Ref. No. MPDA/1-B-202/2018-19/ 241 Date: 27/04/2018

DEVELOPMENT PERMISSION

TINCO DI L'UTINITA OCTI

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

Development permission is hereby granted for carrying out the Amalgamation, Construction of Residential Building, Retaining Wall & Compound wall as per the enclosed approved plans in the property zoned as 'S-1 & C-1' Zone in ODP-2026 and situated at Mangor, Vasco city, Mormugao Taluka bearing Ch. No. 116, P.T. Sheet no. 121 & Ch. No. 28, P.T. sheet no. 100 of approved Sub-Division/Development Permission vide order no. MPDA/1-I-37/2016-17/544, dated 04/08/2016 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 is issued having regards to Section 44(4)(i)(ii)(iii)(iv), Section 42 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 mts. x 0.50 mts. in writing in black color on a white background at the site, as required under the Regulations.
- 7. All the setbacks shown in the approved site plan has to be strictly maintained.
- 8. The soak pit should not be located within a distance of 15.00 mts. 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.
 - 13. 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.
 - 14. 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.

- 15. Trees if any, shall be cut with prior permission of the concerned Authority.
- 16. 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.
- 17. 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.
- 18. 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.
- 19. The applicant shall obtain Conversion Sanad under The Goa Land and Revenue Code. 1968 before the commencement of any development/construction as per permission granted by this order.
- 20. 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.
- 21. Gate of Compound wall should be open towards inwards & not outward on to the road.
- 22. Stilt floor has to be used for parking of vehicle only and shall not be enclosed at any point of time.
- 23. Infrastructure tax has been paid vide Chalan No. 2016-17/50, dated 27/7/2017 for an amount of Rs. 4,86,651/- & chalan no. 2018-19/32, dated 27/04/2018 for an amount of Rs. 4,46,492/-.
- 24. Structural Liability certificate issued by Eng. Vidhyadhar Kakodkar, Reg. No. SE/0042/2010 dated 02/04/2018.

This Development permission is issued with the concurrence of the Chief Town Planner (Planning).

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 06/04/2018 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, TO MR. KAPIL M. BETGIRI.

THIS PERMISSION IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN

Vertika Dagur

MEMBER SECRETARY

THE PERIOD OF THREE YEARS.

Mr. Kapil M. Betgiri, Flat no. 102, 1st floor, Kuber Narayan Bldg., Baina, Vasco da Gama.

GOVERNMENT OF GOA

DIRECTORATE OF HEALTH SERVICES

URBAN HEALTH CENTRE VASCO-Goa

No. UHCV/NOC/18-19/245

Date: 03/05/18

NO OBJECTION CERTIFICATE

The Health Authority of Urban Health Centre, Vasco inspected the site referred to, in the application of Mr. Kapil M. Betgiri, Baina, Vasco on 03/5/2018. And from Health & sanitation point of view, there appears to be No Objection to the submitted internal plan lay out for the construction of Residential Buliding, Retaining Wall & Compound Wall in the property bearing Chalta No.116, , of P.T. Sheet No. 121, Ch. No. 28, P. T. Sheet No. 100, at Mangor, in the jurisdiction of Mormugao Taluka.

This Certificate is purely on Health & Sanitation point of view and this Office should not be responsible to the legal aspect of ownership/occupancy of the premises, which be checked by appropriate authority. Further the applicant shall be fully responsible for any dispute or Court matter arising regarding the ownership of the aforesaid land, Village Panchayat/Municipality matters, etc.

The Following hygienic measures should be met:-

- 1. The owner of the building should co-operate with the Health Authority when ever they visit for the inspection.
- 2. The solid waste should be disposed off in a proper manner, so as not to cause any Health hazard in the surrounding.
- 3. They should not create any Health hazard for the environmental pollution in the surrounding.
- 4. Soak pit should be at sufficient distance away from natural source of water/well
- 5. The NOC should be obtained after completion of the building and before occupancy of the building

6. The N.O.C. issued is liable to be withdrawn if the conditions stipulated above are not complied with.

Rull and park

(Dr. Rashmi Khandeparkar)

To, Mr. Kapil M. Betgiri, Baina, Vasco-da-Gama, Goa.

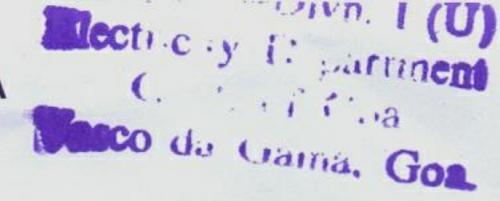
C.C.:

Office file. Guard file.

WASCO-DA-GAMA

OFFICE OF THE SUB-DIVISIONAL ENGINEER, ELECTRICITY DEPARTMENT, GOVERNMENT OF GOA O & M, SUB- DIV-I(U), DIV-XI,

VASCO-DA-GAMA.



Near KTC Bus Stand, Vidyut Bhavan, Vasco-Da-Gama - 403 802 PH. No.2512043

/18-19 Date: 04/05/2018 No.: AE/VSG/O&M/SD-I (U)/ Tech-33/ 37.3

NO OBJECTION CERTIFICATE

In pursuance of section 43 of Electricity Act, 2003 & subject to the conditions mentioned therein and the following conditions, no objection certificate is hereby issued in the name of Mr. Kapil M. Betgiri, of plot bearing Ch.no. 116 of P.T. Sheet No. 121 & Ch.no. 28 of P.T. Sheet No. 100 located at Mangor, Vasco city, as per request vide letter no. KBD/18-19/536 dtd. 30/04/2018.

1.) The applicant shall complete in advance all the required formalities of the Electricity Department as per conditions of supply of Electrical Energy in force at the time of application or release of power supply.

2.) Where existing infrastructure is insufficient to release power supply to the extend of sanctioned load, power supply will be release on after installing of required additional infrastructure.

3.) As per Clause 4 (a) of conditions of supply of Electrical Energy, incase of underground system the owner/ promoter of the building shall provide a built up premised of 2x3sq.mt or more as per requirement with lock and key, located nearest to the public road on the ground floor, for putting up distribution board to be provided by the owner/ promoter as per Department's specification. In addition, required open space shall be provided for putting up overhead HT/LT line and transformer centre.

4.) As per clause 4 (a) (i) of conditions of supply of Electrical energy, incase of underground system, the owner/ promoter of the multistoried building having built up area of 1000 sq.mtrs or above, shall provide on the ground floor an out house facing the main road built up premises of 21 sq.mtrs. area (7Mx3M) for setting up Department's indoor switchgear and transformer centre. In case the department proposes to install outdoor transformer centre and switchgear, an open space equal to the area mentioned shall be provided having sufficient electrical clearance from any building/structure/trees as required under IE Rule 1956.

5.) As per Clause 2 (c) of conditions of supply of Electrical energy, where the building has no frontage abutting a public street and where electric line/ service line has necessarily to cross over or go under or through her property, the owner/ promoter of the building shall if so required by the Electricity Department, obtain the necessary way- leaves and permission at his own expenses. Expenses incurred by the Electricity Department in laying the service line and maintaining the same in accordance with the way- leaves shall be also at the expense of the owner/ promoter/ consumer.

6.) The minimum vertical and horizontal clearance between the building/structure and the electrical lines passing over or adjacent to building/structure, respectively, shall not be less than that specified in the Rule no. 79 & 80 of Indian Electricity Rules, 1956, as amended up to date.

7.) The applicant shall not have any dues pending with the Electricity Department anywhere in Goa.

8.) This certificate is valid for a period of one year from the date of issue.

9.) This certificate is liable to be revoked without any notice if any of the conditions stipulated above are not complied with.

Celalackon Assistant Engineer, (Tech) Elect. S/D-I(U), Vasco.

No.AEII/WDXXI/F.43/ 72_/18-19 Government of Goa, Office of the Assistant Engineer, Sub. Div. II, W.D. XXI (PHE), Public Works Department, Baina, Vasco-da-Gama.

Date: 2 /05/2018

NO OBJECTION CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to state that the applicant, Mr.Kapil M.Betgiri vide their letter dt. 30/04/2018 has requested the undersigned to issue NOC for sewage connection for their building Amalgamation, Construction of Residential Building, Retaining Wall & Compound situated at Mangor, Vasco city, Mormugao taluka in plot bearing Chalta No.116 of P.T.Sheet 121 & Chalta No.28, P.T.sheet No.100 of city Survey, Vasco having M.M.C construction license Ref: Nil, PDA approval No.MPDA/1-B-202/2018-19/241 dated 27/04/2018.

It is to certify that it is feasible to connect the said building to the Public Sewerage Network and this office has no objection for the same.

Assistant Engineer-II

WORKS DEVISION XXI (PHE)
PUBLIC WORKS DEPARTMENT
BAINA, VASCO-DA-GAMA, GOA

To,
MR.Kapil M.Betgiri
Flat No.102, 1st floor,
Kuber Narayan Bldg.,
Baina, Vasco da Gama.

Copy to:- The Chief Officer, Mormugao Municipal Council, Vasco-Da-Gama