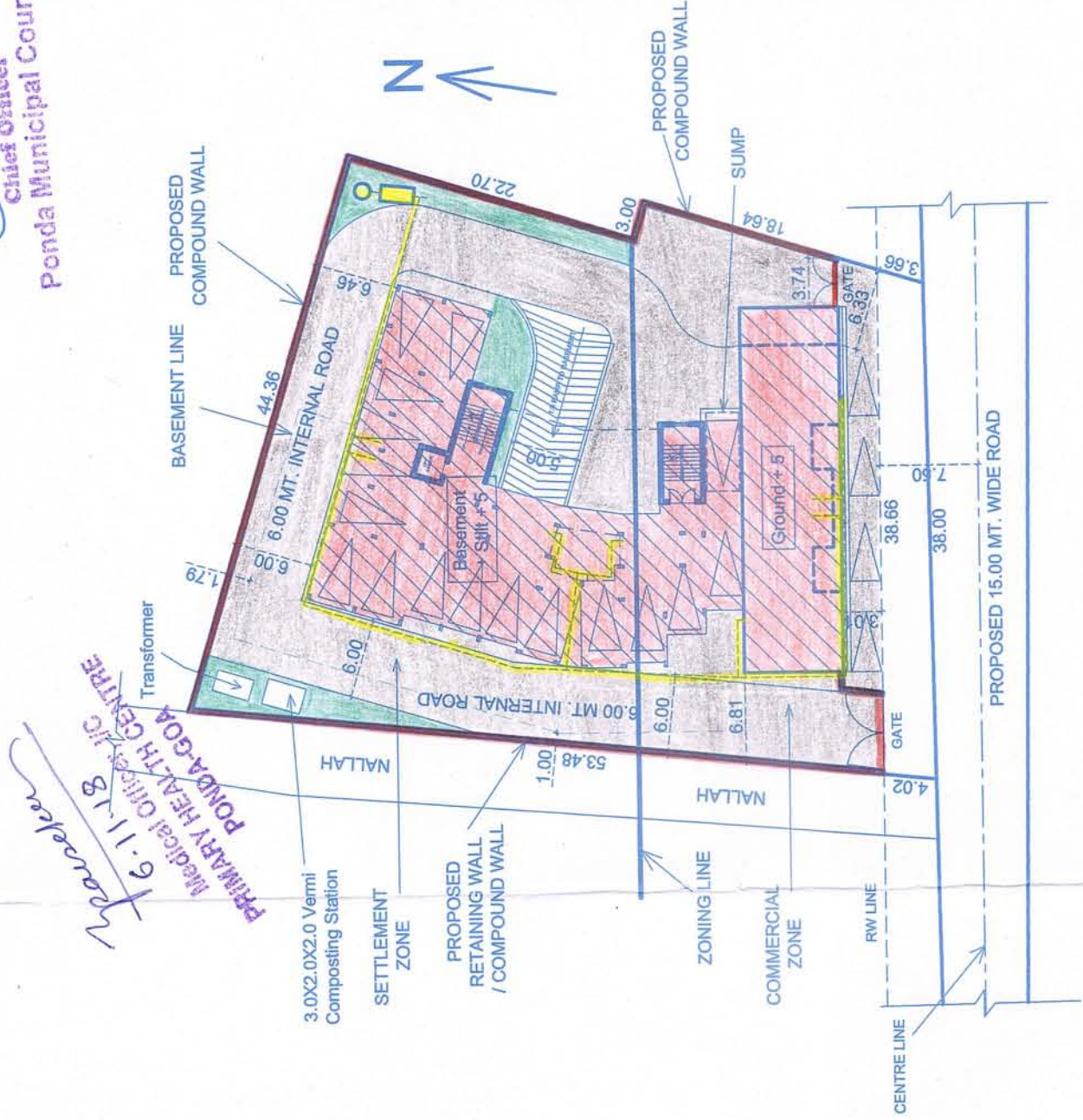
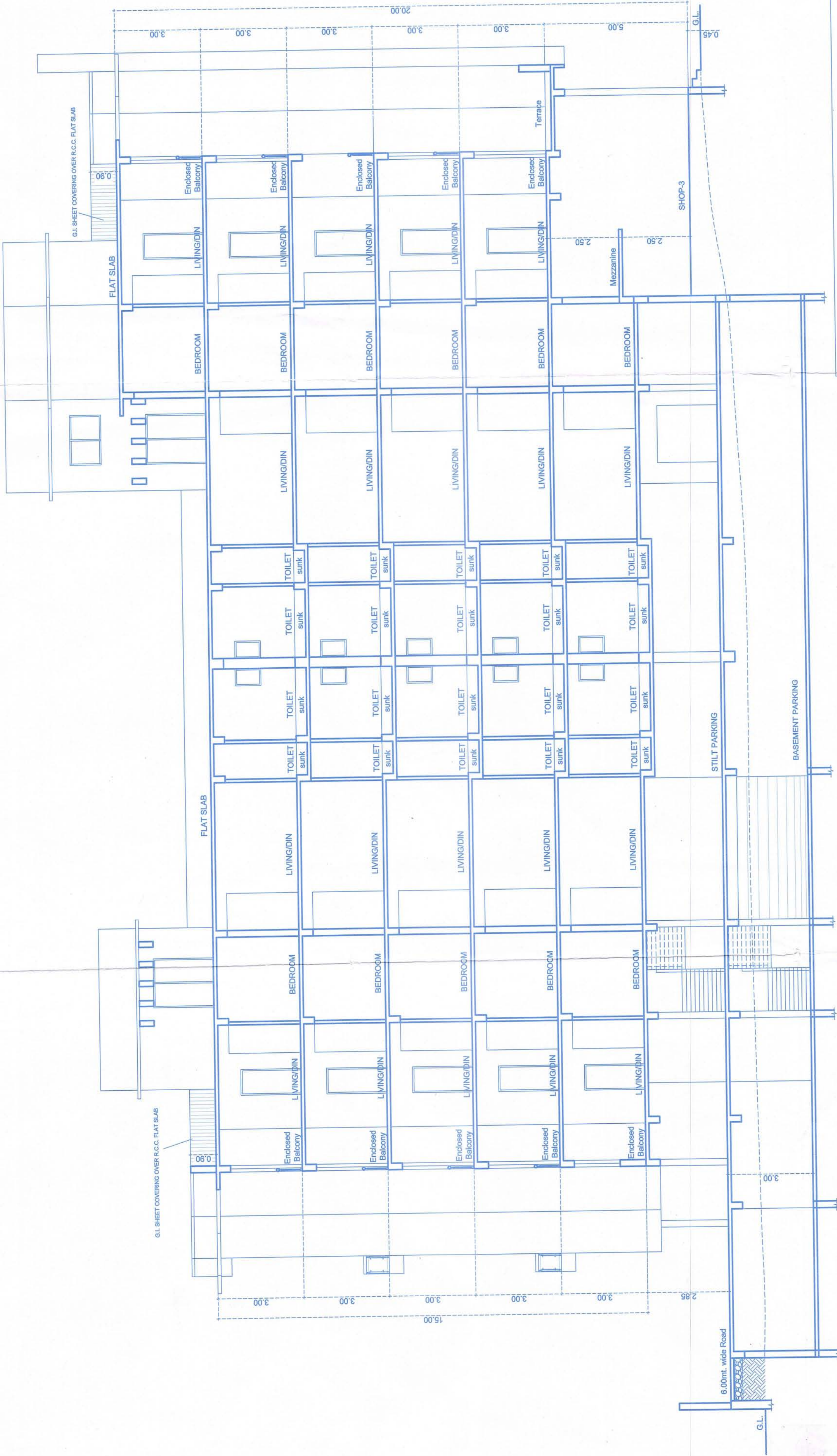




