



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969  
Property Card of Margao city

Page No. 1

Date 20/06/2018

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
91	18	1000.00			Private

## Easements

---- Nil ----

Holders in the origin of the title  
(So far as traced) -

- [5] HELENA PEREIRA]
- [7] LESIS PEREIRA]
- [2] LUIZINHA MONIZ E PEREIRA]
- [9] EMELIA PEREIRA]
- [10] IVY PEREIRA]
- [3] ONASTO PEREIRA]
- [1] CAMILO PEREIRA]
- [8] ANTONETTA PEREIRA]
- [4] LUCIA ALPHONSO]
- [6] JOANITA PEREIRA]



## Lessees -

---- Nil ----

## Other Encumbrances -

---- Nil ----

## Other Remarks -

- [1] SITARAM PANDURANG KORGAONKAR]
- [2] VASANT PANDURANG KORGAONKAR]
- [3] MUKUND PANDURANG KORGAONKAR]
- [4] DAMODAR PANDURANG KORGAONKAR]
- [5] SHANTARAM PANDURANG KORGAONKAR]
- [6] BAPU PANDURANG KORGAONKAR]

## Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
20/06/2018	312044	Deed of Sale	M/S ROYAL DEVELOPERS	H	1,000.00

Continued in Page 2



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Page No. 2

Property Card of Margao city

Date 20/06/2018

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
91	18	1000.00			Private

by Virtue of Deed of Sale executed on 27/03/2018, registered under of Book-1 Document Reg. No. MGO-BK1-01416-2018 at CD Number MGOD122 dated: 27/03/2018 registered in the office of the Sub registrar Margao Goa.

[ ] Bracketed entries indicate Deletion  
For any further inquiries, please contact the ISLR of the concerned city.

\*\*\* END OF REPORT \*\*\*

CERTIFIED COPY  
Office of the Inspector of Survey and Land Records,  
City Survey, Margao  
Copy applied by and on Nolan Fernandes

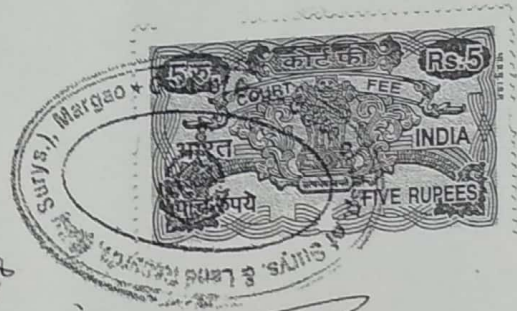
Copy ready on 21/06/2018

Copy delivered on \_\_\_\_\_  
Copied by Newton D'Almeida (SI) Aliter

Compared by \_\_\_\_\_  
Copying fees Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_)  
which are credited \_\_\_\_\_

by Receipt No. \_\_\_\_\_ dt. \_\_\_\_\_

Clerk in charge

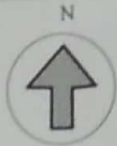


Inspector of Surveys and Land  
Records  
(City Survey)  
Margao - Goa



GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 Office of Inspector of Survey and Land Records  
 MARGAO - GOA

