



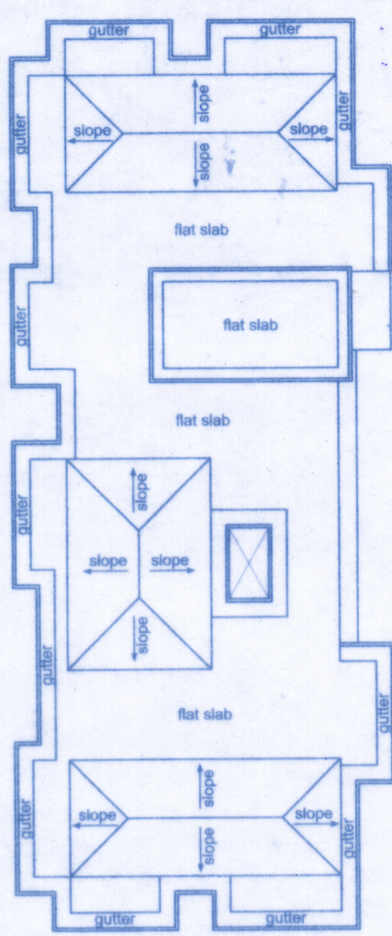
**PONDA MUNICIPAL COUNCIL**  
Approved Vide Letter No. 36/21-22  
Dated: 24/03/2021

Municipal Engineer  
Ponda Municipal Council

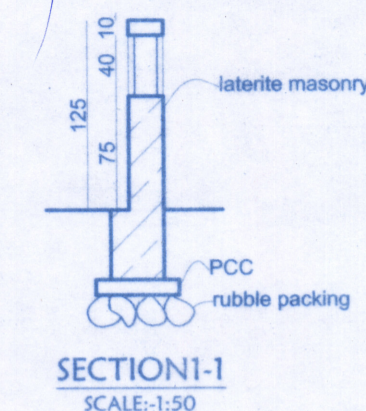
Chief Office  
Ponda Municipal

Development Permission Granted  
Subject To Conditions  
No. SGPDA/P/3232/118/21-22  
Dated 03/09/2021

