

No.RB/CNV/BAR/AC-II/32/2011
Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.

Dated :- 18/04/2017

Read: Application dated 13/12/2016 from Shri. Kamalakant P. Nagwekar Power of Attorney holder of Shri. Dattaprakash Nagwekar, r/o Rodrigues Waddo, Sodiem Siolim Bardez Goa.

**SANAD
SCHEDULE-II**

(See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969).

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 (hereinafter referred to as 'the said code which expression shall, where the context so admits include the rules and orders thereunder) Kamalakant P. Nagwekar being the occupants of the plot registered under Survey No.244/5 known as Maina Situated at Village Siolim of Bardez Taluka (hereinafter referred to as "the applicant, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part Survey No.244/5, admeasuring 3124.00 sq. mts. be the same a little more or less for the purpose of Residential use.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject, to the provisions of the said code, and rules thereunder, and on the following conditions, namely:-

1. Levelling and clearing of the land - The applicants shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted to prevent insanitary conditions.

2. Assessment - The Applicants 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 applicants shall not use the said land and building erected or to be erected thereon for any purpose other than Residential use, 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 applicants contravene any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicants 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 applicant as an arrears of land revenue.

6.a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants.

c) The necessary road widening set-back to be maintained before any development in the land.

d) Traditional access passing through the plot, if any, shall be maintained.

e) No trees shall be cut except with prior permission of the competent authority.

Contd.....

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

APPENDIX – I

Sr. No.	Length and		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to	East to			6				
1	2	3	4	5	North	South	East	West	
1	121.30 Mts.	66.60 Mts.	3124 sq. mts.	Survey No. 244 Sub. Div. No. 5(Part)	Survey No. 244 Sub Div. No. 5	ROAD	Survey No. 244 Sub Div. No. 6	Survey No. 244 Sub Div. No. 4	NIL
Village: Siolim Taluka: Bardez									

Remarks:-

1. The applicant has paid conversion fees & fine of Rs. 5,62,320 /- (Rupees Five Lakh Sixty Two Thousand Three Hundred Twenty Only) vide Challan No. 140/16-17 dated 27/02/2017.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/2624/SIO/TCR-16/2884 dated 05/10/2016.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.



In witness whereof the ADDITIONAL COLLECTOR - II North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and Shri. Dattaprakash Nagwekar Power of Attorney holder of Shri. Kamalakant P. Nagwekar here also hereunto set his hands this 18th day of April, 2017.


(Dattaprakash Nagwekar)
P.O.A


(Surendra F. Naik)
Additional Collector-II




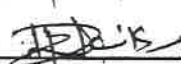
Signature and Designation of Witnesses

1. GOVIND RADIKAR 
2. DEEPAK NAIK 

Complete address of Witnesses

1. H.No. 238, Nachinola, Bardez Goa.
2. H.No. 381, Pitawada, New Bardez Goa.

We declare that Shri. Dattaprakash Nagwekar has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that he has affixed his signature hereto in our presence.

1. 
2. 

To,

1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa.
4. The Sarpanch, Village Panchayat Siolim, Bardez – Goa.

