

Government of Goa
Directorate of Health Services



Primary Health Centre Aldona

Tel. 0832 - (Off) 0832-2293251

No. PHC/Aldona/NOC-Construction/2018-19/1964

Email ID: phcaldona@yahoo.co.in

Date: - 06/03/2019

To,

M/s. Mayfair Resorts Pvt. Ltd.
Ucassaim Punola Bardez Goa.

Sub: Issue of NOC for Proposed construction of residential Building Type A,B and C (revised) and D,E, and F and compound wall under survey No. 40/8 situated at Paliem Bardez Goa.

Sir,

With reference to your letter No. Nil, date 2nd March 2019, and Technical clearance No. TPBZ/681/PAL/TCP-19/416 dated. 18/01/2019 from Dy. Town Planner, Office of the Senior Town Planner, Town & Country Planning Department North Goa District Mapusa Bardez Goa, on the above mentioned subject, on the above mentioned subject, site inspection was conducted by the undersigned along Sanitary Inspector of this Primary Health Centre on 05/03/2019. In this regards, I am to inform you that there is **NO OBJECTION FROM SANITARY POINT OF VIEW ONLY** for the proposed construction of **residential Building Type A,B, & C (revised) and D,E & F, and Compound wall** under survey No. 40/8 situated at Paliem Village Taluka Bardez Goa, subject to the following conditions:

1. The construction should be carried out as per the plan submitted.
2. Proper cleanliness should be maintained in and around the construction site.
3. The Sewage Treatment Plant should be at least 15 meters away from any drinking water source.
4. No Objection Certificate should be obtained from Goa Pollution Control Board, Panaji-Goa for Consent to established & Consent operate Sewage Treatment Plant before applying for the Occupancy Certificate.
5. No health hazard or any other environmental pollution should be created in the surrounding area.
6. The owner/contractor shall co-operate with the health and pollution control authorities whenever they visit the site for sanitary inspection.
7. This office is not responsible for any court litigation regarding the ownership and area of the house.
8. If any complaint comes from the sanitary point, this N.O.C. will be revoked.
9. 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)
10. Health cards should be available at the site and should be produced to the Health Authorities on demand.
11. The ownership of the property is to be verified by the licensing body before the issuing of the license for construction.
12. **The NOC shall stand withdrawn if the documents submitted to this office are found to be invalid/incorrect/false/forged.**
13. Final N.O.C. from Health Authorities is to be obtained prior to issuance of occupancy certificate.
14. The N.O.C. is liable to be withdrawn if the conditions stipulated above are not complied with.

Yours faithfully,

Mani

(*Dr. Arjun Nankle*)

Health Officer
PRIMARY HEALTH CENTRE
Aldona - Goa

Copy to:-

1. The Sarpanch/Secretary Village Panchayat Punola Ucassaim Bardez Goa for information.

7 05522 612



Ref No: TPBZ/681/PAL/TCP-19/ 416
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office,
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 18/01/2019



OFFICE OF THE SENIOR TOWN PLANNER, MAPUSA GOA.
TECHNICAL CLEARANCE ORDER

Ref No: Inward No.4393

Dated. 22/06/2018.

Technical Clearance is hereby granted for carrying out the **proposed construction of residential building Type A, B and C (revised) and D, E and F and Compound Wall by M/s. Mayfair Resorts Pvt. Ltd. & Others** as per the enclosed approved plans in the property Zoned as **Settlement Zone in Regional Plan 2021** and situated at Village **Paliem** bearing Survey No.40/8 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No change 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 development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. The Developer/applicant should display a sign board of minimum size 1.00 mts. X 0.50 mts. with writing in black color on a white background at the site, as required under the Regulations.
5. 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.
6. The Septic Tank soak pit should not be located, within a distance of 15.00 meters / as per the requirement of Health Act from any other existing well in the plot area/plan.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
11. 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 per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
12. The ownership of the property shall be verified by the licensing body before the issuing of the license.

13. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.
14. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
15. The stilt parking area shall not be enclosed in any fashion at any stage of the building.
16. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
17. The area under road widening shall not be encroached/ enclosed.
18. The Village Panchayat shall take cognizance of any issue in case of any complaints/court orders before the issue of construction license.
19. The height of the compound wall strictly maintained as per rules in force.
20. Gate of compound wall shall be open inwards only.
21. Applicant shall dispose the construction debris at his/her own level and/ or the same shall be taken to the designated site as per the disposal plan given by the applicant in the affidavit to be produced to the village Panchayat.
22. This Technical clearance issued is in partial modification to the earlier technical clearance order granted vide no. TPBZ/681/Paliem/3462 dtd. 12/11/2012 and all the conditions imposed in our earlier NOC issued has to be adhered to strictly.
23. Internal Road shall be developed effectively.

NOTE:

- a) This technical clearance order is issued based on the order issued by Secretary (TCP) vide no. **29/8/TCP/2018 (Pt.File)/1672** dated **13/08/2018** pertaining to guide line for processing various application.
- b) An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an engineer **Mr. Pares Gaitonde** dtd. **06/12/2016** TCP Reg. No. **ER/0057/2010**.
- c) This order is issued with reference to the application dated **07/12/2016** from **M/s. Mayfair Resorts Pvt. Ltd. & Mr. Amit Saxena & Others**.
- d) Applicant has paid Infrastructure tax of **Rs.6,83,608/-** (Rupees Six Lakhs Eighty Three Thousand Six hundred Eight only) vide challan no. **407** dated **02/01/2019**.

*** This approval is granted based on Government approval obtained on note moved by this office vide no. TPBZ/681/Paliem/TCP/2018/1384 dated 17/07/2018.**

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.

To,

M/s. Mayfair Resorts Pvt. Ltd. & Mr. Amit Saxena & Others,
Ucassaim, Punola, Bardez - Goa.

Copy to:

The Sarpanch/Secretary,
Village Panchayat of **Ucassaim- Paliem- Punola,**
Bardez - Goa.

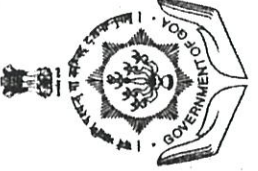

(S.P. Surlakar)

Dy. Town Planner

The permission is granted subject to the provision of Town & Country Planning Act 1974 and the rules & Regulation framed there under.

ग्रामपंचायत उसकई

पालये पुनाळा,
बारदेश - गोवा.



VILLAGE PANCHAYAT UCASSAIM PALIEM PUNOLA Bardez - Goa.

Ref. No. V.P. / UPP Lic. no. 06 / 2016-17 / 944

Date : 02/12/2016

To,
M/s. Mayfair Resorts I Ltd.
And Mr. Amit Saxena,
Paliem Ucassaim,
Bardez Goa.

Sub:- Renewal of construction of licence vide letter no. VP/UPP/Const.
Lic. No. 01/13-14/1262 dtd. 18/04/2013.

Sir,

With reference to your application dated 21/11/2016, on the above cited subject and in pursuance of V.P. resolution no. 02 dated 29/11/2016, this is to inform you that the construction licence is hereby renewed/granted vide permission no. VP/UPP/Const. Lic.No. 01/13-14/1262 dtd. 18/04/2013 for the period of **one year valid upto 01/12/2017** on the same term and conditions as laid down in the said permission as mentioned above. Renewal licence fees of 50% Rs. 42,120/- has been paid vide Receipt no. 124/13 dated 02/12/2016



