



Survey Plan

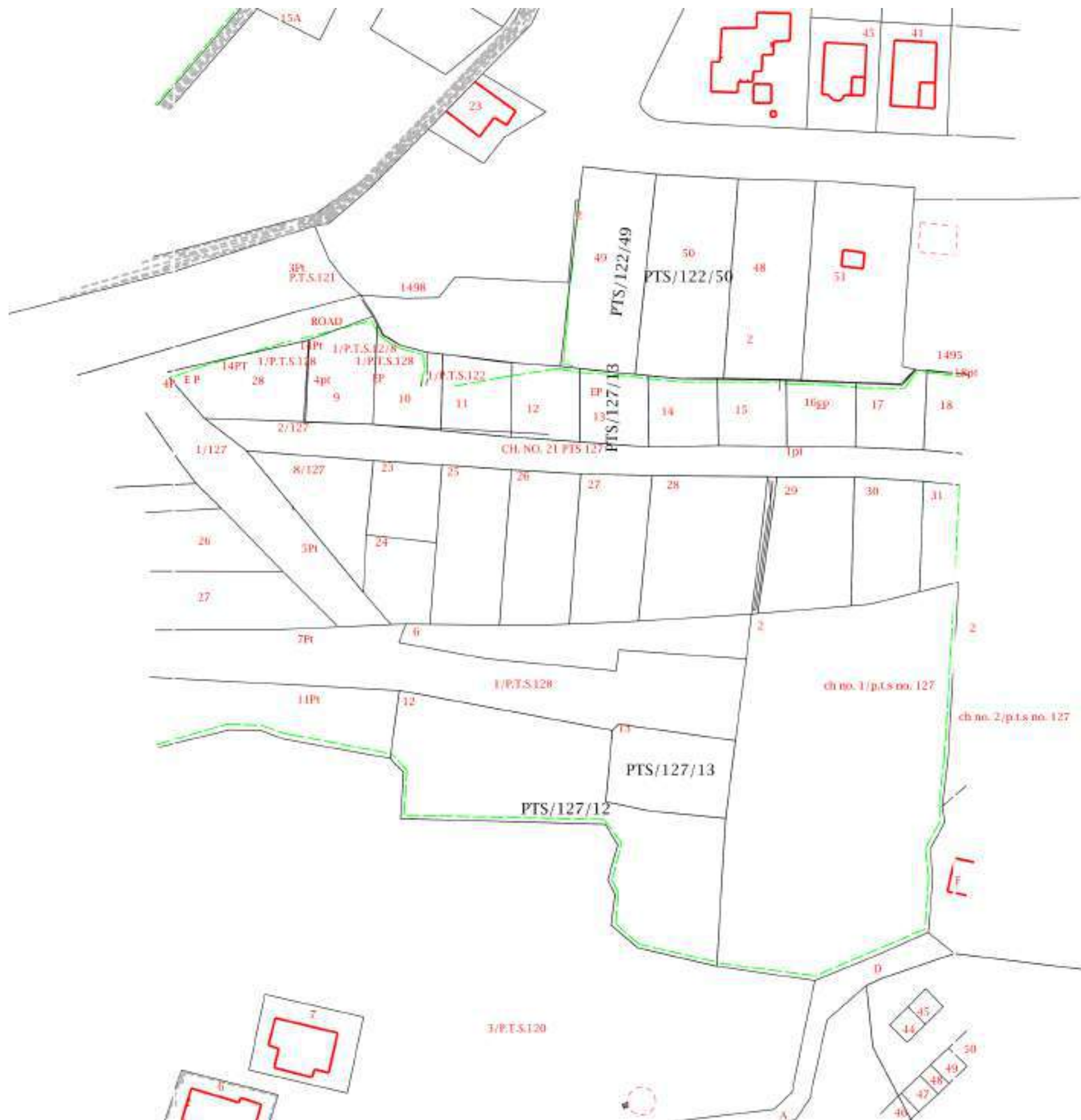
Taluka Name : Margao Village Name :Margao

Ref. No. :192216069



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Scale 1:1000





Government Of Goa
Directorate of Settlement and Land records
Survey Plan
Taluka Name : Margao Village Name :Margao

Survey No./ Subdiv No : 122/49,50,127/11 TO 14

ELANZA I

Ref. No. :192219969



Scale 1:1000

CHETAN
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by CHETAN
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200000740506

Government of Goa**Form 'D'****See Rule 7****Goa Land Revenue (City Survey) Rules, 1969**

Page No. 1

Property Card of Margao city

Date 03/06/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
122	49	808.00	--		Private

Easements

----- Nil -----

**Holders in the origin of the title
(So far as traced) -**

[M/S ALCON DEVELOPERS]

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
03/06/2022	313135	Deed of Sale	M/s Devashri Nirman Limited Liability Partnership by virtue of Deed of Sale Regd No. MGO-1-1841-2022 dated 16/05/2022 O/o The Sub Registrar Salcete Margao Goa	H	

[]Bracketed entries indicate Deletion

For any further inquiries, please contact the ISLR of the concerned city.

*** END OF REPORT ***



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200000740508

Government of Goa**Form 'D'****See Rule 7****Goa Land Revenue (City Survey) Rules, 1969**

Page No. 1

Property Card of Margao city

Date 03/06/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
122	50	928.00	--		Private

Easements

----- Nil -----

**Holders in the origin of the title
(So far as traced) -**

[M/S ALCON DEVELOPERS]

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
03/06/2022	313158	Deed of Sale	M/s Devashri Nirman Limited Liability Partnership by virtue of Deed of Sale Regd No. MGO-1-1841-2022 dated 16/05/2022 O/o The Sub Registrar Salcete Margao Goa	H	

[]Bracketed entries indicate Deletion

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Government of Goa**Form 'D'****See Rule 7****Goa Land Revenue (City Survey) Rules, 1969**

Page No. 1

Property Card of Margao city

Date 03/06/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
127	11	281.00	--		Private

Easements

----- Nil -----

Holders in the origin of the title

(So far as traced) -

[1) SHRI. SHRIVALLABH V. KARE. 2) SMT. INDIRA S. KARE.]

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
05/12/2017	311898	Deed of Transfer	[M/S ALCON DEVELOPERS] by Virtue of Deed of Transfer of Book-1 Document Reg. No MGO-BK1-01035-2016 at CD Number MGOD90 dated: 02-03-2016, registered in the office of the Sub registrar Margao Goa.	H	281.00
03/06/2022	313131	Deed of Sale	M/s Devashri Nirman Limited Liability Partnership by virtue of Deed of Sale Regd No. MGO-1-1822-2022 dated 16/05/2022 O/o The Sub Registrar Salcete Margao Goa	H	



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Government of Goa**Form 'D'****See Rule 7****Goa Land Revenue (City Survey) Rules, 1969**

Page No. 2

Property Card of Margao city

Date 03/06/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
127	11	281.00	--		Private

[]Bracketed entries indicate Deletion

For any further inquiries, please contact the ISLR of the concerned city.

*** END OF REPORT ***



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Government of Goa**Form 'D'****See Rule 7****Goa Land Revenue (City Survey) Rules, 1969**

Page No. 1

Property Card of Margao city

Date 03/06/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
127	12	281.00	--		Private

Easements

----- Nil -----

Holders in the origin of the title

(So far as traced) -

[1) SHRI. VAIKUNTH V. KARE. 2) SMT. SHANTA V. KARE.]

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
06/08/2018	311798	Deed of Transfer	[M/S ALCON DEVELOPERS] by Virtue of Deed of Transfer executed on 25/02/2016, of Book-1 Document Reg. No MGO-BK1-01007-2016 at CD Number MGOD90 dated: 01-03-2016, registered in the office of the Sub registrar Margao Goa.	H	281.00
03/06/2022	313151	Deed of Sale	M/s Devashri Nirman Limited Liability Partnership by virtue of Deed of Sale Regd No. MGO-1-1822-2022 dated 16/05/2022 O/o The Sub Registrar Salcete Margao Goa	H	



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Government of Goa**Form 'D'****See Rule 7****Goa Land Revenue (City Survey) Rules, 1969**

Page No. 2

Property Card of Margao city

Date 03/06/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
127	12	281.00	--		Private

[]Bracketed entries indicate Deletion

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Government of Goa**Form 'D'****See Rule 7****Goa Land Revenue (City Survey) Rules, 1969**

Page No. 1

Property Card of Margao city

Date 03/06/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
127	13	276.00	--		Private

Easements

----- Nil -----

Holders in the origin of the title

(So far as traced) -

[1) SHRI. SHRIVALLABH V. KARE. 2) SMT. INDIRA S. KARE.]

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
06/08/2018	311799	Deed of Transfer	[M/S ALCON DEVELOPERS] by Virtue of Deed of Transfer executed on 25/02/2016, of Book-1 Document Reg. No MGO-BK1-01020-2016 at CD Number MGOD90 dated: 02-03-2016, registered in the office of the Sub registrar Margao Goa.	H	276.00
03/06/2022	313152	Deed of Sale	M/s Devashri Nirman Limited Liability Partnership by virtue of Deed of Sale Regd No. MGO-1-1822-2022 dated 16/05/2022 O/o The Sub Registrar Salcete Margao Goa	H	



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Government of Goa**Form 'D'****See Rule 7****Goa Land Revenue (City Survey) Rules, 1969**

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Property Card of Margao city

Date 03/06/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
127	13	276.00	--		Private

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For any further inquiries, please contact the ISLR of the concerned city.

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Government of Goa**Form 'D'****See Rule 7****Goa Land Revenue (City Survey) Rules, 1969**

Page No. 1

Property Card of Margao city

Date 03/06/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
127	14	259.00	--		Private

Easements

----- Nil -----

Holders in the origin of the title

(So far as traced) -

[1) SHRI. VAIKUNTH V. KARE. 2) SMT. SHANTA V. KARE.]

