

MORMUGAO PLANNING & DEVELOPMENT AUTHORITY

"Commerce Centre", IInd Floor

Vasco da Gama, Goa

Ref. No. MPDA/7-Z-29/2024-25/563

Date : 27/06/2024

DEVELOPMENT PERMISSION

under Section 44 of the Goa Town and Country Planning Act, 1974

Development permission is hereby granted for carrying out the :-

Land Sub-Division Part Final NOC (Completion Certificate) as per the enclosed approved plans in the property zoned as **Partly ' S-1 ' and Partly ' C-1 ' Zone** in **ODP-2030** and situated at **Sancoale** Village bearing Survey No. **111/1-A and 188/1-C** of approved Sub-division reference No. **MPDA/7-Z-29/2023-24/1060 (Provisional)** dated **22/12/2023** 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 and 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 sign board of minimum size 1.00 mtrs. x 0.50 mtrs. with writing in black color on a white background at the site, as required under the regulations.
6. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
7. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.

8. Internal sub-divisional roads and open space has to be maintained to the satisfaction of the Local Authority.
9. Secondary development shall be dealt with the regulations in force i.e. Goa Land Development and Building Regulation, 2010.
10. As regards to complaints, pertaining to encroachments, Judicial orders/ directives and other legal issues, the same may be verified and confirmed by the concerned village Panchayat before issuing licence/NOC.
11. Adequate Utility space for the dustbin, Transformer etc. should be reserved within the plot area. In case of any cutting of sloppy land of 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 and Country Planning Act, 1974.
14. The Applicant should preserve as far as practicable existing trees, where trees are required to be felled, two trees shall be planted for every 100.00 m² or part thereof.
15. The Final Development Permission is issued based on the NOC from the Electricity Department vide ref. no. **SDE-II/VSG/Tech-2/2/372/23-24** dated **18/06/2024** hence all the conditions laid in the NOC's shall be strictly adhere to.
16. This NOC is issued based on the Affidavit dated 18/06/2024, submitted by the Applicant as stated at point no. 3 that " the Developer is laying water pipeline and we further undertake the responsibility of making provisions for the availability of water for the occupants of Plot No. 07, 11 & 23 by means of supply through takers. These resources will sufficiently cater to the current water requirements of the occupants till the time government makes public water supply available to the said area".
17. This Development Permission is issued based on the Conversion Sanad obtained by the Applicant vide Ref. No. **CCMOR 04-23-95/53** dated **18/05/2023** & **CCMOR/02-23-35/7** dated **13/04/2023**.

18. NOC is to be obtained from the Flag Officer Commanding, Goa Naval Area for Staff Officer (Aviation), Headquarters, Vasco da Gama, Goa, prior to undertaking any secondary development in the individual plots.
19. Part Completion certificate is issued by Town Planner Mr. R. N. Volvoikar Reg. no. TP/0001/2022 dated 18/06/2024.
20. **The Final NOC issued for Plot No. 07, 11 & 23 Only.**

21. The Final NOC is issued based on provisional NOC for Land Sub-division issued by Village Panchayat, Sancoale, vide Ref. No. VP/S/21/2023-24/3605 dated 10/01/2024.

An Engineer who issued Structural Stability certificate is **Engg. A. Olavo Carvalho** Reg. no. **SE/0015/2010 issued on 18/06/2024.**

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **19/06/2024** UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974 FROM **M/S PRIME BUILDERS**

To,
M/s Prime Builders
2nd Floor, "Prime Corner",
Vasco-da-Gama, Goa.

Copy to : The Sarpanch, V.P. Sancoale, Goa.

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN

Sdl/sub division (Final) /16/05



(Sanjay A Halornekar)
MEMBER SECRETARY



MORMUGAO PLANNING & DEVELOPMENT AUTHORITY

"Commerce Centre", IInd Floor

Vasco da Gama, Goa

Ref. No. MPDA/7-Z-29/2024-25/ **1273** .

