OFFICE OF THE VILLAGE PANCHAYAT SANCOALE
P. O. Cortalim, Mormugao – Goa,Pin Code – 403710
Ph: (0832)-2550221 **e-mail: vpsancoale@gmail.com**

Ref. No. VP/S/21/2025-26/4093 **Date:**20**/03/2026**

To,
Impactum Lands Private Limited
7th Floor, 1 Aerocity Building, NIBR Compound,
Mohili Village, Sakinaka, Safed Pool,
Mumbai, Maharastra, India-400072.

Sub: - **Final N.O.C. for Sub Division of Land Part (Completion Certificate) i. e. for Plot o.1 to 307 and 309 to 316 total 315 plots in Sy. No. 178/1-A-Q-3 of Village Panchayat Sancoale.**
Ref: - No. MPDA/7-I-15/2025-26/1412 dated 09/02/2026.

Sir,

With reference to the above letter and as per Panchayat Resolution No. V (6) dated 10/03/2025, a Final No Objection to the Sub Division of Land Part (Completion Certificate) i. e. for Plot no. 1 to 307 and 309 to 316 Total 315 plots under Sy. No. 178/1-A-Q-3, as mentioned in the plans is hereby granted subject to the conditions as laid down in the provisional NOC (Revised) issued vide Ref No. VP/S/21/2023-24/3584 dated 09/01/2024 and also you should comply all the conditions imposed by the Mormugao Planning And Development Authority, Vasco Da Gama, Vide their letter No. MPDA/7-I-15/2025-26/1412 dated 09/02/2026.

Keeping one set of plan and other documents for this office records the rest are enclosed herewith for further necessary action.

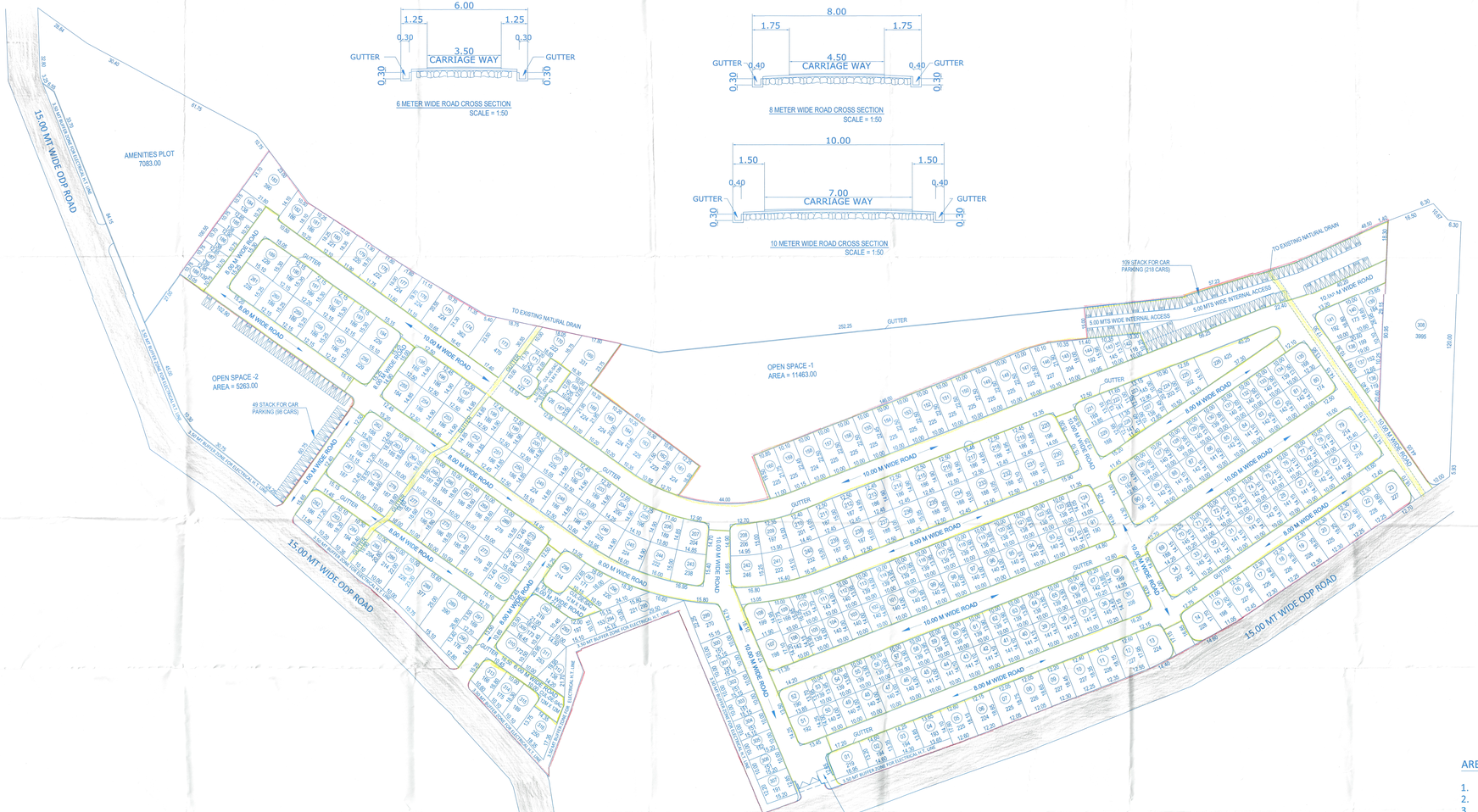
The permission granted will be revoked if any genuine complaint received by this Panchayat by public or order of any Higher Authority.

