

Development Permission Granted
Subject To Conditions Vide Order
No. SGPDA/PI/2985/139/21-22
Dated 24/09/2021...

Chief Officer
Ponda Municipal Council



AREA CALCULATION FOR PHASE - 3 :-

TYPE	COVERED AREA m2	F.A.R m2	B.U.AREA m2
TYPE - B10	178.80	473.10	847.50
TOTAL	178.80	473.10	847.50
APPROVED PHASE-2 (14/06/2021)	617.80	2232.21	3830.00
TYPE - B6			
APPROVED PHASE-1 (23/05/2018) B4, B5 & CLUB HOUSE	1072.20	3860.15	6121.98
NET TOTAL AREA	1,868.80	6,565.46	10,799.48

AREA FOR INFRASTRUCTURE TAX :-
TOTAL B.U.AREA - PARKING (B10)
= 847.50 - 152.81 = 694.69 m²

REFER NO :- SGPDA/P/2985/49/21-22 , DATED - 14/06/2021
REFER NO :- LIC NO.38/2018-2019 , DATED - 08/10/2018
REFER NO :- SGPDA/P/2985/29/18-19 , DATED - 23/05/2018
REFER NO :- LIC NO.03/2016-2017 , DATED - 12/04/2016
REFER NO :- SGPDA/P/2985/32/15-16 , DATED - 20/04/2015
REFER NO :- SGPDA/P/2985/31/15-16 , DATED - 20/04/2015

PHASE-3

LEGEND		
BUILDING-B4,B5 & CLUB HOUSE	COMPLETED & OCCUPIED SGPDA/P/2985/27/20-21, 05/06/20 PMC/TECH/OCC/14/20-21, 30/10/20	
BUILDING-B6	APPROVED (PHASE-2) SGPDA/P/2985/49/21-22, 14/06/2021	
BUILDING-B10	PROPOSED BUILDING (PHASE-3)	
INTERNAL ROAD		
PLOT BOUNDARY		

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)

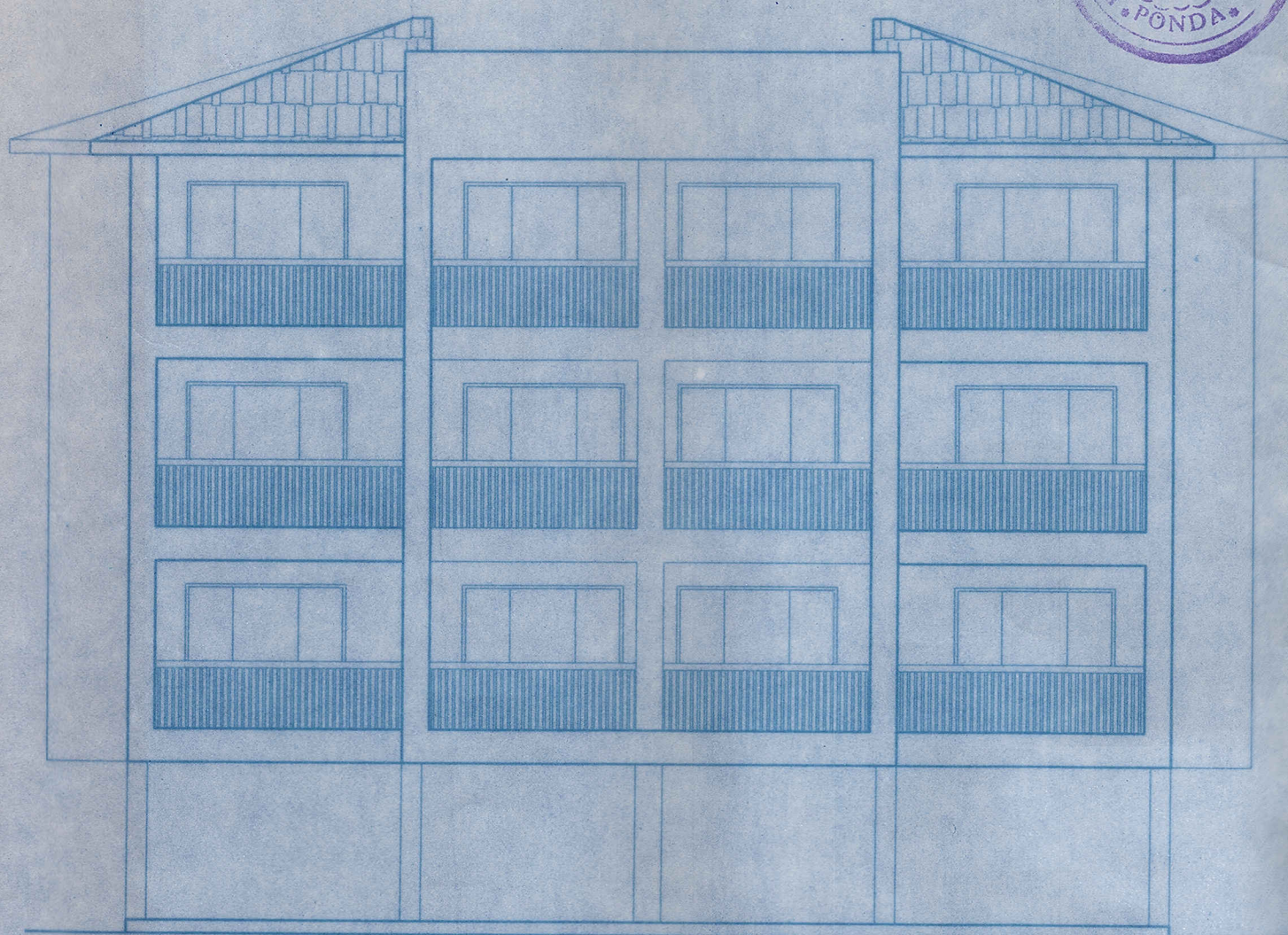
DRN BY:	S.A
DRG NO:	SUB-01
JOB NO:	553/12
DATED :	18.06.21

