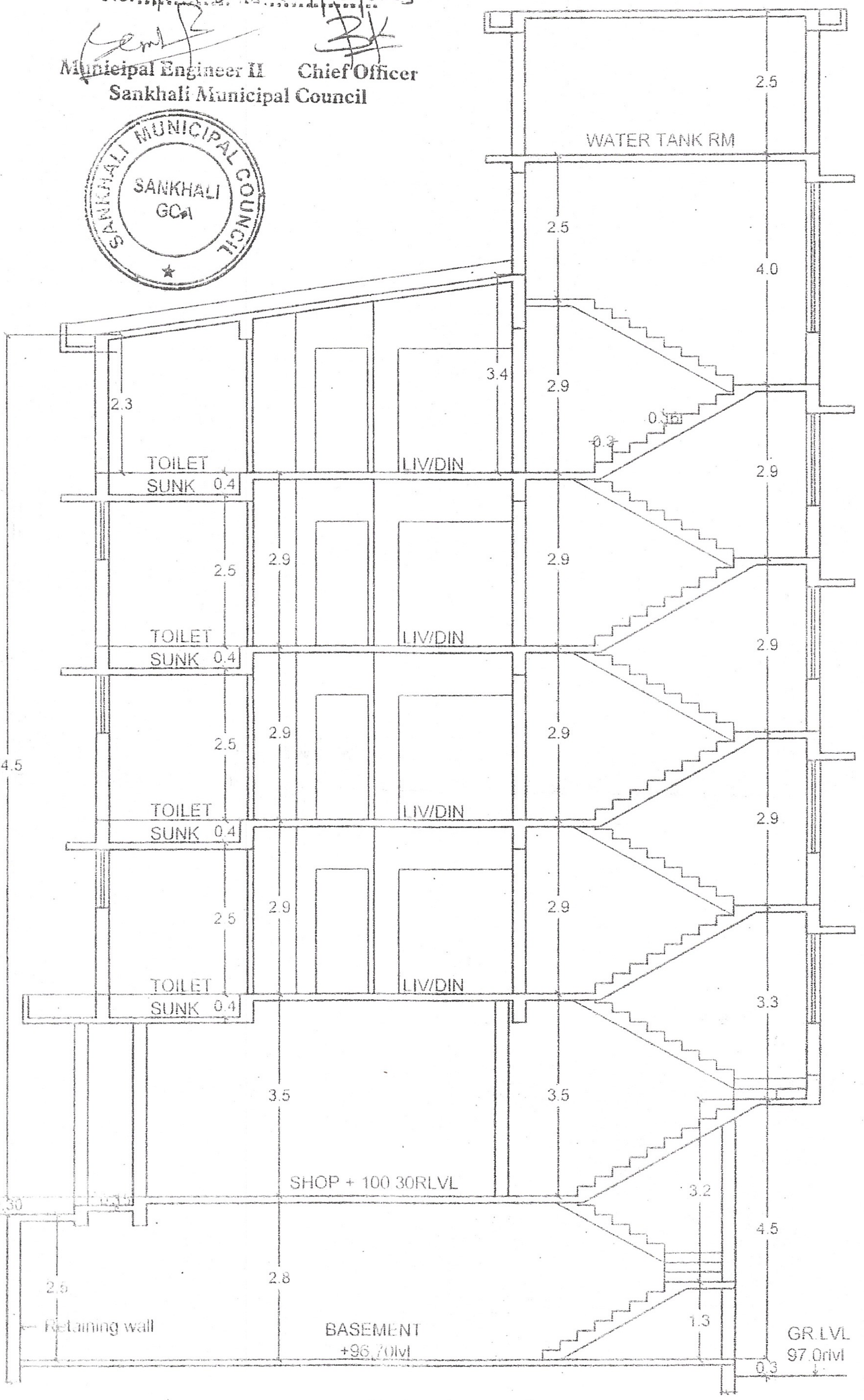
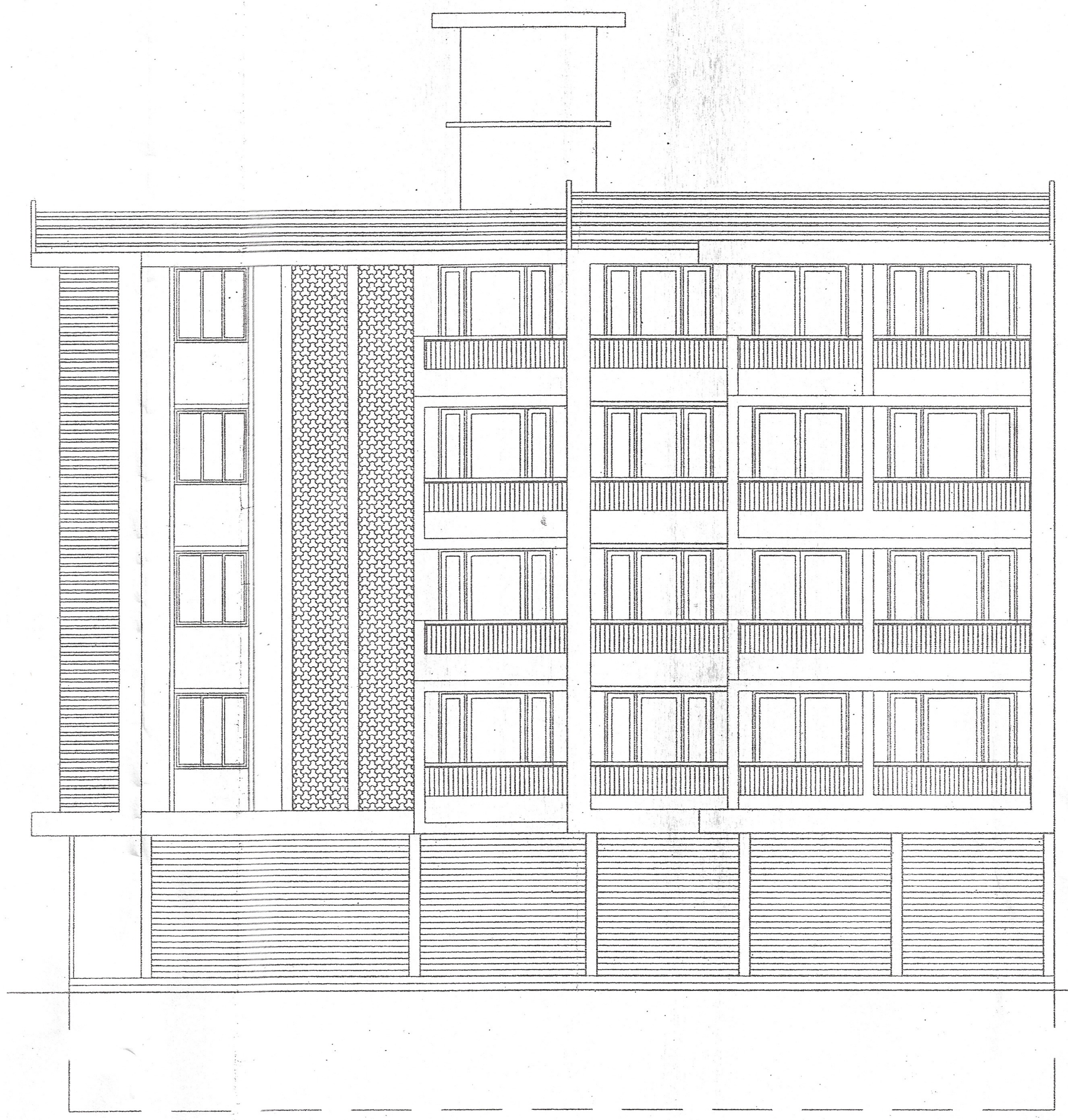
Approved under the condition
Imposed in the licence
No.24/2024-25 dtd. 24/03/2025
Municipal Engineer II Chief Officer
Sankhali Municipal Council

