

REVISED

APPROVED UNDER THE CONDITION

08 NUMBERS AS PROPOSED C

THE LICENCE No. 06

AREA STATEMENT

AREA OF THE PLOT	903.00	Sqm
AREA DEDUCTED IN ROAD WIDENING	88.20	Sqm
NET EFFECTIVE PLOT AREA	834.80	Sqm
PERMISSIBLE COVERED AREA 40 %	333.92	Sqm

COVERED AREA		
BLOCK A	53.60	Sqm
BLOCK B	148.79	Sqm
BLOCK C	88.83	Sqm

TOTAL COVERED AREA	291.22	Sqm
COVERAGE CONSUMED	34.88	%

BUILT UP AREA

BLOCK A		
GROUND FLOOR	53.60	Sqm
UPPER GROUND FLOOR	64.66	Sqm
FIRST FLOOR	64.66	Sqm
SECOND FLOOR	64.66	Sqm
THIRD FLOOR	64.66	Sqm

BLOCK B		
STILT FLOOR	148.79	Sqm
UPPER GROUND FLOOR	156.22	Sqm
FIRST FLOOR	181.84	Sqm
SECOND FLOOR	175.35	Sqm
THIRD FLOOR	181.84	Sqm

BLOCK C		
STILT FLOOR	88.83	Sqm
UPPER GROUND FLOOR	94.18	Sqm
FIRST FLOOR	106.59	Sqm
TOTAL BUILT UP AREA	1445.88	Sqm

FLOOR AREA

BLOCK A		
GROUND FLOOR	37.14	Sqm
UPPER GROUND FLOOR	37.14	Sqm
FIRST FLOOR	37.14	Sqm
SECOND FLOOR	37.14	Sqm
THIRD FLOOR	37.14	Sqm

BLOCK B		
STILT FLOOR	1.44	Sqm
UPPER GROUND FLOOR	111.22	Sqm
FIRST FLOOR	111.22	Sqm
SECOND FLOOR	111.22	Sqm
THIRD FLOOR	111.22	Sqm

BLOCK C		
STILT FLOOR	1.44	Sqm
UPPER GROUND FLOOR	63.23	Sqm
FIRST FLOOR	63.23	Sqm

TOTAL FLOOR AREA	759.92	Sqm
PERMISSIBLE FLOOR AREA 100 %	903.00	Sqm
FLOOR AREA CONSUMED	84.15	%

SHOP AREA	35.70	Sqm
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LENGTH OF COMPOUND WALL	149.62	Rmt.
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DATE - 08-05-19		
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NOTE : ALL DIMENSIONS ARE IN MTS. AND CMS.

OWNER

MR. RAJESH TARKAR
P.O.A HOLDER

ARCHITECT

AR. SUDHARTH D. NAIK
201 - A, MATHIAS PLAZA
PANAJI - GOA 403001
Reg. No : AR/0027/2010REVISION
PROPOSED (INTERNAL CHANGES BLOCK A & B) TO
RESIDENTIAL PROJECT AND COMPOUND WALL
ON P.T. SHEET No. 111, CHALTA No. 13 AT MAPUSA
CITY, BARDEZ TALUKA, GOA.

SCALE 1:100, 1:200, 1:500 DRG. NO. 01 / 05

M/S ULYSIS

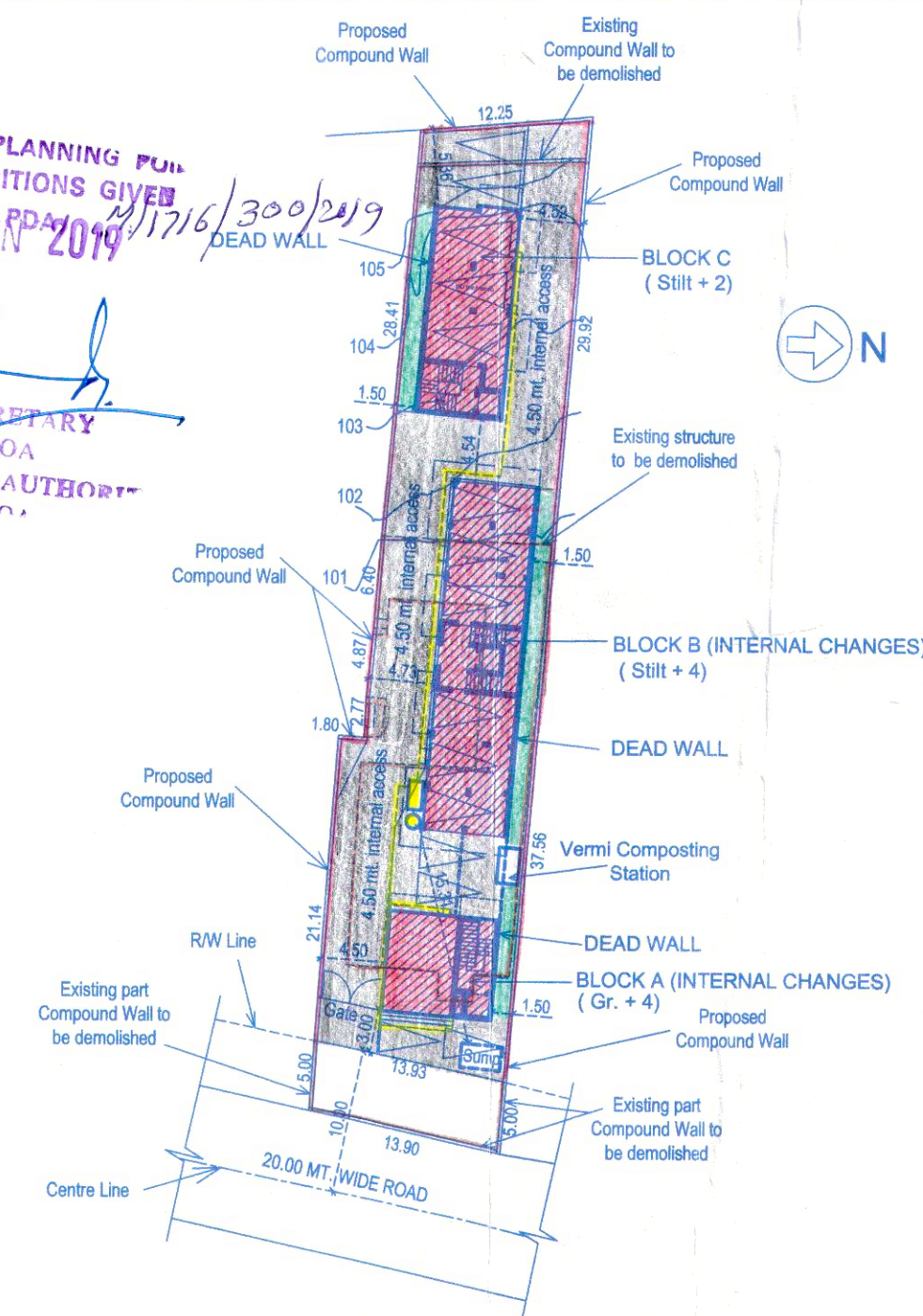
ARCHITECTURAL INTERIOR & LANDSCAPE CONSULTANTS

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AREA DETAILS FLOOR-WISE								
FLOOR REFERENCE	USE	TOTAL B.U.A (M ²)	AREAS FREE FROM FAR (M ²)				NET FLOOR AREA (M ²)	FAR (%)
			BALCONY VERANDAH	STILT/ FLOORS	STAIRCASE / LIFT	OPEN TERRACE		
BLOCK A								
GROUND FLOOR	COMMERCIAL	53.60			16.46		37.14	4.11
UPPER GROUND FLOOR	RESIDENTIAL	64.66	9.56		17.96		37.14	4.11
FIRST FLOOR	RESIDENTIAL	64.66	9.56		17.96		37.14	4.11
SECOND FLOOR	RESIDENTIAL	64.66	9.56		17.96		37.14	4.11
THIRD FLOOR	RESIDENTIAL	64.66	9.56		17.96		37.14	4.11
BLOCK B								
STILT FLOOR	PARKING	148.79		119.15	28.20		1.44	0.16
UPPER GROUND FLOOR	RESIDENTIAL	156.22	11.74		23.19	10.07	111.22	12.32
FIRST FLOOR	RESIDENTIAL	181.84	30.87		23.19	16.56	111.22	12.32
SECOND FLOOR	RESIDENTIAL	175.35	30.87		23.19	10.07	111.22	12.32
THIRD FLOOR	RESIDENTIAL	181.84	30.87		23.19	16.56	111.22	12.32
BLOCK C								
STILT FLOOR	PARKING	88.83		68.69	18.70		1.44	0.16
UPPER GROUND FLOOR	RESIDENTIAL	94.18	16.99		13.96		63.23	7.00
FIRST FLOOR	RESIDENTIAL	106.59	16.99		13.96	12.41	63.23	7.00
TOTAL		1445.88	176.57	187.84	255.88	65.67	759.92	84.15

Built Up Area - Stilt area

$$1445.88 - 187.84 = 1258.04\text{m}^2$$

Shop area
Built Up Area For Infrastructure Tax $35.70\text{M}^2 + 1222.34\text{M}^2 = 1258.04\text{M}^2$
Commercial ResidentialAPPROVED FROM PLANNING AUTHORITY
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER NO. NGPDA / M / 1716 / 300 / 2019
DATED 10 JUN 2019MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM - GOA