Yours faithfully,

SECRETARY
V.P. UCASSAIM PALIEM PUNOLA
VP/PP/UC BARDEZ - GOA

FORM NO. 4

Receipt Book No. 124

RECEIPT

Receipt No.: 13

The Village Panchayat

V. P. Ucassaim Palilem Pura

Bardez - Goa

Received with thanks from

Mayfair Resorts Ltd. and

Rs. 42,120/-

for Panchayat for two rounds

one hundred twenty only

on account of

five conf. license for renewal

A conf. 9 surrendered at Palilem in 19.10.18

Date 02/12/2018

Reference to cash entry

Book _____

page No. _____

V. P. V. P. UCASSAIM PALILEM

Secretary

Instruction covering the use of form 4 :

- Each receipt book shall have a serial number and each receipt which shall be in duplicate for use with carbon paper shall have a serial number within the book. Both Book number and Receipt number shall be machine numbered on each receipt whether original or duplicate.
- The seal of the Panchayat shall be affixed to each receipt before issued.

The carbon copy shall be retained and the original issued.

Ref. No. TPBZ/681/Paliem/TCP-16/3382
Office of the Senior Town Planner,
North Goa District Office,
Town & Country Planning Dept.,
302, Govt. Building Complex,
Mapusa - Goa.

Date: 16/11/2016.

ORDER

Sub:- Proposed renewal of technical clearance issued for construction of residential building blocks 1, 2 & 3 and compound wall at Sy. No. **40/8** of **Paliem** village, Bardez Taluka.

Ref: - 1.TPBZ/681/Paliem/3462 dtd. 12/11/2012.
2. Your letter inwarded under nos. 689 & 3615
dtd. 16/2/2016 & 18/8/2016

This has reference to your application for renewal of Technical Clearance Order issued by this office for proposed construction of residential building blocks 1, 2 & 3 and compound wall at Sy. No. **40/8** of **Paliem** village, Bardez Taluka vide no. TPBZ/681/Paliem/3462 dtd. 12/11/2012. In this regard it is informed that technical clearance order as stated above is hereby renewed for further period of **three years (3 years)** w.e.f. 1/11/2016 till 1/11/2019.

This is for your information.


(S. P. Suriakkar)
Dy. Town Planner

To,
M/s. Mayfair Resorts India Pvt. Ltd.
Porvorim, Bardez Goa.

Copy to:

✓ The Sarpanch/Secretary,
Village Panchayat Ucassaim-Paliem-Punola,
Bardez Goa.

FORM NO. 4

Receipt Book No. 140

RECEIPT

Receipt No.: **10**

The Village Panchayat

V. P. Ucassaim Pallem Panchayat
Bardez - Goa

Received with thanks from

Mayfair Resort India Ltd.

Rs.

59,000/- Rupees (fifty nine thousand only)

on account of

Five Renewal cont. license for
Cont. of residential building of Pallem

Date

2/12 2018

Reference to cash entry

Book

V. P.

Secretary
SECRETARY
V. P. UCASSAIM - PALLEM PANCHAYAT
BARDEZ - GOA

page No.

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- The seal of the Panchayat shall be affixed to each receipt before issued.
The carbon copy shall be retained and the original issued.

ग्रामपंचायत उसकई

पालये पुनाळा,
बारदेश - गोवा



VILLAGE PANCHAYAT UCASSAIM PALIEM PUNOLA Bardez - Goa.

Ref. No. VP / UPP / ^{Cond. Lic.} 15 / 2017-18/1082

Date : 08/02/2018

To,

✓ Mayfair Resort India Ltd.
Mr. Amit Saxena,
Calangute Bardez Goa.

Sub:- Renewal of construction licence vide letter no.
VP/UPP/Ren.Const. Lic. No. 06/16-17/944 dtd. 02/12/2016.

