

OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

Fax No: 0832- 2794402

No: AC/SAL/SG/CONV/12/2020/11599

Date: 29/09/2020.



READ: Application 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) **Shri. Sushant Naique alias Sushant Vishnoo Dessai, r/o. H.No.798, Cuncolim, Salcete, Goa,** being the occupant of the plot registered **under Survey No. 382/4-A of Cuncolim Village of Salcete Taluka**, 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 **Survey No. 382/4-A of Cuncolim Village of Salcete Taluka Goa**, admeasuring an area **1000.00 sq.mts** be the same a little more or less, for the purpose of **Residential** use only.

AND WHEREAS, the Asst. Conservator of Forest, South Goa Division, Margao- Goa, vide letter No 5/SGF/CONV/630/2019-20/3426 dated 19/03/2020, has informed that his office has inspected the and it is observed that the said area under Survey No. 382/4-A of Cuncolim village 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, the Dy. Town Planner, Margao, has submitted report of Survey No. 382/4-A of Cuncolim Village of Salcete Taluka, as per the Regional Plan for Goa 2021, the plot in question is located in the Settlement having permissible F.A.R. 100 and recommended the conversion of Land for Residential purpose admeasuring an area 1000.00m² vide report no: TPM/32377/Cunc/ 382 / 4A/2020/1593 dated 19/03/2020.

AND WHEREAS, the Mamlatdar of Salcete, Goa, has submitted report vide no: No.MAM/SAL/CONV/CI-II/2020/106 dated 13/03/2020, wherein he has stated that, the applicant is owner of the land, the land situated in village area, the use of land would not affect public health safety and convenience, the market value of the land is about 6,000/- per sq.mts., the proposed land is having public road access, there is no Tenants/Mundkars on the proposed land, there was no tenancy on the proposed for conversion as till date, the land was not originally a Comunidade /Aframento /Government/Alvara, the land is not low lying area nor exist water body, there is no structure in the land proposed for conversion, the land proposed for conversion is surveyed under Survey No. 382/4-A Cuncolim Village of Salcete Taluka, it is not coming under C.R.Z. Regularization either 200 mts. or 500 HTL, the conversion may be Recommended.

AND WHEREAS, Inspector of Survey & Land Records, Margao, has submitted the six copies of plan an admeasuring area of 1000.00 sq.mts. of Survey No. 382/4-A of Cuncolim Village of Salcete Taluka, further it is informed that the land in question is dry crop, vide letter No.2/ISLR/95/2020/1420 dated 18/08/.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey no: 382/4-A Cuncolim Village of Salcete Taluka, Goa was approved and applicant has deposited Conversion fees of Rs. 1,80,000/- (Rupees One lakh eighty thousand only) vide e-challan no AC-I/21//2020-21 dated 07/09/2020, in the State Bank of India.

The applicant has submitted Affidavit cum Indemnity Bond, Executed before Savita G. Kurtarker, Notary Margao, Reg. No.36164/2020 dated 02/09/2020.

NOW THEREFORE, 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.
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 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 an 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 Mundecial/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 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 right of way of road is 10.00 mts hence front setback of minimum $5.00+3.00=8.00$ mts shall be kept from centre line of the road.
14. Traditional access, passing through the plot, if any shall be maintained.
15. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
16. 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.
17. N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
18. Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
19. Low lying land, water bodies be protected and should not be harmed due to any activity.
20. 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.
21. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees after issuance of e-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 or refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersign to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicants.
22. 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.

23. 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 & Breath		Total Superficial Area	Forming (part of) Survey No Hissa No.	BOUNDARIES
North to South	East to West			
53.30 mts	19.95 Mts	1000.00 Sq.mts	Survey No.382/4-A Cuncolim Village of Salcete Taluka	North: S.No.382/4-B South: S.No.382/1 East: Sy.No.382/4(part) West: Sy.No.382/4
Conversion is Sanctioned for Residential purpose having permissible F.A.R 100 based reports/NOC referred at page no: 1 & 2 in this sanad				

In witness whereof the Additional Collector-I 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 **Shri. Sushant Naique alias Sushant Vishnoo Dessai**, r/o. **H.No.798, Cuncolim, Salcete, Goa**, hereunto set his hand this **25th** day of September 2020.