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
06/08/2018	311881	Deed of Transfer	[M/S ALCON DEVELOPERS] by Virtue of Deed of Transfer executed on 25/02/2016, of Book-1 Document Reg. No MGO-BK1-01008-2016 at CD Number MGOD90 dated: 01-03-2016, registered in the office of the Sub registrar Margao Goa.	H	259.00
03/06/2022	313153	Deed of Sale	M/s Devashri Nirman Limited Liability Partnership by virtue of Deed of Sale Regd No. MGO-1-1822-2022 dated 16/05/2022 O/o The Sub Registrar Salcete Margao Goa	H	



200000740543

Government of Goa**Form 'D'****See Rule 7****Goa Land Revenue (City Survey) Rules, 1969**

Page No. 2

Property Card of Margao city

Date 03/06/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
127	14	259.00	--		Private

[]Bracketed entries indicate Deletion

For any further inquiries, please contact the ISLR of the concerned city.

*** END OF REPORT ***



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

No. UHCM/NOC/2022-23/ 628

DATED: 30/06/2022

Ref. Application No. 1068, dated 22/06/2022.

SGPDA. Development Permission: vide Ref no. SGPDA/P/6555/384/22-23 dated 20/06/2022.

NO OBJECTION CERTIFICATE

Name of the Applicant: **M/s. Devashri Nirman LLP,**

Type of construction: **Proposed construction of residential building & compound wall and swimming pool.**

Location: **Gogol, Margao-Goa.**

Chalta No: **49 & 50** of P.T.S 122 and Chalta no. 11, 12, 13 & 14 of P.T.S. No: 127.

No. of units for residential purpose: - **78 units.**

No. of units for commercial purpose: - **Nil**

Total No. of units: - **78 Units.**

Bldg sewage & Sullage connected to the public sewer-line shown on approved plan.

This is to certify that this office has NO OBJECTION from the Sanitation point of view, to the above construction, on condition that the Applicant and Builder shall comply with the following requirements:-

1. The name of the Construction/ Proprietor, Construction License Number & Number of the NOC from the Health Department shall be prominently displayed at the construction site.
2. The construction activity shall commence only after permission for the same is issued by the Licensing Authority (Municipal Council).
3. All the labourers employed in the construction activity shall possess valid Health Cards and the same shall be renewed every three months. No labourer shall be engaged at the site unless he /she has a valid Health Card. The Health cards shall compulsorily be maintained at the construction site. A fine of Rs. 10,000 (Rupees Ten Thousand only) shall be imposed for each labourer found without a valid Health Card at the construction site.
4. It shall be ensured that appropriate anti mosquito-larval chemicals are sprayed on the water accumulated on-site, in pits, curing sites etc. so as to avoid breeding of mosquitoes.
5. Adequate sanitary conveniences shall be made available to the labourers/ personnel involved in the construction activity and no nuisance shall be created at and around the construction site.
6. NOC from this authority shall be obtained before applying for Occupancy Certificate.
7. The applicant/ his representatives at the construction-site shall cooperate with the Health Authorities whenever they visit for inspection.

11. This Certificate is issued based upon the self-attested documents submitted by the applicant. It is not within the purview of this office to suo moto investigate the veracity /genuineness of the documents submitted, i.e. the actual ownership of the

property, the zone in which the property lies as per the Regional Plan or to deal with complaints pertaining to encroachments or legal encumbrances.

This NOC shall be summarily revoked if the conditions stipulated above are not complied with or if it is established that this NOC has been obtained using fraudulent means/ fraudulent documents.




(Dr. Socorro Quadros)
Health Officer
Urban Health Centre Margao

To,
M/s. Devashri Nirman LLP,
7th floor, Dempo Toser,
Patto Plaza, Panaji-Goa.

To:
The Chief Officer, Margao Municipal Council, Margao-Goa, for information.



Government of Goa
Directorate of Fire & Emergency Services
St. Inez, Panaji,
Goa - 403 001 - India



File No.: DFES/FP/HB/257/22-23 / 147

Date : 12.07.2022

Sub:- Provision of Fire Safety Measures for the proposed Residential Building **"Eianza - I"** for M/s. Devashri Nirman LLP on Amalgamated Plot bearing Chalta Nos. 49, 50 of P.T Sheet No. 122 and Chalta Nos. 11, 12, 13, 14 of P.T Sheet No. 127 situated at Gogol, Margao, Salcete, Goa.

Ref:- Letter dated; 29.06.2022.

With reference to the above, the Architectural Plans and Fire Protection Plans for the construction of the proposed Residential Building **"Eianza - I"** for M/s. Devashri Nirman LLP on Amalgamated Plot bearing Chalta Nos. 49, 50 of P.T Sheet No. 122 and Chalta Nos. 11, 12, 13, 14 of P.T Sheet No. 127 situated at Gogol, Margao, Salcete, Goa has been vetted by this office for the in-built fire protection arrangements as per National Building Code of India (Part 4 - Fire & Life Safety) as amended in 2016. Since the building comes under the category **Group A - Residential Building**, necessary Active and Passive Fire Protection Measures have to be incorporated in the building as stipulated in the **Annexure 'A'**.

In terms of section 15.2.2(d) of the Goa Land Development and Building Construction Regulations, 2010, you shall furnish an undertaking on Rs. 50/- stamp paper to abide by the Fire Prevention and Fire Protection Measures recommended herewith in Annexure 'A' as amended from time to time.




(NITIN V. RAIKER)
DIRECTOR
FIRE & EMERGENCY SERVICES

Encl:- Annexure "A" & "B".

To,

M/s. Devashri Nirman LLP,
710, 7th Floor, Dempo Towers,
Patto Plaza, Panaji - Goa.

Rs:-

ANNEXURE "A"

- I. **APPROACH FOR FIRE APPLIANCE:-** Adequate passage way clearance required for the fire fighting vehicles to enter the premises shall be provided at the main entrance, the width of such entrance shall not be less than 4.5 mtrs. If an arch or covered gate is constructed it shall have a clear head room of not less than 5 mtrs.
- II. **SET BACKS :-** The compulsory open space around the building shall not be used for parking. The setbacks shall be free from obstructions for manoeuvring the Fire Fighting Vehicles as per Clause 4.2 (g) of The Goa Land Development and Building Construction Regulations, 2010 as amended in 2018.
- III. **EXIT STAIRCASE:-**
- a) The Building shall be provided with Exit Staircase with adequate landing on every floor to the normal staircase as shown in the Architectural plan submitted to this office vide letter dated; 29.06.2022.
 - b) **The Exit Staircase indicated in the Architectural Plan submitted to this office shall be as per requirements of Clause 4.4.2.4.3, Sub Clause 4.4.2.4.3.2 of National Building Code of India, Part 4, Fire & Life Safety, 2016.**
 - i) The Exit Staircase shall be constructed of non-combustible material and the doorway leading to it shall have Fire Resistant Door (FRD) with Panic Bar of 2 hours fire resistance to prevent spread of fire and smoke. The Exit Staircase shall terminate on the Ground Floor.
 - ii) The Exit Staircases shall be placed remote from each other and shall be arranged to provide direct access in separate directions from any floor.
 - iii) The Exit Staircase shall have flight not less than 125 cms. wide with 25 cms. Treads and Risers not more than 19 cms. and should be limited to 12 per flight.
 - iv) The floor indication board of size not less than 300 mm x 200 mm, indicating the location/ designated number of staircase, respective floor number and direction to exit discharge shall be placed inside the staircase, on the wall nearest to the fire door. Individual floors shall be prominently indicated on the wall outside the staircase and facing it.
- IV. **DOORWAYS:-** All Exit Doorways in the Highrise Building shall conform to the requirements of Clause 4.4.2.4.1 of National Building Code of India 2016, Fire & Life Safety (Part 4).

Contd...2/-



V. **ROOM ENTRANCE:-** The Room entrance and kitchen doors shall be of solid core with **fire resistance of not less than half hour** (solid wood of 35 mm Shutter) finished thickness and the same shall be of self closing type.

VI. **LIFT:-**

- a) The lift shall be provided with a minimum capacity for **Eight (8) Passengers** fully automated with emergency Switch on ground level and shall be equipped with inter communication equipments.
- b) Wall enclosing lift shall have fire resistance of not less than 2 hours.
- c) Shaft shall have permanent vents of not less than 0.2 sq. mtrs. in clear area immediately under machine room.
- d) Landing doors and lift car doors of the **lift shall be of steel shutters of fire resistance of one hour**. No collapsible shutters / gates shall be permitted.
- e) Grounding switch(es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts. In case of emergencies the lift should cease at the ground floor.
- f) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs.
- g) All the requirements of the Lifts shall comply with Part 8 'Building Services', Section 5 Installation of Lifts, Escalator and Moving Walks, Subsection 5A Lifts of National Building Code of India, 2016, Fire & Life Safety (Part 4).

VII. **ELECTRICAL CABLE SHAFT AND ELECTRICAL METER ROOM:-**

- a) Electrical cable shafts shall be exclusively used for electrical cables and should not open in the staircase enclosures.
- b) Inspection doors for the shaft if provided shall have **two hours fire resistance**.
- c) Electrical shaft shall be sealed at each floor level with non-combustible material having **fire resistance rating of not less than 1 hour**.
- d) Opening in walls or floors which are provided for the passage of all building services like cables, electrical wiring etc. shall be protected by enclosures in the form of Duct/Shaft with **fire resistance of not less than 2 hours**. **The door of the Shaft shall be of 2 hours fire rating**.
- e) Electrical meter rooms shall be provided at ground floor level and they shall be adequately ventilated.

Contd...3/-



- f) The electrical installation should conform **BIS:1646:1997 Code of Practice for Fire Safety of Buildings (General) - Electrical Installation.**
- g) All Electrical cables, particularly heavy cables should be coated with fire resistance paint. A band of fire resistance paint of 1m width at every 10m interval in horizontal plane; complete run of cable in vertical plane, 1m on either side of cable, when the cable is running from one room to another room through wall opening/ducts etc. should be provided.

VIII. SERVICE DUCTS AND SHAFTS:- All Openings in Separating Walls and Floors in the building shall conform to the requirements of Clause 3.4.5.4 & 3.4.5.6 of National Building Code of India, 2016, Fire & Life Safety (Part 4).

