

AREA CALCULATIONS

FLOOR REF.	USE	TOTAL BUILT UP AREA	AREA FREE FROM F.A.R					NET FLOOR AREA FOR F.A.R		ADDITIONAL F.A.R OF 7.5%	
BLOCK A - WING A1			PORCH	BALCONY	STAIR / LIFT/PASSAGE	VOID	STILT / BASEMENT	OPEN TERRACE	RESIDENTIAL		COMMERCIAL
GROUND FLOOR	COMMERCIAL	260.92	----	----	19.13	33.63	----	----	----	221.02	20.77
FIRST FLOOR	COMMERCIAL	341.30	----	70.70	22.58	23.94	----	----	----	248.02	
SECOND FLOOR	RESIDENTIAL	320.76	----	50.16	22.58	23.94	----	----	248.02	----	
SUB TOTAL		922.98	----	120.86	64.29	81.51	----	----	248.02	469.04	20.77
FLOOR REF.	USE	TOTAL BUILT UP AREA	AREA FREE FROM F.A.R					NET FLOOR AREA FOR F.A.R		ADDITIONAL F.A.R OF 7.5%	
BLOCK A - WING A2			PORCH	BALCONY	STAIR / LIFT/PASSAGE	VOID	STILT / BASEMENT	OPEN TERRACE	RESIDENTIAL		COMMERCIAL
GROUND FLOOR	COMMERCIAL	260.92	----	----	19.13	33.63	----	----	----	221.02	20.77
FIRST FLOOR	COMMERCIAL	338.06	----	67.46	22.58	23.94	----	----	----	248.02	
SECOND FLOOR	RESIDENTIAL	317.51	----	46.91	22.58	23.94	----	----	248.02	----	
THIRD FLOOR	RESIDENTIAL	37.84	----	----	22.58	----	----	----	----	----	15.26
SUB TOTAL		954.33	----	114.37	86.87	81.51	----	----	248.02	469.04	36.03
TOTAL OF BLOCK A		1877.31	----	235.23	151.16	163.02	----	----	1434.12		56.80

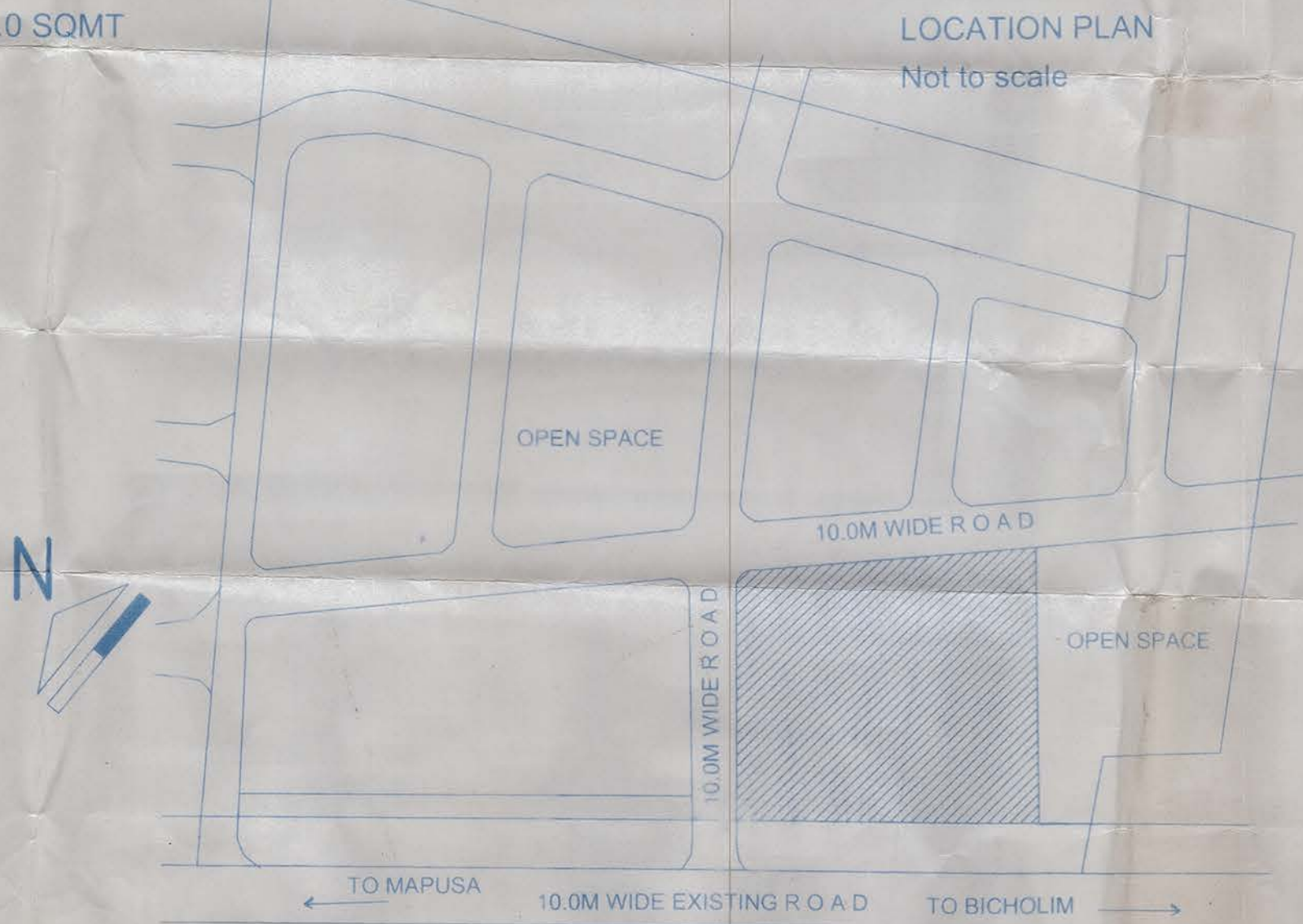
FLOOR REF.	USE	TOTAL BUILT UP AREA	AREA FREE FROM F.A.R					NET.FLOOR AREA FOR F.A.R			ADDITIONAL F.A.R OF 7.5%
BLOCK B - WING B1			PORCH	BALCONY	STAIR / LIFT/PASSAGE	VOID	STILT / BASEMENT	OPEN TERRACE	RESIDENTIAL	COMMERCIAL	
GROUND FLOOR	COMMERCIAL	288.58	----	----	19.13	33.62	----	----	----	248.65	20.80
FIRST FLOOR	COMMERCIAL	368.09	----	70.16	22.58	37.40	----	----	----	275.35	
SECOND FLOOR	RESIDENTIAL	348.14	----	50.21	22.58	37.40	----	13.77	261.58	----	
THIRD FLOOR	RESIDENTIAL	333.07	----	50.21	22.58	55.09	----	13.96	246.32	----	
SUB TOTAL		1337.70	----	170.58	86.87	163.51	----	27.73	507.9	524	20.80

FLOOR REF.	USE	TOTAL BUILT UP AREA	AREA FREE FROM F.A.R							NET FLOOR AREA FOR F.A.R		ADDITIONAL F.A.R OF 7.5%
BLOCK B - WING B2			PORCH	BALCONY	STAIR / LIFT/PASSAGE	VOID	STILT / BASEMENT	OPEN TERRACE	RESIDENTIAL	COMMERCIAL		
GROUND FLOOR	COMMERCIAL	260.95	----	----	19.13	33.63	----	----	----	221.02	20.80	
FIRST FLOOR	COMMERCIAL	334.95	----	64.35	22.58	23.94	----	----	----	248.02		
SECOND FLOOR	RESIDENTIAL	314.40	----	43.80	22.58	23.94	----	----	248.02	----		
THIRD FLOOR	RESIDENTIAL	142.69	----	16.83	23.66			----	86.94	----	15.26	
SUB TOTAL		1052.99	----	124.98	87.95	81.51		----	334.96	469.04	36.06	

TOTAL OF BLOCK B		2390.69	----	295.56	174.82	245.02	----	27.73	1835.90	56.06
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GRAND TOTAL OF BLOCK -A1,A2,B1&B2		4268	----	530.79	209.95	408.03	----	27.73	3270.02	98.40
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F.A.R. CONSUMED = 3270.02/3310.5 = 98.77 %
ADDL F.A.R. CONSUMED = 98.40 / 3270.02 = 3.0 %
TOTAL AREA FOR INFRASTRUCTURE TAX = 4268.0 SQMT



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
Sub - Div. I (U) Elect.
Bicholim - Goa.

