

# 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.



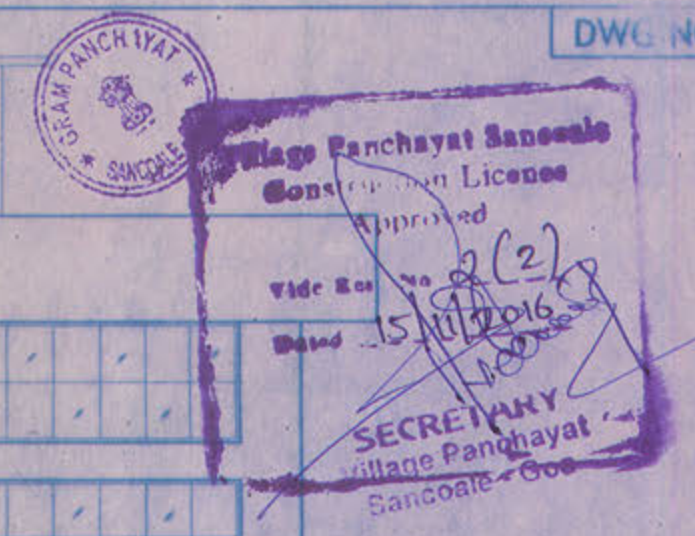
( Vertika Dagur )  
Member Secretary

To,

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

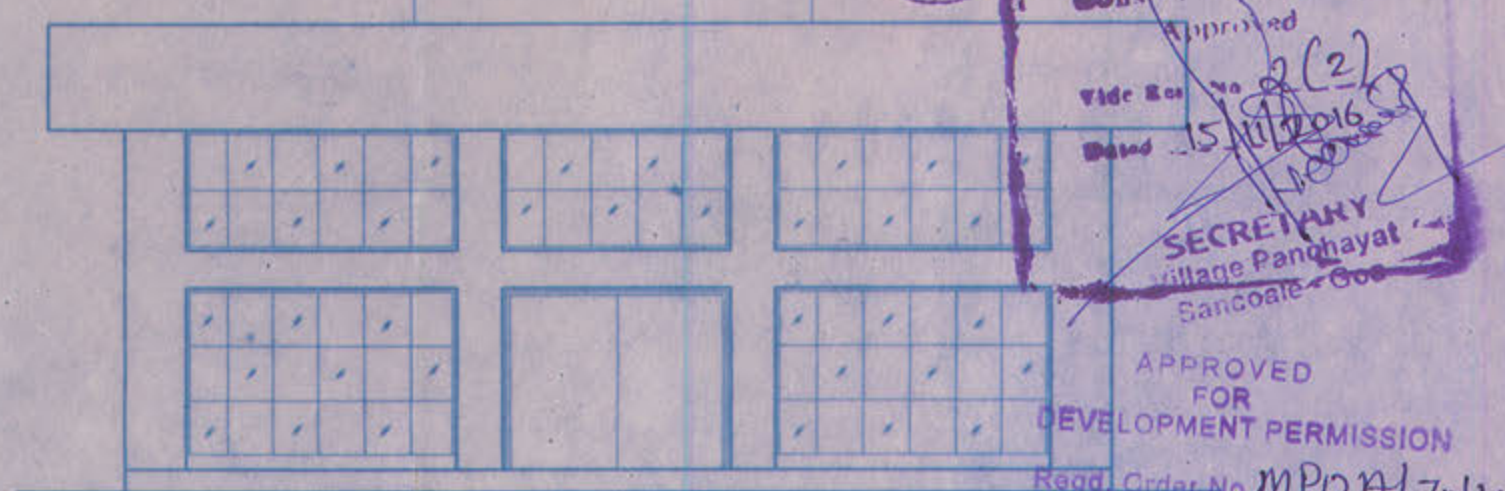
Copy to: The Sarpanch, Sancoale, Sancoale, Mormugao, Goa for information.