IX. MECHANICAL EXTRACTORS FOR SMOKE VENTING:- Mechanical Extractors for Smoke Venting System from Basement coupled to the Fire Alarm System/ Sprinkler System shall be provided and conform to requirements of Clause 4.6.2 of National Building Code of India 2016, Fire & Life Safety (Part-4).

X. ESCAPE ROUTE LIGHTING:- Escape route lighting and Illumination of Means of Exit (Staircase and Corridor light) in the building shall be as per Clause 3.4.7 to 3.4.7.2 of National Building Code of India 2016, Fire & Life Safety (Part 4). The exit arrangements shall comply with IS:1644/1989 Code of Practice for 'Fire Safety of Building (General), Exit Requirements and Personal Hazard'.

XI. LIGHTNING PROTECTION OF BUILDING:- The building shall be protected from lightning as per Part 8 'Building Services, Section 2 Electrical and Allied Installations' Clause 11 of National Building Code of India 2016 and same shall conform to IS: 2309/1989.

XII. FIRE FIGHTING REQUIREMENTS:- The Fire Protection Measures shall be provided in the building as incorporated in the Fire Fighting layout drawing No.FF-DG-02 and FF-DG-04 submitted to this office vide your letter dated; 29.06.2022.

- a) **UNDERGROUND STATIC WATER STORAGE TANK:-** A RCC underground Static Water Storage tank of 50,000 liters capacity shall be provided at ground level at the location marked on the plan as per design specified in the rules with baffled wall as per fire fighting drawing No. FF-DG-02.

Contd...4/-



- b) **OVERHEAD (TERRACE WATER STORAGE TANK):-** A RCC tank of 25,000 liters capacity shall be provided on top of the terrace level of the Building exclusively for fire fighting. The tank shall be connected to the Wet Riser cum Down Comer all through by a non-return valve and a gate valve.
- c) **WET RISER CUM DOWN COMER:-** Wet Riser cum Down Comer of internal diameter of 10 cms. of GI 'C' class pipe shall be provided in the duct of the building on every floor with landing valve on each floors alongwith Hose Boxes and 2 Nos. of **Elastomeric coated Delivery Hoses** of 70 mm diameter having a length of 15 mtrs. each with hand controlled Branch pipe and Hose Reel Hose of 30 mts length conforming to type 'A' 884-1985 on each floor in such a way as not to reduce the width of the corridor and no part of the floor is more than 6 mtrs. away from the nozzle when fully extended as per fire fighting drawing No.FF-DG-02 .
- d) **FIRE SERVICE INLET CONNECTION:-** Two way Fire Service Inlet Connection of 63 mm-diameter standard coupling shall be provided at the ground floor in the premises to connect the mobile pump of the fire service to the Wet Riser cum Down Comer as per fire fighting drawing No.FF-DG-02.
- e) **FIRE PUMP:-**
- i) The Wet Riser cum Down Comer shall be connected to a electric fire pump capable of delivering 1620 LPM of water at ground level at a pressure of not less than 3.5 Kg/cm. at the topmost hydrant.
 - ii) An Electric pump of capacity 180 LPM shall be provided as Jockey Pump
 - iii) The Electric supply to these pumps shall be on independent circuit.
 - iv) A stand-by Diesel operated pump of equal capacity as that of (i) above shall be provided and the same shall be connected to the Wet Riser cum Down Comer.



Contd...5/-

- v) The Fire Fighting Pump House shall confirm to the following requirement of Clause 5.1.2.2 of National Building Code of India 2016, Fire & Life Safety (Part-4).
- The Pump house shall be situated so as to be directly accessible from the surrounding ground level.
 - The Pump house shall be separated by fire walls all around.
 - The Pump house shall be well ventilated and due care shall be taken to avoid water stagnation.
 - No other utility equipment shall be installed inside fire pump room.
 - Insertions like flexible couplings, bellows, pressure guage etc. in the suction and delivery piping shall be suitably planned and installed.
 - The Fire pumps shall be provided with soft starter or variable frequency drive starter.
- f) **COURTYARD HYDRANT:-** 04 Nos. Courtyard Hydrants shall be located in the courtyard of the premises with a minimum size of the main being not less than 100 mm. which shall be pillar post type with 63 mm single outlet conforming to BIS:908 as per fire fighting drawing No. FF-DG-02.
- g) **SPRINKLER SYSTEM:-** Automatic Sprinkler System confirming to Bureau of Indian Standard should be installed in the Basement floor as per fire fighting drawing No. FF-DG-04.
- h) **MANUALLY OPERATED ELECTRIC FIRE ALARM SYSTEM:** The building shall be provided with the above system conforming to BIS:2189/1999 with the main control panel at ground floor and pill boxes, hooters at each side of the upper floors. The Layout shall be in accordance with Indian Standard Specification as per fire fighting drawing No. FF-DG-02.
- i) **ALTERNATE SOURCE OF POWER SUPPLY:-** Independent Secondary Circuit fed by Secondary source of Power supply with appropriate change over switch shall be provided for the Fire Protection Systems viz. Corridor Lighting, Fire Alarm System, Fire Pumps, Lift in the building.

