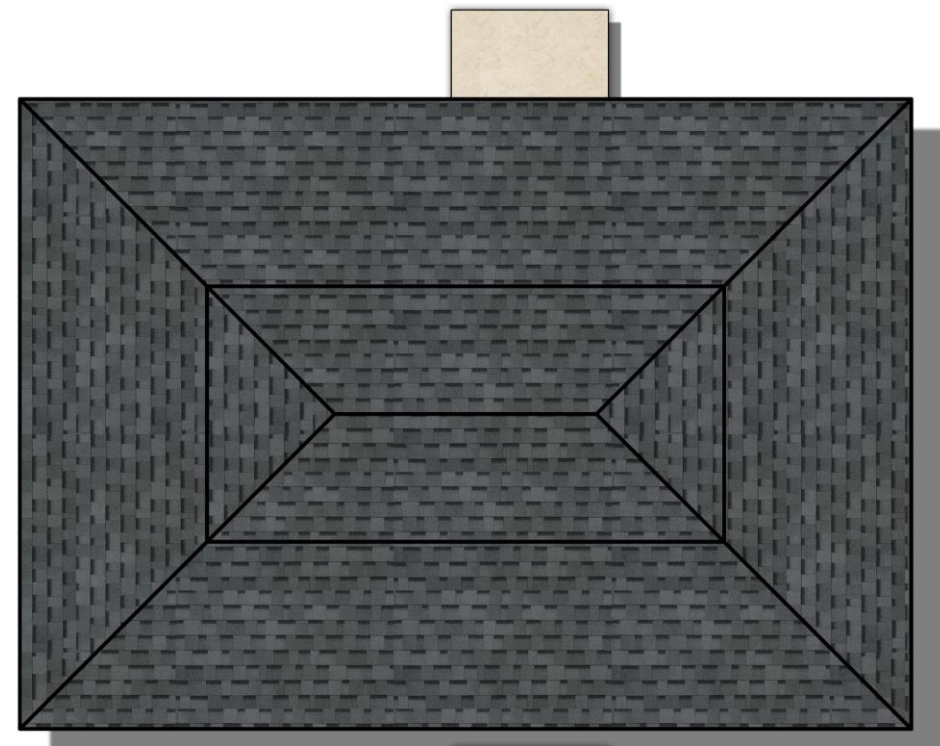
ROOF

SITE PLANS -





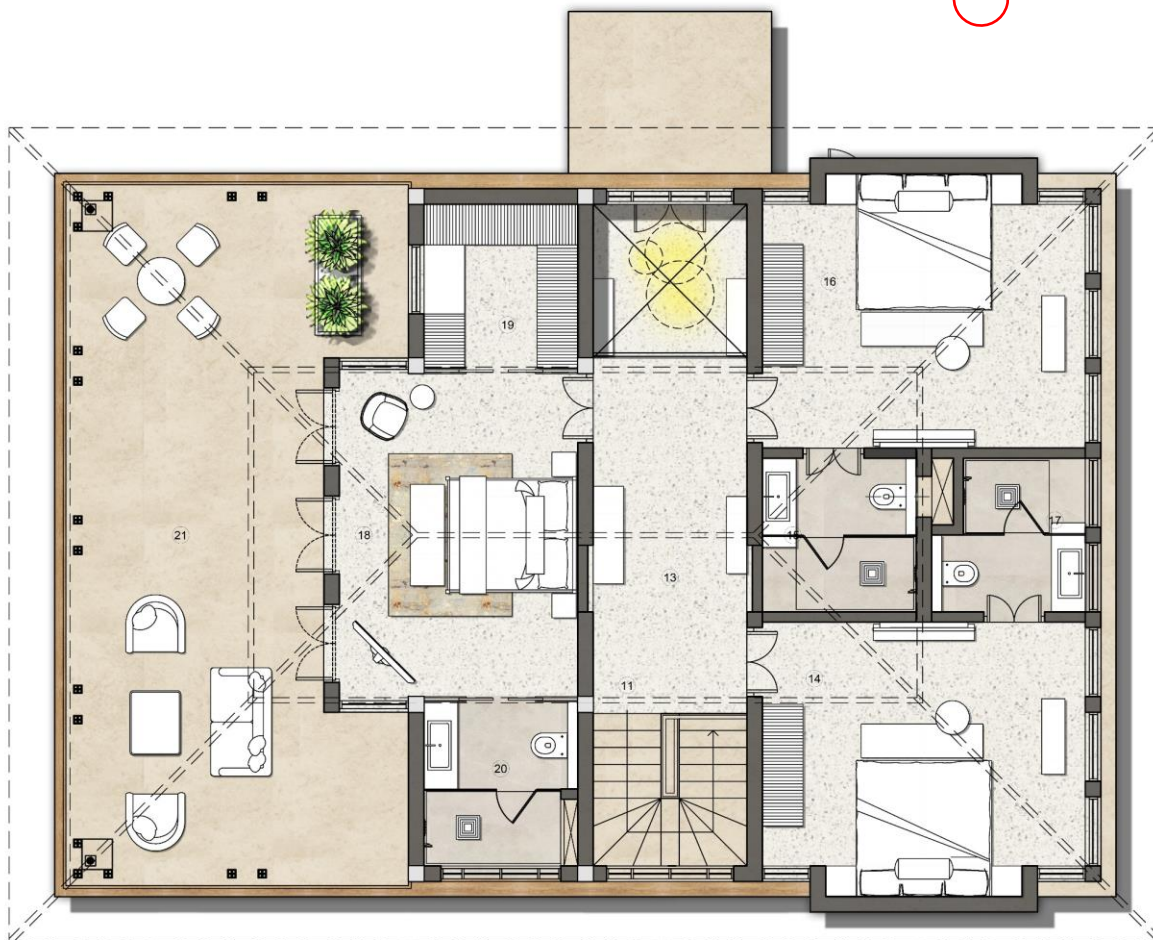
GROUND FLOOR PLAN



ROOF PLAN

DISCLAIMER:

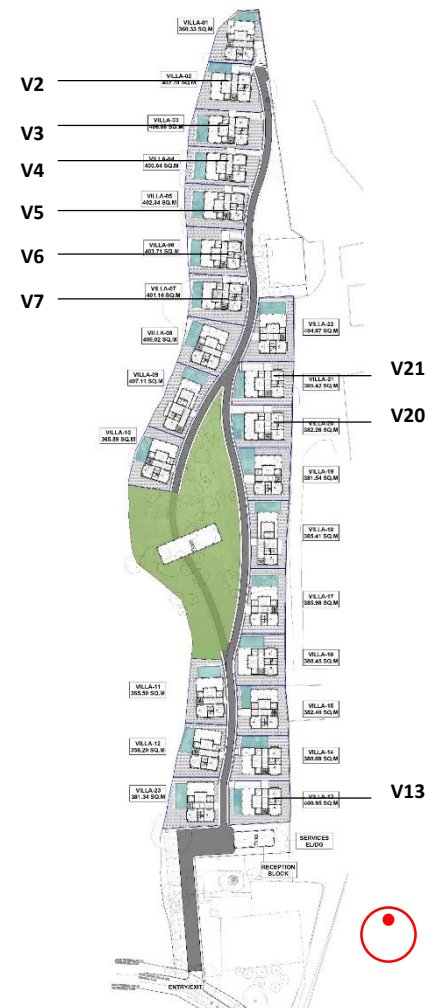
- BUILT UP AREAS MENTIONED ARE INCLUSIVE OF COVERED TERRACES, COVERED VERANDAHS & ENTRANCE PORTAL. EXCLUSIVE OF OPEN/LANDSCAPE DECKS, POOL ETC.
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FIRST FLOOR PLAN

