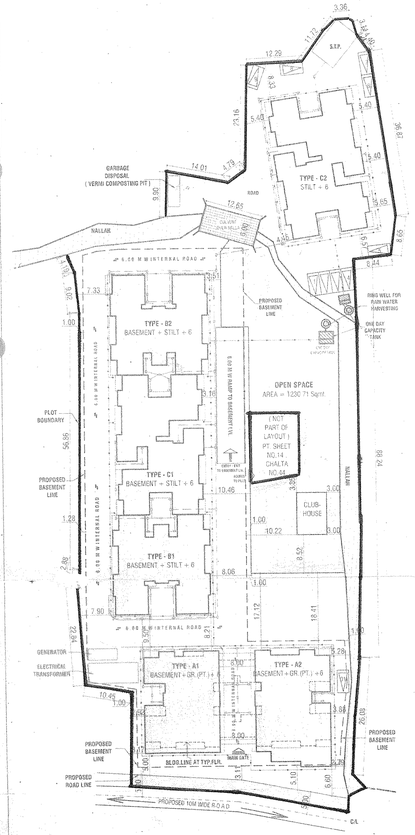


Approval Subject to N.O.C vide Letter No AE-VII(II)/O&M/ 196 /TEC-4 Dated 25/1/12

Asst. Executive Engineer
Electricity Department
Sub-Div I (U) Mapusa

TOTAL AREA OF METER ROOMS, SOCIETY OFF. , SECURITY CABIN , RM FOR SECURITY PERSONNEL , GENERATOR & SPACE FOR GARBAGE DISPOSAL , ENTRANCE LOBBY OF ALL BLDGS.
=1 + 2 + 3 + 4
= 51.32 + 33.59 + 56.16 +497.28 SQ.MT.
= 638.35 SQ.MT.

TOTAL EXTRA FAR PERMISSIBLE EQUIVALENT TO 7.5% OF PROPOSED FLOOR AREA FOR FOLLOWING PURPOSES:-
CO-OPERATIVE SOC. OFF.,GENERATOR ROOM,GARBAGE COLLECTION/DISPOSAL ENCLOSURE, ENTRANCE LOBBY
= 7.5 % OF 12430.75 SQ.MT. =932.30 SQ.MT.

TOTAL EXTRA [FREE] FAR PERMISSIBLE = 932.30 SQ.MT.

TOTAL EXTRA [FREE] FAR PROPOSED = 638.35 SQ.MT.

OPEN SPACE AREA CALCULATION:

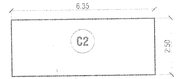
1.	17.72 X	5.75 X 0.50 =		50.85
2.	19.73 X	2.52 X 0.50 =		24.85
3.	19.73 X	4.86 X 0.50 =		47.94
4.	18.00 X	3.23 X 0.50 =		29.03
5.	3.28 X	1.64 X 0.50 =		2.69
6.	15.00 X	2.40 X 0.50 =		21.60
7.	15.00 X	7.80 X 0.50 =		58.50
8.	19.90 X	6.00 X 0.50 =		59.70
9.	10.95 X	19.20 X 0.50 =		105.12
10.	19.90 X	19.60 X 0.50 =		195.02
11.	46.35 X	8.90 X 0.50 =		206.25
12.	27.85 X	4.40 X 0.50 =		61.27
13.	24.36 X	8.87 X 0.50 =		108.03
14.	24.36 X	13.69 X 0.50 =		166.74
15.	21.73 X	8.55 X 0.50 =		92.90
TOTAL R.G.			=	1230.71 SQMT.

REQUIRED 15% OF EFFECTIVE AREA (8197.00 SQMT.)
REQUIRED 15% = 1229.55 SQMT.
PROVIDED = 1230.71 SQMT.

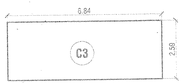
AREA CALC. OF GENERATOR RM & SPACE FOR GARBAGE DISPOSAL [VERMI COMPOSTING PIT]

BLOCK "C2" = 6.35 X 2.50 = 15.87
BLOCK "C3" = 5.84 X 2.99 = 17.72
TOTAL "A=B" = 33.59 SQMT.