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN

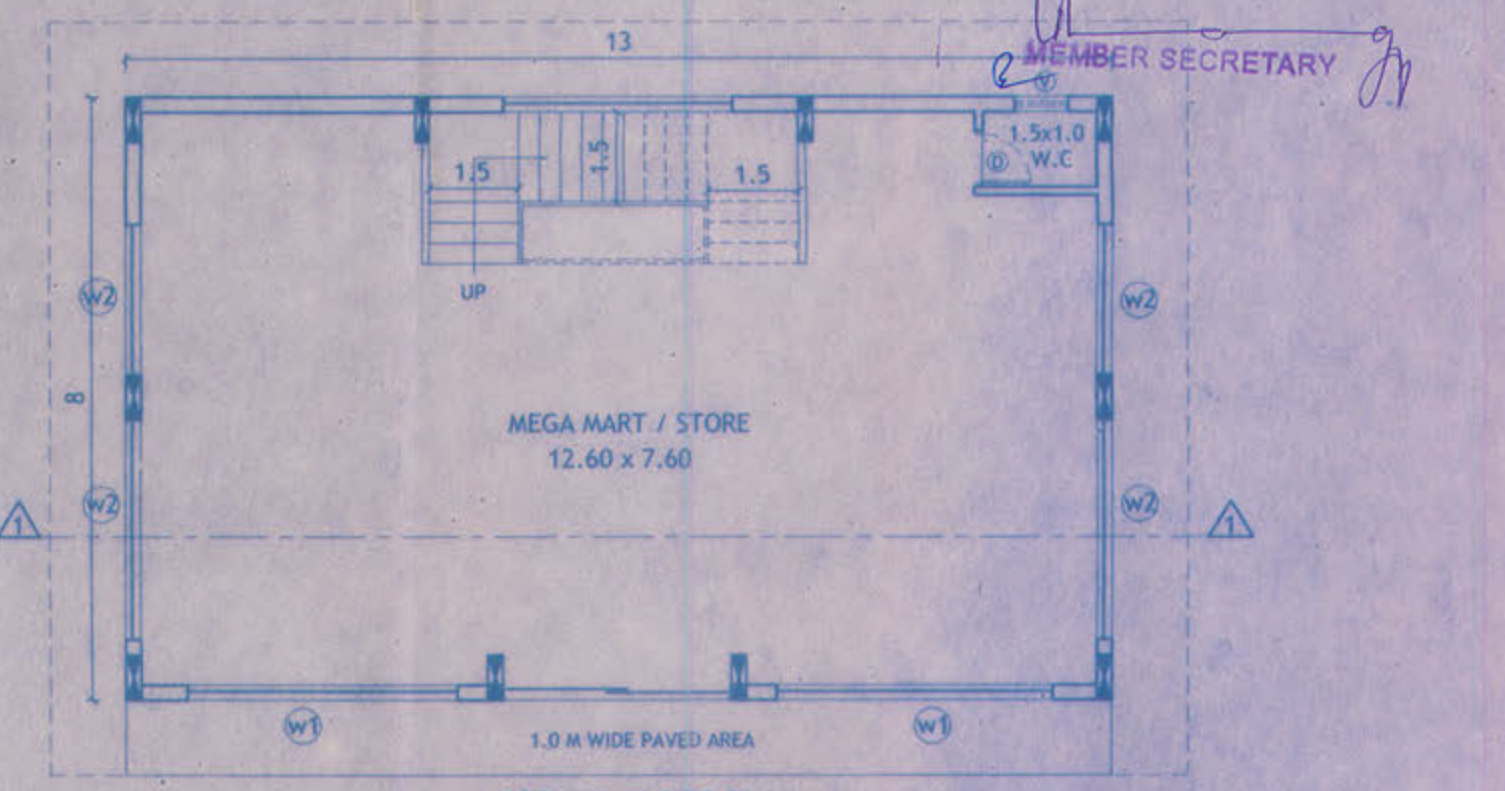


AREA STATEMENT		
a	PLOT AREA	23400.00 m2
b	AREA UNDER ROAD WIDENING	1633.00 m2
c	NET PLOT AREA	21767.00 m2
d	REQUIRED OPEN SPACE (15%)	3265.05 m2
e	PROVIDED OPEN SPACE	3270.00 m2
f	PERMISSIBLE COVERED AREA (40%)	8706.80 m2
g	PERMISSIBLE FAR (2.00)	46800.00 m2
h	PROPOSED COVERED AREA	7856.06 m2
i	PROPOSED COVERAGE	36.09 %
j	PROPOSED F.A.R	43458.25 m2
k	F.A.R CONSUMED	1.85

