International Year of Cooperatives 2025

South Goa Planning & Development Authority

G P D A S

Ph: 2731781

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4th Floor, D Wing, Osia Commercial Arcade,
Near S.G.P.D.A. Market Complex, MARGAO – GOA.

Ref.: SGPDA/P/ 3016 / 256 /24-25

Date:- 24/ 03 /2025

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

Development permission is hereby granted for carrying out the **construction of Residential Block-A, B & C, Swimming Pool & Compound Wall** as per the enclosed approved plan in the property zoned **Settlement S-1 zone** in **O.D.P.-2031 of Ponda** and situated at **Durgabhat, Ponda,** Town bearing **Survey No. 184/1-F** of earlier approved Development Permission No. **SGPDA/P/3016/173/14-15 date 10/12/2014** 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 mts x 0.50 mts with 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 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 meters 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. The applicant /occupier of any hilly or sloppy land or any low lying land shall by himself or through his servants or agents or any other persons, shall not undertake the work of cutting of any hilly or sloppy land or filling up of any low-lying land before the commencement of the work, without obtaining the prior permission as required under section 17(A) of the Goa TCP Act 1974.

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13. The ownership of the property shall be verified by the licensing body before the issuing of the license.

14. The road widening area shall be gifted to P.M.C./local authority before applying for Completion Certificate in case the same is utilized for F.A.R.

15. The setbacks, coverage & F.A.R. shall be strictly maintained as per approved plans & as per rules in force.

16. The stilt areas proposed for parking shall be kept open at least three side and shall not be covered in any fashion at any point of time and shall not be converted and used for other uses besides parking of vehicles of the residents of the building only.

17. The structure that is shown for demolition shall be demolished before applying for completion certificate.

18. The Tenancy/Mundkarial Right if any shall be protected as per Tenancy Act/prevailing rules.

19. The incorporation of "Rain Water Harvesting is mandatory and building shall be planned, designed and constructed with provisions for "Rain Water Harvesting" as per guidelines issued by government.

20. Minimum 15% open space will have to be strictly maintained exclusively for recreational use.

21. The building shall be planned, designed and constructed with barrier free access and non-discriminatory access as required under Section 44, 45 and 46 of "The Persons with Disabilities (Equal opportunities, Protection of Rights and Full Participation) Act 1995 (in case of public buildings).

22. The building shall be designed & constructed in accordance with Part IV of Fire Protection of National Building Code of India. The provisions of firefighting requirements, arrangements and installations such as Fire escape staircase shall be mandatory for high rise buildings and N.O.C. from Fire Department shall be obtained for high rise buildings.

23. Sufficient arrangement shall be made within the plot itself for collection and onward disposal/treatment of the garbage and that proper arrangement should also be made for segregation of biodegradable waste and non-biodegradable waste caused by the residential/commercial activities in the plot and the same shall be treated within the plot by creating adequate waste/garbage treatment facilities like vermi-compost etc., such that the same shall not be detrimental to the surrounding residential area by emission of smoke, noise, offensive odour or harmful waste. This arrangement shall be made available from hygiene point of view. This arrangement/composting unit shall be developed and made available on site as per directives issued by Hon'ble high Court.

24. The access to the rear shall be kept free from all obstructions at all times.

25. 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 per the provisions of Section 17(A) of The Goa Town and Country Planning Act, 1974.

26. This development permission shall not in any way construed to be a document confirming any or all of the following:
    i) Title or interest of the holder of the permission to the relevant land or building or both.
    ii) Boundaries of the relevant site for which permission has been obtained or.
    iii) Any easement thereon or there from.

27. Adequate care shall be taken so as to make available the parking provision as approved and it shall be seen that the proposed development does not create any traffic congestion by virtue of parking of vehicles along the public roads.

28. Parking of vehicles shall be strictly carried out as per provision shown in basement and stilt and the entire parking arrangement shown on the plan shall be strictly developed and made available on site inclusive of all the entry, exit points, ramps with required gradient etc. complete and free from any obstruction/hindrances of any type which may in any way reduce the parking availability.

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29. In case of any area acquired by any government/other Depts. adjoining the property or through the property the same shall be duly verified and confirmed with the concerned acquiring department before commencement of work.

30. All drains existing on the site shall be strictly maintained with dimensions in width and depth as per the site conditions and as per prevailing storm water flow during monsoons at the time of filling the land in question.

31. No openings of any type shall be allowed along the dead wall and at no stage the rainwater from sloping roof or otherwise shall flow into adjacent property.

32. The road widening area shall be properly developed along with the gutter constructed before applying for Completion /Occupancy Certificate.

33. The owner shall take all precautionary measures to ensure that no damage is caused to the adjoining building while carrying out proposed Construction.

34. Applicant shall dispose the construction debris at his/her own level 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 Corporation/Municipal Council/Village Panchayat (as the case may be).

35. The gates shall open inwards only and 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.

36. The Development Permission is issued having regards to Section 44(4)(i)(ii)(iii)(iv), Section 42, and Section 134 of T.C.P. Act, 1974.

37. If HT/LT line passing through the property, N.O.C. 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.

38. 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.

39. Trees if any shall be cut with prior permission of the concerned Authority.

40. Along the intersection of streets no compound wall shall be raised to a height of more than 1.00 mt. from the crown of the road or a length of 9.00 mts from the intersection corner of the plot on both sides of the plot.

41. As per order dated 17.02.2020 passed in PIL W.P. 65/2019 the Development Permission is granted subject to further order in this petition.

42. N.O.C./Clearance from the Directorate of Fire and Emergency Services shall be insisted before issuing the construction license by the local bodies.

43. The development has to be strictly carried out in accordance with the provisions of the Goa Land Development and Building Construction Regulations 2010.

44. This development permission has been issued based on the provisions of finally notified **O.D.P. 2031 of Ponda**, which is in force and as per the provisions of section 44(4) of the TCP Act 1974.

45. This Development Permission is issued based on the past commitment of this Authority in granting Development Permission vide order No. **SGPDA/P/3016/173/14-15** dated **10/12/2014** and mentioned all the conditions there in should be strictly followed.

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 **Engineer Mr. Prakash S. P. Lawande, Reg. No. SE/0006/2010 Dated 12/08/2014.**

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **23/10/2024** UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, FROM **MR. UDAY G. NAIK.**

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

(Shivprasad Murari)
Member Secretary

To,
Mr. Uday G. Naik,
12/G, Nirmala Nagar, CHS,
Mira Road (E), Thane.

Copy to :
The Chief Officer,
Ponda Municipal Council, Ponda-Goa.

SOUTH GOA PLANNING & DEVELOPMENT AUTHORITY

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN.