

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY  
VASCO DA GAMA, GOA

Ref. No. MPDA/1-F-229/2013-14/ 1074

Date: 2/12/11/2013

**DEVELOPMENT PERMISSION**

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

Development permission is hereby granted for carrying out the -

- \* (a) Construction of Building : **Construction of Commercial/ Residential Bldg.**  
\* (b) Change of use of (building/Land) as per the enclosed approved plans in the property zoned as 'C-1' Zone in ODP/CDP/Regional Plan and situated at **Baina, Vasco City, Mormugao Taluka, Goa, bearing Chalta Nos. 20 to 24 of P.T.Sheet No. 133 of Vasco City, Mormugao Taluka, Goa approved development Permission reference No. --- dated --- 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 42, 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 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.

*o/c*  
*Sanjiv D. ...*  
*2/12/13*

*Certified true copy*  
*[Signature]*  
**MEMBER SECRETARY**  
MORMUGAO PLANNING &  
DEVELOPMENT AUTHORITY  
VASCO DA GAMA. *[Initials]*

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. 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.
14. Trees if any, shall be cut with prior permission of the concerned 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. 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.
17. In case the plot is falling within the Funnel zone, NOC from the Civil Aviation Authorities may be obtained and produced at the time of applying of Completion Certificate.
18. NOC from the CRZ Authority has to be obtained before carrying out the secondary development within the property.

*Certified true copy*

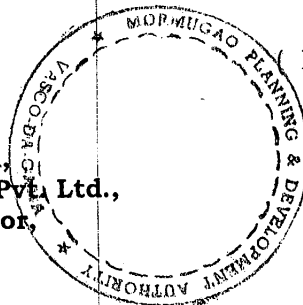
*[Signature]*  
**MEMBER SECRETARY**  
 MORMUGAO PLANNING &  
 DEVELOPMENT AUTHORITY  
 VASCO DA GAMA.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 6/5/2013 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, FROM **M/s Felicity Estate Pvt. Ltd.**

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.

*[Signature]*  
 (Prakash Bandodkar )  
 Member Secretary

To,  
**M/s Felicity Estates Pvt. Ltd.,**  
**C/o M/s Sunny Bay Estates Pvt. Ltd.,**  
**Campal Trade Centre, 1<sup>st</sup> Floor,**  
**Block 4/5, Campal,**  
**Panaji- Goa.**



- Copy to: (a) \*The Dy. Town Planner, Town & Country Planning Dept, Mormugao Goa, for information.  
 (b) \*The Chief Officer, Mormugao Municipal Council, Mormugao, Goa, for information.

**MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY**  
VASCO DA GAMA, GOA

Ref. No. MPDA/1-F-229/2017-18/80

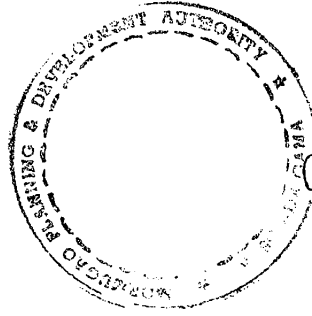
Date: 17/04/2017

**DEVELOPMENT PERMISSION**

**ORDER**

The Development permission issued vide order no. MPDA/1-F-229/2013-14/1074, dated 02/12/2013 for the construction of **Commercial/Residential building** in chalta no. 20 to 24 of P.T. sheet no. 133 of Vasco city in Mormugao taluka is hereby renewed for the further period of **three years** from 01/12/2016.

The conditions at Sr. no. 1 to no. 18 laid in the Development permission order issued vide ref. no. MPDA/1-F-229/2013-14/1074, dated 02/12/2013 shall be strictly adhered to.



  
(Vertika Dagur)  
Member Secretary

✓ To,  
Sunny Bay Estate Pvt. Ltd.,  
Campal Trade Centre, 1sr floor,  
Block 4/5, Campal Panaji Goa.

Copy to:-

1. The Chief Officer, MMC, Vasco da Gama, Goa.
2. Guard file.

\*mn

**MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY**  
2<sup>nd</sup> Floor, Commerce Centre Bldg.,  
VASCO DA GAMA, GOA

Ref. No. MPDA/1-F-229/2019-20/491

Date: 01/08/2019

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

Development permission is hereby granted for carrying out the **Amalgamation and Construction of Multi Family Dwelling**, as per the enclosed approved plans in the property zoned as 'C-1' Zone in ODP-2026 and situated at **Baina, Vasco da Gama, Mormugao Taluka** bearing Ch. No. 20 to 24 & 29-A of P.T.Sheet No. 133 of Vasco City, of approved development permission ref. no. MPDA/1-F-229/2017-18/80 dated 17/04/2017 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 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. in writing in black color on a white background at the site, as required under the Regulations.
6. The applicant shall obtain Conversion Sanad under The Goa Land and Revenue Code. 1968 before the commencement of any Development/construction as per the permission granted by this Order.
7. The soak pit should not be located within a distance of 15.00 mtrs. from any other existing well in the plot area/plan.
8. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
9. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing Authority.
10. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
11. Adequate Utility space for the dustbin, transformer, etc. should be reserved within the plot area.
12. 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. The Ownership of the property shall be verified by the licencing body before the issuing of the licence.
14. The 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.
15. The construction shall be strictly as per the provision of the Goa Land Development and Building Construction Regulation, 2010.
16. 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 Municipality.
17. 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 m<sup>2</sup> or part thereof.
18. Structural Liability certificate issued by Eng. Mr. A Olavo Carvalho Reg. No. SE/0015/2010 on 30/07/2018.
19. Infrastructure tax is paid vide Challan No. 2009-10/86 dated 20/11/2013 for an amount of Rs. 14,12,504/- and Challan No. 2019-20/30 dated 18/7/2019 for an amount of Rs. 9,52,944/- .

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 08/07/2019 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, TO MR. DINESH NAYYAR.

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.



  
( Vertika Dagur )  
MEMBER SECRETARY

To  
Mr. Dinesh Nayyar,  
Sunny Bay Estate Pvt. Ltd.,  
D-7/7429, Vasant Kunj,  
New Delhi 110070.

Copy to:-

1. The Chief Officer, Mormugao Municipal Council, Mormugao, Goa.
2. O/c.
3. Guard file.

Ssm/-