

**MORMUGAO PLANNING AND DEVELOPMENT AUTHORITY,
VASCO DA GAMA, GOA**

Ref. No. MPDA/9-K-105/2018-19/826.

Date : 15th Oct., 2018

DEVELOPMENT PERMISSION

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

Development permission is hereby granted for carrying out the :-

Land Sub-Division (Provisional) and Compound wall as per the enclosed approved plans in the property zoned as **S-2** Zone in **ODP-2026** and situated at **Dabolim** Village bearing Survey No. **62/13** with the following conditions:-

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. with writing in black color on a white background at the site, as required under the regulations.
6. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
7. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.
8. Internal sub-divisional roads and open space has to be maintained to the satisfaction of the Local Authority.
9. Secondary development shall be dealt with the regulations in force i.e. Goa Land Development and Building Regulation, 2010.
10. As regards to complaints, pertaining to encroachments, Judicial orders/directives and other legal issues, the same may be verified and confirmed by the concerned village Panchayat before issuing licence/NOC.
11. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
12. Adequate Utility space for the dustbin, Transformer etc. should be

reserved within the plot area. In case of any cutting of sloppy land of filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.

13. Road within sub-division shall be of water bound Macadem with a asphalt topping and shall follow the relevant PWD specifications.
14. All drains should have adequate slope to facilitate surface water drainage effectively and cross drainage has to be provided wherever necessary.
15. All drains should be constructed lined, cemented and finished as per PWD specifications.
16. All plots and open spaces shall be clearly demarcated with permanent boundary stones fixed at all corners.
17. All road corners should be worked out in a smooth curve of 3.00 mts. radius for roads upto 10.00 R/W.
18. Road widening area shall be gifted to the Local Authority.
19. An adequate opening at the bottom of the compound wall shall be kept, so that no cross drainage is blocked for the free flow of water, so as to avoid the stagnation of water in whatever form.
20. Applicant shall dispose its construction debris at his/her own land and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produced to the Municipal Council.

An Architect who designs the RCC structure of the project proponent is liable for sub-division of land and compound wall of the project, conformity certificate issued by **Arch. Rajeev M. Sukhthanker, dated 03/04/2018 Reg. No. AR/0028/2010.**

This Development permission is issued with the concurrence of the Chief Town Planner (Planning).

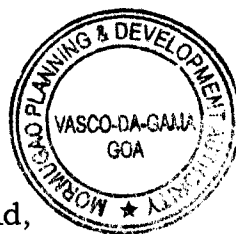
THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 14/05/2018 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974 FROM **M/S KAYJI REAL ESTETE PVT. LTD..**

THIS PERMISSION IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF THIS PERMISSION.

To,

✓ M/s Kayji Real Estate Pvt. Ltd.,
Anand Bhavan, Old Station Road,
Margao, Goa.

Copy to: (a) The Sarpanch, V.P. Chicalim, Chicalim, Mormugao-Goa.




(Vertika Dagur)
MEMBER SECRETARY

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN

DEVELOPMENT PERMISSION/PROVISIONAL NOC

Provisional NOC is hereby granted to M/s Kayji Real Estate Pvt. Ltd; Anand Bhavan, Old Station Road, Margao, Goa, Change of use of Land, Sub Division (Provisional) and Compound wall as per the enclosed approved plans in the property Zoned as S-2 Zone in ODP-2026 and Situated at Dabolim Village bearing, Survey No. 62/13 approved Development Permission Order No. MPDA/9-K-105/2018-19/826 dated 15/10/2018 under Section 44 of the Goa Town and Country Planning Act 1974 and in pursuance of Resolution No. 2(1) duly approved by the Village Panchayat Chicalim in its meeting held on date 15/11/2018 and as per his application under Inward No. VP/CHI/11/2699 of V.P. Register dated 26.10.2018 for carrying out the:-

(a) Land Sub-division (Provisional)/Compound Wall

Subject to the following conditions:-

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 the 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. With writing in black color on a white Board background at the site as required under the regulations.
6. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
7. Internal Sub-Divisional roads and open spaces has to be maintained to the satisfaction of the Local Authority.
8. Secondary development Shall be dealt with the regulations in force i.e. Goa Land Development and Building Regulation, 2010.
9. As regards to complaints, pertaining to encroachments, Judicial orders/directives and other Legal issues, the same may be verified and confirmed by the concerned Village Panchayat before issuing Licence/NOC.
10. Adequate Utility space for the dustbin, Transformer etc. should be reserved within the plot area. In case of any cutting of sloppy land of 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.
11. Road within sub-division shall be of water bound Macadem with a asphalt topping and shall follow the relevant PWD Specifications.
12. All drains should have adequate slope to facilitate surface water drainage effectively and cross drainage has to be provided wherever necessary.
13. All the drains should be constructed lined, cemented and finished as per PWD specifications.
14. All plots and Open spaces shall be clearly demarcated with permanent boundary stones fixed at all corners.
15. All road corners should be worked out in a smooth curve of 3.00mts. radius for road upto 10.00 R/W.
16. Road widening area shall be gifted to the Local Authority.
17. An adequate opening at the bottom of the compound wall shall be kept, so that no cross drainage is blocked for the free flow of water, so as to avoid the stagnation of water in whatever form.



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18. Applicant shall dispose its construction debris at his /her own land and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produce to the Village Panchayat.
19. The applicant shall obtain Conversion Sanad under the Goa Land Revenue Code, 1968 before the commencement of any development/Construction as per the permission granted by this Order.
20. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/Plan.
21. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
22. Sub-division (Final) has to be obtained from this Authority after obtaining the provisional NOC from the licensing Authority.
23. An architect who designs the RCC Structure of the project proponent is liable for Sub-Division of land and compound wall of the project, conformity certificate issued by Arch Rajeev M. Sukhthanker, dated 03/04/2018 Reg.No. AR/0028/2010.
24. The traditional access and natural water drain if any passing through the property shall not be blocked and to be maintained to the satisfaction of local authority.
25. Electricity and water supply lines has to be provided to the Sub-divided plots before applying for final sub-division approval.
26. This permission is liable to be revoked:
 - a) If any information, plans, documents, calculations and any other accompaniments are found to be incorrect or wrong at any stage.
 - b) wherever there is any false statement or any misrepresentation of any material /wrong plans/ Calculations / documents in any way incorrect or wrong at any stage
 - c) If any of the conditions from Sr.1 to 17 are not abided & complied with.

This PROVISINAL NOC is issued based on the Development Permission issued by the Mormugao Planning and Development Authority, Vasco da Gama, Goa.


THIS PROVISINAL NOC IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDTY OF THE LICENCE.

HE/SHE HAS PAID THE LICENCE FEES TO THE TUNE OF RS. 6470=00 (RUPEES SIX THOUSAND FOUR HUNDRED SEVENTY ONLY) VIDE RECEIPT NO. 197/21 DATED 29/11/2018.

This carries the embossed seal of Panchayat Office of Village Panchayat Chicalim

To,
M/s Kayji Real Estate Pvt. Ltd;
Anand Bhavan,
Old Station Road,
Margao, Goa.




 Secretary
 V.P. Chicalim
 Secretary
 V. P. Chicalim
 Mormugao - Goa

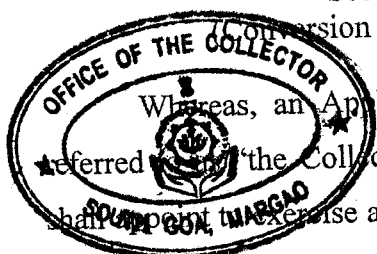
No.COL/SG/CONV/52/2011/7344
Revenue Section
Office of the Collector,
South Goa District,
Margao-Goa

Ref: 1) 5/SGF/CONV/150/11-12/724 dated 04/07/2011 of Forest Dept., Margao
2) 50/C.I.I/Conv/74874/2018078 dated 23/08/2011 of Mamlatdar Mormugao.
3) DH/4820/2/MTP/11/436 dated 06/07/2011 of Town Planner, Mormugao-Goa
4) Affidavit cum Indemnity Bond of applicant executed before Notary Mathew D'Sa under Reg. No. 12828 dated 28/09/2011

READ: Application dated 31/03/2011 u/s 32 of Land Revenue Code, 1968

S A N A D
S C H E D U L E - II

See Rule 7 of the Goa, Daman & Diu Land Revenue
Conversion of Use of Land non-agricultural Assessment Rules, 1969)

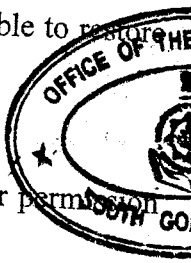


Whereas, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the Rules and Orders there under) by **Shri. Gangadhar Narsingdas Agrawal, C/o Anand Bhavan, Old Station Road, Margao-Goa** being the occupant of the plot registered under **Survey No: 62 Sub Div. No. 13, Dabolim Village, Mormugao-Goa** hereinafter referred to as the "applicant" which expression shall, where the context so admits include his heirs, executors, administrators and assigns) for the permission to use the plots of Land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a **Survey No: 62 Sub Div. No. 13, Dabolim Village, Mormugao-Goa** admeasuring **23000 Square meters** be the same a little more or less, for the purpose of **RESIDENTIAL** use only.

Now, this is to certify that the permission to use for the said plot is hereby granted subject to the provisions of the said Code and Rules there under and on the following conditions namely:

1. **Leveling and clearing of the Land:** The Applicant shall be bound to level and clear the Land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted and to prevent non-sanitary conditions.
2. **Assessment:** The Applicant has been credited non-agricultural assessment fees of Rs 920000/- (Nine lakh twenty thousand only) vide challan no 180/10-11 dated 09/12/2011 in the State Bank of India, Margao for non agricultural purpose fixed by the Collector under the said Code and Rules there under with effect from the date of this Sanad.
3. **Use:** The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential purpose, without the previous sanction of the Collector.
4. **Liability for rates:** The applicant shall pay all taxes, rates and cesses leviable on the said land.

5. **Penalty Clause:** (a) If the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.
6. (b) Notwithstanding anything contained in Sub-Clause (a) it shall be Lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by the Collector and on such removal or alteration not being carried out and recover the cost of carrying out the same from the Applicant as an arrears of land revenue.
7. **Code provisions applicable:** Save as herein provided the grant shall be subject to the provisions of the said Code and Rules there under.
8. The Applicant shall comply with the CRZ Regulations and provisions of Town and Country Planning Act in force in Goa. Any violations of these provisions shall be solely at the cost of the Applicant at his own peril.
9. If any person claims ownership right and succeeds, the conversion shall stand automatically revoked.
10. Sanad shall not take away Mundcari/Tenancy rights of any individual, if any, existing in the said property and if the sanad is obtained by suppression of any vital facts, the sanad shall stand cancelled from the date of its issue the Applicant shall also be liable to restore the land back to its original use at his own cost.
11. Any further development in the plot shall be strictly as per the rules in force.
12. No hill cutting or filling of low lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TCP Act.
13. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc.
14. The right of way is 10mts hence front setback of necessary shall be kept from centerline of road.
15. Traditional access/road passing through the plot, if any shall be maintained
16. The Applicant should obtain prior permission for cutting of trees if the said plot form the concerned Forest Department, if required.
17. If the Land falls in the command area of Selaulim Irrigation Project Permission shall be obtained from Water Resources Department.
18. If Sanad is obtained by suppression of any vital information, it shall be revoked any time after knowledge of such fact from date of issue.
19. In case of violation of any of the conditions or in case any N.O.C. etc. issued by any Department is withdrawn, revoked or otherwise the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.
20. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees before issuance of Challan then the applicant hereby undertakes to pay the difference along with simple interest of 12% per annum calculated from the date of issuance of original Challan till the date of payment thereof. The failure of refusal on part of the applicant or successor interest thereof in affecting the payment shall give the



liberty to the undersign to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant

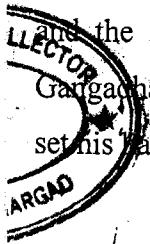
21. In future if any dispute arises regarding the ownership, title, etc, than the applicant shall be solely responsible and the Collector/Additional Collector/Dy.Collector shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.

Appendix-I

Sr n o	Length & Breath		Total Superfi cial Area in Sq,mts	Forming (part of)	BOUNDARIES				Re ma rk
	North to South in mts	East to west in mts			North	South	East	West	
1	2	3	4	5	6	7	8	9	10
1	-----	-----	23000 Sq.mts	Survey No: 62 Sub Div No: 13 Dabolim Village, Mormugao-Goa	As per the Survey Plan submitted by the applicant				

Conversion is Recommended for **RESIDENTIAL** with permissible FAR 80% for the land located Settlement Zone (S3), based on the report of the Town Planner, Mormugao vide no: DH/4820/02/MTP/11/436 dated 26/07/2011. Conversion fees of Rs 920000/- (Nine lakh twenty thousand only) vide challan no 180/10-11 dated 09/12/2011 in the State Bank of India, Margao.

In witness whereof the Collector of South Goa District, Margao has hereunto set his hand and the sent seal of his Office on behalf of the Governor of Goa and the Applicant Shri. Gangadhar Narsingdas Agrawal, C/o Anand Bhavan, Old Station Road, Margao-Goa hereunto set his hand this 06th day of January 2012.

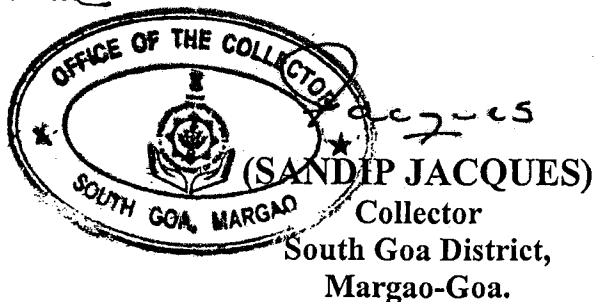


(Signature)
(Shri. Gangadhar Narsingdas Agrawal,
C/o Anand Bhavan, Old Station Road,
Margao-Goa)

Signature and designation of the witnesses:

1. *(Signature)* Umesh Z. Shiradkar

2. *(Signature)* Gurusath. G. Bhosale



Copy to:

- The Inspector of Survey and Land Records, Mormugao.
- The Town and Country Planning Dept., Mormugao
- The Dy. Conservator of Forest, Margao-Goa
- The Mamlatdar of Mormugao.



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
VASCO - GOA

22/c

Inward No:19373



Plan Showing plots situated at
Village : DABOLIM
Taluka : MORMUGAO
Survey No./Subdivision No. : 62/ 13.
Scale : 1 :1000

