

original of 1/1-800

PONDA MUNICIPAL COUNCIL

Approved on 02/02/2024-25

Revised & Renewed license

Dated 27/05/2024

Municipal Engineer Chief Officer



Development Permission Granted

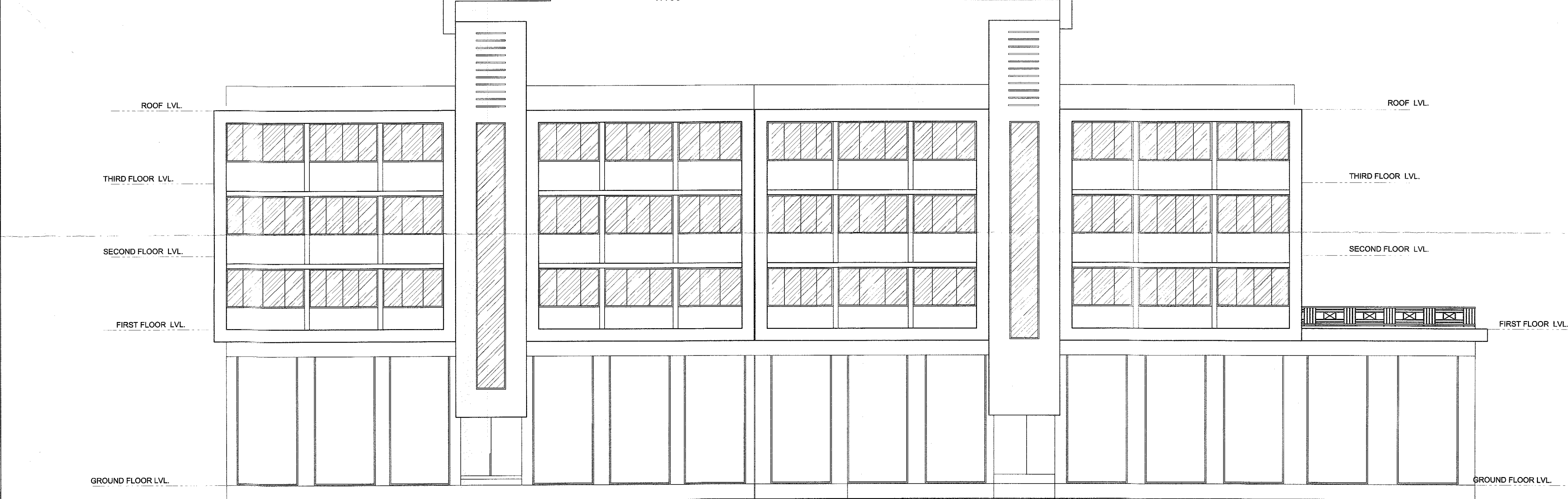