TOTAL BUILT UP AREA FOR INFRASTRUCTURE TAX = 63,000.00 m2 (84403.51+72.0(S.POOL)-21475.87(PARKING))



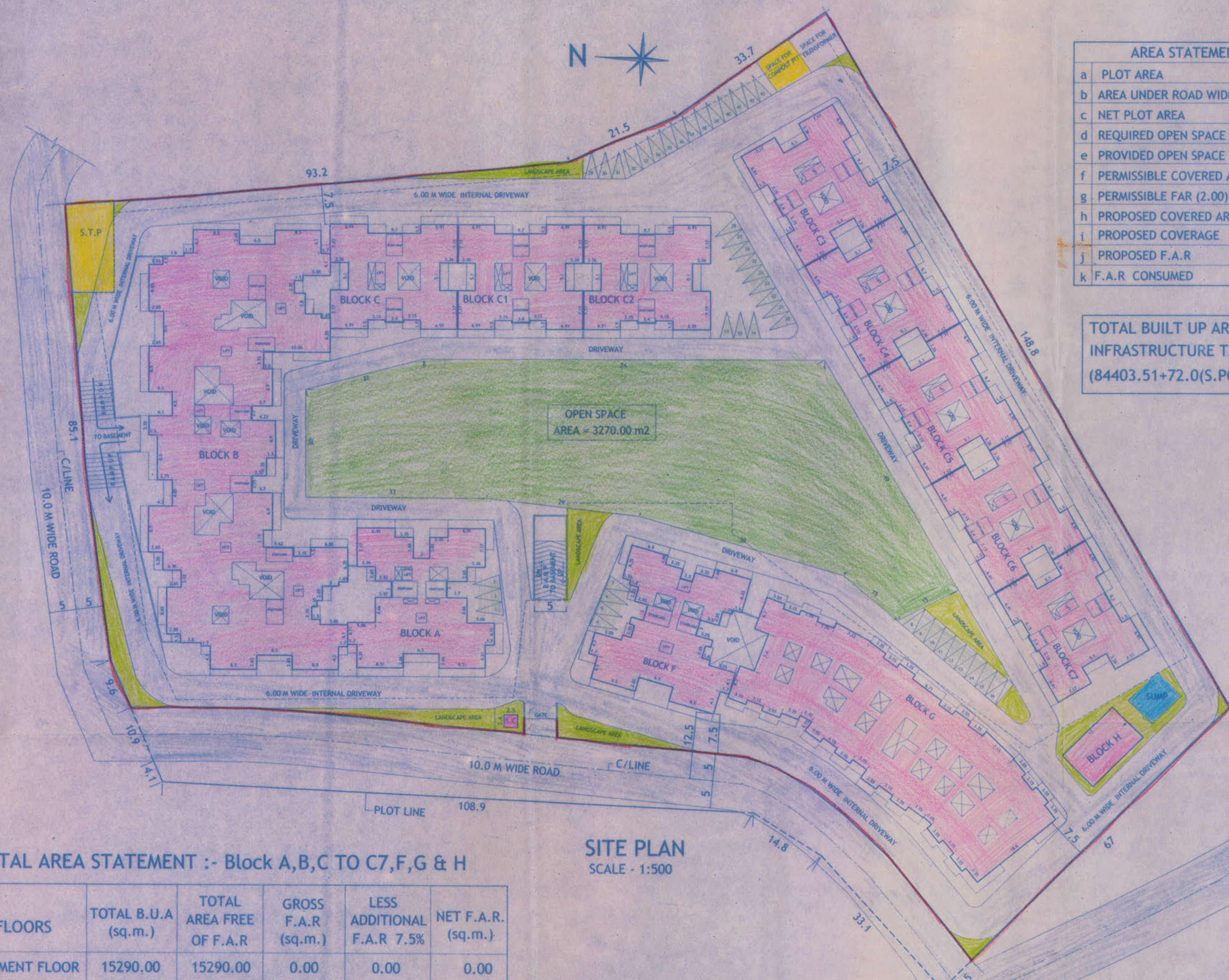
FRONT ELEVATION SCALE: 1-100



GROUND FLOOR PLAN SCALE: 1-100 BLOCK H

AREA STATEMENT :- BLOCK - H

FLOORS	TOTAL B.U.A (sq.m.)	AREA STATEMENT FOR FREE OF F.A.R.				GROSS F.A.R (sq.m.)	LESS ADDITIONAL F.A.R 7.5%	NET F.A.R (sq.m.)
		STAIRS/LIFT (sq.m.)	BALCONY (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)			
GROUND FLOOR	104.00	9.00	0.00	0.00	0.00	95.00	0.00	95.00
TOTAL	104.00	9.00	0.00	0.00	0.00	95.00	0.00	95.00



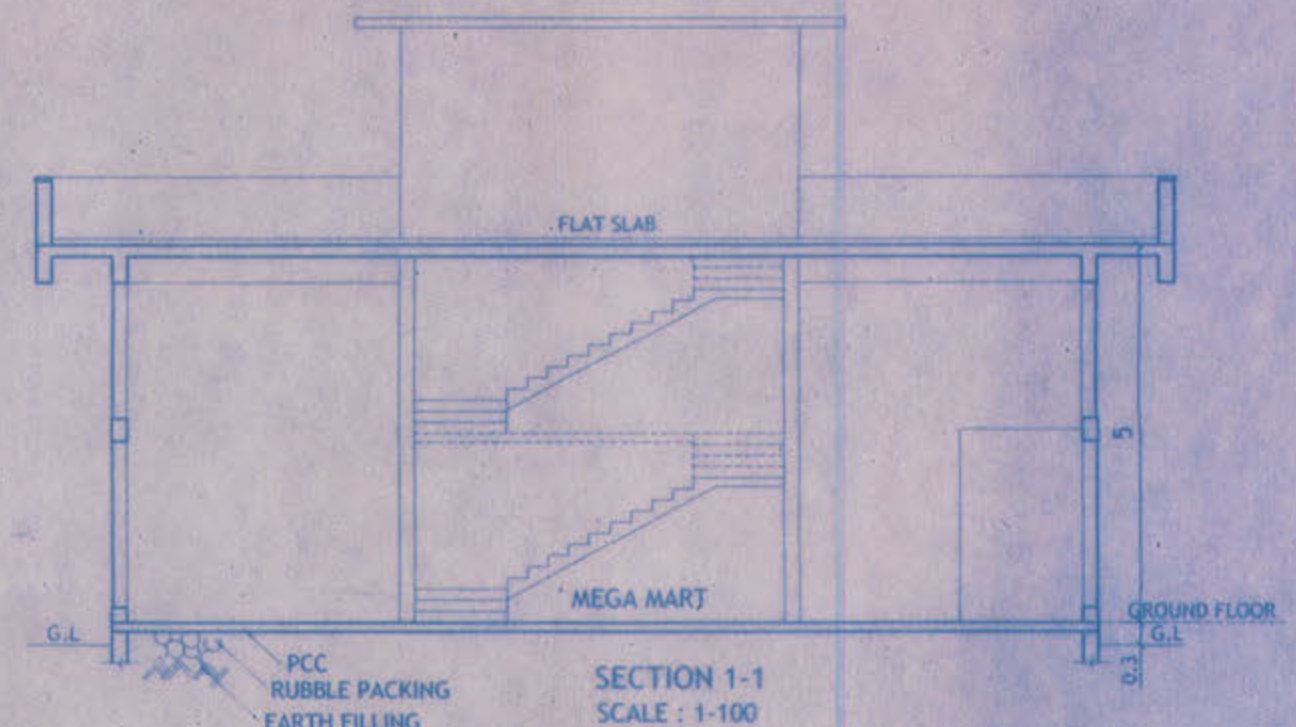
SITE PLAN SCALE - 1:500

TOTAL AREA STATEMENT :- Block A,B,C TO C7,F,G & H

FLOORS	TOTAL B.U.A (sq.m.)	TOTAL AREA FREE OF F.A.R	GROSS F.A.R (sq.m.)	LESS ADDITIONAL F.A.R 7.5%	NET F.A.R. (sq.m.)
BASEMENT FLOOR	15290.00	15290.00	0.00	0.00	0.00
STILT FLOOR	7752.06	7241.82	510.24	323.81	186.43
GROUND FLOOR	104.00	9.00	95.00	0.00	95.00
1ST FLOOR	7004.80	1566.22	5438.58	228.82	5209.76
2ND FLOOR	7744.68	2095.51	5649.17	228.82	5420.35
3RD FLOOR	7744.68	2095.51	5649.17	228.82	5420.35
4TH FLOOR	7744.68	2095.51	5649.17	228.82	5420.35
5TH FLOOR	7744.68	2095.51	5649.17	228.82	5420.35
