

**MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY,
VASCO DA GAMA, GOA**

Ref. No. MPDA/9-S-235/2021-22/ 200 .

Date : 08th Jun., 2021.

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 (Final) as per the enclosed approved plans in the property partly zoned as partly **S-2 Zone** and partly **A-2 zone** in **ODP-2026** and situated at **Dabolim** Village bearing Survey No. **9/4-F and 9/4-G** of approved Sub-division reference No. **MPDA/9-S-235/2020-21/432** dated **31/08/2020 (Provisional)** 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. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.

12. 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.
13. Road widening area, if any, shall be gifted to the Local Authority.
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 Development Permission is issued based on the provisional water availability certificate issued by the Exe. Engineer , Work Division (IX), PWD vide ref. no. PWD-IX/2455/718/2021 dated 28/9/2020 and NOC issued by the AE, Electricity Department for availability of Power Supply, vide ref. No. AE-11/VSG/TECH-1/1463/2020-21 dated 29/12/2020.
16. This Development is issued based on the Conversion Sanad obtained by the Applicant vide Ref.NoAC-11/MOR/SG/CONV/38/2020/8258 dt 13/7/2020 and vide Ref. No. AC-11/MOR/SG/CONV/37/2020/8259 dated 13/7/2020.
17. Applicant shall dispose its construction debris at his/her own land 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 Village Panchayat.

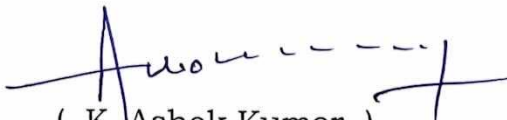
An Engineer who issued Structural Liability certificate is **Mr. Deepak C. Ghorpade**
Reg. No. SE/0014/2010 issued on 10/2/2021.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 08/2/2021 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974 FROM **M/S SHANTILAL REAL ESTATE SERVICES.**

To,

✓ M/S SHANTILAL REAL ESTATE SERVICES
301, Anand Trade Centre,
Next to MMC Building,
Vasco da Gama, Goa.




(K. Ashok Kumar)
MEMBER SECRETARY

Copy to: (a) The Sarpanch, V.P. of Chicalim, Chicalim, Mormugao-Goa.
PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN



OFFICE OF THE VILLAGE PANCHAYAT CHICALIM

P.O. Chicalim, Mormugao, Goa-403711

Ph.: 0832-2540226

Email: vpchicalim@gmail.com

Ref. No. VP/CHI/90/ Final NOC/ 2021-22/365

Date: 17/06/2021.

DEVELOPMENT PERMISSION/FINAL NOC

Final NOC is hereby granted to M/s Shantilal Real Estate Services, 301, Anand Trade Centre, Next to MMC Building, Vasco-da-Gama, Goa, to carry out, Land Sub-Division (Final) as per the enclosed approved plans in the property partly zoned as S-2 zone and Partly A-2 Zone in ODP-2026 and Situated at Dabolim Village bearing, Survey No. 9/4-F and 9/4-G approved Development Permission Order No. MPDA/9-S-235/2021-22/200 dated 08/06/2021 under Section 44 of the Goa Town and Country Planning Act 1974 and in pursuance of Resolution No. 2/2 duly approved by the Village Panchayat Chicalim in its meeting held on date 16/06/2021 and as per his application under Inward No. VP/CHI/11/353 of V.P. Register dated 08/06/2021 for carrying out the:-

(a) Land Sub-division (Final)

Subject to 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 the 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 Board 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 spaces 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. 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.
12. 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.
13. Road within sub-division shall be of water bound Macadem with a asphalt topping and shall follow the relevant PWD Specifications.
14. All drains should have adequate slope to facilitate surface water drainage effectively and cross drainage has to be provided wherever necessary.
15. All the drains should be constructed lined, cemented and finished as per PWD specifications.
16. All plots and Open spaces shall be clearly demarcated with permanent boundary stones fixed at all corners.
17. All road corners should be worked out in a smooth curve of 3.00mts. radius for road upto 10.00 R/W.
18. Road widening area shall be gifted to the Local Authority.
19. An adequate opening at the bottom of the compound wall shall be kept, so that no cross drainage is blocked for the free flow of water, so as to avoid the stagnation of water in whatever form.
20. Applicant shall dispose its construction debris at his /her own land 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 Village Panchayat.