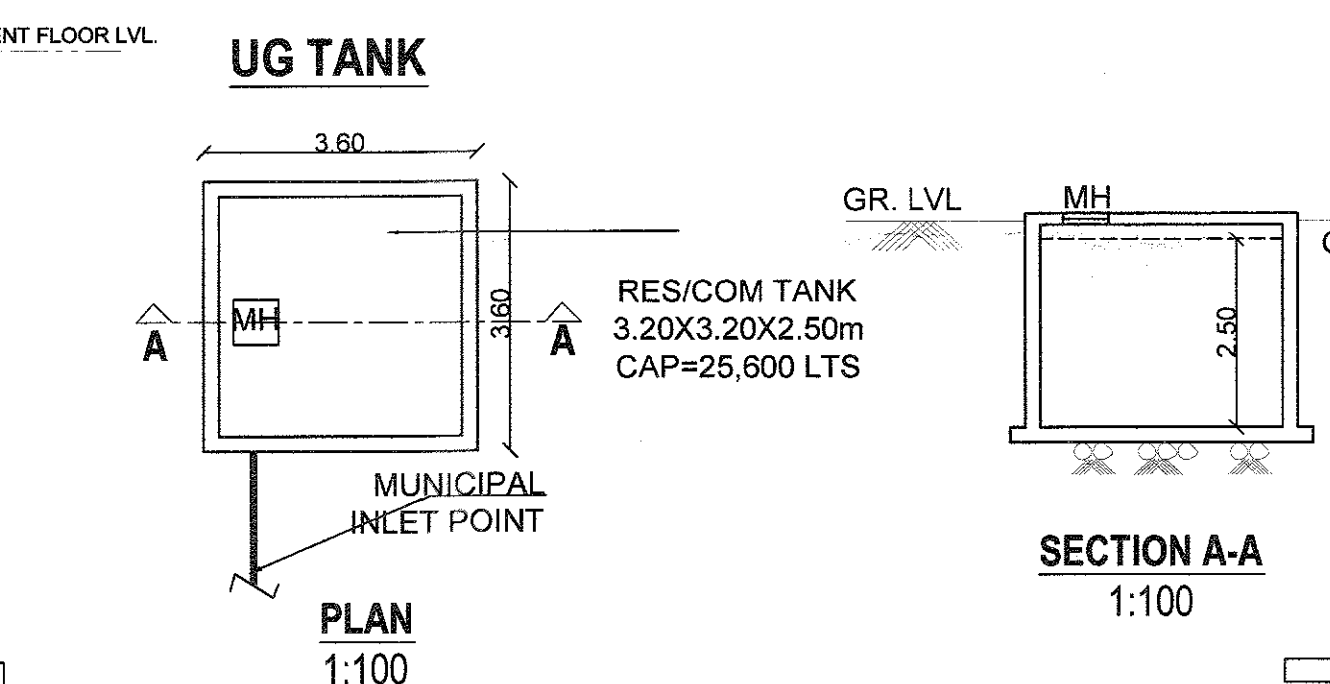
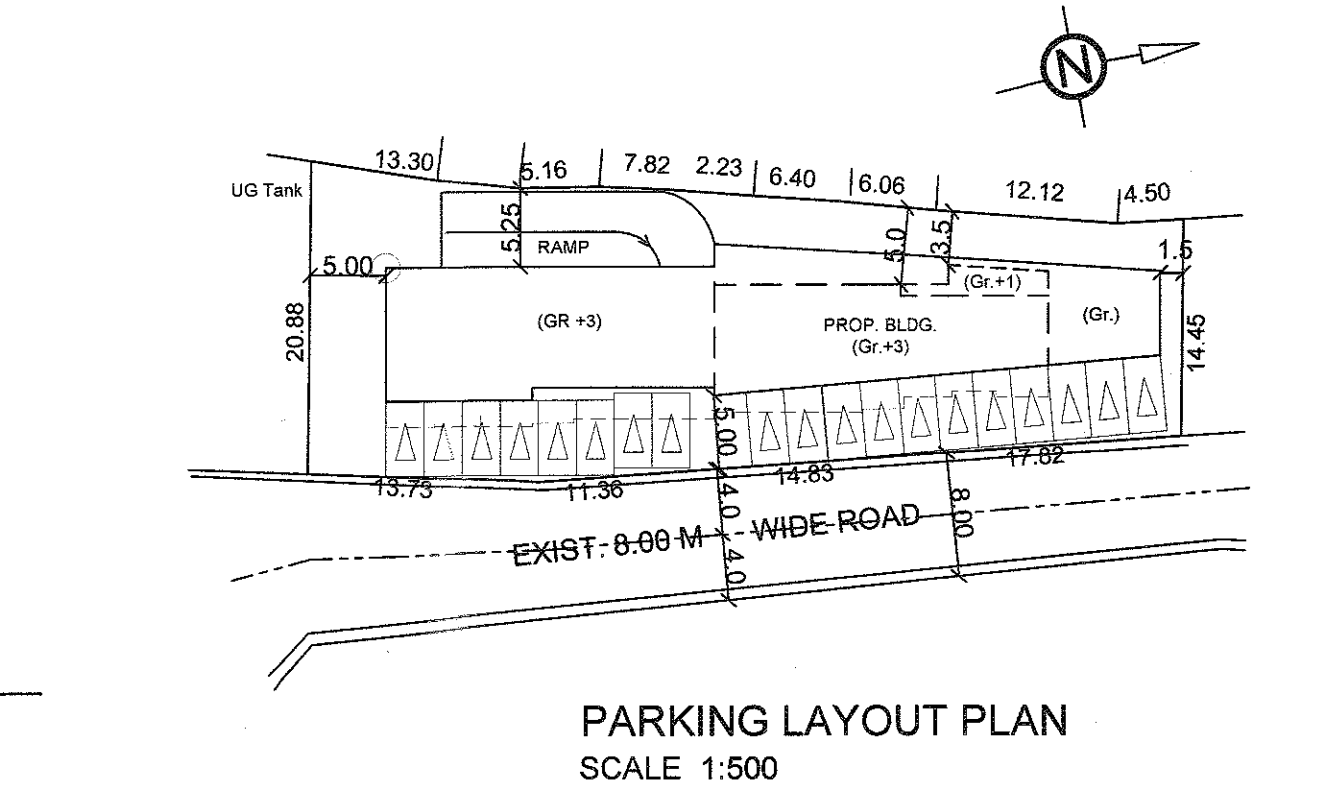
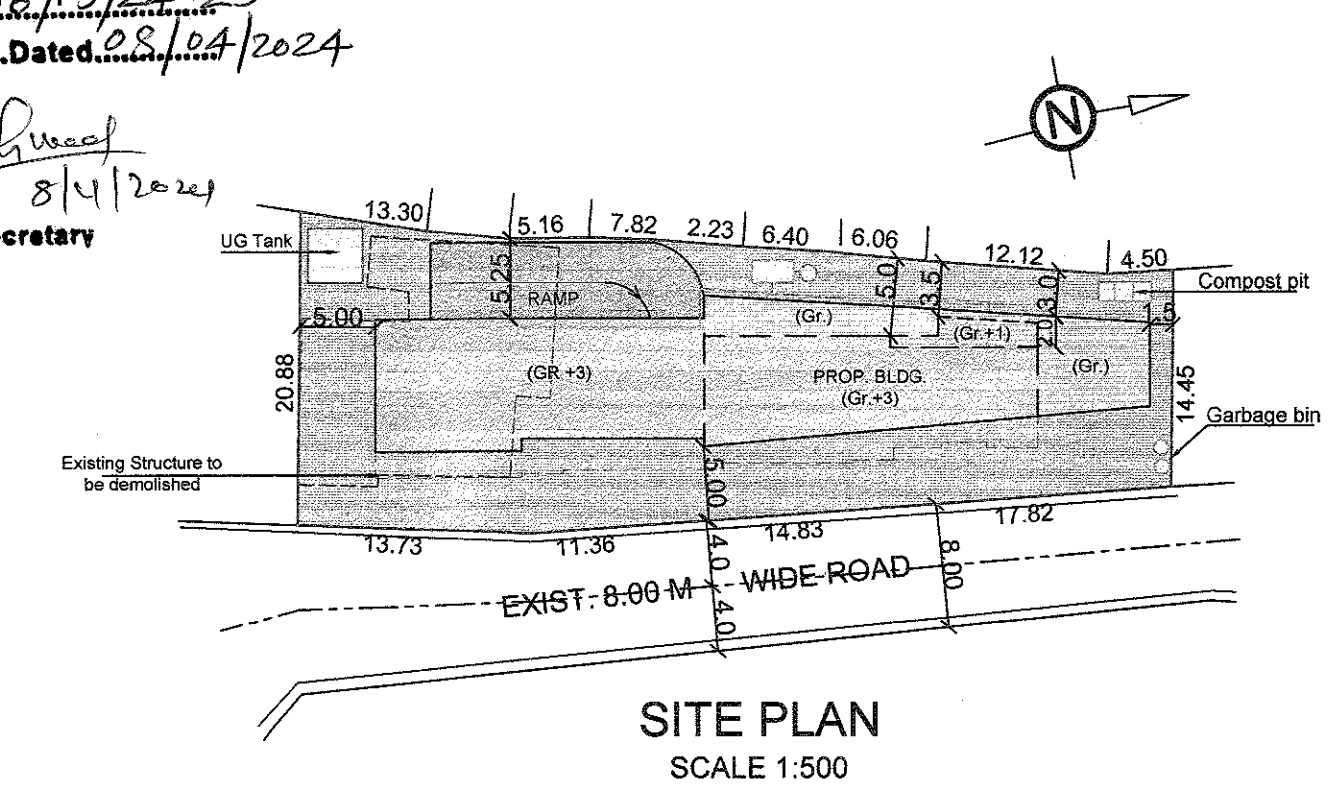
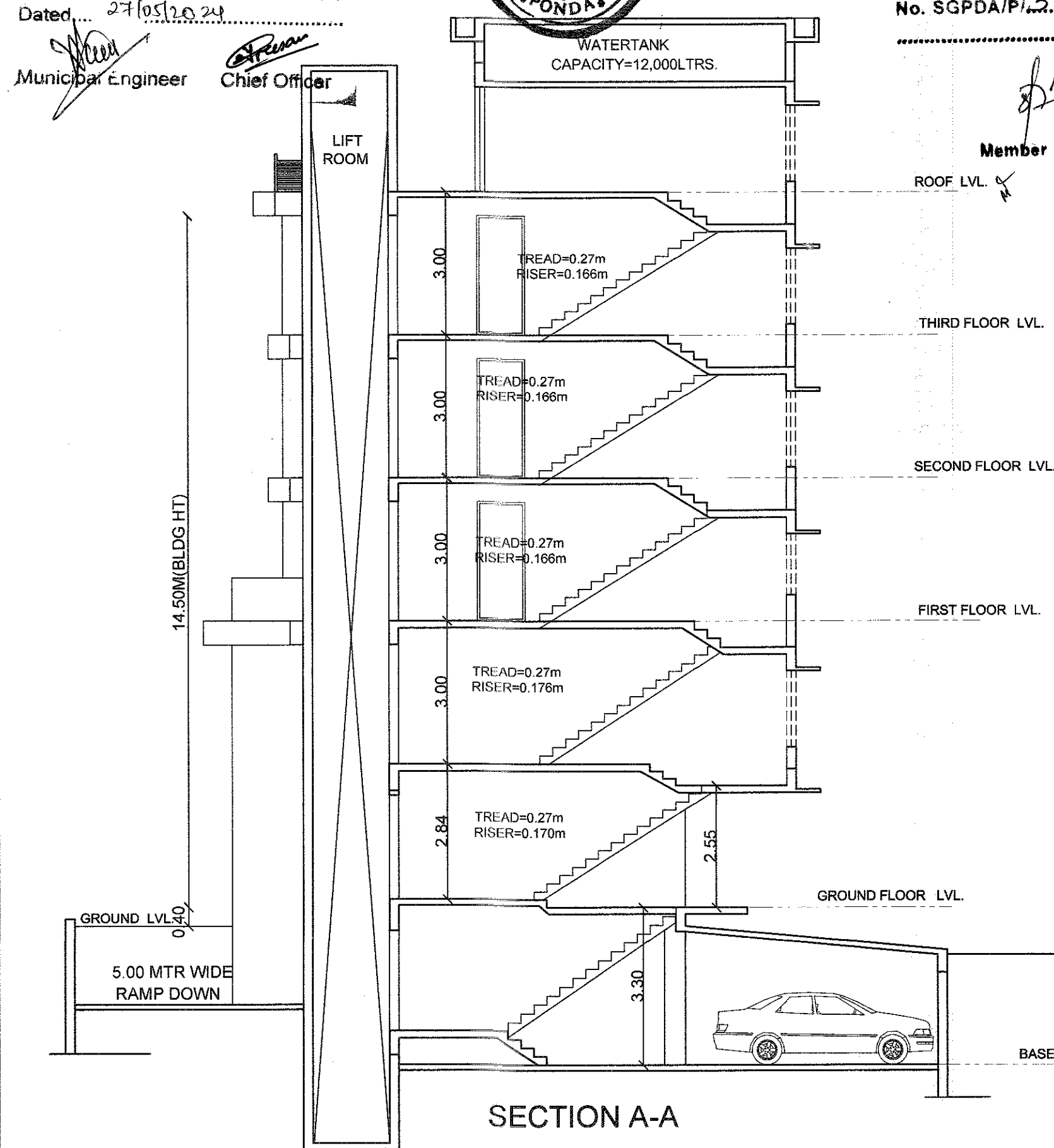
Subject To Conditions Vide Order