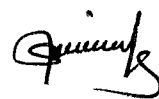


Shri. Sushant Naique alias Sushant Vishnoo Dessai, (applicant)

Signature and names of the witnesses:

1. Meghnath V. Lathkar
2. Vipin U. Naik





(Surendra Naik)
Additional Collector-I,
South Goa District,
Margao- Goa

We declare that Shri. Sushant Naique alias Sushant Vishnoo Dessai, 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. Meghnath V. Lathkar
2. Vipin U. Naik

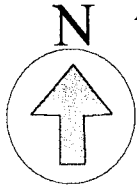
Copy to:

1. The Mamlatdar of Salcete-Goa.
2. The Town Planner, Margao, Goa.
3. The Dy. Conservator of Forests, Margao, Goa.
4. The Inspector of Survey & Land Records, Margao, Goa.

GOVERNMENT OF GOA
OFFICE OF THE SUPERINTENDENT OF SURVEY & LAND RECORDS
MARGAO- GOA

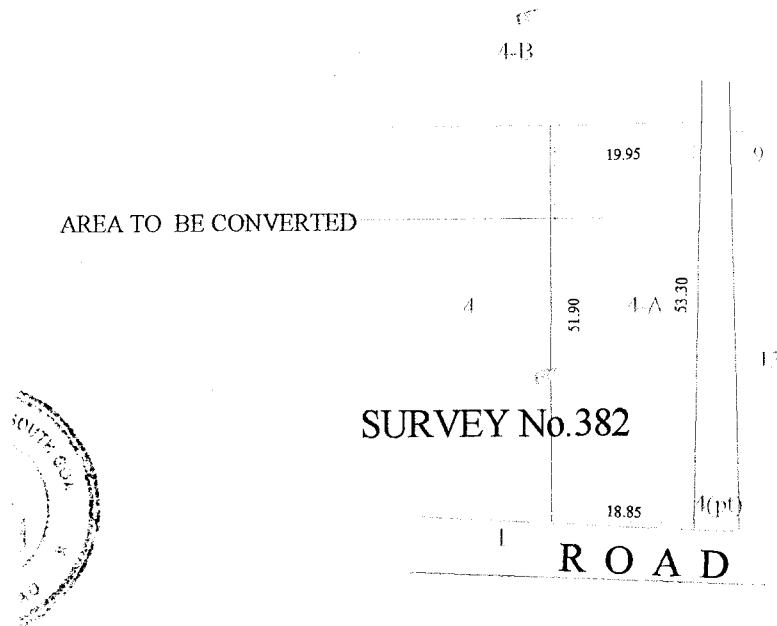
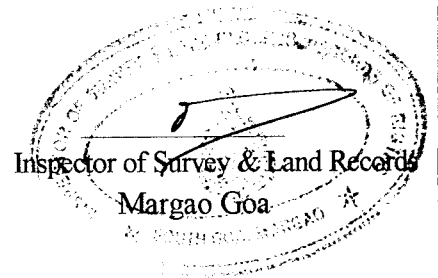
PLAN

OF THE PROPERTY BEARING SURVEY No. 382/4-A SITUATED AT CUNCOLIM
VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND
FROM AGRICULTURAL INTO NON AGRICULTURE PURPOSE BY SUSHANT NAIQUE
ALIAS SUSHANT VISHNOO VIDE ORDER NO. AC-I/SAL/SG/CONV/12/2020/8505 DATE
17/07/2020 BY ADDITIONAL COLLECTOR-I, SOUTH GOA DISTRICT, MARGAO -GOA.

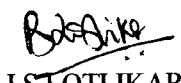


SCALE : 1:1000

☐ AREA TO BE CONVERTED S.No. 382/4-A :- 1000.00 SQ. MTS.




LUIS MIRANDA (F.S.)
PREPARED BY


RUPALI SLOTLIKAR (H.S.)
VERIFIED BY

SURVEYED ON: 06/08/2020

File No.: 2/ISLR/95/2020

QUESTIONNAIRE

(To be duly filled and enclosed to the application for
Development Permission/Technical Clearance/Building License)

