

**Office of the Village Panchayat Nuvem,
Salcete - Goa.
Construction Licence**



No. VP/NUV/BL/2017-18/20

Date: 22/09/2017

M/s Royal Builders

From Shop No.S-5, Royal Classic Bldg, Dongorim, Navelim, Salcete - Goa is hereby granted licence for Construction of Building and Compound Wall in Survey No. 125/4-B at Nuvem, Salcete - Goa.

In terms of the resolution No. 2(2) taken in the Panchayat Meeting dated 16/09/2017 as per the plans in triplicate/duplicate attached to his/her application under inward No. 1676 dated 04/09/2017 one copy of the plans concerned with the approval note carrying the embossed seal of this Panchayat and duly signed, is returned to the interested party, who shall comply with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed by (a) T.C.P. vide Ref. No. TPM/29514/Nuv/125/4-B/2017/3362 dated 31/08/2017; (b) Health Dept. vide Ref. No. PHCL/DHS/NOC/2017-18/753 dated 20/09/2012; (c) Conversion Sanad No. COL/SAL/SG/CONV/40/2017/8691 dated 07/08/2017; while undertaking construction.
2. The applicant shall notify the Panchayat for giving the alignment of the building.
3. The construction should maintain the minimum prescribed horizontal and vertical clearance from any overhead electrical line passing adjacent to the construction.
4. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
5. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
6. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
7. The construction licence shall be revoked if the construction work is not executed as per the approved plans and the statements therein and whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which the permit was based.
8. The applicant should construct a separate soak pit in order to derivate in the sullage water.
9. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
10. The ventilation pipe of the septic tank should be provided with a mosquito net.
11. The Applicant should connect the pipeline from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
12. The applicant should fix a board at a prominent place whenever the construction is started, indicating the number, the date and the authority for which the licence for development work has been granted.
13. At the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
14. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
15. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
16. The applicant should gift the road widening area to the Village Panchayat before applying for the Occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.

17. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed brick/laterite/concrete/stone/ashlars masonry finish to building will also be permitted.
18. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
20. Garages and Parking areas shown in the approved plan shall be strictly used for parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
21. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
22. Space for parking of vehicles is clearly demarcated on the ground.
23. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
25. All Temporary sheds /Existing buildings shown to be demolished in the plan are demolished before applying for Occupancy Certificate.
26. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
27. All internal courtyards should be provided with drainage outlet.
28. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
29. No soak pit or other structures should come in the road widening area.
30. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
31. The construction of compound wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
32. No gates shall open outwards on the road.
33. The construction of the compound wall should be as per the approved plan. The applicant shall inform the Panchayat after the completion of the compound wall.
34. Drinking water well should be 15 meters away from any soak pit.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.

He/She has paid the respective tax/fees to the tune of Rs. 1,32,000/- By Receipt No. 35/41 dated 22/09/2017.

This carries the embossed seal of this Panchayat.

Office of Village Panchayat of Nuvem, Salcete, Goa.

22nd September, 2017.

FOR VILAGE PANCHAYAT NUVEM



(Advin Carvalho)
Secretary, V.P. Nuvem.

SECRETARY
VILLAGE PANCHAYAT
NUVEM, SALCETE, GOA

To,
M/s Royal Builders
Shop No.S-5, Royal Classic Bldg,
Dongorim, Navelim, Salcete - Goa.



100006375332

FORM I & XIV

नमुना नं १ व १४

Date : 18/07/2017

Page 1 of 1

Taluka SALCETE
 Taluka
 Village Nuvem
 गांव
 Name of the Field Murda Grande
 शेताचें नांव



Survey No. 125
 सर्वे नंबर
 Sub Div. No. 4-B
 हिस्सा नंबर
 Tenure 0
 सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागव क्षेत्र (हे. आर. चौ. मी.)