No. SGPDA/P/3216/282/20-21 Dated 5/2/2021

Dated 28/04/2024

NOTE:- plot nos B,C & D amalgamated vide order no

SGPDA/P/3216/282/20-21 Dated 5/2/2021



30. Details of areas and use, floorwise:											
Floor % Reference	Use	Total builtup area M2	Areas free from FAR					Net Floor Area sq.m.	FAR P %	Open Terr	
			Stairs.	Bal./ Ramp	Lift	Still/ Soc off	Total				
PROPOSED BUILDING											
BASEMENT FLOOR	Park	635.02	17.40	104.09	3.78	509.75	635.02	0.00	0.00 %		
GROUND FLOOR	Comm	411.14	38.55	-	6.48	-	45.03	366.11	35.54 %		
Double height								366.11	35.54 %		
FIRST FLOOR	Res.	382.79	52.98	74.67	6.84	-	134.49	248.30	24.11 %	109.10	
SECOND FLOOR	Res.	368.40	52.98	70.73	6.84	-	130.55	237.85	23.09 %	17.84	
THIRD FLOOR	Res.	368.40	52.98	70.73	6.84	-	130.55	237.85	23.09 %	-	
TOTAL	Comm./Res.	2165.75	214.89	320.22	30.78	509.75	1075.64	1456.22	141.38 %	126.94	
PARKING DETAILS											
FLOOR AREA/NO. OF UNITS		USE		No. of Car Parks/ parking area							
				Provided		Required					
366.11 sqm. (14 nos. shops on gr. floor)		comm.		19		7.32					
far upto 75sqm. (10 flats)		Res.		11		10					
far upto 150 sqm. (1 flat)		Res.		2		1.5					
TOTAL		comm./Res.		32		18.82					
32. Type of zone to which the plot belongs to											
Settlement				zone							
SETBACKS:											
33. Front setback from the center line of road				4.00+5.00=9.00				mts.			
34. Side setbacks:											
(a)				1.50				mts.			
(b)				5.00				mts.			
35. Distance between two or more building on the same plot, if any				--				mts.			
36. Height of the plinth				0.40				mts.			
37. Use to which the building is to be put to floor-wise :											
Basement floor :				parking							
Ground floor :				Comm.							
First floor :				Res							
Second floor :				Res.							
Third floor :				Res.							
38. Plot owned by with reference to the ownership certificate of land :											
M/S R R REALTERS.											
39. Reference number and date of approval of sub-division of land, if any plot in question is part of sub-division.											
--											
40. Any other information											
--											

AREA STATEMENT			
PLOT AREA:			
1. Area of the Plot	1030.00	Sq.mts.	
2. Deduction for			
(a) Area within road widening	0.00	Sq.mts.	
(b) Area reserved for any other use	-	Sq.mts.	
Total (a+b)	0.00	Sq.mts.	
3. Net effective area (1) - (2)	1030.00	Sq.mts.	
4. Covered area occupied by the existing building, if any	215.00	Sq.mts.	
5. Plot coverage of the existing building (in %)	20.87	%	
6. Covered area of the existing building that is proposed to be demolished	215.00	Sq.mts.	
7. Plot coverage of the existing building that is proposed to be demolished (in %)	20.87	%	
8. Covered area of proposed building	411.14	Sq.mts.	
9. Plot coverage of the proposed building (in %)	39.92	%	
10. Combined covered area of the existing building to be maintained and that of the proposed building	411.14	Sq.mts.	
11. Combined plot coverage of the existing building to be maintained and that of the proposed building (in %)	39.92	%	
FLOOR AREA:			
12. Balcony area and covered area over footways floorwise and total on all floors	224.01	Sq.mts.	
13. Balcony area and covered area over footways floorwise and total on all floors, consumed for FAR purpose	-	Sq.mts.	
14. Addition of set-back area and/or proposed road for FAR purpose	-	Sq.mts.	
15. Addition of garage area for FAR purpose	-	Sq.mts.	
16. Floor area consumed on Ground floor	366.11x2=732.22	Sq.mts.	
17. Floor area consumed on Upper Gr. floor	-	Sq.mts.	
18. Floor area consumed on First floor	248.30	Sq.mts.	
19. Floor area consumed on Second floor	237.85	Sq.mts.	
20. Floor area consumed on any other floor or floors and any other area consumed for FAR purpose	237.85	Sq.mts.	
21. Existing floor area to be maintained	0.00	Sq.mts.	
22. Total floor area consumed:	1030.00 + 426.22 m2 (Additional floor area)		
(13+14+15+16+17+18+19+20+21)	=1456.22	Sq.mts.	
23. Floor area permissible	1030.00	Sq.mts.	
24. FAR permissible	100.00	%	
25. FAR consumed	141.38	%	
26. Mezzanine area	-	Sq.mts.	
27. Loft area	-	Sq.mts.	
28. Basement area	-	Sq.mts.	
29. Garage area	-	Sq.mts.	

