

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st Floor, Mala Link Road, Panaji Goa – 403001.

Ref: NGPDA/CAN/44/234/ 742/2019

Date: 16 AUG 2019

ORDER

(Development Permission under Section 44 of the Town & Country Planning Act, 1974)

Whereas application has been made by **M/s. Devashri Nirman LLP** -----
for development permission in accordance with the provision of Section 44 of the Goa Town &
Country Planning Act, 1974, for **proposed construction of multifamily residential building**
(revision) **Block E, swimming pool and relocation of Sewage Treatment Plant** with respect to
His / her land zoned as **Settlement S-2 Zone as per ODP-2025 of Candolim** situated at **Candolim**
City / village bearing Survey No. **29/0** ----- Chalta No. -----
P.T. Sheet No. ----- plot No. -----
approved sub-division reference number ----- dated -----

And whereas Development charges affixed at ₹ **50,690/-** and Infrastructure Tax at
₹ **5,73,552/-** vide Challan No. **Can-98** dated **17-01-2019** have been paid.

The Planning and Development Authority has granted permission to carry out the development in
respect of the property above mentioned subject to the terms and conditions hereinafter stipulated
upon receipt of the development charges levied for the said development. The terms and conditions
upon which the permission has been granted by the Authority are the following:

- 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 permission shall be revoked if found expedient to such an action under the provision of Section 50 of the Goa Town & Country Planning Act, 1974.
- 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 signboard of minimum size 1.00 mts. x 0.50 mts. with writing in black colour on 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 development/construction as per the permission granted by this order.
- 7) The soak pit shall not be located within a distance of 15.00 mts. from any other well in the plot area/plan.
- 8) The commencement and the completion of the work shall be notified to the Authority in writing in the appropriate forms.
- 9) Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the Licencing Authority.
- 10) Storm water drain should be constructed along the boundary of the affected plot abutting to the road.
- 11) Adequate Utility space for the dustbin, transformer, etc. should be reserved within the plot area. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provision of Section 17(A) of the Goa Town & Country Planning Act, 1974.
- 12) In case of compound wall, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.

- 13) The ownership of the property shall be verified by the licensing body before the issuing of the licence.
- 14) Parking area should be developed as per the specification of P.W.D.
- 15) This Development Permission shall not in any way construed to be a document conforming any or all the following :
 - a) Title or interest of the holder of the permission to the relevant land or building or both.
 - b) Boundaries of the relevant site for which permission has been obtained; or
 - c) Any easement thereon or therefrom.
 - d) Structural or engineering safety or the workmanship of the proposed development.
- 16) The construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulations 2010.
- 17) The building shall be planned, designed and constructed in accordance with Part IV of Fire Protection of National Building Code of India, fire fighting requirement, arrangement and installation required in such buildings shall also conform to the provisions of Part IV of Fire Protection of National Building Code of India and hence N.O.C. from the Chief Fire Officer, Directorate of Fire & Emergency Services shall have to be obtained before commencement of work.
- 18) **Conditions laid down in the earlier Development Permission order dated 23-01-2019 shall be strictly adhered too.**
- 19) **Twin residential villas approved vide Order No.NGPDA/CAN/44/234/3316/2019 dated 23-01-2019 stands cancelled.**

This Development Permission is issued with reference to the application dated **22-02-2019** under Section 44 of Goa Town & Country Planning Act, 1974, from **M/s. Devashri Nirman LLP.**

This Permission 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. K. PANDITA)
MEMBER SECRETARY

To,
M/s. Devashri Nirman LLP
7th floor, Dempo Tower,
Patto, Panaji Goa - 403 001.



Copy to:

- 1) The Secretary, Village Panchayat, Candolim Goa. *
- 2) ~~The Commissioner, The Corporation of City of Panaji, Panaji Goa - 403001. *~~
- 3) ~~The Chief Officer, Mapusa Municipal Council, Mapusa Goa - 403507. *~~

