

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

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

Ref. No.: NGPDA/M/1716/ 1403 /2022

Date: 24 FEB 2022

MAPUSA PLANNING AREA

ORDER

(Development Permission under Section 46 of the Town & Country Planning Act. 1974)

Whereas an application has been made by **M/s. Rajdeep Builders**, for development permission in accordance with the provision of section 46 of the Goa Town & Country Planning Act 1974 for **Renewal of Development Permission for construction of Residential building Block 'A' and Block 'B'** with respect to his land Zoned as **Settlement 'S-1' zone as per ODP 2021 of Mapusa** situated at **Mapusa bearing Chalta Number. 13 of P.T. Sheet no. 111 of Mapusa** Earlier approval ref. number **NGPDA/M/1716/1681/19 dated 25/01/2019 and Revised dated 10/06/2019.**

And whereas, Development charge affixed at **Rs. 10,016/-** and **Infrastructure Tax at Rs. 2,73,028/-** vide **Challan no. M-58 dated 21/01/2019** has been paid earlier.

The Planning and Development Authority has granted permission/renewal of the Development Permission issued 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) This permission shall be valid for a period of three year from **09/06/2022 to 10/06/2025** and not transferable.
- 2) The commencement of the development work and its completion shall be done under prior intimation to this Authority.
- 3) The permission is liable to be revoked if it is based on false information/wrong plans/calculation/documents or on other accompaniments of the application are found to be incorrect or wrong at any stage or after the grant of the permission and the applicant will not be in the event of course of the action will be entitled for any compensation.
- 4) Any change to be effected in the approved plans/change in the use of the approved built up space requires prior permission of this Authority.
- 5) Prior to commencement of development work, it will be incumbent upon the applicant to have valid conversion Sanad of use of land as contemplated under the Goa, Daman & Diu Land Revenue Code 1968.
- 6) Grant of development permission shall not mean to give any right to the applicant for making/ laying claim for water connection from the Government of Goa or any concerned Authorities.
- 7) The applicant/s shall obtain necessary License / Approval / permission etc. (Municipality / Forest Dept. / P.W.D. etc. as may be required under any other law of force before commencement of work/carrying out any development or cutting of tree/trees.
- 8) The developer / applicant should display a pucca hoarding / sign board (1 x 0.50 mts.) with write-up in black colour on white background at the site of development clearly indicating the Order Number with date of this Authority readable from a distant point. In case of no compliance appropriate action shall be taken as per the provisions of Town & Country Planning Act, 1974.
- 9) In case of property is adjacent to the National Highway, State Highway, permission be taken from P.W.D. before commencement of development work
- 10) The applicant himself or through his servants or agents or any other person shall not undertake the work of cutting of hill or sloppy land, in, over or upon any hilly or sloppy land having gradient of 1:10 or more or filling up of any low lying land below 50 cms. or more from the adjoining ground level. without obtaining the prior written permission from the Chief Town

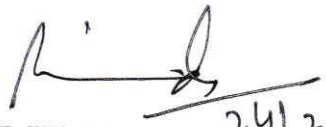
Planner Goa as required under Section 17(A) of Town & Country Planning Act, 1974.

- 11) Traditional access, rain water drain, if any passing through the property should not be blocked and the status of it should be maintained to the satisfaction of the local Authority.
- 12) Completion Certificate should be obtained from this Authority before applying for Occupancy Certificate in Corporation / Panchayat.
- 13) Required building set backs from the property boundary, existing road should be strictly maintained.
- 14) Area affected by road widening shall be duly asphalted and surrendered to the local authority before obtaining Completion Certificate.
- 15) The balconies proposed should not be covered in any fashion, which may lead to excess F.A.R.
- 16) Distance between the buildings within the property should be maintained as shown in the site plan.
- 17) Any major changes in the proposed building should be got approved from this Authority before executing such changes, failure to which strict action will be initiated.
- 18) **This Renewal of Development permission is issued based on the earlier Development Permission issued dated 25/01/2019 and dated 10/06/2019 (Renewal)**
- 19) **The Construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulation 2010.**
- 20) **All the conditions laid in the earlier Development Order are valid and in force.**

This permission is granted subject to the provisions of the Town & Country Planning Act, 1974 and Rules and Regulations framed thereunder.

By order from the North Goa Planning and Development Authority.




(R.K.PANDITA) 24/2/2022
MEMBER SECRETARY

To,
M/s. Rajdeep Builders,
202, 2nd floor,
Mathais Plaza,
Panaji Goa.

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.

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