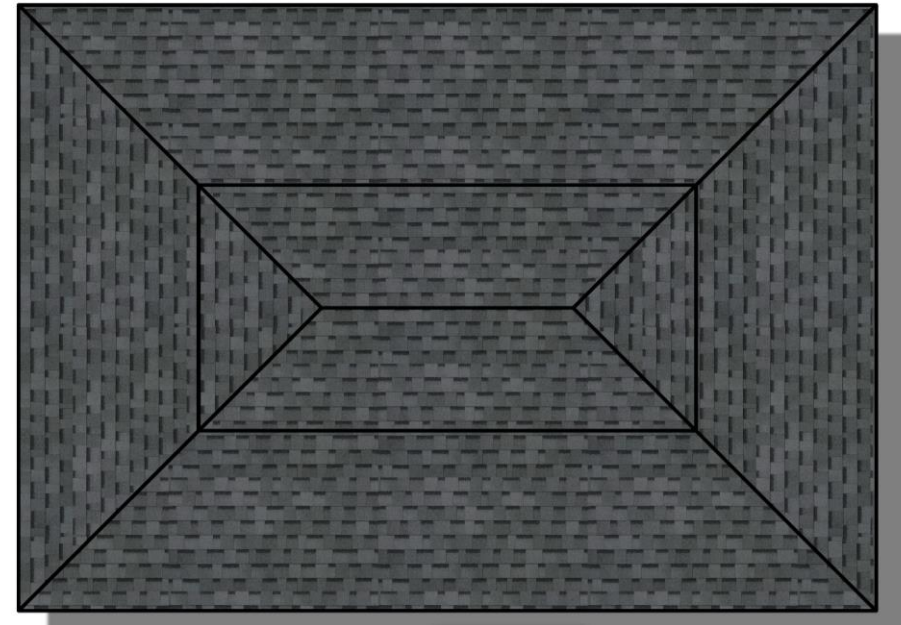
- | | |
|------------------------------------|------------------------------|
| 1. ENTRANCE PORTAL | 13. VESTIBULE (5250 X 2270) |
| 2. ENTRANCE HALL (7270 X 2270) | 14. BEDROOM 02 (4050 X 4770) |
| 3. LIVING + DINING (7270 X 4770) | 15. BATH 02 (2270 X 2270) |
| 4. COVERED VERANDAH (2500 WIDE) | 16. BEDROOM 03 (4050 X 4770) |
| 5. KITCHEN & UTILITY (6020 X 2270) | 17. BATH 03 (2270 X 2270) |
| 6. BEDROOM 01 (4050 X 4770) | 18. BEDROOM 04 (4770 X 3520) |
| 7. BATH 01 (2270 X 2270) | 19. BATH 04 (2500 X 2270) |
| 8. VALET ROOM (2215 X 2270) | 20. DRESS (2500 X 2270) |
| 9. VALET BATH (1235 X 2270) | COVERED TERRACE |
| 10. POWDER ROOM (2350 X 1120) | |
| 11. STAIRCASE (1000 WIDE) | |
| 12. SWIMMING POOL (AS/SITE PLAN) | |

VILLAS: 02, 03, 04, 05, 06, 07, 13, 20, 21





GROUND FLOOR PLAN



ROOF PLAN

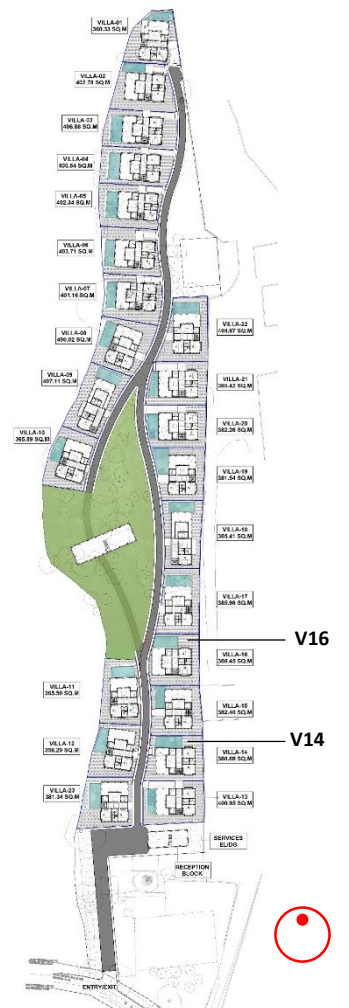


FIRST FLOOR PLAN

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- | | |
|------------------------------------|------------------------------|
| 1. ENTRANCE PORTAL | 13. VESTIBULE (5250 X 2270) |
| 2. ENTRANCE HALL (7270 X 2270) | 14. BEDROOM 02 (4050 X 4770) |
| 3. LIVING + DINING (7270 X 4770) | 15. BATH 02 (2270 X 2270) |
| 4. COVERED VERANDAH (2500 WIDE) | 16. BEDROOM 03 (4050 X 4770) |
| 5. KITCHEN & UTILITY (6020 X 2270) | 17. BATH 03 (2270 X 2270) |
| 6. BEDROOM 01 (4050 X 4770) | 18. BEDROOM 04 (4770 X 3520) |
| 7. BATH 01 (2270 X 2270) | 19. BATH 04 (2500 X 2270) |
| 8. VALET ROOM (2215 X 2270) | 20. DRESS (2500 X 2270) |
| 9. VALET BATH (1235 X 2270) | COVERED TERRACE |
| 10. POWDER ROOM (2350 X 1120) | |
| 11. STAIRCASE (1000 WIDE) | |
| 12. SWIMMING POOL (AS/SITE PLAN) | |
| VILLAS: 14, 16 | |



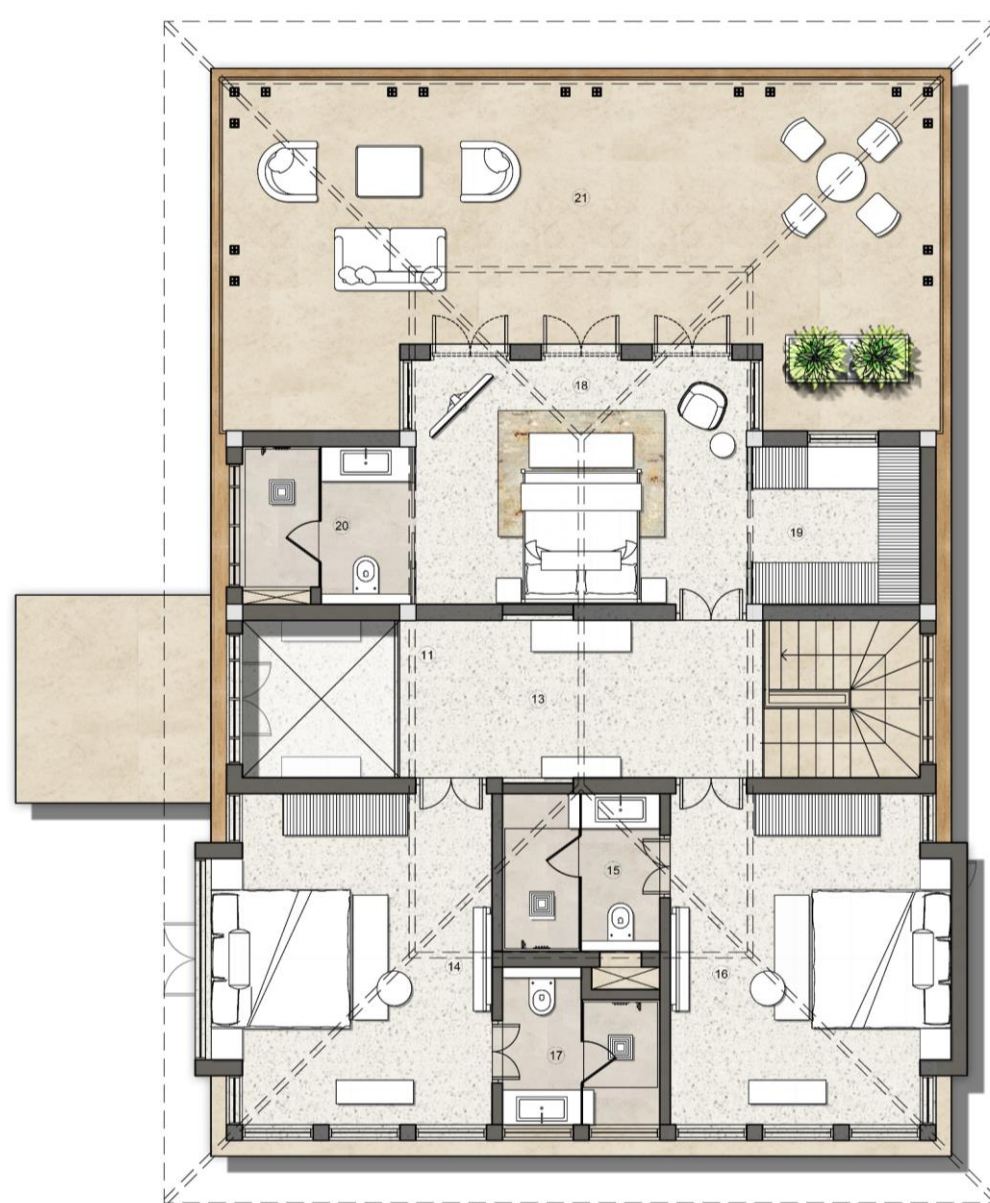


GROUND FLOOR PLAN

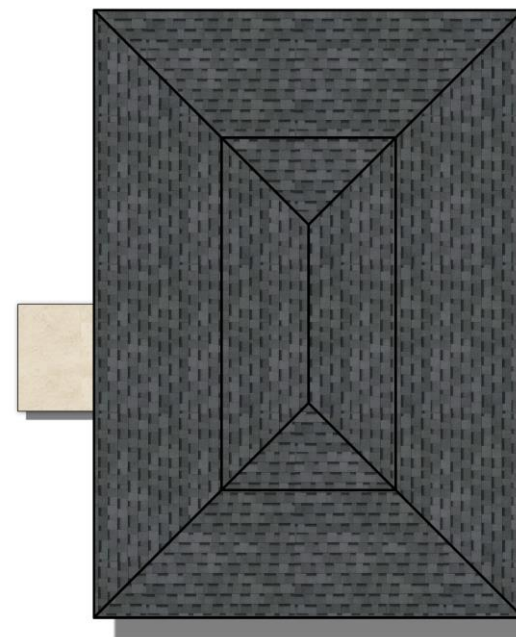
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|------------------------------------|------------------------------|
| 1. ENTRANCE PORTAL | 13. VESTIBULE (5250 X 2270) |
| 2. ENTRANCE HALL (7270 X 2270) | 14. BEDROOM 02 (4050 X 4770) |
| 3. LIVING + DINING (7270 X 4770) | 15. BATH 02 (2270 X 2270) |
| 4. COVERED VERANDAH (2500 WIDE) | 16. BEDROOM 03 (4050 X 4770) |
| 5. KITCHEN & UTILITY (5420 X 2270) | 17. BATH 03 (2270 X 2270) |
| 6. BEDROOM 01 (4050 X 4770) | 18. BEDROOM 04 (4770 X 3520) |
| 7. BATH 01 (2270 X 2270) | 19. BATH 04 (2500 X 2270) |
| 8. VALET ROOM (2215 X 2270) | 20. DRESS (2500 X 2270) |
| 9. VALET BATH (1235 X 2270) | COVERED TERRACE |
| 10. POWDER ROOM (2350 X 1120) | |
| 11. STAIRCASE (1000 WIDE) | |
| 12. SWIMMING POOL (AS/SITE PLAN) | |

VILLAS: 15, 17, 19, 22

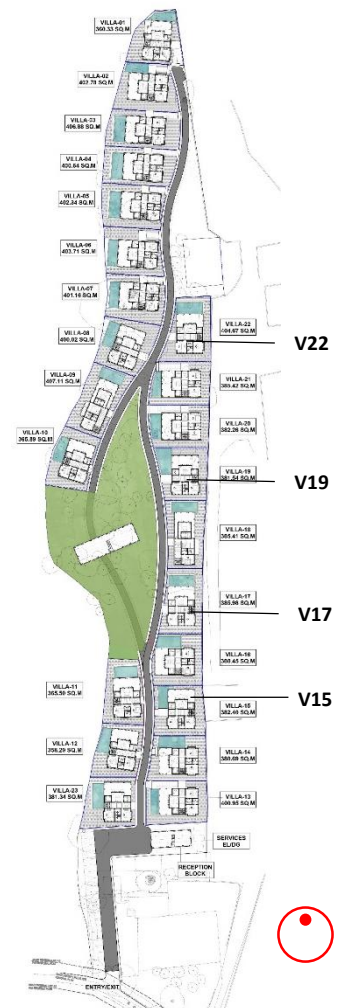
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FIRST FLOOR PLAN



ROOF PLAN



VILLA PLANS-TYPE02



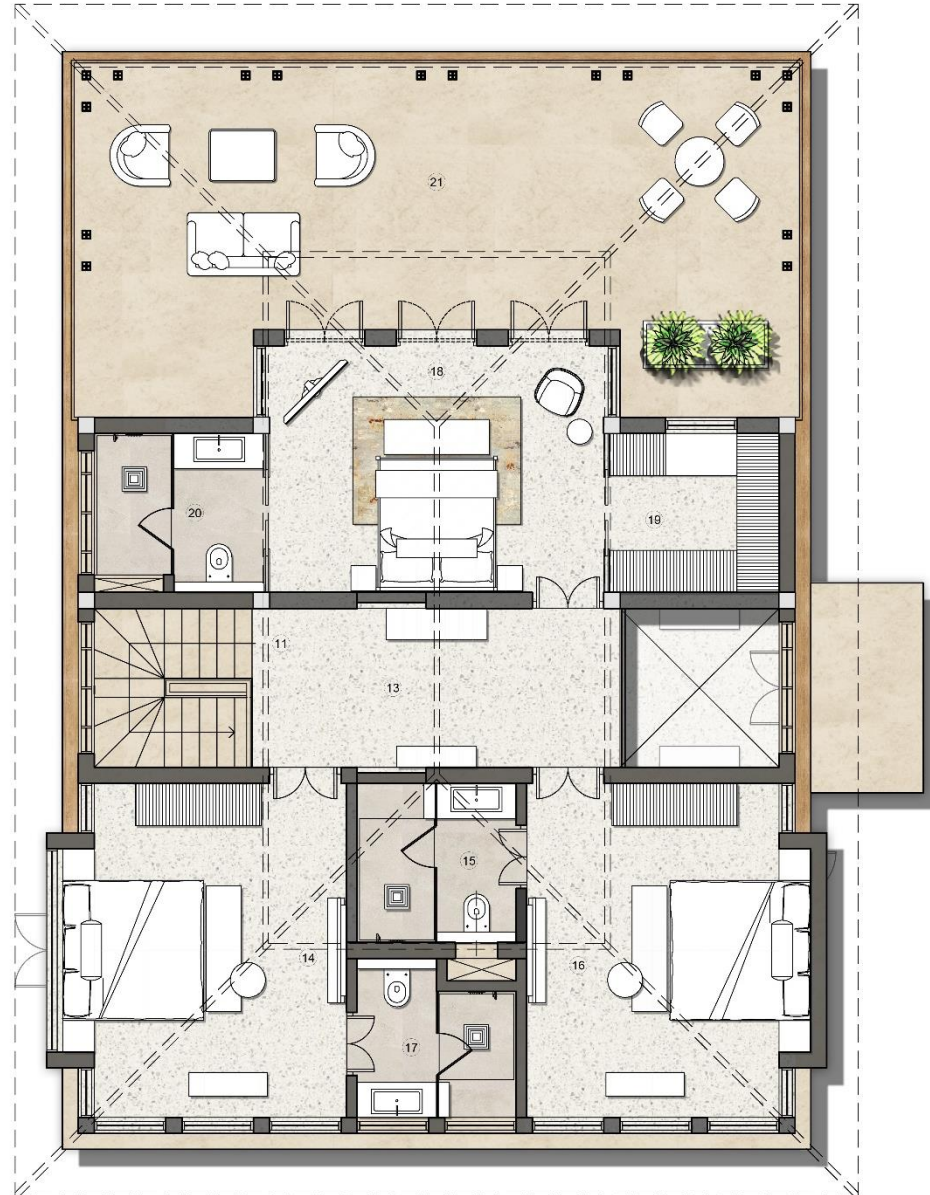
GROUND FLOOR PLAN

- | | |
|------------------------------------|------------------------------|
| 1. ENTRANCE PORTAL | 13. VESTIBULE (5250 X 2270) |
| 2. ENTRANCE HALL (7270 X 2270) | 14. BEDROOM 02 (4050 X 4770) |
| 3. LIVING + DINING (7270 X 4770) | 15. BATH 02 (2270 X 2270) |
| 4. COVERED VERANDAH (2500 WIDE) | 16. BEDROOM 03 (4050 X 4770) |
| 5. KITCHEN & UTILITY (5420 X 2270) | 17. BATH 03 (2270 X 2270) |
| 6. BEDROOM 01 (4050 X 4770) | 18. BEDROOM 04 (4770 X 3520) |
| 7. BATH 01 (2270 X 2270) | 19. BATH 04 (2500 X 2270) |
| 8. VALET ROOM (2215 X 2270) | 20. DRESS (2500 X 2270) |
| 9. VALET BATH (1235 X 2270) | COVERED TERRACE |
| 10. POWDER ROOM (2350 X 1120) | |
| 11. STAIRCASE (1000 WIDE) | |
| 12. SWIMMING POOL (AS/SITE PLAN) | |

