

8

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

VASCO DA GAMA, GOA

Ref. No. MPDA/7-T-39/2016-17/583

Date: 04th/08/2016

DEVELOPMENT PERMISSION

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

Development permission is hereby granted for carrying out the –

***(a) Construction of Building: Group Housing, Club House, Swimming pool, Commercial bldgs. and Compound Wall**

***(b) Change of use of (building/Land) Construction of Group Housing & c/wall as per the enclosed approved plans in the property zoned as 'S1' Zone and 'C-1' Zone in ODP/GDP/Regional Plan and situated at Sancoale Village, Mormugao taluka bearing Sy. No. 198/1 of final approved Development Permission No. -- dated -- 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 is issued having regards to Section 44(4)(i)(ii)(iii)(iv), Section 42, Section 55 and Section 134 of TCP Act, 1974.
5. The Development Permission will not entitle the Applicant for making/ laying any claim on water and any other connection from the Government of Goa.
6. The Developer/Applicant should display a sign board of minimum size 1.00 mtrs. x 0.50 mtrs. with writing in black color on a white background at the site, as required under the Regulations.
7. 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.
8. The soak pit should not be located within a distance of 15.00 mtrs. from any other existing well in the plot area/plan.
9. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
10. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing Authority.
11. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
12. 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 provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.
13. Construction shall be done strictly as per the plans approved.
14. All set backs shown in the site plan has to be strictly maintained.

15. Permission from Chief Town Planner, Govt. of Goa shall be obtained before commencement of work in case of any hill cutting or slopy land having gradient of 1:10 or more and filling of any low lying land below 50cm. or more from adjoining ground level as per provision of section 17(A) of Town & Country Planning Act.
16. Traditional access and natural water drain if any passing through the property shall not be blocked and to be maintained to the satisfaction of local Authority.
17. Trees if any shall be cut with prior permission from concerned Authority.
18. If HT/LT electric lines are passing through the property, NOC from Electricity Dept. shall be obtained, prior to putting the foundation of construction, demarcation of road alignment in case of sub-division of plots.
19. Licencing Authority should confirm the ownership documents prior to issue of construction licence.
20. In case of high rise building, NOC from the Directorate of 'Fire Fighting Services' to be obtained by the applicant & produced along with application for Completion certificate to this Authority.
21. If the area is falling within the Funnel zone, NOC from the Civil Aviation Authority may be obtained and produced at the time of applying for Completion certificate.
22. The 10.00 mts wide existing road on the southern boundary of the propety under reference shall be treated as a Public road and cannot be blocked and nor can it be deleted in any renewal of Development Permission in future.
23. The Development Permission is issued based on the Environmental Clearance (EC) issued by the Goa state Enviroment Impact Assessment Authority vide Ref. no 3-181-2010/STE-DIR/21 dated 04/08/2016 and letter dated 05/08/2016, hence all the conditions laid in the said clearance shall be strictly followed.
24. All the conditions laid in the Conversion Sanad vide ref no. AC-I/SG/ CONV MOR/8/2013/12574 Dated 27/12 2013 shall be strictly followed.

Applicant has paid the Infrastructure Tax for an amount of **Rs. 4,73,47,434/-** (Rupees four crore seventy three lakh forty seven thousand four hundred thirty four only) vide challan no. 2016-17/65 dated 08/08/2016.

An Engineer who designs the RCC structure of the project proponent is liable for structural designs and stability of the project, structural liability certificate issued by **Engg. Rajan Moye, dated 20/07/2016 Reg. No. SE/0004/2010.**

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 27/07/2016 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, FOR **M/S TRINITAS REALTORS INDIA LLP.**

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

To,
M/s Trinitas Realtors India LLP,
Level 8, Muttha Chambers II, 106/1-A
Senapati Bapat Marg, Pune.




(Vertika Dagur)
Member Secretary

Copy to: (a) *The Sarpanch , Village Panchayat Sancoale, Sancoale, Goa, for information..

