

AMALGAMATION OF PLOTS



10.00 MTR WIDE ROAD

SITE PLAN(Before amalgamation)
SCALE 1:500

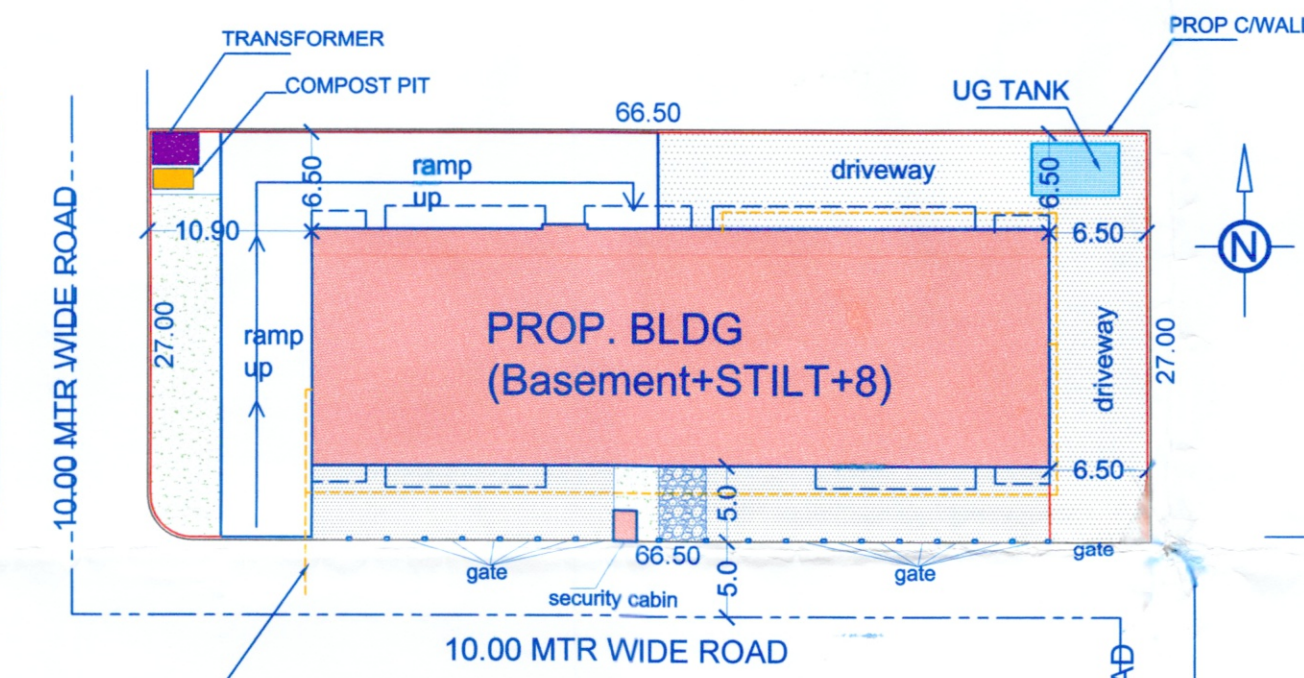
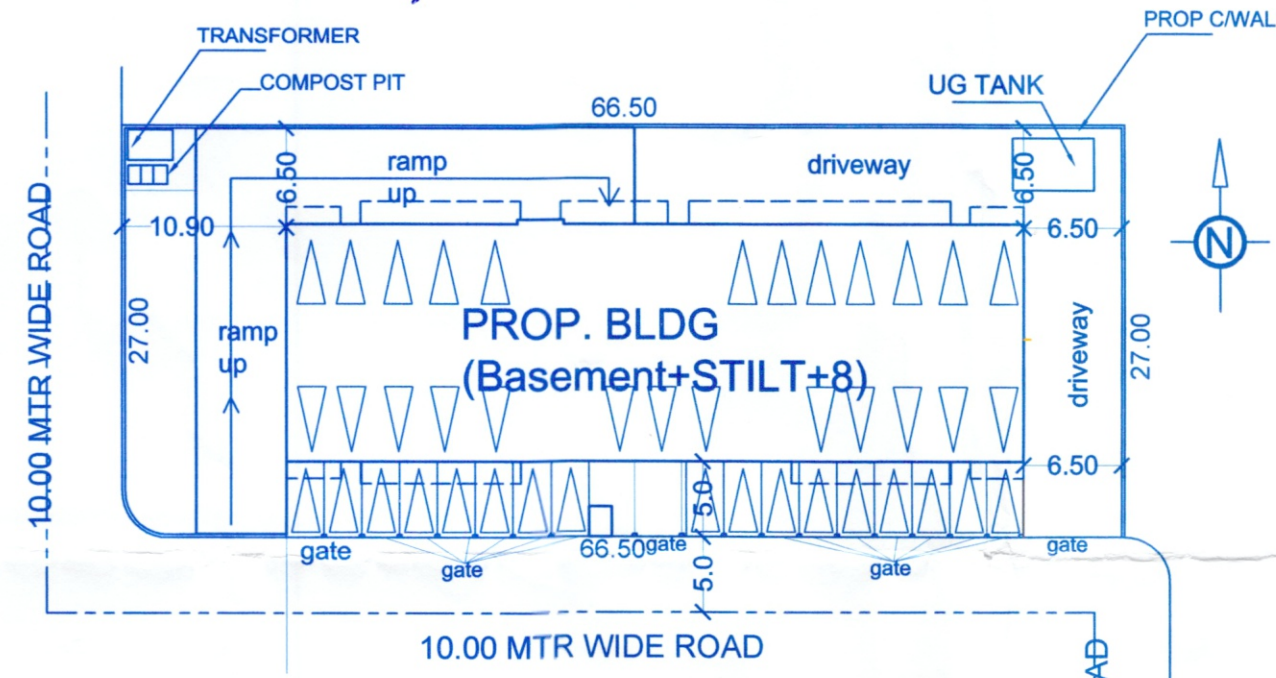
P.T.SHEET NO. 121/CHALTA NO. 1, PLOT NO F5 AREA=442.8sqm.
P.T.SHEET NO. 121/CHALTA NO. 1, PLOT NO F6 AREA=450.90sqm.
P.T.SHEET NO. 121/CHALTA NO. 1, PLOT NO F7 AREA=450.90sqm.
P.T.SHEET NO. 121/CHALTA NO. 1, PLOT NO F8 AREA=450.90sqm.

