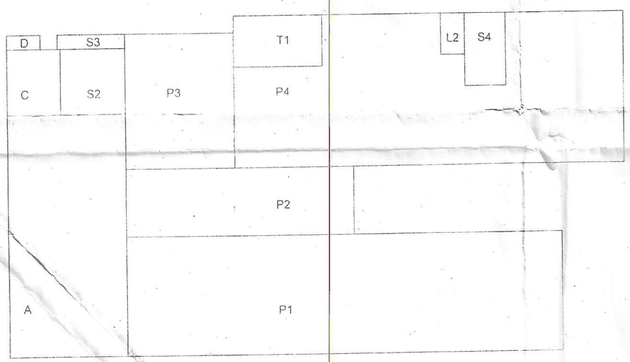
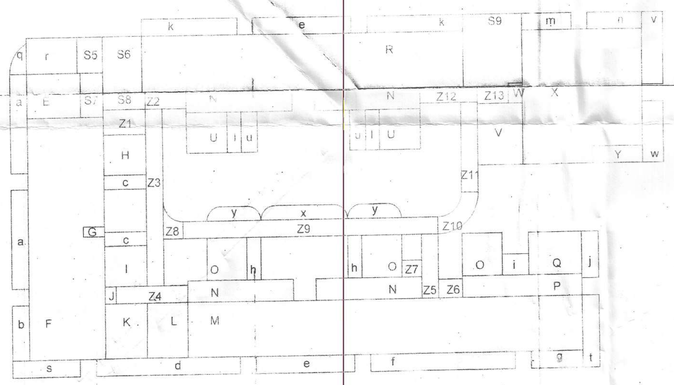
AREA CALCULATION DIAGRAMS

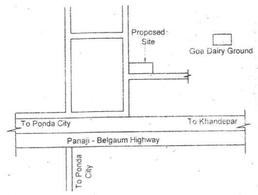
BASEMENT FLOOR AREA
SCALE : 1: 200



GROUND FLOOR AREA
SCALE : 1: 200



TYPICAL FLOOR AREA
SCALE : 1: 200



LOCATION PLAN
(Not to Scale)

AREA CALCULATIONS :

A	= 8.40 x 17.10	= 143.64	m2
C	= 3.80 x 4.60	= 17.48	m2
D	= 2.40 x 1.00	= 2.40	m2
E	= 3.80 x 3.10	= 11.78	m2
F	= 5.40 x 17.10	= 92.34	m2
G	= 1.50 x 0.70	= 1.05	m2
H	= 3.00 x 2.85	= 8.55	m2
I	= 3.00 x 2.85	= 8.55	m2
J	= 0.80 x 1.20	= 0.96	m2
K	= 3.00 x 3.90	= 11.70	m2
L	= 2.90 x 3.90	= 11.31	m2
M	= 28.15 x 3.90	= 109.785	m2
N	= 7.55 x 1.50	= 11.325	m2
O	= 2.85 x 3.00	= 8.55	m2
P	= 8.55 x 1.50	= 12.825	m2
Q	= 3.80 x 3.00	= 11.40	m2
R	= 22.90 x 3.90	= 89.31	m2
U	= 2.90 x 2.90	= 8.41	m2
V	= 3.20 x 4.40	= 14.08	m2
W	= 1.00 x 1.40	= 1.40	m2
X	= 8.65 x 9.50	= 82.175	m2
Y	= 3.60 x 1.20	= 4.32	m2

a	= 1.20 x 7.00	= 8.40	m2
b	= 1.20 x 3.90	= 4.68	m2
c	= 3.00 x 1.00	= 3.00	m2
d	= 10.25 x 1.20	= 12.30	m2
e	= 7.00 x 1.20	= 8.40	m2
f	= 10.30 x 1.20	= 12.36	m2
g	= 3.70 x 1.20	= 4.44	m2
h	= 1.00 x 3.00	= 3.00	m2
i	= 1.90 x 1.50	= 2.85	m2
j	= 1.20 x 3.30	= 3.96	m2
k	= 6.80 x 1.20	= 8.16	m2
l	= 1.00 x 2.90	= 2.90	m2
m	= 3.60 x 1.20	= 4.32	m2
n	= 3.90 x 1.20	= 4.68	m2
Z3	= 1.20 x 12.50	= 15.00	m2
Z9	= 18.20 x 1.20	= 21.84	m2
Z10	= 4.33	= 4.33	m2
q	= 1.80	= 1.80	m2
r	= 3.60 x 2.50	= 9.00	m2
s	= 4.80 x 1.20	= 5.76	m2
t	= 1.20 x 5.10	= 6.12	m2
u	= 1.15 x 2.90	= 3.335	m2
v	= 1.50 x 5.10	= 7.65	m2
w	= 1.50 x 4.40	= 6.60	m2
x	= 5.77	= 5.77	m2
y	= 3.42	= 3.42	m2

Z1	= 3.00 x 1.80	= 5.40	m2
Z2	= 2.90 x 1.20	= 3.48	m2
Z4	= 5.10 x 1.20	= 6.12	m2
Z5	= 1.20 x 4.50	= 5.40	m2
Z6	= 1.70 x 1.20	= 2.04	m2
Z7	= 1.40 x 1.20	= 1.68	m2
Z8	= 2.10	= 2.10	m2
Z11	= 1.20 x 6.40	= 7.68	m2
Z12	= 4.10 x 1.20	= 4.92	m2
Z13	= 2.20 x 1.20	= 2.64	m2
S1	= 4.60 x 5.80	= 26.68	m2
S2	= 4.60 x 4.60	= 21.16	m2
S3	= 4.80 x 1.00	= 4.80	m2
S4	= 2.90 x 5.10	= 14.79	m2
S5	= 1.80 x 2.50	= 4.50	m2
S6	= 2.90 x 3.90	= 10.92	m2
S7	= 1.60 x 3.10	= 4.96	m2
S8	= 3.00 x 1.20	= 3.60	m2
S9	= 4.20 x 5.10	= 21.42	m2
L1	= 1.90 x 2.90	= 5.51	m2
L2	= 1.70 x 2.90	= 4.93	m2
T1	= 6.30 x 3.60	= 22.68	m2