Date : **21** /11/2024

DEVELOPMENT PERMISSION

under Section 44 of the Goa Town and Country Planning Act, 1974

Development permission is hereby granted for carrying out the :-

Land Sub-Division Part Final NOC (Completion Certificate) as per the enclosed approved plans in the property zoned as **Partly ' S-1 ' and Partly ' C-1 ' Zone** in **ODP-2030** and situated at **Sancoale** Village bearing Survey No. **111/1-A and 188/1-C** of approved Sub-division reference No. **MPDA/7-Z-29/2023-24/1060 (Provisional)** dated **22/12/2023** 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 and 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 sign board of minimum size 1.00 mtrs. x 0.50 mtrs. with writing in black color on a white background at the site, as required under the regulations.
6. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
7. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.

8. Internal sub-divisional roads and open space has to be maintained to the satisfaction of the Local Authority.
9. Secondary development shall be dealt with the regulations in force i.e. Goa Land Development and Building Regulation, 2010.
10. As regards to complaints, pertaining to encroachments, Judicial orders/ directives and other legal issues, the same may be verified and confirmed by the concerned village Panchayat before issuing licence/NOC.
11. Adequate Utility space for the dustbin, Transformer etc. should be reserved within the plot area. In case of any cutting of sloppy land of 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 and Country Planning Act, 1974.
14. The Applicant should preserve as far as practicable existing trees, where trees are required to be felled, two trees shall be planted for every 100.00 m² or part thereof.
15. The Final Development Permission is issued based on the NOC from the Electricity Department vide ref. no. **SDE-II/VSG/Tech-2/2/372/23-24** dated **18/06/2024** hence all the conditions laid in the NOC's shall be strictly adhere to.
16. This NOC is issued based on the Affidavit dated 18/06/2024, submitted by the Applicant as stated at point no. 3 that " the Developer is laying water pipeline and we further undertake the responsibility of making provisions for the availability of water for the occupants of Plot No. 07, 11 & 23 by means of supply through takers. These resources will sufficiently cater to the current water requirements of the occupants till the time government makes public water supply available to the said area".
17. This Development Permission is issued based on the Conversion Sanad obtained by the Applicant vide Ref. No. **CCMOR 04-23-95/53** dated **18/05/2023** & **CCMOR/02-23-35/7** dated **13/04/2023**.





18. NOC is to be obtained from the Flag Officer Commanding, Goa Naval Area for Staff Officer (Aviation), Headquarters, Vasco da Gama, Goa, prior to undertaking any secondary development in the individual plots.
19. Part Completion certificate is issued by Town Planner Mr. R. N. Volvoikar Reg. no. TP/0001/2022 dated 24/10/2024.
20. **The Final NOC issued for Plot No. 10, 16 & 17 Only.**
21. The Final NOC is issued based on provisional NOC for Land Sub-division issued by Village Panchayat, Sancoale, vide Ref. No. VP/S/21/2023-24/3605 dated 10/01/2024.



An Engineer who issued Structural Stability certificate is **Engg. A. Olavo Carvalho** Reg. no. **SE/0015/2010 issued on 24/10/2024.**

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **24/10/2024** UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974 FROM **M/S PRIME BUILDERS**




21/11/24
(Sanjay A Halornekar)
MEMBER SECRETARY


To,
M/s Prime Builders
2nd Floor, "Prime Corner",
Vasco-da-Gama, Goa.

Copy to : The Sarpanch, V.P. Sancoale, Goa.

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN

Sdl/sub division (Final) /21/11

MORMUGAO PLANNING & DEVELOPMENT AUTHORITY

"Commerce Centre", IInd Floor

Vasco da Gama, Goa

Ref. No. MPDA/7-Z-29/2025-26/586

Date : 24/07/2025

DEVELOPMENT PERMISSION

under Section 44 of the Goa Town and Country Planning Act, 1974

Development permission is hereby granted for carrying out the :-

Land Sub-Division Part Final NOC (Completion Certificate) as per the enclosed approved plans in the property zoned as **Partly ' S-1 ' and Partly ' C-1 ' Zone** in **ODP-2030** and situated at **Sancoale** Village bearing Survey No. **111/1-A and 188/1-C** of approved Sub-division reference No. **MPDA/7-Z-29/2023-24/1060 (Provisional)** dated **22/12/2023**, **part final NOC** issued vide reference No. **MPDA/7-Z-29/2024-25/563** dated **27/06/2024** and vide reference No. **MPDA/7-Z-29/2024-25/1273** dated **21/11/2024** 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 and 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 sign board of minimum size 1.00 mtrs. x 0.50 mtrs. with writing in black color on a white background at the site, as required under the regulations.
6. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
7. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.

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8. Internal sub-divisional roads and open space has to be maintained to the satisfaction of the Local Authority.
9. Secondary development shall be dealt with the regulations in force i.e. Goa Land Development and Building Regulation, 2010.
10. As regards to complaints, pertaining to encroachments, Judicial orders/ directives and other legal issues, the same may be verified and confirmed by the concerned village Panchayat before issuing licence/NOC.
11. Adequate Utility space for the dustbin, Transformer etc. should be reserved within the plot area. In case of any cutting of sloppy land of 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 and Country Planning Act, 1974.
14. The Applicant should preserve as far as practicable existing trees, where trees are required to be felled, two trees shall be planted for every 100.00 m² or part thereof.
15. The Final Development Permission is issued based on the NOC from the Electricity Department vide ref. no. **SDE-II/VSG/Tech-2/2/372/23-24** dated **18/06/2024** hence all the conditions laid in the NOC's shall be strictly adhere to.
16. This NOC is issued based on the Affidavit dated 07/07/2025, submitted by the Applicant as stated at point no.3 that " the Developer has laid water pipeline and further undertake the responsibility of making provisions for the availability of water for the occupants of all the plots by means of supply through tankers. These resources will sufficiently cater to the current water requirements of the occupants till the time government makes public water supply available to the said area".
17. This Development Permission is issued based on the Conversion Sanad obtained by the Applicant vide Ref. No. **CCMOR04-23-95/53** dated **18/05/2023** & **CCMOR02-23-35/7** dated **13/04/2023**.

18. NOC is to be obtained from the Flag Officer Commanding, Goa Naval Area for Staff Officer (Aviation), Headquarters, Vasco da Gama, Goa, prior to undertaking any secondary development in the individual plots.
19. Part Completion certificate is issued by Town Planner Mr. R. N. Volvoikar Reg. no. TP/0001/2022 dated 04/07/2025.
20. **This Final NOC is issued for Plot Nos. 1 to 6, 8 & 9, 12 to 15, 18 to 22, 24 to 45, 47 to 57, 60 to 65 and Open Space- 1, 2 and 3 Only.**
21. The Final NOC is issued based on provisional NOC for Land Sub-division issued by Village Panchayat, Sancoale, vide Ref. No. VP/S/21/2023-24/3605 dated 10/01/2024.
22. The Final NOC is issued based on the letter issued by Dy. General Manager (T) NHAI-RO, Mumbai vide reference no. RO /MUM/ GOA/Sancoale /5.037/1727 dated 18/02/2025 and final approval – Reg. issued by GM(T) & Project Director NHAI/PIU-GOA vide Ref. No. NHAI/PIU/GOA/NH-17B (NEWNH-566)/2024-25/861 dated 19/02/2025
23. This Final NOC is issued based on the affidavit submitted by the applicant dated 07/07/2025 as regards to open Space – 3.
24. An Engineer who issued Structural Stability certificate is **Engg. A. Olavo Carvalho** Reg. no. **SE/0015/2010 issued on 04/07/2025.**

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **08 /07/2025** UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974 FROM **M/S PRIME BUILDERS**



(Sanjay A Halornekar)
MEMBER SECRETARY

To,
✓ M/s Prime Builders
2nd Floor, "Prime Corner",
Vasco-da-Gama, Goa.

Copy to : The Sarpanch, V.P. Sancoale, Goa.

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN