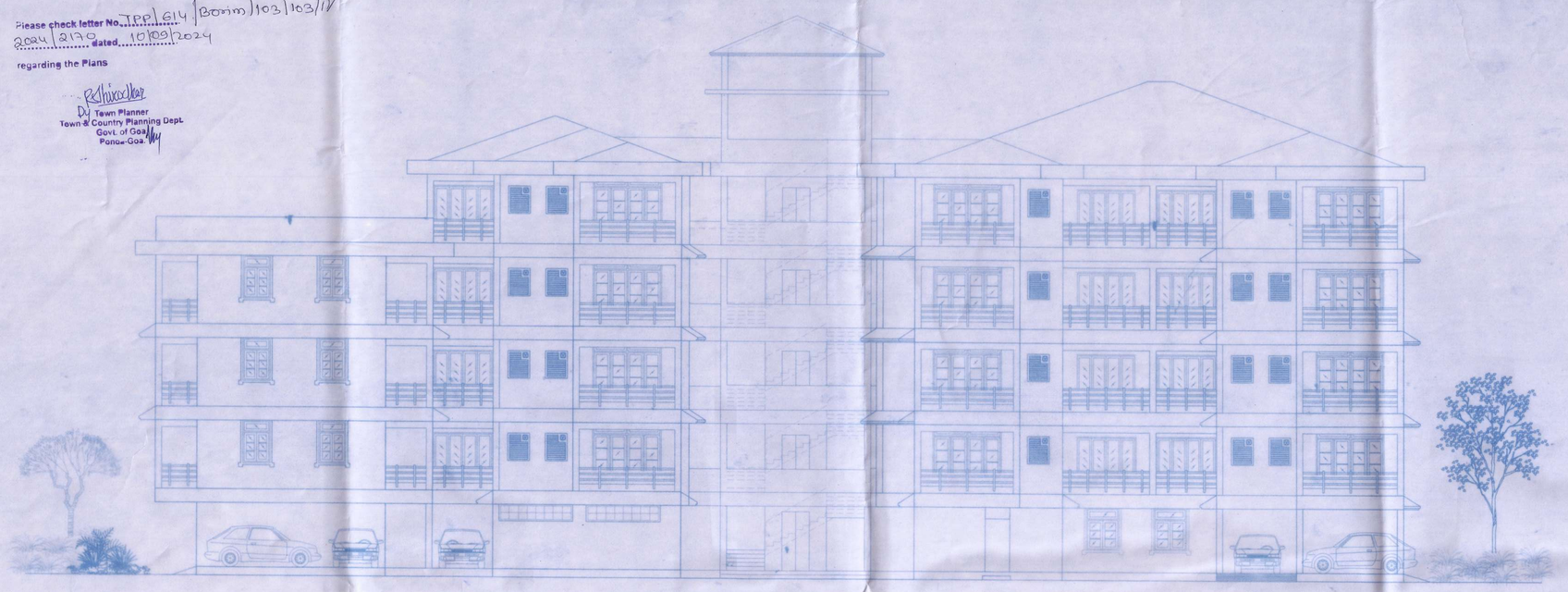
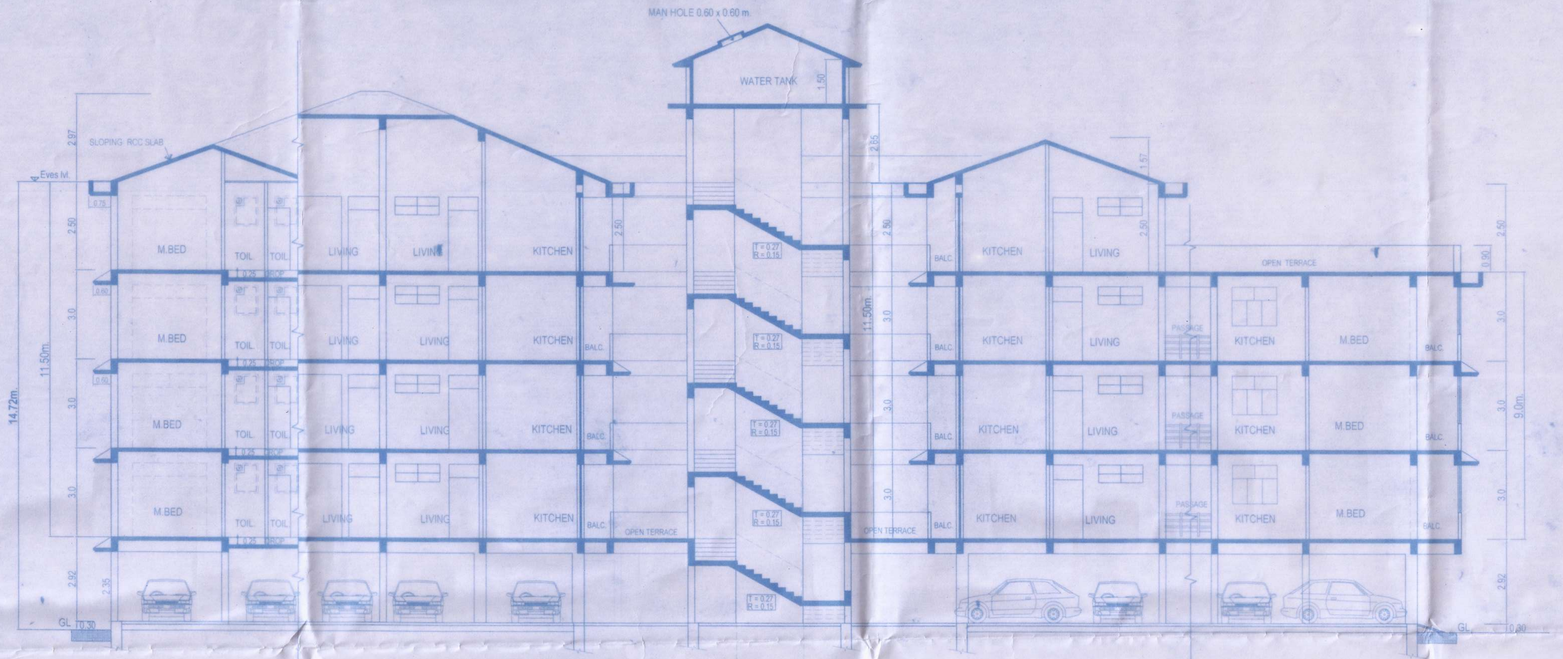
PROPOSED COMPOUND WALL & BUILDING IN SURVEY NO. 103/11 & PLOT -C OF SURVEY NO.103/7 (AFTER AMALGAMATION) AT BORIM VILLAGE OF PONDA TALUKA - GOA