AREA CALCULATIONS : BLOCK B - CLUBHOUSE

Covered Area = 6.40 x 5.40
= 34.56 m2

Ground Floor Area = 6.40 x 5.40
= 34.56 m2

AREA CALCULATIONS : BLOCK A

Covered Area = A + C + D + S2 + S3 + P1 + P2 + P3 + P4
= 899.145 m2

Basement Floor Area
= (B1 + B2 - L1 + B3+ B4 + B5) Parking + (S1 + L1) Staircase, Lift
= 1248.025 (Parking) + 32.19 (Staircase , Lift)

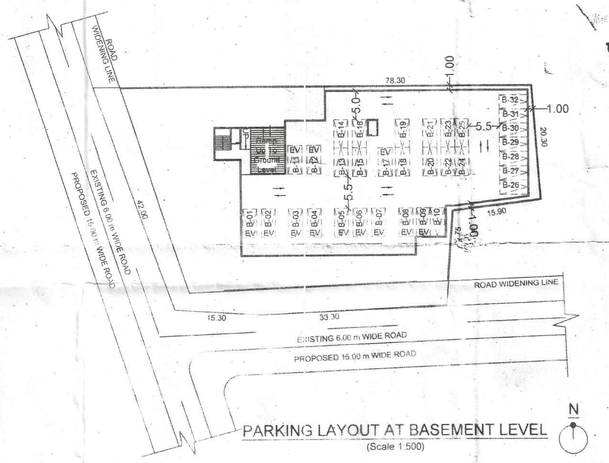
Ground Floor Area
= (A + C + D) Floor Area + (S2 + S3 + S4 + L2) Staircase, Lift + (T1) Telecom Room
+ (P1 + P2 + P3 + P4 - T1 - L2 - S4) Stilt Parking
= **163.52** (Floor Area) + 45.68 (Staircase , Lift) + 22.68 (Telecom Room) + 667.265(Stilt Parking)

First Floor Area
= (E + F - G + H + I + J + K + L + M + 2 N + 3 0 + P + Q + R + 2 N + 2 U + V + W + X - Y) Floor Area
+ (S5 + S6 + S7 + S8 + S9) Staircase, Lift
+ (2 a + b + 2 c + d + e + f + g + 2 h + i + 2 k + e + 2 l + m - n + Y+ Z3 + Z9 + Z10) Balcony
+ (Z1 + Z2 + Z4+ Z5 +Z6 + Z7 + Z8 + Z11+ Z12 + Z13) Infra lobby + (q + r + s + 2 u + x) Open Terrace
= **548.565** (Floor Area) + 45.40 (Staircase, Lift) + 158.84 (Balcony) + 41.46 (Infra Lobby) + 29.00 (Open Terrace)

Second, Fourth, Sixth Floor Area
= E + F - G + H + I + J + K + L + M + 2 N + 3 0 + P + Q + R + 2 N + 2 U + V + W + X - Y) Floor Area
+ (S5 + S6 + S7 + S8 + S9) Staircase, Lift
+ (2 a + b + 2 c + d + e + f + g + 2 h + i + j + 2 k + e + 2 l + m + n + Y+ Z3 + Z9 + Z10) Balcony
+ (Z1 + Z2 + Z4+ Z5 + Z6 + Z7 + Z8 + Z11+ Z12 + Z13) Infra lobby + (t + v + 2 y) Open Terrace
= **548.565** (Floor Area) + 45.40 (Staircase, Lift) + 162.80 (Balcony) + 41.46 (Infra Lobby) + 20.61 (Open Terrace)

Third, Fifth, Seventh Floor Area
= E + F - G + H + I + J + K + L + M + 2 N + 3 0 + P + Q + R + 2 N + 2 U + V + W + X - Y) Floor Area
+ (S5 + S6 + S7 + S8 + S9) Staircase, Lift
+ (2 a + b + 2 c + d + e + f + g + 2 h + i + j + 2 k + e + 2 l + m + n + Y+ Z3 + Z9 + Z10) Balcony
+ (Z1 + Z2 + Z4+ Z5 + Z6 + Z7 + Z8 + Z11+ Z12 + Z13) Infra lobby + (s + 2 u + w + x) Open Terrace
= **548.565** (Floor Area) + 45.40 (Staircase, Lift) + 162.80 (Balcony) + 41.46 (Infra Lobby) + 24.80 (Open Terrace)