DRGS :-
SITE PLAN &
AREA STATEMENT
SCALE : 1:500

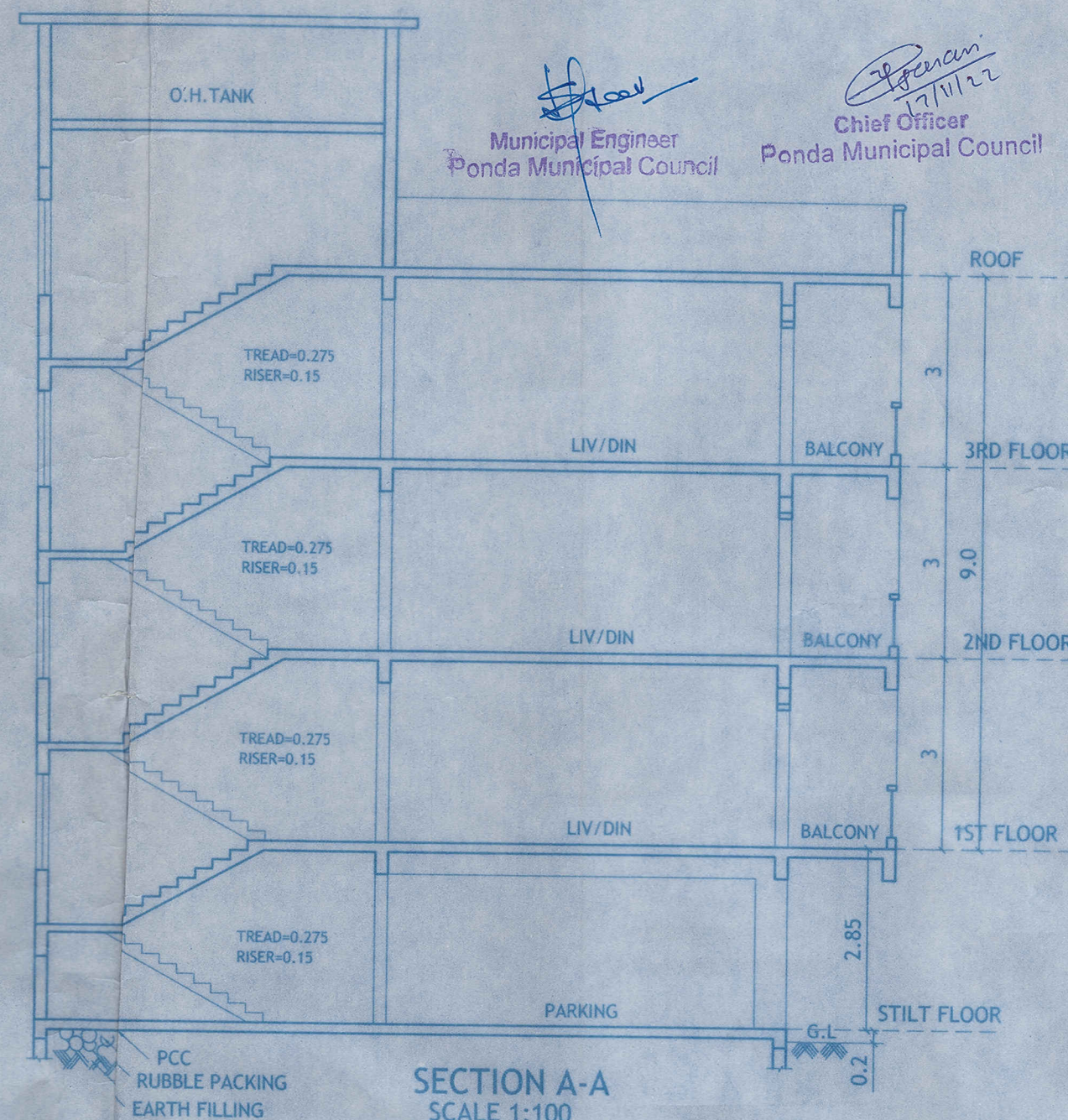
ARCHITECT'S SIGNATURE :	CLIENT'S SIGNATURE :
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Bryan J. Soares
Reg. No. CA/89/12085
AR/0031/2010
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ARCHITECTS:
SOARES & ASSOCIATES
G-1, VIKAS BUILDING,
18TH JUNE ROAD,
PANJIM, GOA.
PH./FAX : 2228040 , 2430010
e-mail: soares88@gmail.com



FRONT ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100

PONDA MUNICIPAL COUNCIL
Approved Vide Letter No. 16/2022-2023
Dated: 12/11/22

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Subject To Conditions Vide Order
No. SGPD/PI/2985/139/21-22
Dated 24/09/2021
Member Secretary