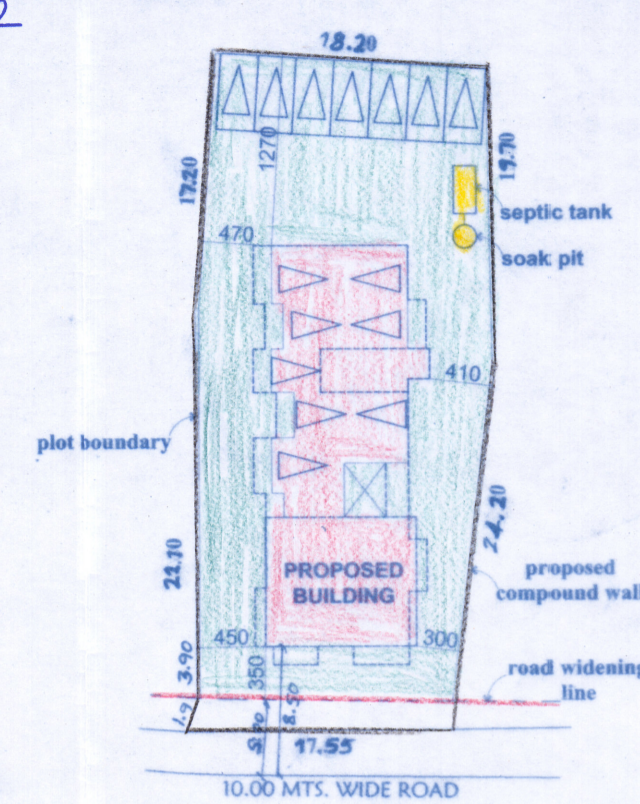
Member Secretary



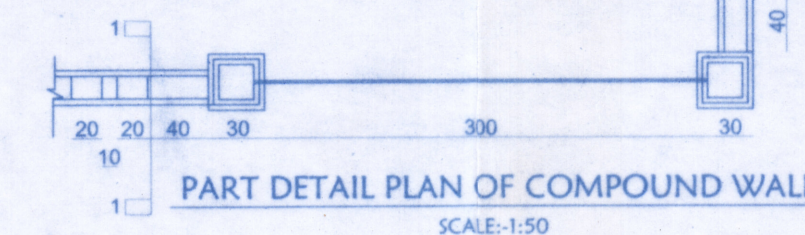
ROOF PLAN  
