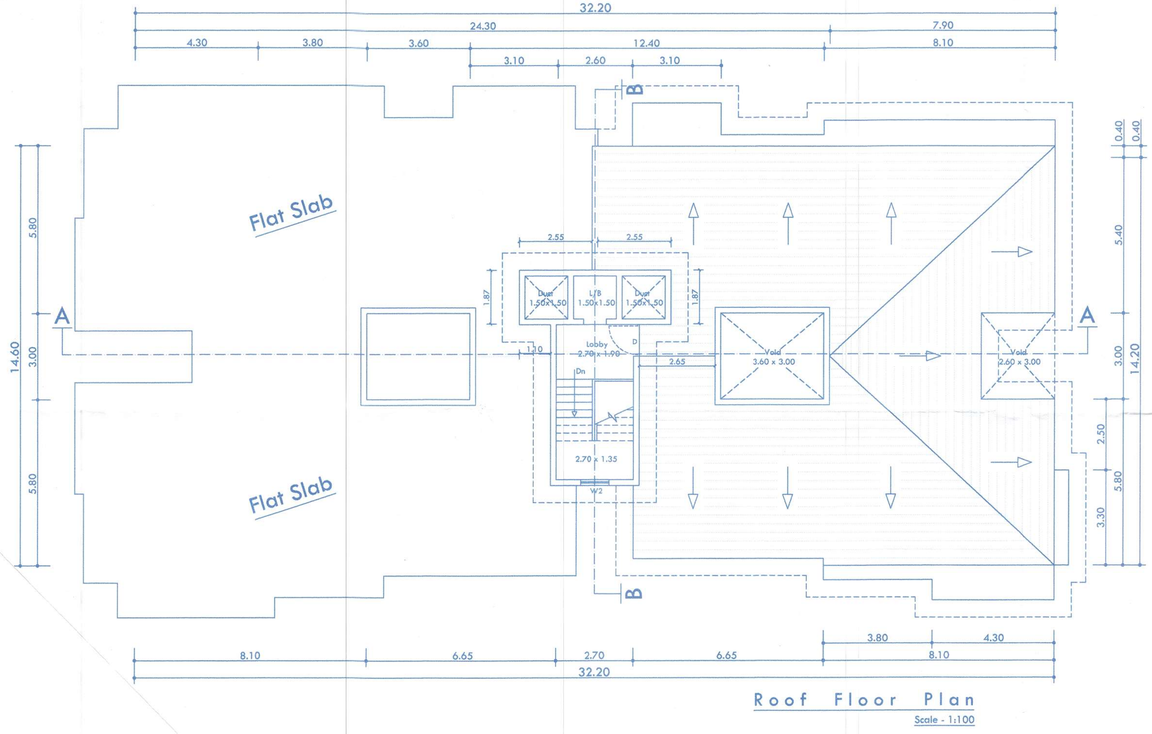
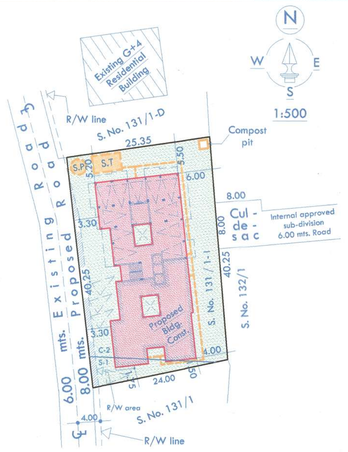
DETAILS OF AREA AND USE FLOORWISE

Sr. No.	Floors Ref.	Use of the floor	Total B. U. Area	Less for stilt parking.	Less for lift block	Net BUA	Area Free of F.A.R. S/C	Lift block	Ver.	Balc.	7.50 %	Total of area free of area	Net floor area	FAR
1.	Lower Gr. Fl.	Stilt prkng	213.662	182.653	-----	31.009	14.674	3.23	-----	-----	TR 11.40 Lobby 1.705	31.009	00.00	0.00
2.	1 st Fl. Upp. gr. fl.	Res. / Stilt prkng	445.692	149.5575	3.23	292.9045	14.674	-----	11.625	49.663	TR 12.50 Lobby 9.454 society office 12.1275	110.0435	182.86	19.345
3.	2 nd Fl. / 1 st Fl.	Res. / Res.	481.132	-----	3.23	477.902	14.404	-----	-----	89.77	Lobby 17.585	121.759	356.143	37.098
4.	3 rd Fl. / 2 nd Fl.	Res. / Res.	481.132	-----	3.23	477.902	14.404	-----	-----	89.77	Lobby 17.585	121.759	356.143	37.098
5.	4 th Fl. / 3 rd Fl.	Res. / Res.	481.132	-----	3.23	477.902	14.404	-----	-----	89.77	Lobby 17.585	121.759	356.143	37.098
6.	----- 4 th Fl.	Roof. / Res.	248.909	-----	3.23	245.679	15.045	-----	-----	40.115	Lobby 5.9015 FAR 3.3635	61.0615	181.254 + 3.3635	18.88
7.	Roof floor	Staircase block Roof.	21.241	-----	3.23	18.011	16.866	-----	-----	-----	1.145	18.011	00.00	00.00
8.			2372.90	332.2105	19.38	2021.3095	104.471	3.23	11.625	359.088	106.988	585.402	1435.9065	149.57



