

No.RB/CNV/BAR/AC-II/73/2011
Government of Goa,
Office of the Collector,
North Goa District,
Panaji – Goa.

Dated :- 11/01/2013

Read:Application dated 15/11/2012, from Shri Sandeep Yeshwant Kamat, r/o H.No 269/C, Aquem-Baixo Navelim, Salcete,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) **Shri Sandeep Yeshwant Kamat** being the occupants of the plot registered under **Survey No. 46/3 & 46/17** known as **Firgyache Bhat** Situated at **Socorro, 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. 46/3 & 46/17, admeasuring 1075 Square Metres and 975 Sq.mts respectively (2050 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 thereunder 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.

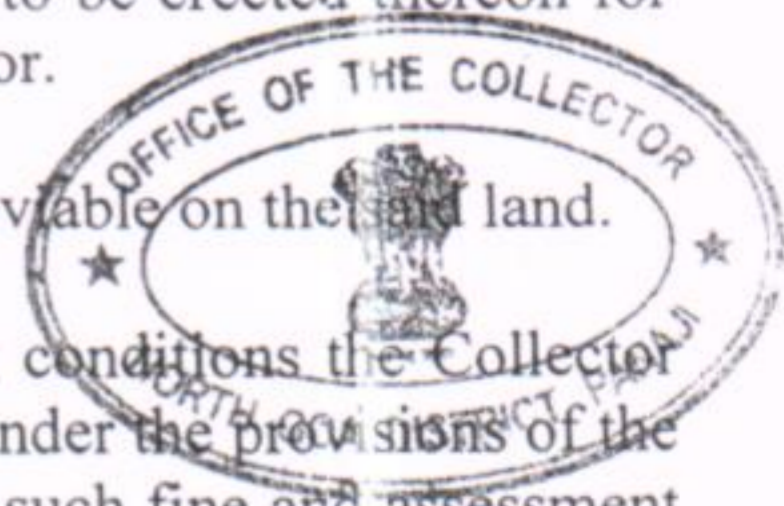
6.a)The Information, if any,furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

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.



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

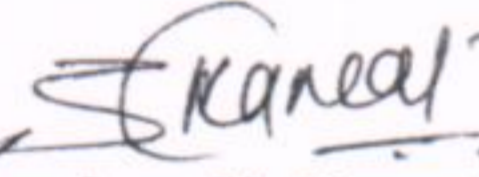
APPENDIX – I

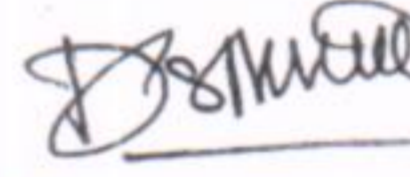
Sr. No.	Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
	North to South	East to West			North	South	East	West	
1	2	3	4	5	6				7
1.	107.00 Sq.mts	11.20 Sq.mts	1075 Sq.mts	S.No.46 Sub Div. 3	ROAD	S.No. 46/19, 19-A	S.No.46/4	S.No./ 46/17,2	NIL
2.	82.50 Sq.mts	13.10 Sq.mts	975 Sq.mts	S.No.46 Sub Div. 17	S.No.46 Sub Div. 2	S.No.46/ 19-A	S.No.46 / 3	S.No.46/1. 19	
		Total area	2050 Sq. Mts						
		Village: Socorro Taluka: Bardez							

Remarks:-

1. The applicant has paid conversion fees of Rs. 82000.00/- (Rupees Eightty Two Thousand Only) vide receipt No. CN0712201212383 dated 07/12/2012
2. The Conversion has been approved by the Town Planner, Town and Country Planning Department. Mapusa vide his report No. TPBZ/136/SOC/2011/2817 & TPBZ/135/SOC/2011/2818 both dated 08/11/2011.
3. The development/construction in the plot shall be governed as per rules in force.

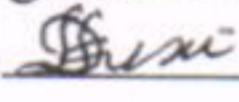
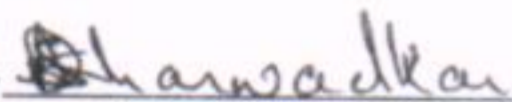
In witness whereof the ADDITIONAL COLLECTOR-II of North Goa district, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and Shri Sandeep Yeshwant Kamat here also hereunto set his hands this 11th day of January, 2013.


(Sandeep Y. Kamat)
Applicant


(Dipak S. Desai)
Additional Collector-II




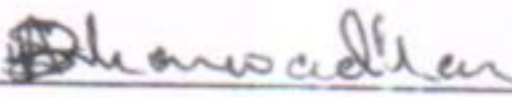
Signature and Designature of Witnesses

1.  ADVOGATE
2. 

Complete address of Witness AZ BUILDING GARDEN
1. Hitendra K. Desai CENTRE MAPUSA GOA

2. Anant S. Dhanwadkar Proja Mahal Khan
Mapusa

We declare that, Shri Sandeep Yeshwant Kamat who has signed this Sanad is, to our personal knowledge, the person he/She represents himself to be, and that he/She has affixed his/her 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 Socorro, Bardez Goa



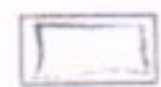
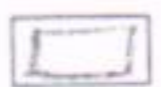
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of The Inspector of surveys & land records.
 MAPUSA - GOA