TOTAL PLOT AREA=1795.50sqm.

SITE PLAN(After amalgamation)
SCALE 1:500

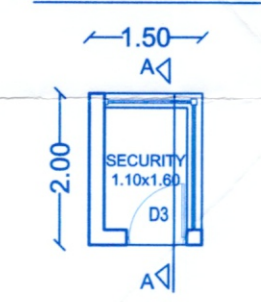
Development Permission Granted
Subject To Conditions Vldg Order
No SGPDA/P/6632/40/24-25
Dated 04/09/2024

Member Secretary

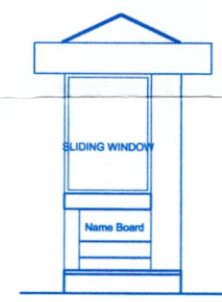
SITE PLAN
SCALE 1:500PARKING LAYOUT
SCALE 1:500

PROPOSED COMPOUND WALL & GATE :

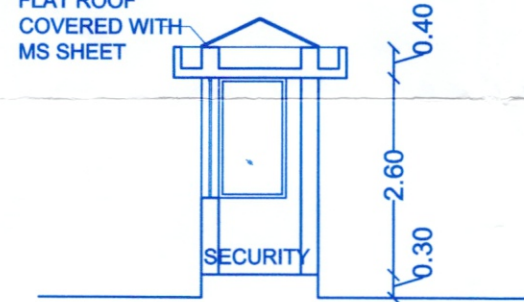
SECURITY CABIN



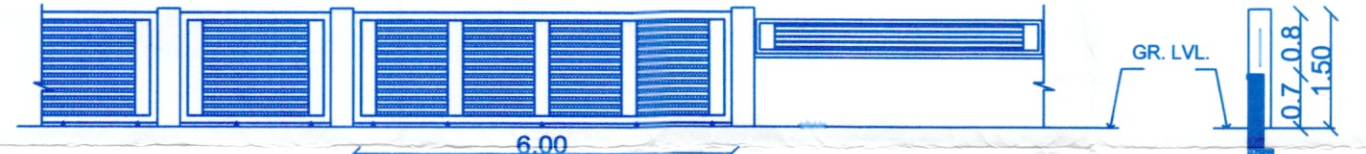
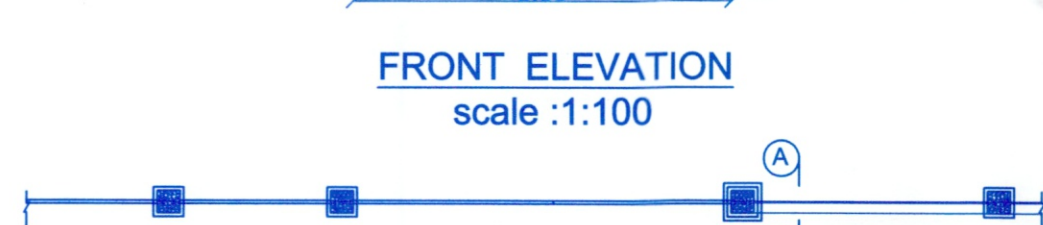
PLAN
SCALE 1:100
FLOOR AREA=3.00 M2



