



MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

Commerce Centre, 2nd Floor,
VASCO DA GAMA, GOA

Ref. No. MPDA/7-Z-52/2023-24/1311

Date: 16/02/2024

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 NOC/Completion Certificate) as per the enclosed approved plans in the property zoned as 'S-1' Zone in **ODP-2030** and situated at **Sancoale** Village bearing Survey No. **188/1-B** of approved Sub-division reference No. **MPDA/7-Z-52/2023-24/112 (Provisional)** dated **24/04/2023** with the following conditions:-

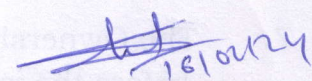
1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments 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.
13. In case of any cutting of sloppy land of 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.
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 the provisional water availability certificate issued by the Exec. Engg. Work Division-IX (PHE), PWD, Fatorda, Margao, Goa vide ref. no. PWD-IX/2455/487/23-24 dated 01/02/2024 and NOC issued by the AE, Electricity Department for availability of power supply, vide ref. no. STA/ELECT/INSPT/APPRL-9635/1050 dated 28/12/2023.
16. This Development is issued based on the Conversion Sanad obtained by the Applicant vide Ref. No. CCMOR02-23-25/349 dated 28/03/2023.
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. Final NOC/Completion Certificate is issued based on the provisional NOC issued by Village Panchayat of Sancoale vide ref. no. VP/S/21/2023-24/643 dated 02/06/2023
19. An Engineer who issued Structural Liability certificate is **Engg. A. Olavo Carvalho, Reg. No. SE/0015/2010 issued on 02/02/2024.**

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **02/02//2024** UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974 FROM **M/S PRIME BUILDERS**

✓ M/s Prime Builders
2nd Floor, Prime Corner,
Vasco da Gama, Goa.




(Sanjay A. Halornekar)
MEMBER SECRETARY

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

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN

ppw/-