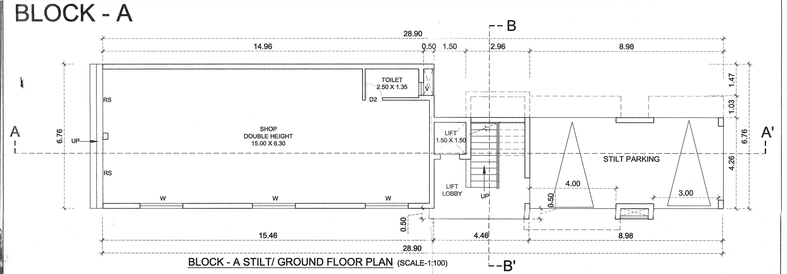
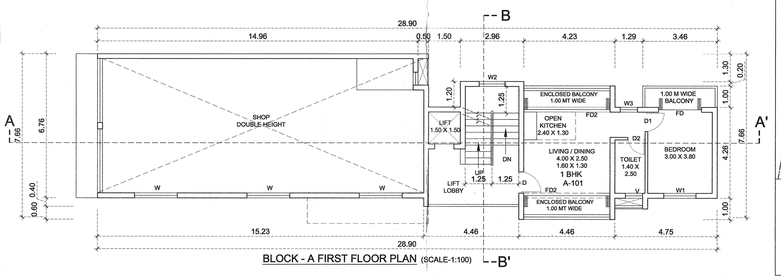
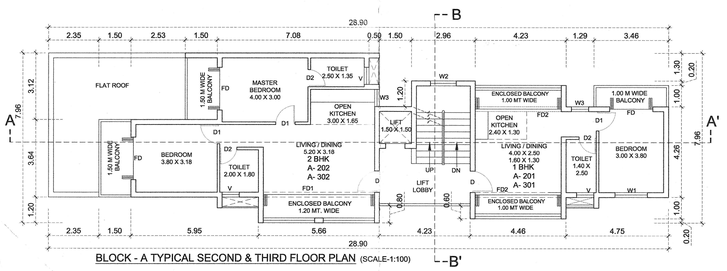
BLOCK - A



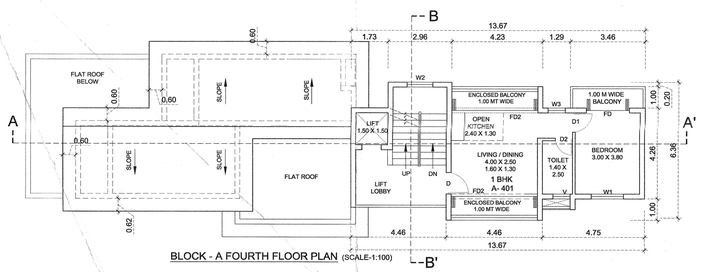
BLOCK - A STILT/ GROUND FLOOR PLAN (SCALE-1:100)



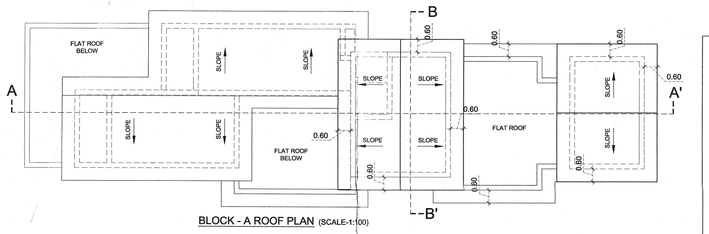
BLOCK - A FIRST FLOOR PLAN (SCALE-1:100)



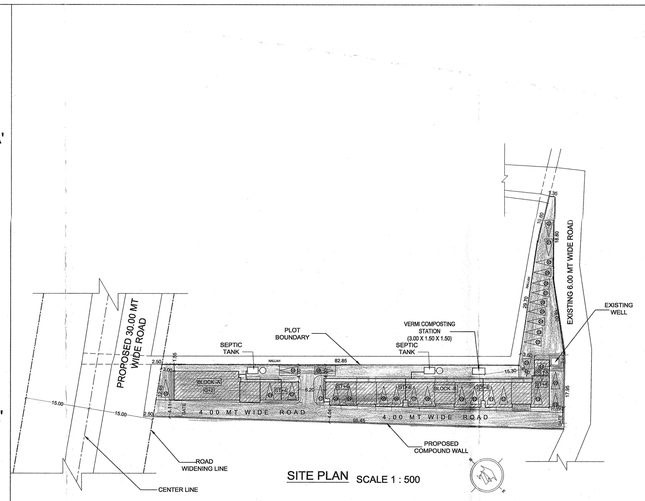
BLOCK - A TYPICAL SECOND & THIRD FLOOR PLAN (SCALE-1:100)