Please check letter No. TPP/GIA/Ponda/103/103/18
2084/2196 dated 10/09/2024
regarding the Plans

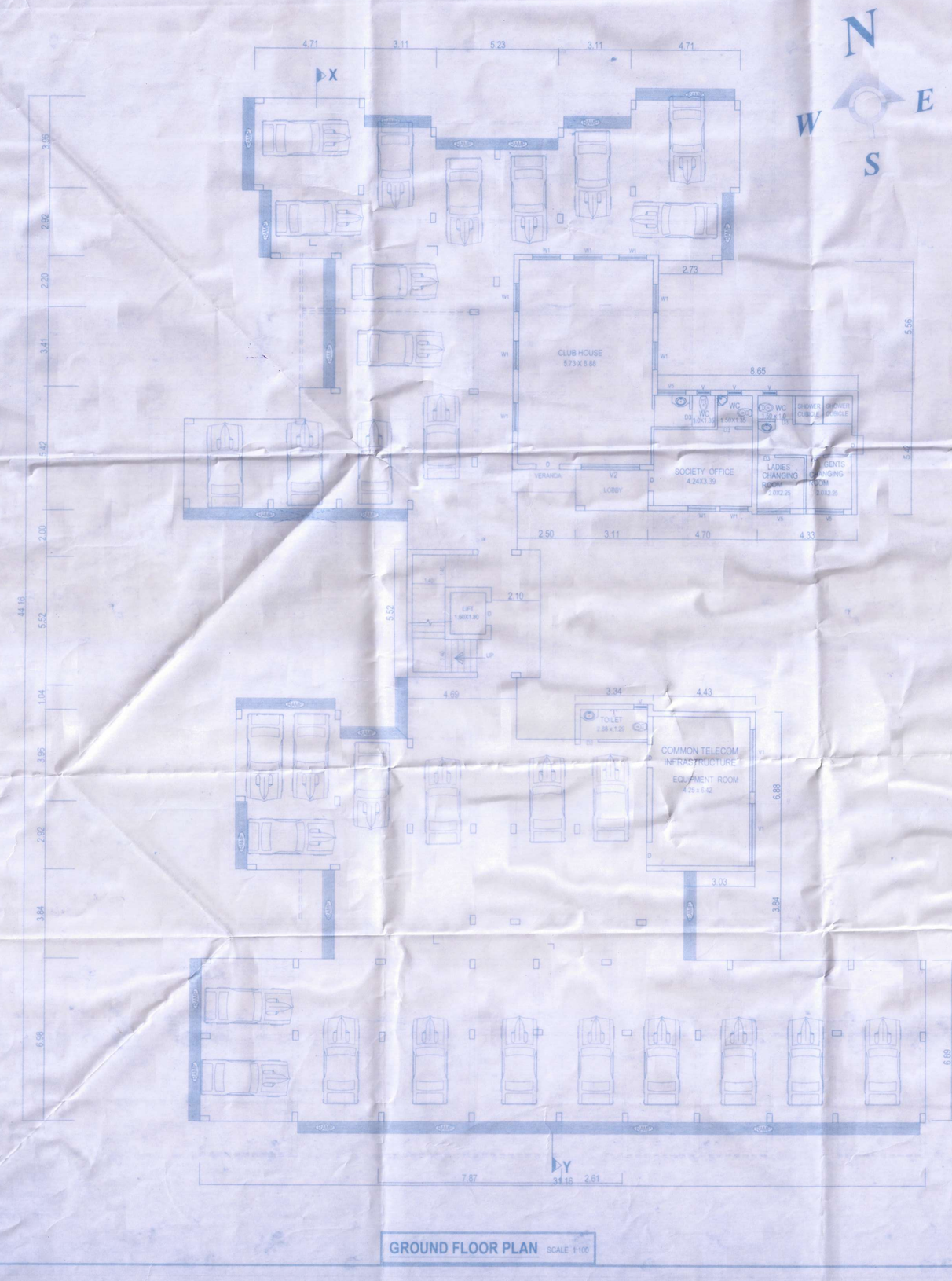
Dy Town Planner
Town & Country Planning Dept.
Govt. of Goa
Panaji-Goa