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN

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MORMUGAO PLANNING & DEVELOPMENT AUTHORITY
Commerce Centre, IInd Floor,
Vasco da Gama

Phone No. 0832 2513341

Ref.No.: MPDA/Infrastr.Tax/7-T-39/2016-17/577

Date: 08/08/2016

ORDER
for
Payment of Infrastructure Tax

Read Notification: 1) Goa Tax on Infrastructure Act 2009 (Goa Act 20 of 2009);
2) Series I No. 26 dated 24/09/2009;
3) Notification No.45/1/TCP-09/Pt file/346 dated 18/09/2009.

In pursuance of Section 3 (1) and (5) of the Goa Tax on Infrastructure Act 2009, the Infrastructure Tax towards your application for the construction of Group Housing, Club House, Swimming pool, Commercial bldgs.and Compound Wall in the property bearing Sy. no. 198/1 of Sancoale Village, Mormugao Taluka, Goa. The calculation of the tax has been assessed @ Rs. 200/- per sq.mt. of the floor area for the Residential Building and @ 800.00 per sq mts. for Floor area for Commercial Building as per the provisions of the said Act. Infrastructure Tax due for **1,45,743.05 Sq.m @ Rs. 200/- = Rs. 2,91,48,610/- + 22,748.53 sq.m. @ Rs. 800/- = 1,81,98,824/- Total = 4,73,47,434/- (Rupees Four Crores Seventy-three lakhs Forty-seven thousand four hundred and thirty-four only)** Now therefore the said amount shall be deposited by way of Challan under Section 6 of the said Act into the Government Treasury in the following Budget Heads:

0217- Urban Development
80 - General
800 - Other Receipt.
01 - receipt under Goa Tax on
Infrastructure Act, 2009

To,
M/s Trinitas Realtors India LLP,
Level 8, Muttha Chambers II, 106/1-A
Senapati Bapat Marg, Pune.




(Vertika Dagur)
MEMBER SECRETARY

Copy to: 1) O/c
2) Respective Village file
3) Office of the MMC/Village Panchayat of Sancoale.

APPENDIX-A1/PDA

Application for Development permission under section 44 of Goa TCP act 1974

From: - Trinitas Realtors India LLP,
Level 8, Muttha chambers II,106/1-A,
Senapati Bapat Marg, Pune.
26/07/2016

To,
The Member Secretary,
Mormugao Planning & Development Authority,
Vasco, Mormugao Taluka, Goa.

Sir,

I intend to carry out the under mentioned development in Plot bearing Sy No. 198 at Sancoale village Mormugao Taluka, Goa

Particulars of proposed development: Residential , Commercial & Hotel Development.

I forward herewith the following:-

1. Drawings:

(a) Site Plan	5 copies	(✓)
(b) Detailed Plans, Elevations & Sections	5 sets	(✓)
(c) Location Plan	5 copies	(✓)
(d) Parking Layout Plan	5 copies	(✓)
(e) Contour Plans in case of sloping sites	3 copies	(-)

2. Documents duly authenticated/Signed as prescribed

(a) Questionnaire	3 copies	(✓)
(b) Survey Plan	1 copy	(✓)
(c) Copy of index of land (Form .III & XIV/Form -B/D)	1 copy	(✓)
(d) Document showing ownership of land	1 copy	(✓)
(e) Certificate from the Architect who has planned the project and has signed the drawings.	1 copy	(✓)
(f) Structural Liability Certificate from the Engineer Responsible For the Structural Design of the Project	1 copy	(✓)
(g) Affidavit from the owner	1 copy	(-)
(h) Power of Attorney(if applicable)	1 copy	(✓)
(i) Conversion Sanad / Application for		
(j) recommendation for conversion	1 copy	(-)
(k) NOC from other agencies, if applicable:-		

I request that the proposed development may be approved and that development permission may be accorded.

Yours Faithfully

S. Smith

FOR TRINITAS REALTORS INDIA LLP
Name & Signature of owner



KUNDAN V. PRABHU
B. Arch., A.I.I.A.
ARCHITECT & INTERIOR DESIGNER
CA/94/17396
AR/0073/2010

Signature of Architect

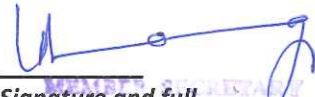
See rule 26(1)

DDO Code No.