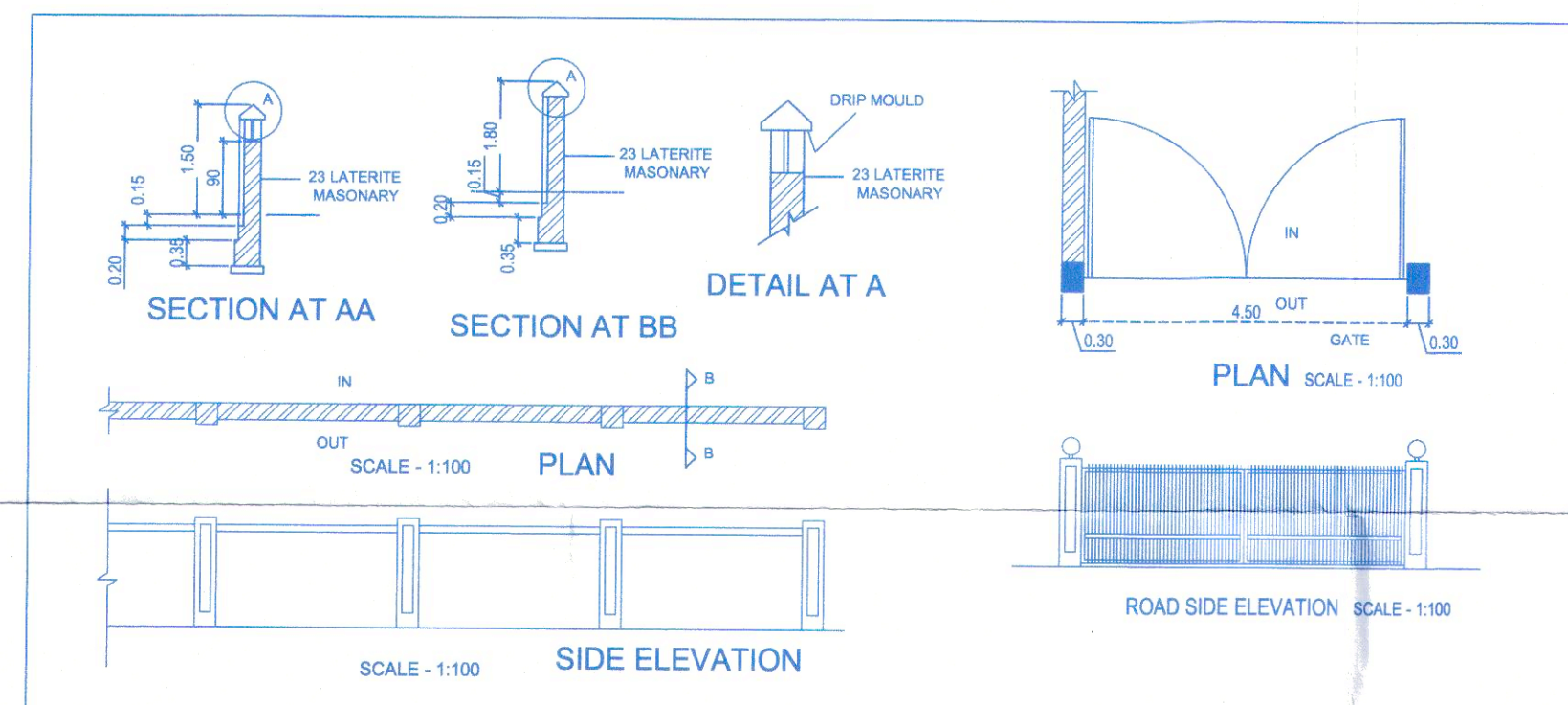
SITE PLAN SCALE - 1:500

APPROVED EARLIER BY NORTH GOA PLANNING AND
DEVELOPMENT AUTHORITY VIDE ORDER NO. NGPDA / M / 1716 /
1681 / 2019 DATED 25/01/2019

AND

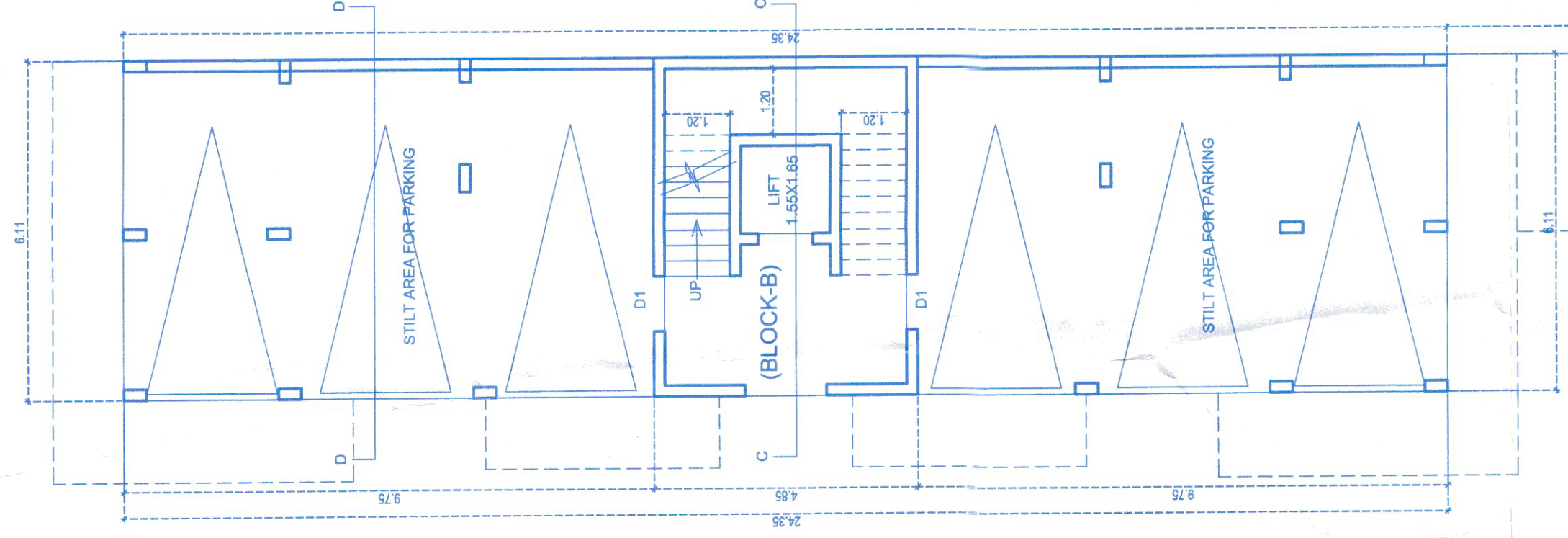
APPROVED EARLIER BY MAPUSA MUNICIPAL COUNCIL VIDE
LICENCE NO. 29 DATED 12/03/2019

PARKING DETAILS FOR PROPOSED BUILDING					
	FLOOR AREA	USE	UNIT	PARKING REQD.	PARKING PROV.
BUILDING (A)	50 SQ.M.	SHOP		37.70 ÷ 50 = 0.71 NOS.	
	UP TO 75 SQ.M.	RESIDENTIAL	Studio 04 Nos	1 X 04 = 04 NOS.	
BUILDING (B)	UP TO 75 SQ.M.	RESIDENTIAL	1BHK 08 Nos	1 X 08 = 8 NOS.	
BUILDING (C)	100 SQ.M. - 150 SQ.M.	RESIDENTIAL	3BHK 01 Nos	1.50 X 1 = 1.50 NOS.	
TOTAL				14.21 NOS.	15 NOS.

