

Plot C



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/BICH/AC-1/09/2015

Read: Application dated 2/9/2015 from Shri. Ramesh Chandra Shamji Gohil r/o H.No. Matruvhaya Plot No. 26, PDA Colony, Porvorim, Bardez-Goa.

**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) **Ramesh Chandra Shamji Gohil**, being the occupants of the plot registered under **Survey No. 102/1-A known as Vitthalpur** Situated at **Carapur village in Bicholim 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. 102/1-A admeasuring 3000 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 building 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 contravene 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.

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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			5				
1	2	3	4	North	South	East	West	
77.00 mts	40.50 mts	3000 Sq. mts	Survey.No. 102/1-A	S.No. 102/1	S.No. 102/1 & 1-C	S.No. 102/1-B	S.No. 102/1	NIL

Village : Carapur
Taluka : Bicholim

Remarks:-

1. The applicant has paid conversion fees of Rs. 4,05,000/- (Rupees Four Lakh Five Thousand only) vide E-challan No.201500603874 dated 24/11/2015.
2. The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/ BICH/DCFN/TECH/2015-16/567/1784 dated 15/10/2015.
3. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. DC/6850/BICH/TCP-15/1674 dated 5/10/2015.
4. The development/construction in the plot shall be governed as per laws/rules in force.

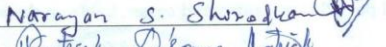

In witness whereof the **ADDITIONAL COLLECTOR- I OF NORTH GOA** district, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and the applicant **Shri. Ramesh Chandra Shamji Gohil**, here also hereunto set his hand on this 8th day of December, 2015.


(Ramesh Chandra Shamji Gohil)
Applicant


(SWAPNIL M. NAIK)
Additional Collector - I



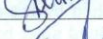

Signature and Designature of Witnesses

1. 
2. 

Complete address of Witness

1. H. No. 55311, Mahim, Betim, Goa
2. H/M 2215 Bicholim Goa

We declare **Shri. Ramesh Chandra Shamji Gohil**, 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. 
2. 

To,

1. The Town Planner, Town and Country Planning Department Bicholim/Sattari, Bicholim-Goa.
2. The Mamlatdar of Bicholim Taluka.
3. The Inspector of Survey and Land Records, Panaji - Goa
4. The Sarpanch, Village Panchayat Carapur, Bicholim -Goa.



Office of the Dy. Town Planner,
Town & Country Planning Dept.
Bicholim/Sattari Taluka Office, Bicholim-Goa.

Ref. No: DC/6850/BICH/TCP-16/603 Date: -30/5/2016.

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **construction of Residential cum Commercial building & Compound wall**. As per the enclosed approved plans, the property zoned as **Settlement** in Surface Utilization Plan (RP-2001 A.D.) and situated at **Carapur Village, Bicholim Taluka**, bearing **Survey no. 102/1-A**, 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 & Country Planning Act, 1974.
4. Any change to be effected to the approved plans prior permission shall be obtained from this office.
5. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
6. The Developer/applicant should display a sign board of minimum size 1.00 mts. x 0.50 mts. with writing in black colour on a white background at the site, as required under the Regulations.
7. Adequate parking for vehicles has to be provided within the plot at all the time after construction of the building.
8. 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.
9. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
10. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
11. Completion order has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
12. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
13. Traditional access/Natural drain, passing through the plot shall be maintained to the satisfaction of the local authority.

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14. N.O.C. of the Electricity Dept. shall be obtained if any H.T/L.T/Electric line is passing through the property prior to commencement the development work.
 15. Adequate Utility space for the dustbin, transformer etc, should be reserved within the plot area. 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.
 16. In case of compound walls, the gates shall be open inwards only and traditional access, if any passing through the property shall not be blocked.
 17. N.O.C. from all the concerned authorities shall be obtained if any before commencement of the development work as applicable.
 18. The ownership of the property shall be verified by the licensing body before the issuing of the license.
 19. F.A.R. coverage and setback should be strictly maintained.
 20. Verification of ownership with the specific reference to tenancy position as on 2.11.1990 has to be verified by the village Panchayat/Municipality before issue of license.
 21. The adequate arrangement for collection and disposal of solid waste generated within the complex shall arrange to satisfaction of Village Panchayat/Municipality.
 22. The Village Panchayat/Municipality shall ensure that Sewage Treatment Plant if proposed for the project function effectively at all the times.
 23. Complaint/Court order if any shall be verified by the Village Panchayat/Municipality before issue of construction license.
- This Technical clearance is issued based on the Govt. approval conveyed vide letter no. DC/6850/BICH/TCP-16/427 dated 15/04/2016 and DC/6850/BICH/TCP-2016/1708 dated 19/04/2016.
- ❖ Necessary infrastructure tax of **Rs. 9,30,576/-** (Rupees nine lakh thirty thousand five hundred seventy six only) paid vide challan no. 24 dated. 30/05/2016.

