MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY,
VASCO DA GAMA, GOA

Ref. No.MPDA/10-V-7/2018-19/319. Date : 3rd May, 2018

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

Development permission is hereby granted for carrying out the –

*(a) Revised Land sub-division (**Provisional**);

*(b) Change of use of (building/**Land**) **Revised Sub Division (Provisional)** as per the enclosed approved plans in the property zoned as **S-1** Zone in **ODP-2026**/CDP/Regional Plan and situated at **Chicolna Village**/Town bearing Survey No. **2/1-M** approved Development permission (Sub-Division) reference No. **MPDA/10-V-7/2016-17/607,** dated **12/8/2016** 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 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 meters 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. Sub-division (final) has to be obtained from this Authority after obtaining the provisional NOC 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 of filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.
13. Road within sub-division shall be of water bound Macadem with a asphalt topping and shall follow the relevant PWD specifications.
14. All drains should have adequate slope to facilitate surface water drainage effectively and cross drainage has to be provided wherever necessary.
15. This Development permission is issued in partial modification to the Development permission issued vide order no. MPDA/10-V-7/2016-17/607, dated 12/8/2016.
16. All the conditions laid in the Development permission issued vide Ref. no. MPDA/10-V-7/2016-17/607, dated 12/8/2016 shall be strictly adhered to.
17. Conformity Certificate is issued by Arch. Orty F. Soares, TCP Reg. no. AR/0032/2010, dated 26/03/2018.

This Development Permission is issued with concurrence of the Chief Town Planner (Planning).

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 28/03/2018 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974 FROM **M/S VISHWAS WAREHOUSING & TRADING (P) LTD.**

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

(Vertika Dagur)
MEMBER SECRETARY

To,
M/s Vishwas Warehousing & Trading (P) Ltd.,
C/o Suvarn Bandekar Bldg., P.O.B. No. 11,
Vasco da Gama, Goa.

Copy to: (a) The Sarpanch, Village Panchayat of Chicolna Bogmalo, Bogmalo-Goa

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN

*mn

OFFICE OF THE VILLAGE PANCHAYAT CHICOLNA BOGMALO
P.O. Bogmalo, Mormugao Goa, 403 806
TeleFax: (0832) 2538952

Ref.No. VP/CB/Provisional NOC/2018-2019/282 **Date:** 29-05-2018

Provisional N.O.C. for Sub- Division of Plots (Revised).

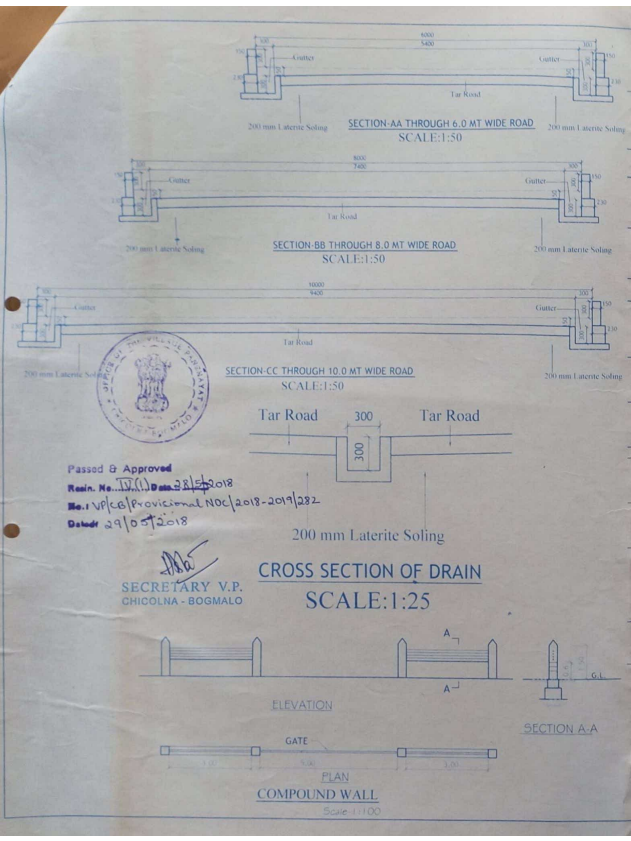
Provisional NOC for Sub-Division of Plots is hereby granted in property bearing Sy.No. 2/1-M of Chicolna Village in Mormugao Taluka subject to following conditions:-