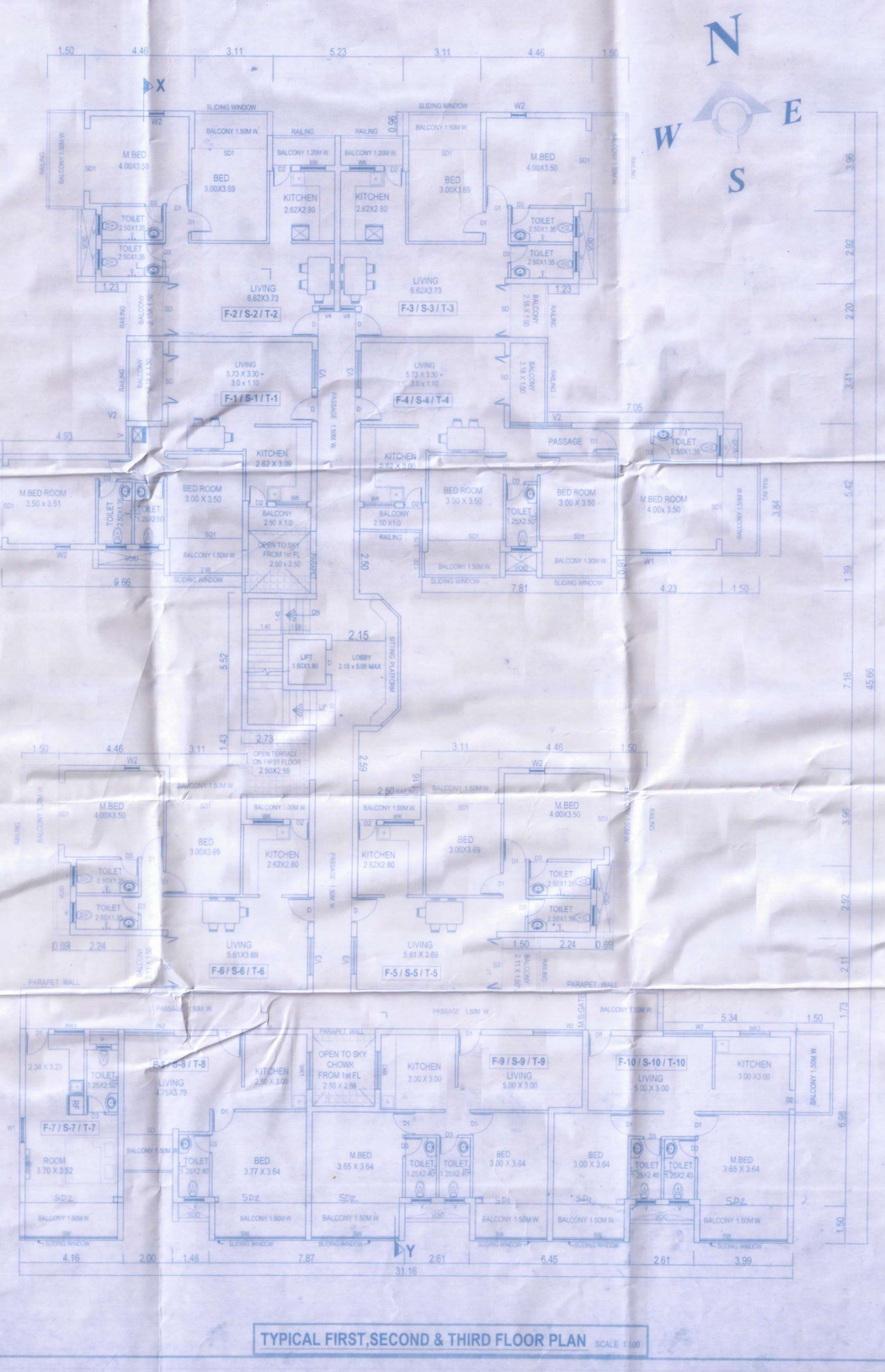
EAST SIDE ELEVATION SCALE 1:100



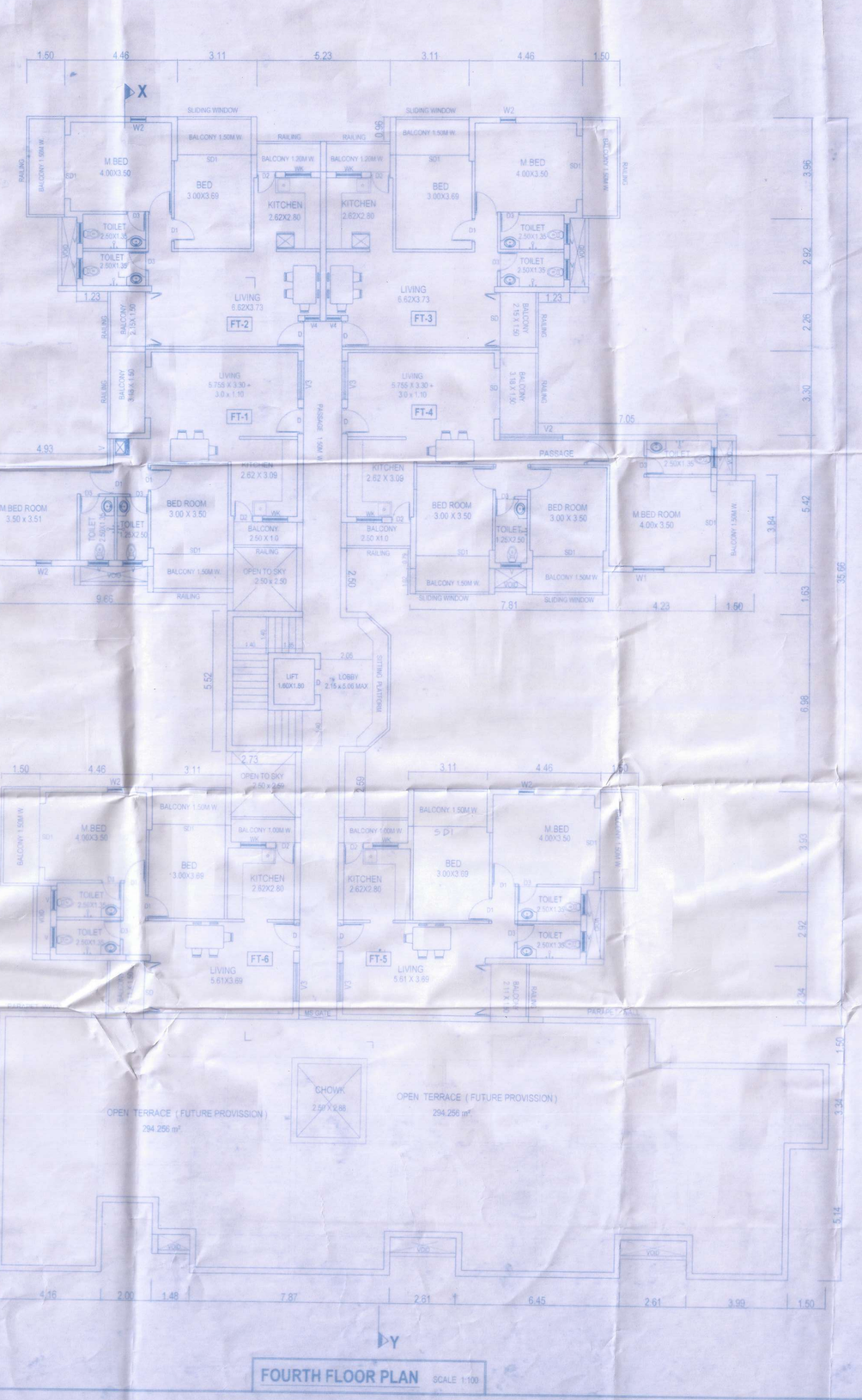
SECTION X-Y SCALE 1:100



GROUND FLOOR PLAN SCALE 1:100



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



FOURTH FLOOR PLAN SCALE 1:100

SCHEDULE OF OPENING

DOORS	WINDOWS
D — 1.00 X 2.10	W1 — 1.20 x 1.50
D1 — 0.90 X 2.10	WK — 1.20 x 1.20
D2 — 0.80 X 2.10	WK1— 1.00 x 1.20
D3 — 0.75 X 2.10	V — 0.90 X 1.00
D4 — 0.70 X 2.10	V1 — 2.10 X 0.45
SD — 2.00 X 2.10	V2 — 2.50 x 0.45
SD1— 1.60 X 2.00	V3 — 0.57 X 1.02
	V4 — 0.60 X 0.60
	S — 3.07 X 0.67
	SW — 3.50 X 1.60
	W — 1.00 x 1.50

NOTE:
* Furniture & some accessories shown are conceptual in nature and are not part of the offer.
* Dimensions in Architecture are subject to marginal changes due to technical reasons.
* All Dimensions are Excluding Plaster / Putty & Floor / Wall Tiles.
* Elevation is subject to change as per Architect Owner's Choice
