

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITYShanta Bldg., 1st Floor, Next to Vivanta Hotel, St. Inez Panaji Goa

Ref: NGPDA/310/TLG/351/2025

Date: 6 MAY 2025

TALEIGAO PLANNING AREA**ORDER****(Development Permission under Section 46 of the Town & Country Planning Act, 1974)**

Whereas application has been made by **Mr. Theodore D Souza & Mrs. Domina D Souza, POA holder Mr. Rajesh Tarkar** for **renewal** of development permission in accordance with the provision of Section 46 of the Goa Town & Country Planning Act, 1974, for **construction of residential building and compound wall** with respect to his/her land zoned as **Commercial C-2** zone in ODP-2028 and situated at **Taleigao** village bearing **Survey No.242/1-Q**

And whereas Development charges affixed at ₹ 17,843/- and **Infrastructure Tax** at ₹ 7,25,640/- vide Challan No.**TIS-52** dated **28/10/2021** has been paid earlier.

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) This permission shall be valid for a period of three year from **28/10/2024 to 27/10/2027** and not transferable
- 2) The commencement of the development work and its completion shall be done under prior intimation to this Authority.
- 3) The permission is liable to be revoked if it is based on false information/wrong plans/calculation/documents or on other accompaniments of the application are found to be incorrect or wrong at any stage or after the grant of the permission and the applicant will not be in the event of course of the action will be entitled for any compensation.
- 4) Any change to be effected in the approved plans/change in the use of the approved built up space requires prior permission of this Authority.
- 5) Prior to commencement of development work, it will be incumbent upon the applicant to have valid conversion Sanad of use of land as contemplated under the Goa, Daman & Diu Land Revenue Code 1968.
- 6) Grant of development permission shall not mean to give any right to the applicant for making/ laying claim for water connection from the Government of Goa or any concerned Authorities.
- 7) The applicant/s shall obtain necessary License/Approval/ permission etc. (Municipality/ Forest Dept./P.W.D. etc. as may be required under any other law of force before commencement of work/carrying out any development or cutting of tree/trees.
- 8) The developer/applicant should display a pucca hoarding/sign board (1 x 0.50 mts.) with write-up in black colour on white background at the site of development clearly indicating the Order Number with date of this Authority readable from a distant point. In case of no compliance appropriate action shall be taken as per the provisions of Town & Country Planning Act, 1974.
- 9) In case of property is adjacent to the National Highway, State Highway, permission be taken from P.W.D. before commencement of development work.
- 10) The applicant himself or through his servants or agents or any other person shall not undertake the work of cutting of hill or sloppy land, in, over or upon any hilly or sloppy land having gradient of 1:10 or more or filling up of any low lying land below 50 cms. or more from the adjoining ground level, without obtaining the prior written permission from the Chief Town Planner Goa as required under Section 17(A) of Town & Country Planning Act, 1974.

- 11) Traditional access, rain water drain, if any passing through the property should not be blocked and the status of it should be maintained to the satisfaction of the local Authority.
- 12) Completion Certificate should be obtained from this Authority before applying for Occupancy Certificate in Corporation / Panchayat.
- 13) Required building setbacks from the property boundary, existing road should be strictly maintained.
- 14) Area affected by road widening shall be duly asphalted and surrendered to the local authority before obtaining Completion Certificate.
- 15) The balconies proposed should not be covered in any fashion, which may lead to excess F.A.R
- 16) Distance between the buildings within the property should be maintained as shown in the site plan.
- 17) Any major changes in the proposed building should be got approved from this Authority before executing such changes, failure to which strict action will be initiated.
- 18) The building shall be planned, designed and constructed in accordance with Part IV of Fire Protection of National Building.
- 19) Code of India, firefighting requirement, arrangement and installation required in such buildings shall also conform to the provision of Part IV of Fire Protection of National Building Code of India and hence N. O. C. from the Chief Fire Officer, Directorate of Fire & Emergency Services shall have to be obtained before commencement of work.
- 20) **This Development Permission is subjected to the order of the Hon'ble High Court which said "We clarify that any further action, on the basis of impugned plan, will be subject to further order in this Petition. Further, the concerned Authorities to make it clear to the parties, while granting permissions, that such permissions will be subject to further orders in this Petition." (PIL/WP No.48/2019) Order dated 10.02.2020.**
- 21) Necessary compliance to be followed for dust pollution, mitigation during the construction or demolition of the building by the developer as per the order of the Hon'ble NGT in O.A. 148/2016 (M.A. no. 686/2017).
- 22) Sewage Treatment Plant is mandatory for hotel building/residential complexes having 50 flats/residential unit and above. Sewage Treatment Plant will not be required if the area is already served by existing sewer lines.
- 23) The applicant shall follow the rule 18.1 & 18.2 of the Goa Land Development and Building Construction Regulation 2010, with regards to the planting & preserving of trees, which shall be checked by the local Authority.
- 24) The applicant shall fulfill the required clearances from the existing power lines in the vicinity, in conformity with the Indian Electricity Rules 1956, and as per the letter issued by the Chief Electrical Engineer of Electricity Department, vide letter No.51(3)/CEE/Tech/(com)/2020-21/303, dated 01.07.2020 are to be maintained as under

