

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st Floor, Mala Link Road, Panaji Goa – 403001.

Ref: NGPDA/ M/1717/1634/2019

Date: 18 JAN 2019

ORDER

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

Whereas application has been made by **M.G. Developers** for development permission in accordance with the provision of Section 44 of the Goa Town & Country Planning Act, 1974, for **Proposed construction of commercial cum residential Building** with respect to his/her land zoned as **Commercial C-2 zone** in O.D.P. and situated at **Mapusa** City / village bearing Survey No. ----- Chalta No. **47-A** P.T. Sheet No. **119** plot No. ----- approved sub-division reference number ----- dated -----

And whereas Development charges affixed at ₹ **35,944** /- and Infrastructure Tax at ₹ **7,98,416.00** vide Challan No. **M-52** dated **16/1/2019** 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 specification of P.W.D.
- 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
 - c) Any easement thereon or therefrom ; or
 - d) Structural or engineering safety or the workmanship of the proposed development.
- 16) The construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulations 2010.
- 17) The building shall be planned, designed and constructed in accordance with Part IV of Fire Protection of National Building Code of India, fire fighting 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.
- 18) This Development permission is issued based on the decision of the Authority in its 7th adjourned Authority meeting held on 12/12/2018.

This Development Permission is issued with reference to the application dated **28th November 2018** under Section 44 of Goa Town & Country Planning Act, 1974, from **M.G. Developers.**

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,
M.G. Developers
Mapusa, Bardez - Goa 403 507.

Copy to:

- 1) ~~The Secretary, Village Panchayat,~~ _____ Goa. *
- 2) ~~The Commissioner, The Corporation of City of Panaji, Panaji Goa - 403001.~~ *
- 3) The Chief Officer, Mapusa Municipal Council, Mapusa Goa - 403507. *

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

/bc

GOVERNMENT OF GOA
OFFICE OF SUB-DIVISIONAL ENGINEER
ELECTRICITY DEPARTMENT
SUB-DIVISION I(U),MAPUSA-GOA.

1st Floor ,Vidyut Bhavan , Division VI, Ansabhat,Mapusa Bardez,Goa. 403507.

No.: AE-VI/ I(U)/O&M/ 2018-2019/ Tech-40/2623 .

Date : 28 / 01 / 2019

To,
M.G Developers,
Mapusa- Bardez- Goa.

Sub: N.O.C. for Construction of Residential Cum Commercial Building.

Ref.: Your letter ; Dt: 23/01/ 2019.

Sir,

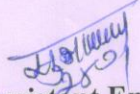
With reference to above cited letter, this is to inform you that this office has No Objection to the Construction of Residential cum Commercial Building at plot bearing Chalta No. 47-A,of P.T Sheet No. 119 of city survey Mapusa , Bardez, Goa . Subject to the following conditions.

1). The minimum vertical and horizontal clearance between the Building / structure and the Electrical line passing over or adjacent to the Building / Structure shall not be less than that specified in Rule 79 and 80 of Indian Electricity Rules 1956 amended time to time .

2). As per clause 4 (a) of condition of supply of Electrical Energy where multiple connections are to be released the owner / promoter of the building should provide a build-up premises of 2 x 3 Sq.mtr with locking arrangement located nearest to public road on ground floor to put up metering arrangement . In addition required open space should be provided for erection of overhead H.T/ L.T lines and Transformer Centre.

One copy of the plan is retained in this office and the original plan is enclosed herewith.

Yours faithfully,


Assistant Engineer,
Elect. Sub-Divn-I (U),
Mapusa-Goa

Copy to:

The Junior Engineer, Section- I , Mapusa.



GOVERNMENT OF GOA
DIRECTORATE OF HEALTH SERVICES
URBAN HEALTH CENTRE, MAPUSA - GOA
Phone: (0832) 2262226.

No: UHCM/ NOC-Const/2018-19/1502

DATE: 23/01/2019.

Provisional N.O.C. for proposed construction of Commercial cum Residential Building.