SCALE: 1:250



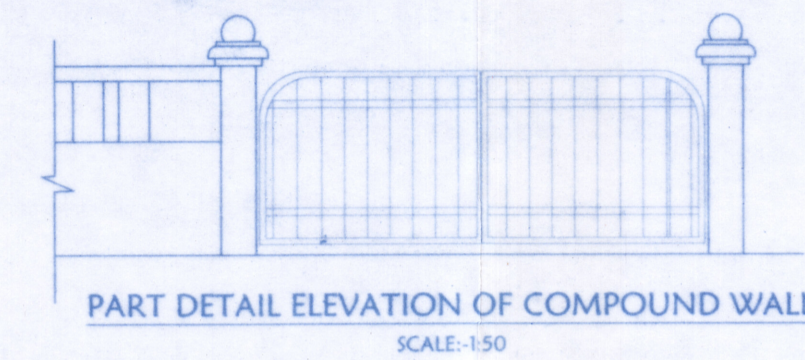
SECTION 1-1  
SCALE: 1:50



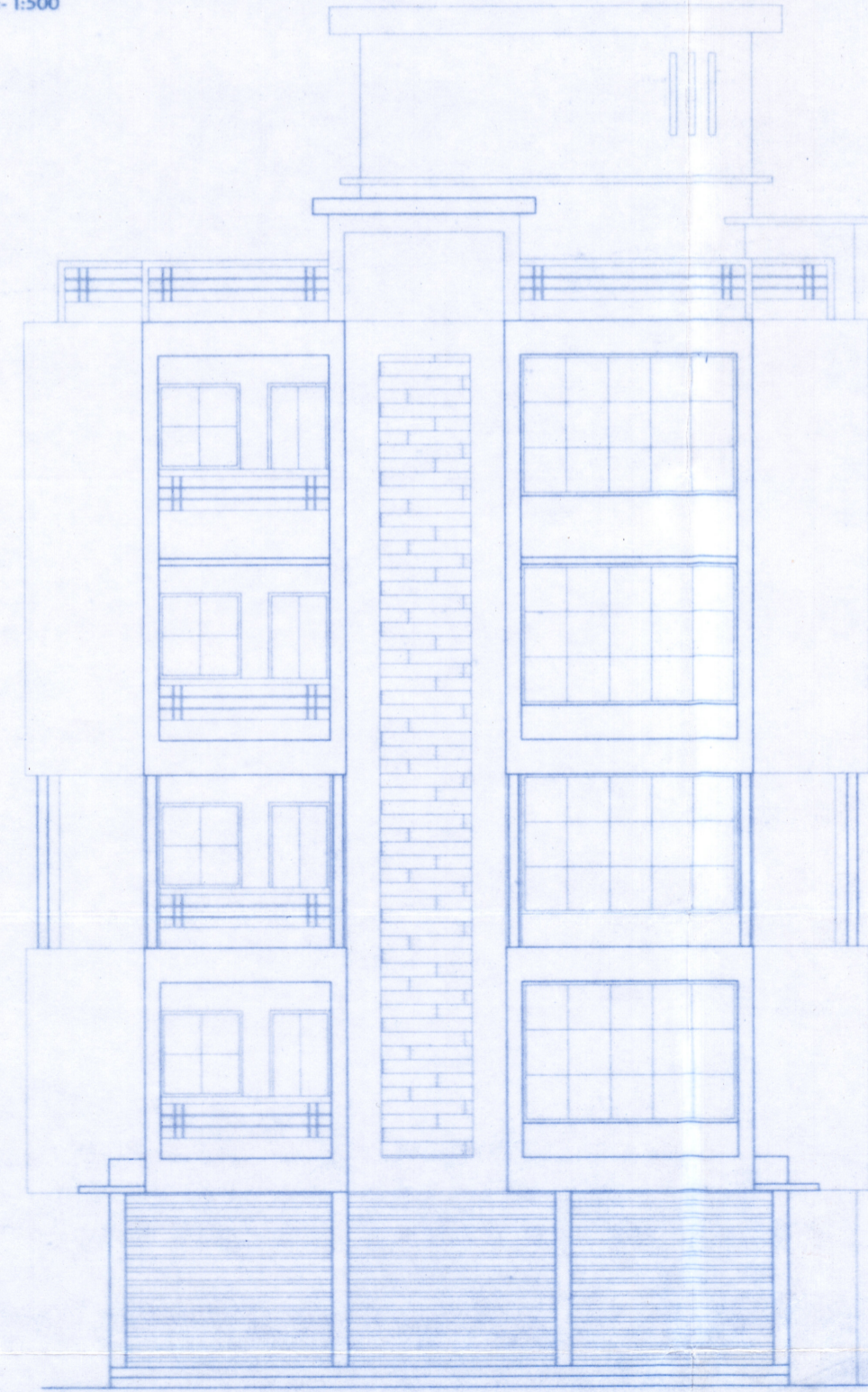
