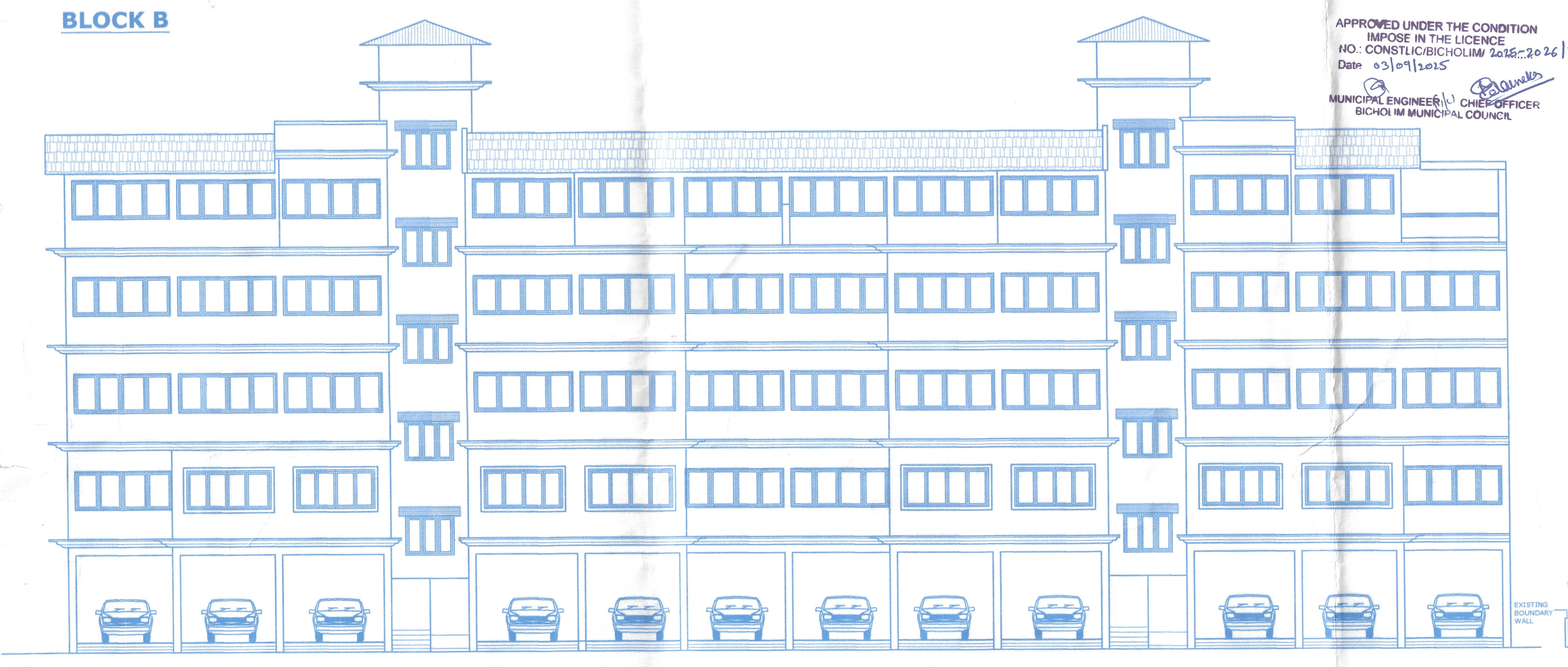
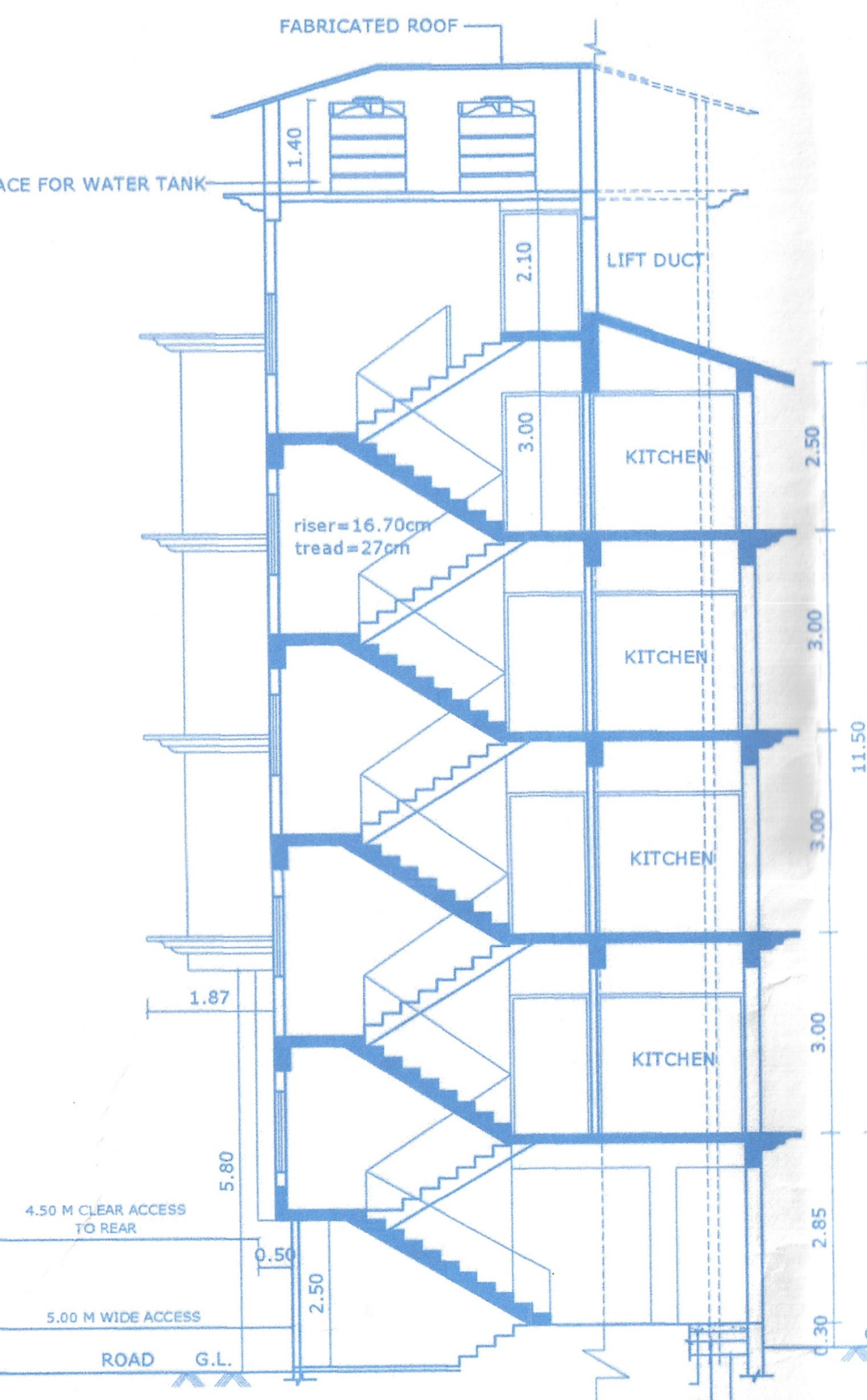
BLOCK B

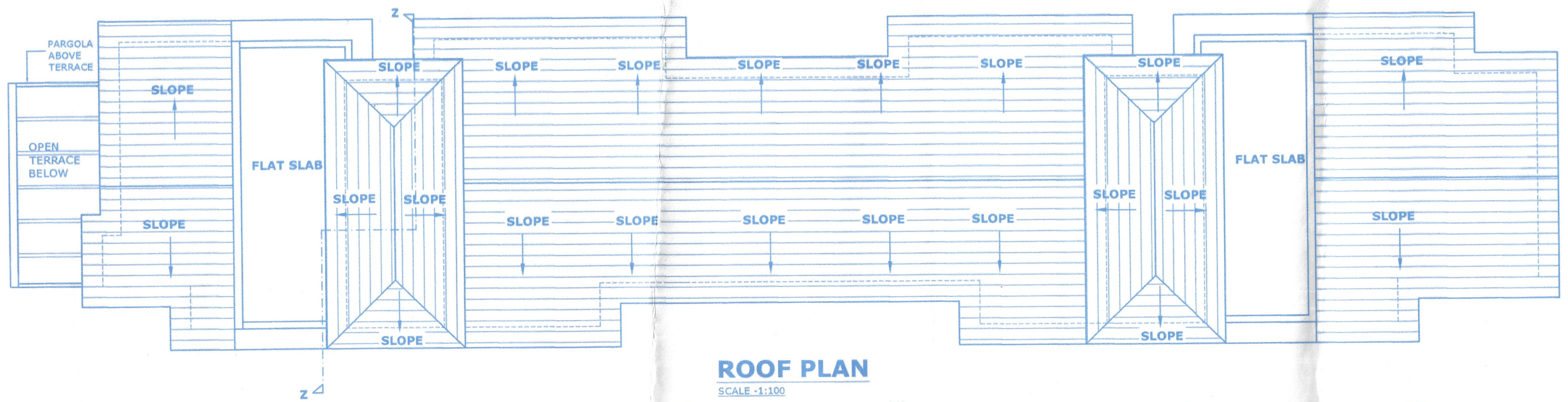
APPROVED UNDER THE CONDITION
IMPOSE IN THE LICENCE
NO.: CONSTLIC/BICHOLIM/ 2025-2026/13
Date 03/09/2025
MUNICIPAL ENGINEER (I/c) CHIEF OFFICER
BICHOLIM MUNICIPAL COUNCIL



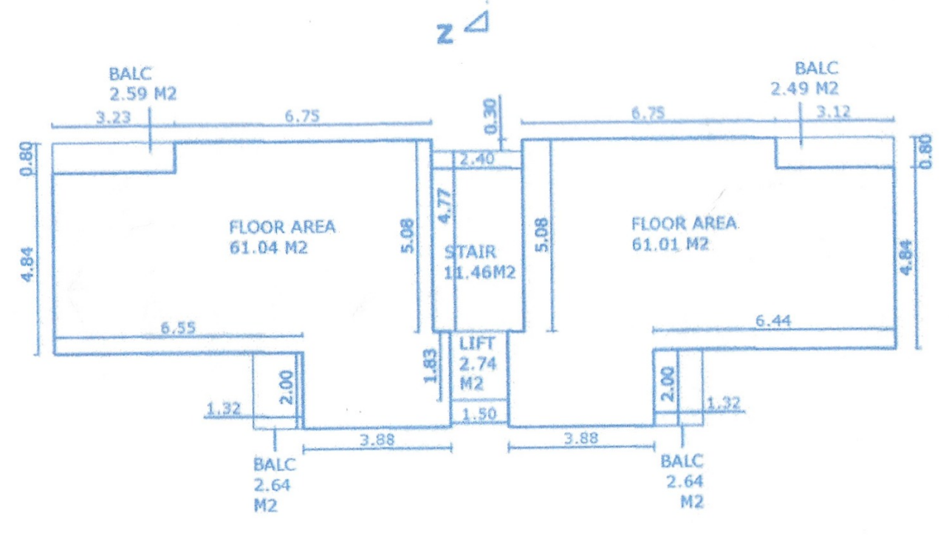
FRONT ELEVATION
SCALE 1:100



SECTION AT 'ZZ'
SCALE 1:100



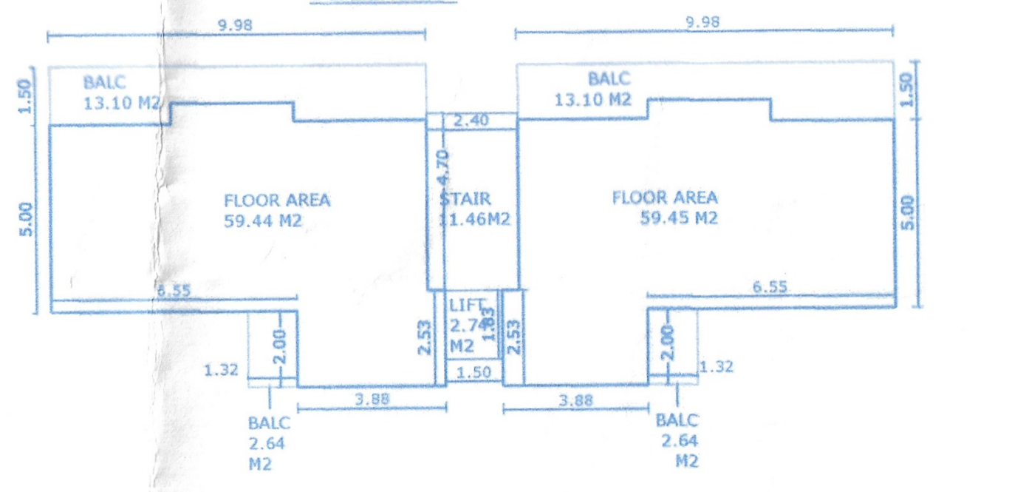
ROOF PLAN
SCALE -1:100



AREA BLOCK- UPPER GROUND FLOOR

UPPER GROUND FLOOR AREA = 61.04 X 2.00 NOS = 122.08 M2
= 61.01 X 2.00 NOS = 122.02 M2
TOTAL UG FLOOR AREA = 244.10 M2

1:200

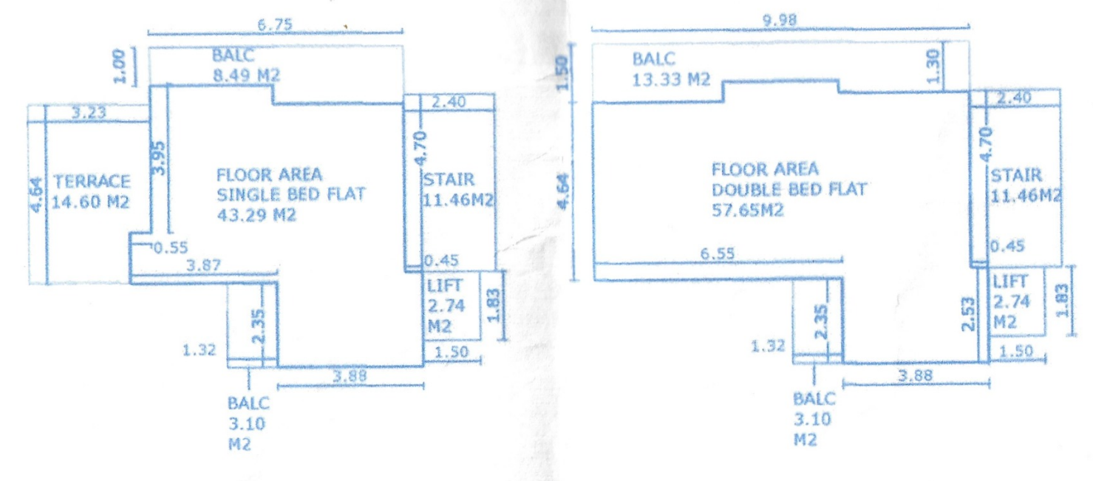


AREA BLOCK- FIRST/SECOND FLOOR

FIRST FLOOR AREA = 59.44 X 2.00 NOS = 118.88 M2
= 59.45 X 2.00 NOS = 118.90 M2
TOTAL FIRST FLOOR AREA = 237.78 M2

SECOND FLOOR AREA = 237.78 M2

1:200



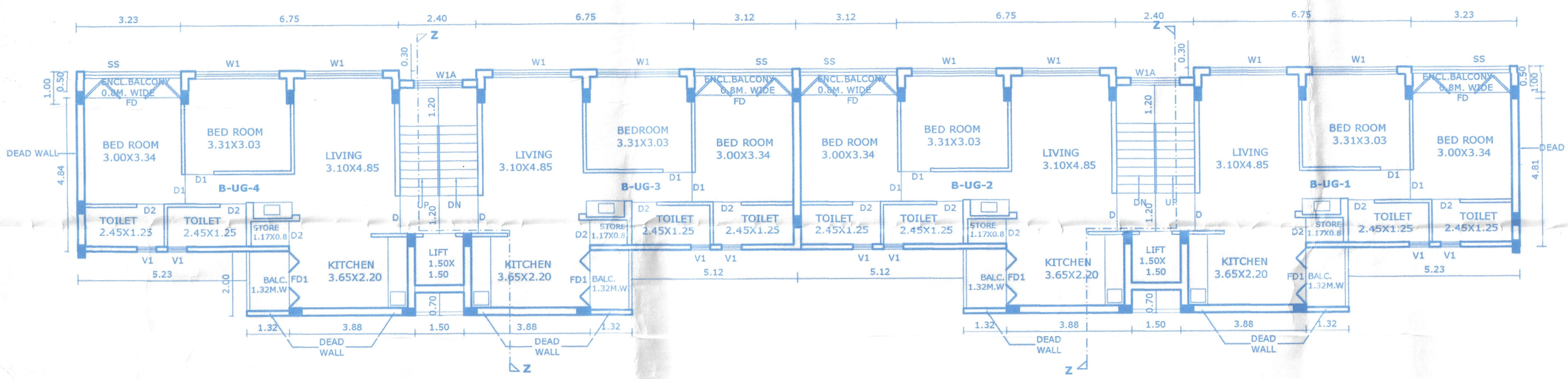
AREA BLOCK- THIRD FLOOR

THIRD FLOOR AREA
SINGLE BED TYPE = 43.29 X 1.00 NO = 43.29 M2
DOUBLE BED TYPE = 57.65 X 3.00 NOS = 172.95 M2
TOTAL THIRD FLOOR AREA = 216.24 M2

