



CORPORATION OF THE CITY OF PANAJI

Panaji - Goa 403 001 INDIA.

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Lic. No. F1/CCP/ENG/CONST-LIC/21 /Renewal-VI & Revised -I/2017-2018/44

MAFCON BUILDERS & DEVELOPERS, is hereby granted approval for construction of licence as per approved revised plans and renewal of licence on payment of **Rs. 6,22,552=09** (Rupees six lakh twenty two thousand five hundred fifty two and paise nine only) is paid to this Corporation vide **Receipt no. 705390** dated **06/11/2017** as per details given below :

Fees paid for:

- i) Renewal & Revised (29/08/2017 to 28/08/2018),
(Rs.1,67,607=00 + Rs. 2,76,307=94) Rs. 4,43,914=94
- ii) Cess Fees Rs. 1,78,637=15

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Total Rs. 6,22,552=09

LOCATION : NEAR FERNANDES BAKERY, BHATLEM, PANAJI GOA.

This permission is granted for **Renewal /(Revised Plan)** for proposed **construction of residential cum commercial building** with respect to land zoned as "**Commercial C-2**" as per O.D.P. bearing **Chalta No. 4 of P. T. Sheet No. 108**, duly approved by **NGPDA vide order No. NGPDA/1491/1087/17** dated **7th September 2017** at **Panaji - Goa**.

The licensee shall observe the following condition : -

- 1) The licensee should abide by the conditions imposed under Construction Licence No. **F1/CCP/ENG/CONST-LIC-07/2015-2016/07** dated **14/08/2015**.

Date: - 20th November 2017.



RAJIT ROY, IAS)
COMMISSIONER

VB/VV

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

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

Ref. No. NGPDA/1491/

1087

/17

Date:

7 SEP 2017

ORDER

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

Whereas an application has been made by M/s. Mafcon Builders & Developers, for development permission in accordance with the provision of section 44 of the Goa Town & Country Planning Act 1974 for **(Revised Plan) proposed construction of residential cum commercial building** with respect to his land zoned as **Commercial "C-2" Zone as per Panaji 2021 O.D.P./Zoning Plan/Regional plan** and situated at **City Panaji bearing Chalta Number. 4 P.T. Sheet no. 108** reference inward number No. ----- dated -----.

And whereas, a Development charge affixed at **Rs. 1,24,340/- and Infrastructure Tax of Rs.3,01,335/- vide Challan No. 42 dated 18/07/2011 and additional Infrastructure Tax of Rs.34,74,169/- vide Challan No. P-26 dated 31/08/2017 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 color 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 Licensing 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) Parking area should be developed as per the specification of PWD
 - 15) 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 there from.
 - 16) This Revised Development Permission is granted based on the earlier Development Permission issued by this Authority vide order No. NGPDA/1491/1024/11 dated 19/07/2011 and subsequent renewal permission u/s 46 of T.C.P Act dated 04/08/2014
 - 17) All the conditions laid in the earlier Development order dated 19/07/2011 and 04/08/2014 stand valid and in force
 - 18) This Development permission is granted based on the decision of 67th Authority meeting held on 22/06/2017.

This Development permission is issued with reference to the application dated 25/05/2017 under Section 44 of the Goa Town and Country Planning Act, 1974, from M/s. Mafcon Builders & Developers.

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




(R.K.PANDITA)
MEMBER SECRETARY

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To,
M/s. Mafcon Builders & Developers,
Shop. No.G 28 Bldg B-1 Jairam Commercial Complex,
Opp. Mala Lake, Neugi Nagar,
Panaji Goa.

Copy to:

- * The Commissioner, The Corporation of City of Panaji, Panaji Goa -403001
- * Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.

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