PART-A

1. Full name and address of the owner Mr. Sushant Naigue Alias Sushant Vishnoo Dessai.
 - a) Survey /Sub Div No, Plot No. Sy.no. 382, Sub div no 4-A.
 - b) Ward Name & No. /Vaddo
 - c) Town/Village Cuncolim Village
 - d) Taluka & District Salcete Taluka & South Goa.
3. Is the property sub-divided? Yes/No
If 'Yes', give details of the sub-division, supported by the document
4. Total area of the property: - 1000.0 sq. meters.
5. Zone of the property as per ODP/ZP/RP Settlement.
6. Intended use proposed in the Development Commercial cum Residential.
7. If the Zone indicated at (5) above is the result of Change of Zone,
Give details of approval and enclose certified Copy of the approval
8. Is the property accessible? Yes/No
If 'Yes', state -
 - a) Width of the access 10.00 meters.
 - b) Area of road widening: 41.33sq. meters.
9. If the property is in the vicinity (within 100 meters) of the Cemetery/Crematorium,
give the distance from the boundary wall of Cemetery/Crematorium meters.
10. If the property is in the vicinity (within 100 meters) of the National
Highway/State bye-pass, give the distance from the centre line of
Highway/bye-pass meters.
11. If the property is in the vicinity (within 50 meters) of the Railway
line, give the distance from the boundary of Railway property meters.
12. If the property is in the vicinity of the High Tide Line
(within 1,000 meters) of the sea, give the distance from HTL meters.
13. If the property is in the vicinity (within 100 meters) of the river
Bank, give the distance from the river bank meters.
14. If there are any underground, over ground, overhead telephones/
Electricity lines affecting or crossing the plot/property or within
meters distance of the plot/property, show on the plan and give:-
15.
 - a) Vertical clearance between the highest point of the Building and
The electric lines meters.
 - b) Horizontal clearance between the proposed building and existing
Electric or any other lines meters.
15. Whether any extra FAR is claimed on the basis of road widening/
Proposed road?
If 'Yes', state:-
 - a) Area under road widening sq. meters.
 - b) whether such road widening area or area under proposed road
has been gifted to the local body? (If yes, submit relevant document) No

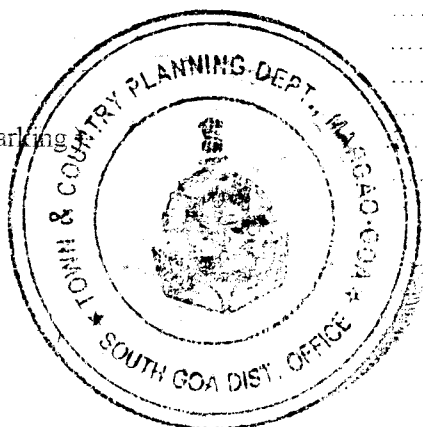


PART-B
(For Buildings)
PLOT AREA

1.	Area of the Plot	1000.00 sq. meters.
2.	Deduction for	
a}	Area within road widening (proposed)	41.33 sq. meters.
b}	Area reserved for any other use	Sq. meters.
	Total of (a) + (b)	41.33 sq. meters.
3.	Net effective area (1) - (2)	958.67 sq. meters.
4.	Covered area occupied by the existing building, if any	- sq. meters.
5.	Plot coverage of the existing building (in %)	%.
6.	Covered area of the existing building that is proposed to be demolished	- sq. meters.
7.	Plot coverage of the existing building that is proposed to be demolished (in %)	%.
8.	Covered area of the proposed building	379.88 sq. meters.
9.	Plot coverage of the proposed building (in %)	39.62 %.
10.	Combined covered area of the existing building to be maintained and that of the proposed building	-do- sq. meters.
11.	Combined plot coverage of the existing building to be maintained and that of the proposed building (in %)	-do- %.

FLOOR AREA:

12.	Balcony area and covered area over footways floor wise and total on all floors	- sq. meters.
13.	Balcony area and covered area over footways, floor wise and total on all floors, consumed for FAR purpose	338.47 sq. meters.
14.	Addition of set-back area and/or proposed road for FAR purpose	- sq. meters.
15.	Addition of garage area for FAR purpose	- sq. meters.
16.	Floor area consumed on Ground Floor	179.65 sq. meters.
17.	Floor area consumed on First Floor	254.00 sq. meters.
18.	Floor area consumed on Second Floor	254.00 sq. meters.
19.	Floor area consumed on Third Floor	254.00 sq. meters.
20.	Floor area consumed on 4 th Floor	54.71 sq. meters.
21.	Floor area consumed on any other floor or floors and any other area consumed for FAR purpose	- sq. meters.
22.	Existing floor area to be maintained	- sq. meters.
23.	Total floor area consumed: (13+14+15+16+17+18+19+20+21)	996.36 sq. meters.
24.	Floor area permissible	1000.00 sq. meters.
25.	FAR permissible	100.00
26.	FAR consumed	99.63
27.	Mezzanine area	- sq. meters.
28.	Loft area	- sq. meters.
29.	Basement area (stilt parking)	- sq. meters.
30.	Garage area	- sq. meters.



30. Parking Detail

31. Type of Zone to which the plot belongs to

S1/VP1 Zone.


SET BACKS

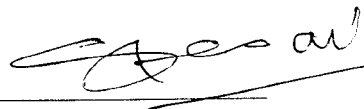
32. Front setback from the center line of the road double frontage 10.0 meters.
33. Side setbacks:
- a) 3.1 meters.
- b) 3.5 meters.
34. Distance between two or more buildings on the same Plot, if any N.A meters.
35. Height of the Plinth 0.20 meters.
36. Use to which the building is to be put to floor-wise:
- Basement Floor:
- Ground Floor: commercial
- First Floor: Residential
- Second Floor: Residential
- Third Floor: Residential
- Fourth Floor: Residential
37. Plot owned by with reference to the ownership certificate of land Mr. Sushant Naique Alias
Sushant Vishnoo Dessai
38. Reference number and date of approval of sub-division of land,
If the plot in question is part of sub-division
39. Any other information

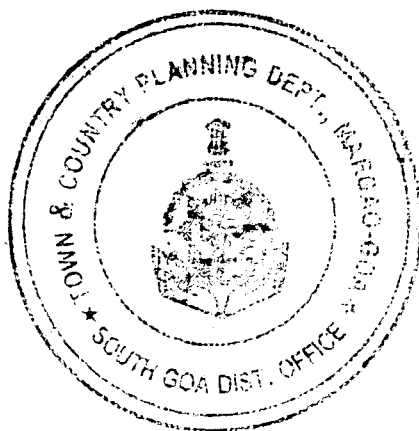
We, hereby declare that the information furnished above is correct to the best of our knowledge.

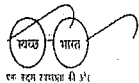
ARCHITECT

OWNER OR AUTHORISED
REPRESENTATIVE


Signature: JAYESH PHADTE
Name:
Address:
Reg. No.
Date:


Signature:
Name:
Address:
Date:





Government of Goa,
Directorate of Health Services,
Primary Health Centre,
Balli - Goa.

No. PHCB/NOC/Const/2022-23/126

Date:- 21/04/2022

NO OBJECTION CERTIFICATE

This is to certify that the site inspection has been conducted by the Health Authority of this Primary Health Centre- Balli, of proposed residential cum commercial building, as per enclosed approved plans for Mr. Sushant Naique alias Sushant Vishnoo Dessai situated in the property bearing survey No. 382/4-A of Village Cuncolim Taluka Salcete- Goa, (Ref. application dated-08/04/2022), and I have **NO OBJECTION** to the said construction from "SANITATION POINT OF VIEW ONLY" as per the following facts:-


Approximate No. of persons: 100

- | | |
|--|---|
| a) No. of units for residential purpose | : 13 |
| b) No. units for commercial purpose | : 12 |
| c) Total | : 25 |
| d) Size of the septic tank/soak-pit | : 100 person's capacity. |
| e) Whether the septic tank & soak-pit has
Been shown on the plan & if so, on which side | : As per plan attached. |
| f) Whether the size of septic tank/soak-pit is
Adequate to the above unit/persons and
If not what should be done. | : Yes. |
| g) Distance of septic tank/soak-pit from any
Drinking water well. | : No drinking water well within
15 meters radius from the
Proposed site of septic tank &
Soak-pit. |
| h) Whether the drains in the complex have been
Properly shown to discharge rain water. | : No. |
| i) Whether there is any possibility of contaminating
Water in the nearby well due to construction of
Septic tank and soak-pit. | : No. |

Cont. on page No. 2. ...

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

1. This NOC is issued based on the approved plans by TCP, Technical clearance order, REF: TPM/33019/CUNC/382/4-A/2022/1642 dated: - 30/03/2022, (enclosed in the file).
2. As per section 75-A of Goa Public Health Act, all the workers at the construction site should possess valid health cards issued by the Health Authority and should renew it every three months. Labourers/Workers engaged by the Contractor/ Developer/ Builder without valid health card shall fine of Rs. 10, 000 per labour.
3. Necessary sanitary facilities and potable water shall be provide to the labourers at the construction site.
4. The septic tank and soak-pit should be constructed at minimum distance of 15 meters Away from any well, whose water is used for domestic purpose or providing water.
5. The NOC shall be revoked if the construction of septic tank/soak-pit, drainage system of the building is not as per the approved plans.
6. The applicant should construct a separate soak-pit in order to absorb sullage water from kitchen and non-sewage sources.
7. Accumulation of water shall be strictly avoided in and around the construction site to prevent mosquito breeding.
8. The Builder, Contractor etc. has to take adequate anti-larval measurers at the construction site in consultation with concerned Health Officer/Medical Officer I/or a Sanitary Inspector.
9. Septic tank and soak-pit should be constructed at the site as indicated in the approved plan.
10. The septic tank and soak-pit should not be covered before issuing NOC for occupancy by the Health authority as the Health Authority has to verify the dimensions.
11. Final NOC from this authority shall be obtained before obtaining occupancy certificate from competent authority.
12. Construction board with details shall be displayed at the construction site.
13. This NOC liable to be withdrawn if the conditions stipulated as above are not complied with or if this NOC is obtained based on false or misleading information.
14. This office not responsible for any court litigation on regards to the ownership of the property and area of the site, which may be checked by the appropriate authority.



Health Officer

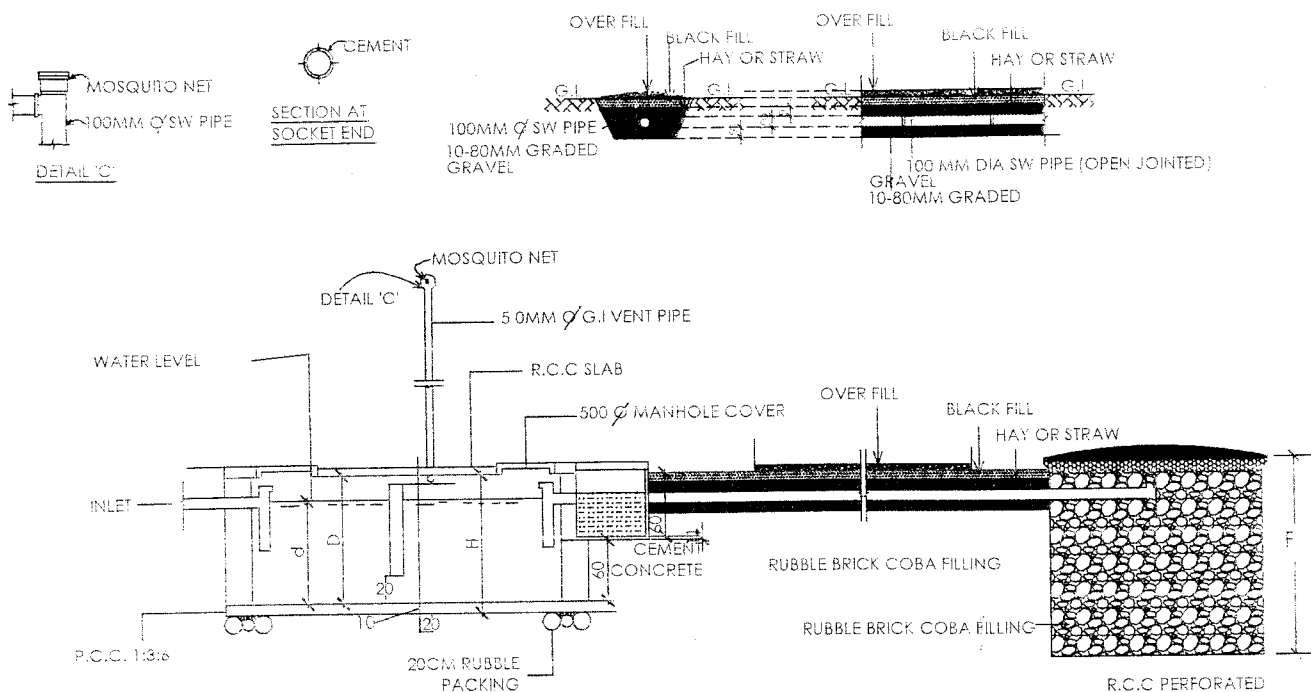
HEALTH OFFICER
P.H.C. BALLI

To,

✓ Mr. Sushant Naique alias Sushant Vishnoo Dessai,
Gotton, Cuncolim, Salcete-Goa.

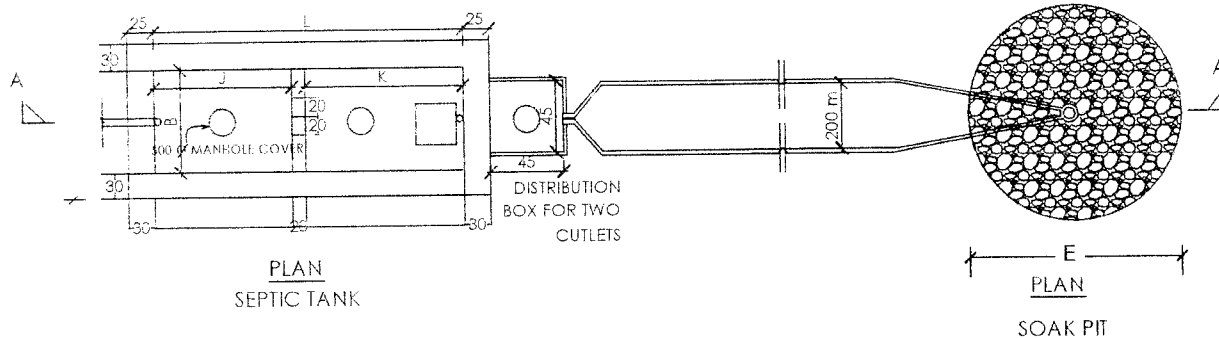
Copy to:-

1. The Chief Officer,
Cuncolim Municipal Council,
Cuncolim Salcete - Goa
2. Office file
3. Guard File



SECTION A-A

NOTE:-VOLUME SHOWING INCLUSIVE OF SCUM 300mm.



NUMBER OF USERS

NO. OF USERS	L	B	d	D	H	VOL M2	E	F	J	K
5	1.50	0.75	0.30	0.90	1.05	1.18	1.00	2.15	1.33	0.67
10	2.00	1.00	0.30	0.90	1.40	2.80	1.00	2.15	1.33	0.67
15	2.00	1.00	0.30	0.90	2.0	4.00	1.00	2.15	1.33	0.67
20	2.50	1.20	1.00	1.125	1.80	5.40	1.00	2.50	1.67	0.83
30	3.75	1.20	1.00	1.20	1.50	6.75	1.25	3.25	2.50	1.25
50	5.00	2.00	1.05	1.275	1.24	12.40	1.30	3.50	3.00	1.50
✓ 100	7.50	2.65	1.425	1.70	1.24	24.65	4.50	4.15	3.67	1.83
150	10.0	3.00	1.425	1.70	1.24	37.20	4.50	4.15	3.67	1.83
200	12.0	3.30	1.50	1.90	1.24	49.10	5.000	4.50	5.33	2.67
300	14.0	3.00	1.50	2.00	1.24	52.08	5.50	5.00	6.67	3.33

SEPTIC TANK FOR 100 PERSONS

HEALTH OFFICER
P.H.C., BALLI

ARCHITECT SIGN

JOB NO :-

SCALE :- NTS

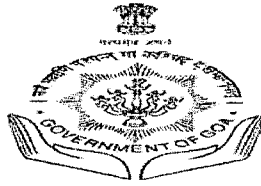
DATE :- 04.04.2022

OWNERS SIGN

PARTICULARS

Proposed residential cum commercial building for Mr. Sushant Naique Alias Sushant Vishnoo Dessai in plot bearing Sy No. 382, Sub.div.no. 4-A, situated at Cuncolim village of Salcete taluka - Goa.

ARCHITECT & INTERIOR DESIGNER



GOVERNMENT OF GOA
OFFICE OF THE SUB-DIVISIONAL ENGINEER,
ELECT. DEPT. SUB DIV-IV, CUNCOLIM.

No. AE-IV/CUN/TECH-39/95 / 22-23 Date: - 27/04/2022

NO OBJECTION CERTIFICATE


In pursuance of section 43 of Electricity Act, 2003 & subject to the conditions mentioned therein and the following conditions No objection certificate is hereby issued to Mr Suhant Naique Alias Suhant Vishnoo Dessai, Gotton Cuncolim Salcete-Goa for proposed residential cum commercial building in a plot bearing Survey. No 382, Sub Div. No 4-A, Situated at Cuncolim Village of Salcete Taluka-Goa. The applicant shall complete in advance all the required formalities of the Electricity Department as per conditions of supply of Electrical Energy in force at the time of application or release of power supply. This certificate is given as per request made by Mr Suhant Naique Alias Suhant Vishnoo Dessai, resident of Gotton Cuncolim Salcete-Goa on letter

dated: 12/04/2022.

1. The applicant shall complete in advance all the required formalities of the electricity department as per condition of supply of electrical energy in force at the time of application or release of power supply.
2. Where existing infrastructure is insufficient to release power supply to the extent of sanctioned load, power supply will be released after installing of required additional infrastructure at builder/developers cost.
3. As per Clause 4(a) of conditions of supply of Electrical Energy, in case of underground system, the owner/promoter of the building shall provide a built-up premises of 2x3sq.mt. or more as per requirement with lock and key, located nearest to the public road on the ground floor, for putting up distribution board to be provided by the owner/promoter as per Department's specification. In addition, required open space shall be provided for putting up overhead HT/LT line and transformer centre.
4. As per Clause 4(a) (i) of conditions of supply of Electrical Energy, in case of underground system, the owner/promoter of the building having built up area of 1000 sq. mtrs or above, shall provide on the ground floor an outhouse facing the main road built up premises of 21 sq. meters' area (7Mx3M) for setting up Department's indoor switchgear & Transformer centre. In case the department proposes to install outdoor transformer centre and switchgear, an open space equal to the area mentioned shall be provided having sufficient electrical clearance from any building/structure/trees as required under IE Rule 1956.