Roof Floor Plan

Scale - 1:100



SITE PLAN

AREA STATEMENT

1.	Total area of the plot (S. No. 131/1-I)	= 980.00 M²
2.	Area under C-2 ZONE	= 920.00 M²
3.	Area under S-1 ZONE	= 60.00 M²
4.	Less area for R/W	= 40.00 M²
5.	∴ Net effective area	= 940.00 M²
6.	Permissible coverage	= 40 %
7.	Permissible FAR	= 150 & 100
8.	∴ Permissible coverable area	= 376.00 M²
9.	& Permissible floor area	= 1440.00 M²
10.	Proposed covered area	= 370.467 M²
11.	∴ Proposed coverage	= 39.411 %
12.	Proposed floor area floor wise :-	
a.	Lower gr. floor	= 00.00 M²
b.	Partly First floor / partly upp. gr. floor	= 182.56 M²
c.	Partly Second floor / partly First floor	= 356.143 M²
d.	Partly Third. floor / partly Second floor	= 356.143 M²
e.	Partly Fourth floor / partly Third floor	= 356.143 M²
f.	Partly Fourth floor	= 181.254 M²
13.	Total floor area on all the floors	= 1435.9065 M²
14.	∴ Proposed FAR	= 149.57

Area under C-2 ZONE = 920.00 M²

Area under S-1 ZONE = 60.00 M²

As such permissible floor area

C-2 = 1380.00 M²

S-1 = 60.00 M²

1440.00 M²

The proposed floor area = 1435.9065 M²

As such corresponding built up area on the basis of C-2 zone = 1380.00 X 2021.3095 / 1440.00 = 1937.088 M²

and on the basis of S-1 zone = 60.00 X 2021.3095 / 1440.00 = 84.22 M²

∴ The infrastructure tax payable

= 1937.088 x 1200/- = 23,24,505.60

= 84.22 x 350/- = 29,477.00

Total Rs. 23,53,982.60

say Rs. 23,53,983.00

SCHEDULES OF OPENINGS Mts.

DOORS	D	1.10	X 2.20	WINDOWS	W 1.20 X 1.20
	D1	0.90	X 2.20		W1 1.00 X 1.20
	D2	0.75	X 2.20		W2 1.00 X 1.50
				VENTS.	V 0.70 X 0.90

Municipality Licence

PONDA MUNICIPAL COUNCIL

Approved vide No. CONSTLIC/PONDA/2025-2026/9

Dated 01/12/2025

Municipal Engineer Chief Officer

PDA Approval

Development Permission Granted Subject To Conditions Vide Order No SGPDA/PL/3362/75/25-26 Dated 19/06/2025

Member Secretary S.G.P.D.A. MARGAO-GOA.

Health NOC

Title.

Plan showing the details of roof plan, site plan & the area statement for Proposed Residential building in the property bearing S. No. 131/1-I of Ponda Village of Ponda Taluka Goa.

For. Mr. Anthony M. G. Fernandes

For. Ms. Anita Joysena Fernandes

For. Mr. Cedric J. Goes

For. Mrs. Shainy Paulose &

For. Mrs. Milagrina Fernandes

Sign of Owners.