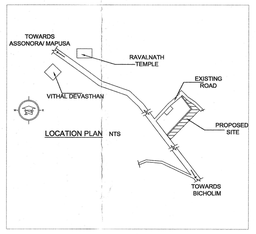
BLOCK - A FOURTH FLOOR PLAN (SCALE-1:100)



BLOCK - A ROOF PLAN (SCALE-1:100)



SITE PLAN SCALE 1 : 500



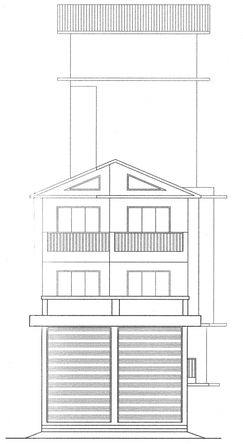
LOCATION PLAN NTS

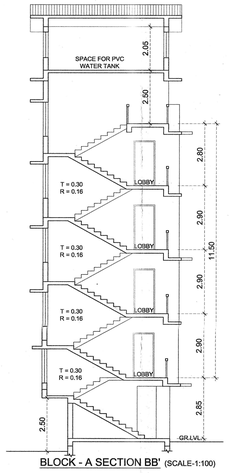
	AREA DETAILS FLOOR WISE							
	FLOOR REFERENCE	USE	TOTAL B.U.A. (M²)	AREA FREE FROM FAR (M²) BALCONY/ TERRACE	STILT	STAIRCASE / LIFT / LOBBY	OPEN TO SKY/ TERRACE	NET FLOOR AREA (M²)	FAR (%)
BLOCK A	STILT/ GROUND FLOOR	COMMERCIAL / PARKING	163.32	———	38.25	20.15	———	104.92	6.18
	FIRST FLOOR	RESIDENTIAL	73.46	12.15	———	20.49	———	40.82	2.40
	SECOND FLOOR	RESIDENTIAL	152.98	29.08	———	19.87	———	104.03	6.12
	THIRD FLOOR	RESIDENTIAL	152.98	29.08	———	19.87	———	104.03	6.12
	FOURTH FLOOR	RESIDENTIAL	73.46	12.15	———	20.49	———	40.82	2.40
BLOCK B	STILT FLOOR	PARKING	304.65	———	232.48	67.40	———	4.77	0.28
	FIRST FLOOR	RESIDENTIAL	372.55	69.70	———	59.88	———	242.97	14.29
	SECOND FLOOR	RESIDENTIAL	372.55	69.70	———	59.88	———	242.97	14.29
	THIRD FLOOR	RESIDENTIAL	372.55	69.70	———	59.88	———	242.97	14.29
	FOURTH FLOOR		372.20	67.98	———	59.88	16.02	228.32	13.43
TOTAL			2410.70	359.54	270.73	407.79	16.02	1356.62	79.80

BUILT UP AREA FOR THE PURPOSE OF INFRASTRUCTURE TAX = BUILT UP AREA - STILT AREA
= 2410.70 - 270.73 = 2139.97 SQMT
RESIDENTIAL AREA (2036.19 SQMT) + COMMERCIAL AREA (103.78 SQMT) = **2139.97 SQMT**

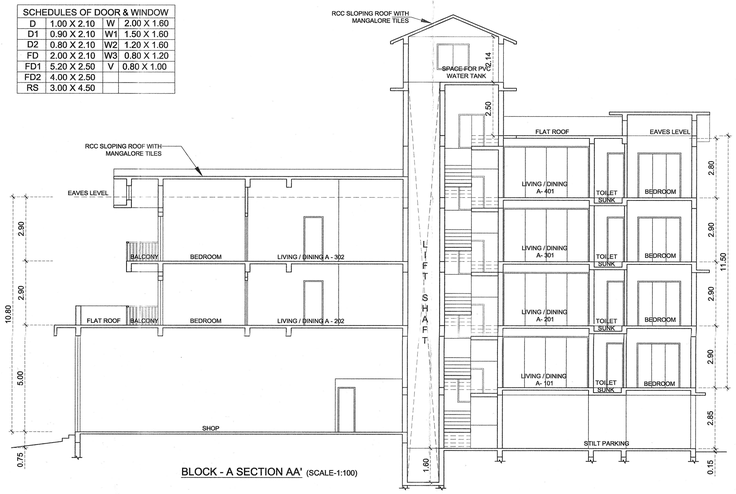
PARKING DETAILS FOR PROPOSED BUILDING			
FLOOR AREA	USE	PARKING REQD.	PARKING PROV.
103.78 SQ.M.	COMMERCIAL	2 NOS.	
UPTO 75 SQ.M.	RESIDENTIAL	1 X 30 UNITS.	
TOTAL		32 NOS.	32 NOS.

