

No. SDO/SAL/CONV-354/93

Government of Goa, Daman and Diu

OFFICE OF THE Sub Divisional Officer,
& Dy. Collector, Sub Division

Dated: Margao-Goa.

22/9/93

Read Application n/s 32 of
LRC 1968.

SANAD
SCHEDULE-II

Section 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land
and non-agricultural Assessment) Rules, 1968

Whereas an application has been made to the Collector of 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 ~~SMA~~/Smt. Maria Esperanca

Antonia Monteiro r/o Margao
being the occupant of the plot registered under Ch. No. 7 to 11 of P.T.S. 290 known as
..... situated at Margao City..... registered
under No. (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 Ch. No. 7 to 11 of P.T.S. No. 290...
admeasuring 2821.00..... square metres be the same a little more or less for the
purpose of RESIDENTIAL USE.....

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/~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ 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 character, failing which
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 in contravention to the provi-
sions 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 - 1

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
97.00	36.80	2821.00	ch.no. 7 to 11 of P.T.S. NO.290	North- ch.no.41/289 South- 14/302 East - 11/290 West - 25/289 4/290		

Conversion is recommended for residential use.
 The Right of way of road/access is 6.00 mts. Hence front setback of 6.00 mts shall be kept from the central line of the road.
 Conversion charges of Rs.46935/- (Rupees forty six thousand nine hundred and thirty five only) has been paid vide challan no.28/95 dt.3/5/95.



In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office in behalf of the Administrator of Goa, Damian and Diu and the applicant Smt. Maria Esperanca Antao e Monteiro.
 here also hereunto set his hand this

22nd day of September 1995

Signature of applicant



Signature of Sub-Divisional Officer
 Sub-Divisional Officer
 Dy. Collector, Sub Div.
 Margao-Goa.

Signature and designation of Witnesses
 1. General Remarks

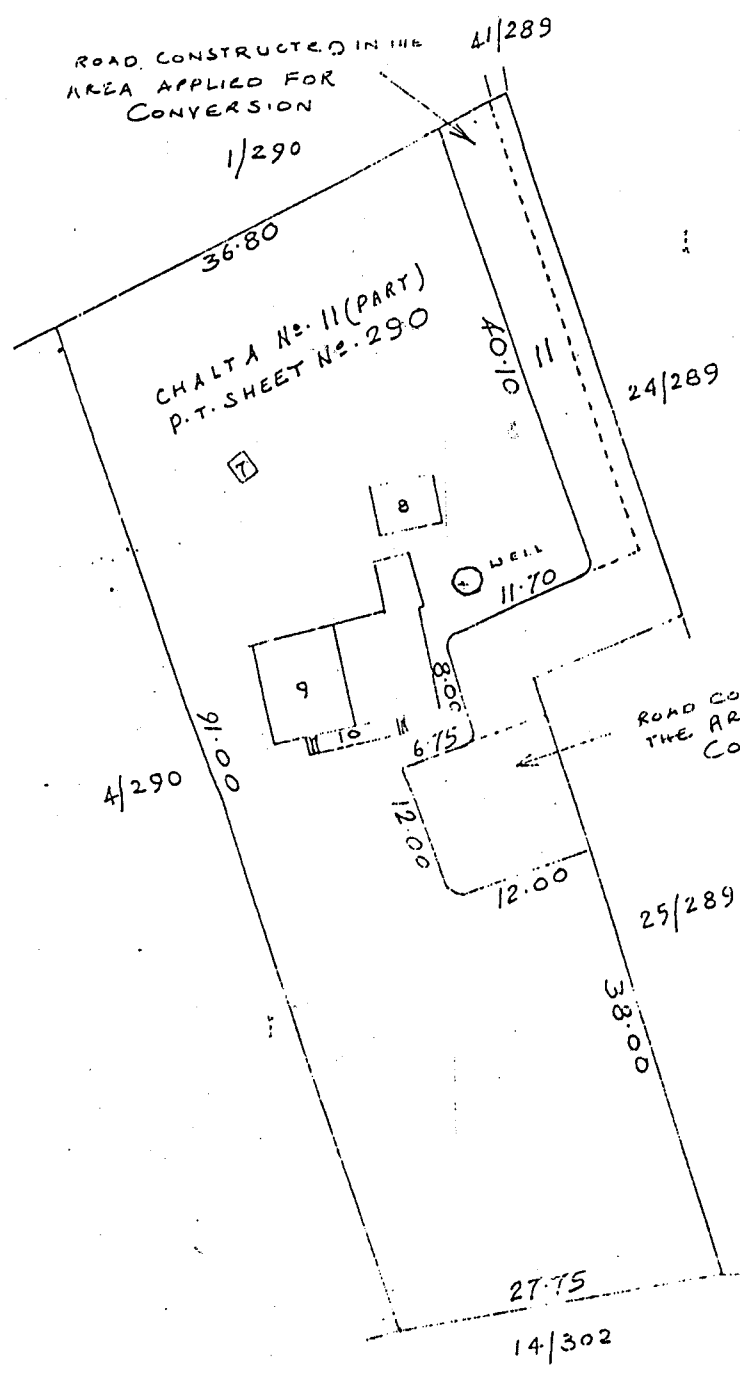
Signature and designation of Witnesses

We declare that ~~XXX~~ Smt. Maria Esperanca Antao e Monteiro, who has signed this Sanad is, to our personal knowledge, the person in she represents himself to be, and that he/she has affixed his/her signature hereto in our presence

(PART) OF P.T. SHEET NO. 290 OF MARGAO
 TALUKA SALCETE APPLIED BY MARIA
 ESPERANCA ANTAO E MONTEIRO FOR CONVERSION
 USE OF LAND FROM AGRICULTURAL TO NONAGRICULTURAL
 PURPOSE VIDE ORDER NO. SDO/SAL/CONV/354/93
 Dt. 15.2.95 FROM SUB-DIVISIONAL OFFICER
 SUB-DIVISION MARGAO

SCALE 1:500

AREA TO BE CONVERTED..... 2821.00 m²



I.S. & L.P.
 20-3-95

Roman A. Chery
 14.3.95
 SURVEYED AND
 PREPARED BY

CHECKED BY
 P.S.G. (14/3/95)

FILE NO. 2/I.S. & L.P./78/9395

PM

APPENDIX - C3
Municipal Building Licence

Margao Municipal Council, Margao - Goa.

CONSTRUCTION LICENCE

No. A/ 44 /14-15

Date: 17/11/2014

Licence is hereby granted for carrying out the-

- (a) ~~Land sub-division (Provision / Final)~~
(b) Construction of building (Stilt + 7 floors).....fees of Rs. 353278/-
(c) Construction of compound wall

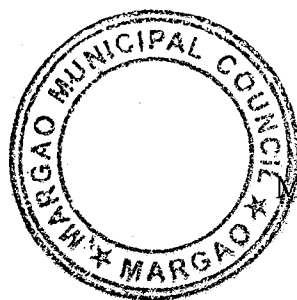
(d) ~~Change of use of (Building / Land)...../~~ as per the enclosed approval plan/in the property zoned as Settlement C-2 zone in ODP/CDP/~~Regional Plan~~ and situated at Aquem-Baixo, Margao, Town bearing ~~Survey No./~~ Chalta No. 7 to 9 of P. T. Sheet 290, plot No.... of approved sub-division reference No. /Development Permission Order No....dt...with the following conditions:-

1. The applicant shall strictly comply all the conditions imposed in the Development Permission / ~~Technical Clearance~~ Order No. SGPDA/P/5413/5764/13-14 dated 10/03/2014 issued by the Planning and Development Authority / ~~Town and Country Planning Department~~.
2. The applicant shall notify the Council for giving the alignment of the building.
3. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overheard 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 Municipal Council.
5. No material for construction or earth from excavation or any other construction material shall be stacked on the public roads.
6. The Building should not be occupied unless the occupancy certificate is obtained from the Council.
7. The construction licence shall be revoked if the construction work is not executed as per the approved plans and the statements therein and wherein 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 should construct a separate soak pit in order to derivate in the sullage water.
9. Any soak pit should 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 line is commissioned.
12. The applicant should fix a board at a prominent.
13. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy Certificate.
14. Water storage tanks shall be provided with mosquito proof lids and overflow pipes. The tanks 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 council 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 brick/laterite/concrete/ashlars masonry finish to buildings will also be permitted.
18. The applicant should provide a dustbin at a convenient place accessible for the Municipal vehicle for collection of 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 these 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 conforming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from this council.
25. All temporary sheds/existing building shown to be demolished in the plan 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 courtyards 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.
31. The construction of compound wall should not obstruct any path way or any public access. The applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
32. No gates shall open outwards on to road.
33. The construction of the compound wall should be as per the approved plan. The applicant shall inform this council after the completion of the compound wall.
34. Drinking water well should be 15 meters away from any soak pit.
35. The applicant should follow the conditions laid down in the NOC of Urban Health Centre, Margao Vide No. UHCM/NOC/14-15/154 dated 23/04/2014 from Urban Health Centre, Margao.
36. Party shall abide all the conditions of SGPDA order and MMC construction licence and Municipal Bye Laws
37. Renewal if necessary application entered in this council before expiry of construction licence shall be charged 20% and after expiry 40% for first 2 years and fees for renewal for the third year and above shall be charged 25% if application entered in the council before expiry of the construction licence and after expiry of construction licence shall be charged 50% accordingly and thereafter fresh approval from SGPDA is required to be submitted by the applicant for renewal of construction licence.
38. Licencee shall be fully responsible for structural stability and all kind of safety of entire construction and even after completion of the construction.

