NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archidiocese Bldg., 1st Floor, Mala Link Road,
Panaji – Goa.

Ref: NGPDA/M/1785/ /347 /2020 Date: 02 JUN 2020

FORM – F

1) Name of Assessee **Shri. Paul Chowdhry,**
Address : **Flat No. FF4, Block-F,**
Sapna Habitat, Alto Porvorim,
Chogam Road, Bardez Goa.

2) Explain in short if assesses has sufficient interest in land to carry our development.
Application received under Section 44 of Town & Country Planning Act 1974.

3) Chalta / Survey Number and city/village of plot to be developed:
Survey Number. 2/1, 2,4 & 6 of P.T. Sheet No. 164 of Mapusa.

4) Nature of Development (Strike out what is not necessary)
(i) ~~Single/ Multi Family dwelling~~
(ii) **Commercial /~~Public & Semi Public~~ building**
(iii) ~~Industrial building~~
(iv) ~~Building for transport & Communication.~~
(v) ~~Other building (specify)~~
(vi) ~~Sub-division of land~~ ——————————
(vii) ~~Change in land/building use (specify)~~ ——————————
(viii) ~~Institution of use~~ ————

5) Zone of area as per ODP **Commercial "C-1" Zone as per ODP 2021 of Mapusa**
6) Is the proposed development as per Rules? **Yes.**
7) Method of assessment (sq.mt. of floor area/sq.mts. of land area/running meter)

8) i.	**Zoning charges :**	931.00 m2	----------	= Rs.	500.00	(A)
ii.	**Amalgamation**	931.00 m2	@ Rs. 20.00 m2	= Rs.	18,620.00	(B)
iii	**Institution charges:**	931.00 m2	@ Rs. 20.00 m2	= Rs.	18,620.00	(C)
iv.	**Build up area Commercial :**	921.85 m2	@ Rs. 24.00 m2	= Rs.	22,124.40	(D)
	Residential:	----- m2	@ Rs. 8.00 m2	= Rs.	-----	(E)
vi.	**Compound wall :**	----- r.mts	@ Rs. 10.00 r.mtr	= Rs.	-----	(F)
	Swimming Pool:	----- m2	@ Rs. 20.00 m2	= Rs.	-----	(G)

9) Total A+B+C+D+E+F = 59,864.40

10) Total amount **i.e. Say Rs.** 59,864/-

11) Any other remarks
a) The payment is to be made at **the Goa Urban Co-operative Bank Ltd. Mala Branch, of North Goa P.D.A. Account No. 4226 and receipt produced.**
b) Payment is to be made within sixty days from the date of issue, failing which the file will be closed.

(R.K.PANDITA) 16/2020
MEMBER SECRETARY

ASSESSMENT ORDER No.

i) Application duly made in Form C and hearing completed.
ii) Assessment made after service of notice an hearing completed.
iii) Best judgment assessment made as applicant did not attend hearing
Development charges payable Rs. **59,864/-**
Rupees **Fifty Nine Thousand Eight Hundred and Sixty Four Only**
iv) Assessment is refused/postponed for the following reasons:

//ak..

ACKNOWLEDGEMENT

Receipt No. _____ **dated** _____

North Goa Planning & Development Authority, Panaji Goa has received the Demand Draft/Bank Receipt dated _____ towards payment of Development charges towards order number _____ dated _____

ACCOUNTANT

REMARKS:

1) Assessment of development charges under Section 100 of the Act does not bind the Authority to approve the plans to be submitted for development permission.

2) Any further charges that may be found due to any later date shall be recovered by this Authority as arrears.

ACCOUNTANT

Certified to be true copy of the original

L. M. GAONKAR
NOTARY AT BARDEZ
STATE OF GOA-INDIA

Serial No. 3839/ Date: 03/06/2020

No.PWD/SDII/PHE-N/F.10/ 203 /20-21
Government of Goa,
Office of the Assistant Engineer,
Sub-Div. II, DXVII (PHE-N), PWD,
Mapusa – Goa.

Dated: - 19 /6/2020

To,
Shri. Paul Chowdhry,
Fl. No. FF4, Block – F,
Sapna Habitat, Alto- Porvorim,
Chogam Road, Bardez- Goa

Sub: - Issue of Provisional N.O.C for Proposed amalgamation and construction of commercial building.

Ref:- (i) No. NGPDA/M/1785/1382/2020 dated 8th June 2020.

Sir,

With reference to the above cited subject, provisional NOC for **Proposed amalgamation and construction of commercial building. bearing Survey No. 2/1,2,4 & 6 P.T. Sheet No164 situated at pusa.".**This NOC is issued as per your request and is subject to following:

1) The licensee shall notify this office of any underground utility is found to be passing through the property and the licensee shall arrange to get shifted at their cost any water pipe line passing through before taking up the construction.
2) The licensee shall ensure that there is no stagnation of water due to construction activity.
3) The licensee shall ensure that the septic tanks are constructed at safe distance from pipe lines carrying drinking water and that no potential for contamination of drinking water is created.
4) The overhead tank and plumbing for residential part of the building shall be distinct and separate.
5) The licensee shall notify this office 15 days in advance about the plumbing works intended to be carried out and start the same only after due approval.
6) **Presently only 3.0cu.m/day of potable water can besupplied to this projectk after completion from the existing pipeline distribution network.**
7) The licensee shall abide by the provisions of water supply byelaws/Goa State Water Supply Act and / or rules framed there under.
8) It may be ensured that the sanitary plumbing is done to satisfactory gradient and the same may be tested in the presence of the authorized official from this office.
9) The applicant should lay the pipeline at his own cost and risk from the main distribution line when he applies for water connection.
10) The Applicant shall make his/her own arrangement of water for swimming pool.
11) **Road cutting N.O.C shall be obtained before submission of Final NOC.**
12) **Approval for $5m^3$. capacity of sump shall be obtained before applying for water connection.**
13) This N.O.C is issued subject to condition laid by North Goa Planning and Development Authority vide referred above.
14) The supply of water in this area is for a duration of 3-4 hours per day.

