

# NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

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

Ref. No. NGPDA/M/1624/ 536 /2021

Date: 24 AUG 2021

## MAPUSA PLANNING AREA

### ORDER

(Development Permission under Section 46 of the Town & Country Planning Act. 1974)

Whereas an application has been made by **Shri Virendra B. Gaonkar, M/s. Profile Developments**, for development permission in accordance with the provision of section 46 of the Goa Town & Country Planning Act 1974 **for Renewal for construction of Residential Building cum commercial building** with respect to his land zoned as **Commercial "C-1"** Zone in O.D.P./Zoning Plan/Regional plan and situated at **Mapusa city bearing Chalta Number 3, 4 & 40 P.T. Sheet no. 125** of Mapusa. Earlier approved reference no. NGPDA/M/1624/1032/17 dated 30/08/2017.

And whereas, a Development charge affixed at **Rs. 1,45,273/- and Infrastructure tax of Rs. 28,22,832/- vide Challan no. M-38 dated 21/08/2017 has been paid earlier.**

The Planning and Development Authority has granted permission/renewal of the Development Permission issued 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) This permission shall be valid for a period of three year from the date of issue of construction license i.e. from **20/08/2020 to 19/08/2023** and not transferable.
- 2) The commencement of the development work and its completion shall be done under prior intimation to this Authority.
- 3) The permission is liable to be revoked if it is based on false information/wrong plans/calculation/documents or on other accompaniments of the application are found to be incorrect or wrong at any stage or after the grant of the permission and the applicant will not be in the event of course of the action will be entitled for any compensation.
- 4) Any change to be effected in the approved plans/change in the use of the approved built up space requires prior permission of this Authority.
- 5) Prior to commencement of development work, it will be incumbent upon the applicant to have valid conversion sanad of use of land as contemplated under the Goa, Daman & Diu Land Revenue Code 1968.
- 6) Grant of development permission shall not mean to give any right to the applicant for making/ laying claim for water connection from the Government of Goa or any concerned Authorities.
- 7) The applicant/s shall obtain necessary Licence / Approval / permission etc. (Municipality / Forest Dept. / P.W.D. etc. as may be required under any other law of force before commencement of work/carrying out any development or cutting of tree/trees.
- 8) The developer / applicant should display a pucca hoarding / sign board (1 x 0.50 mts.) with write-up in black colour on white background at the site of development clearly indicating the Order Number with date of this Authority readable from a distant point. In case of no compliance appropriate action shall be taken as per the provisions of Town & Country Planning Act, 1974.
- 9) In case of property is adjacent to the National Highway, State Highway, permission be taken from P.W.D. before commencement of development work
- 10) The applicant himself or through his servants or agents or any other person shall not undertake the work of cutting of hill or sloppy land, in, over or upon any hilly or sloppy land having gradient of 1:10 or more or filling up of any low lying land below 50 cms. or more from the adjoining ground level, without obtaining the prior written permission from the Chief Town Planner Goa as required under Section 17(A) of Town & Country Planning Act, 1974.
- 11) Traditional access, rain water drain, if any passing through the property should not be blocked and the status of it should be maintained to the satisfaction of the local Authority.
- 12) Completion Certificate should be obtained from this Authority before applying for Occupancy Certificate in Corporation / Panchayat.
- 13) Required building set backs from the property boundary, existing road should be strictly maintained.
- 14) Area affected by road widening shall be duly asphalted and surrendered to the local authority before obtaining Completion Certificate.
- 15) The balconies proposed should not be covered in any fashion, which may lead to excess F.A.R.
- 16) Distance between the buildings within the property should be maintained as shown in the site plan.



- 17) Any major changes in the proposed building should be got approved from this Authority before executing such changes, failure to which strict action will be initiated.
- 18) The applicant shall fulfill the required clearance from the existing power lines in the vicinity, in conformity with the Indian Electricity Rules 1956, and as per the letter issued by the Chief Electrical Engineer of Electricity Department, vide letter No. 51(3)/CEE/Tech/(com)/2020-21/303, dated 01/07/2020 are to be maintained as under.
- For low or medium voltage (voltage up to 650 volts)
- 1) Where a low or medium voltage (voltage up to 650 volts) overhead line passes above or adjacent to or terminates any structure, the minimum clearance from any accessible point on the basis of maximum sag shall be observed:
- a. For any flat roof, open balcony, verandah and Lean to roof:
- i. Vertical clearance of 2.439 meters from the highest point where line passes over the structure.
- ii. Horizontal clearance of 1.219 meters from the nearest point where line passes adjacent the structure.
- b. For pitched roof:
- i. Vertical clearance of 2.439 meters immediately under the line when line passes over the structure.
- ii. Horizontal clearance of 1.219 meters from the nearest point where line passes adjacent the structure.
- For high or extra-high voltage (11KV and above)
- 2) Where a high or extra-high voltage (11KV and above) overhead line passes above or adjacent to a structure it shall still have on the basis of maximum sag, a vertical clearance above the highest part of the building immediately under such line, of not less than:
- a. Voltage level 11KV upto 33KV-3.658 meters.
- b. For voltage level above 33KV-3.658+0.305 meter for every additional 33KV or part thereof.
- 19) The applicant shall follow the rule 18.1 & 18.2 of the Goa Land Development and Building Construction Regulation 2010, with regards to the planting & preserving of trees, which shall be checked by the local Authority.
- 20) Rain water harvesting tank for storage and re-use of water shall be mandatory for private Building in case of the plot is more than 4000 sq. meters and having 40 units and more for secondary use such as flushing of WC, gardening, landscape, car washing and the like through a separate parallel line in the plot/ premises, similarly, for public/institutional buildings/Complexes in plots having areas of more than 4000sq. meters and having a floor area of more than 2000sq. mts and all commercial/ industrial developments in plots having areas of more than 4000 sq. mts shall be provided with rain water harvesting tanks for stage and re- use.
- 21) **This Renewal of Development Permission is issued based on the Earlier Development Permission granted vide ref.no. i. NGPDA/M/1624/1032/17 dated 30/08/2017.**

This permission is granted subject to the provisions of the Town & Country Planning Act, 1974 and Rules and Regulations framed there under.

By order from the North Goa Planning and Development Authority.

To,  
Shri Virendra B. Gaonkar,  
M/s. Profile Developments,  
Altinho Mapusa Bardez Goa.



(R.K.PANDITA)  
MEMBER SECRETARY

Copy to:

The Chief Officer, Mapusa Municipal Council Mapusa Goa

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

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