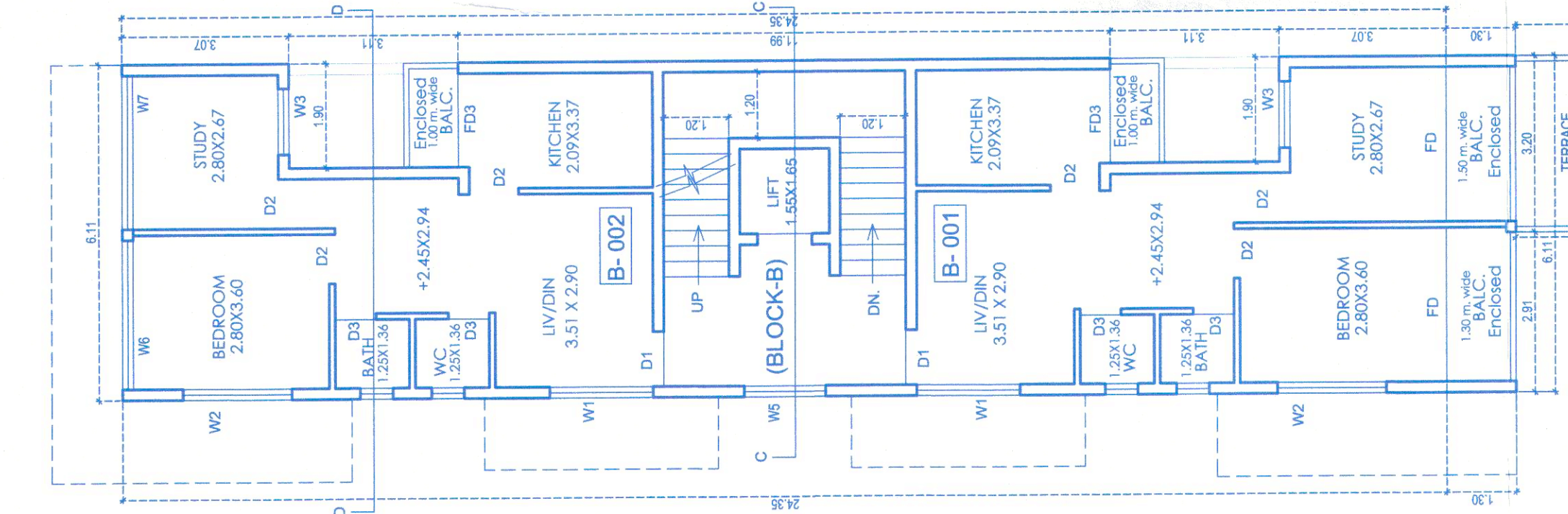


APPROVED UNDER THE CONDITIONS
OF NUMBER 8 PROPOSED ON
THE LICENCE No. 06 Dt. 12/11/19

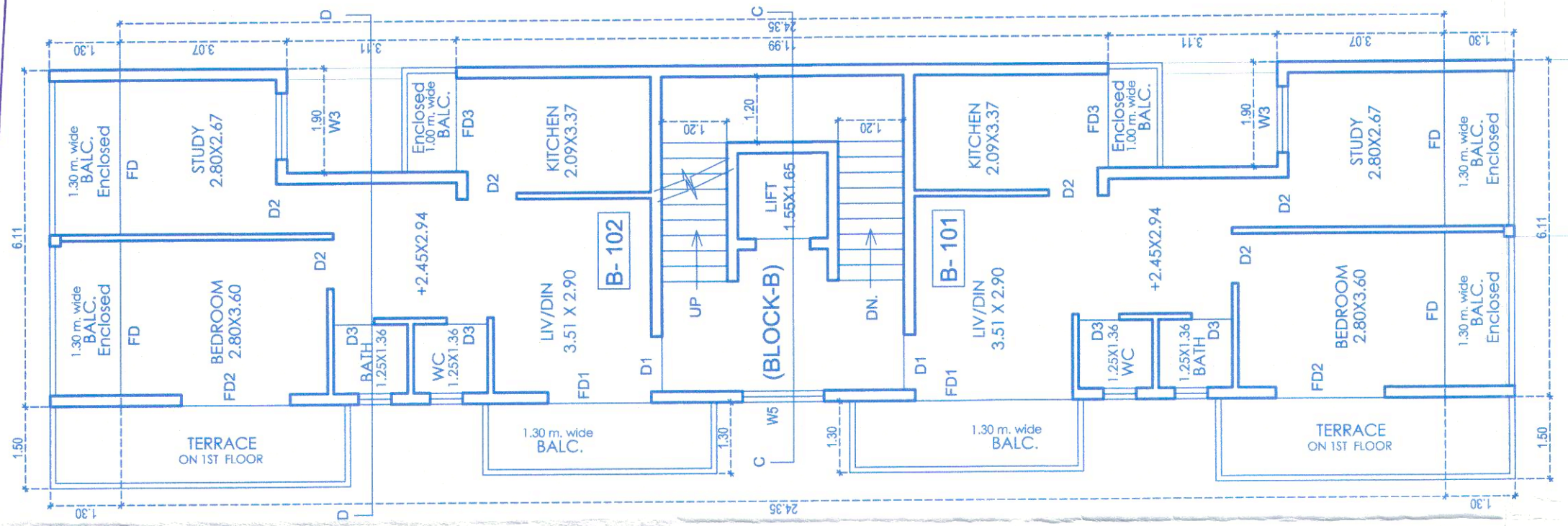
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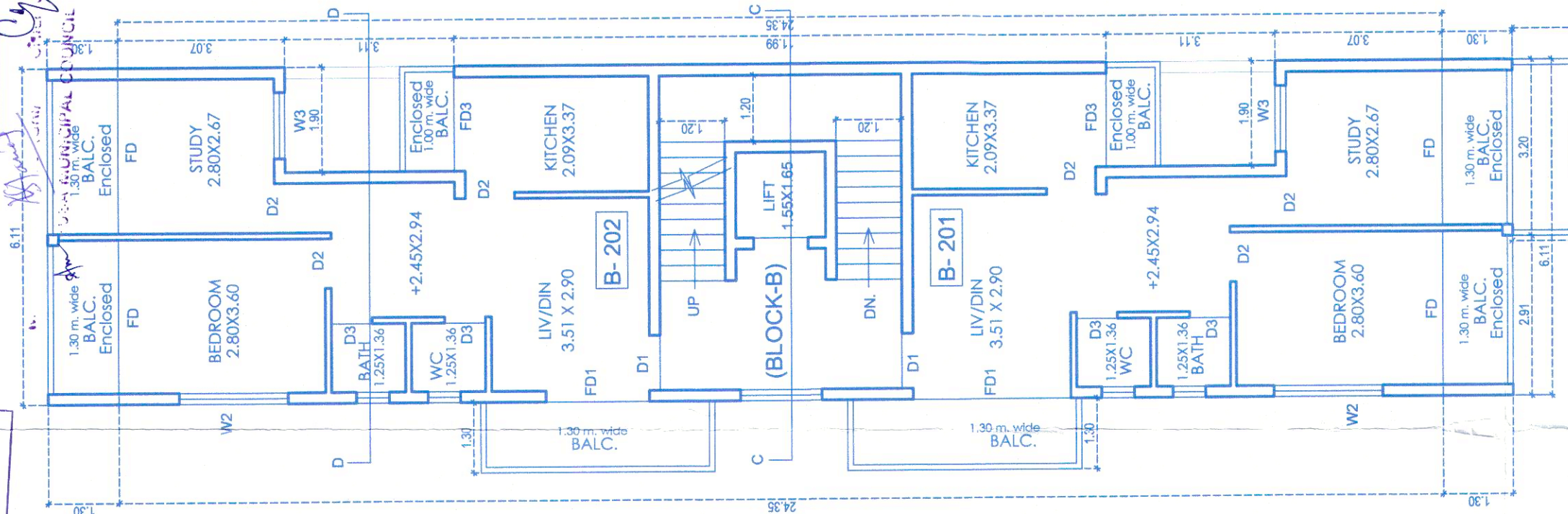
GROUND / STILT FLOOR PLAN
(BLOCK-A & B) SCALE - 1:100



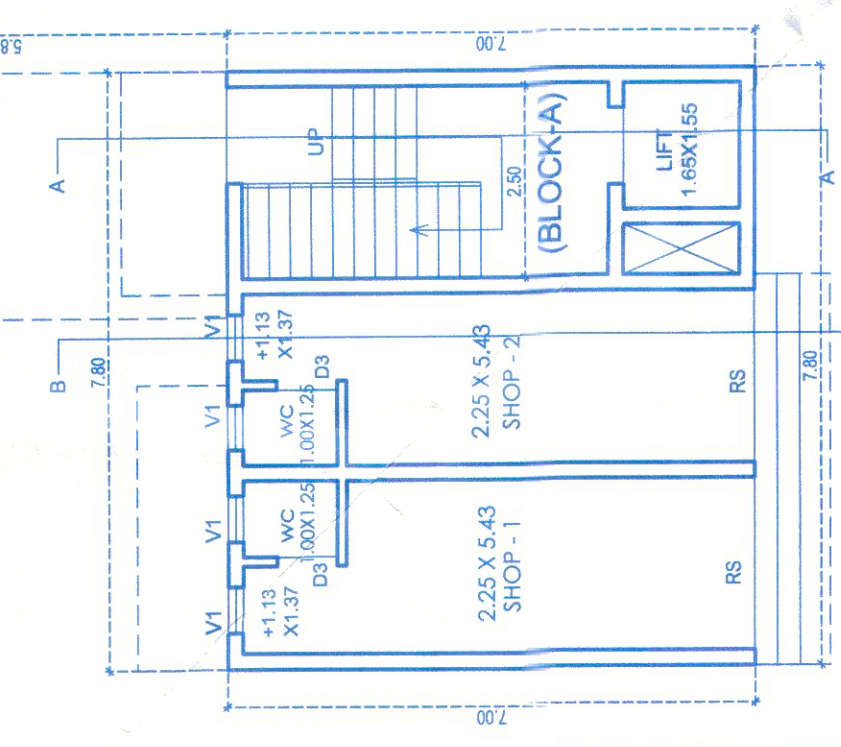
U. GROUND FLOOR PLAN
(BLOCK-A & B) SCALE - 1:100



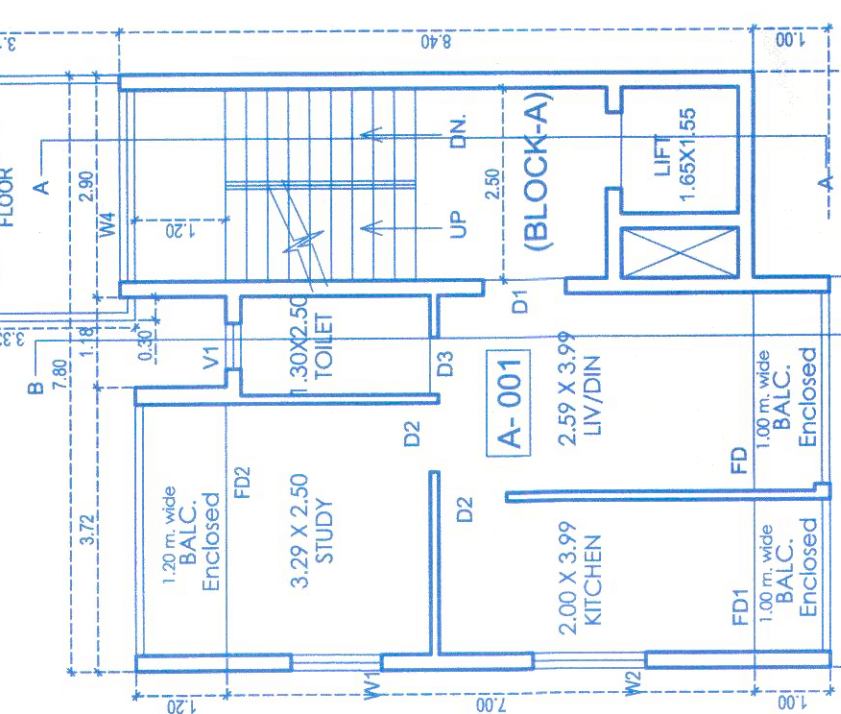
1ST FLOOR PLAN
(BLOCK-A & B) SCALE - 1:100



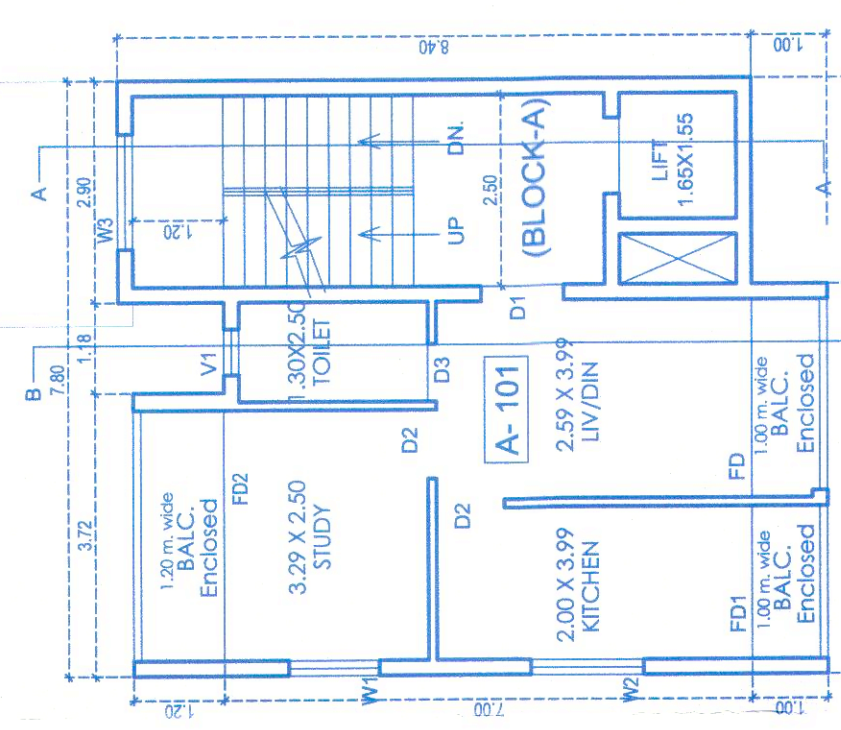
2ND FLOOR PLAN
(BLOCK-A & B) SCALE - 1:100



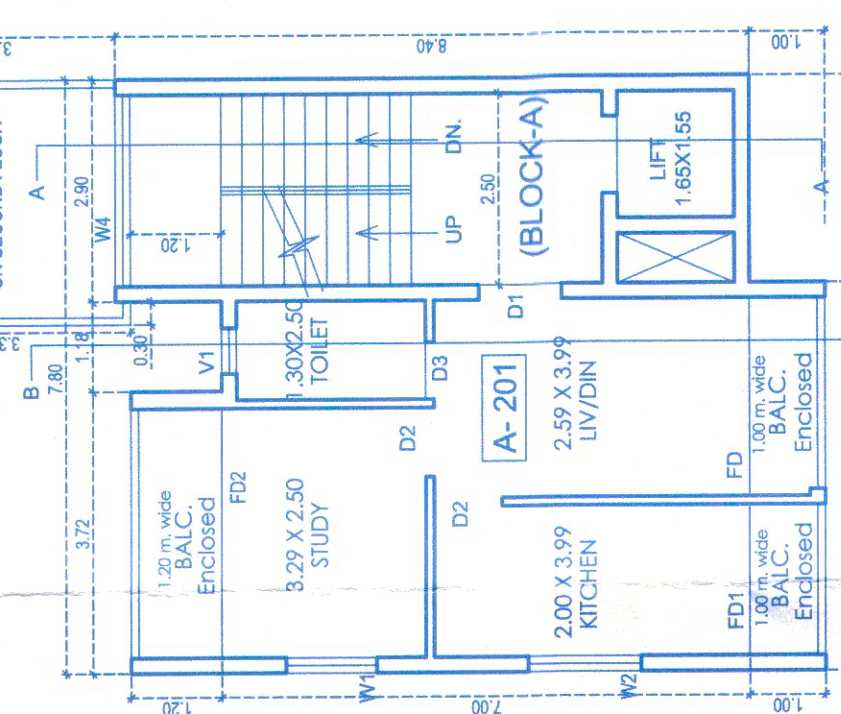
GROUND / STILT FLOOR PLAN
(BLOCK-A) SCALE - 1:100