5. As per Clause 2(c) of Conditions of Supply of Electrical energy, where the building has no frontage abutting a public street and where electric line/service line has necessarily to cross over or go under or through her property, the owner/promoter of the building shall if so required by the Electricity Department, obtain the necessary way-leaves and permission at his own expenses. Expenses incurred by the Electricity Department in laying the service line and maintaining the same in accordance with the way-leaves shall be also at the expense of the owner/promoter/consumer.
6. The minimum vertical and horizontal clearance between the building/structure & the electrical lines passing over or adjacent to the building/structure respectively, shall not be less than that specified in the Rule No.79 & 80 of Indian Electricity Rules, 1956, as amended up to date:
7. The applicant shall not have any dues pending with the Electricity Department anywhere in Goa.
8. There is no overhead HT/LT Lines are passing in this property.
9. This certificate is valid for a period of six months from the date of issue.
10. This certificate is liable to be revoked without any notice if any of the conditions stipulated above are not complied with.

Yours Faithfully,


ASSISTANT ENGINEER
SUB DIV. IV, CUNCOLIM

To,
Mr. Sushant Naique Alias Sushant Vishnool Dessai
Gotton, Cuncolim,
Salcete- Goa

Office of the
Sub-Divisional Engineer,
Elect. Sub-Division-IV,
Aquem-Margao

Copt to: -

1. The Executive Engineer, Div-XVI, Aquem, Margao-Goa.
2. Tech Guard File.



OFFICE OF THE SENIOR TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
SOUTH GOA DISTRICT OFFICE,
OSIA COMMERCIAL ARCADE, 4TH FLOOR 'B' WING
MARGAO-GOA.

REF:- TPM/83019/Cune/882/4-A/2022/1642
DATE:- 30/3/2022

TECHNICAL CLEARANCE ORDER

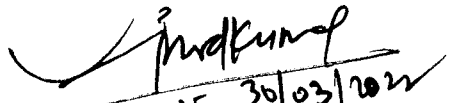
Technical Clearance is hereby granted for carrying out the work of **proposed construction of residential/Commercial building** as per the enclosed approved plans in the property zoned as **Settlement Zone in Regional Plan for Goa 2021** and situated in Survey no. **382, sub-division 4-A of Cuncolim Village of Salcete Taluka** 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 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 1.00mts. x 0.50mts. with writing in black colour on a white background at the site, as required under the Regulations.
5. The applicant /developer shall obtain Commercial 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 commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
7. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
8. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
9. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
10. In case of any cutting of sloppy land or filling of low lying land, are involved, 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.
11. In case of wire mesh fencing, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
12. The Ownership of the property shall be verified by the licensing body before issuing the licence.
13. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.

14. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern **Municipal Council** before issuing licence.
15. The set backs shown on the site plan shall be strictly maintained.
16. The **Municipal Council** shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
17. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached. Affidavit/undertaking in this regard shall be sworn before the **Municipal Council** /PWD as the case may be on stamp paper of Rs.100/-.
18. This Technical clearance order is issued relying on the survey plan submitted to this office from the concerned authority. In case of any boundary dispute encroachment if any shall be resolved by the applicant with clear demarcation of the boundaries from survey Department. This office shall not be held responsible at any point of time as the said technical clearance order is only from Planning point of view.
19. Applicant shall dispose the construction debris at his/her own level and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produced to the Municipal Council (as the case may be).
20. This technical clearance order is issued with the approval of Government vide no. TPM/33019/Cunc/382/4-A/2021/708 dtd. 16/2/2021.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 7/12/2020 from **MR. SUSHANT NAIQUE alias SUSHANT VISHNOO DESSAI**.

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.

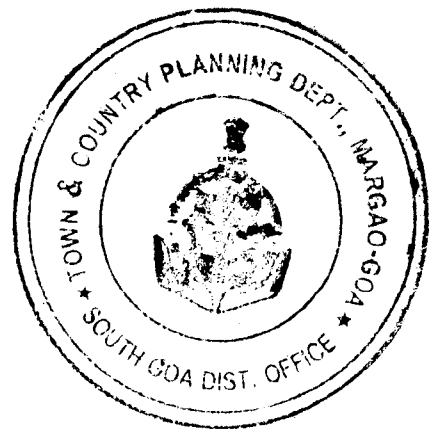

(Vinod Kumar Chandra)
Town Planner

Note:- Pursuant to this office earlier assessment Order No TPM/33019/Cunc/382/4-A/2022/837 dtd. 23/2/2021, the applicant has paid the Infrastructure Tax of Rs. 3,78,326/-vide challan no. 449 dtd 16/3/2022.