GRAM PANCHAYAT OFFICE SANCOALE MORMUGAO-GOA

Yours faithfully,

(Amol Tilve)
Secretary,
V. P. Sancoale.

Copy to:-
1. Mormugao Planning and Development Authority,
   Mormugao Taluka, Vasco-da-Gama.



6 METER WIDE ROAD CROSS SECTION
SCALE = 1:50

8 METER WIDE ROAD CROSS SECTION
SCALE = 1:50

10 METER WIDE ROAD CROSS SECTION
SCALE = 1:50

PLOT AREA FROM 01 TO 50		PLOT AREA FROM 51 TO 100		PLOT AREA FROM 101 TO 150		PLOT AREA FROM 151 TO 200		PLOT AREA FROM 201 TO 250		PLOT AREA FROM 251 TO 300		PLOT AREA FROM 301 TO 315	
PLOT No.	AREA IN SQ.MT.	PLOT No.	AREA IN SQ.MT.	PLOT No.	AREA IN SQ.MT.	PLOT No.	AREA IN SQ.MT.	PLOT No.	AREA IN SQ.MT.	PLOT No.	AREA IN SQ.MT.	PLOT No.	AREA IN SQ.MT.
01	219	51	192	101	140	151	225	201	225	251	186	301	151
02	194	52	190	102	140	152	225	202	186	252	186	302	151
03	194	53	139	103	140	153	225	203	189	253	186	303	151
04	193	54	139	104	140	154	225	204	200	254	186	304	151
05	225	55	139	105	139	155	225	205	196	255	184	305	152
06	224	56	139	106	142	156	225	206	189	256	229	306	151
07	225	57	139	107	198	157	225	207	204	257	186	307	191
08	226	58	139	108	199	158	224	208	206	258	186	308	3995
09	227	59	139	109	166	159	225	209	197	259	186	309	173
10	227	60	139	110	153	160	225	210	201	260	186	310	172
11	226	61	139	111	143	161	224	211	187	261	228	311	253
12	227	62	139	112	140	162	223	212	187	262	188	312	138
13	224	63	139	113	139	163	225	213	186	263	185	313	166
14	228	64	138	114	139	164	224	214	186	264	187	314	175
15	198	65	139	115	139	165	224	215	186	265	187	315	189
16	227	66	139	116	139	166	224	216	186	266	185	316	250
17	226	67	142	117	139	167	126	217	186	267	186	TOTAL	6609
18	226	68	189	118	139	168	120	218	186	268	186		
19	226	69	185	119	138	169	331	219	186	269	278		
20	225	70	145	120	138	170	222	220	196	270	186		
21	226	71	141	121	138	171	121	221	188	271	184		
22	228	72	141	122	138	172	127	222	141	272	185		
23	227	73	142	123	138	173	470	223	145	273	279		
24	216	74	142	124	171	174	362	224	203	274	185		
25	141	75	141	125	167	175	224	225	202	275	186		
26	142	76	141	126	139	176	224	226	425	276	186		
27	141	77	142	127	140	177	224	227	138	277	187		
28	141	78	141	128	139	178	222	228	141	278	187		
29	142	79	214	129	140	179	220	229	188	279	186		
30	141	80	174	130	139	180	221	230	222	280	186		
31	141	81	142	131	140	181	186	231	188	281	187		
32	141	82	142	132	140	182	186	232	188	282	186		
33	145	83	142	133	140	183	390	233	188	283	180		
34	207	84	141	134	139	184	138	234	188	284	194		
35	208	85	142	135	168	185	138	235	188	285	204		
36	145	86	141	136	119	186	138	236	188	286	214		
37	141	87	142	137	152	187	139	237	188	287	226		
38	141	88	141	138	199	188	139	238	187	288	377		
39	141	89	142	139	184	189	229	239	187	289	390		
40	141	90	190	140	173	190	188	240	232	290	178		
41	141	91	190	141	192	191	185	241	222	291	169		
42	141	92	141	142	116	192	186	242	246	292	219		
43	141	93	140	143	145	193	186	243	238	293	197		
44	141	94	140	144	192	194	229	244	222	294	153		
45	141	95	140	145	204	195	185	245	224	295	221		
46	140	96	140	146	227	196	186	246	225	296	220		
47	140	97	140	147	225	197	186	247	198	297	171		
48	140	98	140	148	225	198	186	248	186	298	214		
49	140	99	140	149	225	199	186	249	224	299	270		
50	140	100	140	150	225	200	186	250	186	300	151		
TOTAL	9088	TOTAL	7426	TOTAL	7929	TOTAL	10578	TOTAL	9951	TOTAL	10169		