Dry Crop विरायत	Garden बागायत	Rice हरी	Khajan खाजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागव क्षेत्र
0000.00.00	0000.23.93	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.23.93

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोटा खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक आनीत	Grand Total एकूण
0000.04.05	0000.00.25	0000.04.30	0000.28.23

As per Order passed by the Dy. Collector &
 S.D.O - I of Salcete Marpa Goa. under Case No.
 LRC/PART/Nuvem/155/2017/A9931, Dated

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियाल	15/06/2017. Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant मालेदाराचे नांव	Khata No. खाते नंबर	Mutation No. केरकार नं	Remarks शेरा
1	M/s Royal Developers		70166	

S.No.	Name of the Tenant कुळचे नांव	Khata No. खाते नंबर	Mutation No. केरकार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. केरकार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागव करपा-नामे नांव	Mode रीत	Season सैसन	Name of Crop पिकाचे नांव	Irrigated बागायत	Unirrigated विरायत	Land not Available for cultivation कृषिनापिक		Source of irrigation विरायत शेरा	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.

Copy applied for as on 17/07/17
 Copy Ready on 18/07/17. Delivered on 18/07/17
 Receipt No. 5264
 Fees received Rs. 120/-

Mamlatdar Salcete



Government of Goa,
Directorate of Health Services,
Primary Health Centre,
Loutolim - Goa. Pin: 403718
PHNo: Office 2777140
Email Address: phc.loutolim@gmail.com

No: PHCL/DHS/NOC/2017-18/ 753

Date: 20/9/2017

Sub: - NOC from Sanitary Point of view for the Proposed construction of Residential cum commercial Building and compound wall. (TPM/29514/Nuv/125/4-B/2017/3362, dated 31/08/17.

Sir/Madam,

With reference to your letter No: Nil dated: 05/09/17, I am to inform you that, this office has **NO OBJECTION** from sanitary point of view for the Proposed construction of Residential cum commercial Building and compound wall, . (TPM/29514/Nuv/125/4-B/2017/3362, dated 31/08/17, as per the enclosed approved plans, in the property zoned as Settlement in Regional Plan for Goa 2001 & 2021 & situated at **Nuven Village, Taluka Salcette** bearing Sy No. 125 sub division 4-B, **M/s. Royal Developers** subject to the following conditions: -

1. Cleanliness is maintained in and around the construction sites.
2. The Capacity of each ST/SP for the said constructions should be for 100 persons as per the approved plan & at a minimum distance of 15 meters from any source of drinking water/well.
3. No health hazard or any other environmental pollution is created in the surrounding area.
4. The owner/contractor shall co-operate with the Health Authorities whenever they visit the site for sanitary inspection.
5. This office is not responsible for any court litigation as regards to the ownership and that of the construction.
6. It is mandatory that all labours engaged on the construction site should have valid Health cards if not under 75AA Official Gazette Series I No. 26 is liable for a fine of Rs. 10,000/- per labour
7. Health Cards should be available at the site and be produced to the Health Staff on demand and builder/contractor/owner shall take necessary anti - larval measures at the construction sites.
8. A Board should be displayed at the construction site with name of the site and name of the builder/Contractor along with Mobile No. and also license No.
9. Proper sanitation facilities and portable drinking water should be provided to all labours living or working on construction site.
10. The NOC from this office shall be obtained before occupying the premises.
The NOC issued is liable to be withdrawn if the conditions stipulated above are not complied with.

To,
The Sarpanch
Village Panchayat Nuven
Salcette Goa.

(Dr. Jude E. V. D'Souza)

Medical Officer I/C
Primary Health Centre,
Loutolim

- Copy to:-
1. Mr. M/s. Royal Developers , Dongorim, Navelim, Salcette.
 2. Office Copy.
 3. G/F



OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE,
SOUTH GOA DISTRICT,
Room no: 449, 4th floor, Matanhy Saldanha Administrative Complex,
Margao-Goa.

Email:Cols @nic.in

Phone No.2794431

No. COL/SAL/SG/CONV/40/2017/3691

dated: 07 / 08/2017.

READ: Application U/s 32 of Land Revenue Code, 1968



S A N A D

S C H E D U L E - II

See Rule 7 of the Goa, Daman & Diu Land Revenue

(Conversion of Use of Land non-agricultural Assessment Rules, 1969)

Whereas, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the Rules and Orders there under) **M/s. Royal Developers r/o. S-5, Royal Classic Bldg., Dongorim, Navelim, Salcete Goa**, being the occupant' of the plot registered under **Survey No. 125/4-B of Nuvem Village of Salcete Taluka**, expression shall, where the context so admits include his heirs, executors, administrators and assigns) for the permission to use the plots of Land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming **Survey No. 125/4-B of Nuvem Village of Salcete Taluka**, admeasuring an area **2453.00** Sq. mts. be the same a little more or less, for the purpose of for **Residential** Purpose only.