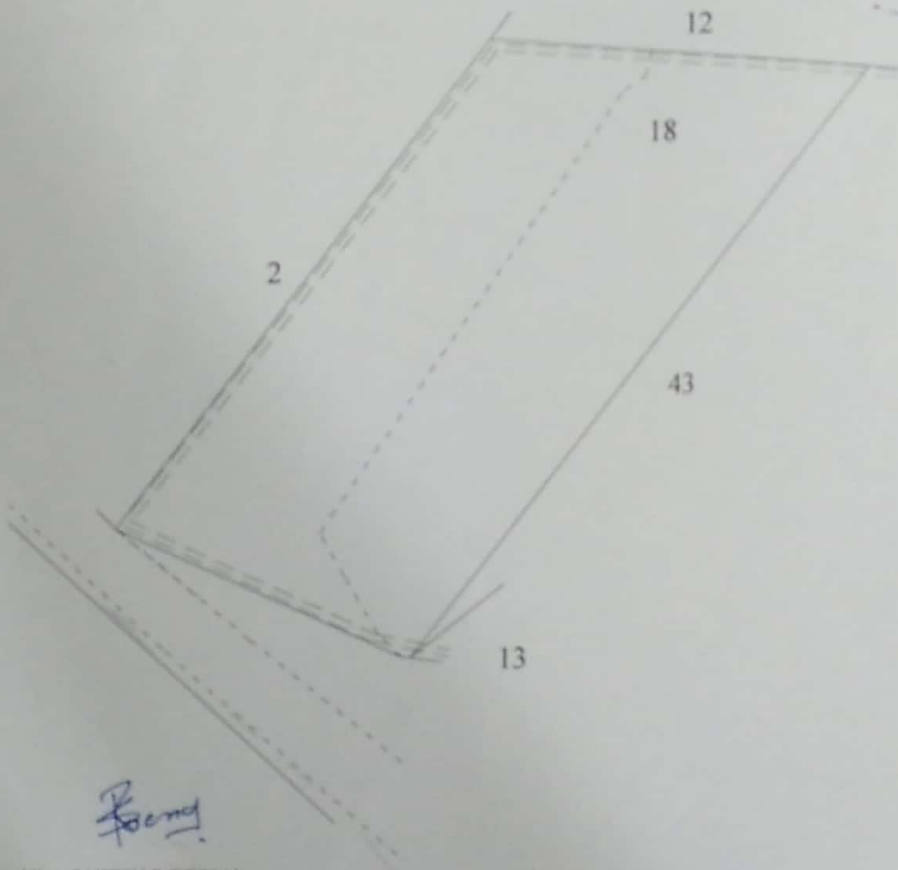
Inward No: 379



Plan Showing plots situated at  
 City : MARGAO  
 Taluka : SALCETE  
 P.T.Sheet No. 91/ Chalta No.18  
 Scale : 1 :500

(Savjo C.Silveira)

Inspector Of Survey & Land Records  
 Margao-Goa



*Bong*

Generated By : SAEESH R DESSAI  
 On : 06-04-2018

*Savjo C. Silveira*  
 Compared By: K.B.GAUDE

TRUE COPY



OFFICE OF THE COLLECTOR OF SOUTH GOA DISTRICT,

Room No. 449 Fourth Floor Matanhy Saldanha Administrative Complex, Margao-Goa.

Email: ac1-cols.goa@nic.in

Phone No.2794431

No: AC-II/SAL/SG/CONV/66/2018/11421

Date: 28/03/2018.

READ: Application dated 05/07/2018 u/s 32 of LRC, 1968



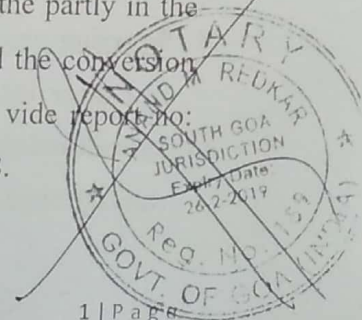
S A N A D  
S C H E D U L E - II

(See Rule 7 of the Goa, Daman & Diu Land Revenue)

(Conversion of Use of Land non-agricultural Assessment Rules, 1969)

Whereas, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & 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 there under M/s. Royal Developers, R/o. S-5, Royal Classic Bldg, Dongorim, Navelim Taluka Salcete, Goa, being the occupant of the plot registered Land under Ch. No. 18 of P.T.S. No.91 of Margao City of Salcete Taluka, Goa, admeasuring an area 1000.00 sq.mts (hereinafter referred to as the "applicant" which expression shall, where the context so admits include his 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 Land under Ch. No. 18 of P.T.S. No.91 of Margao City of Salcete Taluka, Goa, admeasuring an area 1000.00 sq.mts be the same a little more or less, for the purpose of Commercial use only.

And whereas, the Town Planner, Margao, has submitted report of P.T.S. No.91 of Chalta No.18 of Margao City of Salcete Taluka, as per Outline Development Plan for Margao the plot in question is located in the partly in the settlement (C2) having permissible F.A.R. 150 and recommended the conversion of Land for Commercial purpose admeasuring an area 1000m<sup>2</sup> vide report no: TPM/30717/Margao/PTS.91/Ch.no.18/2018/4639 dated 06/08/2018.



