



OFFICE OF THE VILLAGE PANCHAYAT CHICALIM

P.O. Chicalim, Mormugao, Goa-403711

Ph.: 0832-2540226

Email: vpchicalim@gmail.com

Ref. No. VP/CHI/90/ Final NOC/ 2022-23/522

Date: 07/06/2022.

DEVELOPMENT PERMISSION/FINAL NOC

Final NOC is hereby granted to Kayji Real Estate Pvt. Ltd., C/o Rajeev M. Sukhthanker, Architect, F-1, First Floor, Fatima Chambers, Near Fatima Convent, Margao, Goa, to carry out, Land Sub-Division (Final NOC/Completion) as per the enclosed approved plans in the property zoned as S-2 zone in ODP-2030 and Situated at Dabolim Village bearing, Survey No. 62/13 approved Development Permission Order No. MPDA/9-K-105/2022-23/122 dated 21/04/2022 under Section 44 of the Goa Town and Country Planning Act 1974 and in pursuance of Resolution No. 8/2/2 duly approved by the Village Panchayat Chicalim in its meeting held on date 02/05/2022 and as per his application under Inward No. VP/CHI/11/377 of V.P. Register dated 28/04/2022 for carrying out the:-

(a) Land Sub-Division (Final NOC/Completion)

Subject to 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 the 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 Board 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 spaces 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. 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.
11. 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.
12. Road within sub-division shall be of water bound Macadem with a asphalt topping and shall follow the relevant PWD Specifications.
13. All drains should have adequate slope to facilitate surface water drainage effectively and cross drainage has to be provided wherever necessary and outlet to the existing drain prior to the sale of the Plots.
14. All the drains should be constructed lined, cemented and finished as per PWD specifications.
15. All plots and Open spaces shall be clearly demarcated with permanent boundary stones fixed at all corners.
16. All road corners should be worked out in a smooth curve of 3.00mts. radius for road upto 10.00 R/W.
17. Road widening area shall be gifted to the Local Authority with possession.
18. An adequate opening at the bottom of the compound wall shall be kept, so that no cross drainage is blocked for the free flow of water, so as to avoid the stagnation of water in whatever form.
19. 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 produce to the Village Panchayat.



Amrith Sahu
Secretary
V.P. Chicalim
Mormugao Goa

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20. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/Plan.
21. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
22. Development Permission/Final NOC is issue based on the Development Permission issued by the Member Secretary, Mormugao Planning and Development Authority, Vasco da Gama.
23. An architect who designs the RCC Structure of the project proponent is liable for Sub-Division of land of the project, conformity certificate issued by Architect Rajeev M. Sukhthanker, Margao, dated 09/02/2022 Reg. No. CA/91/14172 AR/0028/2021.
24. The 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.
25. **The Applicant has to compulsorily make provision for rain water harvesting in their individual Sub-Divided plot area and inform this Office accordingly.**
26. This permission is liable to be revoked:
 - a) If any information, plans, documents, calculations and any other accompaniments are found to be incorrect or wrong at any stage.
 - b) wherever there is any false statement or any misrepresentation of any material /wrong plans/ Calculations / documents in any way incorrect or wrong at any stage
 - c) If any of the conditions from Sr.1 to 26 are not abided & complied with.
27. Incase of Complaint dispute, Judicial orders, any Court orders then Panchayat shall have right to revoke/Cancel the said NOC without giving notice to the Applicant and without personal hearing.

This **FINAL NOC** is issued based on the Development Permission issued by the Mormugao Planning and Development Authority, Vasco da Gama, Goa.

HE/SHE HAS PAID THE LICENCE FEES TO THE TUNE OF RS. 23000.00 (RUPEES TWENTY THREE THOUSAND ONLY) VIDE RECEIPT NO. 385/94 DATED 07/06/2022 AND PAID PROCESSING FEE TO THE TUNE OF RS. 5000/- (RUPEES FIVE THOUSAND ONLY) VIDE RECEIPT NO. 385/93 DATED 07/06/2022