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

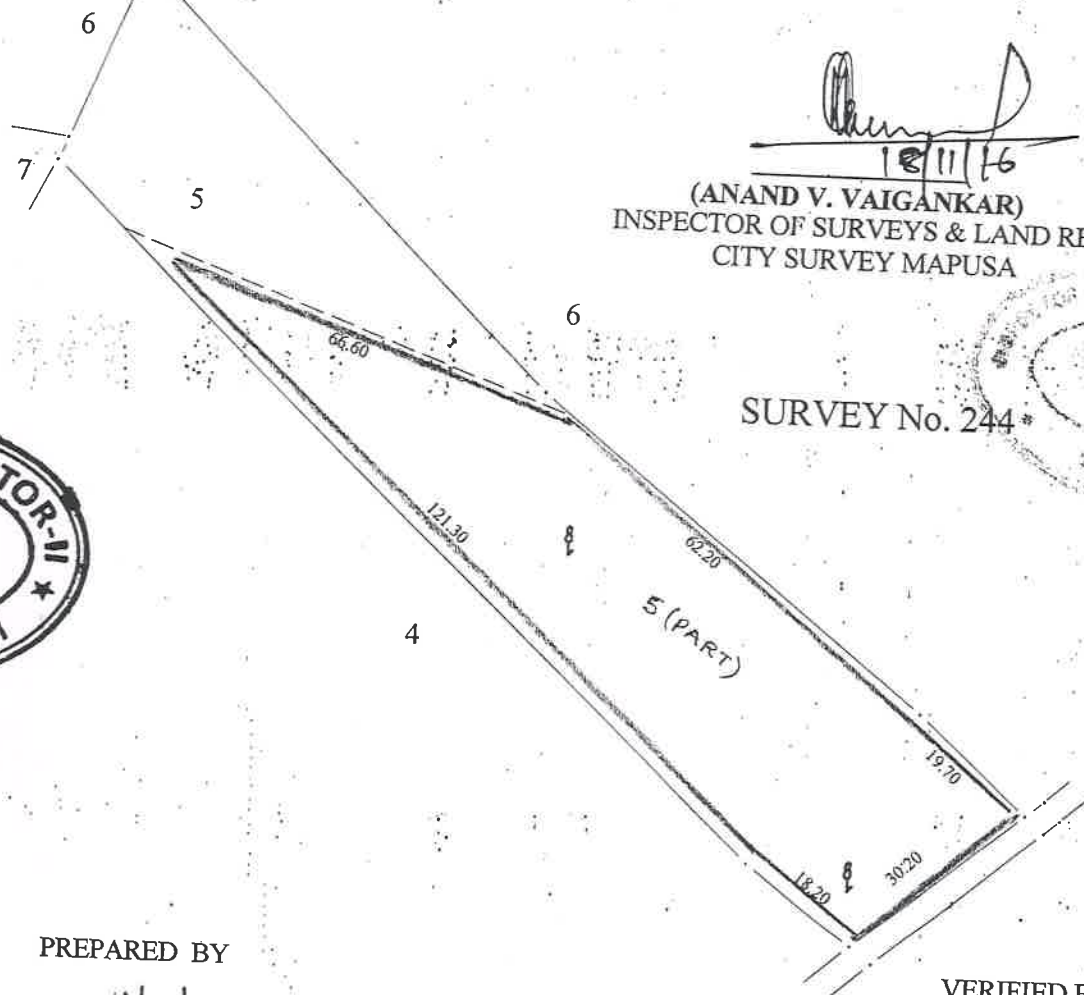
PLAN


Of the Land bearing Sub. Div. No.5 (part) of Survey No.244
Situated at Siolim village of Bardez Taluka,
Applied by Kamalakant P. Nagwekar,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/AC-II/32/2016 dated 09-11-2016,
from the Office of the Collector, North Goa District, Panaji-Goa.

SCALE: 1:1000



S.No.243 /  AREA APPLIED TO BE CONVERTED -----3124 Sq. Mts.




15/11/16
(ANAND V. VAIGANKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA

SURVEY No. 244*

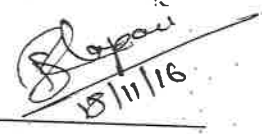


PREPARED BY



SAMIR A. NAIK
Field Surveyor

VERIFIED BY


15/11/16

RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 15/11/2016

FILE No. 8/CNV/MAP/269/16

No.RB/CNV/BAR/AC-I/32/2011

Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.

Dated :- 28/02/2017

Read: Application dated 20/10/2016 from Shri. Dattaprakash Nagwekar, r/o. Rodrigues waddo, Sodiem, Siolim, Bardez - Goa.

**SANAD
SCHEDULE-II**

(See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969).

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 (hereinafter referred to as "the said code which expression shall, where the context so admits include the rules and orders thereunder) Dattaprakash Padmanabh Nagvekar being the occupant of the plot registered under Survey No. 244/6 and 244/7 known as Maira Situated at Village Siolim of Bardez Taluka (hereinafter referred to as "the applicants, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part Survey No. 244/6(Part) 301 m2 and 244/7(Part) 440 m2, admeasuring 741.00 sq. mts. be the same a little more or less for the purpose of Residential use.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject, to the provisions of the said code, and rules thereunder, and on the following conditions, namely:-

1. Levelling and clearing of the land - The applicants shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted to prevent insanitary conditions.

2. Assessment - The Applicants 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 applicants shall not use the said land and building erected or to be erected thereon for any purpose other than Residential use, without the previous sanction of the Collector.

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

5. Penalty clause - (a) if the applicants contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicants 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 applicant as an arrears of land revenue.

6.a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants.

c) The necessary road widening set-back to be maintained before any development in the land.

d) Traditional access passing through the plot, if any, shall be maintained.

e) No trees shall be cut except with prior permission of the competent authority.

Contd.....



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


APPENDIX - I

Sr. No.	Length and		Total Superficial Area	Forming (part) of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to	East to			6				
1	2	3	4	5	North	South	East	West	
1	13.50 Mts.	82.00 Mts.	741.00 sq. mts.	Survey No. 244 Sub. Div. No. 6(Part) & 7(Part)	Survey No. 244 Sub Div No. 8	Survey. No. 244 Sub. Div. No. 5	Road	S.No. 244 Sub. Div. No. 6 & 7	NIL
Village: Siolim Taluka: Bardez									

Remarks:-

1. The applicant has paid conversion fees of Rs.1,00,035/- (Rupees One Lakh Thirty Five Only) vide Challan No. 122/16-17 dated 16/12/2016.
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/2405/SIO/TCP-16/2882 dated 05/10/2016.
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
5. 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.


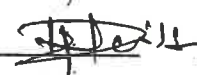
In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Shri. Dattaprakash Padmanabh Nagvekar** here also hereunto set his hands this 28th day of February, 2017.


