

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

Commerce Centre, 2nd Floor,
VASCO DA GAMA, GOA

Ref. No. MPDA/9-D-147/2022-23/1308

Date: 09/12/2022

DEVELOPMENT PERMISSION

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

Development permission is hereby granted for carrying out the :-

Land Sub-Division (Final NOC/Completion Certificate) as per the enclosed approved plans in the property zoned as 'S-1' Zone in **ODP-2030** and situated at **Dabolim** Village bearing Survey No. **9/4-A,B,C,D,E& H** of approved Sub-division reference No. **MPDA/9-D-147/2022-23/105 (Provisional) Revision** dated **20/04/2022** 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 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. with writing in black color on a white background at the site, as required under the regulations.
6. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
7. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.
8. Internal sub-divisional roads and open space has to be maintained to the satisfaction of the Local Authority.
9. Secondary development shall be dealt with the regulations in force i.e. Goa Land Development and Building Regulation, 2010.

As regards to complaints, pertaining to encroachments, Judicial orders/directives and other legal issues, the same may be verified and confirmed by the concerned village Panchayat before issuing licence/NOC.



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 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.
14. The Applicant should preserve as far as practicable existing trees, where trees are required to be felled, two trees shall be planted for every 100.00 m² or part thereof.
15. The Development Permission is issued based on the the provisional water availability certificate issued by the Exec. Engg. Work Division-IX (PHE), PWD, Fatorda, Margao, Goa vide ref. no. PWD-IX/2455/173/22-23 dated 19/09/2022 and NOC issued by the AE, Electricity Department for availability of power supply, vide ref. no. AE/VSG/O&M/S/D-II(R)/tech-01/1298/2022-23 dated 4/10/2022.
17. This Development is issued based on the Conversion Sanad obtained by the Applicant vide Ref. No.
 - AC-II/MOR/SG/CONV/03/2021/15690 dated 28/12/2021
 - AC-II/MOR/SG/CONV/04/2021/15629 dated 27/12/2021
 - AC-II/MOR/SG/CONV/02/2021/15692 dated 28/12/2021
 - AC-II/MOR/SG/CONV/01/2021/15693 dated 28/12/2021
 - AC-II/MOR/SG/CONV/06/2021/15628 dated 27/12/2021
 - AC-II/MOR/SG/CONV/05/2021/15630 dated 27/12/2021
 - AC-II/MOR/SG/CONV/130/2021/4970 dated 30/03/2022
 - COL/MOR/SG/CONV/124/2021/5203 dated 07/04/2022
18. 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 Village Panchayat.
19. Final NOC/Completion Certificate is issued based on the provisional NOC issued by Village Panchayat of Chicalim vide ref. no. VP/CHI/90/Provisional NOC/2022-23/259 dated 04/05/2022



20. Necessary NOC if required from concerned Authority under building by –
Laws if any for project may be obtained prior to construction work.

An Engineer who issued Structural Liability certificate is **Engg. Shilkar Aidtya Devidas, Reg. No. ER/0003/2018 issued on 01/11/2022.**

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **14/11/2022** UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974 FROM **MR. BERNARD LYNN D'COSTA (FOR SELF AND POA FOR OTHER CO-OWNERS)**



R Shirodkar
(Ritesh Shirodkar)
MEMBER SECRETARY

To,
✓ Mr. Bernard Lynn D'costa
(for self and POA for other Co-Owners),
H. no. 132/2, Assoi, Chicalim, Goa.
403711

Copy to:

(a) The Sarpanch, V.P. of Chicalim, Chicalim, Mormugao-Goa.

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN

Aes/-



OFFICE OF THE VILLAGE PANCHAYAT CHICALIM

P.O. Chicalim, Mormugao, Goa-403711

Ph.: 0832-2540226

Email: vpchicalim@gmail.com

Date: 20/12/2022

Ref. No. VP/CHI/90/FINAL NOC/2022-23/2179

DEVELOPMENT PERMISSION/FINAL NOC/COMPLETION CERTIFICATE

Development Permission/Final NOC/Completion Certificate is hereby granted to **Mr. Bernard Lynn D'Costa** (for self and POA for Other Co-owners), H. No. 132/2, Assoi, Chicalim, Goa-403711, to carry out, Land Sub-Division (Final NOC/Completion Certificate) as per the enclosed approved plans in the property zoned as S-1 zone in ODP-2030 and Situated at Dabolim Village bearing, Survey No. 9/4-A, B, C, D, E & H approved Development Permission Order No. MPDA/9-D-147/2022-23/1308 dated 09/12/2022 under Section 44 of the Goa Town and Country Planning Act 1974 and in pursuance of Resolution No. 9/2/1 duly approved by the Village Panchayat Chicalim in its meeting held on date 16/12/2022 and as per his application under Inward No. VP/CHI/2966 of V.P. Register dated 09/12/2022 for carrying out the:-

(a) Land Sub-Division (Final NOC/Completion Certificate).

Subject to 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 the 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. With writing in black color on a white Board background at the site as required under the regulations.
6. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
7. The ownership of the property shall be verified by the licensing body before the issuing of the Licence.
8. Internal Sub-Divisional roads and open spaces has to be maintained to the satisfaction of the Local Authority.
9. Secondary development shall be dealt with the regulations in force i.e. Goa Land Development and Building Regulation, 2010.
10. In case of complaints, pertaining to encroachments, Judicial orders/directives and other Legal issues, then the final NOC alongwith other NOC will be revoked by this office and the fees paid by the applicant will be forfeited.
11. 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.
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. 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. All the drains should be constructed lined, cemented and finished as per PWD specifications.
16. All plots and Open spaces shall be clearly demarcated with permanent boundary stones fixed at all corners.
17. All road corners should be worked out in a smooth curve of 3.00mts. radius for road upto 10.00 R/W.
18. Road widening area shall be gifted to the Local Authority.
19. 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.
20. 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 produce to the Village Panchayat.

Ammit Sah
Secretary
 V.P Chicalim
 Mormugao Goa

Cont.....2



OFFICE OF THE VILLAGE PANCHAYAT CHICALIM

P.O. Chicalim, Mormugao, Goa-403711

Ph.: 0832-2540226

Email: vpchicalim@gmail.com

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21. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/Plan.
22. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
23. Development Permission/Final NOC is issue based on the Development Permission issued by the Member Secretary, Mormugao Planning and Development Authority, Vasco da Gama.
24. An architect who designs the RCC Structure of the project proponent is liable for Sub-Division of land of the project, Structural Liability Certificate issued by Engg. Shilkar Aditya Devidas, Town and Planning Dept. Goa, dated 06th April 2022 Reg. No. ER/0003/2018.
25. The 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.
26. Open spaces A, B, C which are earmarked on the plan, internal roads, drains etc shall be gifted to the Village Panchayat Chicalim by the applicant.
27. The applicant shall develop the open spaces A, B, C earmarked on approved plan at his own cost and handover to the Village Panchayat of Chicalim.
28. **The Applicant has to compulsorily make provision for rain water harvesting in their individual Sub-Divided plot area and inform this Office accordingly.**
29. This permission is liable to be revoked:
 - a) If any information, plans, documents, calculations and any other accompaniments are found to be incorrect or wrong at any stage.
 - b) wherever there is any false statement or any misrepresentation of any material /wrong plans/ Calculations / documents in any way incorrect or wrong at any stage
 - c) If any of the conditions from Sr.1 to 28 are not abided & complied with.

This **DEVELOPMENT PERMISSION/FINAL NOC/COMPLETION CERTIFICATE** is issued based on the Development Permission issued by the Mormugao Planning and Development Authority, Vasco da Gama, Goa.

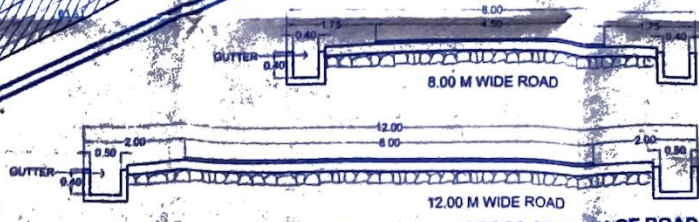
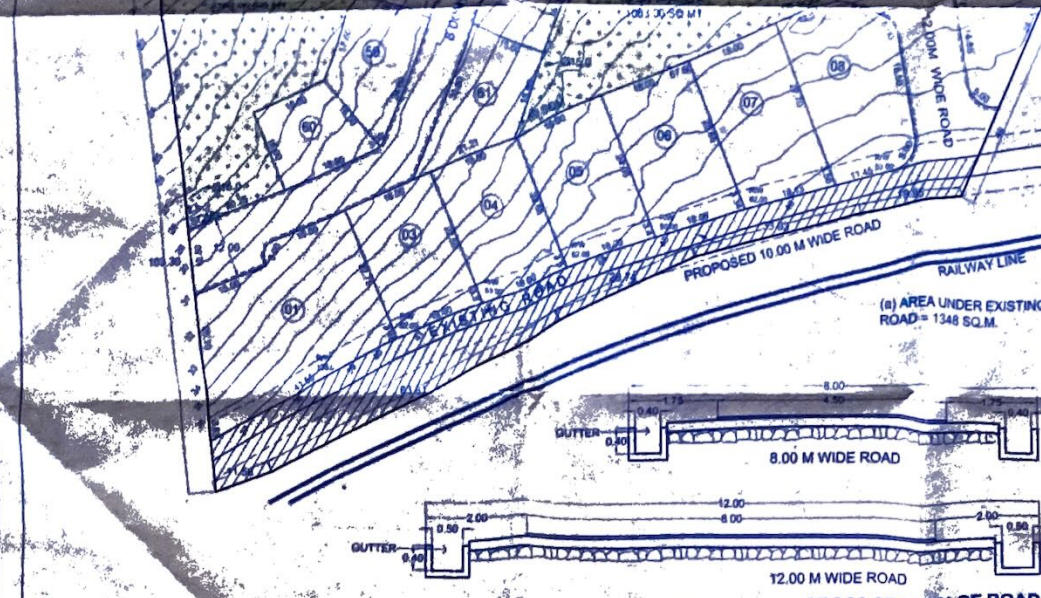
HE HAS PAID THE LICENCE FEES TO THE TUNE OF RS. 19526.00 (RUPEES NINETEEN THOUSAND FIVE HUNDRED TWENTY SIX ONLY) VIDE RECEIPT NO. 417/44 DATED 20/12/2022 AND PROCESSING FEES TO THE TUNE OF RS. 5000.00 (RUPEES FIVE THOUSAND ONLY) VIDE RECEIPT NO. 417/45 DATED 20/12/2022 .