Sir,

With reference to your application dated 28/11/2017, on the above cited subject and in pursuance of V.P. resolution no. 4(1) dated 12/12/2017, this is to inform you that the construction licence granted to you vide permission no. VP/UPP/Ren.Const. Lic.No. 06/16-17/944 dtd. 02/12/2016 for the period of **two years valid upto 01/12/2019** on the same term and conditions as laid down in the said permission as mentioned above. Renewal licence fees of **70% Rs. 59,000/-** has been paid vide Receipt no. **140/10** dated **08/02/2018**

Yours faithfully,



[Signature]
08/02/2018



VILLAGE PANCHAYAT UCASSAIM - PALIEM - PUNOLA

Bardez - Goa

Phone No: (0832) - 2261825, e-mail:

vpanchayatucassaim@gmail.com/panchayatucassaim@gmail.com

Ref.No:- VP/UPP/Const. Lic. No. 03/2019-20/165 Date:- 02/08/2019

CONSTRUCTION LICENCE

Licence is hereby granted to **M/s MAYFAIR RESORTS PVT. LTD. AND Mr. AMIT SAXENA & OTHERS**, R/o, Ucassaim Paliem, Bardez, Goa, in pursuance of Resolution No. 4 duly approved by the Village Panchayat Ucassaim Paliem Punola in its meeting held on **15/07/2019** for carrying out proposed **Construction of residential building type A, B and C (revised) and D, E & F and compound wall** as per the enclosed Plans in the Property bearing Survey No. 40/8 at Paliem base on Technical clearance order no. TPBZ/681/PAL/TCP-19/416 dated 18/01/2019

SUBJECT TO THE FOLLOWING CONDITIONS:-

1. The Applicant shall strictly comply all the conditions imposed in the Development Permission/Order NO. TPBZ/681/PAL/TCP-19/416 dated 18/01/2019 issued by the Town & Country Planning and Development Authority/Technical Clearance Order issued by the Town and Country Planning Department, Mapusa-Goa.
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 works shall be designed and supervised by the Engineer who has signed the Structural liability certificate submitted to the Panchayat.
5. No material for construction or earth from excavation or any other construction material shall be stacked on the public roads.
6. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
7. The Construction Licence shall be revoked if the construction work is not executed as per the approved plans and the statements therein and whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which the permit was based.
8. The applicant should construct a separate soak pit in order to derivate in the sullage water.
9. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
10. The ventilation pipe of the septic tank should be provided with a mosquito net.
11. The Applicant should connect the 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 overflow pipes. The tanks should be provided with access ladders whenever 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 rick/laterite/ concrete/ stone/ ashlar/ masonry finish to buildings will also be permitted.



18. The applicant should provide a dustbin at a convenient place accessible for the Municipal/Panchayat vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for the Occupancy Certificate.
20. Garages and Parking areas shown in the approved plan shall be strictly used for parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
21. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
22. Space for parking of vehicles is clearly demarcated on the ground.
23. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from the Panchayat.
25. All Temporary sheds/Existing buildings shown to be demolished in the plan are demolished before applying for Occupancy Certificate.
26. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
27. All internal courtyards should be provided with drainage outlet.
28. The applicant should maintain all existing natural drains in the plot and should not be 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 opening in the compound wall for the purpose.
32. No gates shall open outwards on to the roads.
33. Storage of water should be done in such a way the mosquito breeding doesn't take place either by introducing fish in the tanks/wells or properly covering the iron drums/plastic tanks etc. or by observing dry day once a week.
34. Overhead tanks/sumps are provided with mosquito proof lids and other pipe fitting without any hole for the entry of mosquitoes. Outlet is to be covered by muslin/wire mesh. Ladder for inspection of the tank to be installed if required.
35. Curing water collections should be treated with anti-larval chemicals by the Builders/Contractors.
36. To fill the pits, ditches water pools etc. to avoid stagnation and to ensure no mosquito breeding sites in and around especially in unused item like tyres, bottles, tins etc.
37. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
38. Not to engage Labourers for any construction/building work unless they are screened for malaria and possess health cards. These cards are to be renewed regularly every 3 month. Also arrangement should be done to get their blood tested immediately in case of fever and ensure that full treatment is taken in consultation with NVBDCP programme.
39. Drains/Nallahs to be maintained clean around the site so that there is no blockade to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
40. The Health units at the respective levels should be involved in the planning process.
41. The construction of the compound wall, if any should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
42. Drinking water well should be 15 meters away from any soak pit.
43. The Waste generated during the Course Construction/repair renovation etc. shall be disposed off by the applicant/s in a scientific manner without harming the environment in its own property.
44. That valid Conversion Sanad should be obtained from collector before issuing completion order if not submitted.
45. The necessary approvals shall be taken from competent authorities such as Health Officer, Department of Forest, The Goa Coastal Zone Management Authority, Department of Fire & Emergency Services and Administrator of Communiade if applicable.
46. Licencee shall submit an Affidavit/undertaking that an area under road widening shall not be encroached