SCHEDULES OF DOOR & WINDOW			
D	1.00 X 2.10	W	2.00 X 1.60
D1	0.90 X 2.10	W1	1.50 X 1.60
D2	0.80 X 2.10	W2	1.20 X 1.60
FD	2.00 X 2.10	W3	0.80 X 1.20
FD1	5.20 X 2.50	V	0.80 X 1.00
FD2	4.00 X 2.50		
RS	3.00 X 4.50		





BLOCK - A SECTION BB' (SCALE-1:100)



BLOCK - A SECTION AA' (SCALE-1:100)

COMPOUND WALL DETAILS
(SCALE-1:100)

BLOCK - B

HEALTH OFFICER
COMMUNITY HEALTH CENTRE
BICHOLIM - GOA

BLOCK - B STILT FLOOR PLAN (SCALE-1:100)

Approved with condition
Vide letter
No. V.P./Mul/F. Const. Licence/20/38
Dated : 12/5/2021

SARPANCH SECRETARY
V.P. MULGAO, BICHOLIM

Approved with Condition
Vide Letter
No. DC/T-531/BICH/TCP/19/4395
Dt. 25/11/2019

Deputy Town Planner
Town & Country Planning Dept.
Bicholim - Goa

Approved subject to the maintenance of adequate clearance from the electric line and service connections as stipulated in the I. E. Rules 1956 before and after the construction.

Assistant Engineer
Sub - Division - I
Bicholim - Goa.

AREA STATEMENT	
AREA OF THE PLOT	1700.00 SQMT
AREA IN ROAD WIDENING	30.00 SQMT
EFFECTIVE AREA OF PLOT	**1670.00 SQMT**
PERMISSIBLE COVERED AREA 40 %	668.00 SQMT
PROPOSED COVERED AREA	467.97 SQMT
PROPOSED COVERAGE	28.02 %
BUILT UP AREA	
BLOCK- A	
STILT /GROUND FLOOR	163.32 SQMT
FIRST FLOOR	73.46 SQMT
SECOND FLOOR	152.98 SQMT
THIRD FLOOR	152.98 SQMT
FOURTH FLOOR	73.46 SQMT
BLOCK - B	
STILT FLOOR	304.65 SQMT
FIRST FLOOR	372.55 SQMT
SECOND FLOOR	372.55 SQMT
THIRD FLOOR	372.55 SQMT
FOURTH FLOOR	372.20 SQMT
TOTAL BUILT UP AREA	**2410.70 SQMT**
BUILT UP AREA FOR INFRASTRUCTURE TAX PURPOSE	
TOTAL BUILT UP AREA	2410.70 SQ.MT.
DEDUCTIONS	
STILT AREA	270.73 SQ.MT.
TOTAL	2139.97 SQMT
RESIDENTIAL	**2036.19 SQMT**
COMMERCIAL	**103.78 SQMT**
FLOOR AREA	
BLOCK- A	
STILT /GROUND FLOOR	104.92 SQMT
FIRST FLOOR	40.82 SQMT
SECOND FLOOR	104.03 SQMT
THIRD FLOOR	104.03 SQMT
FOURTH FLOOR	40.82 SQMT
BLOCK - B	
STILT FLOOR	4.77 SQMT
FIRST FLOOR	242.97 SQMT
SECOND FLOOR	242.97 SQMT
THIRD FLOOR	242.97 SQMT
FOURTH FLOOR	228.32 SQMT
TOTAL FLOOR AREA	**1356.62 SQMT**
PERMISSIBLE F.A.R 80 %	1360.00 SQMT
TOTAL F.A.R CONSUMED	**79.80 %**
LENGTH OF COMPOUND WALL	117.50 RMT
TOTAL NO. OF UNITS	
1 BHK	27 NOS.
2 BHK	2 NOS.
STUDIO	1 NO

SCALE - 1:100 & 1:500 **DWG - 01/02**

ARCHITECT

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

OWNER

NOTE : ALL DIMENSION ARE IN CMS. & MTS.

PROPOSED RESIDENTIAL PROJECT & COMPOUND WALL ON PLOT BEARING SURVEY NO./SUB DIVISION NO. 260/1-C AT MULGAO VILLAGE, BICHOLIM TALUKA 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