(Dattaprakash Padmanabh Nagvekar)
Applicant


(Sabaji P. Shetye)
Additional Collector-I





Signature and Designation of Witnesses

1. GOVIND RABKAR 
2. DEEPAK NAIK 

Complete address of Witnesses

1. H.No. 238, Naehinola, Bardez Goa
2. H.No. 381, Titawada (N-V) Bardez Goa

We declare that **Shri. Dattaprakash Padmanabh Nagvekar** has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that he have affixed his signature hereto in our presence.

1. 
2. 

To,

1. The Town Planner, Town and Country Planning Department Mapusa.
2. The Mamlatdar of Bardez Taluka.
3. The Inspector of Survey and Land Records, Mapusa.
4. The Sarpanch, Village Panchayat Siolim, Bardez – Goa.

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

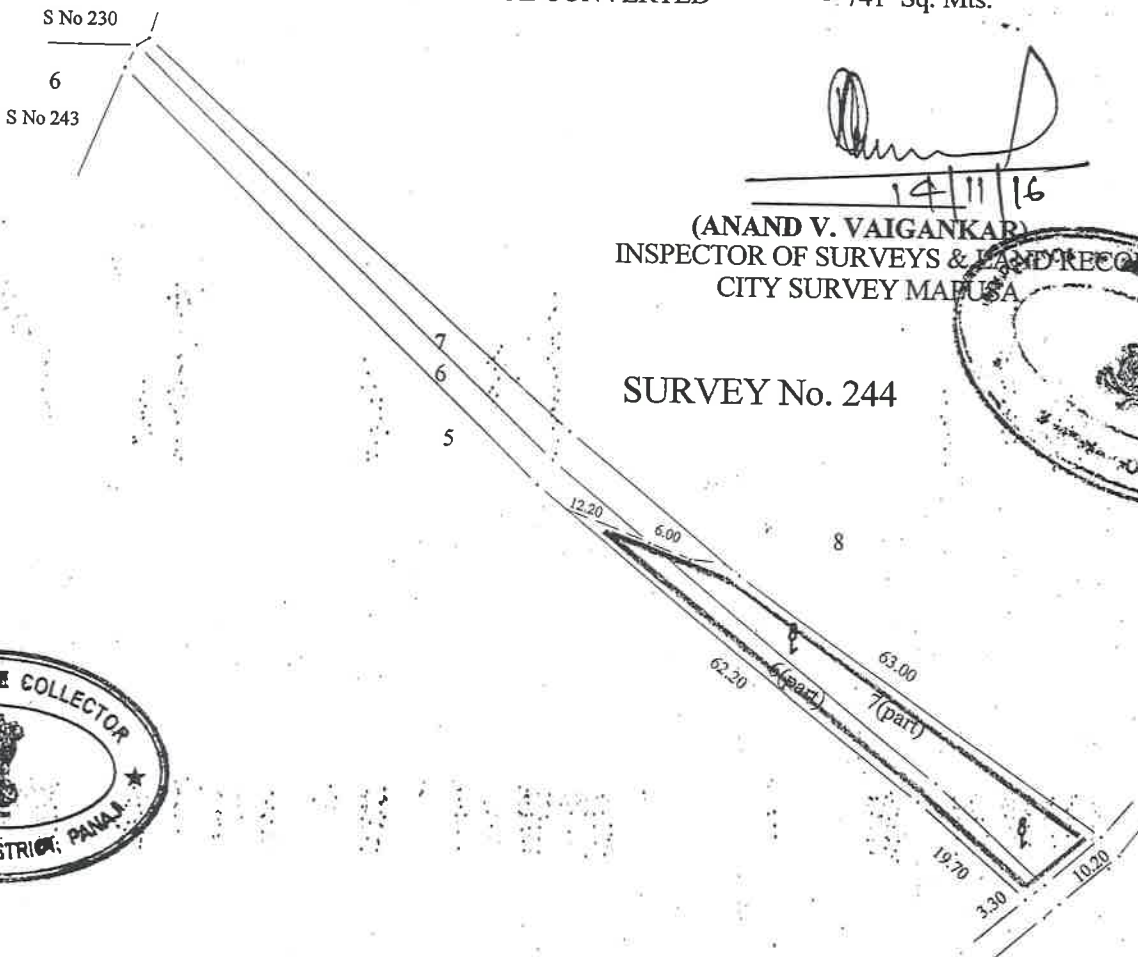


PLAN

Of the Land bearing Sub. Div. No.6(part) & 7(part) of Survey No.244,
Situated at Siolim village of Bardez Taluka,
Applied by Shri Dattaprakash Nagwekar,
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. RB/CNV/BAR/AC-1/32/2015 dated 21-10-2016
from the Office of the Collector, North Goa District, Panaji-Goa.

SCALE 1:1000

 AREA APPLIED TO BE CONVERTED ----- 741 Sq. Mts.



(ANAND V. VAIGANKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA

SURVEY No. 244



PREPARED BY

SAMIR A. NAIK
Field Surveyor

VERIFIED BY

YOKESHA B. MASHELKAR
Head Surveyor

SURVEYED ON: 07/11/2016

FILE No. 8/CNV/MAP/256/16

FORM NO. 4
RECEIPT

Receipt Book No. 286

Receipt No. 025

The Village Panchayat

SIOLIM - SODIEM

Received with thanks from M/S VPM Realty Pvt. Ltd.