U. GROUND FLOOR PLAN
(BLOCK-A) SCALE - 1:100



1ST FLOOR PLAN
(BLOCK-A) SCALE - 1:100



2ND FLOOR PLAN
(BLOCK-A) SCALE - 1:100

SCHEDULE FOR DOORS & WINDOWS (BLOCK-A)

TYPE	SIZE	TYPE	SIZE
D1	1.10 X 2.20	W1	1.20 X 1.30
D2	0.90 X 2.20	W2	1.50 X 1.00
D3	0.75 X 2.20	W3	1.50 X 1.30
FD	2.59 X 2.20	W4	2.50 X 0.45
FD1	2.00 X 2.20	V1	0.60 X 1.00
FD2	3.29 X 2.20		
RS	2.25 X 2.50		

APPROVED FROM PLANNING FOR
SUBJECT TO CONDITIONS GIVEN
WIDE ORDER No. NG PDAI H/176/300/2019
DATED 17 JUN 2019

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

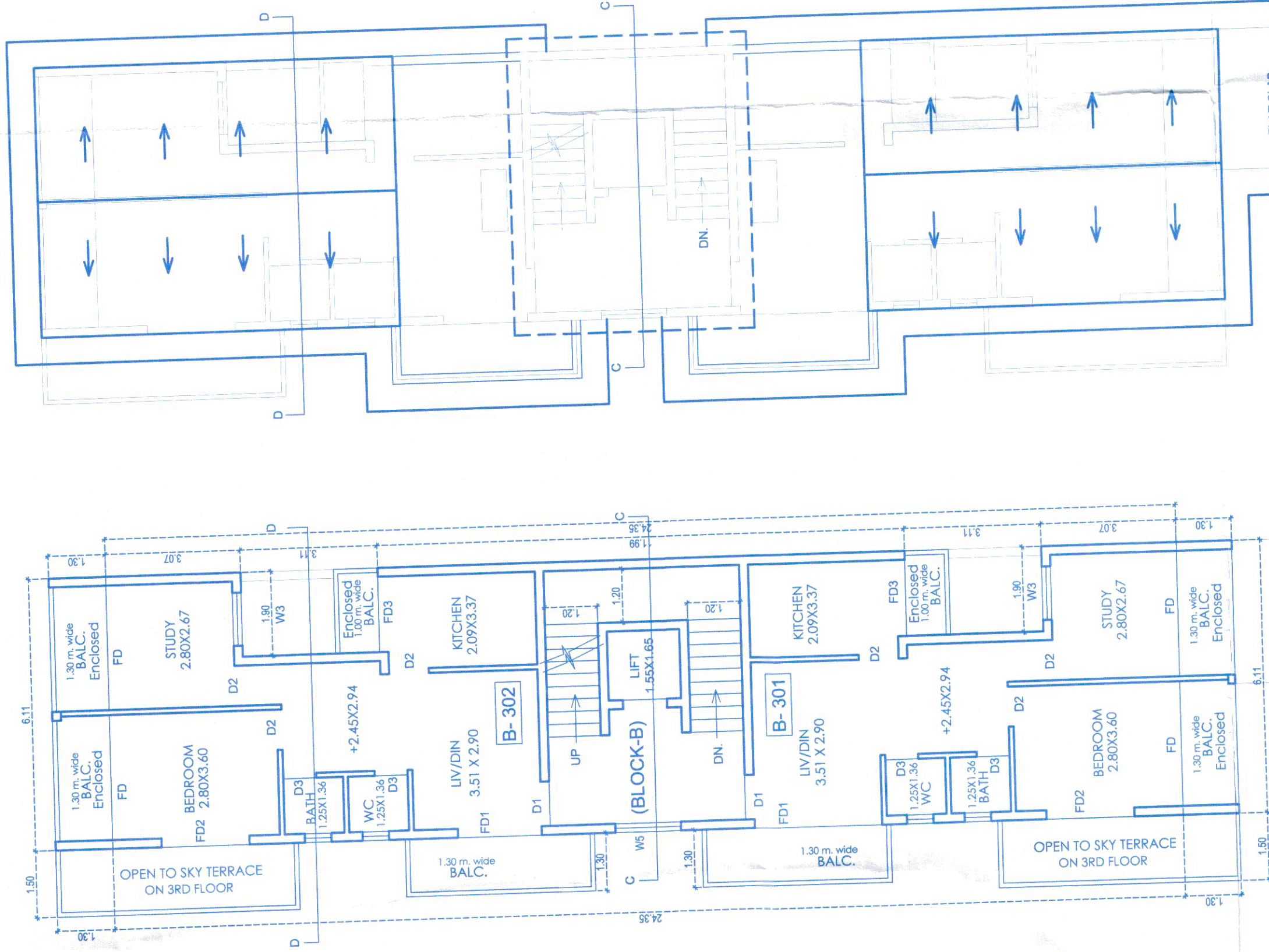
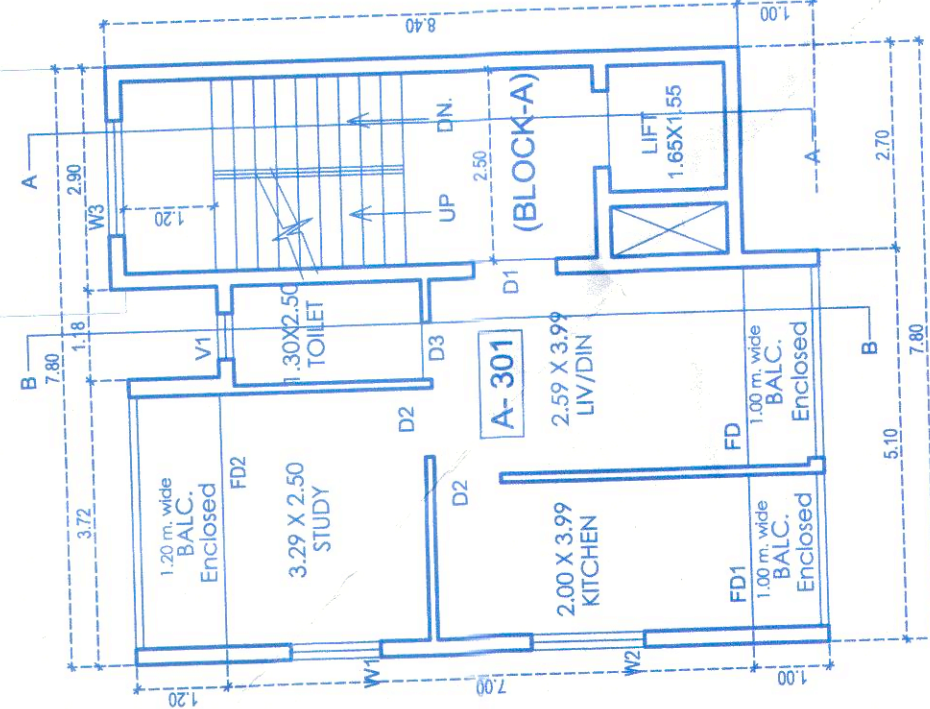
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PANAJI - GOA 403 001
Reg. No : AR/0027/2010

REVISION
PROPOSED (INTERNAL CHANGES BLOCK A & B) TO
RESIDENTIAL PROJECT AND COMPOUND WALL
ON P.T. SHEET No. 111, CHALTA No. 13 AT MAPUSA
CITY, BARDEZ TALUKA, GOA.