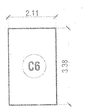
TOTAL AREA OF GENERATOR RM & SPACE FOR GARBAGE DISPOSAL [VERMI COMPOSTING PIT] = 33.59 SQMT. --------- 2

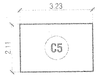


AREA LINE DIAGRAM OF GENERATOR
SCALE : 1 : 100



AREA LINE DIAGRAM OF SPACE FOR GARBAGE DISPOSAL
SCALE : 1 : 100





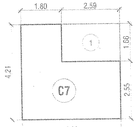


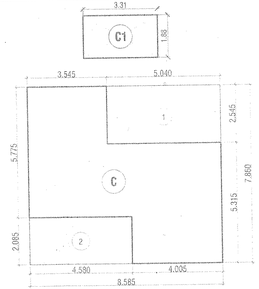
AREA LINE DIAGRAM OF METER RM FOR BLDG.A1,A2,B1,B2,C1 & C2
SCALE : 1 : 100

AREA CALC. OF METER ROOM FOR BLDGS. A1 , A2 , B1 , B2 , C1 , & C2:-

BLOCK "C4" = 3.31 X 2.03 = 6.72
BLOCK "C5" = 3.23 X 2.11 = 6.82
BLOCK "C6" = 2.11 X 3.39 X 2 = 14.26
BLOCK "C7" = 4.39 X 4.21 = 18.48
DEDUCTIONS :
1 2.59 X 1.66 = 4.30
TOTAL = 4.30
B/UP AREA OF BLOCK -C7
=18.48 - 4.30 = 14.18 X 2 NOS. = 28.36
TOTAL = 28.36 SQMT.

TOTAL AREA OF METER ROOM FOR BLDGS. A1 , A2 , B1 , B2 , C1 , & C2 = 59.16 SQMT. -------3



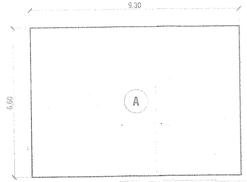


AREA LINE DIAGRAM OF SOCIETY OFF., ROOM FOR SECURITY PERSONNEL & SECURITY CABIN
SCALE : 1 : 100

AREA CALC. OF SOCIETY OFF,ROOM FOR SECURITY PERSONNEL & SECURITY CABIN

BLOCK C = 8.585 X 7.86 = 67.48 SQ.MT.
DEDUCTIONS :
1 5.04 X 2.545 = 12.83
2 4.58 X 2.085 = 9.55
TOTAL = 22.38
B/UP AREA OF BLOCK -C
=67.48 - 23.68 = 45.10 SQ.M.
BLOCK "C1" = 3.31 X 1.88 = 6.22
TOTAL "C +C1" = 45.10 +6.22 = 51.32 SQMT.

TOTAL AREA OF SOCIETY OFF. , ROOM FOR SECURITY PERSONNEL & SECURITY CABIN = 51.32 SQMT. --------- 1



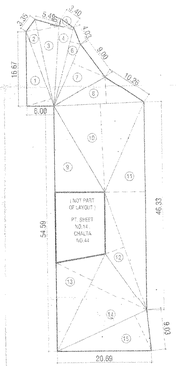
AREA LINE DIAGRAM OF CLUB HOUSE
SCALE : 1 : 100

BUILT UP AREA CALCULATION OF CLUB HOUSE

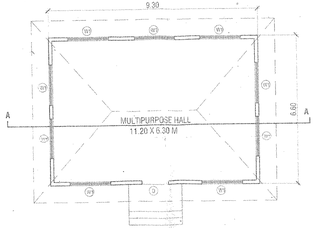
BLOCK "A" = 9.30 X 6.60 = 61.38
TOTAL AREA = 61.38 SQMT.
TOTAL BUILT UP AREA OF CLUB HOUSE = 61.38 SQMT.

PERMISSIBLE AREA OF CLUB HOUSE
= 5 % OF REQUIRED OPEN SPACE
= 5% 1229.55 SQ.MT. = 61.47 SQ.MT.

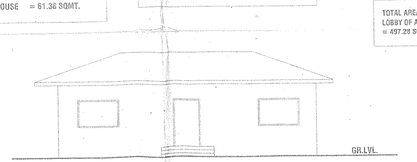
PROPOSED AREA OF CLUB HOUSE = 61.38 SQMT.



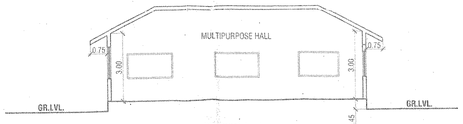
AREA LINE DIAGRAM OF 15% OPEN SPACE
SCALE : 1 : 500



PLAN OF CLUB-HOUSE
SCALE : 1 : 100



CLUB HOUSE
FRONT ELEVATION
SCALE : 1 : 100



SECTION A - A
SCALE : 1 : 100

ENTRANCE LOBBY AREA SUMMARY (IN SQ.MT.)

