



**Office of the Village Panchayat
Nuvem**

Construction License No. VP/Nuv/2011-12/ 34/2

M/s S.N. Associates & Builders Pvt. Ltd., near Holy Sprit School, Margao, Goa is Hereby granted licence for construction of **Building (B & C-1 to C-8) and Compound Wall** approved by Senior Town Planner, Margao Vide No TPM/Const/Nuvem/228/B/10/7088 dated 24/12/2010, Under Survey No 228/3 at Nuvem in terms of order passed by Dy. Director of Panchayat vide no DDPS/1/2011/490 dated 22/3/11 and as per the plans in triplicate /duplicate attached to his/ her application under inward No PPO / 01 / VP / Plans/2577 dated 05/01/2011 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 condition.

- 1) To Limit himself / herself to the plans approved and statement therein.
- 2) The construction shall be as per plans approved by this Panchayat and conditions imposed on it.
- 3) To inform the Panchayat after excavation and before laying of Plinth Foundation.
- 4) To inform the Panchayat when the construction has been completed upto plinth level.
- 5) To inform the Panchayat as soon as the construction is completed.
- 6) Not to inhabit the building without the prior permission of this Panchayat.
- 7) To abide by the other related provision in force.
- 8) That building or construction is carried out as per the alignment given and the plinth level fixed by the Panchayat.
- 9) The construction license shall be revoked.
 - a) If the construction work is not executed as per the plans approved and statements therein.
 - b) Wherever there is any false statement or any misrepresentation of any material Passed, approved or shown in the application on which the permit was passed
- 10) All the Terms & Conditions laid down by Town & Country Planning Department On Vide Letter Vide No TPM/Const/ Nuvem/228/B/10/7088 dated 24/12/2010, from point No1 to 14, shall be strictly followed /compiled.
- 11) Adequate arrangement for collection & disposal of solid & liquid waste shall be made at your end.
- 12) All setbacks as shown on site plan shall be strictly maintained.
- 13) If Any complains received from the adjacent plot owners of both the side regarding any encroachment in their property while constructing your building or compound wall and the same complain has been found to be genuine by the competent authority then the construction licence issued will be liable to be revoked.
- 14) Sewage Treatment Plant as shown in the site plan should be constructed before applying for Occupancy certificate as per the satisfaction of the competent authority.
- 15) NOC from Medical Health Officer Shall be produced before starting the construction work.
- 16) Storm water drain should be constructed along the boundary of the affected plot abutting to the road.
- 17) Adequate utility space for the dustbin, transformer etc. should be reserved within the plot area. In case of any cutting of sloppy land for 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 provision of section 17(A) of the Goa Town and Country Planning Act 1974.

Cont/...



- 18) In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
- 19) This construction licence has been issued as per the order passed by the Deputy Director of Panchayat South Goa after verifying the Documents pertaining to S.N. Associates & Builders Pvt. Ltd. vide order no DDPS/1/2011/490 dated 22/3/11.

The License shall be valid for a period of Three years beginning from today he/She had paid the respective tax/fees the tune of Rs. 2,49,040/-

By receipt No 74/22 dated 13/4/11

This carries the embossed seal of this Panchayat
Office of Village Panchayat of Nuvem.

(Handwritten signature)

(Custodio Faria)
SECRETARY

VILLAGE PANCHAYAT
NUVEM 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.

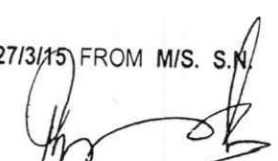
Ref.No. TPM/21916/Nuven/228/3/2015/ 2230 Date: 14/05/15

COMPLETION ORDER

Completion is hereby certified for Construction of **Building Block 'B' & Building Block 'C-1' to 'C-8'** as per Technical Clearance granted by this Department vide NOC No. **TPM / Const / Nuven / 228 / 3 / 10 / 7088 dtd.24/12/2010**, in survey No.228/3 plot no. - of village: **Nuven** Taluka Salcete Goa subject to the following conditions:-

1. The use of the building should be strictly as per the approval.
2. All parking spaces/garages if any should be used for parking of vehicles only and should not be converted for any other use.
3. No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Village Panchayat on presentation of this order.
4. This Completion Order is issued based on the Completion Certificate dtd.27/03/15 by Architect **Ramesh L. Kamat** bearing registration no. **AR/0040/2010** and Structural Stability Certificate dtd. 27/03/15 issued by Engineer **Prakash L. Kamat** bearing registration no. **SE/0053/2010**.
5. The Completion Order issued is from the planning point of view only. As regards to the structural stability and safety of all, concerned owner and his Engineer shall be solely responsible and the Town Planner and his all officials are indemnified and kept indemnified forever against any civil and or criminal liabilities and for 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 of any prescribed documents inadvertently are not on record (not received by the Town & Country Planning office or wrongly submitted by Applicant/Applicants representative.
6. As regards validity of conversion sanad, renewal of licence, the same shall be confirmed by the Village Panchayat before issuing Occupancy Certificate.
7. As regards complaints, pertaining to encroachments, judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat before issuing occupancy certificate.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 27/3/15 FROM M/S. S.N. Associates & Builders Pvt. Ltd.


(James Mathew)
Senior Town Planner

Note:- The applicant has paid earlier an amount of **Rs.5,16,496/- (Rupees Five Lakhs Sixteen Thousand Four Hundred and Ninety Six Only)** towards infrastructure tax

**Office of the Village Panchayat****NUVEM**

Salcete - Goa. 403 604

Ref: VP/NUV/2015-16/468

Date 9/6/2015

OCCUPANCY CERTIFICATE.

Read: - 1) Application dated 18/05/2015 from M/s S.N. Associates & Builders Pvt Ltd from Margao, Salcete - Goa.

(2) Resolution no 3(3) dated 05/06/2015

This Village Panchayat having been satisfied with the completion of construction of **Building Block "B" & Building Block 'C-1' to 'C-8'** Details of which are given below. The undersigned hereby certified under sut-rule-3 of rule 11 of the village Panchayat (Registration of zoning and erection of building) rules 1997 that the said house may be occupied for the purpose of indication below:-

Name & Address of the Owner.	m/S s.n. Associates & Builders Pvt Ltd
Location of the park & Sy.No	Nuvem, Sy.No 228/3
No & Date of construction license	VP /Nuvem /BL/2011-12/12 dated 13/4/11
No & Date of completion certificate	TPM/21916/Nuvem/228/3/2015/2230 14/05/2015
Details of Portion of park released for	Building Block "B" & Building Block 'C-1' to 'C-8'
Purpose for which occupation is meant	Residential
Clearance of Occupation	Cleared
House No	Nuvem.

The Following should be strictly observed:-

- All the condition laid down by Town and country Planning Department under should be strictly complied.
- The premise should not be used for the purpose other than mentioned in this certified except with due permission of the Village Panchayat.
- The owner / occupier should be properly maintained the open spaces and footpath clean.
- The footpath should be properly maintained and kept free from construction encroachment and if illegal construction is done within the plot than same shall be demolished before occupying the park and access of the other houses shall not be blocked at any point of time in future.
- Drain water and septic tank water should be given proper outlet or disposal and hygienic conditions surrounding the building would be maintained by the occupier at his own cost.
- The holder of the occupancy certificate is entitled to get the electricity and water connection to the building for the purpose specified above for which this Panchayat has no objection.

To,
M/s S.N. Associates & Builders Pvt Ltd
Margao, Salcete.



(Shaikh Abul Hassan)
SECRETARY
VILLAGE PANCHAYAT
NUVEM SALCETE - GOA