SITE PLAN  
scale: 1:500



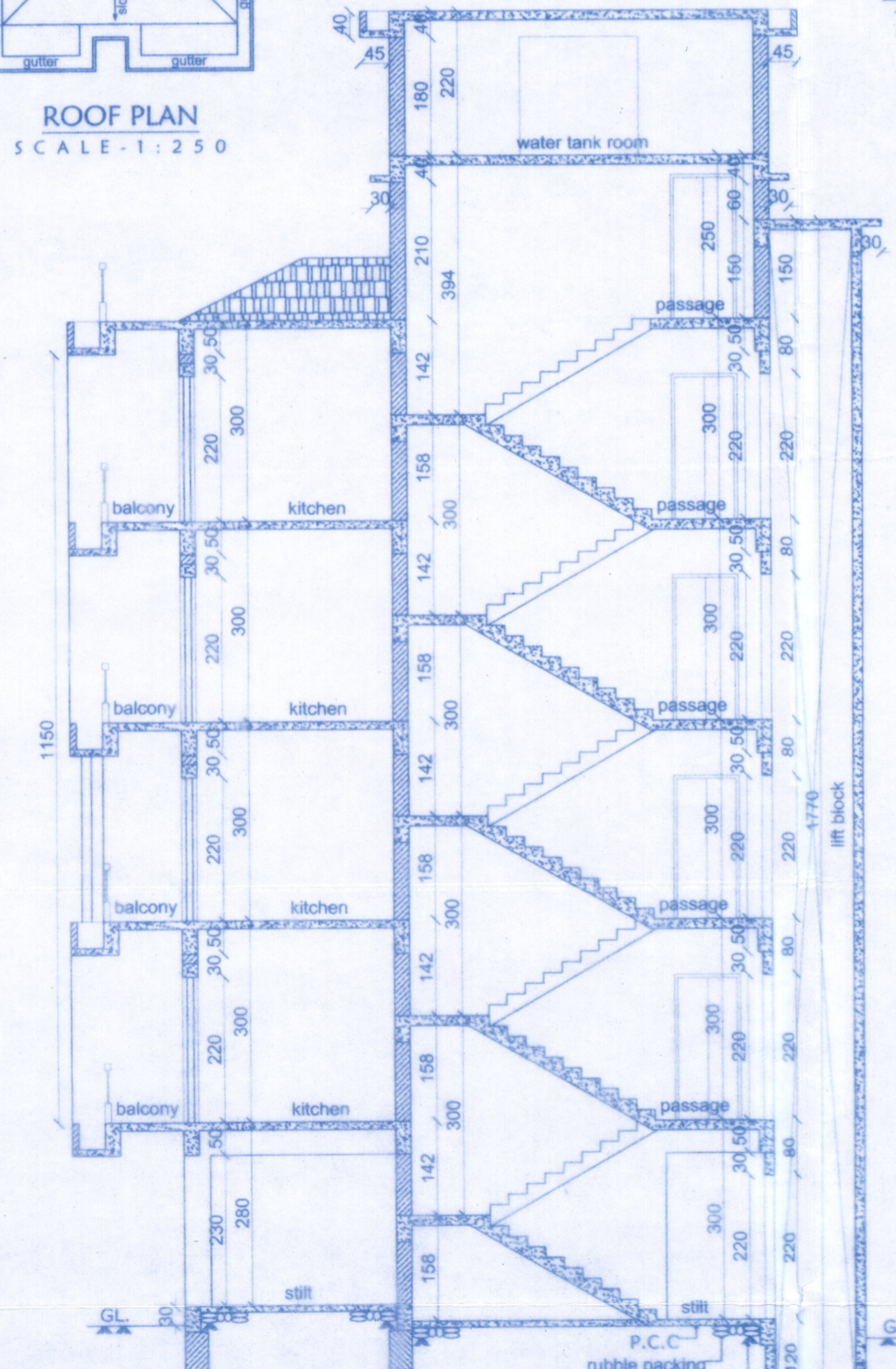
PART DETAIL PLAN OF COMPOUND WALL  
SCALE: 1:50



