

**MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY,
VASCO DA GAMA, GOA**

Ref. No. MPDA/9-D-150/2020-21/1107 .

Date : 26th Feb., 2021.

DEVELOPMENT PERMISSION

under Section 44 of the Goa Town and Country Planning Act, 1974

Development permission is hereby granted for carrying out the :-

Land Sub-Division (Final) as per the enclosed approved plans in the property zoned as **S-2 Zone in ODP-2026** and situated at **Dabolim Village** bearing Survey No. **12/1 Plot B** of approved Sub-division reference No. **MPDA/9-D-150/2020-21/413** dated **25/08/2020 (Provisional)** 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 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 sign board of minimum size 1.00 mtrs. x 0.50 mtrs. with writing in black color on a white background at the site, as required under the regulations.
6. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
7. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.
8. Internal sub-divisional roads and open space has to be maintained to the satisfaction of the Local Authority.
9. Secondary development shall be dealt with the regulations in force i.e. Goa Land Development and Building Regulation, 2010.
10. As regards to complaints, pertaining to encroachments, Judicial orders/directives and other legal issues, the same may be verified and confirmed by the concerned village Panchayat before issuing licence/NOC.
11. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.

12. 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 per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.
13. Road widening area, if any, shall be gifted to the Local Authority.
14. The Applicant should preserve as far as practicable existing trees, where trees are required to be felled, two trees shall be planted for every 100.00 m² or part thereof.
15. The Development Permission is issued based on the provisional water availability certificate issued by the Exe. Engineer, Work Division (IX), PWD (PHE) vide ref. no. PWD-IX /2455/119/20-21 dated 28/09/2020 and NOC issued by the AE, Electricity Department for availability of Power Supply, vide ref. No. AE-II/VSG/Tech-1/1463/2020-21 dated 29/12/2020.
16. This Development is issued based on the Conversion Sanad obtained by the Applicant vide Ref.No.AC-II/MOR/SG/CONV/14/2020/8688 dt 23/7/2020.
17. Applicant shall dispose its construction debris at his/her own land and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produced to the Village Panchayat.
18. No secondary development shall be permitted on Plot No. B-1.
19. There is a Traditional access passing through Plot B-8, hence, secondary development for Compound wall for Plot B-8, shall not be permitted unless and until alternate access to the rear houses is made available on the site.

An Engineer who issued Structural Liability certificate is **Mr. Deepak Ghorpade**
Reg. No. TCP/SE/0014/2010 issued on 08/02/2021.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 08/2/2021 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974 FROM **MRS. ANDREA D'COSTA POA MR. BERNARD D'COSTA.**



