

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY
VASCO DA GAMA, GOA

Ref. No. MPDA/1-J-37/2016-17/544

Date: 06/08/2016

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: Multi Family Dwelling and Compound Wall**

*** (b) Change of use of (building/Land) Construction of Multi Family Dwelling & c/wall as per the enclosed approved plans in the property zoned as 'S-1' Zone in ODP/CDP/Regional Plan and situated at Vasco city, Mormugao taluka bearing Ch. No. 28 to 41 of P.T.Sh. No.100 of final approved Development Permission 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. with writing in black color on a white background at the site, as required under the Regulations.
7. 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.
8. The soak pit should not be located within a distance of 15.00 mtrs. from any other existing well in the plot area/plan.
9. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
10. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing Authority.
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 as per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.
13. Construction shall be done strictly as per the plans approved.
14. All set backs shown in the site plan has to be strictly maintained.

15. Permission from Chief Town Planner, Govt. of Goa shall be obtained before commencement of work in case of any hill cutting or slopy land having gradient of 1:10 or more and filling of any low lying land below 50cm. or more from adjoining ground level as per provision of section 17(A) of Town & Country Planning Act.
16. Traditional access and natural water drain if any passing through the property shall not be blocked and to be maintained to the satisfaction of local Authority.
17. Trees if any shall be cut with prior permission from concerned Authority.
18. If HT/LT electric lines are passing through the property, NOC from Electricity Dept. shall be obtained, prior to putting the foundation of construction, demarcation of road alignment in case of sub-division of plots.
19. Licencing Authority should confirm the ownership documents prior to issue of construction licence.
20. In case of hirise 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.
21. If the area is falling within the Funnel zone, NOC from the Civil Aviation Authority may be obtained and produced at the time of applying for Completion certificate.
22. Stilt floor shall be strictly used for parking of vehicles only and shall not be enclosed at any point of time.
23. Adequate opening at the bottom of the compound wall shall be kept so, no cross drainage is blocked for free flow of water so as to avoid any stagnation of water in whatsoever form.

Applicant has paid the infrastructure tax for an amount of Rs. 4,86,657/- (Rupees four lakh eighty six thousand six hundred and fifty seven only) vide challan no. 2016-17/50 dated 27/07/2016.

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. Vidhyadhar S. Kakodkar, dated 13/04/2016 Reg. No. SE/0042/2010.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 01/07/2016 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, FOR PRASHANT D. JOSHI & ORS.

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



(Signature)
(Vertika Dagur)
Member Secretary

To,
Mr. Prashant D. Joshi
Satish Paradkar & Ors.
POA Mr. Kapil M. Betgiri,
Kuber Buidlers & Developers,
Vasco, Goa.

Copy to: (a)*The Chief Officer, MMC, Vasco, Mormugao, Goa, for information..

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN

Near KTC Bus Stand, Vidyut Bhavan, Vasco-Da-Gama - 403 802 PH. No. 2512043

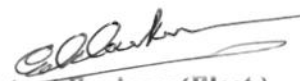
No. AE/VSG/O&M/SD-I(U)/Tech-33/ 804 /16-17

Date :- 22 / 08 / 2016

NO OBJECTION CERTIFICATE

In pursuance of section 43 of Electricity Act, 2003 & subject to the conditions mentioned therein and the following conditions, No objection certificate is hereby issued in the name of **Kapil M. Betgiri (POA) C/o Kuber Builders & Developers**, Off. No. 11, Ground Floor, Karma Empress Bldg, Near K.T.C Bus Stand, Vasco-da-Gama Goa. for property bearing chalta no. 28 to 41 of P.T. sheet No. 100 Vasco, Mormugao Taluka, Vasco-da-Gama, as per request vide letter no. Ref. No.: KBD/16-17/0155 dtd. 11/08/2016.