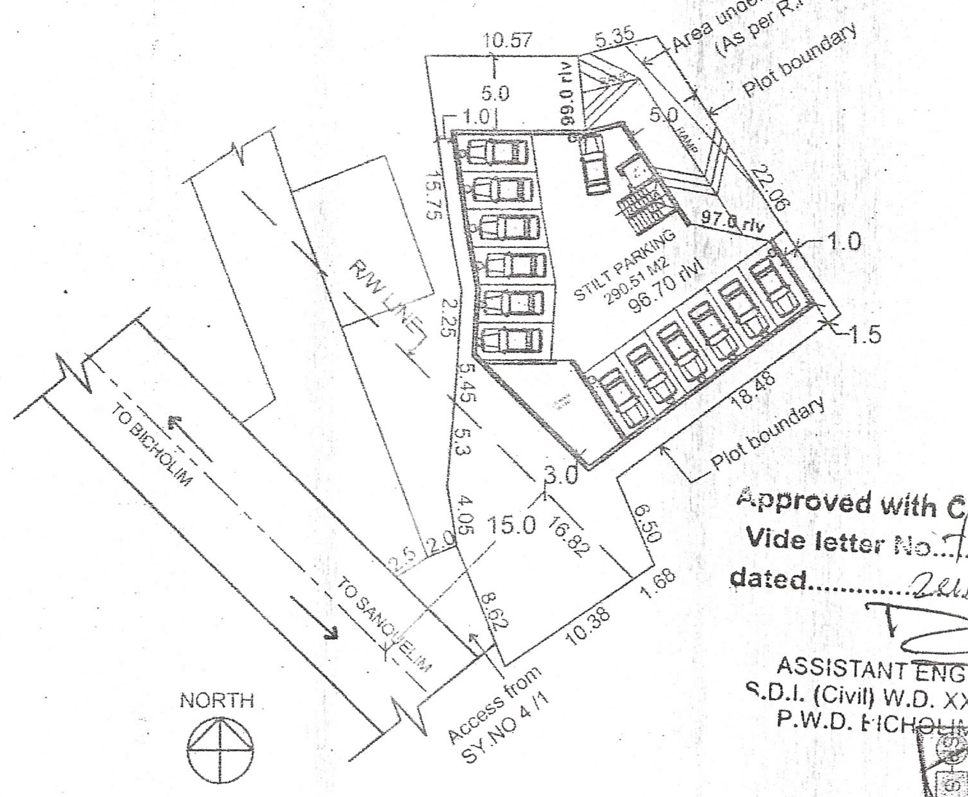
SANKHALI GOA



SECTION 1-1
SCALE-1:100



FRONT ELEVATION
SCALE-1:100

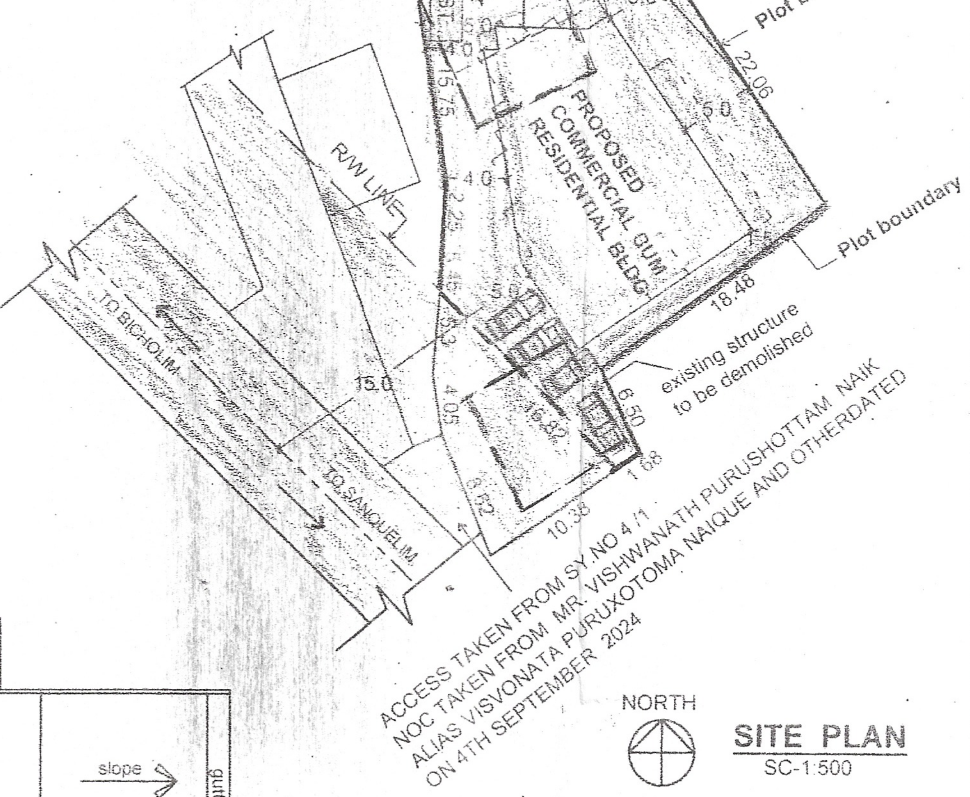


NORTH

SITE PLAN
(showing basement parking)
SC-1:500

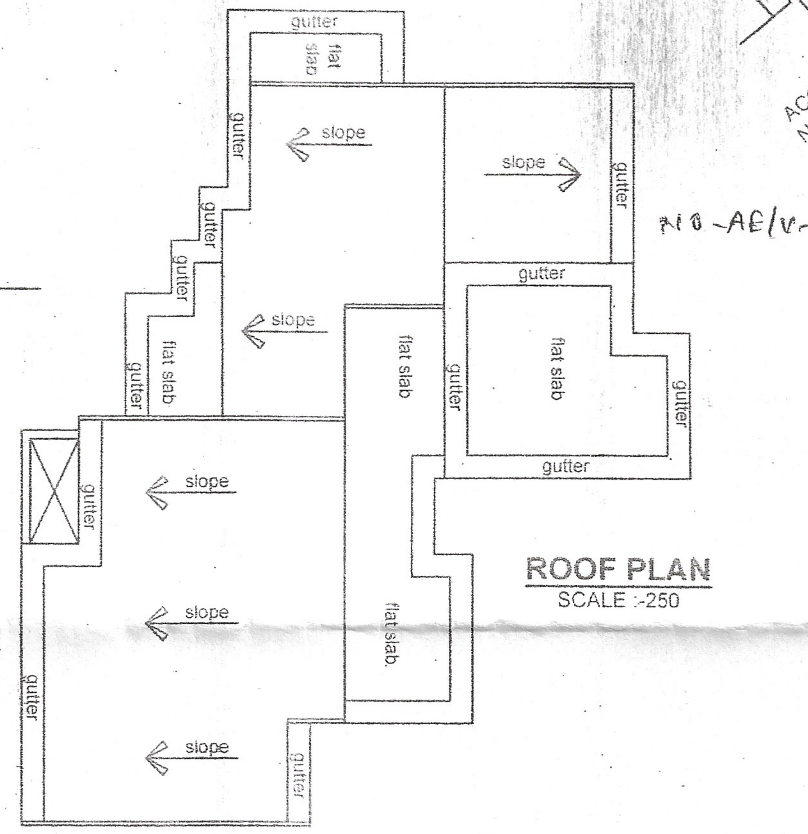
Approved with condition
vide letter
No: Dc/8/99/Sanquelim/BICH/TCP-25/352
Date: 11/2/25
DEPUTY TOWN PLANNER
Town & Country Planning Dept.
Bicholim- Goa

Approved with Condition
Vide letter No. 7/100/726/24-25
dated 24/2/25
ASSISTANT ENGINEER
S.D.I. (Civil) W.D. XXIV (PHE)
P.W.D. BICHOLIM GOA


Existing structure to be demolished
Area under settlement zone (As per R.P.G 2021)
Plot boundary
22.06
PROPOSED COMMERCIAL CUM RESIDENTIAL BLDG
R/W LINE
15.0
18.48
existing structure to be demolished
TO BICHOLIM
TO SANQUELIM
10.38
ACCESS TAKEN FROM SY.NO 4/1
NOC TAKEN FROM MR. VISHWANATH PURUSHOTTAM NAIK ALIAS VISVONATA PURUXOTOMA NAIQUE AND OTHERDATED ON 4TH SEPTEMBER 2024

NORTH

SITE PLAN
SC-1:500



ROOF PLAN
SCALE 1:250

NO-AE/V-II(R)/Tech-4(D)/2024-25/2534
Date- 17/02/2025

Approved subject to the Maintenance of Adequate clearance from the Electric Line and service Connections as Stipulated in the I.E. Rule 1956. before and after the construction.
ASSISTANT ENGINEER
ELECT SUB. DIV II (R) (O&M)
SANKHALI - GOA

JOB: PROPOSED CONSTRUCTION OF COMMERCIAL CUM RESIDENTIAL BUILDING FOR MR. PRASHANT GOVIND RANE AND MRS.CHETNA PRASHANT RANE IN PLOT BEARING SY.NO. 4/1-A , SITUATED AT CASSABE DE SANQUELIM VILLAGE OF BICHOLIM TALUKA - GOA.

AREA STATEMENT

01. Area of the plot	= 676.00 M2
02. Deduction for	
a) Area within road widening	= 106.00M2