This order is issued with reference to the application dated 22/02/2016 (received under inward no.241 dated 23/02/2016) from Shri Ramesh Chandra S. Gohil, M/s. R. R. Enterprises.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE.

A. Deshpande
- 30/5/16
(Anand A. Deshpande)
Dy. Town Planner

To,
Mr. Ramesh Chandra S. Gohil,
M/S. R.R. Enterprise,
Office No. 6B, 6th floor,
R.R. Tower, Angod, Mapusa -Goa



Copy to:
The Sarpanch,
Village Panchayat Karapur-Sarvona,
Bicholim Goa.



ग्रामपंचायत कारापूर, सर्वण डिचोली-गोवा
VILLAGE PANCHAYAT KARAPUR-SARVAN

TAL. BICHOLIM - GOA
PH. : 2364273

Ref. No. VP/KS/2016-2017/911

Date : 19/07/2016

CONSTRUCTION LICENCE 07/2016-2017.

Technical Clearance is hereby granted for carrying out the **Construction of Residential cum Commercial building & Compound wall** as per the enclosed approved plan's in the property zoned as **settlement in Regional Plan for Goa 2001A.D.** of Bicholim Taluka and situated at Village **Karapur** bearing Survey No. **102/1-A** of revenue village **Karapur**, Taluka Bicholim Goa, approved vide resolution No. **3(9)** meeting dtd.30/06/2016 with the following conditions :-

1. The applicant shall strictly comply all the conditions imposed in the development permission/Technical Clearance Order No. **DC/6850/BICH/TCP-16/603** dt. **30/05/2016** issued by the Town & Country Planning Department, Taluka Office Bicholim /Sattari Taluka, Bicholim - Goa.
2. The applicant shall notify the Panchayat for giving the alignment of the building.
3. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
4. All RCC / Structural works shall be designed and supervised by the Engineer who has signed the structural Liability Certificate submitted to the Panchayat.
5. No material for construction or earth from excavation or any other construction material shall be stack on the public roads.
6. The Buildings shall 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 shall construct a separate soak pit in order to derivate in the sullage water.
9. Any soak pit shall 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 live in 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. All the building material and other rubbish should be cleared from the construction site before Applying for the Occupancy Certificate.



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ग्रामपंचायत कारापूर, सर्वण डिचोली-गोवा
VILLAGE PANCHAYAT KARAPUR-SARVAN

TAL. BICHOLIM - GOA
PH. : 2364273

Ref. No. VP / KS /

Date :

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14. Water storage Tank shall be provided with mosquito proof lids and overflow pipes. The Tank 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.
17. The applicant should plaster and paint the building internally as well as externally before applying for occupancy certificate Exposed bricks/Laterite/Concrete / Stone / Ashlars masonry finish to buildings will also be permitted.
18. The Applicant should provide a dustbin at the convenient place accessible for Municipal / Panchayat Vehicle for collecting 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 this 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 building unless a separate permission is obtained From this Panchayat.
25. All temporary sheds / existing buildings shown to be demolished in the plans 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 court yards 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.



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Ref. No. VP / KS /

Date :

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31. The Construction of Compound Wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate opening in the Compound Wall for the purpose.
32. No Gate shall open outwards on to the road.
33. The Construction of the Compound Wall should be as per the approved plan. The applicant shall Inform this Panchayat after the completion of compound wall.
34. Drinking Water well should be 15 meters away from any soak pit.
35. No construction shall be carried out exactly below the 220 KV line.
36. All the condition laid down in Letter No.AE/V-II(R)/Tech-4(D)/2016-17/638, dt. 10/06/2016 Received from Electricity Dept., Sankhali-Goa and Letter No. PHCB/HS/NOC/2016- 17/564 Dt. 13/06/2016 received From Primary Health Center, Bicholim - Goa and shall be obeyed strictly failing which licence issued will be revoked at any stage without any notice (Copy Enclosed)


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

And had paid the respective fees to the tune of Rs.1,74,305/- Vide Receipt No. 268/32, dtd. 19/07/2016

To,
Mr. Ramesh Chandra S. Gohil,
M/S. R.R. Enterprise,
Office No. 6B, 6th Floor,
R.R. Tower, Angod, Mapusa - Goa.

San
R. Bankar,
Sarpanch
Village Panchayat
Karapur Sarvan




Secretary
Village Panchayat
Karapur Sarvan

Copy to:-

- 1.. The Town Planner, Town & Country Planning Dept., Bicholim - Goa, ... for information.



Office of the Dy. Town Planner,
Town & Country Planning Dept.
Bicholim/Sattari Taluka Office Bicholim-Goa.

Ref. No: DC/6850/BICH/TCP-18/132

Dated:- 7/02/2018

COMPLETION ORDER

Ref: Application dated 30/01/2018 (Received under inward no. 163 dtd. 01/02/2018).

1. The construction of **Residential cum Commercial building** in survey no.102/1-A of **Carapur Village, Bicholim Taluka** has been checked and found fully completed as per the approved plan.
2. NOC from Planning Point of View issued vide letter no. DC/6850/BICH/TCP-16/603 dated 30/5/2016.
3. Construction license issued by Panchayat vide No.VP/KS/2016-17/911 dtd 19/07/2016.
4. Completion Certificate issued by Registered Architect, SHRI. SITARAM S. GAWAS, TCP Reg. No.AR/0088/2010 vide letter dated 30/01/2017.
5. Structural Stability Certificate issued by Registered Engineer, SHRI. RAVINDRA L. PALYEKAR, TCP Reg.No.SE/0007/2010 vide letter dated 01/02/2018.

(Smt. P. P. Chopdekar)
Planning D'man Gr.II

This completion order is issued with the following conditions:-

- a. The use of the building should be strictly as per the approval.
- b. All parking space/garages should be used for parking of vehicles only and should not be converted for any other use.
- c. 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 authority on presentation of this order.
- d. Complaint/Court order if any shall be verified by the Municipality/Panchayat before issue of occupancy certificate.

❖ Necessary infrastructure tax of **Rs.9,30,576/-** (Rupees Nine lakhs thirty thousand five hundred seventy six only) paid vide challan no.24 dtd 30/05/2016.

To
Mr. Ramesh Chandra S. Gohil,
M/s. R. R. Enterprises,
Office No.6B, 6th Floor,
R. R. Tower, Angod, Mapusa-Goa.



(Anand A. Deshpande)
Dy. Town Planner

Copy to:
The Sarpanch,
Village Panchayat Karapur-Sarvona,
Bicholim-Goa.



ग्रामपंचायत कारापूर, सर्वण डिचोली-गोवा
VILLAGE PANCHAYAT KARAPUR-SARVAN

TAL. BICHOLIM - GOA
PH. : 2364273

Ref. No. VP/KS/2017-2018 | 2371

Date : 22/02/2018

To,
Shri. Ramesh Chandra S. Gohil,
M/s. R.R. Enterprises,
Office No. 6B, 6th Floor,
R.R. Tower, Angod, Mapusa - Goa.

Sub: OCCUPANCY CERTIFICATE

Sir,

- 1) Construction Licence No: 07/2016-2017, dated. 19/07/2016.
- 2) Completion Certificate/Order No: DC/6850/BICH/TCP- 18/132 dated 07/02/2018.

With reference to above mention subject, this Panchayat has no objection for you to occupy the construction of Residential cum Commercial building, in Sy.No.102/1-A, in Karapur Village in Bicholim Taluka with the following conditions:

- 1) Adequate arrangement for collection, Treatment/Disposal of solid & liquid waste shall be made.
- 2) Dustbin should be provided for garbage.
- 3) All conditions imposed in Construction Licence & Occupancy Certificate issued by T.C.P. & the Panchayat should be strictly followed. At the same time your Building is assessed for the purpose of House Tax.

Sr. No	House No	Area	House Tax
1	175/1 (Shop)	35.41 sq.mts	532 = 00
2	175/2 (Shop)	35.43 sq.mts	532 = 00
3	175/3 (Shop)	36.23 sq.mts	544 = 00
4	175/4 (Shop)	28.48 sq.mts	428 = 00
5	175/5 (Shop)	40.72 sq.mts	611 = 00
6	175/6 (Shop)	43.61 sq.mts	655 = 00
7	175/7 (Shop)	39.17 sq.mts	588 = 00
8	175/8 (Shop)	34.43 sq.mts	517 = 00
9	175/9 (Shop)	28.47 sq.mts	428 = 00
10	175/10 (Shop)	36.23 sq.mts	544 = 00
11	175/11 (Shop)	26.6 sq.mts	399 = 00
12	175/12 (Shop)	44.5 sq.mts	668 = 00
13	175/13 (Shop)	28.14 sq.mts	423 = 00
14	175/14 (Shop)	41.14 sq.mts	618 = 00



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Ref. No. VP / KS /

Date :

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Ground Floor

Sr. No	House No	Area	House Tax
1	175 / GF-01	72.21sq.mts	578 = 00
2	175/ GF-02	67.37sq.mts	539 = 00
3	175/GF-03	67.37 sq.mts	539 = 00
First Floor			
1	175/ FF-01	70.67sq.mts	566 = 00
2	175 FF-02	72.21sq.mts	578 = 00
3	175/ FF-03	67.37sq.mts	539 = 00
4	175/ FF-04	67.37sq.mts	539 = 00
5	175/ FF-05	72.21sq.mts	578 = 00
6	175 FF-06	71.08sq.mts	569 = 00
7	175/ FF-07	99.52sq.mts	799 = 00
8	175/ FF-08	99.52sq.mts	799 = 00
9	175/ FF-09	71.08sq.mts	569 = 00
10	175 FF-10	72.21sq.mts	578 = 00
11	175/ FF-11	67.37 sq.mts	539 = 00
12	175/ FF-12	67.37 sq.mts	539 = 00
13	175/ FF-13	72.21 sq.mts	578 = 00
14	175/ FF-14	70.67 sq.mts	566 = 00

Second Floor

1	175/ SF-01	70.67 sq.mts	566 = 00
2	175/ SF-02	72.21 sq.mts	578 = 00
3	175/ SF-03	67.37 sq.mts	539 = 00
4	175/ SF-04	67.37 sq.mts	539 = 00
5	175/ SF-05	72.21 sq.mts	578 = 00
6	175/ SF-06	71.08 sq.mts	569 = 00
7	175/ SF-07	99.52 sq.mts	799 = 00
8	175/ SF-08	99.52 sq.mts	799 = 00
9	175/ SF-09	71.08 sq.mts	569 = 00
10	175/ SF-10	72.21 sq.mts	578 = 00
11	175/ SF-11	67.37 sq.mts	539 = 00
12	175/ SF-12	67.37 sq.mts	539 = 00
13	175/ SF-13	72.21 sq.mts	578 = 00
14	175/ SF-14	70.67 sq.mts	566 = 00



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VILLAGE PANCHAYAT KARAPUR-SARVAN

TAL. BICHOLIM - GOA
PH. : 2364273

Ref. No. VP / KS /

Date :

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Third Floor

1	175/ TF-01	70.67 sq.mts	566 = 00
2	175/ TF-02	72.21 sq.mts	578 = 00
3	175/ TF-03	67.37 sq.mts	539 = 00
4	175/ TF- 04	67.37 sq.mts	539 = 00
5	175/ TF-05	72.21 sq.mts	578 = 00
6	175/ TF-06	71.08 sq.mts	569 = 00
7	175/ TF-07	99.52 sq.mts	799 = 00

Permission is hereby granted vide Resolution No.5(3) meeting dated 20/02/2018 to **Shri. Shri. Ramesh Chandra S. Gohil**, to occupy the above building; as the Infrastructure tax of the said building has been paid to the Govt. vide Challan No.24, dt. 30/05/2016.

- This Occupancy Certificate shall be consider for Electric & Water Connection.



[Signature]
Secretary
Village Panchayat
Karapur Sarvan