



OFFICE OF THE ADDITIONAL COLLECTOR-III, NORTH GOA DISTRICT, MAPUSA GOA.
No. 4/64/CNV/AC-III/2016/516

Date:- 2/05/2017

Read: Application dated 04/10/2016 received from M/s Preeti Infratech LLP through its Partner Mr. Gauttam Sabharwal r/o C 27, Pamposh Enclave, New Delhi.

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 by M/s Preeti Infratech LLP through its Partner Mr. Gauttam Sabharwal r/o C 27, Pamposh Enclave, New Delhi being the occupant of the plot registered under Survey No. 175/32 Situated at Siolim Village, 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. 175/32 admeasuring 3750 Sq. Mtrs. be the same a little more or less for the purpose of Residential with 60 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 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.

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	BOUNDARIES				Remarks
North to South	East to West							
1	2	3	4	5				6
				North	South	East	West	
49.00 mts	79.00 mts	3750 Sq.mts	Survey No. 175 Sub Div No.32	Sy.No. 175 Sub Div No.30	Sy.No.175 Sub Div No.35	ROAD	Sy.No. 175 Sub Div No.31	There exists a well with diameter 3.00 mts. There exists an electric pole along the eastern boundary of the plot.

Village : Siolim

Taluka : Bardez

Remarks:-

1. The applicant has paid conversion fees of Rs. 680400 (Rupees Six Lakh Eighty Thousand Four Hundred only) vide e-challan No. 201700311850 dated 28/04/2017.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/2782/TCP/16/3480 dated 24/11/2016 with conditions which shall be binding on applicant.
3. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-406/DCFN/TECH/2016-17/679 dated 08/12/2016.
4. The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CI-I/Conv/2016/5380 dated 10/11/2016.
5. This Sanad is issued for conversion of an area for residential purpose only. The development /construction in the plot shall be governed as per laws/rules in force.
5. Traditional access, passing through the plot, if any shall be maintained..
6. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
7. Proposed construction in plot shall be 5.00 mtrs +3.00 mtrs=8.00 mtrs from the centre line of the exiting road towards eastern side of the plot.
8. The condition imposed by Electricity Dept. in their NOC letter No.4/33/Tech/Agar-III/17-18/125 dated 26/04/2017 shall be binding on applicant.

In witness whereof the ADDITIONAL COLLECTOR III OF NORTH GOA District, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and M/s Preeti Infratech LLP through its Partner Mr. Gauttam Sabharwal r/o C 27, Pamposh Enclave, New Delhi here also hereunto set his hand on this 2nd day of May, 2017.

M/s Preeti Infratech LLP
through its Partner Mr. Gauttam Sabharwal
Applicant

(Surendra F. Naik)
Additional Collector III, (North)

Signature and Designation of Witnesses

1. Sanju Korgaonkar
2. Shailish K. Tiwari

Complete address of Witness

1. Sanju Korgaonkar HNO-1487, B.B. Road, Porvorim
2. Shailish K. Tiwari PL XRCAL RESIDENCE, PORVORIM

We declare M/s Preeti Infratech LLP through its partner Mr. Gauttam Sabharwal, who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence.

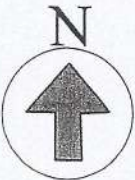
1. Sanju Korgaonkar
2. Shailish K. Tiwari

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 Siolim, Bardez -Goa.