b) Area reserved for any other use	= NIL
c) Total (a+ b)	= NIL
03. Effective area of plot (01-02)	= 570.00 M2
04. Area under settlement zone (as per R.P.G 2024)	= 15.00 M2
05. Whether any extra F.A.R is claimed on basis of road widening/ prop road if "Yes" state	= YES
05. Area occupied by existing building in the plot	= 150.00 M2
06. Area occupied by the proposed building	= 228.00 M2
07. Area of the building to be demolished	= 150.00 M2
08. Total covered area(05+06-07)	= 228.00 M2
09. Total coverage.	= 40.0%

Floor reference	Use	Total built up area m2	Area free from F.A.R						Net floor Area m2	F.A.R
			bal	O.T	stair/pass	Stilt	foot path	CTI room		
Basement floor	stilt parking	330.31	-	-	12.64	282.39		35.28		
Ground Floor	commercial	230.5	-	-	35.63	-	16.37		178.50	
1st Floor	residential	259.41	47.09	8.09	25.34	-			178.89	
2nd Floor	residential	251.87	47.64		25.34	-			178.89	
3rd Floor	residential	259.41	47.09	8.09	25.34	-			178.89	
4th Floor	residential	188.17	32.94		25.34	-			129.89	
Totall		1519.67	174.76	16.18	149.68	282.39	16.37	35.28	845.06	125.00

PERMISSIABLE F.A.R 100 % = 676.00 M2
F.A.R CONSUMED 125.00 % = 845.06 M2
INCREASED F.A.R 25.00 % = 169.06 M2

COMMERCIAL AREA = 178.50 M2
RESIDENTIAL AREA= 1058.78m2
RAMP AREA (12.0X 5.0) = 60.0M2

PARKING STATEMENT

PARKING REQUIRED FOR BLDG.
16 cars

PARKING PROVIDED FOR BLDG= 17 CARS
13 cars in stilt parking and 4 cars shown out

OWNERS' NAME-
MR. PRASHANT GOVIND RANE AND MRS. CHETNA PRASHANT RANE

DRWG. NO - 01
SCALE- 1: 100, 1:250 & 1:500
DATE- 28 /08 / 2024

JOB NO.- 472-2024
DRAWN.BY - Nazia Sayed

OWNERS' SIGN.-

ARCH. SIGN.

