

Plot B



OFFICE OF THE DISTRICT COLLECTOR, NORTH GOA
Revenue Branch, Collectorate Bldg., Panaji - Goa - 403001.
Phone Nos: 2225383, 2225083, 2225383 (EPBX)
Fax No:- 2427690/2225083/2225383 (Ext. No.210 & 212)
Email:- dycrev-north.goa@nic.in

No. RB/CNV/BICH/AC-1/10/2015

Read: Application dated 3/9/2015 from M/s. R. R. Enterprises represented by its Proprietor Mr. Ramesh Chandra Shamji Gohil r/o 26, PDA Colony, Porvorim, Bardez-Goa.

**SANAD
SCHEDULE-II**

(See Rule 7 of the Goa, Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969).

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa, Land Revenue Code, 1968 (hereinafter referred to as 'the said code which expression shall, where the context so admits include the rules and orders thereunder) **M/s. R. R. Enterprises**, being the occupants of the plot registered under **Survey No. 102/1-B known as Vitthalpur** Situated at **Carapur village in Bicholim Taluka** (hereinafter referred to as "the applicant, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part **Survey No. 102/1-B admeasuring 3010 Square Metres** be the same a little more or less for the purpose of **Residential with 80 F.A.R.**

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:-

1. Levelling and clearing of the land-The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted, to prevent insanitary conditions.

2. Assessment - The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this Sanad.

3. Use - The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than **Residential** without the previous sanction of the Collector.

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

5. Penalty clause - (a) If the applicant contravene any of the foregoing conditions, the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code, continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out, recover the cost of carrying out the same from the applicants as arrears of land revenue.

6. a) If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

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

c) The necessary road widening set-back is to be maintained before any development in the land

d) Traditional access passing through the plot, if any, shall be maintained.

e) No trees shall be cut except with prior permission of the competent authority.

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7. Code provisions applicable -Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX - I

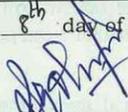
Length and Breadth		Total Superficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			5				
1	2	3	4	North S.No.	South S.No.	East S.No.	West S.No.	6
80.35 mts	39.00 mts	3010 Sq. mts	Survey.No. 102/1-B	S.No. 102/1	S.No. 102/1	S.No. 102/1	S.No. 102/1-A	NIL

Village : Carapur
Taluka : Bicholim

Remarks:-

1. The applicant has paid conversion fees of Rs. 4,06,350/- (Rupees Four Lakh Six Thousand Three Hundred Fifty only) vide E-challan No.201500603884 dated 24/11/2015.
2. The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/ BICH/DCFN/TECH/2015-16/568/1785 dated 15/10/2015.
3. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. DC/6851/BICH/TCP-15/1673 dated 5/10/2015.
4. The development/construction in the plot shall be governed as per laws/rules in force.

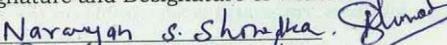
In witness whereof the **ADDITIONAL COLLECTOR- I OF NORTH GOA** district, has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and the **Shri. Ramesh Chandra Shamji Gohil Proprietor for M/s. R. R. Enterprises**, here also hereunto set his hand on this 8th day of December,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


(Ramesh Chandra Shamji Gohil)
Proprietor


(SWAPNIL M. NAIK)
Additional Collector - I



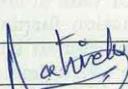
Signature and Designature of Witnesses,

1.  Narayan S. Shrotrika
2.  Patrick D'Souza

Complete address of Witness

1. A.No-5971, Malin, Betm-Goa
2. H.No: 2215 Bicholim Goa

We declare **Shri. Ramesh Chandra Shamji Gohil**, who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She have affixed his/her signature hereto in our presence.

1. 
2. 

To,

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

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT & LAND RECORDS
PANAJI - GOA

PLAN



OF THE LAND BEARING SURVEY No. 102/1-B, SITUATED AT CARAPUR VILLAGE OF BICHOLIM TALUKA, APPLIED BY M/S R.R. ENTERPRISES FOR THE CONVERSION OF USE OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL PURPOSE VIDE ORDER NO. RB/CNV/BICH/AC-I/10/2015 DATED 16/10/2015 FROM ADDITIONAL COLLECTOR -1, NORTH-GOA, PANAJI- GOA.