FRONT ELEVATION
SCALE 1:100



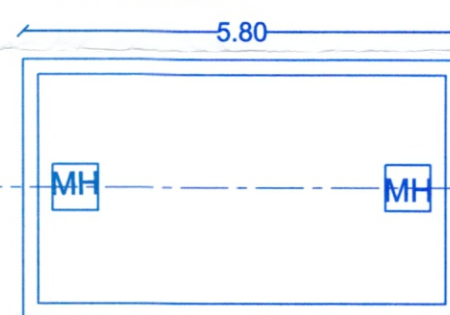
SECTION A-A
SCALE 1:100

FRONT ELEVATION
scale :1:100

PLAN
scale: 1:100

SECTION A-A
scale :1:100

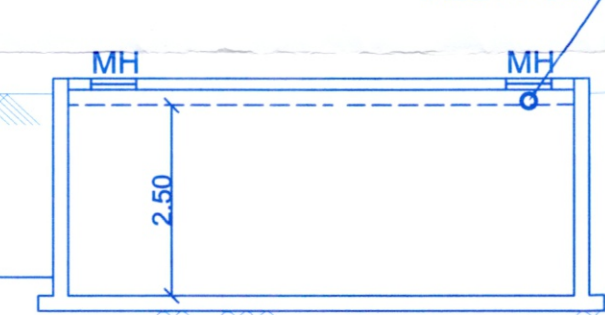
UG TANK :



MUNICIPAL
INLET POINT

PLAN
1:100

RES TANK
5.4X3.00X2.50m
CAP=40,500 LTS

MUNICIPAL
INLET POINT

SECTION A-A
1:100

30. Details of areas and use, floorwise:

Floor % Reference	Use	Open Terrace/ Intermed Terrace/	Total builtup area M2	Areas free from FAR						Net Floor Area sq.m.	FAR %	Additional F.A.R Ent.Foyer/ Equip rm/ Clubhouse	FAR %	Prop Total F.A.R	FAR %
				Stairs.	Bal/ Ver	Lift	Stilt	Ramp	Total						
RESIDENTIAL BUILDING															
BASEMENT FLOOR	Res.	-	96.99	25.97	-	23.32	-	-	49.29	0.00	0.00 %	47.70	2.66%	47.70	2.66%
BASEMENT/ L GR STILT FLR	PARKING	-	755.00	25.73	-	23.10	706.17	-	755.00	0.00	0.00 %	-	0.00 %	-	0.00 %
UPPER GROUND STILT FLOOR	PARKING	-	1071.47	42.38	-	23.10	677.27	300.60	1057.41	0.00	0.00 %	14.06	0.78%	14.06	0.78%
FIRST FLOOR	Res.	63.36	721.54	41.55	141.00	22.26	-	-	204.81	398.28	22.18%	118.45	6.60%	516.73	28.78%
SECOND FLOOR	Res.	-	715.51	41.55	142.98	22.26	-	-	206.79	498.57	27.77%	10.15	0.57%	508.72	28.33%
THIRD FLOOR	Res.	39.60	715.51	41.55	142.98	22.26	-	-	206.79	498.57	27.77%	10.15	0.57%	508.72	28.33%
FOURTH FLOOR	Res.	-	715.51	41.55	142.98	22.26	-	-	206.79	498.57	27.77%	10.15	0.57%	508.72	28.33%
FIFTH FLOOR	Res.	39.60	715.51	41.55	142.98	22.26	-	-	206.79	498.57	27.77%	10.15	0.57%	508.72	28.33%
SIXTH FLOOR	Res.	132.57	592.39	41.55	120.15	22.26	-	-	183.96	398.28	22.18%	10.15	0.57%	408.43	22.75%
SEVENTH FLOOR	Res.	40.92	592.39	41.55	120.15	22.26	-	-	183.96	398.28	22.18%	10.15	0.57%	408.43	22.75%
EIGHTH FLOOR	Res.	-	592.39	41.55	120.15	22.26	-	-	183.96	398.28	22.18%	10.15	0.57%	408.43	22.75%
TOTAL	Res.	316.05	7284.21	426.48	1073.37	247.60	1383.44	300.60	3445.55	3587.40	199.80%	251.26	13.99%	3838.66	213.79%

SECURITY CABIN

GROUND FLOOR	Res.	-	3.00	-	-	-	-	-	-	3.00	0.17%	-	0.00%	3.00	0.17%
GRAND TOTAL	Res.	316.05	7287.21	426.48	1073.37	247.60	1383.44	300.60	3445.55	3590.40	199.97%	251.26	13.99%	3841.66	213.96%

NOTE : 7.50% AREA OF PROPOSED FAR=3590.40 x 0.075=269.28 sqm.

