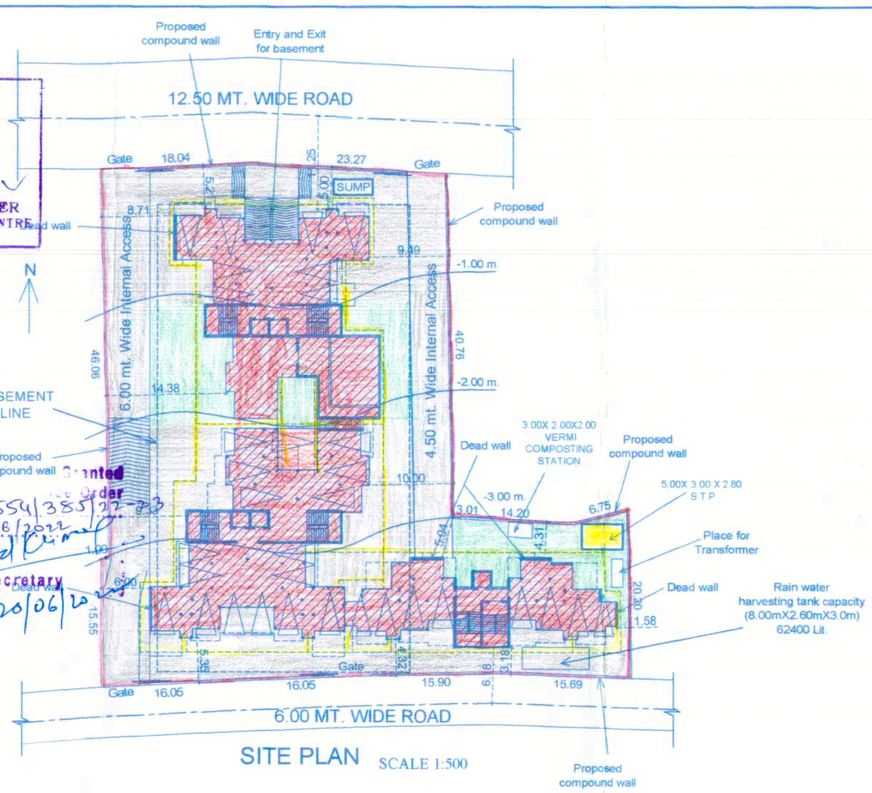
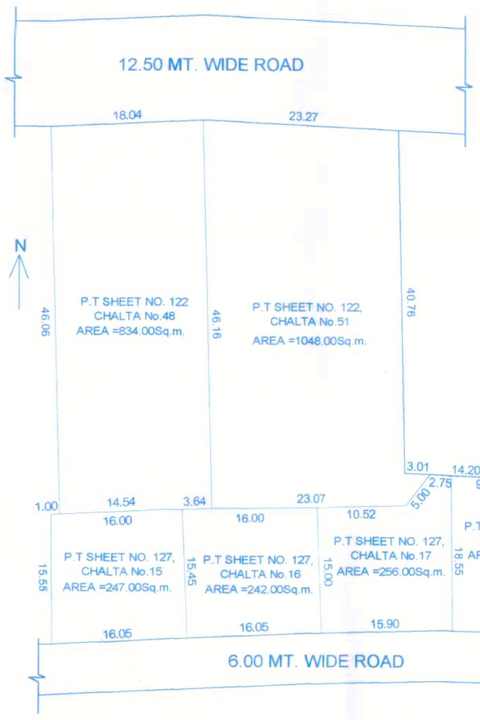
NOC for Sanitation point of view
NOC/No. UHCM/NOC/2022-23/629
Dated: 30/06/2022
HEALTH OFFICER
URBAN HEALTH CENTRE
MARGAO