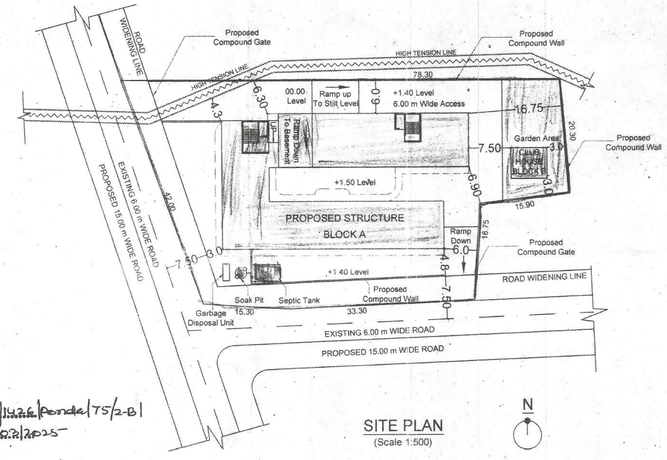
Total Floor Area
= **4003.475** (Floor Area) + 395.67 (Staircase, Lift) + 1135.64 (Balcony) + 290.22 (Infra Lobby)
+ 165.23 (Open Terrace) + 22.68 (Telecom Room) + 667.265 (Stilt Parking) + 1248.025 (Basement Parking)



PARKING LAYOUT AT BASEMENT LEVEL
(Scale 1:500)

N

PARKING NO. B-01, B-02, B-03, B-04, B-05, B-06, B-07, B-08, B-09, B-11, B-12, B-17 are made with Electric Vehicle Ready(EV Charging Points).

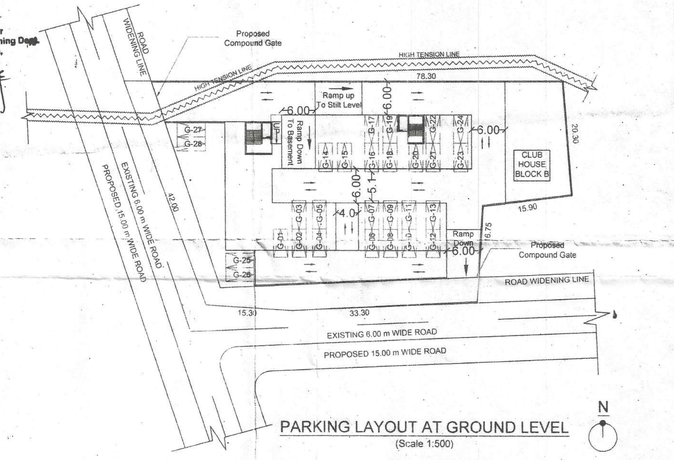


SITE PLAN
(Scale 1:500)

N

Please check letter No. TTP/14726/Ponda/75/2-B/2024/928 dated 27/03/2025 regarding the Plans

Dy Town Planner
Town & Country Planning Dept.
Govt. of Goa,
Ponda-Goa.



PARKING LAYOUT AT GROUND LEVEL
(Scale 1:500)

N

FLAT NO. F-105, F-205, F-305, F-405, F-505, F-605, F-106, F-206, F-306, F-406, F-506, F-606 are for the people with Disabilities and Elderly Person.

NOTES: 1). all the dimensions are to be read in meters unless specified
2). all external walls are 200mm thick & internal walls are 100mm thick.

SCHEDULE OF OPENINGS

DOORS		WINDOW	
1) D	= 1.00 x 2.20	1) W	= 1.00 x 1.30
2) D1	= 0.90 x 2.20	2) W1	= 0.80 x 1.30
3) D2	= 0.90 x 2.20	3) W2	= 2.00 x 1.60
4) D3	= 0.80 x 2.20	4) V	= 0.60 x 0.70
5) DW	= 1.60 x 2.20	5) V1	= 0.60 x 0.50
6) DW1	= 2.00 x 2.20		
7) DW1	= 2.90 x 2.80		
8) DW1	= 3.25 x 2.80		

Floor Reference	Use	Total Built Up Area m2	Areas free from FAR: Staircase Lift	Balcony	Infra Lobby	Open Terrace	Telecom Room	Parking	Net Floor Area m2	FAR %
Block A										
Basement Floor	Parking	1280.215	32.19	--	--	--	--	1248.025	00.00	00.00
Ground Floor	Parking Commercial	899.145	45.68	--	--	--	22.68	667.265	163.52	6.05
First Floor	Residential	823.265	45.40	158.84	41.46	29.00	--	--	548.565	20.29
Second Floor	Residential	818.835	45.40	162.80	41.46	20.61	--	--	548.565	20.29
Third Floor	Residential	823.025	45.40	162.80	41.46	24.80	--	--	548.565	20.29
Fourth Floor	Residential	818.835	45.40	162.80	41.46	20.61	--	--	548.565	20.29
Fifth Floor	Residential	823.025	45.40	162.80	41.46	24.80	--	--	548.565	20.29
Sixth Floor	Residential	818.835	45.40	162.80	41.46	20.61	--	--	548.565	20.29
Seventh Floor	Residential	823.025	45.40	162.80	41.46	24.80	--	--	548.565	20.29
Total		7928.205	395.67	1135.64	290.22	165.23	22.68	1915.29	4003.475	148.05
Block B - Clubhouse										
Ground Floor	Clubhouse	34.56	--	--	--	--	--	--	34.56	1.28
Total		34.56	--	--	--	--	--	--	34.56	1.28
A + B Grand Total		7962.765	395.67	1135.64	290.22	165.23	22.68	1915.29	4038.035	149.34

AREA. STATEMENT

1).	Area of the plot	= 2704.00	m2
2).	Deduction for Road Widening	= 360.00	m2
3).	Effective plot area	= 2344.00	m2
4).	Covered Area allowed (40%)	= 937.60	m2
5).	Existing Covered area	= 00.00	m2
6).	Existing Covered area to be demolished	= 00.00	m2
7).	Proposed Covered area	= 933.705	m2
8).	Total covered Area	= 933.705	m2
9).	Total Coverage	= 39.83	%
10).	Existing floor area	= 00.00	m2
11).	Existing floor area to be demolished	= 00.00	m2
12).	Proposed Floor area	= 4038.035	m2
13).	Total Floor area	= 4038.035	m2
14).	Total FAR	= 149.34	%
15).	Parking Req.	= 60	Nos
16).	Parking Provided	= 60	Nos
17).	Length of compound wall	= 185.00	m.
18).	Commercial Area	= 163.52	m2