(K. Ashok Kumar)
MEMBER SECRETARY

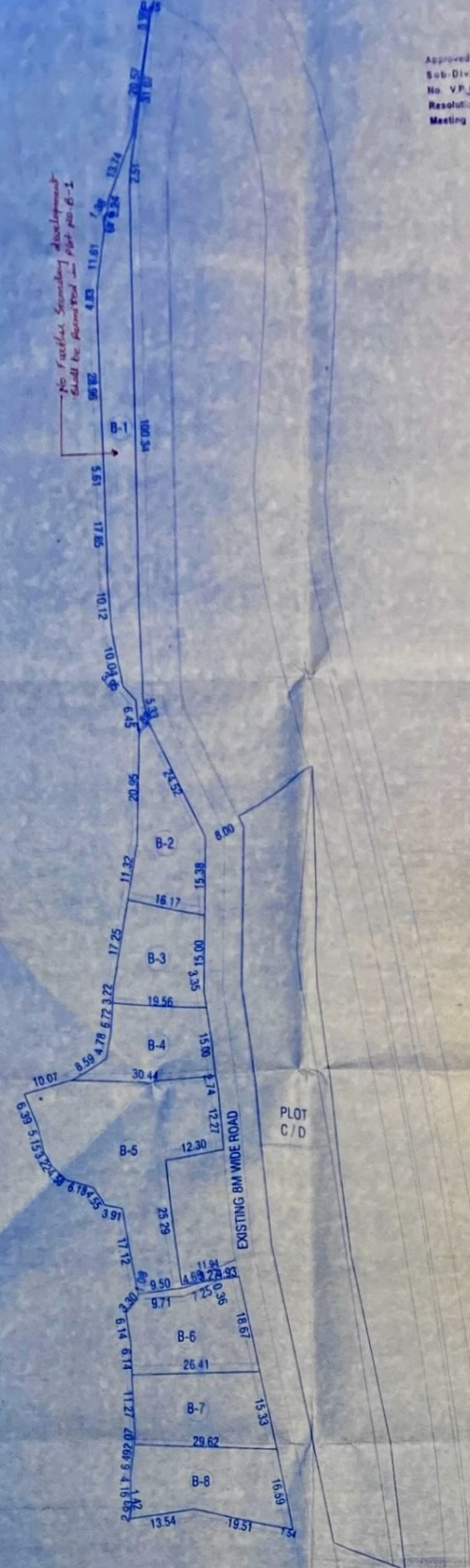
To,

MRS. ANDREA D'COSTA POA MR. BERNARD D'COSTA,
C/o Shantilal Real Estate Services, 301, Anand Trade Centre,
Next to MMC Building, Vasco da Gama, Goa.

Copy to: (a) The Sarpanch, V.P. of Chicalim, Chicalim, Mormugao-Goa.

Approved proposed construction
 Sub-Division plan License
 No. VP_211/2021 (Final) dated 29/12/2021
 Resolution No. 613
 Meeting Held: 15/12/2021

Secretary
 VP CIRCULAR



S/NO. 12/1 PLOT B

TO DABOLIM AIRPORT/
 VASCO

TO MARGAO

VISHAL MEGA MART

LOCATION PLAN (N.T.S)

AREA STATEMENT

1.	AREA OF PLOT B	3937.00 SQM
2.	AREA UNDER DRAIN	20.00 SQM
3.	NET EFFECTIVE PLOT AREA	3917.00 SQM
4.	AREA OF PLOT B1	660.00 SQM
5.	AREA OF PLOT B2	380.00 SQM
6.	AREA OF PLOT B3	343.00 SQM
7.	AREA OF PLOT B4	346.00 SQM
8.	AREA OF PLOT B5	954.00 SQM
9.	AREA OF PLOT B6	395.00 SQM
10.	AREA OF PLOT B7	395.00 SQM
11.	AREA OF PLOT B8	444.00 SQM

APPROVED
 FOR
 DEVELOPMENT PERMISSION (Final)
 Regd. Order No. HDA/9-D-158/2021/B-1107
 Date: 26/02/2021

NOTES

- ALL DIMENSIONS ARE IN MTS. UNLESS OTHERWISE SPECIFIED.

FOR APPROVAL

PLAN SHOWING PROPOSED SUBDIVISION OF LAND - FINAL N.O.C
 FOR MRS. ANDREA D COSTA AND OTHER CO-OWNERS THROUGH
 POWER OF ATTORNEY HOLDER MR. BERNARD D COSTA IN C/O M/S
 SHANTILAL REAL ESTATE SERVICES ON PROPERTY BEARING SURVEY
 NO - 12 / 1 PLOT B (NATURAL DIVISION) AT DABOLIM VILLAGE OF
 MORMUGAO TALUKA, GOA

SCALE - 1:500 OR OTHERWISE SPECIFY

DATE - 29-12-2020

CLIENT'S SIGNATURE

GUTTER

ARCHITECT'S SIGNATURE

Bernard D Costa

Aneesha A. Cholera
 ANEESHA A. CHOLERA
 COA Reg No. CA/2018/97667

CROSS SECTION OF ROAD