

17. 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.
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 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. 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 buildings 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 structures 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 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.
32. No gates shall open outwards on the road.
33. The construction of the compound wall should be as per the approved plan. The applicant shall inform the Panchayat after the completion of the compound wall.
34. Drinking water well should be 15 meters away from any soak pit.

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.

He/She has paid the respective tax/fees to the tune of Rs. 1,51,000/- By Receipt No. 46/67 dated 30/12/2017.

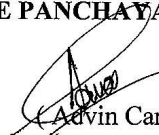
This carries the embossed seal of this Panchayat.

Office of Village Panchayat of Nuvem, Salcete, Goa.

30th December, 2017.



FOR VILAGE PANCHAYAT NUVEM


(Advin Carvalho)
Secretary, V.P. Nuvem.
SECRETARY
VILLAGE PANCHAYAT
NUVEM, SALCETE-GOA

To,
M/s Royal Builders and Real Estate Developers
Shop No. 5, Royal Classic Building, Dongorim,
Navelim, Salcete – Goa.

Office of the Village Panchayat Nuvem,

Salcete - Goa.

Construction Licence

No. VP/NUV/BL/2017-18/33

Date: 30/12/2017

M/s Royal Builders and Real Estate Developers

From Shop No. 5, Royal Classic Building, Dongorim, Navelim Salcete - Goa is hereby granted licence for Construction of Residential Bungalows and Compound Wall in Survey No. 227/6-A-4 at Nuvem, Salcete - Goa.

In terms of the resolution No. 3(1) taken in the Panchayat Meeting dated 25/11/2017 as per the plans in triplicate/duplicate attached to his/her application under inward No. 2446 dated 21/11/2017 one copy of the plans concerned with the approval note carrying the embossed seal of this Panchayat and duly signed, is returned to the interested party, who shall comply with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed by (a) T.C.P. vide Ref. No. TPM/29590/Nuvem/227/6-A-4/17/4513 dated 14/11/2017; (b) Health Dept. vide Ref. No PHCL/DHS/NOC/2017-18/1185 dated 15/12/2017; (c) Conversion Sanad No. AC-II/SAL/SG/CONV/57/2017/12611 dated 15/11/2017; while undertaking construction.
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 clearance 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 pipeline 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. At 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 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.



100006453909

FORM I & XIV

नमुना नं १ व १४

Date : 16/08/2017

Page 1 of 1

Taluka SALCETE

तालुका

Village Nuvem

गांव

Name of the Field Belloy

शेताचे नांव



Survey No. 227

सर्वे नंबर

Sub Div. No. 6-A-4

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

Dry Crop जिरावत	Garden बागायत	Rice हरी	Khajan खाजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.34.68	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.34.68

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

Pot-Kharab पोट खराब				Remarks शेरा
Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण	as per order passed by the Dy. Collector & SDO, Margao in partition case No. LRC/PART/Nuven/148/2017/W7377 dtd.
0000.00.00	0000.00.00	0000.00.00	0000.34.68	

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	04/08/2017 Rs. 0.00	Rent रेंट	Rs. 0.00
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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		70974	

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

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

Details of Cropped Area पिकाधारील क्षेत्राचा तापशील

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

End of Report

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

Copy applied for as on 16/08/2017
 Copy Ready on 16/08/17 Delivered on 16/8/17
 Receipt No. 6990
 Fees received Rs. 15/- (Rupees fifteen only)

Mamlatdar Salcete



Government of Goa,
Directorate of Health Services,
Primary Health Centre,
Loutolim - Goa. Pin: 403718
PHNo: Office 2777140
Email Address: phc.loutolim@gmail.com

No: PHCL/DHS/NOC/2017-18/1185

Date: 15/12/2017

Sub: - NOC from Sanitary Point of view for Proposed construction of Residential Bungalows and compound wall (12 units) TPM/29590/Nuvem/227/6-A-4/17/4513, dt. 14/11/17.

Sir/Madam,

With reference to your letter No: Nil dated: 16/11/17, I am to inform you that, this office has NO OBJECTION from sanitary point of view for the Proposed construction of Residential Bungalows and compound wall. TPM/29590/Nuvem/227/6-A-4/17/4513, dt. 14/11/17., as per the enclosed approved plans, in the property zoned as Settlement in Regional Plan for Goa 2001 & 2021 & situated at Nuvem Village, Taluka Salcette bearing Sy No. 227 , Sub Division 6-A-4, to M/s. Royal Builders and Real Estate Developers, subject to the following conditions: -

1. Cleanliness is maintained in and around the construction sites.
2. The Capacity of each ST/SP for the said constructions should be for 10 persons as per the approved plan & at a minimum distance of 15 meters from any source of drinking water/well.
IN CASE THERE IS A CHANGE MADE IN THE LOCATION OF SOAK PIT AND SEPTIC TANK AN ORDER OF RE-LOCATION OF SOAK PIT AND SEPTIC TANK OR A REVISED PLAN SHOULD BE PASSED IN THE TOWN AND COUNTRY PLANNING DEPT. SHOWING THE RE-LOCATION OF SOAK PIT AND SEPTIC TANK . before completion order
3. No health hazard or any other environmental pollution is created in the surrounding area.
4. The owner/contractor shall co-operate with the Health Authorities whenever they visit the site for sanitary inspection.
5. This office is not responsible for any court litigation as regards to the ownership and that of the construction.
6. It is mandatory that all labours engaged on the construction site should have valid Health cards if not under 75AA Official Gazette Series I No. 26 is liable for a fine of Rs. 10,000/- per labour
7. Health Cards should be available at the site and be produced to the Health Staff on demand and builder/contractor/owner shall take necessary anti - larval measures at the construction sites.
8. A Board should be displayed at the construction site with name of the site and name of the builder/Contractor along with Mobile No. and also license No.
9. Proper sanitation facilities and portable drinking water should be provided to all labours living or working on construction site.
10. The NOC from this office shall be obtained before occupying the premises.
The NOC issued is liable to be withdrawn if the conditions stipulated above are not complied with.

To,
The Sarpanch
Village Panchayat Nuvem,
Salcette Goa.

(Dr. Jude E. V. D'Souza.)

Medical Officer I/C

Primary Health Centre,
Loutolim

- Copy to:- 1 M/s. Royal Builders and real estate, Dongorim, Navelim, Salcette Goa.
2. Office Copy,
3. G/F



**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. AC-II/SAL/SG/CONV/57/2017/12611

dated: 15/11/2017.

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



S A N A D

S C H E D U L E - II

See Rule 7 of the Goa, Daman & Diu Land Revenue

(Conversion of Use of Land non-agricultural Assessment Rules, 1969)

Whereas, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the Rules and Orders there under) **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. 227/6-A-4 of Nuvem 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. 227/6-A-4 of Nuvem Village of Salcete Taluka,** admeasuring an area **3468.00 Sq. mts.** be the same a little more or less, for the purpose of for **Residential Purpose only.**

And Whereas, The Mamlatdar of Salcete has submitted report vide no: **MAM/SAL/CON/AK/2017/2802** dated 18/09/2017, wherein he has stated such use will not affect public health, safety and convenience, the market value of the land is about **Rs.6,000/- per sq.mts,** there is no construction in the land propose for conversion, there is an access to the site in question, there is no tenants/Mundkars on

the proposed land for conversion, as per the form I & XIV there doesn't exist tenants name in the tenant column, the proposed conversion is for residential/commercial purpose and the land is not low lying area nor exist any water body, the land proposed for conversion is surveyed under 227/6-A-4 of Nuvem Village of Salcete Taluka, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL. There are 3 coconut trees, 20 teak wood trees in the proposed land for conversion, hence conversion application may be decided.

And Whereas, the Dy. Conservator of Forest, South Goa Division, Margao vide letter no:5/SGF/CONV/335/2017-18/1410 dated 11/10/2017, informed that **227/6-A-4 of Nuvem Village of Salcete Taluka** was included by the South Goa Forest Division Committee in prospective Private Forests, hence the plot admeasuring 3468.00 sq.mts. bearing sy. NO. **227/6-A-4 of Nuvem Village of Salcete Taluka** was inspected in presence of Member of South Goa Forest Division Committee and it is ascertained that the plot having area of 3468.00 sq.mts. will not qualify the criteria of Private Forests. FCA, 1980 is not applicable to this plot admeasuring 3468.00 sq.mts. Also said area under sy. No. 227/6-A-4 of Nuvem Village of Salcete Taluka is not a Government Forest, does not form of any compartments of South Goa Division Working Plan.

