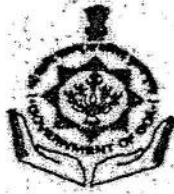


Ref No: TPB/32/COL/TCP-19/ 283
Office of the Senior Town Planner,
Town & Country Planning Dept.,
North Goa District Office,
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 6/02/2019.



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

Ref No: Inward No. 6465

Dated. 12/10/2018

Technical Clearance is hereby granted for carrying out the **proposed Construction of residential building block A, B & C, Swimming pool and compound wall by Mr. Carmino Agnelo D'souza** as per the enclosed approved plans in the property Zoned as **Settlement Zone** in **Regional Plan for Goa 2021** and situated at village **Colvale** Taluka **Bardez** Goa, bearing Survey No.83/1-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.
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. Panchayat shall ensure the infrastructure requirements such as water supply and garbage before issuing license.

15. The adequate arrangement for collection and disposal of solid waste generated within the plot shall arrange to satisfaction of Village Panchayat.
16. 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.
17. Open parking area should be effectively developed.
18. The said house should be used for residential purpose only as per the Technical Clearance.
19. The area under road widening shall not be encroached/enclosed.
20. The height of the compound wall strictly maintained as per rules in force.
21. Gate of compound wall shall be open inwards only.
22. Applicant should make his own arrangement of water for the swimming pool.
23. The Village Panchayat shall take cognizance of any issue in case of any Complaints/ court orders before issue of construction license.
24. 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.
25. Shops shall be used as soft commercial purpose.
26. This Technical Clearance Order is issued based on the approval of Government obtained vide note no. TPB/32/COL/83/1-B/5070 dated 18/12/2018.

NOTE:

- a) This Technical Clearance Order is issued based on the order issued by the Secretary (TCP) vide no. **29/8/TCP/2018(Pt.File)/1672** dated **13/08/2018** pertaining to guide line for processing various application.
- b) An engineer who designs the RCC structure, of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by an engineer **Mr. Amit Malik** dtd. **12/06/2018** TCP Reg. No. **ER/0061/2010**.
- c) This Order is issued with reference to the applications dated **12/10/2018** from **Mr. Carmino Agnelo D'souza**.
- d) Applicant has paid infrastructure tax of **Rs.4,09,134/- (Rupees Four Lakhs Nine Thousand One Hundred Thirty Four Only)** vide challan no. **495** dtd. **04/02/2019**.

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


(S.P. Surlakar)
Dy. Town Planner


✓ To
Mr. Carmino Agnelo D'souza ,
H.No.31/3, St. Rock Waddo,
Colvale, Bardez Goa.

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

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



Government of Goa
Directorate of Accounts
e-Challan



201900136577

Name of the Bank	SBI MAPUSA	Treasury	15 STO-MAPUSA
Department	54 - TOWN & COUNTRY PLANNING	DDO	291 - Sr Town Planner, Off of
Challan Ref. No.	itax/495	Date	04/02/2019

CARMINO AGNELO DSOUZA , COLVALE BARDEZ GOA

Nature of Remittance

0217 - Urban Development
80 - General
800 - Other Receipts

INFRASTRUCTURE TAX TOWARDS
CONSTRUCTION OF RESIDENTIAL
BUILDING AND SWIMMING POOL AT SY
NO 83/1B OF COLVALE BARDEZ
RPB/32/COL/TCP/19/900

01 - 00 - Receipts under Goa Tax on Infrastructure 409134

Total Amount:

409134

(Rupees Four Lakh Nine Thousand One
Hundred Thirty Four Only)

Signature of Remitter

(Customer Copy)

TOWN PLANNER
Signature and Designation
of the Officer (if required)

Valid upto: 10/02/2019

(Receipt is valid only after bank seal)

Print Date: 04/02/2019

Ref.no.TPB/32/Colvale/TCP-19/900
Office of the Senior Town Planner,
Town & Country Planning Dept.,
North Goa District Office,
302, Govt. Building Complex,
Mapusa - Goa.
Dated: 04/10/2019.



TOWN & COUNTRY PLANNING DEPARTMENT, NORTH GOA DISTRICT OFFICE,
GOVT. OF GOA, IIRD FLOOR, GOVT. BUILDING, MAPUSA, GOA.

ORDER

- Read: 1) Goa Tax on Infrastructure Act 2009 (Goa Act 20/2009).
2) 45/1/TCP-09/Pt. file/3416 dtd 18/9/09.
3) 45/1/TCP-09/Pt. file/3417 dtd 18/9/09.
4) 45/1/TCP/Pt. file/2012/1037 dtd 30/3/12.
5) CTP/MISC/TCP/2013/2142 dtd. 31/5/2013
6) Your application under Inward no. 6465 dtd. 12/10/2018.

Whereas, the infrastructure tax towards your application for construction of Residential Buildings Block 'A', Block 'B', Block 'C', compound wall and Swimming pool by Mr. Carmino Agnelo D'Souza property bearing Survey No.83/1-B of Colvale Village, Bardez - Taluka has been assessed as Rs.4,09,134/- (Rupees Four Lakhs nine thousand One hundred thirty four only). The calculation of the tax has been assessed @ Rs. 200 per square meter of floor area and @ Rs. 600 per square meter of floor area for commercial building as per the provisions of the said Act.

Infrastructure Tax Calculation:-

For residential built up area = 1780.23 m² X Rs. 200/- = Rs. 3,56,046/-

For commercial built up area = 88.46m² X Rs. 600/- = Rs. 53,088/-

Total = Rs. 4,09,134/-

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

✓
To,
Mr. Carmino Agnelo D'Souza
H.No.31/3, St. Rock Waddo,
Colvale, Bardez-Goa.