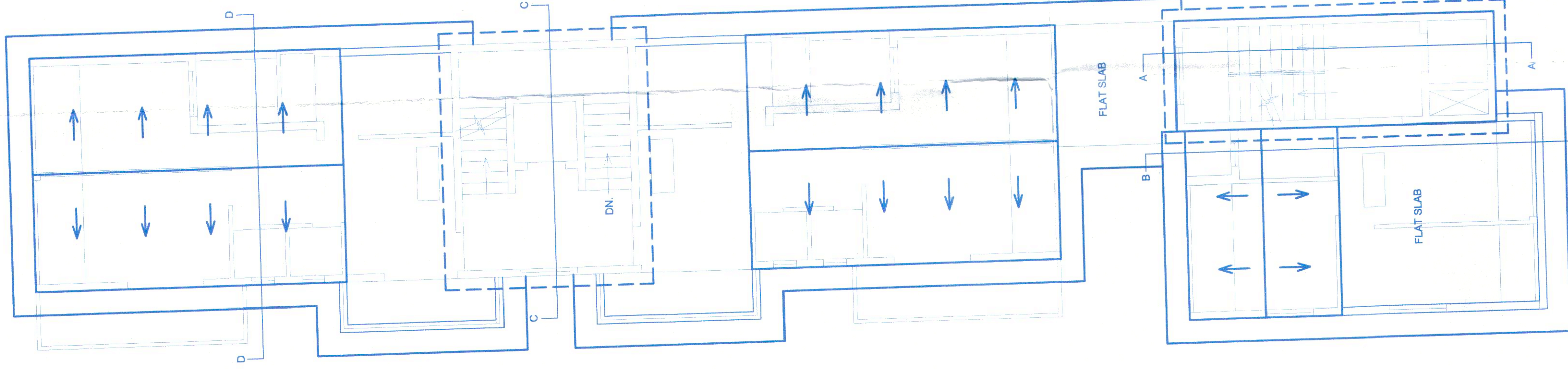
SCALE 1:100, 1:200, 1:500
DRG. NO. 02 / 05
M/S ULYSIS
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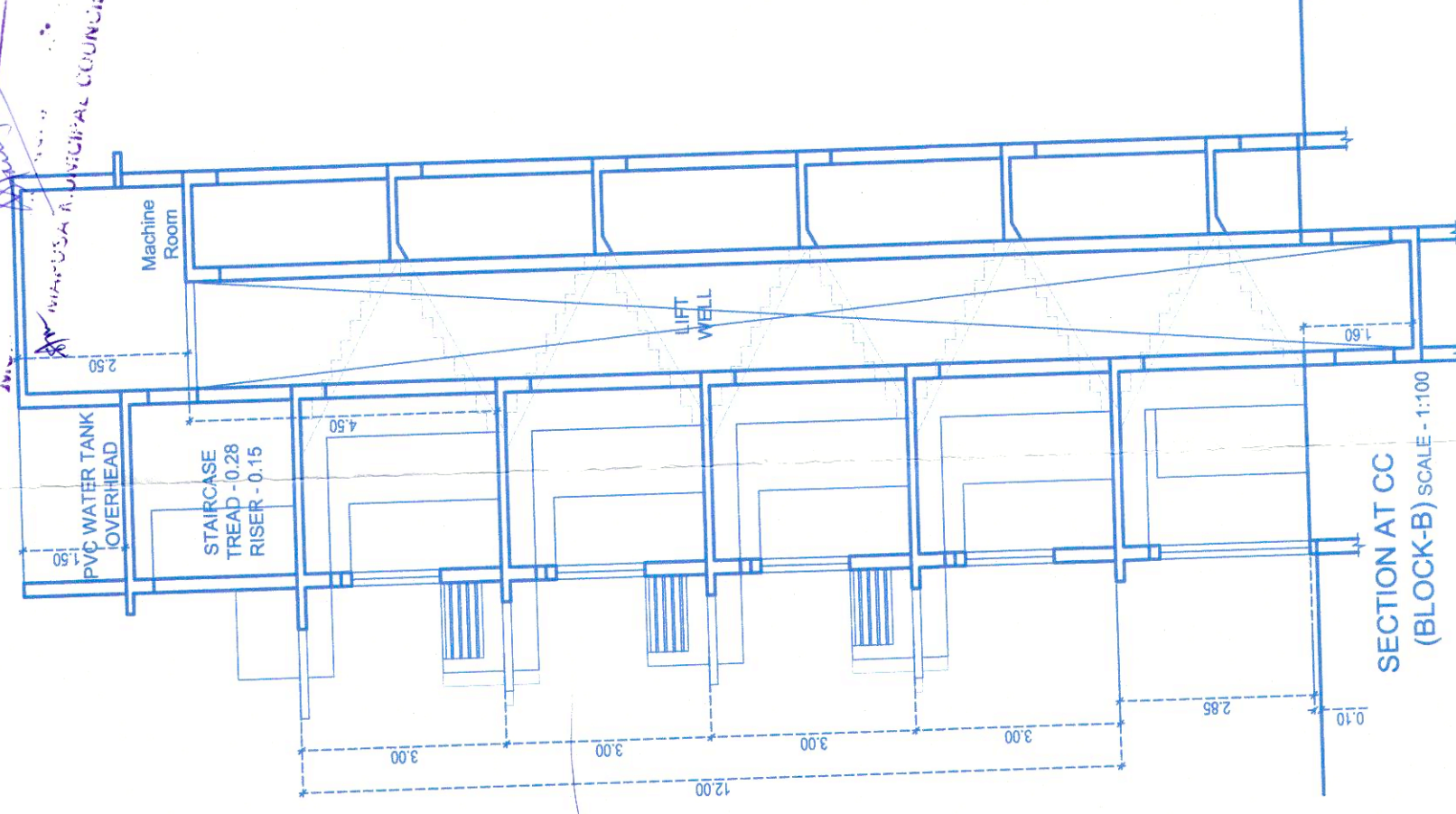
APPROVED UNDER THE CONDITIONS
OF NUMBERS 08
THE LICENCE No. 06 Dt. 17/8/19



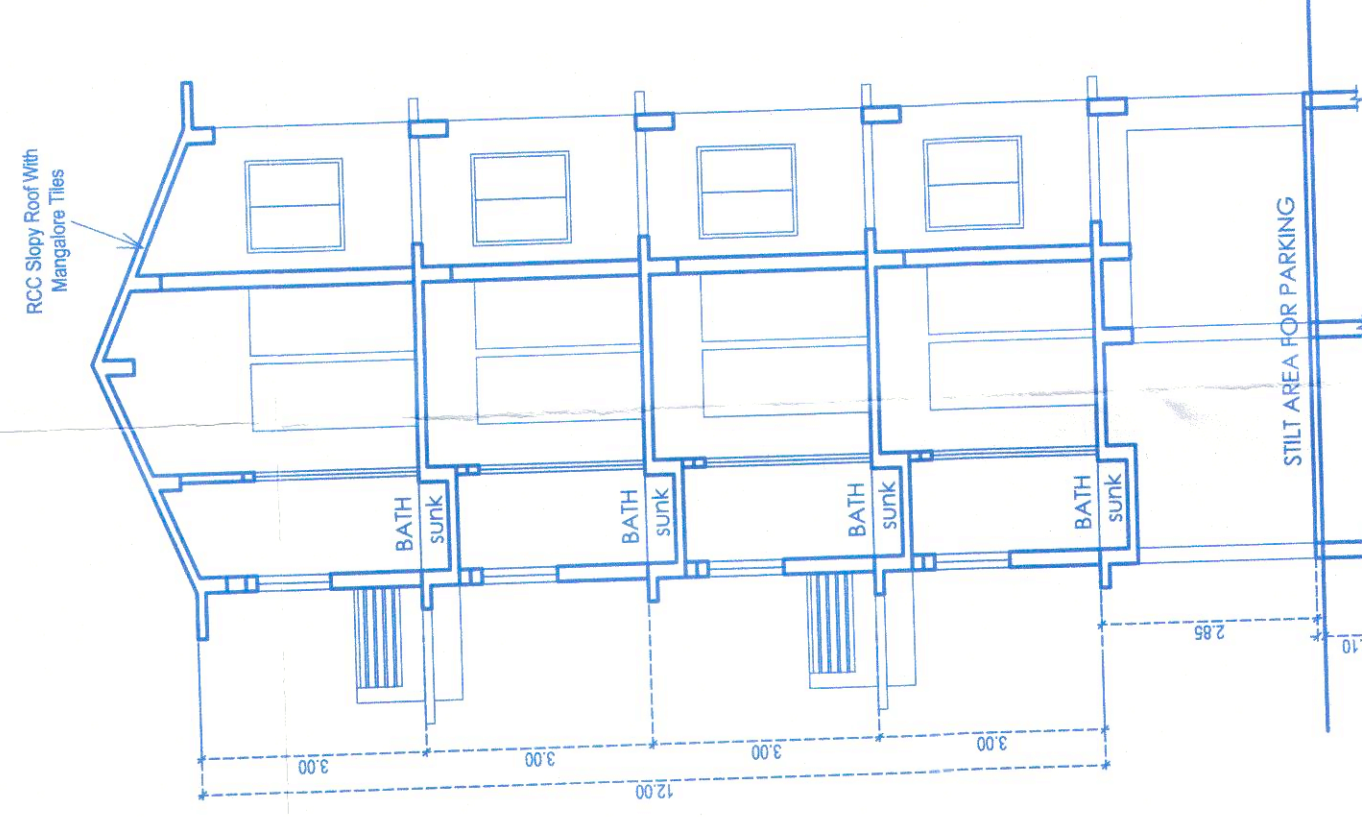
3RD FLOOR PLAN (BLOCK-A & B) SCALE - 1:100



ROOF PLAN (BLOCK-A & B) SCALE - 1:100



SECTION AT CC (BLOCK-B) SCALE - 1:100



SECTION AT DD (BLOCK-B) SCALE - 1:100

(BLOCK-B)

SCHEDULE FOR DOORS & WINDOWS			
TYPE	SIZE	TYPE	SIZE
D1	1.10 X 2.20	W1	1.90 X 1.30
D2	0.90 X 2.20	W2	2.00 X 1.30
D3	0.75 X 2.20	W3	1.20 X 1.30
FD	2.80 X 2.20	W4	0.80 X 1.00
FD1	1.90 X 2.20	W5	1.50 X 1.30
FD2	2.00 X 2.20	W6	2.71 X 1.30
FD3	1.70 X 2.20	W7	2.80 X 1.30
		V1	0.60 X 1.00

APPROVED FROM PLANNING FOR
SUBJECT TO CONDITIONS GIVEN
WIDE ORDER No. NG PDAL/H/1776/300/2019
DATED 10 JUN 2019

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY

MR. RAJESH TARKAR
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ON P.T. SHEET No. 111, CHALTA No. 13 AT MAPUSA
CITY, BARDEZ TALUKA, GOA.

SCALE 1:100, 1:200, 1:500
DRG. NO. 03 / 05

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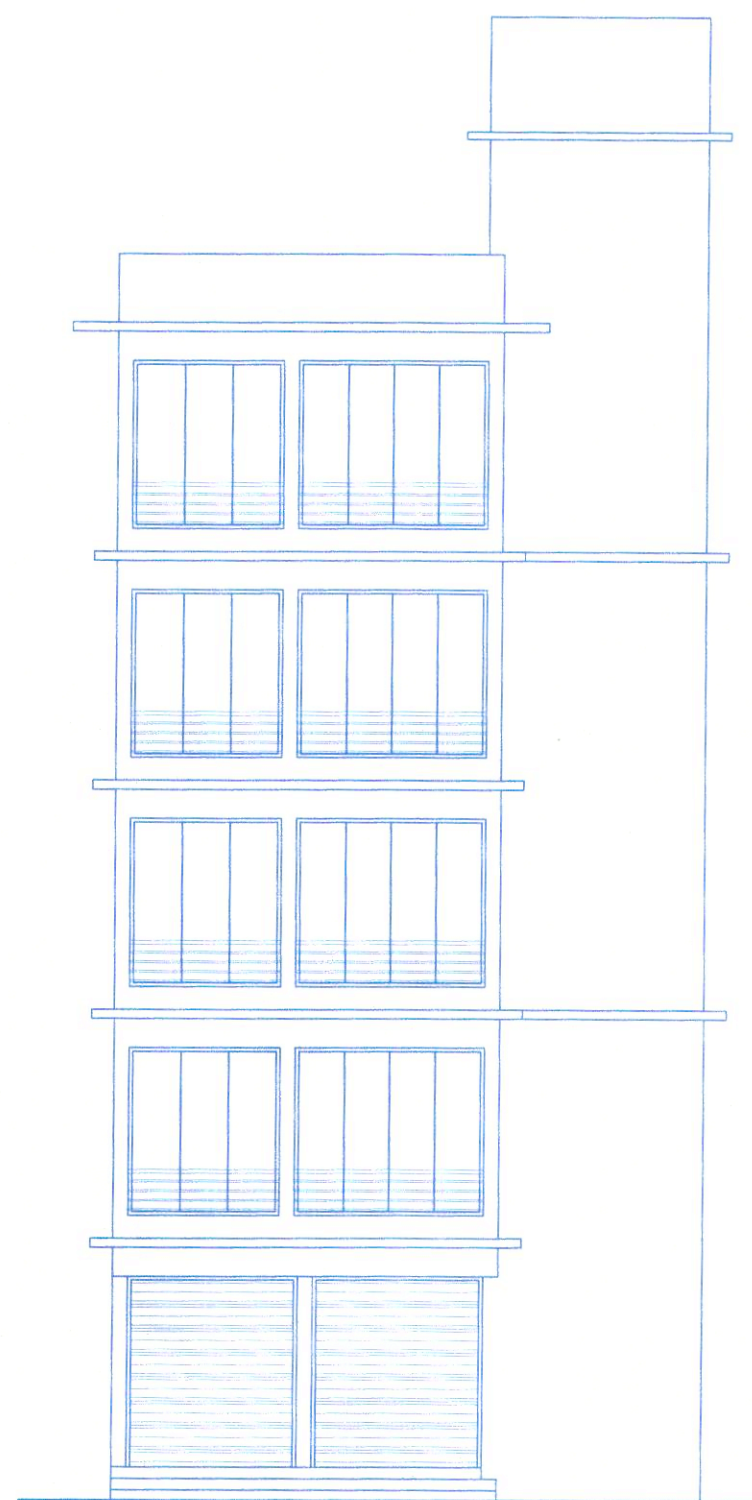
APPROVED UNDER THE CONDITIONS