PONDA MUNICIPAL COUNCIL
Approved Vile Lector No. 517/2019-20
Dated: 12/04/2019

City Engineer
Ponda Municipal Council



SITE PLAN
SCALE - 1:500

Joint Development Permission Granted
Subject to Conditions
No. 36PD/2019/119/18-19
Dated: 12/04/2019
For 360-980

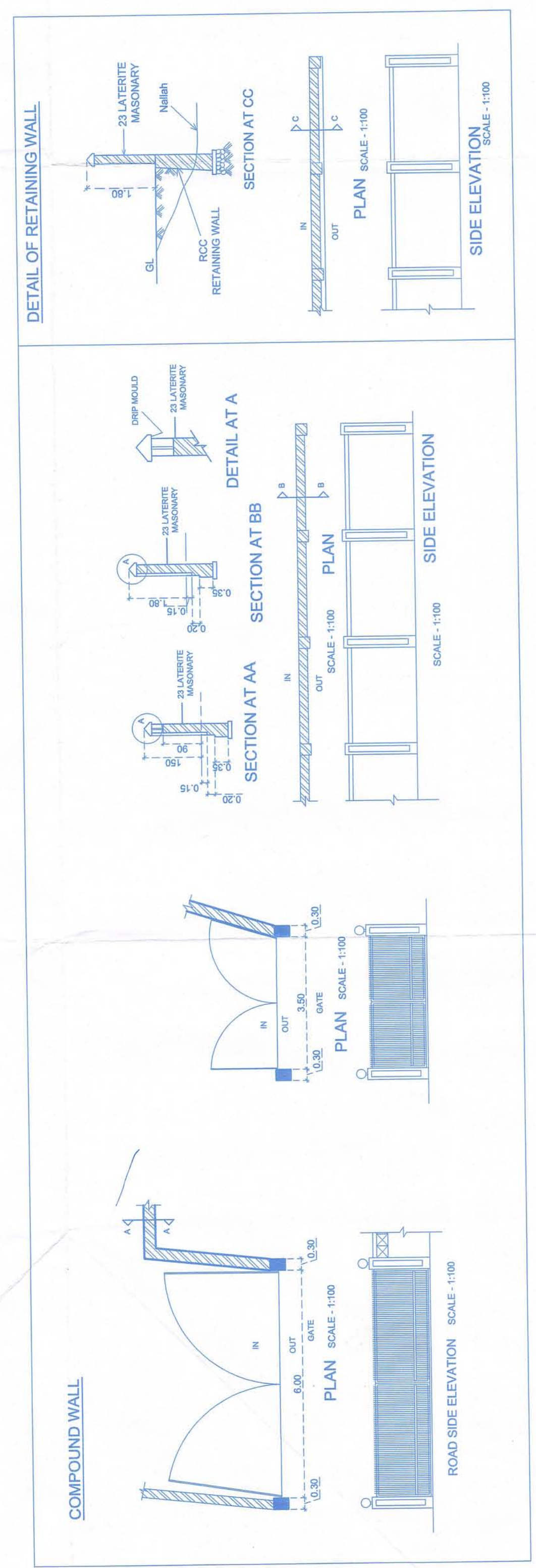
SECTION AT AA SCALE - 1:100

SCHEDULE OF DOORS AND WINDOWS			
TYPE	SIZES	TYPE	SIZES
D	1.00X2.40	W	1.20X1.45
D1	0.90X2.40	W1	0.90X1.45
D2	0.75X2.15	W1	0.90X0.50
D4	2.00X2.40	V	0.60X0.50
FD1	2.80X2.88	V2	0.30X0.8
FD2	3.53X2.88		
FD3	3.40X2.88		
FD4	1.58X2.40		
FD5	2.30X2.40		
FD6	1.95X2.40		
FD7	3.00X2.40		
RS	2.50X4.50		