Rs. 1039824/- Rupees (Ten Lakh Thirty Nine Thousand Eight Hundred Twenty Four only)

on account of Construction licence fees permission no. P.15 V.P.SS/2022-23/RESV-Suspaal-Compw/437 dt. 01-06-2022

Date 1/6/2022

Reference to Cash entry

Book _____

Page No. _____

T. P. S. Secretary
R. 346800-00
R. 693024-00
SECRETARY
V.P. SIOLIM SODIEM
R. 1039824-00
Bardez-Goa

Instruction Covering the use of form 1 :

- Each receipt book shall have a serial number and each receipt which shall be in duplicate for use with Carbon paper, shall have a serial number within the book, Both book number and Receipt number shall be machine numbered on each receipt whether original or duplicate.
- The seal of the Panchayat shall be affixed to each receipt before issued. The carbon copy shall be retained and the original issued.



VILLAGE PANCHAYAT SIOLIM-SODIEM

Bardez – Goa 403517

Phone No:(0832) - 2272278, e-mail: vpsiolimsodiem@gmail.com

Ref. No. VPSS/2022-23/ Elect. Dept./ 438

dated: 01-06-2022

Read: 1) Application dated: Nil .

From: M/s V.P. M. Realty Pvt. Ltd..

TO WHOM IT MAY CONCERN

This is to certify that This Panchayat has no objection in releasing Temporary electricity connection to M/s V.P. M. Realty Pvt. Ltd to his house bearing licence no. F.15/VPSS/2022-23/ResV-SWPool-CompW/437, dated: 01-06-2022, situated at Maina, Sodiem, Siolim, Bardez, Goa .

This certificate has been issued at the written request of the party concerned to produce it to the Electricity Department Agarwada, Pernem, Goa .




(Navanya Goltekar)

Secretary
SECRETARY
V.P. SIOLIM SODIEM
Bardez-Goa

Office of the Village Panchayat
Siolim-Sodiem

CONSTRUCTION LICENCE

No. F.15 /VPSS/2022-23/ResV- SWPool-CompW/ 437, Dated: 01 - 06-2022.

Shri./Smt. **M/s.V.P.M. Realty Pvt. Ltd.**, is hereby granted licence for carrying out the proposed **Construction of Residential Villas, Swimming pool & Compound wall** in terms of resolution No. **7(9)** taken in the Panchayat meeting dated: **06/05/2022** as per the enclosed approval plans in the property zoned as settlement in GOA/Regional Plan 2001 and situated at Siolim Village bearing Sy. No. **244/5-A & 6-A** as per technical clearance order bearing no. **TPB/7504/SIO/ TCP-2022/2985, dtd. 11/05/2022** from TCP, Mapusa with the following condition:-

1. The applicant shall strictly comply all the condition imposed in the Development Permission/ Order No **TPB/7504/SIO/ TCP-2022/2985, dtd. 11/05/2022** Technical Clearance Order Issued by the Town and Country Planning Department, Mapusa.
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 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 place whenever the construction is started, indicating the number, the date and the authority for which the licence 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 tank shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders whenever 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 as 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 Municipal vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing roads level before applying for Occupancy certificate.
20. Garage and Parking areas shown in the approved plans shall be strictly used for the 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 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 confirming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat
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 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 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 opening in the compound wall for the purpose.
32. No gates shall open outwards on to the roads.
33. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
34. Drinking water well should be 15meters away from the soak pit.
35. The applicant shall strictly comply with all the conditions imposed by PHC siolim vide their letter no. **DHS/2022/DHS0901/O0023/808, dated: 01-06-2022.**
36. Adequate arrangement for collection and disposal of Solid waste/garbage generated within the complex shall be disposed in plot area itself or arrangement be made to the satisfaction of the village Panchayat. Garbage collection bins should be provided within the plot.
37. Sewage treatment plant shall be set up ensure that the same is functioning effectively.
38. No Hinderance /nuisance shall be created in the surrounding area on account of Garbage And maintaining of existing footpaths/public pathways which shall not be blocked.
39. The Storm water drain should be constructed along the boundary of the effected plot abutting to the road.



40. Adequate utility space for the dustbin, transformer etc. should be reserved within the plot area.
41. In case of any cutting of sloppy land or filing of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of section 17(A) of the Goa Town & Country Planning Act, 1974.
42. Garbage collection bins should be provided within the plot itself to the satisfaction of local authority.
43. The applicant shall dispose the construction debris without harming the environment and should use construction debris as filling material should be the first option.
44. 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. The applicant has submitted an affidavit no. 5528/2022, dated: 18-04-2022 is notarised by Adv. Y. Zuzarte regarding submission of conversion Sanad prior to commitment of construction. If applicant fails to comply the said construction licence will stand revoke.
45. The license fee collected as per the estimate, issued by Paresh Gaitonde, BT-15 and BT-7, 3rd Fl., Campal trade Centre, Behind military Hospital , Campal, Panaji, Goa.