- 1) The applicant shall complete in advance all the required formalities of the Electricity Department as per conditions of supply of Electrical Energy in force at the time of application or release of power supply.
- 2) Where existing infrastructure is insufficient to release power supply to the extend of sanctioned load, power supply will be release on after installing of required additional infrastructure.
- 3) As per Clause 4(a) of Conditions of supply of Electrical Energy, incase of underground system the owner/promoter of the building shall provide a built-up premised of 2x3sq.mt or more as per requirement with lock and key, located nearest to the public road on the ground floor, for putting up distribution board to be provided by the owner/promoter as per Department's specification. In addition, required open space shall be provided for putting up overhead HT/LT line and transformer centre.
- 4) As per Clause 4(a)(i) of conditions of supply of Electrical energy, incase of underground system, the owner/promoter of the multistoried building having built up area of 1000sq.mtrs or above, shall provide on the ground floor an out house facing the main road built up premises of 21 sq.mtrs area(7Mx3M) for setting up Department's indoor switchgear & transformer centre. In case the department proposes to install outdoor transformer centre and switchgear, an open space equal to the area mentioned shall be provided having sufficient electrical clearance from any building/structure/trees as required under IE Rule 1956.
- 5) As per Clause 2(c) of Conditions of Supply of Electrical energy, where the building has no frontage abutting a public street and where electric line/service line has necessarily to cross over or go under or through their property, the owner/promoter of the building shall if so required y the Electricity Department, obtain the necessary way-leaves and permission at his own expenses. Expenses incurred by the Electricity Department in laying the service line and maintaining the same in accordance with the way-leaves shall be also at the expense of the owner/promoter/consumer.
- 6) The minimum vertical and horizontal clearance between the building/structure & the electrical lines passing over or adjacent to the building/structure, respectively, shall not be l less than that specified in the Rule No. 79 & 80 of Indian Electricity rules, 1956, as amended up to date.
- 7) The applicant shall not have any dues pending with the Electricity Department anywhere in Goa.
- 8) This certificate is valid for a period of six months from the date of issue.
- 9) This certificate is liable to be revoked without any notice if any of the conditions stipulated above are not complied with.


Assistant Engineer(Elect.)
S/D-I(U), Vasco.

To,
Kapil M. Betgiri (POA)
C/o Kuber Builders & Developers,
Off. No. 11, Ground Floor, Karma Empress Bldg,
Near K.T.C Bus Stand, Vasco-da-Gama Goa.



Government of Goa
Directorate of Fire & Emergency Services
St. Inez, Panaji,
Goa – 403 001 – India



File No.: DFES/FP/C-1/3/17-18/ 373

Date : 10.11.2017.

Sub:- Uses of places and trades for purpose involving risk from fires. Regarding issue of Initial No Objection Certificate for the proposed Residential Building “Kuber’s Sthita” for M/s. Kuber Builders & Developers on Plot bearing Chalta Nos. 28 to 41, P.T Sheet No. 100 at Mangor, Vasco, Mormugao, Goa.

Ref:- 1) Your letter No. KBD/16-17/0179, dated; 19.09.2016.
2) This office letter No.DFES/FP/C-1/16-17/241/4138, dt; 01.11.2016.
3) Your letter No. KBD/17-18/360 dated; 08.09.2017.
4) This office letter No.DFES/FP/C-1/3/17-18/251, dt; 21.09.2017.
5) Your undertaking dated; 31.10.2017.

With reference to the above, this office has no objection to the said proposal for the construction of the proposed Residential Building subject to compliance of the conditions as agreed by you vide undertaking dated 31.10.2017.

The No Objection given is specific to the plan submitted to this department. Any changes other than as per the plans submitted and the recommendation given by this office, will need prior approval of this Directorate.

The Formal No Objection Certificate be obtained from this office on satisfactory compliance of fire safety requirements as stipulated in the Annexure on completion of the building before it is occupied



(ASHOK MENON)
DIRECTOR

FIRE & EMERGENCY SERVICES

Encl:- Annexure “A” & “B”

To,

Mr. Kapil M. Betgiri,

Proprietor,

M/s. Kuber Builders & Developers,

102, 1st Floor, Kuber’s Narayani Bldg.,

Near Ravindra Bhavan, Baina, Vasco-da-Gama, Goa.

rs/-

No.AEII/WDXXI/F.43/357/16-17
Government of Goa,
Office of the Assistant Engineer,
Sub. Div. II, W.D. XXI (PHE),
Public Works Department,
Baina, Vasco-da-Gama.

Date: 19/08/2016

NO OBJECTION CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to state that the applicant, Mr. Prashant D.Joshi Satish Paradkar & Ors. POA Mr.Kapil M.Betgiri vide their letter dt. 11/08/2016 has requested the undersigned to issue NOC for sewage connection for their building Multi Family Dwelling and Compound Wall situated at Vasco City, Mormugao Taluka, in plot bearing Chalta No.28 to 41 of P.T.Sheet No.100 of city Survey, Vasco having M.M.C construction license Ref:NIL PDA approval No.MPDA/1-J-37/2016-17/544 dated 04/08/2016.

It is to certify that it feasible to connect the said building to the Public Sewerage Network and this office has no objection for the same.


Assistant Engineer-II

To,
Mr.Prashant D.Joshi
Satish Paradkar & Ors.
POA MR.Kapil M.Betgiri
Kuber Builders & Developers
Vasco,Goa

Copy to:- The Chief Officer, Mormugao Municipal Council, Vasco-Da-Gama.