BLDG.TYPE	AREA
A1	70.29
A2	66.43
B1	79.32
B2	79.32
C1	100.96
C2	100.96
TOTAL	497.28

TOTAL AREA OF ENTRANCE LOBBY OF ALL BLDGS. = 497.28 SQ.MT. --------- 4

COVERAGE AREA STATEMENT

BLDG. TYPE	NOS. OF BUING	COVERAGE AREA
A1	1 NO	339.83 X 1 NO. = 339.83 SQMT.
A2	1 NO	385.99 X 1 NO. = 385.99 SQMT.
B1	1 NO	374.60 X 1 NO. = 374.60 SQMT.
B2	1 NO	374.60 X 1 NO. = 374.60 SQMT.
C1	1 NO	455.38 X 1 NO. = 455.38 SQMT.
C2	1 NO	455.38 X 1 NO. = 455.38 SQMT.
TOTAL	06 NOS	= 2385.78 SQMT.

BLDG. TYPE	NOS. OF BLDG.	NET FLOOR AREA
A1	1	1869.33 X 1 = 1869.33
A2	1	1946.14 X 1 = 1946.14
B1	1	1981.80 X 1 = 1981.80
B1	1	1981.80 X 1 = 1981.80
C1	1	2325.84 X 1 = 2325.84
C2	1	2325.84 X 1 = 2325.84
TOTAL	6	= 12430.75

MUNICIPAL ENGINEER
MAPUSA MUNICIPAL COUNCIL

APPROVED UNDER THE CONDITIONS NUMBERS AS IMPOSED ON THE LICENCE No. 57 Dt. 13/8/12

MUNICIPAL ENGINEER / CHIEF OFFICER
MHAPSA MUNICIPAL COUNCIL

BUILT-UP AREA SUMMARY

BUNG. / BLDG. TYPE	B-UP AREA / FLOOR	USE	TOTAL B-UP AREA IN SQ.MT.	AREAS FREE FROM F.A.R.				NET FLOOR AREA
				BALCONY AREA	STAIRCASE AREA	BASEMENT AREA	TOTAL	
A1	GR.FLR. = 172.73	COMM.	3239.67	---	41.91		---	172.73
	1st. FLR. = 251.30	RES.		38.43	41.91			
	2nd to 6th = 239.06			50.43	41.91			1695.60
	TOTAL = 1892.33			250.58	293.37	786.39	1370.34	1869.33
A2	GR.FLR. = 249.54	COMM.	3177.91	---	41.91		---	249.54
	1st. FLR. = 251.30	RES.		38.43	41.91			
	2nd to 6th = 269.06			50.43	41.91			1696.60
	TOTAL = 1946.14			290.58	293.37	647.82	1231.77	1946.14
B1	1st to 6th = 330.30	RES.	3488.64	51.55	44.32			1981.80
	TOTAL = 1981.80			309.30	265.92	931.62	1506.84	
B2	1st to 6th = 330.30	RES.	3653.94	51.55	44.32			1981.80
	TOTAL = 1981.80			309.30	265.92	1096.92	1672.14	
C1	1st to 6th = 387.64	RES.	4078.62	62.57	65.18			2325.84
	TOTAL = 2325.84			375.42	391.08	986.28	1752.78	
C2	1st to 6th = 387.64	RES.	3092.34	62.57	65.18			2325.84
	TOTAL = 2325.84			375.42	391.08	------	766.50	
TOTAL			20731.12 SQMT.					12430.75 SQ.MT.

AREA STATEMENT I

SR.NO	DESCRIPTION	IN SQ.M.
01	AREA OF THE PLOT	8336.00
02	DEDUCTION FOR ROAD WIDENING	139.00
03	EFFECTIVE AREA OF PLOT (01-02)	8197.00
04	WHETHER ANY EXTRA FAR IS CLAIMED ON THE BASIS OF ROAD WIDENING/PROPOSED ROAD. (A) AREA OF ROAD WIDENING (B) WHETHER THE LAND HAS BEEN GIFTED TO THE LOCAL BODY	YES 139.00 NO
05	WHETHER ANY EXTRA FAR IS CLAIMED,EQUIVALENT TO A MAX. 7.5% OF FLOOR AREA PROPOSED FOR THE FOLLOWING PURPOSES:- (A) AREA OF CO-OPERATIVE SOC. OFF., GENERATOR RM,GARBAGE COLLECTION/DISPOSAL ENCLOSURE, ENTRANCE LOBBY & CLUB HOUSE - MAX. 7.5 % [12430.75 SQ.MT.] = 932.30 SQ.MT.	YES 638.35
06	AREA OCCUPIED BY THE EXISTING BUILDING IN THE PLOT	NIL
07	AREA OF THE BUILDING TO BE DEMOLISHED	NIL
08	PERMISSIBLE F.A.R.	150
09	PERMISSIBLE FLOOR AREA	12504.00
10	PROPOSED FLOOR AREA	12430.75
11	TOTAL F.A.R	149.12 %
12	PERMISSIBLE COVERAGE AREA (40%) OF (3)	3278.80
13	PROPOSED COVERAGE AREA	2385.78
14	TOTAL COVERAGE AREA	29.10%
15	REQUIRED OPEN SPACE AREA 15% OF (3)	1229.55
16	PROVIDED OPEN SPACE AREA	1230.71

BUNG./BLDG. TYPE	NOS.OF BUNG./BLDGS	NET FLOOR AREA	GROSS BUILT UP AREA
A1	1 NO.	1869.33 X 1 NO = 1869.33 SQMT.	3235.67 X 1 NOS = 3235.67 SQMT.
A2	1 NO.	1946.14 X 1 NO = 1946.14 SQMT.	31677.91 X 1 NOS = 3177.91 SQMT.
B1	1 NO.	1981.80 X 1 NO = 1981.80 SQMT.	3488.64 X 1 NOS = 3488.64 SQMT.
B2	1 NO.	1981.80 X 1 NO = 1981.80 SQMT.	3653.94 X 1 NOS = 3653.94 SQMT.
C1	1 NO.	2325.84 X 1 NO = 2325.84 SQMT.	4078.62 X 1 NOS = 4078.62 SQMT.
C2	1 NO.	2325.84 X 1 NO = 2325.84 SQMT.	3092.34 X 1 NOS = 3092.34 SQMT.
TOTAL	06 NOS	= 12430.75 SQMT.	= 20731.12 SQMT.
TOTAL		= 12430.75 SQMT.	

PROPOSED BUILT UP AREA = 12430.75 Sqmt / F.A.R. = 149.12 %

PARKING DETAILS

BLDG. TYPE	FLOORS	NOS. OF FLTS./FLOOR COMM.AREA IN SQ.MT.	USE	NOS. OF CAR PARKS/ PARKING AREA		
				REQUIRED	PROVIDED	
					IN BASEMENT	IN STILT / IN OPEN PLOT
TYPE - A1 & A2	GROUND FLR. (PT.)	422.27 SQ.MT.	COMM.	08 NOS.	97 NOS	72 NOS / 16 NOS
TYPE - A1 , A2 , B1, B2, C1 & C2	1ST TO 6TH	26 NOS / FLR.	RES.	156 NOS		
TOTAL				176 NOS	176 NOS	

STAMP OF APPROVAL OF PLAN 1/9

Health Officer
Urban Health Centre
Mapusa Goa

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITION'S GIVEN
VIDE ORDER No. NG PDA/ 11/973/2348/2012
DATED 20 JAN 2012

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

N.O.C. is granted subject to this office / 06-06" Letter No. PWD / SDII / PHE-NUF. 10 Pages Dated 09/2/12

ASSISTANT ENGINEER
Sub-Div III Yr. C. XVII (PHE) N.
P.W.D Mapusa - Goa.

DESCRIPTION OF PROPOSAL

PROPOSED DEVELOPEMENT ON PLOT BEARING PT. SHEET NO. 14/CHALTA NO. 40,43,45,46,47,48,41,42 & PT. SHEET NO. 32 / 4 AND 36 SITUATED AT MAPUSA CITY, TALUKA - PONDA, GOA.

NAME & ADDRESS OF OWNER / P.O.A.H.

RAJ HOUSING DEVELOPMENT PVT. LTD.
AT ALTINNHO, MAPUSA. GOA.

SIGNATURE OF OWNER / P.O.A.H.

SIGNATURE OF ARCHITECT

ARCHITECTS
MAKARAND PARANGE
CA/92/14995
NGPDA / AECH / 24

ARCHITECTS
501 ISHKRIPA, OPP NEW GIRLS SCHOOL
RAM MARUTI ROAD, THANE (W). 400 602
PHONE - 2537 8701,TELEFAX - 2536 4700
E MAIL - saakaararchitects@yahoo.co.in

DRG.NO.	SCALE	DATE	DRN.BY	CHKD.BY
C-010/11/M-01	AS SHOWN		DPTR.	

SERVER DATA ON SAKAAR 12 / CAD DWG /RAJ PALE RESIDENCY 1 - MAPUSA/BUILDING.DWG/LAYOUT