And whereas, the Mamlatdar of Salcete, vide letter no: MAM/SAL/CONV/AK/2018/340 dated 30/07/2018, has informed that such use will not affect public health, safety and convenience, the market value of the land is about 8000/- per sq.mts., there is in access to the site in question, there is no tenants/mundkars on the proposed land for conversion, there is no tenancy on the proposed land for conversion till date, the alnd is not low lying nor any water body exists, there does not exists any structure in the proposed land for conversion, the land proposed for conversion is surveyed under Chalta No.18 of P.T. Sheet No.91 of Margao City of Salcete Taluka, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts., the proposed conversion may recommended and submitted six copies of plan.

And whereas, the Dy. Conservator of Forest, South Goa Division, Margao-Goa, vide letter No 5/SGF/CONV/245/2018-19/1182 dated 27/07/2018, has informed that his office has inspected the area through Asst. Conservator Forests, South and it is observed that the said area under Ch.No.18 of PTS. No.91 of Margao City of Salcete Taluka admeasuring an area of 1000.00 sq.mts. is not a Govt. Forest and does not form part of any compartment of South Goa Division Working Plan. The said area/plot does not figure in the list of survey numbers identified as private forest by State level Expert Committee & Forest(Conservation) Act, 1980 is not applicable to the above area/plot.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under **Ch. No. 18 of P.T.S. No.91 of Margao City of Salcete Taluka, Goa**, was approved and applicant has deposited Conversion fees of Rs.10,50,000/- Rupees Ten lakh fifty thousand only) vide e-challan no AC-II/32/2018-19 dated 28/08/2018, in the State Bank of India, D.H.Q. Margao-Goa & and applicant has submitted Affidavit cum Indemnity Bond, Notary before, Rajendra G. Raut Dessai, Reg. No.34623/2018 dated .06/09/2018.

Now, this is to certify that the permission to use for the said plot is hereby granted subject to the provisions of the said Code and Rules there under and on the following conditions namely:

1. **Leveling 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 and to prevent non-sanitary conditions.

2. **Assessment:** The Applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and Rules there under 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 granted purpose, without the previous sanction of the Collector.

4. **Liability for rates:** The applicant shall pay all taxes, rates and cesses leviable on the said land.

**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) above it shall be Lawful for the Collector to direct the removal or alteration of any building or structure erected or use 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 and recover the cost of carrying out the same from the Application as arrears of land revenue.

6. **Code provisions applicable:** Save as herein provided, the grant shall be subject to the provisions of the said Code and Rules there under.

7. The Applicant shall comply with the provisions of Town and Country Planning Act in force in Goa. Any violations of these provisions shall be solely at the cost of the Applicant at his own peril.

8. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.

9. Sanad shall not take away Mundcarial/Tenancy rights of any individual, if any, existing in the said property and if the sanad is obtained by suppression of any vital facts, the sanad shall stand cancelled from the date of its issue and the Applicant shall also be liable to restore land back to its original use at his own cost.

10. Any further development in the plot shall be strictly as per the rules in force.

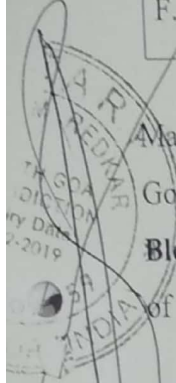
11. No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TCP Act.



12. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. the applicant shall not use the Sanad for pursuing any illegal or antinational activities on this converted land.
13. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
14. If Sanad is obtained by suppression of any vital information, it shall be revoked any time after knowledge of such fact from date of issue.
15. N.O.C from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.
16. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
17. Low lying land, water bodies be protected and should not be harmed due to any activity.
18. If this Sanad is inconsistent with any law in force in the state of Goa or any decision of Hon'ble Supreme Court or Hon'ble High Court of Bombay, this Sanad shall be ineffective to extent of such inconsistency.
19. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuance of Challan then the applicant hereby undertakes to pay the difference along with simple interest of 12% per annum calculated from the date of issuance of original Challan till the date of payment thereof. The failure of refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersigned to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant.
20. In case of violation of any of the conditions or in case any N.O.C. etc. issued by any Department for effecting conversion is withdrawn, revoked or otherwise the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.
21. In future if any dispute arises regarding the ownership, title, etc, than the applicant shall be solely responsible and the Collector or any other authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.

**Appendix-I**

Length & Breadth		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
50.00 mts	26.25mts	1000.00 Sq.mts	<b>Ch.No. 18 of P.T.S.No. 91 of Margao City of Salcete Taluka</b>	<b>North: Ch.No. 12 of P.T.S.No. 91 South: Ch.No. 13 of P.T.S.No. 91 East: Ch.No. 43 of P.T.S.No. 91 West: Ch.No. 2 of P.T.S.No. 91</b>
Conversion is Sanctioned for <b>Commercial purpose</b> with (C-2) having permissible F.A.R 150% based reports/NOC referred at page no: 1&2				



In witness whereof the Additional Collector-II of South Goa District, Margao, has hereunto set his hand and sent seal of his Office on behalf of the Government of Goa and the Applicant **Royal Developers, R/o. S-5, Royal Classic Bldg, Dongorim, Navelim Taluka Salcete, Goa**, hereunto set his hand this <sup>29<sup>th</sup></sup> day of September 2018.

\_\_\_\_\_  
 Mr. Albino A. Fernandes

\_\_\_\_\_  
 Mr. Edward P. Fernandes

\_\_\_\_\_  
 Mr. Kedar N. Jagdale Partners for Royal Developers, (applicants),

Signature and names of the witnesses:

1. Nolen Fernandes
2. Sudhir S. Golabshavi



(Surendra F. Naik)  
 Additional Collector-II  
 South Goa District,  
 Margao- Goa



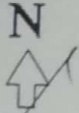
We declare that **Mr. Albino A. Fernandes Mr. Edward P. Fernandes Mr. Kedar N. Jagdale Partners for Royal Developers**, who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature here to in our presence.

1. Nolen Fernandes
2. Sudhir S. Golabshavi

Copy to:  
 The Mamlatdar of Salcete-Goa.  
 The Town Planner, Margao-Goa  
 The Inspector of Land Survey & land Records, Margao- Goa.  
 The Dy. Conservator of Forest, Margao-Goa



GOVERNMENT OF GOA  
OFFICE OF THE MAMLATDAR OF SALCETE  
SALCETE-GOA.