PROPOSED ADDITIONAL FAR FOR ENT. FOYER+CLUBHOUSE+EQUIP ROOM =281.26 sqm.

AREA FOR INFRASTRUCTURE TAX = 7269.19sqm - 706.17 sqm(Basement park)-677.27 sqm(Stilt park)= 5885.75 m2

AREA IN INTERMEDIATE TERRACES = 118.80 m2

PARKING DETAILS	USE	No. of Car Parks/ parking area	
		Provided	Required
FLOOR AREA/NO. OF UNITS			
far between 75 to 100sqm. (32 flats)	Res.	61	40
far between 100 to 150sqm. (4 flats)	Res.	10	6
TOTAL		71	46

32. Type of zone to which the plot belongs to Commercial zone

SETBACKS:

33. Front setback from the center line of road
5.00+5.00=10.00 mts.
5.00+10.90=15.90 mts.

34. Side setbacks:
(a) 6.50 mts.
(b) 6.50 mts.

35. Distance between two or more building on the same plot, if any - mts.

36. Height of the plinth - mts.

37. Use to which the building is to be put to floor-wise :
Basement floor : Parking
Lower Gr. floor : Parking
First floor : Res.
Second floor : Res.
Upper floor : Res.

38. Plot owned by with reference to the ownership certificate of land :

39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division.

40. Any other information

CITYSCAPE DEVELOPERS

SPD/P/3154/1797/89-90 dated 08/08/1989

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AREA STATEMENT
16/06/2024
Subject to the conditions stipulated therein

1. Area of the Plot	1795.50	Sq.mts.
2. Deduction for		
(a) Area within road widening	0.00	Sq.mts.
(b) Area reserved for any other use	-	Sq.mts.
Total (a+b)	0.00	Sq.mts.
3. Net effective area (1)-(2)	1795.50	Sq.mts.
4. Covered area occupied by the existing building, if any	0.00	Sq.mts.
5. Plot coverage of the existing building(in%)	0.00	%
6. Covered area of the existing building that is proposed to be demolished	0.00	Sq.mts.
7. Plot coverage of the existing building that is proposed to be demolished (in %)	0.00	%
8. Covered area of proposed building	664.59	Sq.mts.
9. Plot coverage of the proposed building (in %)	37.01	%
10. Combined covered area of the existing building to be maintained and that of the proposed building	664.59	Sq.mts.
11. Combined plot coverage of the existing building to be maintained and that of the proposed building(in %)	37.01	%

FLOOR AREA:

12. Balcony area and covered area over footways floorwise and total on all floors	1073.37	Sq.mts.
13. Balcony area and covered area over footways floorwise and total on all floors, consumed for FAR purpose	-	Sq.mts.
14. Addition of set-back area and/or proposed road for FAR purpose	-	Sq.mts.
15. Addition of garage area for FAR purpose	-	Sq.mts.
16. Floor area consumed on Ground floor	3.00	Sq.mts.
17. Floor area consumed on First floor	398.28	Sq.mts.
18. Floor area consumed on Second floor	498.57	Sq.mts.
19. Floor area consumed on Third floor	498.57	Sq.mts.
20. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose	2191.98	Sq.mts.
21. Existing floor area to be maintained	0.00	Sq.mts.
22. Total floor area consumed: (13+14+15+16+17+18+19+20+21)	3590.40	Sq.mts.
23. Floor area permissible	3591.00	Sq.mts.
24. FAR permissible	200.00	%
25. FAR consumed	199.97	%
26. Mezzanine area	-	Sq.mts.
27. Loft area	-	Sq.mts.
28. Basement area	-	Sq.mts.
29. Garage area	-	Sq.mts.

REVISED PLANS

OWNER : CITYSCAPE DEVELOPERS

PROJECT : PROPOSED RESIDENTIAL BUILDING,
CLUBHOUSE, SECURITY CABIN, COMP/WALL
& AMALGAMATION OF PLOT AT
GOGOL-MARGAO

DATE : 01-9-2023 P.T.S. NO. 121 /CHALTA NO. 1
PLOT NOS F5,F6,F7,F8

SCALE : 1:100 & 1:500 DRG. NO- 755/ 01

JOB NO-2454 ENGINEER:

OWNER: UDAY SAWANT
B.E.(CIVIL)
Reg. No. ER/0022/2010

SAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
BARANA ANSARI, 1ST FLOOR
HALBET, MARGAO -GOA
PHONE NO:011 873649