NUMBERS AS IMPOSED ON

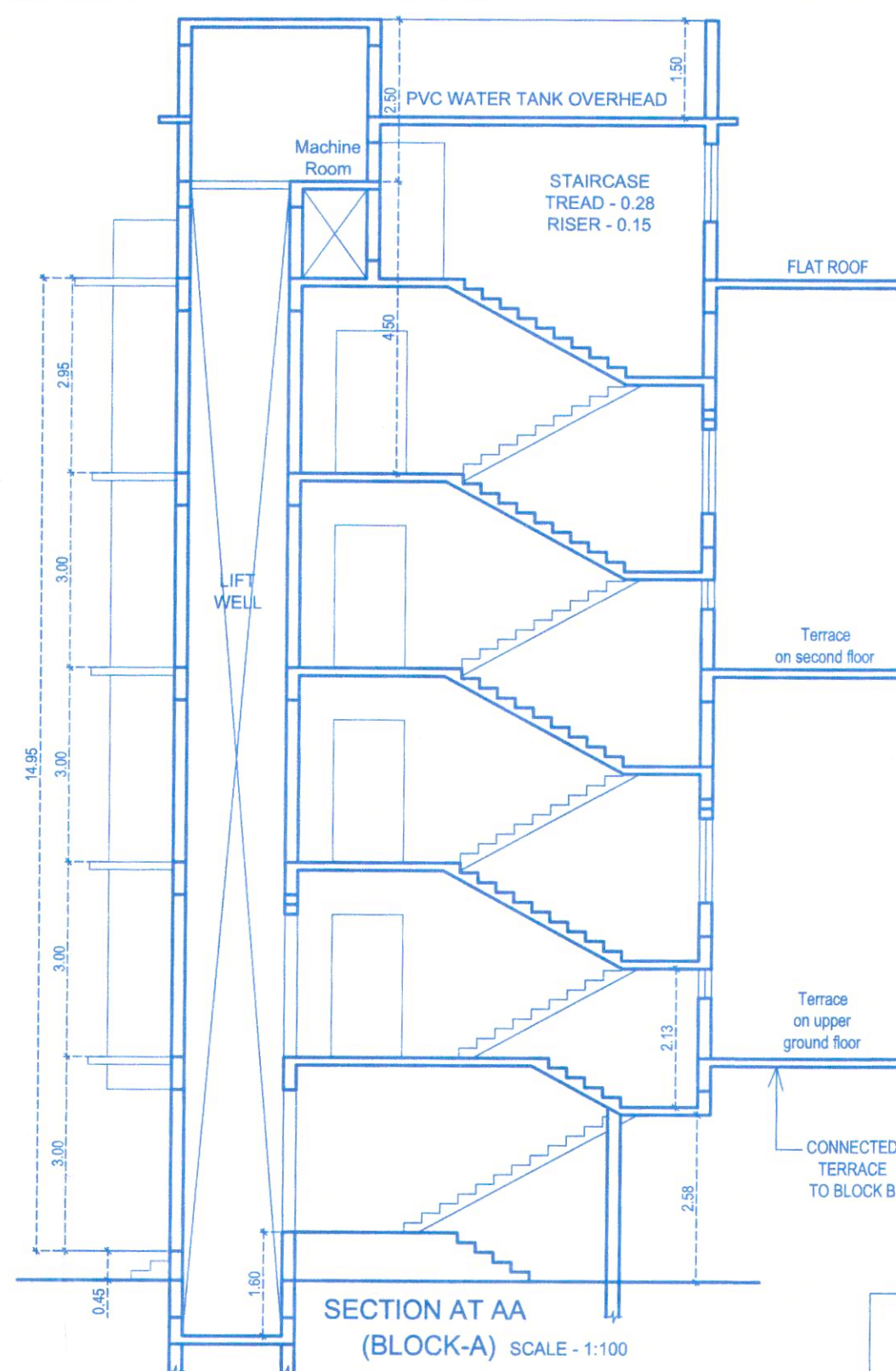
THE LICENCE No. 06 DL 17/19

APPROVED FROM PLANNING FC.
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER No. NG PDA/M/1716/300/2019
DATED 10 JUN 2019

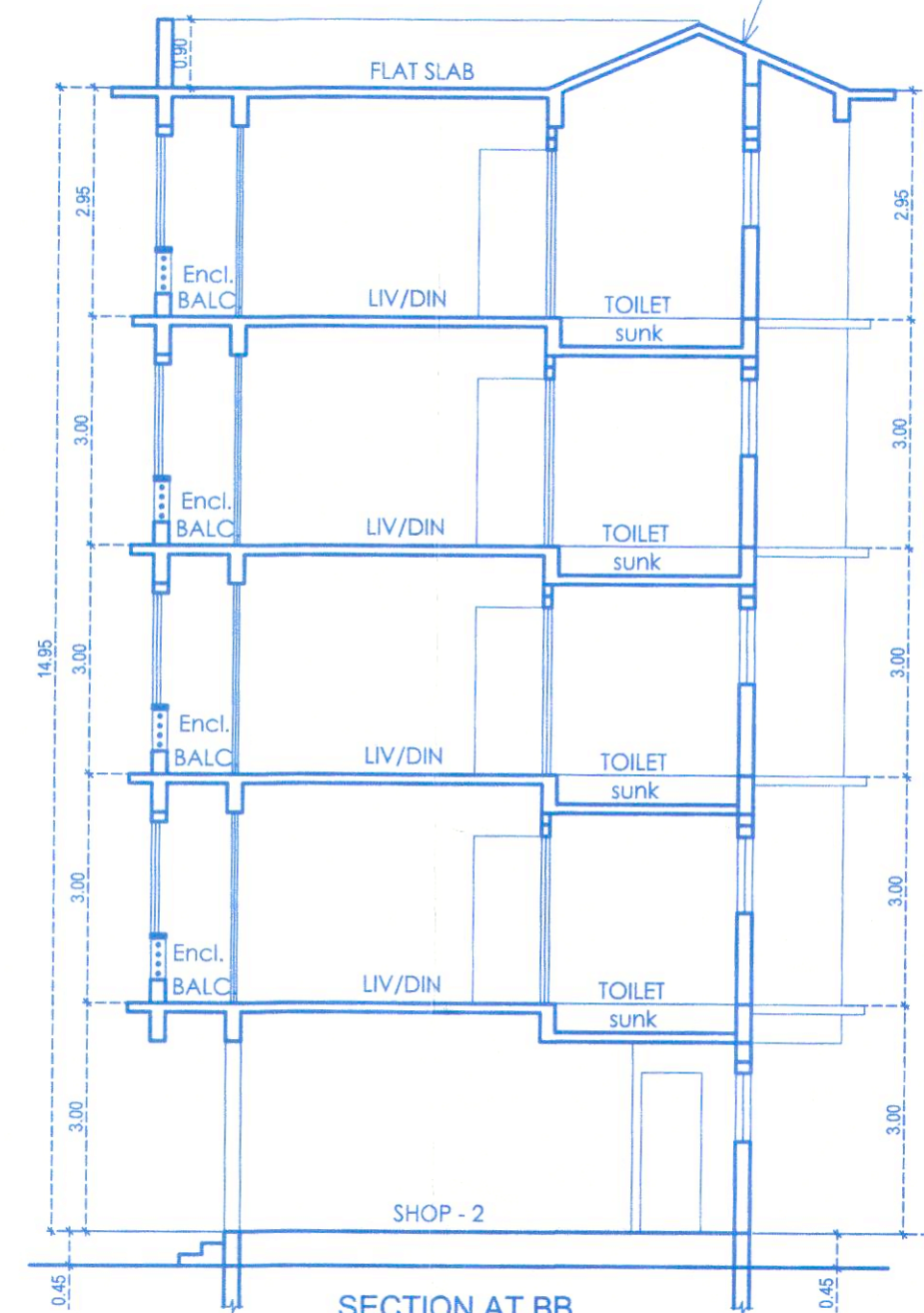
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM - GOA



