



PONDA MUNICIPAL COUNCIL

Approved vide No. CONSTLIC/PONDA

2025-2026 | 14

Dated, A. 02/02/2026

Chief Office



AREA STATEMENT		
a	PLOT AREA	21130.00 m ²
b	AREA UNDER S1 ZONE - F.A.R 100 %	17630.00 m ²
c	Total Area Encroached ON SITE	1830.00 m ²
d	Area Encroached on site under S2 ZONE	900.00 m ²
e	AREA UNDER S2 ZONE - F.A.R 80 %	3500.00 m ²
f	Area Encroached on site under S1 ZONE	930.00 m ²
g	AREA UNDER ROAD WIDENING	173.00 m ²
h	NET PLOT AREA = (21130 -1830 -173)	19127.00 m ²
i	REQUIRED OPEN SPACE (1 x 15%)	2869.05 m ²
j	PROVIDED OPEN SPACE	3400.00 m ²
k	PERMISSIBLE F.A.R :- * S1 zone=17630-930.0(area unavailable on site)=16700.0 x1.0 =16700.0 m ² * S2 zone=3500-900(area unavailable on site)=2600.0 x0.80 =2080.0 m ²	(16700+2080) =18780.0 m ²
l	PERMISSIBLE COVERAGE (h x 40%)	7650.80 m ²
m	APPROVED COVERED AREA	1,859.50 m ²
n	PROPOSED COVERED AREA	1525.00 m ²
o	TOTAL COVERED AREA (APP.+PROP)	3,393.80 m ²
p	TOTAL PROPOSED COVERAGE	17.74 %
q	APPROVED F.A.R	6,622.36 m ²
r	PROPOSED F.A.R	5,980.30 m ²
s	TOTAL F.A.R (APP.+PROP)	12,545.76 m ²
t	TOTAL F.A.R CONSUMED	65.0 %

AREA CALCULATION FOR PHASE - 4 :-			
TYPE	COVERED AREA m ²	F.A.R m ²	B.U.AREA m ²
TYPE - B7	617.80	2324.10	3897.30
TYPE - B8	453.60	1828.10	2901.53
TYPE - B9	453.60	1828.10	2901.53
TOTAL	1525.00	5980.30	9700.36
APPROVED PHASE-3 TYPE - B10	178.80	473.10	847.50
APPROVED PHASE-2 (14/06/2021) TYPE - B6	617.80	2232.21	3830.00
APPROVED PHASE-1 (23/05/2018) B4, B5 & CLUB HOUSE	1072.20	3860.15	6121.98
NET TOTAL AREA	3393.80	12,545.76	20,499.84

Development Permission Grant: **A**
Subject To Conditions Vide Order
No. SGPDA/PI. 2985/38/
25-26 Dated 09/05/2025

Member Secretary

PHASE-4

PROJECT :-

PROPOSED REVISION ON PLOT BEARING,
SY.NO:-209/1-A SITUATED AT PONDA - GOA.

OWNER :-

M/s MAHARUDRA REAL ESTATES.
(Proprietor:-Shri Tushar Laxmikant Usgaonkar)

DRN BY: S A

DRG NO: SUB-01

JOB NO: 553/12

DATED : 22.05.24

DRGS : -

SITE PLAN &
AREA STATEMENT

SCALE : 1:500

ARCHITECT'S SIGNATURE :