**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.**

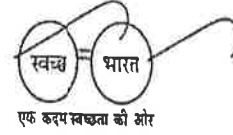
The applicant has paid the respective tax/fee to the tune of Rs. 346800/- by receipt no. 286/ , dated: 01 /06/2022

This carries the embossed deal of this Panchayat
Office of Village Panchayat of Siolim, Sodiem, Bardez-Goa.

To,
M/s V.P.M. Realty Pvt. Ltd.,
Alto Nagali, Dona Paula, Goa.




SECRETARY
V.P. SIOLIM SODIEM
Bardez-Goa



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No: TPB/7504/SIO/TCP-2022/2985

Dated: 11/05/2022

TECHNICAL CLEARANCE ORDER

Ref No: Inward No. 1815

Dtd. 13/04/2022

Technical Clearance is hereby granted for carrying out the proposed construction of residential villas, Swimming pools & Compound wall as per the enclosed approved plans in the property Zoned as "Settlement Zone" in Regional Plan for Goa 2021 situated at Siolim village Taluka Bardez Goa, bearing Survey No. 244/5-A & 6-A 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 1.00 Mts. X 0.50 mts. with writing in black color on a white background at the site, as required under the Regulations.
- 5) The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before the Commencement of any development/construction as per the permission granted by this order.
- 6) The Soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
- 7) The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
- 8) Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
- 9) Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
- 10) Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
- 11) In case of any cutting of sloppy land or filing of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
- 12) In case of Compound Walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked, unless the plot or property so served is otherwise served by alternate access.
- 13) Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mtrs and along the boundary on a street upto a height of 1.50mtrs only and which shall be of closed type up to a height of 90cm. only and open type above that height.
- 14) Along the intersections of streets no compound wall shall be raised to a height of more than 1.0mtrs from the crown of the road for a length of 9.00 mts from the intersections corner of the plot, on both sides of the plot.
- 15) In case of road intersection the construction of compound wall should be carried out in a smooth curve of 3.00mtrs radius for roads upto 10.00mtrs R/W and that of 5.00 mts radius for roads above 10.00 mts R/W.
- 16) All gates of compound wall shall be open inwards only, unless the gate is recessed into the plot to a depth, which will not cause the gate to protrude beyond the compound wall line.

Contd..2/-

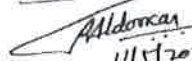
S. Salgaonkar

- 17) The Ownership and tenancy position as on 2.11.1990 & thereafter of the plot/property under reference shall be verified by the licensing body before the issuing of the license.
- 18) The village Panchayat shall ensure about the availability of Power and Water Supply and any other required infrastructure before issuing the license.
- 19) The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
- 20) Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
- 21) Applicant shall plant one tree for every 100.00 m² of area developed, landscaping on open spaces/ tree plantation along roads and in developed plots.
- 22) Adequate avenue greenery should be developed.
- 23) The said villas should be used for residential purpose only as per the Technical Clearance issued.
- 24) Open parking area should be effectively developed.
- 25) Stilt parking area of villas shall be strictly used for parking purpose only and shall not be closed/covered in any fashion at any stage and shall not be used for any commercial activity.
- 26) Gradient of the ramps to the stilt floor/parking should not exceed 1:6.
- 27) Applicant shall make his own arrangement of water requirements for swimming pools.
- 28) The area under road widening shall be deemed to be Public road and shall not be enclosed/encroached. Affidavit/undertaking in this regards shall be sworn before the Village Panchayat/P.W.D as the case may be on stamp paper of Rs.100/-
- 29) This Technical Clearance order is issued relying on approved Survey Plan submitted to this office. In case of any Boundary disputes/encroachment if any shall be resolve by the applicant with clear demarcation of boundary stones from Directorate of Settlement and Land Records. This office shall not be held responsible at any point of time, as this Technical Clearance order issued is only from planning point of view.
- 30) The Village Panchayat shall take cognizance of any issue in case of any complaints/court orders before issue of construction license.
- 31) 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 village Panchayat.
- 32) This Technical Clearance Order is issued with the concurrence of Chief Town Planner (Planning)

NOTE:-

- a) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no.29/8/TCP/2018 (Pt.File)/1672 dated 13/08/2018 pertaining to guidelines for processing various applications.
- b) An Engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by Engineer Paresh Gaitonde dtd.23/02/2022 TCP Reg. No.ER/0057/2010.
- c) Applicant has paid infrastructure tax of Rs.5,19,480/- (Rupees Five Lakhs Nineteen Thousand Four Hundred Eighty Only) vide Challan no.62 dated 04/05/2022.
- d) This order is issued with reference to the applications dated 13/04/2022 from M/s. V. P. M. Realty Pvt. Ltd.

