

**MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY**

VASCO DA GAMA, GOA

Ref. No. MPDA/9-P-97/2016-17/137U

04/01/2017  
Date: ~~04/10/2016~~

**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 : Amalgamation of Plots, Multi family dwelling Bldg. Block A & B & Compound wall.**

**\* (b) Change of use of (building/Land) Amalgamation Plots, Construction of Multi family dwelling Bldg. Block A & B & Compound wall, as per the enclosed approved plans in the property zoned as 'S-2' Zone in ODP/CDP/Regional Plan and situated at Dabolim Village, Mormugao Taluka, Goa, bearing Sy. No. 63/2 & 3 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.
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. An adequate opening at the bottom of the compound wall shall be kept, so that no cross drainage is blocked for the free flow of water, so as to avoid the stagnation of water in whatever form.
19. Basement & stilt floor in both the Block A & B have to be used for parking of vehicles only.
20. STP have to be constructed & commenced before applying for Completion Certificate.
21. Open Space have to be developed and made available for the residents of Bldg. Block A & B.
22. Rainwater harvesting & Garbage composite plant have to be developed and put to use.
23. Infrastructure Tax paid vide chalan no. 2016-17/93, dated 22/9/2016 for Rs. 18,86,596/-.

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. Deepak C. Ghorpade, dated 28/09/2016 Reg. No. ER/0014/2010.**

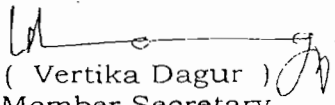
THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 29/06/2016 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, TO **RAMSAGAR BASANT PRASAD.**

THIS PERMISSION IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF THIS PERMISSION.

To,

Mr. Ramsagar Basant Prasad,  
H/No. 230, Nr. Dabolim Railway Station, Dabolim Goa.



  
( Vertika Dagur )  
Member Secretary

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

**PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN**

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OFFICE OF THE VILLAGE PANCHAYAT CHICALIM.  
P.O. CHICALIM-MORMUGAO GOA 403711  
Tel : 0832-2540226  
Email : [vpchicalim@gmail.com](mailto:vpchicalim@gmail.com)



Construction Licence No. VP/CHI/11/2017-18/10/256

Date: 08.05.2017.

Licence is hereby granted to **Mr. Ramsagar Basant Prasad, H. No. 230, Nr. Dabolim Railway Station, Dabolim, Goa**, for the **Algamation of Plots, Construction of Multi Family Dwelling Bldg; Block A & B & Compound wall, at Dabolim**, as per the enclosed approval plan in the property zoned as 'S-2' in the ODP **Dabolim Village of Mormugao Taluka, property bearing Survey No. 63/2 & 3** under approved Development Permission Order No. **MPDA/9-P-97/2016-17/1374 dated 04/01/2017** in terms of Resolution No. 2 (1) dt. **31/03/2017** and as per his application under No. VP/CHI/11/3249 of V.P. Register dated 16/03/2017 and one copy of the plan concerned with the approval note carrying the embossed seal of this Panchayat, duly signed, is returned to the interested party who shall comply with the following conditions:

1. (a) The applicant shall strictly comply with all the conditions imposed in the Development Permission Order No. **MPDA/9-P-97/2016-17/1374 dated 04/01/2017** issued by the Mormugao Planning and Development Authority, Vasco da Gama.
- (b) As per the valuation report submitted to this office, the estimate cost of the bldgs. works out as **Rs. 99944570=00 (Rupees Nine Crores Ninety Nine Lakhs Forty Four Thousand Five Hundred Seventy only)**
- (c) All the conditions laid down by the Directorate of Health Services, Primary Health Centre, Cortalim vide their **NOC No. UHCV/NOC/17-18/209 dated 05/05/2017** should be strictly maintained & adhered to by the applicant.
- (d) N.O.C. from the office of Asst. Engineer, Electricity Dept. Nr. KTC Bus Stand Vasco da Gama, vide their **N.O.C. No. SDE-II/VSG/Tech-1/96/17-18 dated 02/05/2017** should be strictly maintained & adhered to by the applicants.
- (e) The applicant shall notify the Panchayat for giving the alignment of the building.
2. The construction should maintain the minimum prescribed horizontal and vertical clearance from any overhead electrical line passing adjacent to the construction.
3. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Panchayat.
4. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads
5. The building should not be occupied unless the occupancy certificate is obtained from the Panchayat
6. The construction licence shall be revoked if the construction work is not executed as per the approved plans and the statements therein, and in case whenever there is any false statement or misrepresentation of any material passed /approved or shown in the application on which the permit was based.
7. The applicant should construct a separate soak pit in order to derivate in the sullage water.
8. Any soak pit should be constructed at a minimum distance of 20 meters away from any well.
9. The ventilation pipe of the septic tank should be provided with a mosquito net.
10. The applicant should connect the pipelines from their latrines/WC's to the sewerage line at their own cost, whenever the sewerage line is commissioned.
11. The applicant should fix a board at a prominent place whenever the construction is started indicating the Number, the date and the authority for which the licence for development work has been granted
12. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy Certificate.
13. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
14. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC slabs of sufficient thickness.
15. The applicant should gift the road widening area to the Village Panchayat before applying for occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
16. The applicant should plaster and paint the building internally as well as externally before applying for Occupancy Certificate Exposed brick/laterite/concrete/stones/ashlars masonry finish to building will also be permitted.
17. **Disposal of garbage should be looked by the construction licence holder/site for the disposal of garbage should be earmarked within the plot area itself. And to Set up of Composting Unit for organic waste & Re-cycling station for inorganic waste.**

Conti.....2/-

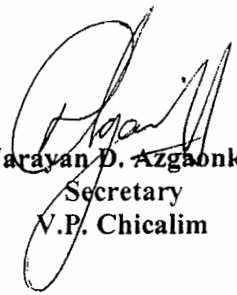


18. The applicant should provide a dustbin at a convenient place accessible for the Panchayat collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for certificate.
20. Garages and parking areas shown in the approved plan shall be strictly used for parking purpose only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
21. Access up to the entrance of the building is to be paved and to be provided with drainage facilities.
22. Space for parking of vehicle is to be clearly demarcated on the ground.
23. No restaurant/bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from the Panchayat
25. All temporary sheds/existing buildings which are not shown in the plan to be demolished, before applying for Occupancy Certificate.
26. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans
27. All internal courtyards should be provided with drainage outlet.
28. The applicant should maintain all existing natural drains in the plot and should not block them at any stage
29. No soak pit or other structures should come in the road widening area.
30. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
31. The construction of compound wall should not obstruct any pathway or any public access. The applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose. No gates shall open outwards on the road but shall open inwards only.
32. Drinking water well should be 20 meters away from any soak pit.
33. The construction licence shall be revoked:
  - a. If the construction work is not executed as per plans approved and statements therein
  - b. Wherever there is any false statement or any misrepresentation of any material/wrong plans/calculations/documents in any incorrect or wrong at any stage.
  - c. If any of the conditions laid down on the licence are not abided with
  - d. If any dispute arises with respect to traditional access, Mundcarial issue & Tenancy issue at any stage.
34. Subjected to the clarification received from The Goa State Pollution Control Board vide their letter No.1/25/13-PCB/6637 dt. 13.01.2014 in response to the order dated 13.08.2013 in SMWP No. 2 of 2007 by the Hon. High Court of Bombay at Goa, Panaji.

**THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE. RENEWAL IF REQUIRED HAS TO BE APPLIED BY THE APPLICANT, BEFORE EXPIRY OF THE PERIOD OF THE VALIDTY OF THE LICENCE.**

Beginning from today they have paid the respective construction licence fees to the tune of Rs. 499800=00 (Rupees Four Lakhs Ninety Nine Thousand Eight Hundred only) by Receipt No. 129/77 dated 19/04/2017.

This carries the embossed seal of this Panchayat  
Office of Village Panchayat Chicalim.

  
(Narayan D. Azgaonkar)  
Secretary  
V.P. Chicalim

To,  
Mr. Ramsagar Basant Prasad,  
H. No. 230,  
Nr. Dabolim Railway Station,  
Dabolim, Goa.