The installation of Alternate Source of Power Supply in the Premises shall conform to the requirements of Clause 3.4.6.4 of National Building Code of India 2016, Fire & Life Safety (Part-4).

Contd....6/-



- j) **PORTABLE FIRE EXTINGUISHERS:-** The type/distribution of Fire Extinguishers shall be in accordance with BIS:2190/2010 in the building. All Fire Extinguishers shall confirm to IS:15683/2006.
- k) **DIRECTIONAL EXIT, FIRE SAFETY & BARRIER FREE ACCESS SIGNAGES:-** The Directional Exit Signages, Fire Safety Signages & Person with disability Signages shall be installed at appropriate places on all the floors of the building the Signages shall correspond to the specimen and size enclosed in Annexure "B".




(NITIN V. RAIKER)
DIRECTOR
FIRE & EMERGENCY SERVICES

ANNEXURE "B"

The colour of the Directional and Fire Safety signages shall be **RED** with Graphic symbol in **WHITE** colour and the colour of the Emergency escape signages shall be **GREEN** with Graphic symbol in **WHITE** colour as per IS 9457:2005.

Sr. No.	D E S C R I P T I O N	S I Z E (mm)	I M A G E S
	Emergency Exit Signages (Photoluminescent)		
1	Emergency Exit light Wall mounted with Rechargeable Battery Backup		
2	Exit Signage	100 X 300	
3	Fire Extinguisher Signage88	200 X 200	
4	Fire Alarm Signage	200 X 250	
5	Hose Reel Hose Signage	200 X 250	
6	Assembly Point Signage	600 X 600	
7	Arrow Tape (Line of Escape) Signage	80mm x 10mtr	
8	Signage to be installed near AHU Room, Hub Room, UPS Room Battery Room, Electrical Panel Room etc.	100 X 300	




(NITIN V. RAIKER)
DIRECTOR
FIRE & EMERGENCY SERVICES

Municipal Building Licence
Margao Municipal Council, Margao Goa.

CONSTRUCTION LICENCE

No. A/ 19 /2022-2023

Date:- 20/07/2022

Licence is hereby granted for carrying out the-

- (a) ~~Land sub-division (Provision / Final)~~
- (b) Proposed Construction of Residential Building comprising Basement floor, Lower Ground floor, Upper ground floor + 8 floors and Compound wall & Swimming pool (Fees of Rs. 54,51,771/- + 1% Rs. 29,335/- = **Rs. 54,81,106/-** and 99% cess Rs. 29,33,820/-)
- (d) ~~Change of use of (Building Land).....~~ as per the enclosed approval plan in the property zoned as Commercial C-1 zone in ODP-2028 and situated at Gogol, Margao bearing Chalta No. 49 & 50 of P. T. Sheet No. 122 & Chalta No. 11, 12, 13 & 14 of P. T. Sheet No. 127 of approved sub-division reference No. / development permission No. SGPDA/P/.. dated .. with the following conditions:-
1. The applicant shall strictly comply all the conditions imposed in the Development Permission / ~~Technical Clearance~~ Order No. SGPDA/P/6555/384/22-23 dated 20/06/2022 issued by the Planning and Development Authority / ~~Town and Country planning Department~~.
 2. The applicant shall notify the Council 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 Municipal Council.
 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 Council.
 7. The construction licence shall be revoked if the construction work is not executed as per the approved plans and the statements therein and wherein 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.
 13. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy Certificate.
 14. Water storage tanks shall be provided with mosquito proof lids and overflow 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 covered with removable RCC slabs of sufficient thickness.



16. The applicant should gifted the road widening area to the council 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 brick/laterite/concrete/ashlars masonry finish to buildings will also be permitted.
18. The applicant should provided 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 shall be developed 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 council.
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 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 path way or any public access. The applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
32. No gates shall open outwards on to road.
33. The construction of the compound wall should be as per the approved plan. The applicant shall inform this council after the completion of the compound wall.
34. Drinking water well should be 15 meters away from any soak pit.
35. The applicant should follow the conditions laid down in the NOC of Urban Health Centre, Margao Vide No. UHCM/NOC/2022-23/628 dated 30/06/2022 from Urban Health Centre, Margao.
36. Party shall abide all the conditions of SGPDA order and MMC construction licence.
37. Renewal if necessary application entered in this council before expiry of construction licence shall be charged 25% and after expiry 50% for first 2 years and thereafter fresh approval from SGPDA is required to be a submitted by the applicant for renewal of construction licence and fees for renewal for the third year and above shall be charged 25% if application entered in the council before expiry of the construction licence and after expiry of construction licence shall be charged 50% accordingly.
38. Licencee shall be fully responsible for structural stability and all kind of safety of entire construction and even after completion of the construction.