Mr. Anthony M. G. Fernandes

Ms. Anita Joysena Fernandes

Mr. Cedric J. Goes

Mrs. Shainy Paulose

Mrs. Milagrina Fernandes

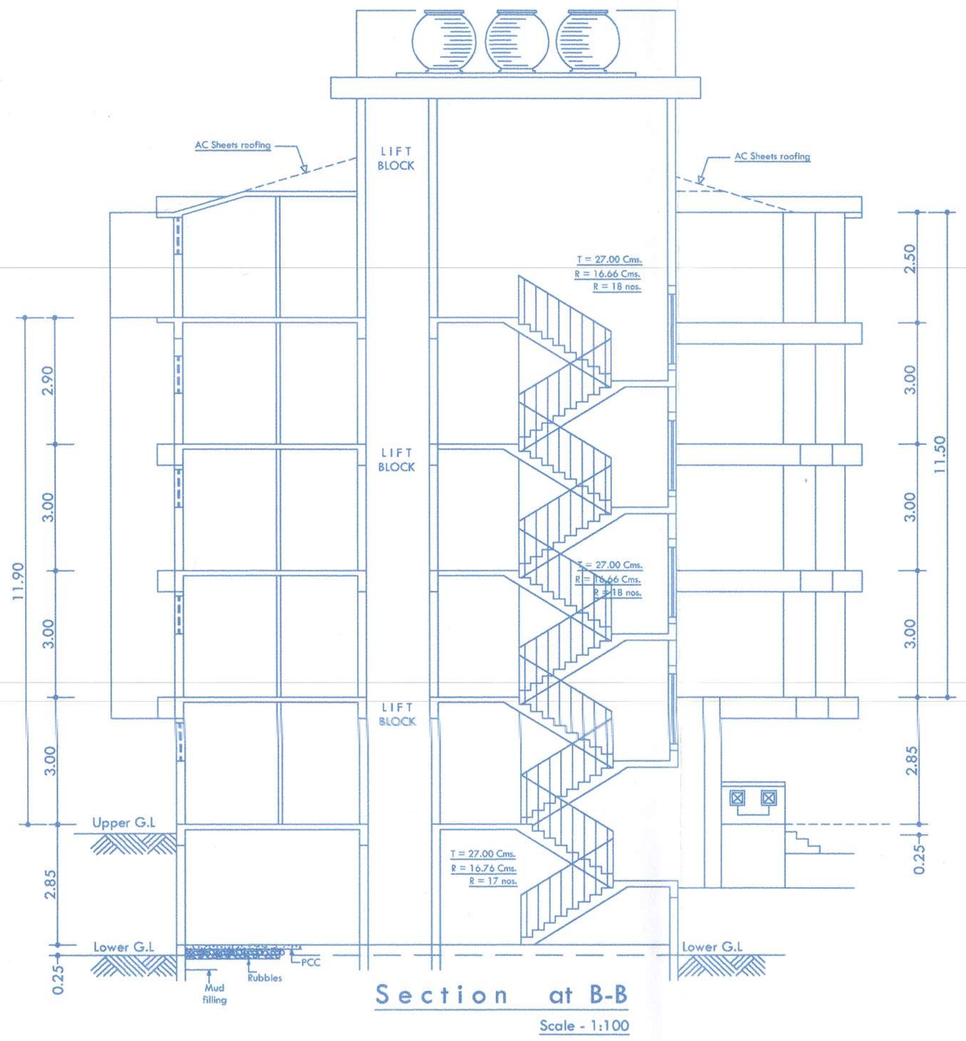
Sign of Engineer.

AUXILIO RODRIGUES
B.E. Civil (Hons)
Reg. No. PWD/ENGR. 299/92
Dongri, Assonora,
Bardez, Goa 403 503
TCP Reg. No. SE/0002/2019

Ephesians 4, 1-13 | Psalms 47, 2-9 | Gospel of Mark 16, 15-20

Front Elevation

Scale - 1:100



Section at B-B

Scale - 1:100

Municipality Licence

PONDA MUNICIPAL COUNCIL

Approved vide No. CONSTLIC/PONDA/ 2025-2026/ 8

Dated 01/12/2025

Municipal Engineer

Chief Officer

PDA Approval

Development Permission Granted Subject To Conditions Vide Order No SGPDA/P/ 3362/ 75 25-26 Dated 19/06/2025