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

PLAN



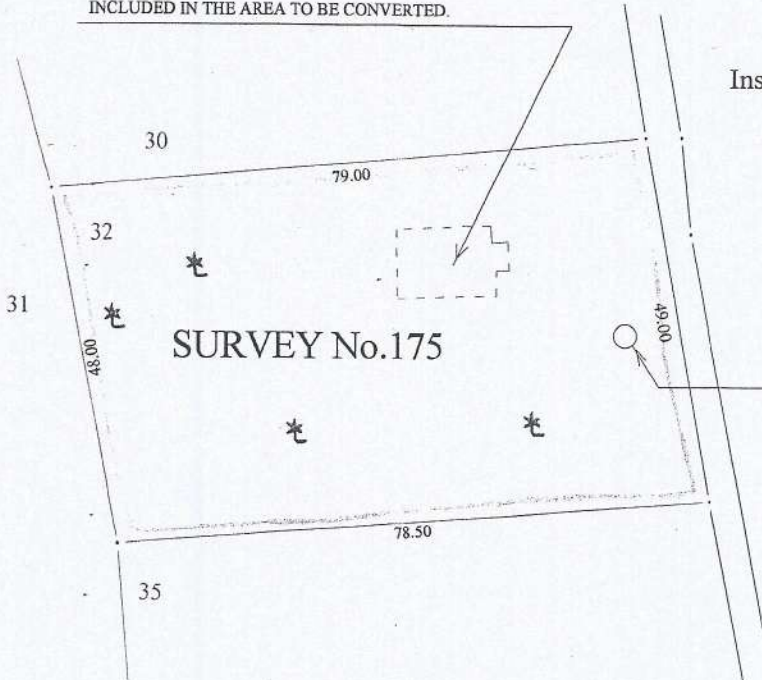
OF THE LAND BEARING SUB-DIV. No. 32 OF SURVEY No. 175 SITUATED
AT SIOLIM VILLAGE OF BARDEZ TALUKA
APPLIED BY M/S. PREETI INFRATECH LLP
CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL
PURPOSE, VIDE CASE NO. 44/CNV/AC-III/2016/421 DATED 03-04-2017
FROM THE OFFICE OF ADDITIONAL COLLECTOR -III, MAPUSA -BARDEZ GOA.

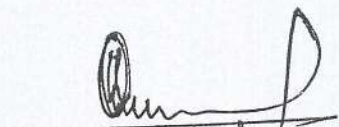
SCALE : 1:1000



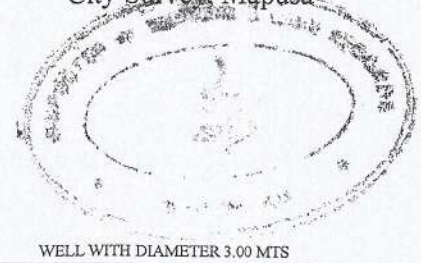
AREA APPLIED FOR CONVERSION. 3750 Sq. Mts.

STRUCTURE AS PER SURVEY RECORDS
INCLUDED IN THE AREA TO BE CONVERTED.



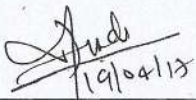

20/4/17

ANAND. V. VAIGANKAR
Inspector of Surveys And Land Records
City Survey-Mapusa



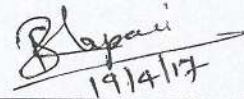
WELL WITH DIAMETER 3.00 MTS

PREPARED BY


19/04/17

VIVEK BUDE
Field Surveyor

VERIFIED BY:

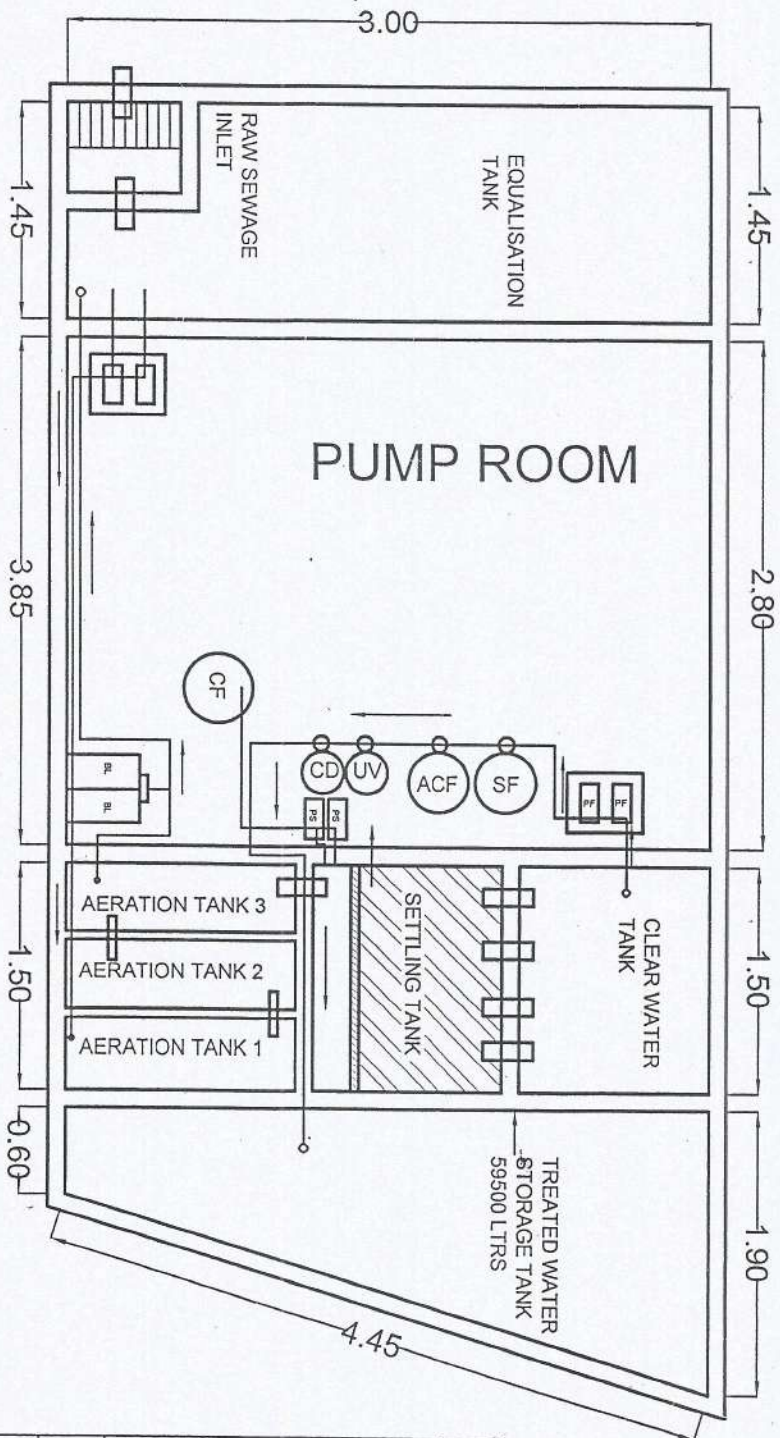

19/4/17

RESHMA DHARGALKAR.
Head Surveyor

SURVEYED ON: 17/04/2017

FILE NO: 8/CNV/MAP/50/17

LAYOUT PLAN OF SEWAGE TREATMENT PLANT



25.20 M3 STP PLAN

TITLE:

PROPOSED CONSTRUCTION OF STP FOR BLOCK-A,B,C
SWIMMING POOL & CLUB HOUSE ON PLOT BEARING
SURVEY NO.175/32 AT SIOLIM , BARDEZ - GOA.
FOR M/S. PREETI INFRA TECH LLP.

Medical Officer
Primary Health Centre
Siolim, Bardez Goa

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

Handwritten signature of the architect

Ref. No. TPB/2782/SIO/TCP-17/ 57
Office of the Senior Town Planner,
Town & Country Planning Dept.,
North Goa District Office,
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 06 / 01 / 2017.



TOWN & COUNTRY PLANNING DEPARTMENT, NORTH GOA DISTRICT OFFICE,
GOVT. OF GOA, IIRD FLOOR, GOVT. BIUILDING, MAPUSA, GOA.

ORDER

- Read: 1) Goa Tax on Infrastructure Act 2009 (Goa Act 20/2009).
2) 45/1/TCP-09/Pt. file/3416 dtd 18/9/09.
3) 45/1/TCP-09/Pt. file/3417 dtd 18/9/09.
4) 45/1/TCP/Pt. file/2012/1037 dtd 30/3/12.
5) CTP/MISC/TCP/2013/2142 dtd. 31/5/2013
6) Your application under Inward no. **4418 dtd. 18/10/2016.**

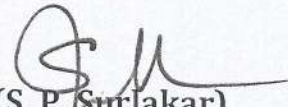
Whereas, the infrastructure tax towards your application for **proposed construction of residential building blocks A, B, C, club house and swimming pool** by **M/s. Preeti Infratech LLP** in property bearing **Sy. No. 175/32** of Village **Siolim Bardez-Taluka** has been assessed as **Rs. 6,93,116/- (Rupees Six Lakhs Ninety Three Thousand One Hundred Sixteen Only)**. The calculation of the tax has been assessed @ Rs. 200 per square meter of floor area for residential purpose as per the provisions of the said Act.

