



# VILLAGE PANCHAYAT SIRSAIM

SIRSAIM, BARDEZ, GOA

Phone No:(0832) - 2298339, e-mail: vpsirsaim@gmail.com


Ref. No. VPS/BAR/C.Lic-01/2022-23/19

Date: 13/04/2022.


## CONSTRUCTION LICENSE

Construction license is hereby granted to you in pursuance of Resolution No 2(4) duly approved by the Village Panchayat in its meeting dated 05/04/2022 for carrying out the proposed Construction of Residential Buildings Block -A, Block -B & C and Compound wall in Survey No.73/3 at Sirsaim Village, Bardez Goa subject to the following conditions:-

1. The applicant shall notify the Panchayat for giving the alignment of the building.
2. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
3. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
4. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads.
5. 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.
6. The construction license shall be revoked if the construction work is not executed as per the approved plans and the statements therein 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.
7. 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 the authority.
8. The development permission will not entitle the applicant for making/laying any claim on the water and any other connection from the Government of Goa.
9. 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.
10. 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.
11. 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.
12. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
13. Completion certificate has to be obtained from the Authority before applying for Occupancy Certificate from the licensing authority.
14. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
15. Adequate Utility space for the dustbin, transformer, etc. should be reserved within the plot area.
16. 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.
17. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
18. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to connect to the existing drain in the locality.

  
**SECRETARY**  
**V. P. SIRSAIM**  
**BARDEZ - GOA**


19. Water storage tanks shall be provided with mosquito proof lids and over flow pipes, the tanks should be provided with access ladders wherever necessary.
20. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
21. The applicant should gift the road widening area to the Village Panchayat before applying for the occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
22. The applicant should provide a dustbin at a convenient place accessible for the Panchayat vehicle for collection of garbage.
23. The ownership and tenancy of land if any of the property shall be verified by the licensing body before the issuing of the license.
24. In case of compound walls, the gates shall open inwards only and traditional access it any passing through the property shall not be blocked.
25. Application shall plant one tree for every 100.00m<sup>2</sup> of area developed, land scaping on open spaces/tree plantation along roads and in developed plots.
26. Stilt parking of building shall be strictly used for parking purpose only and shall not be closed/covered at any fashion at any stage.
27. Gradient of the ramps to the stilt floor parking should not be exceeds 1:6.
28. No soak pit or other structures should come in the road widening area.
29. Adequate avenue greenery should be developed.
30. Open parking area should be effectively developed.
31. All internal courtyards should be provided with drainage outlet.
32. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
33. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
34. Storage of water should be done in such a way that mosquito breeding doesn't take place either by introducing fish in the tanks/wells or properly covering the iron drums/plastic tanks etc. or by observing dry day once a week.
35. Overhead tanks/sumps are provided with mosquito proof lids and other pipe fittings without any hole for the entry of mosquitoes. Outlet is to be covered by muslin/wire mesh. Ladder for inspection of the tank to be installed if any.
36. Curing water collections should be treated with anti-larval chemicals by the builders/contractor.
37. Not to engage labourers for any construction /building work unless they are screened for malaria and posses health cards. These cards are to be renewed regularly every 3 month. Also arrangement should done to get their blood tested immediately in case of fever and ensure that full treatment is taken in consultation with NVBDCP Programme.
38. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic proposes, proper sanitary conditions including toilet facilities.
39. To fill the pits, ditches water pools etc. to avoid stagnation and to ensure no mosquito breeding sites in and around especially in unused item like tyres, bottles, tins etc.
40. Drains /Nallahs to be maintained clean around the site so that there is no blockade to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.
41. The Health units at the respective levels should be involved in the planning process.
42. The waste generated during the course construction/repair renovation etc. shall be disposed off by the applicant/s in a scientific manner without harming the environment in its own property.
43. The technical clearance order is issued for compound wall of length of 148.00 running mts. only.
44. Applicant shall dispose the construction debris at his 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 at his expenses.
45. Applicant shall produce the certificate issued by the concerned PWD officials of designated sites as mentioned in the said Notification dated 07/03/2018.

  
**SECRETARY**  
**V. P. SIRSAIM**  
**BARDEZ - GOA**


46. Failing to comply clause (a) and (b) the penalty shall be imposed to the applicant at the rate of 0.5% on the total cost of the project and also the construction license issued to the Applicant shall be withdrawn/cancelled.
47. All the conditions stipulated in the Technical clearance order bearing No. TPB/7404/SIR/TCP-2022/1149 dated 08/03/2022 from TCP should be strictly followed.
48. All the conditions stipulated in N.O.C. bearing No. DHS/2022/DHS0901/00026/466 dated 08/04/2022 from Directorate of Health services should be strictly followed.
49. The information furnished by the applicant for obtaining the permission for proposed construction of residential building and compound wall in Sy. No.73/3 at Sirsaim Village if found to be false at later stage, or if the conditions stated herein above are not complied with, the permission issued shall be liable to be withdrawn without pre-judice to the legal action that may be taken against the applicant.
50. The labour cess should be paid to this Panchayat within a period of 07 days from the issue of this construction license.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE; RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE. THE APPLICANT HAS PAID THE LICENCE FEES TO THE TUNE OF **RUPEES 1,18,300/- (One lakh eighteen thousand three hundred only)** & LABOUR CESS - 1% Rs.2,36,410/-VIDE RECEIPT **No.150/55 DATED 13/04/2022.**

SEEN

  
(Gokuldas Kandolkar)  
V. P. Sarpanch  
Sirsaim, Bardez - Goa.



  
(Janice Da Costa)  
V. P. Secretary  
Sirsaim, Bardez - Goa.

To,  
Mr. Joaquim Ashwin Fernandes & others,  
B-209, Saldanha Business Tower,  
Near Court Circle, Mapusa  
Bardez - Goa.

Copy to: The Dy. Town Planner, Town & Country Planning Department, Mapusa - Goa.



**OFFICE OF THE SENIOR TOWN PLANNER**  
Town & Country Planning Dept., North Goa District Office,  
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: TPB/7404/SIR/TCP-2022/1149

Dated: 08/03/2022

**TECHNICAL CLEARANCE ORDER**

Ref No: Inward No.499

Dated: 01/02/2022

Technical Clearance is hereby granted for proposed **construction of residential building, Block A, B & C & compound wall** as per the enclosed approved plans in the property Zoned as '**Settlement Zone**' in **Regional Plan for Goa 2021** situated in Survey No.73/3 at **Sirsaim Village, Bardez- Goa**, 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 / as per the requirement of Health Act 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 this 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. The ownership of the property shall be verified by the licensing body before the issuing of the license

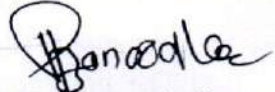
Cont..2/-

13. The adequate arrangement for collection and disposal of solid waste generated within the complex shall be arranged to satisfaction of Village Panchayat.
14. Panchayat shall verify the infrastructural requirements such as water and power supply before issue of construction license.
15. Adequate storm water network shall be developed up to the satisfaction of Village Panchayat and same to be connected to the existing drain in the locality.
16. The area under road widening shall not be encroached/ enclosed.
17. Applicant shall plant one tree for every 100.00m<sup>2</sup> of area developed, land scaping on open spaces/tree plantation along roads and in developed plots.
18. Adequate avenue greenery should be developed.
19. The said buidling should be used for residential purpose only as per the Technical Clearance Order.
20. Stilt parking area proposed in the building shall be used for the parking of vehicles only and it shall not be changed for any purpose at any point of time.
21. Gradient of the ramps to the stilt floor parking should not be exceed 1:6.
22. The height of the compound wall strictly maintained as per rules in force.
23. Gate of compound wall shall be open inwards only.
24. The Village Panchayat shall take cognizance of any issue in case of any Complaints court orders before issuing of construction license.
25. 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.
26. This Technical Clearance Order is issued with the concurrence of Chief Town Planner (Planning) as per the order no.1/43/TCP/2022/(PART)/185 dtd. 31/04/2022.

**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 guidelines 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 Rajesh Mahambrey** dtd. Nil TCP Reg. No. SE/0044/2010.
- c) This order is issued with reference to the application dated 01/02/2022 from **Mr. Joaquim Ashwin Fernandes & Other.**
- d) Applicant has paid infrastructure tax of **Rs.2,99,082/- (Rupees Two lakhs Ninety Nine Thousand Eighty Two only)** vide challan no.563 dated 02/03/2022.

**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.**

  
(P. P. Bandodkar)  
**Dy. Town Planner**

To,  
**Mr. Joaquim Ashwin Fernandes & Other,**  
B-209, Saldanha Business Towers,  
Near Court Circle, Mapusa-Goa.

Copy to:  
The Sarpanch/Secretary,  
Village Panchayat of **Sirsaim** ,  
Bardez Goa.

This permission is granted subject to the provisions of Town & Country Planning Act 1974 and the rules & Regulation framed there under:

## INDEX OF LANDS जमिनीची अनुक्रमणिका

92

Village गांव SirgaonTaluka तालुका Baramulla

सर्वे नंबर Survey Number	दिविना नंबर Sub-division Number	शेतचे नाव Name of the field	रुक्ता प्रकार Tenure	Area and Classification क्षेत्र व वर्गवारी				Assessment [Fore, Pradiyal, or Rent] आकार [फोर, प्रदिवाल, रेंट.]	Name of Occupant कवजेदाराचे नाव	खाते नंबर Khata Number	Name of Tenant कुऱ्याचे नाव	खाते नंबर Khata Number	Rent payable by the tenant कुळीने वापयाचा खंड	Other rights [ i. e. rights held by persons other than occupant or tenant ] or encumbrance. इतर हक्क [ म्हणजे कवजेदार अगर कुळ यांचे व्यतिरिक्त इतर इसमानी धारण केलेले हक्क अगर बोजा.		Initials of Checking Officer तपासणी अधिकार्याची स्वाक्षरी.
				Cultivable लागण		Uncultivable [ Pot-kharab ] नापीक								Name of person holding such rights or encumbrances. हक्क अगर बोजा धारण करणा- या इसमाचे नांव	Nature of rights of encumbrances हक्काचा व बोजाचा प्रकार	
1	2	3	4	Area क्षेत्र Ha. Ars ह. आर	Dry Crop जिरात Rice तरी Garden बागायत	Area क्षेत्र Ha. Ars ह. आर	Class [a] Class [b] वर्ग [अ] वर्ग [ब]	9	10	11	12	13	14	15	16	17
73	1			0.86												





R.W

2 - 10.00 2123

Patricio Demuzo

11/08/2021

Stouquim Henrique  
Bermudez

11/08/2021

165

**CERTIFIED COPY**

Copy applied on 18/08/2021

Application received on 18/08/2021

Copy ready on 18/08/2021

Copy delivered on 18/08/2021

Working fees Rs. 50/- (Rupees Fifty)

only received and

T. K. & Rec. No. 4568/82 - Date 18/08/2021

TALATHI OF SIRSAM  
VILLAGE

### NIL CERTIFICATE OF ENCUMBRANCE ON PROPERTY

Note: Neither Government nor the Sub - Registrar issuing the certificate guarantees the accuracy of correctness of the contents of this certificate and will not be liable for any claim for damages in respect of any information contained therein.

Certificate No. 974 of 2022

Application No. 974 of 2022

Mr. Raaji alias Nidlesh Dnyaneshwar Kombli. Pl. 259/A Bella Vista Vaddo Sissam  
having applied for me for a certificate giving particulars of registered encumbrances, if any, in  
respect of under mentioned property:- (to be stated and described as given in the application). Bardez Goa.

I hereby certify that a search has been made in Book I relating thereto for One Year from the 16<sup>th</sup> Day of March 20 22  
to the 28<sup>th</sup> day of April 20 22 acts and encumbrances affecting the said property and that on such search no  
encumbrances affecting the said property has been found.

Search made and certificate prepared by (Signature)

Chandrayekhkar (Designation)  
Kundan LDC

Search, verified and certificate examined by (Signature)

(Designation)

Office of the Civil Registrar Cum Sub Registrar  
Bardez, Mapusa, Bardez, Goa

[Signature] LDC

Date 28/04/2022

[Signature]  
29/04/2022



(MALINI P. SAWANT)  
CIVIL REGISTRAR CUM SUB REGISTRAR, BARDEZ  
MAPUSA GOA

**SUB-REGISTRAR  
BARDEZ**

Note:-

- (1) If the property has been described in registered documents in a manner different, from the way in which the applicant has described them in the application, the transactions evidenced by such documents will not be included in the certificate.
- (2) under section 57 of the Registration Act, persons desiring to inspect entries in the registers and indexes, or requiring copies thereof, or certificate of encumbrances on specified properties should make the search themselves, when the indexes will be placed before them on payment of the prescribed fees. But as in the present case the applicant has not undertaken the search himself, the requisite search has been made as carefully as possible by the office.

