

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/M/1687/ 243 18

Date:

ORDER

11 MAY 2018

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

Whereas an application has been made by Cosme Costa Construction Pvt. Ltd., for development permission in accordance with the provision of section 44 of the Goa Town & Country Planning Act 1974 for **Construction of Residential Building i.e A, B, C, D, E, F & G, Swimming Pool and Compound Wall** with respect to his land zoned as **Settlement S - 1 Zone** in O.D.P./Zoning Plan/Regional plan and situated at **Mapusa Cuchelim, Bardez** bearing **Survey Number 73/12 of P.T. Sheet No - 9** earlier approval reference number -

And whereas, a Development charge affixed at **Rs.1,93,786.00/-and Infrastructure Tax of Rs. 35,43,908.00/-vide Challan No. - M - 05 dated 24/04/2018**, have 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 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 signboard of minimum size 1.00 mts x 0.50 mts with writing in black colour on a 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 any development/construction as per the permission granted by this order.
- 7) The soak pit shall not be located within a distance of 15 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 Licencing 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 dust bin, transformer, etc. should be reserved within the plot area. In case of any cutting 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 Provision of Section 17(A) of the Goa Town and Country Planning Act, 1974**
- 12) In case of compound wall the gate 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 licencing 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.
- 15) The building shall be planned, designed and constructed in accordance with Part IV of Fire Protection of National Building Code of India, fire fighting requirement, arrangement and installation required in such buildings shall also conform to the provision of Part IV of Fire Protection of National Building Code of India and hence N. O. C. from the Chief Fire Officer, Directorate of Fire & Emergency Services shall have to be obtained before commencement of work.
- 16) Ownership Documents should be verified by the Local Authority at the time of issuing of Licence
- 17) The Balcony proposed in the project should not be covered in any fashion which may lead to excess the FAR
- 18) Area effected by the road widening shall be duly asphalted and surrendered to the Local Authority
- 19) Basement floor and the stilled floor parking should be strictly used for parking only, and should not be converted in any fashion which may lead to excess the FAR
- 20) In case of any cutting or filing is involved as per the provision of section 17(A) of Town & Country Planning Act, " Any Cutting of Hill Land and Sloppy land having gradient of 1.10 or more and any Low Lying below 50 cm or more from the adjoining ground level" permission from the Chief Town Planning of Government of Goa should be obtained before the commencement of Development/any other work.
- 21) **The Construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulation 2010.**

This permission is issued with reference to the application dated 20/11/2017 under Section 44 of the Goa Town and Country Planning Act, 1974, from Cosme Costa Construction Pvt. Ltd..

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


(R.K.PANDITA)
MEMBER SECRETARY

To,
Cosme Costa Construction Pvt. Ltd.,
Represented by Carl Costa (Director)
Altinho, Mapusa,
Bardez Goa.

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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