



GOA HOUSING BOARD

**COMMERCIAL-CUM-
RESIDENTIAL COMPLEX**

BORDEM, BICHOLIM, GOA



AN AFFORDABLE HOME THE DREAM OF EVERY GOAN

A Home is where the heart is.
Where echoes of laughter resonate
and you embrace every emotion of
life. And, every Goan has their heart
firmly planted in Goa.

We at Goa Housing Board offer you
the best chance to own your house
in Goa. Spread across the lush
scenic landscape of Bordem,
Bicholim, and conveniently located
with access to prime locations, our
new commercial-cum-residential
complex is nearing completion and
ready for you to move in.

COMMERCIAL-CUM-RESIDENTIAL COMPLEX, AT BORDDEM, BICHOLIM, GOA.



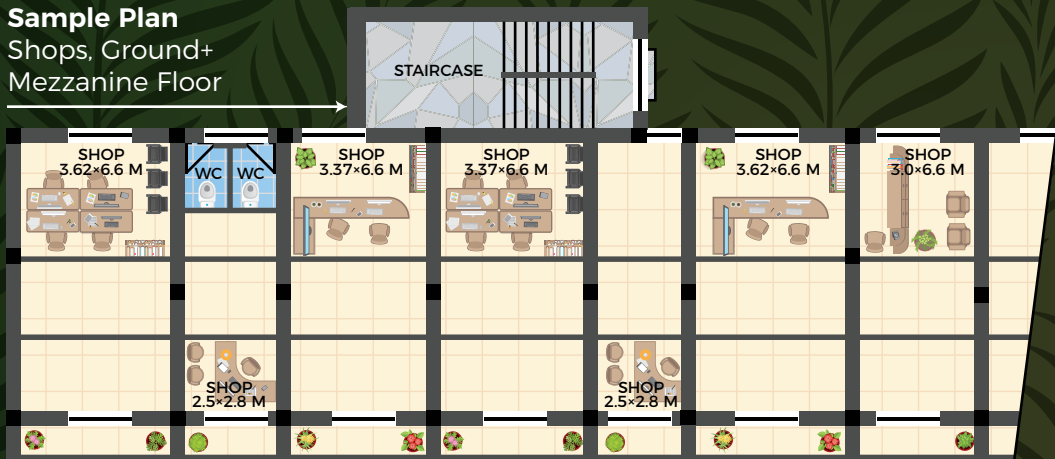
Dotted with a number of temples and speckled with cashew trees across the hills, the peaceful town of Bicholim located in North Goa is well-known for its pottery industry. The historic temple of Shri Saptakoteswar, the beautiful Mayem lake and the Arvalem caves are proud landmarks of this taluka.

Our project is located at Bordem, the upcoming suburb of Bicholim.

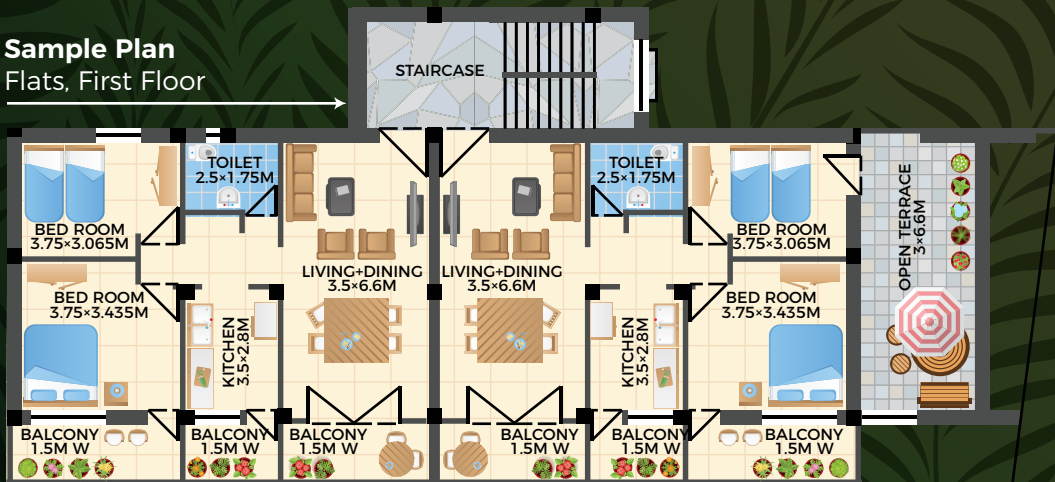
Shops	Ground Floor	10
2BHK Flats	Upper Ground Floor	6
2BHK Flats	First Floor	12
1BHK Flats	Second Floor	12

THE FLOOR PLANS

Sample Plan
Shops, Ground+
Mezzanine Floor



Sample Plan
Flats, First Floor



Disclaimer: The content provided in this brochure is intended for informational purposes only and is not intended to constitute as an offer or solicitation. An artistic impression of the proposed project/layout is shown here and is indicative of how the unit/ apartment can be used. No furniture, landscape, amenities or accessories shown in the visuals are provided with the flat/shop.

