NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Shanta Bldg., 1st Floor, Behind Vivanta Hotel, St. Inez Panaji Goa

Ref:NGPDA/M/2107/ 2480/2025 Date: 20 JAN 2025

MAPUSA PLANNING AREA

ORDER

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

Whereas application has been made by **Mr. Sunil Malik and 2 others,Mr. Vikas Kataria (POA holder),** for development permission in accordance with the provision of Section 44 of the Goa Town & Country Planning Act, 1974, for **Proposed construction of Residential Apartment, Compound Wall and Swimming Pool** with respect to his/her land zoned as **Settlement S-2** zone as per Mapusa ODP-2021 and situated at **Cunchelim, Mapusa,** bearing **Chalta No.72/3 of P.T.Sheet No.9**

And whereas Development charges affixed at ₹ **2,40,731/-** and Infrastructure Tax at ₹ **7,55,643/-** vide Challan No.**M-35** dated **13/01/2025** has been paid.

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 licence.

14) This 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.
   d) Structural or Engineering safety or the workmanship of the proposed development

15) The building shall be planned, designed & constructed with part IV fire protection of National Building Code of India, firefighting requirement arrangement & installation required in such building shall also conform to the provision of Part IV of fire protection of National Building Code of India & hence NOC from the Chief fire officer, Directorate of fire and emergency service shall have to be obtained before commencement of work.

16) Necessary compliance to be followed for dust pollution, mitigation during the construction or demolition of the building by the developer as per the order of the Hon'ble NGT in O.A. 148/2016 (M.A. no.686/2017).

17) Sewage Treatment Plant is mandatory for hotel building/residential complexes having 50 flats/residential unit and above. Sewage Treatment plant will not be required if the area is already served by existing sewer lines.

18) The Applicant Shall follow the rule 18.1 & 18.2 of the Goa Land Development and Building Construction Regulations 2010, with regards to planting and preserving of trees, which shall be checked by the local Authority.

19) The applicant shall fulfill the required clearances 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:

<u>For low or medium voltage (voltage up to 650 volts)</u>

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 clearances 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 when line passes adjacent the structure.
   b. For Pitched roof:
      i. Vertical clearance of 2.439 meters immediately under the lines when line passes over the structure.
      ii. Horizontal clearance of 1.219 meters from the nearest point when line passes adjacent the structure.

<u>For high or extra-high voltage (11KV and above)</u>

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 up to 33KV-3.658 meters
   b. For voltage level above 33KV-3.658 +0.305 meter for every additional 33KV or part thereof.

20) 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.

21) **The construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulations 2010.**

22) 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.

23) In case the proposal involves felling trees, the project proposed/owned shall obtain prior permission from Trees Officer/Forest Department as mandated U/S 8 & 9 of Goa Preservation of Trees Act.

24) This Development Permission is issued under the delegation of powers issued to the Chairperson and Member Secretary as per the decision taken in its 97th Authority Meeting held on 08/08/2024.

25) **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.**

26) **Applicant shall make provision for Telecom room as per the order of the Chief Town Planner (Admin) No.21/1/TCP/NISC/2023/720 dated 27/04/2023.**

This permission is issued with reference to the application dated **01/11/2024** under Section 44 of Goa Town & Country Planning Act, 1974, from **by Mr. Sunil Malik and 2 others Mr. Vikas Kataria (POA holder)**

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.

NORTH GOA PLANNING & DEVELOPMENT AUTHORITY * PANJIM GOA

(K. ASHOK KUMAR)
MEMBER SECRETARY

16/1/25

To,
Mr. Sunil Malik
Mr. Navneet Malik &
Mr. Parul Malik,
Mr. Vikas Kataria (POA holder),
H.No.743, Opp. Model Town Post Office,
Panipat, Haryana, 132103

Copy to:

1) **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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