This carries the embossed seal of Panchayat Office of Village Panchayat Chicalim

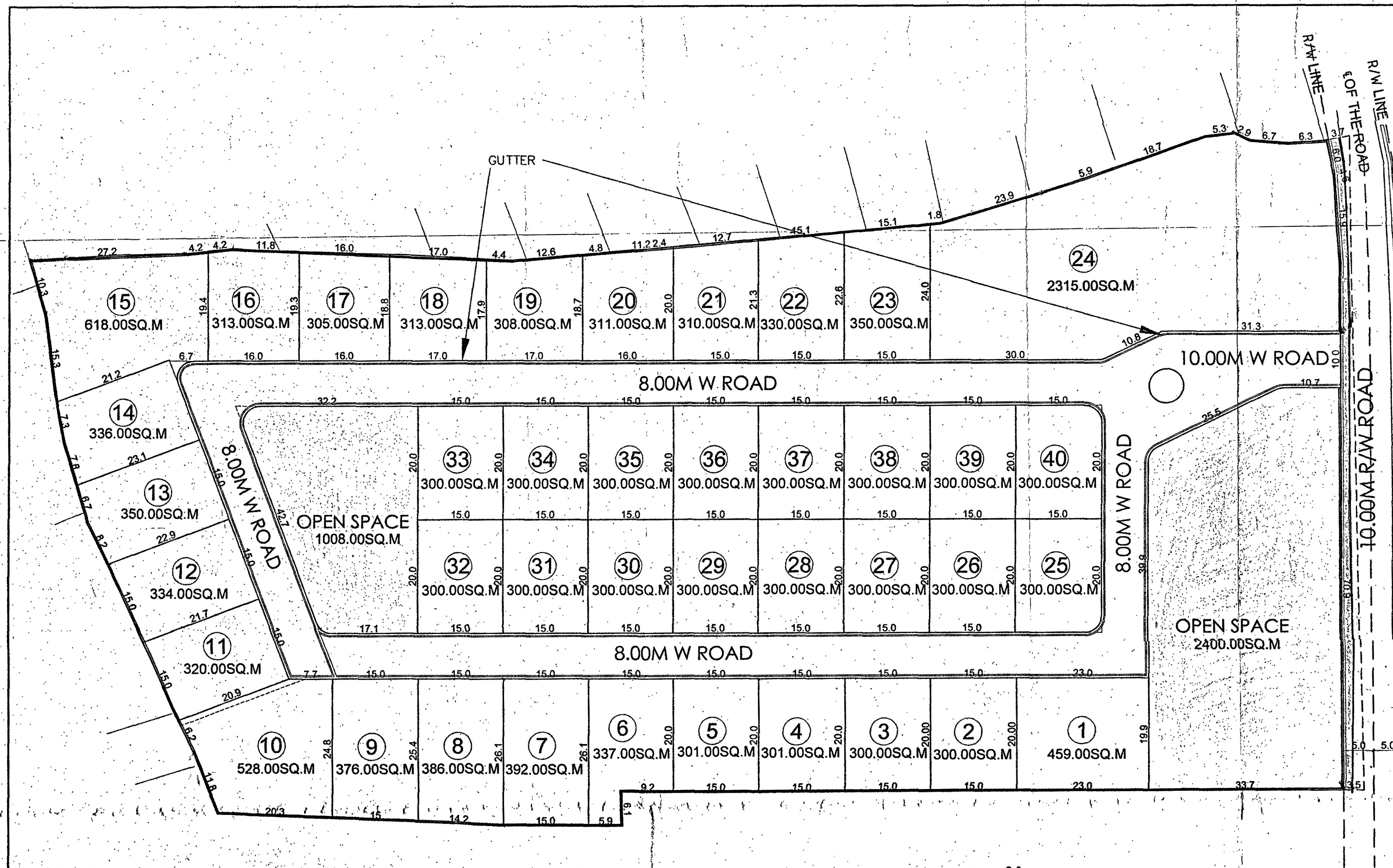
To,
Kayji Real Estate Pvt. Ltd.,
C/o Rajeev M. Sukhthanker, Architect,
F-1, First Floor, Fatima Chambers,
Near Fatima Convent,
Margao, Goa.