With reference to your letter No. Nil dated 21/01/2019, it is to inform you that this Urban Health Centre, Mapusa has **NO OBJECTION FROM SANITARY POINT OF VIEW** for proposed Construction of Commercial cum Residential Building as per NGPDA order no. NGPDA/M/1717/1634/19 dated 18/01/19 on property bearing Chalta no.47-A of P.T. sheet No. 119 at Mapusa, Bardez, Goa subject to the following conditions:

1. The construction shall be carried out as per the approved plan submitted.
2. The septic tank/soak pit shall be at a distance of more than **15** meters from the existing well if any.
3. The capacity of the septic tank/soak pit should correspond with the dimensions/capacity shown in the chart submitted to this office for **50** persons.
4. Proper cleanliness and sanitation should be maintained at the construction site.
5. No health hazard or any other environmental pollution shall be created in the surrounding area.
6. The owner/contractor shall co-operate with the Health and Pollution Control Authorities whenever they visit the site for inspection.
7. As per section 75 A of Goa Public Health Act all labourers shall possess valid health cards, renewable every three months from its date of issue. Whosoever contravenes the above provision shall be fined Rs.10000/- per labourer. Health cards should be available at the site for inspection.
8. All Sanitary facilities (Toilet/Soak pit for proper disposal of waste water, Mosquito nets) should be provided to the labourers at the construction site.
9. Adequate anti-larval measures shall be carried out at the construction site in consultation with the health authority.
10. The owner/contractor shall display the signboard at the site with details such as name of the Proprietor/Builder/Contractor, NOC details obtained from the various appropriate Authorities.
11. This office is not responsible for any court Litigation regarding the ownership and area of the property.
12. The N.O.C. is liable to be withdrawn if the conditions stipulated above are not complied with.

To,
M.G. Developers,
Mapusa, Bardez-Goa.

Silshumy
(Dr. Sadhana Shetye)
Health Officer
Urban Health Centre
Mapusa Goa


Copy to:-

1. The Chief Officer, Mapusa Municipal Council, Mapusa, Goa
2. O.C.

1. The Licensee shall strictly comply with all the conditions imposed in the Development Order No. NGPDA/M/1717/1634/2019; dtd. 18/01/2019 issued by the North Goa Planning and Development Authority.
2. The Licensee shall notify the Council regarding commencement of work in prescribed proforma as per Appendix D1.
3. The construction should be done by maintaining the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction
4. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Municipal Council.
5. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads, footpaths, gutters etc.
6. The Building should not be occupied unless the occupancy certificate is obtained from the Council.
7. The construction licence shall be revoked if the construction work is not executed as per the approved plans and the statements therein and whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which the construction licence was issued.
8. The Licensee should construct a separate soak pit in order to derivate in the sullage water.
9. Any soak pit / septic tank should be constructed at a minimum distance of 15 meters away from any existing well.
10. The ventilation pipe of the septic tank should be provided with a mosquito net.
11. The Licensee should connect the pipelines from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
12. The Licensee should fix a board at a prominent place whenever the construction is started, indicating the number, the date and the authority from which the licence for construction work has been granted.
13. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
14. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
15. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC precast slabs of sufficient thickness and sizes.
16. The Licensee should gift the road widening area to the council before applying for the Occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
17. The Licensee should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed brick / laterite / concrete / stone / ashlar masonry finish to buildings will also be permitted.
18. The Licensee should provide a dustbin or a composting unit at a convenient place accessible for the Municipal vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.


(Clen Madeira)
Chief Officer
Mapusa Municipal Council

20. Garages and Parking areas shown in the approved plan shall be strictly used for parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
21. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
22. Space for parking of vehicles should be clearly demarcated on the ground.
23. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force i.e. without obtaining Occupancy Certificate.
24. No commercial activities will be permitted in the shops unless a separate permission to this effect is obtained from this council.
25. All temporary sheds/existing buildings shown to be demolished in the plan should be demolished before applying for Occupancy certificate.
26. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
27. All internal courtyards should be provided with drainage outlet.
28. The Licensee should maintain all existing natural drains in the plot and should not block them at any stage.
29. No soak pit or other structures should come in the road widening area.
30. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
31. The construction of compound wall should not obstruct any pathway or any public access. The Licensee shall make necessary arrangements for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
32. No gates shall open outwards on to the road.
33. The construction of the compound wall should be as per the approved plan. The Licensee shall inform this council after the completion of the compound wall.
34. The Licensee shall undertake construction for composting station / Recycling station within the premises for treatment and disposal of biodegradable Municipal Solid waste, as per design and size approved by the Mapusa Municipal Council before applying for Occupancy Certificate.
35. Storage of water should be done in such a way that mosquito breeding doesn't take place either by introducing fish in the tanks / wells or properly covering the iron drums / plastic tanks etc. or by observing dry day once a week.
36. Overhead tanks / sumps are to be provided with mosquito proof lids and other pipe fittings without any hole for the entry of mosquitoes. Outlet is to be covered by muslin / wire mesh. Ladder for inspection of the tank to be installed if required.
37. Curing water collection should be treated with anti - larval chemicals by the Licensee.