SCHEDULE OF OPENINGS	
TYPE	SIZE
RS	2.50 X 2.50
D	1.00 X 2.50
D1	0.90 X 2.20
D3	0.75 X 2.20
FD	3.00 X 2.50
W1	1.50 X 1.60
KW	1.00 X 1.30
V	0.60 X 1.00
V1	2.20 X 0.70
V2	2.20 X 1.00
V3	2.20 X 0.30

REVISED PLANS

OWNER : M/S R R REALTERS.	
PROJECT : PROPOSED COMMERCIAL/ RES. BUILDING AT PONDA NR. MUNICIPALITY.	
DATE : 17-01-2024	SURVEY NO. 1/1 PLOT 'B', 'C' & 'D'
SCALE - 1:100 & 1:500	DRG. NO-711 / 01
JOB NO-2375	ENGINEER: UDAY SAWANT B.E.(CIVIL) Reg. No. ER/0022/2010
OWNER:	
SAWANT & ASSOCIATES ARCHITECTS, ENGINEERS INTERIOR DESIGNERS SARANA AROH, 1ST FLOOR MALINIAT, MANDAL - 504, PUNE - 400 012, INDIA	

Development Permission Granted
Subject To Conditions Vide Order
No. SGPDA/PI/3216/12
24-25 Dated 08/04/2024

PONDA MUNICIPAL COUNCIL

Approved vide No. 02/2024-25

Revised & Renewal license

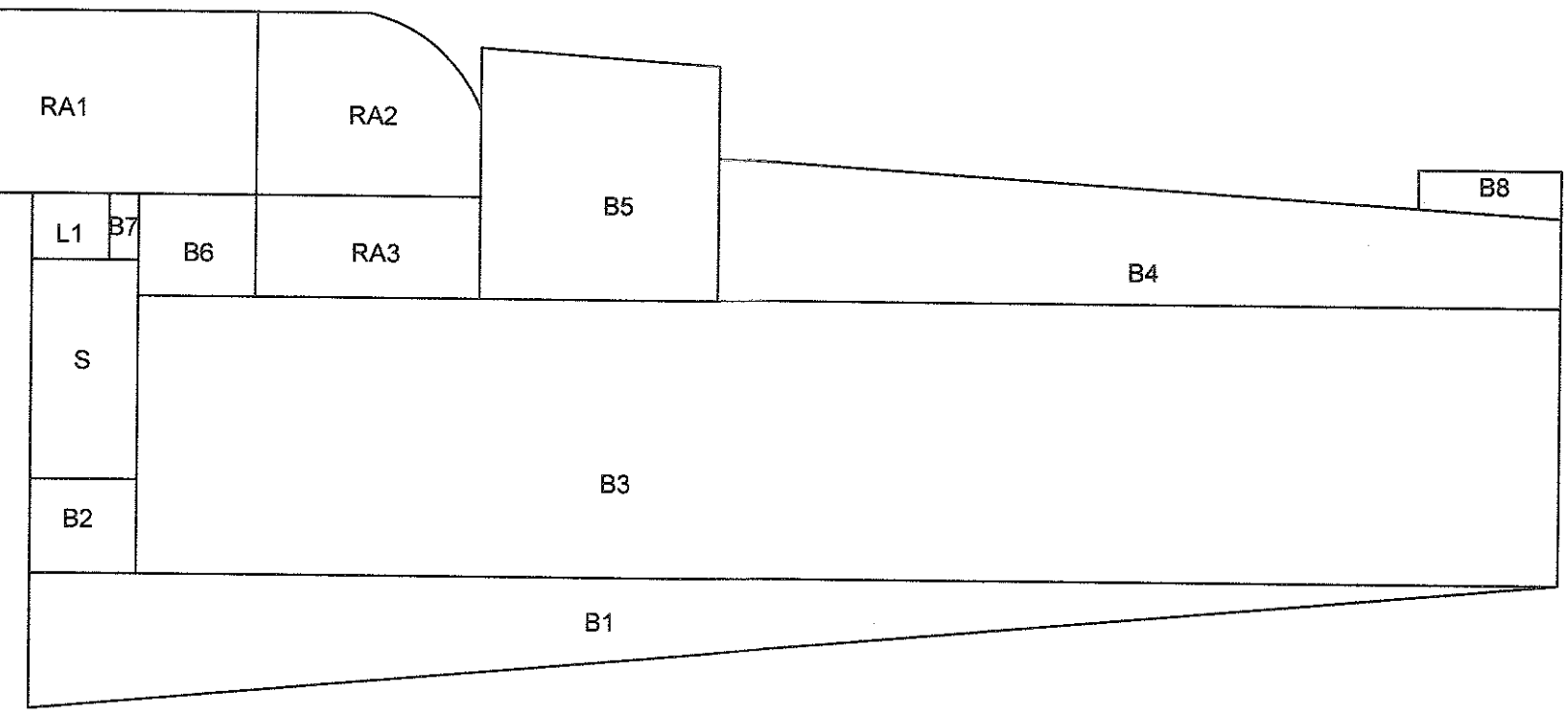
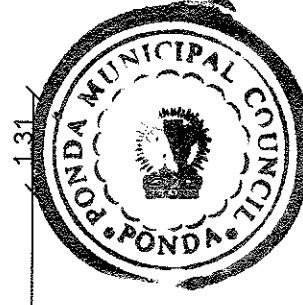
Dated 27/04/2024

Member Secretary

Municipal Engineer

Chief Officer

NOTE- BASEMENT WILL BE MECHANICALLY VENTILATED



PARKING

B1=0.50X41.73X3.69=76.99
B2=2.90X2.59=7.51
B3=38.83X7.59=294.72
B4=23.00X3.18(M)=73.14
B5=6.50X6.52(M)=42.38
B6=3.20X2.79=8.93
B7=0.80X1.80=1.44
B8=3.90X1.19=4.64
TOTAL=509.75 M2

STAIR

S=2.90X6.00=17.40
LIFT
L=2.10X1.80=3.78

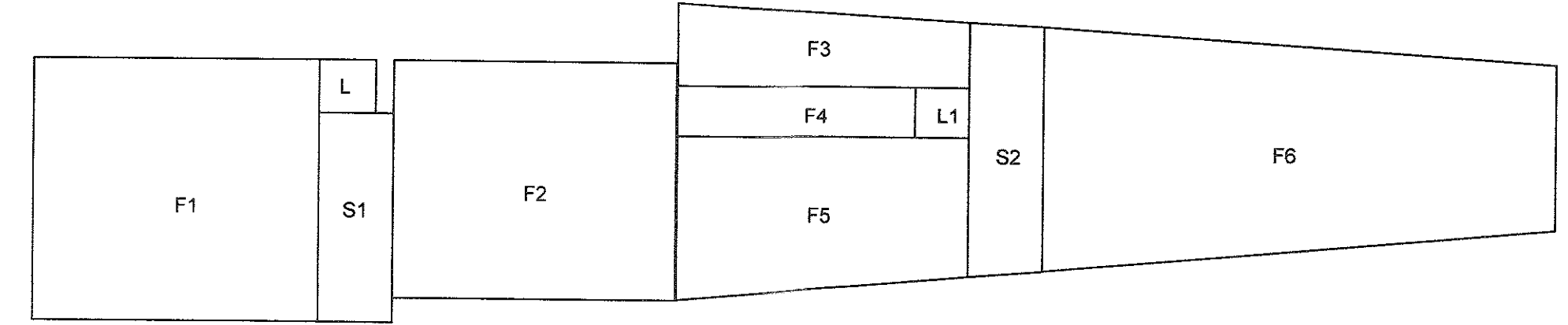
RAMP

RA1=11.87X5.00=59.35
RA2=27.64
RA3=6.13X2.79=17.10
TOTAL=104.09 M2

Development Permission Granted
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No. SGPDA/PI/3216/12
24-25 Dated 08/04/2024

Member Secretary

BASEMENT FLOOR PLAN
13 NOS CAR PARKING



FLOOR AREA

F1=9.80X8.82=84.67
F2=9.50X7.99=75.91
F3=9.80X2.49=24.35
F4=8.00X1.70=13.60
F5=9.80X4.99=48.90
F6=17.20X6.90(M)=118.68
TOTAL=366.11 M2

STAIR

S1=2.50X7.02=17.55
S2=2.50X8.40=21.00
TOTAL=38.55 M2

LIFT

L1=1.90X1.80=3.42
L2=1.80X1.70=3.06
TOTAL=6.48 M2

COVERED AREA= FLOOR AREA+STAIR+LIFT
= 366.11+38.55+6.48=411.14 M2

REVISED PLANS

OWNER : M/S R R REALTERS.

