

# GREATER PANAJI PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1<sup>st</sup> Floor, Mala Link Road, Panaji Goa – 403001.

Ref: GPPDA/195/PNJ/82/2019

Date: 17 APR 2019

## ORDER

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

Whereas application has been made by Mrs. Alzira Soares & Others for development permission in accordance with the provision of Section 44 of the Goa Town & Country Planning Act, 1974, for **Proposed Construction of Residential Building “C”** with respect to his/her land zoned as **Special Commercial “C-1” Zone** in O.D.P.-2028 of Taleigao Planning Area, situated at **Panaji City** bearing Chalta No. 78, 78-B, 79 to 103 P.T. Sheet No. 95 approved sub-division reference number - - - - dated - - - -

And whereas Development charges affixed at ₹ 6,26,243/- and Infrastructure Tax at ₹ 1,66,99,800/- vide Challan No. Tis-7 dated 17.04.2019 have 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 Licencing 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. 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 provision of Section 17(A) of the Goa Town & Country Planning Act, 1974.
- 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 licence.

- 14) Parking area should be developed as per the plan approved.
- 15) 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.
- 16) This Development Permission is issued based on the earlier approval vide ref. no. GPPDA/195/PNJ/1247/2019 dated 16.01.2019.
- 17) The Provision of Garbage collection pits to be developed before the Occupancy of project in consultation with C.C.P Panaji.
- 18) Distance between the building within the property should be maintained as shown in the site plan.
- 19) The rain water harvesting is must and the applicant has shown the water harvesting area, therefore rain water harvested for the use in the premises.
- 20) The developer should use the solar power, for the common area in the premises and ensure that maximum use of the solar & wind generated power is put to use.
- 21) The construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulations 2010.
- 22) This Development Permission is issued subject to outcome of the Civil Suit RCS No. 126/18/B dated 15-12-2018 filed by Suvarna Parab & Neeta Sawant as per the legal advices received on 05-03-2019.
- 23) The Built-up area is more than 25,000.00 m<sup>2</sup> of the Building Block 'A', 'B' & Block 'C'. therefore Environmental Impact Assessment NOC from the concerned Department is to be obtained before commencement of the work at the site with respect to the building Block 'C'.

This permission is issued with reference to the application dated **21.01.2019** under Section 44 of Goa Town & Country Planning Act, 1974, from **Mrs. Alzira Soares & Others**.

**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.**



  
( R. K. PANDITA )  
MEMBER SECRETARY

To,  
Mrs. Alzira Soares & Others  
C/o. Marks Developers,  
1<sup>st</sup> Floor, Lobo Building,  
18<sup>th</sup> June Road, Panaji-Goa.

Copy to:

- 1) The Commissioner, The Corporation of City of Panaji, Panaji Goa – 403001. \*

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