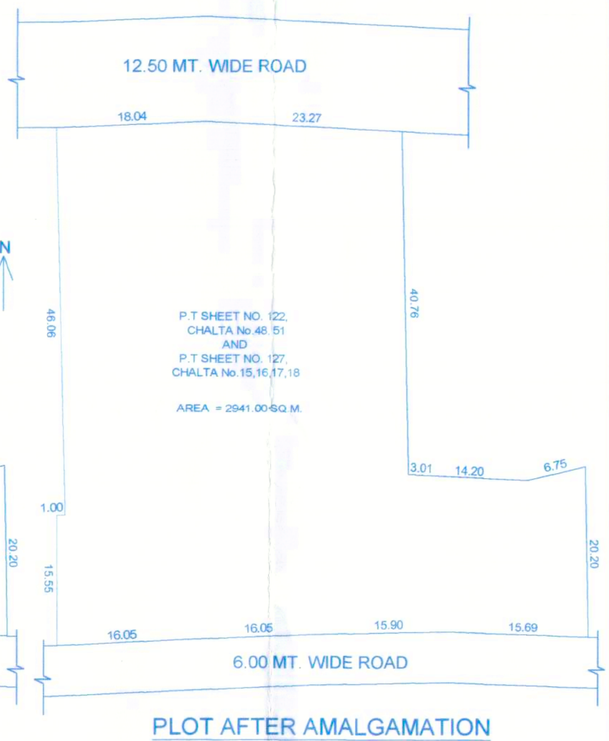


SITE PLAN SCALE 1:500

Development Plan Sub-division Order
No. SGPDA/...6554/385/22-23
Dated 20/6/2022
Member Secretary
20/06/2022



PLOT BEFORE AMALGAMATION
SITE PLAN SCALE 1:500



PLOT AFTER AMALGAMATION
SITE PLAN SCALE 1:500

PARKING DETAILS FOR PROPOSED BUILDING				
FLOOR AREA	USE	UNIT	PARKING REQD.	PARKING PROV.
UP TO 75 SQ.M.	RESIDENTIAL	2BHK 30 Nos	1 X 30= 30 NOS.	
75 SQ.M -100 SQ.M.	RESIDENTIAL	2BHK + laundry 48 Nos	1.25 X 48 = 60 NOS.	
TOTAL			90 NOS.	94 NOS.

Built Up Area - Stilt area - Basement area
12558.32 - 669.37 - 1554.59 = 10334.36m²

Built Up Area For Infrastructure Tax = 10334.36M²

ADDITIONAL FLOOR AREAS FREE OF FAR

Add @ 7.5%of FL.Area= 5873.52 X 7.5%		= 440.51 sqm
AREA UTILISED	ENTRANCE LOBBY	258.59 sqm
	CLUB HOUSE / GYM	130.29 sqm
	TOTAL	= 388.88 sqm

SOLAR WATER HEATER / SOLAR ENERGY CAPTUREING SYSTEM CALCULATION

BLDG.	No. OF PERSONS	HOT WATER REQUIREMENT	TOTAL REQUIREMENT	PROVISION PROPOSED
	30x4 = 120, 48x6 = 288 — 408 Nos.	408 Persons @ 10 litres / person = 4080 litres	4080 Litres	4200 Litres

AREA DETAILS FLOOR WISE

FLOOR REFERENCE	USE	TOTAL B.U.A. (M²)	AREA FREE FROM FAR (M²)						7.5% OF FLOOR AREA	NET FLOOR AREA (M²)	FAR (%)
			BALCONY	TERRACES	STILT FLOOR	STAIRCASE / LIFT	BASEMENT FLOOR/ RAMP	SWIMMING POOL / DECK	LOBBY/CLUB HOUSE/GYM		
BASEMENT FLOOR	PARKING	1620.67	—	—	—	60.25	1554.59	—	—	5.83	0.20
L. GROUND FLOOR	PARKING	617.77	—	—	493.35	119.83	—	—	—	4.59	0.15
U. GROUND FLOOR	RESIDENTIAL	1149.28	114.90	48.40	176.02	181.53	—	84.41	145.22	398.80	13.56
FIRST FLOOR	RESIDENTIAL	1253.24	208.34	94.16	—	170.31	—	—	32.68	747.75	25.425
SECOND FLOOR	RESIDENTIAL	1253.51	208.34	94.44	—	170.31	—	—	32.67	747.75	25.425
THIRD FLOOR	RESIDENTIAL	1253.24	208.34	94.16	—	170.31	—	—	32.68	747.75	25.425
FOURTH FLOOR	RESIDENTIAL	1253.51	208.34	94.44	—	170.31	—	—	32.67	747.75	25.425
FIFTH FLOOR	RESIDENTIAL	1253.24	208.34	94.16	—	170.31	—	—	32.68	747.75	25.425
SIXTH FLOOR	RESIDENTIAL	1253.51	208.34	94.44	—	170.31	—	—	32.67	747.75	25.425
SEVENTH FLOOR	RESIDENTIAL	1253.24	208.34	94.16	—	170.31	—	—	32.68	747.75	25.425
EIGHT FLOOR	RESIDENTIAL	397.11	63.58	29.64	—	58.91	—	—	14.93	230.05	7.82
TOTAL		12558.32	1636.86	738.00	669.37	1612.69	1554.59	84.41	388.88	5873.52	199.71