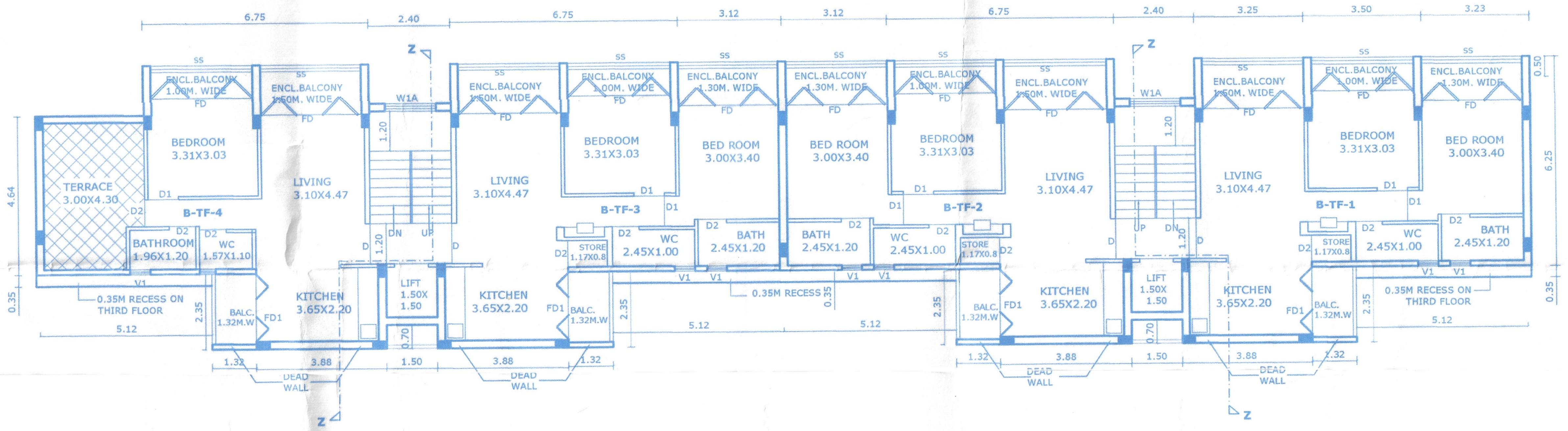
1:200

SCHEDULE OF OPENINGS

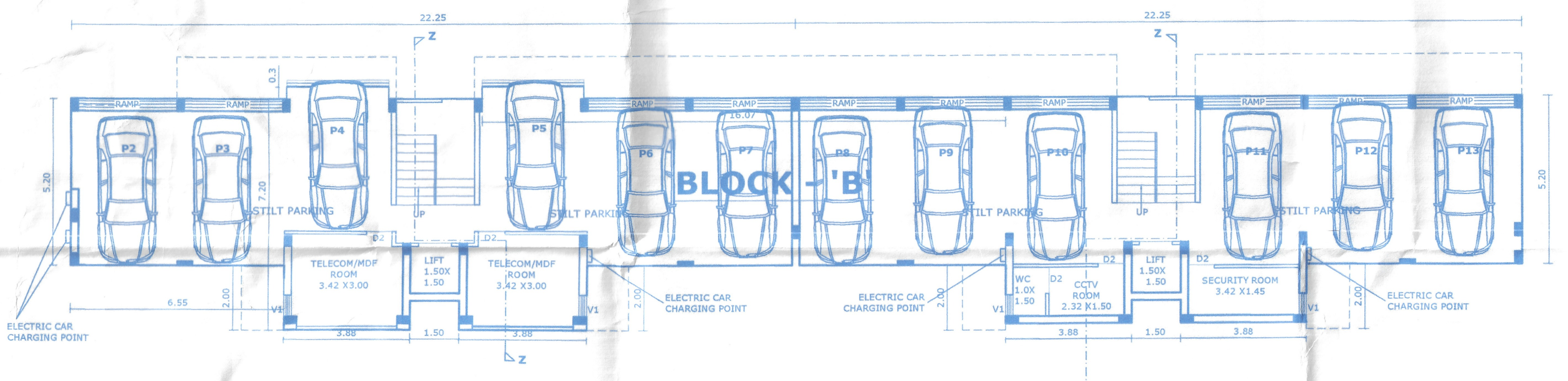
FD	2.50/3.0 X 2.50
FD1	1.85 X 2.50
D	1.00 X 2.15
D1	0.90 X 2.15
D2	0.80 X 2.15
W1	2.50 X 1.20
W1A	1.50 X 1.20
SS	SLIDING GLASS SHUTTERS ABOVE BALC PARAPET



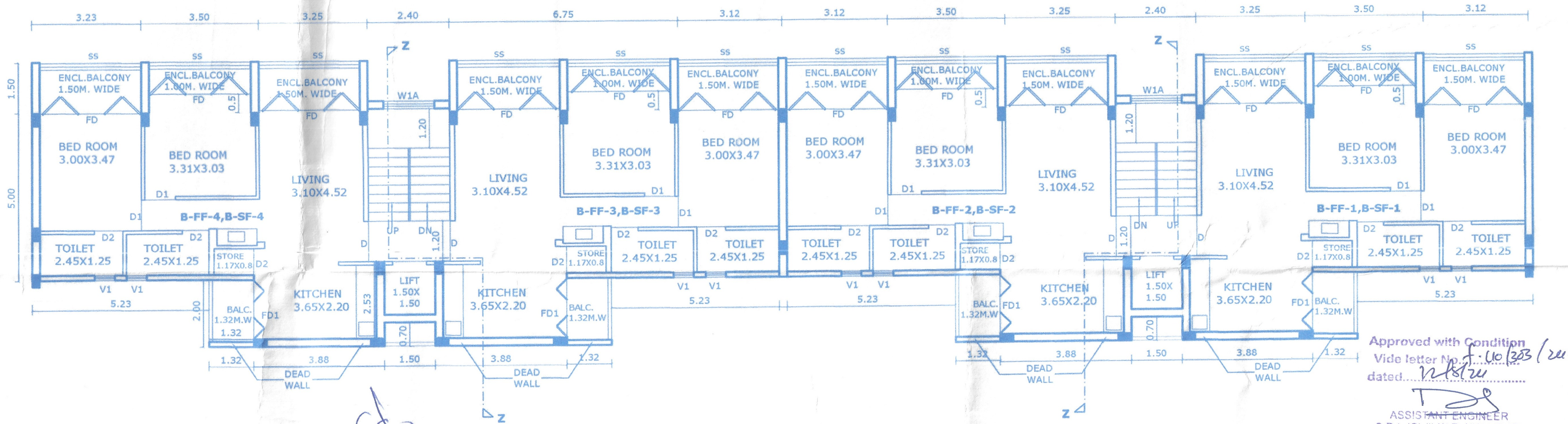
UPPER GROUND FLOOR PLAN
SCALE -1:100



THIRD FLOOR PLAN
SCALE -1:100



STILT FLOOR PLAN
SCALE -1:100



TYPICAL FIRST & SECOND FLOOR PLAN
SCALE -1:100

Assistant Engineer
Elect. Sub Div I(U). (O&M)
Bicholim-Goa

Approved with Condition
Vide letter No. f.10/303/24-25
dated 12/8/24
ASSISTANT ENGINEER
S.D.I. (Civil) W.D. XXIV (PHE)
P.W.D. BICHOLIM GOA

Approved with condition
vide letter
No: DC/8125/BORDEM/BICH/TCP-24/526
Date: 19/02/2024
DEPUTY TOWN PLANNER
Town & Country Planning Dept.
Bicholim- Goa

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING BLOCK 'A' & 'B' IN PLOT BEARING SY.NO.44/8 , AT BICHOLIM VILLAGE OF BICHOLIM TALUKA GOA.