AREA DETAILS FLOOR WISE			
FLOOR REFERENCE	USE	TOTAL B.U.A. (M ²)	AREA FREE FROM FAR (M ²)
BASEMENT FLOOR	Commercial / Parking	676.75	—
GROUND FLOOR	Commercial / Parking	795.21	—
FIRST FLOOR	Commercial / Parking	572.35	—
SECOND FLOOR	Commercial / Parking	736.68	—
THIRD FLOOR	Commercial / Parking	677.28	—
FOURTH FLOOR	Commercial / Parking	690.30	—
FIFTH FLOOR	Commercial / Parking	472.06	—
RAMP	Commercial / Parking	75.17	—
TOTAL		5373.08	1117.62

AREA DETAILS FLOOR WISE			
FLOOR REFERENCE	USE	TOTAL B.U.A. (M ²)	AREA FREE FROM FAR (M ²)
BASEMENT FLOOR	Commercial / Parking	676.75	—
GROUND FLOOR	Commercial / Parking	795.21	—
FIRST FLOOR	Commercial / Parking	572.35	—
SECOND FLOOR	Commercial / Parking	736.68	—
THIRD FLOOR	Commercial / Parking	677.28	—
FOURTH FLOOR	Commercial / Parking	690.30	—
FIFTH FLOOR	Commercial / Parking	472.06	—
RAMP	Commercial / Parking	75.17	—
TOTAL		5373.08	1117.62

Built Up Area - Stilt area
5373.08 - 474.95 = 4898.13m²



For part of the plot in Commercial Zone
Built Up Area For Infrastructure Tax 264.87M² + 2088.55M² = 2353.42M²
Residential

For part of the plot in Settlement Zone
Built Up Area For Infrastructure Tax 0.00M² + 2544.71M² = 2544.71M²
Residential

ADDITIONAL FLOOR AREAS FREE OF FAR
Add @ 7.5% of FL Area = 2516.00 X 7.5% = 188.70 sqm
AREA UTILISED
Multipurpose Hall For Society Residents Area 26.30 sqm
Society Office Area 12.68 sqm
Lobby Area 86.94 sqm
TOTAL 127.90 sqm

PARKING DETAILS FOR PROPOSED BUILDING			
AREA	USE	AREA	PARKING
UP TO 75 SQ.M	RESIDENTIAL	26.30 NOS.	1.00 X 2.08 = 20.56 NOS.
75 SQ.M - 100 SQ.M	RESIDENTIAL	12.68 NOS.	1.00 X 2.08 = 11.93 NOS.
100 SQ.M - 125 SQ.M	RESIDENTIAL	26.30 NOS.	1.00 X 2.08 = 20.56 NOS.
TOTAL		39.38 NOS.	41 NOS.

AREA STATEMENT	
PLOT AREA	2050.00 M ²
AREA IN RW	143.55 M ²
EFFECTIVE PLOT AREA	1906.45 M ²
COVERED AREA	736.14 M ²
PERMISSIBLE COVERAGE @ 40%	762.58 M ²
COVERAGE CONSUMED	38.61 %
BUILT UP AREA	
B.U.A. ON BASEMENT FLOOR	676.75 M ²
B.U.A. ON GROUND FLOOR + Shop Mazzanine	795.21 M ²
B.U.A. ON UPPER GROUND FLOOR	572.35 M ²
B.U.A. ON FIRST FLOOR	736.68 M ²
B.U.A. ON SECOND FLOOR	677.28 M ²
B.U.A. ON THIRD FLOOR	690.30 M ²
B.U.A. ON FOURTH FLOOR	677.28 M ²
B.U.A. ON FIFTH FLOOR	472.06 M ²
TOTAL B.U.A.	5297.91 M ²
RAMP	75.17 M ²
TOTAL B.U.A. with RAMP	5373.08 M ²
AREA UNDER DIFFERENT ZONES	
AREA UNDER SETTLEMENT ZONE (S1)	1118.00 M ²
AREA UNDER COMMERCIAL ZONE (C2)	932.00 M ²
TOTAL	2050.00 M ²
MAXIMUM PERMISSIBLE FLOOR AREA	
AREA UNDER SETTLEMENT ZONE (1118.00 X 1)	1118.00 M ²
AREA UNDER COMMERCIAL ZONE (932.00 X 1.5)	1398.00 M ²
TOTAL	2516.00 M ²
FLOOR AREA	
FLOOR AREA ON BASEMENT FLOOR	2.07 M ²
FLOOR AREA ON GROUND FLOOR	207.87 M ²
FLOOR AREA ON UPPER GROUND FLOOR	299.53 M ²
FLOOR AREA ON FIRST FLOOR	455.08 M ²
FLOOR AREA ON SECOND FLOOR	455.08 M ²
FLOOR AREA ON THIRD FLOOR	455.08 M ²
FLOOR AREA ON FOURTH FLOOR	455.08 M ²
FLOOR AREA ON FIFTH FLOOR	171.26 M ²
TOTAL FLOOR AREA	2501.10 M ²
FLOOR AREA CONSUMED	
@ 15% OF 2516.00 M ²	1398.00 M ²
AND	1103.10 M ²
TOTAL FLOOR AREA CONSUMED	2501.10 M ²
F.A.R. PERMISSIBLE @ 122.73%	2516.00 M ²
F.A.R. CONSUMED	122.00
SHOP AREA (F.A.R.)	205.80 M ²

DATE - 19-04-18 SHEET NO. 1/6

SCALE - 1:100, 1:200 & 1:500

ARCHITECT

AR. SIDDHARTH D. NAIK
201 - A, MATHIAS PLAZA
PANAJI - GOA 403 001
Rsg. No : AR/0027/2010

OWNER

For SUMIT WOODS LIMITED
Authorized Signatory

NOTE : ALL DIMENSION ARE IN CMS. & MTS.

