OFFICE OF VILLAGE PANCHAYAT

Telaulim, Salcete - Goa.

Ph. 0832-2768403

APPENDIX-C-4

Village Panchayat Building Licence

VILLAGE PANCHAYAT TELAULIM SALCETE-GOA

Village Panchayat of Telaulim Salcete Goa.

No.VPT/2017-2018/638/18 **Dated: 07/12/2017**

Licence is hereby granted for carrying out the work of proposed construction of Residential Row houses as per the enclosed approval plan/plans in the property zoned as cultivated land Zone in Regional Plan for Goa 2001 & 2021 and situated at Coldem , Telaulim Village bearing Survey No. 101/3-B of approved under No TPM/29605/Telaulim/101/3-B/17/3952 dt 09/10/2017 with the following conditions:

1. **The applicant shall strictly comply all the conditions imposed in the Development permission/ Technical Clearance order No TPM/29605/Telaulim/101/3-B/17/3952 dt 09/10/2017 issued by the Town & Country Planning department.**

2. **The applicant shall notify the Panchayat 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 Panchayat.**

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 Panchayat.**
7. **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 materials passed, approved or shown in the application on which the permit was based the silage water.**

8. **The applicant should construct a separate soak pit in order to derivate in**

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 place whenever the construction is started, indicating the number, the date and the authority for which the license for development work has been granted.

13. All the building material and other rubbish should be cleared from the construction site before applying for the occupancy certificate.

14. Water storage tanks shall be provided with mosquito proof lids and over the flow pipes. The tanks should be provided with 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 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.

17. The applicant should plaster and paint the building internally as well externally before applying for occupancy certificate, Exposed bricks/laterite/concrete/stone/ashlars masonry finish to buildings will also be permitted.

18. The applicant should provide a dustbin at a convenient place accessible for the Panchayat 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 purpose 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 is to be paved and is provided 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 shop unless a separate permission is obtained from this Panchayat.

25.Fire escape stair cases, if applicable shall be constructed as indicated in the approved plans.

26.All internal courtyards should be provided with drainage outlet.

27.The applicant should maintain all existing natural drains in the plot and should not block them at any stage.

28.No soak pit or other structures should come in the road widening area.

29. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.

30.The construction of shed/compound wall/building should not obstruct if any pathway or if any public access exist. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.

31.No gates shall open outwards on to the road.

32.The construction of the shed/compound wall/building should be as per the approved plan. The applicant should inform this Panchayat after the completion of the Residential Row houses.

33.All temporary sheds/existing buildings shown to be demolished in the plan are demolished before applying for occupancy certificate.

34.Setbacks as shown in the approved plan shall be strictly maintained.

VILLAGE PANCHAYAT TELAULIM SALCETE-GOA

The above proposal have been approved as per resolution No.2 (3)
Dt: 31/10/2017

Collection Licence Fee of Rs.40,355/- Vide Receipt No.124/77 dt.07/12/2017

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 VAILDITY OF THE LICENCE.

VILLAGE PANCHAYAT TELAULIM SALCETE-GOA

For the Village Panchayat
SECRETARY
V. P. TELAULIM
SALCETE-GOA

To,
1.M/S. Royal Builders & Real Estate Developers,
C/o. Albino A. Fernandes,
Shop no. S-5, Royal Classic Building,
Dongorim, Navelim,
Salcete-Goa.

2.Town & Country Planning Dept, Margao Goa for information.

100006461571

FORM I & XIV

नमुना नं १ व १४

Date : 18/08/2017

Taluka SALCETE
तालुका

Village Talaulim
गांव

Name of the Field Kudya Pedrale.
शेतार्चे नांव

Survey No. 101
सर्वे नंबर

Sub Div. No. 3-B
हिस्सा नंबर

Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकुण लागण क्षेत्र
0000.00.00	0000.09.55	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.09.55

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकुण नापिक जमीन
0000.00.00	0000.00.00	0000.00.00

Grand Total एकुण
0000.09.55

Remarks शेरा

as per order passed by the Dy. Collector & SDO-II, Salcete, Margao in Partition case No. LRC/PART/Talaulim/187/2017/II/7483 dtd. 01/08/2017.