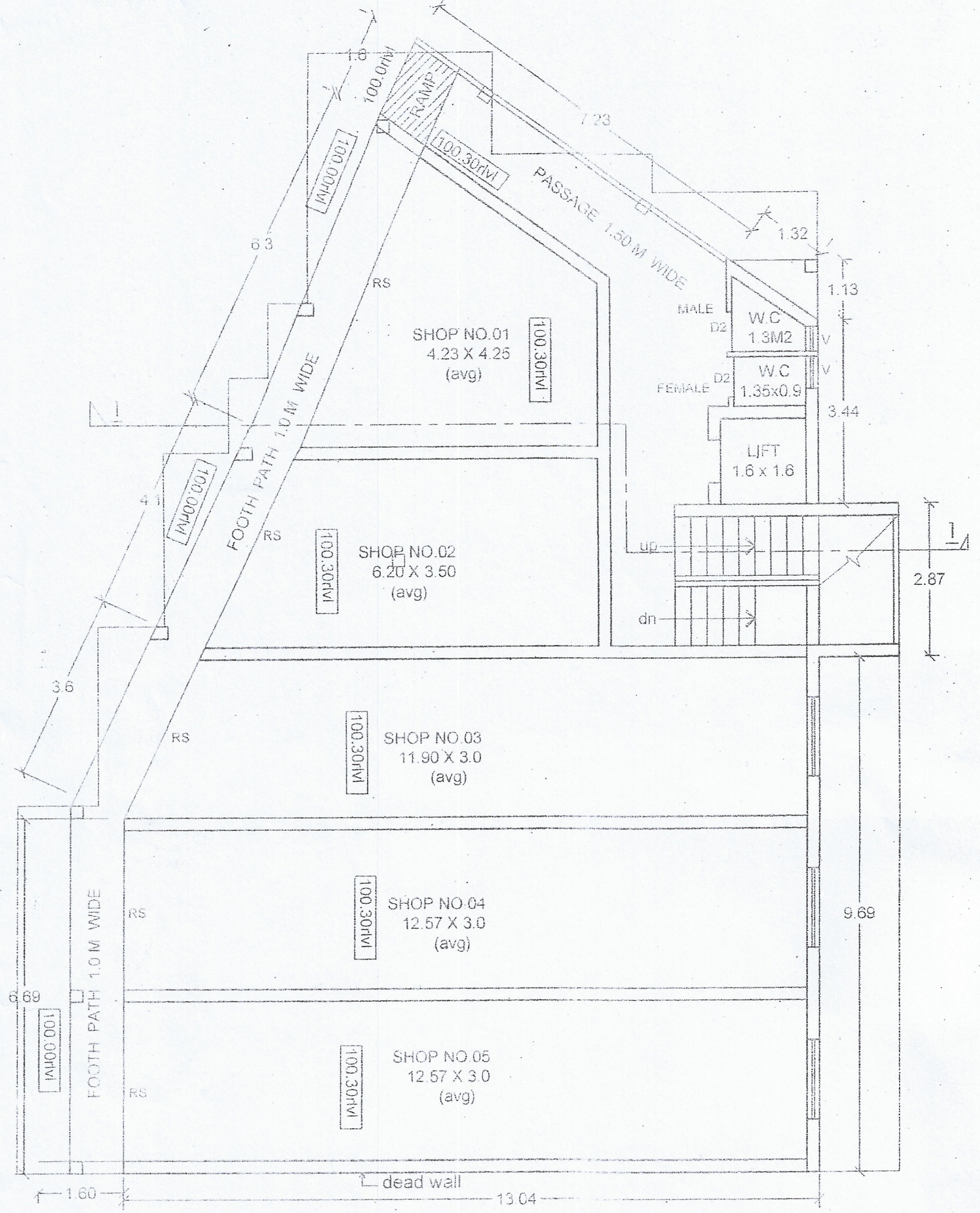
JAYESH PHADTE
architect
COA REG. NO.: CA/2007/21179
TCP REG. NO.: AR/0039/2010

