



Office of the Dy. Town Planner,
Town & Country Planning Dept.
Bicholim/Sattari Taluka Office, Bicholim-Goa.

Ref. No: DC/6184/BICH/TCP-16/748

Date: - 13/7/2016

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the construction of Residential Building (Phase B). As per the enclosed the approved plans, the property zoned as Residential in Bicholim Zoning Plan & situated at Village Bicholim Taluka Bicholim bearing Survey no. 17/23 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 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. Any change to be effected to the approved plans prior permission shall be obtained from this office.
5. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
6. The Developer/applicant should display a sign board of minimum size 1.00 mts. x 0.50 mts. with writing in black colour on a white background at the site, as required under the Regulations.
7. Adequate parking for vehicles has to be provided within the plot at all the time after construction of the building.
8. 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.
9. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
10. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
11. Completion order has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
12. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
13. Traditional access/Natural drain, passing through the plot shall be maintained to the satisfaction of the local authority.


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Cont...2

14. N.O.C. of the Electricity Dept. shall be obtained if any H.T/L.T/Electric line is passing through the property prior to commencement the development work.
 15. 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 provisions of section 17(A) of the Goa Town and Country Planning Act, 1974.
 16. In case of compound walls, the gated shall open inwards only and traditional access, if any passing through the property shall not be blocked.
 17. N.O.C. from all the concerned authorities shall be obtained if any before commencement of the development work as applicable.
 18. The ownership of the property shall be verified by the licensing body before the issuing of the license.
 19. F.A.R. coverage and setback should be strictly maintained.
 20. Verification of ownership with the specific reference to tenancy position as on 2.11.1990 has to be verified by the village Panchayat/Municipality before issue of license.
 21. The adequate arrangement for collection and disposal of solid waste generated within the complex shall arrange to satisfaction of village Panchayat/Municipality.
 22. The village Panchayat/Municipality shall ensure that Sewage Treatment Plant if proposed for the project function effectively at all the times.
 23. Complaint/court order if any shall be verified by the Municipality/Panchayat before issue of construction license.
- ✧ The Government has conveyed the approval vide letter No.DC/6184/BICH/TCP-16/394 dtd. 04/04/2016 and letter No. DC/6184/BICH/TCP-16/1684 dtd. 18/04/2016.
- ✧ Necessary infrastructure tax of Rs.5,61,806/- (Rupees Five lakhs sixty one thousand eight hundred six only) paid vide Challan no.40 dtd. 11/07/2016.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 05/05/2014 (received under inward no.417 dated 12/05/2014) FROM SHRI SAGAR V. SHETYE.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE.


13/7/16
(Anand A. Deshpande)
Dy. Town Planner

To,
Shri. Sagar V. Shetye,
F-10.11, Vasudev Arcade,
Opp. Shivaji Maidan,
Bicholim-Goa.

Copy to:
The Chief Officer,
Bicholim Municipal Council,
Bicholim-Goa.





Government of Goa,
Directorate of Health Services,
Primary Health Centre,
Bicholim - Goa. Pin: 403529
PHNo: Office 2362041 (Fax No)/2360402
Email Address: phcbicholim-heal.goa@gov.in

No: PHCB/HS/CON-B/2016-17/946

Date: 2/08/2016

NO OBJECTION CERTIFICATE

This is to certify that I/My representative have /has inspected site of the Construction of Residential building (phase B) of plots belonging to Shri Sagar V. Shetye, under survey no. 17/23 (plot no. -----) situated at Village Bicholim Taluka Bicholim- Goa.

Ref. Application dated 15/07/2016, no. ----- & I have no objection to the said construction from the sanitation point of view as under:-

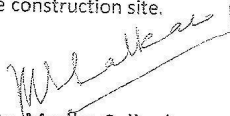
Approximate No. of Persons :

- a) No. of units for residential purpose : 24
- b) No. of units for commercial purpose : 00
- c) Total : 24
- d) Size of the septic tank & soak pit for the
Above person : As per plan attached (person capacity)
- e) Whether the septic tank & soak pit has
Been show on the plan & if so, on which side : As per plan attached
- f) Whether the size of the septic tank /
Soak pit is adequate to the above units/
Persons and if not what should be done : YES
- g) Distance of the septic tank/soak pit
From any drinking water well bodies : There is no drinking water well/ water
Within 15 meters.
- h) Whether drain in the complex have
Been property shown to discharger
Rain water : Not shown in the plan
- i) Whether there is any possibility of
Contaminating water in the nearby wells
Due to construction of septic tank and
Soak pit : No.