And Whereas, the Town Planner, Margao, reported that the land under Survey No. **125/4-B** of Nuvem Village of Salcete Taluka, as per the Regional Plan of Goa 2001 & 2021(kept on hold), the plot in question is located in Settlement Zone, having permissible F.A.R.60 & recommended the conversion of Land for Residential purpose admeasuring an area 2453.00Sqmts vide report no: TPM/29514/Nuv/125/4-B/2017/2887 dated 26/07/2017 (placed at page 90/C).

The Dy. Conservator of Forest, South Goa Division, Margao vide letter no: 5/SGF/CONV/227/2017-18/1410 dated 24/07/2017, informed that his office has inspected the area and it is observed that the area land under Survey No: 125/4-B of

Nuven Village of Salcete Taluka admeasuring area of 2453.00sq.mts is not a Government Forest, does not form of any compartments of South Goa Division Working Plan. The area also does not figure in the list of Survey Numbers identified as private forest by State Level Expert Committee and also Forest (Conservation) Act, 1980 is not applicable to the said area.(placed at page 86/C).

And Whereas, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CON/AK/2017/1862 dated 24/07/2017, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.5,000/- per sq.mts., there is no construction in the proposed land for conversion, there is an access to the site in question, there is no Tenants/Mundkars on the proposed land for conversions, as per the form I & XIV that there doesn't exist tenants name in the Tenant Column, the land proposed for conversion is surveyed under 125/4-B of village Nuven of Salcete Taluka, the land proposed for conversion is for residential purpose and the land is not low lying area nor does any water body exist, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, there are 44 coconut trees, 5 Jack fruit trees and 3 Mango trees in the proposed land for conversion, hence conversion application may be decided (placed 82/C).

And Whereas, the Superintendent of Survey & Land Records, Margao, has submitted the 6 copies plan and details in appendix to schedule-II of Survey No. 125/4-B of village Nuven of Salcete Taluka and further informed that there exists 40 nos. of coconuts trees & 2 mangos in area asked for conversion and further inform that the area asked for conversion is getting 60.00 sq.mts less than the order of the Collector South Goa, Vide letter NO.2/SSLR/94/2017 /1553 dated 02/08/2017.

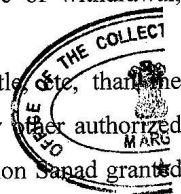
And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land Survey No. 125/4-B of village Nuven of Salcete Taluka, was approved. The applicant has credited Conversion fees Rs.3,33,600/- (Rupees Three lakhs thirty three thousand six hundred only) vide challan no COL/24/2017-18 dated 03/08/2017, remitted on 03/08/2017, in the State Bank of India, Margao-Goa.

Now, this is to certify that the permission to use for the said plot is hereby granted subject to the provisions of the said Code and Rules there under and on the following conditions namely:

1. **Leveling and clearing of the Land:** The Applicant shall be bound to level and clear the Land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted and to prevent non-sanitary conditions.

2. **Assessment:** The Applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and Rules thereunder with effect from the date of this Sanad.
3. **Use:** The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than granted purpose, without the previous sanction of the Collector.
4. **Liability for rates:** The applicant shall pay all taxes, rates and cesses leviable on the said land.
5. **Penalty Clause:** (a) If the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.
(b) Notwithstanding anything contained in Sub-Clause (a) it shall be Lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector and on such removal or alteration not being carried out and recover the cost of carrying out the same from the Application as an arrears of land revenue.
6. **Code provisions applicable:** Save as herein provided the grant shall be subject to the provisions of the said Code and Rules there under.
7. The Applicant shall comply with the provisions of Town and Country Planning Act in force in Goa. Any violations of these provisions shall be solely at the cost of the Applicant at his own peril.
8. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.
9. Sanad shall not take away Mundcarial/Tenancy rights of any individual, if any, existing in the said property and if the sanad is obtained by suppression of any vital facts, the sanad shall stand cancelled from the date of its issue the Applicant shall also be liable to restore land back to its original use at his own cost.
10. Any further development in the plot shall be strictly as per the rules in force.
11. No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TGP Act.
12. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. the applicant shall not use the Sanad for pursuing any illegal or antinational activities on this converted land

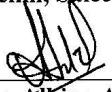
13. The proposed right of way of the serving is 15.00mts hence front setback of minimum $7.50+3.00=10.50$ mts shall be kept from centre line of road.
14. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
15. If Sanad is obtained by suppression of any vital information, it shall be revoked any time after knowledge of such fact from date of issue.
16. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
17. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
18. Low lying land, water bodies be protected and should not be harmed due to any development/construction activity.
19. If this Sanad is inconsistent with any law in force in the state of Goa or any decision of Hon'ble Supreme Court or Hon'ble High Court of Bombay, this Sanad shall be ineffective to extent of such inconsistency.
20. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuance of Challan then the applicant hereby undertakes to pay the difference along with simple interest of 12% per annum calculated from the date of issuance of original Challan till the date of payment thereof. The failure of refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersign to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant.
21. In case of violation of any of the conditions or in case any N.O.C. etc. issued by any Department for effecting conversion is withdrawn, revoked or otherwise the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.
22. In future if any dispute arises regarding the ownership, title etc, than the applicant shall be solely responsible and the Collector or any other authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.



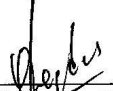
Appendix-I

Length & Breath		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
43.90	66.90	2453.00	Survey No. 125/4-B of Nuvem Village of Salcete Taluka	North: Sy.No.125/2 South : Sy.No. 125/2&10 East: Sy.No. 125/4 West : Sy.No.125/3
Conversion is Sanctioned for Residential purpose with permissible F.A.R 60 based on above mentioned reports/NOC/ mentioned at page 1 & 2.				



In witness whereof the Collector of South Goa District, Margao, has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicant **M/s. Royal Developers r/o. S-5, Royal Classic Bldg., Dongorim, Navelim, Salcete Goa**, hereunto set his hand this 3rd day of August, 2017.


1. Mr. Albino A. Fernandes



2. Mr. Edward P Fernandes

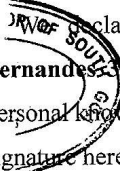

3. Mr. Kedar N. Jagdale

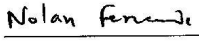

Signature and designation of the witnesses:

1.  (Nolan Fernandes)
2.  (Sudhir Golabhavi)




(Swapnil M. Naik, I.A.S.,)
Collector,
South Goa District,
Margao- Goa

 I declare that Mr. Albino Anand Fernandes 2. Mr. Edward Philippe Fernandes 3. Mr. Kedar Nagendra Jagdale, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature here to in our presence.

1.  (Nolan Fernandes)
2.  (Sudhir Golabhavi)

Copy to:

1. The Superintendent of Survey and Land Records, Margao-Goa.
2. The Town and Country Planning Dept., Margao-Goa.
3. The Dy. Conservator of Forest, Margao-Goa.
4. The Mamlatdar of Salcete.

GOVERNMENT OF GOA
OFFICE OF THE SUPERINTENDENT OF SURVEY & LAND RECORDS
MARGAO- GOA

PLAN

OF THE PROPERTY BEARING SURVEY No. 125/4-B(PART) SITUATED AT NAVELIM VILLAGE
OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM
AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY M/S.ROYAL DEVELOPERS
VIDE ORDER NO. COL/SAL/SG/CONV/40/2017/7376, DATED :12/07/2017,
BY THE COLLECTOR SOUTH GOA DISTRICT, MARGAO- GOA.

