

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Shanta Bldg., 1st Floor, Next to Vivanta Hotel, St. Inez Panaji Goa

Ref: NGPDA/346/TLG/2743/2025

Date: 28 NOV 2025

TALEIGAO PLANNING AREA

ORDER

(Development Permission under Section 44 of the Town & Country Planning Act, 1974)

Whereas application has been made by Mr. Sadiq Shaikh, for development permission in accordance with the provision of Section 44 of the Goa Town & Country Planning Act, 1974, for **Proposed Revised Plans of Residential cum Commercial Scheme (Block-2, wing D & E & Block-3)** with respect to his/her land zoned as **Partly Commercial C-2 zone, partly Settlement S-2 zone and partly Settlement S-3 zone** in ODP-2028 and situated at Odxel, Taleigao village bearing Survey No.225/1&4, 227 and 234/2

And whereas Development charges affixed at ₹ 3,93,009/- and Infrastructure Tax payable at ₹ 3,27,228/- out of which 1st installment i.e.50% amounting to ₹ 1,63,614/- vide Challan No.TLG-36 dated 28/11/2025 has been paid as per the **Infrastructure Tax Payable under section-I of the Goa on Infrastructure (Amendment) Act, 2025 dated 24/09/2025, issued by Secretary, Law Department, Government of Goa.**

The Planning and Development Authority has granted permission to carry out the development in respect of the property above mentioned subject to the terms and conditions hereinafter stipulated upon receipt of the development charges levied for the said development. The terms and conditions upon which the permission has been granted by the Authority are the following:

- 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) 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 signboard of minimum size 1.00 mts. x 0.50 mts. with writing in black colour on 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 development/construction as per the permission granted by this order.
- 7) The soak pit shall not be located within a distance of 15.00 mts. from any other well in the plot area/plan.
- 8) The commencement and the completion of the work shall be notified to the Authority in writing in the 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 affected plot abutting to the road.
- 11) Adequate Utility space for the dustbin, transformer, etc. should be reserved within the plot area.
- 12) In case of compound wall, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.

- 24) The construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulations 2010.
- 25) This Development Permission is issued under the delegation of powers issued to the Chairperson and Member Secretary as per the decision taken in its 97th Authority Meeting held on 08/08/2024.
- 26) Applicant shall make provision for Telecom room as per the order of the Chief Town Planner (Admin) No.21/1/TCP/NISC/2023/720 dated 27/04/2023.
- 27) The 2nd installment of Infrastructure Tax of Rs.1,63,614/- to be paid at the time of applying for Completion Certificate.
- 28) This Development Permission is issued based on the earlier Approval granted by NGPDA as detailed below:
- 1) Initial Approval issued by Order No.NGPDA/346/504/06 dated 31/05/2006 which was issued for amalgamation of property and construction of residential cum commercial scheme.
 - 2) Renewal Permission issued under section 46 of TCP Act vide Order No.NGPDA/346/175/09 dated 27/10/2009
 - 3) Further Renewal vide Order No.NGPDA/346/895/16 dated 16/06/2010
 - 4) Revised Development Permission vide Order No.NGPDA/346/2149/2011 dated 14/11/2011.
 - 5) Renewal Development Permission under section 46 vide Order No.NGPDA/346/3225/2014 dated 21/03/2014
 - 6) Further Revised Development Permission vide Order No.NGPDA/346-dupt/2421/2013 dated 11/12/2013 and Completion Certificate for building block-I
 - 7) Further Revised Development Permission vide Order No.NGPDA/346-Vol-I/1395/2016 dated 16/09/2016.
- 29) This development permission is issued based on the earlier approval issued by erstwhile GPPDA vide order under Ref. No. GPPDA/732/TLG/76/2022 dated 26/04/2022

This permission is issued with reference to the application dated 09/05/2025 under Section 44 of Goa Town & Country Planning Act, 1974, from Mr. Sadiq Shaikh,

This Permission is valid for three years from the date of issue of construction license, provided the construction license is issued within the period of three years.



(K. ASHOK KUMAR)
MEMBER SECRETARY

✓ To,
Mr. Sadiq Shaikh,
H.No.22/412, Odxel,
Taleigao-Goa

Copy to:

- 1) The Secretary, Village Panchayat of Taleigao, Taleigao, Goa – 403002.*

* Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.

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