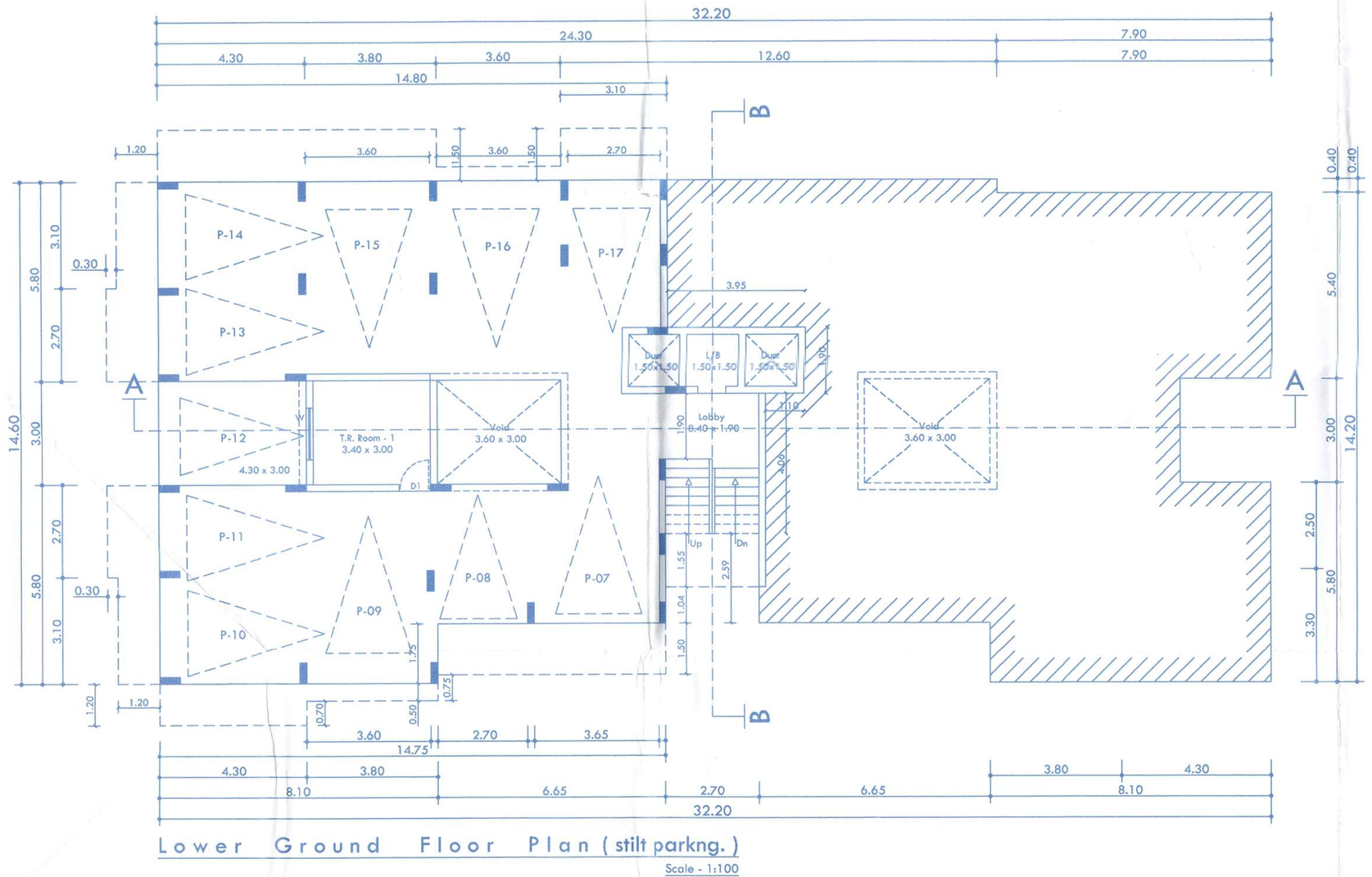
Member Secretary S.G.P.D.A. MARGAO-GOA

Health NOC

Title.

