

**South Goa Planning &  
Development Authority**



Ph:2731781

2714495

4<sup>th</sup> Floor, D Wing, Osia Commercial Arcade,  
Near S.G.P.D.A. Market Complex, MARGAO – GOA.

Ref.: SGPDA/P/ 6338/538/20-21

Date:- 19/08/2020

**Development Permission under Section 44 of the  
Goa Town and Country Planning Act, 1974.**

Development permission is hereby granted for carrying out the **Construction of building 'A'-Commercial-cum-Residential, 'B'-Residential building , Amalgamation & Compound wall/Gate** as per the enclosed approved plan in the property zoned as **Commercial C-2 zone** in ODP and situated at **Aquem, Margao, Town**, bearing Chalta no **138,139,146 to 157,184,185 & 124,180,186** of PTS no. **220 & 227** 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 1.00mts x 0.50mts with writing in black color on a 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 any development/ construction as per the permission granted by this order.
7. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
8. The commencement and the completion of the work shall be notified to the authority in writing in 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 effected plot abutting to the road.
11. Adequate Utility space for the dustbin, Transformer etc. should be reserved within the plot area.
12. The applicant /occupier of any hilly or sloppy land or any low lying land shall by himself or through his servants or agents or any other persons , shall not undertake the work of cutting of any hilly or sloppy land or filling up of any low-lying land before the commencement of the work, without obtaining the prior permission as required under section 17(A) of the Goa TCP Act 1974

13. In case of compound wall, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
14. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.
15. The road widening area shall be gifted to MMC/local authority before applying for completion certificate in case the same is utilized for FAR.
16. The setbacks, coverage & F.A. R shall be strictly maintained as per approved plans & as per rules in force.
17. All the areas shown as still parking shall be kept open and shall not be covered by any means at any point of time.
18. The structure that is shown for demolition shall be demolished before applying for completion certificate.
19. The tenancy/mundkari right if any shall be protected as per Tenancy Act/ prevailing rules.
20. The incorporation of "Rain Water Harvesting is mandatory and building shall be planned, designed and constructed with provisions for "Rain Water Harvesting" as per guidelines issued by government.
21. Minimum 15% open space will have to be strictly maintained exclusively for recreational use.
22. The building shall be planned, designed and constructed with barrier free access and non-discriminatory access as required under Section 44, 45 and 46 of "The Persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act 1995 (in case of public buildings).
23. The building shall be designed & constructed in accordance with Part IV of Fire Protection of National Building Code of India. The provisions of firefighting requirements, arrangements and installations such as Fire escape staircase shall be mandatory for high rise buildings and NOC from Fire Department shall be obtained for high rise buildings.
24. Sufficient arrangement shall be made within the plot itself for collection and onward disposal/treatment of the garbage and that proper arrangement should also be made for segregation of biodegradable waste and non-biodegradable waste caused by the residential/commercial activities in the plot and the same shall be treated within the plot by creating adequate waste/garbage treatment facilities like vermi-compost etc., such that the same shall not be detrimental to the surrounding residential area by emission of smoke, noise, offensive odour or harmful waste. This arrangement shall be made available from hygiene point of view. This arrangement/composting unit shall be developed and made available on site as per directives issued by Hon' ble high Court.
25. The access to the rear shall be kept free from all obstructions at all times.
26. 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.
27. This development permission shall not in any way construed to be a document confirming any or all of the following:
  - i) Title or interest of the holder of the permission to the relevant land or building or both.
  - ii) Boundaries of the relevant site for which permission has been obtained or.
  - iii) Any easement thereon or there from.
28. Adequate care shall be taken so as to make available the parking provision as approved and it shall be seen that the proposed development does not create any traffic congestion by virtue of parking of vehicles along the public roads.

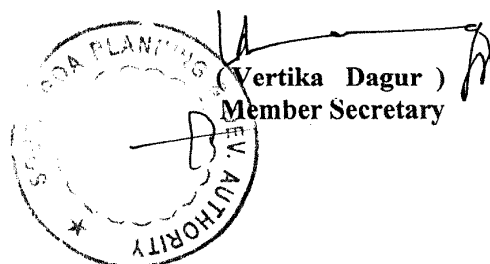
29. Parking of vehicles shall be strictly carried out as per provision shown in basement and stilt and the entire parking arrangement shown on the plan shall be strictly developed and made available on site inclusive of all the entry, exit points, ramps with required gradient etc. complete and free from any obstruction/hindrances of any type which may in any way reduce the parking availability.
30. In case of any area acquired by any government/other depts. Adjoining the property or through the property the same shall be duly verified and confirmed with the concerned acquiring department before commencement of work.
31. All drains existing on the site shall be strictly maintained with dimensions in width and depth as per the site conditions and as per prevailing storm water flow during monsoons at the time of filling the land in question.
32. No openings of any type shall be allowed along the dead wall and at no stage the rainwater from sloping roof or otherwise shall flow into adjacent property
33. The road widening area shall be properly developed along with the gutter constructed before applying for completion./occupancy certificate.
34. The Developer shall take all precautionary measures to ensure that no damage is caused to the adjoining buildings while carrying out Basement construction.
35. The development has to be strictly carried out in accordance with the provisions of the Goa Land Development and Building Construction Regulations 2010.
36. This development permission has been issued based on the provisions of finally notified ODP of Margao, which is in force and as per the provisions of section 44(4) of the TCP Act, 1974.
37. NOC/Clearance from the Directorate of Fire and Emergency Service shall be obtained before applying for construction license from the local bodies.
38. Applicant shall dispose the construction debris at his/her own level 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 Corporation/Municipal Council/Village Panchayat (as the case may be)
39. As per order dated 17/2/2020 passed in PIL.WP.65//2019 the "Development permission is granted subject to further order in this petition".

**40. The retaining wall shall be constructed abutting to nallha.**

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 21/5/2020 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, FROM Shri. Anil Sawant.

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

To  
Shri. Anil Sawant  
M/S. Gajraj Builders & Developers  
Office No.2, 3<sup>rd</sup> floor Karma Paes Avenue  
Vasco-da Gama Goa.



Copy to : (a) Chief Officer, Margao Municipal Council, Margao

**PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN.**

**South Goa Planning &  
Development Authority.**



Ph: 2731781

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4<sup>th</sup> Floor, D Wing, Osia Commercial Arcade,  
Near S.G.P.D.A. Market Complex, MARGAO – GOA.

Ref.: SGPDA/P/ 6338 / 511 / 20-21

Date: 12/08/2020

**ORDER**

- Read: 1) The Goa Tax on Infrastructure Act, 2009.(Goa Act 20/2009)  
2) Letter No.45/1/TCP-09/Pt/3535 dated 30/9/09  
3) NOTIFICATION No:- 7/18/2013-LA dt. 20/05/2013

Whereas the infrastructure tax towards your application for construction of residential-cum-commercial building (A&B) in property bearing Chalta no.138.139,146 to 157,184,185, & 124,180,186 of PTS no.220 & 227 at Aquem, Margao, has been assessed as **Rs 18,76,332.00 only**

The calculation of the tax has been assessed @ Rs.200/- per square metre of floor area for residential building and @ Rs.800/- per square meter of floor area for commercial building as per the provisions of the said Act.(AS PER CIRCULAR/ NOTIFICATION (AS PER NOTIFICATION No:7/18/2013-LA dt.20/05/2013 )

**Infrastructure Tax Due**

a) Commercial Use =2345.415 m2 x Rs 800/- =Rs 18,76,332.00

**Total = Rs 18,76,332.00**

Now, therefore the said amount shall be deposited by way of challan in the following Budget Head:

**0217-Urban Development.**

**80-General**

**800-other Receipts .**

**0100-Receipts under Goa Tax on infrastructure Act,2009**

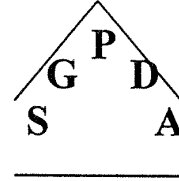
To,  
Mr. Anil Sawant  
M/s,Gajraj Builders & Developers  
Office 2, 3<sup>rd</sup> floor Karma Paes Avenue  
Vasco Da Gama Goa..



**South Goa Planning &  
Development Authority**

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Near S G.P.D.A. Market Complex, MARGAO-GOA



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Ref: SGPDA/P/6338/DC-1974/530/20-21 Date: 17/08/2020  
FORM-F

- 1) Name of Assessee: Mr. Anil Sawant  
M/s. Gajraj Builders & Developers, Office- 2. 3<sup>rd</sup> floor, Karma Paes Avenue  
Vasco-da-Gama Goa..
- 2) Explain in short if assessee has sufficient interest in land to carry out development:  
U/S 44 of TCP act 1974 for amalgamation of .138,139,146 to 157,184,185, &  
124,180,186 of PTS no.220 & 227. At Aquem Margao.
- 3) Survey No. and city village, of plot to be developed:  
Chalta no. 138,139,146 to 157,184,185, & 124,180,186 of PTS no.220 & 227 at Aquem  
Margao.
- 4) Nature of Development, (strike out what is not necessary)
  - i) Single Family/Multi family dwelling ii) Commercial/Public & Semi-Public  
building
  - ii) Industrial building iii) Building for Transport and Communication
  - v) Other Building (Specify) \_\_\_\_\_
  - vi) Sub division of land \_\_\_\_\_
  - vii) Change in land/building use ( specify)
- 5) Zone of Area as per ODP\_C-2 zone
- 6) Is the proposed development as per Rules? Subject to conditions
- 7) Method of assessment (Sq.mts. of land area/running mt.)
- 8) F.A.R. %
- 9) Total length/area
- A) Amalgamation charges 2404.00sqmt x Rs 4/- =Rs 9616.00

**Grand total =Rs 9616.00**

**Say Rs 9616/- only**

10) Any other remarks

Payment is to be made by pay-order/D.D./Banker's cheque in favour of this Authority.  
Payment is to be made one Month from the date of issue, failing which the file will be  
closed.

