

Government of Goa
Directorate of Health Services
Primary Health Centre, Siolim.
Siolim, Bardez - Goa

Phone No. 08322272687

Email Id: - phcsiolim@rediffmail.com

No. PHCS/NOC/16-17/1641

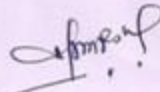
Dated: 21/12/2016

Sub: NOC from Sanitary point of view for Construction of residential Commercial building, swimming pool and part compound wall.

With reference to your letter no. nil dated: 09/12/2016 for construction of residential/commercial building, swimming pool and part compound wall and the TCP orders No.TPB/2781/SIO/TCP-16/3576 dt.02/12/2016, I am to inform you that, there is NO OBJECTION from sanitary point of view for the above said construction in the property bearing survey No.56/1 Situated at **Siolim** Bardez-Goa, subject to the following conditions:-

1. The construction is carried out as per the approved plan.
2. Cleanliness is maintained in and around the construction sites.
3. The capacity of the ST/SP for the said constructions should be 50 persons as per our approved plan & any water source should be 15 meters away from Sub soil dispersion.
4. No health hazard or any other environmental pollution is created in the surrounding area.
5. The owner/contractor shall co-operate with the Health Authorities whenever they visit the site for sanitary inspection.
6. As per Section 75 A of Goa Public Health Act all labourers should posses valid health cards and renew them once in three months.
7. Adequate Anti-Larval measures at the construction site in consultation with the undersigned should be undertaken.
8. This office is not responsible for any court litigation as regards to the ownership and of the construction.
9. Health Card should be available at the site and be produced to the Health staff on demand and builder shall take necessary anti -larval measures at the construction sites.
10. The NOC from this office shall be obtained before occupying the premises.

The NOC issued is liable to be withdrawn if the conditions stipulated above are not complied with.



(Dr. Anil Umraskar)

Medical Officer IC
Primary Health Centre
Siolim, Bardez Goa

To,
Mint Venture Pvt. Ltd.,
B-201, Saldahna Business Tower,
Nr. Court Circle, Mapusa, Bardez Goa.
Marna, Siolim, Bardez Goa.

Copy to,

1. The Sarpanch/Secretary,
V.P. Siolim-Marna, Bardez-Goa.



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.
No. 4/114/CNV/AC-III/2016/1926

Date: 08/08/2017

Read: Application dated 12/6/2017 received from Mint Ventures Pvt. Ltd. having Office at 101 Saldanha Business Tower Court Circa Mapusa received u/s 32 of LRC 1968.

SANAD

SCHEDULE-II

(See Rule 7 of the Goa 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 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 by Mint Ventures Pvt. Ltd. having office at 101 Saldanha Business Tower Court Circa Mapusa being the occupant of the plot registered under Survey No. 56/1 Situated at Siolim Village, Bardez Taluka (hereinafter referred to as "the applicant, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part Survey No. 56/1 admeasuring 1350 Sq. Mtrs. be the same a little more or less for the purpose of Residential with 60 F.A.R.

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 applicant 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 applicant 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 applicant shall not use the said land and building erected or to be erected thereon for any purpose other than Residential without the previous sanction of the Collector.

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

5. Penalty clause - (a) If the applicant contravenes any of the foregoing conditions, the Collector may, without prejudice to any other penalty to which the applicant 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 used 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, recover the cost of carrying out the same from the applicants as arrears of land revenue.

6. a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a 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 applicant.

c) The necessary road widening set-back is 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.

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

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2201c

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of surveys & land records.
MAPUSA - GOA


COLLECTOR



PLAN

OF THE LAND BEARING SUB-DIV. No. 1 OF SURVEY No. 56 SITUATED
AT SIOLIM VILLAGE OF BARDEZ TALUKA
APPLIED BY MINT VENTURES PVT. LTD.
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. 4/114/CNV/AC-III/2016/728 DATED 27-06-2017
FROM THE OFFICE OF ADDITIONAL COLLECTOR-III, & MAPUSA - GOA.

