

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

Commerce Centre, 2nd Floor,
VASCO DA GAMA, GOA

Ref. No. MPDA/9-D-147/2022-23/105

Date : 26 / 04 / 2022

DEVELOPMENT PERMISSION

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

Development permission is hereby granted for carrying out the :-

Sub-Division (Provisional) Revision as per the enclosed approved plans in the property zoned as '**S-1**' Zone in **ODP-2030** and situated at **Dabolim** Village bearing Survey No. **9/4-A, B, C, D, E & H** . The Development Permission for Amalgamation & Sub-division (Provisional) Revised issued vide Ref. No. MPDA/9-D-147/2021-22/1602 dated 05/01/2022, 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 within sub-division shall be of water bound Macadem with a asphalt topping and shall follow the relevant PWD specifications.
14. NOC from Electricity Department, NOC from PWD for water connection has to be obtained before applying for Final NOC.
15. The Development in any plot of land shall be such as to preserve, as far as practicable, existing trees. Where trees are required to be felled, two trees shall be planted for every tree felled.
16. This Development Permission is issued based on the Conversion Sanad submitted by the Applicant submitted by the Applicant vide
Ref. No. AC-II/MOR/SG/CONV/03/2021/15690 dated 28/12/2021,
Ref. No. AC-II/MOR/SG/CONV/04/2021/15629 dated 27/12/2021,
Ref. No. AC-II/MOR/SG/CONV/02/2021/15692 dated 28/12/2021,
Ref. No. AC-II/MOR/SG/CONV/01/2021/15693 dated 28/12/2021,
Ref. No. AC-II/MOR/SG/CONV/06/2021/15628 dated 27/12/2021
Ref. No. AC-II/MOR/SG/CONV/05/2021/15630 dated 27/12/2021
Ref. No. AC-II/MOR/SG/CONV/130/2021/4970 dated 30/03/2022,
Ref. No. COL/MOR/SG/CONV/124/2021/5203 dated 07/04/2022.
17. NOC is to be obtained from the Flag Officer Commanding, Goa Naval Area for Staff Officer (Aviation), Headquarters Goa Naval Area, Vasco-da-Gama, Goa, Prior to undertaking any Secondary Development in the individual plot.
18. All drains should have adequate slope to facilitate surface water drainage effectively and cross drainage has to be provided wherever necessary.
19. All drains should be constructed lined, cemented and finished as per PWD specifications.
20. All plots and open spaces shall be clearly demarcated with permanent boundary stones fixed at all corners.
21. All road corners should be worked out in a smooth curve of 3.00 mts. radius for roads upto 10.00 R/W.
22. Road widening area shall be gifted to the Local Authority.
23. Every plot of land shall have at least one tree for every 100 m2 or part

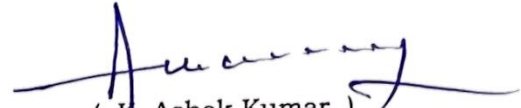


- thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standards, additional trees shall be planted.
24. Applicant shall dispose its construction debris at his/her own land and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produced to the Municipal Council.
25. This Development Permission is issued based on the Affidavit dated 05/01/2022 submitted by the applicant stating that no plots have been sold till date.

An Engineer who issued Structural Liability certificate is **Engg. Mr. Shilkar Aditya Devidas dated 06/04/2022 Reg. No. ER/0003/2018.**

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **08/04/2022** UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974 FROM **MR. BERNARD LYNN COSTA & OTHER CO-OWNERS.**

THIS PERMISSION IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF THIS PERMISSION.


(K. Ashok Kumar)
MEMBER SECRETARY

To,
Mr. Bernard Lynn Costa & Other Co-Owners,
H.No. 132/2,
Assoi, Chicalim, Goa-403 711.

Copy to: (a) The Sarpanch, V.P. of Chicalim, Chicalim, Mormugao-Goa..
(b) o/c.
(c) Guard File.

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN

ssm/-





OFFICE OF THE VILLAGE PANCHAYAT CHICALIM

P.O. Chicalim, Mormugao, Goa-403711

Ph.: 0832-2540226

Email: vpchicalim@gmail.com

Ref. No. VP/CHI/90/Provisional NOC/ 2022-23/259

Date: 04/05/2022.

DEVELOPMENT PERMISSION/PROVISIONAL NOC

Provisional NOC is hereby granted to **Mr. Bernard Lynn Costa & Other Co-owners, H. No. 132/2, Assoi, Chicalim, Goa-403711**, to carry out, **Land Sub-Division (Provisional) Revision** as per the enclosed approved plans in the property zoned as **S-1 zone in ODP-2030** and Situated at **Dabolim Village bearing, Survey No. 9/4-A, B, C, D, E & H** approved Development Permission Order No. **MPDA/9-D-147/2022-23/105** dated **20/04/2022** under **Section 44 of the Goa Town and Country Planning Act 1974** and in pursuance of Resolution No. **12/2/1** duly approved by the Village Panchayat **Chicalim** in its meeting held on date **02/05/2022** and as per his application under Inward No. **VP/CHI/11/316** of V.P. Register dated **25/04/2022** for carrying out the:-

(a) **Land Sub-division (Provisional) Revised.**

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 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 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 produce to the Village Panchayat.



Cont.....2



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, Structural Liability Certificate issued by Engg. Shilkar Aditya Devidas, Town and Planning Dept. Goa, dated 06th April 2022 Reg. No. ER/0003/2018.
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 PROVISIONAL NOC is issued based on the Development Permission issued by the Mormugao Planning and Development Authority, Vasco da Gama, Goa.

THIS PROVISIONAL 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. 12500.00 (RUPEES TWELVE THOUSAND FIVE HUNDRED ONLY) VIDE RECEIPT NO. 376/59 DATED 04/05/2022

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

To,
Mr. Bernard Lynn Costa & Other Co-owners,
H. No. 132/2, Assoi,
Chicalim, Goa-403711.