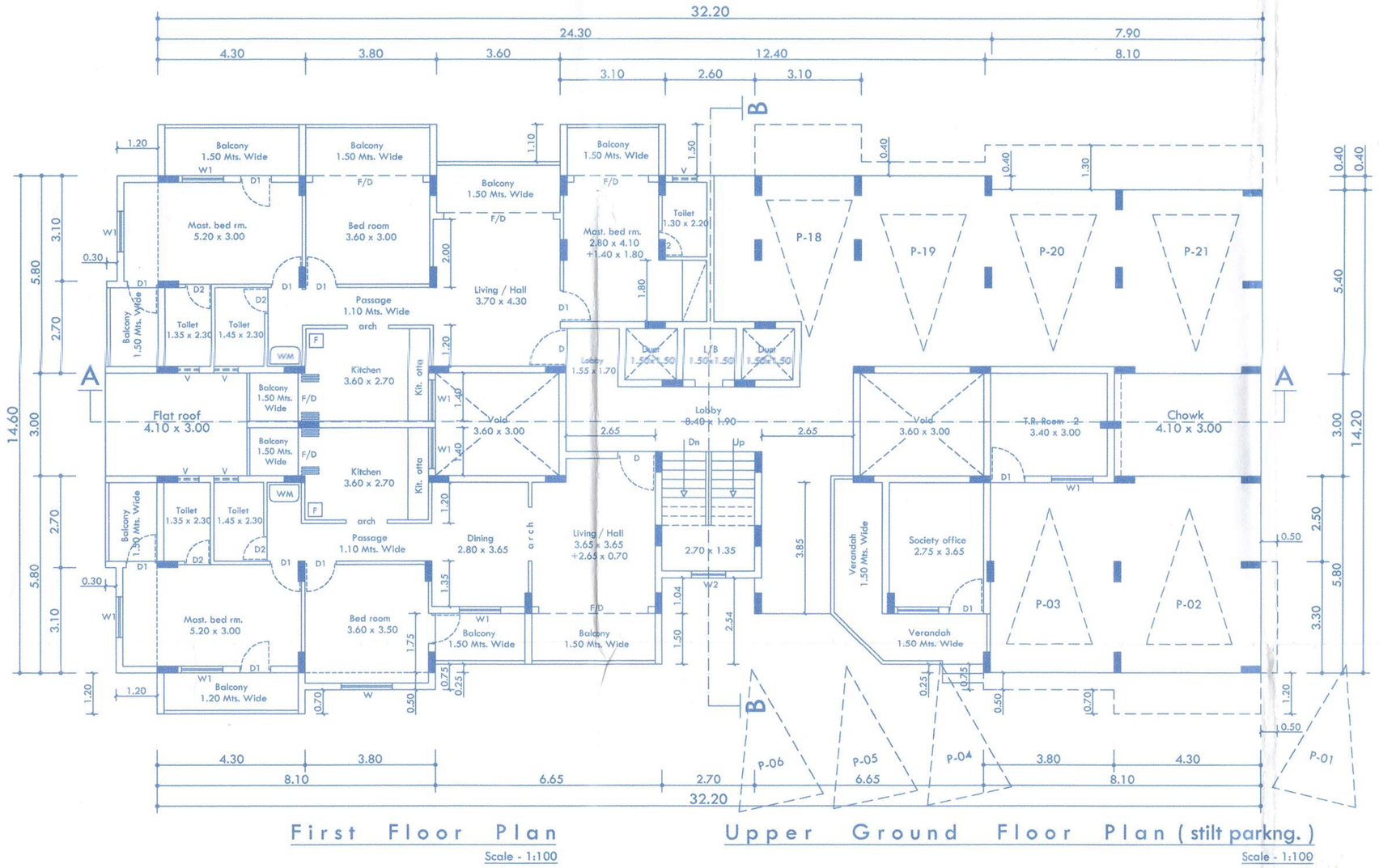
Plan showing the details of Lower ground floor, upper ground floor and elevation and section at BB for Proposed Residential building in the property bearing S. No. 131/1-I of Ponda Village of Ponda Taluka Goa.

For. Mr. Anthony M. G. Fernandes
For. Ms. Anita Joysena Fernandes
For. Mr. Cedric J. Goes
For. Mrs. Shainy Paulose &
For. Mrs. Milagrina Fernandes



Lower Ground Floor Plan (stilt parkng.)

Scale - 1:100



First Floor Plan

Scale - 1:100

Upper Ground Floor Plan (stilt parkng.)

Scale - 1:100

102	
101	

Sign of Owners.

Mr. Anthony M. G. Fernandes

Ms. Anita Joysena Fernandes

Mr. Cedric J. Goes

Mrs. Shainy Paulose

Mrs. Milagrina Fernandes

Sign of Engineer.