AREA STATEMENT :- B-10

FLOORS	TOTAL B.U.A (sq.m.)	AREA FREE OF F.A.R.				LESS ADDITIONAL F.A.R. 7.5%	NET F.A.R. (sq.m.)
		STAIRS/LIFT (sq.m.)	BALCONY (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)		
STILT FLOOR	178.80	16.89	0.00	0.00	152.81	3.70	5.40
1ST FLOOR	222.90	20.23	43.80	0.00	0.00	2.97	155.90
2ND FLOOR	222.90	20.23	43.80	0.00	0.00	2.97	155.90
3RD FLOOR	222.90	20.23	43.80	0.00	0.00	2.97	155.90
TOTAL	847.50	77.58	131.40	0.00	152.81	12.61	473.10

PARKING STATEMENT :-	
TOTAL FLATS	= 6 nos.
REQUIRED PARKING	= 6 cars
PARKING PROVIDED	= 6 cars

SCHEDULE OF OPENINGS

TYPE	CLEAR DIMENSIONS	
	LENGTH IN MTRS	HEIGHT IN MTRS
D3	0.75	2.15
D2	0.90	2.15
D1	1.10	2.15
SD	3.00	2.15
SD1	2.80	2.15
W	1.80	1.25
W1	1.50	1.25
V	0.80	0.90