PROJECT :-

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING AND COMPOUND WALL AND GATE IN PLOT BEARING SURVEY NO. 75 / 2 - B AT PONDA VILLAGE, PONDA TALUKA, GOA

Scale:1:100 , 1:200 1:500	
Sheet No - 1 / 4	DWG BY : Ar C P
DWG.NO -	DATE - 23- 08 -2024

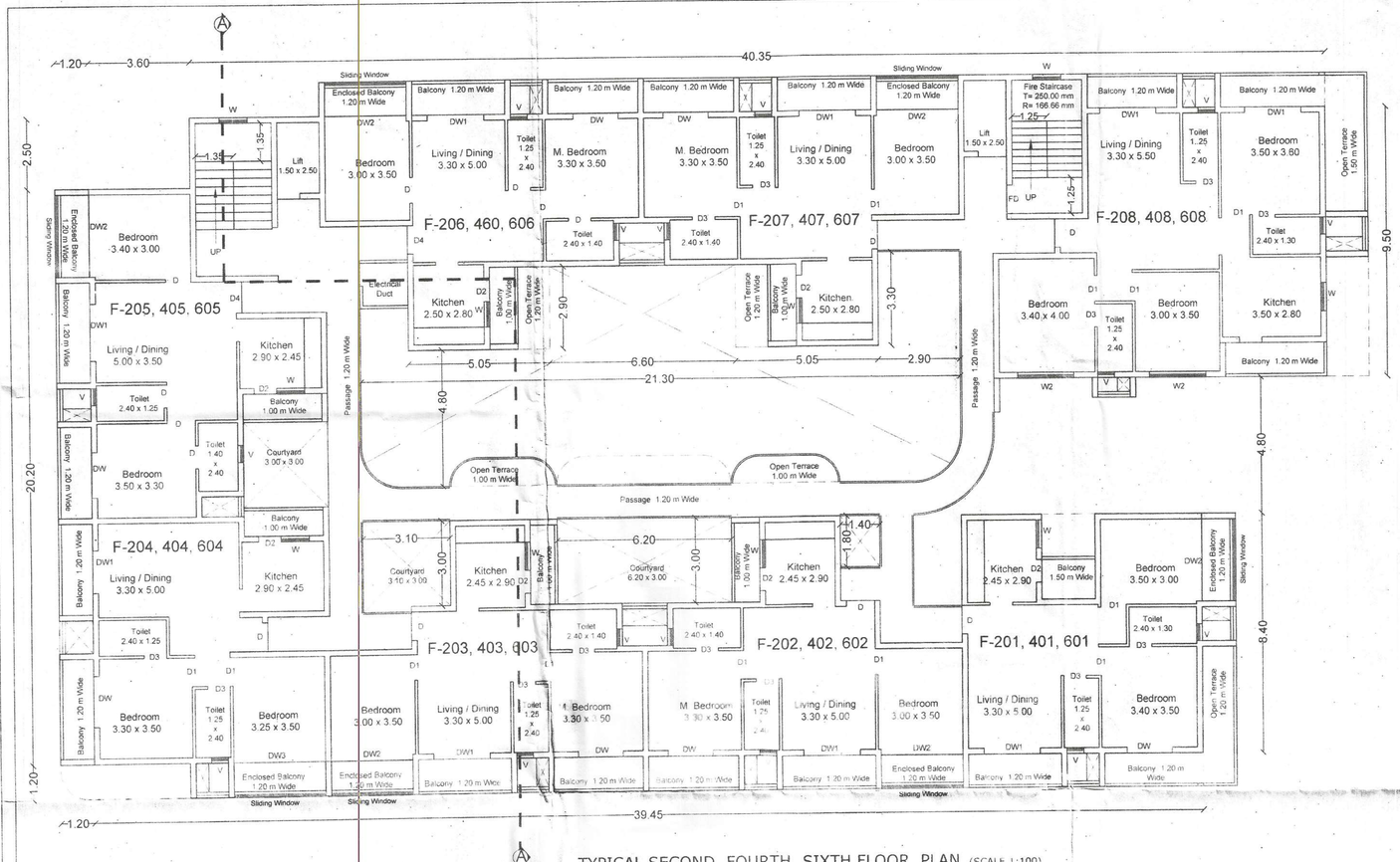
ARCHITECT
ARCHITECT VIRAJ DESSAI AR/0026/2011
M. VIRAJ DESSAI
AP/0026/2011
VASCO - GOA
Contact:8623859993

