

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY  
VASCO DA GAMA, GOA

Ref. No. MPDA/7-S-232/2013-14/ 200

Date: 2- /9/2013

**DEVELOPMENT PERMISSION**

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

Development permission is hereby granted for carrying out the –

\*[a]Construction of Building : **Group Housing**

\*[b] Change of use of (building/Land) as per the enclosed approved plans in the property zoned as 'S-2' Zone in ODP/CDP/Regional Plan and situated at **Sancoale Village, Mormugao Taluka, Goa, bearing Survey No. 259/8** of Sancoale Village, Mormugao Taluka, Goa approved development Permission reference No. --- dated --- 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 is issued having regards to Section 44(4)(i)(ii)(iii)(iv), Section 42, Section 55 and Section 134 of TCP Act, 1974.
5. The Development Permission will not entitle the Applicant for making/ laying any claim on water and any other connection from the Government of Goa.
6. 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.
7. The Applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968 before the commencement of construction work as per the Permission granted by this Order.
8. The soak pit should not be located within a distance of 15.00 mtrs. from any other existing well in the plot area/plan.
9. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
10. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing Authority.
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 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. Traditional access and natural water drain if any passing through the property shall not be blocked and to be maintained to the satisfaction of the local Authority.
14. Trees if any, shall be cut with prior permission of the concerned Authority.
15. If HT/LT line are passing through the property, NOC from Electricity Department shall be obtained by the Applicant, prior to putting the foundation of construction. Demarcation of road alignment in case of plot sub-division.
16. In case of high rise building, NOC from the Directorate of 'Fire Fighting Services' to be obtained by the applicant & produced along with application for Completion certificate to this Authority.
17. In case the plot is falling within the Funnel zone, NOC from the Civil Aviation Authorities may be obtained and produced at the time of applying of Completion Certificate.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 13/3/2013 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, FOR **DR. SAGAR SALGAOCAR**.

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

To,  
✓ Dr. Sagar Salgaocar,  
Director M/s Estilo Moderno Realty Pvt. Ltd.,  
Sancoale Goa.



( R.K. Pandita )  
Member Secretary

- Copy to: (a) \*The Dy. Town Planner, Town & Country Planning Dept, Mormugao Goa, for information.  
(b) \*The Sarpanch, Village Panchayat Sancoale, Sancoale, Goa, for information.

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY  
VASCO DA GAMA, GOA

Ref. No. MPDA/7-S-232/2016-17/ 345

Date: 25/04/2016

**DEVELOPMENT PERMISSION**

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

Development permission is hereby granted for carrying out the -

\*(a) Construction of Building : **Multi Family Dwelling Residential Villas (Revision of B Type only)**

\*(b) Change of use of (building/Land) Construction of **Multi Family Dwelling Residential Villa (Revision of B type only)**, as per the enclosed approved plans in the property zoned as 'S-2 & A-2' Zone in ODP/CDP/Regional Plan and Development is restricted in S-2 zone only and is situated at **Sancoale Village, Vasco da Gama, Mormugao Taluka, Goa**, bearing **Sy. No. 259/8** of Sancoale Village, Mormugao Taluka, Goa approved development Permission reference No. **MPDA/7-S-232/2013-14/700** dated **02/09/2013** 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 is issued having regards to Section 44(4)(i)(ii)(iii)(iv), Section 42, Section 55 and Section 134 of TCP Act, 1974.
5. The Development Permission will not entitle the Applicant for making/ laying any claim on water and any other connection from the Government of Goa.
6. 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.
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. Traditional access and natural water drain if any passing through the property shall not be blocked and to be maintained to the satisfaction of the local Authority.
14. Trees if any, shall be cut with prior permission of the concerned Authority.
15. If HT/LT line are passing through the property, NOC from Electricity Department shall be obtained by the Applicant, prior to putting the foundation of construction. Demarcation of road alignment in case of plot sub-division.
16. In case of high rise building, NOC from the Directorate of 'Fire Fighting Services' to be obtained by the applicant & produced along with application for Completion certificate to this Authority.
17. In case the plot is falling within the Funnel zone, NOC from the Civil Aviation Authorities may be obtained and produced at the time of applying of Completion Certificate.
18. This NOC is issued based on the Affidavite submitted by the Applicant, dated 07/01/2016
19. Infrastructure tax have paid vide Challan No.2013-14/61 dated 30/08/2013 and challan no. 2016-17/06 dt.22/04/2016.
20. An Engineer who designs the RCC structure of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by **Engg. Paresh Gaitonde, dated 25/05/2015 Reg. No. ER/0057/2010.**

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 18/04/2016 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, TO **MR. Sagar D. Salgaoncar.**

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

To,  
✓ Mr. Sagar D. Salgaoncar  
C/o Estilo Moderno, Plot no. 4,  
Tivim Industrial Estate,  
Karaswada, Mapusa, Goa.

( Vertika Dagur )  
Member Secretary

Copy to: (a) \*The Sarpanch, Sancoale, Village Panchayat Sancoale, Mormugao, Goa, for information