B-10 PHASE-3

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

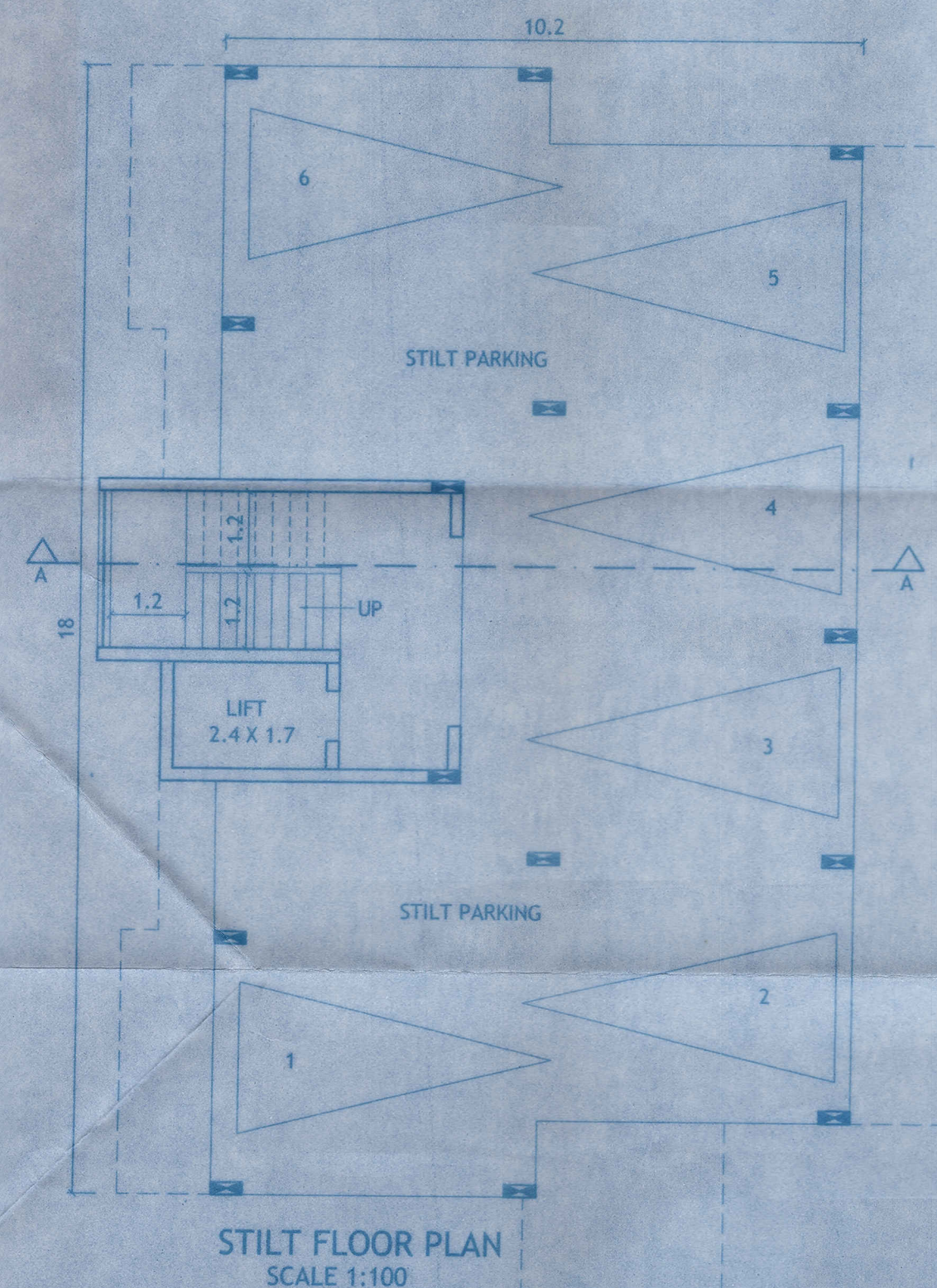
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SCALE : 1:100