* **Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.**

/m



Government of Goa
Directorate of Health Services
Primary Health Centre Candolim

Tel. 0832-2489035

No. PHCC/NOC-Const./2019-20/ 1177

Email ID: phccandolim-heal.goa@nic.in

Date: - 13 /09/2019

NOC FROM SANITARY POINT OF VIEW FOR PROPOSED CONSTRUCTION

No objection from sanitary point of view only is hereby granted for the proposed construction of Residential building (revision) Block E, Swimming pool and relocation of STP in existing Residential projects at Sy. No. 29/0 of village Candolim Taluka Bardez of M/s. Devashri Nirman LLP., with reference to the Order issued by the Office of the North Goa Planning and development authority Panaji Goa vide Order No. NGPDA/CAN/44/234/742/2019 Dt 16/08/2019 as per the site inspection carried out by this office on 12/09/2019 with reference to letter No. Nil received from the applicant dt 30/08/2019 on the condition that the same will be withdrawn in case any problem of Public Health Hazard or otherwise arises and further subject to the conditions as under:

1. The construction is to be carried out as per the plan submitted.
2. Proper cleanliness is to be maintained in and around the construction site.
3. The capacity of the sewage treatment plant should correspond to the terms and Conditions laid out in the consent to establish the sewage treatment plant issued by Goa State Pollution Control Board vide letter no :5/5647/2014-PCB/CI-3007CI-3121 dt 04/08/2017.
4. No health hazard or any other environmental pollution is to be created in the surrounding area.
5. The owner/contractor shall co-operate with the health and pollution control authorities whenever they visit the site for sanitary inspection.
6. If any complaint is received by this office from the sanitary point of view, this N.O.C. will be revoked.
7. As per section 75A of Goa Public Health Act all labourers should possess health cards and should renew them once in three months. Whoever contravenes the provision of the Public Health Act shall be punishable with fine as specified in the Act and amendments published in the official Gazette Government of Goa, Series 1 No.26 (Extraordinary No.3) and further amendments thereof.
8. There should be proper sanitary facilities for the labour force at the site as recommended. Bed nets should be provided to each of the families. Health Card register to be maintained in the prescribed format. The Advisory/guidelines enclosed should be strictly adhered to.
9. Health cards should be available at the site and should be produced to the Health Authorities on demand.
10. Final N.O.C. from Health Authorities to be obtained prior to issuance of occupancy certificate.
11. The N.O.C. is liable to be withdrawn if the conditions stipulated above are not complied with.
12. This NOC is subject to the verification of the legality of the premises/property by the License issuing authority and this office is not responsible for any legality that could arise out of the same in any court of law.
13. This NOC shall stand withdrawn if the documents submitted to this office are found to be invalid/incorrect/false/forged.
14. This office is to be informed at the commencement of the construction.

(Dr. Roshan Nazareth)

Health Officer

Primary Health Centre Candolim

M/s. Devashri Nirman LLP, 7th Floor, Dempo tower, Patto Panjim Goa.

1. The Secretary/Sarpanch, VP Candolim, Bardez Goa.
2. Office file.
3. Guard file.





**Office of the Village Panchayat
CANDOLIM**

Construction Licence No. VP/32/4/1756/31 /2019-2020

Date:- 30/09/2019

CONSTRUCTION LICENCE

M/s Devashri Nirman LLP from Panaji, Goa is hereby granted licence for proposed construction of multifamily residential building(revision) Block E, swimming pool and relocation of sewage treatment Plant in survey No. 29/0 situated at Bamon Vaddo, Candolim, Bardez, Goa, in terms of Resolution No. 9(34) taken in the Panchayat meeting dated 30/9/2019 as per the plans in triplicate/duplicate attached to his/her application under inward No.2054 dated 17/09/2019. 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 documents.

1. The applicant shall strictly comply all the conditions imposed in the permission/Order No. NGPDA/CAN/44/234/742/2019 dated 16/8/2019 from the Member Secretary, North Goa Planning and Development Authority, Panaji, Goa, should be complied.
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/structure 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 approval plans and the statements therein and whenever there is any false statements 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 sewage water.
9. Any soak pit should be constructed at a minimum distance or 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 fix boards at a prominent place whenever the construction is started indicating the number the date and the authority for which the license for development work has been granted.
12. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy Certificate.

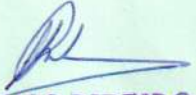
13. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
14. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
15. Water storage 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 removal 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.
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 dustbins at a convenient place accessible for the Municipal vehicles for collection of Garbage.
19. Road widening area shall be asphalted to the existing road level before applying for Occupancy Certificate.
20. Garbage 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 staircase, if applicable shall be constructed as indicated in the approval 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 should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
30. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
31. Drinking water well should be 15 meters away from any soak pit.
32. Applicant shall dispose the construction debris at his/her own level and or the same shall taken to the designated sites as per the disposal plan given by the applicant in the affidavit at his own expenses.
33. Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07/03/2018.
34. Failing to comply clause 9(a) and (b) the penalty shall be imposed to the applicant at the rate of 0.5% on the total cost of the project and also the construction licence issued to the applicant shall be withdrawn/cancelled.
35. The owner of the hotel should ensure about adequate arrangement of collection and disposal of solid waste generated within the complex upto the satisfaction of the Village Panchayat.

