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Ref No: TPBZ/3224/ANJ/TCP-15/ 929  
Town & Country Planning Dept.,  
302, Govt. Building Complex,  
Mapusa - Goa.

Dated: 11/13/2015.



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

Ref No: Inward no. 5013

Dated: 18/11/2015.

Technical Clearance is hereby granted for carrying out the **construction of residential complex (Revised Plan)** as per the approved plans in the property Zones as **Settlement Zone** in **Regional Plan of Goa 2001 A.D.** and **Regional Plan of Goa 2021** and situated at **Anjuna** village bearing Survey No. 179/1 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 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 1.00 mts. X 0.50 mts. with writing in black color 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 the 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. In case of any cutting of sloppy land or filing of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
13. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
14. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license

Cont...2/-

15. Open space should be kept as indicated on site plan.
16. Garbage collection bins should be provided within the plot itself to the satisfaction of local authority.
17. The internal road should be effectively developed for better vehicular movement.
18. The height of the compound wall strictly maintained as per rules in force.
19. Gate of the compound wall shall be open inwards only.
20. Complaint/Court Order if any should be verified by the Village Panchayat before issue of construction license.
21. Solar water heating/solar energy capturing system shall be incorporated in the building as required under the Regulation.
22. Applicant shall make his own arrangement of water for swimming pool.
23. The Village Panchayat shall ensure that Sewage Treatment Plant if proposed for the project function effectively at all the times.
24. Existing structure should be demolished before issue of completion certificate.
25. The proposed stilt area shall be strictly used for parking of vehicles only not any other activity. Panchayat shall ensure that no license for any other activity within the proposed stilt be given.
26. Adequate parking space for the vehicles shall be provided within the plot.
27. Necessary NOC if required from other competent authority shall be obtained before issue of construction license.
28. This Technical Clearance order is a partial Modification to the earlier approval vide no. TPBZ/3222/ANJ/179/2012/424 dtd. 2/2/2012.

This Technical Clearance issued based on the Government Approval vide Note moved vide no. TPBZ/3222/ANJ / TCP/15/671 dtd. 20/02/2015.

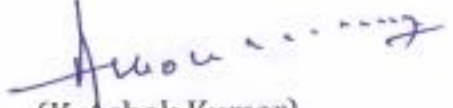
An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an Engineer **Paresh Gaitonde** dtd. 18/11/2014 TCP Reg. No.

**ER /0057/2010.**

This Technical Clearance Order is issued based on the order issued by the Chief Town Planner vide no. 29/8/TCP/2012-13/ RPG-21 / Status /1803 dated 04/06/2012 pertaining to guide line for processing various application.

This Order is issued with reference to the application dated 18/11/2014 from **M/s Sofitel Hospitality & Management Pvt Ltd.**

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

  
(K. Ashok Kumar)  
**Dy. Town Planner**

To,  
M/s Sofitel Hospitality & Management Pvt Ltd,  
Plot no. 1/838, Lady Jamshedji road,  
Near Bank of Maharashtra,  
Mahim(west)Mumbai.

Copy to:  
The Sarpanch/ Secretary,  
Village Panchayat of **Anjuna-Caisua**,  
Bardez - Goa.

Applicant has paid additional infrastructure tax of **Rs. 5,12,412/- (Rupees five Lakhs twelve thousand four hundred twelve Only)** vide Challan no. **488** dated **5/3/2015**.

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

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OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA  
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001,  
Phone Nos: 2225383, 2225083, 2225383(EPBX)  
Fax No:- 2427690/2225083/2225383 (Ext. No.210 & 212)  
Email:- dycrev-north.goa@nic.in

No. RB/CNV/BAR/AC-1/75/2014

Date: 21/04/2015

**Read: Application dated 13/10/2014 from Sofitel Hospitality and Management Pvt. Limited, r/o Plot No. 1/838, L.J. Road, Mahim (west), Mumbai.**

**SANAD  
SCHEDULE-II**

*( See Rule 7 of the Goa, 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, 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) **Sofitel Hospitality and Management Pvt. Limited** being the occupants of the plot registered under **Survey No. 179/1** Situated at **Anjuna village in Bardez Taluka** (hereinafter referred to as "the applicant, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land ( hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part **Survey No. 179/1 admeasuring 9998.00 Square Metres** be the same a little more or less for the purpose of **Residential with 80 F.A.R.**

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 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, to prevent insanitary conditions.

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

**4. Liability for rates** - The applicant shall pay all taxes, rates and cesses liable 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 used 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, recover the cost of carrying out the same from the applicants as arrears of land revenue.

**6. a)** If any information furnished by the applicant for obtaining the Sanad is found to be false at a 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 applicant.

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

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

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

Contd....2



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**

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
187.30	107.35	9998 m <sup>2</sup>	Survey.No. Sub Div No. 179/1	Nalla	S.No/Sub Div. No.179/1	Road	Road S.No/Sub Div. No.179/1	NIL

Village : Anjuna  
Taluka : Bardez

**Remarks:-**

1. The applicant has paid conversion fees of Rs. 17,99,640/- and fine of Rs. 70,560/- both amounting to Rs. 18,70,200/- (Rupees Eighteen Lakhs Seventy Thousand Two hundred only) vide receipt No.201500183044 dated 16/04/2015.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPBZ/3224/ANJ/15/1013 dated 23/03/2015.
3. The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR/DCFN/TECH/2014-15/352 dated 20/11/2014.
4. The development/construction in the plot shall be governed as per laws/rules in force.
5. The conversion sanad issued should not be treated as a permission to regularize the existing structures already constructed.

In witness whereof the **ADDITIONAL COLLECTOR- I OF NORTH GOA** district, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Shri. Sanjiv Talkar authorized signatory for Sofitel Hospitality and Management Pvt. Limited** here also hereunto set their hands on this 22<sup>nd</sup> day of April, 2015

(Sanjiv Talkar)  
Authorised Signatory

(SWAPNIL M. NAIK)  
Additional Collector - I

Signature and Designature of Witnesses

1. Gururabh. L. Patil
2. Nagesh D. Sarankar

Complete address of Witness

1. A/N 193 Dhargal Perum
2. H.No-100/A/1 Vunio waddo Cunim Bardez Goa

We declare **Shri. Sanjiv Talkar** who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She have affixed his/her signature hereto in our presence.

1. [Signature]
2. [Signature]

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 - Goa
4. The Sarpanch, Village Panchayat, Anjuna, Bardez -Goa.


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

**PLAN**

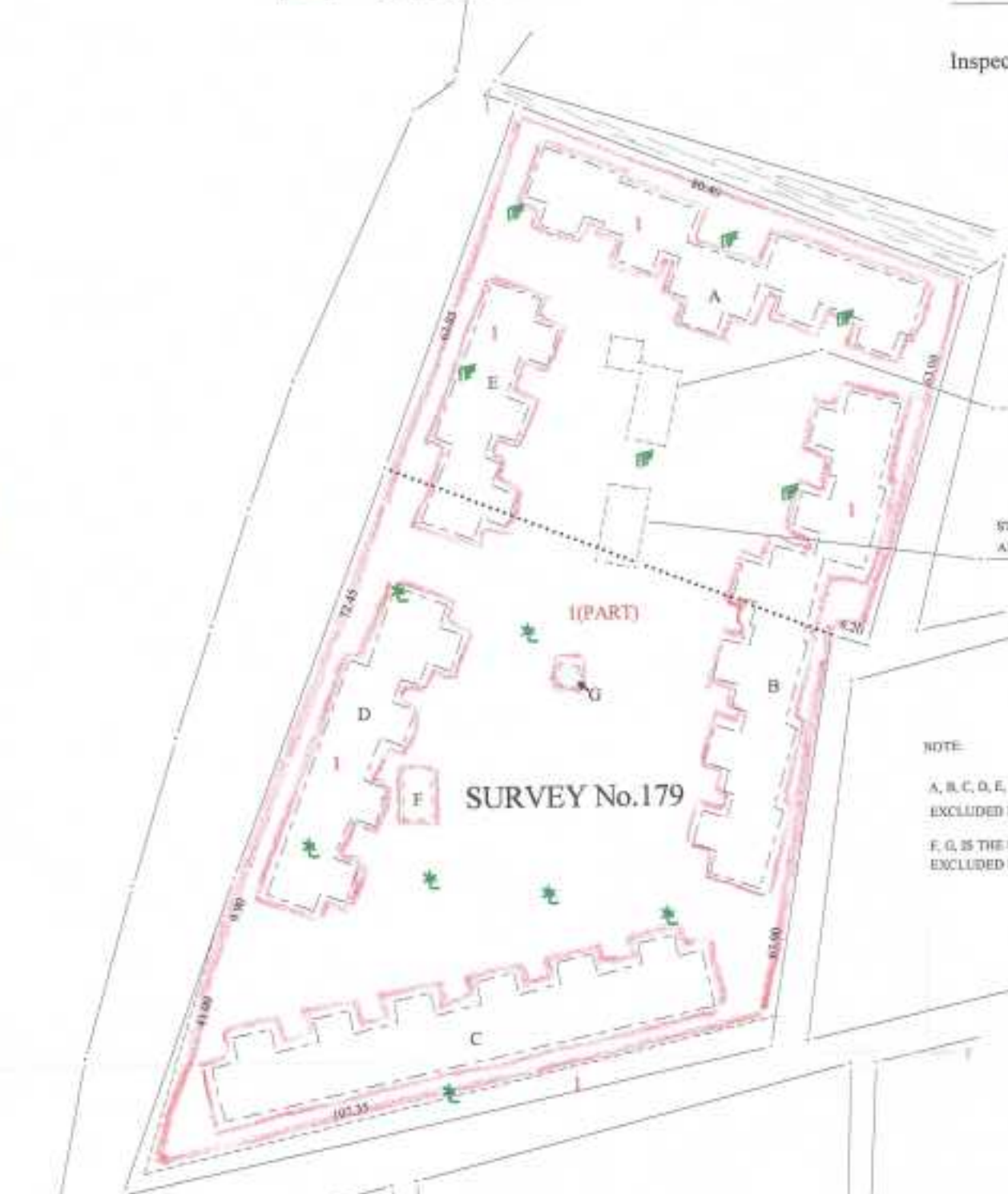
OF THE LAND BEARING SUB-DIV. No. 1(PART) OF SURVEY No. 179. SITUATED AT ANJUNA VILLAGE OF BARDEZ TALUKA APPLIED BY SOFITEL HOSPITALITY & MANAGEMENT PVT. LTD. CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO.RB/CNV/BAR/AC-1/75/2014 DATED 06-04-2015 FROM THE OFFICE OF ADDL. COLLECTOR, NORTH GOA DISTRICT, PANAJI.



SCALE : 1:1000

 AREA APPLIED FOR CONVERSION: ..... 9998 Sq. Mts.

  
K.S.PANGAM  
Inspector of Surveys And Land Records  
City Survey, Mapusa  

SWIMMING POOL ADMEASURING AREA—110 SQMTS

STRUCTURE ADMEASURING PLINTH AREA—55 SQMTS

NOTE:  
A, B, C, D, E, ARE THE EXISTING STRUCTURES (CONVERTED) EXCLUDED FROM THE AREA APPLIED FOR CONVERSION  
F, G, IS THE STRUCTURE AND WELL AS PER SURVEY RECORDS EXCLUDED FROM THE AREA APPLIED FOR CONVERSION



PREPARED BY



VIVEK BUDE  
Field Surveyor

VERIFIED BY:



RESHMA DHARGALKAR  
Head Surveyor

SURVEYED ON: 09/04/2015

FILE NO: 8/CNV/MAP/80/15

Ref. No. TPBZ/3224/ANJ/TCP-17/ 1580  
Office of the Senior Town Planner,  
North Goa District Office,  
Town & Country Planning Dept.,  
302, Govt. Building Complex,  
Mapusa - Goa.  
Dated: 2/06/2017.



**OFFICE OF THE SENIOR TOWN PLANNER, TOWN & COUNTRY PLANNING  
DEPARTMENT, MAPUSA GOA.**

Ref No: Inward No. 2243

Dated: 25/5/2017

**COMPLETION ORDER**

Completion is hereby certified for proposed construction of residential complex (revised plan) for Block-3 for 3 shops on ground floor, 2 flats on 1<sup>st</sup> floor, 2 flats on 2<sup>nd</sup> floor and in Block -4 for 4 flats on ground floor, 4 flats on first floor and 4 flats on second floor by M/s. Sofitel Hospitality & Management Pvt. Ltd. constructed as per Technical Clearance granted by this Department vide order No. TPBZ/3224/ANJ/TCP/15/929 dtd. 11/3/2015 at property bearing Sy. No. 179/1 of Anjuna village, Taluka Bardez -Goa, subject to the following conditions.

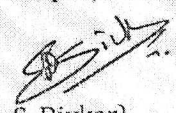
1. The use of the residential house should be strictly as per the approval.
2. Stilt parking spaces should be used for parking of vehicles only and should not be converted for any other use.
3. No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Village Panchayat on presentation of this order.
4. The Village Panchayat shall take cognizance of any issue in case of any complaints/court orders before issue of occupancy certificate.
5. This completion order is issued for Block-3 for 3 shops on ground floor, 2 flats on 1<sup>st</sup> floor, 2 flats on 2<sup>nd</sup> floor and in Block-4 for 4 flats on ground floor, 4 flats on first floor and 4 flats on second floor only as marked on the enclosed plan.

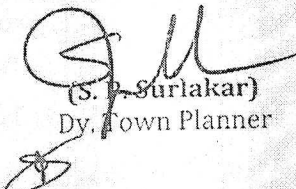
**Note:**

This completion certificate is issued based on the guidelines/directions issued vide no. 29/8/TCP/2012-13/ RPG-21/ Status /1803 dated 04/06/2012.

This NOC is issued based on the completion certificate dtd. 24/5/2017 issued by the project Engineer Paresh Gaitonde TCP Reg. No. ER/0057/2010.

This NOC is issued based on the structural stability certificate dtd. 24/5/2017 issued by the project Engineer Paresh Gaitonde TCP Reg. No. ER/0057/2010.

  
(B. S. Divkar)  
D'man, Gr. II

  
(S. P. Surlakkar)  
Dy. Town Planner

To,  
M/s. Sofitel Hospitality & Management Pvt. Ltd.  
Plot No. 1/838, Lady Jamshedji Road,  
Near Bank of Maharashtra,  
Mahim (west) Mumbai.

Copy to:  
The Sarpanch/Secretary,  
Village Panchayat Anjuna - Caisua,  
Bardez - Goa.