Sample Plan
Flats, Second Floor



Sample Plan
Flats, Upper Floor,
First Floor



SPECIFICS

STRUCTURE
• RCC framed structure

ROOFING
• Sloping/flat slab with water proofing and tiles

FLOORING
• Vitrified tiles in all rooms
• Ceramic tiles in bathroom and WC with dado tiles up to lintel level

DOORS
• Main door with shutter made of teakwood
• Matti frame with factory made flush doors for interiors
• Brass or aluminium door fittings
• PVC doors for toilet

WINDOWS
• Aluminium powder coated sliding windows

KITCHEN
• Granite platform with stainless steel sink
• Provision for washing machine installation

TOILET
• Branded brass fittings with wash basin and European WC

FINISHING
• White cement plaster finish and oil distemper for interior walls
• Exterior walls with branded primer and paint

PLUMBING
• CPVC, UPVC for WC and bath
• PVC drainage pipes

ELECTRICALS
• Concealed copper wiring with branded switches

SUMPWELL
• Ground water tank and overhead PVC tank for each staircase block

GENERAL
• Compound wall around project with pavement
• Secured sliding gates for each building
• Parking facility

SHOPS
• GI collapsible shutters
• Common toilets
• Other specifications as above



MAKE A HOME IN THE GOAN HINTERLANDS YET STAY CONNECTED TO THE CITIES BICHOLIM

This property is conveniently located on the highway that connects Bicholim to Mapusa. The Bicholim ITI is located right across the road and a park and jogging track runs parallel to the complex. A number of shops and prominent temples in the vicinity, complete the soon to be buzzing location.

2 km to Bicholim KTC Bus Stand and adjacent Municipal Market

2 km to nearest Hospital

4 km to nearest College

14 km to Tivim Railway Station

22 km to Mapusa City

23 km to Mopa Airport

30 km to Panaji City

50 km to Dabolim Airport

FLATS

SINGLE & DOUBLE BEDROOM

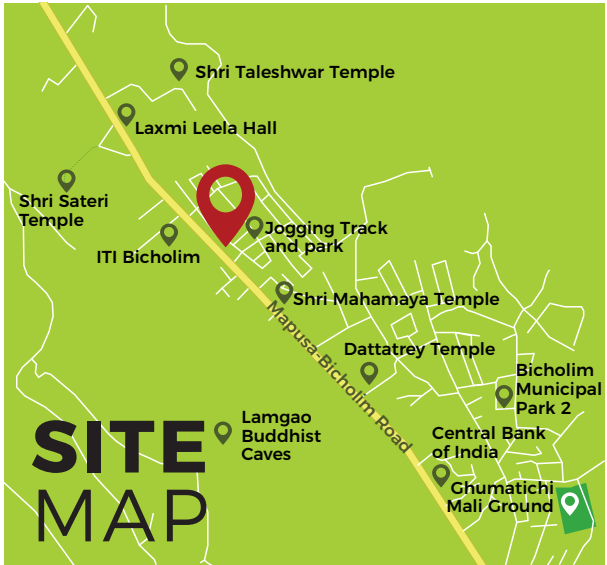
Flat No.		Position	Area Sq. Mts
A		Double Bedroom	
1	AG-1	Upper Ground Floor	98.22
2	AG-2	Upper Ground Floor	98.22
3	AF-3	First Floor	92.93
4	AF-4	First Floor	92.93
5	AF-5	First Floor	93.41
6	AF-6	First Floor	108.06
		Single Bedroom	
7	AS-7	Second Floor	90.25
8	AS-8	Second Floor	90.25
9	AS-9	Second Floor	84.51
10	AS-10	Second Floor	84.51
B		Double Bedroom	
11	BG-11	Upper Ground Floor	98.22
12	BG-12	Upper Ground Floor	98.22
13	BF-13	First Floor	92.93
14	BF-14	First Floor	92.93
15	BF-15	First Floor	93.41
16	BF-16	First Floor	108.06
		Single Bedroom	
17	BS-17	Second Floor	90.25
18	BS-18	Second Floor	90.25
19	BS-19	Second Floor	84.51
20	BS-20	Second Floor	84.51

Flat No.		Position	Area Sq. Mts
C		Double Bedroom	
21	CG-21	Upper Ground Floor	98.22
22	CG-22	Upper Ground Floor	98.22
23	CF-23	First Floor	92.93
24	CF-24	First Floor	92.93
25	CF-25	First Floor	93.41
26	CF-26	First Floor	108.06
		Single Bedroom	
27	CS-27	Second Floor	90.25
28	CS-28	Second Floor	90.25
29	CS-29	Second Floor	84.51
30	CS-30	Second Floor	84.51