Approved with Condition
Vide letter No. 46/174/22-23
dated 25/11/22
ASSISTANT ENGINEER
S.D.I. (Civil) W.D. XXIV (PHE)
P.W.D. BICHOLIM, GOA

Approved with Condition
Vide letter No. 46/174/22-23
dated 25/11/22
ASSISTANT ENGINEER
S.D.I. (Civil) W.D. XXIV (PHE)
P.W.D. BICHOLIM, GOA

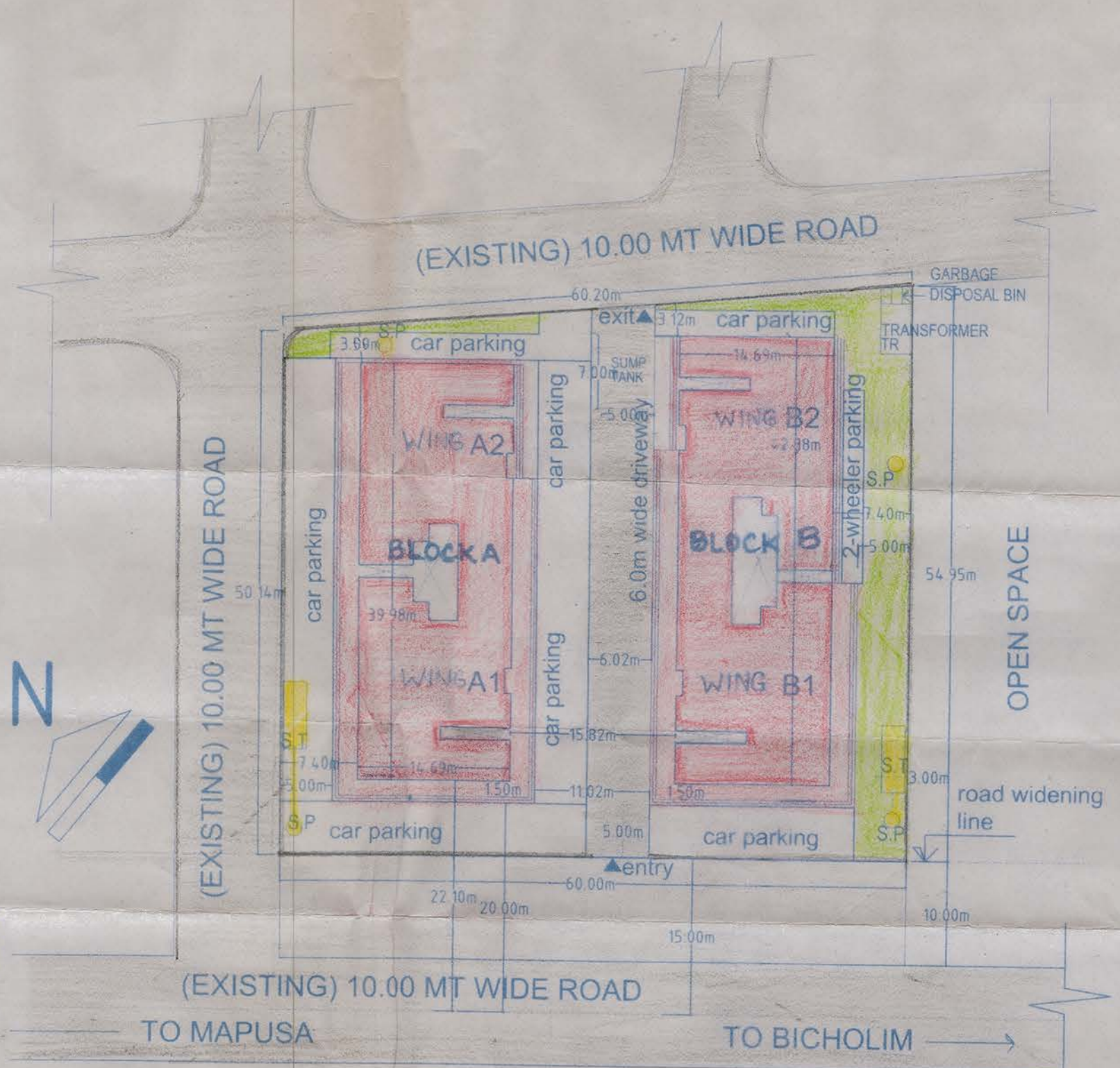
Approved with Condition
Vide letter No. 46/174/22-23
dated 25/11/22
Deputy Town Planner
Town & Country Planning Dept
Bicholim - Goa

APPROVED UNDER THE CONDITION
IMPOSE IN THE LICENCE
NO. 11/2022-23. DATE 02/11/2022
MUNICIPAL ENGINEER CHIEF OFFICER
BICHOLIM MUNICIPAL COUNCIL

Health Officer
Community Health Centre
Bicholim - Goa

NOTES:
[1] ALL DIMENSIONS ARE IN METERS
[2] DWGS. TO BE READ
ALL DIMENSIONS ARE IN METERS
DWGS. TO BE READ
& NOT TO BE SCALED.

ARCHITECT'S SIGN
OWNER'S SIGN
APPROVAL STAMPS:



SITE PLAN
SCALE : 1:500

Title:
PROPOSED COMMERCIAL CUM
RESIDENTIAL FLATS IN
COMMERCIAL SECTOR OF
COMPOSIT SCHEME AT BORDERM,
BICHOLIM, GOA UNDER Sy.No. 63/2
GOA HOUSING BOARD
Porvorim Goa.

Drawn Checked Approved
Dwg.no. Scale:- AS MENTIONED
Date:

Approved subject to the maintenance of the electric line and service connection as stipulated in the construction before and after the construction.

Approved with Condition
No. 11/2022-23
Municipal Engineer
Bicholim Municipal Council

Approved with Condition
No. 11/2022-23
Municipal Engineer
Bicholim Municipal Council

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Municipal Engineer
Bicholim Municipal Council