* Swimming pool though approved to be constructed ONLY if Residents / Housing Maintenance society contributes for operation & maintenance of the same
* In G.D.House, space is provided for the equipments/air conditioning unit enclosed & maintained by Residents / Housing Maintenance Society

NUMBER OF UNITS:

A. 3 BED RM. APARTMENT	4 No's
B. 2 BED RM. APRTMENT	28 No's.
C. 1 BED RM.APARTMENT	3 No's
D. STUDIO APARTMENT	3 No's
TOTAL UNITS	38 No's

OWNER'S SIGNATURE

JEETENDRA D. DEVARI
ARCHITECT
Reg.No. A/81/1/2010
F-8, Arpora Kitty, Opp.Fire Station, Ponda-GOA
Tel/Fax:0832-2312456

JEETENDRA D. DEVARI
ARCHITECT
Reg.No. CA/81/1224 , ARCH/81/2010
F-8, ARCARN BUILDING
OPPOSITE FIRE STATION
PONDA - GOA.
Mail: devari@yahoo.com TEL / FAX : 2312456

OWN: SANJAY NAIK JOB NO. 07/2023

DATE : 21.05.2024 DRG. NO. 01

PROPOSED COMPOUND WALL & BUILDING IN SURVEY NO. 103/11 & PLOT -C OF SURVEY NO.103/7 (AFTER AMALGAMATION) AT BORIM VILLAGE OF PONDA TALUKA - GOA