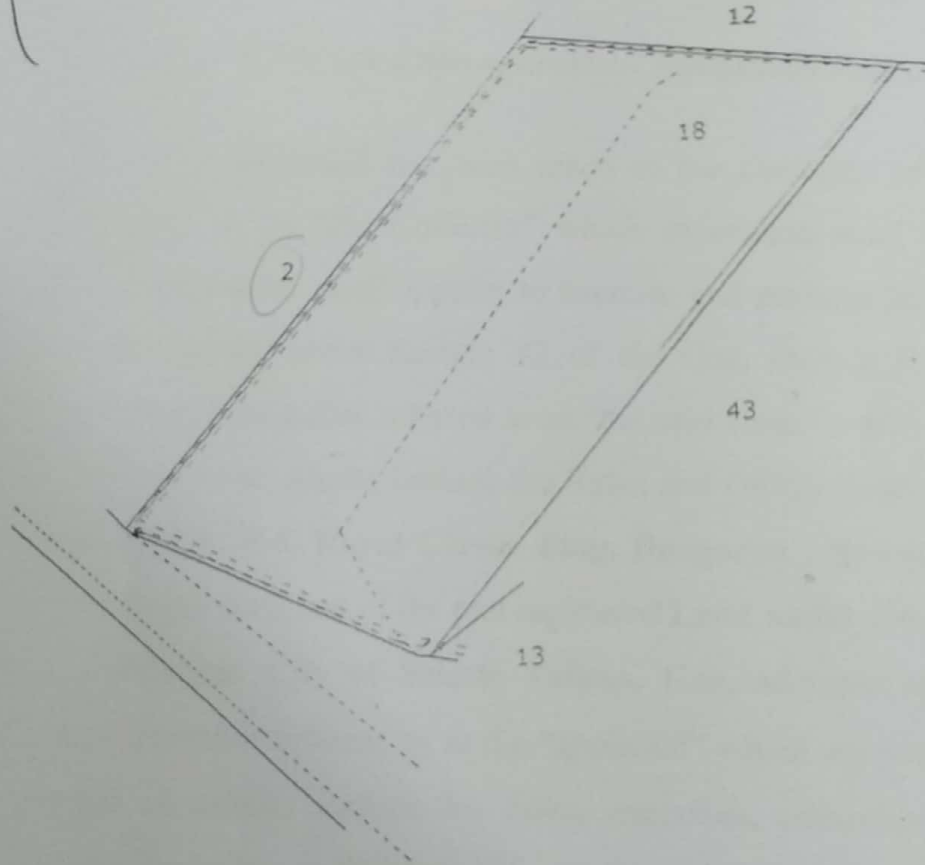


SCALE 1:500

PLAN

OF THE PROPERTY BEARING CHALTA NO. 18 OF P.T. SHEET  
NO. 91 SITUATED AT MARGAO CITY OF SALCETE TALUKA  
APPLIED FOR CONVERSION OF USE OF LAND FROM  
AGRICULTURAL TO NON AGRICULTURAL PURPOSE APPLIED BY  
ROYAL DEVELOPERS VIDE MEMORANDUM NO.  
AC-II/SAL/SG/CONV/66/2018/8367, DATED 19.07.2018,  
ISSUED BY ADDITIONAL COLLECTOR -II, SOUTH GOA,  
MARGAO-GOA.

 AREA TO BE CONVERTED = 1000.00 Sq.mts.



SURVEYED AND PREPARED BY  
SHRI VINAY M. NAIK (F.S.)

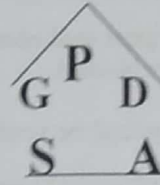
SURVEYED ON DATE: 25.07.2018

CASE NO. AC-II/SAL/SG/CONV/66/2018/8367

1TH GOA  
SDICTION  
ry Date  
2-2019  
e. 159  
GOA (INDIA)

LECTOR-II SOUTH GOA

South Goa Planning &  
Development Authority



Ph:2731781

2714495

4<sup>th</sup> Floor, D Wing, Osia Commercial Arcade,  
Near S.G.P.D.A. Market Complex, MARGAO - GOA.

Ref.: SGPDA/P/ 6095/13/13-20

Date:-02/04/2019

Development Permission under Section 44 of the  
Goa Town and Country Planning Act, 1974.

Development permission is hereby granted for carrying out the

\* (a) Land sub-division (Provisional/Final)

(b) Construction of Building (Reconstruction/Extension/Alteration)

© Construction of compound wall.

\* (d) Change of use of (building/Land) \_\_\_\_\_ as per the enclosed approved plan in the property zoned as Commercial C-2 zone, in ODP and situated at Gogal in Chalta No. 18 of PTS No.91 of approved sub-division reference no/development permission No.SGPDA/----- 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 and 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 sign board of minimum size 1.00mts x 0.50mts with writing in black color on a 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 any development/ construction as per the permission granted by this order.
7. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
8. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
9. Completion certificate has to be obtained from this Authority before applying for Occupancy certificate from the licensing authority.
10. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
11. Adequate Utility space for the dustbin, Transformer etc should be reserved within the plot area.
12. The applicant /occupier of any hilly or sloppy land or any low lying land shall by himself or through his servants or agents or any other persons, shall not undertake the work of cutting of any hilly or sloppy land or filling up of any low-lying land before the commencement of the work, without obtaining the prior permission as required under section 17(A) of the Goa TCP Act 1974