And Whereas, the Town Planner, Margao, reported that the land under Survey No. **227/6-A-4 of Nuvem Village of Salcete Taluka**, as per the Regional Plan of Goa 2001 and Regional Plan for Goa 2021, the plot in question is located in the Settlement Zone with F.A.R.60 & recommended the conversion of Land for **Residential purpose** admeasuring an area **3468.00**Sqmts vide report no: TPM/29590/Nuvem/227/6-A-4/17/3820 dated nil.

And Whereas, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land Survey No: **227/6-A-4 of Nuvem Village of Salcete Taluka**, was approved The applicant has credited Conversion fees Rs.471648/- (Rupees four lakh seventy one thousand six hundred forty eight only) vide challan no AC-II/48/2017-18 dated 13/11/2017, 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.Traditional access, passing through the plot, if nay shall be maintained.
14. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department, if required.
- 15.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.
- 16.N.O.C from the concern authority shall be obtained before the commencement of any secondary development work in the said land.
- 17.Adequate arrangement shall be made so as not to affect the drainage portion in the area and flow of natural water.
- 18.Low lying land, water bodies be protected and should not be harmed due to any development/construction activity.
- 19.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.
- 20.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.
- 21.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.
- 22.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 & Breadth		Total Superficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
32.00 mts.	111.87 mts.	3468.00	Survey No. 227/6-A-4 of Nuvem Village of Salcete Taluka	North: Sy.No.227/4 & 5 South : Sy.No. 226/1 East: Sy.No. 227/6-A West : Sy.No.227/6
<p>Conversion is Sanctioned for Residential purpose with permissible F.A.R 60% based on above mentioned reports/NOC/ mentioned at page 1 & 2.</p>				

In witness whereof the Collector of South Goa District, Margao, has hereunto set his hand and seal of his 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 his hand this ^{5th} day of November, 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:

- Miguel Afonso
- Nolan Fernandes



(**Johnson B. Fernandes**)
Additional Collector-II,
South Goa District,
Margao- Goa

We declare that 1. **Albino A. Fernandes** 2. **Edward P. Fernandes.** Partner of **M/s. Royal Builders and Real Estate Developers**, 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.

- Miguel Afonso
- 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

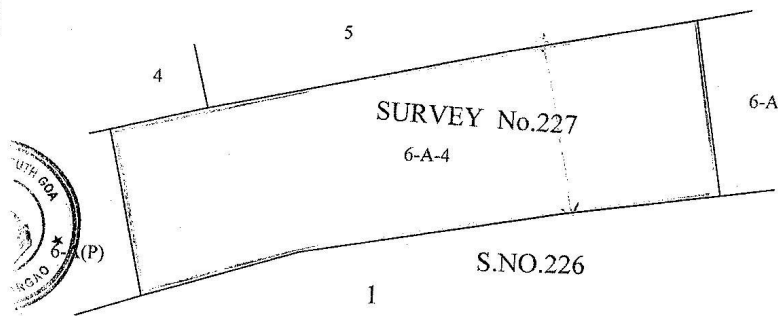



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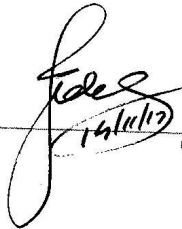
PLAN

OF THE PROPERTY BEARING SURVEY NO. 227 SUB DIV NO.6-A-4
SITUATED AT NUVEM 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. AC-II/SAL /SG/CONV
/57/2017/9709, DATED 06.09.2017, ISSUED BY ADDITIONAL
COLLECTOR-II, SOUTH GOA DISTRICT, MARGAO-GOA

 AREA TO BE CONVERTED = 3468.00 Sq.mts.