This NOC is issued on the condition that the applicant and/or builder shall observe the following requirements:-

- 01) The NOC is issued based on approved plans by TCP Ref: - DC/5184/BICH/TCP-16/748, dated. 13/07/2016 enclosed in the file.
- 02) The soak pit & the septic tank shall be constructed at a minimum distance of 15 meters away from any drinking water well.
- 03) All the labourers employed in the construction activity shall possess valid Health Cards & the same shall be renewed every three months. No Labourer shall be engaged by the Builder/Contractor unless he/she has a valid Health Card.
- 04) The NOC shall be revoked if the construction of the Septic tank, Soak pit and Drainage system of the building are not as per the approved plan.
- 05) The applicant shall construct a separate soak pit in order to absorb the sewage water from the kitchen and from other non sewage resources.
- 06) Accumulation of water shall be prevented in pits in and around the site so as to avoid the breeding of mosquitoes.
- 07) The builder/contractor shall take adequate anti - Larval measures at the construction site in consultation with the Health Officer/Medical Officer (I/c) or Sanitary Inspector.
- 08) NOC from this Authority shall be obtained before obtaining the Occupancy Certificate.
- 09) The Sanitary toilets have to be provided to all labourers residing at the construction sites.
- 10) The NOC is liable to be withdrawn if the conditions stipulated above are not complied with or if it is established that this NOC has been obtained using fraudulent means.
- 11) Construction board with details should be displayed at the construction site.

To,
Shri Sagar V. Shetye,
F-10, 11, Vasudev Arcade,
Opp. Chatrapati Shivaji Maidan Bicholim - Goa.


(Dr. Medha Salkar)
MUNICIPAL OFFICER
PRIMARY HEALTH CENTRE
BICHOLIM.

Copy to:-
1. The Chief Officer, Bicholim Municipal Council, Bicholim- Goa.
2. O/c

NO.PWD/D.XXIV/SD II/F. /11/16-17.
OFFICE OF THE ASSISTANT ENGINEER,
SUB-DIV.II.D.XXIV (PHE),
PWD, BICHOLIM - GOA.
DATE: - 11/8/2016

To,
Shri. Sagar V. Shetye,
F.10, 11, Vasudev Arcade,
Opp. Chatrapati Shivaji Maidan,
Bicholim-Goa.

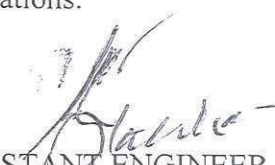
Sub: - Issue of N.O.C. for Proposed construction of Residential Building (phase B) in Survey No. 17/23, situated at village Bicholim in Bicholim Taluka.

Ref.:- Letter Entry No. 1040 dt 08/08/2016.

Sir,

With reference to above cited subject it is to inform you that, there is no objection from water supply point of view for Proposed construction of Residential Building (phase B) in Survey No. 17/23, situated at village Bicholim in Bicholim Taluka subjected to following conditions;

1. Connection may be released after receipt of N.O.C. from respective Municipality.
2. Sump & Pump facility considering total water requirement should be made by the consumer.
3. This department is not responsible for any discrepancies regarding to ownership documents.
4. Pipeline of required diameter connecting meter box & P.W.D. distribution pipeline should be laid by the Owner / Developer / Consumer.
5. Sump required capacity shall be constructed away from the P.W.D. distribution pipeline & same should get approved by the Department before releasing water connection.
6. Existing pipeline (if any) passing from the plot should not be under laid by any sort of construction or development work.
7. No encroachment in the departmental acquired area will be entertained and the boundry towards the departmental acquired area shall be districtly marked/fenced.
8. The permission is liable to be revoked at any stage, if it is based on false information / wrong plans / calculations.


ASSISTANT ENGINEER
SUB-DIV.II.D XXIV (PHE)
PWD, BICHOLIM - GOA

Copy to:- The Chief Officer,
Bicholim Municipal Council,
Bicholim -Goa.

GOVERNMENT OF GOA
ELECTRICITY DEPARTMENT
OFFICE OF THE
SUB DIVISIONAL ENGINEER
SUB - DIVISION NO. I (U), BICHOLIM - GOA

NO.AE/V-I(U)/TECH-33/2016-2017/ 1263

Dated :- 25/08/2016.