TOTAL AREA OF PLOTS 01 TO 316	61,750.00

DEVELOPMENT PERMISSION (PROVISIONAL N.O.C) FROM MORMUGAO PLANNING & DEVELOPMENT AUTHORITY AND V.P. SANCOALE

1) REF. NO MPDA /7-Z-66/2023-24/01 DATED 03 /04/2023
V.P REF. NO.VP/S/21/2023-24/38 DATED 04 /04 / 2023

2) REF.NO.MPDA/7-U-10/2023-24/494 DATED 04 /08 /2023

3) REF NO MPDA/7-I-15/2023-24/522 DATED10 /08 /2023
VP REF NO.VP/S/21 /2023-24 /1719 DATED 11/ 08 /2023

4) REF. NO. MPDA/7-I-15/2023-24/994 DATED 11 /12 /2023

AREA STATEMENT:-

1.	TOTAL AREA OF THE PLOT	= 111745.00 sq.m
2.	AREA UNDER 3.50 MT BUFFER ZONE FOR ELECTRICAL HIGH TENSION LINE	= 2528.00 sq.m
3.	EFFECTIVE PLOT AREA	= 109217.00 sq.m
4.	OPEN SPACE REQUIRED =(15% OF 109217.00)	= 16382.55 sq.m
	OPEN SPACE PROVIDED (OPEN SPACE 1 = 11463.00 + OPEN SPACE 2 = 5,263.00)	= 16726.00 sq.m
5.	PARKING AREA ALLOWABLE IN OPEN SPACE -1 (20%)	= 2292.60 sq.m
	PARKING AREA PROVIDED IN OPEN SPACE - 1 (109 NOS. STACK x 2 NOS. CARS = 218 NOS. CARS)	= 2280.00 sq.m (20%)
	PARKING AREA ALLOWABLE IN OPEN SPACE -2 (20%)	= 1052.60 sq.m
	PARKING AREA PROVIDED IN OPEN SPACE - 2 (49 NOS. STACK x 2 NOS. CARS = 98 NOS. CARS)	= 674.00 sq.m (12%)
	TOTAL CAR PARKING PROVIDED (218+ 98)	= 316 NOS.
6.	TOTAL NO. OF PLOTS	= 316 NOS
7.	AMENITIES PLOT REQUIRED = (5% OF 109217.00)	= 5460.85 sq.m
	AMENITIES PLOT PROVIDED	= 7083.00 sq.m
8.	AREA UNDER PLOTS (1 TO 316)	= 61750.00 sq.m
9.	AREA UNDER INTERNAL ROADS	= 23658.00 sq.m

# SITE PLAN
SCALE = 1:500

CLIENT :IMPACTUM LANDS PRIVATE LIMITED

CLIENT SIGNATURE

ARCHITECT SIGNATURE

KUNDAN V. (PRADEEP)
B.Arch. M.I.A.
ARCHITECT & INTERIOR DESIGNER
GOA/CT/186
GOA/ARC/00015

ENDORSED BY :

URBAN DESIGNER

R. N. VOLVOIKAR
TOWN PLANNER
R. NO. TP/2000/2022

SCALE :
AS INDICATED

PROJECT : PROPOSED SUB-DIVISION AT PROPERTY BEARING SURVEY No. 178 /1- A-Q-3 OF SANCOALE VILLAGE, MORMUGAO TALUKA GOA. (PLAN FOR FINAL NOC OF PLOT NO 1 to 307 & 309 to 316)