Please check letter No. TPP/614/103/11/2024
2170 dated. 10/09/2024
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Town Planner
Town & Country Planning Dept.
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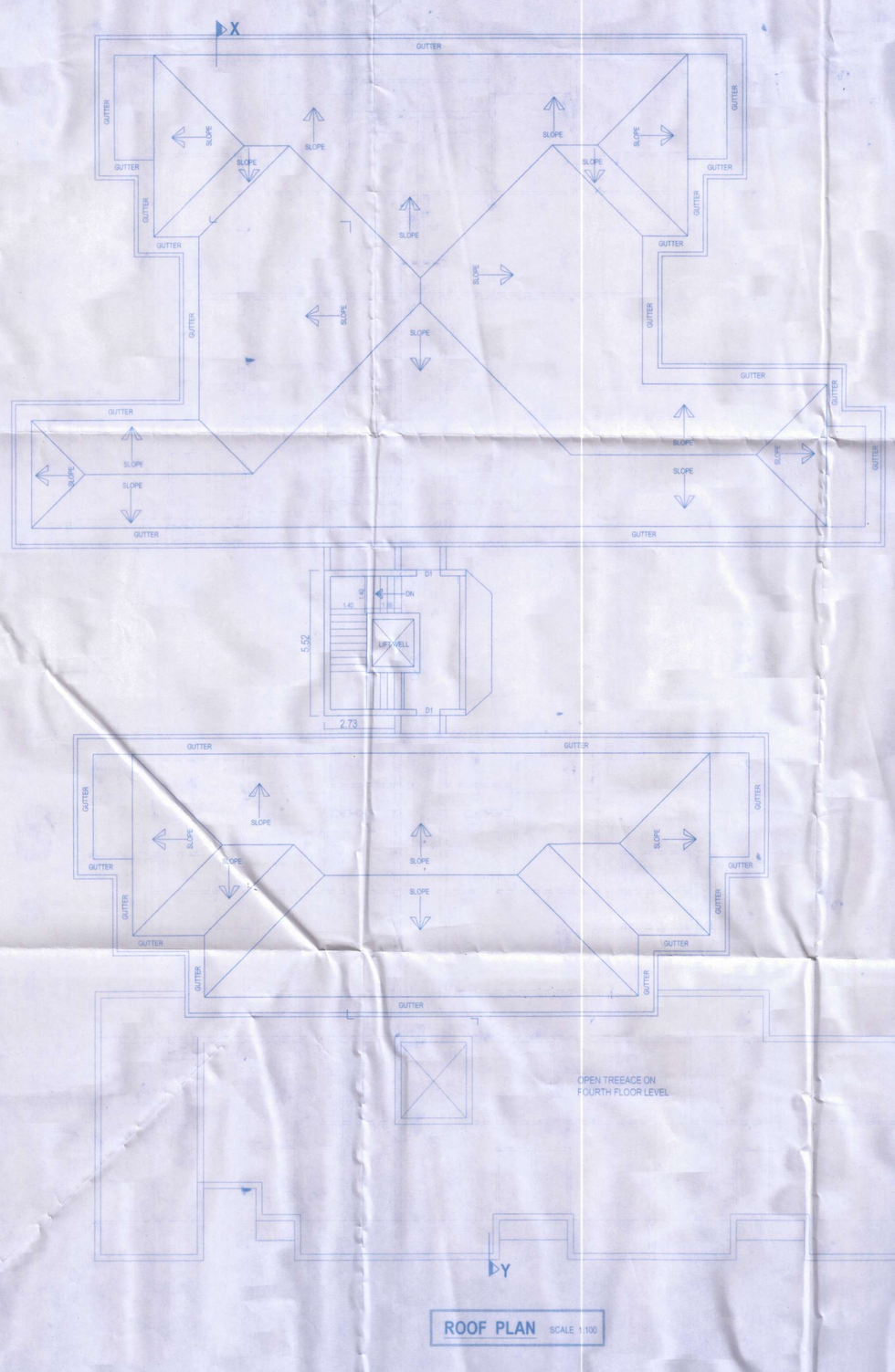
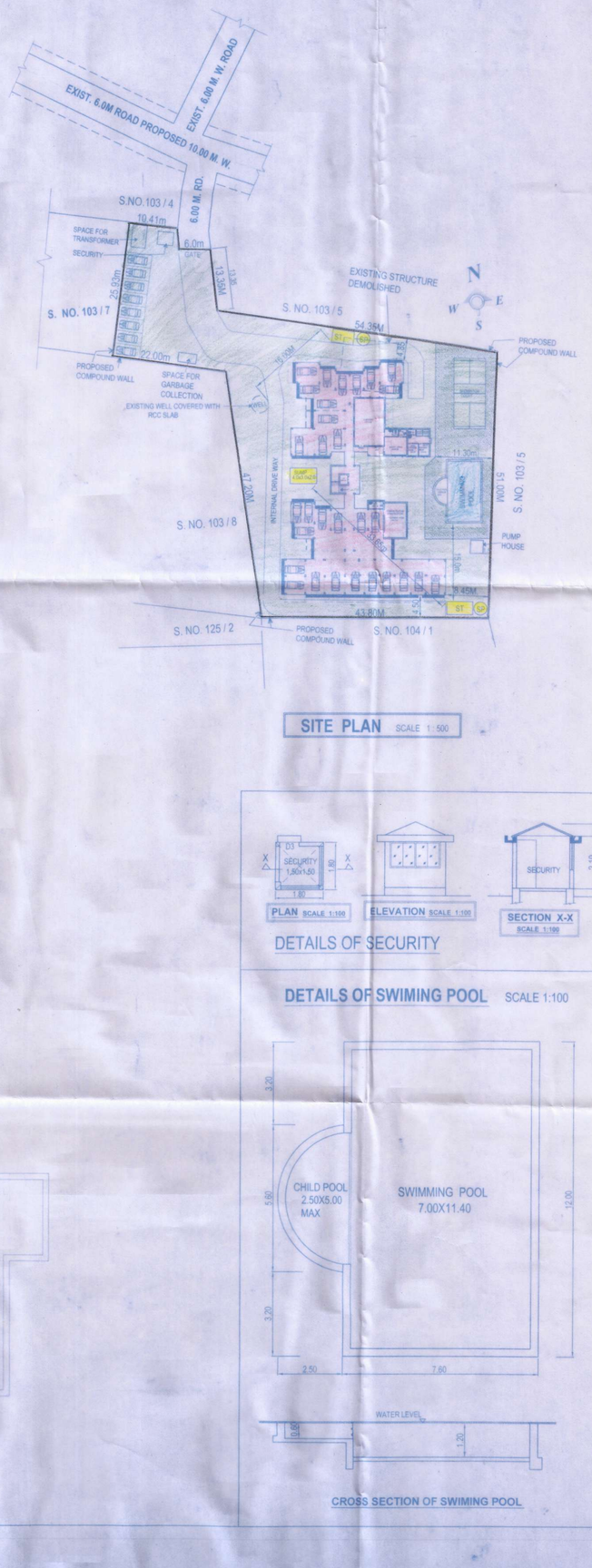