OFFICE OF THE VILLAGE PANCHAYAT CHICALIM

P.O. Chicalim, Mormugao, Goa-403711

Ph.: 0832-2540226

Email: vpchicalim@gmail.com

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21. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/Plan.
22. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
23. Development Permission/Final NOC is issue based on the Development Permission issued by the Member Secretary, Mormugao Planning and Development Authority, Vasco da Gama.
24. An architect who designs the RCC Structure of the project proponent is liable for Sub-Division of land of the project, conformity certificate issued by Engg. Deepak Ghorpade, Vasco da Gama, dated Nil Reg. No. SE/0014/2010.
25. The traditional access and natural water drain if any passing through the property shall not be blocked and to be maintained to the satisfaction of local authority.
26. **The Applicant has to compulsorily make provision for rain water harvesting in their individual Sub-Divided plot area and inform this Office accordingly.**
27. This permission is liable to be revoked:
 - a) If any information, plans, documents, calculations and any other accompaniments are found to be incorrect or wrong at any stage.
 - b) wherever there is any false statement or any misrepresentation of any material /wrong plans/ Calculations / documents in any way incorrect or wrong at any stage
 - c) If any of the conditions from Sr.1 to 26 are not abided & complied with.

This **FINAL NOC** is issued based on the Development Permission issued by the Mormugao Planning and Development Authority, Vasco da Gama, Goa.

THIS FINAL NOC IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDTY OF THE LICENCE.

HE/SHE HAS PAID THE LICENCE FEES TO THE TUNE OF RS. 4410.00 (RUPEES FOUR THOUSAND FOUR HUNDRED TEN ONLY) VIDE RECEIPT NO. 312/82 DATED 17/06/2021

This carries the embossed seal of Panchayat Office of Village Panchayat Chicalim

To,
M/s. Shantilal Real Estate Services,
301, Anand Trade Centre,
Next to MMC Building,
Vasco-da-Gama, Goa.

O/c
G/c



Shate
Secretary
V.P. Chicalim
Secretary
V.P Chicalim
Mormugao Goa

SITE PLAN SHOWING PLOTS BEFORE AMALGAMATION
SCALE - 1:1000

S2 ZONE
(Area = 4946 sqm)

PROPERTY BEARING SURVEY
NO. 9/4 - F & 9/4 - G
(Total Area = 12293 sqm)

SITE PLAN SHOWING PLOT AFTER AMALGAMATION
SCALE - 1:1000

PLAN SHOWING AMALGAMATION OF PROPERTIES BEARING SURVEY NOS 9/4 - F & 9/4 - G OF DABOLIM VILLAGE, MORMUGAO TALUKA, GOA

CROSS SECTION OF ROAD
SCALE - 1:50

SITE PLAN
SCALE - 1:2000

LOCATION PLAN
NOT TO SCALE

(b) AREA UNDER EXISTING ROAD = 204 SQ.M.

(c) AREA NOT SUITABLE FOR DEVELOPMENT = 21.00 SQ.M.

SITE PLAN SHOWING S2 ZONE SUBDIVISION
SCALE - 1:500

AREA STATEMENT

AREA OF THE PLOT	= 12293.00 SQ. M.
AREA OF THE PLOT IN S2 ZONE	= 4946.00 SQ. M.
S2 ZONE SUB-DIVISION :	
3 AREA OF EXISTING ODP ROAD (a)	= 336.00 SQ. M.
4 AREA UNDER EXISTING ROAD (b)	= 204.00 SQ. M.
6 EFFECTIVE PLOT AREA [(2)-(3)-(4)]	= 4406.00 SQ. M.
6 AREA REQUIRED UNDER OPEN SPACE (15%)	= 661.29 SQ. M.
7 AREA UNDER OPEN SPACE	= 686.00 SQ. M.
8 AREA UNDER INTERNAL ROADS	= 677.00 SQ. M.
9 AREA UNDER PLOTS	= 3024.00 SQ. M.
10 AREA - NO DEVELOPMENT (c)	= 21.00 SQ. M.

OWNER: ARCHITECT:

SHANTIL REAL ESTATE SERVICES

30/1, Arand Trade Centre, Next to MAC Building, Vasco da Gama, Goa 403802

DATE: 17-03-2021

SCALE - 1:500

PROJECT:
PROPOSED SUB-DIVISION AT PROPERTY BEARING SURVEY NO 9/4 - F & 9/4 - G OF DABOLIM VILLAGE, MORMUGAO TALUKA, GOA

ARCHITECT:
AR. VIDHYA TAPADIA
AXIOM DESIGN (Architects and Interior Designers)
1/28 Upper Orchard, And-Dabolim, Goa-36
email: vidhya.tapadia@gmail.com Ph: 09373276046

S2 ZONE

PLOT NO	PLOT AREA	PLOT NO	PLOT AREA
01	237.00	06	310.00
02	253.00	07	272.00
03	276.00	08	243.00
04	451.00	09	258.00
05	383.00	10	341.00