

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY
VASCO DA GAMA, GOA

Ref. No. MPPDA/1-C-239/2019-20/1399

Date: 26/10/2020

DEVELOPMENT PERMISSION

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

Development permission is hereby granted for carrying out the **Construction of Residential Building & Compound wall** as per the enclosed approved plans in the property zoned as 'C-1' Zone in **ODP-2026** and situated at **Baina, Vasco city, Mormugao Taluka bearing Ch. no. 43, P. T. sheet No. 135** of approved Development permission for Sub-division vide order no. ---, dated -- 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 is issued having regards to Section 44(4)(i)(ii)(iii)(iv), Section 42 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. in writing in black color on a white background at the site, as required under the Regulations.
7. All the setbacks shown in the approved site plan has to be strictly maintained.
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.
13. 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.
14. Traditional access and natural water drain if any passing through the property shall not be blocked and to be maintained to the satisfaction of the local Authority.

15. If HT/LT line are passing through the property, NOC from Electricity Department shall be obtained by the Applicant, prior to putting the foundation of construction. Demarcation of road alignment in case of plot sub-division.
16. The Development Permission shall not in any way construed to be a document conforming any or all the following:
 - a) Title of 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 there from.
17. 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.
18. The construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulation 2010.
19. In case the plot is falling within the Funnell zone, NOC from the Civil Aviation Authorities may be obtained and produced at the time of applying of Completion Certificate.
20. The applicant shall obtain Conversion Sanad under The Goa Land and Revenue Code, 1968 before the commencement of any development/construction as per permission granted by this order.
21. Applicant shall dispose its construction debris at his/her own level 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 produce to the Corporation/Municipal Council/Village Panchayat.
22. The applicant should preserve as far as practicable existing trees, where trees are required to be felled, two trees shall be planted for every 100.00m² or part thereof.
23. An adequate opening at the bottom of the compound wall shall be kept, so that no cross drainage is blocked for the free flow of water, so as to avoid the stagnation of water in whatever form.
24. Gate of the compound wall should be opened inwards and not outwards towards the road.
25. Infrastructure tax paid vide challan no. 2019-20/78, dt. 02/01/2020 for an amount of Rs. 45,80,488/-.
26. Structural Liability certificate issued by Eng. Rajesh Mahambrey, Reg. No. SE/0044/2010 dated 18/11/2019.
27. This Development permission is issued as per the Coastal Regulation Notification, Ministry of Environment & Forest Annexure – I category II (CRZ-II)(i)(ii)(iii).

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 12/11/2019 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, TO **MR. SHARAD C. CHOPDEKAR, C/O POA MR. KAPIL M. BETGIRI.**

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
Mr. Sharad C. Chopdekar,
C/o Mr. Kapil Betgiri (POA),
Flat no. 102, 1st floor, Kuber's Narayani Bldg.,
Baina, Vasco da Gama.


MEMBER SECRETARY

Copy to:-

1. The Chief Officer, MMC, Vasco da Gama, Goa.
2. O/c.
3. Guard file.

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