



Government of Goa.
Directorate of Services,
Primary Health Centre,
Navelim, Salcete, Goa.

No. PHC/ Navelim /NOC/2017-18/90.

Date:- 04/05/17.

NO OBJECTION CERTIFICATE

This is to certify that I & my representative have inspected the site of the proposed construction of **Residential Building (G+2)** belonging to **Shri Sandip N. Naik**, situated in survey No. **12/3-B**, of **Aquem**, Village of **Salcete**, Taluka, Goa. (Ref. application dated- 13/04/2017) and I have **No Objection** to the said construction from the **Sanitation point of view** as under:-

Approximate No. of persons : 100

- | | |
|---|------------------------------------|
| a) No. of units for residential purpose. | : 08 flats. |
| b) No of units for commercial purpose. | : 3 shops. |
| c) Total. | : 11 units. |
| d) Size of the septic tank/soak-pit. | : (100 persons capacity) |
| e) Whether the septic tank & soak pit has been shown on the plan & if so, on which side | : As per plan attached. |
| f) Whether the size of the septic tank/soak pit is adequate to the above units/persons and if not what should be done. | : Yes. |
| g) Distance of the septic tank/soak pit from any drinking water well. | : No well within 15 meters radius. |
| h) Whether the drains in the complex have been properly shown to discharge rain water. | : No. |
| i) Whether there is any possibility of contaminating water in the nearby wells due to construction of septic tank and soak pit. | : No. |

Cont.... 2 /-

The Applicant/Builder shall further observe the following conditions:-

- 1) The NOC is issued based on approved plans by TCP, REF:-TPM/29245/const/Aquem/12-3-B/2017/1369, dated - 07/04/2017, (enclosed in the file.)
- 2) The Applicant /Builder should ensure that all the labourers engaged at construction site should possess their valid health card and same should be renewed every three months. No labour shall be engaged by the builder/contractor at the construction site without he/ she has a valid health card.
- 3) The septic tank and soak-pit should be considered at minimum distance of 15 meters away from any well, whose water is used for domestic purpose or for providing water.
- 4) The NOC shall be revoked if the construction of the septic tank/ soak-pit, drainage system of the Building is not as per the approved plan.
- 5) The Applicant should construct a separate soak-pit in order to absorb sullage water from kitchen and other non sewage sources.
- 6) Accumulation of water shall be strictly avoided in and around the construction site to prevent mosquito breeding.
- 7) The builder/ contractor etc. to take adequate ante- larval measure at the construction site in consultation with concern Health Officer /Medical Officer I/c or a Sanitary Inspector.
- 8) NOC from this Authority shall be obtained before obtaining occupancy certificate.
- 9) Construction board with details should be displayed at the construction site.
- 10) This NOC liable to be withdrawn if the conditions stipulated above are not complied with or if established in the NOC has been obtained by using fraudulent means.

✓ To,
Shri Sandip N. Naik,
C-407, Osia Commercial Arcade,
SGPDA Market Complex,
Margao, Goa.



mmcekdan
Medical Officer i/c
MEDICAL OFFICER
INCHARGE
P H.C. NAVELIM

Copy to:
The Sarpanch/ Secretary,
Village Panchayat of Aquem-Baixo,
Salcete, Goa.



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/29245/const/Aquem/12-3-B/2017/1369 DATE:- 07/04/2017

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed construction of residential building (G+2)

as per the enclosed approved plans in the property zoned as **Settlement Zone** in **Regional Plan for Goa 2001 and 2021** and situated in Plot no. __ of survey no. **12/3-B** sub-division __ of **Aquem 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.

Contd/-

14. 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 which shall be of closed type up to a height of 90cm. only and open type above that height.
15. 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.
16. 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.
17. The ownership of the property shall be verified by the licensing body before issuing the licence.
18. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
19. 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.
20. The set backs as shown in the site plan shall be strictly maintained.
21. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
22. 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/-.
23. The PWD is ~~conveying~~ the Aquem village by sewage scheme ^{as such} You may get covered under PWD Scheme, instead of septic tank and soak pit, as and when implemented.
24. Necessary garbage provision shall be made within the premises.
25. Stilt area proposed shall be strictly for the use of parking of residents of building only and shall not covered/encroached in any fashion and used for any other purpose.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 30/3/2017 RECEIVED FROM MR. SANDIP N. NAIK

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.

Note:- Pursuant to this office earlier assessment Order No.TPM/29245/Const/Aquem/12/3-B/13/2017/1354 dtd. 7/4/2017 the applicant has paid the Infrastructure Tax of Rs.1,45,836/- (Rupees one lakh forty five thousand eight hundred thirty six only) vide challan no.07 dtd. 7/4/2017.

(R. M. Borkar)
Town Planner

To,
Mr. Sandip N. Naik,
C-407, Osia Commercial Arcade,
Margao Goa.

Copy to:

The Sarpanch/Secretary,
Village Panchayat of Aquem-Baixo,
Salcete Goa.



APPENDIX - C4
Village Panchayat Building Licence
VP/AB/17-18/01
Village Panchayat of Aquem - Baixo

CONSTRUCTION LICENCE

Licence is hereby granted for carrying out the Construction of **Residential Building (G+2)** as per the enclosed approval plan/plans in the property zoned as **SETTLEMENT** in the ODP and situated at **AQUEM - BAIXO** Village bearing Survey No. **12/3-B** f PTS No. --- / Plot No. -- With the following conditions:-

- 1) The applicant shall strictly comply all the conditions imposed in the Technical Clearance Order **TPM/29245/Const/Aquem/12-3-B/2017/1369 dated 07/04/2017** issued by the Town and Country Planning Department, Margao.
- 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 clearances from any overhead electrical line passing adjacent to the construction.
- 4) All RCC/Structural work 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 pipelines 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) All 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 buildings 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.

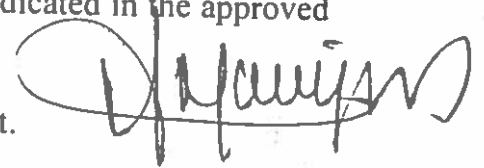
23) No restaurants/ Bars will be permitted in the shops unless a separate soak pit is provided besides conforming to the rules in force.

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.





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 this council after the completion of the compound wall.
- 34) Drinking water well should be 15 meters away from any soak pit.
- 35) NOC from Health to be obtained before starting the construction.
- 36) Compost pit is to be Constructed at the site for the disposal of Bio-degradable Garbage.

THIS LICENCE IS VALID UP TO 16/05/2020. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THIS LICENCE.

He has paid the respective fees the tune of Rs.42675/- by receipt No. 193/95 Dated 17/5/2017 The Construction Licence is issued in pursuance of Resolution No. 3 (I) dated 22/4/2017.

This Licence is issued on 17/5/2017

For
Village Panchayat of Aquem - Baixo

Allauddin Manmiyar
Secretary
V.P. Aquem Baixo

To,
Shri. Sandip N. Naik
Aquem-Baixo

Copy to:-

a) Senior Town Planner, TCP Margao.