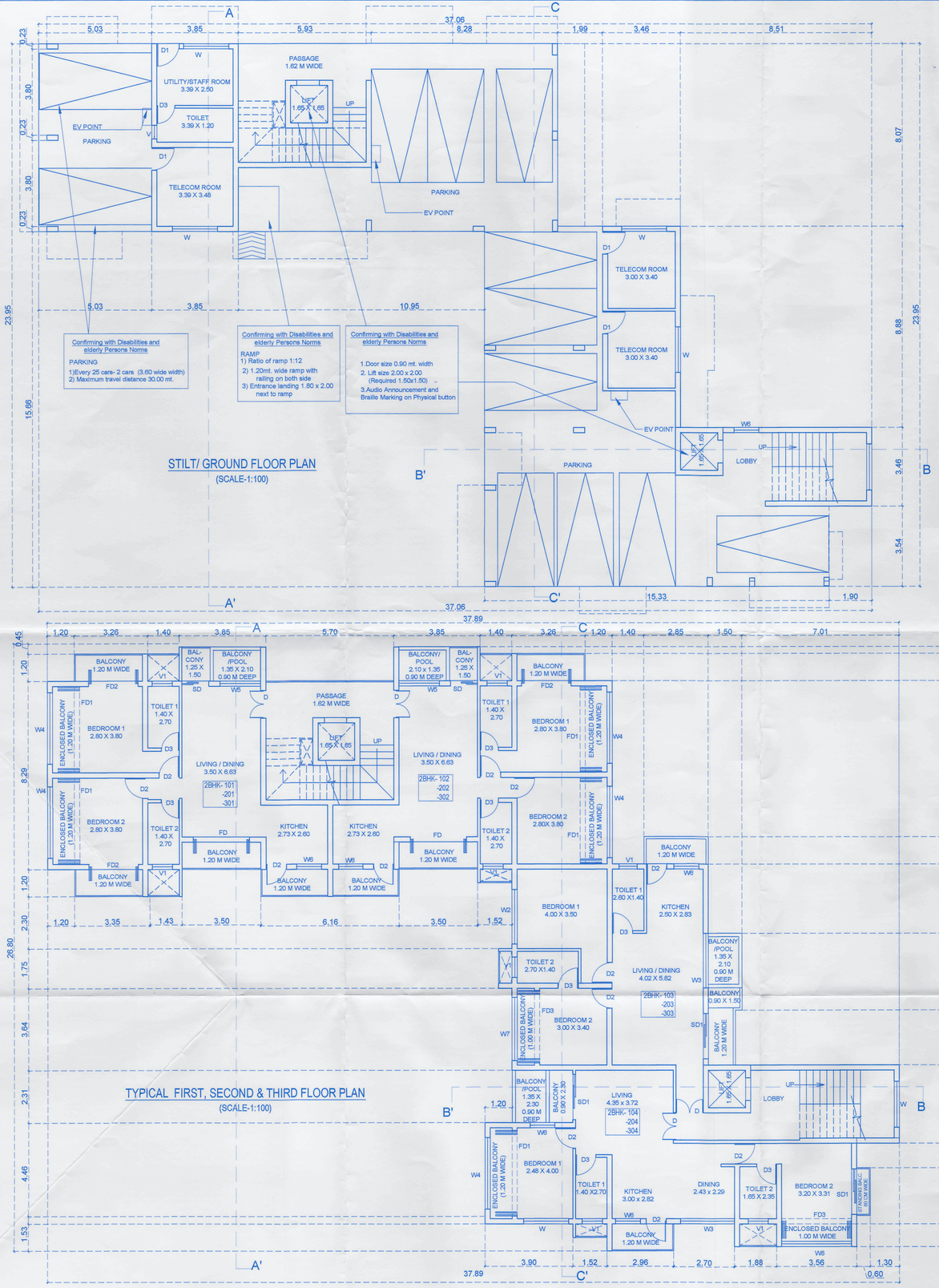


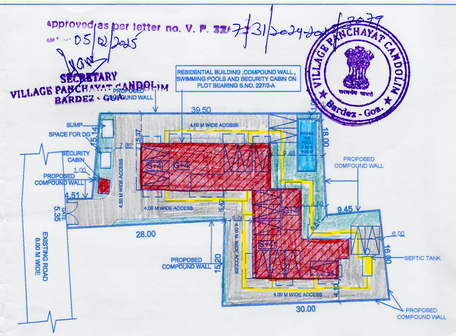
Approved With Condition Vide
T.C.O No: JPB/10002/CAN/TCP/24/10502
dt 13/12/2024