PROPOSED RESIDENTIAL BUILDING
ON PLOT BEARING SURVEY NO.
199/1-A, SITUATED AT PONDA
VILLAGE, PONDA TALUKA, GOA

M/S ULYSIS

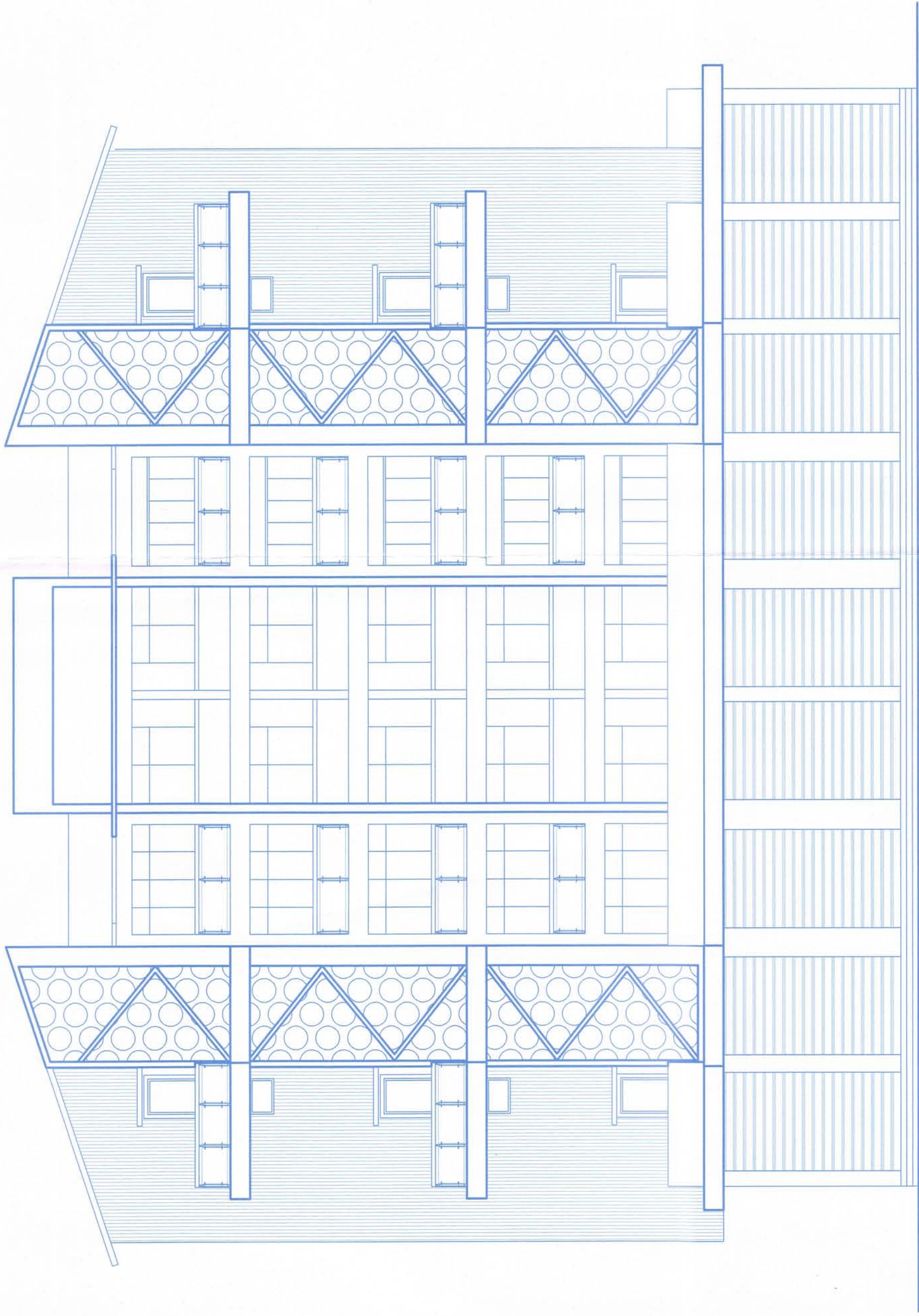
PROJECT NO. ULYSIS/2019/001
PANJIM - GOA 403001
PH - 91 832 2421560
e-mail : ulysis@gmail.com