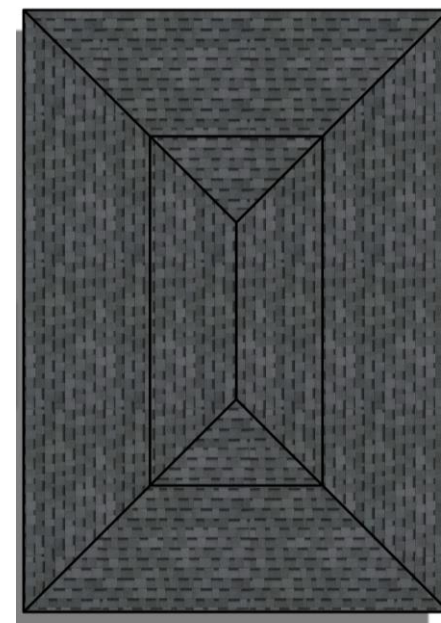
VILLAS: 08, 10, 11, 12, 13

DISCLAIMER:

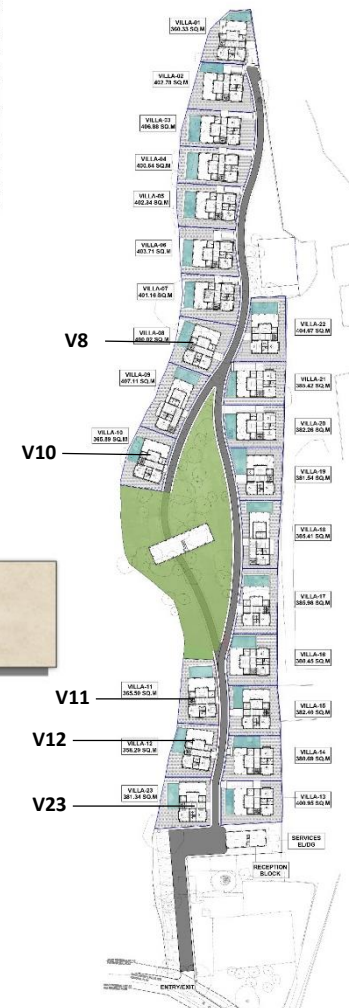
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FIRST FLOOR PLAN



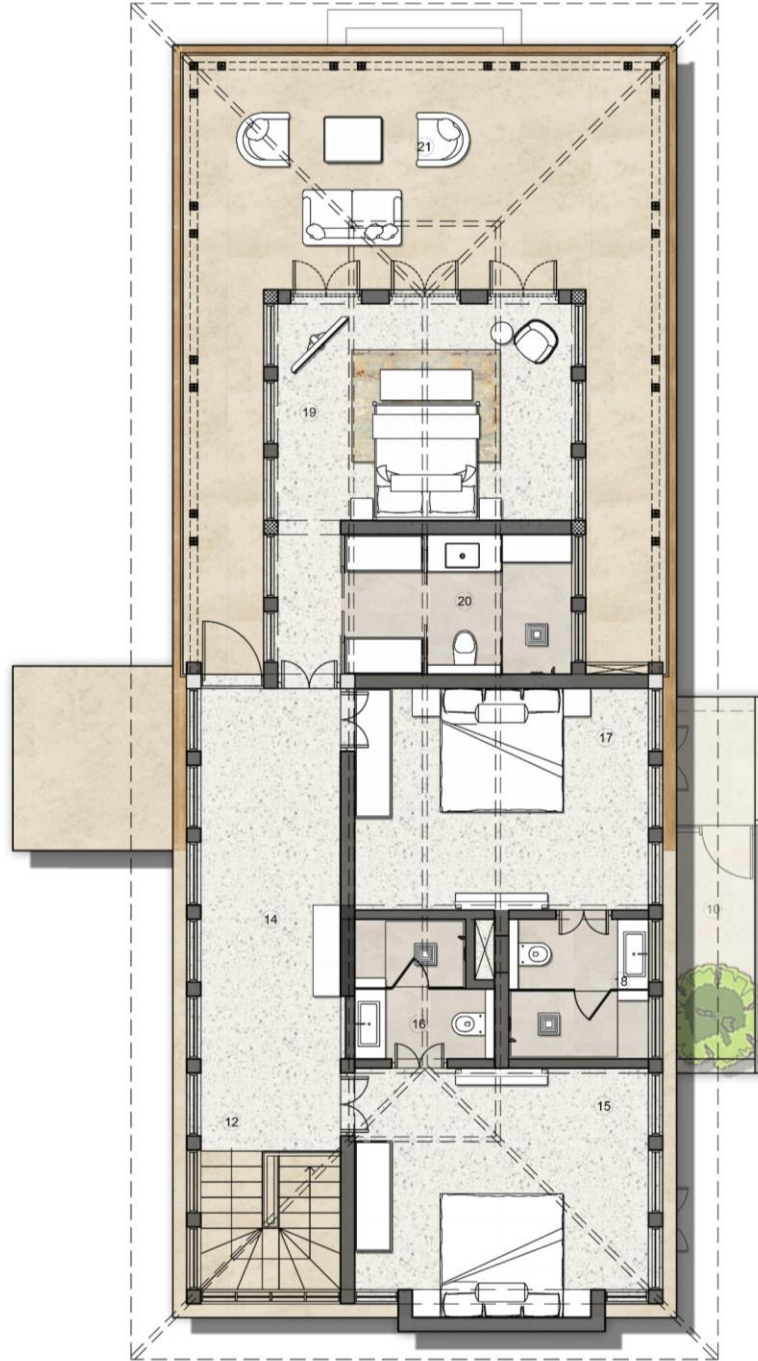
ROOF PLAN



VILLA PLANS-TYPE03



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



V18

DISCLAIMER:

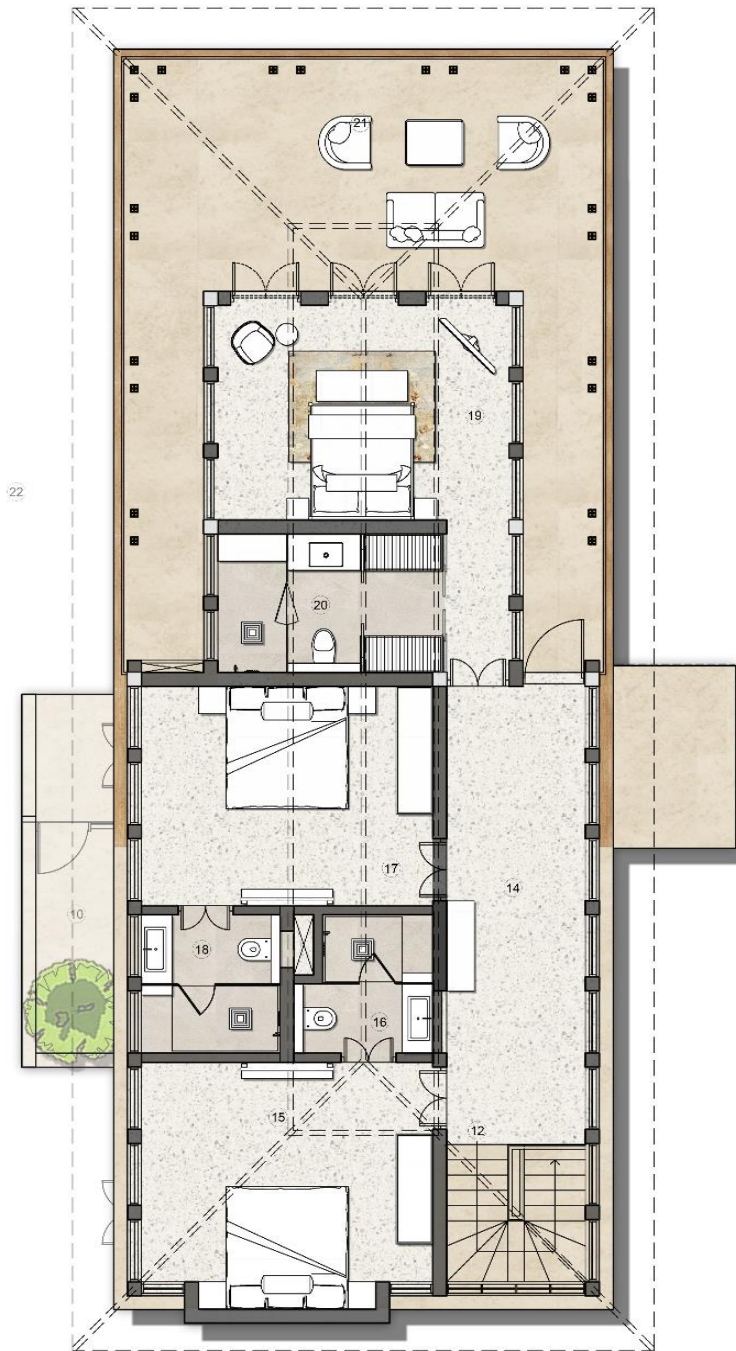
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VILLA PLANS-TYPE04



