No. 6-13-2002/CONV-BICH /747

GOVERNMENT OF GOA, DEPUTY COLLECTOR & S.D.O.Bicholim

OFFICE OF THE

Dated: 18/7/2002

Read: Application dated 8/3/2002 from Shaikh Yakub Adam Mamlekar and 2 others r/o Sanquelim.

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 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 Shri/~~Smtxx~~ Shaikh Yakub Adam Mamlekar & two others resident of Sanquelim

being the occupant of the plot registered under survey No. 69/2-B-V known as "Pandavache Volvdekadil Bharad situated at Arvalem registered under No. Survey No.69/2-B-V (hereinafter referred to as "the applicant" which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns for the permission to use the plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part of Survey No.69/2-B-V admeasuring 1520 sq.mts. square metres be the same a little more or less for the purpose of Residential (80% F.A.R.)

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

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

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

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

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

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

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

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

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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 North, South, East and West	Remarks
North to South (1)	East to West (2)	(3)	(4)	(5)	(6)
49.00 mts	31.00 mt	1520 sq.mts.	69/2-B-V (part)	North:- Survey No.69/2 South: Survey No.69/2 A U East: survey No.69/2 West: survey No.69/2	The land in question is Bharad. Note: The site plan and measurement found to be correct

Conversion of Rs. 30,400/- Rupees thirty thousand four hundred only has been paid in the State Bank of India, Bicholim vide chalan No. 61/2002 dated 18/7/2002 for an area of 1520 sq.mts. for residential purpose with 80% R.E.R.

OFFICE OF THE DEPUTY COLLECTOR (I/C) BICHOLIM SUB DIVISION

Deputy Collector & S.D.O.Bicholim

In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, and the applicant Shri Shaikh Yakub Adam Mamlekar & two others resident of Sanquelim here also hereunto set his hand this 18th day of July, 2002 xx

(Signature of the applicant)

(J. S. Pai)
Deputy Collector & S.D.O.
Bicholim Sub Division.

Signature and designation of Witnesses
1. Sayyed Gaus
2. J. D. Alcoggan

Signature and designation of Witnesses
1. .....
2. .....

We declare that Shri/Smt. Shaikh Yakub Adam Mamlekar & two others, r/o Sanquelim who has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

1. Sayyed Gaus
2. J. D. Alcoggan

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Government of Goa .
Primary Health Centre,
Sankhali –Goa.
No: PHCS\NOC\Const\ 96\13-14/ 1225
Date :- 14 / 10 / 2013.

Sub: Submission of plans for issue of N.O.C.

With reference to your letter dated : 04/10/2013 for the proposed construction of residential building and compound wall in plot no: 2-B-V in the property bearing survey no: 69 at Harvalem, Sankhali-Goa , I am to inform you that, there is NO OBJECTION from sanitary point of view for the above construction, subject to the following conditions:

1. The construction is carried out as per the approved plan.
2. Proposed cleanliness is maintained in and around the construction sites.
3. The capacity of the septic tank and soak-pit/sewage treatment plant for the said constructions should be of the capacity as shown in the plan for 200 persons and water source be at a distance of at least 20 meters from the septic tank & soak pit .
4. No health hazard or any other environmental pollution is created in the surrounding area.
5. The owner/contractor shall co-operate with the Health & Pollution Control Authorities whenever they visit the site for sanitary inspection.
6. This office is not responsible for any court litigation regarding the ownership and of the construction.
7. If any complaint comes from the sanitary point of view, the NOC will be revoked.
8. As per Section 75 A of Goa Public Health Act, 1985 & Rules, 1987 , all labourers shall hold valid Health Card and shall be renewed it one in every three months. Whoever contravenes the rule shall be fined @ Rs.1000/-/person as per the provisions of Aforesaid Act in force.
9. Health Card should be available at the site and be produced to the Health staff on demand and builder shall take anti -larval measures at the construction site .
10. The NOC from this office be obtained before applying for occupancy certificate.
11. This office is not responsible for any court litigation regarding the ownership of the premises/property.

The NOC issued is liable to be withdrawn if the conditions stipulated above are not complied with.

(Dr. Preetam Naik)
HEALTH OFFICER
PRIMARY HEALTH CENTRE
SANKHALIM GOA

To
Jagdesh Builders & Real Estate Developers
01/2002, Salunke Estate,
Vasant Nagar, Harvalem , Sankhali-Goa .

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NO.PWD/WDXXIV/SD II/F. 44/1204/13-14
OFFICE OF THE ASSISTANT ENGINEER,
SUB-DIV.II.WD XXIV (PHE),
PWD, BICHOLIM – GOA.
DATE: - 24/10/2013

To,
The Chief Officer,
Sankhali Municipal Council
Sankhali- Goa.

Sub: - Issue of N.O.C. for proposed construction residential building & compound wall in Plot No. 2-B-V, Survey No.69 situated at Harvalem, Sankhali of Bicholim Taluka.