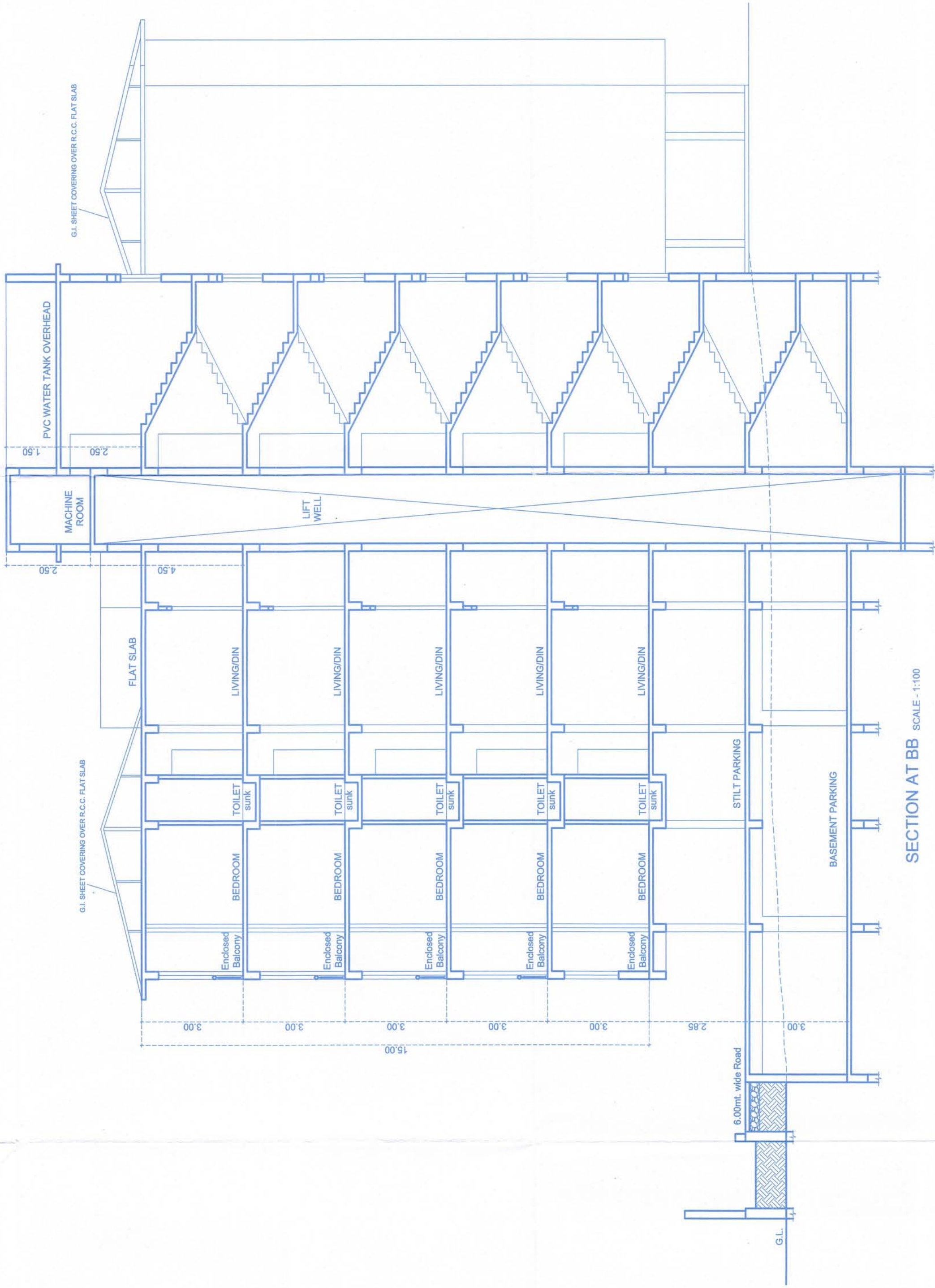
PONDA MUNICIPAL COUNCIL
Approved Vide Letter No. 01/2013-20
Dated: 12/04/2019

[Signature]
CHIEF OFFICER
Ponda Municipal Council

Development - "Mithasana Granho"
Subject to Conditions "Mithasana Granho"
No. 8000/19/18-19
Dated: 04/07/2018
[Signature]
CHIEF OFFICER



FRONT ELEVATION SCALE - 1:100



SECTION AT BB SCALE - 1:100

DATE - 19-04-18 SHEET NO. 2 / 6

SCALE - 1:100, 1:200 & 1:500

ARCHITECT

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

OWNER

For SUMIT WOODS LIMITED

[Signature]
Authorized Signatory

NOTE : ALL DIMENSION ARE IN CMS. & MTS.

