

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY
VASCO DA GAMA, GOA

Ref. No. MPDA/1-S-363/2018-19/1260

Date: 10/01/2019

DEVELOPMENT PERMISSION

under Section 44 of the Goa Town and Country Planning Act, 1974

Development permission is hereby granted for carrying out the **Shop/Multi Family Dwelling** as per the enclosed approved plans in the property zoned as 'S-1' Zone in **ODP-2026** and situated at **Baina, Vasco da Gama, Mormugao Taluka** bearing **Ch. No. 51-A of P.T.Sheet No. 116** 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 applicant shall obtain Conversion Sanad under The Goa Land and 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 mtrs. 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. 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.
13. The Ownership of the property shall be verified by the licencing body before the issuing of the licence.

14. The Development Permission shall not in any way construed to be a document conforming any or all the following :
- Title or interest of the holder of the permission to the relevant land or building or both.
 - Boundaries of the relevant site for which permission has been obtained; or
 - Any easement thereon or therefrom.

15. The construction shall be strictly as per the provision of the Goa Land Development and Building Construction Regulation, 2010.
16. Still area has to be used for parking of vehicles only and shall not be enclosed at any point of time.

17. 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 Panchayat.

18. This Development Permission is issued as per the Coastal Regulation Notification Ministry of Environment and Forests, Annexure – I Category – II (CRZ-II) (i), (ii) (iii).

19. Infrastructure tax is paid vide Challan No. 2018-19/126 dated 04/01/2019 for an amount of Rs.3,18,143/- (Rupees three lakhs eighteen thousand one hundred and forty three only) and vide Challan No. 2018-19/129 dated 09/01/2019 for an amount of Rs.34,077/- (Rupees thirty four thousand seventy seven only).

20. Structural Liability certificate issued on 19/06/2018 by Eng. Mr. Abhijeet D. Salkar Reg. No. SE/0041/2011.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 22/06/2018 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, TO M/S SUSHEELA HOMES & PROPERTIES PVT. LTD..

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.

To,
M/S Susheela Homes & Properties Pvt. Ltd.,
5th Floor, Susheela Building,
F.L. Gomes Road,
Vasco da Gama, Goa.



(Vertika Dagur)
MEMBER SECRETARY

- Copy to:-
- The Chief Officer, Mormugao Municipal Council, Mormugao, Goa.
 - O/c.
 - Guard file.
- Ssm/-