ROOF PLAN SCALE 1:100



SITE PLAN SCALE 1:500

AREA STATEMENT

01) **Total Area of the (Survey No.103/11 = 2600.00 M² + Plot of Survey No.103/7 = 465.00M²) = 3065.00sqm.**
02) Deduction For
a) Area Within road Widening NIL sq.mts.
b) Area Reserved For Any Other Use
03) Effective Area of Plot (01-02) = **3065.00** sq.mts
04) Whether Any Extra F.A.R. is Claimed on the Basis of Road Widening / Proposed Road. If "Yes", State
a) Area of Road Widening ——— sq.m
b) Whether the land has been Gifted to the Local Body ——— sq.m
05) Area Occupied By the Existing Building In the Plot = 125.00 sq.mts.
06) Area of the Building to be Demolished 125.00 sq.mts
07) Covered Area of Proposed Building = **807.355** sq.mts
08) Total Covered Area (05+07-06) = **807.355** sq.mts.
09) Total Coverage = 26.341 %
10) **Detail of Area and use, Floor Wise**

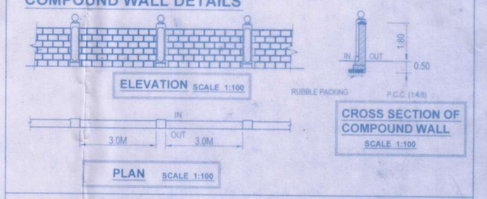
Floor(%) Reference A	Use	Total Build up Area M2	Areas free from FAR in M² Bal.	Stairs / LIFT	Passge.	Stilts + C.T.Infra	Society Off.+ Club House	open ter	Net Floor Area M2	FAR
GR. FLOOR	RES.	807.355 M2	------	41.937	------	616.261 +35.35	23.80+90.007	------	------	
1st FLOOR	RES.	945.571M2	156.356	44.625	61.503	------	------	20.412	662.675	79.841
2nd FLOOR	RES.	925.159M2	156.356	44.625	61.503	------	------	------	662.675	
3rd FLOOR	RES.	925.159M2	156.356	44.625	61.603	------	------	------	662.675	
4th FLOOR	RES.	932.936M2	109.408	44.625	25.53	------	------	294.256	459.117	
TOTAL		**4536.18 M2**	578.476	220.437	210.039	651.611	113.807	314.668	**2447.142 M2**	

11) **Parking detail.**

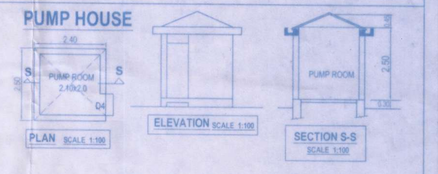
Floor Area	Use	No. of Car Park /Parking Area Provided	Required
2431.938 M2	RES.	38 CARS	33 CARS

12) Length of the Proposed Compound Wall with Gate = **272.09 R.mts.**
13) Built up Area of the Infrastructure Tax = **4536.18 Sq.mts.**
14) First Floor Balcony Area = 156.356 m² (23.595 % of floor area)
15) Second Floor Balcony Area = 156.356 m² (23.595 % of floor area)
16) Third Floor Balcony Area = 156.356 m² (23.595 % of floor area)
17) Fourth Floor Balcony Area = 109.408 m² (23.83 % of floor area)
18) Area of Swimming pool = 102.02 m²
19) Area of Society Office = 23.80 m² (0.972 % of floor area)
20) Area of Security Room = 3.24 m² (0.132 % of floor area)
21) Area of Pump House = 6.00 m² (0.245 % of floor area)
22) Area of Club House & Dressing Room = 90.007 m² (3.678 % of floor area)

COMPOUND WALL DETAILS



PUMP HOUSE



DETAILS OF SECURITY

DETAILS OF SWIMING POOL SCALE 1:100

CROSS SECTION OF SWIMING POOL

NUMBER OF UNITS:
A) 3 BED RM. APARTMENT .... 4 No's
B) 2 BED RM. APRTMENT .... 26 No's
C) 1 BED RM.APARTMENT .... 3 No's
D) STUDIO APARTMENT ..... 3 No's
TOTAL UNITS ..... 36 No's

SCHEDULE OF OPENING

DOORS		WINDOWS	
D	— 1.00 X 2.50	W1	— 1.20 x 1.50
D1	— 0.90 X 2.10	WK	— 1.20 x 1.30
D2	— 0.90 X 2.50	WK1	— 1.00 x 1.30
D3	— 0.75 X 2.10	V	— 0.80 X 1.00
D4	— 0.75 X 2.50	V1	— 2.70 X 0.60
SD	— 2.20 X 2.50	V2	— 2.50 x 0.45
SD1	— 2.50 X 2.50	V3	— 1.50 X 0.60
		V4	— 0.60 X 0.60
		V5	— 1.50X 0.60
		SW	— 3.50 X 1.60

OWNER'S SIGNATURE

NOTE:-
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* Dimensions & Architecture are subject to marginal change due to technical reasons.
* All Dimentions are Excluding Plaster / Putty & Floor / Wall Tiles
* Elevation is subject to change as per Architect / Owner's Choice
* Swimming pool though approved to be constructed ONLY if Residents / Housing Maintenance society contributes for construction & maintenance of the same
* For Club House, space is provided And the equipments/accessories to be procured & maintained by Residents/ Housing Maintenance Society

JEETENDRA D. DEVARI
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DRN. SANJAY NAIK	JOB NO. 891/2023
DATE : 21.05.2024	DRG. NO. 02

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