
TIMES GLOBAL
TG
BUILDTECH PVT LTD
MAKE THE RIGHT MOVE
A PLOTTED DEVELOPMENT AT GOA'S NORTHERN DOORSTEP
Sawantwadi
BOULEVARD
30
PLOTS
4
ACRES
300 – 600
SQ. YD. PLOTS
250 m
TO NH-66
KUMBHARLI · SAWANTWADI · SINDHUDURG

THE PROJECT

At Goa's northern doorstep.

Sawantwadi Boulevard is thirty plots on four acres, held as one address — at Kumbharli, in Sawantwadi, the Sindhudurg market town that sits right on Maharashtra's border with Goa.

NH-66, the Mumbai–Goa four-lane highway, runs about 250 metres from the land. The Sahyadri hills stand behind it, and the Konkan Railway runs through the town. Every plot has a face on the road and a side that stays green.

30
plots on a single boulevard

4 acres
17,530 sq. m. of land

1,820
sq. m. of open space

250 m
from NH-66



SITE, AS FILMED · KUMBHARLI

LOCATION & CONNECTIVITY

Sawantwadi, and the highway at 250 m.

The land sits at Kumbharli, within the Malgaon grampanchayat limits of Sawantwadi — a market town in Sindhudurg, on the Konkan Railway, with the Sahyadri foothills behind it. Sawantwadi lies right on the Goa border, so North Goa is the next stop down the highway.

NH-66 · approx. 250 m
Mumbai–Goa four-lane highway · the main approach to the site

Sawantwadi–Shiroda State Highway
Runs along the property's edge, with the service road and green belt

Sawantwadi town & Konkan Railway
Market, schools, hospital and the railway line, within the town

Village address
Kumbharli, Malgaon grampanchayat, Tal. Sawantwadi, Dist. Sindhudurg



SCHEMATIC · NOT TO SCALE

THE LAND

Four acres, one boulevard.

Open field and laterite track today, with coconut and mango at the edges and a hill line across the top. The layout works with that frame rather than against it.

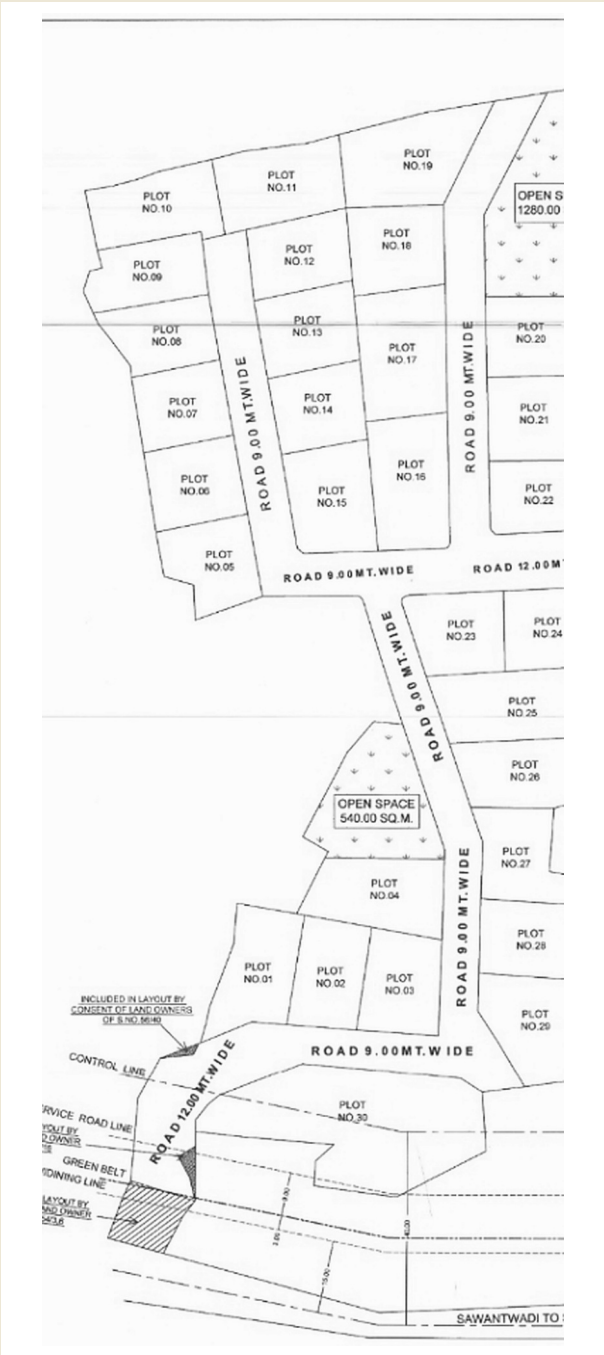
Thirty plots sit on either side of a single internal boulevard, so every plot has a face on the road and a side that stays green. Plots run from 300 to 600 sq. yd. — a house with a garden, a gate and room for a car, not a tower.

TOTAL LAND	4 acres (17,530 sq. m.)
PLOTS	30 · 300 – 600 sq. yd.
ROADS	9 m & 12 m wide
OPEN SPACE	1,280 + 540 sq. m.





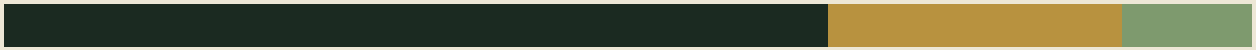
GROVE EDGE · SITE, AS FILMED



THE LAYOUT · SCALE 1 : 500

Thirty plots, numbered.