Pl. No. 47/03  
DT. 28-04-2022  
Rs. 120/-



Please issue me a "NIL ENCUMBRANCE CERTIFICATE" of immovable property Known as "MARANCHE MUDDECHE SORVE", admeasuring an area of 1750 sq mts, situated within the limits of the Village Panchayat of Sircaim, Sub District of Bardez (earlier it was in Bicholim District), District of North, Goa, State of Goa, presently surveyed under survey No. 73, sub division 3 of Village Sircaim of Bardez Taluka, State of Goa, And which property is not found described in the Land Registration Office of Bicholim and nor enrolled in the Land Revenue Office. The said property bounded as,

North: - By partly by road and partly by property surveyed under survey No. 73/1;

South: - By partly by road and partly by property surveyed under survey No. 73/9;

East: - by road,

West: - By property surveyed under survey No. 73/8

*M. N. Nair*  
29/04/2022  
SUB-REGISTRAR  
BARDEZ



## FORM I &amp; XIV

Date : 17/08/2021

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Taluka BARDEZ

Survey No. 73

तालुका

सर्वे नंबर

Village Sircaim

Sub Div. No. 3

गांव

हिस्सा नंबर

Name of the Field

Tenure

शेताचें नांव

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.17.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.17.50

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.17.50

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Joaquim Ashwin Fernandes		77840	
2	Feliciana Rosa Pereira alias Feliciano Rosy Fernandes		77840	
3	Anselmo C. Fernandes		77840	
4	Simplicio I Fernandes		77840	
5	Andrade Victoria alias Camisao Fernandes alias Victoria Fernandes		77840	
6	Maria Carmeline Fernandes		77840	
7	Nery Ignatius Pereira		77840	
8	Cliffa Rambabu Thakur		77840	
9	Rambabu Thakur		77840	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार Nil		





## FORM I &amp; XIV

Date : 17/08/2021

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Taluka BARDEZ

Survey No. 73

तालुका

सर्वे नंबर

Village Sircaim

Sub Div. No. 3

गांव

हिस्सा नंबर

Name of the Field

Tenure

शेताचें नांव

सत्ता प्रकार

## Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated	Unirrigated	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	-----Nil-----									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.



Form No. 1X  
नाम नक्सा

Serial No. of Entry क्रमांक नंबर	Name of the field or S. No. and Sub. Div. No. affected संबंधी शताब्दी नंबर अगर म. नं. व दि. नं.	Name of the field or S. No. and Sub. Div. No. affected संबंधी शताब्दी नंबर अगर म. नं. व दि. नं.	Initial remark the tes office तपासणी कर अधिकारी स्वासरो अंग
164	<p>Date 22/1/71                      Joaquim Caitano Douga                      Occupant since before survey                      जाको कारवायु नदमाशा कब्जेदार सवे                      सोपनी पूर्वी पासून</p>	101-12	<p>Cancelled                      [Signature]                      A.G.R.</p>
165	<p>Date 22/1/71                      Joaquim Antonio fernandes                      Occupant since before survey                      जाको कारवायु नदमाशा कब्जेदार सवे                      सोपनी पूर्वी पासून</p>	73-3 101-12 101-22 89-7c	<p>Cancelled                      [Signature]                      A.G.R.</p>
166	<p>Date 22/1/71                      Joaquim Antonio fernandes                      Occupant since before survey                      जाको कारवायु नदमाशा कब्जेदार सवे                      सोपनी पूर्वी पासून</p>	4 FOUR 4 30-2 40-4	<p>Cancelled                      [Signature]                      A.G.R.</p>

Copy made on 12/08/2011  
 Copy made on 12/08/2011  
 Copy made on 18/08/2011  
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[Signature]  
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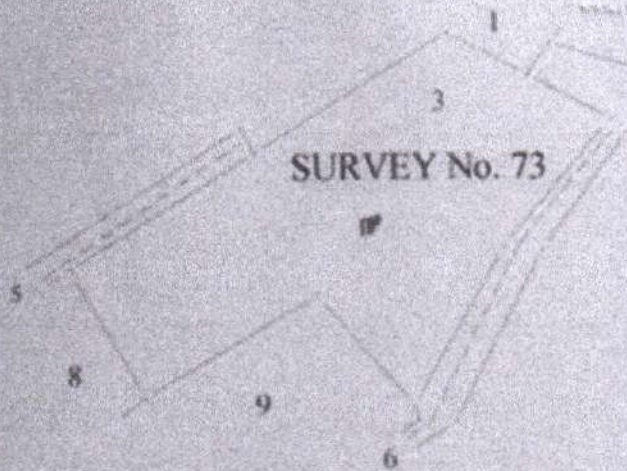
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MAPUSA - GOA

CBAR 120-5575



Plan Showing plots situated at  
Village : SIRCAIM  
Taluka : BARDEZ  
Survey No./Subdivision No. : 73/ 3  
Scale : 1 : 1000

~~(Rajesh R. Pai Kuchelkar)~~  
Inspector of Survey &  
Land Records.



*Handwritten signature*

Generated By : Pratap Moulekar (DMan Gr. II)  
On : 29-12-2020

Compared By : *Handwritten signature*