Yours faithfully,

Assistant Engineer-II
ASSISTANT ENGINEER
SUB. DIV II W.D. XVII (PHE-N)
P.W.D. MAPUSA-GOA

Copy to: -Mapusa Municipal Council, Mapusa - Goa ... For information please.

p.p

GOVERNMENT OF GOA
DIRECTORATE OF HEALTH SERVICES
URBAN HEALTH CENTRE, MAPUSA - GOA
Phone: (0832) 2262226.

No: UHCM/ NOC-Const/2020-21/ 1029 DATE: 21 / 08 /2020

Provisional N.O.C. for Proposed amalgamation and Construction of commercial building

With reference to your letter No. Nil dated 09/06/2020, it is to inform you that this Urban Health Centre, Mapusa has NO OBJECTION FROM SANITARY POINT OF VIEW for proposed amalgamation and construction of commercial Building as per order no. NGPDA/M/1785/1382/2020 dated 08/06/2020 on property bearing survey No. 2/1,2,4& & 6.P.T. sheet No.164 plot No-- at Mapusa, Bardez, Goa subject to the following conditions:

1. The construction shall be carried out as per the plan submitted.
2. The septic tank/soak pit of toilet shall be 15 meters away from any water source.
3. The capacity of the septic tank/soak pit should correspond with dimensions shown in the chart submitted to this office for 50 persons.
4. Proper cleanliness should be maintained in and around the construction site.
5. No health hazard or any other environmental pollution shall be created in the surrounding area.
6. The owner/contractor shall co-operate with the Health and Pollution Control Authorities whenever they visit to the site for sanitary inspection.
7. If any complaints come from the sanitary point the N.O.C. will be revoked.
8. As per section 75 A of Goa Public Health Act all labourers should possess health cards and should renew them once in three months. No labourer shall be engaged by the owner/contractor without a valid health card. Whoever contravenes the above provisions of the Health Act shall be punishable at the site and should be produced to the Health Staff on demand.
9. Health cards should be available at the site and should be produced to the Health Staff on demand.
10. All Sanitary facilities (Toilet, Soak pit for proper disposal of waste water, Mosquito nets, etc.) are provided to the labourers at the site, before starting the construction.
11. Adequate anti-larval measures at the construction site in consultation with the undersigned should be taken.
12. The owner/contractor should display on the signboard fixed at the site, site details, and name of the Proprietor/Builder/Contractor, the date and NOC obtained from Health Authority.
13. The N.O.C. is liable to be withdrawn if the conditions stipulated above are not complied with.
14. This office is not responsible for any court Litigation regarding the ownership and area of the property.

(Dr. Cheryl De souza)
Health Officer
Urban Health Centre
Mapusa Goa

To,
Mr. Paul Chowdhry
Flat No FF4, Block -F
Sapna Habitat, Alto Porvorim,
Chogam Road, Bardez -Goa.

Copy to:-
1. The Chief Officer, Mapusa Municipal Council, Mapusa, Goa
2. O.C.

GOVERNMENT OF GOA
OFFICE OF SUB-DIVISIONAL ENGINEER
ELECTRICITY DEPARTMENT
SUB-DIVISION I(U),MAPUSA-GOA.

1st Floor ,Vidyut Bhavan , Division VI, Ansabhat,Mapusa Bardez,Goa. 403507.

No.: AE- I (U)/ VI / O&M / 2020-21 / Tech – 40 / 670 **Date: 01 / 07 / 2020.**

To,
Mr. Paul Chowdhry
Flat No.FF-4 , Block-F,
Sapna Habitat, Chogm Road
Alto Porvorim,
Bardez Goa.

Sub: N.O.C. for Proposed Construction of Commercial Building.

Ref.: Your letter at Inward No.: 691 ; dated : 22 /06 / 2020.

Sir ,

With reference to above citied letter, this is to inform you that this office has **No Objection** for **Construction of Commercial Building** in plot bearing Chalta No. 2 , Sub-Div-1 , 2 , 4 & 6 of P.T No. 164 at Morod Mapusa – Goa , subject to the following conditions.

1). The minimum vertical and horizontal clearance between the Building / structure and the Electrical line passing over or adjacent to the Building / Structure shall not be less than that specified in Rule 79 and 80 of Indian Electricity Rules 1956 amended time to time .

2). As per clause 4 (a) of condition of supply of Electrical Energy where multiple connections are to be released the owner / promoter of the building should provide a build-up premises of 2 x 3 Sq.mtr with locking arrangement located nearest to public road on ground floor to put up metering arrangement . In addition required open space should be provided for erection of overhead H.T / L.T lines and Transformer Centre if required.

One copy of the plan is retained in this office and the original plan is enclosed herewith

Yours faithfully,

1/7/20

Assistant Engineer,
Elect. Sub-Divn-I (U),
Mapusa-Goa.

Copy to: The Junior Engineer, Section - I, Mapusa - Goa.