GOVERNMENT OF GOA,
PUBLIC WORKS DEPARTMENT,

OFFICE OF THE
EXECUTIVE ENGINEER,
WORKS DIVISION IX (PHE),
FATORDA, MARGAO GOA.

No. PWD-IX/2455/365/16-17

DATED: 23th Feb., 2017.

PROVISIONAL WATER AVAILABILITY CERTIFICATE

With reference to your application dated 18/08/2016 for N.O.C./water availability certificate for the proposed Multi Family Dwelling for 30 flats at Maimollem, Vasco da Gama , Goa, bearing Chalta Nos.28 to 41 of P.T. Sheet No.100 at Maimollem, Vasco da Gama, Mormugao Goa, this is to certify that water shall be made available to the property with following conditions only.

- 1 Above certificate is provisional and is issued for proposed Multi Family Dwelling for 30 flats at Maimollem, Vasco da Gama , Goa, and is valid for one year and is not binding on Department
- 2 This certificate is for the proposed Multi Family Dwelling for 30 flats at Maimollem, Vasco da Gama , Goa, Mormugao Goa bearing Chalta Nos.28 to 41 of P.T.Sheet No.100 of Vasco city, Mormugao Taluka, Goa, and limited to the Development Permission order issued by Mormugao Planning and Development Authority, Vasco vide their letter No.MPDA/1-J-37/2016-17/544 dated 04/08/2016.
- 3 The water connection to the proposed bearing Chalta Nos.28 to 41 of P.T.Sheet No.100 of Vasco city, Mormugao Taluka, Goa, will be issued only after the augmentation of water supply work is completed.

- 4 If further development is to be done, the applicant should deposit the estimated cost for laying pipeline.
- 5 Final NOC is to be obtained by applicant from this office before taking connection from water supply network.
- 6 This office is not binding to supply 24 hours water supply and may restrict accordingly to the position of water supply system.
- 7 If at all any, further development to the proposed bearing Chalta Nos.28 to 41 of P.T.Sheet No.100 of Vasco city, Mormugao Taluka, Goa, is to be done the applicant has to obtain fresh N.O.C. from this office.
- 8 The water connection shall be released only after completion the work of improvement of water supply to the locality if any.
- 9 The applicant shall complete in advance all the required formalities of the water supply department in force at the time of application for release of water connection.
- 10 Where existing infrastructure is sufficient to release water supply as per demand, the water supply will be released only after installation of required infrastructure at the cost of developer.


EXECUTIVE ENGINEER.

✓
To,
Mr.Kapil M. Betgiri(POA).
C/o Kuber Builders & Developer,
Off. No.11,Gr.Floor,
Karma Empress,Nr.KTC Bus Stand,
Vasco-da-Gama.

GOVERNMENT OF GOA
DIRECTORATE OF HEALTH SERVICES
URBAN HEALTH CENTRE
VASCO-Goa

No. UHCV/NOC/16-17/72 \

Date: 22/8/16

NO OBJECTION CERTIFICATE

The Health Authority of Urban Health Centre, Vasco inspected the site referred to, in the application of Mr. Kapil M Betgiri(POA), Nr KTC Bus Stand, Vasco on 19/08/2016. And from Health & sanitation point of view, there appears to be No Objection to the submitted internal plan lay out for the construction Multi Family Dwelling and Compound wall and gate in the property bearing chalta No. 28 to 41 of P.T.Sheet no 100, situated at Vasco, in the jurisdiction of Mormugao Taluka.

This Certificate is purely on Health & Sanitation point of view and this Office should not be responsible to the legal aspect of ownership/occupancy of the Multi family unit, which be checked by appropriate authority. Further the applicant shall be fully responsible for any dispute or Court matter arising regarding the ownership of the aforesaid land, Village Panchayat/Municipality matters, etc.

The Following hygienic measures should be met:-

1. The owner of the Unit should co-operate with the Health Authority when ever they visit for the inspection.
2. The solid waste of the food item & waste water of the kitchen should be disposed off in a proper manner, so as not to cause any Health hazard in the surrounding.
3. They should not create any Health hazard for the environmental pollution in the surrounding.
4. Sewage connection should be taken.
5. All the workers engaged at the construction site should have valid Health cards & the same should be renewed every three months.
6. The N.O.C. issued is liable to be withdrawn if the conditions stipulated above are not complied with.


(Dr. Rashmi Khandeparkar)

✓ To,
Mr. Kapil M Betgiri(POA),
c/O Kuber Builders and Construction
Karma Empress Building,
Nr KTC Bus Stand, Vasco
Vasco da Gama

HEALTH OFFICER
URBAN HEALTH CENTRE
VASCO-DA-GAMA

C.C.:
Office file.
Guard file.