OWNER
SARTHAK DEVELOPERS Shop No. S12 Sarthak Symphony 403401 Ponda-Goa

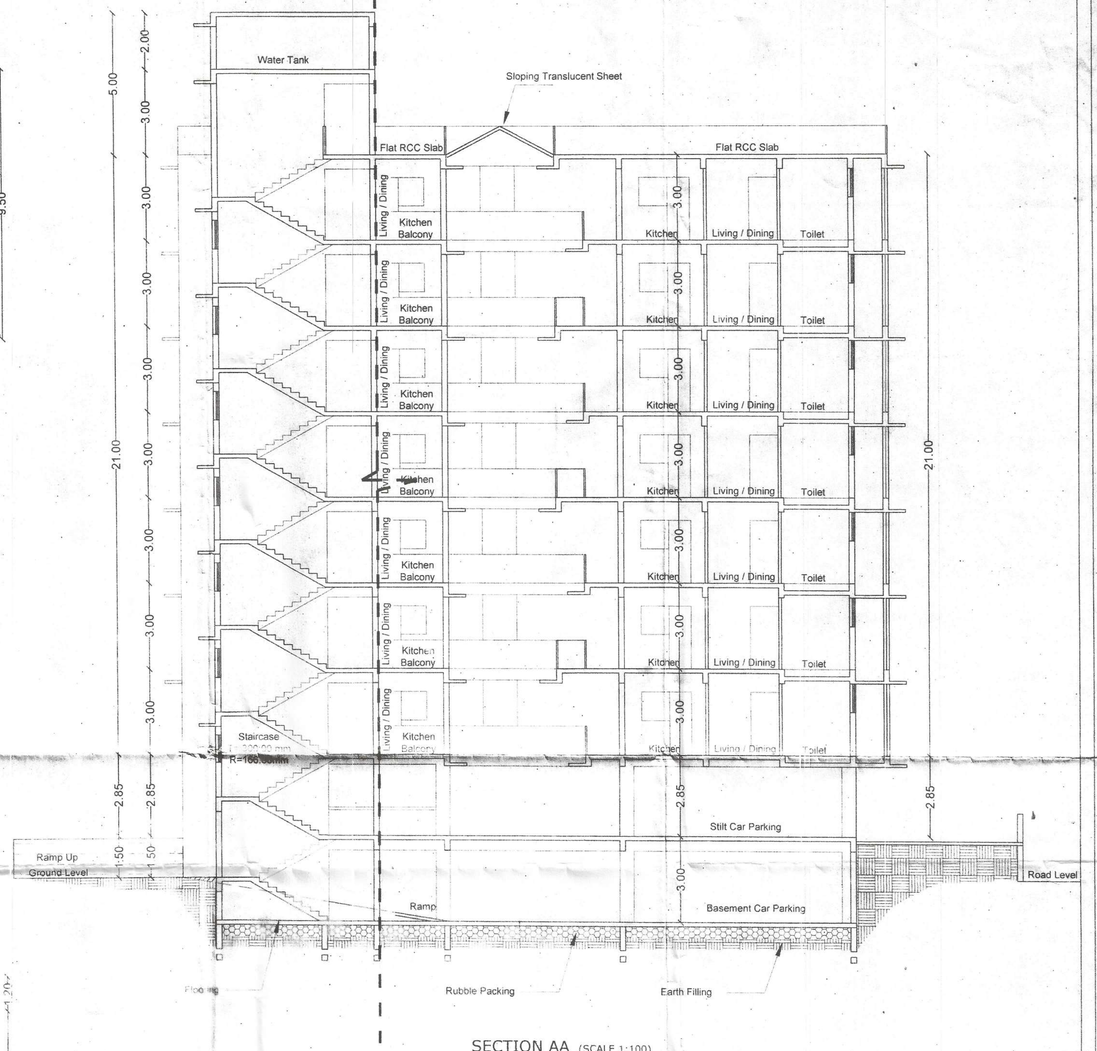
THE CONSTRUCTION LICENCE ISSUED UNDER NO. 307/2023-24 DATED 27/03/2025