O/c
G/c



Secretary
V.P. Chicalim

Secretary
V.P. Chicalim
Mormugao Goa



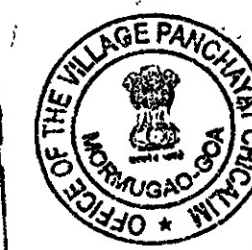
SUB-DIVISION LAYOUT PLAN

SCALE : 1:500

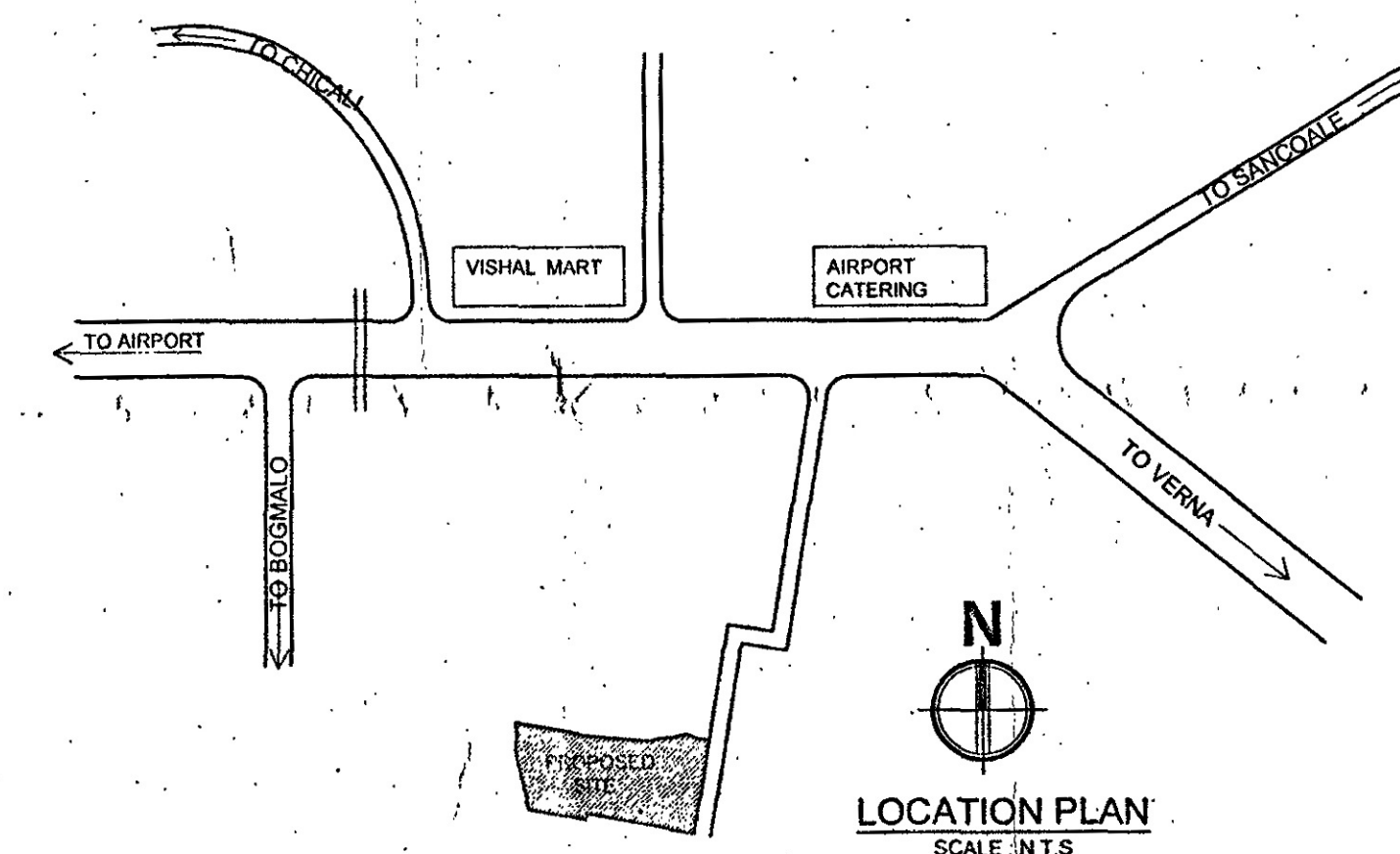
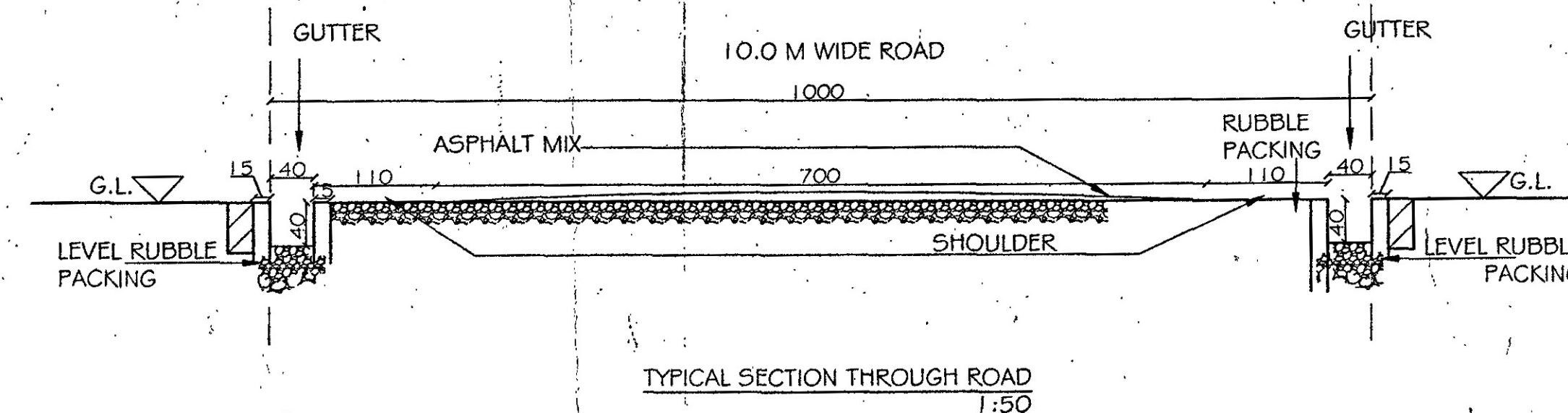
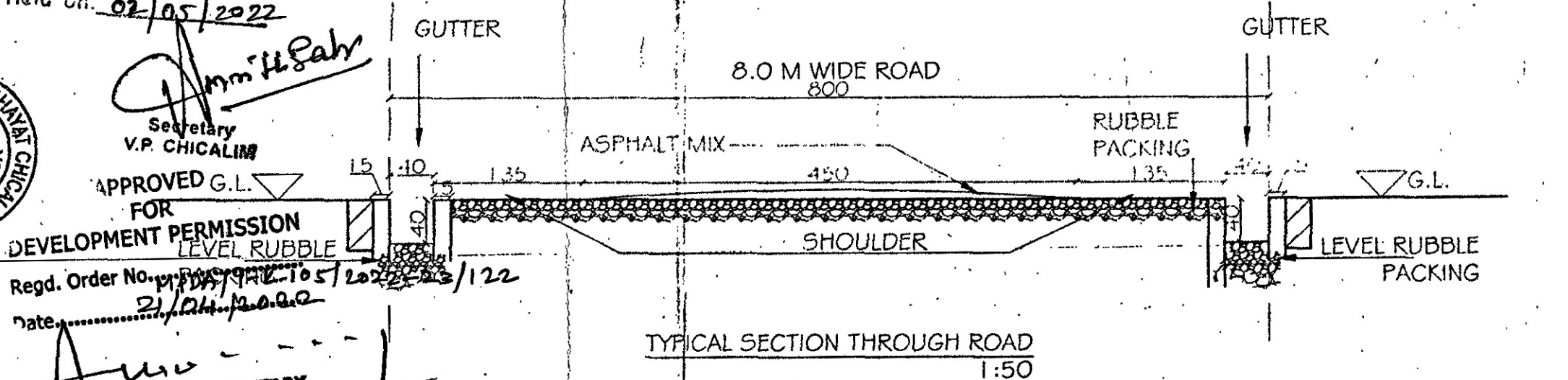


