

OFFICE OF THE ADDITIONAL COLLECTOR-II, NORTH GOA DISTRICT, MAPUSA GOA.
No. 4/158/CNV/AC-III/2017 / 72

Date:- 22/01/2018

Read: Application dated 18/01/2018 from applicants Aires Ornelas De Lima Pereira, Dinah Fatima Silveira E Lima Pereira, Elaine De Lima Pereira, Antonio Oscar Armando De Lima Pereira (Through POA Antonio Oscar Armando De Lima Pereira) r/o 501, 5th Floor Mathias Plaza 18th June Road Panaji Goa received u/s 32 of LRC 1968.

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 there under by Aires Ornelas De Lima Pereira, Dinah Fatima Silveira E Lima Pereira, Elaine De Lima Pereira, Antonio Oscar Armando De Lima Pereira (Through POA Antonio Oscar Armando De Lima Pereira) r/o 501, 5th Floor Mathias Plaza 18th June Road Panaji Goa being the occupant of the plot registered under survey No 49/10 Situated at Marna 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 49/10 of Marna Village admeasuring 1900 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 there under with effect from the date of this Sanad.

3. Use - The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than 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.

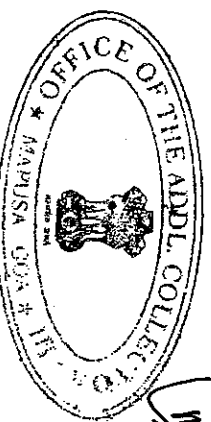
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

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 there under.



APPENDIX - I

Length and Breadth	Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
			North	South	East	West	
1	2	3	4	5			6
33.50 Mts	31.75 Mts	1900 Sq.mts	Survey No.49 Sub Div No. 10-Part	Survey No.50 Sub Div No. 29,36,37,32, 33,34 & 39	ROAD	Survey No.53/28 & No.49/7,11 S. No. 49/12	NIL
Village : MARNIA Taluka : Bardez							



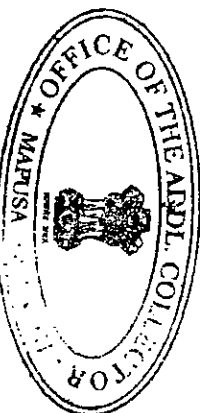
- Remarks:-**
- The applicant has paid conversion fees of Rs. 1,93,800/- (Rupees One lakh Ninety Three Thousand Eight Hundred only) vide e-challan No. 201800052453 dated 18/01/2018.
 - The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/3873/SIO/TCP-17/3610 dated 24/11/2017 with conditions which shall be binding on applicant.
 - The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-384/DCFN/TECH/2016-17/646 dated 10/10/2017.
 - The Conversion has been recommended by the Mamlatdar of Bardez Taluka vide his report No.MAM/BAR/CL-I/Conv/2017/4847 dated 05/10/2017.
 - 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.
 - Traditional access, passing through the plot, if any shall be maintained.
 - Mundakial rights and Mundakial area should not be disturbed and should be protected if any.

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 Aires Ornelas De Lima Pereira, Dinah Fatima Silveira E Lima Pereira, Elaine De Lima Pereira, Antonio Oscar Armando De Lima pereira (Through POA Antonio Oscar Armando De Lima Pereira) r/o 501, 5th Floor Mathias Plaza 18th June Road Panaji Goa here also hereunto set his hand on this 22nd day of January 2018.

Aires Ornelas De Lima Pereira, Dinah Fatima Silveira E Lima Pereira, Elaine De Lima Pereira
Through POA

(Antonio Oscar Armando De Lima Pereira)

Dasharath M Redkar
Additional Collector III
Mapusa Goa



Signature and Designation of Witnesses

1. Abhisht C Nalk Abhisht
2. Malcolm de Souza Malcolm

Complete address of Witness

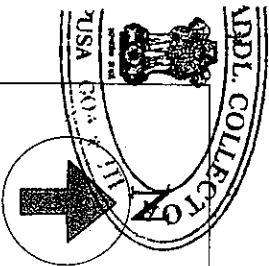
1. H.No. 236, Foudlabhat Velhoi, Ponda-Goa.
2. FLD Ne A-105, Sai Greens Complex, cundolim Goa.