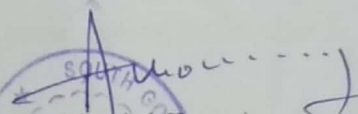
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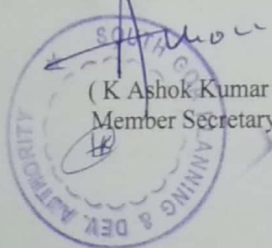
13. In case of compound wall, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
14. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.
15. The road widening area shall be gifted to MMC/local authority before applying for completion certificate in case the same is utilized for FAR.
16. The setbacks, coverage & F.A. R shall be strictly maintained as per approved plans & as per rules in force.
17. All the areas shown as stilt parking shall be kept open and shall not be covered by any means at any point of time.
18. The structure that is shown for demolition shall be demolished before applying for completion certificate.
19. The tenancy/mundkarial right if any shall be protected as per Tenancy Act/ prevailing rules.
20. The incorporation of "Rain Water Harvesting is mandatory and building shall be planned, designed and constructed with provisions for "Rain Water Harvesting" as per guidelines issued by government.
21. Minimum 15% open space will have to be strictly maintained exclusively for recreational use.
22. The building shall be planned, designed and constructed with barrier free access and non discriminatory access as required under Section 44, 45 and 46 of "The Persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act 1995 (in case of public buildings).
23. The building shall be designed & constructed in accordance with Part IV of Fire Protection of National Building Code of India. The provisions of fire fighting requirements, arrangements and installations such as Fire escape staircase shall be mandatory for high rise buildings and NOC from Fire Department shall be obtained for high rise buildings.
24. Sufficient arrangement shall be made within the plot itself for collection and onward disposal/treatment of the garbage and that proper arrangement should also be made for segregation of biodegradable waste and non-biodegradable waste caused by the residential/commercial activities in the plot and the same shall be treated within the plot by creating adequate waste/garbage treatment facilities like vermi-compost etc., such that the same shall not be detrimental to the surrounding residential area by emission of smoke, noise, offensive odour or harmful waste. This arrangement shall be made available from hygiene point of view. This arrangement/composting unit shall be developed and made available on site as per directives issued by Hon' ble high Court.
25. The access to the rear shall be kept free from all obstructions at all times.
26. 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 and Country Planning Act, 1974.
27. This development permission shall not in any way construed to be a document confirming any or all of the following:

- i) Title or interest of the holder of the permission to the relevant land or building or both.
  - ii) Boundaries of the relevant site for which permission has been obtained or.
  - iii) Any easement thereon or there from.
28. Adequate care shall be taken so as to make available the parking provision as approved and it shall be seen that the proposed development does not create any traffic congestion by virtue of parking of vehicles along the public roads.
  29. Parking of vehicles shall be strictly carried out as per provision shown in basement and stilt and the entire parking arrangement shown on the plan shall be strictly developed and made available on site inclusive of all the entry, exit points, ramps with required gradient etc, complete and free from any obstruction/hindrances of any type which may in any way reduce the parking availability.
  30. In case of any area acquired by any government/other depts. Adjoining the property or through the property the same shall be duly verified and confirmed with the concerned acquiring department before commencement of work.
  31. All drains existing on the site shall be strictly maintained with dimensions in width and depth as per the site conditions and as per prevailing storm water flow during monsoons at the time of filling the land in question.
  32. No openings of any type shall be allowed along the dead wall and at no stage the rainwater from sloping roof or other wise shall flow into adjacent property
  33. The road widening area shall be properly developed along with the gutter constructed before applying for completion./occupancy certificate.
  34. The Developer shall take all precautionary measures to ensure that no damage is caused to the adjoining buildings while carrying out Basement construction.
  35. The development has to be strictly carried out in accordance with the provisions of the Goa Land Development and Building Construction Regulations 2010.
  36. This development permission has been issued based on the provisions of finally notified ODP of Margao, which is in force and as per the provisions of section 44(4) of the TCP Act ,1974.
  37. This development permission is issued based on the N.O.C for R.C.C culvert issued by WRD Office Vide No. WRD/WDH/ASW/F-114/262/18-19 dated 04/02/2019.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 25/9/2018 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, FROM Royal Developers,

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

  
( K Ashok Kumar )  
Member Secretary



To  
Royal Developers  
Royal Classic Building, Shop No. S-5  
Dongrim, Navelim Salcete,

Copy to : (a) Chief Town Planner, Town & Country Planning Dept., Panaji  
(b) Chief Officer, Margao/Ponda Municipal Council, Margao/Ponda

**PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN.**

The Chief Officer,  
Margao Municipal Council,  
Margao- Goa.