This licence is valid for a period of THREE YEAR from the date of issue of this licence i.e. from 30/9/2019 to 29/9/2022. He has paid the respective tax/fees the tune of Rs.1500/- (Rupees One thousand five hundred only) vide receipt No. 1054/22 dated 30/9/19.

Renewal if required shall be applied within the period of the validity of the licence.




LOURENCO RIBEIRO
SECRETARY
VILLAGE PANCHAYAT CANDOLIM
BARDEZ - GOA

No.RB/CNV/BAR/AC-II/47/2010
Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.

Dated :- 3/06/2011

Read: Application dated 07/07/2010, from Devashri Estate Developers r/o. Panaji - Goa

SANAD
SCHEDULE-II

(See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969).

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa, Daman and 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 thereunder) Devashri Real Estate Developers being the occupants of the plot registered under Survey No. 29/1(Part) known as Baman Vade Situated at Candolim, Bardez Taluka registered under Survey No. 29/1(Part) (hereinafter referred to as "the applicants, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part Survey No. 29/1(Part) admeasuring 22387 Square Metres be the same a little more or less for the purpose of Residential Use.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject, to the provisions of the said code, and rules thereunder, and on the following conditions, namely:-

1. Levelling and clearing of the land - The applicants 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 to prevent insanitary conditions.

2. Assessment - The Applicants 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 applicants shall not use the said land and building erected or to be erected thereon for any purpose other than Residential use, without the previous sanction of the Collector.

4. Liability for rates - The applicants shall pay all taxes, rates and cesses leviable on the said land.

5. Penalty clause - (a) if the applicants contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicants 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 applicant as an arrears of land revenue.

6. a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants.

c) The necessary road widening set-back to be maintained before any development in the land.

d) Traditional access passing through the plot, if any, shall be maintained.

e) No trees shall be cut except with prior permission of the competent authority.

Contd...

7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX - I

Length and Breadth		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4					6
169.00 Sq.mts	177.00 Sq.mts	22387 Sq.mts	S.No./Sub. No. 29/1 (Part) Village: Candolim Taluka: Bardez	S.No. 18/4 & 5 and 17/3 & 4	S.No. 28/4, 2, 3, 4, 5 & 11 and 30/1, 3, 4, 5 & 6	S.No. 17/5 & 6	Nalha	NIL

Remarks:-

1. The applicant has paid conversion fees of Rs. 17,90,960/- (Rupees Seventeen Lakhs Ninty Thousand Nine Hundred Sixty Only) vide receipt No. 2245/66 dated 02/06/2011.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPBZ/24/CAN/10/2959 dated 27/08/2010.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkari rights and easementary rights shall be safe guarded from mundkari (Protection and Eviction) Act.

In witness whereof the Collector of North Goa district, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant M/s. Devashri Real Estate Developers through its constituted attorney holder Mr. Kiran Shiyaram Hegde here also hereunto set his hands this 3rd day of June, 2011.

Kiran S. Hegde
(Kiran S. Hegde)
POA to Applicant

(R. MIHIR VARDHAN)
COLLECTOR OF NORTH GOA

Signature and Designature of Witnesses

1. Rajesh N. Sarant
2. HUBERT FERNANDES

Complete address of Witness

1. Devashri Real Estate Developers, 7th Fl, Dempo Tower, Pukha Pansy
2. House N^o E-24, Fortais, Pansim Ctra

We declare that Mr. Kiran Shiyaram Hegde, who has signed this Sanad is, to our personal knowledge, the person he/She represents himself to be, and that he/She has affixed his/her signature hereto in our presence.

