

**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/28201/Cun/146/19/pl.100/2016/872

DATE:- 17/02/2016

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed construction of **Row houses & Compound wall** as per the enclosed approved plans in the property zoned as **Settlement in Regional Plan for Goa 2001 & 2021** and situated in Plot No.100 of survey no. 146 sub-division 19 of **Cuncolim** 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.
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.

Contd/-

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. The Ownership of the property shall be verified by the licensing body before issuing the licence.
19. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the Licensing body before issuing the licence.
20. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Municipal Council before issuing licence.
21. The setbacks shown on the site plan shall be strictly maintained.
22. The Municipal Council shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
23. 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 Municipal Council /PWD as the case may be on stamp paper of Rs.100/-.
24. Adequate arrangement for collection of Garbage shall be made within the project premises.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 12/02/2016 FROM M/S. Akar Infra & Realty.

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 assessment Order No.TPM/28201/Cun/146/19/pl.100/2016/861 dtd.17/02/2016, the applicant has paid the Infrastructure Tax of Rs. 254494/- (Rupees Two Lakhs Fifty Four Thousand Four Hundred Ninety Four only) vide challan no.484 dtd.17/02/2016.

To,
M/S. Akar Infra & Realty,
Fatorda, Margao,
Salcete-Goa.

Copy to:
The Chief Officer,
Cuncohim Municipal Council,
Cuncohim, Salcete Goa.

(R.M.Borkar)
Town Planner

Cuncolim Municipal Council

CUNCOLIM-GOA

No.201/CMC/TECH/LIC/2015-16/ 34/3968

Date;- 03/3/16

CONSTRUCTION LICENCE

Whereas M/s Akar Infra & realty, Panzorconi, Cuncolim, Salcete Goa, has paid to Cuncolim Municipal Council by receipt No.11067 dated 3/3/2016 an amount of Rs.240726/-(Rupees. Two lakh forty thousand seven hundred twenty six only) as shown below:

Fees for approval plan Residential house	Rs.187894.00
Fees for inspection:.....	Rs. 500.00
Fees for service connection charge 20% of approval plan...	Rs. 37579.00
Fees for Administrative on labour cess for Mun 1%.....	Rs. 1253.00
Fees for gate.....	Rs. 9000.00
Fees for Septic tank &soak pit.....	Rs. 4500.00
Total	Rs. 240726.00

Construction Licence is permitted subject to the conditions prescribed in Cuncolim Municipal Council. Building Bye-Law No. CMC/BL/15/79 (Building bye-laws and regulations) to / for construction of row houses and compound wall in survey no.146/19, plot no. 100, at Panzorconi, Cuncolim, Salcete Goa.

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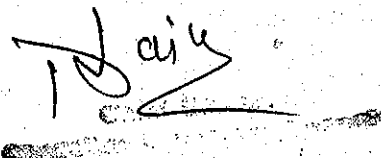
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With following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Technical Clearance Order No. TPM/28201/Cun/146/19/pl.100/2016/872 dated 17/02/2016 issued by the Planning and Development Authority/Town and Country Planning Department.
2. The applicant shall notify the Council for giving the alignment of the building. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
3. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Municipal Council.
4. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
5. The Building should not be occupied unless the occupancy certificate is obtained from the Council.
6. 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.
7. The applicants should construct a separate soak pit in order to derivate in the sullage water.
8. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
9. The ventilation pipe of the septic tank should be provided with a mosquito net.
10. The Applicants should connect the pipelines from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
11. The applicants 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.

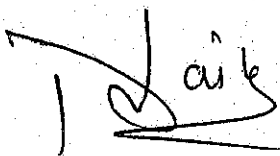
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A handwritten signature in black ink, appearing to be 'D. J. ...', is written over a horizontal line. The signature is stylized and somewhat cursive.

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12. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
13. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
14. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
15. The applicants should gift the road widening area to the council before applying for the Occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
16. The applicants 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.
17. The applicants should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
18. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
19. 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.
20. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
21. Space for parking of vehicles is clearly demarcated on the ground.
22. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
23. No commercial activities will be permitted in the shops unless a separate permission is obtained from this council.
24. All temporary sheds/existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
25. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
26. All internal courtyards should be provided with drainage outlet.
27. The applicants should maintain all existing natural drains in the plot and should not block them at any stage.

