

Ref No: TPBZ/1748/SOC/TCP-14/24  
Town & Country Planning Dept.,  
302, Govt. Building Complex,  
Mapusa - Goa.  
Dated: 02/01/2013

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

Ref No: Inward No. 2689

Dated: 17/7/2013.

Technical Clearance is hereby granted for carrying out the Construction of Residential apartment and row houses 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 Socorro, Taluka Bardez Goa, bearing survey no. 23/3-C with 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 in 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.

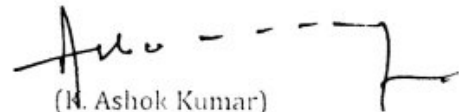
14. The Village Panchayat shall ensure availability of infrastructure such as water supply and power before issuing license.
15. The Village Panchayat shall ensure about adequate arrangement for collection and disposal of solid waste generated within the complex up to satisfaction of Village Panchayat.
16. Adequate storm water drain network shall be developed up to satisfaction of Village Panchayat and same to be connected to existing drain in the locality.
17. The Village Panchayat shall ensure that Sewage Treatment Plant proposed for the project functions effectively at all the time.
18. Internal 6.00 mtrs wide road as shown on the site plan shall be effectively developed.
19. Solar water heating/solar energy capturing system shall be incorporated in the building as required under the Regulation.
20. Parking shown on site plan shall be strictly maintained.
21. Adequate garbage collection bins should be provided within the plot.
22. Basement parking area proposed in the building shall be used for parking purpose at any point of time.
23. The proposed stilt area shall be strictly used for parking of vehicles only and not for any other activity within the proposed stilt be given.
24. Applicant shall make his own arrangement of water for swimming pool.
25. The area under road widening shall not be enclosed/encroached and Affidavit in this regard shall be sworn before the local authority on stamp paper of Rs. 100/-.
26. Complaint/ Court orders if any shall be verified by the Panchayat before issue of construction license.

This technical clearance is issued with approval of Government on note no. TPBZ/1748/SOC/TCP/13/4575 dtd 25/11/2013.

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

This order is issued with reference to application dated 17/7/2013 from Maheeb alias Mehboob Ismail Virani.

**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.**

  
(K. Ashok Kumar)  
Dy. Town Planner

To,  
Maheeb alias Mehboob Ismail Virani  
C/o. Virani Enterprises,  
Next to Canara Bank,  
Municipal Market, Mapusa,  
Bardez- Goa.

Copy to:-  
The Sarpanch/Secretary,  
Village Panchayat of Socorro,  
Bardez Goa

Applicant has paid infrastructure tax of Rs. 8, 25, 318/- (Rupees Eight Lakhs Twenty Five Thousand Three Hundred Eighteen only). Vide challan no. 589 dtd. 30/12/2013.

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

Dated: 01/05/2009

Read Application dated 05/12/2008 Shri Maheeb Ismail Virani, Virani Niwas, Dr. Babasaheb Ambedkar Road, Marjusa, Bardez, Goa

**SANAD**  
**SCHEDULE - II**

[See Rule 7 of the Goa, Daman and Diu 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, Daman and Diu 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 Maheeb Ismail Virani, being the occupant of the plot registered under Survey No. 23/3-C known as Sakhalo Galu, situated at Socorro of Bardez Taluka registered under Survey No. 23/3-C (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 of Survey No. 23/3-C admeasuring 2900.00 square metres be the same more or less for the purpose of Residential.

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/industrial/any other non-agricultural purpose, without the previous sanction of the Collector.

4. Building time limit - The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.

5. Liability for rates - The applicant shall pay all taxes, rates and cesses leviable on the said land.

6. 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 use 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 and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

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 and West				
1	2	3	4	5				6
37.00	61.00	2900 m <sup>2</sup>	S.No 23/3-C (Part)  Village Socorro Taluka Bardez	North: S.No.23/3-B	South S.No.23/3-D	East S.No.23/3-C (Part)	West S.No.23/2 f. S.No.22	Nil

Remarks:-

1. The applicant has paid the conversion fees amounting to Rs.58,000/- (Rupees Fifty eight thousand only) vide Chellan No.2409-10 dated 05/05/2009 and a fine for illegal conversion of Rs.81/- (Rupees Eighty one only) vide challan No.25/09-10 dated 05/05/09.
2. The conversion has been approved by the Town Planner, Town and Country Planning Department, Mapusa vide report No.TPB2/1748/Soc/23/09/437 dated 20/02/2009.
3. The development / construction in the plot shall be governed as per rules in force.
4. Traditional access passing through the plot, if any, shall be maintained.
5. No trees shall be cut except with prior permission of the competent authority.
6. The information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.
7. The necessary road widening set-back to be maintained before any development in the land.
8. In case cutting of sloppy land is involved, NOC under section 17-A of TCP Act from the Chief Town Planner shall be obtained first.
9. The Conversion area is 2900 m<sup>2</sup> only, after deducting the area under the proposed porovim bye-pass road based on the alignment submitted by the P.W.D.