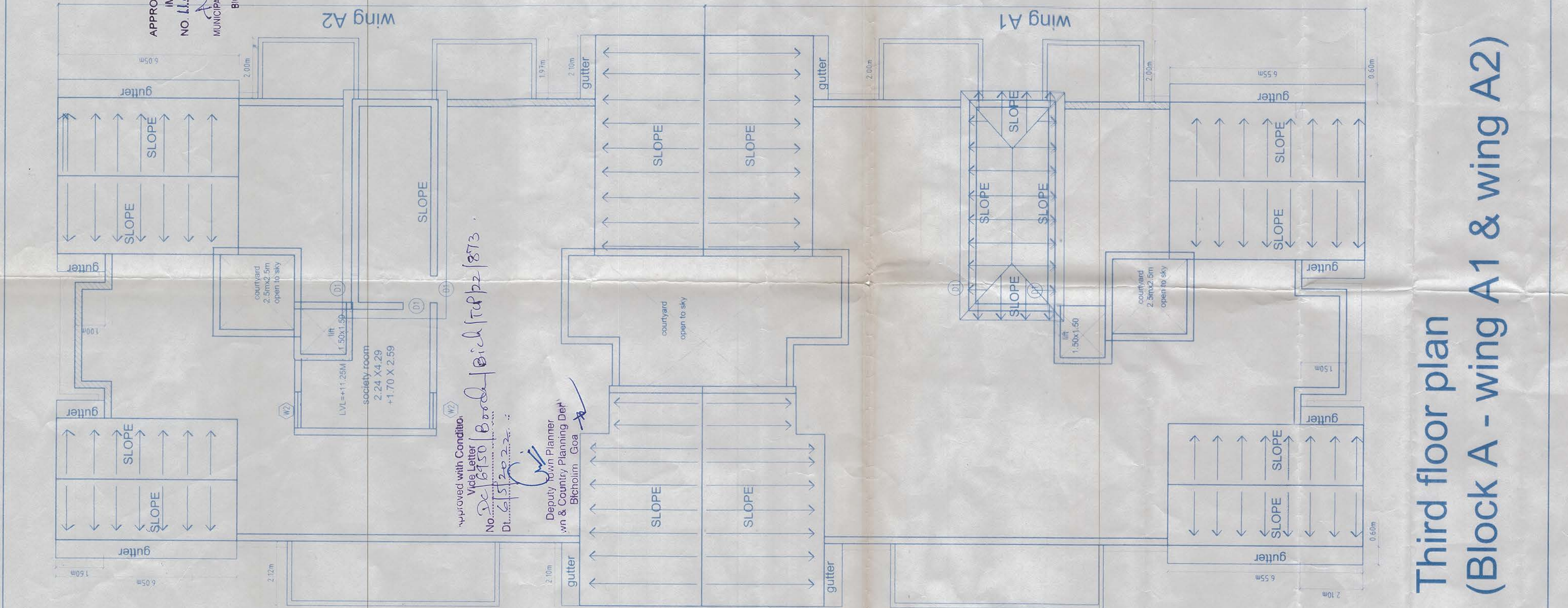
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Bicholim Municipal Council

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No. 11/2022-23
Municipal Engineer
Bicholim Municipal Council

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S.NO.	NAME	SIZE	DESCRIPTION
1	D	1000 X 2150	TW FRAME PANELED DOOR
2	D1	900 X 2150	MW FRAME FLUSH DOOR
3	D2	800 X 2150	PLV-IC FRAME FLUSH DOOR
4	SD1	2450 X 2150	ALUMINUM FRAME WITH SLIDING SHUTTERS AS PER DESIGN
(WINDOW/VENTILATORS)			
1	W1	1500 X 1200	ALUMINUM FRAME WITH SLIDING SHUTTERS AS PER DESIGN
2	W	1200 X 1200	ALUMINUM FRAME WITH SLIDING SHUTTERS AS PER DESIGN
3	Wa	2800-4460 X 2100	ALUMINUM FRAME WITH SLIDING SHUTTERS AS PER DESIGN
3	Wb	5000-11000 X 1700	ALUMINUM FRAME WITH PARTLY FIXED PARTLY OPENABLE SHUTTERS AS PER DESIGN
4	V	500 X 1000	ALUMINUM FRAME WITH GLASS LOUVERES AS PER DESIGN

Title:
PROPOSED COMMERCIAL CUM
RESIDENTIAL FLATS IN
COMMERCIAL SECTOR OF
COMPOSIT SCHEME AT BORDEM,
BICHOLIM, GOA UNDER Sy.No. 63/2
GOA HOUSING BOARD
Porvorim Goa.

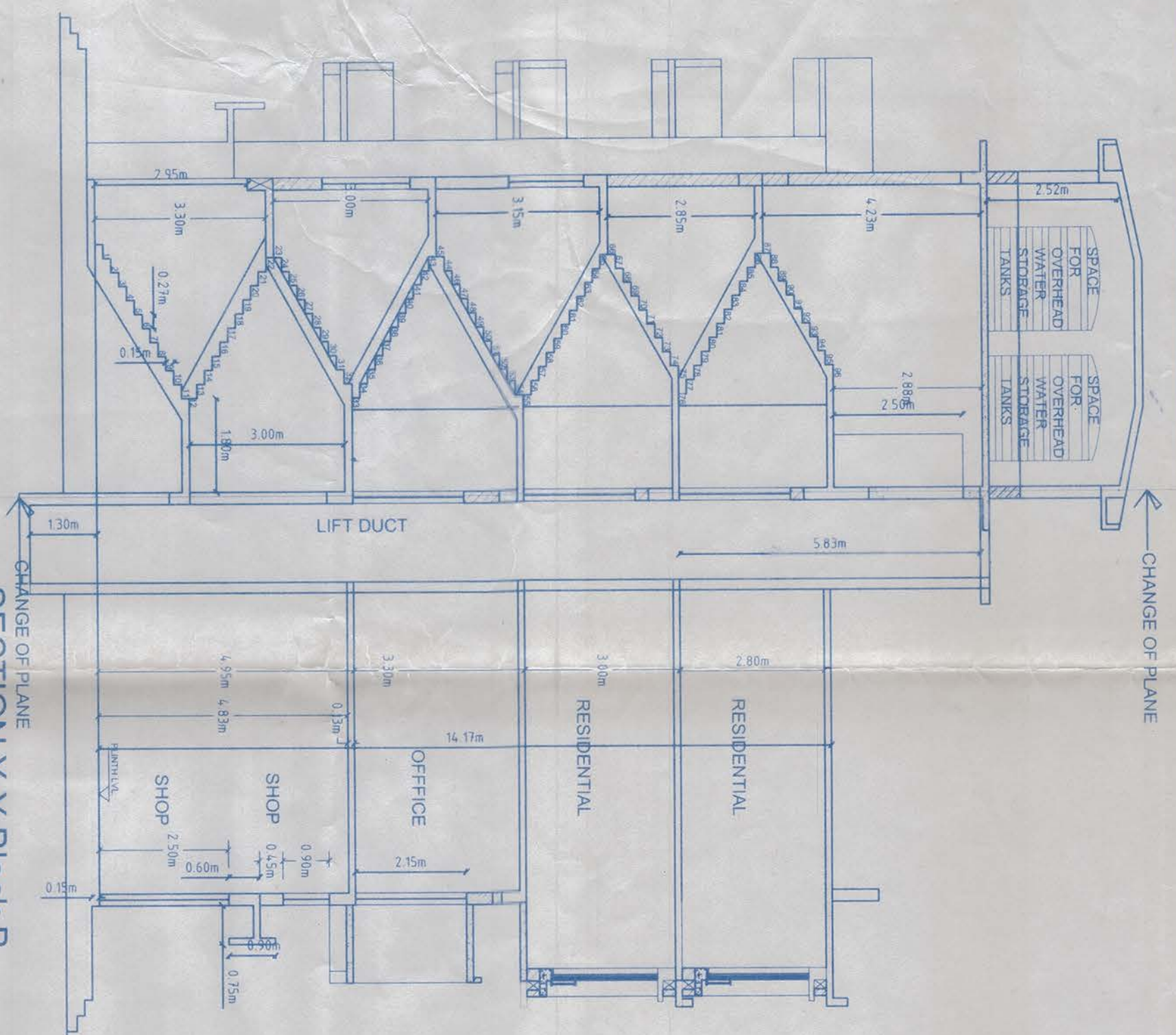
Drawn
Checked
Approved
Scale:- AS MENTIONED
Date:
Dwg.no.