Assessment : Rs. 0.00 आकार

Foro Rs. 0.00 फोर

Predial Rs. 0.00 प्रेदियाल

Rent Rs. 0.00 रेंट

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	M/s. Royal Builders and Real Estate Developers		71114	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	----------Nil----------			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
----------Nil----------		

Details of Cropped Area पिकाखालील क्षेत्राचा तपशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक क्षेत्र Nature प्रकार	Land not Available for cultivation नापिक क्षेत्र Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	----------Nil----------									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

Copy applied for as on 18/08/17
Copy Ready on 18/08/17 Delivered on 18/08/17
Receipt No. 7167
Fees received Rs. 15/- Rupees Fifteen only

OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE,
SOUTH GOA DISTRICT,
Room no: 449, 4th floor, Matanhy Saldanha Administrative Complex,
Margao-Goa.
Email:Cols @nic.in Phone No.2794431

No. COL/SAL/SG/CONV/55/2017/13975 dated:20 /12/2017.

READ: Application U/s 32 of Land Revenue Code, 1968

OFFICE OF THE COLLECTOR OF SOUTH GOA MARGAO

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 Builders and Real Estate Developers, r/o. Shop No.S-5, Royal Classic Bldg. Dongorim, Navelim Salcete-Goa,** being the occupant` of the plot registered under **Survey No. 101/3-B in Talaulim Village of Salcete Taluka**, 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 **Survey No. 101/3-B in Talaulim Village of Salcete Taluka,** admeasuring an area **955.00** Sq. mts. be the same a little more or less, for the purpose of for **Residential** Purpose only.

And Whereas, the Dy. Conservator of Forest, South Goa Division, Margao vide letter no: 5/SGF/CONV/402/2017-18/2673 dated 06/11/2017, informed that his office has inspected the area his office and it is observed that the area land under **Survey No: 101/3-B in Talaulim Village of Salcete Taluka** admeasuring area of **955.00 sq.mts** is not a Government Forest, does not form of any compartments of South Goa Division Working Plan. The area also does not figure

in the list of Survey Numbers identified as private forest by State Level Expert Committee and also Forest (Conservation) Act, 1980 is not applicable to the said area.

And Whereas, the Mamlatdar of Salcete has submitted report vide no: MAM/SAL/CON/CI-II/2017/2803 dated 10/10/2017, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about Rs.8,000/- per sq.mts., there is an access to the site in question, there are no tenants/Mundkars on the proposed land for conversion, as per the form I & XIV there doesn't exist Tenants/Mundkars on the land proposed for conversion, the land proposed for conversion is surveyed under 101/3-B in Talaulim village of Salcete Taluka, the land proposed for conversion is for residential/commercial purpose and the land is not low lying area nor exist any water body, it is not coming under C.R.Z. Regularization eighter 200 mts. or 500 mts. HTL, there is no trees in the proposed land for conversion, hence conversion application may be decided..

And Whereas, the Town Planner, Margao, reported that the land under Survey No. **101/3-B in Talaulim Village of Salcete Taluka,** as per the Regional Plan of Goa 2001 and Regional Plan for Goa 2021, the area proposed for conversion is located in Settlement Zone, having permissible F.A.R.60 & recommended the conversion of Land for **Residential purpose** admeasuring an area **955.00**Sqmts vide report no: TPM/29605/Tel/101/3-B/17/4135 dated 20/10/2017.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land Survey No: **101/3-B in Talaulim Village of Salcete Taluka**, was approved The applicant has credited Conversion fees Rs.64940/- (Rupees sixty four thousand nine hundred forty only) vide challan no COL/46/2017-18 dated 06/12/2017, in the State Bank of India, Margao-Goa.