  
**DEALING HAND**

ASSESSMENT ORDER NO.

Date:

- i) Application duly made in form 'C' and hearing completed.
- ii) Assessment made after service of notice .and hearing completed.
- iii) Best Judgement assessment made as applicant did not attend hearing  
Development charges Payable **Rs.9616/- only**
- iv) Assessment is refused/postponed for the following reason

  
**Member Secretary**

Tel: 2731781 / 2714495

## SOUTH GOA PLANNING & DEVELOPMENT AUTHORITY

4th Floor, D Wing, Osla Commercial Arcade, Near SGPDA Market Complex, MARGAO, GOA.

Book No.: 56

Receipt No. 5593

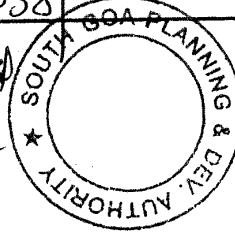
Date: 18/8/2020

Received with thanks from Shri / Smt. / M/s. Anil Sawant

an amount of Rupees 9616/- Nine thousand six hundred sixteen  
towards Dev charges SGPDA/R/6338/- only

₹ 9616/-  
Cheque subject to Realisation

Applicant paid  
in Bank

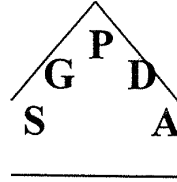


[Signature]  
Signature

**South Goa Planning &  
Development Authority**

4<sup>th</sup> Floor, D Wing, Osia Commercial Arcade,

Near S G.P.D.A. Market Complex, MARGAO-GOA



2714495

Ph:2731781

Ref: SGPDA / 19 / 6338 / DC-1972 / 510 / 20-21 Date: 12.08.2020  
**FORM - F**

- 1) Name of Assessee: Mr. Anil Sawant  
M/s. Gajraj Builders & Developers, Office- 2. 3<sup>rd</sup> floor, Karma Paes Avenue  
Vasco-da-Gama Goa..
- 2) Explain in short if assessee has sufficient interest in land to carry out development:  
U/S 44 of TCP act 1974 for construction residential-cum-commercial building (A&B)  
and compound wall/Gate.
- 3) Survey No. and city village, of plot to be developed:  
Chalta no. 138,139,146 to 157,184,185, & 124,180,186 of PTS no.220 & 227 at  
Aquem,
- 4) Nature of Development, (strike out what is not necessary)
  - i) Single Family/Multi family dwelling ii) Commercial/Public & Semi-Public  
building
  - ii) Industrial building iii) Building for Transport and Communication
  - v) Other Building (Specify) \_\_\_\_\_
  - vi) Sub division of land \_\_\_\_\_
  - vii) Change in land/building use ( specify)
- 5) Zone of Area as per ODP C-2 zone
- 6) Is the proposed development as per Rules? Subject to conditions
- 7) Method of assessment (Sq.mts. of land area/running mt.)
- 8) F.A.R. %
- 9) Total length/area
- A) Dev /charges for for commercial uses 7913.02m<sup>2</sup> x Rs 24/m<sup>2</sup>=Rs 189912.48
- D) Dev charges for compound wall =190.45rmt x Rs 10/-=Rs 1904.50

**Grand total =Rs 191816.98**

**Say Rs 1,91,817/-**

10) Any other remarks

Payment is to be made by pay-order/D.D./Banker's cheque in favour of this Authority.  
Payment is to be made one Month from the date of issue, failing which the file will be  
closed.

  
**DEALING HAND**

**ASSESSMENT ORDER NO.**

**Date:**

- i) Application duly made in form 'C' and hearing completed.
- ii) Assessment made after service of notice .and hearing completed.
- iii) Best Judgement assessment made as applicant did not attend hearing  
Development charges Payable **Rs.1,91,817/- only**
- iv) Assessment is refused/postponed for the following reason

Tel: 2731781 / 2714495

## SOUTH GOA PLANNING & DEVELOPMENT AUTHORITY

4th Floor, D Wing, Osia Commercial Arcade, Near SGPDA Market Complex, MARGAO, GOA.

Book No.: 56

Receipt No. 5590

Date: 12/8/2022

Received with thanks from Shri / Smt. / M/s.

Anil Sawant

an amount of Rupees

19,817/-

One lakh ninety one thousand eight hundred seventeen only

towards

Dev charges SGPDA/P/6338

₹ 19,817/-  
Cheque subject to Realisation

Applicant paid in Bank



Signature