ARCHITECT & INTERIOR DESIGNER

JAYESH PHADTE

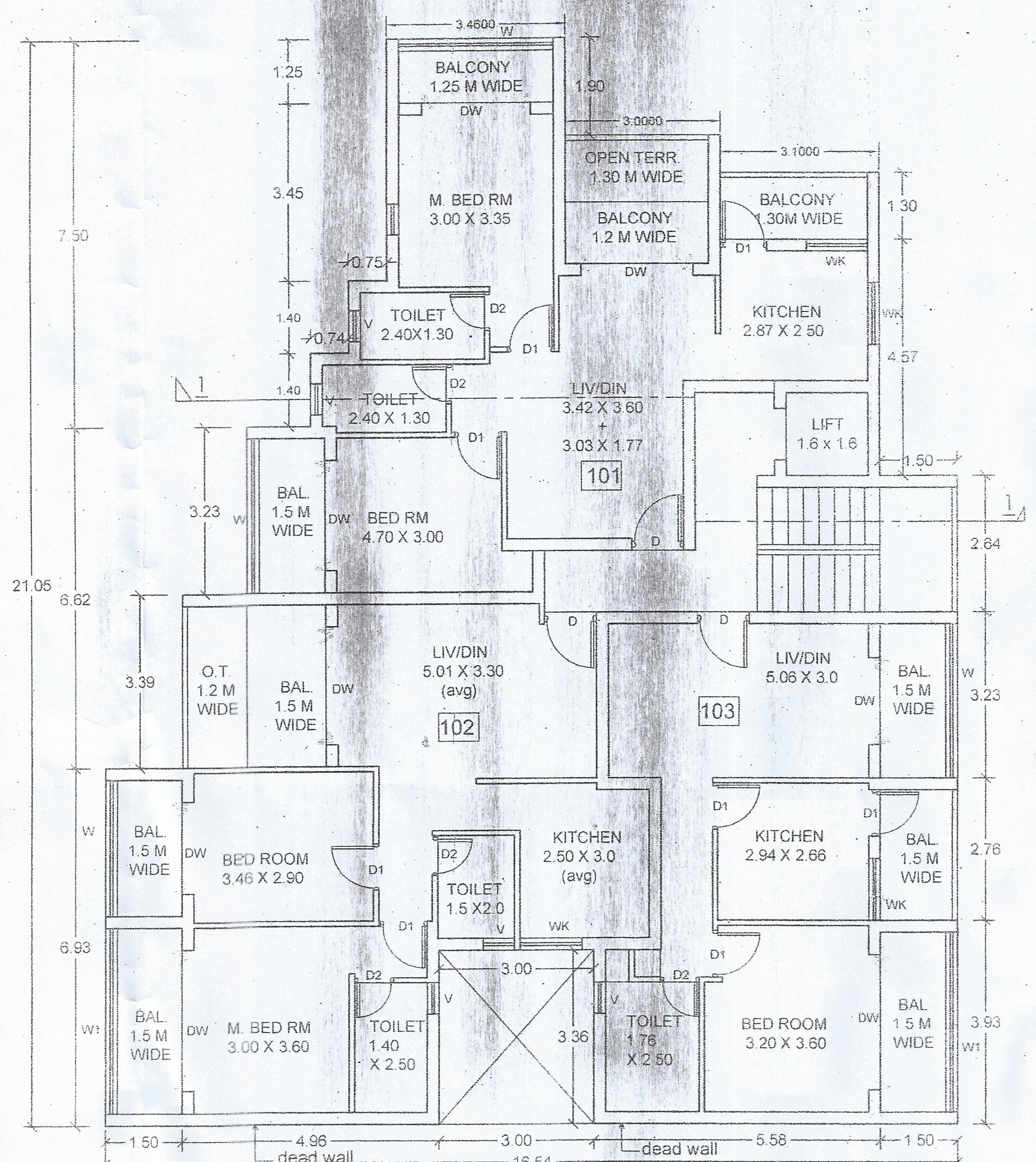
Ground Floor, Bldg. A. Sarthak Harmony, Behind Ponda Commerce Center, Ponda - Goa.
Tel : 0832-2318720. Mob : 9822120118. Email :jayeshphadte@rediffmail.com

17/02/2025
MEDICAL OFFICER I/C
Community Health Centre
Sankhali-Goa



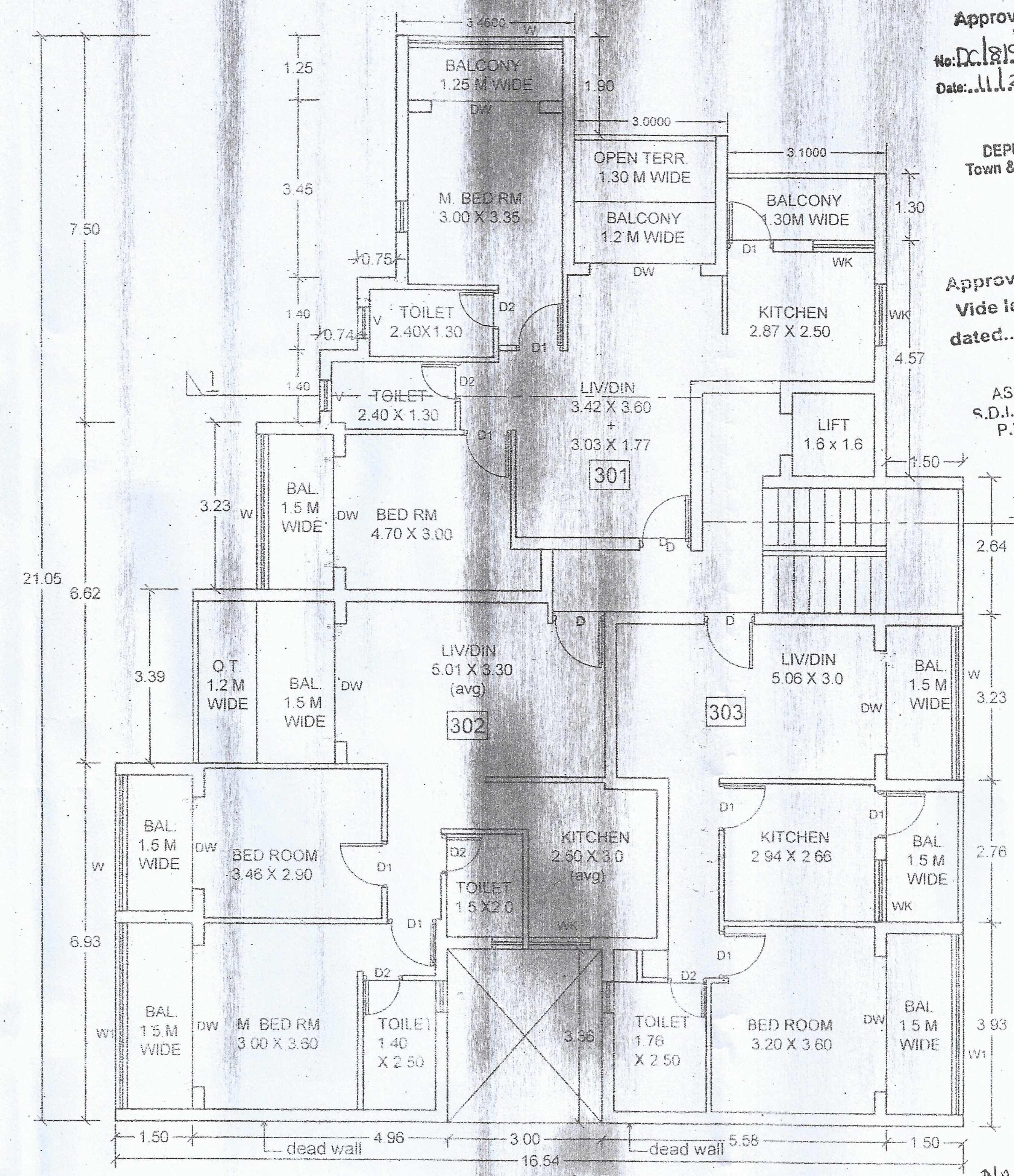
GROUND FLOOR PLAN

SCALE-1:100



1ST FLOOR PLAN

SCALE-1:100



3RD FLOOR PLAN

SCALE-1:100

Approved with condition
vide letter
No: DC/8199/Sanquelim/BICH/TCP-25/357
Date: 11/2/25