For low or medium voltage (voltage up to 650 volts)

- 1) Where a low or medium voltage (voltage up to 650 volts) overhead line passes above or adjacent to or terminates any structure, the minimum clearances from any accessible point on the basis of maximum sag shall be observed:

a. For any flat roof, open balcony, verandah and lean to roof:

- i. Vertical clearance of 2.439 meters from the highest point where line passes over the structure.
- ii. Horizontal clearance of 1.219 meters from the nearest point when line passes adjacent the structure.

b. For Pitched roof:

- i. Vertical clearance of 2.439 meters immediately under the lines when line passes over the structure.
- ii. Horizontal clearance of 1.219 meters from the nearest point when line passes adjacent the structure.

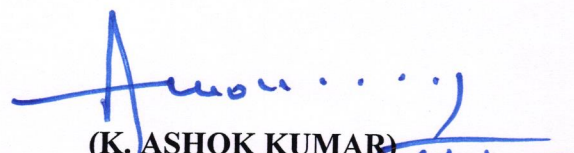
For high or extra-high voltage (11KV and above)

- 2) Where a high or extra-high voltage (11KV and above) overhead line passes above or adjacent to a structure it shall still 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:
- a. Voltage level 11KV up to 33KV-3.658 meters
 - b. For voltage level above 33KV-3.658 +0.305 meter for every additional 33KV or part thereof.
- 25) Rain water harvesting tank for storage and re-use of water shall be mandatory for private Building in case of the plot is more than 4000sq. meters and having 40 units and more for secondary use such as flushing of WC, gardening, landscape, car washing and the like through a separate parallel line in the plot/ premises, similarly, for public/institutional buildings/Complexes in plots having areas of more than 4000sq. meters and having a floor area of more than 2000sq. mts and all commercial/ industrial developments in plots having areas of more than 4000 sq. mts shall be provided with rain water harvesting tanks for stage and re- use.
- 26) The applicant shall pay labour cess of 1% of the total cost of construction project to the Commissioner of Labour and Employment and Secretary, Goa Building & other construction workers Welfare Board, before applying for completion certificate to the Authority.
- 27) **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.**
- 28) The construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulations 2010.
- 29) Applicant shall make provision for Telecom room as per the order of the Chief Town Planner (Admin) No.21/1/TCP/NISC/2023/720 dated 27-04-2023.
- 30) **This renewal is issued based on the development permission granted by GPPDA vide Order No.GPPDA/684/TAL/751/2021 dated 28/10/2021**

This permission is granted subject to the provisions of the Town & Country Planning Act, 1974 and Rules and Regulations framed thereunder.

By order from the North Goa Planning and Development Authority




(K. ASHOK KUMAR)
MEMBER SECRETARY

To,

✓ Mr. Theodore D Souza &
Mrs. Domina D Souza,
POA holder Mr. Rajesh Tarkar,
UG-2, Upper Ground Floor, "Rajdeep Residency",
Raviraj Colony, Nagali Hills, Dona-Paula, 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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