PROJECT : PROPOSED COMMERCIAL/ RES.
BUILDING AT PONDA NR. MUNICIPALITY.

DATE : 17-01-2024 SURVEY NO. 1/1

SCALE - 1:100 & 1:500 PLOT 'B', 'C' & 'D'

JOB NO-2375 DRG. NO-711 / 02

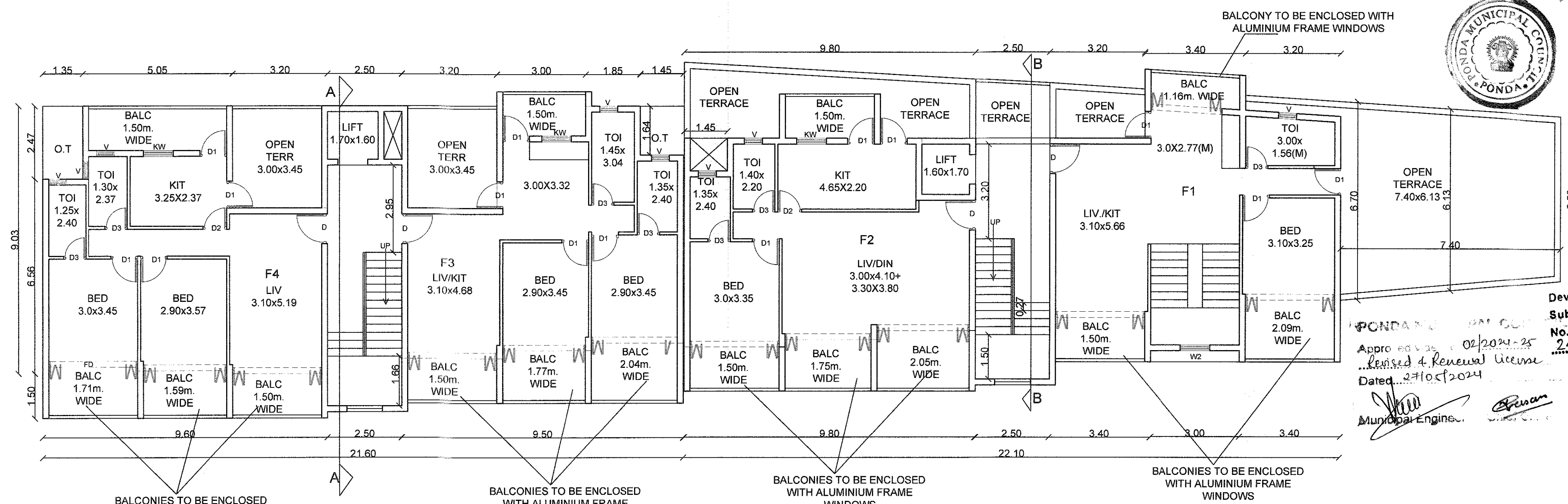
ENGINEER:

OWNER:

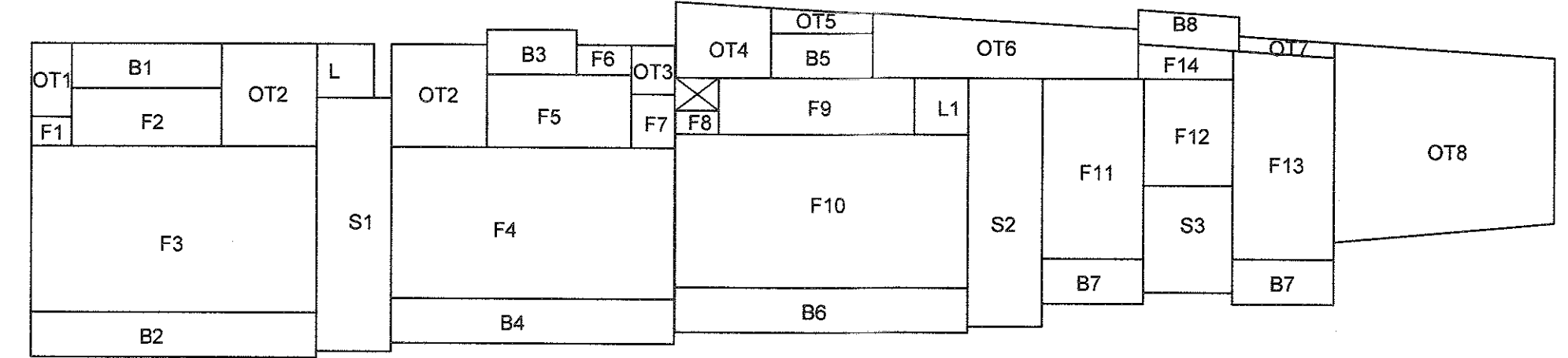
DR. SAWANT
S.E.(CIVIL)
Reg. No. ER/0922/2010

SAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
INTERIOR DESIGNERS
SAHAY, AHMED, 1ST FLOOR
MALIBARI, MARGAO - GOA
PHONE NO: 972892