39. Licencee and his architect / engineer shall be fully responsible to ascertain, before commencement of construction work, the correctness of dimensions, areas, location, exact position of the plot or land on which construction is proposed. The Chief Officer and/or officials of this council shall in no way be responsible for correctness of plot/land at any stage. If required, licencee may obtain demarcation from competent authority to do the demarcation.
40. Licencee and his architect / engineer fully responsible to ascertain, before commencement of construction work, the technical feasibility of the plot or land on which construction is proposed so that structure/ construction is stable, sound and safe. The Chief Officer and/or officials of this council shall in no way be responsible for the same. If required, licencee and his architect / engineer may obtain opinion or report from experts.
41. Licencee shall take adequate precautions for the safety of workers/labours and all others involved in the construction.
42. This construction licence is issued based on the condition that LICENCEE and HIS ENGINEER shall be solely responsible for the stability of structure and safety of all concerned and the Chief Officer and his all officials are indemnified and kept indemnified forever against any civil and or criminal liabilities and or any kind of liability whatsoever in the event of any untoward incident or structural failure/collapse. This will hold good (and will be valid) even in case some or any prescribed documents inadvertently are not on record (not received by the Chief Officer) or wrongly submitted by licencee.
43. This construction licence is issued based on the technical clearance order issued by PDA.
44. Licencee, his engineer and architect shall take all necessary steps to see that structure is sound and safe and stable.
45. The applicant shall be fully responsible for the correctness of the plot.
46. All care shall be taken for the safety of the workers and the people / vehicles on the road.
47. Form D after Mutation shall be submitted to this office before 1st renewal.

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



(N. R. Sawant)
Chief Officer
Margao Municipal Council

To,
✓ Kayji Real Estates Pvt. Ltd.,
Anand Bhavan,
Old Station Road,
P. O. Box -107, Margao - Goa.

Copy to

- * (a) Member Secretary, South Goa Planning and Development Authority, Margao.
* (b) Senior Town Planner TCP, Margao.

MARGAO MUNICIPAL COUNCIL, MARGAO - GOA

CONSTRUCTION LICENCE (RENEWAL)

No. A/44/14-15

Renewal to Construction License is hereby granted for carrying out the-

(a) ~~Land sub-division (Provision / Final)~~

Renewal to construction licence for construction of building (Stilt + 7 floors) and compound wall (Fees of Rs. 78,051/-)

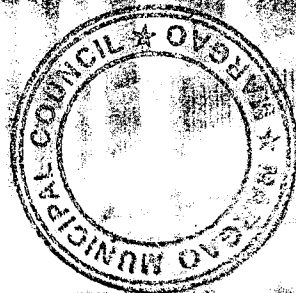
(b) ~~Change of use of (Building / Land)~~ as per the enclosed

approval plan/in the property zoned as Settlement C-2 zone in ODP/CDP/Regional Plan and situated at Aquem-Baixo Margao village/Town bearing Survey No/ Chalta No. 7 to 9 of P. T. Sheet No. 290 Plot No. of approved sub-division reference No. Development

Permission Order No..... dated with the following conditions:

1. The applicant shall strictly comply all the conditions imposed in the Development Permission / Technical Clearance Order No. SGPDA/P/5413/5764/13-14 dated 10/03/2014 issued by the Planning and Development Authority / Town and Country Planning Department.
2. In case the applicant has not obtained the alignment approval from this Council or otherwise this council shall in no way be responsible for correctness of construction at site.
3. No materials of construction or earth from excavation or any other construction material should be dumped on the footpath or carriage way to road without prior permission of the Municipality and violation will be dealt with as per provision of section 174 of the Goa Daman & Diu Municipalities Act, 1968.
4. The building should not be occupied unless the completion certificate is issued by this Municipality.
5. Renewal is valid for 1 year. Renewal if necessary application entered in this council before expiry of construction license shall be charged 20% and after expiry 40% for first 2 years and thereafter fresh approval from SGPDA is required to be submitted by the applicant for renewal of construction licence and after expiry of construction licence shall be charged 50% accordingly and thereafter fresh approval from SGPDA is required to be submitted by the applicant for renewal of construction licence.

6. This renewal is granted for a period of one year from 17/11/2015 to 16/11/2016.
7. Licensee shall abide by the conditions and regulation contained in the original construction license No. A/44/14-15 dated 17/11/2014.
8. This renewal to license shall not be considered as granted as retrospective approval incase date of issue is after the expiry of original licence as the same is granted in consonance with Section 134 of Town & Country Planning Act and is granted keeping in view the revenue to the Council.
9. The Technical feasibility of the plot, correctness of the plot boundaries and stability of the structure at all times shall be full responsibility of the licensee, his Engineer and Architect. This Council and its officials shall be indemnified forever against any Civil or Criminal Liabilities due to any case or untoward incidence.
10. This council shall be free to alter or add any other conditions as per applicable rules and laws.
11. The construction work should be carried out as per approved plans.



(Siddhimanayak Naik)
Chief Officer
Margao Municipal Council

To,
Kayji Real Estates Pvt. Ltd.,
Anand Bhavan, Old Station Rd,
P. O. Box 107, Margao-Goa.

Place: Margao
Dated: 01/02/2016

MARGAO MUNICIPAL COUNCIL, MARGAO . GOA

CONSTRUCTION LICENCE No. A/44/14-15

(Approval to Revised Plan licence No. A/44/14-15

Approval of Revised plan to Construction License is hereby granted for:-

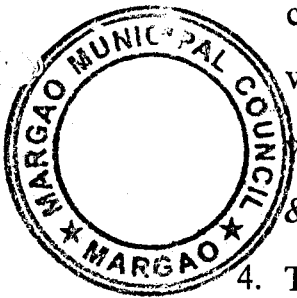
~~(a) Land sub-division (Provision / Final)~~

Revised plan for Construction of Building (Stilt + 7 floors) and Compound wall (fees of Rs. 40,000/-)

~~(c) Change of use of (building / Land)...../~~ as per the enclosed approval plan/ in the property zoned as C-2 zone in ODP/ CDP/Regional Plan and situated at Aquem-Baixo, Margao /village/ Town bearing Survey No./ Chalta No.7 to 9 of P.T. Sheet No. 290 of Plot No. ... of approved sub division reference no./


Development Permission Order No. SGPDA/P/5413/862/17-18 dated 19/09/2017 with the following condition.

1. The applicant shall strictly comply all the conditions imposed in the Fresh Development Permission / ~~Technical Clearance~~ Order No. SGPDA/P/5413/314/19-20 dated 16/05/2019 issued by the Planning and Development Authority / Town and Country Planning Department.
2. In case the applicant has not obtained the alignment approval from this Council or otherwise this council shall in no way be responsible for correctness of construction at site.
3. No materials of construction or earth from excavation or any other construction material should be dumped on the footpath or carriage way to road without prior permission of the Municipality and violation will be dealt with as per provision of section 174 of the Goa Daman & Diu Municipalities Act, 1968.
4. The building should not be occupied unless the completion certificate is issued by this Municipality.
5. Renewal is valid for 1 year. Renewal if necessary application entered in this council before expiry of construction license shall be charged 25% and after expiry 50% for first 2 years and fees for renewal for the third year and above shall be charged 25% if application entered in the council before expiry of the construction license and after expiry of construction license shall be charged 50% accordingly and thereafter fresh approval from SGPDA is required to be submitted by the applicant for renewal of construction license.
6. This licence is valid upto 16/11/2019.



7. License shall abide by the conditions and regulation contained in the original construction license No. A/44/14-15 dated 17/11/2014.
8. This renewal to license shall not be considered as granted as retrospective approval in case date of issue is after the expiry of original licence as the same is granted in consonance with Section 134 of Town & Country Planning Act and is granted keeping in view the revenue to the Council.
9. The Technical feasibility of the plot, correctness of the plot boundaries and stability of the structure at all times shall be full responsibility of the licensee, his Engineer and Architect. This Council and its officials shall be indemnified forever against any Civil or Criminal Liabilities due to any case or untoward incidence.
10. This council shall be free to alter or add any other conditions as per applicable rules and laws.
11. The construction work should be carried out as per approved plans.
12. The Structural Engineer appointed by the licensee shall be duly responsible for the safety of the work and workers and construction of the building and its stability.
13. Applicant shall obtain all the requisite permission NOC under Law from all the competent Authority.
14. Licensee shall develop /construct sorting station for collection of dry & wet waste and handed over to this council.




(Siddhivinayak Naik)
Chief Officer
Margao Municipal Council

TO,
M/s. Kayji Real Estate Pvt. Ltd,
Anand Bhavan, Old Station Road,
Margao-Goa.

Place: Margao
Dated: 06 / 12 / 2019.

**South Goa Planning &
Development Authority.**



Ph:2731781

2714495

4th Floor, D Wing, Osia Commercial Arcade,
Near S.G.P.D.A. Market Complex, MARGAO – GOA.

Ref.: SGPDA/P/ 5413 | 862 | 17-18

Date: 19/09/2017

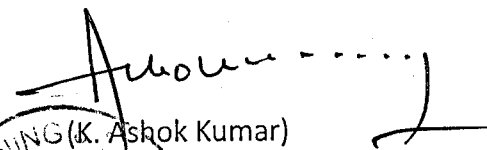
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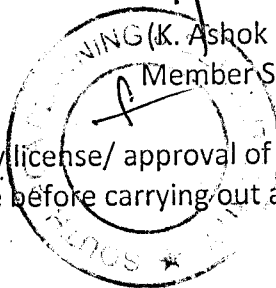
(Extension to the Development Permission granted under Section 44 of the Town and Country Planning act, 1974)

Development Permission is extended for carrying out the ~~Land Sub-Division (Provisional/Final)~~ **Construction of Building (Reconstruction/extension/Alteration)** ~~Construction of Compound Wall, Change of use of (Building/Land)~~ up to the period ending **09/03/18** as per the approval granted vide **Order No. SGPDA/P/5413/5764/13-14 dated 10/03/14** in the property situated at **Margao-Goa Chalta No.7 to 9 P.T.sheet No. 290 Plot No. ___** Approved sub-division reference No. _ dated _ On the following conditions:-

1. Commencement of the work and completion shall be done intimation to this Authority.
2. Any change to be effected in the approved plans requires prior permission of this Authority.
3. Any change in the use of the approved built up space requires prior permission of this Authority.
4. The permission shall be revoked if any information, plans calculations, documents and any other accompaniments of application are found incorrect or wrong at any stage after the grant of permission.
5. The permission shall be revoked if it is found expedient to take such an action under provision of section 50 of the Town and Country Planning Act, 1974. No Further extension will be granted after the expiry of the above mentioned period.

This order has reference to the application dated **21/02/2017** of **Shri/Smt/Kum. Kayji Real Estates Pvt. Ltd;**


NING (K. Ashok Kumar)
Member Secretary

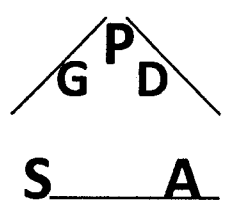


Note: Applicants are advised to obtain necessary license/ approval of (Municipality/Panchayats etc) As may be required under any law in force before carrying out any development.

