

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY
VASCO DA GAMA, GOA

Ref. No. MPDA/7-M-108/2019-20/1222

Date: 04/12/2019

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

Development permission is hereby granted for carrying out the Construction of Commercial/
Multi Family Dwelling 'Block C' as per the enclosed approved plans in the property
zoned as 'S-2' Zone in ODP-2026 and situated at Sancoale, Mormugao Taluka, bearing
Sy. No. 44/6-A of approved Development Permission ref. no. MPDA/7-M-108/2016-
17/1271 dated 21/12/2018 on 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. in writing in black color on a white background at the site, as required under the Regulations.
6. The applicant shall obtain Conversion Sanad under The Goa Land and Revenue Code. 1968 before the commencement of any Development/construction as per the permission granted by this Order.
7. The soak pit should not be located within a distance of 15.00 mtrs. from any other existing well in the plot area/plan.
8. The commencement and the completion of the work shall be notified to the Authority in writing in 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 effected 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 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.
13. The Ownership of the property shall be verified by the licencing body before the issuing of the licence.

14. The Development Permission shall not in any way construed to be a document conforming any or all the following :
 - a) Title or interest of the holder of the permission to the relevant land or building or both.
 - b) Boundaries of the relevant site for which permission has been obtained; or
 - c) Any easement thereon or therefrom.
15. The construction shall be strictly as per the provision of the Goa Land Development and Building Construction Regulation, 2010.
16. Applicant shall dispose its 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 Municipal Council.
17. 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.
18. Structural Liability certificate issued by Eng. Mr. Mario C. Gonsalves, Reg. No. ER/0037/2010 dated 13/03/2019.
19. Infrastructure Tax is paid vide Challan No. 2016-17/129 dated 06/12/2016 for an amount of Rs. 43,268/- and Challan No. 2019-20/53 dated 28/11/2019 for an amount of Rs. 3,59,622/-.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 14/03/2019 and 20/8/2019 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, TO MR. MARCUS DIAS.

THIS PERMISSION 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.

To,
Mr. Marcus Dias,
Near El-monte Theatre,
Mormugao, Goa.



(Vertika Dagur)
MEMBER SECRETARY

Copy to:-

1. The Sarpanch, V.P. Sancoale, Sancoale, Mormugao, Goa.
2. O/c.
3. Guard file.

Ssm/-