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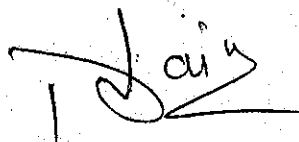


Chief Officer.

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28. No soak pit or other structures should come in the road widening area.
29. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
30. 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.
31. No gates shall open outwards on to the road.
32. The construction of the compound wall should be as per the approved plan. The applicants shall inform this council after the completion of the compound wall.
33. Drinking water well should be 15 meters away from any soak pit.
34. This licence is valid for a period of 1 year from the date of issue mentioned above
 - i) licence may be renewed for a further period of one year each for two consecutive periods. The validity of this licence shall cease on the expiry of third year from the date of issue initially. The licensee will thereafter be required to obtain renewal from TCP, Margao Goa. The above condition is applicable in to even if construction licence is partly completed or is in progress.
 - ii) If no construction work is commenced within the licence period of one year. The licensee will have to pay the full construction fees, as per prevailing rates, in force, for its renewal, during the life of the licence.
 - iii) This licence is not transferable or heritable.
35. Conversion sanad shall be submitted before starting the work.
 - Licensee shall be fully responsible for structural stability and all kind of safety of entire construction and even after completion of the construction.
 - Licensee and his architect / engineer shall be fully responsible to ascertain, before commencement of construction work, the correctness of dimensions, areas, location, exact position of the plot or land on which construction is proposed. The Chief Officer and/or officials of this council shall in no way be responsible for correctness of plot/land at any stage. If required, licensee may obtain demarcation from competent authority to do the demarcation.+

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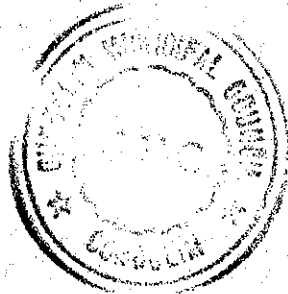
Chief Officer
Municipal Council

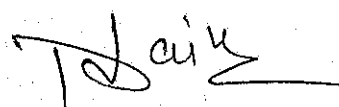
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- Licencee and his architect / engineer fully responsible to ascertain, before commencement of construction work, the technical feasibility of the plot or land on which construction is proposed so that structure/ construction is stable, sound and safe. The Chief Officer and /or officials of this council shall in no way be responsible for the same. If required, licencee and his architect / engineer may obtain opinion or report from experts.
- Licencee shall take adequate precautions for the safety of workers/labours and all others involved in the construction.
- This construction licence is issued based on the condition that LICENCEE and HIS ENGINEER shall be solely responsible for the stability of structure and safety of all concerned and the Chief Officer and his all officials are indemnified and kept indemnified forever against any civil and or criminal liabilities and or any kind of liability whatsoever in the event of any untoward incident or structural failure/collapse. This will hold good (and will be valid) even in case some or any prescribed documents inadvertently are not on record (not received by the Chief Officer) or wrongly submitted by licencee.
- Licencee, his engineer and architect shall take all necessary steps to see that structure is sound and safe and stable.

THIS LICENCE IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUE OF THIS LICENCE.

RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.




(Pandharinath N. Naik)
Chief Officer

Cuncolim Municipal Council

To,
M/s Akar Infra & realty,
Panzorconi, Cuncolim,
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/28201/Cun/146/19/Pl.no.100/16 | 3571

DATE:- 27/07/2016

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed construction of :- **row villas (revised plans)**

as per the enclosed approved plans in the property Zoned as **Settlement Zone** in **Regional Plan for Goa 2001 & 2021** and situated in Plot No. **100** of survey no. **146** sub-division **19** of **Cuncolim** 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.

Contd/-

15. The Ownership of the property shall be verified by the licensing body before issuing the licence.
16. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
17. 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.
18. 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.
19. 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.
20. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Municipal Council before issuing licence.
21. The set backs shown on the site plan shall be strictly maintained.
22. The Municipal Council shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
23. 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 Municipal Council/PWD as the case may be on stamp paper of Rs.100/-
24. The Technical Clearance issued is for revision for the earlier plans approved by this office vide no. TPM/28201/Cun/146/19/Pl.no. 100/2016/872 dtd. 17/2/16.
25. Adequate arrangement of garbage bins shall be provided within the project premises.
26. Any other NOC required for construction of bungalow, the same needs to be obtained prior to issue of construction licence.
The Technical Clearance issued is based on the Government approval obtained vide no. TPM/28201/Cun/146/19/P/100/16/2364 dtd. 10/5/16.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 18/4/16 FROM
M/S. AKAR INFRA & REALITY

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 assessment Order No. TPM/2820/Cun/146/19/Pl.no. 100/16/3557 dtd. 27/7/16 the applicant has paid the Infrastructure Tax of Rs. 85,312/- (Rupees eighty five thousand three hundred and twelve only) vide challan no.168 dtd. 27/7/16.

To,
M/S. Akar Infra & Reality,
Lake Plaza, Opp. Fatorda Stadium,
Fatorda, Margao Goa.

Copy to:
The Chief Officer,
Cuncolim Municipal Council,
Cuncolim, Salcete Goa.

Tn/-27/7/16

(R. M. Borkar)
Town Planner

Cuncolim Municipal Council

CUNCOLIM-GOA

No.201/CMC/TECH/LIC/2016-17/34/2235

Date:- 03/08/2016

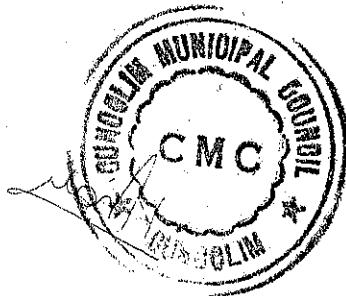
REVISED CONSTRUCTION LICENCE

Ref:-Construction Licence No. 201/CMC/TECH/LIC/2015-16/34/3968
Dated 3/3/2016

Whereas M/s Akar Realty, Akar Infar & Realty, Panzorconi, Cuncolim, Salcete Goa, has paid to Cuncolim Municipal Council by receipt No. 04084. dated 03/08/2016 an amount of Rs 79,347.00 /- (*Rupees. Seventy Nine Thousand Three Hundred Fourty Seven only*) as shown below:

Fees for approval plan of Raw villa 100 to 102	Rs. 60,785.00
Fees for inspection.....	Rs. 500.00
Fees for service connection charge 20% of approval plan...	Rs. 12,157.00
Fees for Administrative on labour cess for Mun 1%:.....	Rs. 405.00
Fees for 3 Septic tank &soak pit...	Rs. 1,500.00
Fees for 3 gates	Rs. 3,000.00
Revised Plan approval fees	Rs. 1,000.00
Total	Rs. 79,347.00

Construction Licence is permitted subject to the conditions prescribed in Cuncolim Municipal Council. Building Bye-Law No. CMC/BL/15/79 (Building bye-laws and regulations) to / for construction of residential row Villas (revised plan) and compound wall in plot no.100, & survey no.146/19, at Panzorconi, Cuncolim, village of Salcete Taluka with following conditions



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1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Technical Clearance Order No. TPM/28201/Cun/146/19/PI. 100/2016/872 dated 17/02/2016 and TPM/28201/Cun/146/19/pl.no.100/16/3571 dated 27/07/2016 issued by the Planning and Development Authority/Town and Country Planning Department.
2. The applicant shall notify the Council for giving the alignment of the building. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
3. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Municipal Council.
4. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
5. The Building should not be occupied unless the occupancy certificate is obtained from the Council.
6. 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.
7. The applicants should construct a separate soak pit in order to derivate in the sullage water.
8. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
9. The ventilation pipe of the septic tank should be provided with a mosquito net.
10. The Applicants should connect the pipelines from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
11. The applicants 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.

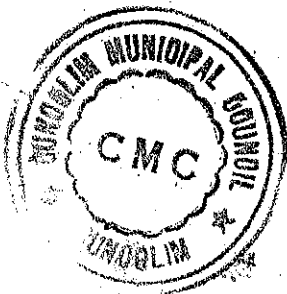
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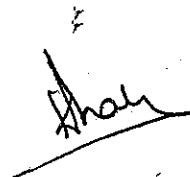
12. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
13. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
14. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
15. The applicants should gift the road widening area to the council before applying for the Occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
16. The applicants 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.
17. The applicants should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
18. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
19. 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.
20. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
21. Space for parking of vehicles is clearly demarcated on the ground.
22. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
23. No commercial activities will be permitted in the shops unless a separate permission is obtained from this council.
24. All temporary sheds/existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
25. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.

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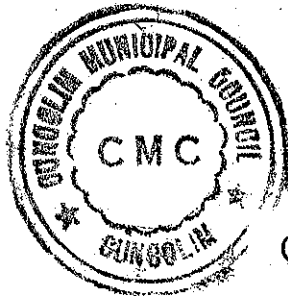
26. All internal courtyards should be provided with drainage outlet.
27. The applicants should maintain all existing natural drains in the plot and should not block them at any stage.
28. No soak pit or other structures should come in the road widening area.
29. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
30. 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.
31. No gates shall open outwards on to the road.
32. The construction of the compound wall should be as per the approved plan. The applicants shall inform this council after the completion of the compound wall.
33. Drinking water well should be 15 meters away from any soak pit.
34. This licence is valid for a period of 1 year from the date of issue mentioned above
 - i) licence may be renewed for a further period of one year each for two consecutive periods. The validity of this licence shall cease on the expiry of third year from the date of issue initially. The licensee will thereafter be required to obtain renewal from TCP, Margao Goa. The above condition is applicable in to even if construction licence is partly completed or is in progress.
 - ii) If no construction work is commenced within the licence period of one year. The licensee will have to pay the full construction fees, as per prevailing rates, in force, for its renewal, during the life of the licence.
 - iii) This licence is not transferable or heritable.
35. Conversion sanad shall be submitted before starting the work.
 - Licensee shall be fully responsible for structural stability and all kind of safety of entire construction and even after completion of the construction.
 - Licensee and his architect / engineer shall be fully responsible to ascertain, before commencement of construction work, the correctness of dimensions, areas, location, exact position of the plot or land on which construction is proposed. The Chief Officer and/or officials of this council shall in no way be responsible for correctness of plot/land at any stage. If required, licensee may obtain demarcation from competent authority to do the demarcation.

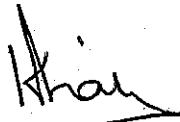


- Licencee and his architect / engineer fully responsible to ascertain, before commencement of construction work, the technical feasibility of the plot or land on which construction is proposed so that structure/ construction is stable, sound and safe. The Chief Officer and /or officials of this council shall in no way be responsible for the same. If required, licencee and his architect / engineer may obtain opinion or report from experts.
- Licencee shall take adequate precautions for the safety of workers/labours and all others involved in the construction.
- This construction licence is issued based on the condition that LICENCEE and HIS ENGINEER shall be solely responsible for the stability of structure and safety of all concerned and the Chief Officer and his all officials are indemnified and kept indemnified forever against any civil and or criminal liabilities and or any kind of liability whatsoever in the event of any untoward incident or structural failure/collapse. This will hold good (and will be valid) even in case some or any prescribed documents inadvertently are not on record (not received by the Chief Officer) or wrongly submitted by licencee.
- Licence, his engineer and architect shall take all necessary steps to see that structure is sound and safe and stable.

THIS LICENCE IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUE OF THIS LICENCE.

RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.




(Kedar Naik)
Chief Officer

Cuncolim Municipal Council

To,
M/s Akar Realty,
Akar Infar & Realty,
Panzorconi, Cuncolim,
Salcete Goa.

CUNCOLIM MUNICIPAL COUNCIL

CUNCOLIM-GOA

No.CMC/TECH/LIC/2018-19/1306

Date:- 13 /08/2018

RENEWAL OF CONSTRUCTION LICENCE

Original Constr. Lic. No. 201/CMC/TECH/LIC/2015-16/3968/34 dated 3/3/2016
Proposed Construction of residential row villa and compound wall (plot.100)

Whereas M/s Akar Infra & Realty, Panzorconi, Cuncolim, Salcete Goa, has paid to Cuncolim Municipal Council vide challan No.03453 dated 10/08/2018 an amount of Rs.218932/- as:-

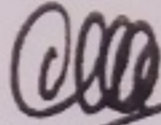
Fees for the renewal of construction license from 3/3/2017 to 2/3/2018.

And whereas renewal to original construction license is hereby granted with the following conditions-

11. The applicant shall strictly comply all the conditions imposed in the Order No. TPM/28201/Cun/146/19 Pl.no.100/16/3571 dated 27/07/2016 issued by the Town and Country Planning Department Margao, Salcete.
12. In case the applicant has not obtained the alignment approval from this Council or otherwise this council shall in no way be shall responsible for correctness of setbacks, plot boundaries, construction etc.
13. No materials of construction or earth from excavation or any other construction material should be dumped on the footpath or carriage way to road without prior permission of the Municipality and violation will be dealt with as per provision of section 174 of the Goa Daman & Diu Municipalities Act,1968.
14. The building should not be occupied unless the completion certificate is issued by this Municipality
15. License shall abide by all the conditions of TCO, original construction license and Building Regulation 2010 with all the amendments.
16. The license shall be liable to be revoked if any misrepresentation concealment of facts, false information if noted at any point of time.
17. This renewal to license shall not be considered as granted as retrospective approval in case date of issue is after the expiry of original license as the same is granted in consonance with Section 134 of Town & Country Planning Act and is granted keeping in view the revenue to the Council.
18. The Technical feasibility of the plot, correctness of the plot boundaries and stability of the structure at all times shall be full responsibility of the licensee, his Engineer and Architect. This Council and its officials shall not be responsible for same and shall be indemnified forever against any Civil or Criminal Liabilities due to any case or untoward incidence.
19. This council shall be free to alter or add any other conditions as per applicable rules and laws.

20. Licensee shall will take **construction** debris to the designated site only at his own expenses in consonance with Hon`ble High Court direction in Writ petition No. 935 of 2017 and others. The Licensee has to submit the **copy** of the certificate issued by the concerned authority certifying that the **construction debris** is brought to the designated site. If the undertaking is breached or the certificate is not produced, penalty may be levied as well as the Licence shall be liable to be revoked.




Shankar B. Goankar
Chief officer
Cuncolim Municipal Council

To,
M/s Akar Infra & Realty,
Panzorconi, Cuncolim,
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/28385/Cun/146/19 Pl.no.112/2016/3409 DATE:- 15/07/2016

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed construction of Row Villas & Compound wall per the enclosed approved plans in the property zoned as Settlement in Regional Plan for Goa 2001 & 2021 and situated in survey no. 146 sub-division.19 Pl. No: 112 of Cuncolim 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 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.
7. 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.
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.

Contd/-

15. Maximum height of a compound wall along the boundary other than that abutting on a street may be permitted up to a maximum height of 1.80mts, and along the boundary abutting on a street up to a height of 1.50mts only and may 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. 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. 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.
20. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Municipal Council before issuing licence.
21. The setbacks shown on the site plan shall be strictly maintained.
22. The Municipal Council shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
23. 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 Municipal Council/PWD as the case may be on stamp paper of Rs.100/-.
24. The area under road widening shown on the site plan shall be strictly maintained free from any construction/obstruction.
25. Adequate arrangement shall be made for disposal of the garbage.

This technical Clearance issued with approval of Govt. Vide Note No. TPM/ 28395/Cun/146/19/PI.No. 112/2016/2365 dtd 10/05/2016

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 18/04/2016 FROM M/s Akar Infra and Reality.

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 assessment Order No.TPM/28395/Cun/146/19/PI.112/16/3350 dtd 13/06/2016 the applicant has already paid the Infrastructure Tax of Rs.3,39,806/- (Rupees Three lakhs thirty nine thousand eight hundred six only) vide challan no.150 dtd.14/07/2016

To,
M/s Akar Infra and Reality,
Lake Plaza Opp. Fatorda Stadium,
Fatorda Margao -Goa,

Copy to:
The Chief Office,
Cuncolim Municipal Council,
Cuncolim,Salcete -Goa.
Mk 15/07/16