47. The building setbacks shown shall be strictly maintained.
48. Open parking area should be effectively developed.
49. Applicant shall dispose the construction debris at his/her own level and /or the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit at his own expenses.
50. The applicant shall comply letter no. ADM.49/2019-20/SD-II/WD-VII(NH)/PWD/108 dated 27/06/2019.
51. Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07/03/2018.
52. The applicant shall furnish quantity of construction or demolish debris used for filling of footing pits up to the pith area of the new construction and raising the surrounding levels in the plot and also disposal at designated site every month to furnish report to concern authority. Till the occupancy issued & failing to comply clause 5 (a) and (b) of circular No. 15/22/DP/HC/W.P. No. (Pic) 20/2017-18/2100 dated 28-03-2018 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.
53. The applicant shall not to engage labours/contractor without their police verification & applicant shall submit detail list of the laboures engage for the work of Construction at the site every month.
54. **The applicant shall comply the all the point mention in the Affidavit cum undertaking dated 27/06/2019 notarized before S. G. Janardhan S. Parsekar.**
55. Applicant should be effectively development open parking area.
56. The height of the compound wall strictly maintain rule in force.
57. The applicant should make provision for disposal of wet waste garbage by proper manner within the property bearing Sy. No. 40/8 by making arrangement of composting pit.
58. **Condition imposed in NOC no. PHC/Aldona/NOC-Construction/2018-19/1964 dated 06/03/2019 from Primary Health Centre Aldona, should be strictly followed.**
59. **Condition imposed in NOC no. AE/III(R)/O&M/18-19/TECH-16/93 dated 26/04/2019 from Electricity Department, Mapusa should be strictly followed.**
60. **Condition imposed in NOC no. PWD/SDII/PHE-N/F-10/132/19-20 dated 10/05/2019 from PWD Department, Mapusa should be strictly followed.**
61. **The construction fee collected based on valuation issued by Baligar Santosh.**
62. The applicant shall applied renewal if any before expiry of technical clearance order issued by Town & Country Planning department i.e. on or before 17/01/2022.
63. The applicant shall provide toilet facility for workers engaged for construction work at site to stop open defecation in open space.
64. The information furnished by the applicant for obtaining the permission for proposed Construction of residential building if found to be false at later stage, or if the conditions stated herein above are not complied with, the Permission issued shall be liable to be withdrawn without pre-judice to the legal action that may be taken against the applicant.

THIS LICENCE IS VALID FOR A PERIOD OF **THREE (3) YEARS** FROM THE DATE OF ISSUE OF THE LICENCE. She/he has paid the respective fees to the tune of **Rs. 2,55,135/- (Rupees Two Lakhs fifty five thousand one hundred thirty five only)** paid vide Receipt No. **161/31** dated **31/07/2019**

This carries the embossed Seal of Office of Village Panchayat of Ucassaim Paliem Punola

This Licence is valid from 31/07/2019 to 30/07/2022




(Shri. Khusahi V. Halarnkar)
Secretary
V. P. UCASSAIM PALIEM PUNOLA
BARDEZ - GOA