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. **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 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 Mundkarial/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 6.00 mts. hence front setback of minimum 3mts. shall be kept from centre line of road

14. Traditional access, passing through the plot, if nay 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 development/construction 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 of inadvertent mistake in calculation of the fees for conversion, then the applicant shall be liable 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/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.

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, then 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: & Sub Div number	BOUNDARIES
North to South	East to West			
33.90 mts.	40.50 mts.	**955.00**	**Survey No. 101/3-B of Talaulim Village of Salcete Taluka**	North: Sy.No.101/1 South : Sy.No. 101/4 East: Sy.No. 101/3-A-3 West : Sy.No.97/3
Conversion is Sanctioned for Residential purpose with permissible F.A.R 60 based on above mentioned reports/NOC/ mentioned at page 1 & 2.				

In witness whereof the Collector of South Goa District, Margao, has hereunto her hand and seal of her Office on behalf of the Government of Goa and the Applicant **M/s. Royal Builders and Real Estate Developers, r/o. Shop No.S-5, Royal Classic Bldg. Dongorim, Navelim Salcete-Goa,** hereunto set her hand this 20TH day of December, 2017.

1. Albino A. Fernandes **2. Edward P. Fernandes.** Partner of M/s. Royal Builders and Real Estate Developers, (Applicant)

Signature and designation of the witnesses:

1. Miguel Afonso
2. Nolan Fernandes

OFFICE OF THE COLLECTOR OF SOUTH GOA MARGAO

(Anjali Sehrawat, I.A.S.,)
Collector,
South Goa District,
Margao- Goa

We declare that 1. **Albino A. Fernandes 2. Edward P. Fernandes.** 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. Miguel Afonso
2. Nolan Fernandes

Copy to:

1. The Superintendent of Survey and Land Records, Margao-Goa.
2. The Town and Country Planning Dept., Margao-Goa.
3. The Dy. Conservator of Forest, Margao-Goa.
4. The Mamlatdar of Salcete.

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

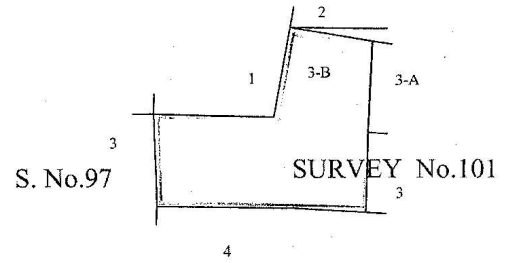
N

SCALE 1:1000

PLAN

OF THE PROPERTY BEARING SURVEY NO. 101 SUB DIV NO.3-B SITUATED AT TALAULIM VILLAGE OF SALCETE TALUKA APPLIED FOR CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE APPLIED BY M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS , VIDE MEMORANDUM NO. COL/SAL/SG/CONV/55/2017/10452, DATED 22/09/2017, ISSUED BY DY.COLLECTOR (REV) SOUTH GOA DISTRICT, MARGAO-GOA

AREA TO BE CONVERTED = 955.00 Sq.mts.



SUVEYED AND PREPARED BY
SMT. ANGELA ARAUJO (F.S.)

SURVEYED ON DATE: 06.10.2017

CASE NO. COL/SAL/SG/CONV/55/2017/10452

Government of Goa.
Directorate of Services,
Primary Health Centre,
Navelim, Salcete, Goa.

No. PHC- N/NOC/2017-18/56 Date:- 19/10/17.