WHERE THE 17,530 SQ. M. GOES



Net area of plots 66% Area under road 24% Open space 10%

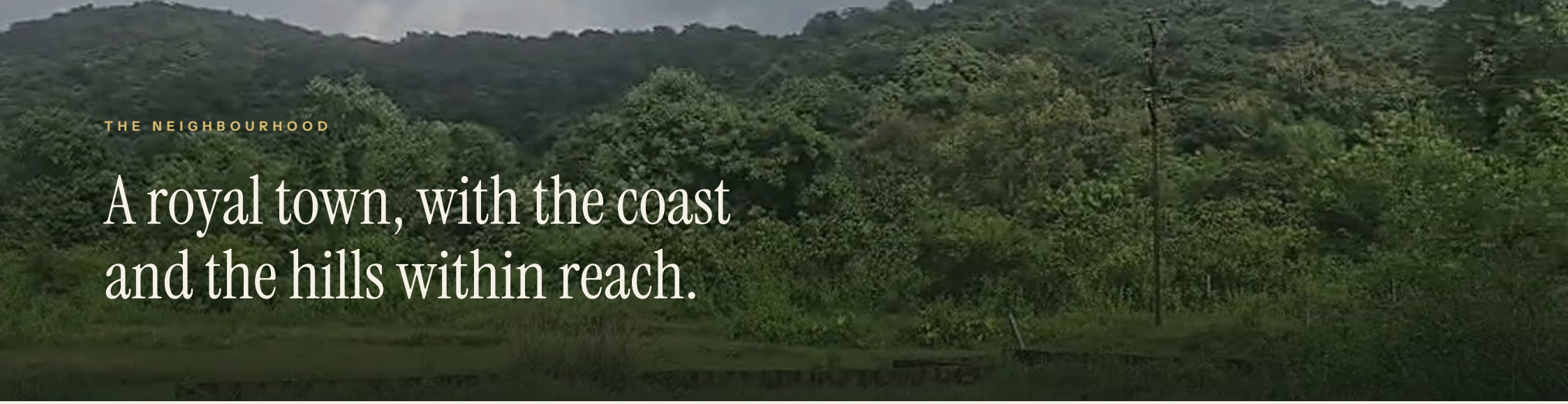
AREA STATEMENT

Total area of land	17,530 sq. m.
Area under road	4,125 sq. m.
Open space	1,820 sq. m.
Net area of plots	11,585 sq. m.

ON THE DRAWING

Plots 01 – 30	two rows on one boulevard
Roads	9.00 m and 12.00 m wide
Open space	1,280 sq. m. + 540 sq. m.
Key plan	NH-66, Sawantwadi–Shiroda road

Plot areas, dimensions and road widths are as per the current layout drawing and are indicative, subject to survey and final sanction. Drawing reproduced from the sanctioned layout sheet; the sheet edge cuts across the eastern plots.



THE NEIGHBOURHOOD

A royal town, with the coast and the hills within reach.

01

Palace & Moti Talav

Sawantwadi was the capital of its own kingdom. The red-laterite palace and the lake at the heart of town are the town's signature.

02

Amboli hills

A misty hill station about 29 km from Sawantwadi — the Sahyadris at their greenest, an easy day out.

03

Vengurla & the sea

Konkan beaches roughly 30 km by road, with Malvan's celebrated coastal cooking along the same coast.

04

Craft & market town

Known for its wooden toys and woodcraft, with a working market, schools and a hospital in town.

GETTING HERE

Konkan Railway (Sawantwadi Road station) · NH-66, the Mumbai–Goa highway · State transport buses to Goa and across the Konkan · Goa's Manohar International Airport at Mopa and Dabolim airport

Distances are approximate, measured from Sawantwadi town, and are given for orientation only.

PROJECT HIGHLIGHTS

The particulars, plainly.

LOCATION

Sawantwadi, Sindhudurg

Kumbharli, Malgaon grampanchayat · Konkan coast

TOTAL AREA

4 acres

17,530 sq. m. as per the layout drawing

PLOTS

30 plots

Two rows on a single internal boulevard

PLOT SIZES

300 – 600 sq. yd.

Individual plots for individual houses

INTERNAL ROADS

9 m & 12 m wide

One entry, one boulevard, plotted on both sides

OPEN SPACE

1,820 sq. m.

Two green areas — 1,280 sq. m. and 540 sq. m.

HIGHWAY ACCESS

NH-66 · approx. 250 m

Mumbai–Goa four-lane highway; state highway along one boundary

STATUS

Plotting layout

Plots offered for individual construction, as per sanction

TIMES GLOBAL

BUILDTECH PVT LTD

MAKE THE RIGHT MOVE

Come and see the land first.

01

The layout drawing

at 1 : 500, with the plot area table

02

Plot availability

by size and by position on the boulevard

03

A site visit

the field, the grove and the highway approach

SAWANTWADI BOULEVARD

Kumbharli, Malgaon Grampanchayat · Tal. Sawantwadi, Dist. Sindhudurg, Maharashtra

A project of Times Global Buildtech Pvt Ltd · Make the right move.

Plot areas, dimensions, road widths and open-space figures are as per the current layout drawing and are indicative, subject to survey and final sanction. Site photographs are frames taken from film of the land in its present condition. Distances to places around Sawantwadi are approximate.