1. The Provisional N.O.C. is conveyed for the plots bearing Nos. 1 to 32, on the basis of the following approvals
   (i) No. MPDA/10-V-7/2018-19/319 dated 05/05/2018 with the conditions laid on the said approval.
   (ii) In pursuance to Panchayat Resolution No. IV(1) dtd. 28-5-2018.
2. The Provisional. N.O.C. is issued as per the site plan annexed herewith.
3. This N.O.C. is valid for the period of 3 years from the date of issue unless renewed.
4. Prior permission from the Chief Town Planner, Panaji, shall be obtained in case of further development under Section 17 (A) of the Town & Country Planning Act.
5. Open spaces shall be reserved as per the Approvals in the approved plan.
6. The Roads & Open spaces of the Sub-division is to be handed over to the Panchayat before applying of Final NOC and the same remain as the property of the Panchayat , and Developer and other occupant of the plots in case if any ceases to hold any right over the same.
7. Valid conversion Sanad to be produced when approaching for further Development permission as the case may be if any towards the Development of plots thereon as per the Land Revenue Code in force.
8. In case of any legal dispute, Panchayat shall not hold any liability towards the same, parties concern shall be solely responsible for such disputes if any.
9. This Provisional N.O.C. stands revoked if any of the above condition is not fulfilled, without giving any prior notice to any of the interested parties thereon.

This bears the Seal of the Office of the Village Panchayat Chicolna Bogmalo.

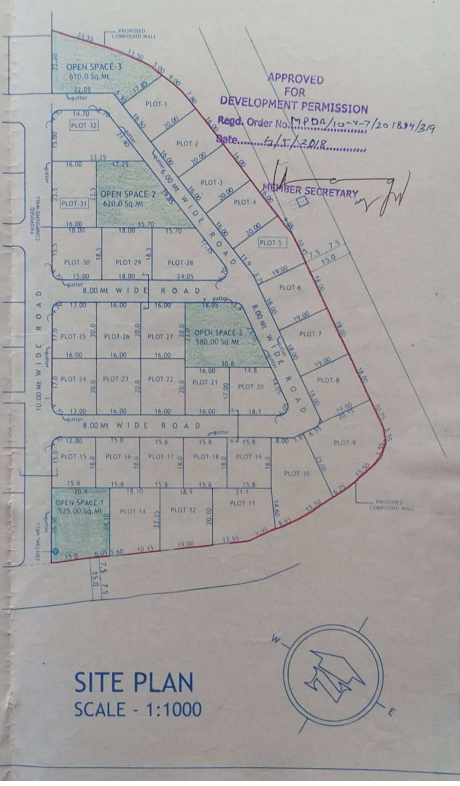
(Asha S. Mesta)
Secretary
V.P. Chicolna-Bogmalo.

To,
M/s. Vishwas Warehousing & Trading (P) Ltd.,
C/o Suvarn Bandekar Bldg., P.O.B. No. 11,
Vasco da Gama, Goa.



Passed & Approved
Resin. No. IV(1) Date 28/5/2018
No.: VP/CB/Provisional NOC/2018-2019/282
Dated: 29/05/2018

SECRETARY V.P.
CHICOLNA - BOGMALO



SITE PLAN
SCALE - 1:1000

PLOT NOs.	AREA
1	320.00 M2
2	320.00 M2
3	320.00 M2
4	320.00 M2
5	345.00 M2
6	342.00 M2
7	342.00 M2
8	342.00 M2
9	585.00 M2
10	500.00 M2
11	400.00 M2
12	400.00 M2
14	420.00 M2
15	284.40 M2
16	284.40 M2
17	284.40 M2
18	284.40 M2
19	284.40 M2
20	320.00 M2
21	270.00 M2
22	320.00 M2
23	320.00 M2
24	320.00 M2
25	320.00 M2
26	320.00 M2
27	320.00 M2
28	420.00 M2
29	333.00 M2
30	333.00 M2
31	376.00 M2
32	470.00 M2
TOTAL PLOT AREA =10,820.00 M2	

PLOT AREA (PH-2)	=15,545.00 SQ.M.
AREA UNDER ROAD	= 2,390.00 SQ.M.
REQ.OPEN SPACE AREA (15%)	= 2,331.75 SQ.M.
OPEN SPACE AREA (Pro.)	= 2,335.00 SQ.M.
AREA UNDER PLOT	=10,820.00 SQ.M.

REF:-VP/CB/Final NOC/2013-2014/165
Dated:-24/05/2013
REF:-MPDA/10-F-31/2012-13/1928
Dated:-12/02/2013

PROJECT:
PROPOSED REVISION OF SUB DIVISION ON PLOT BEARING S.NO/SUB DIV No. 2/1-M SITUATED AT CHICOLNA VILLAGE,MORMUGAO TALUKA.

CLIENT:
VISHWAS WAREHOUSING & TRADING PVT.LTD.

DRN BY: V.G	CHKD BY: B.S.
DRG NO: SUB-04	JOB NO: 498/10
DATE: 26-03-2018	SCALE:1:1000,1:50,1:100
ARCHITECT's SIGNATURE	CLIENT's SIGNATURE

ORTY F. SOARES
Reg. No. CA/89/12049
AR/0032/2010

ARCHITECTS:
SOARES & ASSOCIATES
G-1, VIKAS BUILDING,
18TH JUNE ROAD,
PANJIM, GOA.
PH./FAX : 2228040 , 2430010
e-mail: soares88@gmail.com