CHALLAN

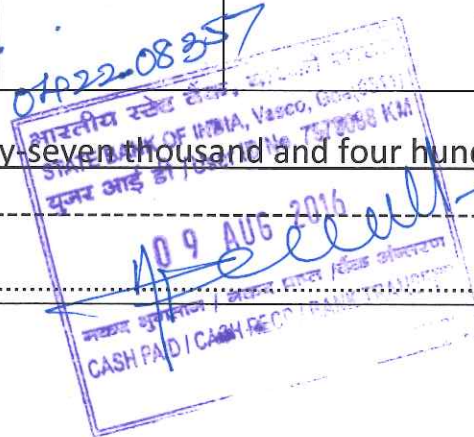
Challan No. 2016-17/65

Challan of money paid into STATE BANK OF INDIA VASCO Branch

To be filled in by the remitter			Amount (Rupees)	To be filled in by the Departmental Officer or at his instance		
Name/or Designation and address of the party (i.e. Tax payer, etc.) crediting money	Department/ Office from whose books The demand emanated	Full particulars of the of nature remittance and/or Authority (if any)		Demand No. and Head of Account (Plan/Non-Plan, Charged/Voted, etc.)	Accounts Officer by whom adjustable	Order to the Bank
M/s Trinitas Realtors India LLP, Level 8, Muttha Chambers II, 106/1-A Senapati Bapat Marg, Pune. File No.-7-T-39	Mormugao Planning & Development Authority	Infrastructure Tax towards Group Housing, ClubHouse, Swimming pool, Commercial bldgs. & Compound Wall Sy. No. 198/1 of Sancoale Village, Mormugao Taluka, Goa	4,73,47,434/-	0217 - Urban Development 80 - General 800 - Other Receipts 01 - Receipts under Goa Tax on Infrastructure Act, 2009	Directorate of Accounts, Panaji/Margao	<i>Date 08/08/16</i> <i>Receive and grant Receipt</i>  <i>Signature and full designation of the Officer Ordering the money to be paid in</i> STATE BANK OF INDIA VASCO BRANCH & DEVELOPMENT AUTHORITY VASCO-DA-GAMA

In words (Rupees Four Crores seventy-three lakhs forty seven thousand and four hundred thirty-four only)

Received payment in Words (Rupees.....)



MORMUGAO PLANNING & DEVELOPMENT AUTHORITY

Commerce Centre, 11nd Floor, Near Bus Stand,
VASCO DA GAMA, GOA - 403 802.

No 012895

RECEIPT

Book No. 258

Date: 8/8/16

Received from ~~Shri~~ / ~~Smt.~~ Ms. Trinitas. Realtors. India. LLP.

a sum of Rs. (27,79,337) Rupees Twenty. Seven. Lakhs. Seventy. Nine
Thousand Three Hundred and Thirty. Seven. only,
(in words)

on account of order mpod 7-T-39/16-17/576 dt. - 8/8/16

by ~~cash~~ / ~~demant~~ draft by VTR-608088470288 dt. 8.8.16. HDFC

on 8/8/16 BANK Pune.

Rs. 27,79,337/-



Cashier / Accountant

For MORMUGAO PLANNING & DEV. AUTHORITY

**MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY,
VASCO DA GAMA, GOA**

Ref. No.MPDA/Gen-Tech/2016-17/667

Date : 29th Aug., 2016

To,

Mr. Anand Chandra Bose,
No.801, 8th Floor, Anand Square-Block B,
Nr. Sanjeevani Hospital, Baina,
Vasco-da-Gama, Goa.

Sub : Your application dated 24/08/2016 under inward No.653 dtd.
24/08/2016

Sir,

Please refer this office order dated 09/08/2016. The said approval was issued based on the Outline Development Plan for Vasco-da-Gama planning Area 2011 wherein the property bearing Sy. No.198/1 of Sancoale Village does not falls under funnel area of Navy.

Hence this office does not insist for the NOC from Navy/ Airport Authority prior to the issue of Development Permission dated 09/08/2016.

Yours faithfully,



(Handwritten signature)

(Vertika Dagur)
(MEMBER SECRETARY)