GROUND FLOOR PLAN

- | | |
|---|---------------------------------|
| 1.ENTRANCE PORTAL (2725 X 2800) | 8.VALET ROOM (2270 X 2215) |
| 2.ENTRANCE HALL(2270 X 7270) | 9.VALET BATH (2270 X 1235) |
| 3.LIVING + DINING (4770 X 7270) | 10.UTILITY COURT - OPEN TO SKY |
| 4.COVERED VERANDAH (2500 WIDE) | 11.POWDER ROOM (1120 X 2350) |
| 5.KITCHEN & UTILITY (4770 X 2270 + 2270 X 1330) | 12.STAIRCASE (1000 WIDE) |
| 6.BEDROOM 01 (4770 X 4050) | 13.SWIMMING POOL (AS/SITE PLAN) |
| 7.BATH 01 (2270 X 2270) | 14.VESTIBULE (2270 X 7520) |
| VILLAS: 09 | |



FIRST FLOOR PLAN

- | |
|----------------------------------|
| 15.BEDROOM 02 (4770 X 4050) |
| 16.BATH 02 (2270 X 2270) |
| 17.BEDROOM 03 (4770 X 3600) |
| 18.BATH 03 (2270 X 2270) |
| 19.BEDROOM 04 (4770 X 3520) |
| 20.BATH 04 & DRESS (3750 X 2270) |
| 21.COVERED TERRACE |
| 22.3.36M WIDE LAWN |



ROOF PLAN



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VILLA PLANS-TYPE05



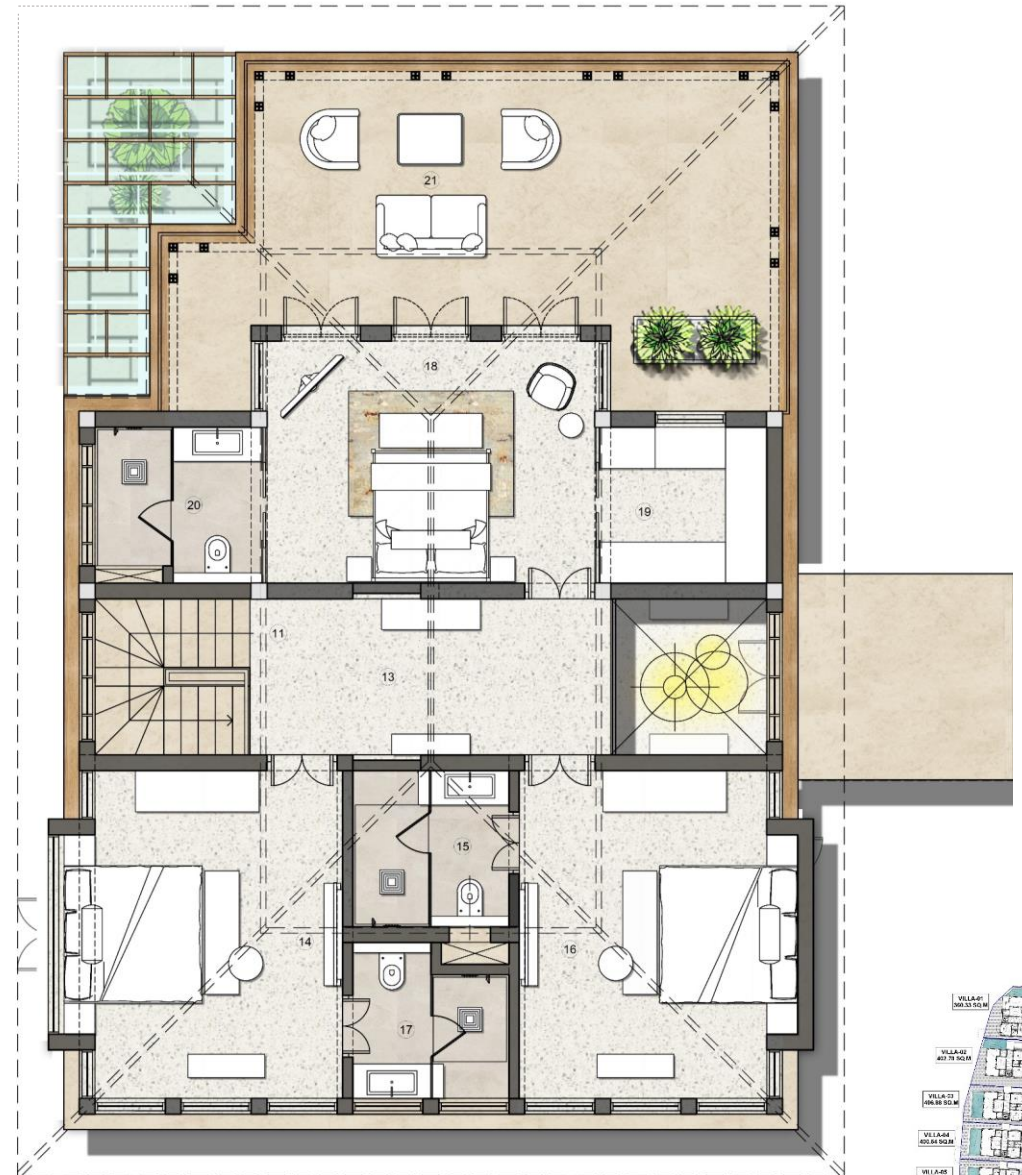
GROUND FLOOR PLAN

- | | |
|------------------------------------|------------------------------|
| 1. ENTRANCE PORTAL | 13. VESTIBULE (5250 X 2270) |
| 2. ENTRANCE HALL (7270 X 2270) | 14. BEDROOM 02 (4050 X 4770) |
| 3. LIVING + DINING (7270 X 4770) | 15. BATH 02 (2270 X 2270) |
| 4. COVERED VERANDAH (2500 WIDE) | 16. BEDROOM 03 (4050 X 4770) |
| 5. KITCHEN & UTILITY (5420 X 2270) | 17. BATH 03 (2270 X 2270) |
| 6. BEDROOM 01 (4050 X 4770) | 18. BEDROOM 04 (4770 X 3520) |
| 7. BATH 01 (2270 X 2270) | 19. BATH 04 (2500 X 2270) |
| 8. VALET ROOM (2215 X 2270) | 20. DRESS (2500 X 2270) |
| 9. VALET BATH (1235 X 2270) | COVERED TERRACE |
| 10. POWDER ROOM (2350 X 1120) | |
| 11. STAIRCASE (1000 WIDE) | |
| 12. SWIMMING POOL (AS/SITE PLAN) | |