OWNER :

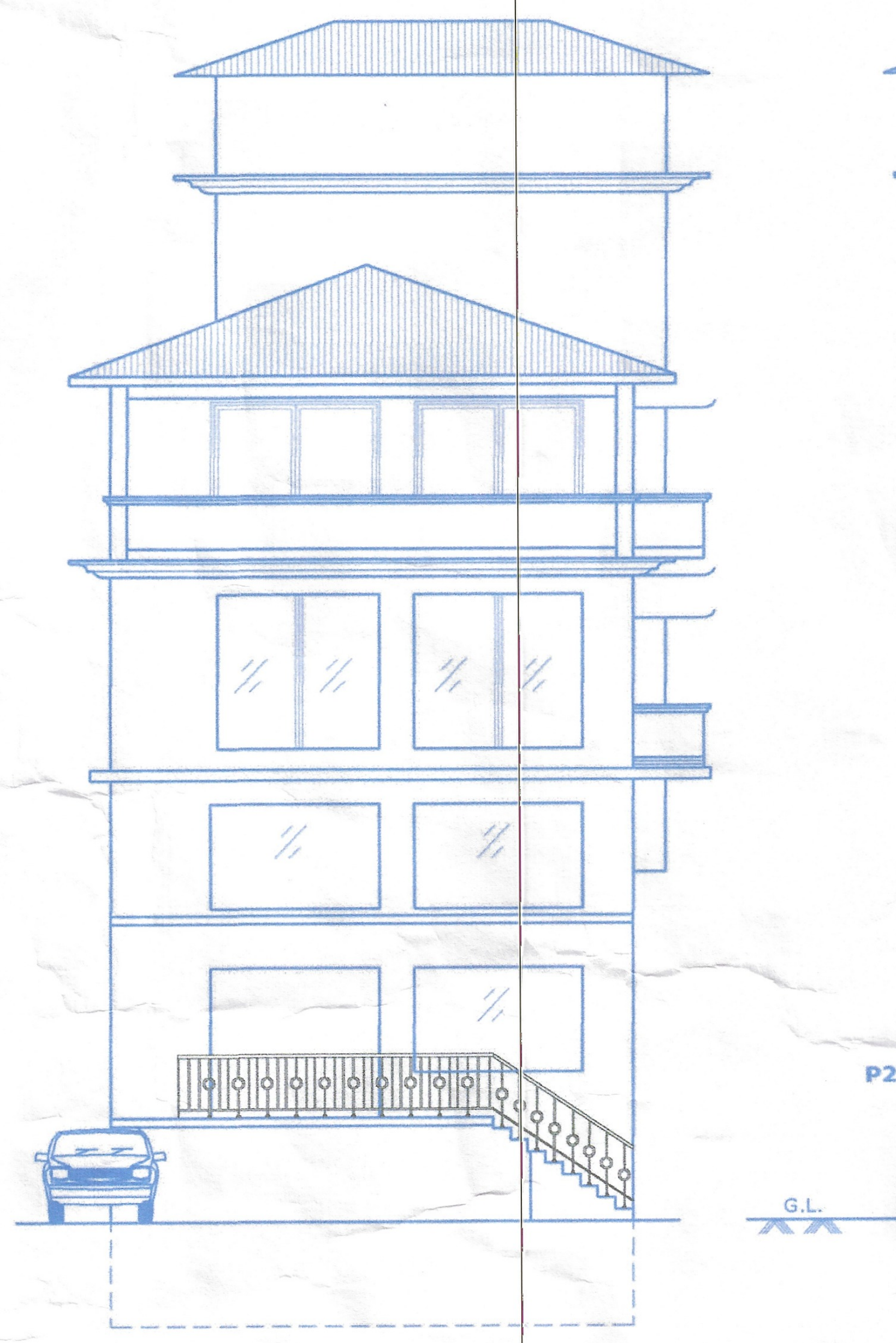
ARCH/ENGINEER:

Ashish.G.Usgaonkar
Architect, B. Arch (Bom)
CA/92/15175 (Delhi)
AR/0085/2011-T.C.P (Goa)
PWD/ARCH/75/93

BLOCK - 'A'

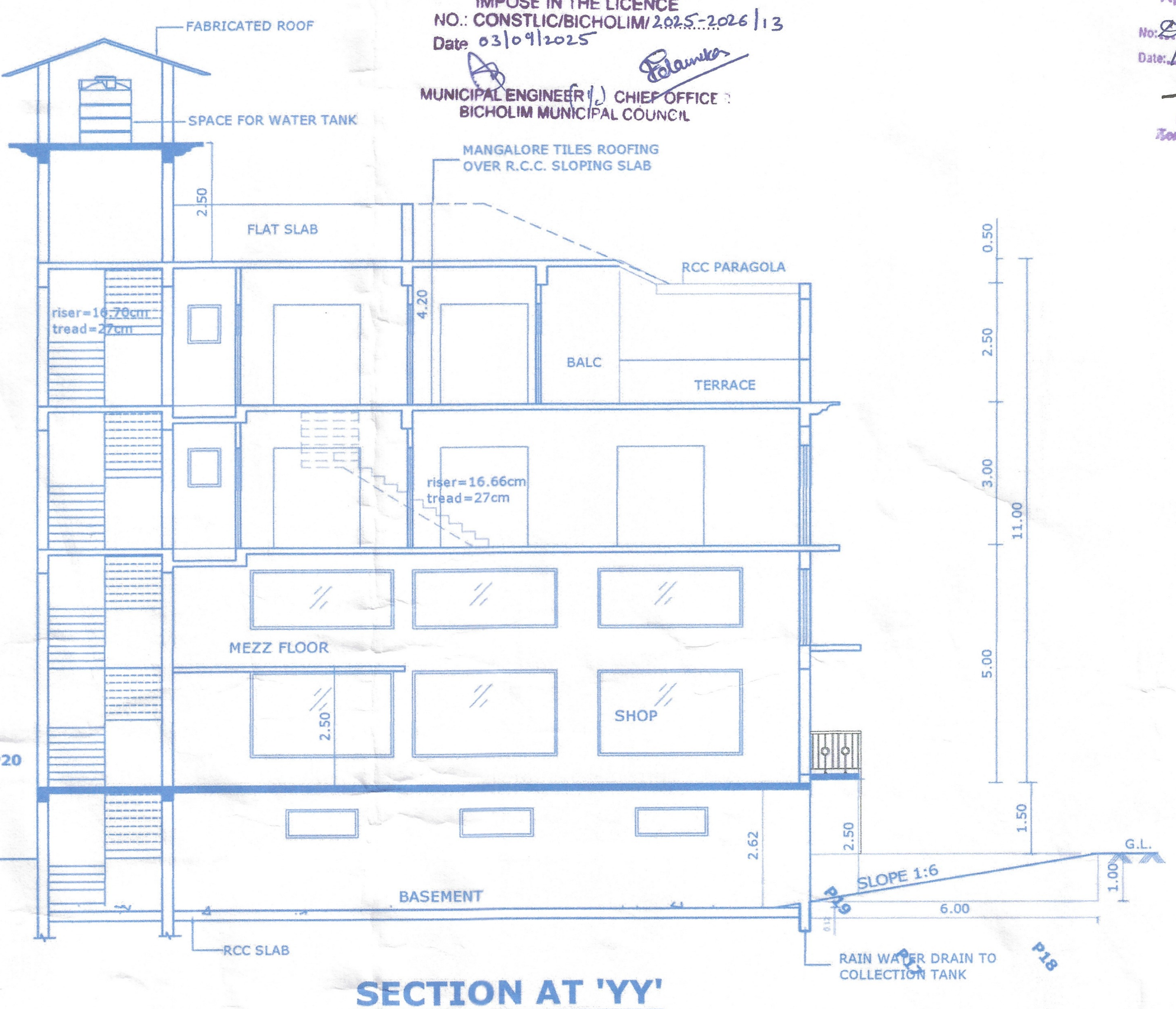
APPROVED UNDER THE CONDITION
IMPOSE IN THE LICENCE
NO.: CONSTLIC/BICHOLIM/2025-2026/13
Date 03/09/2025
Palankar
MUNICIPAL ENGINEER (I/c) CHIEF OFFICER
BICHOLIM MUNICIPAL COUNCIL

Approved with condition
vide letter
No: DC/8125/BORDEM/BICH/ACP-24/526
Date: 19/02/2024
19/2
DEPUTY TOWN PLANNER
Town & Country Planning Dept.
Bicholim- Goa