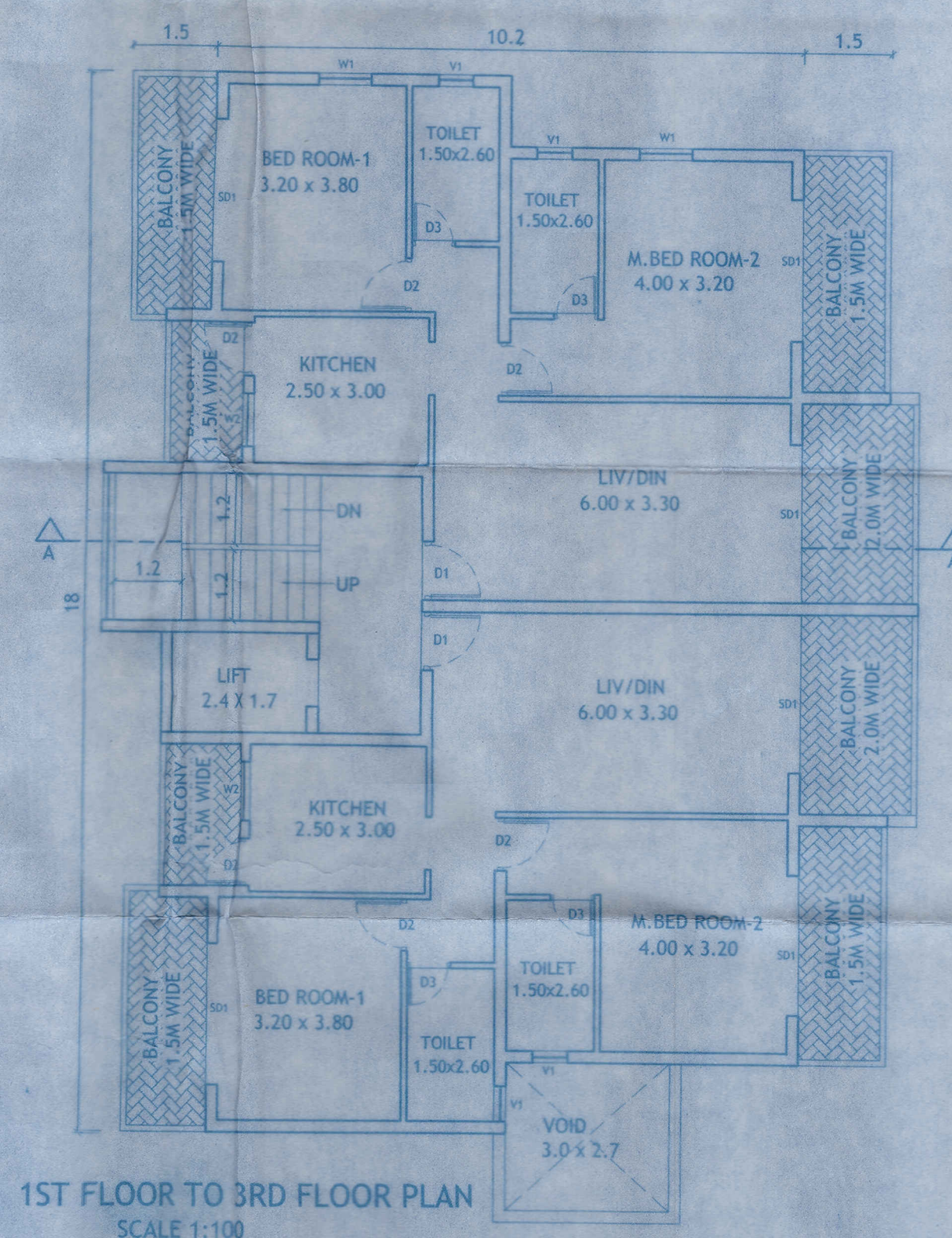
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Bryan J. Soares
Reg. No. CA/89/12085
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SOARES & ASSOCIATES
G-1, VIKAS BUILDING,
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e-mail: soares88@gmail.com



STILT FLOOR PLAN
SCALE 1:100



1ST FLOOR TO 3RD FLOOR PLAN
SCALE 1:100