GROUND FLOOR PLAN



FIRST FLOOR PLAN



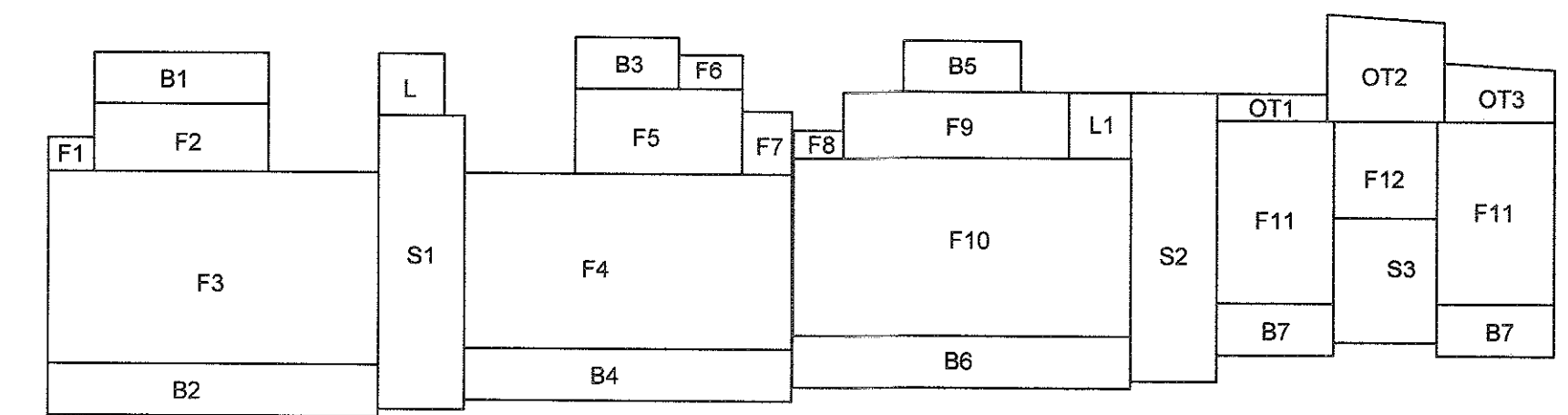
FLOOR AREA	STAIR	BAL	OPEN TERR
F1=1.35x0.97=1.31	S1=2.50x8.52=21.30	B1=5.05x1.50=7.58	OT1=1.35x2.47=3.34
F2=5.05x1.95=9.85	S2=2.50x8.34=20.85	B2=9.60x1.50=14.40	OT2=2x3.20x3.45=22.08
F3=9.60x5.59=53.66	S3=3.00x3.61=10.83	B3=3.00x1.50=4.50	OT3=1.45x1.64=2.38
F4=9.50x5.08=48.28	TOTAL=52.98 M2	B4=9.50x1.50=14.25	OT4=3.20x2.48=7.92
F5=4.85x2.45=11.88	LIFT	B5=3.40x1.50=5.10	OT5=3.40x0.79=2.87
F6=1.85x1.00=1.85	L1=1.90x1.80=3.42	B6=9.80x1.50=14.70	OT6=8.90x2.67=23.75
F7=1.45x1.81=2.62	L2=1.80x1.90=3.42	B7x2=2x3.40x1.50=10.20	OT7=3.20x0.50=1.60
F8=1.45x0.80=1.16	TOTAL=6.84 M2	B8=3.40x1.16=3.94	OT8=7.40x6.13(M)=45.36
F9=6.55x1.90=12.45		TOTAL=74.67 M2	TOTAL=109.10 M2
F10=9.80x5.15=50.47			
F11=3.40x6.06=20.60			
F12=3.00x3.57=10.71			
F13=3.40x6.91=23.48			
TOTAL=248.30 M2			

Development Permission Granted
Subject To Conditions Vide Order
No. SGPDA/PI/3216/13/24-25
Dated 28/04/2024

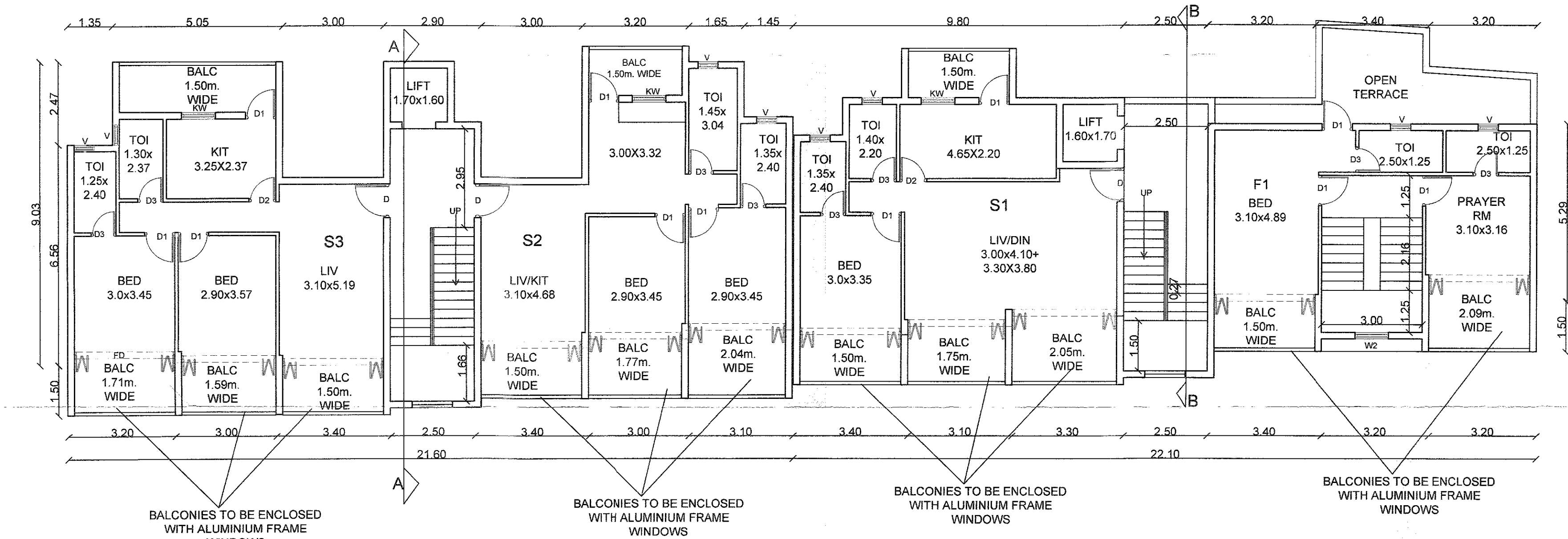
Approved by: 02/2024-25
Revised & Renewal License
Dated 27/10/2024

Municipal Engineer

Member Secretary



FLOOR AREA	STAIR	BAL	OPEN TERR
F1=1.35x0.97=1.31	S1=2.50x8.52=21.30	B1=5.05x1.50=7.58	OT1=3.20x0.77=2.46
F2=5.05x1.95=9.85	S2=2.50x8.34=20.85	B2=9.60x1.50=14.40	OT2=3.40x3.00(M)=10.20
F3=9.60x5.59=53.66	S3=3.00x3.61=10.83	B3=3.00x1.50=4.50	OT3=3.20x1.62=5.18
F4=9.50x5.08=48.28	TOTAL=52.98 M2	B4=9.50x1.50=14.25	TOTAL=17.84 M2
F5=4.85x2.45=11.88	LIFT	B5=3.40x1.50=5.10	
F6=1.85x1.00=1.85	L1=1.90x1.80=3.42	B6=9.80x1.50=14.70	
F7=1.45x1.81=2.62	L2=1.80x1.90=3.42	B7x2=2x3.40x1.50=10.20	
F8=1.45x0.80=1.16	TOTAL=6.84 M2	TOTAL=70.73 M2	
F9=6.55x1.90=12.45			
F10=9.80x5.15=50.47			
F11x2=2x3.40x5.29=35.97			
F12=3.00x2.79=8.37			
TOTAL=237.85 M2			