In witness whereof the Collector of North Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, Daman and Diu and the applicant Maheebub Ismail Virani here also hereunto set his hand on 15<sup>th</sup> day of May, 09.

*(Signature)*  
(Maheebub Ismail Virani)  
Signature of the applicant

(M. P. Porob)  
Additional Collector-II  
Collectorate of North Goa

Signature and designation of witnesses

1. Raundad V. Mayenkar
2. Yeswanth N. Jalavi

Signature and designation of Witnesses

1. H.No. 265, Cardo, Talapoo
2. M.No. 189, Bhatti, Talapoo

We declare that Shri Maheebub Ismail Virani, who has signed this Sanad is, to our personal knowledge, the person who represents himself to be, and that he/she has affixed his/her signature hereunto in our presence.

1. (Signature)
2. (Signature)

1. The Town Planner, Town and Country Planning Department, Mapusa
2. The Mansafdar of Bardez
3. The Inspector of Surveys and Land Records, City Survey, Mapusa
4. The Carpenter, Village Panchayat, Socorro, Bardez Taluka



GOVERNMENT OF GOA

Directorate of Settlement and Land Records  
Office Of The Director Of Settlement & Land Records  
MAPUSA - GOA

**PLAN**

Of the Land bearing Sub. Div. No. 3-C of Survey No. 23  
Situated at Socorro village of Bardes Taluka,  
Applied by Mr. Mehboob Ismail Virani  
Conversion of use of land from agricultural into non-agricultural  
purpose, vide Case No. RB/CNV/BAR/318/2008/ dated 25-02-2009  
from the Office of the Deputy Collector & S.D.O, Mapusa - Goa.



SCALE 1:1000

□ AREA APPLIED TO BE CONVERTED ----- 2900 Sq. Mts.



S. No.22

*Laterite stone masonry with  
addressing area 2.025m<sup>2</sup>*

SURVEY No.23

S. No.24

*Ashok V. Naik*  
ASHOK V. NAIK  
Inspector of Surveys & Land Records,  
City Survey, Mapusa



PREPARED BY  
*H. P. Gawas*  
HARISH P. GAWAS  
Field Surveyor

Verified by:  
*A. U. Vaigankar*  
A. U. Vaigankar  
Head Surveyor

No.RB/CNV/BAR/318/2008  
Office of the Collector,  
North Goa District,  
Revenue Branch,  
Panaji - Goa.

Dated :- 7/09/2013

Read :- 1. Conversion Sanad No.RB/CNV/BAR/318/2008 dated 01/06/2009

2. Application dated 11/07/2013, from Shri Mehboob Ismail Virani,  
r/o. H.No. 96/A/5, Virani Niwas, Dr. Babasaheb Ambedkar Road,  
Feira Alto, Mapusa - Goa.

**ORDER**

The validity of Conversion sanad dated 01/06/2009 referred to at Serial No.1 above is hereby extended for a further period of 1 year i.e. 30/09/2014 with the same terms and conditions as incorporated in the said sanad.



*Mihir*

**(R. MIHIR VARDIA)**  
Collector of North Goa

To,  
Shri Mehboob Ismail Virani, r/o. H.No. 96/A/5, Virani Niwas, Dr. Babasaheb Ambedkar Road, Feira Alto, Mapusa - Goa

Copy to:-

- 1. The Dy. Town Planner, Town and Country Planning Department, Mapusa
- 2. The Inspector of Surveys and Land Records, Mapusa
- 3. The Mamlatdar of Bardez
- 4. The Sarpanch, Village Panchayat, Socorro, Bardez - Goa



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/COLL/318/2008

Date: 19/03/2015

Read: Application dated 03/7/2014 from Shri Maheeb Ismail Virani R/o H. No. 96/A, Virani Niwas, Dr. Babasaheb Ambedkar Road, Mapusa Goa.

**SANAD  
 SCHEDULE-II**

( See Rule 7 of the Goa, Daman and Diu 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, Daman and Diu 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 Maheeb Ismail Virani, being the occupant of the plot registered under Survey No. 23/3-C, Known as Sakhale Galu in the village of Socorro, Bardez Taluka (hereinafter referred to as "the applicant", which expression shall, where the context so admits, include his/her heirs, executors, administrators and assignees) for permission to use the plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part of Survey No. 23/3-C, admeasuring 2900.00 Square Metres, be the same a little more or less, for the purpose of Residential:

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 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 applicant, 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 Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
37.00	81.00	2900m <sup>2</sup>	SURVEY NO. 23 SUB DIV NO 3 C (PART)	S. No 23 SUB DIV NO. 3 B	S. 23 SUB DIV 3-D	S. No 23 3 C(PART)	S. No 23 SUB DIV 2 & S. NO. 22	NIL

Village Socorro  
Taluka Bardes.

Remarks:-

1. The applicant has paid conversion fees of Rs.3,33,500/- and fine of Rs.466/- vide e-Challan No. 201500075161 dated 23/02/2015 and Rs. 58000/- & fine of Rs. 81 vide Challan No. 24/09-10 dated 05/05/2009 both amounting to Rs.3,92,047/- Rupees Three Lakhs Ninety Two Thousand Forty Seven Only.
2. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No.TPBZ/1748/SOC/23/09/437 dated 20/2/2009.
3. In case cutting of Sloppy land is involved, NOC under Section 17-A of TCP Act from the Chief Town Planner shall be obtained first.
4. The area recommended for conversion is 2900 m<sup>2</sup> only, after deducting the area under the proposed Provorim bye-pass road based on the alignment submitted by the P. W. D.
5. The Dy. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide reports No. 5/CNV/BAR/DCFN/TECH/2008-09/727 dated 16/01/2009.
6. The development/construction in the plot shall be governed as per laws/rules in force.
7. The conversion sanad issued should not be treated as a permission to regularize the existing structures already constructed.



In witness whereof the **COLLECTOR OF NORTH GOA** District, has hereunto set her hands and the seal of this Office on behalf of the Governor of Goa and **Maheub Ismail Virani** also hereunto set his hand on this 19<sup>th</sup> day of March, 2015.

  
**Maheub Ismail Virani**  
Applicant

  
**(NILA MOHANAN IAS)**  
COLLECTOR NORTH



Signature and Designature of Witnesses

1. Yeshwant M. Valaukr 
2. Atul B. Desai 

Complete address of Witness

1. Parra Bardes Goa H. No 189
2. H No 417 Sankhal, Goa

We declare that **Maheub Ismail Virani**, who has signed this Sanad is, to our personal knowledge, the person he/she represents to be, and that he/she has affixed his/her signature hereunto in our presence.

1.

2.

To,

1. The Town Planner, Town and Country Planning Department Bardes Goa.
2. The Mamlatdar of Bardes Taluka.
3. The Inspector of Survey and Land Records, Mapusa Goa.
4. The Sarpanch, Village Panchayat, Socorro, Bardes - Goa





GOVERNMENT OF GOA

Directorate of Settlement and Land Records  
Office Of The Director Of Settlement & Land Records  
MAPUSA - GOA

**PLAN**

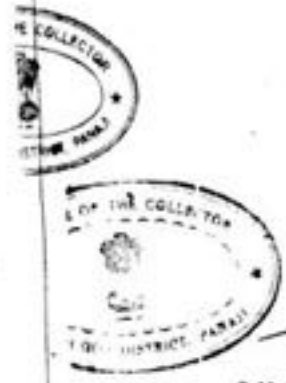
Of the Land bearing Sub. Div. No. 3-C. of Survey No. 23  
Situated at Socorro village of Barder Taluka,  
Applied by Mr. Mehbub Ismail Virani  
Conversion of use of land from agricultural into non-agricultural  
purpose, vide Case No. RB/CNV/BAR/318/2008/ dated 25-02-2009  
from the Office of the Deputy Collector & S.D.O, Mapusa - Goa.

SCALE 1:1000

□ AREA APPLIED TO BE CONVERTED ——— 2900 Sq. Mts.



*Ashok V. Nair*  
ASHOK V. NAIR  
Inspector of Surveys & Land Records,  
City Survey, Mapusa.



PREPARED BY  
*H.P. GAWAS*  
HARISH P. GAWAS  
Field Surveyor

Verified by:  
*A. Vasankar*  
A. Vasankar  
Head Surveyor

SURVEYED ON: 17-09-2008

FILE No. B/CNV/MA/40/2009