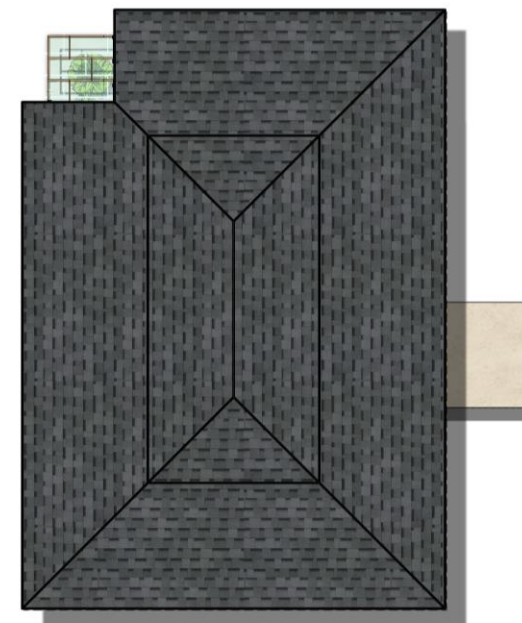
VILLAS: 01

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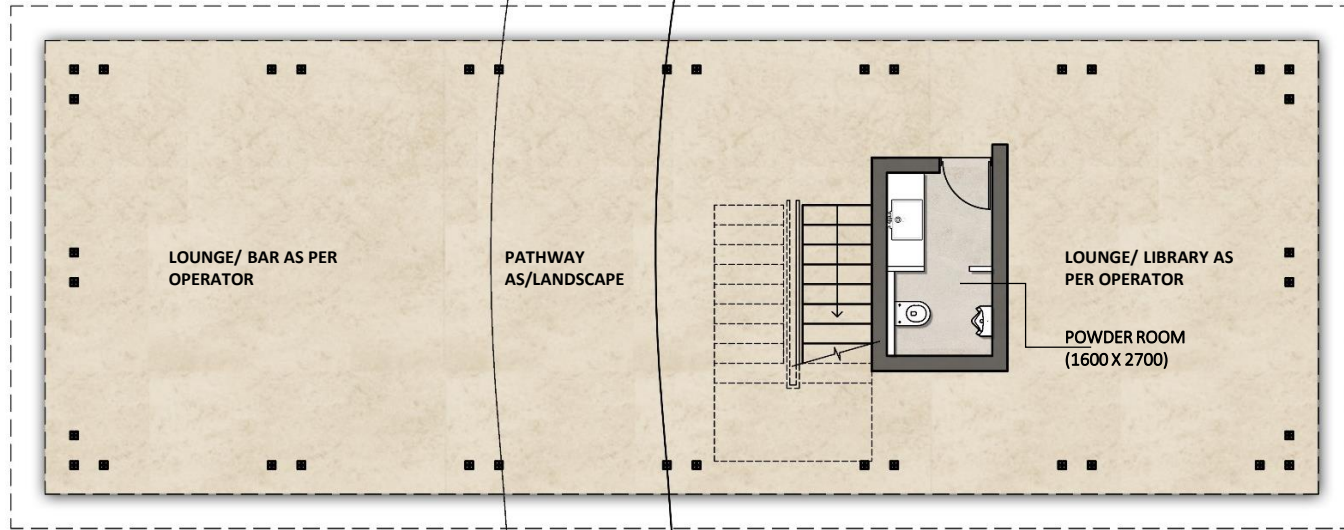
FIRST FLOOR PLAN