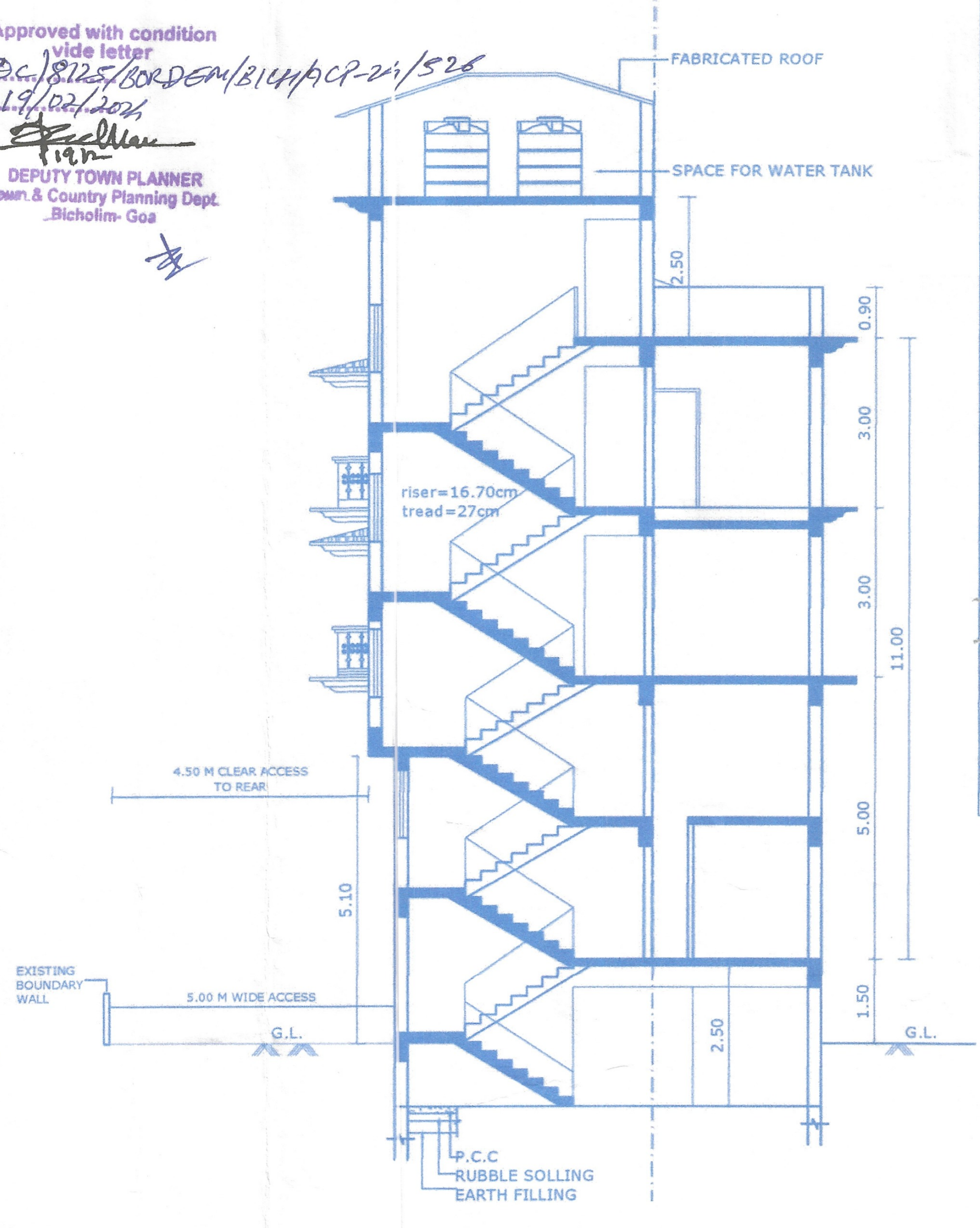
FRONT ELEVATION

SCALE 1:100



SECTION AT 'YY'

SCALE 1:100



SECTION AT 'XX'

SCALE 1:100

FLOOR AREA DETAILS

FLOOR	USE	TOTAL BUILT-UP AREA	AREA FREE OF F.A.R				NET FLOOR AREA FOR F.A.R
			OPEN TERR./ PARKING	BALC/MEZZ./ TELECOM/CCTV	STAIR/LIFT	STAIRCASE /VOID	
BLOCK 'A'							
BASEMENT FLOOR AREA	PARKING	115.63 SQMT	99.96 SQMT	-	15.67 SQMT		-
GROUND FLOOR AREA	SHOP	121.04 SQMT	-	5.41 SQMT	15.67 SQMT		99.96 QMT
MEZZANINE FLOOR AREA	FOR SHOP	30.17 SQMT	-	30.17 SQMT	-		-
FIRST FLOOR AREA	RESIDENTIAL	122.96 SQMT	-	6.00 SQMT	17.00 SQMT	5.98 SQMT	93.98 SQMT
SECOND FLOOR AREA	RESIDENTIAL	114.26 SQMT	34.75 SQMT	13.04 SQMT	17.00 SQMT	5.98 SQMT	43.49 SQMT
TOTAL AREA	**RESIDENTIAL**	**504.06 SQMT**	**134.71 SQMT**	**54.62 SQMT**	**65.34 SQMT**	**11.96 SQMT**	**237.43 SQMT**
BLOCK 'B'							
STILT FLOOR AREA	PARKING	267.71 SQMT	202.72 SQMT	38.05 SQMT	26.94 SQMT		-
UPPER GROUND FLOOR AREA	RESIDENTIAL	293.23 SQMT	-	20.73 SQMT	28.40 SQMT		244.10 SQMT
FIRST FLOOR AREA	RESIDENTIAL	329.14 SQMT	-	62.96 SQMT	28.40 SQMT		237.78 SQMT
SECOND FLOOR AREA	RESIDENTIAL	329.14 SQMT	-	62.96 SQMT	28.40 SQMT		237.78 SQMT
THIRD FLOOR AREA	RESIDENTIAL	319.61 SQMT	14.60 SQMT	60.88 SQMT	28.40 SQMT		216.24 SQMT
TOTAL AREA		**1538.83 SQMT**	**217.32 SQMT**	**245.58 SQMT**	**140.54 SQMT**		**935.39 SQMT**
TOTAL BUILT-UP AREA (A+B)		**2042.89 SQMT**	**352.03 SQMT**	**300.20 SQMT**	**205.88 SQMT**	**11.96 SQMT**	**1172.82 SQMT**

F.A.R. CONSUMED = 99.81%

TOTAL BUILT-UP AREA FOR INFRASTRUCTURE TAX
COMMERCIAL AREA= 99.96 (SHOP)+ 5.41 (BALC.) + 30.17 (MEZZ.FLR)= 135.54 M2
RESIDENTIAL AREA = 2042.89 - 135.54(SHOP) -302.68(PARKING) + 30.67(RAMP AREA)
= 1635.34 SQ.MTRS

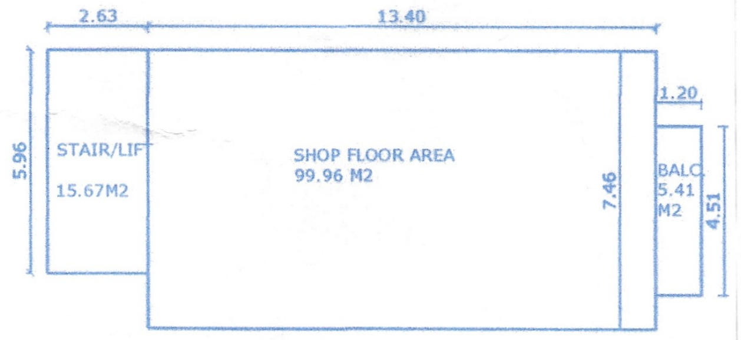
NO. OF CAR PARKING REQUIRED = 19 NOS
NO. OF CAR PARKING PROVIDED = 19 NOS

AREA STATEMENT

1	TOTAL PLOT AREA	1175.00 SQMT
2	AREA OF ROAD WIDENING	155.00 SQMT
3	EFFECTIVE PLOT AREA	1020.00 SQMT
4	PERMISSIBLE COVERAGE (40%)	408.00 SQMT
5	PERMISSIBLE FLOOR AREA(100%)	1175.00 SQMT
6	PROPOSED COVERED AREA OF BLOCK 'A'	115.63 SQMT
7	PROPOSED COVERED AREA OF BLOCK 'B'	267.71 SQMT
8	TOTAL COVERED AREA OF BLOCK 'A' & 'B'	383.34 SQMT
9	COVERAGE CONSUMED	37.58%

SCHEDULE OF OPENINGS

FD	1.70 X 2.15
FD1	2.30 X 2.15
FD2	2.40 X 2.15
D	1.00 X 2.15
D1	0.90 X 2.15
D2	0.80 X 2.15
W1	1.50 X 1.20
W2	1.20 X 1.20
W3/RS	4.80 X 2.50
W4	2.30 X 2.15
DW	2.90 X 1.80
V1	0.60 X 0.80

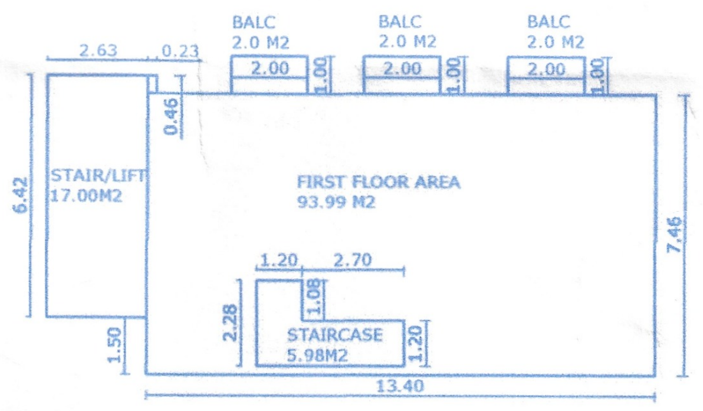


AREA BLOCK- BASEMENT / GROUND FLOOR

BASEMENT AREA = 13.40 X 7.46 = 99.96 M2 (FREE OF FAR)

