

**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.



*[Handwritten Signature]*

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  
Marmugao - Goa

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

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

Date : 15<sup>th</sup> 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).

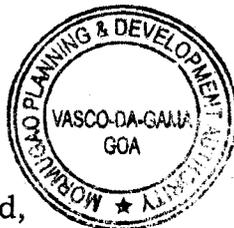
THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 14/05/2018 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974 FROM **M/S KAYJI REAL ESTETE PVT. LTD..**

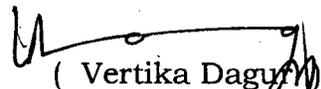
THIS PERMISSION IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF THIS PERMISSION.

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**