We declare that Ms Antonio Oscar Armando De Lima Pereira r/o 501, 5th Floor Mathias Plaza 18th June Road Panaji Goa, 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. Abhisht C Nalk Abhisht
2. Malcolm de Souza Malcolm

- To,
- The Town Planner, Town and Country Planning Department Mapusa
 - The Mamlatdar of Bardez Taluka.
 - The Inspector of Survey and Land Records, Mapusa - Goa
 - The Sarpanch, Village Marna, Bardez -Goa.

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

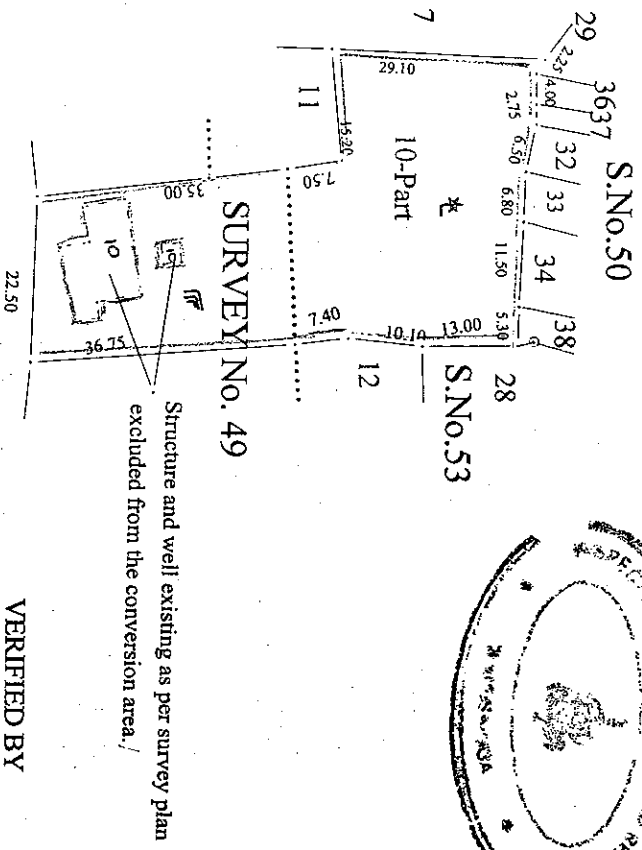
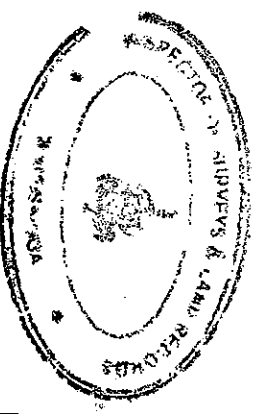


PLAN

Of the Land bearing Sub. Div. No. 10-part of Survey No.49
Situated at Marna village of Bardez Taluka,
Applied by Aires Orlenas De lima Pereira, Dinah fatima Silveira e Lima Pereira,
Elaine De lima Pereira, Antonio Oscar Armando De Lima pereira
Conversion of use of land from agricultural into non-agricultural
purpose, vide Case No. 4/158/CNV/AC-III/2017/1425 dated 08-12-2017
from the Office of the Additional Collector-III Mapusa -Goa.
SCALE 1:1000

 AREA APPLIED TO BE CONVERTED ----- 1900 Sq. Mts.

Rajesh R. Patkichekar
(RAJESH R. PATKICHEKAR)
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



PREPARED BY

Santosh Chodankar
SANTOSH CHODANKAR
Field Surveyor

Additional Collector - III
Additional Collector - III
North, Mapusa - Goa

VERIFIED BY

Reshma Dhargalkar
RESHMA DHARGALKAR
Head Surveyor

SURVEYED ON: 22/12/2017

FILE No. 8/CNV/MAP/292/17

Ref No: **TPB/3873/Marna/TCP-18/4609**
Office of the Senior Town Planner
Town & Country Planning Dept.,
North Goa District Office
302, Govt. Building Complex,
Mapusa - Goa.
Dated: **05 / 11/2018**



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

Ref No: Inward No.3789

Dated: 28/5/2018

Technical Clearance is hereby granted for carrying out the construction of **residential Row Villas A-1, A-2, A-3, A-4 and A-5, Building Block B, Swimming pool and Compound wall (revised plan)** as per the enclosed approved plans in the property Zoned as **Settlement Zone** in in Regional Plan for Goa 2021 and situated at village **Marna Taluka Bardez Goa**, bearing Survey No.49/10 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 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.
12. In case of Compound Walls, the gates shall open inwards only and traditional access, it 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. Garbage collection bins should be provided within the plot.
15. The Panchayat shall ensure about the availability of required portable water and power supply before issue of license.