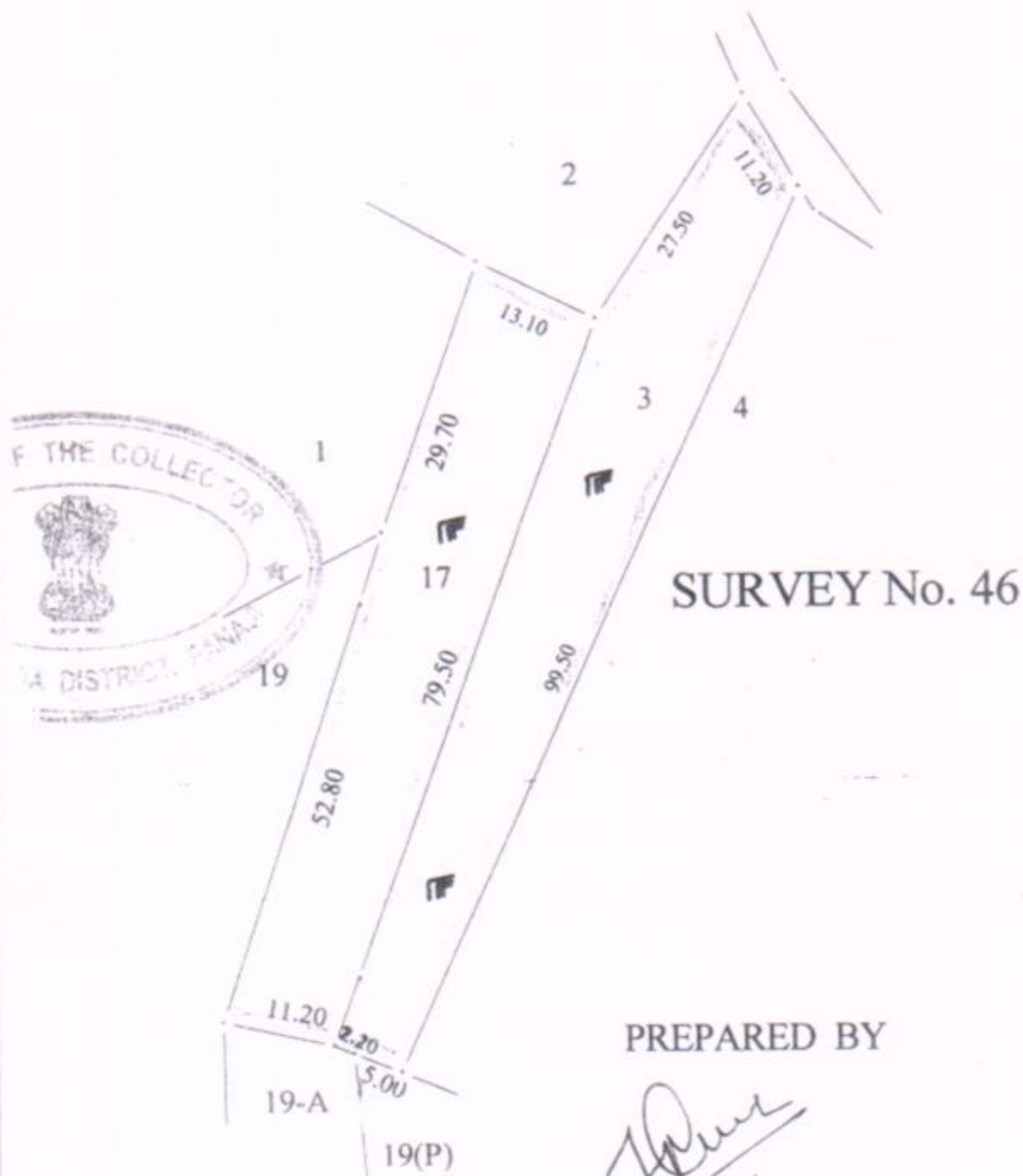
PLAN

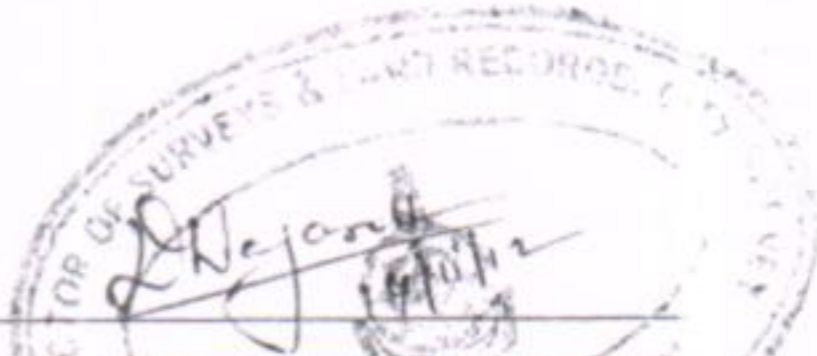


OF THE LAND BEARING SUB-DIV. No.3,17 OF SURVEY No. 46 SITUATED AT SOCORRO VILLAGE OF BARDEZ TALUKA APPLIED BY SANDEEP YESHWANT KAMAT CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. RB / CNV / BAR / AC-II / 73 / 2011 DATED 02-07-2012 FROM THE OFFICE OF THE COLLECTOR NORTH GOA DISTRICT PANAJI GOA.