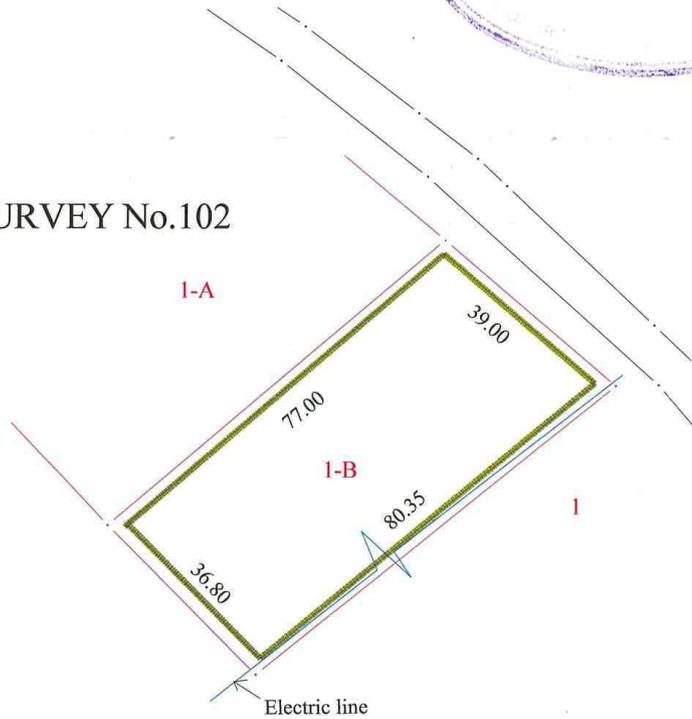
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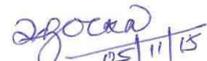
PROPOSED AREA FOR CONVERSION = 3010 Sq. Mts.



SURVEY No.102




SHRIKRISHNA SAWANT (F.S.)
PREPARED BY


MANGESH KHOLKAR (H.S.)
VERIFIED BY

SURVEYED ON: 28/10/2015

File No.: 8-180-DSLRL-15

Ref No: DC/7536/BICH/TCP-20/ 235
Office of the Dy. Town Planner,
Town & Country Planning Dept.,
Bicholim/Sattari Taluka,
Bicholim -Goa.
Date:- 13/2/2020



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

TECHNICAL CLEARANCE ORDER

Ref No: Inward No.5504

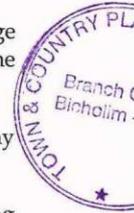
Dated: 17/12/2019.

Technical Clearance is hereby granted for carrying out the **Proposed Residential and Commercial Building** by M/s. R. R. Enterprises as per the enclosed approved plans in the property Zoned as **Settlement Zone** in **Regional Plan for Goa 2021**, situated at village **Carapur**, Taluka **Bicholim** Goa, bearing Survey No. **102/1-B** 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.

Cont...2/-

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, 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 Municipality/Panchayat shall ensure about the availability of required portable water and power supply before issue of license.
15. Adequate storm water drains shall be developed up to satisfaction of Village Panchayat/ Municipality and same to be connected to existing drain network in the locality.
16. The Municipality/Village Panchayat shall take cognizance of any issue in case of any complains/Court orders before issue of construction license.
17. Open car parking spaces shall be developed and effectively utilized for parking purpose.
18. The height of the compound wall strictly maintained as per rules in force.
19. Shops shall be strictly used for soft commercial use only.
20. The area under road widening shall not be encroached/ enclosed.
21. No Compound wall shall be constructed at the front of shops which is located towards the southern side of the property.
22. 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 Municipality/village Panchayat.
23. Required numbers of trees shall be planted by the applicant in the said plot/property as per the Regulation 18 of the Goa Land Development and Building Construction Regulations, 2010 regarding landscaping of open spaces/trees plantain along the roads and in develop plots.
24. NOC from Forest Dept., Has to be obtained before issue of license.



NOTE:

- a) This Technical Clearance order is issued based on the orders issued by the Secretary (TCP) vide nos. **29/8/TCP/2018(Pt.file)/602 dtd. 28/3/2018 and 29/8/TCP/2018(Pt.file)/645 dated 06/04/2018 under Category IV** pertaining to guideline for processing various applications.
- 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. Ravindra L. Palyekar dtd. 1/6/2019 TCP Reg. No. SE/0007/2010.**
- c) This order is issued with reference to the applications dated NIL from **R. R. Enterprises.**
- d) Applicant has paid additional infrastructure tax of **Rs. 7,68,222/- (Rupees Seven Lakhs Sixty eight Thousand Two Hundred Twenty Two Only)** vide Challan no. 129 dtd. 13/2/2020.
- e) This Technical Clearance Order is issued based on the Government approval vide no. **DC/7536/BICH/TCP-20/308 dtd. 10/2/2020.**

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.



To,
M/s. R. R. Enterprises
Prop. Mr. Rameshchandra S. Gohil
Off. No. 6B, 6th floor, R R Tower,
Angod, Mapusa - Goa.

Copy to:
The Sarpanch/ Secretary
Village Panchayat of **Karapur - Sarvan,**
Bicholim - Goa.


(R. N. Volvoikar)
Dy. Town Planner



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