39. Licencee and his architect / engineer shall be fully responsible to ascertain, before commencement of construction work, the correctness of dimensions, areas, location, exact position of the plot or land on which construction is proposed. The Chief Officer and/or officials of this council shall in no way be responsible for correctness of plot/land at any stage. If required, licensee may obtain demarcation from competent authority to do the demarcation.
40. Licencee and his architect / engineer fully responsible to ascertain, before commencement of construction work, the technical feasibility of the plot or land on which construction is proposed so that structure/ construction is stable, sound and safe. The Chief Officer and/or officials of this council shall in no way be responsible for the same. If required, licensee and his architect / engineer may obtain opinion or report from experts.
41. Licencee shall take adequate precautions for the safety of workers/labours and all others involved in the construction.
42. This construction licence is issued based on the condition that LICENCEE and HIS ENGINEER shall be solely responsible for the stability of structure and safety of all concerned and the Chief Officer and his all officials are indemnified and kept indemnified forever against any civil and or criminal liabilities and or any kind of liability whatsoever in the event of any untoward incident or structural failure/collapse. This will hold good (and will be valid) even in case some or any prescribed documents inadvertently are not on record (not received by the Chief Officer) or wrongly submitted by licensee.
43. This construction licence is issued based on the technical clearance order issued by PDA.
44. Licencee his engineer and architect shall take all necessary steps to see that structure is sound and safe and stable.
45. Storage of water should be done in such a way that mosquito breeding doesn't take place either by introducing fish in the tanks/wells or properly covering the iron drums/plastic tanks etc. or by observing dry day once a week.
46. Overhead tanks/sumps are provided with mosquito proof lids and other pipe fitting without any hole for the entry of mosquitoes. Outlet is to be covered by muslin / wire mesh. Ladder for inspection of the tank to be installed if required.
47. Curing water collections should be treated with anti-larval chemicals by the builders / contractors.
48. Not to engage labourers for any construction / building work unless they are screened for malaria and possess health cards. These cards are to be renewed regularly every 3 months. Also arrangement should be done to get their blood tested immediately in case of fever and ensure that full treatment is taken in consultation with NVBDC programme.
49. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes, proper sanitary conditions including toilet facilities.
50. To fill the pits, ditches, water pools, etc to avoid stagnations and to ensure no mosquito breeding sites in and around specially in unused items like tyres, bottles, tins etc.
51. All septic tanks/soak pits to be constructed as per the specifications required with proper mosquito proof arrangement so that there is no overflowing/leakage that could give rise to stagnation and breeding of mosquitoes.
52. Drains/Nallahs to be maintained clean around the site so that there is no blockade to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.



53. The health units at the respective levels should be involved in the planning process.
54. The construction debris shall be used for the purpose of backfilling.
55. In case the construction debris cannot be used for backfilling, then it shall be dumped at notified locations identified by PWD (R) & PWD (NH).
56. In the event if the license holder breaches the conditions as mentioned above then penalty to the tune of Rs. 50,000/- shall be levied & the occupancy certificate may be withheld.
57. This construction licence shall be treated as N.O.C. for obtaining water & electricity connection (temporary).
58. Licensee shall develop /construct sorting station within a plot before applying for occupancy certificate

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEAR FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.



To,
Mrs. Devashri Nirman LLP
7th floor, Dempo Tower,
Patto Plaza, Panaji-Goa.



(Rohit Kadam)
Chief Officer
Margao Municipal Council

Copy to,

1. The Member Secretary, PDA, Margao, Goa.
2. Asst. Engineer, W. D.IX, PWD, Margao, Goa.
3. Asst. Engineer, Electricity Department, Sub Div-VI, Aquern, Margao, Goa

**South Goa Planning &
Development Authority**



Ph: 2731781

Ph: 2714495

4th Floor, D Wing, Osia Commercial Arcade,
Near S.G.P.D.A. Market Complex, MARGAO - GOA.

Ref.: SGPDA/P/ 6555 / 384 / 22-23

Date: 20 / 06 / 2022

**Development Permission under Section 44 of the
Goa Town and Country Planning Act, 1974.**

Development permission is hereby granted for carrying out the **Amalgamation of property, Construction of Building and compound wall and swimming pool** as per the enclosed approved plans in the property zoned as **Commercial C - 1** zone in ODP-2028 and situated at **Gogol, Margao** Town bearing Chalta No. **49 & 50** of PTS No. **122** and Chalta No. **11, 12, 13 & 14** of PTS No. **127** 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 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 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 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 should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
8. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
9. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing Authority.
10. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
11. Adequate Utility space for the dustbin, Transformer etc. should be reserved within the plot area.
12. The applicant/occupier of any hilly or sloppy land or any low-lying land shall by himself or through his servants or agents or any other person, shall not undertake the work of cutting of any hilly or sloppy land or filling up of any low-lying land before the commencement of the work, without obtaining the prior permission as required under section 17(A) of the Goa TCP Act, 1974.
13. The ownership of the property shall be verified by the licensing body before the issuing of the licence.
14. The road widening area shall be gifted to MMC/local Authority before applying for completion certificate in case the same is utilized for F.A.R.
15. The setbacks, coverage & F.A.R shall be strictly maintained as per approved plans & as per rules in force.