Third floor plan
(Block A - wing A1 & wing A2)

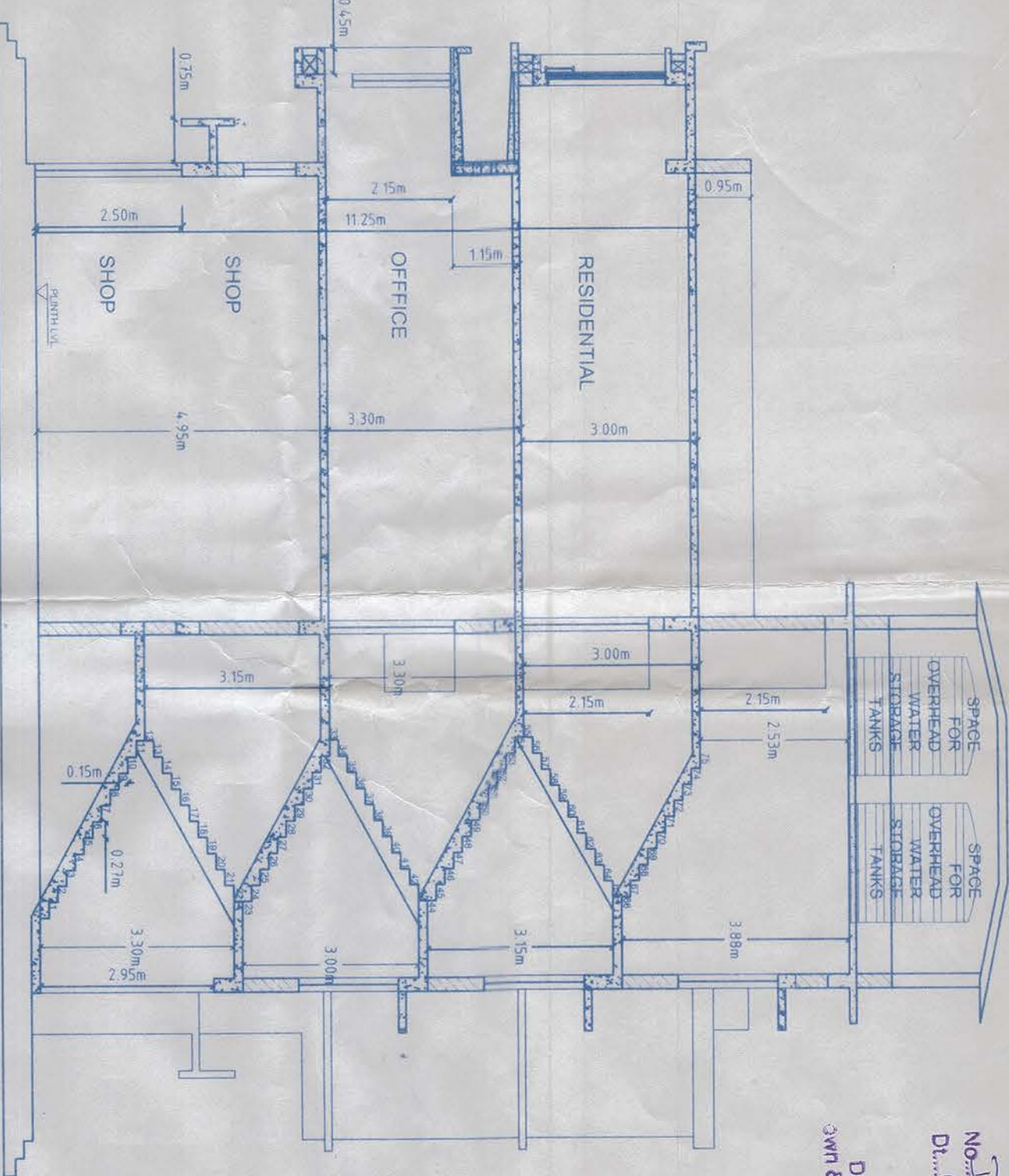
Second floor plan
(Block A - wing A1 & wing A2)

First floor plan
(Block A - wing A1 & wing A2)

Ground floor plan
(Block A - wing A1 & wing A2)