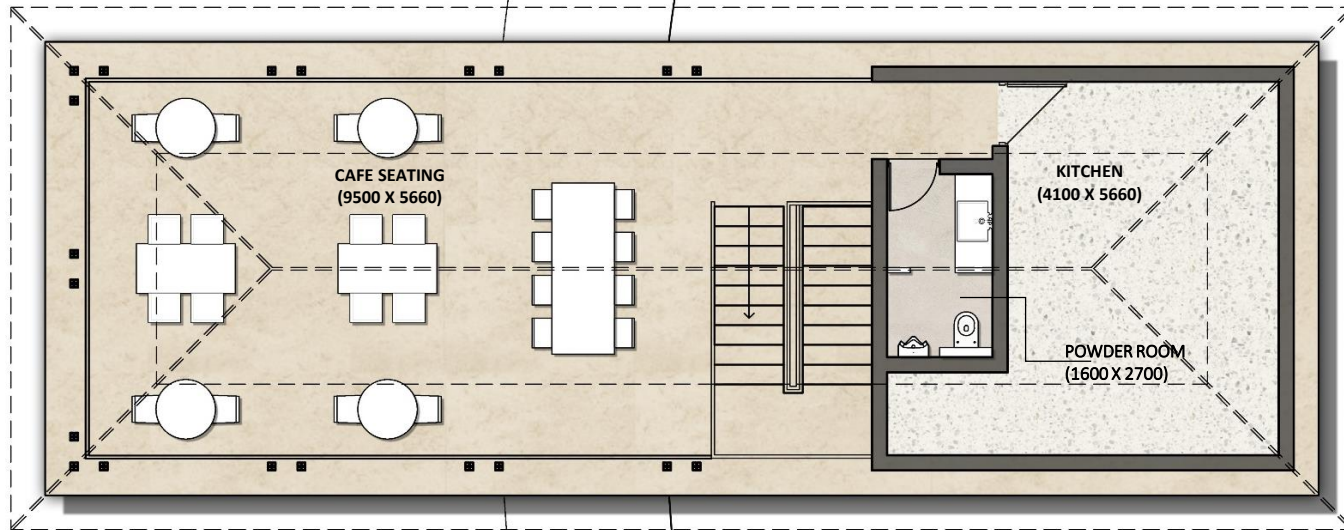
ROOF PLAN



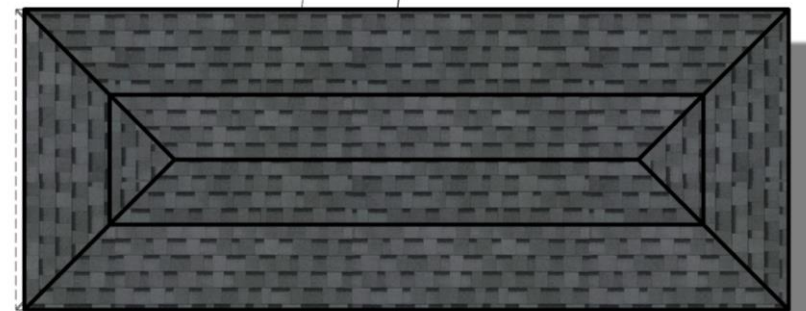
VILLA PLANS-TYPE 06



GROUND FLOOR PLAN



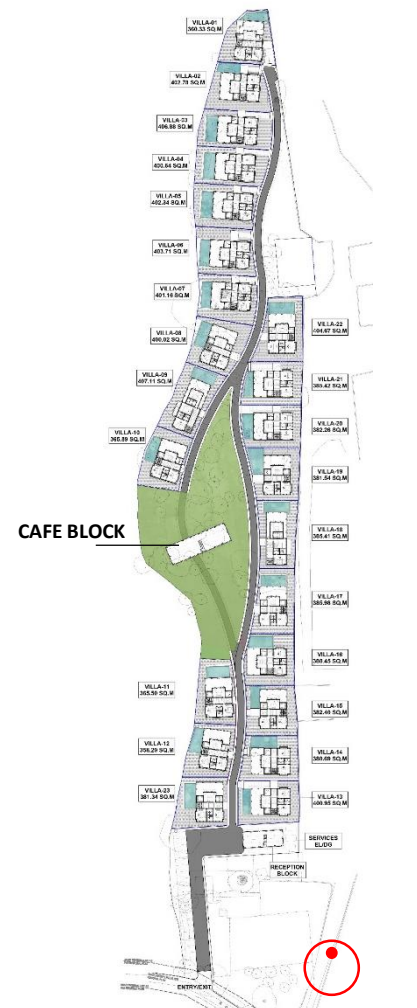
FIRST FLOOR PLAN



ROOF PLAN



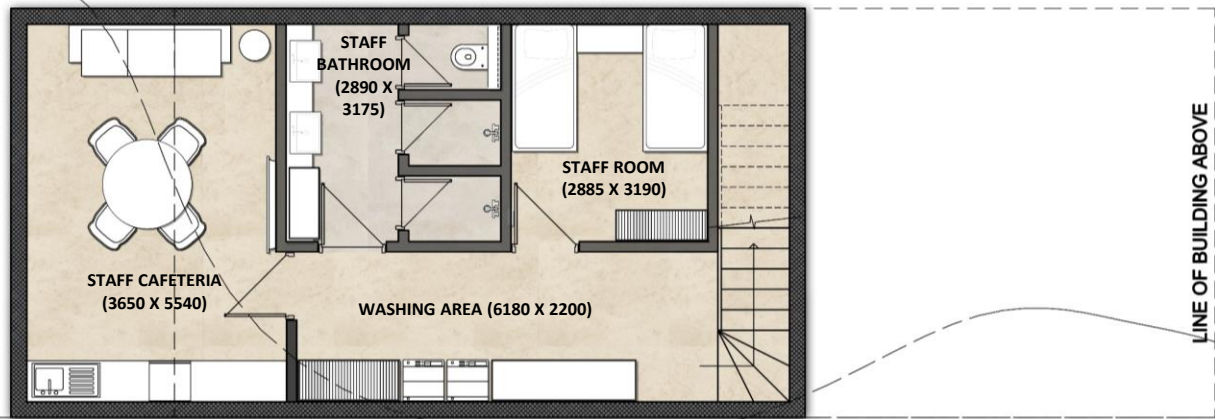
PART SITE PLAN



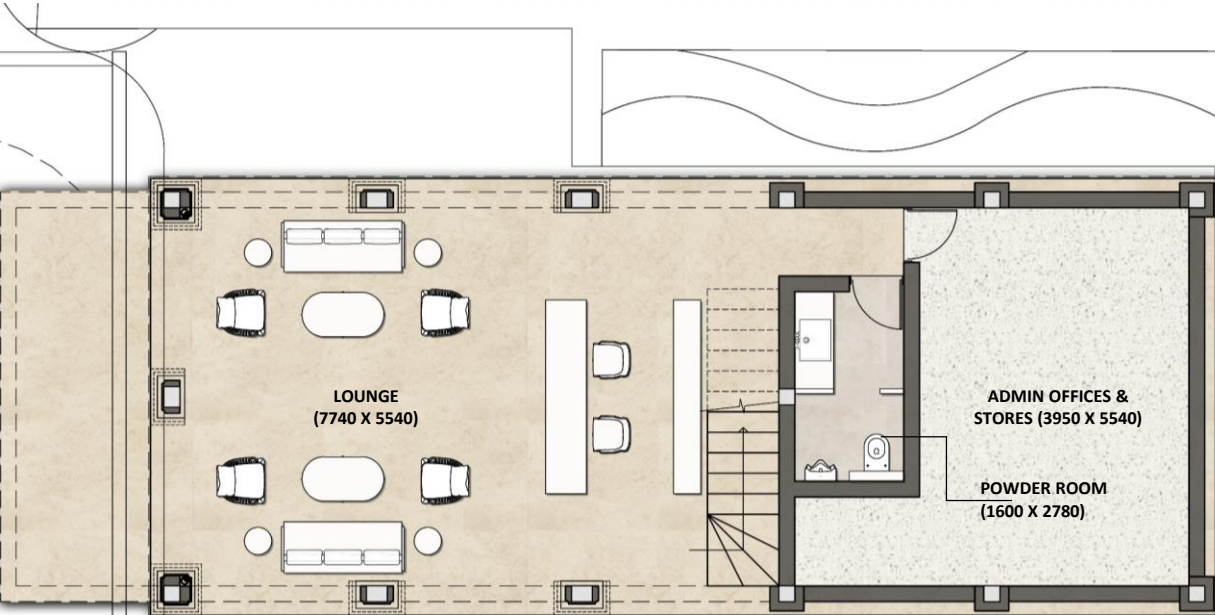
CAFE BLOCK

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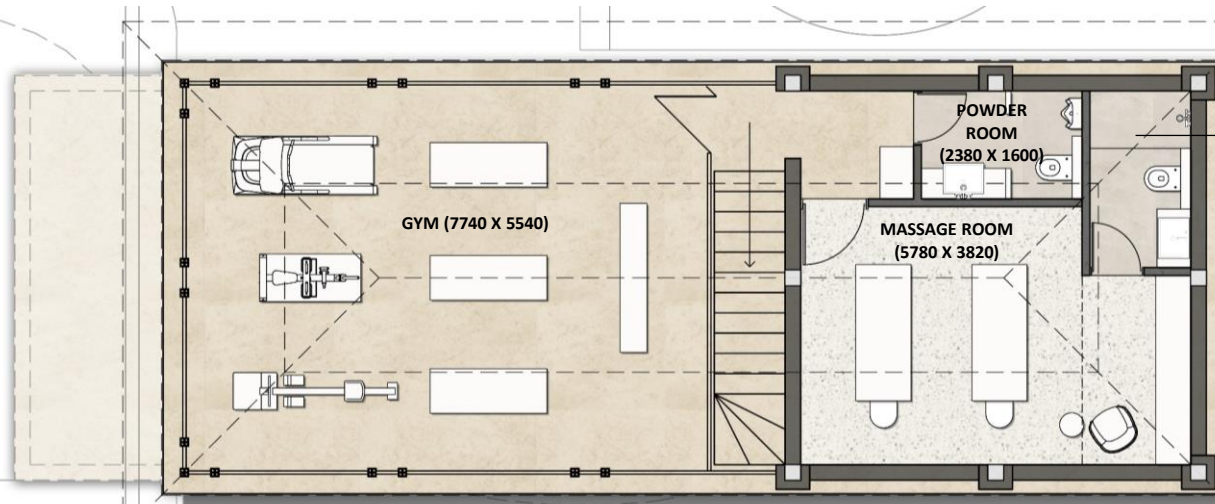
CAFE BLOCK



BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



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ADMIN BLOCK

VILLA NUMBER	INDIVIDUAL PLOT AREA (SQM)	SHARED PLOT AREA (SQM) B=A+(b)+A*(d)	Percentage Loading (%)	BUILT UP AREA (SQM)	CARPET AREA (SQM)	ENTRANCE PORTAL (SQM) *	SWIMMIN G POOL (SQM) *	AMENITIES AREAS (G/23)	SALEABLE (SQM)
	A	B		C	D	E	F	H	J
Villa 1									
Ground floor area including covered verandahs				152.09	108.36	11.34	34.37		
First floor area including covered verandahs				138.16	98.56				
Total area	360.33	631.20	75.17%	290.25	206.92	11.34	34.37	25.31	
Villa 2									
Ground floor area including covered verandahs				161.46	108.36	10.25	33.77		
First floor area including covered verandahs				147.18	98.56				
Total area	402.78	693.68	72.22%	308.64	206.92	10.25	33.77	25.31	
Villa 3									
Ground floor area including covered verandahs				161.46	108.36	7.44	45.01		
First floor area including covered verandahs				147.18	98.56				
Total area	406.88	699.71	71.97%	308.64	206.92	7.44	45.01	25.31	
Villa 4									
Ground floor area including covered verandahs				161.46	108.36	7.44	45.01		
First floor area including covered verandahs				147.18	98.56				
Total area	400.64	690.53	72.36%	308.64	206.92	7.44	45.01	25.31	
Villa 5									
Ground floor area including covered verandahs				161.46	108.36	8.55	45.01		
First floor area including covered verandahs				147.18	98.56				
Total area	402.34	693.03	72.25%	308.64	206.92	8.55	45.01	25.31	
Villa 6									
Ground floor area including covered verandahs				161.46	108.36	12.10	38.57		
First floor area including covered verandahs				147.18	98.56				
Total area	403.71	695.04	72.16%	308.64	206.92	12.10	38.57	25.31	
Villa 7									
Ground floor area including covered verandahs				161.46	108.36	8.55	37.89		
First floor area including covered verandahs				147.18	98.56				
Total area	401.16	691.29	72.32%	308.64	206.92	8.55	37.89	25.31	
Villa 8									
Ground floor area including covered verandahs				161.46	108.36	11.43	42.66		
First floor area including covered verandahs				147.18	98.56				
Total area	400.02	689.61	72.39%	308.64	206.92	11.43	42.66	25.31	

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AREA CHART

VILLA NUMBER	INDIVIDUAL PLOT AREA (SQM)	SHARED PLOT AREA (SQM) B=A+(b)+A*(d)	Percentage Loading (%)	BUILT UP AREA (SQM)	CARPET AREA (SQM)	ENTRANCE PORTAL (SQM) *	SWIMMIN G POOL (SQM) *	AMENITIES AREAS (G/23)	SALEABLE (SQM)
	A	B		C	D	E	F	H	J

Villa 9									
Ground floor area including covered verandahs				161.31	107.79	6.24	42.37		
First floor area including covered verandahs				151.00	101.83				
Total area	407.11	700.05	71.96%	312.31	209.62	6.24	42.37	25.31	