GROUND FLOOR SHOP AREA = 13.40 X 7.46= **99.96** M2

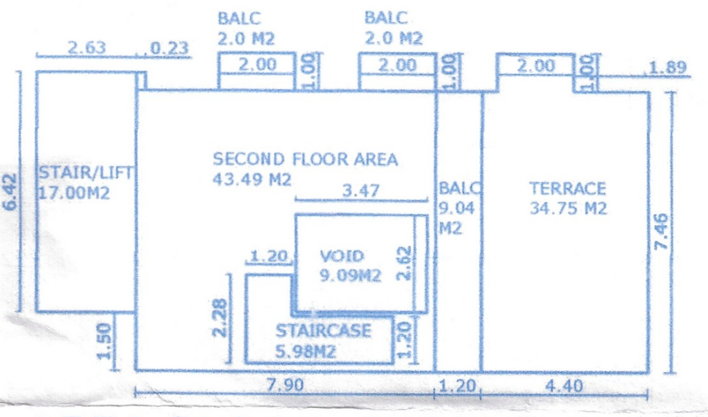
1:200



AREA BLOCK- FIRST FLOOR

FIRST FLOOR AREA = 13.40 X 7.46 = 99.96 M2
DEDUCT INTERNAL STAIR = - 5.98 M2
93.98 M2

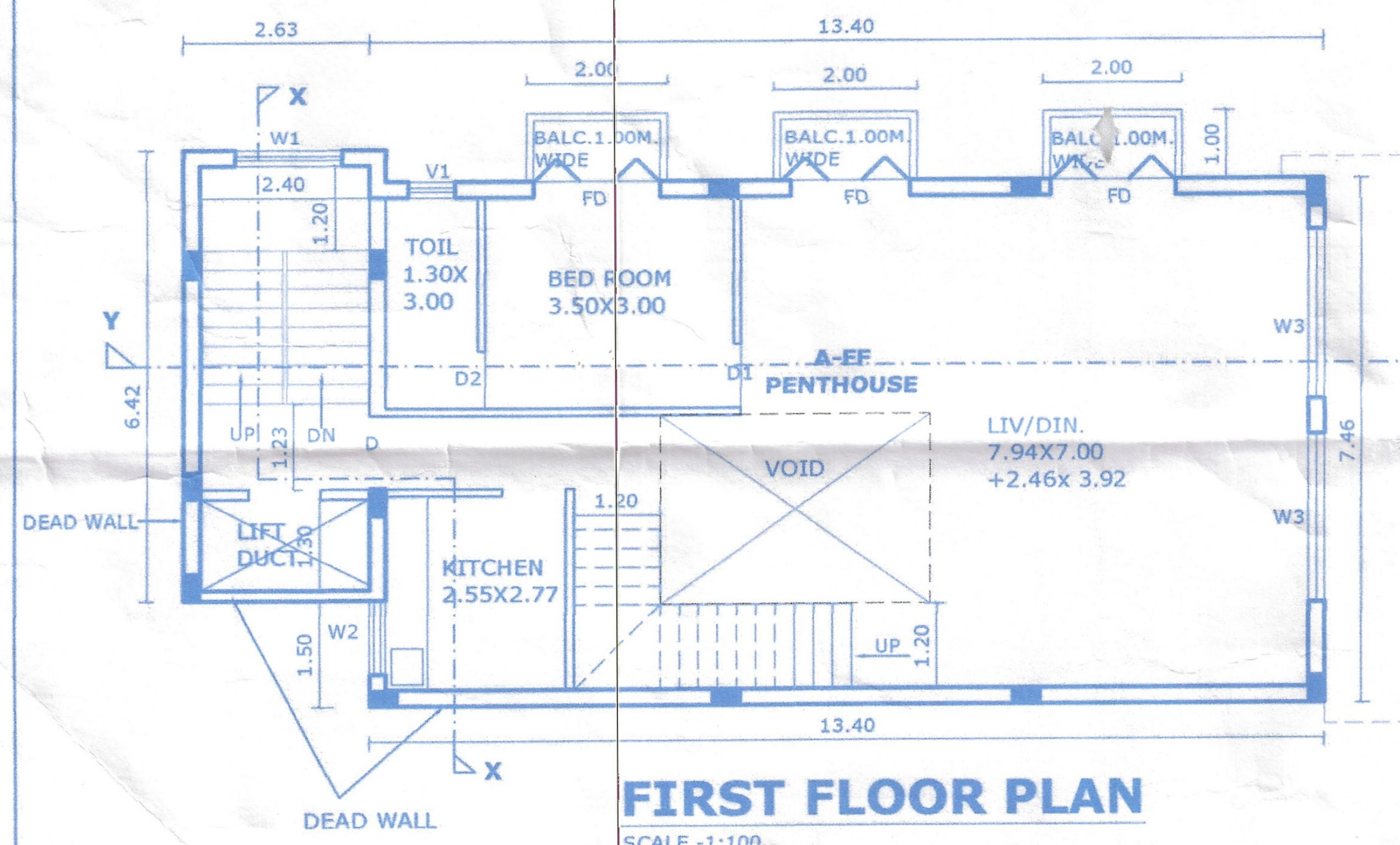
1:200



AREA BLOCK- SECOND FLOOR

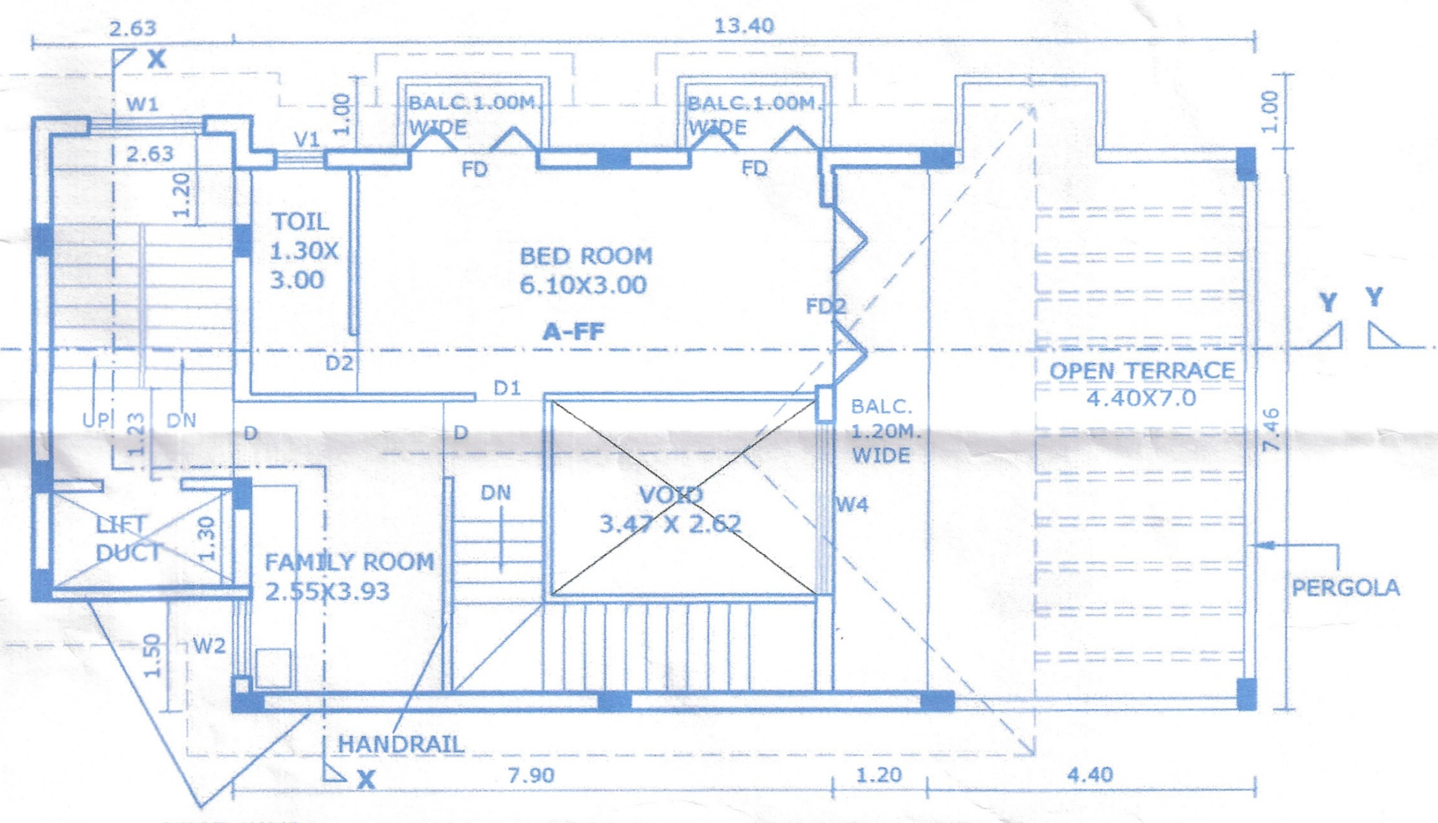
SECOND FLOOR AREA = 7.85 X 7.46 = **58.56** M2
DEDUCT INTERNAL STAIR = -5.98 M2
DEDUCT VOID = -9.09 M2
43.49 M2

