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

Panaji-Tiswadi Goa.

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

No.UHCP/DHS/NOC/17-18/ 611

Date:- 09.05.2017

NO OBJECTION CERTIFICATE

This is to certify that I/My representative have /has inspected site of the proposed construction of Residential Building Block A,B,C,by M/s Landscape Developers, bearing Survey no.204/4, situated at Taleigao village Tiswadi Taluka Goa and I have no objection to the said construction from the sanitary point of view as under:-

Approximate No. of persons:- 480,each

a)	No. of Units for residential purpose:	96		
b)	No. of units for commercial purpose	-		
c)	Total:	96		
d)	Size of the septic tank & soak pit for the above person	L.	B.	Volume
		STP		55KLD
e)	Whether the Soak pit /Septic tanks/STP has been shown on the plan & if so, which side.	Yes,		
f)	Whether the Soak pit /Septic tank is adequate to the above units/persons and if not what should be done	Yes		
g)	Distance of the Soak pit /Septic Tank /STP from any drinking water well	15 meter.		
h)	Whether the drains in the complex have been properly shown to discharge rain water	Yes		
i)	Whether there is any possibility of contaminating water in the nearby wells due to construction of septic tank and soak pit:	NA		

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

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



Yours faithfully
(Dr. Pretam P. Naik)
Health Officer
Urban Health Centre, Panaji

To,
M/s Landscape Developers ”
Through its Partner Mahesh Adwalpalkar,
St.Inez, Panaji-Goa

Copy to:- 1) The Secretary, Village Panchayat Taleigao-Goa
2). The Health Officer, Primary Health Centre, Corlim.
3). Office Copy

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg, 1st floor, Mala Link Road,
PANAJI-GOIA

Ref. No. NGPDA/2016/

60

/17

Date: 25 APR 2017

ORDER

(Development Permission under Section 44 of the Town & Country Planning Act. 1974)

Whereas an application has been made by **Landscape Developers**, for development permission in accordance with the provision of section 44 of the Goa Town & Country Planning Act 1974 for **Proposed construction of commercial / Residential building (Block A, B & C) and compound wall** with respect to his land zoned as **Commercial -2 Zone** in O.D.P./Zoning Plan/~~Regena~~-plan and situated at **Taleigao village bearing Survey Number 204/4** approved sub-division reference number No. ---- dated-----

And whereas, a Development charge affixed at **Rs. 62,0356/- and Infrastructure Tax of Rs.83,39,922/- vide Challan No.P-76 dated 23/3/2017 has been paid**

The Planning and Development Authority has granted permission to carry out the development in respect of the property above mentioned subject to the terms and conditions hereinafter stipulated upon receipt of the development charges levied for the said development. The terms and conditions upon which the permission has been granted by the Authority are the following.

- 1) Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
- 2) The permission granted shall be revoked, if any information , plans calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
- 3) The permission shall be revoked if found expedient to such an action under the provision of Section 50 of the Goa Town and Country Planning Act, 1974.
- 4) The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
- 5) The Developer/applicant should display a signboard of minimum size 1.00 mts x 0.50 mts with writing in black colour on a white background at the site, as required under the regulations.
- 6) The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968 before the commencement of any development/construction as per the permission granted by this order.
- 7) The soak pit shall not be located within a distance of 15 mts. from any other well in the plot area/plan.
- 8) The commencement and the completion of the work shall be notified to the Authority in writing in the appropriate forms.
- 9) Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the Licencing Authority.

- 10) Storm water drain should be constructed along the boundary of the affected plot abutting to the road.
- 11) Adequate utility space for the dust bin, transformer, etc. should be reserved within the plot area. In case of any cutting sloppy land or filling of low lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the Provision of Section 17(A) of the Goa Town and Country Planning Act, 1974
- 12) In case of compound wall the gate shall open inwards only and traditional access, if any passing through the property shall not be blocked.
- 13) The ownership of the property shall be verified by the licensing body before the issuing of the Licence.
- 14) 1) This Development Permission shall not in any way construed to be a document conforming any or all the following:
 - a) Title or interest of the holder of the permission to the relevant land or building or both.
 - b) Boundaries of the relevant site for which permission has been obtained; or
 - c) Any easement thereon or therefrom.
- 15) The permission has been granted as per the approved plans hereby annexed.
- 16) The building shall be planned, designed and constructed in accordance with Part IV of Fire Protection of National Building code of India, fire fighting requirement, arrangement and installation required in such building shall also conform to the provision of Part IV of Fire Protection of National Building Code of India and hence N.O.C. from the Chief Fire Officer, Directorate of Fire & Services Shall have to be obtained before commencement of work.
- 17) The Construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulation 2010

This permission is issued with reference to the application dated 27/1/2017 under Section 44 of the Goa Town and Country Planning Act, 1974, from Landscape Developers,

This permission is valid for three years from the date of issue of construction licence provided the construction licence is issued within the period of three years



(R.K.PANDITA) 5/4/2017
MEMBER SECRETARY

To,
Landscape Developers,
P.O.A. Holder Mr. Mahesh Adwalpalkar,
Adwalpalkar Avenue, F/5,
1st floor, Opp.PHE (N) PWD,
Panaji Goa
Copy to:

The Secretary, Village Panchayat Taleigao Tiswadi Goa
* Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.

/Ac



Ph.: 2904066
Office of the Village Panchayat

TALEIGAO

Tiswadi - Goa 403 002

Date : 30-05-17

Ref. No. VP/TLG/CONST.LIC/110/17-18/567

35. The applicant should make a provision of Garbage pit within the plot for disposal of wet garbage and the same should be built before applying for occupancy certificate.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. HE / SHE HAS PAID THE RESPECTIVE TAX/FEES VIDE RECEIPT NO. 980/68 DATED 29-05-2017 AS FOLLOWS.

CONSTRUCTION LICENSE FEES	Rs. 19,13,775/-
SANITATION FEES	Rs. 956890/-
TOTAL	Rs. 2870665/-

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

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



Peter Martins
PETER MARTINS
Secretary
Village Panchayat of Taleigao

Peter Martins
PANPANCH
VILLAGE PANCHAYAT OF TALEIGAO

To
Landscape developers
P. O. A Holder Mr Mahesh Adwalpalkar
Adwalpalkar Avenue, F/4
1st floor Opp. PHE (N) PWD
Panaji Goa.

Copy to:
Member Secretary
North Goa Planning & Development Authority, Panaji, Goa.



Office of the Village Panchayat

TALEIGAO

Tiswadi - Goa 403 002

Date : 30-05-17

Ref. No. VP/TLG/CONST. LCC/10/17-18/567

16. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
17. 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.
18. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed brick/laterite / concrete/ stone/ ashlars masonry finish to buildings will also be permitted.
19. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
20. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
21. Garage and Parking areas shown in the approved plan shall be strictly used for parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
22. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
23. Space for parking of vehicle is clearly demarcated on the ground.
24. No Restaurants/ Bars will be permitted in the shops unless a separate soak pit is provided besides conforming to the rules in force.
25. No commercial activities will be permitted in the shops unless a separate permission is obtained from this Panchayat.
26. All Temporary sheds/ Existing building shown to be demolished in the plan are demolished before applying for Occupancy.
27. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
28. All internal courtyards should be provided with drainage outlet.
29. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
30. No soak pit or other structure should come in the road widening area.
31. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
32. The construction of compound wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangements for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
33. No gates shall open outwards on to the road. The construction of the compound wall should be as per the approved plan. The applicant shall inform this Panchayat after the completion of the compound wall.
34. Drinking water well should be 15 meters away from any soak pit.



Office of the Village Panchayat

TALEIGAO

Tiswadi - Goa 403 002

Ref. No. VP / TLG / Const. 4C/10/17-18/567

Date: 30/5/2017

CONSTRUCTION LICENCE: VP/TLG/CONST.IIC./ 10 /2017-2018/ 567

Licence is hereby granted to Landscape Developers vide Resolution No. 2(19) of V. P. Meeting dated 18-04-2017 for proposed construction of commercial/ residential building (Block A, B & C) and Compound Wall as per the enclosed approval plans, in the property zoned as Commercial -2 Zone in the O. D. P. and situated at Taleigao Village bearing Survey No. 204/4 of approved Development Permission Order No. NCPDA/2016/60/17 dated 05-04-2017 with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Development Permission /Order No. NCPDA/2016/60/17 dated 05-04-2017, issued by the North Goa Planning and Development Authority.
2. As per the approval & condition from Directorate of Health Services, Urban Health Centre Panaji under Ref. No. UHCF/DHS/NOCC/2017-18/611 dated 09-05-2017.
3. The applicant shall notify the Panchayat for giving the alignment of the building.
4. The applicant should maintain the minimum prescribed horizontal and vertical clearance from any overhead electrical line passing adjacent to the construction.
5. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
6. No material for construction or earth from excavation or any other construction material shall be stacked on the Public road.
7. The Building should not be occupied unless the occupancy certificate is obtained from the Panchayat.
8. 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.
9. The applicant should construct a separate soak pit in order to derivate in the sillage water.
10. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
11. The ventilation pipe of the septic tank should be provided with a mosquito net.
12. 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.
13. 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.
14. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
15. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.