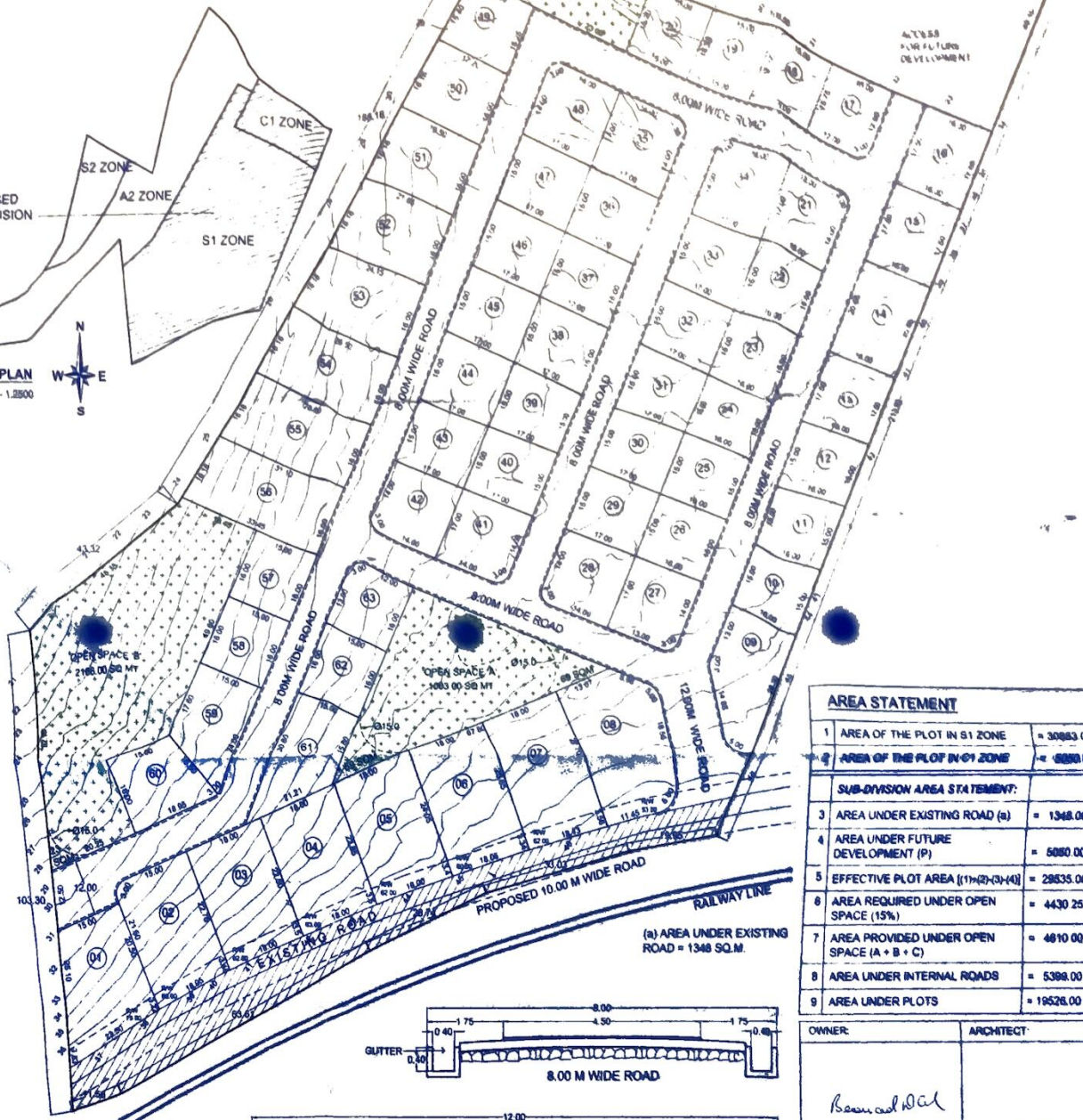
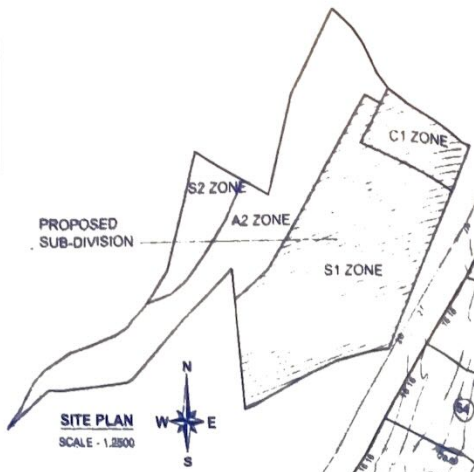
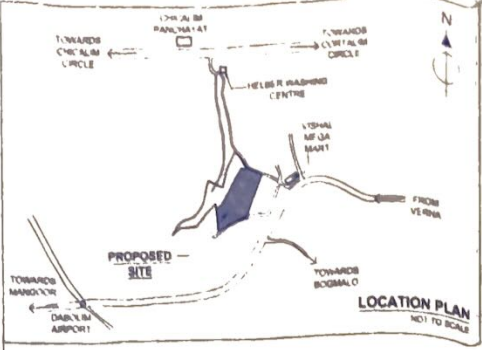
(Handwritten Signature)

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

O/c
G/c

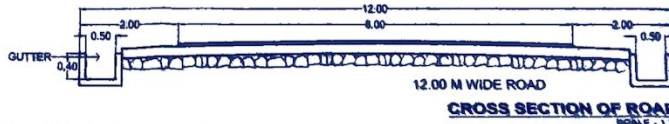
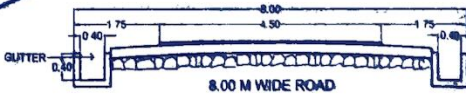
Approved proposed construction
 Sub-Division prior Licence
 No. VP/2019/Provisional No. (2022-23) 2019/1387
 Resolution No. 12/211
 Meeting Held on 02/01/2022
 Secretary
 V.P. CHICALIM