16. The stilt areas proposed for parking shall be kept open at least three side and shall not be covered in any fashion at any point of time and shall not be converted and used for other uses besides parking of vehicles of the residents of the building only.
17. The structure that is shown for demolition shall be demolished before applying for completion certificate.
18. The tenancy/mundkarial right if any shall be protected as per Tenancy Act/prevaling rules.
19. The incorporation of "Rain Water Harvesting" is mandatory and building shall be planned, designed and constructed with provisions for "Rain Water Harvesting" as per guidelines issued by government.
20. The building shall be planned, designed and constructed with barrier free access and non-discriminatory access as required under Section 44, 45 and 46 of "The Persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 (in case of public buildings.)
21. The building shall be designed & constructed in accordance with Part IV of the Fire Protection of National Building Code of India. The provisions of fire fighting requirements, arrangements and installations such as Fire escape staircase shall be mandatory for high rise buildings and NOC from Fire Department shall be obtained for high rise buildings.
22. Sufficient arrangement shall be made within the plot itself for collection and onward disposal/treatment of the garbage and that proper arrangement should also be made for segregation of biodegradable waste and non-biodegradable waste caused by the residential/commercial activities in the plot and the same shall be treated within the plot by creating adequate waste/garbage treatment facilities like vermi-compost etc. such that the same shall not be detrimental to the surrounding residential area by emission of smoke, noise, offensive odour or harmful waste. This arrangement shall be made available from hygiene point of view. This arrangement/composting unit shall be developed and made available on site as per directives issued by Hon'ble high court.
23. The access to the rear shall be kept free from all obstructions at all times.
24. 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 as per the provisions of Section 17(A) of The Goa Town and Country Planning Act, 1974.
25. This development permission shall not in any way construed to be a document confirming any or all of the following:
 - i) Title or interest of the holder of the permission to be the relevant land or building or both.
 - ii) Boundaries of the relevant site for which permission has been obtained or.
 - iii) Any easement thereon or there from.
26. Adequate care shall be taken so as to make available the parking provision as approved and it shall be seen that the proposed development does not create any traffic congestion by virtue of parking of vehicles along the public roads.
27. Parking of vehicles shall be strictly carried out as per provision shown in basement and stilt and the entire parking arrangement shown on the plan shall be strictly developed and made available on site inclusive of all the entry, exit points, ramps with required gradient etc. complete and free from any obstruction/hindrances of any type which may in any reduce the parking availability.
28. In case of any area acquired by any government/other depts. adjoining the property or through the property the same shall be duly verified and confirmed with the concerned acquiring department before commencement of work.
29. All drains existing on the site shall be strictly maintained with dimensions in width and depth as per the site conditions and as per prevailing storm water flow during monsoons at the time of filling the land in question.

30. No openings of any type shall be allowed along the dead wall and at no stage the rainwater from sloping roof or otherwise shall flow into adjacent property.
31. The road widening area shall be properly developed along with the gutter constructed before applying for completion/occupancy certificate.
32. The owner shall take all precautionary measures to ensure that no damage is caused to the adjoining building while carrying out proposed Construction.
33. 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 Corporation/Municipal Council/Village Panchayat (as the case may be).
34. The gates shall open inwards only and traditional access and natural water drain if any passing through the property shall not be blocked and to be maintained to the satisfaction of the local Authority.
35. The Development Permission is issued having regards to Section 44(4)(i)(ii)(iii)(iv), Section 42, and Section 134 of TCP Act, 1974.
36. If HT/LT line passing through the property, NOC from Electricity Department shall be obtained by the applicant, prior to putting the foundation of construction, Demarcation of road alignment in case of plot sub-division.
37. An adequate opening at the bottom of the compound wall shall be kept, so that no cross drainage is blocked for the free flow of water, so as to avoid the stagnation of water in whatever form.
38. Along the intersection of streets no compound wall shall be raised to a height of more than 1.00mtrs from the crown of the road for a length of 9.00 mtrs from the intersection corner of the plot on both side of the plot.
39. As per order dated 17.02.2020 passed in PIL W.P. 65/2019 the development permission is granted subject to further order in this petition.
40. NOC/Clearance from the Directorate of Fire and Emergency Services shall be insisted before issuing the construction license by the local bodies.
41. The development has to be strictly carried out in accordance with the provisions of the Goa Land Development and Building Construction Regulations 2010.
42. This development permission has been issued based on the provisions of finally notified ODP of Margao, which is in force and as per the provisions of Section 44(4) of the TCP Act, 1974.
43. As per O. D. P. - 2028 of Margao Planning Area the said property is earmarked under Commercial C - 1 zone with 200 F.A.R. Hence, the Conversion Sanad as per prevailing zoning needs to be obtained.
44. Necessary provisions shall be made within the building for the disable/Handicap persons for their movement in the complex.
45. Necessary clearance from the Tree Authority/Forest Department has to be obtained before cutting of trees.

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 Mr Prakash S. P. Lawande, dated 24.05.2022, Reg. No. SE/0006/2010

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 06.06.2022 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT 1974, FROM M/S DEVASHRI NIRMAN LLP

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

To,
M/s Devashri Nirman LLP,
7th Floor, Dempo Tower,
Patto Plaza, Panaji - Goa.



Vinod Kumar
20/06/2022
Vinod Kumar Chandra
Member Secretary

Copy to: Chief Officer, Margao Municipal Council, Margao

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN.

VOTING IS OUR DUTY, VOTE WITHOUT FEAR.

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