To,
Shri. Sagar V. Shetye,
F-10, 11, Vasudev Arcade,
Opp. Chatrapati Shivaji Maidan,
Bicholim - Goa.

Sub :- N. O. C. for Proposed Construction of Residential Building (Phase B), bearing Sy.No. 17/23, at Bicholim Village, Taluka Bicholim - Goa by **Shri. Sagar V. Shetye**

Ref :- Your Letter NO. Nil dated :- 12/08/2016

Sir,

With reference to the above cited letter, this is to inform you that this office has **No objection** for Proposed Construction of Residential Building (Phase B), bearing Sy.No. 17/23, at Bicholim Village, Taluka Bicholim - Goa by **Shri. Sagar V. Shetye**, subject to below mentioned conditions.

1. While issuing N.O.C. for construction of Tower / shelter / room they should put the condition restricting the owner from planting of trees in such a way that they are likely to endanger electrical lines when trees grow big.
2. The minimum vertical and horizontal clearance buildings/structure and the electrical line passing over or adjacent to the building/structure shall not be less than that specified in Rule 79 & 80 of Indian Electricity Rules 1956 amended time to time.
3. As per Clause 4(a) of condition of supply of Electrical Energy where multiple connections are to be released, the owner/promoter of the building should provide a build-up premises of 2 x 3 Sq. Mtr. with locking arrangement located nearest to public road on ground floor to put up the metering arrangement. In addition required open space/way leave should be provided for erection of overhead H.T./L.T. Lines and transformer Centre.
4. Further work should be executed as per the plan submitted and adequate clearance should be maintained before and after the proposed construction.
5. One copy of plan is retained by this office and the original is enclosed.

Yours faithfully,


ASSISTANT ENGINEER, ELECT.,
S/D-I(U), BICHOLIM - GOA

Copy to :-

1. Guard File.
2. The Chief Officer, Bicholim Municipal Council

GOVERNMENT OF GOA
ELECTRICITY DEPARTMENT
OFFICE OF THE
SUB DIVISIONAL ENGINEER
SUB – DIVISION NO. I (U), BICHOLIM – GOA

NO.AE/V-I(U)/TECH-33/2016-2017/1203

Dated :- 25/08/2016.

To,
Shri. Sagar V. Shetye,
F-10, 11, Vasudev Arcade,
Opp. Chatrapati Shivaji Maidan,
Bicholim – Goa.

Sub :- N. O. C. for Proposed Construction of Residential Building (Phase B), bearing Sy.No. **17/23**, at Bicholim Village, Taluka Bicholim – Goa by **Shri. Sagar V. Shetye**

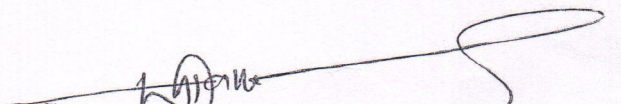
Ref :- Your Letter NO. **Nil** dated :- **12/08/2016**

Sir,

With reference to the above cited letter, this is to inform you that this office has **No objection** for Proposed Construction of Residential Building (Phase B), bearing Sy.No. **17/23**, at Bicholim Village, Taluka Bicholim – Goa by **Shri. Sagar V. Shetye**, subject to below mentioned conditions.

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FORM I & XIV

नमुना नं १ व १४

Date: 18/07/2016

Page 1 of 1

Taluka BICHOLIM
तालुका Bicholim
Village Bicholim
गांव Bicholim
Name of the Field Dhabadhaba
शेताचें नांव Dhabadhaba



Survey No. 17
सर्वे नंबर 17
Sub Div. No. 23
हिस्सा नंबर 23
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden वागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.01.06	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.01.06

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.31.94	0000.00.00	0000.31.94	0000.33.00

Remarks शेरा

As per letter of DSLR No.8-13-DSLR-11/137081 dated 24/06/2011

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No. क्र.सं.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Vidhay Vasudev Shetye Sawaikar		864	
2	Sagar Vasudev Shetye		1368	
3	Sheela Sagar Shetye		1368	

S.No. क्र.सं.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated वागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation मिचनांचा प्राप्ति	Remarks शेरा
	Nil									

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

Copy ready on 18/7/16

Copy delivered on

Details of fees received

Total amount covered Rs. 75/-

and the amount of Treasury/State

No. 118/2016/331

Date 18/7/16

Controlled by

Mamlatdar of Bicholim Taluka

18/7/16

Mamlatdar of Bicholim Taluka