### NO OBJECTION CERTIFICATE

Report of Health Officer from Sanitation Point of View for the Construction of Building in Chalta No: 18 of P.T.S. No. 91,  
Ref: SGPDA/P/6095/13/19-20 dtd. 02/04/2019 of Royal Developers. Ref Application No. 33 Dtd: 05/04/2019 of Royal Developers. This is to certify that the Health Officer along with the Sanitary Inspector has inspected the site of the construction of Building in Chalta No: 18 of P.T.S. No. 91 at Gogol, Margao-Goa and this office No Objection for the construction from the sanitary point of view as under:- *proposed construction of building*

- a) No. of unit for residential:- 1
- b) No. of unit for commercial:- 0
- c) Total:- 1
- d) Size of the septic tank & soak pit :- *To connect sewage line at western side*  
for the above person.
- e) Whether the septic tank/Soak pit :-  
has been shown on the plan. So at  
which site Yes western side
- f) Whether the size of the Septic tank/ :-  
Soak pit is adequate to the above  
unit and persons, if not what should  
be the size Yes - 73 persons
- g) Whether the drains in the complex:-  
have been properly shown to discharge  
of rain water Yes
- h) Whether there is any possibility of :-  
contaminating the water by the near  
by wells due to the construction of  
septic tank Soak pit. Yes (unused Eastern side)  
of the plot

The Applicant/ Builder shall further observe the following conditions: -

- 1) The Applicant/ Builder should ensure that all the labourers posses cards and the same should be renewed every three months. No labour shall be engaged by the Contractor/ Builder at the construction sites unless he/she has a Health Card.
- 2) The soak pit of the septic tank should be constructed at minimum distance of 15.00meters away from any well, whose water is used for domestic purpose or for providing water.
- 3) The N.O.C. shall be revoked if the construction of the Septic tank/ Soak pit drainage system of the building as not existing as per the approved plans.
- 4) The Applicant should construct a separate soak pit in order to absorb in the sullage water from Kitchen and other non sewage sources.
- 5) Accumulation of water shall be prevented in pits in around the site so as to avoid breeding of Mosquitoes.
- 6) The Builder/ Contractor etc. to take adequate anti- larval measures at to construction sites in consultation with the concerned Health officer.
- 7) N.O.C. from this Authority be obtained before issuing Occupancy Certificate.
- 8) The N.O.C. Certificate issued is liable to be withdrawn is conditions stipulated above are not complied with.
- 9) Temephos (Abate/Nolar) mixing proportion 2.5ml in 10 lit of water to be sprayed once in 7 days.
- 10) Board should be displayed with builder name & contact no., Municipal License No. / Health NOC No., SPDA Order/ License No.



*Aruna*  
Health Officer.

HEALTH OFFICER  
URBAN HEALTH CENTRE  
MARGAO

Copy to,

1. Royal Developers, Royal Classic Bldg, Shop No. S-5, Dongrim, Navelim, Salcete-Goa.
2. The Dy. Labour Commissioner, South Goa.

**Municipal Building Licence**  
**Margao Municipal Council, Margao Goa.**

**CONSTRUCTION LICENCE**

No. A/ 13 /19-20

Date:- 24/05/2019

Licence is hereby granted for carrying out the-

- (a) ~~Land sub-division (Provision / Final)~~  
(b) Proposed Construction of Residential Cum Commercial Building (Fees of Rs. 11,32,487/-)  
(d) ~~Change of use of (Building Land)...../~~ as per the enclosed approval plan in the property zoned as Commercial C-2 zone in ODP and situated at Gogol, Margao bearing Chalta No. 18 of P. T. Sheet No. 91 Plot No.. of approved sub-division reference No. / development permission No. SGPDA/..... with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Development Permission /~~Technical Clearance~~ Order No. SGPDA/P/6095/13/19-20 dated 02/04/2019 issued by the Planning and Development Authority / ~~Town and Country planning Department.~~
  2. The applicant shall notify the Council 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 Municipal Council.
  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 Council.
  7. The construction licence shall be revoked if the construction work is not executed as per the approved plans and the statements therein and wherein 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.
- All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy Certificate.  
Water storage tanks shall be provided with mosquito proof lids and overflow pipes. The tanks should be provided with access ladders wherever necessary.
13. The drains surrounding the plot if any should be constructed with PCC and should covered with removable RCC slabs of sufficient thickness.