(Clen Madeira)
Chief Officer
Mapusa Municipal Council

38. Not to engage labourers for any construction / building work unless they are screened for malaria and possess health cards. These cards are to be renewed every 3 months. Also arrangement should be done to get their blood tested immediately incase of fever and ensure that full treatment is taken in consultation with **National Vector Borne Diseases, Control Programme.**
39. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes including proper sanitary conditions including toilet facilities.
40. To fill the pits, ditches, water pool etc to avoid stagnations and to ensure no mosquito breeding sites in and around specially in unused items like tyres, bottles, tins etc.
41. All septic tanks / soak pits to be constructed as per the specifications required with proper mosquito proof arrangements so that there is no overflow / leakage that could give rise to stagnation and breeding of mosquitoes.
42. Drains /Nallahs to be maintained clean around the site so that there is no blockade to flow of water. The Gradient should be proper for drainage / flow and also proper cleaning of water should be done.
43. The Licensee shall be fully responsible for structural stability of the building for which this licence has been granted.
44. The Licensee and his architect / engineer shall be fully responsible to ascertain, before commencement of construction work, the correctness of dimensions, areas, location, exact position of the plot or land on which construction is proposed. The Chief Officer and/or officials of this council shall in no way be responsible for correctness of plot/land dimensions at any stage. If required, Licensee may obtain demarcation order from competent authority prior to commencement of work.
45. The Licensee and his architect / engineer shall be fully responsible to ascertain, before commencement of construction work, the technical feasibility of the plot or land on which construction is proposed so that structure/ construction is stable, sound and safe. The Chief Officer and/or officials of this council shall be in no way be responsible for the same. If required, Licensee and his architect / engineer may obtain opinion or report from experts.
46. The Licensee shall take adequate precautions for the safety of workers/labours and all others involved in the construction work.
47. This construction licence is issued based on the condition that LICENSEE and HIS ENGINEER shall be solely responsible for the stability of structure and safety of all concerned and the Chief Officer and his all officials are indemnified against any civil and or criminal liabilities and or any kind of liability whatsoever in the event of any untoward incident or structural failure/collapse.
48. The Licensee, his Engineer and Architect shall take all necessary steps to see that structure is sound, safe and stable.



(Clen Madeira)
Chief Officer

Mapusa Municipal Council

Licence No. _____ dt. _____

49. The Licensee shall dispose off the construction and demolition debris generated during the construction or demolition activity at either of the two designated sites i.e. at (a) NH 17 Green Park to Karaswada Right hand side of existing Mapusa By pass or (b) NH 17 Green park to Guirim Junction toll Plaza, without harming the environment, with prior intimation to Shri Eduardo Pereira, Assistant Engineer, Sub Division-II, Mapusa Works Division VII, Panaji, PWD Goa (Contact No. 7767016257, E-mail: ee7-pwd.goa@nic.in) [as per the Notification No. 5-1-PCE-PWD-EO/2018/181; dated 07/03/2018 issued by the Principal Chief Engineer, PWD, Altinho, Panaji – Goa] and the undertaking on an affidavit in this regards shall be submitted to this Council before commencement of work. After disposal of the construction and demolition debris at the said designated sites, the necessary Certificate to be obtained by the Licensee, which is to be produced before the Council / Licensing authority. If the above undertaking is breached or the Certificate is not produced, penalty shall be levied as well as permission granted will be withdrawn.
50. Applicant / Licensee should submit Valid Conversion Sanad before applying for Renewal of Licence or for Occupancy certificate whichever is earlier.
51. The licensee should comply with all the conditions as per the N.O.C issued by Urban Health Centre, Mapusa vide Reference No: UHCM/NOC - Const/2018-19/1502; dated: 23/01/2019
52. The licensee should comply with all the conditions as per the N.O.C issued by Office of the Assistant Engineer, Sub - Div II, DXVII (PHE-N), PWD, Mapusa – Goa, vide reference No: PWD/SDII/PHE- N/F.10/1539/18-19 ;dated: 29/01/2019
53. The licensee should comply with all the conditions as per the N.O.C issued by Office of Sub - Divisional Engineer, Electricity Department, Sub – Division I (U), Mapusa vide reference No: AE-VI/ I(U)/O&M/2018-2019/Tech-40/2623; dated: 28/01/2019
- THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE.
 - RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.
 - REVALIDATION OF LICENCE WILL BE GRANTED SUBJECT TO DISCRETION OF THE CHIEF OFFICER.


(Clen Madeira)
Chief Officer
Mapusa Municipal Council

Copy to:

- (a) The Member Secretary,
North Goa Planning and Development Authority, Panaji –Goa.
- (b) The Labour Commissioner,
Office of the Commissioner, Labour & Employment,
Govt. of Goa, Shramashakti Bhavan, 2nd Floor, Patto Plaza, Panaji – Goa.