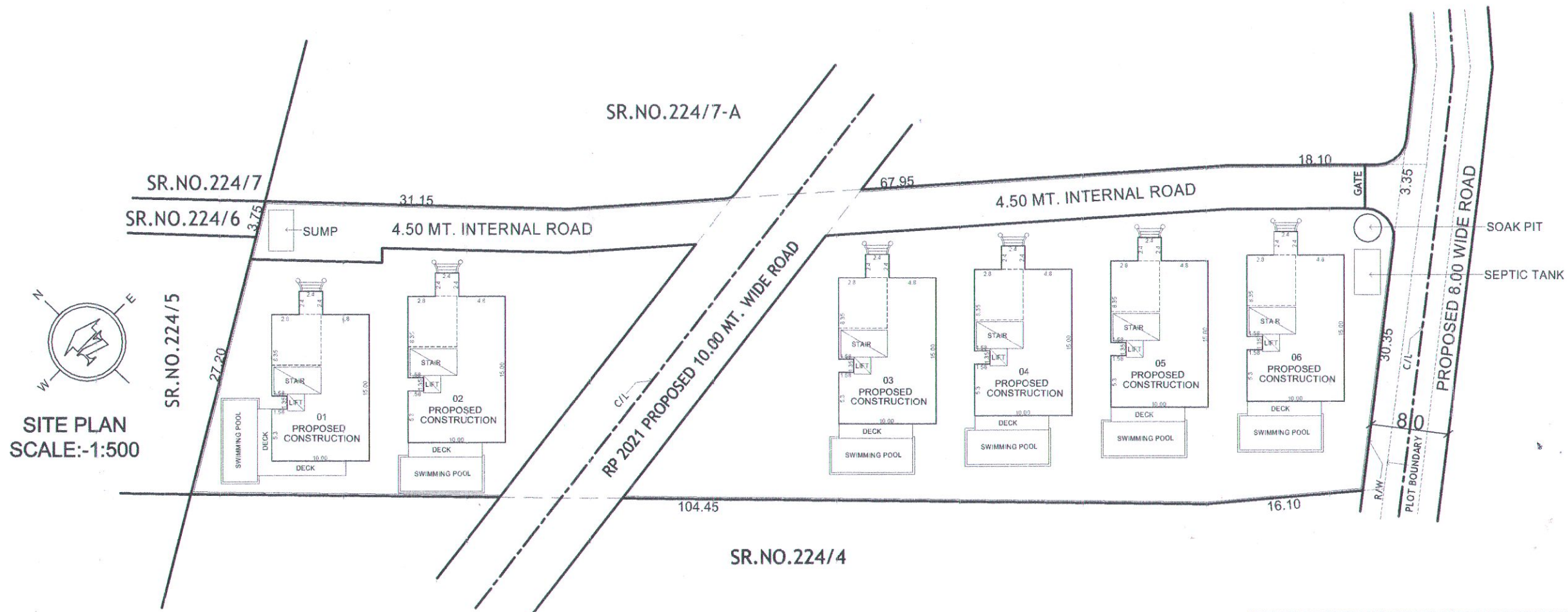
THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.


11/5/2022
(Zaidev R. Aldonkar)
Dy. Town Planner

To,
M/s. V. P. M. Realty Pvt. Ltd.,
Alto Nagali, Dona Paula Goa.
Copy to:
The Sarpanch/Secretary,
Village Panchayat of Siolim,
Bardez Goa.

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

VPM REALTY PVT.LTD.
 AREA=3,900.00 M2
 RERA NO = NEW



Bryan J. Soares
 Reg. No. CA/89/12085
 AR/0031/2010

PROJECT:

PROPOSED RESIDENTIAL VILLAS ON PLOT
 BEARING SURVEY No.244/5-A,244/6-A
 AT SIOLIM VILLAGE, BARDEZ TALUKA, GOA

CLIENT:

VPM REALTY PVT.LTD.

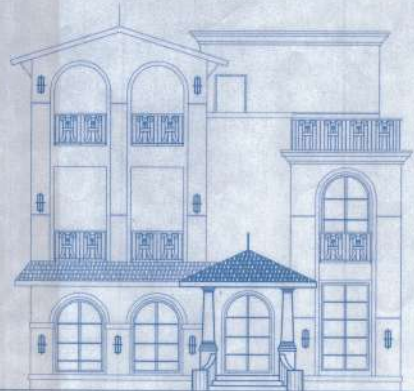
ARCHITECTS:

SOARES & ASSOCIATES

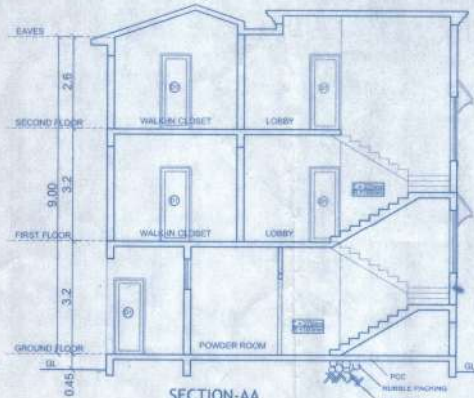
G-1, VIKAS BUILDING,
 18TH JUNE ROAD,
 PANJIM, GOA.