1. Rajesh N. Sarant
2. HUBERT FERNANDES

To,

1. The Town Planner, Town and Country Planning Department Mapusa
2. The Mainlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa
4. The Sarpanch, Village Panchayat, Candolim, Goa





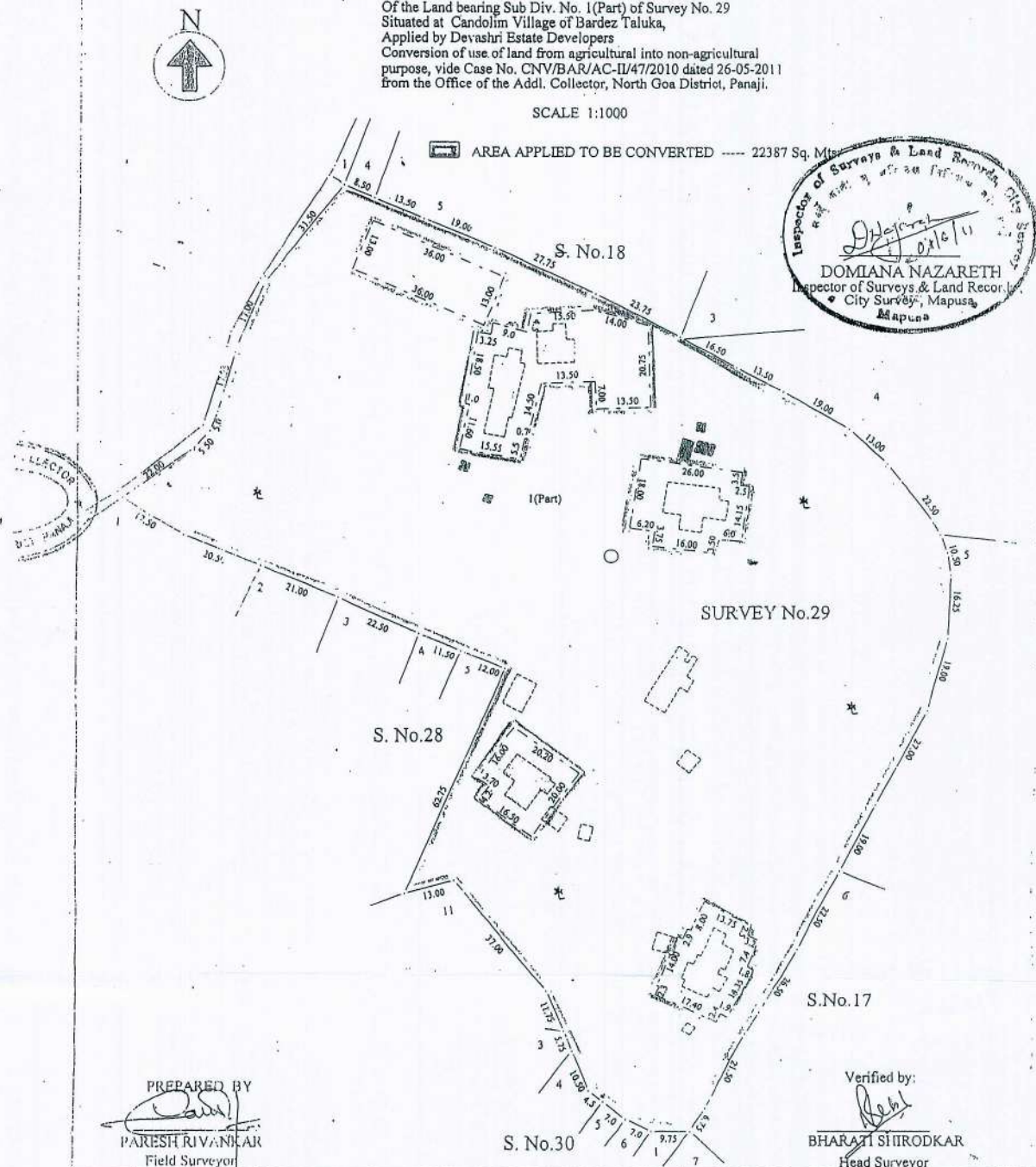
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office Of The Director Of Settlement & Land Records
MAPUSA - GOA

PLAN

Of the Land bearing Sub Div. No. 1(Part) of Survey No. 29
Situated at Candolim Village of Bardez Taluka,
Applied by Devashri Estate Developers
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. CNV/BAR/AC-II/47/2010 dated 26-05-2011
from the Office of the Addl. Collector, North Goa District, Panaji.

SCALE 1:1000

AREA APPLIED TO BE CONVERTED ----- 22387 Sq. Mts



PREPARED BY

PARESH RIVANKAR
Field Surveyor

SURVEYED ON - 31/05/2011

Verified by:

BHARATI SHIRODKAR
Head Surveyor

FILE No. 8/CNV/MAP/117/11