DEPUTY TOWN PLANNER
Town & Country Planning Dept.
Bicholim- Goa

Approved with Condition
Vide letter No: 7/10/746/24-25
dated 24/2/25

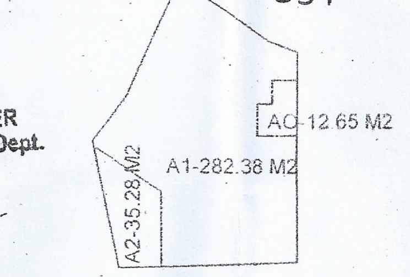
ASSISTANT ENGINEER
S.D.I. (Civil) W.D. XXIV (PHE)
P.W.D. BICHOLIM GOA

AREA CALCULATION

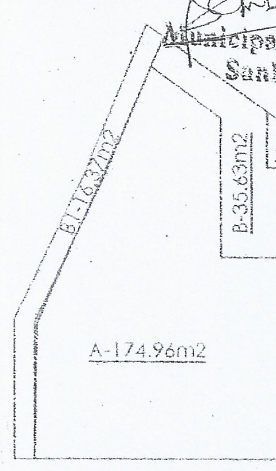
Approved under the condition
Imposed in the Licence
No. 24/2024-25 Dtd. 24/03/2025

Municipal Engineer II
Chief Officer
Sankhali Municipal Council

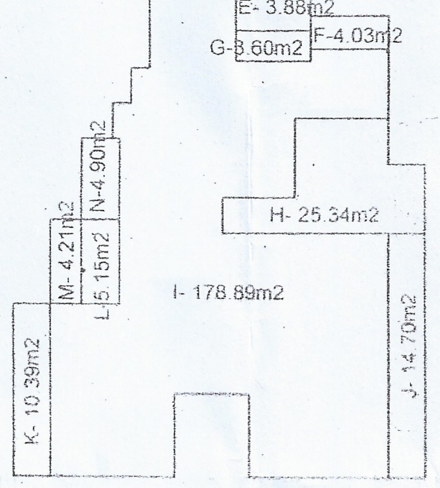
SANKHALI GOA



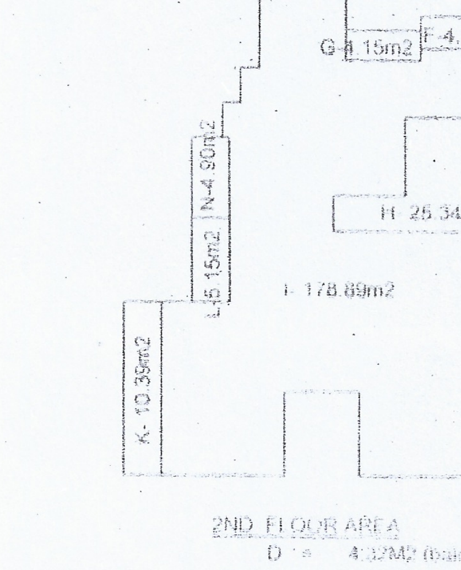
LOWER GROUND FLOOR AREA
A0 = 12.65M2 (Stair& lift)+
A1 = 282.38M2 +
A2 = 35.28M2 +
TOTAL = 330.31M2



GROUND FLOOR AREA
A = 174.96M2 +
B = 35.63M2(Stair,lift&pass) +
B1 = 16.37M2(footh path) +
C = 3.54M2
TOTAL = 230.50m2



1ST FLOOR AREA
D = 4.32M2 (balc)+
E = 3.88M2 (o t) +
F = 4.03M2 (balc)+
G = 3.60M2 (balc)+
H = 25.34M2(stair& lift) +
I = 178.89M2 +
J = 14.70(balc) +
K = 10.39 M2(balc)
L = 5.15M2(balc) +
M = 4.21M2 (o t)+
N = 4.90M2(balc) +
TOTAL = 259.41m2
TYPICAL 1ST AND 3RD FLOOR
SO 3RD FLOOR AREA = 259.41 M2



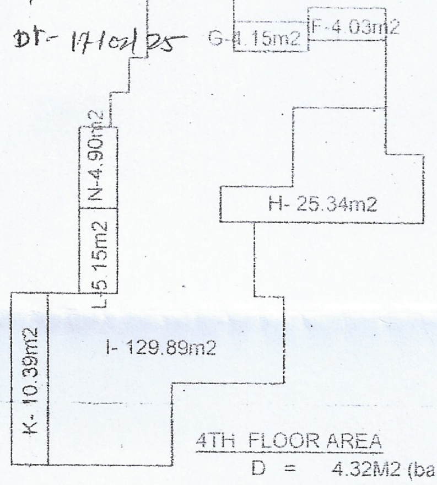
2ND FLOOR AREA
D = 4.32M2 (balc)+
F = 4.03M2 (balc) +
G = 4.15M2 (balc)+
H = 25.34M2(stair& lift) +
I = 178.89M2 +
J = 14.70(balc) +
K = 10.39 M2(balc)
L = 5.15M2(balc) +
N = 4.90M2(balc) +
TOTAL = 251.87m2
TYPICAL 2ND AND 4TH FLOOR
SO 4TH FLOOR AREA = 251.87 M2

NO-AE/V-II(R)/Tech-4(D)/2024-25/2534

DT- 17/02/25

Approved Subject to the Maintenance
of Adquate clearance from the
Electric Line and service Connections
as Stipulated in the I.E. Rule 1956.
before and after the construction.