SCALE : 1:1000

 AREA APPLIED FOR CONVERSION. 1350 Sq. Mts.



Rajesh R. Patkuchelkar
RAJESH R. PATKUCHELKAR
Inspector of Surveys And Land Records
City Survey, Mapusa



STRUCTURE, WELL AS PER SURVEY RECORDS
INCLUDED IN THE AREA TO BE CONVERTED

PREPARED BY

Vivek Bude
12/07/17

VIVEK BUDE
Field Surveyor

VERIFIED BY:

Reshma Dhiargalkar
14/7/17

RESHMA DHARGALKAR.
Head Surveyor

SURVEYED ON: 07/07/2017

FILE NO: 8/CNV/MAP/131/17

Ref No: **TPB/2781/SIO/TCP-16/3576**
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office
302, Govt. Building Complex,
Mapusa - Goa.
Dated: **02/12/2016**



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

Ref No: Inward No. **4793**

Dated: **9/11/2016**

Technical Clearance is hereby granted for carrying out the of **proposed construction of residential/commercial building, swimming pool and part compound wall by Mint Venture Pvt. Ltd.** as per the enclosed approved plans in the property Zoned as **Settlement Zone** in **Regional Plan for Goa 2001 A.D.** and **Regional Plan for Goa 2021**, situated at village **Siolim** Taluka Bardez Goa, bearing Survey No. **56/1** 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 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 the 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 filing 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. In case of Compound Walls, the gates shall open inwards only and traditional access, it any passing through the property shall not be blocked.
13. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
14. Garbage collection bins should be provided within the plot.
15. The Panchayat shall ensure about the availability of required portable water and power supply before issue of license.
16. Adequate storm water drains shall be developed up to satisfaction of Village Panchayat and same to be connected to existing drain network in the locality.

Cont...2/-

17. The Village Panchayat shall take cognizance of any issue in case of any complains/Court orders before issue of construction license.
18. Open car parking spaces shall be developed and effectively utilized for parking purpose.
19. Gradient of the ramps to the stilt floor/parking should be exceed 1:6.
20. The area on part stilt should not be enclosed in any fashion at any stage & shall be used for parking of vehicles for residents of the building only.
21. Applicant should make his own arrangement of water for the swimming pool.
22. The said building should be used for residential purpose only as per the Technical Clearance.
23. Existing structures should be demolished as shown in the site plan before commencement of work in the above property.
24. Adequate avenue greenery should be developed.
25. No Compound wall shall be constructed at the front of shop which is located towards the eastern side of the property.
26. Internal 4.50 mts. wide access and parking spaces as shown in the site plan should be effectively developed.
27. The height of the compound wall strictly maintained as per rules in force.
28. This NOC is issued for compound wall of length of 30.29 running meter only.
29. The area under road widening shall not be encroached/enclosed. An Affidavit/undertaking in this regard shall be submitted to local authority on stamp paper of Rs. 100/-.

NOTE:

- a) This Technical Clearance order is issued based on the order issued by the Chief Town Planner vide no. **29/8/TCP/2012-13/RPG-21/Status/1803** dated **04/06/2012** pertaining to guideline for processing various applications.
- 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 **Shri. Rajesh R. Mahambrey** dtd. **3/11/2016** TCP Reg. No. **SE/0044/2010**.
- c) This order is issued with reference to the applications dated **9/11/2016** from **Mint Venture Pvt. Ltd.**
- d) Earlier applicant had paid infrastructure tax of **Rs. 3,22,726/- (Rupees Three Lakhs Twenty Two Thousand Seven Hundred Twenty Six Only)** vide challan no. **300** dtd. **22/11/2015**.

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.


(S.P. Burlakkar)
Dy. Town Planner

To,
Mint Venture Pvt. Ltd.
B-201, Saldanha Business Tower,
Nr. Court Circle, Mapusa, Bardez Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Siolim-Marna**,
Bardez - Goa.

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