Dy. Town Planner
Town & Country Planning Dept
Govt. of Goa. Mapusa

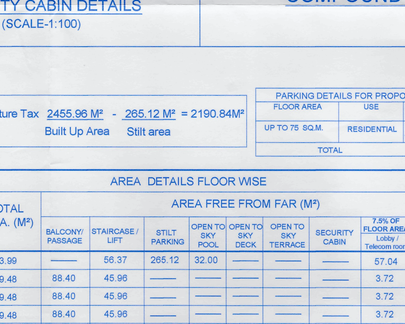
Approved as per letter no. V. P. BRD/7731/2024/2027 dt 05/12/2025

SECRETARY
VILLAGE PANCHAYAT CANDOLIM
BARDEZ - GOA

VILLAGE PANCHAYAT CANDOLIM
ग्रामपंचायत कांदोळी
Bardez - Goa.

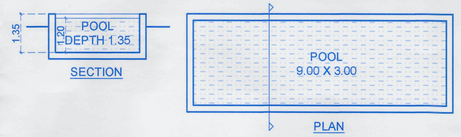


SITE PLAN
SCALE 1:500

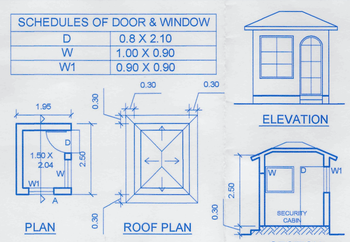


LOCATION PLAN
NOT TO SCALE

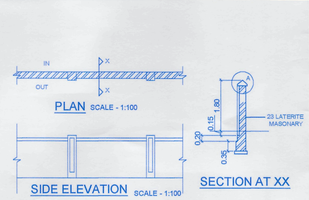
POOL DETAILS



SCHEDULES OF DOOR & WINDOW	
D	0.8 X 2.10
W	1.00 X 0.90
W1	0.90 X 0.90



SECURITY CABIN DETAILS
(SCALE-1:100)



COMPOUND WALL

Built Up Area For Infrastructure Tax 2455.96 M² - 265.12 M² = 2190.84M²
Built Up Area Stilt area

PARKING DETAILS FOR PROPOSED BUILDING				
FLOOR AREA	USE	UNIT	PARKING REQD.	PARKING PROV.
UP TO 75 SQ.M.	RESIDENTIAL	2BHK 16 Nos	1 X 16= 16 NOS.	/
TOTAL			16 NOS.	16 NOS.

AREA DETAILS FLOOR WISE

FLOOR REFERENCE	USE	TOTAL B.U.A. (M²)	AREA FREE FROM FAR (M²)							NET FLOOR AREA (M²)	FAR (%)
			BALCONY/ PASSAGE	STAIRCASE / LIFT	STILT PARKING	OPEN TO SKY POOL	OPEN TO SKY DECK	OPEN TO SKY TERRACE	SECURITY CABIN	7.5% OF FLOOR AREA Lobby / Telecom room		
STILT/GROUND FLOOR	RESIDENTIAL	413.99	——	56.37	265.12	32.00	——	——	——	57.04	3.46	0.28
FIRST FLOOR	RESIDENTIAL	449.48	88.40	45.96	——	——	——	——	——	3.72	311.40	24.83
SECOND FLOOR	RESIDENTIAL	449.48	88.40	45.96	——	——	——	——	——	3.72	311.40	24.83
THIRD FLOOR	RESIDENTIAL	449.48	88.40	45.96	——	——	——	——	——	3.72	311.40	24.83
FOURTH FLOOR	RESIDENTIAL	452.20	91.12	45.96	——	——	——	——	——	3.72	311.40	24.83
TERRACE FLOOR	RESIDENTIAL	236.45	——	46.71	——	76.67	29.76	75.38	——	4.47	3.46	0.28
SECURITY CABIN		4.88	——	——	——	——	——	——	4.88	——	——	——
TOTAL		2455.96	356.32	286.92	265.12	108.67	29.76	75.38	4.88	76.39	1252.52	99.88

