

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/M/1706 | 1539 | 2019

Date: 22 JAN 2019

ORDER

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

Whereas an application has been made by **Al-Mustafa Developers**, for development permission in accordance with the provision of section 44 of the Goa Town & Country Planning Act 1974 for **Proposed Construction of multi dwelling Building** with respect to his/her land zoned as **Settlement S-1 Zone** in O.D.P./Zoning Plan/Regional plan and situated at **Mapusa**, bearing **Chalta No. 11-B, P.T Sheet No. 60** Earlier approval reference number No.

And whereas, a Development charge affixed at **Rs. 14271.00** And **Infrastructure Tax** of **Rs. 202654.00** vide **Challan No. M- 46** dated **31/12/2018** has 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 signboard 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 shall not be located within a distance of 15 mts. from any other well in the plot area/plan.
- 8) The commencement and the completion of the work shall be notified to the Authority in writing in the appropriate forms.
- 9) Completion Certificate has to be obtained from this Authority before applying for

- Occupancy Certificate from the Licencing Authority.
- 10) Storm water drain should be constructed along the boundary of the affected plot abutting to the road.
 - 11) **Adequate utility space for the dust bin, transformer, etc. should be reserved within the plot area. In case of any cutting 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 Provision of Section 17(A) of the Goa Town and Country Planning Act,1974**
 - 12) In case of compound wall the gate shall open inwards only and traditional access, if any passing through the property shall not be blocked.
 - 13) The ownership of the property shall be verified by the licencing body before the issuing of the Licence.
 - 14) 1) 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 therefrom.
 - 15) The permission has been granted as per the approved plans hereby annexed.
 - 16) **The Construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulation 2010.**
 - 18) **All the conditions laid in the earlier development order are valid and inforce**
 - 19) **This Development permission is issued based on the decision of the Authority in its 72nd adjourned meeting held on 12/12/2018**
 - 20) **6.00m wide road shown in the site plan should be available on site before commencement of work.**

This permission is issued with reference to the application dated **30/07/2018** under Section 44 of the Goa Town and Country Planning Act, 1974, from **Al-Mustafa Developers**

This permission is valid for a period of three years from the date of issue of construction license provided that the construction license is issued within the period of three years.

To,
Al-Mustafa Developers,
C2, 3rd floor, Eldorado Plaza,
Panjim Market, Panaji Goa




(R.K.PANDITA)
MEMBER SECRETARY

Copy to:

- The Chief officer, Mapusa Municipal Council, Mapusa – Goa**
- * **Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.**

//ld.

M. 46

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY
Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/M/ 1706 /1528/ 2018

Date: 31 DEC 2018

ORDER

- Read 1) The Goa Tax on Infrastructure Act, 2009 (Goa Act 20 of 2009)
2) Your application under **Inward No.871 Dated. 30/05/18**

Whereas the Infrastructure Tax towards your application for **Proposed Construction of multi dwelling Building** in property bearing **Chalta No 11-B , P. T. sheet No. 60 , of city Mapusa** has been assessed as **Rs. 2,02,654.00 (Rupees Two lakh two thousand six hundred fifty four only)**

The Calculation of the tax has been assessed @ Rs.200/- per square meter of floor area for Residential building and @ Rs.800/- per square meter of floor area for commercial Building as per the provisions of the said Act.

Infrastructure Tax due:

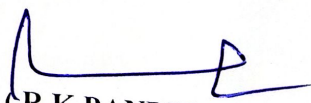
		No. of units	Built up area in m2		Amount
(i)	Commercial		-----	@ Rs. 800.00 /m2	= Rs. -----
(ii)	Residential	19	1013.27	@ Rs. ----- /m2	= Rs. 2,02,654.00
(iii)	Industrial	-----	-----	@ Rs. ----- /m2	= Rs. -----
(iv)	others	-----	-----	@ Rs. ----- /m2	= Rs. -----

Total Amount of as Rs. 2,02,654.00 (Rupees Two lakh two thousand six hundred fifty four only) for the total Built up Area admeasuring 1013.27 sq.mts.

Now, therefore the said amount shall be deposited in the State Bank of India (Treasury Branch), Panaji by way of challan in the following Budget Head:

- 0217- Urban Development
- 80 - General
- 800 - Other Receipts
- 01 - Receipt under Goa Tax on Infrastructure Act, 2009.
- 900 - Deduct Refunds
- 90 - Deduct Refunds




(R.K.PANDITA)
MEMBER SECRETARY

To,
Al-Mustafa Developers,
C2, 3rd floor, Eldorado Plaza,
Panjim Market, Panaji Goa

//Jd

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st Floor, Mala Link Road, Panaji - Goa.

Ref: NGPDA/M/1706 /1526/2018

Date: 28 DEC 2018

FORM - F

- 1) Name of Assessee Address: Al-Mustafa Developers, C2, 3rd floor, Eldorado Plaza, Panjim Market, Panaji Goa
- 2) Explain in short if assessee has sufficient interest in land to carry our development.
Application received under Section 44 of Town & Country Planning Act 1974 for renewal

3) Chalta / Survey Number and city/village of plot to be developed:
Chalta No. 11-B of P.T. Sheet No. 60 of Mapusa- Goa.

4) Nature of Development (Strike out what is not necessary)

- (i) Multi Family dwelling Yes
(ii) Commercial/Public & Semi-Public building -NA-
(iii) Industrial building -NA-
(iv) (Building for transport & Communication. -NA-
(v) Other building (specify) -----
(vi) Sub-division of land -----
(vii) Change in land/building use (specify) -----
(viii) Institution of use -----

5) Zone of area as per ODP/

Settlement S- 1 Zone

6) Is the proposed development as per Rules ? Yes.

7) Method of assessment (sq.mt. of floor area/sq.mts. of land area/running meter)

i. Zoning Information Charges	699.00m2	-----	= Rs. 500.00	A
ii. Amalgamation charges		@ Rs. 8.00/m2	= Rs. -----	B
iii. Institution charges:	699.00 m2	@ Rs. 4.00/m2	= Rs. 2796.00	C
iv. Built up area commercial:	----- m2	@ Rs.24.00/m2	= Rs. -----	D
v. Residential area :	1246.21 m2	@ Rs.8.00/m2	= Rs. 9969.68	E
vi. Compound wall	100.00 r.mts	@ Rs. 10.00 r.mtr	= Rs. 1005.00	F

Total A+B+C+D = Rs. 14270.68

8) Total amount i.e. Say Rs. Rs. 14271.00

9) Any other remarks

a) The payment is to be made at the Goa Urban Co-operative Bank Ltd. Mala Branch, of North Goa P.D.A. Account No. 4226 and receipt produced.

b) Payment is to be made within sixty days from the date of issue, failing which the file will be closed.



(R.K.PANDITA)
MEMBER SECRETARY

ASSESSMENT ORDER No.

- i) Application duly made in Form C and hearing completed.
ii) Assessment made after service of notice and hearing completed.
iii) Best judgment assessment made as applicant did not attend hearing
Development charges payable Rs. Rs. 14271.00
Rupees Fourteen thousand two hundred seventy one Only
iv) Assessment is refused/postponed for the following reasons:

/Jd