16. The applicant should gift the road widening area to the council 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 brick/laterite/concrete/ashlars masonry finish to buildings will also be permitted.
18. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for 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 shall be developed 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 conforming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from this council.
25. All temporary sheds/existing building 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 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 path way or any public access. The applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
32. No gates shall open outwards on to road.
33. The construction of the compound wall should be as per the approved plan. The applicant shall inform this council after the completion of the compound wall.
34. Drinking water well should be 15 meters away from any soak pit.
35. The applicant should follow the conditions laid down in the NOC of Urban Health Centre, Margao Vide No. UHCM/NOC/19-20/132 dated 18/04/2019 from Urban Health Centre, Margao.
36. Party shall abide all the conditions of SGPDA order and MMC construction licence.
37. Renewal if necessary application entered in this council before expiry of construction licence shall be charged 20% and after expiry 40% for first 2 years and thereafter fresh approval from SGPDA is required to be submitted by the applicant for renewal of construction licence and fees for renewal for the third year and above shall be charged 25% if application entered in the council before expiry of the construction licence and after expiry of construction licence shall be charged 50% accordingly.
38. Licensee shall be fully responsible for structural stability and all kind of safety of entire construction and even after completion of the construction.



39. Licencee and his architect / engineer shall be fully responsible to ascertain, before commencement of construction work, the correctness of dimensions, areas, location, exact position of the plot or land on which construction is proposed. The Chief Officer and/or officials of this council shall in no way be responsible for correctness of plot/land at any stage. If required, licencee may obtain demarcation from competent authority to do the demarcation.
40. Licencee and his architect / engineer fully responsible to ascertain, before commencement of construction work, the technical feasibility of the plot or land on which construction is proposed so that structure/ construction is stable, sound and safe. The Chief Officer and/or officials of this council shall in no way be responsible for the same. If required, licencee and his architect / engineer may obtain opinion or report from experts.
41. Licencee shall take adequate precautions for the safety of workers/labours and all others involved in the construction.
42. This construction licence is issued based on the condition that LICENCEE and HIS ENGINEER shall be solely responsible for the stability of structure and safety of all concerned and the Chief Officer and his all officials are indemnified and kept indemnified forever against any civil and or criminal liabilities and or 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 or any prescribed documents inadvertently are not on record (not received by the Chief Officer) or wrongly submitted by licencee.
43. This construction licence is issued based on the technical clearance order issued by PDA.
44. Licencee his engineer and architect shall take all necessary steps to see that structure is sound and safe and stable.
45. Storage of water should be done in such a way that 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.
46. 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.
47. Curing water collections should be treated with anti-larval chemicals by the builders / contractors.
48. 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 months. 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 NVBDC programme.
49. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes, proper sanitary conditions including toilet facilities.
50. To fill the pits, ditches, water pools, etc to avoid stagnations and to ensure no mosquito breeding sites in and around specially in unused items like tyres, bottles, tins etc.
51. All septic tanks/soak pits to be constructed as per the specifications required with proper mosquito proof arrangement so that there is no overflowing/leakage that could give rise to stagnation and breeding of mosquitoes.
52. 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.
53. The health units at the respective levels should be involved in the planning process.






54. The construction debris shall be used for the purpose of backfilling.
55. Licencee shall construct sorting station within a plot before applying for occupancy certificate.
56. In case the construction debris cannot be used for backfilling, then it shall be dumped at notified locations indentified by PWD (R) & PWD (NH).
57. In the event if the license holder breaches the conditions as mentioned above then penalty to the tune of Rs. 50,000/- shall be levied & the occupancy certificate may be withheld.
58. Road widening gift deed to be submitted before applying for occupancy certificate.
59. Provisional NOC from Fire Department before renewal of construction licence.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEAR FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.



  
(Siddhivinayak Naik)  
Chief Officer  
Margao Municipal Council

To,  
Royal Developers,  
Royal Classic Building, Shop No. S-5,  
Dongrim, Navelim, Salcete-Goa.

Copy to:-

\*(a) Member Secretary, South Goa Planning and Development Authority, Margao.