Secretary

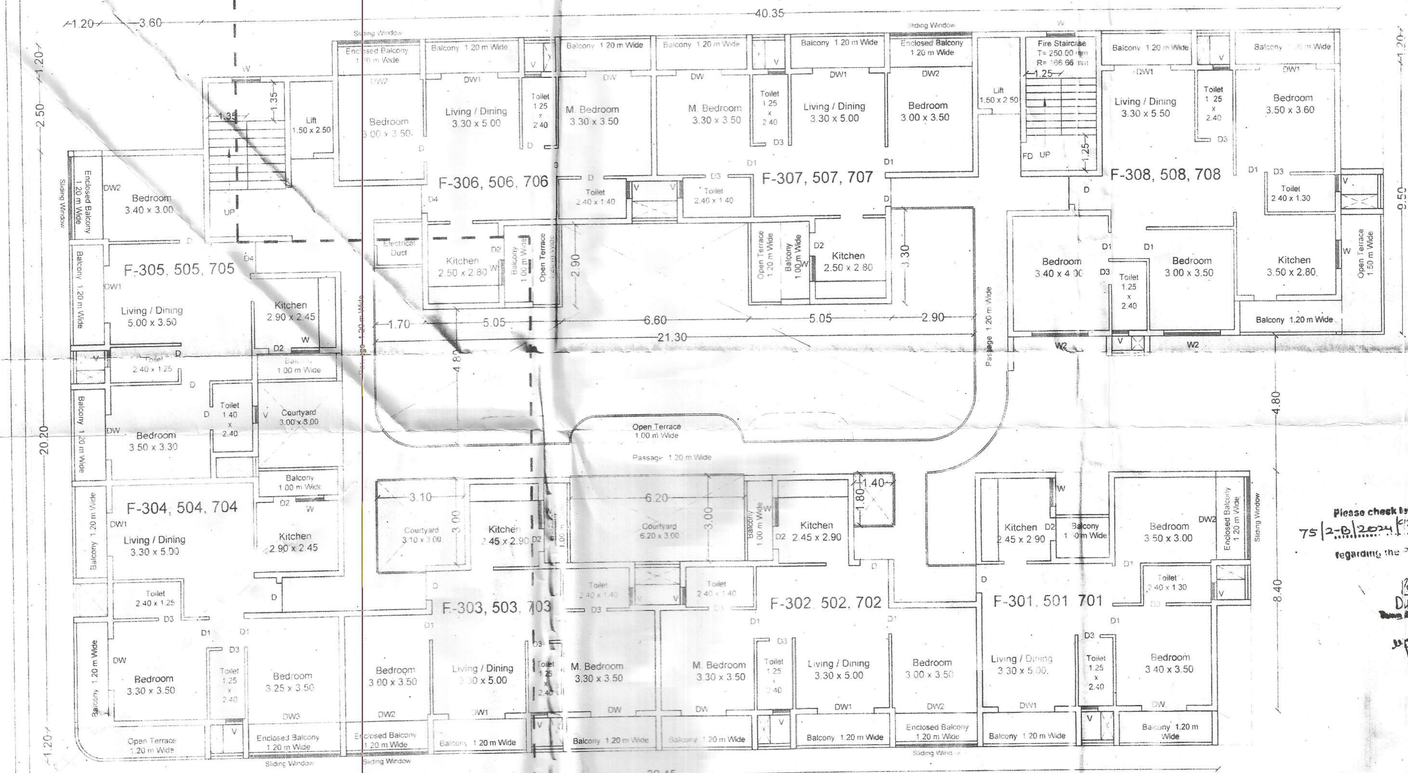
VILLAGE PANCHAYAT OFFICE PONDA-GOA



TYPICAL SECOND, FOURTH, SIXTH FLOOR PLAN (SCALE 1:100)



SECTION AA (SCALE 1:100)

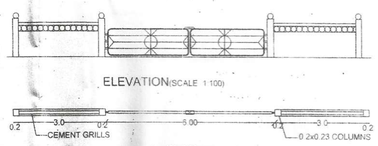


TYPICAL THIRD, FIFTH, SEVENTH FLOOR PLAN (SCALE 1:100)

Please check letter No.IPP/1426/Ponda/75/2-B/2024/128 Dated 27/03/2025 regarding the Plans

Dy. Town Planner, Town & Country Planning Dept., Govt. of Goa, Ponda-Goa

PROPOSED COMPOUND WALL & COMPOUND GATE



SECTION OF COMPOUND WALL (SCALE 1:100)

FLAT NO. F-105, F-205, F-305, F-405, F-505, F-605, F-106, F-206, F-306, F-406, F-506, F-606 are for the people with Disabilities and Elderly Person.

NOTES:
1) All the dimensions are to be read in meters unless specified.
2) all external walls are 200mm thick & internal walls are 100mm thick.

SCHEDULE OF OPENINGS

DOORS		WINDOW	
1) D	= 1.00 x 2.20	1) W	= 1.00 x 1.30
2) D1	= 0.90 x 2.20	2) W1	= 0.80 x 1.30
3) D2	= 0.80 x 2.20	3) W2	= 2.00 x 1.60
4) D3	= 0.80 x 2.20	4) V	= 0.60 x 0.70
5) D4	= 1.20 x 2.20	5) V1	= 0.60 x 0.50
6) DW	= 1.60 x 2.20		
7) DW1	= 2.00 x 2.20		
8) DW2	= 2.90 x 2.80		
9) DW3	= 3.25 x 2.80		

PROJECT:-

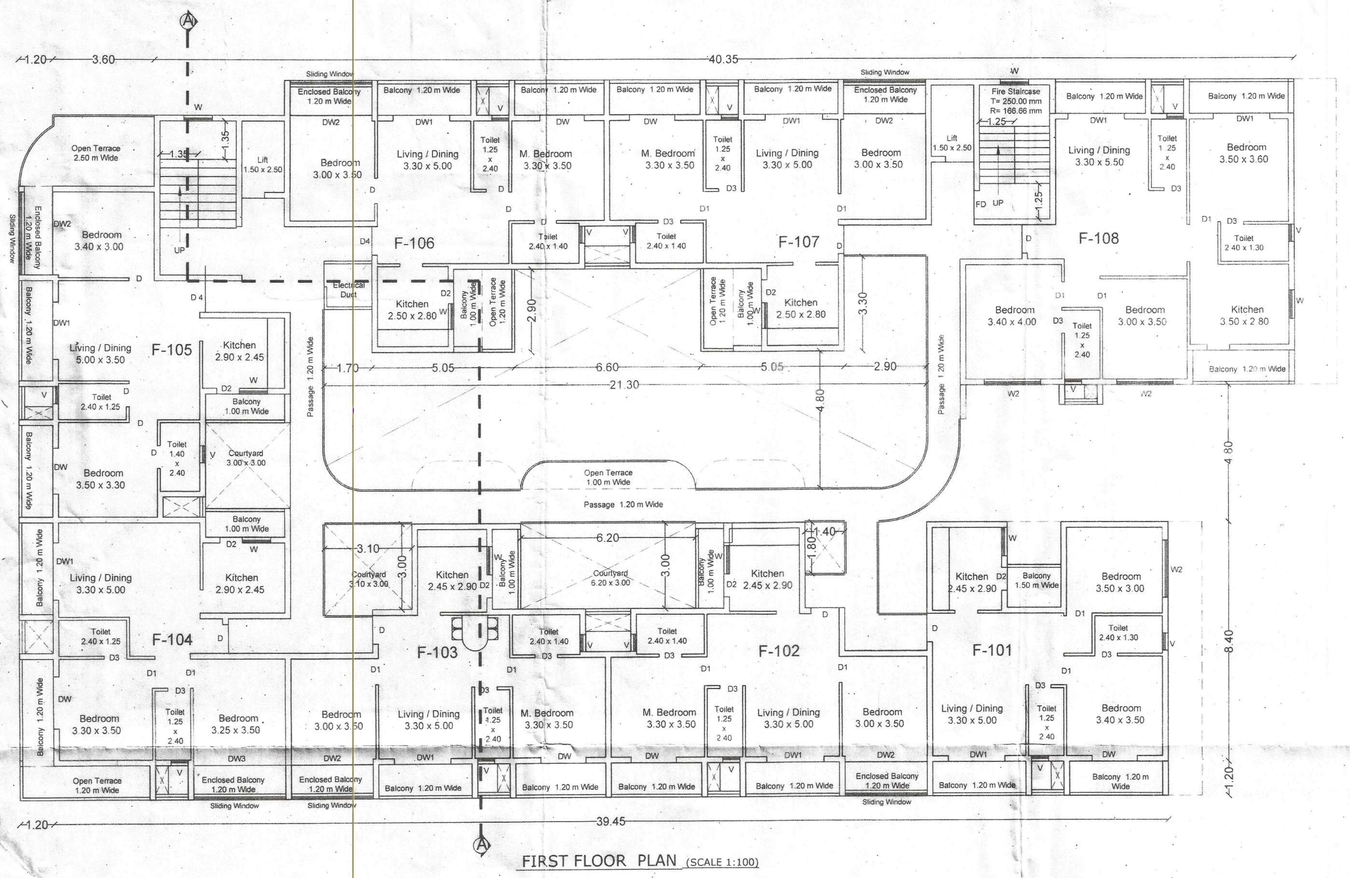
PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING AND COMPOUND WALL AND GATE IN PLOT BEARING SURVEY NO. 75 / 2 - B AT PONDA VILLAGE, PONDA TALUKA, GOA