PROPOSED SUB-DIVISION OF LAND FOR KAYJI REAL ESTATE PVT.LTD AT DABOLIM-MORMUGAO-GOA,
ON SURVEY.NO.62 / 13.

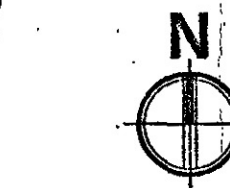
Approved proposed construction/
Sub-Division prior Licence
No. V.P.CH/90/Final.Noc/2022-23/522 dated 07/06/2022
Resolution: 8/2/22
Meeting Held on: 02/05/2022



Secretary
V.P. CHICALIM
APPROVED G.L.
FOR
DEVELOPMENT PERMISSION
LEVEL RUBBLE
Regd. Order No. 105/2018-19/826
Date: 21/04/2022
MEMBER SECRETARY



LOCATION PLAN
SCALE : 1:500



PROVISIONAL N.O.C.ISSUED VIDE:-
MPDA/9-K-105/2018-19/826 .
DATED:15/10/2018.

AREA STATEMENT

AREA OF PLOT	=	23000.00 M ² .
ROAD WIDENING AREA	=	283.00 M ²
NET PLOT AREA	=	22717.00 M ²
OPEN SPACE REQUIRED (15%)	=	3407.55 M ² .
OPEN SPACE PROVIDED (15%)	=	3408.00 M ² .
AREA UNDER ROADS	=	4016.00 M ² .
AREA UNDER PLOTS	=	15293.00 M ² .



SUB. DRG. NO./SD-01
SCALE : 1:500 1:50

DEALT BY: ANURADHA
DATE : 31.03.2018 (PROVISIONAL)
DATE : 08.02.2022 (FINAL)

NOTE:ALL DIMENSIONS ARE IN CENTIMETERS,
EXCEPT SITE PLAN IN METERS,UNLESS
OTHERWISE SPECIFIED.

For KAYJI REAL ESTATE PVT LTD
OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE:
RAJEEV M. SUKHTHANKER
B.Arch (Bom) A.I.A.,
ARCHITECT
CA/81/14172 AR/0028/2010

RAJEEV M. SUKHTHANKER
ARCHITECT (B. Arch.(Bom.) AIIA)

CA / 91 / 14172
AR / 0028 / 2010
F-1, FIRST FLOOR, FATIMA CHAMBERS,
NEAR FATIMA CONVENT, MARGAO - GOA.
PH:- 2/37170, 2735881
Email:- archrajsuk@gmail.com