PH./FAX : 2228040 , 2430010/6642040

e-mail: soares88@gmail.com



ELEVATION
SCALE:-1:100

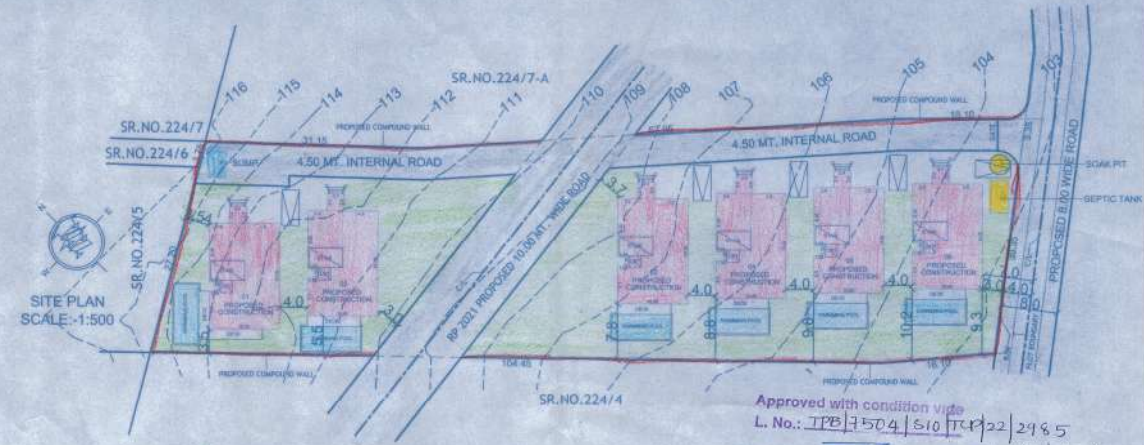


SECTION-AA
scale:-1:100

AREA STATEMENT

	TOTAL B.U.A Sq.m	AREA DEDUCTED FROM F.A.R						7.50% less Additional F.A.R LOBBY Sq.m	NET F.A.R Sq.m
		STAIRS Sq.m	LIFT Sq.m	BALCONY Sq.m	TERRACE Sq.m	UNSTORIED PORCH Sq.m	PARKING Sq.m		
GROUND FLOOR	153.60	13.20	0.00	0.00	0.00	5.75	0.00	2.90	131.75
1ST FLOOR	135.30	16.20	3.05	18.60	12.25	0.00	0.00	4.30	80.90
2ND FLOOR	147.00	16.20	3.05	18.60	26.00	0.00	0.00	4.30	78.85
TOTAL	432.90	45.60	6.10	37.20	38.25	5.75	0.00	11.50	291.50

COVERED AREA = 153.60 - 5.75 (UNSTORIED PROCH) = 147.85 X 06 = 887.10 SQ.MT
 F.A.R = 291.50 X 06 = 1749.00 SQ.MT
 B.U.A = 432.90 X 06 = 2597.40 SQ.MT



SITE PLAN
SCALE:-1:500

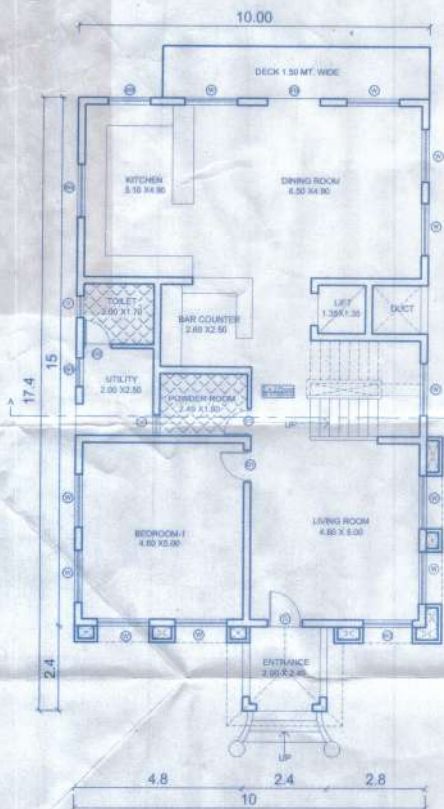
AREA STATEMENT

A	AREA UNDER SURVEY NO.244/5-A	3,442.00 M2
B	AREA UNDER SURVEY NO.244/6-A	458.00 M2
C	TOTAL PLOT AREA (A+B)	3900.00 M2
D	AREA UNDER ROAD WIDENING	74.60 M2
E	AREA RESERVED FOR ROAD UNDER RP 2021	397.75 M2
F	NET PLOT AREA (C-D-E)	3,427.65 M2

