



MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

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

Ref. No. MPDA/7-S-204/2024-25/963

Date: 05/09/2024

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 **Multi Family Dwelling (Construction of Row Villas 5 Nos. with Swimming Pool & Row Villas 5 Nos. without Swimming Pool, Building Block 5, Clubhouse)** as per the approved plans in the property zoned as ' S-1 ', ' A-2 ' & ' S-2 ' Zone in ODP-2030 and situated at **Sancoale Village**, bearing Sy. No. 199/2 of **Mormugao Taluka** of approved Development Permission vide no. MPDA/7-S-204/2010-11/1943 dated 09/03/2011 & Technical Clearance vide no. DH/5316/MTP/15 dated 25/08/2015 on 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. in writing in black color on a white background at the site, as required under the Regulations.
6. The soak pit should not be located within a distance of 15.00 mtrs. from any other existing well in the plot area/plan.
7. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing Authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Adequate Utility space for the dustbin, transformer, etc. should be reserved within the plot area.
11. 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. The Ownership of the property shall be verified by the licensing body before the issuing of the license.
13. The 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.
14. The construction shall be strictly as per the provision of the Goa Land Development and Building Construction Regulation, 2010.
15. 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.

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16. 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 Municipality.

- (1) Where a low or medium voltage (voltage upto 650 volts) overhead line passes above or adjacent to or terminates on any structure, the minimum clearance from any accessible point on the basis of maximum sag shall be observed:
- For any flat roof, open balcony, verandah and lean to roof:
 - Vertical clearance of 2.439 meters from the highest point when line passes over the structure
 - Horizontal clearance of 1.219 meters from the nearest point when line passes adjacent the structure.
 - For pitched roof:
 - Vertical clearance of 2.439 meters immediately under the lines when line passes over the structure
 - Horizontal clearance of 1.219 meters from the nearest point when line passes adjacent the structure.
- (2) Where a High or Extra- High voltage (11 KV and above) overhead line passes above or adjacent to a structure it shall have on the basis of maximum sag, a vertical clearance above the highest part of the building immediately under such line, of not less than:
- for voltage level 11 KV upto 33 KV-3.658 meters
 - for voltage level above 33 KV-3.658 mets+ 0.305 mtrs for every additional 33KV or part thereof.

17 Payment of prescribed cess of 1% of the total cost of construction project is prerequisite for obtaining Completion Order.

18 Stilt/Basements area has to be used for parking of Vehicles only and shall not be enclosed at any point of time.

19 Stabilization of natural slope shall be maintained as per the site condition, without causing any destruction of natural profile.

20 NOC from Navy for height clearance obtained vide Ref. No. 46/210/1/2023/908 dated 31/01/2024.

21 The Development Permission is issued based on Conversion Sanad issued vide Ref. No. AC-II/SG/CONV/04/2009 dated 10/07/2009.

22 Structural Liability certificate issued dated 19/10/2023 by Eng. Mr. Madhav N. Kamat Reg. No. SE/0036/2010.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED: 31/10/2023 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, To **M/S WATER EDGE BUILDERS PVT. LTD., MR. ASHWINI SHANKAR POA MR. RAJIV AGARWAL.**

THIS PERMISSION IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.



Sanjay A. Halornekar
5/9/24
(Sanjay A. Halornekar)
MEMBER SECRETARY

To,
M/s Water Edge Builders Pvt. Ltd.
Mr. Ashwini Shankar POA Mr. Rajiv Agarwal,
Plot Survey No. 199/2, Sattava Waters Edge,
Near MES College, Vidhya Nagar, Sancoale,
Zuarinagar, South Goa, Goa-403726.

Copy to:-

- The Sarpanch, Village Panchayat Sancoale, Sancoale- Mormugao-Goa.
- O/c.
- Guard file.