6TH FLOOR	7744.68	2095.51	5649.17	228.82	5420.35
7TH FLOOR	7744.68	2095.51	5649.17	228.82	5420.35
8TH FLOOR	7778.57	2101.79	5673.78	228.82	5444.96
SECURITY CABIN	6.00	0.00	6.00	6.00	0.00
NET TOTAL	84,403.51	38784.89	45618.62	2160.37	43,458.25

PRAKING REQUIRED :- PARKING PROVIDED :-

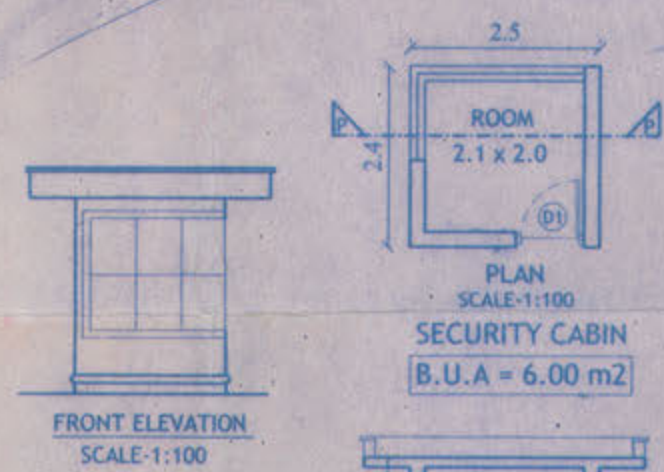
TYPE	flats	TYPE	cars
BLOCK A	32	STILT PARKING :-	
BLOCK B	106	BLOCK A	16
BLOCK C - C7	256	BLOCK B	57
BLOCK F	32	BLOCK C - C7	12 x 8 = 96
BLOCK G	128	BLOCK F	16
TOTAL FLATS	554	BLOCK G	36
BLOCK H = 104.0/50 = 3cars		BASEMENT	508
TOTAL = 554 + 3 = 557 cars		SURFACE	43
		TOTAL	772 cars