AREA STATEMENT

PLOT AREA	
Plot Area of PT Sheet No 122 / Chalta No.48	834.00M²
Plot Area of PT Sheet No 122 / Chalta No.51	1048.00M²
Plot Area of PT Sheet No 127 / Chalta No.15	247.00M²
Plot Area of PT Sheet No 127 / Chalta No.16	242.00M²
Plot Area of PT Sheet No 127 / Chalta No.17	256.00M²
Plot Area of PT Sheet No 127 / Chalta No.18	314.00M²
TOTAL PLOT AREA	2941.00M²
AREA IN ROAD WIDENING	0.00M²
EFFECTIVE PLOT AREA	2941.00M²
PERMISSIBLE COVERED @40%	1176.40M²
COVERED AREA	997.99M²
COVERAGE CONSUMED	33.93%

License issued under No. A/18/2022-23 Dated 20/07/2022
Subject to the conditions stipulated therein
CHIEF OFFICER,
MARGAO MUNICIPAL COUNCIL

BUILT UP AREA	
BASEMENT FLOOR PLAN	1620.67M²
LOWER GROUND FLOOR PLAN	617.77M²
UPPER GROUND FLOOR PLAN	1149.28M²
FIRST FLOOR PLAN	1253.24M²
SECOND FLOOR PLAN	1253.51M²
THIRD FLOOR PLAN	1253.24M²
FOURTH FLOOR PLAN	1253.51M²
FIFTH FLOOR PLAN	1253.24M²
SIXTH FLOOR PLAN	1253.51M²
SEVENTH FLOOR PLAN	1253.24M²
EIGHT FLOOR PLAN	397.11M²
TOTAL BUILT UP AREA	12558.32M²

Municipal Engineer
Margao Municipal Council

FLOOR AREA	
BASEMENT FLOOR PLAN	5.83M²
LOWER GROUND FLOOR PLAN	4.59M²
UPPER GROUND FLOOR PLAN	398.80M²
FIRST FLOOR PLAN	747.75M²
SECOND FLOOR PLAN	747.75M²
THIRD FLOOR PLAN	747.75M²
FOURTH FLOOR PLAN	747.75M²
FIFTH FLOOR PLAN	747.75M²
SIXTH FLOOR PLAN	747.75M²
SEVENTH FLOOR PLAN	747.75M²
EIGHT FLOOR PLAN	230.05M²
TOTAL FLOOR AREA	5873.52M²
PERMISSIBLE FLOOR AREA 200%	5882.00M²
FLOOR AREA CONSUMED	199.71
LENGTH OF COMPOUND WALL	252.31 Rmt.
2BHK + LAUNDRY	48 NOS.
2BHK	30 NOS.

NOTE : ALL DIMENSIONS ARE IN MTS. AND CMS.

OWNER

DEVASHRI NIRMAN LLP PANAJI GOA

ARCHITECT

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

SCALE 1:100, 1:200, 1:500 DRG. NO. 01/06

PROPOSED RESIDENTIAL PROJECT, COMPOUND WALL AND SWIMMING POOL ON AMALGAMATED PLOT BEARING P.T.SHEET No. 122 OF CHALTA Nos 48,51 AND PLOT BEARING P.T.SHEET No. 127 OF CHALTA Nos 15,16,17,18 AT MARGAO, SALCETE, GOA.

M/S ULYSIS
#.201- A, SECOND FLOOR, MATHIAS PLAZA,
PANJIM - GOA 403001
PH. - 91 832 6455050
ULYSIS