16. Adequate storm water drains shall be developed up to satisfaction of Village Panchayat and same to be connected to existing drain network in the locality.
17. As per the Technical Clearance Order the said building should be used for residential purpose only.
18. Existing structures should be demolished as shown in the site plan before commencement of work in the above property.
19. The height of the compound wall strictly maintained as per rules in force.
20. Compound wall gate shall be open inwards only.
21. No Compound wall shall be constructed at the front of shop which is located towards the southern side of the property.
22. This Technical Clearance Order is issued for compound wall of length of 100.00 running meter only.
23. The area under road widening shall not be encroached/enclosed.
24. Internal 4.50 mts wide road as shown in the site plan should be effectively developed.
25. Open car parking spaces shall be developed and effectively utilized for parking purpose.
26. Applicant shall make his own arrangement of water for the swimming pools.
27. This Technical Clearance Order is issued as a partial modification to the earlier NOC granted by this office vide letter no. TPB/3873/Marna/TCP-17/3521 dtd. 16/11/2017.
28. All the condition imposed in our earlier Technical Clearance Order vide no. TPB/3873/Marna/TCP-17/3521 dtd. 16/11/2017 has to be strictly adhered.
29. The Village Panchayat shall take cognizance of any issue in case of any Complaints/ court orders before issue of construction license.
30. 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 village Panchayat.

NOTE:

- a) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no. 29/8/TCP/2018(Pt.File)/1672 dated 13/08/2018 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 Mr. Yogesh Bhobe dtd. 22/05/2018 TCP Reg. No. SE/0008/2010.
- c) This order is issued with reference to the applications dated 28/05/2018 from Mr. Antonio Oscar Armando de Lima Pereira.
- d) Applicant has paid additional infrastructure tax of Rs.1,27,676/- (Rupees One Lakh Twenty Seven Thousand Six Hundred Seventy Six Only) vide challan no. 315 dtd. 31/10/2018.

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


(S.P/Surlakar)
Dy. Town Planner


Antonio Oscar Armando de Lima Pereira
Equiknox Ventures Pvt. Ltd., 611, 6th floor, Gera Imperium -I,
Patto Plaza, Panaji - Goa.

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

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

Ref No: TPB/3873/Marna/TCP-18/4484
Office of the Senior Town Planner,
North Goa District Office,
Town & Country Planning Dept.,
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 31/10/2018.



TOWN & COUNTRY PLANNING DEPARTMENT, NORTH GOA DISTRICT OFFICE,
GOVT. OF GOA, IIIRD FLOOR, GOVT. BUILDING, 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. 3789 dtd. 28/05/2018.

Whereas the infrastructure tax towards your application for construction of residential Row Villas A-1, A-2, A-3, A-4 and A-5, Building Block B and Swimming pool (revised plan) in property bearing Survey No. 49/10 of Village Marna, Bardez - Taluka has been assessed as Rs. 1,27,676/- (Rupees One Lakh Twenty Seven Thousand Six Hundred Seventy Six Only). The calculation of the tax has been assessed @Rs.200 per square meter of residential floor area as per the provisions of the said Act.

Infrastructure Tax Calculation:-

Earlier applicant had paid Infrastructure tax of Rs. 3,21,158/- (Rupees Three Lakhs Twenty One Thousand One Hundred Fifty Eight only) vide challan no. 264 dtd. 09/11/2017 for an residential area 1182.34 m2 X 200 = Rs.2,36,468/- and commercial area is 141.15 m2 X 600 = Rs.84,690/-.

For additional residential built up area = 638.38 m2 X Rs. 200/- = Rs. 1,27,676/-

Total amount Payable = Rs. 1,27,676/-

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

To

Mr. Antonio Oscar Armando de Lima Pereira,
Equiknox Ventures Pvt. Ltd., 611, 6th floor, Gera Imperium -I,
Patio Plaza, Panaji - Goa.

Copy to:

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


(S.P. Jariakur)
Dy. Town Planner