NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st Floor, Main Link Road, Panaji – Goa.

Ref. No.: NGPDA/M/1842/393/2023 Date: 25 APR 2023

MAPUSA PLANNING AREA

ORDER

(Development Permission under Section 44 of the Town & Country Planning Act. 1974)

Whereas an application has been made by **Thirteen Star Construction and Developers,** for development permission in accordance with the provision of section 44 of the Goa Town & Country Planning Act 1974 for **Construction of Commercial cum Residential building and Compound Wall (Part)** with respect to his land Zoned as **Commercial C-1 zone as per 2021 ODP of Mapusa in force** situated at **Mapusa, bearing Chalta No. 268 to 275 & 268-A of P.T. Sheet No. 147 of Mapusa City.**

And whereas, Development charge affixed at **Rs. 1,28,842.00/- and Infrastructure Tax of Rs. 27,69,027.00/- vide Challan no. M-47 dated 23-02-2023 have been paid.**

The Planning and Development Authority has granted permission to carry out the development in respect of the property above mentioned subject to the terms and conditions hereinafter stipulated upon receipt of the development charges levied for the said development. The terms and conditions upon which the permission has been granted by the Authority are the following.

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 colour 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.

13. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.

14. This 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 there from.
    d) Structural or Engineering safety or the workmanship of the proposed development

15. The building shall be planned, designed and constructed in accordance with Part IV of Fire Protection of National Building Code of India, firefighting requirement, arrangement and installation required in such buildings shall also conform to the provision of Part IV of Fire Protection of National Building Code of India and hence N. O. C. from the Chief Fire Officer, Directorate of Fire &Emergency Services shall have to be obtained before commencement of work.

16. Necessary compliance to be followed for dust pollution, mitigation during the construction or demolition of the building by the developer as per the order of the Hon'ble NGT in O.A. 148/2016 (M.A. no. 686/2017).

17. Sewage Treatment Plant is mandatory for hotel building/residential complexes having 50 flats/residential unit and above. Sewage Treatment Plant will not be required if the area is already served by existing sewer lines.

18. The applicant shall follow the rule 18.1 & 18.2 of the Goa Land Development and Building Construction Regulation 2010, with regards to the planting & preserving of trees, which shall be checked by the local Authority.

19. The applicant shall fulfill the required clearance from the existing power lines in the vicinity, in conformity with the Indian Electricity Rules 1956, and as per the letter issued by the Chief Electrical Engineer of Electricity Department, vide letter No. 51(3)/CEE/Tech/(com)/2020-21/303, dated 01/07/2020 are to be maintained as under.

    For low or medium voltage (voltage up to 650 volts)

    1) Where a low or medium voltage (voltage up to 650 volts) overhead line passes above or adjacent to or terminates any structure, the minimum clearance from any accessible point on the basis of maximum sag shall be observed:

    a. For any flat roof, open balcony, verandah and Lean to roof:

    i. Vertical clearance of 2.439 meters from the highest point where line passes over the structure.

    ii. Horizontal clearance of 1.219 meters from the nearest point where line passes adjacent the structure.

    b. For pitched roof:

    i. Vertical clearance of 2.439 meters immediately under the line when line passes over the structure.

    ii.Horizontal clearance of 1.219 meters from the nearest point where line passes adjacent the structure.

    For high or extra-high voltage (11KV and above)

    2) Where a high or extra-high voltage (11KV and above) overhead line passes above or adjacent to a structure it shall still have on the basis of maximum sag, a vertical clearance above the highest part of the building immediately under such line, of not less than:

    a. Voltage level 11KV upto 33KV-3.658 meters.

    For voltage level above 33KV-33.658+0.305 meter for every additional 33KV or part thereof.

20. Rain water harvesting tank for storage and re-use of water shall be mandatory for private Building in case of the plot is more than 4000sq.meters and having 40 units and more for secondary use such as flushing of WC, gardening, landcape, carwashing and the like through [illegible] parallel line in the plot/ premises, similarly , for public/institutional

21. The Construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulation 2010.

22. The applicant shall pay labour cess of 1 % of the total cost of construction project to the commissioner of labour & Employment & Secretary , Goa Building & other Construction workers welfare Board , before applying for Completion Certificate to this Authority.

23. In case the proposal involved felling trees, the project proposed/owned shall obtain prior permission from Tree Officer/Forest Department as mandated U/S 8 & 9 of Goa preservation of Tree Act.

24. **If any hill cutting/ Land filling is done which involves section 17-A of TCP Act, 1974 and approval/NOC has not been obtained from the Chief Town Planner(Land use) than, this Development Permission will stand null and void, if further violated the section 17-A of TCP Act, 1974 the Development Permission stands cancelled and revoked at the same instant without claiming any compensation or relief under any legal course.**

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 02-02-2021 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, FROM THIRTEEN STAR CONSTRUCTION AND DEVELOPERS.

[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].

NORTH GOA PLANNING & DEVELOPMENT AUTHORITY
PANAJI GOA

(VERTIKA DAGUR)
MEMBER SECRETARY

To
Thirteen Star Construction and Developers
Mapusa Bardez Goa.

Copy to:

1 **The Chief Officer, Mapusa Municipal Council, Mapusa- Bardez Goa**
* **Not to issue Occupancy Certificate without submitting Completion Certificate fro North Goa Planning and Development Authority.**

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RYAN BRAGANZA