(S. P. Surlakar)
Dy. Town Planner

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

Dated :- 23/01/2019

- Read: 1) Application dated 10/04/2013 of Shri Carmino Agnelo D'Souza, Colvale, Bardez, Goa.**
2) Report No. MAM/BAR/A.K./Conversion/2014/359 dated 24/01/2014 of Mamlatdar of Bardez Taluka, Mapusa, Goa.
3) Report No. TPB/32/TCP/16/968 dated 23/03/2016 of Town and Country Planning Department, Mapusa.
4) Report No. 5/CNV/BAR-843/DCFN/TECH/2018-19/933 dated 31/12/2018 of Asst. Conservator of Forests, Ponda.
5) Letter No. 8/CNV/MAP/07/19/111 dated 15/01/2019 of J.S. & L.R, 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 there under) **Shri Carmino Agnelo D'Souza** being the occupants of the plot registered under **Survey No. 83/1-B** Situated at **Village Colvale of Bardez Taluka** (hereinafter referred to as "the applicant, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part **Survey No. 83/1-B**, admeasuring **1290.00 sq. mts.** be the same a little more or less for the purpose of **Residential purpose.**

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 there under, and on the following conditions, namely:-

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

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

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

4. Liability for rates - The applicant shall pay all taxes, rates and cesses leviable 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 applicants 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.

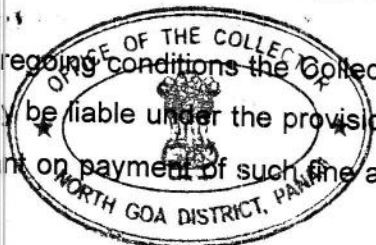
6.a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

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 applicants.

c) The necessary road widening set-back 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.



Contd...

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

Sr. No.	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				7
1.	24.25 mts.	51.10 mts.	1290 sq. mts.	Survey No. 83 Sub Div No. 1-B(Part)	Survey No. 83 Sub Div No. 1-A	Survey No. 83 Sub Div No. 1	ROAD	ROAD & Survey No. 83 /1-B	NIL
		Village: Colvale Taluka: Bardez							

Remarks:-

1. The applicant has paid conversion fees of Rs. 1,61,250/- (Rupees One Lakh Sixty One Thousand Two Hundred and Fifty Only) Vide Challan No. 87/18-19 dated 21/01/2019.
2. The Conversion has been approved by the Dy. Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/32/TCP/16/968 dated 23/03/2016
3. The development/construction in the plot shall be governed as per rules in force.
4. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
5. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.

In witness whereof the **ADDITIONAL COLLECTOR - I** North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and **Shri Carmino Agnelo D'Souza** here also hereunto set his hands this 23rd day of January, 2019.





(Shri Carmino Agnelo D'Souza)
Applicant



(Vikas S. N. Gaunekar)
Additional Collector-I

Signature and Designation of Witnesses

1. RAJESH G. 
2. SUDESH DINA PEDNEKAR 

Complete address of Witnesses

1. Flat No: 20/F03, Models millenium Vistas, Caranzalem
2. 151, Karkyachawhal, Bardez, Raposa, North Goa.

We declare that **Shri Carmino Agnelo D'Souza** has signed this Sanad is, to our personal knowledge, the person who represents him to be, and that he has affixed his signature hereto in our presence.

1. 

2. 

To,

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

98/c

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of surveys & land records.
MAPUSA - GOA

PLAN

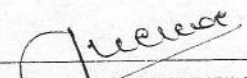


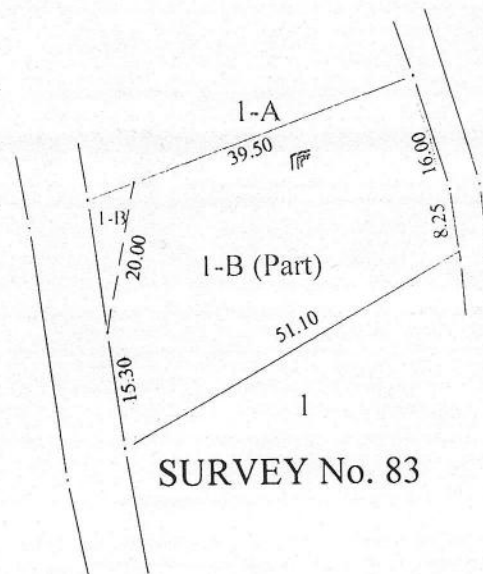
OF THE LAND BEARING SUB-DIV. No. 1-B (Part) OF SURVEY No. 83 SITUATED AT COLVALE VILLAGE OF BARDEZ TALUKA APPLIED BY CARMINO AGNELO D'SOUZA CONVERSION OF USE OF LAND FROM AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO. RB/CNV/BAR/AC-I/35/2013 DATED 03-01-2019 FROM THE OFFICE OF ADDITIONAL COLLECTOR-I, PANAJI, GOA.

SCALE : 1:1000



AREA PROPOSED TO BE CONVERTED. 1290 Sq. Mts.


(RAJESH R. PATIL KUCHELKAR)
Inspector of Surveys And Land Records
City Survey, Mapusa



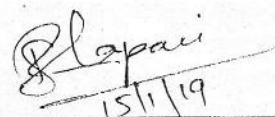
PREPARED BY



CHANDRASHEKAR G. CHARI
Field Surveyor

SURVEYED ON: 09/01/2019

VERIFIED BY:


15/1/19

RESHMA R. DHARGALKAR
Head Surveyor

FILE NO: 8/CNV/MAP/07/19