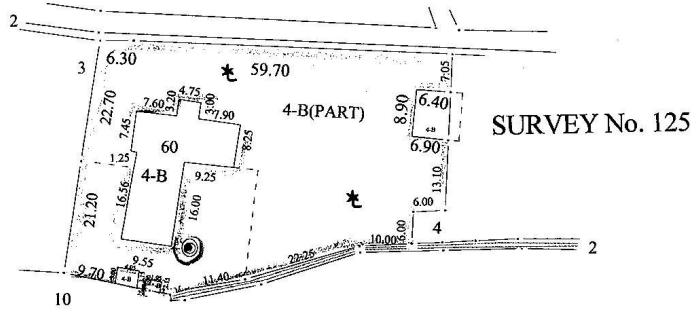


SCALE : 1:1000

□ AREA TO BE CONVERTED S.No.125/4-B (PART) :- 2393.00 SQ. MTS.



[Signature]
Inspector of Survey & Land Records
Margao - Goa



[Signature]
VIJAY R.PRABHU GAONKAR, (F.S.)
PREPARED BY

[Signature]
SURAJ VENGURLEKAR (H.S.)
VERIFIED BY

SURVEYED ON: 18/07/2017

File No.: 2/ISLR/94/2017

[Signature]



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA



Inward No.542

Plan Showing plots situated at
Village : NUVEM
Taluka : SALCETE
Survey No./Subdivision No. : 125/4-B
Scale : 1:1000

(Savio C.Silveira)
Inspector of Survey & Land Records
Margao Goa.



Ruchita


Generated By : RUCHITA MADKAIKAR
On : 06-02-2018

K.B. Gaude
Compared By: K.B. GAUDE

15. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts, and along the boundary abutting on a street upto a height of 1.50mts only and which shall be of closed type up to a height of 90cm. only and open type above that height.
16. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.0mts from the intersections corner of the plot, on both sides of the plot.
17. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mts radius for roads upto 10.0mts R/W and that of 5.00mts radius for roads above 10.00mts R/W.
18. No compound wall shall be constructed in front of the shops.
19. The Ownership of the property shall be verified by the licensing body before issuing the licence.
20. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
21. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat before issuing licence.
22. The set backs shown on the site plan shall be strictly maintained.
23. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
24. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/ PWD as the case may be on stamp paper of Rs.100/-.
25. All shops proposed shall be used for soft commercial use only.
26. The compost pit and garbage bin shown within the property shall be effectively put to use and necessary arrangement for disposal of garbage shall be made in consultation with local authority.
27. Necessary provision of solar panels shall be made for each building/units.
28. The internal access road within the plot shall be effectively developed.
29. Existing structure proposed for demolition shall be demolished.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **19/7/2017** FROM **M/S. ROYAL DEVELOPERS.**

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.


(R.M. Borkar)
Town Planner

Note: Pursuant to this office earlier assessment Order no. **TPM/29514/Nuv/125/4-B/2017/3289** dtd. **23/8/2017**, the applicant has paid the Infrastructure Tax of **Rs. 6,77,546/-** (Rupees Six lakhs seventy seven thousand five hundred and forty six only) vide Challan no.197 dtd. **23/8/2017**.

To,
M/s. Royal Developers,
Shop no. S-5, Royal Classic Building,
Dongorim, Navelim, Salcete-Goa.
Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Nuven**,
Salcete-Goa.

Emf/-31/8/17



**OFFICE OF THE SENIOR TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
SOUTH GOA DISTRICT OFFICE,
OSIA COMMERCIAL ARCADE, 4TH FLOOR, B'WING
MARGAO-GOA.**

REF:TPM/29514/Nuv/125/4-B/2017/3362-DATE:- 31/08/2017

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed **Building and Compound wall** as per the enclosed approved plans in the property zoned as **Settlement** in **Regional Plan for Goa 2001 and 2021** and situated in survey no.125 sub-division 4-B of Nuvem Village of Salcete Taluka with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The compound wall shall be constructed after leaving the road widening area as shown in the plan.
4. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
5. The Developer/applicant should display a sign board of minimum size 1.00mts. x 0.50mts. with writing in black colour on a white background at the site, as required under the Regulations.
6. The construction of compound wall shall not amount to blocking of any natural water course/drain and adequate number of openings in the compound wall shall be made for smooth flow of water.
7. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before the commencement of any development/construction as per the permission granted by this order.
8. The soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area.
9. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
10. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
11. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
12. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
13. In case of any cutting of sloppy land or filling of low lying land are involved, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.
14. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.