ASSISTANT ENGINEER
ELECT SUB. DIV II (R) (O&M)
SANKHALI - GOA



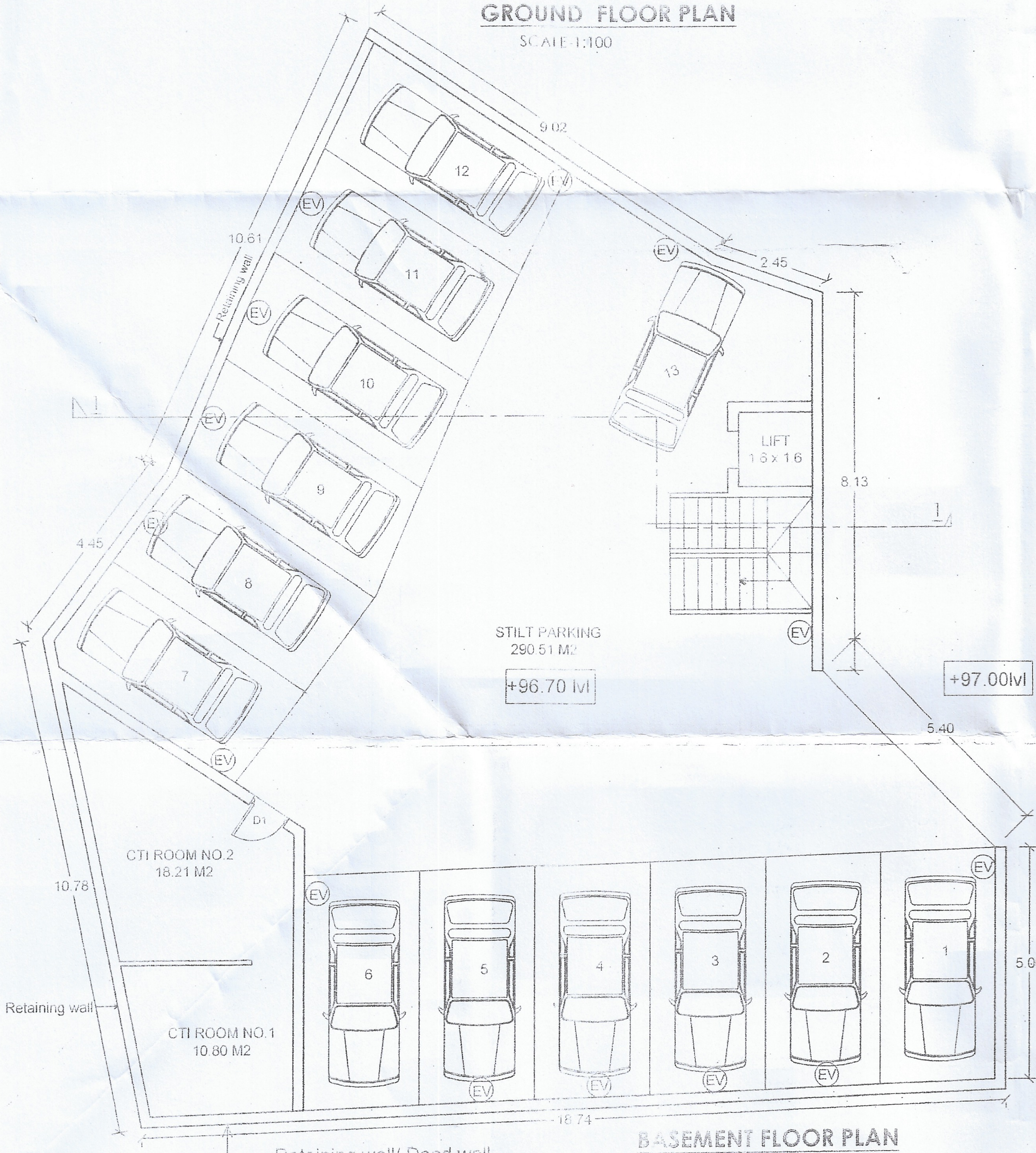
4TH FLOOR AREA
D = 4.32M2 (balc)+
F = 4.03M2 (balc) +
G = 4.15M2 (balc)+
H = 25.34M2(stair& lift) +
I = 129.89M2
K = 10.39 M2(balc)
L = 5.15M2(balc) +
N = 4.90M2(balc) +
TOTAL = 188.17m2

DOOR WINDOW SCHEDULE

TYPE	SIZES
DW	3.00X2.50
D	1.00 X 2.15
DI	0.90 X 2.15
D2	0.75 X 2.15
W	3.00 X 1.60
W0	2.50 X 1.60
WI	1.50 X 1.60
W2	1.20 x 1.60
WK	1.50 X 1.30
V	0.60 X 1.00

Approved
13/02/25

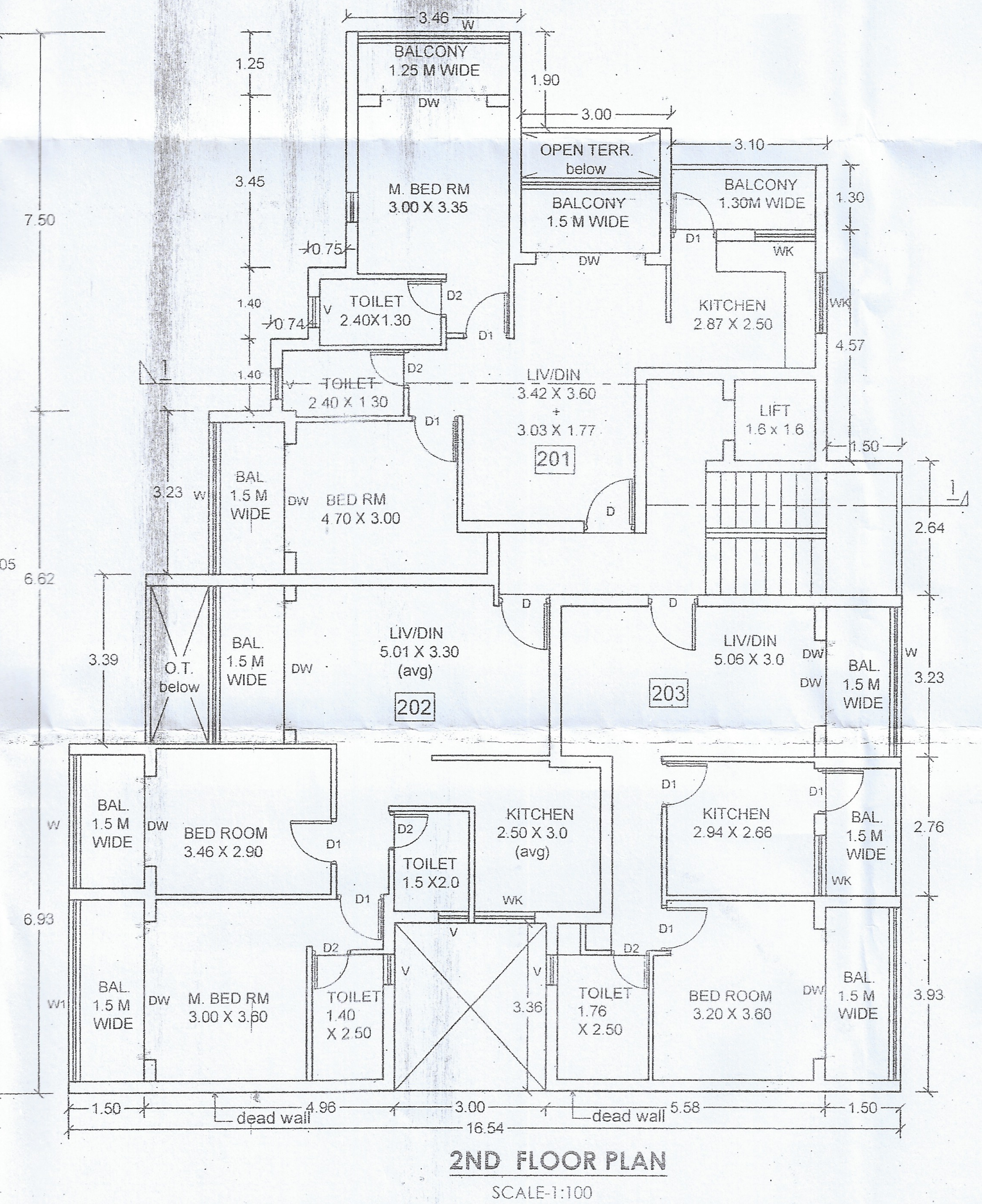
MEDICAL OFFICER I/C
Community Health Centre
Sankhali-Goa



