Ref. No. DH/4596/41/mTP/09-10/680
Office of the Associate Town Planner
Mormugao Taluka
Town and Country Planning Department
Mormugao-Goa. 14/1/2010

To,
The Sarpanch,
Office of the Village Panchayat,
Velsao-Dale-Issorcem.

Sub: Application of Shri/Smt. M/s U/S Cudnfor construction Pvt. Ltd.,
Plot No. in Sy. No. 48/6 & 51/1 of Village Dale
of Mormugao Taluka.
Residential project & Analgtn.

Ref.: 1)
2) T/B VP/MG/46/mr/2009-10/421 dt.16-12-2009.

Sir,

With reference to the above mentioned subject, this is to inform you that there is no objection over the proposed construction/re-construction of Residential project & Amalgamation of plots. from planning point of view with following conditions:-

1. The permission is recommended as per the plans hereby annexed.

2. The permission is liable to be revoked if it is based on false information/wrong plans/calculations/documents or any other accompaniments of the application are found to be incorrect or wrong at any stage.

3. Any change to be effected to the approved plans, prior permission has to be obtained.

4. Prior to commencement in development work it will be incumbent upon the applicant to have valid conversion sanad of use of land as contemplated under Goa, Daman and Diu Land Revenue Code, 1968.

5. There should not be any drinking water well within 15 metres, from soak pit, septic tank and vice versa.

6. Ownership of the land and acquisition of land if any, may be seen by Village Panchayat, Municipality before issue of licence.

7. Trees if any shall be cut only with prior permission from the concerned authority.

8. The opening of the compound wall gate shall be in wards only.

9. Traditional access if any passing through the property shall not be blocked.

10. Approval from the Technical Officer, P.W.D. shall also be obtained on soundness of the structures etc.

11. Neat and clean environment with special reference to drainage, sewerage, garbage, etc. shall be maintained.

12. If any HT/LT electric line is passing through the property then N.O.C. of the Electricity Department shall be obtained prior to starting the construction work.

...2/-

13. Occupancy Certificate should be issued only after obtaining N.O.C. from this office.

14. It is advisable to plant trees suitable to site condition.

15. The building shall have sloping roof with Mangalore tiles.

16. In case of compound wall adequate openings at the bottom of the compound shall be kept so that no cross drainage is blocked.

17. No hill cutting or filling of low lying area shall be undertaken without obtaining prior permission from the Chief Town Planner under section 17A of Town Planning Act.

18. N.O.C. from all concerned authorities shall be obtained before commencement of the development.

19. F.A.R. coverage and setback shall be strictly maintained as per the approved plans and as per the Rules in force.

20. Verification of ownership with specific reference to Tenancy position as on 2/11/1990 has to be made at your end before issue of licence.

21. All setbacks shown on site plan shall be strictly maintained.

22. Adequate arrangement has to be made to collect the garbage and for its safe disposal.

23. Every care shall be taken for treating the solid waste & sanitary water. Since soil is a lateritic nature.

24. The area meant for stilt parking shall not be used for any other purpose than parking at any point of time.

25. No completion certificate shall be issued before producing document pertaining to the registration of the society. Since additional floor area has been utilised for society purpose.

26. If access taken from N.H.17-B, necessary N.O.C. may be obtained from Highway Authority.

File is returned herewith after retaining a set of plans and documents for this office records.

Yours faithfully,

14/11/20

(A. F. Dias.)
Town Planner.

Encl: as above.

Copy to:-
Shri/Smt.
M/s Ramny Realty Pvt. Ltd.,
Ramny Nagar, Pale,
Navelim-Goa.