Ref.:- Entry No. 1960 dt.14/10/2013

Owner: Shri Jagdesh Builders & Real Estate Developers

Sir,

With reference to above cited subject it is to inform you that, there is no objection from water supply point of view for proposed construction residential building & compound wall in Plot No. 2-B-V, Survey No.69 situated at Harvalem, Sankhali of Bicholim Taluka subjected to following conditions;

1. Connection may be released after receipt of N.O.C. from respective Municipality.
2. Sump & Pump facility considering total water requirement should be made by the consumer.
3. Ownership document shall be verified at your end before issuing N.O.C. / construction licenses for the development.
4. Pipeline of required diameter connecting meter box & P.W.D. distribution pipeline should be laid by the Owner / Developer / Consumer.
5. Sump shall be constructed away from the P.W.D. distribution pipeline & same should get approved by the Department before releasing water connection.
6. Existing pipeline (if any) passing from the plot should not be under laid by any sort of construction or development work.
7. The permission is liable to be revoked at any stage, if it is based on false information / wrong plans / calculations.

Copy to :- Shri Jagdesh Builders & Real Estate Developers
01/2002, Salunke Estate,
Vasant Nagar Harvalem

ASSISTANT ENGINEER
SUB-DIV.II.WD XXIV (PHE)
PWD BICHOLIM

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GOVERNMENT OF GOA
ELECTRICITY DEPARTMENT
OFFICE OF THE, SUB DIVISIONAL ENGINEER,
SUB DIVISION-II(R), SANKHALI.

No: - AE/V-II(R)/Tech-4(D)/2013-14/ 1348 Date: -3 /~~09~~/2013
10

To,
M/s Jagdesh Builders & Real Estate Developers,
01/2002, Saiunke Estates, Vasant Nagar,
Harvalem Tal. Bicholim Goa.

Sub: - N.O.C for proposed construction of a commercial cum residential building and compound wall in Sy. No. 69, plot no. 2-B-V at Harvalem Village Sankhali of Bicholim Taluka.

Ref: - Letter no. JBRED/ED/188/2013 dt. 02.09.13.

Sir,

With reference to the above, this is to inform you that this office do not have any objection for proposed construction of a commercial cum residential building and compound wall in Sy. no. 69, plot no. 2-B-V at Harvalem Village Sankhali of Bicholim Taluka by M/s Jagdesh Builders and Real Estate Developes, subject to maintain adequate clearance from the electricity power line and service connectios as stipulated in the I.E Rule.

Frther work should be executed as per the plan submitted and adequate clearance should be maintaind before and after the proposed construction & no trees should be planted within the vicinity of electricaline.

Te file containing the site plan (duly endorsed) may please be arranged to collect from this office duing the office hours.

Yours faithfully,

Assistant Engineer, Elect.
S/D-II(R), Sankhali Goa.

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

Ref. No: DC/6628/BICH/TCP-13/902 **Date: -** 30/8/13

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the **construction of Residential building & compound wall.** As per the enclosed approved plans, the property zoned as **Settlement** in Regional Plan for Goa 2001 A.D of Bicholim Taluka & situated at **Harvalem** Village, Taluka **Bicholim** bearing **Survey no. 69/2-B-V** 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 & Country Planning Act, 1974.
4. Any change to be affected to the approved plans prior permission shall be obtained from this office.
5. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
6. The Developer/applicant should display a sign board of minimum size 1.00 mts. x 0.50 mts. with writing in black colour on a white background at the site, as required under the Regulations.
7. Adequate parking for vehicles has to be provided within the plot at all the time after construction of the building.
8. 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.
9. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
10. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
11. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
12. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.

Cont...2

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13. Traditional access/Natural drain, passing through the plot shall be maintained to the satisfaction of the local authority.
14. N.O.C. of the Electricity Dept. shall be obtained if any H.T/L.T/Electric line is passing through the property prior to commencement the development work.
15. Adequate Utility space for the dustbin, transformer etc, should be reserved within the plot area. 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 as per the provisions of section 17(A) of the Goa Town and Country Planning Act, 1974.
16. In case of compound walls, the gated shall open inwards only and traditional access, if any passing through the property shall not be blocked.
17. N.O.C. from all the concerned authorities shall be obtained if any before commencement of the development work as applicable.
18. The ownership of the property shall be verified by the licensing body before the issuing of the license.
19. F.A.R. coverage and setback should be strictly maintained.
20. Verification of ownership with the specific reference to tenancy position as on 2.11.1990 has to be verified by the village Panchayat/Municipality before issue of license.
21. The adequate arrangement for collection and disposal of solid waste generated within the complex shall arrange to satisfaction of village Panchayat/Municipality.
22. The village Panchayat/Municipality shall ensure that Sewage Treatment Plant if proposed for the project function effectively at all the times.

- Necessary infrastructure tax of **Rs. 4,28,886/-** (Rupees Four lakhs twenty eight thousand eight hundred eighty six only) paid vide Challan no. 37 dtd. 29/07/2013.

THIS ORDER IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 11/7/2013 (received under inward no. 789 dated 15/07/2013) FROM M/S JAGDESH BUILDERS & REAL ESTATE DEVELOPERS.

THIS ORDER IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE.

30/08/13

(Sanjay A. Halornekar)
Dy. Town Planner

To,
M/S. Jagdesh Builders & Real Estate Developers,
Harvalem, Sankhali-Goa.

TOWN & COUNTRY PLANNING DEPARTMENT ★ Branch Office Bicholim-Goa

Copy to:
The Chief Officer,
Sankhali Municipal Council,
Sankhali-Goa.

RRT 31/8/2013

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