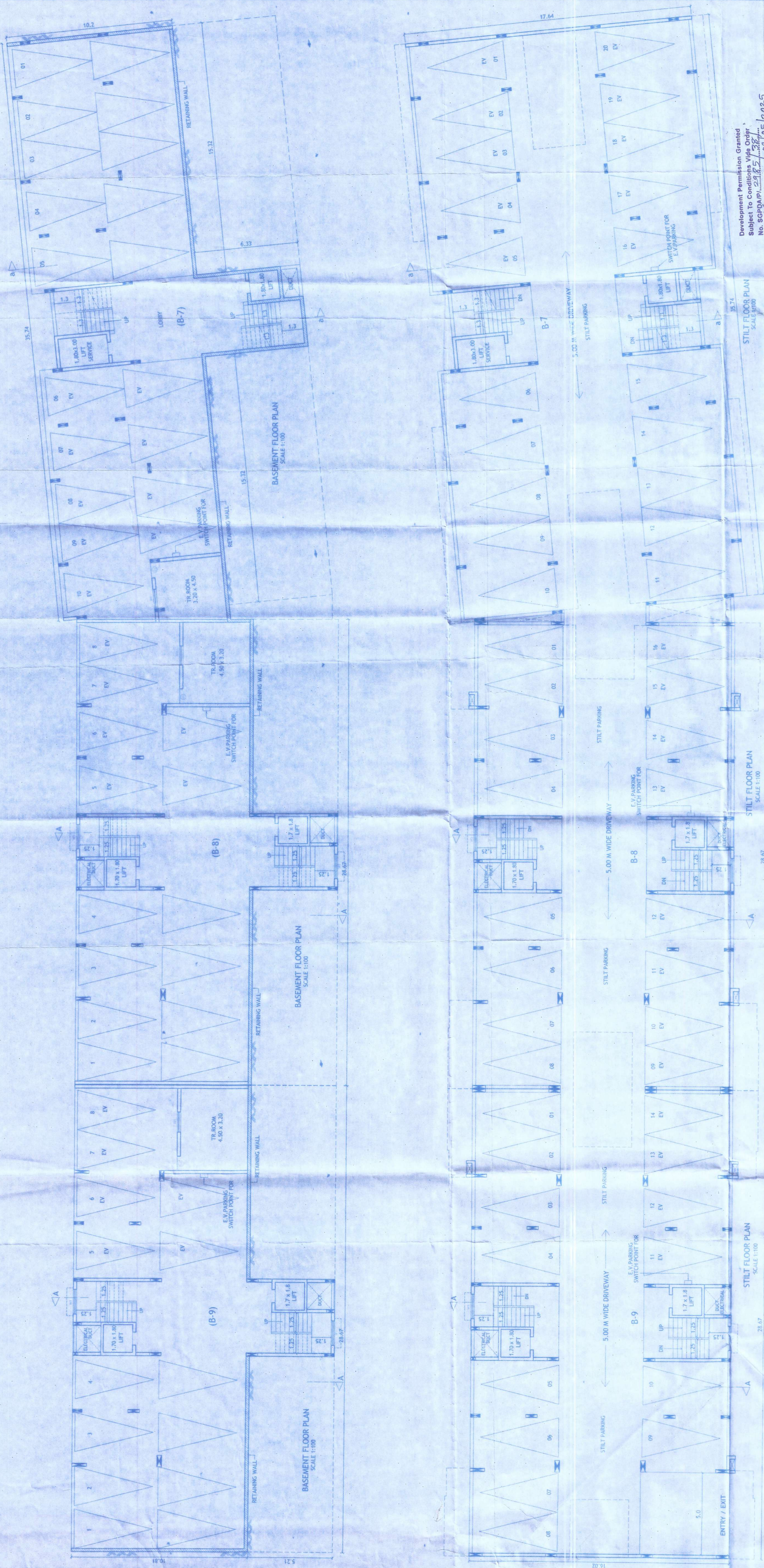
CLIENT'S SIGNATURE :

Bryan J. Soares
Reg. No. CA/89/1208
AB/0031/2010

SOARES & ASSOCIATES

G-1, VIKAS BUILDING,
18TH JUNE ROAD,
PANJIM, GOA.

PH./FAX : 2228040 , 2430010
e-mail: soares88@gmail.com



Development Permission Granted
Subject To Conditions Vias Order
No. SCSPDA/P/2485/1/28
23.06.2025 Dated 04/05/2025

CAR PARKING : (B7)

TOTAL FLATS = 20 nos.
REQUIRED PARKING = 20 cars
PARKING PROVIDED = 30 cars
STILT PARKING = 20 cars
BASEMENT PARKING = 10 cars

CAR PARKING : (B8)

TOTAL FLATS = 20 nos.
REQUIRED PARKING = 20 cars
PARKING PROVIDED = 24 cars
STILT PARKING = 16 cars
BASEMENT PARKING = 08 cars

CAR PARKING : (B9)

TOTAL FLATS = 20 nos.
REQUIRED PARKING = 20 cars
PARKING PROVIDED = 22 cars
STILT PARKING = 14 cars
BASEMENT PARKING = 08 cars



PONDA MUNICIPAL COUNCIL
Approved vide No. CMSP/2024/114
Date 01/05/2025
Municipal Engineer
Chief Officer

PROJECT :-
PROPOSED REVISION OF B7, B8, B9 ON PLOT
BEARING SY.NO.: 209/1-A SITUATED AT
PONDA - GOA.