SCALE : 1:1000

-  AREA APPLIED FOR CONVERSION SUD DIV NO. 3 1075 Sq. Mts.
-  AREA APPLIED FOR CONVERSION SUB DIV NO. 17 975 Sq. Mts.
- TOTAL AREA APPLIED FOR CONVERSION. 2050 Sq. Mts.



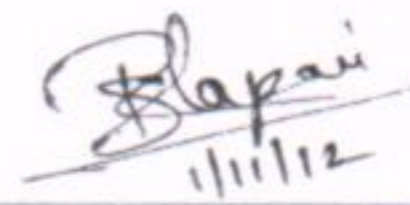

 DOMIANA NAZARETH
 Inspector of Surveys And Land Records
 City Survey, Mapusa

PREPARED BY



HARISH P. GAWAS
 Field Surveyor

VERIFIED BY:



RESHMA DHARGALKAR
 Head Surveyor

SURVEYED ON: 29/10/2012

FILE NO: 8/CNV/MAP/194/2012



Government of Goa
Directorate of Health Services
Primary Health Centre Porvorim

Tel. 0832-2411991.

No. PHCP/NOC-Const/2016-17/ 1080

Email ID: phcporvorim-heal.goa@nic.in

Date: - 20/03/2017

To

Mr. Prakash Jalan.
M/S Linc Property Developers Ltd.,
A2/2, New Horizon, D. B.Marg, Miramar.
Panaji Goa.

Sub: Issue of N.O.C. for proposed construction of residential building block A,B,C,D and compound wall.

Sir,

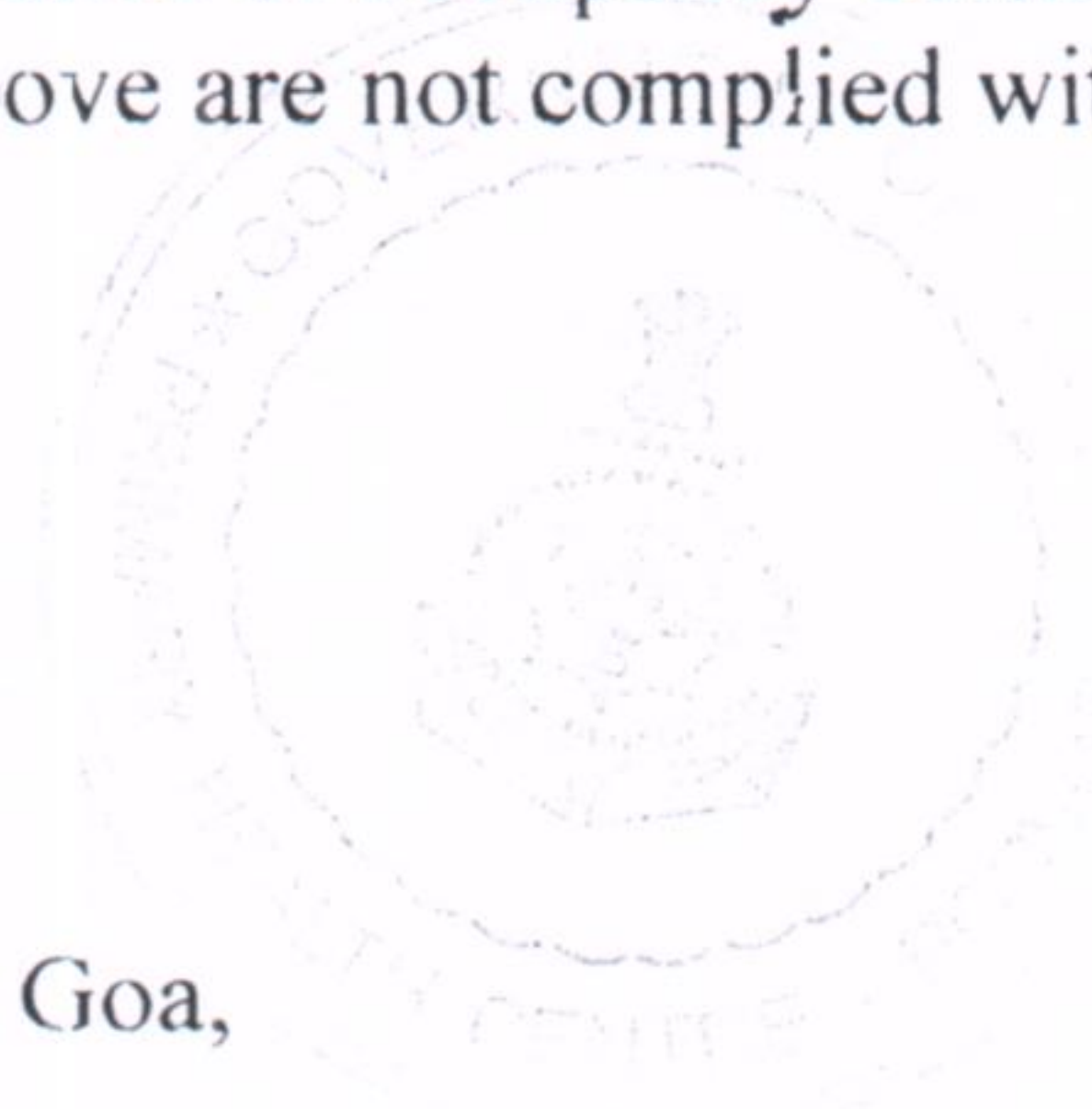
With reference to your letter No .Nil, dated 09/03/ 2017, on the above mentioned subject, site inspection was carried out by undersigned along with the Sanitary Inspector of this Primary Health Centre Porvorim on 11/03/2017 at 10.30 a.m. and after receiving the affidavit to change the Sewage treatment plant to Septic Tank and Soak pits dt 15th March 2017 and inwards in our office on 17/03/2017, I am to inform you that there is " NO OBJECTION FROM SANITARY POINT OF VIEW " for construction of residential building block A,B,C,D and compound wall situated under amalgamated plots bearing Survey Nos. 46/3 and 17 at Socorro Village, Taluka Bardez, Goa, subject to the following conditions:

1. The construction is to be carried out as per the plan submitted.
2. Proper cleanliness is to be maintained in and around the construction site and proper sanitary facilities are to be provided to the laborers'.
3. The soak pit and septic tank should be at least 15 meters away from any drinking water source.
4. The capacity of each of the septic tanks should correspond with dimensions shown in the chart submitted to this office for **100** persons.
5. Separate soak pits should be constructed for sullage & sewage water.
6. No health hazard or any other environmental pollution is to be created in the surrounding area.
7. The owner/contractor shall co-operate with the health, and pollution control authorities whenever they visit the site for sanitary inspection.
8. This office will not be responsible for litigation in any court regarding the ownership and area of the house.
9. If any complaint is received from the sanitary point of view, this N.O.C. will be revoked.
10. As per section 75A of Goa Public Health Act all laborers' should possess health cards and should renew them once in three months. Whoever contravenes the provision of the Public Health Act shall be punishable with fine as specified in the Act and amendments published in the official Gazette Government of Goa, Series 1 No.26 (Extraordinary No.3)
11. This office is to be informed at the commencement of the construction activity.
12. Health cards should be available at the site and should be produced to the Health Authority on demand.
13. Final N.O.C. from Health Authorities is to be obtained prior to issuance of occupancy certificate.
14. The N.O.C. is liable to be withdrawn if the conditions stipulated above are not complied with.

(Dr. Roshan Nazareth)

Copy to:-

1. The Secretary/Sarpanch , Village Panchayat Socorro, Bardez Goa,
2. Office file.
3. Guard File



Ref No: TPB/2757/SOC/TCP/17/ 571
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office,
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 08/03/2017.



OFFICE OF THE SENIOR TOWN PLANNER, MAPUSA GOA.
TECHNICAL CLEARANCE ORDER

Ref No: Inward No.3877

Dated. 2/9/2016.

Technical Clearance is hereby granted for proposed amalgamation of plots bearing sy no 46/3 and 17 and construction of residential building block A, B, C, D and compound wall as per the enclosed approved plans in the property Zoned as per the enclosed approved plans in the property Zoned as "Settlement(S2) Zone" in **Outline Development Plan for Panaji(Porvorim part)** situated at village **Socorro** bearing Sy. no. 46/3 and 17 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No change 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 commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
7. The Septic Tank, soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
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 filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
12. The ownership of the property shall be verified by the Licensing body before the issuing of the license.
13. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.

14. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
15. 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.
16. If any Complaint/Court order should be verified by local authority before issue of construction license.
17. The area under road widening shall not be encroached/ enclosed and Affidavit /undertaking in this regards shall be submitted before the Panchayat/ P.W.D. as the case may be on stamp paper of Rs.100/-.
18. The height of the compound wall strictly maintained as per rules in force.
19. Gate of compound wall shall be open inwards only.
20. This Technical Clearance is issued for compound wall of length of 14:35 running mts.
21. 4.50 mts. internal project access as shown in the site plan shall be effectively developed.
22. The area on stilt if any should not be enclosed in any fashion at any stage & shall be used for parking of vehicles for residents of the building only.

NOTE:-

- a) 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 **Eng. Paresh Gaitonde dtd.30/8/2016** TCP Reg. No. **ER/0057/2010.**
- b) This technical clearance order is issued based on the order issued by Chief Town Planner vide no. **29/8/TCP/2012-13/RPG-21/Status/1803** dated **18/12/14** pertaining to guide line for processing various application.
- c) This order is issued with reference to the application dated **2/9/2016** from **Mr. Prakash Jalan.**

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.


(S.P.Shirlakar)
Dy. Town Planner

To/
✓ **Mr. Prakash Jalan**
M/s Linc Property Developers Ltd.,
A2/2, New Horizon, D.B. Marg, Miramar,
Panaji Goa.

Copy to
The Sarpanch/Secretary,
Village Panchayat **Socorro** ,
Bardez - Goa

Applicant has paid infrastructure tax of **Rs.3,05,548/- (Rupees Three Lakhs Five Thousand Six Hundred Forty Eight only)** vide challan no. 411 dated 3/3/2017.

This permission is granted subject to the provisions of Town & Country Planning Act 1974 and the rules & Regulation framed there under:



OFFICE OF THE VILLAGE PANCHAYAT

SOCORRO
P.O. PORVORIM
BARDEZ - GOA 403501



Ref. No.: VP/SOC/3369/2016-2017
CONSTRUCTION LICENSE

Date 22/3/2017

Mr. Prakash Jalan M/s. Linc Property Developers Ltd, R/O. A2/2, New Horizon, D.B. Marg Miramar, Panaji Goa is hereby granted permission for proposed amalgamation of plots bearing sy.no.46/3 and 17 and construction of residential building block A, B, C, D and compound wall in survey no.46/3 and 17 plot No.- at Socorro, Bardez, Goa, in terms of resolution no. 12(1) taken in the Panchayat Meeting dated 16/3/2017 With the following conditions.

1. The applicant shall strictly comply all the conditions imposed in the Development Permission/Order No TPB/2757/SOC/TCP-17/571 dated 8/3/2017 Issued by the 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 license 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 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.



OFFICE OF THE VILLAGE PANCHAYAT

SOCORRO
P.O. PORVORIM
BARDEZ - GOA 403 501



Ref. No.:VP/SOC/

Date _____

14. Water storage tanks shall be provided with mosquito proof lids and overflow pipes. The tanks should be provided with access ladders wherever necessary.
15. 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 building will also be permitted.
16. The area under road widening shall be deemed to be public road and shall not be enclosed/encroach.
17. The drains surrounding the plot is any should be constructed with PCC and should be covered with Removable RCC slabs of sufficient thickness.
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 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. The applicant shall obtain conversion sand under the Goa Land Revenue code, 968, before the commencement of any development/ construction as per the permission granted by this order.
24. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
25. No commercial activities will be permitted in the shops unless separate permission is obtained from this panchayat.
26. All Temporary sheds/Existing buildings shown to be demolished in the plan are demolished before applying for occupancy certificate.
27. Fire Escape staircase, is 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 structures should come in the road widening area.



OFFICE OF THE VILLAGE PANCHAYAT

SOCORRO

P.O. PORVORIM

BARDEZ - GOA 403 501

Ref. No.:VP/SOC/

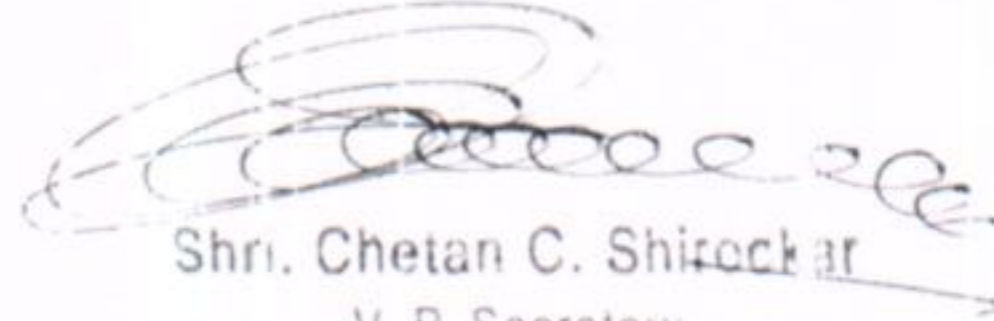
Date _____

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

32. In case of compound wall the gate shall open inwards only & traditional access if any passing through the property shall not be block.

This permission shall be valid for a period of three years from 22/3/2017 to 21/3/2020 and has paid the respective fees to the tune of Rs. 1,00,000/- paid Vide receipt no. 21/1334 dated 22/ 3/2017.




Shri. Chetan C. Shirrockar

V. P. Secretary
V. P. Socorro

This carries the embossed seal of this Panchayat Office Socorro.

Copy to:

- 1) The Town Planner Town & Country Planning Dept. Mapusa, for information.
- 2) The Health Officer Primary Health Centre, Aldona Bardez Goa for information

No: TPB/2757/SOC/TCP-18/ 1671
Office of the Senior Town Planner,
North Goa District Office,
Town & Country Planning Dept.,
302, Govt. Building Complex,
Mapusa - Goa.

Dated: 3/5/2016.

To,
The Director,
Linc Property Developers Ltd.,
SF-1, Plot No.5,
La Ocean Colony,
Near Cidade de Goa,
Donapaula-Goa.

Sub: - Application for cutting/filling for internal road for proposed development of residential project on Sy.No.46/3 & 46/17 of Socorro village of Bardez Taluka under section 17-A of TCP Act.

Ref: - Letter Inward no. 3252 dtd. 28/07/2017.