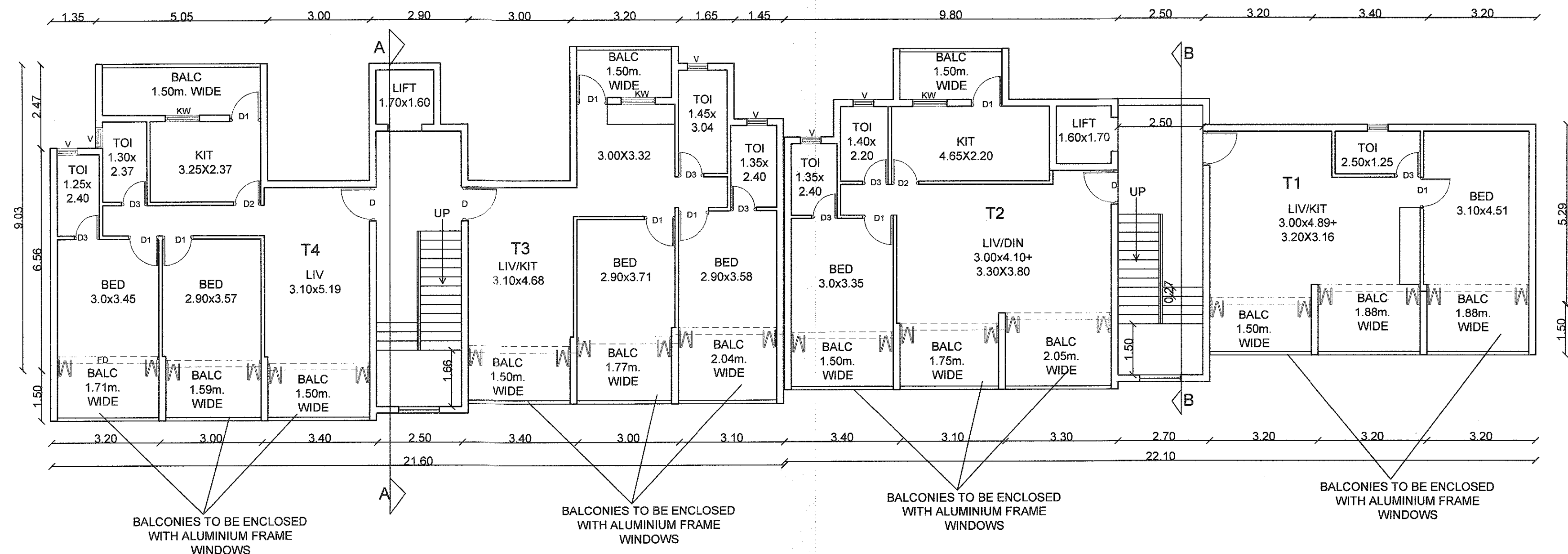


SECOND FLOOR PLAN

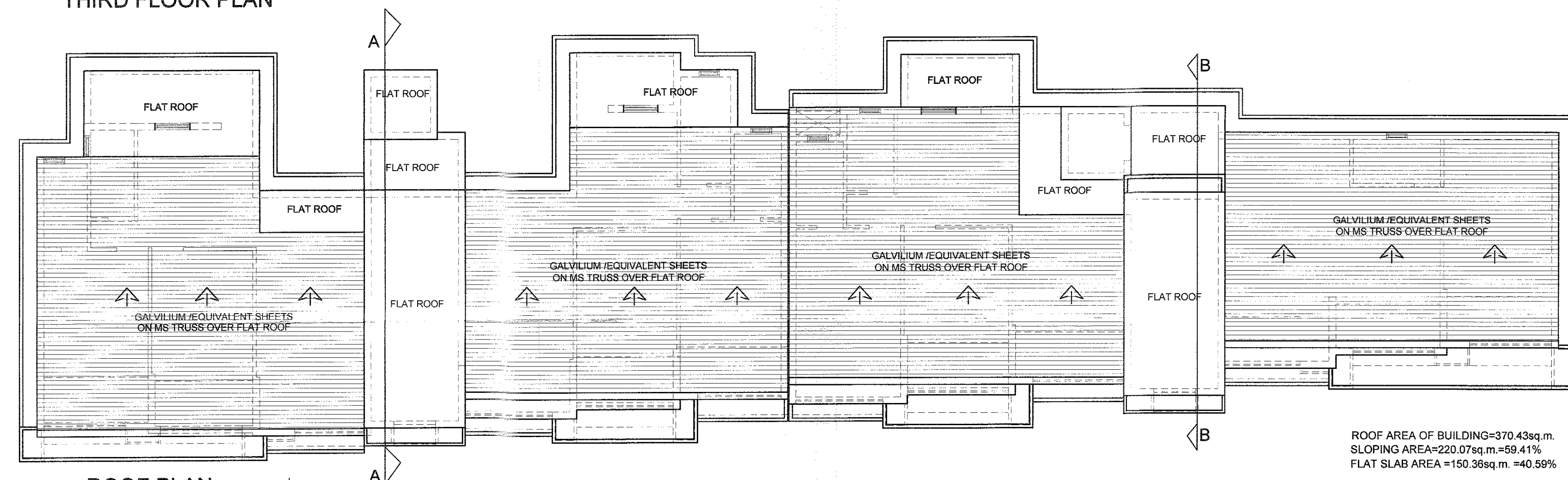
REVISED PLANS

OWNER : M/S R R REALTERS.	
PROJECT : PROPOSED COMMERCIAL/ RES. BUILDING AT PONDA NR. MUNICIPALITY.	
DATE : 17-01-2024	SURVEY NO. 1/1 PLOT 'B', 'C' & 'D'
SCALE : 1:100 & 1:500	DRG. NO-711 / 03
JOB NO-2375	ENGINEER: UDAY SAWANT
OWNER:	Reg. No. ER/0022/2010
SAWANT & ASSOCIATES ARCHITECTS, ENGINEERS INTERIOR DESIGNERS	
BARWA, ANDHRA, 1ST FLOOR HALBARI, HARAD - 504, PHONE: 98001 575899	