OWNER :-
M/s MAHARUDRA REAL ESTATES.
(Proprietor:-Shri Tushar Lamikant Usgaonkar)

ARCHITECTS:
SOARES & ASSOCIATES
G-1, VIKAS BUILDING,
18TH JUNE ROAD,
PANJIM, GOA.
PH./FAX : 2228040 , 2400110
e-mail: soares88@gmail.com

ARCHITECT'S SIGNATURE :
CLIENT'S SIGNATURE :

PHASE-4





PONDA MUNICIPAL COUNCIL

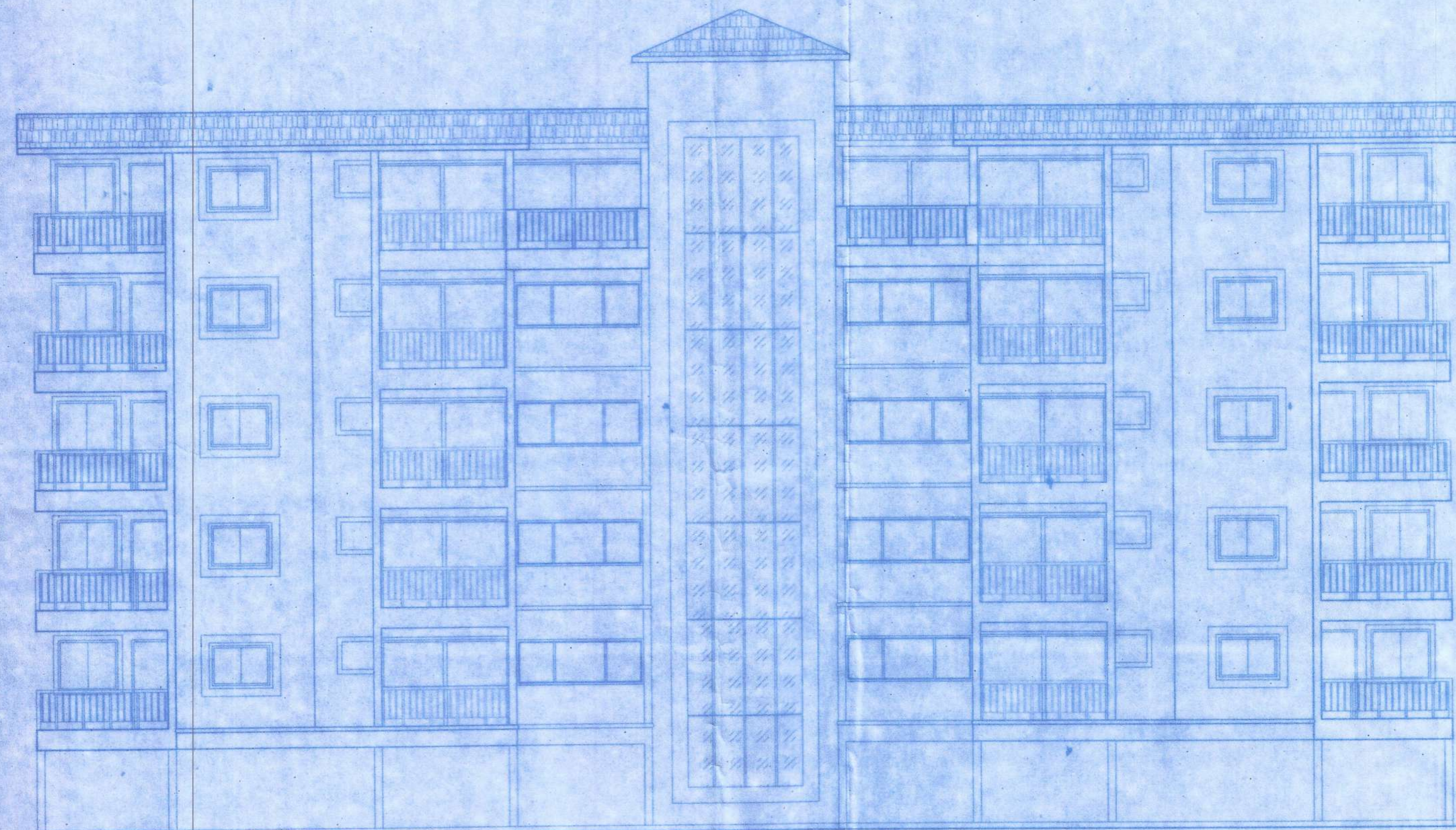
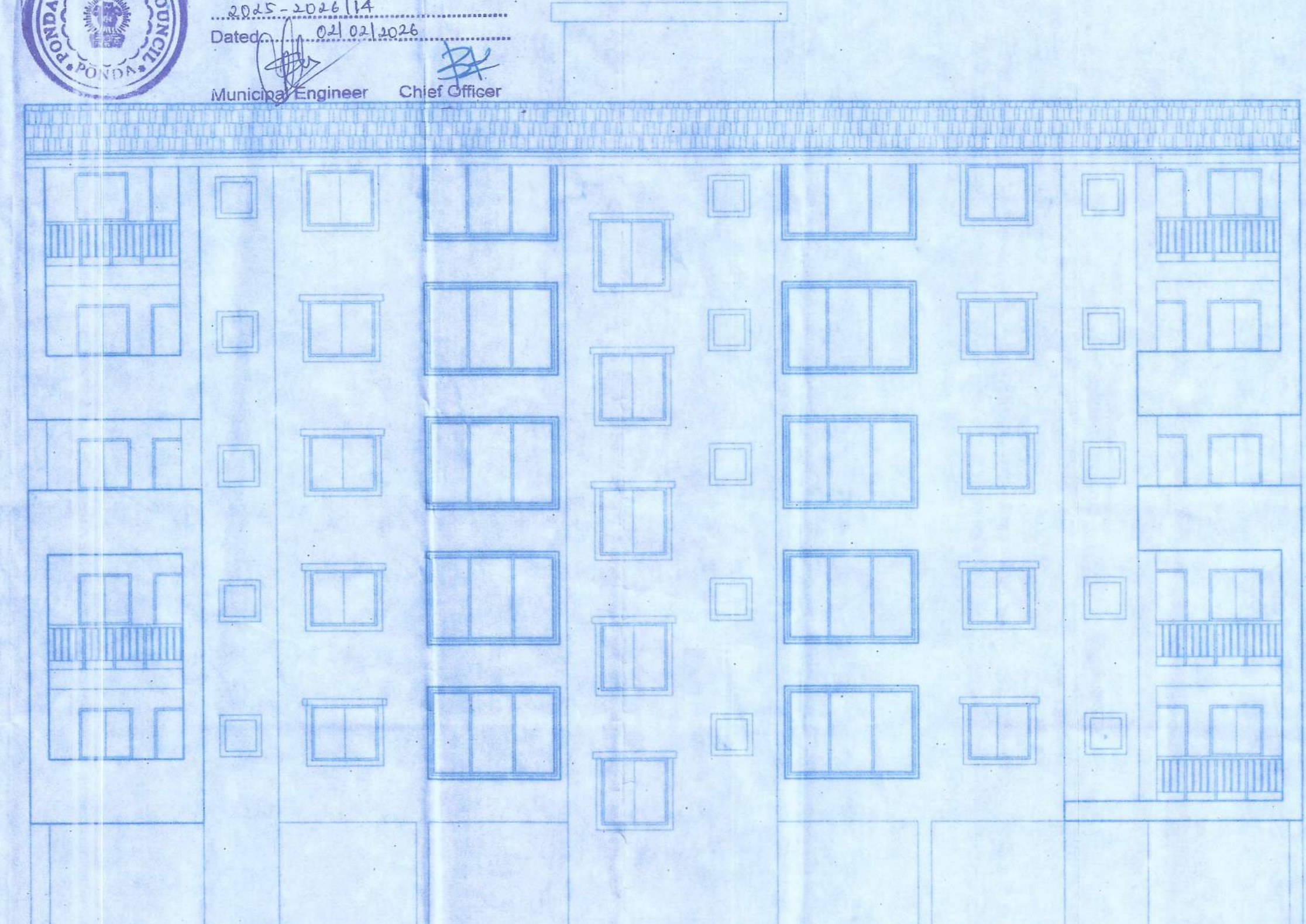
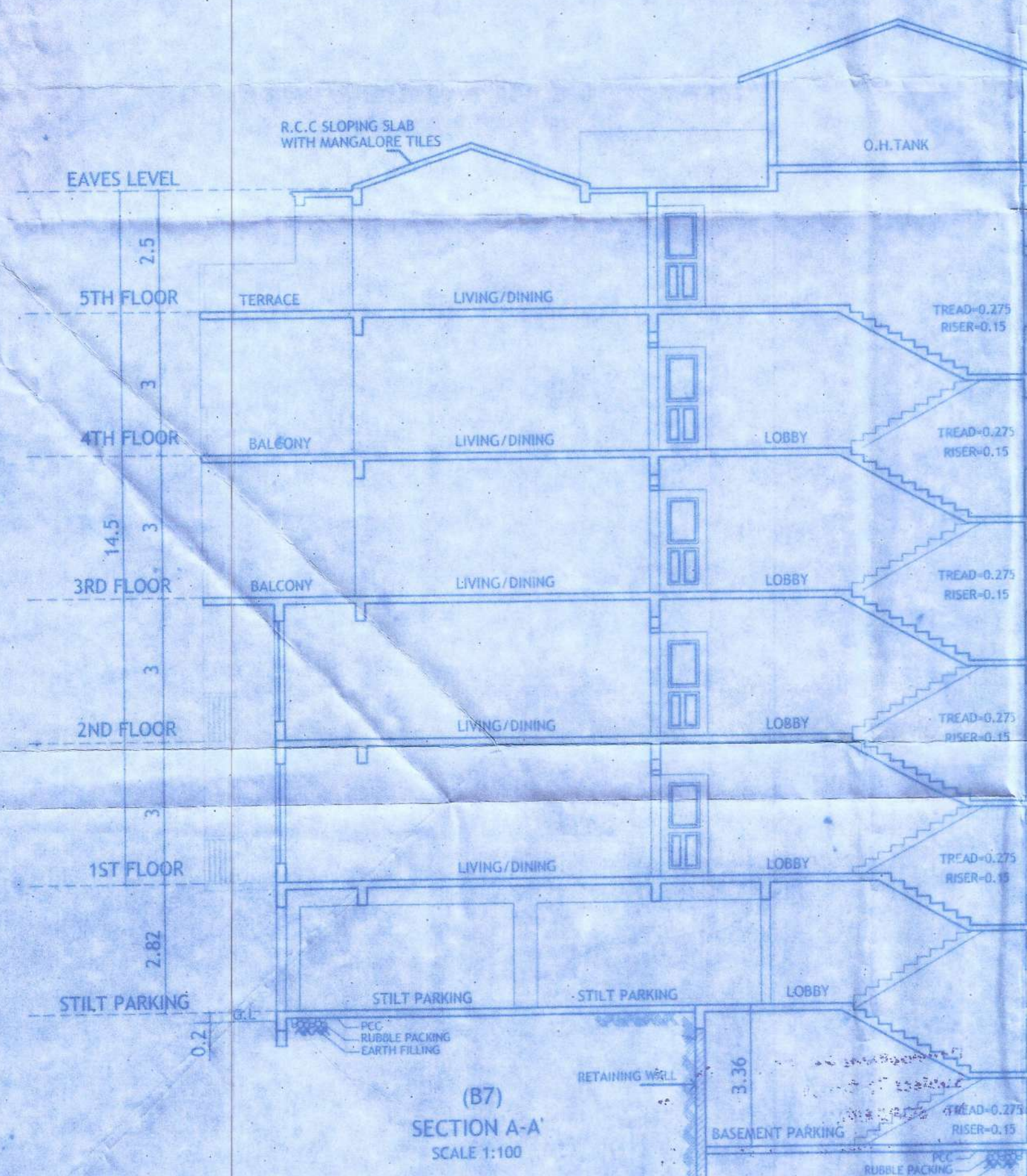
Approved vide No. CONST.LIC./POND/

2025-2026/114

Dated: 02/05/2025

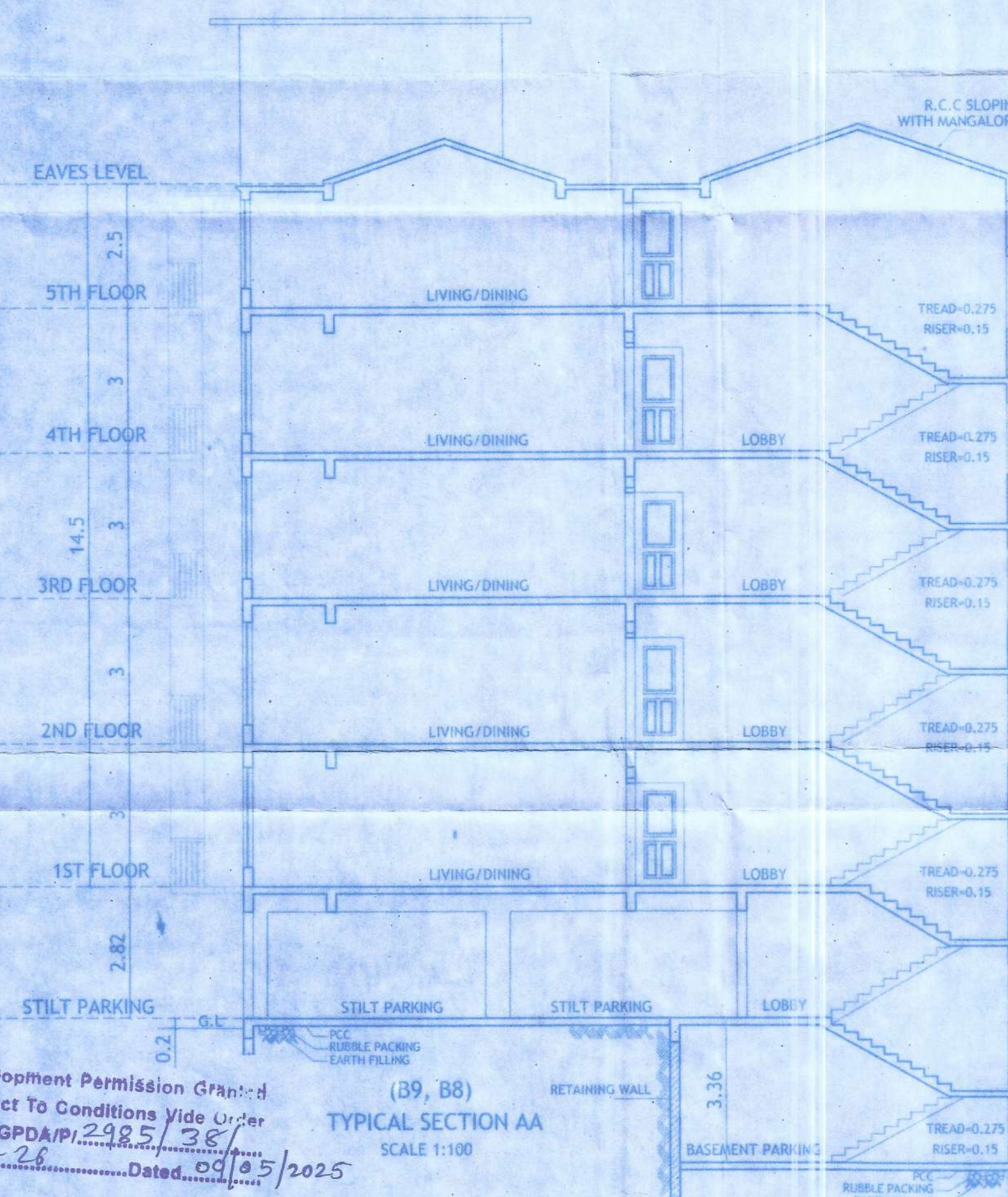
Municipal Engineer

Chief Officer

FRONT ELEVATION (B7)
SCALE 1:100TYPICAL FRONT ELEVATION (B9, B8)
SCALE 1:100(B7)
SECTION A-A'
SCALE 1:100

Development Permission Granted
Subject To Conditions Vide Order
No. SGPDA/PI.2985/38/
25-26 Dated: 09/05/2025

Member Secretary

(B9, B8)
TYPICAL SECTION AA
SCALE 1:100

PHASE-4

PROJECT :-
PROPOSED REVISION OF B7,B8,B9 ON PLOT
BEARING SY.NO:-209/1-A SITUATED AT
PONDA - GOA.

OWNER :-

M/s MAHARUDRA REAL ESTATES.
(Proprietor:-Shri Tushar Laxmikant Usgaonkar)

DRN BY: S.A

DRG NO: SUB-01

JOB NO: 553/12

DATED : 10.05.24

DRGS :-

FLOOR PLAN &
ELEVATION, SECTION

SCALE : 1:100

ARCHITECT'S SIGNATURE :

Bryan J. Soares
Reg. No. CA/89/12085
AR/0031/2010

CLIENT'S SIGNATURE :

ARCHITECTS:

SOARES & ASSOCIATES

G-1, VIKAS BUILDING,

18TH JUNE ROAD,

PANJIM, GOA.

PH./FAX : 2228040 , 2430010
e-mail: soares88@gmail.com