AUXILIO RODRIGUES
B.E. Civil (Hons)
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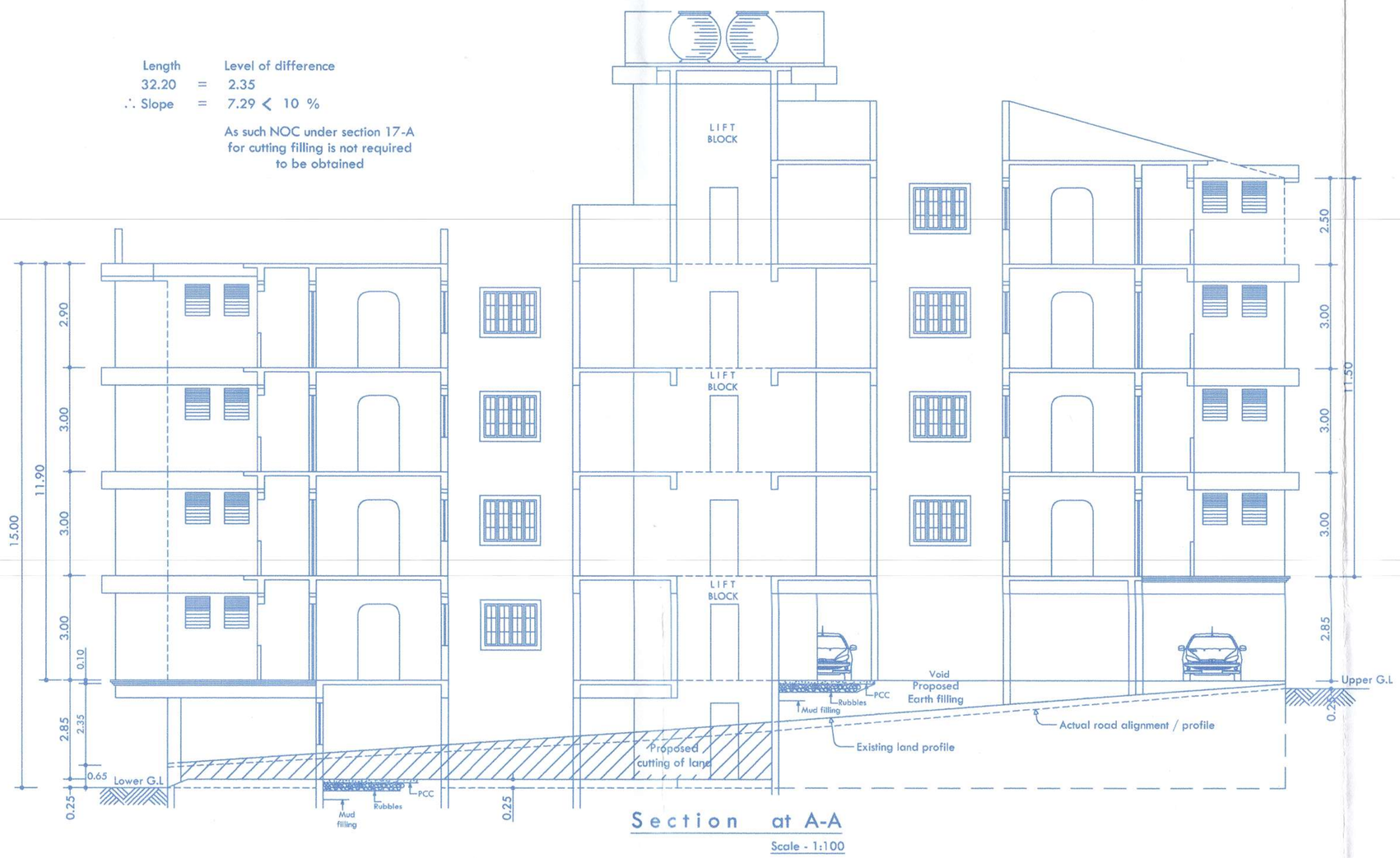
Bardez, Goa 403 503
TCP Reg. No. SE/0002/2019

Ephesians 4, 1-13 | Psalms 47, 2-9 | Gospel of Mark 16, 15-20

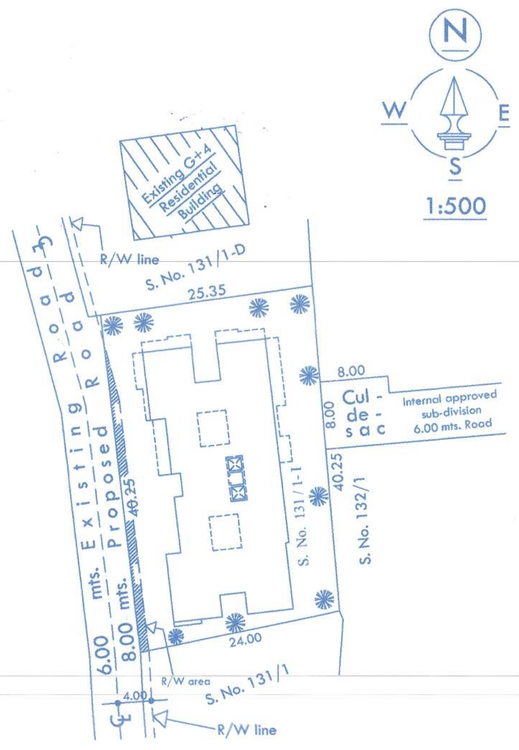
Length		Level of difference
32.20	=	2.35
∴ Slope	=	7.29 < 10 %

As such NOC under section 17-A for cutting fillling is not required to be obtained



Section at A-A

Scale - 1:100



SITE PLAN
with Tree Plantation

Municipality Licence

PONDA MUNICIPAL COUNCIL
Approved vide No. CONSTLC/PONDA/2025-2026/9
Dated 01/12/2025
Municipal Engineer
Chief Officer