Villa 10									
Ground floor area including covered verandahs				161.46	108.36	3.93	38.46		
First floor area including covered verandahs				147.18	98.56				
Total area	365.89	639.38	74.75%	308.64	206.92	3.93	38.46	25.31	

Villa 11									
Ground floor area including covered verandahs				161.46	108.36	3.98	39.60		
First floor area including covered verandahs				147.18	98.56				
Total area	365.50	638.81	74.78%	308.64	206.92	3.98	39.60	25.31	

Villa 12									
Ground floor area including covered verandahs				161.46	108.36	5.89	41.10		
First floor area including covered verandahs				147.18	98.56				
Total area	358.29	628.20	75.33%	308.64	206.92	5.89	41.10	25.31	

Villa 13									
Ground floor area including covered verandahs				161.46	108.36	8.59	32.63		
First floor area including covered verandahs				147.18	98.56				
Total area	400.95	690.98	72.34%	308.64	206.92	8.59	32.63	25.31	

Villa 14									
Ground floor area including covered verandahs				161.46	108.36	8.75	47.52		
First floor area including covered verandahs				147.18	98.56				
Total area	380.69	661.16	73.68%	308.64	206.92	8.75	47.52	25.31	

Villa 15									
Ground floor area including covered verandahs				161.46	108.36	16.47	34.53		
First floor area including covered verandahs				147.18	98.56				
Total area	382.40	663.68	73.56%	308.64	206.92	16.47	34.53	25.31	

Villa 16									
Ground floor area including covered verandahs				161.46	108.36	0.00	45.79		
First floor area including covered verandahs				147.18	98.56				
Total area	380.45	660.81	73.69%	308.64	206.92	0.00	45.79	25.31	

DISCLAIMER:

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- CARPET AREA CALCULATIONS INCLUDE INTERNAL PARTITION WALLS AND EXCLUDE EXTERNAL WALLS, SHAFTS & ANY ARCHITECTURAL FEATURES.

AREA CHART

VILLA NUMBER	INDIVIDUAL PLOT AREA (SQM)	SHARED PLOT AREA (SQM) B=A+(b)+A*(d)	Percentage Loading (%)	BUILT UP AREA (SQM)	CARPET AREA (SQM)	ENTRANCE PORTAL (SQM) *	SWIMMIN G POOL (SQM) *	AMENITIE S AREAS (G/23)	SALEABLE (SQM)
	A	B		C	D	E	F	H	J
Villa 17									
Ground floor area including covered verandahs				161.46	108.36	5.81	42.99		
First floor area including covered verandahs				147.18	98.56				
Total area	385.98	668.95	73.31%	308.64	206.92	5.81	42.99	25.31	
Villa 18									
Ground floor area including covered verandahs				161.31	107.79	8.07	40.92		
First floor area including covered verandahs				151.00	101.83				
Total area	385.41	668.11	73.35%	312.31	209.62	8.07	40.92	25.31	
Villa 19									
Ground floor area including covered verandahs				161.46	108.36	12.71	51.45		
First floor area including covered verandahs				147.18	98.56				
Total area	381.54	662.42	73.62%	308.64	206.92	12.71	51.45	25.31	
Villa 20									
Ground floor area including covered verandahs				161.46	108.36	8.59	39.86		
First floor area including covered verandahs				147.18	98.56				
Total area	382.26	663.47	73.57%	308.64	206.92	8.59	39.86	25.31	
Villa 21									
Ground floor area including covered verandahs				161.46	108.36	8.59	31.79		
First floor area including covered verandahs				147.18	98.56				
Total area	385.42	668.13	73.35%	308.64	206.92	8.59	31.79	25.31	
Villa 22									
Ground floor area including covered verandahs				161.46	108.36	8.72	47.21		
First floor area including covered verandahs				147.18	98.56				
Total area	404.67	696.46	72.11%	308.64	206.92	8.72	47.21	25.31	
Villa 23									
Ground floor area including covered verandahs				161.46	108.36	5.09	42.99		
First floor area including covered verandahs				147.18	98.56				
Total area	381.34	662.12	73.63%	308.64	206.92	5.09	42.99	25.31	
GRAND TOTAL									
	8,925.76 A	15,456.82 B		7,087.67 C	4,764.56 D	188.53 E	941.50 F		J

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AREA CHART

FACILITIES	(c)	582.05	220.57
		G	
Basement		69.90	30.77
Ground Floor		91.59	30.77
First Floor		87.02	57.34
Admin Block		248.51	118.88
Ground Floor		172.65	0.00
First Floor		160.89	101.69
Café Block		333.54	101.69
TOTAL BUILT UP AREA (C+E+G)		7,858.25	SQM
		84,585.42	SQFT

VILLA DEVELOPMENT @ OXEL, SIOLIM, GOA	24.08.2024
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Area statement

Zone S2

Total plot area		23,159.000 sqm
Plot area considered for development		15,500.000 sqm
Road widening area		43.180 sqm
Effective plot area after road widening	(A)	15,456.820 sqm
Effective plot area as / design	(B)	14,457.274 sqm
Permissible ground coverage @ 40%		6,200.000 sqm
Proposed ground coverage	49.28	7,638.630 sqm
Permissible F.A.R. @ 50%		7,750.000 sqm
Proposed F.A.R.	41.54	6,439.220 sqm
Combined plots area (23 Plots)	(C)	8,925.760 sqm
OSR Area	(D)	2,320.000 sqm
OSR Area divided loading / villa (23 Villas)		100.870 sqm
Common Area	(E) = (A)-(C)- (D)	4,211.060 sqm

BUILT-UP AREAS

	Ground Floor Area(sq.m)	First Floor Area(sq.m)	Total Unit Area(sq.m)	No. Of Units	Total Built- Up Area (sq.m)	Total Unit Area(sq.m) (including common areas)	No. Of Units	Total Saleable Area (sq.m)
Villa Type 1	161.46	147.18	308.64	9	2777.76	333.99	9	3005.87
Villa Type 1A	161.46	147.18	308.64	2	617.28	333.99	2	667.97
Villa Type 2	161.46	147.18	308.64	4	1234.56	333.99	4	1335.94
Villa Type 3	161.46	147.18	308.64	5	1543.2	333.99	5	1669.93
Villa Type 4	161.31	151.00	312.31	1	312.31	337.96	1	337.96
Villa Type 5	161.31	151.00	312.31	1	312.31	337.96	1	337.96
Villa Type 6	152.09	138.16	290.25	1	290.25	314.09	1	314.09
total bua (villas)					7087.67			7669.72
	Basement (sq.m)							
Admin Block (1 No.)	69.9	91.59	87.02	248.51				
Amenities Block (1 No.)		172.65	160.89	333.54				
BUA - common areas				582.05				
factor per sq.m bua	0.08							
TOTAL SALEABLE AREA								7,669.72

* Above areas do not include landscape portals, swimming pools. Includes only built/covered structures

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AREA CHART



FRONT VIEW



STREET VIEW



AERIAL VIEW



FIELD VIEW



FOYER

INTERIOR VIEWS



LIVING & DINING

INTERIOR VIEWS





KITCHEN

INTERIOR VIEWS



TERRACE

INTERIOR VIEWS



MASTER BEDROOM

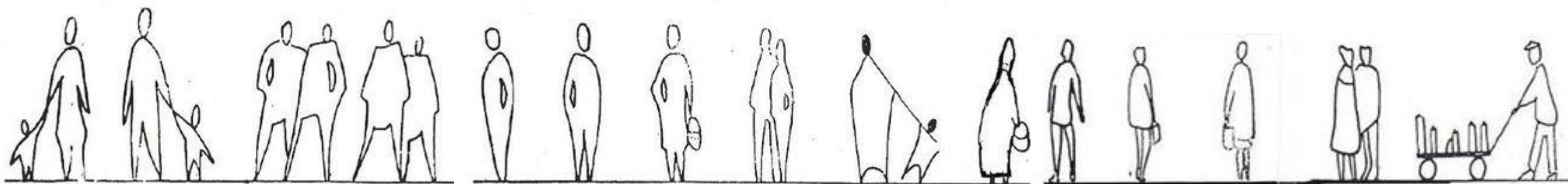
INTERIOR VIEWS



MASTER BATH

INTERIOR VIEWS

THANK
YOU



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