

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st Floor, Mala Link Road, Panaji Goa - 403001.

Ref: NGPDA/ M/1569/2410/16

Date: 15 DEC 2018

ORDER

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

Whereas application has been made by **Shri Oswald de Melo (POA) for Shri Joseph W. Braganza & others**

for development permission in accordance with the provision of Section 44 of the Goa Town & Country Planning Act, 1974, for **Proposed amalgamation and residential project**

----- with respect to his/her land zoned as

Settlement S-1 zone	in	O.D.P. and situated at	Mapusa	-----
City / village	bearing	Survey No.	-----	Chalta No. 3,3A & 3-B
P.T. Sheet No. 26	plot No.	-----	-----	-----
approved sub-division	reference number	-----	dated	-----

And whereas Development charges affixed at **₹ 276846/-** and Infrastructure Tax at **₹ 3278674/-** vide Challan No. **M-77** dated **22.11.2016** 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 & 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 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 development/construction as per the permission granted by this order.
- 7) The soak pit shall not be located within a distance of 15.00 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 dustbin, transformer, etc. should be reserved within the plot area. 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 provision of Section 17(A) of the Goa Town & Country Planning Act, 1974.
- 12) In case of compound wall, the gates 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 licensing body before the issuing of the licence.
- 14) Parking area should be developed as per the specification of P.W.D.
- 15) 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
 - c) Any easement thereon or therefrom ; or
 - d) Structural or engineering safety or the workmanship of the proposed development.
- 16) The construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulations 2010.
- 17) The building shall be planned, designed and constructed in accordance with Part IV of Fire Protection of National Building Code of India, fire fighting 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.
- 18) This development permission is issued by having regard to section 44 and section 44(4)(ii) and (iii) of Town & Country Planning Act and also having regard to letter for adoption of Mapusa ODP-2021 by the Chief Town Planner dated 6.8.2016. This development permission will be provisional in nature pending finalization of draft ODP of Mapusa.
- 19) This Development permission for construction of residential project is issued based on the decision of the Authority in its 64th meeting held on 23.9.2016 and based on the NOC from the Executive Engineer -I & Canal Officer (North) under ref.no.WRD/WDI/ASW/F.15/176/2016-17 dated 2.9.2016.

This Development Permission is issued with reference to the application dated 21st September 2016 under Section 44 of Goa Town & Country Planning Act, 1974, from Shri Oswald D'Mello (AH) for Joseph W. Branga and others.

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.

To,
Shri Oswald de Melo (POA) for
Shri Joseph W. Branganza & others
Mapusa Bardez Goa 403 507.



(R. K. PANDITA)
MEMBER SECRETARY

Copy to:

- 1) ~~The Secretary, Village Panchayat~~ ----- ~~Gea.~~ *
 - 2) ~~The Commissioner, The Corporation of City of Panaji, Panaji Goa~~ 403001. *
 - 3) The Chief Officer, Mapusa Municipal Council, Mapusa Goa – 403507. *
- * Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

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

Ref. No. NGPDA/M/ 1569/ 2618

Date:

/16

128 DEC 2016

ORDER

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

Whereas an application has been made by **Shri Oswald de Melo (P.O.A.), Shri Josesph W. Braganza & Others**, for development permission in accordance with the provision of section 44 of the Goa Town & Country Planning Act 1974 for **Proposed residential project Phase II & Compound wall** with respect to his land zoned as **Settlement S-1 Zone in Draft O.D.P./Zoning Plan/Regional plan** and situated at **Mapusa City bearing Chalta No.3,3A & 3B of P.T.Sheet Number 26** approved sub-division reference number No. NGPDA/1569/2410/16 dated 5/12/2016

And whereas, a Development charge affixed at **Rs. 2,08,339/- and Infrastructure Tax of Rs.14,02,908/-vide Challan No. M- 88 dated 27/12/2016** 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.

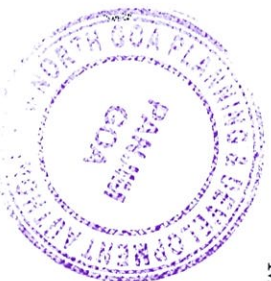
- 1) Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
- 2) The permission granted shall be revoked, if any information, plans calculations, documents and any other accompaniments 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 building shall be planned, designed and constructed in accordance with part IV of Fire Protection of National Building Code of India , fire fighting 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.
- 17) This Development Permission for residential project Phase II is issued based on the decision in 65th Authority meeting held on 30/11/2016 and based on the NOC from the executive Engineer I and Canal Officer (North) under Ref. No. WRD/WDI/ASW/F.15/1766/2016-17 dtd. 2/9/2016 ,
- 18) NOC from the concerned Authority with respect to EI. A should be obtained before commencement of the work and the said NOC should be submitted to this Authority for information and record.
- 19) The Construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulation 2010

This permission is issued with reference to the application dated 25/11/2016 under Section 44 of the Goa Town and Country Planning Act, 1974, from Shri Oswald de Melo (P.O.A.), Shri Joseph W. Braganza & Others,
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

(R.K.PANDITA)
MEMBER SECRETARY

To,
Shri Oswald de Melo (P.O.A.),
Shri Joseph W. Braganza & Others,
Mapusa Bardez Goa
Copy to:



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

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