

MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY

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

Ref. No. MPDA/9-D-169/2026-27/467

Date: 08/06/2026

DEVELOPMENT PERMISSION

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

Where as application has been made by MR. RAJASAB DHALAYAT and MR. KASIM SHAIKH for Development Permission in accordance with the provision of section 44 of the Goa Town & Country Planning Act 1974 for proposed construction of **Residential/Commercial Building and Compound Wall** with respect to the land zoned as **Settlement Zone 'S-2' (with FAR 87.63 from 80 based on the Government approval as per Ammendment Rule 6.1.1(2) of regulation-2023)** situated at **Dabolim Village, Mormugo Taluka bearing Sy. No. 58/7.**

And whereas fees towards Higher FAR for an amount of Rs. 57,150/- paid vide e-challan no. 202600081788 dated 03/02/2026, Development charges affixed at 86,675/- and Infra-structure Tax for an amount of Rs. 1,38,292/- (1st Installment) vide e-Challan no. 202600393803 dated 02/06/2026.

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 hereafter 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 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 soak pit should not be located within a distance of 15.00 mtrs. from any other existing well in the plot area/plan.
7. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing Authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Adequate Utility space for the dustbin, transformer, etc. should be reserved within the plot area.
11. 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.
12. The Ownership of the property shall be verified by the licensing body before the issuing of the license.

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21 This Development permission is issued based on Town & Country Planning Approval granting additional FAR from 80 to 87.63 vide Ref. No. 36/1/503/Meeting -30/22122025/124 dated 15/01/2025.

22 This grant of Development Permission shall be subject to the outcome of PIL WP 1387/2025 and PIL WP 2439/2025, pending before The Hon'ble High of Bombay at Goa. No equities, Vested Rights, or Special Protection shall accrue to the applicant by Vertue of this grant, as the validity of the Regulation 6.1.1 (a) (Note 2) is presently under Judicial Consideration before The Hon'ble High Court of Bombay at Goa. A copy of the Hon'ble High Courts order dated 15/04/2026 is appended here to for the applicant's information and compliance. This conditional approval shall remain operative only until further directions are issued by the Hon'ble High Court of Bombay at Goa.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED: 10/02/2026 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, To MR. RAJASAB DHALAYAT and MR. KASIM SHAIKH.

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.




(Prakash P. Bandodkar)
MEMBER SECRETARY

To,
Mr. Rajasab Dhalayat and
Mr. Kasim Shaikh,
Vasco da Gama, Goa.

Copy to:-

1. The Sarpanch, Village Panchayat Chicalim, Chicalim, Goa.
2. O/c.
3. Guard file.