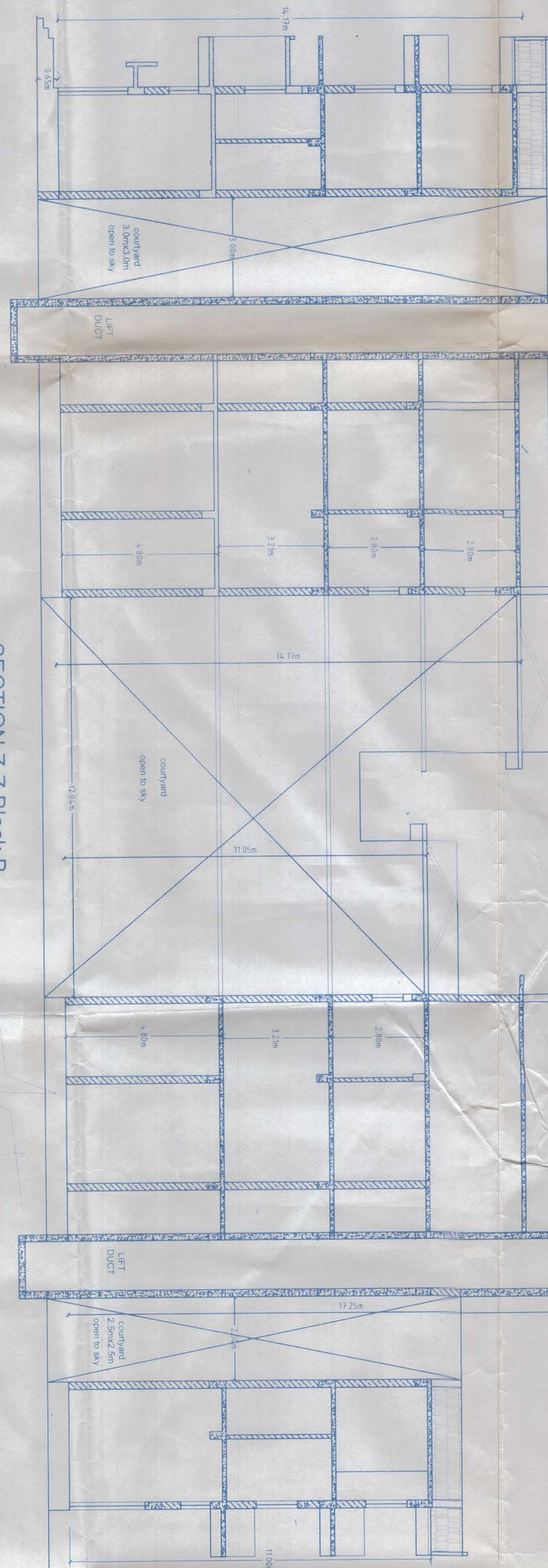
SECTION Y-Y Block B



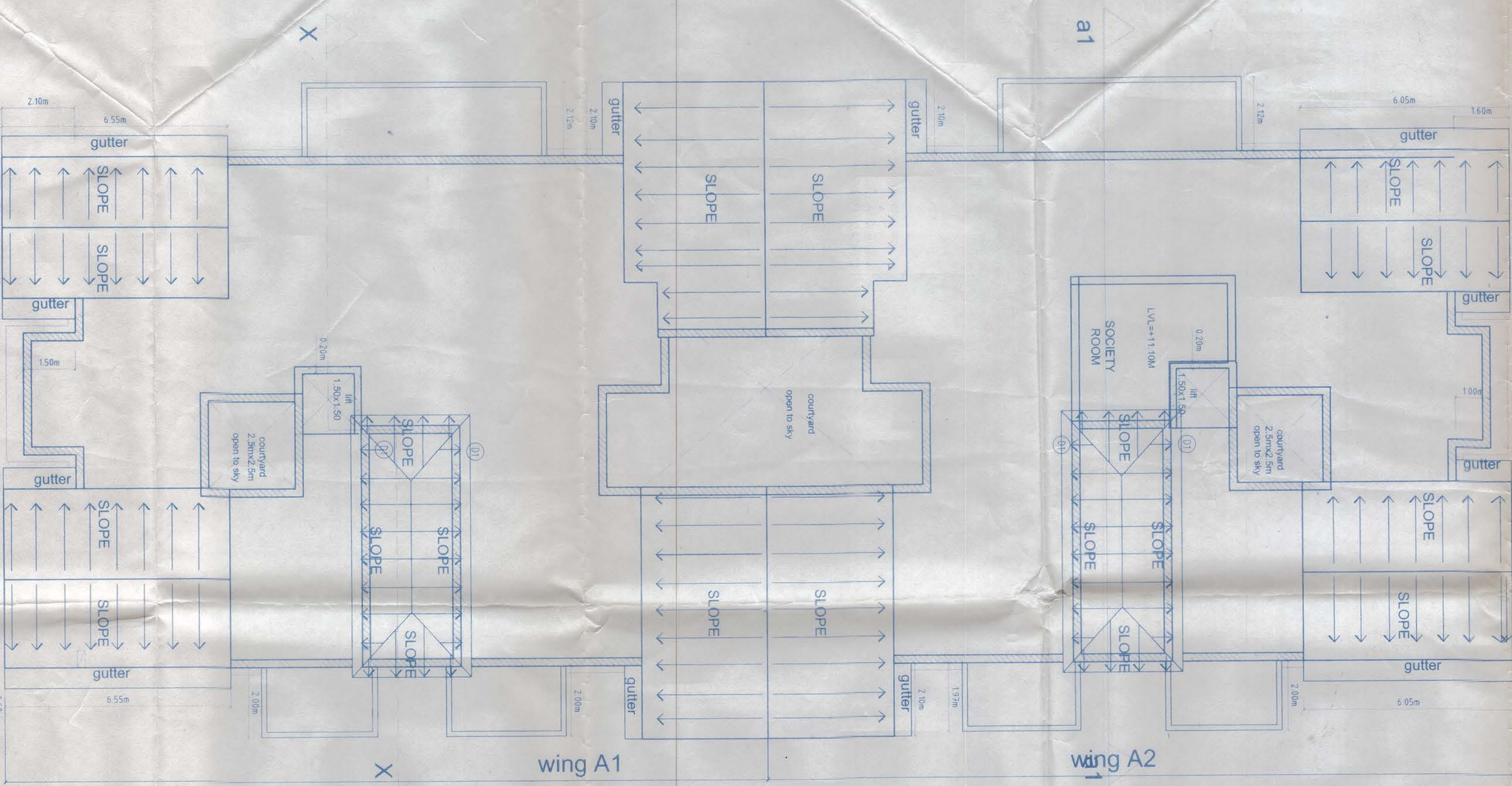
SECTION X-X Block A

FRONT SIDE ELEVATION Block A

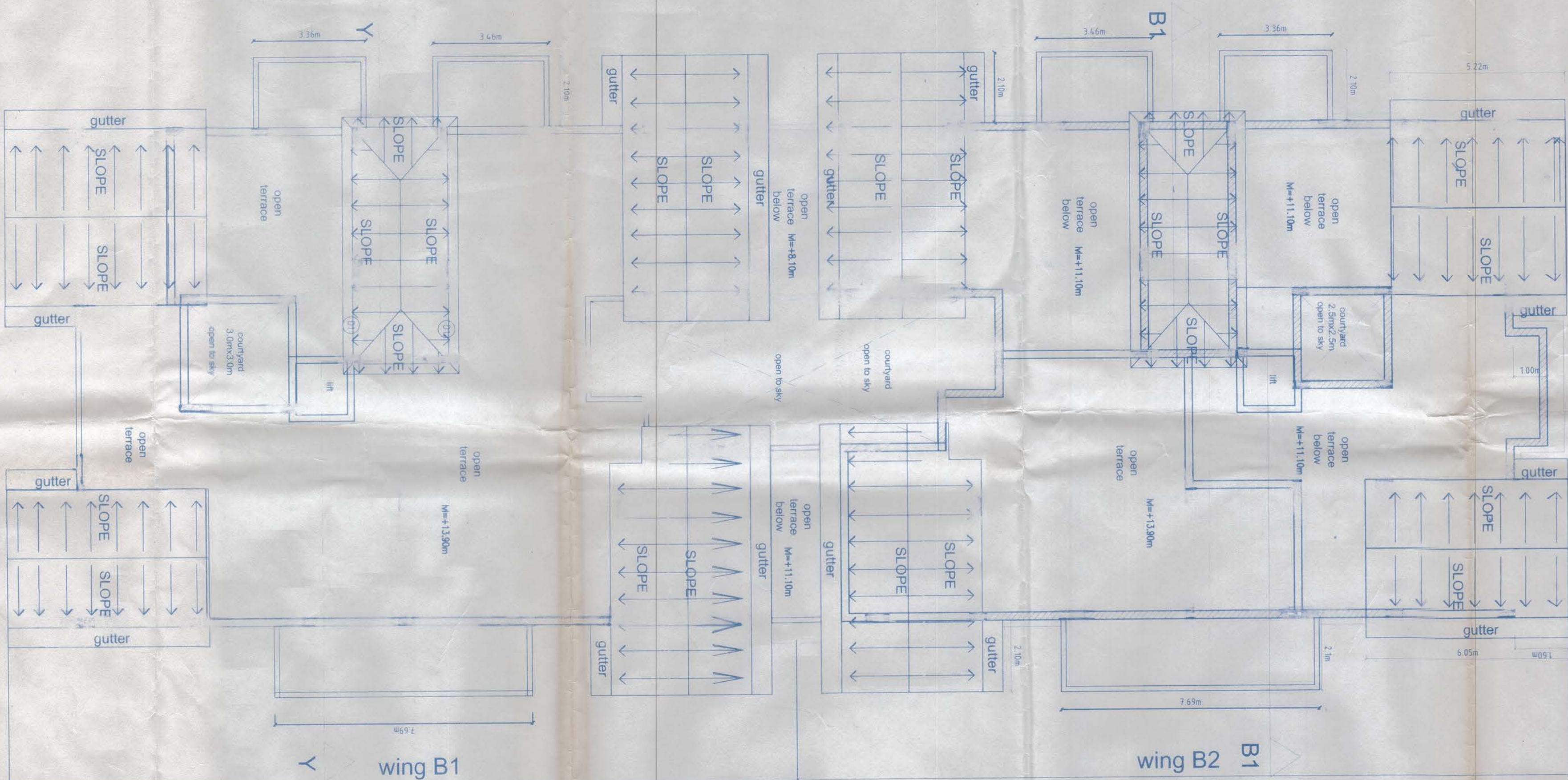
FRONT SIDE ELEVATION Block B



SECTION Z-Z Block B



Roof plan
(Block A - wing A1 & wing A2)



Roof plan
(Block B - wing B1 & wing B2)

USE	PARKING SPACES REQUIRED	REQUIRED	PROVIDED
BLOCK A (wing A1 & wing A2)			
SHOPS	(442.04 sq.m) 21 UNIT	9	9
OFFICES	(496.04 sq.m) 8 UNIT	10	10
RESIDENTIAL	8 UNIT	8	8
BLOCK B (wing B1 & wing B2)			
SHOPS	(498.67 sq.m) 23 UNIT	10	10
OFFICES	(623.37 sq.m) 8 UNIT	11	11
RESIDENTIAL	13 UNIT	13	13
TOTAL		61	61

PARKING LAYOUT PLAN
SCALE : 1:250

(EXISTING) 10.00 MT WIDE ROAD

(EXISTING) 10.00 MT WIDE ROAD



(EXISTING) 10.00 MT WIDE ROAD

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ARCHITECT'S SIGN

OWNER'S SIGN

Title:
PROPOSED COMMERCIAL CUM
RESIDENTIAL FLATS IN
COMMERCIAL SECTOR OF
COMPOST SCHEME AT BORDERM,
BICHOLIM, GOA UNDER S.Y. No. 63/2
GOA HOUSING BOARD
Porvorim Goa.