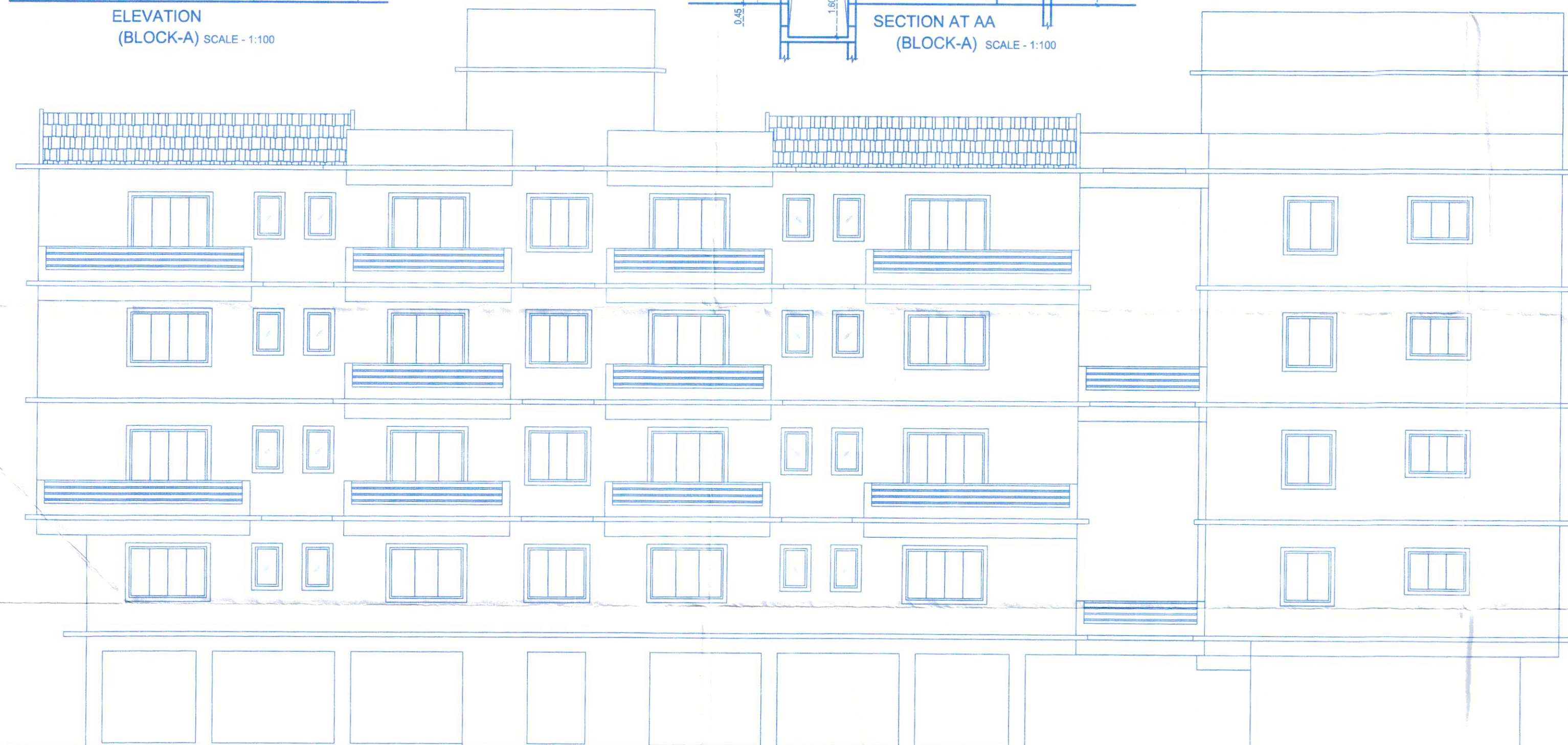
ELEVATION
(BLOCK-A) SCALE - 1:100



SECTION AT AA
(BLOCK-A) SCALE - 1:100



SECTION AT BB
(BLOCK-A) SCALE - 1:100



ELEVATION (BLOCK-A & B) SCALE - 1:100

DATE - 08-05-19

NOTE : ALL DIMENSIONS ARE IN MTS. AND CMS.

OWNER

MR. RAJESH TARKAR
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ARCHITECT

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SCALE 1:100, 1:200, 1:500

DRG. NO. 04 / 05

M/S ULYSIS

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APPROVED UNDER THE CONDITIONS
08 NUMBERS AS IMPOSED ON

REVISED

THE LICENCE No. 06 DL17/17/19

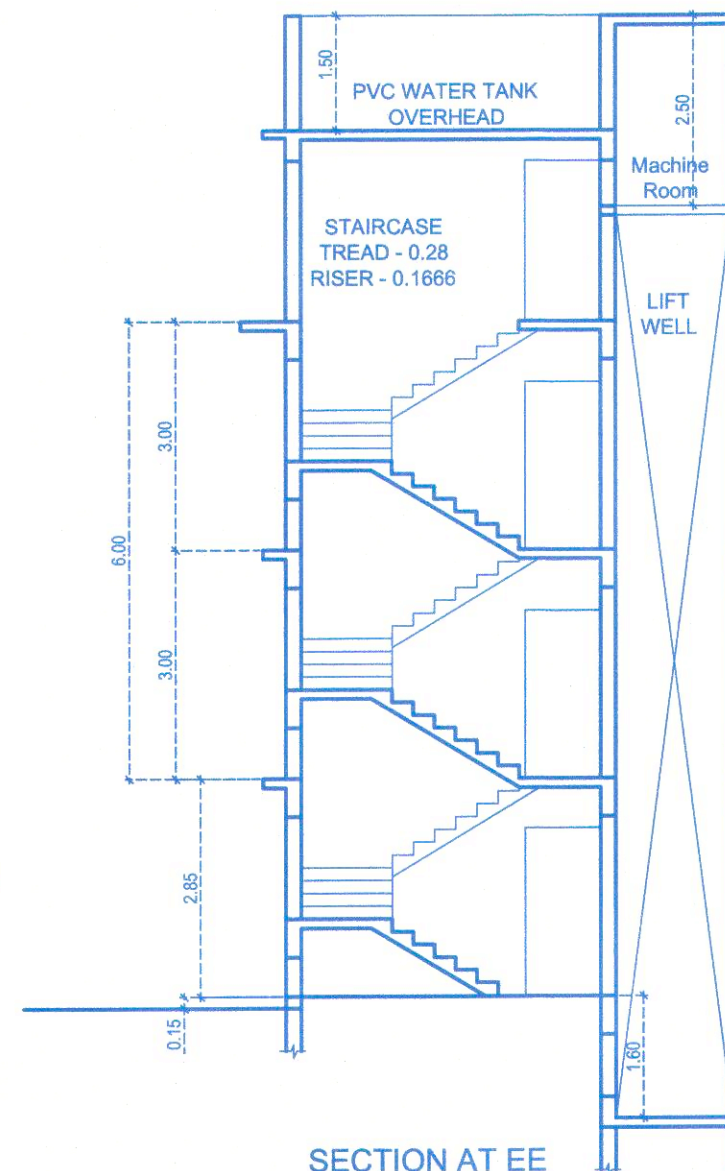
CHIEF OFFICER
MUNICIPAL COUNCIL

APPROVED FROM PLANNING FOR
SUBJECT TO CONDITIONS GIVEN
WIDE ORDER No. NGPDA/M/17/6/300/2019
DATED 10 JUN 2019

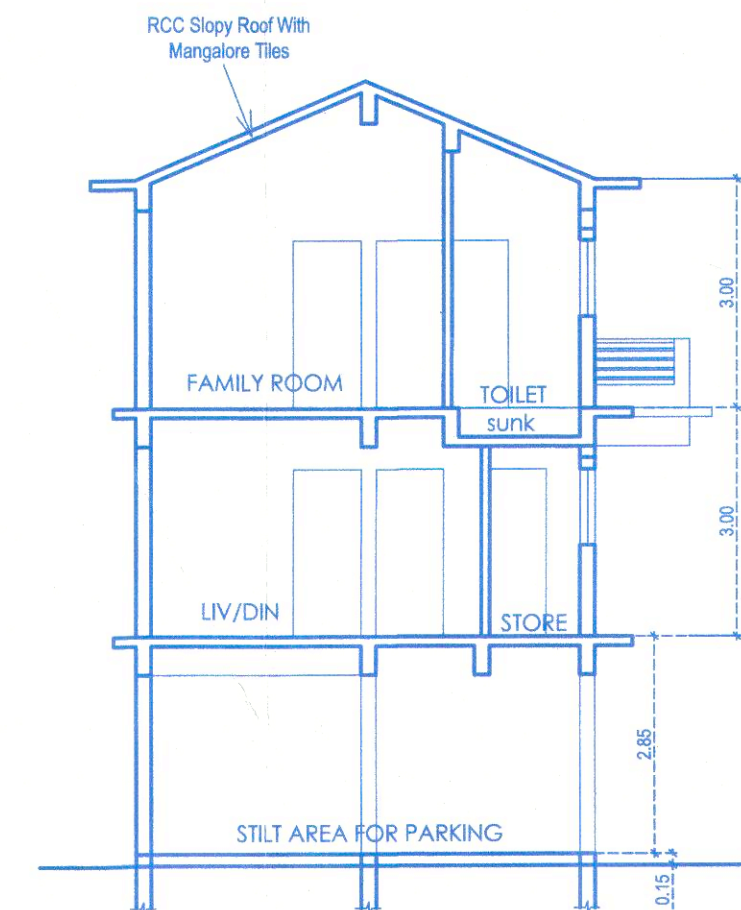
MEMBER SECRETARY
NORTH GOA
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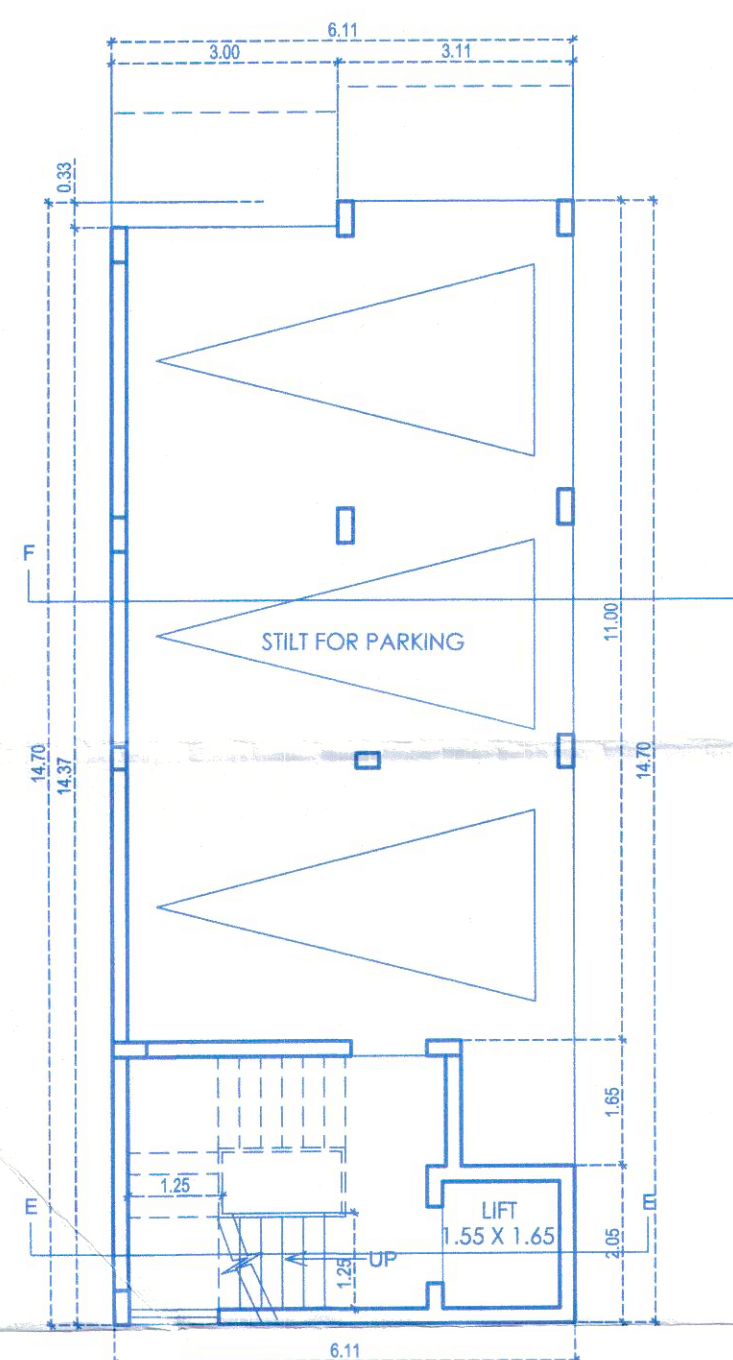
ELEVATION
(BLOCK-C) SCALE - 1:100