To,
Mr. Sushant Naique alias Sushant Vishnoo Dessai,
Gotton, Cuncolim, Salcete-Goa.

Copy to:
The Chief Officer,
Cuncolim Municipal Council,
Cuncolim, Salcete Goa.

Emp/-



Municipal Building Licence
Cuncolim Municipal Council

Construction Licence

No.CONSTLIC/CUNCOLIM/2022-2023/2

Licence is hereby granted for carrying out the:

~~(a) Land sub-division (Provision / Final)~~

(b) Proposed construction of Residential and Commercial Building... fees of Rs.: 1,252,713.00

Construction Licence Fee : 905,567.00 , Administration charges :3,466.00

Cess charges (Labour Dept.) :343,180.00 ,

~~(c) Construction of Compound wall.~~

(d) As per the enclosed approval plan/in the property zoned as S1 zone in Regional plan of Goa and situated at SURVEY NO. 382/4-A CUNCOLIM SALCETE GOA, bearing Plot-No.:4-A Survey No.:382 Sub.Div.No.:4-A of village Cuncolim, with the following conditions:-

1. The licensee shall strictly comply all the conditions imposed in the Development Permission / Technical Clearance Order No.33019/cunc/382/4-A/2022/1642, dated 30/3/2022 issued by the Town and Country Planning Department.
2. The licensee 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 R.C.C/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 licensee 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 mts. away from any well.
10. The ventilation pipe of the septic tank should be provided with a mosquito net.
11. The licensee should connect the pipe lines from their latrines/W.C's to the sewerage at their own cost, when the sewerage line is commissioned.
12. The licensee should fix a board at the prominent place whenever the construction is started indicating the number, the date and the authority under which the development work has been taken up.

13. All the building materials and the other rubbish should be cleared off from the construction site before applying for the Occupancy Certificate.
14. Water storage tanks shall be provided with mosquito proof lids and overflow pipes. The tanks shall be provided with a access ladders wherever necessary.
15. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
16. The licensee 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 licensee 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 licensee should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
19. Road Widening area is to be asphalted at 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 accesible to vehicles. No commercial activities shall be allowed in these areas.
21. Access up to the entrance of the building is to be paved and is to be provided with drainage facilities.
22. Space for parking of vehicles should be clearly demarcated on the ground.
23. No Restaurants/Bars will be permitted in the shops unless a seperate soak pit is provided besides confirming to the rules in force.
24. No commercial activities will be permitted in the shops unless a seperate permission is obtained from this Council.
25. All temporary shed/existing Building shown to be demolished 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 pits or any other structure 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 the compound wall should not obstruct any path way nor 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 the road.
33. The Construction of the compund 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 the soak pit.

35. The applicant should follow the conditions laid down in the NOC of respective Health Centre.
36. Party shall abide by all the conditions of Town and Country Planning Department order and Cuncolim Municipal Council construction licence and Municipal Bye Laws.
37. After expiry of construction licence, renewal/revalidation of construction licence shall be done only after submission of validated development order from Town and Country Planning Department.
38. Licencee shall be fully responsible for structural stability and all kinds 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 municipal council shall in no way be responsible for correctness of plot/land at any stage. If required, licensee may obtain demarcation from competent authority to do the demarcation.
40. Licencee and his architect/engineer shall be 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 municipal council shall in no way be responsible for the same. If required, licensee and his architect /engineer may obtain opinion or report from experts.
41. Licencee shall take adequate precautions for the safety of workers / labourers and all others involved in the construction.
42. This construction licence is issued based on the condition that the LICENCEE and HIS ENGINEER shall be solely responsible for the stability of structure and safety of all concerned and the Chief Officer and all his officials are indemnified and kept indemnified forever against any civil 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 (or not received by the Chief Officer) or wrongly submitted by the licensee.
43. This construction licence is issued based on the technical clearance order issued by Town and Country Planning Department.
44. Licencee, his engineer and architect shall take all necessary steps to see that the structure is sound and safe and stable.

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

Digitally Signed by: JOAO BERNADO FERNANDES
Designation: Chief Officer
Date of Signing: 13-06-2022
Location:Cuncolim Municipal Council
Date of Issue of Licence: 13-06-2022

To,

SUSHANT NAIQUE ALIAS SUSHANT VISHNOO DESSAI

GOTTON CUNCOLIM SALCETE GOA

Copy To:

*(a) O/o Commissioner, Labour & Employment, 2nd Floor, Shrama Shakti Bhavan, Patto Plaza,

*(b) O/o Town Planner, Town and Country Planning, Margao-Goa