

## Office of the Village Panchayat TALEIGAO

Ref. No. VP/TLG/CONISTILIC 57/18-19/3012

Tiswadi - Goa 403 002 Date : 18 02 2019

### CONSTRUCTION LICENCE: VP/TLG/CONST.LIC./ 57/2018-2019/ 3012

Licence is hereby granted to M/s. Devashri Nirman LLP, vide Resolution No. 3(7) of V. P. Meeting dated 30-01-2019 for Proposed Construction of Residential Building Block A & B, Basement parking with club House, Swimming Pool & Compound Wall (Revised Plan) as per the enclosed approval plans, in the property zoned as Commercial "C2" Zone in O.D.P. and situated at Taleigao Village bearing Survey No. 172/15 Plot No. nil of approved Development Permission Order No. GPPDA/ 187/TAL/1386/2019 dated 18-01-2019 with the following conditions:-

- 1. The applicant shall strictly comply all the conditions imposed in the Development Permission/ Order No. GPPDA/ 187/TAL/1386/2019 dated 18-01-2019, issued by the Grater Panaji Planning and Development Authority, Panaji-Goa.
- 2. As per the approval & condition from Directorate of Health Services, Urban Health Centre Panaji, Goa, under Ref. No. UHCP/DHS/2018-19/3214 dated 28-01-2019.
- As per the approval & condition from Office of the Sub Divisional Engineer, Elect. Sub-Divn IV, Taleigao-Goa dated 24-01-2019 under reference No. SDO/SD-IV/TLG/18-19/Tech-10/1374.
- 4. This license supersedes the earlier license under Ref. No. VP/TLG/Const. Lic./38/2014-15/1639 dated 13-11-2014.
- 5. The applicant shall notify the Panchayat for giving the alignment of the building.
- 6. The applicant should maintain the minimum prescribed horizontal and vertical clearance from any overhead electrical line passing adjacent to the construction.
- 7. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
- 8. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
- 9. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
- 10. 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.
- 11. The applicant should construct a separate soak pit in order to derivate in the sullage water.
- 12. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
- 13. The ventilation pipe of the septic tank should be provided with a mosquito net.
- 14. 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.

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Ph.: 0832-2904066



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- 15. 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.
- 16. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
- 17. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
- 18. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
- 19. 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.
- 20. 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.
- 21. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
- 22.Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
- 23. Garage 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.
- 24. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
- 25. Space for parking of vehicle is clearly demarcated on the ground.
- 26. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
- 27.No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
- 28. All Temporary sheds/Existing building shown to be demolished in the plan are demolished before applying for Occupancy.
- 29. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
- 30. All internal courtyards should be provided with drainage outlet.
- 31. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
- 32. No soak pit or other structure should come in the road widening area.
- 33. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.

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Date: 1802 2019 nould not obstruct any pathway or any public

- 34. 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 openings in the compound wall for the purpose.
- 35. No gates shall open outwards on to the road. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
- 36. Drinking water well should be 15 meters away from any soak pit.
- 37. The applicant should make a provision of Garbage pit within the plot for disposal of wet garbage and the same should be built before applying for occupancy certificate.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. HE / SHE HAS PAID THE RESPECTIVE TAX/FEES VIDE RECEIPT NO. 1133/99 DATED 16-02-2019 AS FOLLOWS.

CONSTRU	ICTION LICENSE FEES	Rs.	6,74,800/-
	ION FEES		
TOTAL		Rs.	10,12,200/-
		==:	======

RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THIS LICENCE.

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



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To M/s. Devashri Nirman LLP 7<sup>th</sup> Floor, Dempo Tower, Patto, Panaji, Goa.

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VILLAGE PANCHAYAT OF TALEIGAO

The Member Secretary Greater Panaji Planning & Development Authority, Panaji, Goa.

### **GREATER PANAJI PLANNING AND DEVELOPMENT AUTHORITY**

Archidiocese Bldg., 1<sup>st</sup> Floor, Mala Link Road, Panaji Goa – 403001.

### Ref: GPPDA/187/Tal/ \ 386 /2019

# Date: 1.8 JAN 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 Residential Building Block "A" & "B", Basement parking with Club House, Swimming Pool & Compound Wall (Revised Plan) with respect to his land zoned as Commercial "C2" Zone as per draft O.D.P-2028 and situated at Taleigao Village bearing Survey No. 172/15, approved sub-division reference number ----- dated -----