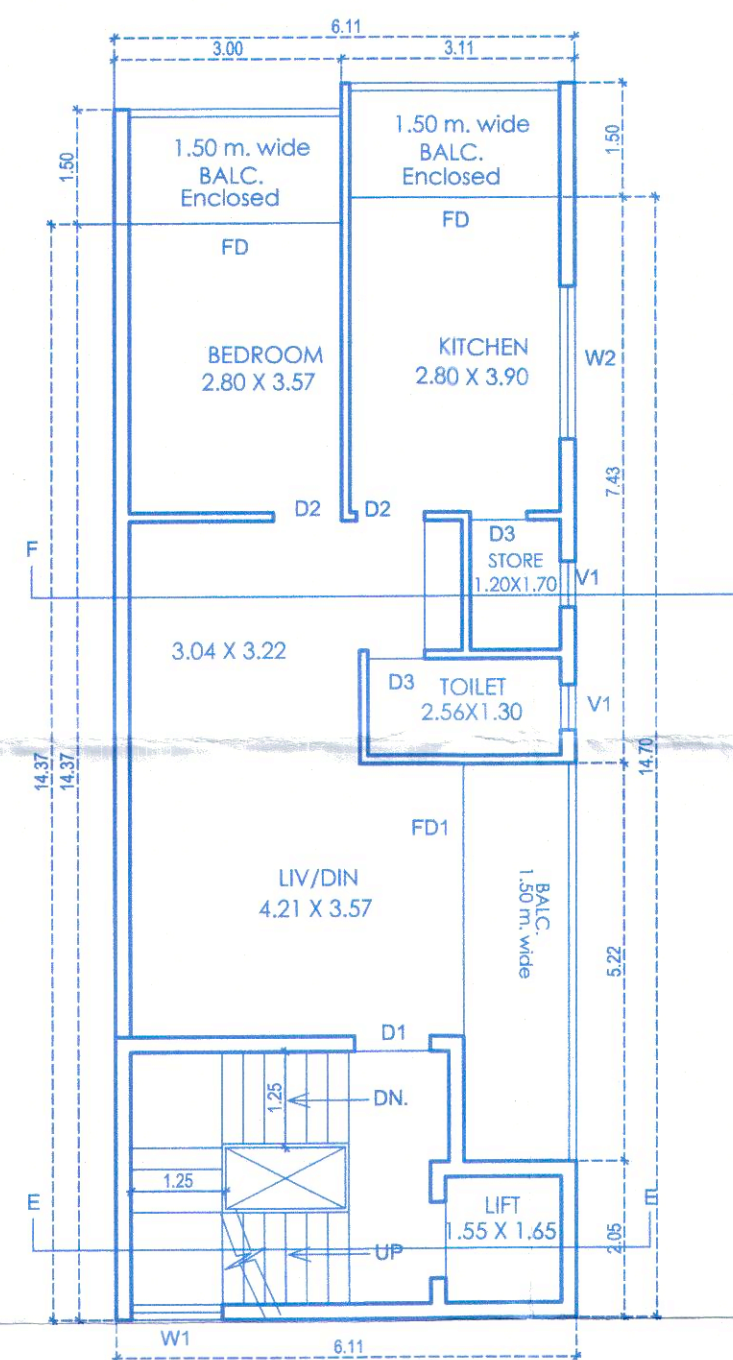
SECTION AT EE
(BLOCK-C) SCALE - 1:100



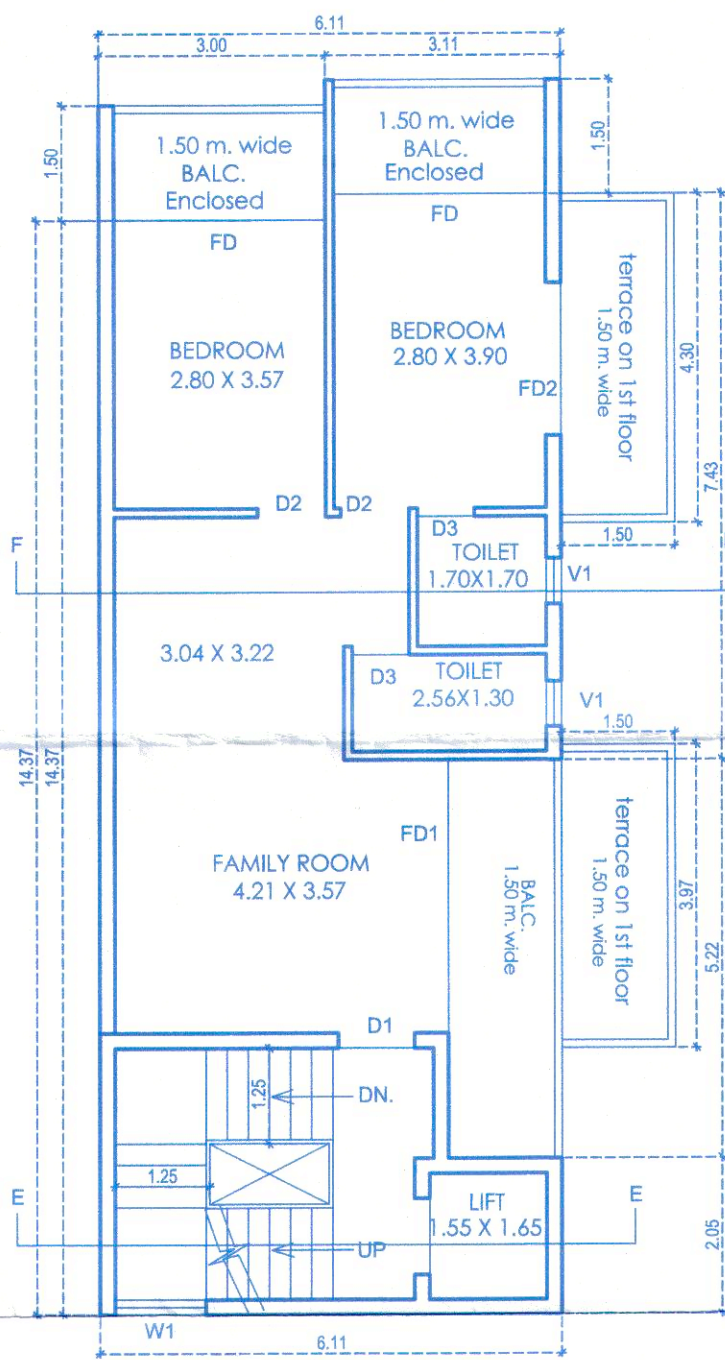
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(BLOCK-C) SCALE - 1:100



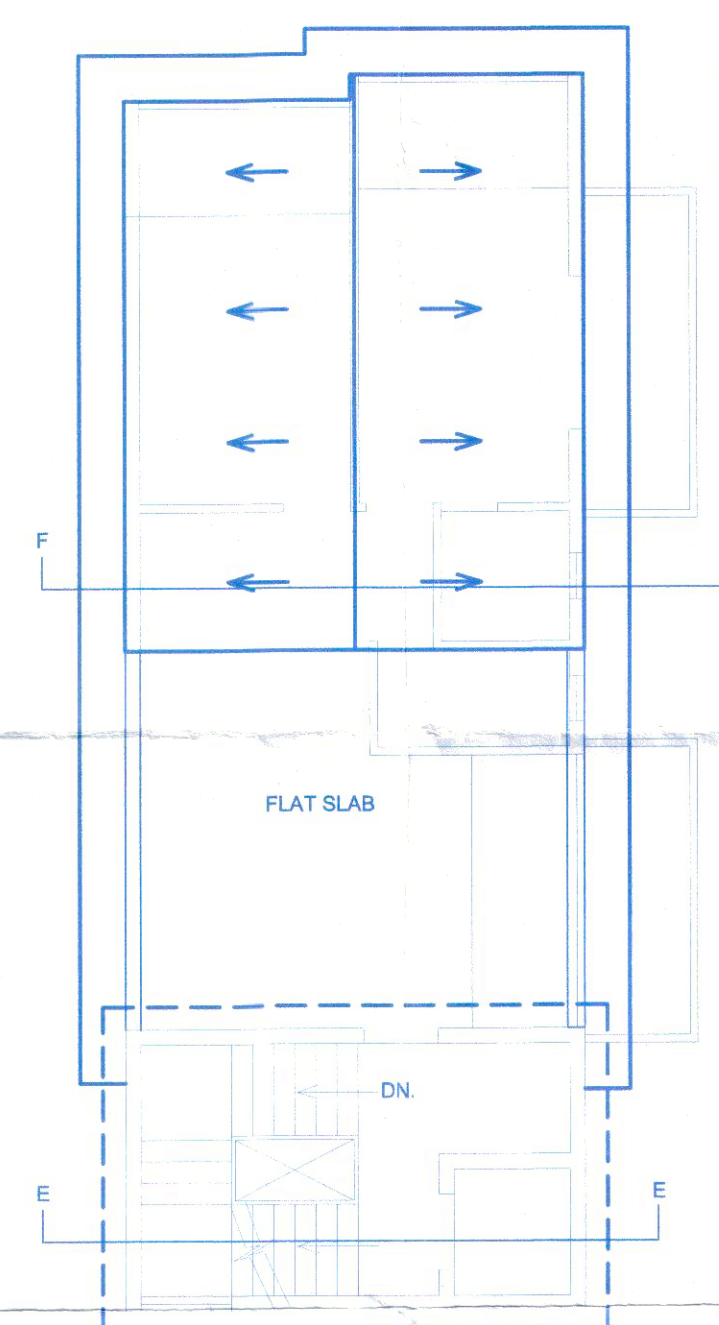
STILT FLOOR PLAN
(BLOCK-C) SCALE - 1:100



U.GROUND FLOOR PLAN
(BLOCK-C) SCALE - 1:100



1ST FLOOR PLAN
(BLOCK-C) SCALE - 1:100



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

(BLOCK-C)

SCHEDULE FOR DOORS & WINDOWS					
TYPE	SIZE	TYPE	SIZE		
D1	1.10 X 2.20	W1	1.20 X 1.30		
D2	0.90 X 2.20	W2	2.00 X 1.00		
D3	0.75 X 2.20	V1	0.60 X 1.00		
FD	2.80 X 2.20				
FD1	3.57 X 2.20				
FD2	2.00 X 2.20				

DATE - 08-05-19

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DRG. NO. 05 / 05

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