SURVEYED AND PREPARED BY
SMT. ANGELA ARAUJO (F.S.)
SURVEYED IN DATE: 06.10.2017



CASE NO. AC-II/SAL/SG/CONV/57/2017/9709



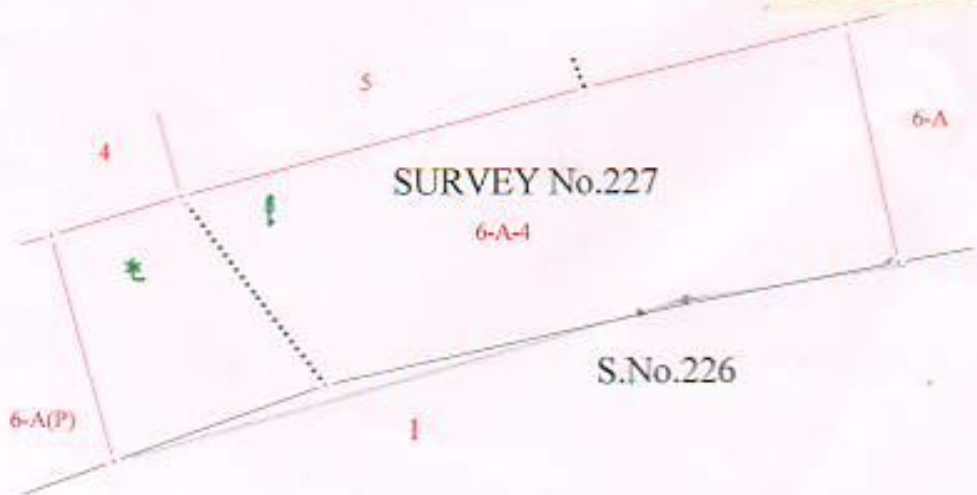
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MARGAO-GOA

N



Plan Showing plots situated at
 Village : NUVEM
 Taluka : SALCETE
 Survey No./Subdivision No. : 227/ 6-A-4
 Scale :1:1000

Inward No:5884



Generated By : P. V. FAL DESSAI
 On : 11-08-2017

Compared By: K. B. Gaude



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/ 29590/ Nuvem/ 227/ 6-A-4/ 17/ 4513
DATE:- 14/11/17

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of proposed **construction of residential bungalows 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 at bearing survey no. **227** sub-division **6-A-4** of **Nuvem** 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. In case of any cutting of sloppy land or filling of low lying land, are involved, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.

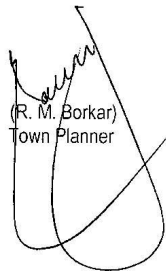
Contd/-

14. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
15. 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.
16. 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.
17. 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.
18. The ownership of the property shall be verified by the licensing body before issuing the licence.
19. Verification of the tenancy position as on 2/11/1990 and thereafter shall be made by the licensing body before issuing the licence.
20. As regards complaints, pertaining to encroachments, Judicial orders/directive and other legal issues, the same may be verified and confirmed by the concern Village Panchayat before issuing licence.
21. The set backs as shown in the site plan shall be strictly maintained.
22. The Village Panchayat shall ensure about the availability of power and water supply and other required infrastructure before issuing licence.
23. The area under road widening shall be deemed to be public road and shall not be enclosed/encroached. Affidavit/undertaking in this regard shall be sworn before the Village Panchayat/PWD as the case may be on stamp paper of Rs.100/-
24. The façade of the proposed bungalows shall have features of traditional Goan Architecture.
25. Necessary provision of solar panels shall be made for each bungalows.
26. The internal access road within the plot shall be effectively developed.
27. The compost pit and garbage bin shown within the property shall be effectively put to use and necessary arrangement for disposal of garbage shall be made in consultation with local authority.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 28/08/2017 RECEIVED FROM **M/S ROYAL BUILDERS AND 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.

Note:- Pursuant to this office earlier assessment additional residential built up area Order No.TPM/29590/Nuven/227/6-A-4/17/4491 dtd. 13/11/2017 the applicant has paid the Infrastructure Tax of Rs.5,52,900/- (Rupees five lakhs fifty two thousand nine hundred only)vide challan no.314 dtd.13/11/2017.


(R. M. Borkar)
Town Planner

To,
M/s Royal Builders and Real Estate Developers,
Shop No. 5, Royal Classic Building, Dongorim,
Navelim, Salcete Goa,

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Nuven
Salcete Goa.
Mk/- 14/11/2017