APPROVED FOR
 DEVELOPMENT PERMITS
 Regd. Order No. P/2022/14/1004
 Dated 21/01/2022



AREA STATEMENT	
1	AREA OF THE PLOT IN S1 ZONE = 30883.00 SQ.M.
2	AREA OF THE PLOT IN C1 ZONE = 6880.00 SQ.M.
SUB-DIVISION AREA STATEMENT:	
3	AREA UNDER EXISTING ROAD (A) = 1348.00 SQ.M.
4	AREA UNDER FUTURE DEVELOPMENT (P) = 6080.00 SQ.M.
5	EFFECTIVE PLOT AREA [(11)(2)(3)(4)] = 28635.00 SQ.M.
6	AREA REQUIRED UNDER OPEN SPACE (15%) = 4430.25 SQ.M.
7	AREA PROVIDED UNDER OPEN SPACE (A + B + C) = 4810.00 SQ.M.
8	AREA UNDER INTERNAL ROADS = 5398.00 SQ.M.
9	AREA UNDER PLOTS = 19526.00 SQ.M.

(A) AREA UNDER EXISTING ROAD = 1348 SQ.M.



AREA STATEMENT:

PLOT NO.	PLOTAREA	PLOT NO.	PLOTAREA	PLOT NO.	PLOTAREA	PLOT NO.	PLOTAREA	PLOT NO.	PLOTAREA	PLOT NO.	PLOTAREA	PLOT NO.	PLOTAREA
01	481.00	11	240.00	21	272.00	31	255.00	41	287.00	51	331.00	61	350.00
02	481.00	12	240.00	22	240.00	32	255.00	42	287.00	52	388.00	62	240.00
03	488.00	13	280.00	23	240.00	33	255.00	43	255.00	53	408.00	63	240.00
04	470.00	14	330.00	24	240.00	34	287.00	44	255.00	54	442.00		
05	482.00	15	280.00	25	240.00	35	287.00	45	258.00	55	479.00		
06	507.00	16	281.00	26	240.00	36	255.00	46	255.00	56	516.00		
07	541.00	17	235.00	27	272.00	37	255.00	47	255.00	57	240.00		
08	593.00	18	234.00	28	287.00	38	255.00	48	287.00	58	240.00		
09	387.00	19	232.00	29	255.00	39	235.00	49	258.00	59	321.00		
10	240.00	20	229.00	30	255.00	40	255.00	50	293.00	60	281.00		

OWNER: *Bernard Costa*

ARCHITECT: *AR. VIDHYA TAPADA*

Mr. BERNARD COSTA
 H.No. 132/2, Assol, Chicalim, Goa
 403711
 for SELF &
 Mr. Maria Costa & Co-owners,
 Mr. Im Gomes & Co-owners,
 Mr. Bernardino Goncalo Botas
 Co-owners & Co-owners,
 Mr. Luis Mariano Neves Costa &
 Co-owners
 Mr. Jorge Goncalo Barros Costa &
 Co-owners

VIDHYA TAPADA
 COA / A17907
 Registration number

DATE: 05-04-2022 SCALE: 1:500

PROJECT
 PROPOSED REVISION TO SUB-DIVISION OF
 AMALGAMATED PROPERTY BEARING SURVEY NO. B / 4 -
 A, B, C, D, E & M OF DABOLIM VILLAGE, MORMUGAO
 TALUKA, GOA

REF. NO. MPDA / B-D-147 / 2021-22 / 1002
 DATED 5TH JANUARY, 2022

ARCHITECT
 AR. VIDHYA TAPADA
 AXIOM DESIGN (Architects and Interior Designers)
 12/8, Upper Orchard, Alto-Dabelim, Goa-28
 email: vidhya.tapada@gmail.com Ph: 08376279048