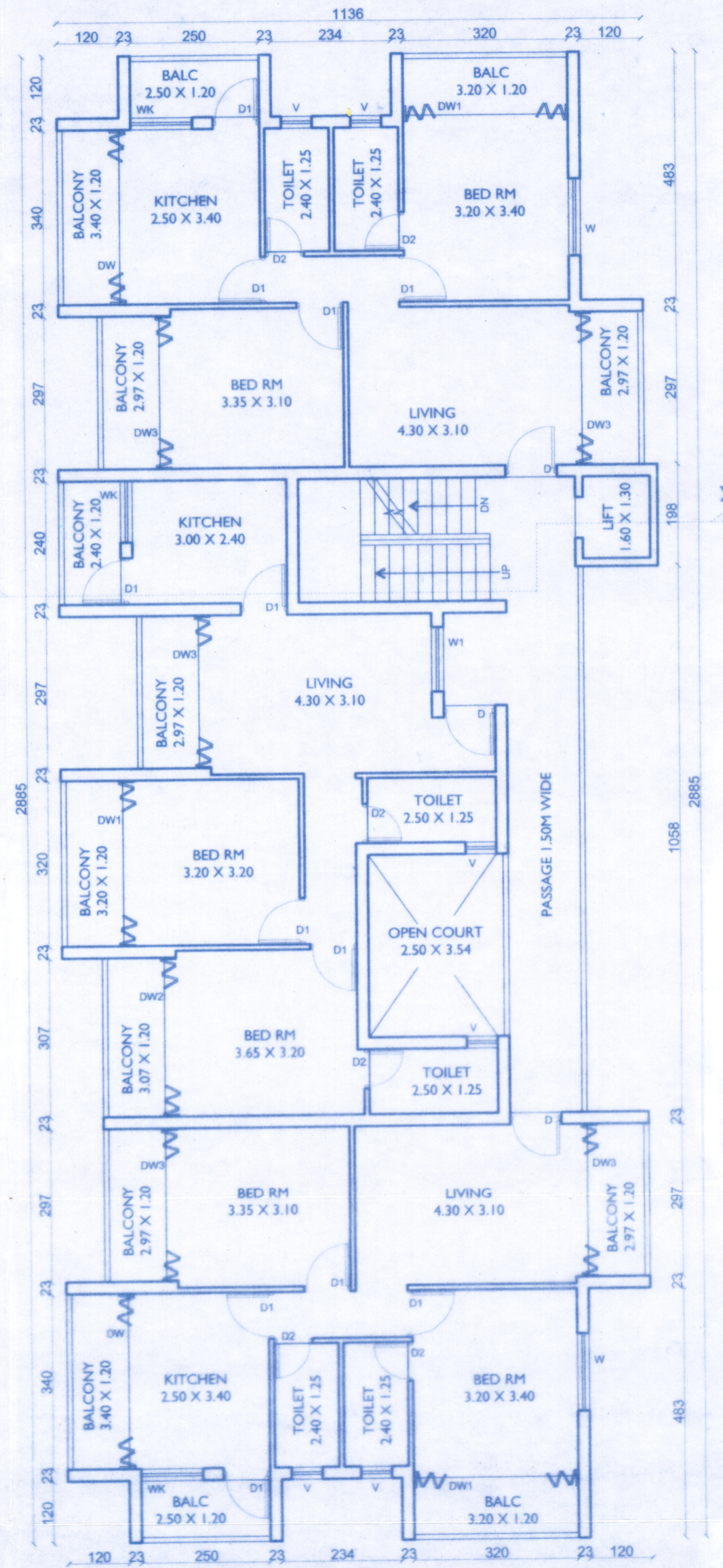
PART DETAIL ELEVATION OF COMPOUND WALL  
SCALE: 1:50