And whereas Development charges affixed at ₹ 305837/- and Infrastructure Tax at ₹ 2,62,098/- vide Challan No. P-249 dated 22.11.2010 and additional Infrastructure Tax ₹ 5325276/paid vide Challan No. Tis- 63 dated 16.01.2019 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.
- 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 of 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.
- 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 & constructed with part IV fire protection of National Building code of India, firefighting requirement arrangement & installation required in such building shall also conform to the provision of part IV of fire protection of National Building code of India & hence NOC from the Chief fire officer, Directorate of fire & emergency service shall have to be obtained before commencement of work.
- 18) This development permission is issued based on "conversion sanad" obtained from Collector North under No. RB/CNV/TIS/COLL/02/2011 dated 31/08/2015 admeasuring 3132.00 sq.mtr and for the remaining area applicant shall obtained conversion sanad before commencement work of building.
- 19) This Development Permission granted is provisional in nature & will be specifically made subject to ODP-2028 finalized in terms of section 37(1) of the Town & Country Planning Act, as per the legal opinion received which is based on the decision of Authority taken in its 8<sup>th</sup> meeting.
- 20) The earlier permission issued by NGPDA vide order No. NGPDA/1452/1396/14 dated 13/10/2014 is stand cancelled.

This permission is issued with reference to the application dated 07/12/2018 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, 7<sup>th</sup> floor, Dempo Tower, Patto Panaji Goa.

Copy to:

1) The Secretary, Village Panchayat, Taleigao Goa - 403002\*

- \* Not to issue Occupancy Certificate without submitting Completion Certificate from Greater Panaji Planning and Development Authority.
- /v

Office of the Sub Divisional Engineer, Elect.S/D-IV, Taleigao-Goa.

Dated:-24 /01/2019

To, The Secretary, Village Panchayat, Taleigao-Goa.

> Sub:- Submission of Plans for issue of NOC. Ref:- VP/TLG/2010-11/1921 dt. 23/11/10

Sir,

With reference to the above this is to intimate inspection was carried out on 24/01/2019 no LT/HT overhead line found passing through the said Sy.No.172/15 at Taleigao-Goa.

It is feasible from electrical point of view for the construction of Residential house subject to maintaining of proper clearance from the above said line as per IE Rules, during and after construction. The building owner of the said plot are also restricted from planting of trees in such way that they are likely to endanger electrical line equipments in the due course of their growth for availing electricity supply to the premises, the intending consumer is required to comply with the terms & conditions of supply notified vide No.150/01/CEE/Tech dated 06/07/2012 and other rules in force.

Yours faithfully,

Assistant Engineer(Elect.) S/D-IV, Taleigao.

Encl: Original File.

Copy to:-1) To

M/s Devashri Real Estate Developers 7<sup>th</sup> floor, Dempo Tower, Patto, Panaji – Goa.

2) The Junior Engineer, Taleigao.



### GOVERNMENT OF GOA DIRECTORATE OF HEALTH SERVICES URBAN HEALTH CENTRE - PANAJI

Panaji-Tiswadi Goa.

Tel./ Fax :- (0832) 2426495 , Email :uhcpanaji-heal.goa@gov.in

No.UHCP/DHS/NOC/18-19/3214

Date:- 28/01/2019

### **NO OBJECTION CERTIFICATE**

This is to certify that I /My representative have /has inspected site of the **proposed** Construction of Residential Building Block "A" & "B",Basement,parking with club House ,swimming Pool & Compound wall (Revised Plan) by **M/s Devashri Nirman LLP** bearing Survey no.172/15,situated at Taleigao village Tiswadi Taluka Goa and I have no objection to the said construction from the sanitary point of view as under:-**Approximate No. of persons:-** 5/unit

a)	No. of Units for residential purpose:	80			
b)	No. of units for commercial purpose	and all the second states of the second states of the			01
c)	Total;	80			
d)	Size of the septic tank & soak pit for the above person	L.	B.	Volume	
	month files files files files	STP		The second	
e)	Whether the <b>Sewege Line</b> has been shown on the plan & if so, which side.	Yes,		The number of the second	
f)	Whether the Soak pit /Septic tank is adequate to the above units/persons and if not what should be done	NA			in in in it.
g)	Distance of the Soak pit /Septic Tank /STP from any drinking water well	NA		ne anti-constant and D. Office C	01.00
h)	Whether the drains in the complex have been properly shown to discharge rain water	Yes			
i)	Whether there is any possibility of contaminating water in the nearby wells due to construction of septic tank and soak pit:	NA			

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

- 1 The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/ plan.
- 2 All the labourers employed in the construction activity shall possess valid Health Cards and the same shall be renewed every three months. NO labourers shall be engaged by the Builder/Contractor unless he/she has a valid Health Card, whoever contravenes the above provision of the Health Act shall be Punishable with fine of 10,000, per labour as specified in the Act.
- 3 The NOC shall be revoked if the construction of the Septic tank, Soak pit and Drainage system of the premises are not as per the approved plan.
- 4 The applicant shall construct a separate soak pit in order to absorb the sewage water from the kitchen and from other non sewage resources.
- 5 Accumulation of water shall be prevented in pits in and around the site so as to avoid the breeding of mosquitoes.
- 6 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
- 7 NOC from the authority shall be obtained before obtaining the Occupancy Certificate.
- 8 The sanitary toilets have to be provided to all labourers residing at the construction site.
- 9 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.
- 10 Construction board with details should be displayed at the construction site.