Dwg. no. Date:

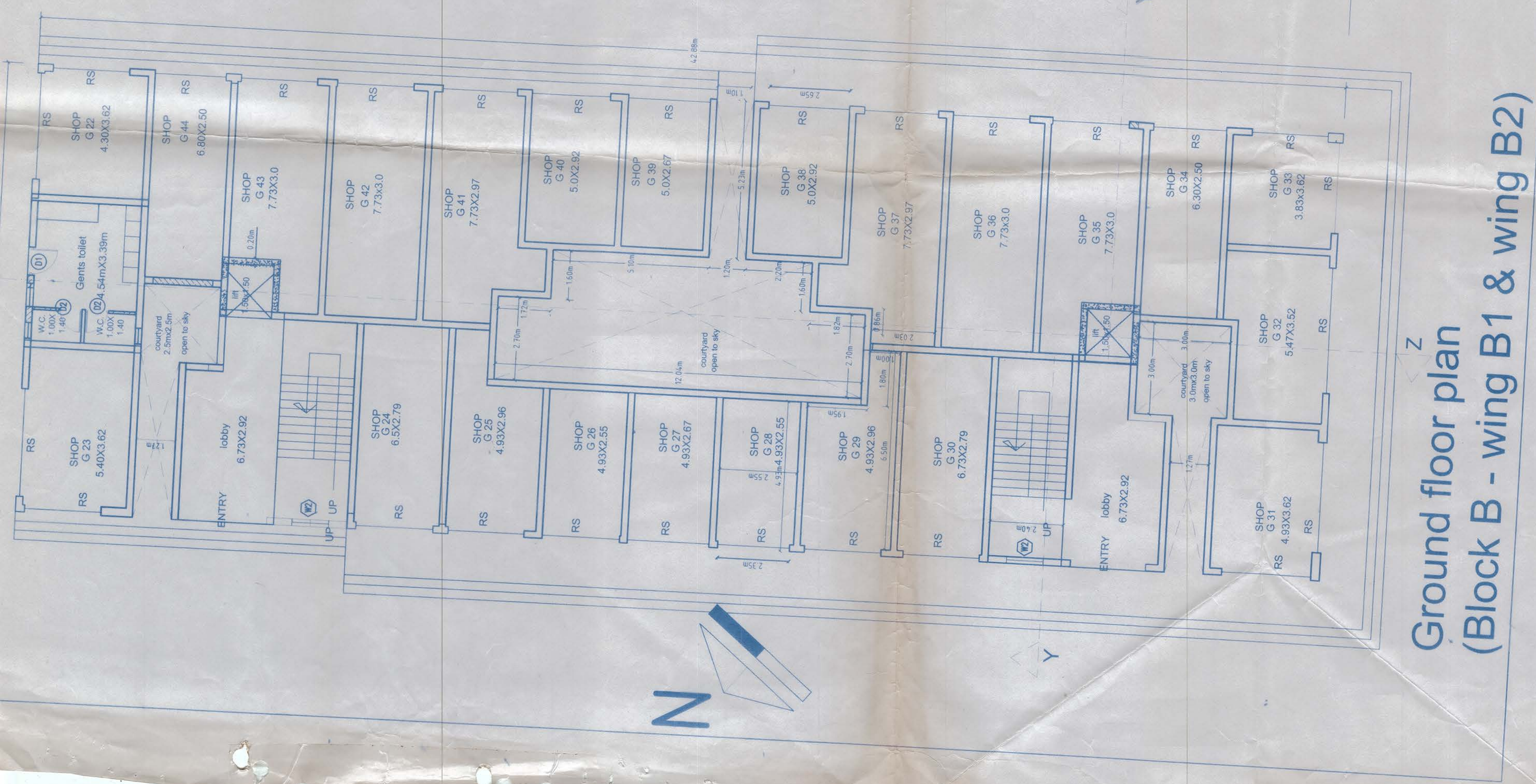
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Drawn: Checked: Approved:

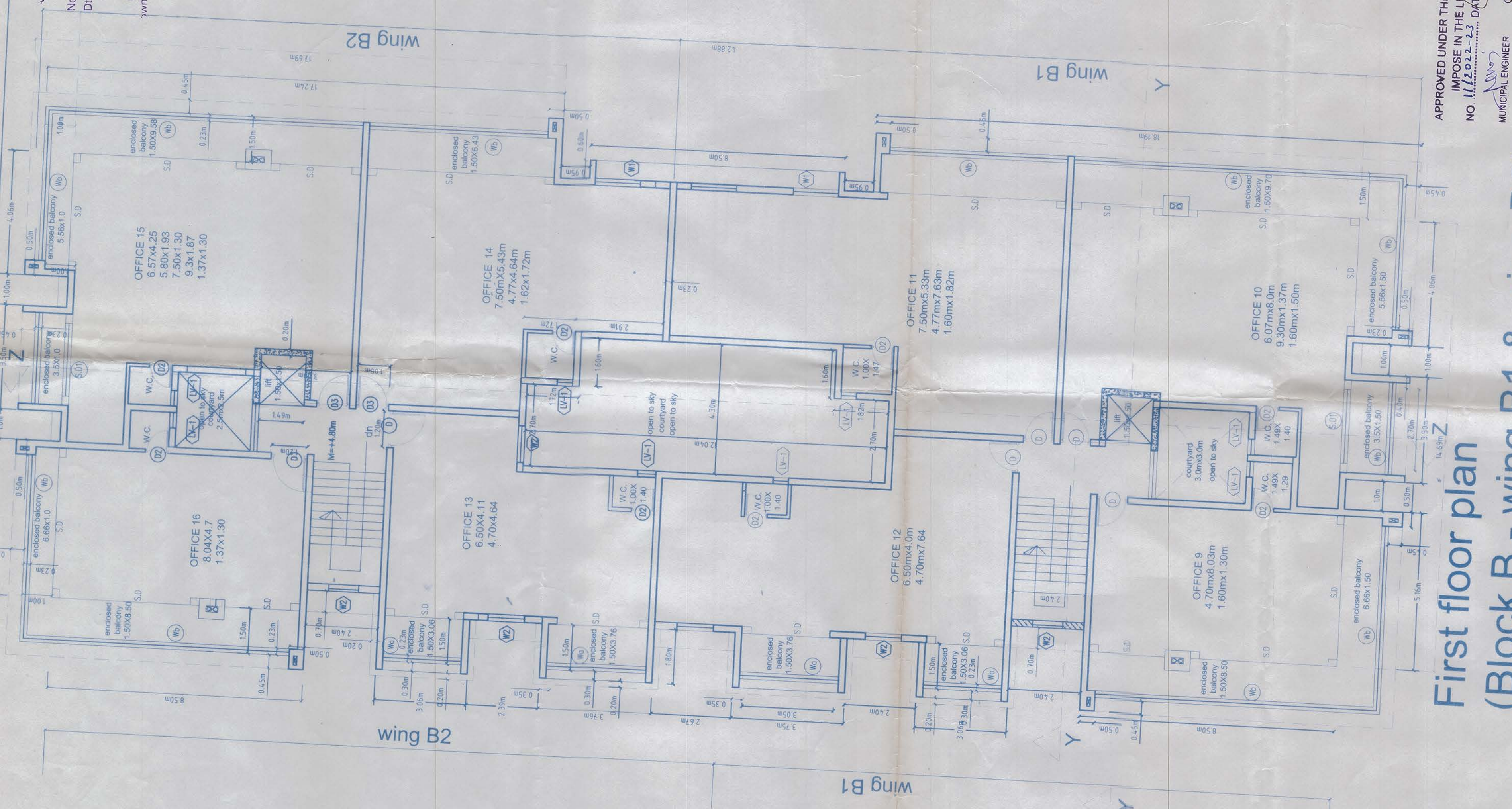
Approved with Conditions
dated: 21/12/2022
ASSISTANT ENGINEER
P.W.D. BORDERM, GOA

Approved subject to the maintenance
of adequate clearance from the
adjacent buildings and the 15%
before and after the construction.