PDA Approval

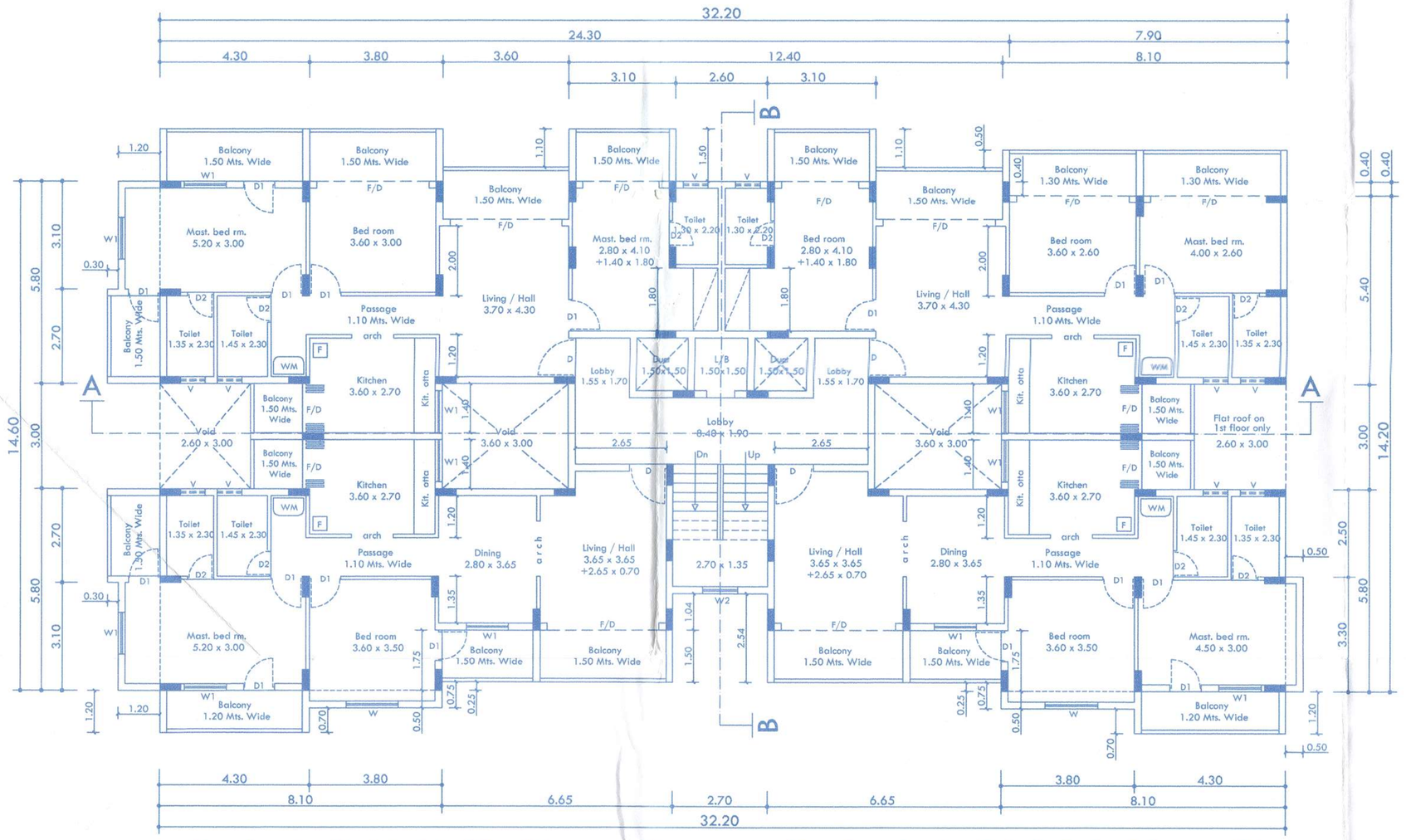
Development Permission Granted
Subject To Conditions Vide Order No SGPDA/P/ 3362/ 75/ 25-26 Dated 19/06/2025
Member Secretary
S.G.P.D.A.
MARGAO-GOA

Health NOC

Title.

Plan showing the details of Typical floor plan, roof / fourth floor plan and section at AA for Proposed Residential building in the property bearing S. No. 131/1-1 of Ponda Village of Ponda Taluka Goa.

