PONDA MUNICIPAL COUNCIL
Approved vide No. CONST/LIC/PONDA/2025-2026/114
Dated 04/12/2025
Municipal Engineer Chief Officer

SITE PLAN
SCALE -1:500

N

BOUNDARY AS PER SURVEY RECORD
BOUNDARY AS PER SITE
33 m
16.50 m
30 m
21.50 m
19.75 m
Plot Encroachment
31.75 m
12 m
15 m
13.25 m
45 m
32.5 m
27 m
89 m
14 m
CULDE-SAC
LVL+103.0
RETAINING WALL
12
6.0 M WIDE INTERNAL ROAD @ GROUND LEVEL
LVL+105.5
6.0 M WIDE INTERNAL ROAD
LVL+106.5
LVL+110.5
FUTURE DEVELOPMENT
52.25 m
Plot Encroachment
BOUNDARY AS PER SURVEY RECORD
LVL+100.0
INTERNAL ROAD
BOUNDARY AS PER SITE
S.T.P
LVL+102.5
PHASE-1
B-4
COMPLETED & OCCUPIED
PHASE-1
B-5
COMPLETED & OCCUPIED
7.5
RETAINING WALL
LVL+103.5
52
OPEN SPACE
AREA =1590.0M2.
APPROVED BUILDING
PHASE-3
B-10
VOID
R/W LINE
18.25 m
15
28 m
GATE
3.5
9.25 m
10.0 mt WIDE ROAD
5
1.5
19 m
18.5 m
INTERNAL ROAD DN
INTERNAL ROAD UP
PHASE-1
44
COMPLETED & OCCUPIED
CLUB HOUSE
SWIMMING POOL
27
LVL+105.5
R/W LINE
plot line
SC
GATE
5
19 m
10.0 mt WIDE ROAD
5
7.5
BOUNDARY AS PER SURVEY RECORD
BOUNDARY AS PER SITE
29.25
LVL+106.0
6.0 M WIDE INTERNAL ROAD
LVL+108.0
APPROVED BUILDING
PHASE-2
B-6
6.0 M WIDE INTERNAL ROAD
INTERNAL ROAD
SUMP
RETAINING WALL
7.5
LVL+109.0
6.0 M WIDE INTERNAL ROAD
LVL+111.0
PHASE-4
B-9
PROPOSED BUILDING
VOID
PHASE-4
B-8
PROPOSED BUILDING
VOID
PHASE-4
B-7
PROPOSED BUILDING
VOID
LVL+112.0
6.0 M WIDE INTERNAL ROAD
5.5
Plot Encroachment
67.75 m
Plot Encroachment
43.5 m
13.25 m
28.0 m
25.25 m
BOUNDARY AS PER SURVEY RECORD
BOUNDARY AS PER SITE
BOUNDARY AS PER SURVEY RECORD
BOUNDARY AS PER SITE
TERRACED LANDSCAPE
OPEN AIR AUDITORIUM
S1-ZONE
S2-ZONE
OPEN SPACE
AREA =2000.0M2
U.G. SUMP
6.0 M WIDE ROAD AS PER DDP
60.0
17
20 m

AREA STATEMENT		
a	PLOT AREA	21130.00 m2
b	AREA UNDER S1 ZONE - F.A.R 100 %	17630.00 m2
c	Total AREA Encroached ON SITE	1830.00 m2
d	Area Encroached on site under S2 ZONE	900.00 m2
e	AREA UNDER S2 ZONE - F.A.R 80 %	3500.00 m2
f	Area Encroached on site under S1 ZONE	930.00 m2
g	AREA UNDER ROAD WIDENING	173.00 m2
h	NET PLOT AREA = (21130 -1830 -173)	19127.00 m2
i	REQUIRED OPEN SPACE (f x 15%)	2869.05 m2
j	PROVIDED OPEN SPACE	3400.00 m2
k	PERMISSIBLE F.A.R :- * S1 zone=17630-930.0(area unvailable on site)=16700.0 x1.0 =16700.0 m2 * S2 zone=3500-900(area unvailable on site)=2600.0 x0.80 =2080.0 m2	(16700+2080) =18780.0 m2
l	PERMISSIBLE COVERAGE (h x 40%)	7650.80 m2
m	APPROVED COVERED AREA	1,859.50 m2
n	PROPOSED COVERED AREA	1525.00 m2
o	TOTAL COVERED AREA (APP.+PROP)	3,393.80 m2
p	TOTAL PROPOSED COVERAGE	17.74 %
q	APPROVED F.A.R	6,622.36 m2
r	PROPOSED F.A.R	5,980.30 m2
s	TOTAL F.A.R (APP.+PROP)	12,545.76 m2
t	TOTAL F.A.R CONSUMED	65.0 %

AREA CALCULATION FOR PHASE - 4 :-

TYPE	COVERED AREA m2	F.A.R m2	B.U.AREA m2
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 Granted
Subject To Conditions Vide Order
No. SGPDA/P/2985/38
2526 Dated 09/05/2025
Member Secretary

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=4
B-7, B-8, B-9
RERA NO - NEW
PLOT AREA - 3845.00M2

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/89/12083
AR/0031/2010 ARCHITECTS:
SOARES & ASSOCIATES
G-1, VIKAS BUILDING,
18TH JUNE ROAD,
PANJIM, GOA.
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