Sir,

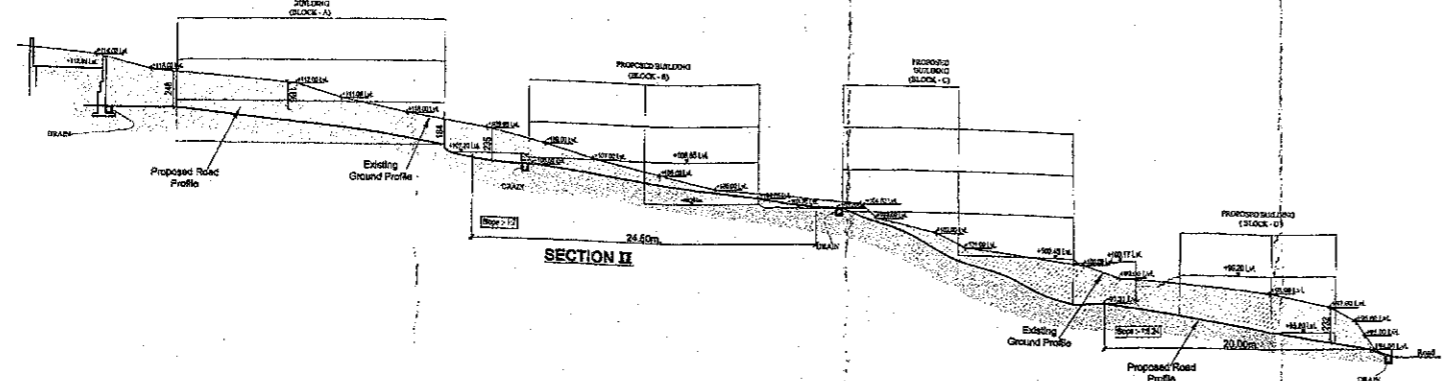
With reference to the above mentioned subject, this is to inform you that permission is granted under section 17-A of the Town & Country Planning Act, 1974 with respect to the property bearing Sy. No. 46/3 & 46/17 of village Socorro, Bardez Taluka.

1. Cutting of slopping land and filing shall be carried out for construction of Residential project from contour level 94 to 114 in land bearing Sy. No. 46/3 & 46/17 of village Socorro, Bardez Taluka as per the drawing annexed bearing reference number of this permission.
2. Proper drainage shall be ensured on the land in conformity with existing drainage network for free flow of water.
3. The permission is liable to be revoked if it is based on false information/wrong contour plans/calculation/document or any other accompaniments of the applications are found to be incorrect or wrong at any stage.
4. The permission obtained under section 17-A shall be displayed in a board of size 100 cms X 50 cms. Clearly inscribing the order shall be produced as and when sought by a competent authority for verification.
5. No such method shall be adopted which will create noise and dust pollution in the neighboring area.
6. The stability of the slope shall be maintained by way of landscaping retaining structures/walls, Coir/Synthetic meshing etc. as per the site conditions.
7. All necessary precautions should be undertaken to protect the environment and for land stabilization.
8. This permission is issued with concurrence of the Chief Town Planner obtained vide NOTE moved bearing no. TPB/2757/Socorro/2018/1015 dtd. 15/3/2018.