To,
M/s. Kayji Real Estate Pvt. Ltd;
Anand Bhavan, Station road,
Margao-Goa.

Owners copy - please remove

**South Goa Planning &
Development Authority**



Ph: 2731781

2714495

4th Floor, D Wing, Osia Commercial Arcade,
Near S.G.P.D.A. Market Complex, MARGAO – GOA.

Ref.: SGPDA/P/5413/314/19-20

Date: 16/05/2019

**Development Permission under Section 44 of the
Goa Town and Country Planning Act, 1974.**

Development permission is hereby granted for carrying out the

- *~~(a) Land sub-division (Provisional/Final)~~
- *~~(b) Construction of Building (Revised Plan)~~
- *~~(c) Construction of compound wall~~
- *~~(d) Change of use of (building/Land) _____~~ as per the enclosed approved plans in the property

zoned as C-2 Zone in ODP and situated at Aquem, Baixo, Margao Town bearing / Chalta
no. 7 to 9 PTS No. 290 of approved sub-division reference no/development Permission no.

SGPDA/P/ _____ dated _____ 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 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 1.00mts x 0.50mts with writing in black colour 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 this 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. The applicant /occupier of any hilly or sloppy land or any low lying land shall by himself or through his servants or agents or any other persons , shall not undertake the work of cutting of any hilly or sloppy land or filling up of any low-lying land before the commencement of the work, without obtaining the prior permission as required under section 17(A) of the Goa TCP Act 1974

...2/-

13. In case of compound wall, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
14. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.
15. The road widening area shall be gifted to MMC/local authority before applying for completion certificate in case the same is utilized for FAR.
16. The setbacks, coverage & F.A. R shall be strictly maintained as per approved plans & as per rules in force.
17. All the areas shown as stilt parking shall be kept open and shall not be covered by any means at any point of time.
18. The structure that is shown for demolition shall be demolished before applying for completion certificate.
19. The tenancy/mundkarial right if any shall be protected as per Tenancy Act/ prevailing rules.
20. The incorporation of "Rain Water Harvesting is mandatory and building shall be planned, designed and constructed with provisions for "Rain Water Harvesting" as per guidelines issued by government.
21. Minimum 15% open space will have to be strictly maintained exclusively for recreational use.
22. The building shall be planned, designed and constructed with barrier free access and non discriminatory access as required under Section 44, 45 and 46 of "The Persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act 1995 (in case of public buildings).
23. The building shall be designed & constructed in accordance with Part IV of Fire Protection of National Building Code of India. The provisions of fire fighting requirements, arrangements and installations such as Fire escape staircase shall be mandatory for high rise buildings and NOC from Fire Department shall be obtained for high rise buildings.
24. Sufficient arrangement shall be made within the plot itself for collection and onward disposal/ treatment of the garbage and that proper arrangement should also be made for segregation of biodegradable waste and non-biodegradable waste caused by the residential/commercial activities in the plot and the same shall be treated within the plot by creating adequate waste/garbage treatment facilities like vermi-compost etc., such that the same shall not be detrimental to the surrounding residential area by emission of smoke, noise, offensive odour or harmful waste. This arrangement shall be made available from hygiene point of view. This arrangement/composting unit shall be developed and made available on site as per directives issued by Hon' ble high Court.
25. The access to the rear shall be kept free from all obstructions at all times.
26. 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 and Country Planning Act, 1974.
27. This development permission shall not in any way construed to be a document confirming any or all of the following
 - i) Title or interest of the holder of the permission to the relevant land or building or both.

- ii) Boundaries of the relevant site for which permission has been obtained or.
- iii) Any easement thereon or there from.

28. Adequate care shall be taken so as to make available the parking provision as approved and it shall be seen that the proposed development does not create any traffic congestion by virtue of parking of vehicles along the public roads.
29. Parking of vehicles shall be strictly carried out as per provision shown in basement and stilt and the entire parking arrangement shown on the plan shall be strictly developed and made available on site inclusive of all the entry, exit points, ramps with required gradient etc, complete and free from any obstruction/hindrances of any type which may in any way reduce the parking availability.
30. In case of any area acquired by any government/other depts. Adjoining the property or through the property the same shall be duly verified and confirmed with the concerned acquiring department before commencement of work.
31. All drains existing on the site shall be strictly maintained with dimensions in width and depth as per the site conditions and as per prevailing storm water flow during monsoons at the time of filling the land in question.
32. No openings of any type shall be allowed along the dead wall and at no stage the rainwater from sloping roof or otherwise shall flow into adjacent property
33. The road widening area shall be properly developed along with the gutter constructed before applying for completion./occupancy certificate.
34. The development has to be strictly carried out in accordance with the provisions of the Goa Land Development and Building Construction Regulations 2010.
35. This development permission has been issued based on the provisions of finally notified ODP of Margao, which is in force and as per the provisions of section 44(4) of the TCP Act, 1974.
36. This Development Permission has been issued based on the earlier approved vide no. SGPDA/P/5413/5764/13-14 dated 09/0/2019

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 28/11/2018 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, FROM M/S KAYJI ESTATE PVT LTD.