PROPOSED RESIDENTIAL BUILDING
ON PLOT BEARING SURVEY NO.
19971-A, SITUATED AT PONDA
VILLAGE, PONDA TALUKA, GOA

M/S ULYSIS

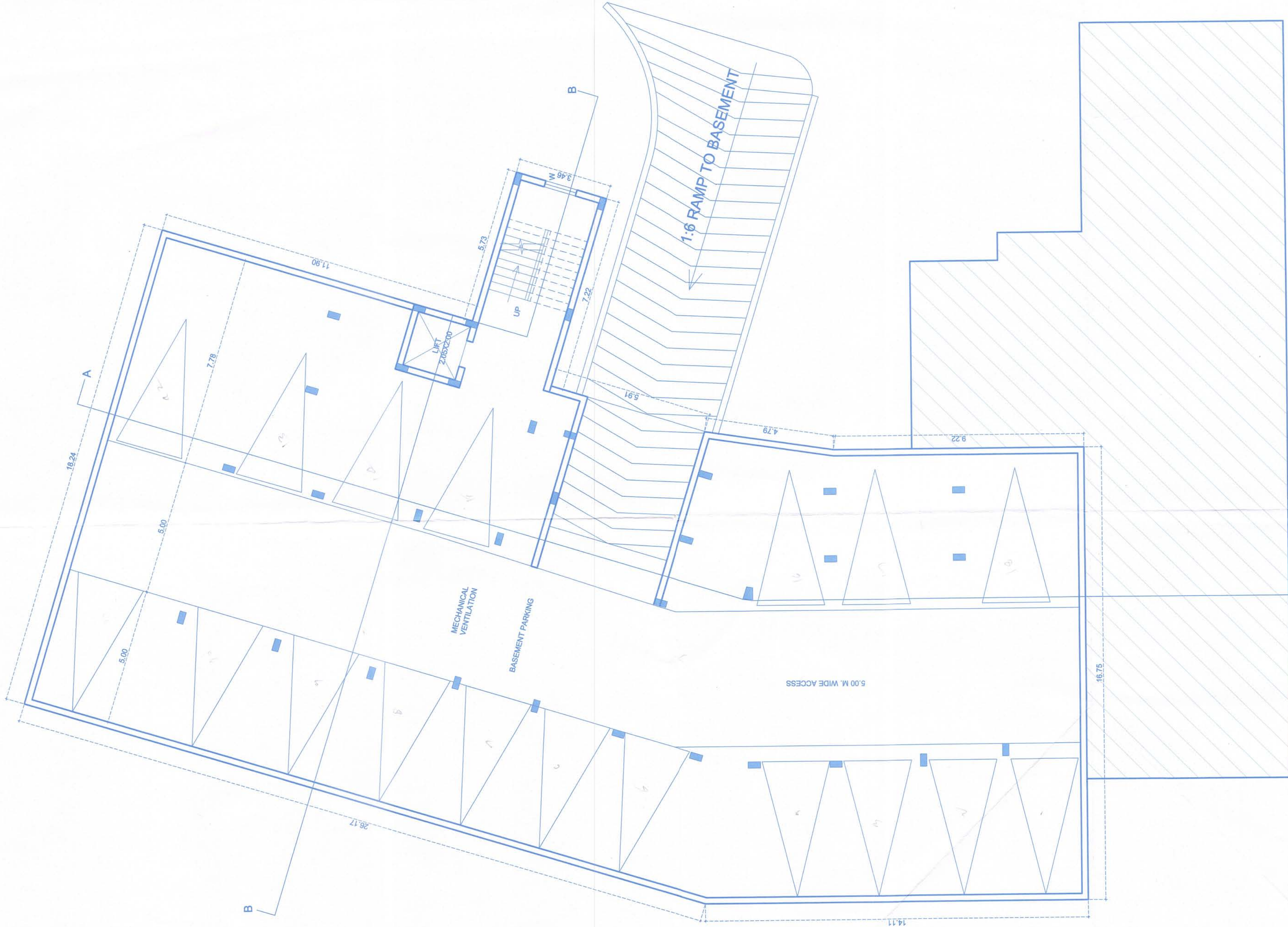
ARCHITECTURAL, INTERIOR & LANDSCAPE CONSULTANTS
201 - A, SECOND FLOOR, MATHIAS PLAZA,
PANAJIM - GOA 403001
PH. - 91 832 2421950
e-mail: ulysis.pond@gmail.com



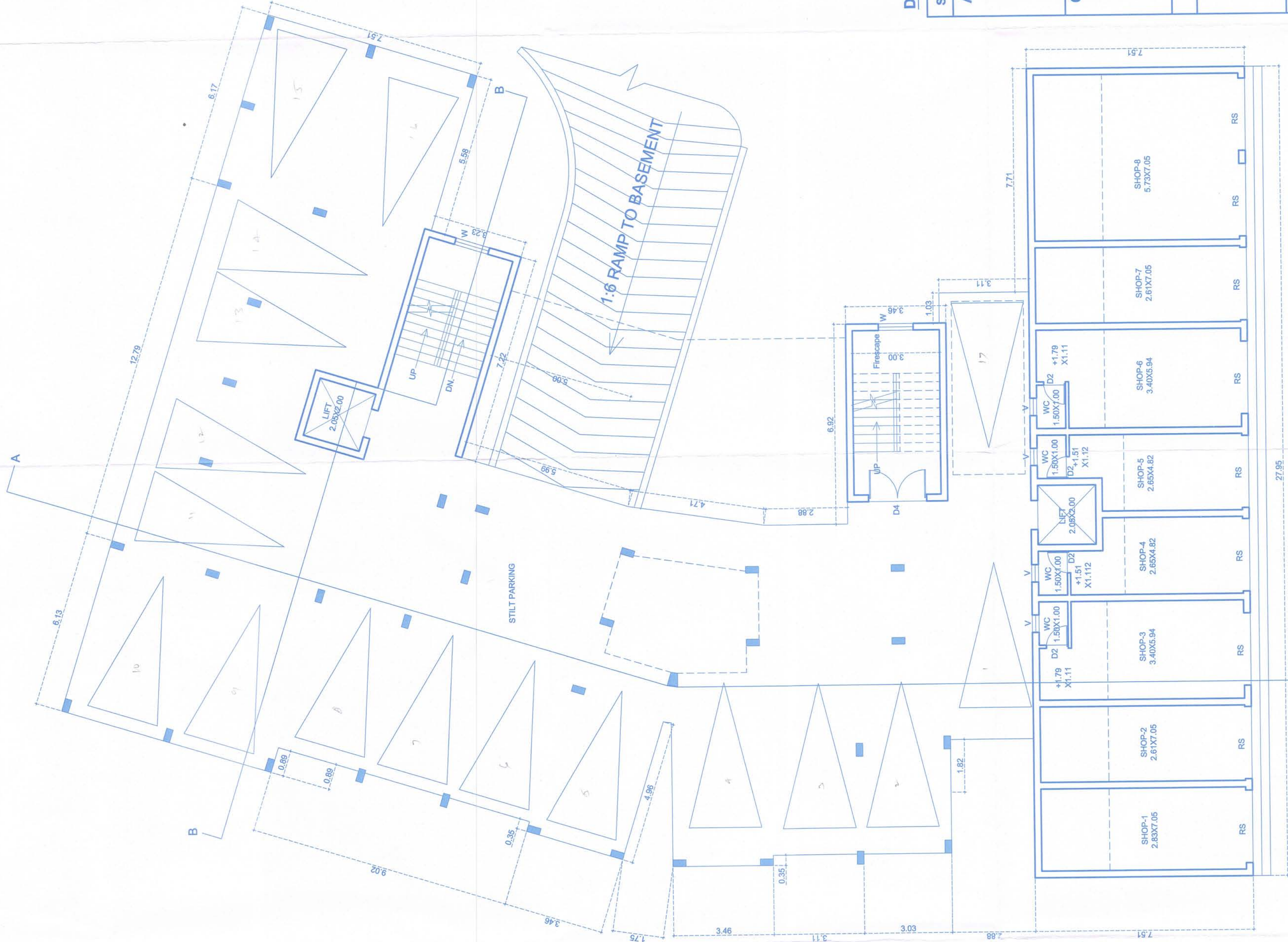
PONDA MUNICIPAL COUNCIL
Approved Vide Letter No. 01/2019-20
Dated: 12/12/2019