AREA STATEMENT

AREA OF THE PLOT	1254.00 SQMT
AREA IN ROAD WIDENING	0.00 SQMT
EFFECTIVE AREA OF PLOT	**1254.00 SQMT**
PERMISSIBLE COVERED AREA 40 %	501.60 SQMT
PROPOSED COVERED AREA	**381.99** SQMT
PROPOSED COVERAGE	**30.46 %**

BUA	
STILT /GROUND FLOOR	381.99 sqm
FIRST FLOOR	449.48 sqm
SECOND FLOOR	449.48 sqm
THIRD FLOOR	449.48 sqm
FOURTH FLOOR	452.20 sqm
TERRACE FLOOR	236.45 sqm
POOL	32.00 sqm
SECURITY CABIN	4.88 sqm
TOTAL BUA	**2455.96sqm**

FAR	
STILT /GROUND FLOOR	3.46 sqm
FIRST FLOOR	311.40 sqm
SECOND FLOOR	311.40 sqm
THIRD FLOOR	311.40 sqm
FOURTH FLOOR	311.40 sqm
TERRACE FLOOR	3.46 sqm
TOTAL FLOOR AREA	**1252.52 sqm**
PERMISSIBLE F.A.R 80 %	1003.20 SQM
ADDITIONAL F.A.R 19.88 %	249.32 SQM
TOTAL FAR CONSUMED(1003.20+249.32)	1252.52 SQM
TOTAL FAR CONSUMED(80+19.88 %)	99.88%
PROPOSED LENGTH OF COMPOUND WALL	180.85 MT

ADDITIONAL FLOOR AREAS FREE OF FAR	
Add @ 7.5%of FL.Area= 1252.52 X 7.5%	= 93.94 sqm
USED IN 7.5% AREA	
Lobby	= 19.35 sqm
Utility/ Staff Room	= 17.19 sqm
Telecom Room	=39.85 sqm
TOTAL	=76.39 sqm

SCHEDULES OF DOOR & WINDOW			
D	1.20 X 2.10	W	2.00 X 1.20
D1	1.00 X 2.10	W1	2.80 X 1.20
D2	0.90 X 2.10	W2	2.40 X 1.20
D3	0.80 X 2.10	W3	2.40 X 1.95
FD	2.50 X 2.10	W4	3.15 X 2.25
FD1	3.80 X 2.10	W4a	3.15 X 2.25
FD2	2.20 X 2.10	W5	1.80 X 1.60
FD3	3.20 X 2.10	W6	1.10 X 1.20
SD	1.20 X 2.10	W7	2.80 X 1.40
SD1	2.00 X 2.10	W7a	2.80 X 2.10
V	0.60 X 0.90	W8	3.20 X 1.20
V1	0.90 X 1.20		

DRG. - 01 / 03

SCALE - 1:100 & 1:500

NOTE : ALL DIMENSION ARE IN Mts.

ARCHITECT

AR. SIDDHARTH D. NAIK
201 – A, MATHIAS PLAZA
PANAJI – GOA 403 001
Reg. No : AR/0027/2010

OWNER :

For AAROHA DEVELOPERS
AUTHORISED SIGNATURE

PROPOSED RESIDENTIAL BUILDING , COMPOUND WALL , SWIMMING POOLS AND SECURITY CABIN ON PLOT BEARING SURVEY NO. 227/3 - A LOCATED AT CANDOLIM VILLAGE, BARDEZ, GOA

M/S ULYSIS
ARCHITECTURAL INTERIOR & LANDSCAPE CONSULTANTS
#.201 - A,SECOND FLOOR, MATHIAS PLAZA,
PANJIM - GOA 403001
PH. - 91 832 2421950
e-mail : ulysis goa@gmail.com