

# NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

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

Ref. No:NGPDA/06/PNJ/22-23/ 1678/ 2022

Date: 8 OCT 2022

## PANAJI PLANNING AREA

### ORDER

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

Whereas application has been made by **DLF Limited**, for development permission in accordance with the provision of Section 44 of the Goa Town & Country Planning Act, 1974, for **Proposed Construction of Mall (Revised Plan)** with respect to his/her land zoned as **Special Commercial (SPL) "C-1"** zone as per ODP-2011 of Panaji, situated at **Panaji city bearing Survey No.---- Chalta No.----- of P.T.Sheet No.-----, Plot No.35 of EDC, Patta Plaza of Panaji, approved sub-division reference number PPDA/CP/DEV/164/6762/04 dated 17-12-2004**

And whereas Development charges affixed at ₹ 18,98,125/- and Infrastructure Tax at ₹ 1,21,42,998/- vide Challan No.215 dated 12-10-2010 and additional Infrastructure Tax of ₹ 1,10,90,223/- vide Challan No.TIS-41 dated 26-09-2021 has been paid earlier and Infrastructure Tax now payable is **NIL**.

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 & 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 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 development/construction as per the permission granted by this order.
- 7) The soak pit shall not be located within a distance of 15.00 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 Licensing Authority.
- 10) Storm water drain should be constructed along the boundary of the affected 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 compound wall, the gates 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 licensing body before the issuing of the license.

**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:
- Voltage level 11KV up to 33KV-3.658 meters
  - For voltage level above 33KV-3.658+0.305 meter for every additional 33KV or part thereof.
- 26) Rainwater harvesting tank for storage and re-use of water shall be mandatory for private buildings in case the plot area 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 4000 sq. meters and having a floor area of more than 2000 sq. meters and all commercial/industrial developments in plots having area of more than 4000 sq. mts shall be provided with rain water harvesting tanks for storage and re-use.
- 27) The applicant shall pay labour cess of 1% of the total cost of construction project to the Commissioner of Labour & Employment & Secretary, Goa Building & other Construction Workers Welfare Board, before applying for Completion Certificate to this Authority.
- 28) **If any hill cutting/land filling is done which involves section 17-A of TCP Act, and approval/NOC has not been obtained from the Chief Town Planner (Land Use), then this Development Permission will stand null and void, if violated, the section 17-A of TCP Act, 1974, the Development Permission stands cancelled and revoked at the same instant without claiming any compensation or relief under any legal course.**
- 29) The construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulations 2010.
- 30) This Development Permission is issued under the delegation of powers issued to the Chairperson and Member Secretary as per the decision taken in its 84<sup>th</sup> Authority Meeting held on 26-09-2022.
- 31) This Revised Permission is issued based on the earlier permission issued by GPPDA vide Order No.GPPDA/642/PNJ/682/2021 dated 19-10-2021
- 32) This Revised Permission is issued as per the approval of Government for construction of Mall, conveyed vide inward No.1873 dated 10-10-2022.

This permission is issued with reference to the application dated 08-09-2022 under Section 44 of Goa Town & Country Planning Act, 1974, from **DLF Limited**.

**This Permission is valid for three years from the date of issue of construction license, provided the construction license is issued within the period of three years.**



  
(R. K PANDITA) 18/10/22  
MEMBER SECRETARY

To,  
DLF Limited,  
F-2, Landscape Excelsior,  
1<sup>st</sup> Floor, D.B road,  
Opp. Kala Academy,  
Campal, Panaji-Goa.

Copy to:

- 1) The Commissioner, The Corporation of City of Panaji, Goa – 403001. \*

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

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