THIS PERMISSION IS VALID FOR THREE YEARS FROM THE DATE OF ISSUR.



**K. Ashok Kumar
Member Secretary**

To,
M/s Kayji Estate Pvt Ltd.
Anand Bhavan, Old Station road,
Margao-Goa.

Copy to : (a) Chief Town Planner, Town & Country Planning Dept., Panaji
(b) Chief Officer, Margao/Ponda Municipal Council, Margao/Ponda

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN.

AV/9/7/13

NOLLHCM/NOC/14-15/154
Government of Goa.
Urban Health Centre,
Margao- Goa.
Dated:- 23/04/2014

The Chief Officer,
Margao Municipal Council,
Margao- Goa.

NO OBJECTION CERTIFICATE

Report of Health Officer from Sanitation Point of View for the proposed Construction of Building /Bungalow and compound wall in Chalta No: 7 to 9 of P.T. Sheet No.290 of Kayji Real Estate Pvt. Ltd. Ref Application No. 2764 Dtd: 15/03/2014 of Kayji Real Estate Pvt. Ltd. This is to certify that the Health Officer along with the Sanitary Inspector has inspected the site of the proposed construction of building/bungalow by in Chalta No: 7 to 9 of P.T. Sheet No.290 at Aquem-Baixo, Margao-Goa and this office No Objection for the construction from the sanitary point of view as under:-

- a) No. of unit for residential:- 1 Proposed construction of Residential Buildings.
b) No. of unit for commercial:- —
c) Total:- 1
d) Size of the septic tank & soak pit :-
e) for the above person. } to be taken Sewerage connection.
f) Whether the septic tank/Soak pit :-
g) has been shown on the plan. So at which site
h) Whether the size of the Septic tank/ Soak pit is adequate to the above unit and persons, if not what should be the size 100 persons.
i) Whether the drains in the complex:-
j) have been properly shown to discharge of rain water Yes.
k) Whether there is any possibility of :-
l) contaminating the water by the near by wells due to the construction of septic tank Soak pit. No.

The Applicant/ Builder shall further observe the following conditions: -

- 1) The Applicant/ Builder should ensure that all the labourers possess cards and the same should be renewed every three months. No labour shall be engaged by the Contractor/ Builder at the construction sites unless he/she has a Health Card.
- 2) The soak pit of the septic tank should be constructed at minimum distance of 15.00 meters away from any well, whose water is used for domestic purpose or for providing water.
- 3) The N.O.C. shall be revoked if the construction of the Septic tank/ Soak pit drainage system of the building as not existing as per the approved plans.
- 4) The Applicant should construct a separate soak pit in order to absorb in the sullage water from Kitchen and other non sewage sources.
- 5) Accumulation of water shall be prevented in pits in around the site so as to avoid breeding of Mosquitoes.
- 6) The Builder/ Contractor etc. to take adequate anti- larval measures at to construction sites in consultation with the concerned Health officer.
- 7) N.O.C. from this Authority be obtained before issuing Occupancy Certificate.
- 8) The N.O.C. Certificate issued is liable to be withdrawn if conditions stipulated above are not complied with.
- 9) Temephos (Abate/Nolar) mixing proportion 2.5ml in 10 lit of water to be sprayed once in 7 days.
- 10) Board should be displayed with builder name & contact no., Municipal License No. / Health NOC No., SPDA Order/ License No.



Yes
(Health Officer)
HEALTH OFFICER
URBAN HEALTH CENTRE
MARGAO

Copy to,

Kayji Real Estates Pvt. Ltd,
Anand Bhavan, Old Station Road,
P.O Box 107, Margao-Goa.

South Goa Planning &



Ph:2731781

Development Authority.

S A

714495

4th Floor, D Wing, Osia Commercial Arcade,
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref:-SGPDA/P/5413/336/19-20

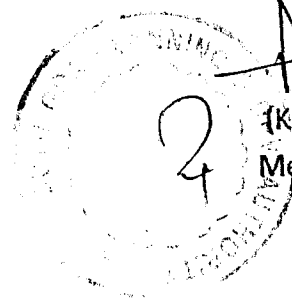
Date:- 17/05/2019

COMPLETION CERTIFICATE

- 1) Development permission issued vide order no. SGPDA/P/5413/5764/13-14 dated 10/03/2014, revised plan vide No. SGPDA/P/5413/314/19-20 dt 16/05/2019 the land situated at Aquem Baixo Chalta no. 7 of P.T.S no. 290
- 2) Completion Certificate issued by Registered Architect/ Engineer- Shri Uday Sawant
- 3) Completion of Development checked on 30/04/2019 by Shri Paulo Gomes (Planning Assistant)
- 4) Infrastructure tax as applicable collected as per the Goa tax on infrastructure (first Amendment) Act, 2013 i.e. Rs. -
- 5) Your development has been checked and found complete /partly completed and completion is issued for:- Residential building consisting of stilt floor for parking on upper Ground floor, 1st, 2nd, 3rd, 4th, 5th, & 6th floor for residential purpose.