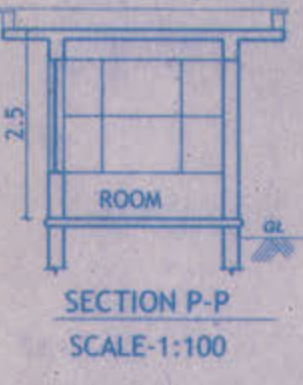
SECTION 1-1 SCALE: 1-100

SITE PLAN

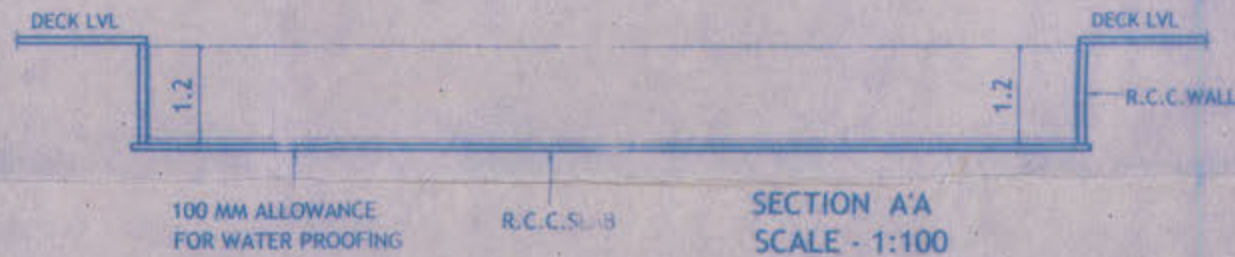
REFER NO:- MPDA/7-U-4/12-13/1899



FRONT ELEVATION SCALE: 1-100



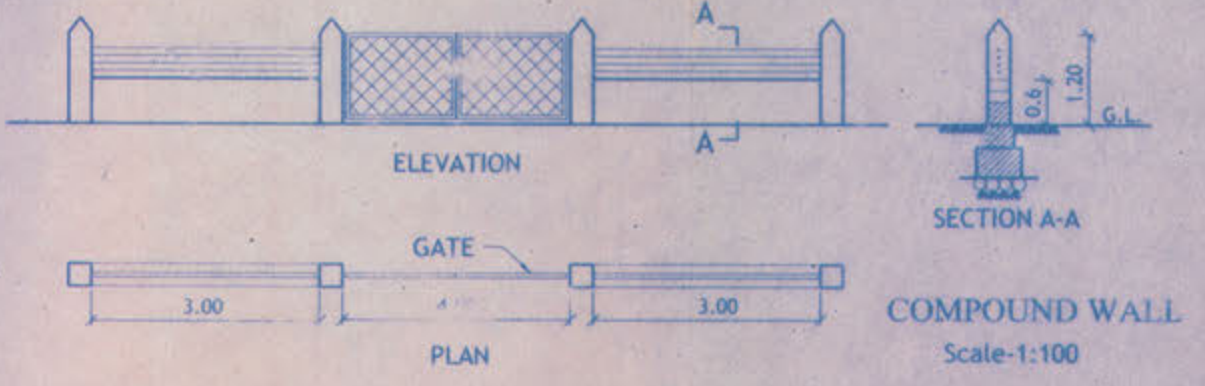
SECTION P-P SCALE: 1-100



SECTION AA SCALE - 1:100



DECK 1.0 M WIDE



ELEVATION

SECTION A-A



PLAN

COMPOUND WALL Scale: 1:100

PROPOSED COVERED AREA = 7752.06 + 104.0 = 7856.06 m2  
 PROPOSED SWIMMING POOL AREA = 72.0 m2

PROJECT:  
 PROPOSED REVISION ON PLOT BEARING SY.NO/SUB DIV NO.211/1-A, AT SANCOALE VILLAGE, MORMUGAO TALUKA, GOA.

OWNER:  
**M/S UMIYA HOLDINGS PVT.LTD**  
 DRN BY: S.A      DRGS:  
 DP NO: SUB-01      SITE PLAN, AREA STATEMENT  
 JOB NO: 626/16      BLOCK H(FLOOR PLAN)  
 DATED: 17/03/16      SCALE - 1:100, 1:500

ARCHITECT'S SIGNATURE: *Bryan J. Soares*      CLIENT'S SIGNATURE:  
**Bryan J. Soares**  
 Reg. No. CA/89/12085  
 AR/0031/2010

ARCHITECTS:  
**SOARES & ASSOCIATES**  
 G-1, VIKAS BUILDING,  
 18TH JUNE ROAD,  
 PANJIM, GOA  
 PH./FAX: 2228040, 2430010  
 e-mail: soares88@gmail.com