(R.M. Borkar)
Town Planner

Cuncolim Municipal Council

CUNCOLIM-GOA

No.201/CMC/TECH/LIC/2016-17/2298/19

Date:- 5/8/2016

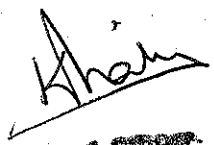
CONSTRUCTION LICENCE

Whereas M/s Akar Realty, Akar Infar & Realty, Panzorconi, Cuncolim, Salcete Goa, has paid to Cuncolim Municipal Council by receipt No.04178 dated 5/08/2016 an amount of Rs 3,18,573 /- (Rupees. Three lakh eighteen thousand five hundred seventy three only) as shown below:

Fees for approval plan of row villa	Rs.248679.00
Fees for inspection.....	Rs. 500.00
Fees for service connection charge 20% of approval plan...	Rs. 49736.00
Fees for Administrative on labour cess for Mun 1%.....	Rs. 1658.00
Fees for 12nos. Sanitation...	Rs. 12000.00
Fees for 12nos. gates	Rs. 6000.00
Total	Rs. 3,18,573.00

Construction Licence is permitted subject to the conditions prescribed in Cuncolim Municipal Council. Building Bye-Law No. CMC/BL/15/79 (Building bye-laws and regulations) to / for construction of residential row Villa and compound wall in plot no.112, & survey no.146/19, at Panzorconi, Cuncolim, village of Salcete Taluka.

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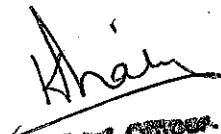

 Chief Officer
 Cuncolim Municipal Council

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With following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Technical Clearance Order No. TPM/28385 Cun/146/19/pl.no.112/2016/3409 dated 15/07/2016 issued by the Planning and Development Authority/Town and Country Planning Department.
2. The applicant shall notify the Council for giving the alignment of the building. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
3. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Municipal Council.
4. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
5. The Building should not be occupied unless the occupancy certificate is obtained from the Council.
6. 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.
7. The applicants should construct a separate soak pit in order to derivate in the sullage water.
8. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
9. The ventilation pipe of the septic tank should be provided with a mosquito net.
10. The Applicants should connect the pipelines from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
11. The applicants 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.

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Chief Officer
Municipal Council

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12. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
13. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
14. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
15. The applicants should gift the road widening area to the council before applying for the Occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
16. The applicants 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.
17. The applicants should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
18. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
19. 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.
20. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
21. Space for parking of vehicles is clearly demarcated on the ground.
22. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
23. No commercial activities will be permitted in the shops unless a separate permission is obtained from this council.
24. All temporary sheds/existing buildings shown to be demolished in the plan are demolished before applying for Occupancy certificate.
25. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
26. All internal courtyards should be provided with drainage outlet.
27. The applicants should maintain all existing natural drains in the plot and should not block them at any stage.

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Chief Officer
Urban Municipal Council

28. No soak pit or other structures should come in the road widening area.
29. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
30. 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.
31. No gates shall open outwards on to the road.
32. The construction of the compound wall should be as per the approved plan. The applicants shall inform this council after the completion of the compound wall.
33. Drinking water well should be 15 meters away from any soak pit.
34. This licence is valid for a period of 1 year from the date of issue mentioned above
 - i) licence may be renewed for a further period of one year each for two consecutive periods. The validity of this licence shall cease on the expiry of third year from the date of issue initially. The licensee will thereafter be required to obtain renewal from TCP, Margao Goa. The above condition is applicable in to even if construction licence is partly completed or is in progress.
 - ii) If no construction work is commenced within the licence period of one year. The licensee will have to pay the full construction fees, as per prevailing rates, in force, for its renewal, during the life of the licence.
 - iii) This licence is not transferable or heritable.
35. Conversion sanad shall be submitted before starting the work.
 - Licensee shall be fully responsible for structural stability and all kind of safety of entire construction and even after completion of the construction.
 - Licensee and his architect / engineer shall be fully responsible to ascertain, before commencement of construction work, the correctness of dimensions, areas, location, exact position of the plot or land on which construction is proposed. The Chief Officer and/or officials of this council shall in no way be responsible for correctness of plot/land at any stage. If required, licensee may obtain demarcation from competent authority to do the demarcation.

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Chief Officer.
MARGAO MUNICIPAL COUNCIL

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- Licencee and his architect / engineer fully responsible to ascertain, before commencement of construction work, the technical feasibility of the plot or land on which construction is proposed so that structure/ construction is stable, sound and safe. The Chief Officer and /or officials of this council shall in no way be responsible for the same. If required, licencee and his architect / engineer may obtain opinion or report from experts.
- Licencee shall take adequate precautions for the safety of workers/labours and all others involved in the construction.
- This construction licence is issued based on the condition that LICENCEE and HIS ENGINEER shall be solely responsible for the stability of structure and safety of all concerned and the Chief Officer and his all officials are indemnified and kept indemnified forever against any civil and or criminal liabilities and or any kind of liability whatsoever in the event of any untoward incident or structural failure/collapse. This will hold good (and will be valid) even in case some or any prescribed documents inadvertently are not on record (not received by the Chief Officer) or wrongly submitted by licencee.
- Licencee, his engineer and architect shall take all necessary steps to see that structure is sound and safe and stable.

THIS LICENCE IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUE OF THIS LICENCE.

RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.



Kedar Naik

(Kedar Naik)
Chief Officer

Cuncolim Municipal Council

To,
M/s Akar Realty,
Akar Infar & Realty,
Panzorconi, Cuncolim,
Salcete Goa.

CUNCOLIM MUNICIPAL COUNCIL

CUNCOLIM-GOA

No.CMC/TECH/LIC/2018-19/ 1304

Date:- 13 /08/2018

RENEWAL OF CONSTRUCTION LICENCE

Original Constr. Lic. No. 201/CMC/TECH/LIC/2016-17/2298/19 dated 5/8/2016
Proposed Construction of residential row villa and compound wall (plot.112)

Whereas M/s Akar Infra & Realty, Panzorconi, Cuncolim, Salcete Goa, has paid to Cuncolim Municipal Council vide challan No.03458 dated 10/08/2018 an amount of Rs.401836/- as:-

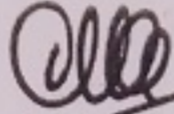
Fees for the renewal of construction license from 5/8/2018 to 24/8/2019.

And whereas renewal to original construction license is hereby granted with the following conditions-

1. The applicant shall strictly comply all the conditions imposed in the Order No. TPM/28885/Cun/146/19 Pl.no.112/2016/3409 dated 15/07/2016 issued by the Town and Country Planning Department Margao, Salcete.
2. In case the applicant has not obtained the alignment approval from this Council or otherwise this council shall in no way be shall responsible for correctness of setbacks, plot boundaries, construction etc.
3. No materials of construction or earth from excavation or any other construction material should be dumped on the footpath or carriage way to road without prior permission of the Municipality and violation will be dealt with as per provision of section 174 of the Goa Daman & Diu Municipalities Act, 1968.
4. The building should not be occupied unless the completion certificate is issued by this Municipality
5. License shall abide by all the conditions of TCO, original construction license and Building Regulation 2010 with all the amendments.
6. The license shall be liable to be revoked if any misrepresentation concealment of facts, false information if noted at any point of time.
7. This renewal to license shall not be considered as granted as retrospective approval in case date of issue is after the expiry of original license as the same is granted in consonance with Section 134 of Town & Country Planning Act and is granted keeping in view the revenue to the Council.
8. The Technical feasibility of the plot, correctness of the plot boundaries and stability of the structure at all times shall be full responsibility of the licensee, his Engineer and Architect. This Council and its officials shall not be responsible for same and shall be indemnified forever against any Civil or Criminal Liabilities due to any case or untoward incidence.
9. This council shall be free to alter or add any other conditions as per applicable rules and laws.

10. Licensee shall will take construction debris to the designated site only at his own expenses in consonance with Hon`ble High Court direction in Writ petition No. 935 of 2017 and others. The Licensee has to submit the copy of the certificate issued by the concerned authority certifying that the construction debris is brought to the designated site. If the undertaking is breached or the certificate is not produced, penalty may be levied as well as the Licence shall be liable to be revoked.




Shankar B. Goankar
Chief officer
Cuncolim Municipal Council

To,
M/s Akar Infra & Realty,
Panzorconi, Cuncolim,
Salcete Goa.