

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road, Panaji-Goa

Ref:NGPDA/97/TLG/ 871/2023

Date: - 9 JUN 2023

TALEIGAO PLANNING AREA

ORDER

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

Whereas application has been made by **Mrs. Lalita V. Pai and Mrs. Vaishali P. Prabhu, Mr. Gaurang S. Suctancar (POA holder)** for development permission in accordance with the provision of Section 44 of the Goa Town & Country Planning Act, 1974, for **Revised Plan of Commercial/ Residential Building and Proposed Swimming Pool** with respect to his/her land zoned as **Settlement "S-2"** zone in ODP-2028 and situated at **Taleigao village bearing Survey No.92/1-A Plot No.-----approved** sub-division reference number - - - - - dated - - - - -.

And whereas Development charges affixed at ₹ 22,946/- and Infrastructure Tax at ₹ 65,838/- vide Challan No.TLG-11 dated 07-06-2023 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 & 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 colour on 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 development/construction as per the permission granted by this order.
- 7) The soak pit shall not be located within a distance of 15.00 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 dustbin, transformer, etc. should be reserved within the plot area.
- 12) In case of compound wall, the gates 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 licensing body before the issuing of the license.
- 14) 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 therefrom.
 - d) Structural or engineering safety or the workmanship of the proposed development.

- 23) If any hill cutting/land filling is done which involves section 17-A of TCP Act, and approval/NOC has not been obtained from the Chief Town Planner (Land Use), then this Development Permission will stand null and void, if violated, the section 17-A of TCP Act, 1974, the Development Permission stands cancelled and revoked at the same instant without claiming any compensation or relief under any legal course.
- 24) The construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulations 2010.
- 25) This Development Permission is issued under the delegation of powers issued to the Chairperson and Member Secretary as per the decision taken in its 84th Authority Meeting held on 26-09-2022.
- 26) This development permission is issued based on the earlier approval issued vide Ref.No.GPPDA/435/TAL/1220/2022 dated 23-02-2022.

This permission is issued with reference to the application dated **19-05-2023** under Section 44 of Goa Town & Country Planning Act, 1974, from **Mrs. Lalita V. Pai and Mrs. Vaishali P. Prabhu, Mr. Gaurang S. Suctancar (POA holder)**.

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.




(VERTIKA DAGUR)
MEMBER SECRETARY

To,
Mrs. Lalita V. Pai and Mrs. Vaishali P. Prabhu,
Mr. Gaurang S. Suctancar (POA Holder),
Risara House, Vasudev Dempo Marg,
Tonca, Panaji-Goa

Copy to:

1) The Secretary, Village Panchayat, Taleigao Goa – 403002.*

* Not to issue Occupancy Certificate without submitting Completion Certificate from North Goa Planning and Development Authority.

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