

# NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1<sup>st</sup> floor, Mala Link Road,

PANAJI-GOA

Ref. No. NGPDA/CAN/44/259

574/19

Date: 15 JUL 2019

## ORDER

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

Whereas an application has been made by **Mrs. Sudhabhai Naik & Others**, for development permission in accordance with the provision of section 44 of the Goa Town & Country Planning Act 1974 for **proposed construction of multifamily residential/commercial (1shop) building & swimming pool** with respect to his/her land zoned as **Settlement S-2 zone as per ODP 2025 of Candolim village** /Zoning Plan/Regional and situated at **Candolim**, bearing Survey Number **188/6** approved sub-division reference number No. ---- Dated----.

And whereas, a Development charge affixed at Rs. **49603.00.** and **Infrastructure Tax Rs. 645276.00** Vide Challan No. **CAN-32** dated **19/06/2019** 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 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 signboard of minimum size 1.00 mts x 0.50 mts with writing in black colour on a 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 any development/construction as per the permission granted by this order.
- 7) The soak pit shall not be located within a distance of 15 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 tor the road.
- 11) Adequate utility space for the dust bin, transformer, etc. should be reserved within the plot area. In case of any cutting 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 and Country Planning Act, 1974

- 12) In case of compound wall the gate 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 licencing body before the issuing of the Licence.
- 14) 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; or
  - c) Any easement thereon or therefrom.
  - d) Structural or Engineering safety or the workmanship of the proposed Development.
- 15) 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.
- 16) Parking area should be developed as per the specification of P.W.D
- 17) **The Construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulation 2010.**
- 18) **All the conditions laid in the earlier development order are valid and in force.**

This permission is issued with reference to the application dated 17/01/2019 under Section 44 of the Goa Town and Country Planning Act, 1974, from Mrs. Sudhabhai Naik & Others

This permission is valid for a period of three years from the date of issue of construction license provided that the construction license is issued within the period of three years.



  
(R.K.PANDITA)  
MEMBER SECRETARY

To,  
Mrs. Sudhabhai Naik & Others,  
C/o Shashank M. Naik (POA)  
506, Edcon Mindspace near Taj Vivanta,  
Campal Panaji- Goa 403001.

Copy to:

The Sarpanch/Secretary, Village Panchayat Candolim, Bardez Goa

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

//Jd.



# NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1<sup>st</sup> Floor, Mala Link Road, Panaji - Goa.

Ref: NGPDA/ CAN/44/ 259

1382/19

FORM - F

Date: **12 JUN 2019**

- 1) Name of Assessee **Mrs. Sudhabhai Naik & Others,**  
Address: **C/o Shashank M. Naik (POA)**  
**506, Edcon Mindspace near Taj Vivanta,**  
**Campal Panaji- Goa 403001.**
- 2) Explain in short if assessee has sufficient interest in land to carry our development.  
**Application received under Section 44 of Town & Country Planning Act 1974.**
- 3) Chalta / Survey Number and city/village of plot to be developed:  
**Survey Number : 188/6 of Candolim Village**
- 4) Nature of Development (Strike out what is not necessary)
  - (i) Single/Multi Family dwelling
  - (ii) Commercial/Public & Semi-Public building
  - (iii) Industrial building
  - (iv) (Building for transport & Communication.
  - (v) Other building (specify) -----
  - (vi) Sub-division of land -----
  - (vii) Change in land/building use (specify) -----
  - (viii) Institution of use -NA-
- 5) Zone of area as per ODP/ **Settlement S-2 Zone as per ODP 2025 of Candolim**
- 6) Is the proposed development as per Rules ? **Yes.**
- 7) Method of assessment (sq.mt. of floor area/sq.mts. of land area/running meter)

i.	Zoning Information Charges	2211.00 m2	-----	= Rs. 1000.00	A
ii.	Amalgamation charges	----- m2	@ Rs. 10.00/m2	= Rs. -----	B
iii.	Institution charges:	2211.00 m2	@ Rs. 4.00/m2	= Rs. 8844.00	C
iv.	Built up area commercial:	100.00 m2	@ Rs.24.00/m2	= Rs. 2400.00	D
v.	Residential area :	4669.80 m2	@ Rs.8.00/m2	= Rs. 37358.40	E
vi.	Compound wall	----- r.mts	@ Rs. 10.00 r.mtr	= Rs. -----	F

Total A+B+C+D = **Rs. 49602.40**

8) Total amount i.e. Say Rs. **Rs. 49603.00**

9) Any other remarks

a) The payment is to be made at **the Goa Urban Co-operative Bank Ltd. Mala Branch, of North Goa P.D.A. Account No. 4226 and receipt produced.**

b) Payment is to be made within sixty days from the date of issue, failing which the file will be closed.



(R.K.PANDITA)  
MEMBER SECRETARY

ASSESSMENT ORDER NO.

- i) Application duly made in Form C and hearing completed.
- ii) Assessment made after service of notice and hearing completed.
- iii) Best judgment assessment made as applicant did not attend hearing  
Development charges payable **Rs. Rs. 49603.00**  
**Rupees Forty nine thousand six hundred and three Only**
- iv) Assessment is refused/postponed for the following reasons:

//Jd.