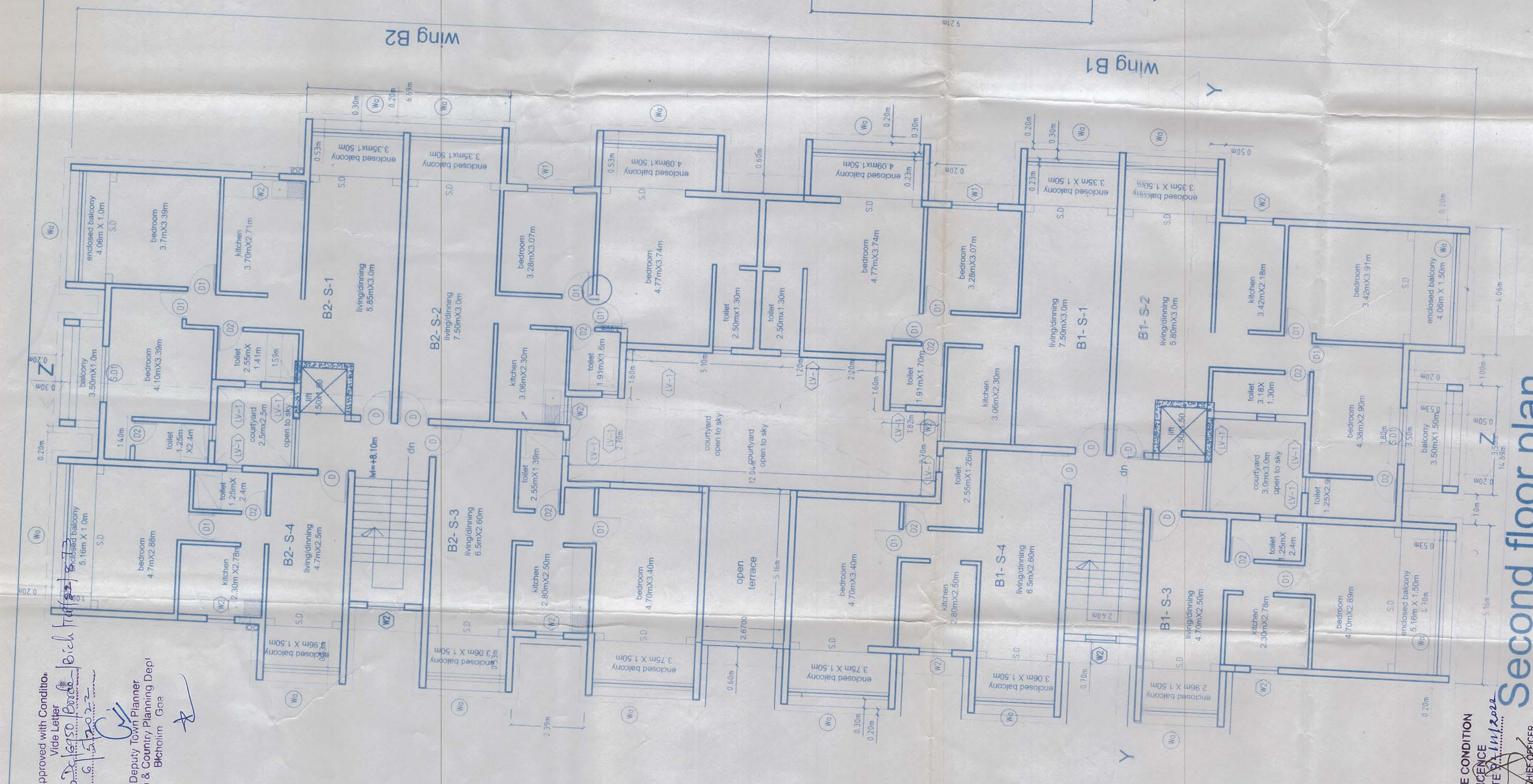
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dated: 21/12/2022
ASSISTANT ENGINEER
P.W.D. BORDERM, GOA



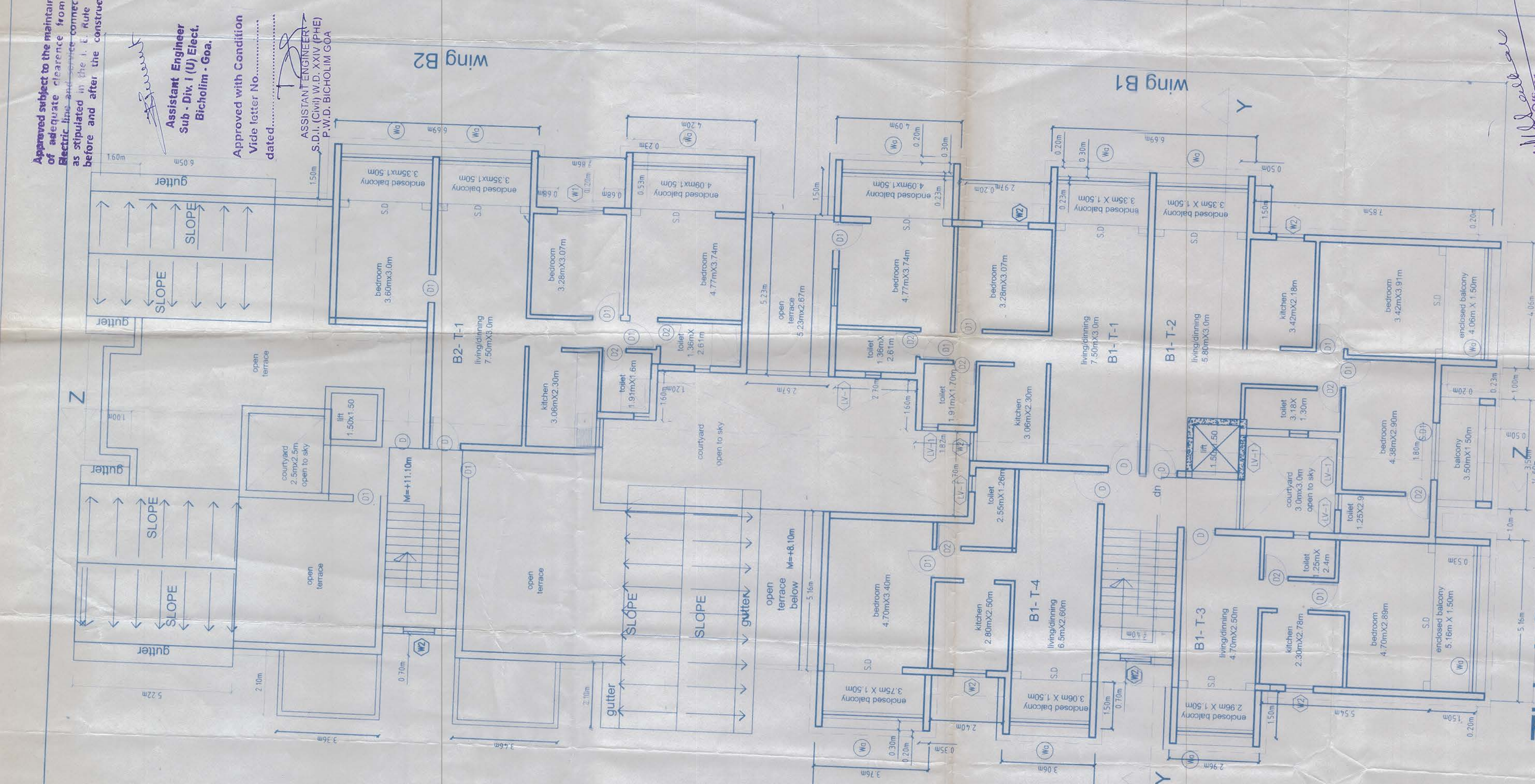
Ground floor plan
(Block B - wing B1 & wing B2)