For. Mr. Anthony M. G. Fernandes
For. Ms. Anita Joysena Fernandes
For. Mr. Cedric J. Goes
For. Mrs. Shainy Paulose &
For. Mrs. Milagrina Fernandes

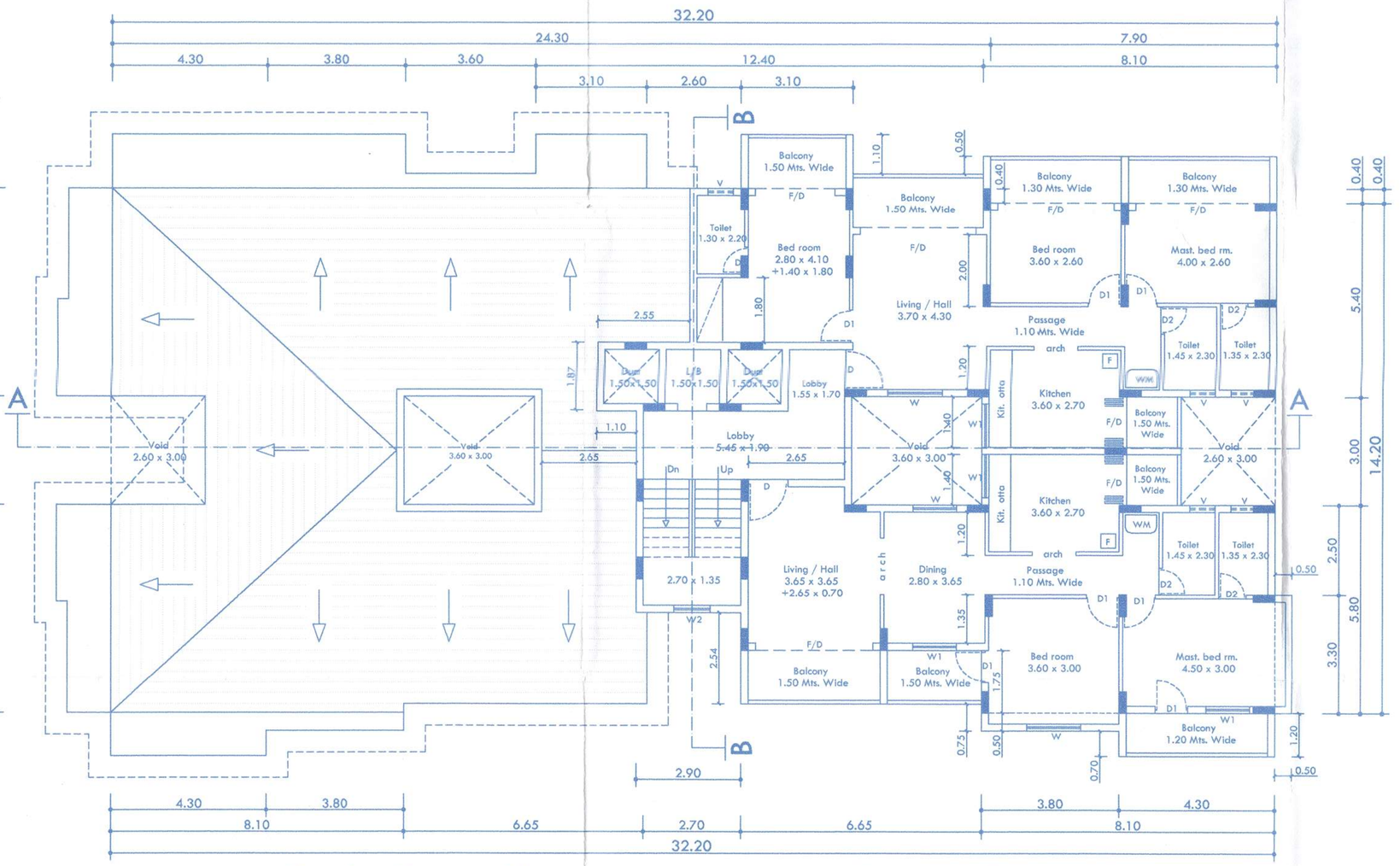


Typical 2nd, 3rd & 4th Floor Plan

Scale - 1:100

Typical 1st, 2nd & 3rd Floor Plan

Scale - 1:100



Roof Floor Plan

Scale - 1:100

Fourth Floor Plan

Scale - 1:100

202 / 302 / 402	203 / 303 / 403
201 / 301 / 401	204 / 304 / 404

	503
	504

Sign of Owners.

Mr. Anthony M. G. Fernandes

Ms. Anita Joysena Fernandes

Mr. Cedric J. Goes

Mrs. Shainy Paulose

Mrs. Milagrina Fernandes

Sign of Engineer.

AUXILIO RODRIGUES
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Ephesians 4, 1-13 | Psalms 47, 2-9 | Gospel of Mark 16, 15-20