1:200



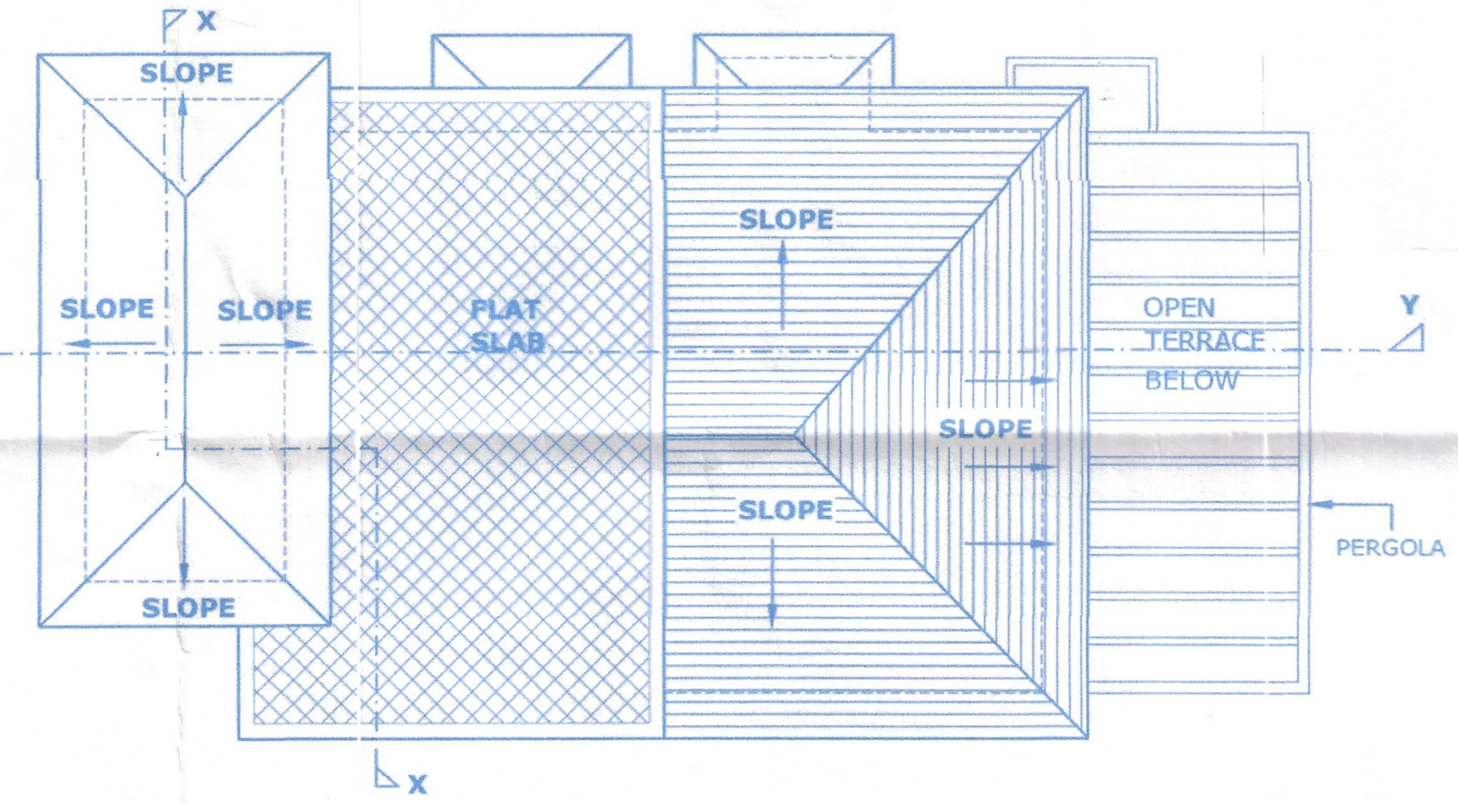
FIRST FLOOR PLAN

SCALE -1:100



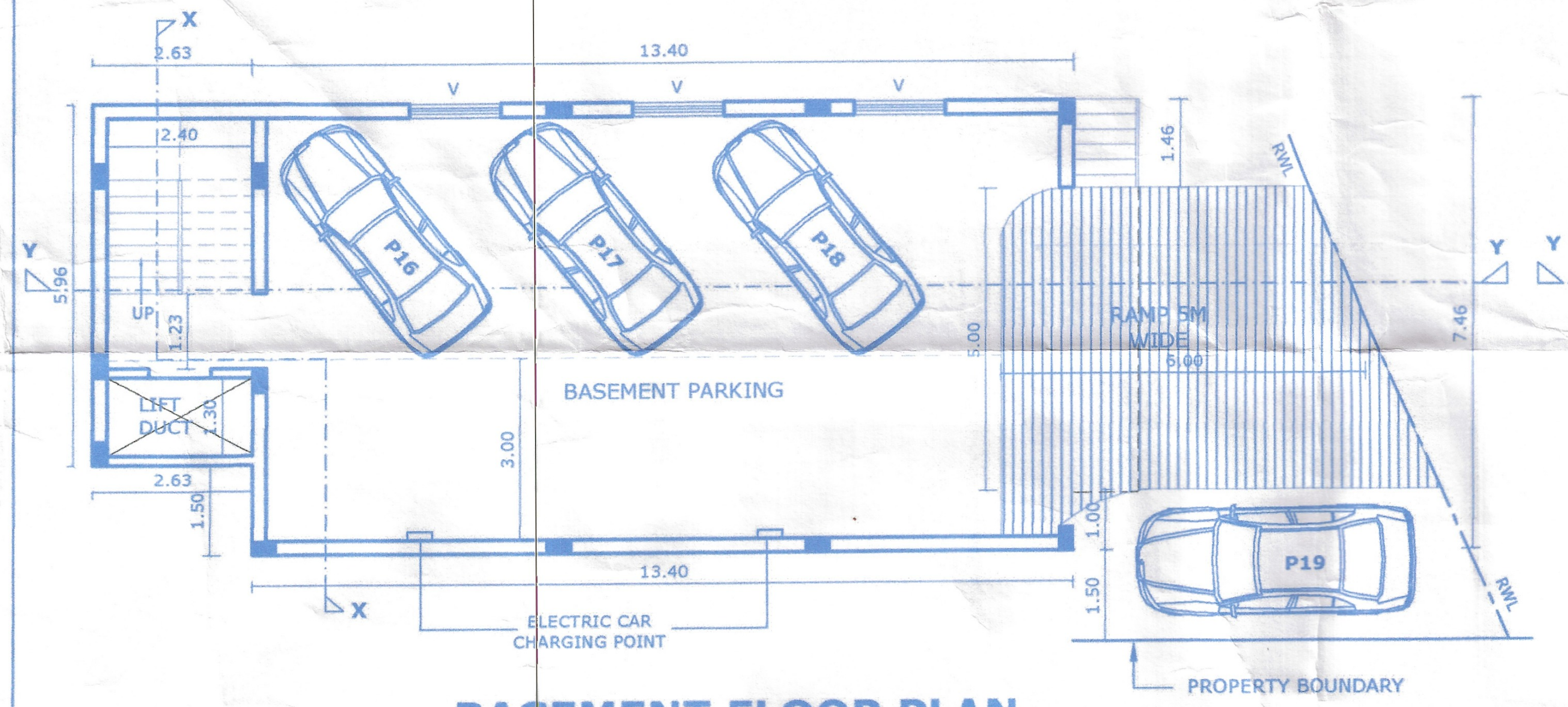
SECOND FLOOR PLAN

SCALE -1:100



ROOF PLAN

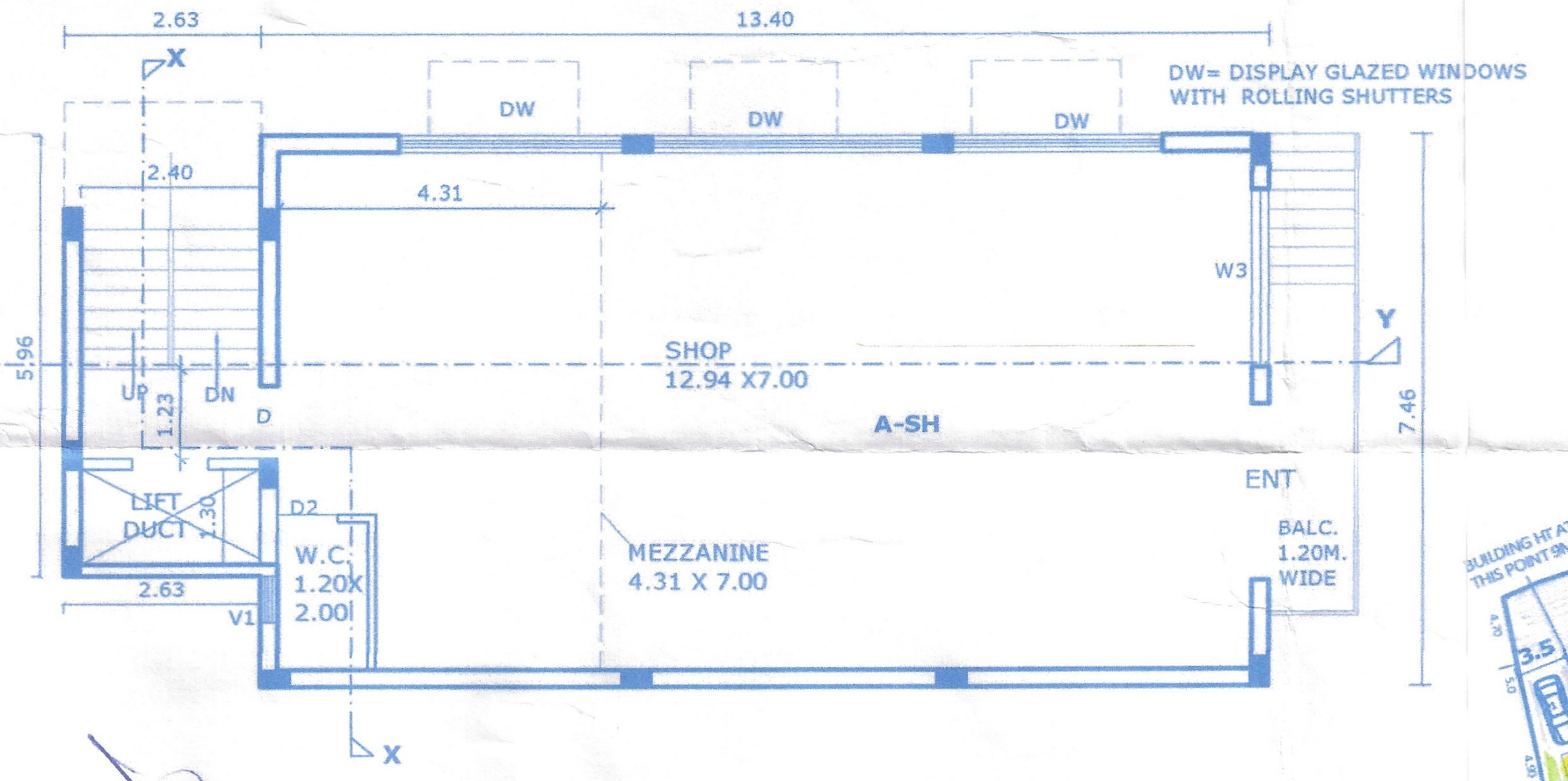
SCALE -1:100



BASEMENT FLOOR PLAN

SCALE -1:100

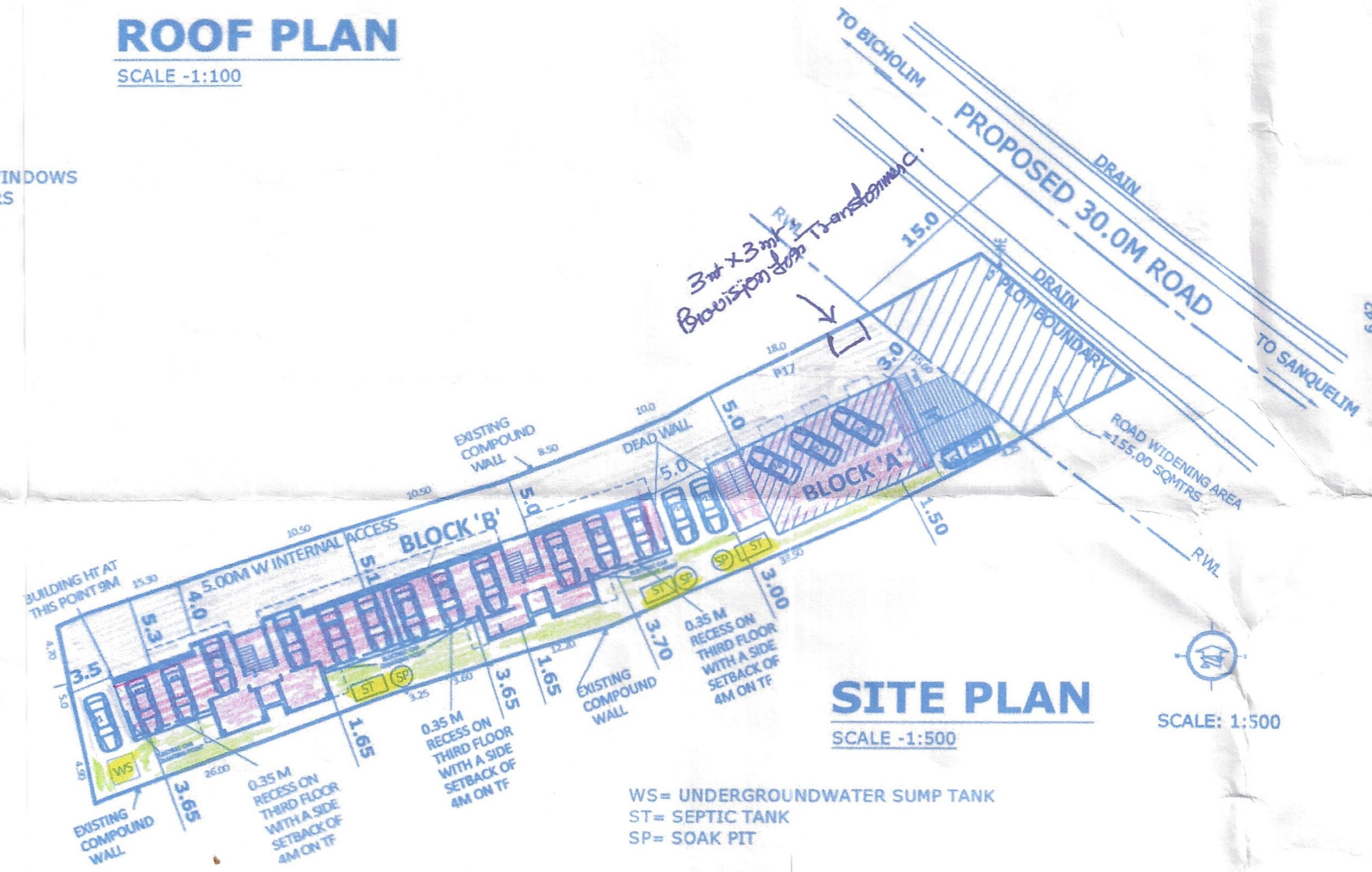
Assistant Engineer
Elect. Sub Div I(U), (O&M)
Bicholim-Goa



DW= DISPLAY GLAZED WINDOWS WITH ROLLING SHUTTERS

GROUND FLOOR PLAN

SCALE -1:100



SITE PLAN

SCALE -1:500

SCALE: 1:500

WS= UNDERGROUNDWATER SUMP TANK
ST= SEPTIC TANK
SP= SOAK PIT

NOTE : CONVERSION SANAD TO THE SAID PROPERTY BEARING SY.NO. 44 /8 OF BICHOLIM , BICHOLIM , TALUKA , GOA IS ISSUED BEARING NO.RB /CNV /BICH / AC-II / 04/ 2011 DATED 21 /01/ 2013

TWO ADDITIONAL OFF STREET CAR PARK SPACES FOR TWO ELECTRIC CHARGING POINTS

Approved with Condition
Vide letter No. S.I.110/303/24-25
dated 14/8/24
ASSISTANT ENGINEER
S.D.I. (Civil) W.D. XXIV (PHE)
P.W.D. BICHOLIM GOA

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING BLOCK 'A' & 'B' IN PLOT BEARING SY.NO.44/8 , AT BICHOLIM VILLAGE OF BICHOLIM TALUKA GOA.

OWNER :

ARCH/ENGINEER
Ashish.G.Usgaonkar
Architect, B. Arch (Bom)
CA/92/15175 (Delhi)
AR/0085/2011-T.C.P (Goa)
PWD/ARCH/75/93