Char. Office
Ponda Municipal Council

Revised/Amended/Permitted/Granted
Subject to Conditions
No. SC/2019/118-19
Dated: 04/10/2019
By: *[Signature]*
"For Approval"



BASEMENT FLOOR PLAN SCALE:-1:100



GROUND FLOOR PLAN SCALE:-1:100

SCHEDULE OF DOORS AND WINDOWS				
TYPE	SIZES	TYPE	SIZES	
D	1.00X2.40	W	1.20X1.45	
D1	0.90X2.40	W0	0.90X1.45	
D2	0.75X2.15	W1	0.90X0.60	
D4	2.00X2.40	V	0.60X0.90	
FD1	2.80X2.88	V2	0.30X1.10	
FD2	3.53X2.88			
FD3	3.40X2.88			
FD4	1.58X2.40			
FD5	2.30X2.40			
FD6	1.95X2.40			
FD7	3.00X2.40			
RS	2.50X4.50			

DATE - 19-04-18 SHEET NO. 3 / 6

SCALE - 1:100, 1:200 & 1:500

ARCHITECT

Mr. SIDDHARTH D. NAIK
201 - A, MATTHIAS PLAZA,
PANJIM - GOA 403001
REG. NO. : AR/0227/2010

OWNER

For SUMIT WOODS LIMITED
[Signature]
Authorized Signatory

NOTE : ALL DIMENSION ARE IN CMS. & MTS.

PROPOSED RESIDENTIAL BUILDING
ON PLOT BEARING SURVEY NO.
199/1-A, SITUATED AT PONDA
VILLAGE, PONDA TALUKA, GOA

M/S ULYSIS

201 - A SECOND FLOOR, MATTHIAS PLAZA,
PANJIM - GOA 403001
PH - 91 832 2421950
e-mail : ulysis.pond@gmail.com



Approved Vide Letter No. 01/2019-20
Dated. 12/04/2019.


Chief Officer
Honda Municipal Council

SCHEDULE OF DOORS AND WINDOWS				
	TYPE	SIZES	TYPE	SIZES
	D	1.00X2.40	W	1.20X1.45
	D1	0.90X2.40	W0	0.90X1.45
	D2	0.75X2.15	W1	0.90X0.60
	D4	2.00X2.40	V	0.60X0.90
	FD1	2.80X2.88	V2	0.30X0.4
	F02	3.63X2.88		
	F03	3.40X2.88		
	F04	1.58X2.40		
	F05	2.30X2.40		
	F06	1.95X2.40		
	F07	3.00X2.40		
	RS	2.50X4.50		

DATE - 19-04-18

SCALE - 1:100, 1:200 & 1:500

ARCHITECT

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

OWNER

WOODS LIMITED
Authorized Signatory

NOTE : ALL DIMENSION ARE IN CMS. & MTS.

PROPOSED RESIDENTIAL BUILDING
ON PLOT BEARING SURVEY NO.
199/1-A, SITUATED AT PONDA
WILLAGE, PONDATALIKA, GOA

M/S ULYSIS
ARCHITECTURAL INTERIOR & LANDSCAPE CONSULTANTS
#201 - A, SECOND FLOOR, MATHIAS PLAZA
PANJIM - GOA 403001
PH. - 91 832 2421950
E-MAIL - ulysis.arch@rediffmail.com



1ST FLOOR PLAN



UPPER GROND FLOOR PLAN



PONDA MUNICIPAL COUNCIL
Approved Vide Letter No. 0122/19-20
Dated: 12/04/2019

Subject to Council's
No. 0122/19-20
Dated: 12/04/2019

Chief Engineer
Ponda Municipal Council



SCHEDULE OF DOORS AND WINDOWS			
TYPE	SIZES	TYPE	SIZES
D	1.00X2.40	W	1.20X1.45
D1	0.80X2.40	W0	0.90X1.45
D2	0.75X2.15	W1	0.90X0.90
D4	2.00X2.40	V	0.60X0.90
FD1	2.80X2.88	V2	0.30X0.60
FD2	3.53X2.88		
FD3	3.40X2.88		
FD4	1.50X2.40		
FD5	2.30X2.40		
FD6	1.95X2.40		
FD7	3.00X2.40		
RS	2.50X4.50		