Retaining wall/ Dead wall

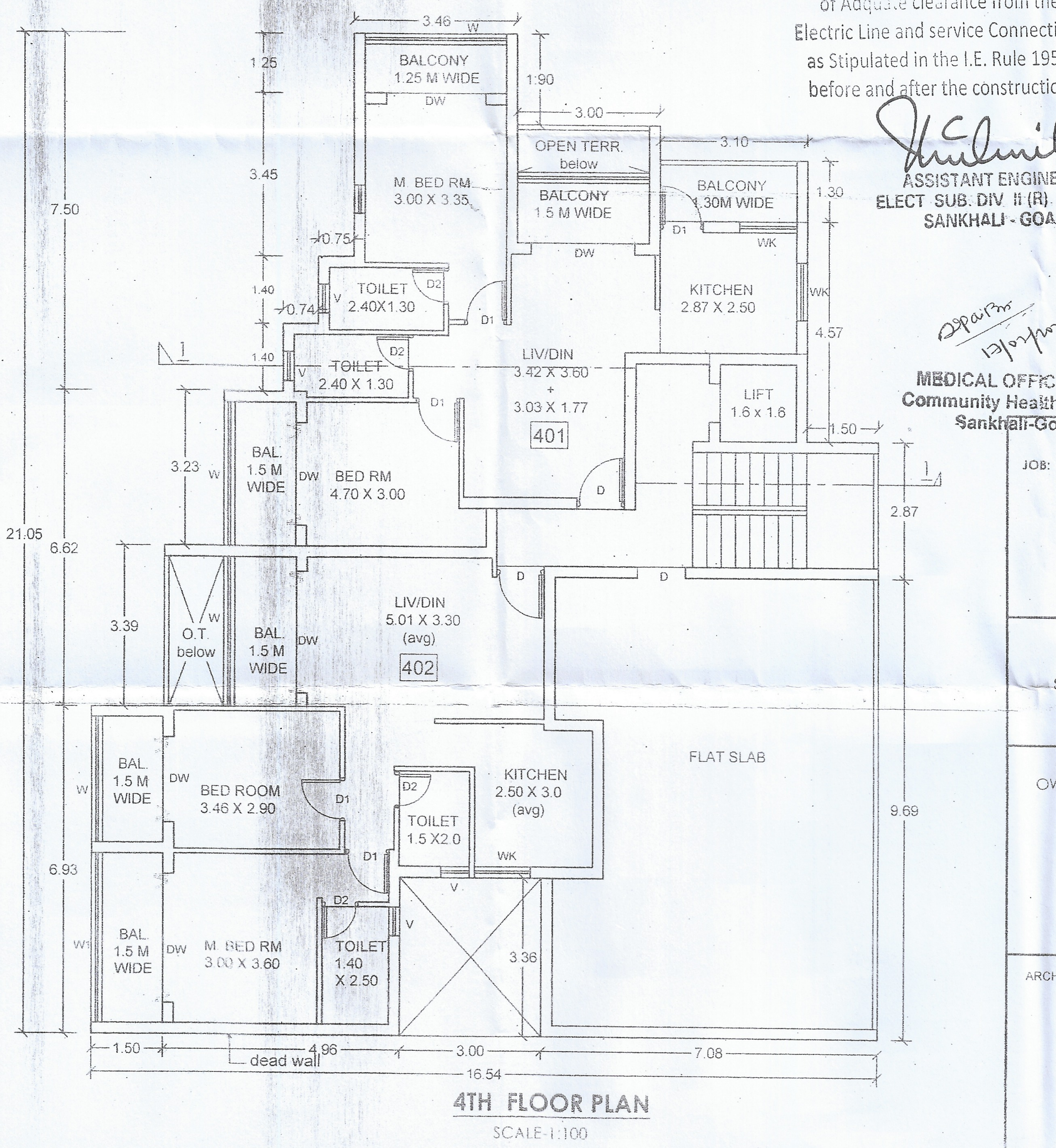
BASEMENT FLOOR PLAN

SCALE-1:100



2ND FLOOR PLAN

SCALE-1:100



4TH FLOOR PLAN

SCALE-1:100

JOB: PROPOSED CONSTRUCTION OF COMMERCIAL CUM RESIDENTIAL BUILDING FOR MR. PRASHANT GOVIND RANE AND MRS. CHETNA PRASHANT RANE IN PLOT BEARING SY.NO. 4/1-A, SITUATED AT CASSABE DE SANQUELIM VILLAGE OF BICHOLIM TALUKA - GOA.

DRWG.NO - 01 SCALE- 1: 100, 1:250 & 1:500 DATE- 28 / 11 / 2024	JOB NO.- 472 - 2024 DRAWN.BY - Nazia Sayed
OWNERS' SIGN.-	ARCH. SIGN. JAYESH PHADTE architect

ARCHITECT & INTERIOR DESIGNER

JAYESH PHADTE

AM2, Ground Floor, Bldg. A, Sarthak Harmony, Behind Ponda Commerce Center, Ponda - Goa.
Tel : 0832-2318730, Mob : 9822120118, Email :jayeshphadte@rediffmail.com