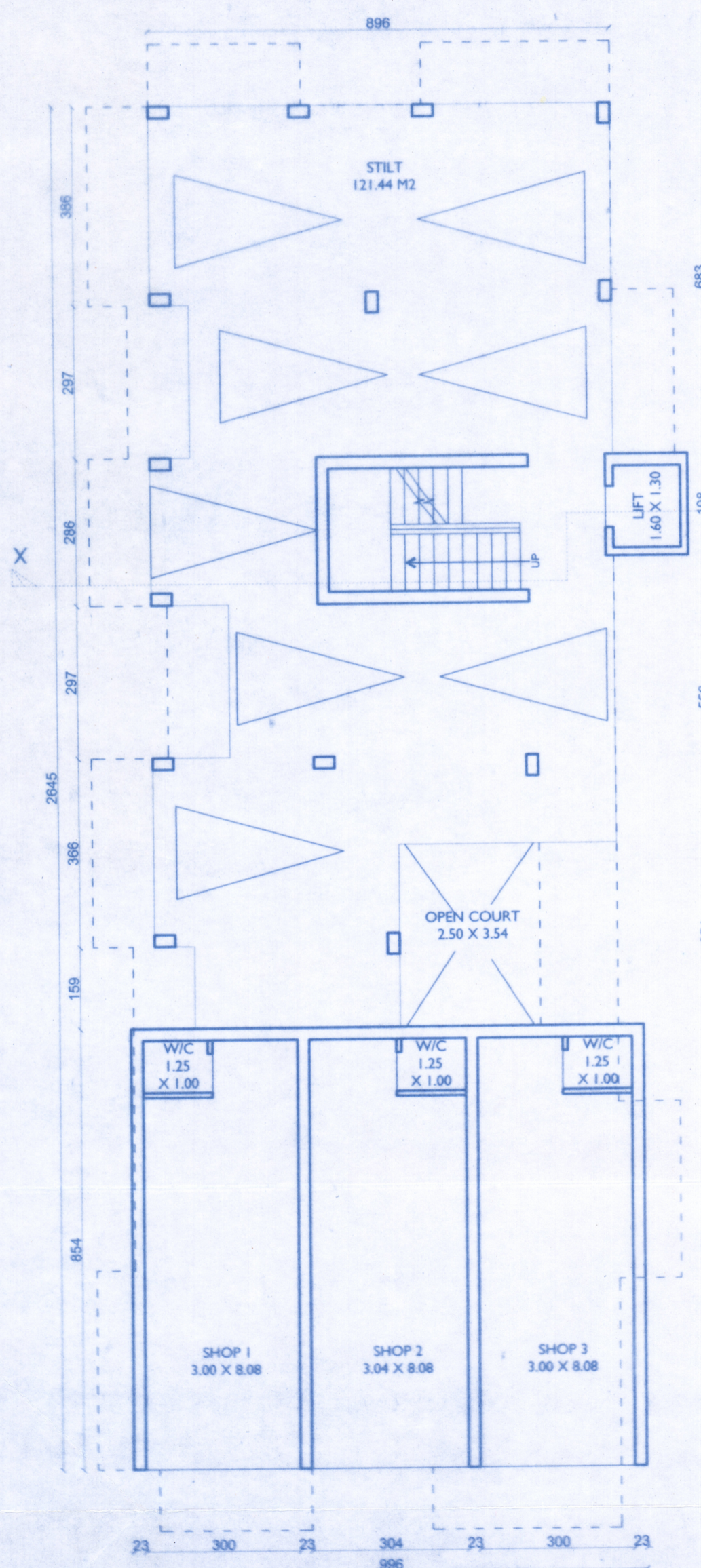
FRONT ELEVATION  
SCALE: 1:100



SECTION AT X-X  
Scale: 1:100

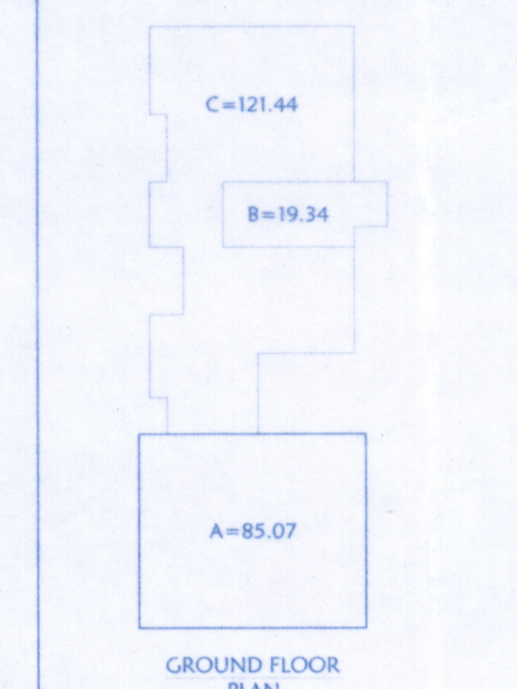


TYPICAL FIRST, SECOND, THIRD & FOURTH  
FLOOR PLAN  
SCALE: 1:100

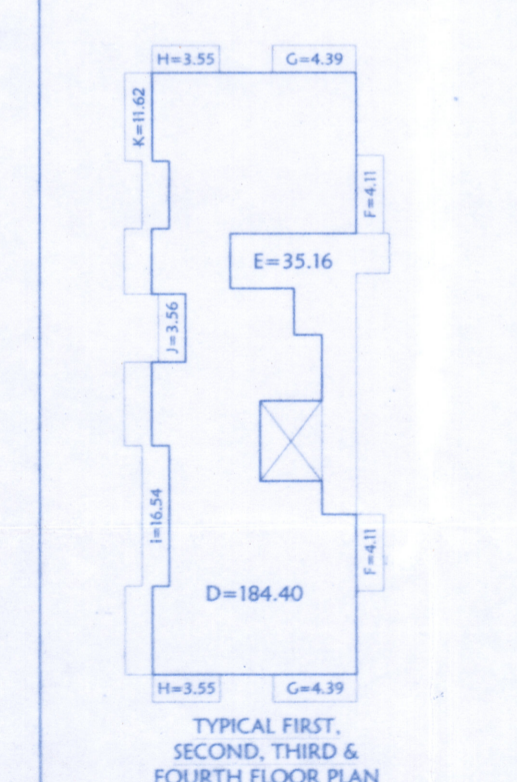


GROUND FLOOR PLAN  
SCALE: 1:100

DOOR WINDOW SCHEDULE	
TYPE	SIZES
D	1.00 X 2.20
D1	0.90 X 2.20
D2	0.75 X 2.20
DW	3.40 X 2.20
DW1	3.20 X 2.20
DW2	3.07 X 2.20
DW3	2.97 X 2.20
W	1.50 X 1.30
W1	1.20 X 1.30
WK	1.20 X 1.30
V	0.60 X 1.00