NOTE- ALL BALCONIES ON EASTERN SIDE TO BE ENCLOSED BY SLIDING GLASS PANEL SHUTTERS OVER PARAPET



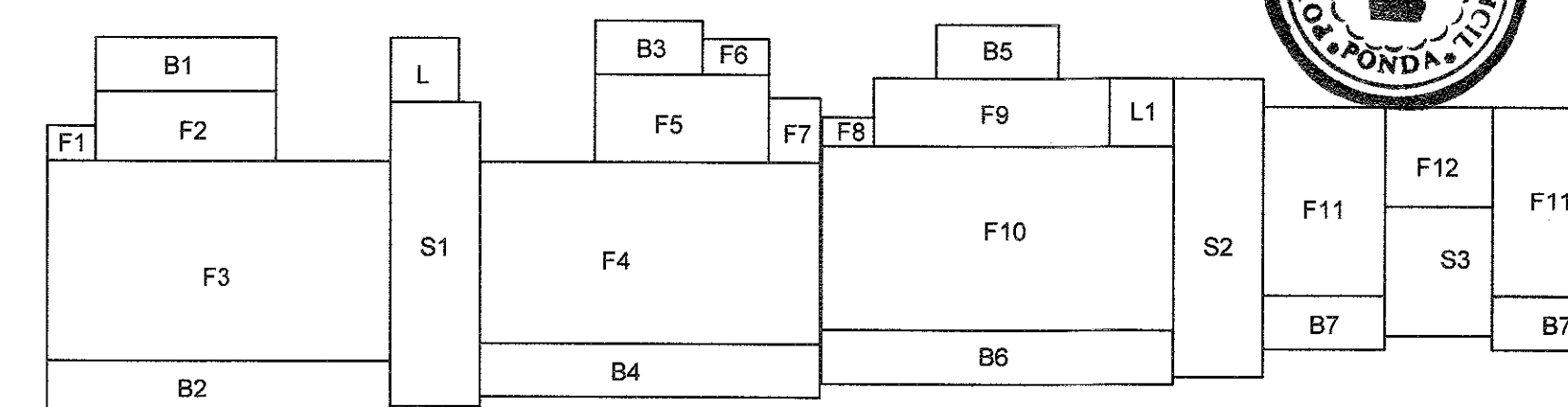
THIRD FLOOR PLAN



ROOF PLAN



PART SECTION C-C THROUGH RAMP



FLOOR AREA

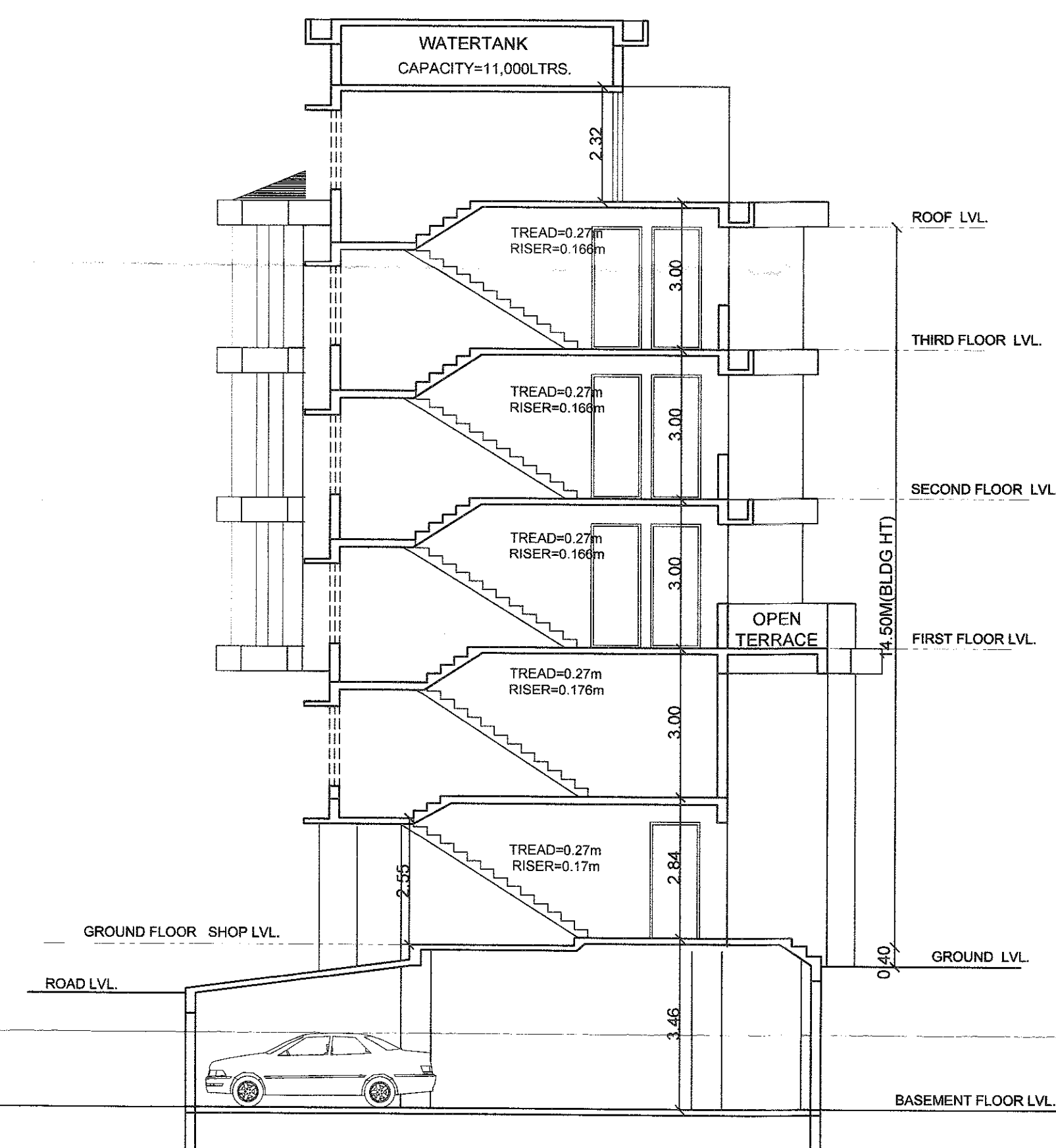
F1=1.35x0.97=1.31
F2=5.05x1.95=9.85
F3=9.60x5.59=53.66
F4=9.50x5.08=48.26
F5=4.85x2.45=11.88
F6=1.85x1.00=1.85
F7=1.45x1.81=2.62
F8=1.45x0.80=1.16
F9=6.55x1.90=12.45
F10=9.80x5.15=50.47
F11=2x3.40x5.29=35.97
F12=3.00x2.79=8.37
TOTAL=237.85 M2

STAIR

S1=2.50x8.52=21.30
S2=2.50x8.34=20.85
S3=3.00x3.61=10.83
TOTAL=52.98 M2
LIFT
L1=1.90x1.80=3.42
L2=1.80x1.90=3.42
TOTAL=6.84 M2

BAL

B1=5.05x1.50=7.58
B2=9.60x1.50=14.40
B3=3.00x1.50=4.50
B4=9.50x1.50=14.25
B5=3.40x1.50=5.10
B6=9.80x1.50=14.70
B7=2x3.40x1.50=10.20
TOTAL=70.73 M2

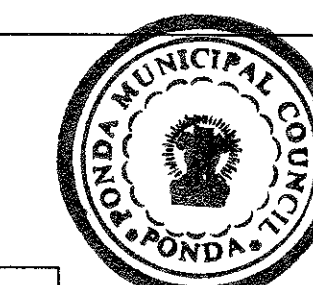


SECTION B-B

REVISED PLANS

OWNER : M/S R R REALTERS.	
PROJECT : PROPOSED COMMERCIAL/ RES. BUILDING AT PONDA NR. MUNICIPALITY.	
DATE : 17-01-2024	SURVEY NO. 1/1 PLOT 'B', 'C' & 'D'
SCALE - 1:100 & 1:500	DRG. NO-711 / 04
JOB NO-2375	ENGINEER: UDAY SAWANT B.E.(CIVIL)
OWNER:	Reg. No. ER/0622/2010
© SAWANT & ASSOCIATES ARCHITECTS, ENGINEERS INTERIOR DESIGNERS SAVANA ARCADE, 1ST FLOOR HALHAT, MARGAO GOA. PHONE NO. 020-2748000	

NOTE- ALL BALCONIES ON EASTERN SIDE TO BE ENCLOSED BY SLIDING GLASS PANEL SHUTTERS OVER PARAPET



PONDA MUNICIPAL COUNCIL

Approved vide No. 02/2024-25

Reviewed & Renewed License

Dated: 27.05.2024

Municipal Engineer Chief Officer

Development Permission Granted

Subject To Conditions Vide Order

No. SCPDA/P/3216/13

24-25 Dated: 08/04/2024

Member Secretary