First floor plan
(Block B - wing B1 & wing B2)



Second floor plan
(Block B - wing B1 & wing B2)



Third floor plan
(Block B - wing B1 & wing B2)

NOTES:
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ARCHITECT'S SIGN
OWNER'S SIGN

DOOR WINDOW SCHEDULE

S.NO.	NAME	SIZE	DESCRIPTION
DOORS			
1	D	1000 X 2150	TW FRAME PANELED DOOR
2	D1	900 X 2150	MW FRAME FLUSH DOOR
3	D2	800 X 2150	PLV-10 FRAME FLUSH DOOR
4	SD1	2450 X 2150	ALUMINUM FRAME WITH SLIDING SHUTTERS AS PER DESIGN
(WINDOW VENTILATORS)			
1	W1	1500 X 1200	ALUMINUM FRAME WITH SLIDING SHUTTERS AS PER DESIGN
2	W	1200 X 1200	ALUMINUM FRAME WITH SLIDING SHUTTERS AS PER DESIGN
3	Wa	2800-4460 X 2100	ALUMINUM FRAME WITH SLIDING SHUTTERS AS PER DESIGN
3	WB	5000-10000 X 1700	ALUMINUM FRAME WITH PARTLY FIXED PARTLY OPENABLE SHUTTERS AS PER DESIGN
4	V	500 X 1000	ALUMINUM FRAME WITH GLASS LOUVERES AS PER DESIGN

Title:

PROPOSED COMMERCIAL FLATS IN RESIDENTIAL SECTOR OF COMPOSIT SCHEME AT BORDEM, BICHOLIM, GOA UNDER Sy.No. 63/2 GOA HOUSING BOARD Porvorim Goa.

Approved
Checked
Drawn
Dwg.no.

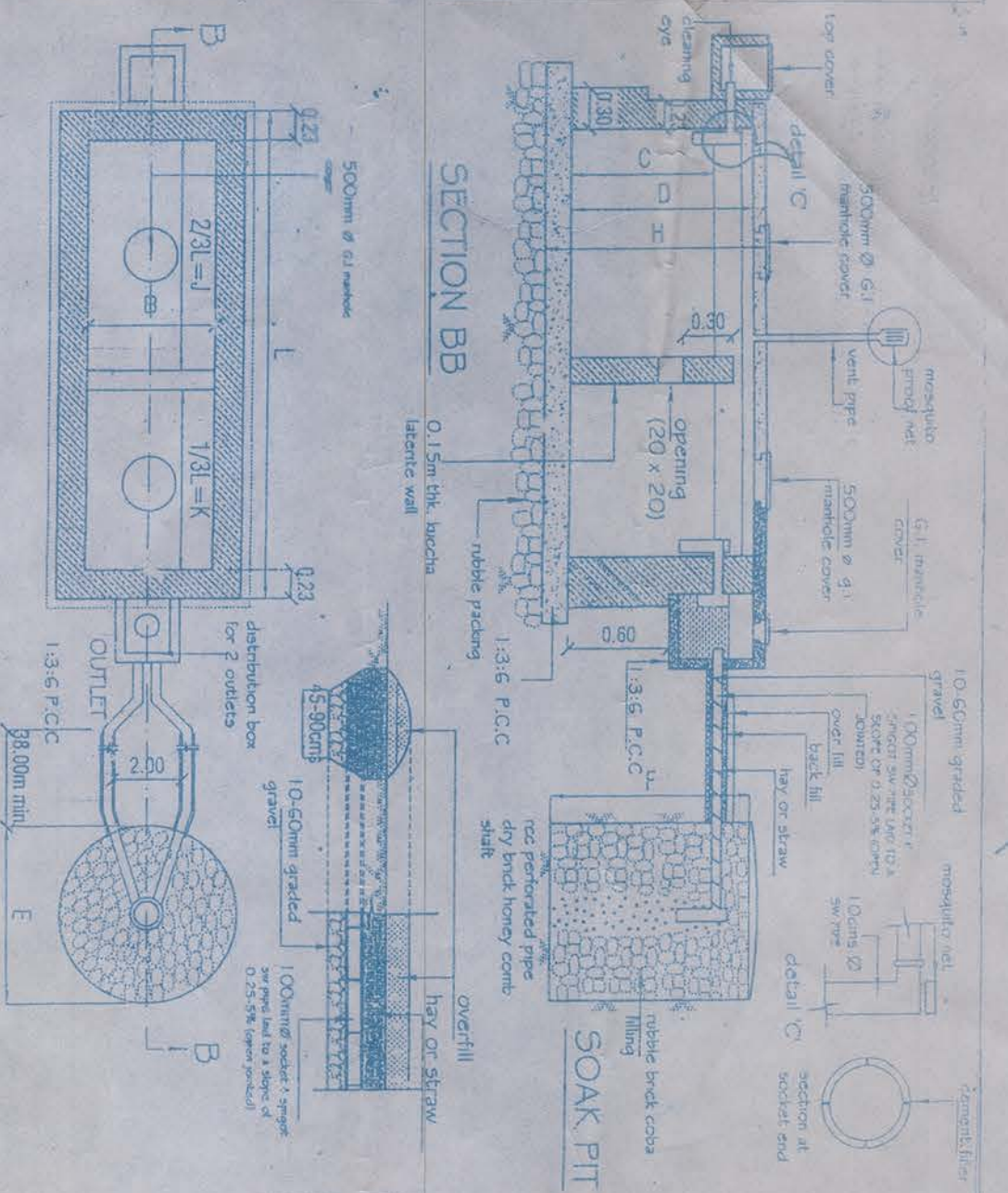
Scale:- AS MENTIONED
Date:

Approved subject to the maintenance of adequate clearance from the existing structures and connections as stipulated under the code 1956 before and after the construction.

Assistant Engineer
Sub-Div. (U) Elect.
Bicholim - Goa.

Approved with Condition
Vide letter No. 11/2022-23 dated 11/12/2022

ASSISTANT ENGINEER
SUB-DIVISIONAL OFFICE
BICHOLIM - GOA



PLAN OF SEPTIC TANK

PLAN OF SOAK PIT

OFFICIAL GAZETTE - GOVT. OF GOA
(EXTRAORDINARY)

Series I No. 50. (Faraji-10/3/2000; Phalgunā 20, 1921)

Annexure -2

Ref: Para 21.2 to 21.2.4.9 and Appendix 21.1 of 'The Manual on Sewerage and Sewage Treatment'

Recommended sizes of septic tank for residential colonies

SCHEDULE OF DIMENSION

Capacity Users	L	E	d	D	H	Vol-m2	E	F	J	K
10	2.00	1.00	0.50	0.90	1.20	2.40	1.00	2.15	1.32	0.67
20	2.50	1.20	1.00	1.125	1.425	4.26	1.00	2.50	1.67	0.83
30	3.75	1.20	1.00	1.20	1.50	6.75	1.25	3.25	2.50	1.25
50	4.50	1.50	1.05	1.275	1.575	10.53	1.30	3.50	3.00	1.50
100	5.50	2.00	1.425	1.70	2.00	22.00	4.50	4.15	3.57	1.85
200	8.00	2.40	1.50	1.90	2.20	42.24	5.00	4.50	5.33	2.67
300	10.00	3.00	1.50	2.90	3.30	52.00	5.50	5.00	6.57	3.33

Total No. of Users

Architect/

ASSISTANT ARCHITECT

GOA HOUSING BOARD

Tcp. Reg. No. A110015/2010

Tcp. Reg. No. AM/0013/2010