NO OBJECTION CERTIFICATE

This is to certify that the Health Authority of this Primary Health Centre-Navelim has inspected the site of the proposed construction of **Residential bungalows & Twin bungalows** as per enclosed approved plans in the property bearing survey No. **101** Sub-Division No. **3-B** of Village **Telaulim**, Salcete, Goa, belonging to **Royal Builders and Real Estate Developers**, (Ref. application dated–12/10/2017 and I have **No Objection** to the said construction from the **SanitationPoint of View** as under:-

Approximate No. of person: **10 per each bungalow.**

a) No. of units for residential purpose.	: 03 Independent Bungalows & 01 twin Bungalow.
b) No. of units for commercial purpose.	: Nil.
c) Total.	: 05 Residential units.
d) Size of the septic tank and soak-pit	: There are five Independent septic tanks and soak pits are shown in the approved plans for 10 person capacity each.
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 the septic tank/soak pit is adequate to the above unit/persons and if not what should be done.	: Yes.
g) Distance of the septic tank/soak pit from any drinking water well.	: No well within 15 meters radius.
h) Whether the drains in the complex have been properly shown to discharge rain water.	: No.
i) Whether there is any possibility of contaminating in the nearby wells due to construction of septic tank and soak pit.	: No.

Cont. ...2/-

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

1) This NOC is issued based on approved plans by TCP, REF:-TPM/29605/Telaulim/101/3-B/17/3952, dated-9/10/17and an Affidavit executed before Notary Rajendra G. Raut Dessai (Reg. No. 168), enclosed in the file.

2) The Applicant /Builder should ensure that all the labourers engaged at construction site should possess their valid health card and same should he renewed every three months. No labour shall be engaged by the builder/contractor at the construction site without him/ her has a valid health card.

3) The septic tank and soak-pit should be constructed at minimum distance of 15 meters away from anywell, whose water is used for domestic purpose or for providing water.

4) The NOC shall be revoked if the construction of the septic tank/ soak-pit, drainage system of the Buildingis not as per the approved plan.

5) The Applicant should construct a separate soak-pit in order to absorb sullage water from the kitchen and other non sewage sources.

6) Accumulation of water shall be strictly avoided in and around the construction site to prevent mosquito breeding.

7) The builder/ contractor etc. to take adequate anti-larval measures at the construction site in consultation with concern Health Officer /Medical Officer I/c or a Sanitary Inspector.

8) NOC from this Authority shall be obtained before obtaining occupancy certificate.

9) Construction board with details should be displayed at the construction site.

10) This NOC liable tobe withdrawn if the conditions stipulated above are not complied with or if established in the NOC has been obtained by using fraudulent means.

Medical Officer i/c

MEDICAL OFFICER
INCHARGE
P H.C. NAVELIM

To,
M/s Royal Builders and Real Estate Developers,
C/o Albino A. Fernandes,
Shop No. S-5, Royal Classic Bldg.
Dongorim, Navelim, Salcete, Goa.

PRIMARY HEALTH CENTRE * Navelim-Goa *

Copy to:
The Sarpanch/ Secretary,
Village Panchayat of Telaulim,
Salcete, Goa.