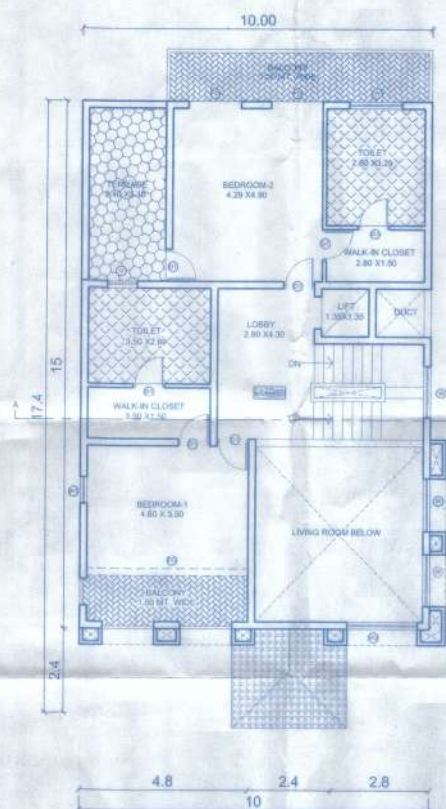
G	PERMISSIBLE COVERAGE (40%) (Fx40%)	1,371.06 M2
H	F.A.R PERMISSIBLE (0.60%) (Cx0.60%)	2,340.00 M2
I	PROPOSED COVERED AREA	887.10 M2
J	PROPOSED COVERAGE (I/Fx100)	25.88 %
K	PROPOSED F.A.R	1749.00 M2
L	PROPOSED F.A.R CONSUMED	0.44 %

TOTAL AREA FOR INFRASTRUCTURE TAX = 2,597.40 M2

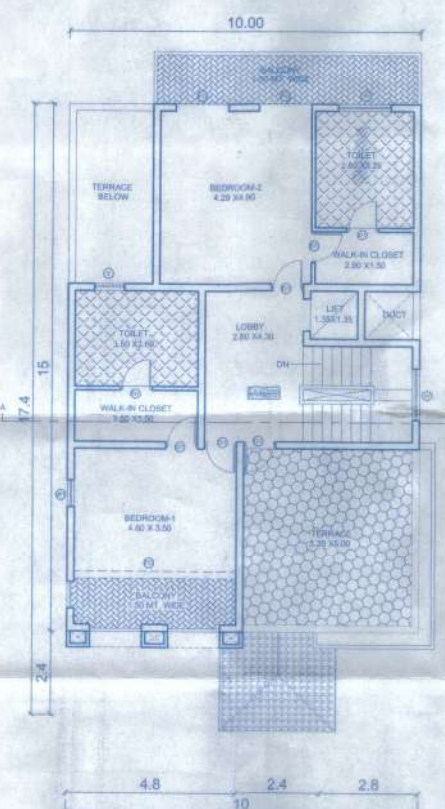
Approved with condition vide
 L. No.: IPB/1504/S10/12/22/29 & 5
 at 11/5/2022
 Dy. Town Planner
 Town & Country Planning Dept.
 Govt. of Goa, Maussa



GROUND FLOOR PLAN
SCALE:-1:100



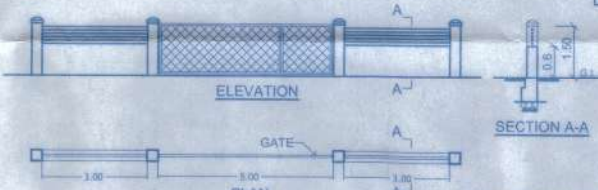
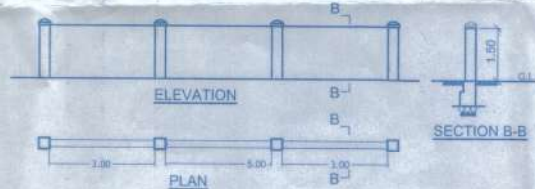
FIRST FLOOR PLAN
SCALE:-1:100



SECOND FLOOR PLAN
SCALE:-1:100

DOOR/ WINDOW SCHEDULE

D2	0.80 X 2.15
D1	0.90 X 2.15
D	1.00 X 2.15
FD	1.50 X 2.15
W	1.50 X 1.55
W2	2.00 X 1.55
W1	0.75 X 1.55
WK	1.50 X 1.10



COMPOUND WALL LENGTH = 302.40 RMT.

Approved by the Project Engineer...
 2/9/2022
 15/12/2022/Res-Govt. Comp/437
 11/8/2022

Architects:
SOARES & ASSOCIATES
 G-1, VIKAS BUILDING,
 18TH JUNE ROAD,
 PANJIM, GOA.
 PH./FAX : 2228040 , 2430010/6642040
 e-mail: soares88@gmail.com

PROJECT:
 PROPOSED RESIDENTIAL VILLAS ON PLOT
 BEARING SURVEY No.244/5-A,244/6-A
 AT SIOLIM VILLAGE, BARDEZ TALUKA, GOA

CLIENT:
VPM REALTY PVT.LTD.

DRAWINGS:
 FLOOR PLAN, ELEVATION, SECTION,
 AREA CALCULATION, SITE PLAN, AREA STATEMENT
 & DOOR WINDOW SCHEDULE

ARCHITECT'S SIGNATURE: *[Signature]*
 CLIENT'S SIGNATURE: *[Signature]*

Bryan J. Soares
 Reg. No. CA/89/12085
 AR/0031/2010

DRN BY: V.G. CHKD BY: B.S.
 DRG NO: SUB-01 JOB NO:
 DATE -10-02-2022 SCALE: 1:100;1:500

ARCHITECTS:
SOARES & ASSOCIATES
 G-1, VIKAS BUILDING,
 18TH JUNE ROAD,
 PANJIM, GOA.
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