Yours faithfully

(Dr.Preetam P.Naik) Health Officer Urban Health Centre, Panaji

To,

M/s Devashri Nirman LLP 7<sup>th</sup> floor,Dempo Tower, Patto,Panaji-Goa.

Copy to:- Copy to:- 1) The Secretary, Village Panchayat Taleigao-Goa 2). Office Copy



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All Tanks will be closed, except the SBR tank which will be open to roof slab, and the others have man holes for service.

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and Detailed marking will be issued with sleeves, core cutting points location

All Equipment will be placed on top of the tanks, as shown in the layout The depth of the Raw water tank will be 2.5 meters from the Invert level

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All Civil works, Manholes, Cat Ladders, Over Flow lines, Gas vents and Ventitation Fans are in the clients scope.





#### OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001. Phone Nos: 2225383, 2225083, 2225383(EPBX) Fax No:- 2427690/2225083/2225383 (Ext. No.210 & 212) Email:- dycrev-north.goa@nic.in

Date: 31 /08/2015

No. RB/CNV/TIS/COLL/02/2011 Read: Application dated 05/01/2011, from M/s. Devashri Real Estate Developers r/o. <u>Patto, Panaji.</u>

#### SANAD SCHEDULE-II

#### I See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and nonagricultural 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 by M/s. Devashri Real Estate Developers, being the occupant of the plot registered under <u>Survey No. 172/15</u> Situated at Taleigao, Tiswadi 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. 172/15 admeasuring 3132 Square Metres be the same a little more or less for the purpose of **Residential with 80 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 Collectoff under the said Code and rules thereunder with effect from the date of this Sanad. THE COLLEC

3.Use - The applicant shall not use the said land and building thereon for any purpose other than **Residential** without the Collector.

(ang 4.Liability for rates - The applicant shall pay all taxes, rate 545 GOA DISTR said land.

5.<u>Penalty clause</u> – (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) Not withstanding 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.

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

		Total Forming Superfi (part of cial Survey		BOUNDARIES				Remarks
North to South	East to West	Area	No. or Hissa No.				6	
1	2	3	4	5				
				North	South	East	West	
86.8 mts	58.35 mts	3132 Sq. mts	S. No./ Sub No.172/ 15 (Part)	S. No. 172/ 12,14,17, 19 & 15 (Part)	189/1,2,	S.No.172/16 17,15 (Part) and 187/2	,S. No. 171/7 & 6	NIL

<u> Taluka : Tiswadi</u> **Remarks:-**

- 1. The applicant has paid conversion fees of Rs.1,25,280/- and Conversion Fine of Rs. 1800/- vide Receipt No. 2242/67 dated 26/07/2011 total amounting to Rs. 1,27,080/ (Rupees One Lakh Twenty Seven Thousand Eighty Only) and Conversion fees of Rs. 3,00,672/- and Conversion fine of Rs. 4,320/~ total amounting to Rs. 3,04,992/-(Rupces Three Lakhs Four Thousand Nine Hundred Ninety Two only) vide echallan No. 201500405574 dated 18/08/2015 .
- 2. The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Panaji vide his report No. Tis/6842/TLG/11/192 dated 04/02/2011, with the condition that Mundkarial right, if any, existing in the property, shall be protected.
- 3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/TIS/DCFN/TECH/2010-11/982/4482 dated 01/03/2011.
- 4. The development/construction in the plot shall be governed by laws/rules in force.
- 5. The Conversion Sanad issued should not be treated as a permission to regularize the existing structure. ------

In witness whereof the **COLLECTOR OF NORTH GOA** District, has hereunto set her hand and the seal of this Office on behalf of the Governor of Goa and Shri. Kiran Shivaram Hegde, authorized signatory for M/s. Devashri Real Estate Developers, here also hereunto set his hand on this 3!day of August, 2015.

(Kiran Shivaram Hegde) Authorized Signatory Signature and Designature of Witnesses

N. Sava

Complete address of Witness 1. B 201-Goptavibor Taligar - Tiswadi-G

(NILA MOHANAN, IAS

COLLECTOR NORTH

2. E. J. Fockcin Khroaya, Polliem, Dhasbardode-C We declare Shri. Kiran Shivaram Hegde, who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence

I. The Town Planner, Town and Country Planning Department Panaji

2. The Mamlatdar of Tiswadi Taluka.

To,

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3. The Superintendent of Survey and Land Records, Panaji - Goa

4. The Sarpanch, Village Panchayat, Taleigao -Goa.