SHOPS

DOUBLE HEIGHT

	Shop No.	Position	Area Sq. Mts
1	SB-9	Ground Floor	36.52
2	SB-10	Ground Floor	23.65
3	SB-11	Ground Floor	33.79
4	SC-16	Ground Floor	30.30
5	SC-17	Ground Floor	36.52
6	SC-18	Ground Floor	25.60
7	SC-19	Ground Floor	33.79
8	SC-20	Ground Floor	33.79
9	SC-21	Ground Floor	23.65
10	SC-22	Ground Floor	37.68



OTHER PROJECTS



Residential Flats at Sancoale, Mormugao.



Market Complex at Porvorim, Bardez.

ALSO AVAILABLE FOR SALE

- **Tenements (flats)** at Colvale and Rumdamol-Darvolim
- **Tenements (shops)** at Rumdamol-Darvolim and Baina-Vasco
- **Plots** at Mapusa, Madel-Tivim, Xeldem-Quepem, Farmagudi-Ponda, Shristhal-Canacona

ELIGIBILITY CRITERIA FOR ALLOTMENT

1. The applicant must be a citizen of India or an Overseas Citizen of India, and must have been:
 - (a) born in Goa on or before 19th December 1961, or,
 - (b) born of a parent who resided in Goa on or before 19th December, 1961, or,
 - (c) born in Goa and a resident of State of Goa continuously for the last thirty years, or,
 - (d) resident of State of Goa for the last thirty years, or,
 - (e) born in Goa of parents who have been residents of the State of Goa for the last thirty years, on the date of making application for the tenement.Provided that where the applicant is an Overseas Citizen of India, he shall obtain clearance of competent regulatory authorities prior to making the application.
2. The individual, society, firm or company applying for a tenement, he/or it shall not own a commercial tenement already allotted by the Board in his or its name or in the name of his family and purchased by him or it within 30 years immediately prior to the date of application anywhere in the State of Goa and an affidavit to this effect shall be produced in Form-I or Form-I(A), as the case may be.
3. Eligible applicant shall fill in only one e-application in Form II or Form II(A), as the case may be, in pursuance of notice issued under rule 9 and make payment of non-refundable registration fees and initial deposit by the Board.
4. The applicant should have attained the age of eighteen years at the time of making an application.
5. Tenements offered shall be on "as is where is basis" and the allottee shall not have any right to complain or raise any objection about nature, condition or planning etc., or to claim any damage or compensation on any account from the Board.
6. The applicants shall submit the self attested copies of the documents including proof of birth, income certificate and residence certificate issued by competent authority (of the applicant/parent), PAN card, Aadhaar card, original affidavit in FORM-I or FORM-I(A), as the case may be and bank details (for refund) to the Board for scrutiny, failing which, the application shall be liable for rejection and 5% of the initial deposit shall be forfeited to the Board and the balance amount shall be refunded to the applicant without any interest.
7. Date and procedure to participate in e-auction will be intimated.

8. If an applicant withdraws from the scheme after depositing initial deposit, 5% of such deposit shall be forfeited to the Board and the balance amount shall be refunded to the applicant without any interest.
9. The allottee shall pay full consideration of the tenement allotted within a period of 60 days of receipt of the order of allotment, failing which, the order of allotment of tenement shall stand cancelled without any further notice and 5% of the initial deposit of the applicant shall be forfeited to the Board and the balance amount shall be refunded to the applicant without any interest.
10. Without assigning any reason thereof, the Board reserves the right to:
 - (a) Postpone or withdraw the advertisement notice for sale of tenements.
 - (b) Cancel the auction already held.
11. The allotment of tenements shall be allotted in accordance with the Goa Housing Board (Registration, Allotment and Sale of Tenements) Rules, 2016 and amendments thereon.

SALE BY E-AUCTION

- Initial deposit for flats: ₹ 1,00,000
- Initial deposit for shops: ₹ 2,50,000


ANNUAL INCOME LIMIT FOR FLATS AND SHOPS

	Category	Income limit
1	Lower Income Group (LIG)	₹ 2,16,000 to ₹ 4,80,000
2	Middle Income Group (MIG)	₹ 4,80,001 to ₹ 7,20,000
3	Tenements (shops)	₹ 7,20,000 and above



GOA HOUSING BOARD

Journalist Colony, Alto Betim, Porvorim, Bardez, Goa-403521

 goahousingboard@yahoo.in  www.ghb.gov.in

PHONES

Housing Engineer - 0832 2417917

Executive Engineer (North) - 0832 2413444

Public Relations Officer (PRO) - 0832 2412925

General - 0832 2412925