

# MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

VASCO DA GAMA, GOA

Ref. No. MPDA/7-U-4/2016-17/950

Date: 19 /10/2016

## 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 : **Construction of Multi family dwelling & Comp. wall.**

\*(b) Change of use of (building/Land) Construction of Multi family dwelling & Compound wall, as per the enclosed approved plans in the property zoned as 'C-1' Zone in ODP/CDP/Regional Plan and situated at **Sancoale Village, Mormugao Taluka, Goa**, bearing **Sy. No. 211/1-A** 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. 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.

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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. Environment clearance has to be obtained for the Goa State Environment Clearance Committee before commencement of construction work.
19. This approval is issued to facilitate the applicant to approach Goa State Environment Clearance Committee for E.I.A approval.
20. Infrastructure tax have already paid vide Challan No. 2016-17/66, dt. 09/08/2016 for **Rs. 5,04,00,000/-**.
21. 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 Gitonde, dated 30/04/2016 Reg. No. ER/0057/2010.**

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 16/05/2016 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, TO **UMIYA HOLDING PVT. LTD.**

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



( Vertika Dagur )  
Member Secretary

To,  
Umiya Holding Pvt. Ltd.,  
C/o Soares & Associates, G-1, Vikas Bldg,  
18<sup>th</sup> June Rd., Panaji Goa.

Copy to: The Sarpanch, Sancoale, Sancoale, Mormugao, 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-U-4(Vol II)/2018-19/1259

Date: 10/01/2019

**DEVELOPMENT PERMISSION**

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

Development permission is hereby granted for carrying out the **Multi Family Dwelling (Revision) Building (A, B and H)**, as per the enclosed approved plans in the property zoned as 'C-1' Zone in **ODP-2026** and situated at **Sancoale Village, Mormugao Taluka** bearing Sy. No. **211/1-A** on approved Development Permission No. **MPDA/7-U-4/16-17/950** dated **19/10/2016** on the following conditions:-

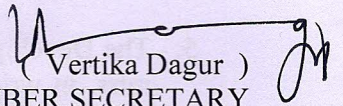
1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The Permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments 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 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 Panchayat.
17. Infrastructure tax is paid vide Challan No. 2016-17/66 dated 28/08/2018 for an amount of Rs.5,04,00,000/- (Rupees five crores four lakhs only).
18. Structural Liability certificate issued on 30/04/2016 by Eng. Mr. Paresh Gaitonde Reg. No. ER/0057/2010.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 28/08/2018 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, TO M/S UMIYA HOLDINGS PVT. LTD..

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.



  
(Vertika Dagur )  
MEMBER SECRETARY

To,  
M/s Umiya Holdings Pvt. Ltd.,  
Audi Showroom, Caranzalem,  
Panaji, Goa.

Copy to:-

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

Ssm/-