Scale 1:100 , 1:200 , 1:500	
Sheet No - 3 / 4	DWG BY - Ar C.P
DWG NO -	DATE - 23- 08 -2024

ARCHITECT
ARCHITECT VIRAJ DESSAI AR/0026/2011
MR. VIRAJ DESSAI
ANNOUNCED NO.
REGD. NO.

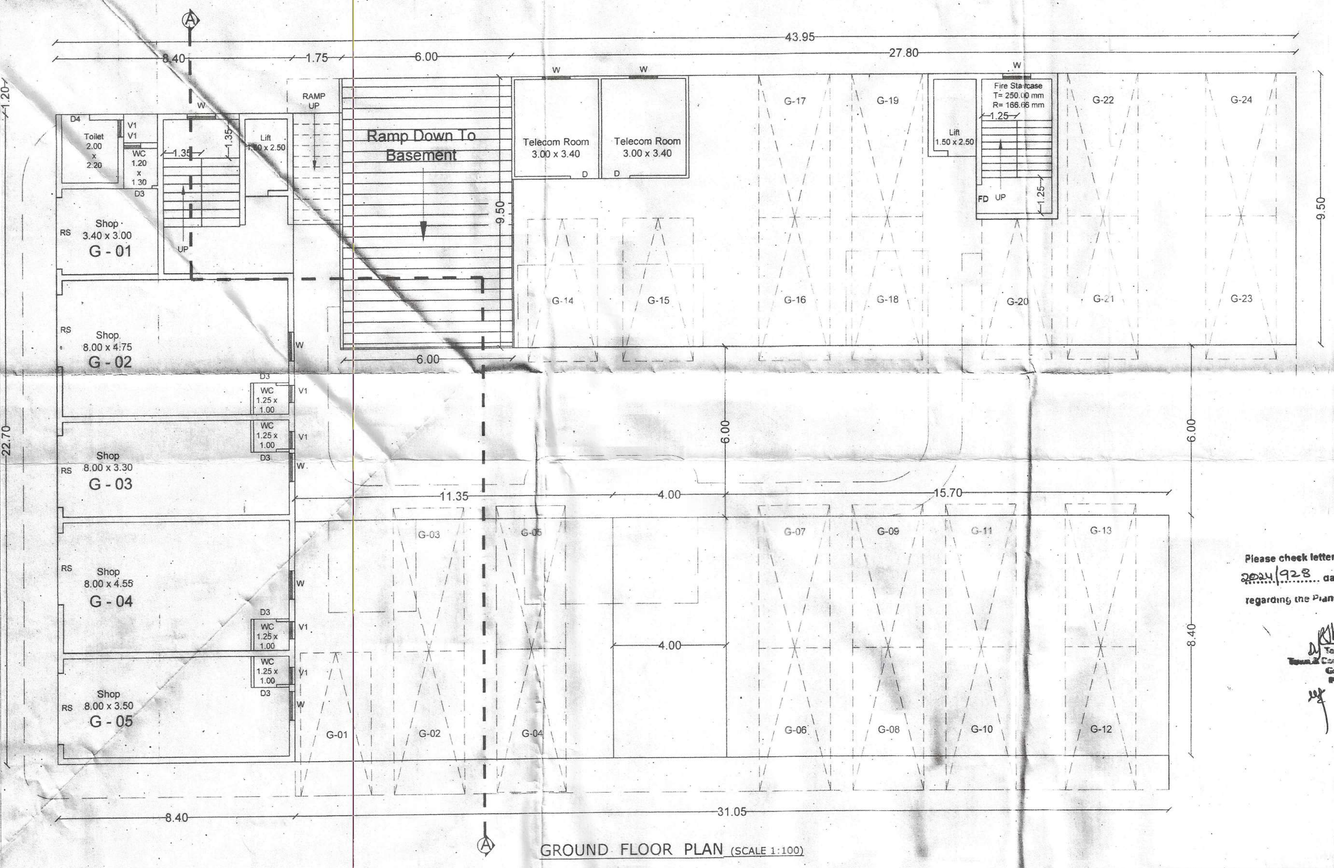
OWNER
SARTHAK DEVELOPERS Shop No. S12 Sarthak Symphony 403401 Ponda-Goa

THE CONSTRUCTION LICEN
ISSU UNDER
DATED
Secretary



FIRST FLOOR PLAN (SCALE 1:100)

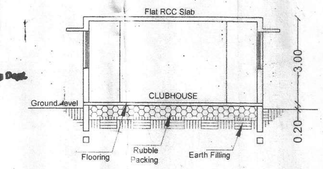
FRONT ELEVATION (SCALE 1:100)



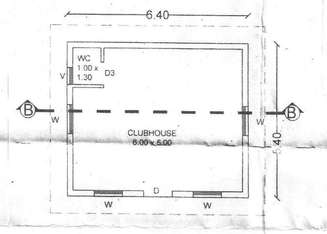
GROUND FLOOR PLAN (SCALE 1:100)

Please check letter No. IPP/111126/ponda/751-2-B/2024/928 dated. 23/01/2025 regarding the Plans

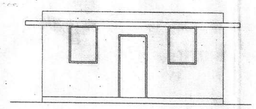
Town Planner
Town & Country Planning Dept.
Govt. of Goa,
Panaji-Goa.



SECTION BB (SCALE 1:100)
BLOCK - B
CLUBHOUSE



GROUND FLOOR PLAN (SCALE 1:100)
BLOCK - B
CLUBHOUSE



FRONT ELEVATION (SCALE 1:100)
BLOCK - B
CLUBHOUSE

FLAT NO. F-105, F-205, F-305, F-405, F-505, F-605, F-106, F-206, F-306, F-406, F-506, F-606 are for the people with Disabilities and Elderly Person.

NOTES:
1) all the dimensions are to be read in meters unless specified
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SCHEDULE OF OPENINGS

DOORS		WINDOW	
1) D	= 1.00 x 2.20	1) W	= 1.00 x 1.30
2) D1	= 0.90 x 2.20	2) W1	= 0.80 x 1.30
3) D2	= 0.90 x 2.20	3) W2	= 2.00 x 1.60
4) D3	= 0.80 x 2.20	4) V	= 0.60 x 0.70
5) D4	= 1.20 x 2.20	5) V1	= 0.60 x 0.50
6) DW	= 1.60 x 2.20		
7) DW1	= 2.00 x 2.20		
8) DW2	= 2.90 x 2.80		
9) DW3	= 3.25 x 2.80		

PROJECT:-

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING AND COMPOUND WALL AND GATE IN PLOT BEARING SURVEY NO. 75 / 2 - B AT PONDA VILLAGE, PONDA TALUKA, GOA

Scale:1:100 , 1:200 ,1:500	
Sheet No - 2 / 4	DWG BY : Ar C P
DWG.NO -	DATE - 23- 08 -2024

ARCHITECT
ARCHITECT VIRAJ DESSAI AR/0026/2011
Mr. VIRAJ DESSAI AR/0026/2011
VASCO-DA-GAMA

OWNER
SARTHAK DEVELOPERS Shop No. S12 Sarthak Symphony 403401 Ponda-Goa

THE CONSTRUCTION LICENSE ISSUED UNDER ... DATED 24/11/25 30/12/25
Secretary

4.80 4.60 37.25

FLAT RCC SLAB

FLAT RCC SLAB

FLAT RCC SLAB

Sloping Translucent Sheet

Slope

Slope

Sloping Translucent Sheet

Sloping Translucent Sheet

Sloping Translucent Sheet

FLAT RCC SLAB

Space for installation of the solar water heating system, Solar energy capturing system and water supply

THE CONSTRUCTION IS ISSUED UNDER NO. 30/2025-26 DATED 7/11/25

Secretary

Please check letter No. TPP/1426/ponda/79/2-B/2024/928 dated 27/02/2025 regarding the Plans

Dy Town Planner
Town & Country Planning Dept.
Govt. of Goa,
Ponda-Goa.

ROOF PLAN (SCALE 1:100)

12.55 7.15 6.00 5.00 36.35 5.50

Lift 1.50 x 2.50

Lift 1.50 x 2.50

Ramp Up To Ground Level

EV

B-01 B-02 B-03 B-04 B-05 B-06 B-07 B-08 B-09 B-10 B-11 B-12 B-13 B-14 B-15 B-16 B-17 B-18 B-19 B-20 B-21 B-22 B-23 B-24 B-25 B-26 B-27 B-28 B-29 B-30 B-31 B-32

51.05

-1.50 Level

Basemen Car Parking

14.20 6.00 28.70 16.90

31.25

BASEMENT FLOOR PLAN (SCALE 1:100)

PARKING NO. B-01, B-02, B-03, B-04, B-05, B-06, B-07, B-08, B-09, B-11, B-12, B-17 are made with Electric Vehicle Ready(EV Charging Points) .

PROJECT:-

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING AND COMPOUND WALL AND GATE IN PLOT BEARING SURVEY NO. 75 / 2 - B AT PONDA VILLAGE, PONDA TALUKA, GOA

Scale:1:100 , 1.200 ,1:500	
Sheet No - 4 / 4	DWG BY : Ar C P
DWG NO -	DATE - 23 -08 -2024

ARCHITECT

Mr. VIRAJ DESSAI
AR/0026/2011
VASCO - GOA
Contact:9823363993

ARCHITECT VIRAJ DESSAI AR/0026/2011

OWNER

SARTHAK DEVELOPERS Shop No. S12 Sarthak Symphony 403401 Ponda-Goa