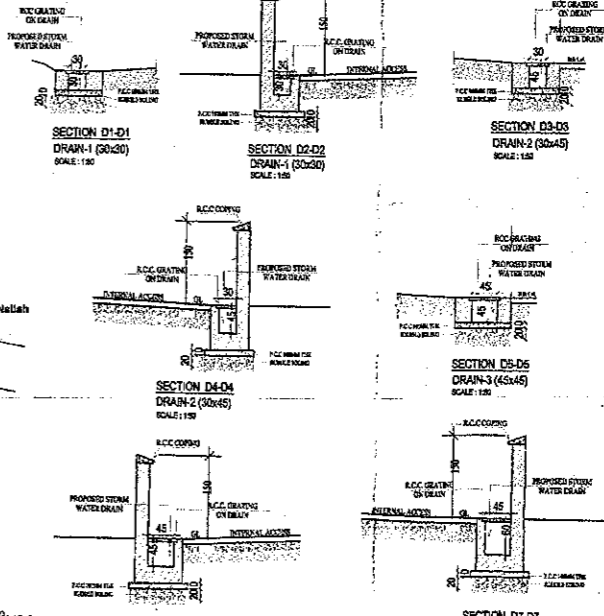
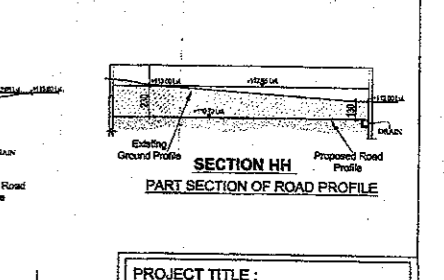
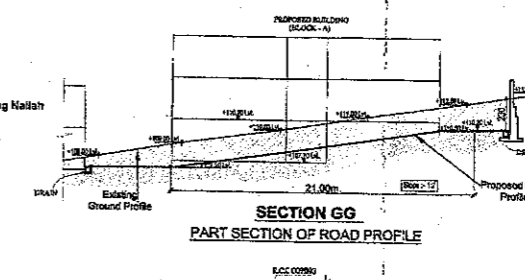
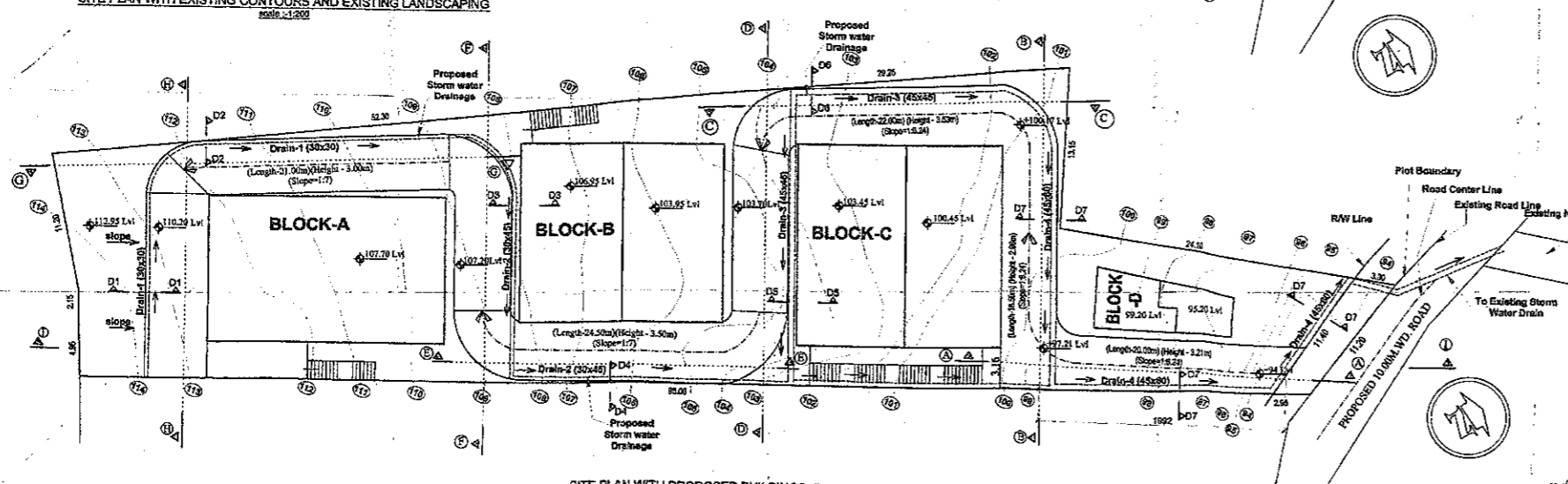
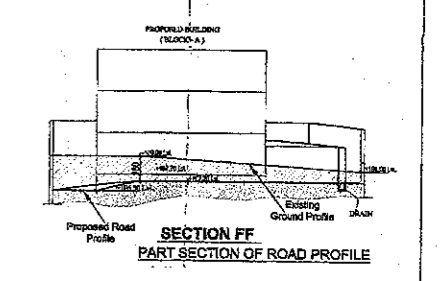
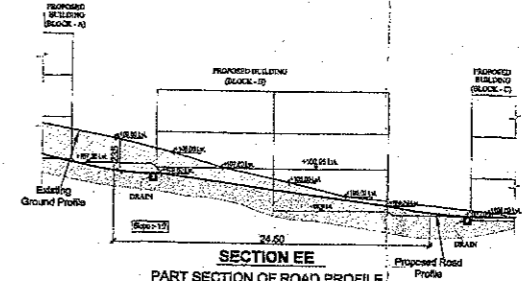
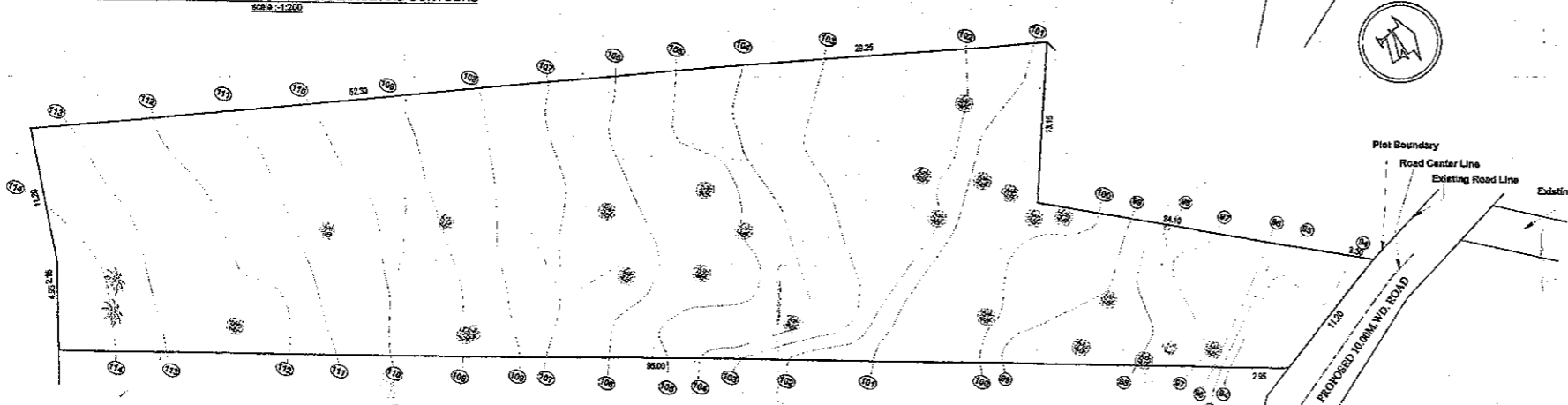
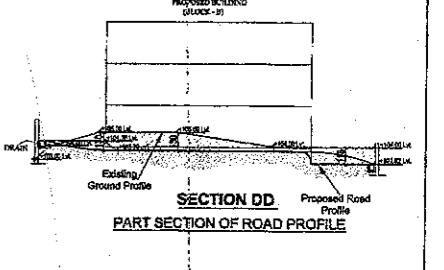
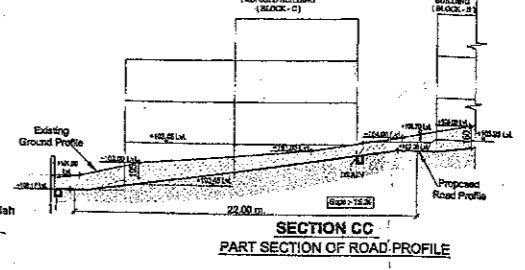
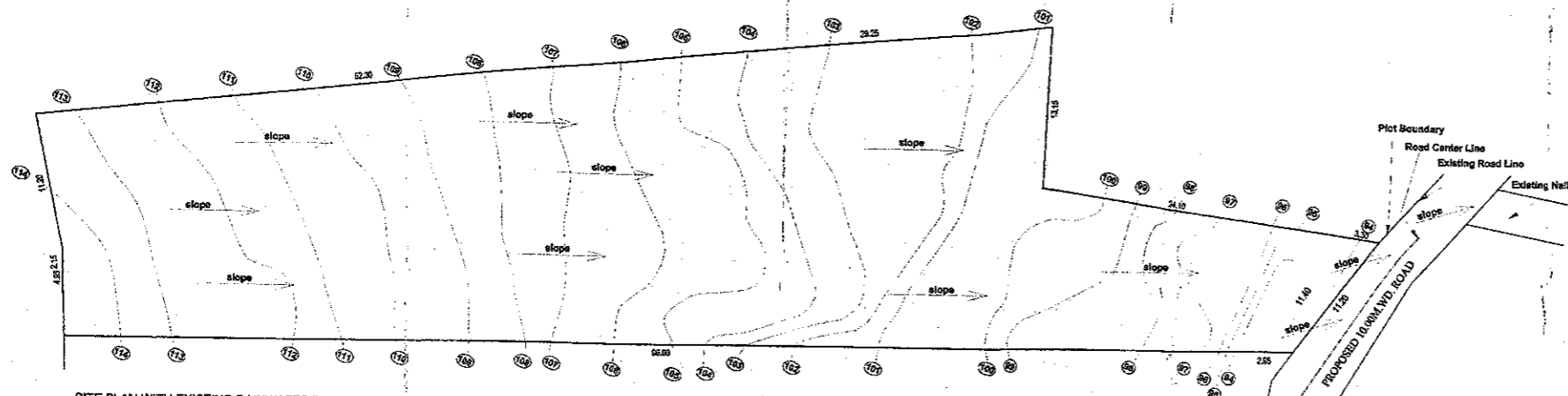
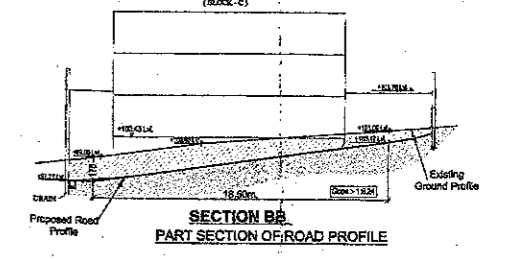
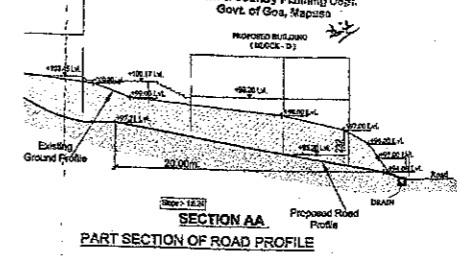
Yours faithfully,


(S. P. Suriakar)
Dy. Town Planner

Copy to
The Chief Town Planner (Land use), Town & Country Planning Dept. (HQ) Dempo Tower 2nd floor, Patto, Panaji - Goa.



Approved with condition vide
L. No. 100/2017 of 20/8/1671
05/15/2018
By: Town Planner
Town & Country Planning Dept.
Govt. of Goa, Nagpur



PROJECT TITLE :
PROPOSED HILL CUTTING FOR ROADS
UNDER SECTION 17-A OF THE TCP ACT,
ON SURVEY NO. 46/3 AND 46/17 AT
SOCORRO VILLAGE, BARDEZ GOA FOR
M/S LINC PROPERTY DEVELOPERS PVT. LTD

SUBMISSION DRAWING

DRAWING TITLE :
SITE PLAN, SITE SECTION

SCALE : 1:200, 1:50 **CHECKED :** ASHLEY

DRAWN : Trupti **DATE :** 25/07/2017 **DRAWING NO. :** SD-01

JOB NO. : 939

OWNER'S SIGNATURE :

ARCHITECT'S SIGNATURE :
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S/ARCH A11A
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