This carries the embossed seal of Panchayat Office of Village Panchayat Chicalim



Secretary
V.P. Chicalim

To,
Mr. Bernard Lynn D'Costa,
(for self and POA for Other Co-owners),
H. No. 132/2, Assoi,
Chicalim, Goa-403711.
O/c
G/c



AREA STATEMENT

1	AREA OF THE PLOT IN S1 ZONE	= 30883.00 SQ.M.
2	AREA OF THE PLOT IN C1 ZONE	= 5050.00 SQ.M.
SUB-DIVISION AREA STATEMENT:		
3	AREA UNDER EXISTING ROAD (a)	= 1348.00 SQ.M.
4	AREA UNDER FUTURE DEVELOPMENT (F)	= 5050.00 SQ.M.
5	EFFECTIVE PLOT AREA (1/4+3/4)	= 29635.00 SQ.M.
6	AREA REQUIRED UNDER OPEN SPACE (15%)	= 4440.25 SQ.M.
7	AREA PROVIDED UNDER OPEN SPACE (A + B + C)	= 4610.00 SQ.M.
8	AREA UNDER INTERNAL ROADS	= 8396.00 SQ.M.
9	AREA UNDER PLOTS	= 19526.00 SQ.M.

AREA STATEMENT

PLOT NO	PLOT AREA	PLOT NO	PLOT AREA	PLOT NO	PLOT AREA	PLOT NO	PLOT AREA	PLOT NO	PLOT AREA	PLOT NO	PLOT AREA
01	982.00	11	240.00	21	272.00	31	255.00	41	287.00	51	331.00
03	468.00	12	240.00	22	240.00	32	255.00	42	287.00	52	1694.00
04	470.00	13	280.00	23	240.00	33	255.00	43	255.00	56	516.00
05	482.00	14	330.00	24	240.00	34	287.00	44	255.00	57	240.00
06	507.00	15	280.00	25	240.00	35	287.00	45	255.00	58	240.00
07	541.00	16	281.00	26	240.00	36	255.00	46	255.00	59	321.00
08	593.00	17	235.00	27	272.00	37	255.00	47	255.00	60	281.00
09	387.00	18	234.00	28	287.00	38	255.00	48	287.00	61	350.00
10	240.00	19	232.00	29	255.00	39	255.00	49	258.00	62	240.00
		20	229.00	30	255.00	40	255.00	50	293.00	63	240.00

OWNER: **MS. BERNARD COSTA**
 1202, Anand Chaitan, Goa
 403711
 For SELF &
 Mrs. Maria Costa & Co-owners,
 Mrs. Iva Gomes & Co-owners,
 Mrs. Benedita Porcilio Gomes
 Costa & Co-owners,
 Mr. Luis Manuel Neves Costa &
 Co-owners,
 Mr. Jorge Goncalo Barros Costa &
 Co-owners.

ARCHITECT: **VIDHYA TAPADIA**
 CGA / A17997
 Registration number

DATE: 01-11-2022

PROJECT:
 FINAL SUB-DIVISION OF AMALGAMATED PROPERTY
 BEARING SURVEY NO. 9/4 - A, B, C, D, E & H OF DABOLIM
 VILLAGE, MORMUGAO TALUKA, GOA

REF NO: WDA/9-D-147/2022-23/105
 DATED: 20TH APRIL, 2022

ARCHITECT:
 AR. VIDHYA TAPADIA
 AXIOM DESIGN (Architects and Interior Designers)
 12/B Upper Orchard Alto-Dabolim, Goa-26
 email: vidhya.tapadia@gmail.com Ph: 09370276046