DATE - 19-04-18 SHEET NO. 5 / 6

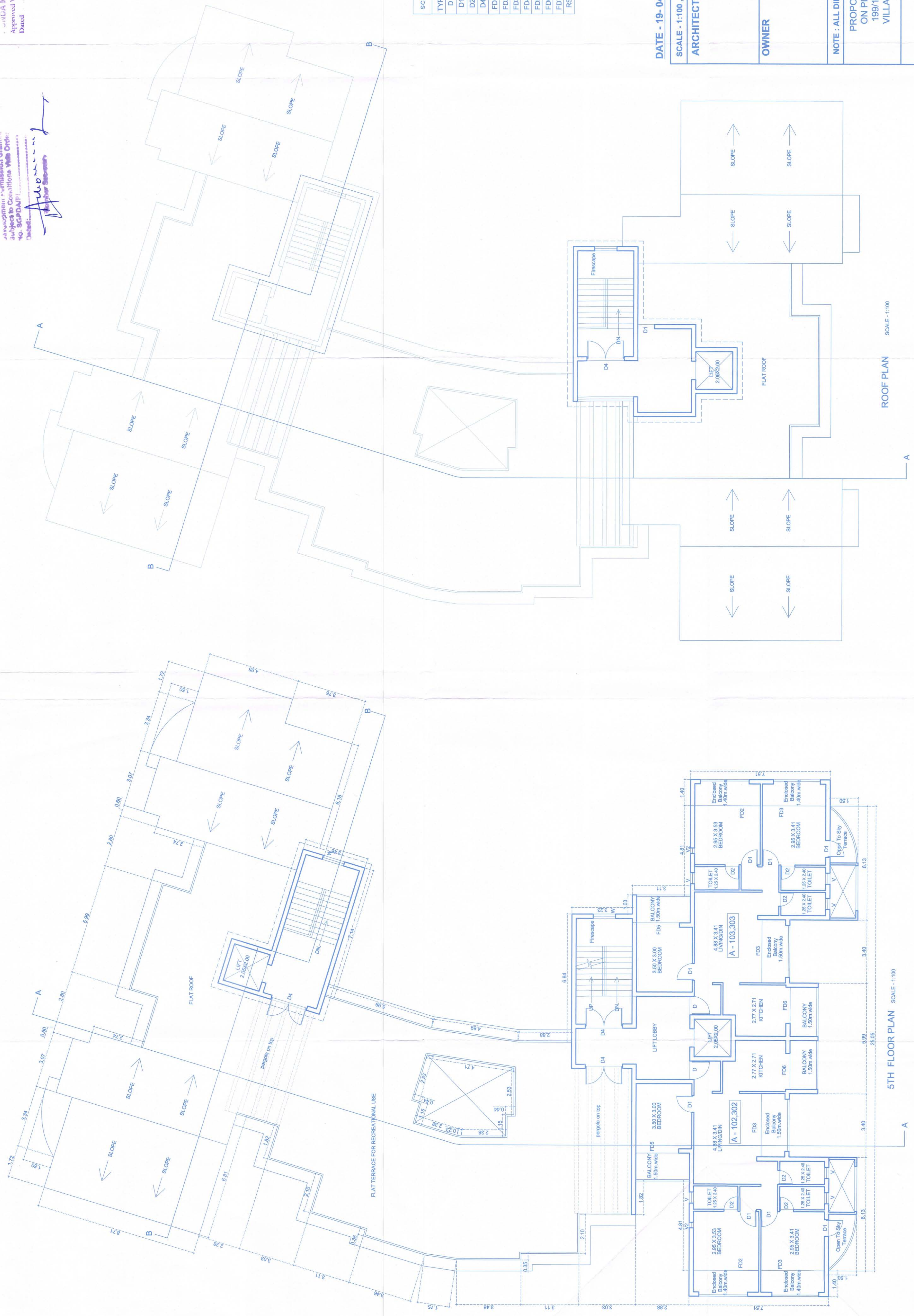
SCALE - 1:100, 1:200 & 1:500	ARCHITECT
AS. SIDDHARTH D. NAIK 201-A, MATHIAS PLAZA PANAJI - GOA 403 001 Reg. No: AR/0027/2010	
OWNER	For SUMIT WOODS LIMITED Authorized Signatory
NOTE: ALL DIMENSION ARE IN CMS. & MTS.	
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING SURVEY NO. 199/1-A, SITUATED AT PONDA VILLAGE, PONDA TALUKA, GOA	
M/S ULYSIS #201 - A SECOND FLOOR, MATHIAS PLAZA, PANJIM - GOA 403001 PH - 91 832 2421950 email: ulysis.pond@gmail.com	



PONDA MUNICIPAL COUNCIL
Approved Visa Letter No. 172017-20
Dated 12-04/2017

Approved
Subject to Conditions
10-SCDAP

Chief Officer
Ponda Municipal Council



SCHEDULE OF DOORS AND WINDOWS				
TYPE	SIZES	TYPE	SIZES	
D	1.00X2.40	W	1.20X1.45	
D1	0.90X2.40	W0	0.90X1.45	
D2	0.75X2.15	W1	0.90X0.60	
D4	2.00X2.40	V	0.60X0.90	
FD1	2.80X2.88	V2	0.30dia	
FD2	3.53X2.88			
FD3	3.40X2.88			
FD4	1.59X2.40			
FD5	2.30X2.40			
FD6	1.95X2.40			
FD7	3.80X2.40			
FS	2.50X4.50			

DATE - 19-04-18 SHEET NO. 6 / 6

SCALE - 1:100, 1:200 & 1:500

ARCHITECT

AR. SIDDHARTH D. NAIK
201 - A, MATHIAS PLAZA
PANJIM - GOA 403 001
Reg. No : AR/027/2010

OWNER

For SUMIT WOODS LIMITED
Authorized Signatory

NOTE : ALL DIMENSION ARE IN CMS. & MTS.

PROPOSED RESIDENTIAL BUILDING
ON PLOT BEARING SURVEY NO.
199/1-A, SITUATED AT PONDA
VILLAGE, PONDA TALUKA , GOA

M/S ULYSIS

ARCHITECTURAL, INTERIOR & LANDSCAPE CONSULTANTS
201 - A, SECOND FLOOR, MATHIAS PLAZA,
PANJIM - GOA 403001
PH. - 91 832 2421950
e-mail : ulysis.goa@gmail.com