Planning Assistant

- 6) This Certificate issued with the following conditions:-
 - (a) This Certificate is issued based on the parameter of setbacks, height of the building, coverage F.A.R. and parking requirement only. The internal details / changes, sanitary requirement, etc. shall be seen by the Municipality/Panchayat before issuing Occupancy Certificate.
 - (b) Enclosing of open terraces is not permitted at any point of time.
 - (c) The basement/Garages/Stilt parking places should be used strictly for parking of vehicles only as per the approved plan dated 16/05/2019.
 - (d) This Certificate should not be construed as final permission for occupying the building. This shall not exempt the applicant from taking permission/fulfilling the requirements for obtaining NOC from Director of Fire Services & Conversion Sanad from LRC.
 - (e) Structural stability certificate issued by the Engineer Shri. A. Olavo Carvalho
Reg. No. SE/0015/2010



(K. Ashok Kumar)
Member Secretary

To,
M/s Kayji Estate Pvt Ltd.,
Anand Bhavan ,
Old Station Road,
Margao-Goa

Copy to:-

- a) Chief Officer, MMC, Margao- Goa,



Government of Goa
Directorate of Fire & Emergency Services
St. Inez, Panaji,
Goa - 403 001 - India



File No.: DFES/FP/HB/19-20/ 526

Date: 18.11.2019.

NO OBJECTION CERTIFICATE
(Rule 26)

In pursuance of the Goa State Fire Force Act, 1986 and Rules 1997 read with Clause No.15.2 of The Goa Land Development and Building Construction Regulations, 2010 and Government Notification No.3/5/97-HD(G)Part/3934 dated; 17.12.2014. No Objection is hereby granted to M/s. Kayji Real Estate Pvt. Ltd., for their Residential Building "Kayji Grandeur" situated on Plot bearing Chalta No. 7 and 11 of P.T Sheet No.290 at Aquem, Baixo, Margao, Goa for having complied with the Fire Protection Arrangements (Annexure), which can be safely and effectively used at all material times, subject to the conditions as prescribed in the enclosed schedule.

This No Objection Certificate is valid for a period of One year from the date of issue. The next date of inspection is 18.11.2020.



Ashok Menon
(ASHOK MENON)

DIRECTOR

FIRE & EMERGENCY SERVICES

Encl:-Annexure & Schedule.

To,

Mr. Chandrakumar Huilgol,
Director/ Attorney,
M/s. Kayji Real Estate Pvt. Ltd.,
107, Anand Bhavan, Old Station Road,
Aquem - Baixo, Margao, Goa.

rs/-

Phone Nos.: +91 (832) 2225500 / 2425101
Directorate of Fire & Emergency Services

Fax No.: +91 (832) 2226100
www.dfes.goa.gov.in
Email:dir-fire.goa@nic.in

ANNEXURE

1. Name of the Building : "Kayji Grandeur"
Plot bearing Chalta No. 7 and 11 of P.T Sheet No.290 at Aquem, Baixo, Margao, Goa.
2. Height of the Building : 20.50 Mtrs.
3. Number of Floors : Stilt, Ground plus Six floors.
4. Floor Wise Built up Area :

Stilt floor	-	274.85	Sq.mtrs.
Ground floor	-	252.31	Sq.mtrs.
First floor	-	325.86	Sq.mtrs.
Second floor	-	325.86	Sq.mtrs.
Third floor	-	325.86	Sq.mtrs.
Fourth floor	-	325.86	Sq.mtrs.
Fifth floor	-	325.86	Sq.mtrs.
Sixth floor	-	325.86	Sq.mtrs.
5. Area of the Plot : 890.00 Sq.mtrs.
6. Total Built up Area : 2482.32 Sq.mtrs.
7. Name of the Owner of the Premises : Mr. Chandrakumar Huilgol,
Director/ Attorney,
M/s. Kayji Real Estate Pvt. Ltd.,
107, Anand Bhavan, Old Station Road,
Aquem – Baixo, Margao, Goa.
8. Person to be notified in case of Emergency and Tel. No. : Mr. G.H. Bhosale,
Tel.No. 8805008117.

FIRE PROTECTION ARRANGEMENTS:-

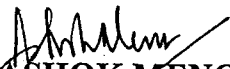
- a) Fire Hydrants (External) : 01 No. of 63 mm. Standard instantaneous coupling, 01 No. of Hose Boxes, 02 Nos. of RRL Hose of 15 mtrs. length and 01 No. Emergency Branch pipe provided in the premises.
- b) Landing Valves : 07 Nos. of Standard instantaneous 63 mm Outlet, 07 Nos. of Hose Boxes with 07 Nos. of R.R.L. Hoses of 15 mtrs. length and 07 Nos. Emergency Branch pipe provided and distributed on all the floors of the building.
- c) Fire Brigade Inlet : 01 No. of Two way Fire Brigade Inlet of 63 mm instantaneous coupling provided in the building.



: 2 :

- d) Hose Reel Hose System : 07 Nos. of Hose Reel Hose of 30 mtrs. Conforming to IS:884/1984. length each provided and distributed on all the floors of the building.
- e) First Aid Fire Fighting Equipments : 07 Nos. of Dry Chemical Powder Extinguishers (ABC Type) of 4 Kg capacity conforming to BIS: 15683/2006 provided and distributed on all floors of the building.
- f) Manually Operated Fire Alarm System : 01 Nos. Fire Alarm Panel on the Ground floor and 07 Nos. Manual Call Points with Hooters provided in the building.
- g) Exits : One centrally located staircase of 1.50 mtrs. width and One Fire Escape staircase of 1.25 mtrs. provided in the building.
- h) Exit Signs : Directional Exit Signs provided.
- i) Water Capacity : Underground Tank of 50,000 liters provided at Ground level.
Overhead Tank of 25,000 litres provided at the terrace level.
- j) Pump Capacity : Terrace Pump – 10 HP
- k) Alternate Power Supply Arrangements : Diesel Generator Set of 25 KVA provided.
- l) Periodical inspection of Fire Protection System : Yearly.
- m) Renewal of Certificate : Yearly from the date of issue on 18.11.2020.



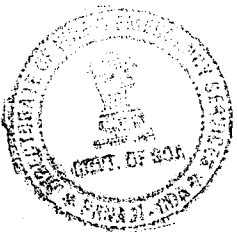

(ASHOK MENON)
DIRECTOR
FIRE & EMERGENCY SERVICES

SCHEDULE

The owner/management shall comply with the requirements as indicated in the schedule. Contravention of any of these requirements as indicated below shall lead to the cancellation of the certificate without any prejudice.

1. All the Means of Escape shall be properly maintained and kept free from obstruction of all type of combustible storage.
2. All Entry/ Exit doors through which a person may have to pass shall not be locked or fastened.
3. On those occasions, if disabled and handicapped persons are present in the premises, such special arrangements as may be necessary in the circumstances shall be made so as to enable all persons to leave the premises safely in the event of fire.
4. **The Diesel Generator** provided for the Fire systems viz. Corridor lighting, Fire Alarm System, Fire Pumps, Lift etc. shall be checked and maintained in functional condition for use in the event of any emergency.
5. All fire fighting equipments installed in the premises shall be maintained in efficient working order.
6. All portable **Fire Extinguishers** shall be examined at least **once annually** and tested by a competent person.
7. **Fire Pumps, Fire Hydrants, Landing Valves and Hose Reel Hose** shall be **tested monthly** to ensure that they are in working order and produce satisfactory jet of water to reach to the farthest point.

Contd...2/-



8. **The Manual Call Points and Hooters** connected to the Fire Alarm System shall be tested weekly using a different Manual Call Point for each successive test to ensure that it operates satisfactorily. The results of such inspection shall be recorded in the log book.
9. A logbook shall be maintained, in which details of periodical Tests/ Examination of the Fire Detection & Protection Systems, Fire Drills conducted shall be mandatorily recorded. The same should be readily available for inspections as and when required by the inspecting authority.
10. **Fire Drill** shall be conducted in the premises at least once every three months.



Ashok Menon
(ASHOK MENON)
DIRECTOR

FIRE & EMERGENCY SERVICES

**MARGAO MUNICIPAL COUNCIL
MARGAO GOA**

Ref. No.3 (OC) 1/19-20/TECH/ 56

Date: 06/12/2019

OCCUPANCY CERTIFICATE

Occupancy Certificate is hereby granted for the Residential Building approved vide Licence No. A/44/14-15 dated 17/11/2014 in the property bearing Chalta No. 7 of P. T. Sheet No. 290 Plot No... situated at Aquem-Baixo, Margao Goa subject to the following conditions:-

1. All conditions stipulated in the completion Order of PDA/Technical clearance Order from PDA vide No. SGPDA/P/5413/5764/13-14 dated 10/03/2014 & No. SGPDA/P/5413/314/19-20 dated 16/05/2019 should be strictly adhered to.
2. This certificate shall be treated as NOC for obtaining water and power connection.
3. This Occupancy certificate is issued based on Completion order of SGPDA/ P/5413/336/19-20 dated 17/05/2019 and the Structural Stability Certificate dated 18/05/2019 of Licencee's Engineer Shri. A. Olavo Carvalho and he shall be solely responsible for the stability and safety of all structure.
4. Schedule of units granted occupancy vide this certificate is as below:
 - a) Stilt Parking No. P-1 to Parking No. P-10.....for parking purpose.
 - b) Upper Ground floor Flat No. UG-1 & Flat No. UG-2.....for residential use.
 - c) Upper Ground floor Society Office.....for residential use.
 - d) First floor Flat No. A-101 to Flat No. A-103..... for residential use.
 - e) Second floor Flat No. A-201 to Flat No. A-203.....for residential use.
 - f) Third floor Flat No. A-301 to Flat No. A-303.....for residential use.
 - g) Fourth floor Flat No. A-401 to Flat No. A-403.....for residential use.
 - h) Fifth floor Flat No. A-501 to Flat No. A-503.....for residential use.
 - i) Sixth floor Flat No. A-601 to Flat No. A-603.....for residential use.



A handwritten signature in black ink, appearing to be "M. S. ...", written over the printed name of the Chief Officer.

Chief Officer,
Margao Municipal Council

To,
M/s. Kayji Real Estates Pvt. Ltd.,
Near Konkan Railway Station,
Aquem-Baixo, Margao-Goa.

Copy to,

1. The Member Secretary, SGPDA, Margao, Goa.
2. Asst. Engineer, W. D.IX, PWD, Margao, Goa.
3. Asst. Engineer, Electricity Department, Sub Div-VI, Aquern, Margao, Goa.
4. Taxation Section.