Infrastructure Tax Calculation:-

For residential built up area = **3465.58 m² X Rs. 200/- = Rs. 6,93,116/-**

Total to be paid = Rs. 6,93,116/-

Now, therefore the said amount shall be deposited by way of challan which should be collected from this office on any working day.


(S. P. Surlakar)
Dy. Town Planner

To,
✓ **Ms/. Preeti Infratech LLP**
Siolim- Bardez Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat of Siolim-Marna,
Bardez Goa.

Ref No: TPB/2782/SIO/TCP-17/ 3692
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District office
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 6 / 12 / 2016



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

Ref No: Inward No. 4676

Dated: 01/11/2017.

Technical Clearance is hereby granted for carrying out the revised site plan showing proposed construction of residential building blocks, A, B, C, club house and swimming pool by M/s. Preeti Infratech LLP as per the enclosed approved plans in the property Zoned as Settlement Zone in Regional Plan for Goa 2001 A. D. and Regional Plan for Goa 2021 situated at village Siolim Taluka Bardez Goa, bearing Survey No. 175/32 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No change shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. The Developer/applicant should display a sign board of minimum size 1.00 Mts. X 0.50 Mts. with writing in black color on a white background at the site, as required under the Regulations.
5. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968, before the Commencement of any development/construction as per the permission granted by this order.
6. The Septic Tank, soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from the Authority before applying for Occupancy Certificate from the licensing authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.


11. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town & Country Planning Act, 1974.
12. In case of Compound Walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
13. The Ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
14. Panchayat shall ensure the infrastructure requirements such as water supply and garbage before issuing license.
15. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
16. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
17. The Village Panchayat shall take cognizance of any issue in case of any complains/Court orders before issue of construction license.
18. Open parking area should effectively developed as shown on site plan.
19. The internal project road of 4.50 mtrs should be effectively developed for better vehicular movement as shown on the site plan.
20. Applicant shall make own arrangement of water for swimming pool.
21. The Village Panchayat shall ensure that Sewage Treatment Plant proposed for the project functions effectively at all the time.
22. The said building shall be used for residential purpose only as per the Technical Clearance.
31. The area on part stilt for blocks should not be enclosed in any fashion at any stage & shall be used for parking of vehicles for residents of the building only.
32. Gradient of the ramps to the part stilt floor/parking shall not be exceed 1:6.
33. Existing structures as shown in the site plan should be demolished before any development/commencement of work in the above property.
34. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.
35. Solar water heating/solar energy capturing system shall be incorporated in the building as required under the regulation.
36. Necessary N.O.C. if required from concerned authority under building by- laws if any for hotel project may be obtained prior to construction work.
37. Adequate avenue greenery should be developed.

38. The area under road widening shall not be encroached/enclosed.
39. Necessary provision for rain water harvesting shall be made and rain water harvesting tank shall be constructed as shown on site plan.
40. This technical clearance order is issued only for proposed revised in site plan for proposed construction of residential building blocks, A, B, C, club house and swimming pool only.
41. The height of the compound wall strictly maintained as per rules in force.
42. Compound wall shall be open inwards only.
43. This NOC is issued for part compound wall of length of 171.35 running meter only.
44. This Technical Clearance is issued as a partial modification to the earlier Technical Clearance Order granted by this office vide letter no. TPB/2782/TCP-17/262 dtd. 01/02/2017.
45. All the condition imposed in our earlier Technical Clearance Order vide no. TPB/2782/TCP-17/262 dtd. 01/02/2017 has to be strictly adhered.

NOTE:

- a) 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.
- b) 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 Shri. Rajesh R. Mahambrey dtd. 23/10/2017 TCP Reg. No. SE/0044/2010.
- c) This Order is issued with reference to the application dated 1/11/2017 from M/s. Preeti Infratech LLP.
- d) Applicant had paid earlier infrastructure tax of Rs. 6,93,116/- (Rupees Six Lakhs Ninety Three Thousand One Hundred Sixteen Only) vide challan no. 368 dated 13/1/2017.

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.


(S. P. Surlakar)
Dy. Town Planner

To,
M/s. Preeti Infratech LLP
Siolim, Bardez Goa.

Copy to:
The Sarpanch/Secretary,
Village Panchayat Siolim-Marna,
Bardez Goa.

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