Area calculation  
ground floor area  
A = 85.07 m<sup>2</sup> (shop)  
B = 19.34 m<sup>2</sup> (stair/lift/pass.)  
C = 121.44 m<sup>2</sup> (stilt)  
Total = 225.85 m<sup>2</sup>



Area calculation  
typical first, second & third floor area  
D = 184.40 m<sup>2</sup>  
E = 35.16 m<sup>2</sup> (stair/lift/pass.)  
F = 2\*4.11 m<sup>2</sup> (balcony)  
G = 2\*4.39 m<sup>2</sup> (balcony)  
H = 2\*3.55 m<sup>2</sup> (balcony)  
I = 16.54 m<sup>2</sup> (balcony)  
J = 3.56 m<sup>2</sup> (balcony)  
K = 11.62 m<sup>2</sup> (balcony)  
Total = 275.38 m<sup>2</sup>

JOB:  
PROPOSED CONSTRUCTION OF COMMERCIAL CUM RESIDENTIAL BUILDING & COMPOUND WALL FOR (1) MR. CHANDRAKANTA PURUSHOTTAM SHET PARKAR, (2) MR. SUBHASH PURUSHOTTAM SHET PARKAR & (3) MR. SURESH PURUSHOTTAM SHET PARKAR IN SURVEY NO. 152/1-B, AT DURGABHAT, PONDA - GOA.

AREA STATEMENT	
01. Area of the plot	= 830.00 M2
02. Deduction for	
a) Area within road widening/proposed (front)	= 34.65 M2
(rear)	= -
(total)	= 34.65 M2
b) Area reserved for any other use	= -
c) Total (a + b)	= 34.65 M2
03. Effective area of plot (01-02)	= 795.35 M2
04. Whether any extra F.A.R is claimed on basis of road widening/prop road if "Yes" state	
a) Area of road widening	= -
b) Whether the land has been gifted to the local body.	= -
05. Area occupied by existing building in the plot.	= -
06. Area of the building to be demolished.	= -
07. Covered area of proposed building.	= 225.85 M2
08. Total covered area (05-06+07).	= 225.85 M2
09. Total coverage.	= 28.39%

Floor reference	use	total built up area m <sup>2</sup>	Area free from F.A.R	Net floor Area m <sup>2</sup>	F.A.R		
ground floor	shop/stilt	225.85	19.34	121.44	85.07		
first floor	residential	275.38	55.82	35.16	184.40		
second floor	residential	275.38	55.82	35.16	184.40		
third floor	residential	275.38	55.82	35.16	184.40		
fourth floor	residential	275.38	55.82	35.16	184.40		
Total		1327.37	223.28	159.98	121.44	822.67	99.11

NOTE- AREA FOR INFRASTRUCTURE TAX = 1205.93 M2

PARKING DETAIL- Parking required = 15 Cars  
Parking provided = 15 Cars

OWNERS' NAME-  
(1) MR. CHANDRAKANTA PURUSHOTTAM SHET PARKAR  
(2) MR. SUBHASH PURUSHOTTAM SHET PARKAR  
(3) MR. SURESH PURUSHOTTAM SHET PARKAR

POA'S NAME-  
MR. SUBHASH PURUSHOTTAM SHET PARKAR

DRWG. NO-01  
SCALE - 1:100, 1:250 & 1:500  
DATE - 19/04/2021

JOB NO - 571-2021  
DRAWN BY - parft

OWNERS' SIGN -

ARCH. SIGN -

JAYESH PHADTE  
architect  
COA REG. NO. : CA/07/21106  
TOP REG. NO.

ARCHITECT & INTERIOR DESIGNER

**JAYESH PHADTE**

Am2, grt, sr, sarthak harmony, behind ponda commerce centre, ponda, goa. e-mail - jayeshphadte@gmail.com