Received on
19/10/17
CLERK
V. P. Telaulim
Salcete - Goa

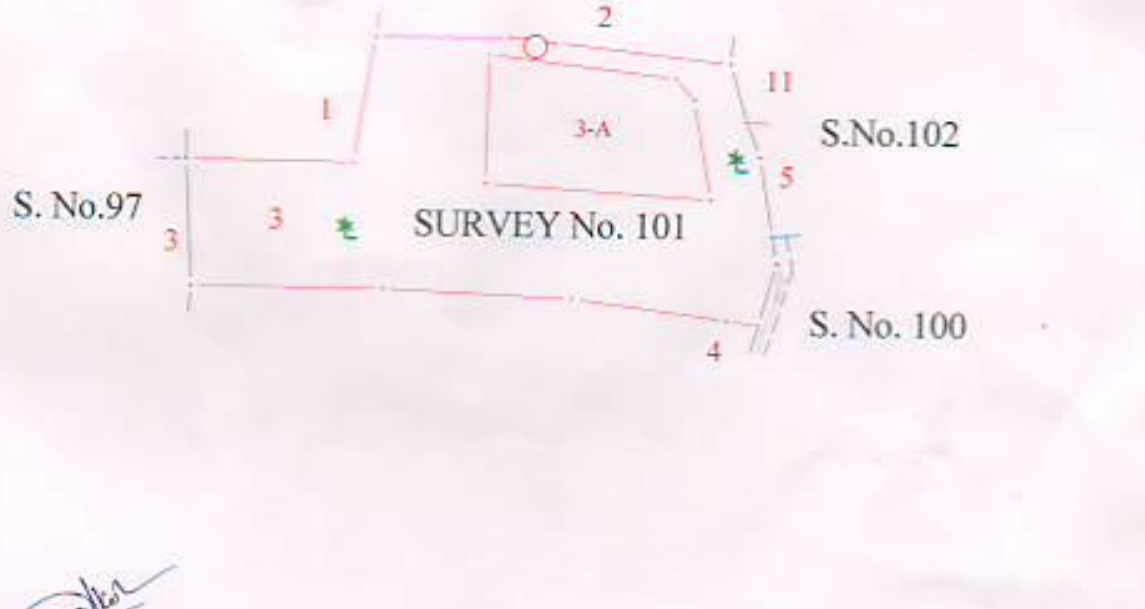
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO - GOA

N

Inward No:4050

Plan Showing plots situated at
Village : TALAULIM
Taluka : SALCETE
Survey No./Subdivision No. : 101/ 3
Scale : 1 :1000

(Savio C.Silveira)
Inspector of Survey & Land Records
Margao-Goa



Generated By :RUCHITA MADKAIKAR

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/29605/Talaulim/101/3-B/17/3952 DATE:- 9/10/17

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposerd **construction of residential bungalows,Twin bungalow and compound wall** as per the enclosed approved plans in the property zoned as **Settlement Zone** in **Regional Plan for Goa 2001 and 2021** and situated in survey no **101** sub-division no. **3-B** of **Telaulim** 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 compound wall shall be constructed after leaving the road widening area as shown in the plan.
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 colour on a white background at the site, as required under the Regulations.
6. The construction of compound wall shall not amount to blocking of any natural water course/drain and adequate number of openings in the compound wall shall be made for smooth flow of water.
7. 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.
8. The soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area.
9. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
10. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
11. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
12. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
13. The construction of compound wall ,the gates shall not amount to blocking of any natural water course/drain and adequate number of openings in the compound wall shall be made for smooth flow of water.
14. In case of any cutting of sloppy land of 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.

Cont/-

15. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
16. The Ownership of the property shall be verified by the licensing body before issuing the licence.
17. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence
18. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts and along the boundary abutting on a street upto a height of 1.50mts only which shall be of closed type up to a height of 90cm. only and open type above that height.
19. Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mts from the crown of the road for a length of 9.0mts from the intersections corner of the plot, on both sides of the plot.
20. In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mts radius for roads upto 10.0mts R/W and that of 5.00mts radius for roads above 10.00mts R/W.
21. 4.00 mts proposed internal road shall be effectively developed before applying for completion order.
22. Necessary garbage bins shall be provided within the complex and also make arrangement for disposal of the garbage.

THIS ORDER IS ISSUED WITH REFERE NCE TO THE APPLICATION DATED **08/09/2017** RECEIVED **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS**

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.

(R.M. Borkar)
Town Planner

Note:- Pursuant to this office assessment Order No. **TPM/29605/Telaulim/1013-B/2017/3873 dtd. 04/10/2017** the applicant has paid the Infrastructure Tax of **Rs.1,56,346/- (Rupees one lakh fifty six thousand three hundred and forty six only)** vide challan no.**248 dtd.04/10/2017.**

To,
M/s Royal Builders and Real Estate Developers,
C/o Albino A. Fernandes,
R/o 156/A Minguel Waddo,
Dramapur Salcete Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of **Telaulim,**
Salcete Goa.
Mk/-